CITY OF PORT WENTWORTH

PLANNING COMMISSION

JANUARY 6, 2025

Council Meeting Room	Regular Session	3:30 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. ADOPTION OF MINUTES

6. NEW BUSINESS

A. A Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for Coastal Club Port Wentworth, requesting to rezone 20.989 of 22.239 acres from C-2 to R-5, to allow for a multifamily residential development. PIN # 7-0037-02-019, located in the 3rd Council District, on Newport Blvd.

- Public Hearing

B. Kyle Brock, requests the approval of a General Site Plan "Novo Wentworth Multifamily". PIN# 7-0976-02-035, located on Saussy Road in the 1st Council District, zoned R-5.

C. Express Oil Change & Tire Engineers as Agent for Publix Supermarkets, Inc., requests the approval of a General Site Plan "Express Oil Change & Tire Engineers" . PIN# 7-0906-04-086, located on Highway 21 in the 4th Council District, zoned PUD (Rice Hope, Commercial).

7. ADJOURNMENT

Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/06/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for Coastal Club Port Wentworth, requesting to rezone 20.989 of 22.239 acres from C-2 to R-5, to allow for a multifamily residential development. PIN # 7-0037-02-019, located in the 3rd Council District, on Newport Blvd.

Issue/Item: A Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for Coastal Club Port Wentworth, requesting to rezone 20.989 of 22.239 acres from C-2 to R-5, to allow for a multifamily residential development. PIN # 7-0037-02-019, located in the 3rd Council District, on Newport Blvd.

Background:

- The applicant requests R-5 zoning to development a 192 unit apartment complex, with associated amenities.
- The community will be served by two access points on Newport Blvd
- Approximately 1.25 acres will remain zoned C-2 and be retained for for commercial use.

Facts and Finding:

- Adjacent properties to the north and east are within the C-2 (General Commercial) zoning district. Adjacent zoning to the south and southeast is C-2 and R-5 (Multi-Family Residential), to the west is R-4 (Mixed Residential) apartments and townhomes inside Newport subdivision.
- The Future Land Use Map identifies this parcel as commercial, bordered on two sides by residential.

The proposed rezoning meets applicable zoning criteria and is complimentary to surrounding and future land use.

Funding: N/A

Recommendation:

- Public Hearing

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Steven Campisi Phone # (407) 794-0434

Mailing Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789

Property Owner: COASTAL CLUB PORT WENTWORTH, LLC Phone # (407) 794-0434

Use back if more than one owner

Owner Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789

PIN #('s): 70037 02019 # of Acres 22.239

Zoning Classification: Present C-2 Requested Split*: R5 / remain C-2

Use of Property: Present Undeveloped Requested Multi-Family / Undeveloped

*See prop. subdivision plat

- If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made. **A portion of the site is to remain C-2, which matches adjacent zoning.**

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

This proposed zoning change will apply only to the south and western portions of the site (20.989 ac). The north eastern corner will remain the current zoning (1.250 ac.). A proposed subdivision plat is provided. The R-5 zoning change is different than the surrounding properties. However, the proposed use follows the uses of the surrounding properties and will provide a better transition from commercial to residential areas.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of $500.00 + $50.00 per acre + $75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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

Sworn to and subscribed before me this 4 day of December, 2024.

Signature of Applicant

Notary Public

MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

Updated 8/25/2023

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on December 5th, 20 24, to rezone real property described as follows:

See provided legal description.

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

N/A

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

N/A

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

N/A

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more
Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust
Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

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

Sworn to and subscribed before me this
4 day of December, 2024.

Signature of Official

Notary Public

Updated 8/25/2023

MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: Steven Campisi

Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789

Telephone Number: (407) 794-0434

Signature of Owner

Personally appeared before me

Steven Campisi

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

Michelle Jarae

Notary Public

12/4/2024

Date

NOTARY PUBLIC STATE OF FLORIDA
MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on December 5th, 20 24, to rezone real property described as follows:

See provided legal description.

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

N/A

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

Sworn to and subscribed before me this
4 day of December, 2024.

Signature of Applicant

Michelle Jarae
Notary Public

MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

Type: RWD
Kind: RIGHT OF WAY DEED
Recorded: 12/1/2021 3:36:00 PM
Fee Amt: $25.00 Page 1 of 2
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 8863185331

BK 2628 PG 104 - 105

[ABOVE SPACE RESERVED FOR RECORDING INFORMATION]

After recording return to:
Stuart R. Halpern, Esq.
Weiner, Shearouse, Weitz,
Greenberg & Shawe, LLP
P.O. Box 10105
Savannah, GA 31412-0305

STATE OF GEORGIA)
) **RIGHT OF WAY DEED**
COUNTY OF CHATHAM)

THIS INDENTURE, made and executed this 10th day of November, 2021, between **Pointe Grand Savannah, LLC**, a Georgia limited liability company (f/k/a Coastal Club Port Wentworth, LLC), as party of the first part (hereinafter called "Grantor") and the **CITY OF PORT WENTWORTH**, a Georgia municipal corporation, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One and 00/100 ($1.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, its heirs, successors and assigns, the following described property, to-wit;

Those certain road right-of-ways lying and being in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia, being designated as **"NEWPORT BOULEVARD"**, being a 60' Public Right of Way, consisting of **"PARCEL 1"** and **""PARCEL 2"**, collectively containing 3.817 acres, more or less, and being more particularly described and shown on that certain Major Subdivision Plat titled "NEWPORT BOULEVARD PARCEL 1 A PORTION OF PARCEL 2A, SAVANNAH GATEWAY EAST AND PARCEL 2 A PORTION OF TRACT 3, MEADOW LAKES SUBDIVISION, PHASE ONE, 8TH G.M.D., CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA," prepared by Shupe Surveying Company, P.C. bearing the seal and certification of C. Teeple Hill, Georgia Registered Land Surveyor No. 3081, dated August 9, 2021, and being recorded in Plat Book 53, Page 211 in the Office of the Clerk of the Superior Court of Chatham County, Georgia, said map being incorporated herein and made a part hereof by specific reference.

TITLE HAS NOT BEEN EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
Commission Expires: 01/15/2024

[NOTARIAL SEAL]

Notary Public State of Florida
Kyla H Lee
My Commission GG 947474
Expires 01/15/2024

Pointe Grand Savannah, LLC, a Georgia limited liability company
(f/k/a Coastal Club Port Wentworth, LLC)

By: Hillpointe Workforce Housing Partnership I, LP, A Delaware limited partnership, Sole Member of Pointe Grand Simpsonville, LLC

By: Hillpointe Fund I GP, LLC, a Delaware limited liability company, General Partner of Hillpointe Workforce Housing Partnership I, LP

By: Hillpointe, LLC, a Delaware limited liability company, its sole member

By: _____
Steven J. Campisi, Manager of Hillpointe, LLC

Type: WD
Kind: WARRANTY DEED
Recorded: 2/28/2020 4:15:00 PM
Fee Amt: $1,304.60 Page 1 of 6
Transfer Tax: $1,279.60
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 1983094574,
7067927936

BK 1861 PG 352 - 357

Prepared by:
Shannon S. Vukmir, Esquire
Sitko Bruno, LLC
2740 Smallman Street, Suite 300
Pittsburgh, PA 15222

Return to:
Weiner, Shearouse, Weitz,
Greenberg & Shawe, LLP
Attn: Stuart R. Halpern
14 E State Street
Savannah, GA 31401

When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 992277

STATE OF FLORIDA

COUNTY OF ORANGE

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED ("**Deed**"), made as of February 27, 2020, between **LAND HOLDING, LLC**, a Delaware limited liability company ("**Grantor**"), having an office c/o PNC Bank, National Association, 201 E. Pine Street, Suite 100, Locator: A1-P812-01-2, Orlando, FL 32801,

AND

COASTAL CLUB PORT WENTWORTH, LLC, a Georgia limited liability company ("**Grantee**"), having an address at 1031 W. Morse Boulevard, Suite 240, Winter Park, Florida 32789 (the words "Grantor" and "Grantee" include their respective heirs, successors and assigns as applicable).

WITNESSETH that Grantor, for and in consideration of ONE MILLION THREE HUNDRED FIFTY-SIX THOUSAND and 00/100ths DOLLARS ($1,356,000.00) in hand paid at and before the execution and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, its heirs, successors and assigns, the following described real property (the "**Property**"), to-wit:

All that tract or parcel of land lying and being in Chatham County, Georgia, and being more particularly described on the attached ***Exhibit "A" Leal Description***.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its heirs, successors and assigns, forever, in FEE SIMPLE.

UNDER AND SUBJECT TO those matters shown on **Exhibit "B"** attached hereto and made a part hereof.

IT IS ACKNOWLEDGED THAT THE PROPERTY HAS BEEN ACQUIRED BY GRANTOR THROUGH DEED IN LIEU OF FORECLOSURE AND THAT GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES OR COVENANTS, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY, AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

Signed and delivered as to all signatories in the presence of:

Kristina Sander

Unofficial Witness

Notary Public (Affix seal and commission expiration date)

LEXIE ANN ISAAC
MY COMMISSION # GG 065825
EXPIRES: April 14, 2021
Bonded Thru Notary Public Underwriters

GRANTOR:

LAND HOLDING, LLC, a Delaware limited liability company

By: John R. Gassie
John R. Gassie, Vice President

EXHIBIT "A"

Legal Description

PARCEL 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE EIGHTH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, BEING PARCEL 2A OF SAVANNAH GATEWAY WEST, AS PER PLAT RECORDED FEBRUARY 27, 2020 IN PLAT BOOK 52, PAGE 363, CHATHAM COUNTY RECORDS.

PARCEL 2:

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY AS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH GATEWAY WEST, DATED MARCH 26, 2009, AND RECORDED IN DEED BOOK 350-U, PAGE 687, CHATHAM COUNTY RECORDS, TO WHICH INSTRUMENT THIS CONVEYANCE IS EXPRESSLY SUBJECT.

BEING a portion of the same property which Savannah Gateway West, LLC d/b/a Savannah West, LLC, by Deed Under Power of Sale dated June 2, 2015 and recorded on July 21, 2015 with the Chatham, Georgia Clerk of Superior Court in Book 586, Page 156, Document No. 028959640006, granted and conveyed unto Land Holding, LLC, a Delaware limited liability company, Grantor herein.

EXHIBIT "B"

Permitted Encumbrances

1. Possible additional assessments for taxes, either prospective or retroactive, for new construction or for any major improvements, as well as for current year's taxes levied or to be levied and not yet certified. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

2. Unrecorded easements, discrepancies, or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose, or which are not shown by the public records.

3. Rights or claims of any parties in possession.

4. Unfiled municipal claims.

5. Easements and rights granted for utilities.

6. Rights, public and private, in and to any portion of the Property that lies within the right of way of any public street or alley abutting the Property.

7. Zoning and building laws, ordinances, and regulations.

8. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

9. Easement from Mrs. S. B. Harrison, Executrix S. B. Harrison to The American Telephone and Telegraph Company of Georgia, dated August 7, 1929, filed for record August 12, 1929, and recorded in Deed Book 25-U, Page 246, Chatham County, Georgia records.

10. Easement for Right-of-Way from Clayton P. Boardman, Jr., Barney D. Boardman and Ward S. Claussen to Savannah Electric and Power Company, a corporation, dated December 27, 1972, filed for record January 16, 1973, and recorded in Deed Book 101-Q, Page 721, aforesaid records; with Plat recorded in Plat Book W, Page 146, aforesaid records.

11. Natural Gas Transmission Easement from Eric W. Sulzberger, as Trustee of the Stephanie Page Boardman Trust u/w of Barney Boardman, a/k/a Barney Dunbar Boardman, deceased, The Summit Works, LLLP, Chattooga Partners, LLLP, Hollis B. Willig and Ann Carter Boardman as Trustee for Carter B. Brown under Trust Agreement dated September 29, 1986 to SCG Pipeline, Inc., a South Carolina corporation, dated November 21, 2002, filed for record March 5, 2003, and recorded in Deed Book 247-V, Page 266, aforesaid records.

12. Savannah Electric & Power Company line along the boundary with Highway No. 21 as shown on that certain plat recorded in Plat Book P, Page 111, aforesaid records.

13. Declaration of Restrictive Covenant by McKamey Investments, LLC, dated August 12, 2005, filed for record August 29, 2005, and recorded in Deed Book 293-L, Page 212, aforesaid records; as affected by that certain Consent to Restriction, dated July 26, 2005, filed for record August 29, 2005, and recorded in Deed Book 293-L, Page 210, aforesaid records.

14. Easement from Land Holding, LLC to Savannah Electric and Power Company, dated May 24, 2019, filed for record June 25, 2019, and recorded in Deed Book 1653, Page 606, aforesaid records.

15. Declaration of Use Restrictions by Savannah Interests, LLC, a Georgia limited liability company, dated August 19, 2012, filed for record September 12, 2012, and recorded in Deed Book 380-S, Page 363, aforesaid records; as amended by that certain Amendment to Declaration of Use Restrictions, dated November 19, 2013, filed for record November 25, 2013, and recorded in Deed Book 392-U, Page 820, aforesaid records.

16. Terms and provisions of that certain Master Declaration of Easements Covenants, Conditions and Restrictions for Savannah Gateway West by Savannah Gateway West, LLC, a Florida limited liability company, formerly known as Savannah West, LLC, dated April 16, 2009, filed for record April 30, 2009, and recorded in Deed Book 350-U, Page 687, aforesaid records.

17. 20' utility easements along the northeasterly and northwesterly lot lines and ingress egress easement to well site on the northeasterly corner as shown on that certain plat recorded in Plat Book 30-P, Page 25, aforesaid records.

18. License Agreement by and between Georgia Power Company and Savannah West, LLC, dated June 18, 2007, filed for record September 28, 2007, and recorded in Deed Book 332-I, Page 597, aforesaid records.

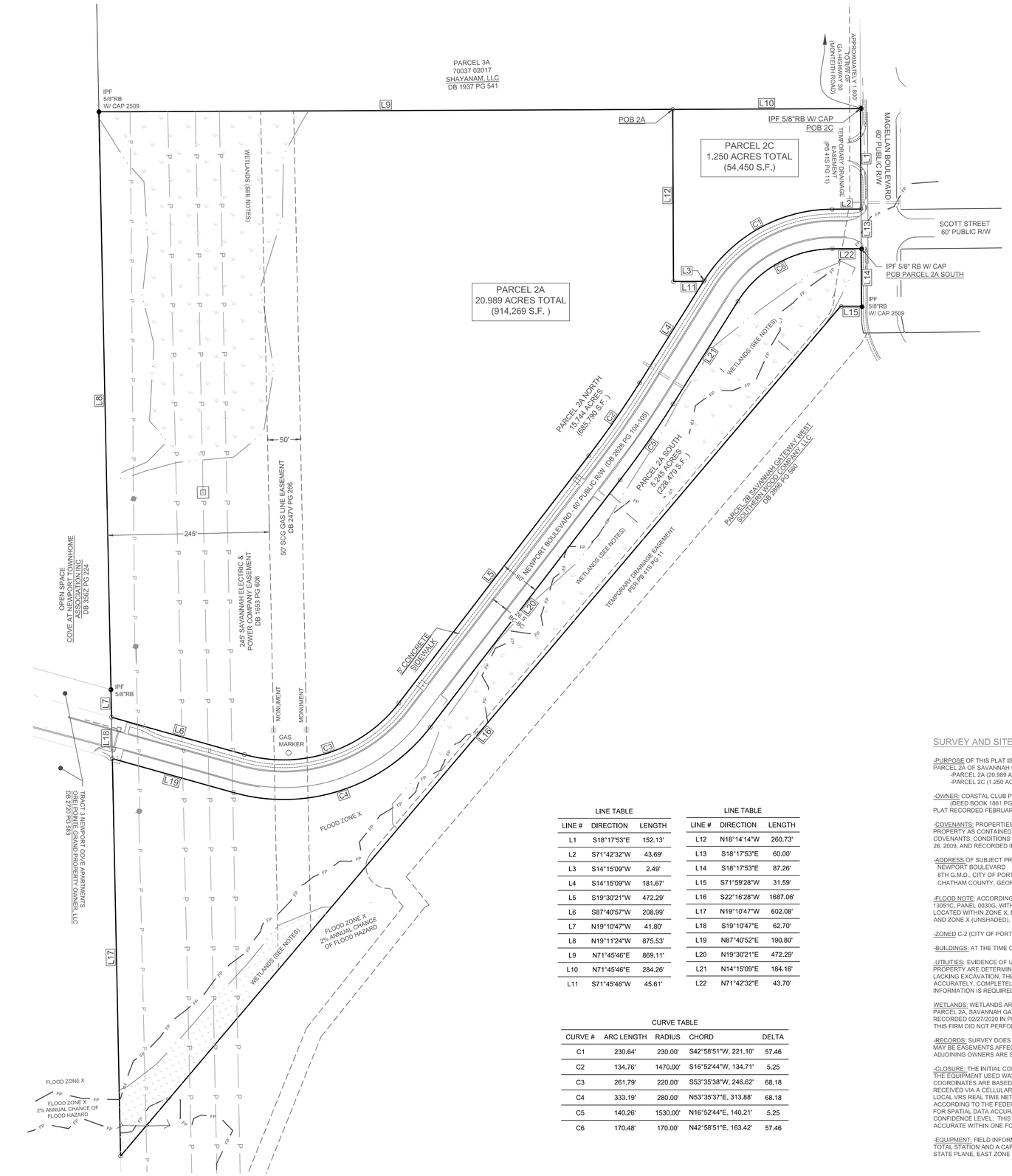
19. Matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Atlas Surveying, Inc., dated February 5, 2020 and bearing seal of Thomas W. Hurley, GA.P.L.S. No. LS002468 (the "Survey") as follows: (a) wetlands located along westerly and southerly portions of the Land.

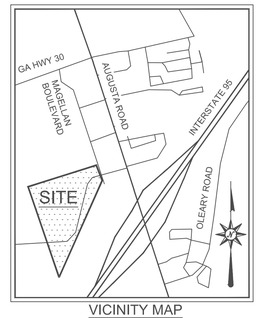
THIS BOX RESERVED FOR CLERK OF COURT

APPROVAL FOR RECORDING:

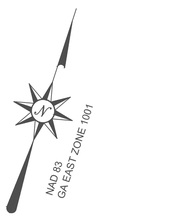
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR RECORDING:

CITY MANAGER OR DESIGNEE DATE





VICINITY MAP
NOT TO SCALE



SCALE: 1" = 80'

0 80 160 240

LEGEND AND ABBREVIATIONS

DB: DEED BOOK
PB: PLAT BOOK
POB: POINT OF BEGINNING
R/W: RIGHT-OF-WAY
● IPF: IRON PIN FOUND
○ IPS: IRON PIN SET
☒ R/W MON: RIGHT-OF-WAY MONUMENT
UTILITY POLE
OVERHEAD UTILITY P
FEMA FLOOD LINE FP

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S18°17'53"E	152.13'
L2	S71°42'32"W	43.69'
L3	S14°15'09"W	2.49'
L4	S14°15'09"W	181.67'
L5	S19°30'21"W	472.29'
L6	S87°40'57"W	208.99'
L7	N19°10'47"W	41.80'
L8	N19°11'24"W	875.53'
L9	N71°45'46"E	869.11'
L10	N71°45'46"E	284.26'
L11	S71°45'46"W	45.61'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	N18°14'14"W	260.73'
L13	S18°17'53"E	60.00'
L14	S18°17'53"E	87.26'
L15	S71°59'28"W	31.59'
L16	S22°16'28"W	1687.06'
L17	N19°10'47"W	602.08'
L18	S19°10'47"E	62.70'
L19	N87°40'52"E	190.80'
L20	N19°30'21"E	472.29'
L21	N14°15'09"E	184.16'
L22	N71°42'32"E	43.70'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DELTA
C1	230.64'	230.00'	S42°58'51"W, 221.10'	57.46
C2	134.76'	1470.00'	S16°52'44"W, 134.71'	5.25
C3	261.79'	220.00'	S53°35'38"W, 246.62'	68.18
C4	333.19'	280.00'	N53°35'37"E, 313.88'	68.18
C5	140.26'	1530.00'	N16°52'44"E, 140.21'	5.25
C6	170.48'	170.00'	N42°58'51"E, 163.42'	57.46

SURVEY AND SITE NOTES

-PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL 70037 02019, BEING A PORTION OF PARCEL 2A OF SAVANNAH GATEWAY WEST, INTO 2 PARCELS:
-PARCEL 2A (20.989 ACRES)
-PARCEL 2C (1.250 ACRES)

-OWNER: COASTAL CLUB PORT WENTWORTH, LLC
(DEED BOOK 1861 PG 352-357, BEING PARCEL 2A OF SAVANNAH GATEWAY WEST, AS PER PLAT RECORDED FEBRUARY 27, 2020 IN PLAT BOOK 52, PAGE 363, CHATHAM COUNTY RECORDS)

-COVENANTS: PROPERTIES ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY AS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH GATEWAY WEST, DATED MARCH 26, 2009, AND RECORDED IN DEED BOOK 350-U, PAGE 687, CHATHAM COUNTY RECORDS.

-ADDRESS OF SUBJECT PROPERTY IS:
NEWPORT BOULEVARD
8TH G.M.D., CITY OF PORT WENTWORTH,
CHATHAM COUNTY, GEORGIA

-FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR PANEL NUMBER 13051C, PANEL 0030G, WITH AN EFFECTIVE DATE OF 08/16/2018, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE X (UNSHADED), DEFINED AS AREAS OF MINIMAL FLOOD HAZARD.

-ZONED C-2 (CITY OF PORT WENTWORTH ZONING)

-BUILDINGS: AT THE TIME OF SURVEY, THERE WERE NO BUILDINGS ON SUBJECT PROPERTIES.

-UTILITIES: EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY ARE DETERMINED BY PLANS AND REPORTS AVAILABLE FROM MUNICIPAL SOURCES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, LOCATION AND EXCAVATION MAY BE NECESSARY.

WETLANDS: WETLANDS ARE APPROXIMATE AND SCALED IN PER "A MINOR SUBDIVISION OF: PARCEL 2A, SAVANNAH GATEWAY WEST, A PORTION OF TAX PARCEL NO. 7-0037-02-004, RECORDED 02/27/2020 IN PLAT BOOK 52 PAGE 363, CHATHAM COUNTY, GEORGIA RECORDS. THIS FIRM DID NOT PERFORM A WETLAND SURVEY.

-RECORDS: SURVEY DOES NOT BENEFIT FROM A CURRENT TITLE COMMITMENT, AND THERE MAY BE EASEMENTS AFFECTING PROPERTY THAT ARE NOT SHOWN. NAMES AND RECORDS OF ADJOINING OWNERS ARE SHOWN PER CURRENT ONLINE GIS RECORDS.

-CLOSURE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GPS. THE EQUIPMENT USED WAS A GPS RECEIVER WITH TRIMBLE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12B. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING A LOCAL VRS REAL TIME NETWORK. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 584,333 FEET BY MAP CHECK.

-EQUIPMENT: FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A GEOMAX CRX 2" TOTAL STATION AND A CARLSON R12 RECEIVER. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, EAST ZONE 1001.

CONSULTANT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND
NEWPORT BOULEVARD

NEWPORT BLVD
PARCEL 7-0037- 02-019
THE CITY OF PORT WENTWORTH,
CHATHAM COUNTY, GEORGIA
8TH G.M.D.

MINOR SUBDIVISION PLAT FOR:

PARCEL 2A
SAVANNAH GATEWAY WEST
TAX PARCEL 7-0037-02-019

LAND SURVEYOR CERTIFICATE

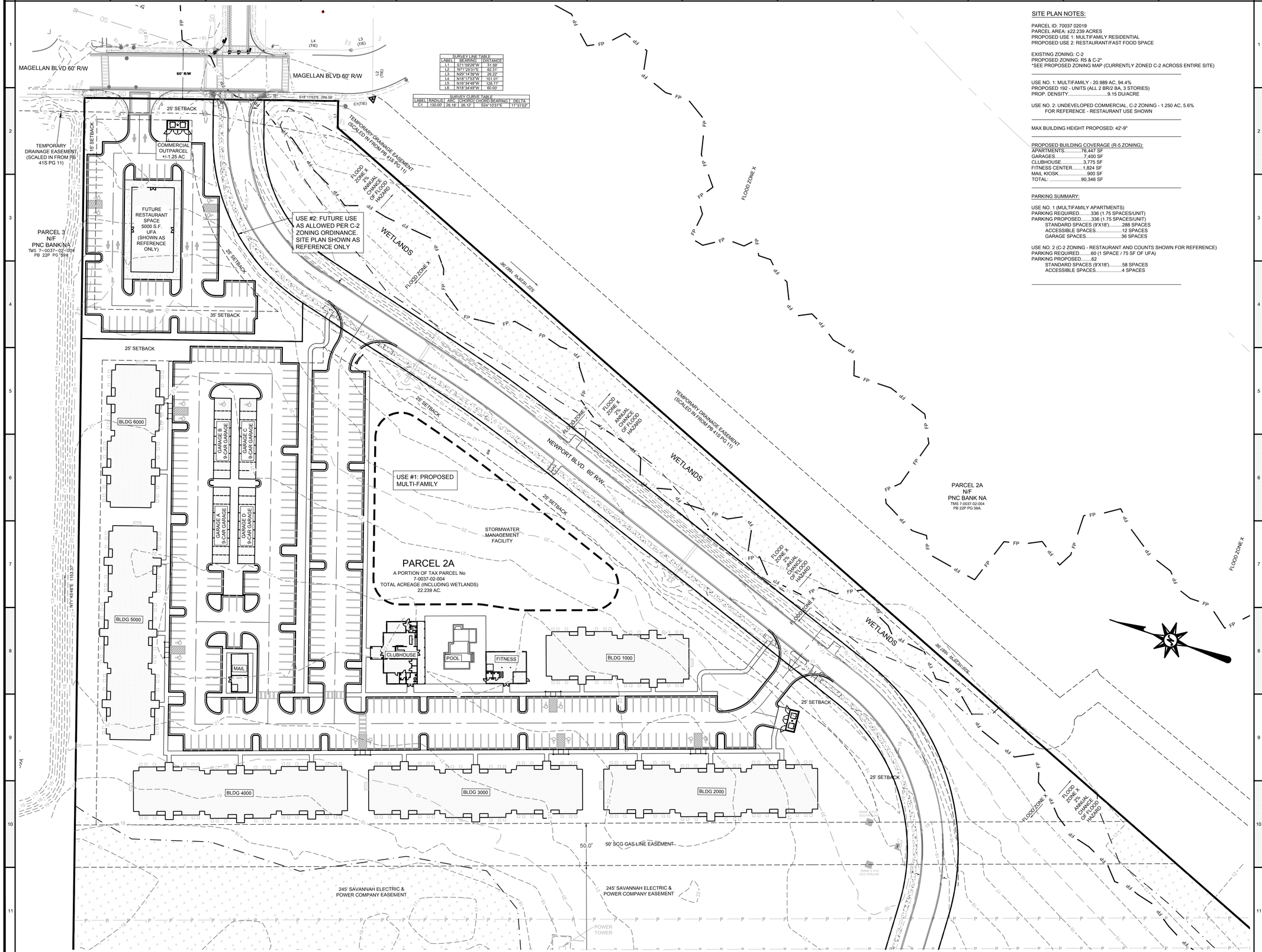
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED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

GEORGIA REGISTERED No. 3142 LAND SURVEYOR JOHN MARK DUNLAP

JOHN MARK DUNLAP, GEORGIA RLS #3142 — 12/05/2024 DATE

DRAWING DATE: 12/04/2024

SHEET 1 OF 1



SURVEY LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S71°59'28"W	31.56'
L2	N71°25'31"E	62.31'
L3	N29°14'39"W	29.22'
L4	N18°17'53"W	101.01'
L5	N18°34'48"W	126.77'
L6	N18°34'49"W	60.00'

SURVEY CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	130.00'	26.16'	26.12'	S24°10'31"E	11°31'53"

SITE PLAN NOTES:

PARCEL ID: 70037 02019
PARCEL AREA: ±22.239 ACRES
PROPOSED USE 1: MULTIFAMILY RESIDENTIAL
PROPOSED USE 2: RESTAURANT/FAST FOOD SPACE

EXISTING ZONING: C-2
PROPOSED ZONING: R5 & C-2*
*SEE PROPOSED ZONING MAP (CURRENTLY ZONED C-2 ACROSS ENTIRE SITE)

USE NO. 1: MULTIFAMILY - 20.989 AC, 94.4%
PROPOSED 192 - UNITS (ALL 2 BR/2 BA, 3 STORIES)
PROP. DENSITY.....9.15 DU/ACRE

USE NO. 2: UNDEVELOPED COMMERCIAL, C-2 ZONING - 1.250 AC, 5.6%
FOR REFERENCE - RESTAURANT USE SHOWN

MAX BUILDING HEIGHT PROPOSED: 42'-9"

PROPOSED BUILDING COVERAGE (R-5 ZONING):
APARTMENTS.....76,447 SF
GARAGES.....7,400 SF
CLUBHOUSE.....3,775 SF
FITNESS CENTER.....1,824 SF
MAIL KIOSK.....900 SF
TOTAL:.....90,346 SF

PARKING SUMMARY:

USE NO. 1 (MULTIFAMILY APARTMENTS)
PARKING REQUIRED.....336 (1.75 SPACES/UNIT)
PARKING PROPOSED.....336 (1.75 SPACES/UNIT)
STANDARD SPACES (9'X18').....288 SPACES
ACCESSIBLE SPACES.....12 SPACES
GARAGE SPACES.....36 SPACES

USE NO. 2 (C-2 ZONING - RESTAURANT AND COUNTS SHOWN FOR REFERENCE)
PARKING REQUIRED.....60 (1 SPACE / 75 SF OF UFA)
PARKING PROPOSED.....62
STANDARD SPACES (9'X18').....58 SPACES
ACCESSIBLE SPACES.....4 SPACES

CONSULTANT:
KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:
HILLPOINTE

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101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
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Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND NEWPORT BLVD

NEWPORT BLVD
PARCEL 70037 02019
PORT WENTWORTH, GA

SHEET TITLE:

SITE PLAN OVERALL

DRAWING SCALES:
HORIZONTAL: 1" = 50'
0 50 100 150
VERTICAL: N/A

DRAWING DATE: 12/02/2024

FOR REVIEW

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	#####	####
2	#####	####
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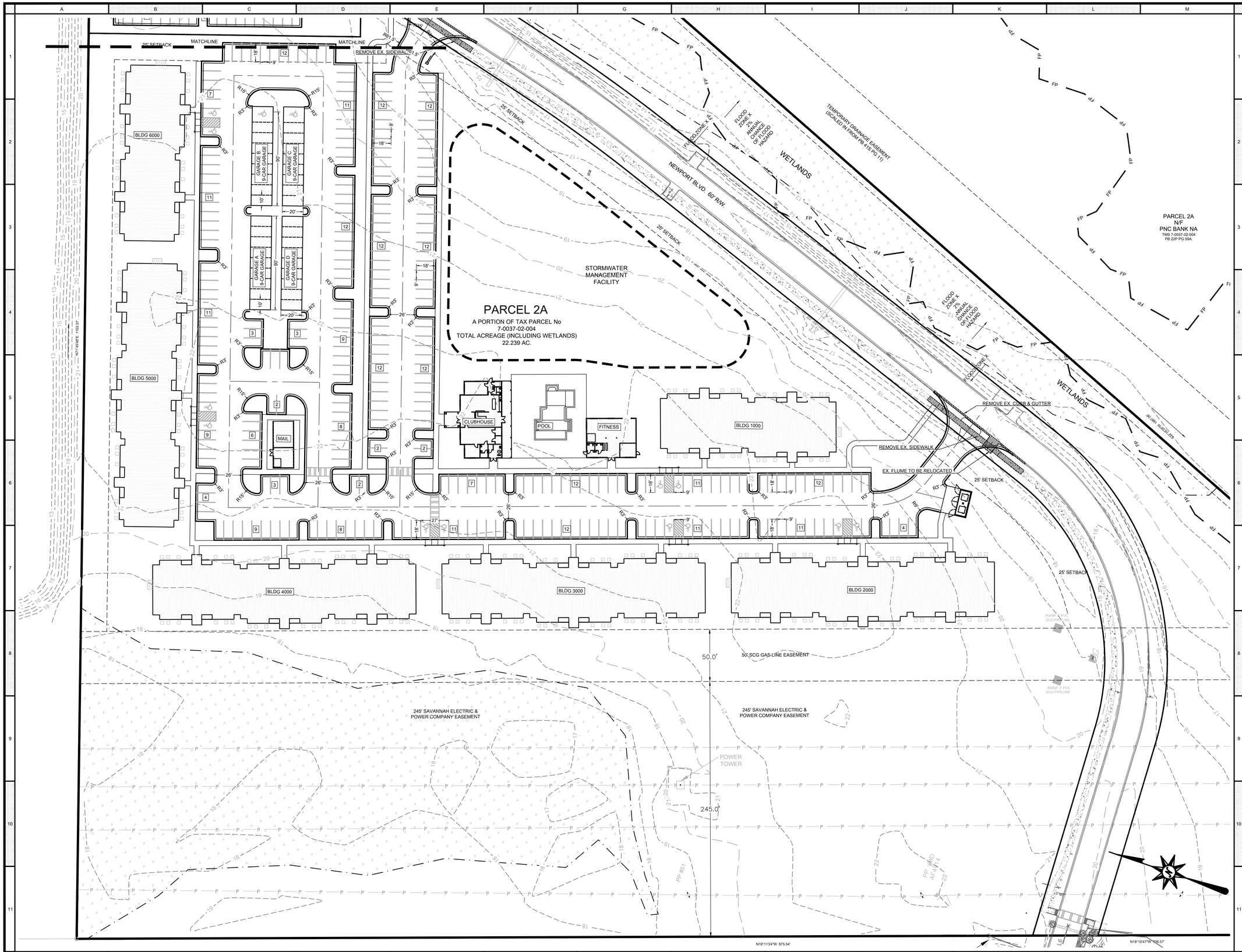
SHEET C-200

C:\Users\MarcusWiedower\Hillpointe Group\Land Development - Documents\Port Wentworth - Newport Blvd - 70037\02 Drawings\1 Drawing Files\SDs\Newport Site



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24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND NEWPORT BLVD

NEWPORT BLVD
PARCEL 70037 02019
PORT WENTWORTH, GA

SHEET TITLE:

SITE PLAN APARTMENTS

DRAWING SCALES:

HORIZONTAL: 1" = 40'

0 40 80 100

VERTICAL: N/A

DRAWING DATE: 12/02/2024

FOR REVIEW

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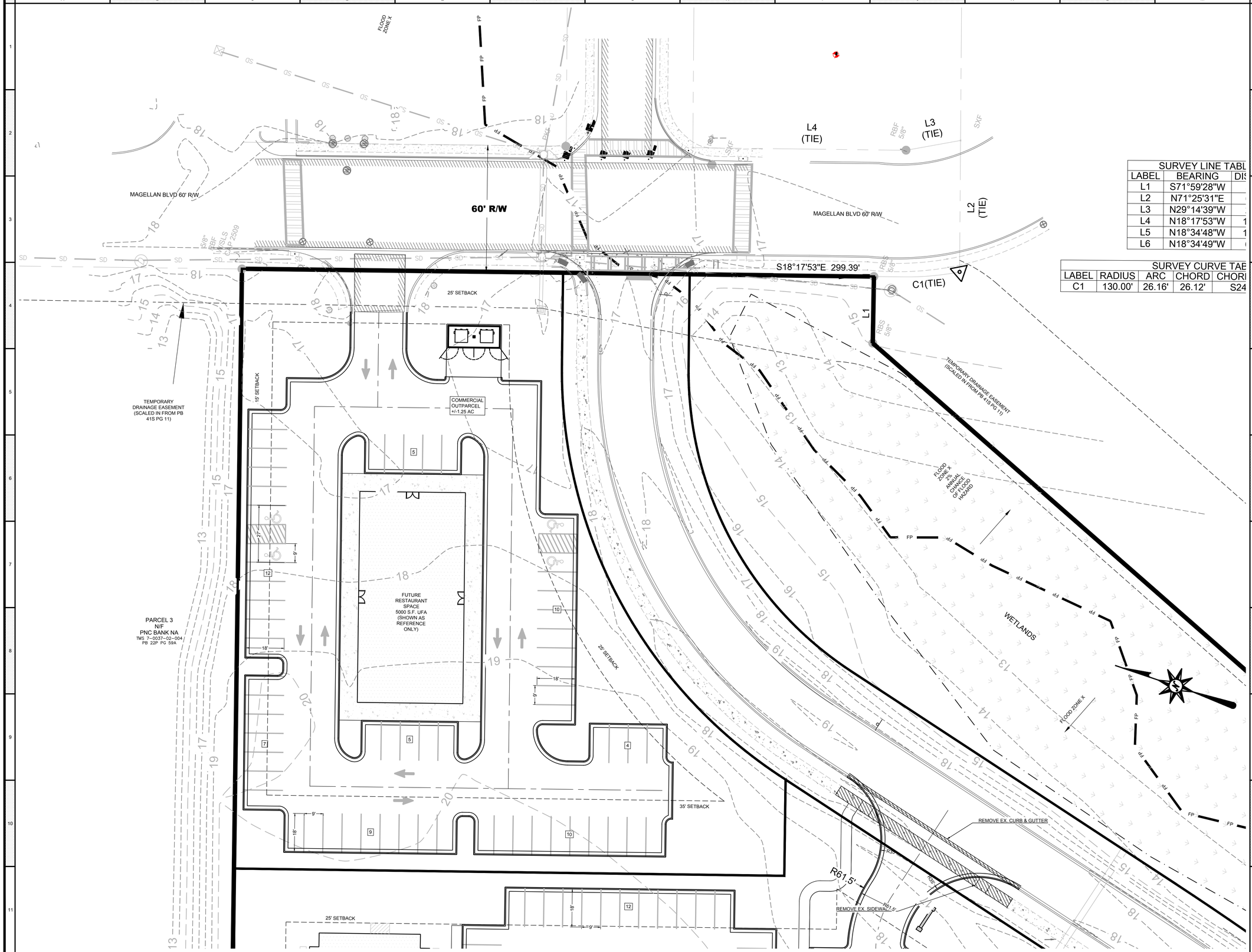
SHEET C-201

C:\Users\Administrator\Documents\Revit Local Files\Hillpointe\Pointe Grand - Port Wentworth - Newport Blvd - 20190610.rvt Copyright Drawing Date/Date Modified By



SURVEY LINE TABL		
LABEL	BEARING	DI
L1	S71°59'28"W	
L2	N71°25'31"E	
L3	N29°14'39"W	
L4	N18°17'53"W	1
L5	N18°34'48"W	1
L6	N18°34'49"W	

SURVEY CURVE TAE				
LABEL	RADIUS	ARC	CHORD	CHORI
C1	130.00'	26.16'	26.12'	S24

CONSULTANT:

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Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND NEWPORT BLVD

NEWPORT BLVD
PARCEL 70037 02019
PORT WENTWORTH, GA

SHEET TITLE:

SITE PLAN COMMERCIAL OUTPARCEL

DRAWING SCALES:

HORIZONTAL: 1" = 20'

0 20 40 60

VERTICAL: N/A

DRAWING DATE: 12/02/2024

FOR REVIEW

SHEET REVISIONS

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SHEET C-202

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R5 ZONING
(PROPOSED REZONE)

C-2 ZONING
(EXISTING TO REMAIN)

PARCEL 2A
A PORTION OF TAX PARCEL No
7-0037-02-004
TOTAL ACREAGE (INCLUDING WETLANDS)
22.239 AC

PARCEL 3
N/F
PNC BANK NA
TMS 7-0037-02-004
PB 53P PG 84A

MAGELLAN BLVD 60' R/W

SCOTT RD 60' R/W

NEWPORT BLVD 60' R/W

GA HWY 30
(MONTETH RD)

25' SETBACK

COMMERCIAL OUTPARCEL
+/-1.25 AC

FUTURE RESTAURANT SPACE
5000 S.F.
UFA
(SHOWN AS REFERENCE ONLY)

BLDG 5000

BLDG 4000

BLDG 3000

BLDG 2000

BLDG 1000

CLUBHOUSE

POOL

FITNESS

GATE

STORMWATER MANAGEMENT FACILITY

WETLANDS

TEMPORARY DRAINAGE EASEMENT
RECORDED IN PB 53P PG 84A

50' SCG GAS LINE EASEMENT

240' SAVANNAH ELECTRIC & POWER COMPANY EASEMENT

POWER TOWER

REMOVE EX. CURB CUT

EX. FLUME OVER RELOCATED DITCH

REMOVE EX. DRIVEWAY

RELOCATED DITCH

15' PLANTED BERM

6' WOOD FENCE

S71°25'13"W 257.44'(TIE)

N71°25'11"E 257.74'(TIE)

N19°12'08"W 539.24'(TIE)

N19°11'24"W 875.54'

N19°10'47"W 336.57'

S/S" REBAR
N 795,073.06
E 905,218.65
(NAD 98)

CURVE TABLE			
NUMBER	LENGTH	RADIUS	DELTA
C1	163.09'(M&R)	1,145'	8°09'30"(M&R)
C2	163.09'(M&R)	1,145'	8°09'30"(M&R)
C3	163.09'(M&R)	1,145'	8°09'30"(M&R)
C4	163.09'(M&R)	1,145'	8°09'30"(M&R)
C5	163.09'(M&R)	1,145'	8°09'30"(M&R)

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L1	50.00'(M&R)	S 81°50'30" W
L2	50.00'(M&R)	S 81°50'30" W
L3	50.00'(M&R)	S 81°50'30" W
L4	50.00'(M&R)	S 81°50'30" W
L5	50.00'(M&R)	S 81°50'30" W

SURVEY CONTROL POINT			
POINT	NORTHING	EASTING	ELEVATION
#21	1,000,000.00	1,000,000.00	100.00(NAVD)

CONSULTANT:

KSH ENGINEERING

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Athens, GA 30606

DEVELOPER:

HILLPOINTE

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Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND NEWPORT BLVD

NEWPORT BLVD
PARCEL 70037 02019
PORT WENTWORTH, GA

SHEET TITLE:

REZONE PLAN OVERALL

DRAWING SCALES:

HORIZONTAL: 1" = 80'

0 80 160 240

VERTICAL: N/A

DRAWING DATE: 12/02/2024

FOR REVIEW

SHEET REVISIONS

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SHEET C-203

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Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/06/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

Kyle Brock, requests the approval of a General Site Plan "Novo Wentworth Multifamily". PIN# 7-0976-02-035, located on Saussy Road in the 1st Council District, zoned R-5.

Issue/Item: Kyle Brock, requests the approval of a General Site Plan "Novo Wentworth Multifamily". PIN# 7-0976-02-035, located on Saussy Road in the 1st Council District, zoned R-5.

Background: - The applicant proposes to develop a multi-family residential community on Hwy 21, off Saussy Road.
- The subject site is 21 acres within the R-5 zoning district, in which multi-family residential is a permitted use.
- Adjacent properties are zoned R-1, the site has frontage on GA Highway 21 to the east.
- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: *"After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20."*

Facts and Finding: - A requisite community meetings was held for this project on December 9, 2024. Community input included concerns regarding drainage, wetlands impact, access to Saussy Road, and traffic impact. The applicant has supplied Staff with responses to these concerns which have been published for public consumption in the agenda packet.
- The proposed development will be comprised of 300 apartment units (1-3 bedrooms) and associated amenities.
- The site will have access on both Saussy Road and Highway 21, the applicant is currently working with GDOT.
- GDOT feedback, topography, and/or optimization of drainage may dictate a shift of the Highway 21 access point further south.
- This project will be served by City of Port Wentworth water/sewer.

Suggested Action:
The submitted General Site Plan conforms to the City of Port Wentworth Zoning Ordinances. Staff recommends approval with the following condition:
1. A recorded subdivision plat, and proof easement entitlement, shall be submitted prior to the acceptance of an application for final site plan.

Funding: N/A

Recommendation:

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

Site Plan Review Application

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

Site Plan Address: SAUSSY ROAD, PORT WENTWORTH, GA 31407

PIN #(s): 70976 02035

Zoning: R-5 (MULTI-FAMILY RESIDENTIAL) Estimated Cost of Construction: $_____

Type of Construction: MULTI-FAMILY RESIDENTIAL

Project Name: NOVO WENTWORTH MULTIFAMILY

Applicant's Name: KYLE BROCK

Mailing Address: 999 PEACHTREE STREET NE, SUITE 900
ATLANTA, GA 30309

Phone #: 678.360.8945 Email: kbrock@sheltonmcnally.com

Owner's Name (If Different form Applicant): SPH 21, LLC

Mailing Address: 5 CONCOURSE PARKWAY, SUITE 200
ATLANTA, GA 30328

Phone #: 404.358.1178 Email: chayes@crossgateconsulting.com

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

Applicant's Signature — Date: 12/10/24

Owner's Signature (If Different form Applicant) — Date: 12/11/2024

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☑ Signed and Completed Application
- ☑ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☑ 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- N/A ☐ 2 copies of hydrology reports (if applicable)
- ☑ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☑ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☑ PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- N/A ☐ Other Engineering details or reports may be required once submittal has been received.
- N/A ☐ If property owner and applicant are not the same, Authorization of Property Owner form.
- ☑ Site plan review fee check ***(Please refer to the "Business User Fee Schedule" for the current year.)***
    - Concept / General - Site Plan Fee + Admin Fee = Total
    - Specific - Site Plan Fee + Admin Fee = Total

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

I have read and agree to the above additional fee statement

Applicant's Signature

12/10/24
Date

Property Owners Within 300 Feet

SPH 21, LLC
PIN: 70976 02036
Property Address: Saussy Road
Mailing Address: 6 Concourse Parkway,
Suite 200
Atlanta, Georgia 30328

Joseph N. Harris
PIN: 70976 02012A
Property Address: Saussy Road
Mailing Address: 1920 Arcadian Street
Savannah, Georgia 31405

Willis H. Floyd
PIN: 70976 02012
Property Address: 123 Saussy Road
Mailing Address: 123 Saussy Road
Savannah, Georgia 31407

Anthony Foster
Vanessa McBride
PIN: 70975 01010
Property Address: Saussy Road
Mailing Address: Post Office Box 7531
Savannah, Georgia 31418

Alexander Hicks III
PIN: 70976A01025
Property Address: 7423 Highway 21
Mailing Address: 7425 Highway 21
Port Wentworth, Georgia 31407

Bostick Jackson
PIN: 70976A01020
Property Address: Augusta Road
Mailing Address: 362 Saussy Road
Savannah, Georgia 31407

Richard Bryant
PIN: 70976A01021
Property Address: August Road
Mailing Address: 40 Cottingham Way,
Pooler, Georgia 31322

Edward Johnson
David Wilson
PIN: 70975 02011
Property Address: 7500 Highway 21
Mailing Address: 2119 Biscayne Drive
Savannah, Georgia 31406

Edward Johnson
PIN: 70975 02012
Property Address: Highway 21
Mailing Address: 2127 Mason Drive
Savannah, Georgia 31404

Fieldstone Group LLC
PINs: 70975 02015; 70975 02014; 70975
02013
Property Address: Highway 21
Mailing Address: 204 Wiley Bottom Road
Savannah, Georgia 31411

Port Wentworth Apartment Residences, LLLP
PIN: 70907 01003
Property Address: 7450 Highway 21
Mailing Address: 1545 Peachtree Street NE,
Suite 245
Atlanta, Georgia 30303

Alexander Hicks
PIN: 70976A01019
Property Address: 7425 Highway 21
Mailing Address: 7425 Highway 21
Port Wentworth, Georgia 31407

Glenn A. Steele
Anthony Steele
PIN: 70976A01006
Property Address: Berrien Avenue
Mailing Address: 207 Stephanie Avenue
Rincon, Georgia 31326

Viola Hicks, Et al.
PINs: 70976A01024
70976A 01023
Property Address: Augusta Road
Mailing Address: c/o Dwight Douglas Hicks
8613 Gateshead Road
Alexandria, Virginia 22309

Priscilla Harden
Angela Reed
PIN: 70976A01016
Property Address: 7413 Highway 21
Mailing Address: 7411 US Highway 21
Port Wentworth, Georgia 31407

Tonya Yevette Brown
Taneka Beasley
PIN: 70976A01009
Property Address: Berrien Ave
Mailing Address: 503 Belleview Circle N
Beaufort, South Carolina 29902

Edward Johnson
David Wilson
PIN: 70976A01022
Property Address: Augusta Road
Mailing Address: 2119 Biscayne Drive
Savannah, Georgia 31406

Georgia W. Benton
PIN: 70976 02013
Property Address: 135 Saussy Road
Mailing Address: 135 Saussy Road
Port Wentworth, Georgia 31407

Kimley»Horn

MEETING SIGN-IN SHEET

NOVO WENTWORTH MULTI-FAMILY

Neighborhood Meeting No. 1
6:00 PM – 7:00 PM
Computer Learning and Innovation Center (CLIC)

NAME (PLEASE PRINT)	EMAIL ADDRESS	PHONE #
Katie Dunnigan	KDunnigan@portwentworthga.gov	912-999-2084
Brian Clouser	brian.clouser@kimley-horn.com	912-328-4448
Ewyleen Long (on behalf of Alexander Hicks)		
Chris Hayes (SPH 21)		
Adrienne Reynolds	a12reynolds@gmail.com	678-770-0670
Anthony Steele	asteele704@gmail.com	912-659-9771
Georgia W. Benton	shsedna@aol.com	912-596-6206
Julius and Ella Robinson	julrob77@uh.net	912-964-7764
Kyle Brock	kbrock@sheltonmcnally.com	678-360-8945
Mike Griffin	mgriffin@sheltonmcnally.com	
Steve Davis (City of Port Wentworth City Manager)		
Gabrielle Nelson (City of Port Wentworth Mayor Pro Tem, District 1)		
Omar Senati-Martinez (City of Port Wentworth Director of Public Works Department and Floodplain Administrator)		
Phillip R. McCorkle (McCorkle, Johnson & McCoy, LLP)		
~ 8 - 10 total neighbors present		

Sign-In 12/9/2024

Name	Contact (optional)	
Katie Dunnigan	912-999-2084	KDunnigan@portwentworth ga.gov
BRIAN CLOUSER	912-328-4448	brian.clouser@kimley-horn.com
Elwyleen Long	912-667-6477	Alexander Hicks
Chris Hyzer	[illegible] SPH 21	
Adrienne Reynolds	(678) 770-0670	al2reynolds@gmail.com
ANTHONY STEELE	(912) 659-9771	ASTEELE704@GMAIL.COM
Georgia W. Benton	912-596-6205	shsedna@aol.com
Ulus and Ella Robinson	9129647765	JulRob77@att.net
Kyle Brock	678-360-8945	KBrock@sheltonmenally.com

December 11, 2024

City of Port Wentworth
Mrs. Katie Dunnigan
City Planner
7306 GA Highway 21, Suite 301
Port Wentworth, GA 31407

RE: ***Novo Wentworth Multifamily***
SR 21 @ Saussy Road, Port Wentworth, GA

Hello,

Pursuant to the City of Port Wentworth's zoning ordinance dated June 20, 2023, Section 13.40.B.1, below is a summary of neighborhood comments and concerns and the explanation of how these items will be addressed regarding the above stated project:

1. **Runoff from raising site at SE corner of development**
   All onsite stormwater runoff will be routed to the proposed onsite stormwater ponds. Any tie in slopes due to raising the proposed development will decrease the drainage area that is currently there today.

2. **Saussy Road – Not R/W – only easement**
   Noted. The surveyor has shown this as a 60' right-of-way. Based on conversations with Omar, we understand that Saussy Road is an easement with rights of a right-of-way but the City of Port Wentworth doesn't own it. Regardless, the modifications we're proposing on Saussy Road will benefit all residents along the roadway.

3. **Issues with canal on Saussy Road (Drainage coming from SR 21) – discussions with Steve Davis.**
   This appears to be an existing neighborhood concern that will not be increased due to the proposed development. All stormwater runoff from the development and access road up to Saussy Road will drain south and be treated by proposed stormwater management basins before being discharged into the adjacent floodplain area west of the site.

4. **Wetlands / USACOE**
   Our survey does not show any wetlands onsite. As such, no impacts to wetlands are anticipated and therefore a review by the USACOE is not required as part of this development.

5. **Traffic concerns @ SR 21 and Saussy Road**
   The Applicant has engaged Kimley-Horn to study, analyze, and make recommendations related to the proposed traffic along SR 21 due to the proposed development. As noted in the traffic impact analysis (TIA), a traffic signal is warranted at the intersection of SR 21 and Saussy Road. Since GDOT owns and maintains SR 21, they have the ultimate say in if a traffic signal can be installed as part of this project or at a later date.

6. **GDOT Review / thoughts from the state**
   GDOT has not started their review of the project, traffic impact analysis, or traffic signal warrant analysis. The Applicant must receive a driveway encroachment permit through GDOT prior to beginning construction of the proposed right turn deceleration lane and right-in, right-out driveway onto SR 21.

Very truly yours;
Kimley-Horn and Associates, Inc.

Brian Clouser, P.E.
Brian.clouser@kimley-horn.com
912-328-4448

UNIT MATRIX										
UNIT TYPE	QTY	AIR COND SF	BALCONY SF	ENTRY SF	STORAGE SF	GARAGE SF	TOTAL SF	% TOTAL UNITS	%BED AND QTY	ANSI A 2%
AS1	0	664	0	-	0	0	664	0%	1B = 60%	1
A1	18	756	60	-	0	0	816	60%	18	
A2	0	816	0	-	0	0	816	0%		
B1	0	1,164	60	-	0	0	1,224	0%	2B = 30%	1
B1c	9	1,176	60	-	0	0	1,236	30%	9	
C1	3	1,248	60	-	0	0	1,308	10%	3B = 10%	1
AVERAGE		931								
TOTALS	30	27,936	1,800		0	0	29,736	100%	100%	3

BUILDING UNIT MATRIX													
	QTY	UNIT/BLDG	AS1	A1	A2	B1	B1c	C1	UTILITY 1ST FLOOR	RENTABLE STORAGE	MECH ROOMS	BLDG AC RSF	PROJECT AC RSF
MIX 3.1	1	30	0	18	0	0	9	3	2	4	2	27,936	27,936

UNIT BUILDING AREA ANALYSIS								
	QTY	1ST LEVEL GROSS SF	2nd LEVEL GROSS SF	3rd LEVEL GROSS SF	4th LEVEL GROSS SF	BLDG TOTAL SF	PROJECT GROSS SF	AC % OF GSF
MIX 3.1	1	11,202	11,095	10,583	-	32,880	32,880	85%

REAR

LEFT

FRONT

RIGHT

MIX 3.1 - 30 UNITS

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G4 Architectural Services, LLC
architecture | interiors | planning
1939 Hendricks Avenue - Jacksonville, Florida 32207 - 904.353.5900 [o] 904.353.5968 [f] - AA26003952

SHELTON MCNALLY | NOVO WENTWORTH | 12.09.24

SCALE: 3/32" = 1'-0"

N

UNIT MATRIX										
UNIT TYPE	QTY	AIR COND SF	BALCONY SF	ENTRY SF	STORAGE SF	GARAGE SF	TOTAL SF	% TOTAL UNITS	%BED AND QTY	ANSI A 2%
AS1	0	664	0	-	0	0	664	0%	1B = 33%	1
A1	12	756	60	-	0	0	816	33%	12	
A2	0	816	0	-	0	0	816	0%		
B1	12	1,164	60	-	0	0	1,224	33%	2B = 50%	1
B1c	6	1,176	60	-	0	0	1,236	17%	18	
C1	6	1,248	60	-	0	0	1,308	17%	3B = 17%	1
AVERAGE		1,044								
TOTALS	36	37,584	2,160		0	0	39,744	100%	100%	3

BUILDING UNIT MATRIX													
	QTY	UNIT/BLDG	AS1	A1	A2	B1	B1c	C1	UTILITY 1ST FLOOR	RENTABLE STORAGE	MECH ROOMS	BLDG AC RSF	PROJECT AC RSF
MIX 3.9	1	36	0	12	0	12	6	6	2	4	2	30,096	30,096

UNIT BUILDING AREA ANALYSIS								
	QTY	1ST LEVEL GROSS SF	2nd LEVEL GROSS SF	3rd LEVEL GROSS SF	4th LEVEL GROSS SF	BLDG TOTAL SF	PROJECT GROSS SF	AC % OF GSF
MIX 3.9	1	14,831	14,724	14,212	-	43,767	43,767	69%

REAR

LEFT

FRONT

RIGHT

MIX 3.9 - 36 UNITS

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SHELTON MCNALLY | NOVO WENTWORTH | 12.09.24

SCALE: 3/32" = 1'-0"

N

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96'-0"

REAR

72'-8"

LEFT

96'-0"

FRONT

72'-8"

RIGHT

CLUBHOUSE - 4,580 NET SQ FT, 5,662 GROSS SQ FT

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SHELTON MCNALLY | NOVO WENTWORTH | 12.09.24

SCALE: 1/8" = 1'-0"

N

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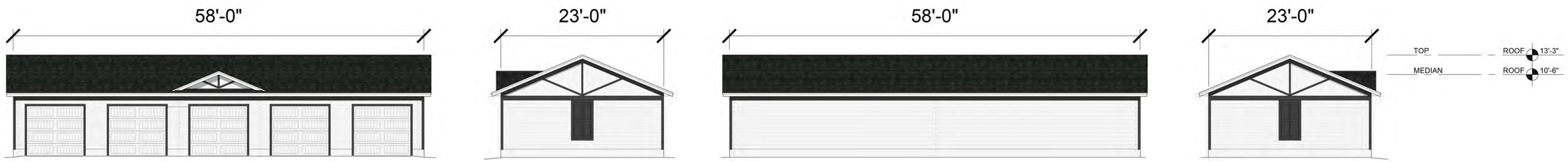
FRONT RIGHT REAR LEFT

ANSI GARAGE



FRONT RIGHT REAR LEFT

STANDARD GARAGE

STD GARAGE - 1,334 NET/GROSS SQ FT; ANSI GARAGE - 1,472 NET/GROSS SQ FT

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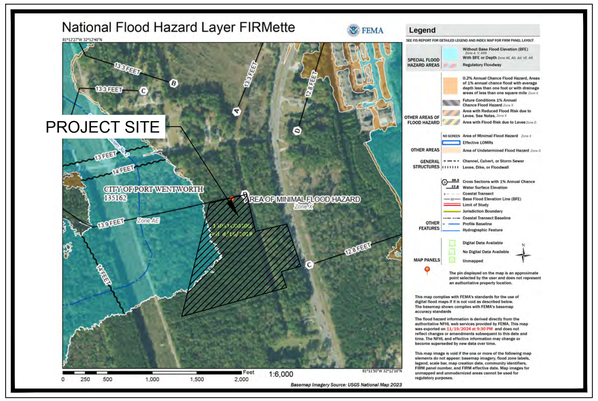
SHELTON MCNALLY | NOVO WENTWORTH | 12.09.24

SCALE: 1/8" = 1'-0"

N

CONCEPT PLAN REVIEW DRAWINGS
FOR
NOVO WETWORTH MULTIFAMILY
SAUSSY ROAD, PORT WENTWORTH, GA



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13051C0030G DATED 08/16/2018.

PARCEL NO.: 70976 02035
CURRENT ZONING: R-5 (MULTI-FAMILY RESIDENTIAL)
CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PROPERTY AREA = 21.00 ACRES
TOTAL DISTURBED AREA = ~17.8 ACRES
IMPERVIOUS AREA = 10.4 ACRES (49.5%)
PERVIOUS AREA = 10.60 ACRES (50.5%)

GDOT PERMIT #: XX-2018-XXX-XXX-XXXXXX

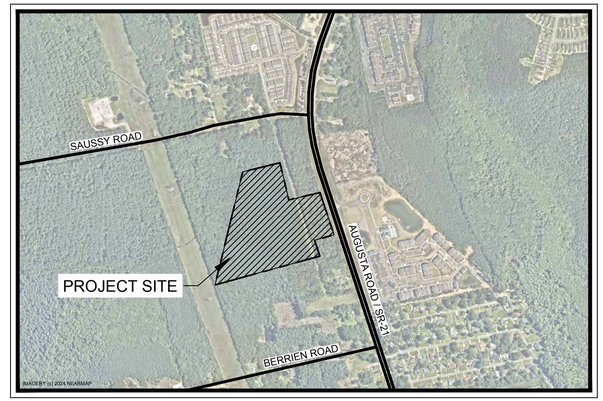
PROJECT NARRATIVE:

NOVO WENTWORTH MULTIFAMILY IS A PROPOSED MULTIFAMILY DEVELOPMENT. IT WILL CONTAIN 9 MULTIFAMILY BUILDINGS, AN AMENITY AREA, DOG PARK, PARKING GARAGES, ACCESS ROADWAY TO SAUSSY ROAD, AND OFFSITE ROADWAY IMPROVEMENTS.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 48.06 ACRES, AND THE TOTAL DISTURBED AREA IS X.XX INCLUDING PUBLIC ROW.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.



VICINITY MAP

PROJECT CONTACTS

OWNER:	SPH 21, LLC. 5 CONCOURSE PARKWAY, SUITE 200 ATLANTA, GA 30309 PHONE: 404.358.1178 CONTACT: CHRIS HAYES
APPLICANT:	SHELTON MCNALLY REAL ESTATE PARTNERS, LLC. 999 PEACHTREE STREET NE, SUITE 900 ATLANTA, GA 30309 PHONE: 770.380.7173 CONTACT: MIKE GRIFFIN
ARCHITECT:	GROUP 4 DESIGN, INC. 1939 HENDRICKS AVENUE JACKSONVILLE, FL 32207 PHONE: 904.855.5808 CONTACT: ALEX GREINER
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 25 BULL STREET, SUITE 400 SAVANNAH, GA 31401 PHONE: 912.328.4448 CONTACT: BRIAN CLOUSER, P.E.
SURVEYOR:	JAMES. M ANDERSON & ASSOCIATES, INC. 104 OAK STREET STATESBORO, GA 30458 PHONE: 912.764.2002 CONTACT: JAMES MATTHEW ANDERSON, R.L.S.
24-HR CONTACT:	CONTACT: CHARLES BONDS SHELTON MCNALLY REAL ESTATE PARTNERS, LLC. PHONE: 404.421.5063

CIVIL SHEET INDEX

REV. NO.	SHEET NO.	SHEET TITLE
	C0-00	COVER SHEET
	--	SURVEY (BY OTHERS)
	C2-00	SITE PLAN
	C3-00	GRADING & DRAINAGE PLAN
	C4-00	UTILITY PLAN
	L2-00	TREE REPLACEMENT PLAN

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
BRIAN D. CLOUSER
Level II Certified Design Professional
CERTIFICATION NUMBER 0000073524
ISSUED: 03/13/2024 EXPIRES: 03/13/2027

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

PREPARED BY
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: 912 358 4448
WWW.KIMLEY-HORN.COM

PREPARED FOR
SHELTON MCNALLY
REAL ESTATE PARTNERS
999 PEACHTREE STREET NE, SUITE 900
ATLANTA, GA 30309
PHONE: 770.380.7173

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
NOVO WENTWORTH
AUGUSTA ROAD, PORT WENTWORTH, GA 31407
PARCEL I.D. 70976 02035

GSWCC NO. (LEVEL II) 0000073524
DRAWN BY AJP
DESIGNED BY AJP
REVIEWED BY BDC
DATE 12/06/2024
PROJECT NO. 013672004
TITLE COVER SHEET
SHEET NUMBER C0-00

Drawing name: K:\SAV_Civil\013672004_Novo PW MultiFamily\CAD\Exhibits\City of Port Wentworth_Sketch Plan Submittal\C0-00 - CIVIL COVER SHEET.dwg C0-00 COVER SHEET Dec 12, 2024 1:12pm by: alex.putz

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE GOVERNING AUTHORITY AS EVIDENCED BY THE SIGNATURES SHOWN ON THIS PLAT.

O.C.G.A. Section 15-6-67 (c)(3)(A)(ii)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of such jurisdictions has certified that approval is not required for this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approval or certification by signature does not guarantee the survey depicted on this plat. Furthermore, the undersigned land surveyor certifies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED NO. 3280 LAND SURVEYOR JAMES MATTHEW ANDERSON

LAND SURVEYOR DATE:

SURVEYOR CERTIFICATION

TO SHELTON MCNALLY REAL ESTATE PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND IT'S SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2020, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON

DATED THIS DAY OF:

JAMES MATTHEW ANDERSON – GA. R.L.S. 3280

SITE ★

VICINITY MAP – N.T.S.

FLOOD STATEMENT

A PORTION OF THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM 13051C0030G, EFFECTIVE DATE: AUGUST 16, 2018.

TOPO STATEMENT

THE CONTOUR AND SPOT ELEVATIONS SHOWN ON THE 50' GRID WERE DERIVED FROM UAS DATA COLLECTION. LIDAR WAS USED TO COLLECT THE DATA USING "CONTROL POINTS" ESTABLISHED WITH GPS. THE CONTOUR AND SPOT ELEVATIONS HAVE BEEN GROUND CHECKED AND NO MORE THAN 10% OF THE AREA COVERED BY THIS SURVEY WAS FOUND TO HAVE AN ERROR OF MORE THAN ½ THE CONTOUR INTERVAL. THE UAS DATA WAS COLLECTED ON 10-16-24. THE FAA PILOT WAS HENRY CODALLO, USING A DJI METRIC 600 PRO DRONE EQUIPPED WITH A LIDAR USA SURVEYOR 32 SENSOR. 13 CONTROL POINTS WERE USED. THE LIDAR MAPPING WAS DONE BY THE REMOTE MAPPING GROUP. THERE WERE 11 POSITIONAL CHECKS WITH AN AVERAGE ERROR OF 0.22'.

WETLAND STATEMENT

A PORTION OF THIS PROPERTY MAY BE CONSIDERED AS WETLANDS UNDER JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. FIELD VERIFICATION IS RECOMMENDED.

ZONING STATEMENT

THIS PROPERTY IS ZONED R-A AS PER CHATHAM COUNTY TAX ACCESSOR.

NOTES:

1. FIELD E.O.C. – 1' IN 51,833'
2. PLAT E.O.C. – 1' IN 351,428'
3. ANGULAR ERROR – 07.85" PER POINT
4. ADJUSTMENT METHOD – COMPASS RULE
5. EQUIPMENT USED : 10" THEODOLITE
   TRIMBLE R12i GPS RTK
   E.D.M. TDS
6. CERTIFICATE OF AUTHORIZATION # – LSF000094
7. CURRENT OWNER IS SPH 21, LLC
8. SUBJECT PROPERTY PLAT REFERENCE: P.B. 84B PG. A–B (EFFINGHAM COUNTY CLERK.)
9. COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS.
10. VERTICAL DATUM IS N.A.V.D. 1988
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK FOR CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.
12. THERE HAS NOT BEEN PROPOSED CHANGES IN RIGHT–OF–WAY OBSERVED IN FIELD STAKED BY OTHERS.
13. NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES OBSERVED.

CITY OF PORT WENTWORTH APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CITY MANAGER, CITY OF PORT WENTWORTH, GEORGIA

CITY MANAGER OR DESIGNEE DATE:

A.L.T.A. COMMITMENT
SCHEDULE B – PART II
AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NUMBER: NCS–1234796–ATL
DATE: SEPTEMBER 17, 2024

EXCEPTIONS: AS TO BOTH PARCELS:

12. EASEMENT FROM JAMES STEWART TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA, DATED AUGUST 7, 1929, FILED FOR RECORD AUGUST 12, 1929, AND RECORDED IN DEED BOOK 25–U, PAGE 245, AFORESAID RECORDS. **DOES NOT AFFECT SUBJECT PROPERTY**
13. EASEMENT FROM GORDON SAUSSY TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA, DATED AUGUST 7, 1929, FILED FOR RECORD AUGUST 12, 1929, AND RECORDED IN DEED BOOK 25–U, PAGE 247, AFORESAID RECORDS. **DOES NOT AFFECT SUBJECT PROPERTY**
14. EASEMENT FROM GORDON SAUSSY TO CHATHAM COUNTY, A POLITICAL CORPORATION AND SUBDIVISION OF THE STATE OF GEORGIA, DATED NOVEMBER 21, 1933, FILED FOR RECORD NOVEMBER 23, 1933, AND RECORDED IN DEED BOOK 29–I, PAGE 211, AFORESAID RECORDS. **DOES NOT AFFECT SUBJECT PROPERTY.**
15. EASEMENT FROM GORDON SAUSSY AND MRS. GORDON SAUSSY TO SAVANNAH ELECTRIC AND POWER COMPANY, DATED JULY 25, 1936, AND RECORDED IN DEED BOOK 31–S, PAGE 219, AFORESAID RECORDS. **APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON.**
16. EASEMENT FROM GORDON SAUSSY TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA, DATED APRIL 15, 1940, FILED FOR RECORD APRIL 17, 1941, AND RECORDED IN DEED BOOK 36–C, PAGE 427, AFORESAID RECORDS. **IS NOT PLOTTABLE. DESCRIPTION TOO VAGUE TO DETERMINE IF AFFECTS SUBJECT PROPERTY.**
17. EASEMENT FOR RIGHT OF WAY FROM SAVANNAH BANK & TRUST COMPANY, SAMUEL LAMARTINE VARNEDOE AND WILLIAM HUNTER SAUSSY TO SAVANNAH ELECTRIC AND POWER COMPANY, A CORPORATION, DATED SEPTEMBER 6, 1972, FILED FOR RECORD APRIL 12, 1973, AND RECORDED IN DEED BOOK 102–C, PAGE 153, AFORESAID RECORDS. **DOES NOT AFFECT SUBJECT PROPERTY.**
18. EASEMENT FROM SAVANNAH BANK & TRUST COMPANY AND SAMUEL LAMARTINE VARNEDOE AND WILLIAM HUNTER SAUSSY TO SAVANNAH ELECTRIC AND POWER COMPANY, A CORPORATION, DATED SEPTEMBER 6, 1972, FILED FOR RECORD APRIL 12, 1973, AND RECORDED IN DEED BOOK 102–C, PAGE 155, AFORESAID RECORDS. **DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.**
19. EASEMENTS ACQUIRED PURSUANT TO JUDGMENT OF COURT ENTERED IN DOCKET NO. 8854, SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA STYLED SAVANNAH ELECTRIC AND POWER COMPANY VS A STRIP OF LAND CONTAINING APPROXIMATELY 18.47 ACRES, MORE OR LESS, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND LOCATED IN THE 8TH G. M. DISTRICT OF CHATHAM COUNTY, GEORGIA, AS DESCRIBED IN DEED BOOK 64L, 237 OF THE RECORDS OF CHATHAM COUNTY, GEORGIA AND SAVANNAH BANK AND TRUST CO., SAMUEL LAMARTINE VARNEDOE AND WILLIAM HUNTER SAUSSY, AS TRUSTEES UNDER THE) WILL OF GORDON SAUSSY, DECEASED; AND SAMUEL RAMARTINE VARNEDOE, SR., SAMUEL LAMARTINE VARNEDOE, JR., GORDON SAUSSY VARNEDOE, LILA COMER VARNEDOE MEADOWS, AND JOHN KIRK TRAIN VARNEDOE, DATED APRIL 19, 1973, FILED FOR RECORD MAY 14, 1973, AND RECORDED IN DEED BOOK 102–G, PAGE 239, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK W, PAGE 216, AFORESAID RECORDS) **DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.**
20. RIGHT–OF–WAY EASEMENT FROM SAMUEL LAMARTINE VARNEDOE, SAMUEL LAMARTINE VARNEDOE, JR., GORDON SAUSSY VARNEDOE, LILLA COMER VARNEDOE MEADOWS, AND JOHN KIRK VARNEDOE TO COLONIAL OIL INDUSTRIES, INC., A GEORGIA CORPORATION, DATED DECEMBER 24, 1974, FILED FOR RECORD MARCH 27, 1975 AND RECORDED IN DEED BOOK 104–Y, PAGE 692, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK Y, PAGE 186, AFORESAID RECORDS) **DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.**
21. LICENSE AGREEMENT BY AND BETWEEN SAVANNAH BANK & TRUST COMPANY OF SAVANNAH, SAMUEL LAMARTINE VARNEDOE AND WILLIAM HUNTER SAUSSY, AS TRUSTEES UNDER THE WILL OF GORDON SAUSSY, AND COLONIAL OIL INDUSTRIES, INC., A GEORGIA CORPORATION, DATED DECEMBER 24, 1974, FILED FOR RECORD MARCH 27, 1975, AND RECORDED IN DEED BOOK 104–Y, PAGE 697, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK Y, PAGE 186, AFORESAID RECORDS) **DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.**
22. EASEMENT AGREEMENT BY SAM L. VARNEDOE, JR., COMER VARNEDOE MEADOWS, AND ELYN ZIMMERMAN AND WENTWORTH LAND INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED OCTOBER 7, 2005, FILED FOR RECORD OCTOBER 7, 2005, AND RECORDED IN DEED BOOK 295–R, PAGE 328, AFORESAID RECORDS. **DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.**
23. CAROLINA GAS TRANSMISSION CORPORATION NATURAL GAS TRANSMISSION EASEMENT FROM SAMUEL L. VARNEDOE, JR., COMER VARNEDOE MEADOWS AND ELYN ZIMMERMAN TO CAROLINA GAS TRANSMISSION CORPORATION, A SOUTH CAROLINA CORPORATION, DATED JUNE 13, 2007, FILED FOR RECORD AUGUST 15, 2007, AND RECORDED IN DEED BOOK 330–J, PAGE 488, AFORESAID RECORDS. (SEE PLAT RECORDED IN PLAT BOOK 37–P, PAGE 87, AFORESAID RECORDS) **DOES NOT AFFECT SUBJECT PROPERTY.**
24. EASEMENT FROM SAM L. VARNEDOE, JR. AND COMER VARNEDOE MEADOWS TO GEORGIA POWER COMPANY AND SOUTHERN TELECOM, INC., A DELAWARE CORPORATION, DATED JULY 10, 2018, FILED FOR RECORD AUGUST 1, 2018, AND RECORDED IN DEED BOOK 1413, PAGE 8, AFORESAID RECORDS. **IS NOT PLOTTABLE DESCRIPTION, TOO VAGUE TO DETERMINE IF AFFECTS SUBJECT PROPERTY.**
25. MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.

S U R V E Y E D L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN THE 8TH. G.M.D., CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 3" X 3" CONCRETE MARKER FOUND ON THE WESTERN RIGHT OF WAY OF GEORGIA HIGHWAY #21, FORMERLY KNOWN AS AUGUSTA ROAD. SAID 3" X 3" CONCRETE MARKER IS ALSO THE NORTHEASTERN PROPERTY CORNER OF PROPERTY BELONGING TO N/F LILLIE MAE WINDFIELD AS PER DEED BOOK 138H PAGE 474 IN THE CHATHAM COUNTY SUPERIOR CLERK OF COURT'S OFFICE. SAID 3" X 3" CONCRETE MARKER FOUND ALSO HAVING A GEORGIA STATE PLANE COORDINATE IN THE EAST ZONE OF NORTH=803412.59' AND EAST=955045.20' NAD 1983. THENCE SOUTH 74 DEGREES 27 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 210.92 FEET ALONG THE PROPERTY LINE OF N/F LILLIE MAE WINDFIELD TO A 3" X 3" CONCRETE MARKER FOUND; THENCE SOUTH 18 DEGREES 32 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 108.98 FEET ALONG THE PROPERTY LINE OF N/F LILLIE MAE WINDFIELD TO A 2" FLAT BAR FOUND; THENCE SOUTH 17 DEGREES 54 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 66.75 FEET ALONG THE PROPERTY LINE OF BOSTICK JACKSON TO A 3" X 3" CONCRETE MARKER FOUND; THENCE SOUTH 17 DEGREES 35 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 1135.20 FEET ALONG THE PROPERTY LINE OF DAVID WILSON TO A 1/2" CAPPED REBAR SET; THENCE NORTH 13 DEGREES 46 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 1215.71 FEET ALONG THE PROPERTY LINE OF N/F SPH 21, LLC TO A 1/2" CAPPED REBAR SET; THENCE NORTH 76 DEGREES 21 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 400.38 FEET ALONG THE PROPERTY LINE OF JOSEPH N. HARRIS TO A 3" X 3" CONCRETE MARKER FOUND; THENCE SOUTH 13 DEGREES 19 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 398.40 FEET ALONG THE PROPERTY LINE OF N/F SPH 21, LLC TO A 1/2" CAPPED REBAR SET; THENCE NORTH 76 DEGREES 40 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 335.23 FEET ALONG THE PROPERTY LINE OF N/F SPH 21, LLC TO A 1/2" CAPPED REBAR SET; THENCE SOUTH 18 DEGREES 19 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 464.43 FEET ALONG THE WESTERN RIGHT OF WAY OF GEORGIA HIGHWAY #21 TO A 3" X 3" CONCRETE MARKER FOUND AND THE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 21.00 ACRES MORE OR LESS.

BENCHMARK CHART

BENCHMARK #1	TOP OF CONCRETE MARKER ELEV. = 19.12'
BENCHMARK #2	RR SPIKE SET IN 48" PINE 1' ABOVE GRADE. ELEV. = 19.40'

LINE CHART

COURSE	BEARING	DISTANCE
L1	N 76°21' 47" E	40.72
L2	S 74°39' 07" W	28.56

LEGEND

LIGHT
FIRE HYDRANT
MANHOLE
GAS — G —
WATER — W —
SANITARY SEWER — S —
STORM SEWER — SD — SD — SD —
GRATE INLET
SHRUB/FLOWER
WOODS LINE
OVERHEAD POWER — OHP —
UNDERGROUND POWER — UGP —
OVERHEAD COMMUNICATION — OHC —
UNDERGROUND COMMUNICATION — UGC —
VALVE
EXISTING CONTOUR
SPOT GRADE +50.4
SIGN
POWER POLE & GUY
OVERHEAD TELEPHONE — OHT —
UNDERGROUND TELEPHONE — UGT —
GAS METER
WATER METER
TELEPHONE/COMMUNICATIONS PEDESTAL/STUB OUT
ELECTRIC METER
TRANSFORMER
BUILDING HEIGHT ELEVATION 37.5'
POWER JUNCTION BOX
COMMUNICATION JUNCTION BOX
CONCRETE MONUMENT FOUND CMF
CAPPED REBAR FOUND CRBF
IRON PIPE FOUND IPF
PK NAIL FOUND PKNF
REBAR FOUND RBF
TITLE COMMITMENT NUMBER (T12)
WETLAND

SAUSSY ROAD – 60' R/W

GRATE INLET TOP=11.86 TOP=11.71
SANNH TOP=11.64 INV=4.55
SANNH TOP=11.64 INV=10.13 (OUT) INV=14.01(IN)
SANNH TOP=11.41
18" RCP 19.01
8" PVC
FIRE HYDRANT
YARD INLET TOP=18.48 INV=12.24 THROAT=17.63
3"X3" CMF TOP BROKEN BOTTOM GOOD
WILLIS H. FLOYD D.B. 1270 PG. 178 (LOT 1 WILLIAS H. FLOYD SUBDIVISION)
JOSEPH N. HARRIS D.B. 1270 PG. 178 (LOT 2 WILLIAS H. FLOYD SUBDIVISION)
WOODS LINE (TYP)
GEORGIA W. BENTON D.B. 300 PG. 446
1/2" CRBF
3"X3" CMF
N 76°21'47"E 400.38'
BM #2
FLOOD ZONE X–500
FLOOD ZONE X
FLOOD ZONE AE (ELEV. 14')
LARGE HARDWOODS
LARGE PINES
21.00 ACRES
N/F SPH 21, LLC D.B. 3097 PG. 481
FUTURE 40' INGRESS/EGRESS EASEMENT
R/W CMF MARKER
1/2" CRBS
N 76°40'30"E 335.23'
N 13°46'42"E 1215.71'
S 13°19'50"W 398.40'
S 18°19'50"W 464.43'
T22 30' UTILITY EASEMENT (P.B. 295R PG. 333)
T15
50'
SEPCO POWER – 50' R/W
GEORGIA HIGHWAY #21 – R/W VARIES
"POINT OF BEGINNING"
3"X3" CMF N=803412.59' E=955045.20' (NAD 83)
BM #1
S 74°27'02"W 210.92'
N/F LILLIE MAE WINFIELD D.B. 138H PG. 474
2" FLATBAR(DISTURBED)
BOSTICK JACKSON
3"X3" CMF N=802881.18' E=953774.93' (NAD 83)
1/2" CRBS
L2
DAVID JOHNSON EDWARD WILSON D.B. 1568 PG. 142
30' UTILITY EASEMENT (P.B. 295R PG. 333)
T22
COLONIAL OIL INDUSTRIES, INC – 10' R/W
T20 T21
SAVANNAH ELECTRIC AND POWER CO. –245' R/W
T18 T19
OHP
145'
100'
10'

ALTA/NSPS LAND TITLE SURVEY FOR
SHELTON MCNALLY REAL ESTATE PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY

BASED UPON COMMITMENT #NCS–1234796–ATL
EFFECTIVE DATE: SEPTEMBER 17, 2024
LOCATION: 8TH. G.M.D. CHATHAM CO., GA.

ADDRESS: 21 ACRES GA. HWY. 21 CITY OF PORT WENTWORTH

PREPARED FOR SHELTON MCNALLY REAL ESTATE PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY
BY JAMES M. ANDERSON & ASSOCIATES, INC.
JAMES MATTHEW ANDERSON – GA. R.L.S. 3280
P.O. BOX 894 104 OAK STREET, STATESBORO, GEORGIA 30459

N.T.S.

PLAT DATE:
FIELD SURVEY:
REVISIONS:

DRAWN BY: H.N.
24113.CRD & JN24113ALTA.DWG

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764–2002

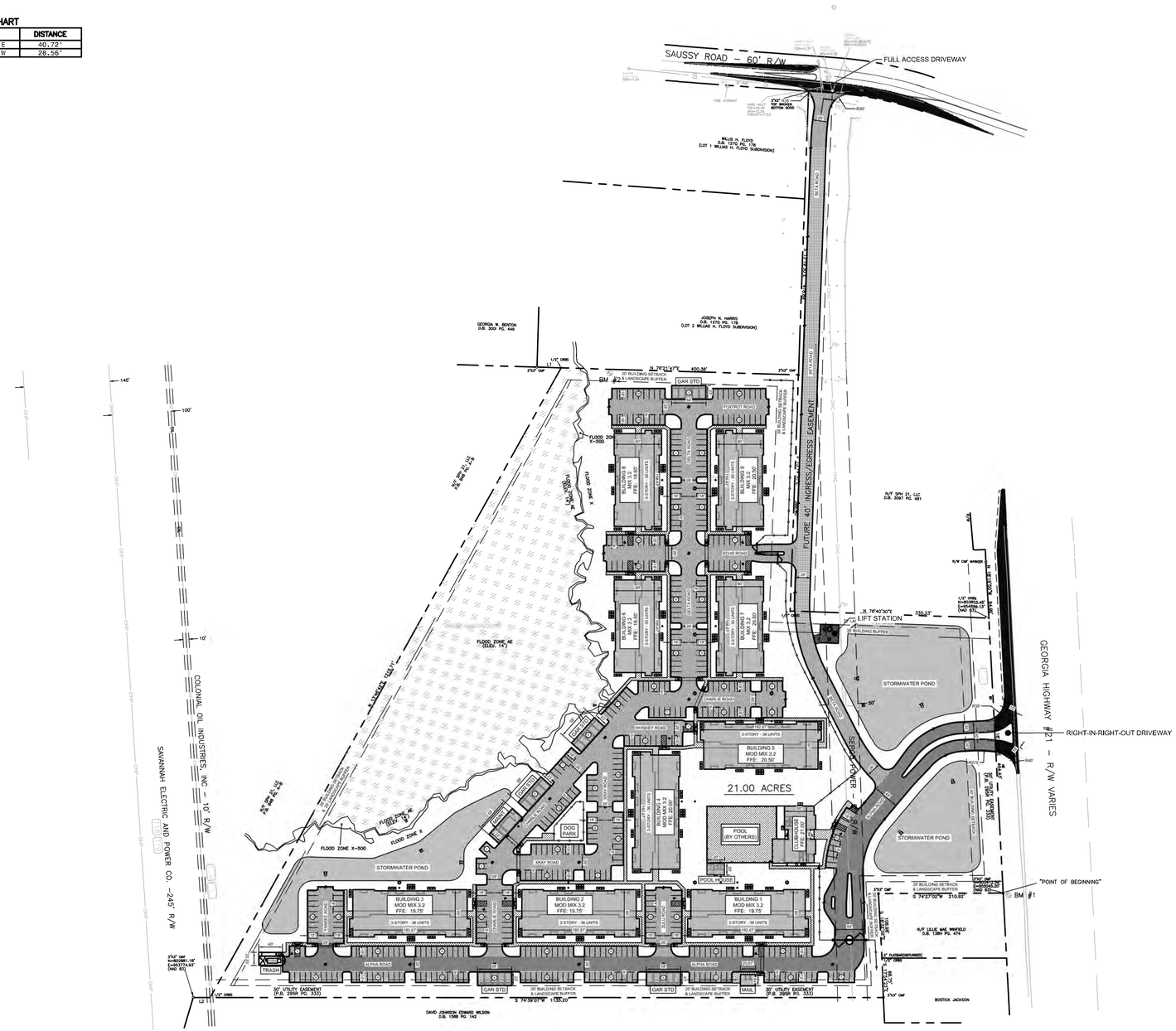
BENCHMARK CHART

BENCHMARK #1 — TOP OF CONCRETE MARKER
ELEV. = 19.12'

BENCHMARK #2 — RR SPIKE SET IN 48" PINE
1' ABOVE GRADE.
ELEV. = 19.40'

LINE CHART

COURSE	BEARING	DISTANCE
L1	N 76°21'47" E	40.72'
L2	S 74°39'07" W	28.56'



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	R-5 (MULTI-FAMILY RESIDENTIAL)
SITE AREA:	21.00 ACRES
IMPERVIOUS AREA:	10.4 ACRES (49.5%)
PERVIOUS AREA:	10.60 ACRES (50.5%)
TOTAL DISTURBED AREA:	~17.8 ACRES
BUILDING SETBACK:	
FRONT	50 / 35 FT
SIDE:	20 FT
BACK:	25 FT
LANDSCAPE SETBACK:	
FRONT:	50 / 35 FT
SIDE:	20 FT
BACK:	20 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	300 UNITS
DENSITY:	14.3 UNITS / AC

PARKING SUMMARY:

REQUIRED PARKING:	**510 SPACES** (TOTAL)
1 BEDROOM	1.50 SPACES PER UNIT
2 BEDROOM	1.75 SPACES PER UNIT
3+ BEDROOM	2.00 SPACES PER UNIT
PROPOSED PARKING:	**510 SPACES** (TOTAL)
STANDARD SURFACE SPACES:	459 SPACES
CLUBHOUSE SPACES:	10 SPACES
GARAGE SPACES	30 SPACES
ADA SPACES:	11 SPACES

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GROUP 4 DESIGN, INC., DATED 07/09/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY JAMES. M ANDERSON & ASSOCIATES, INC., DATED 09/17/2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- STANDARD DUTY CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT-OF-WAY FULL DEPTH ASPHALT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- MILL AND OVERLAY ASPHALT PAVEMENT
- CRUSHER RUN GRAVEL
- (10) PARKING COUNT

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PREPARED BY
Kimley»Horn
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999 PEACHTREE STREET NE, SUITE 900
ATLANTA, GA 30309
PHONE: 770.380.7173

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
NOVO WENTWORTH
AUGUSTA ROAD, PORT WENTWORTH, GA 31407
PARCEL ID: 7 0976 02035

GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	AJP
DESIGNED BY	AJP
REVIEWED BY	BDC
DATE	00/00/0000
PROJECT NO.	013672004

TITLE
OVERALL SITE PLAN

SHEET NUMBER
C2-00

Drawing name: K:\SAV_Civil\013672004_Novo PW Multifamily\CAD\Exhibits\City of Port Wentworth_Sketch Plan Submittal\C2-00 - SITE PLAN.dwg C2-00 OVERALL SITE PLAN Dec 03, 2024 8:18am by: alex.putz

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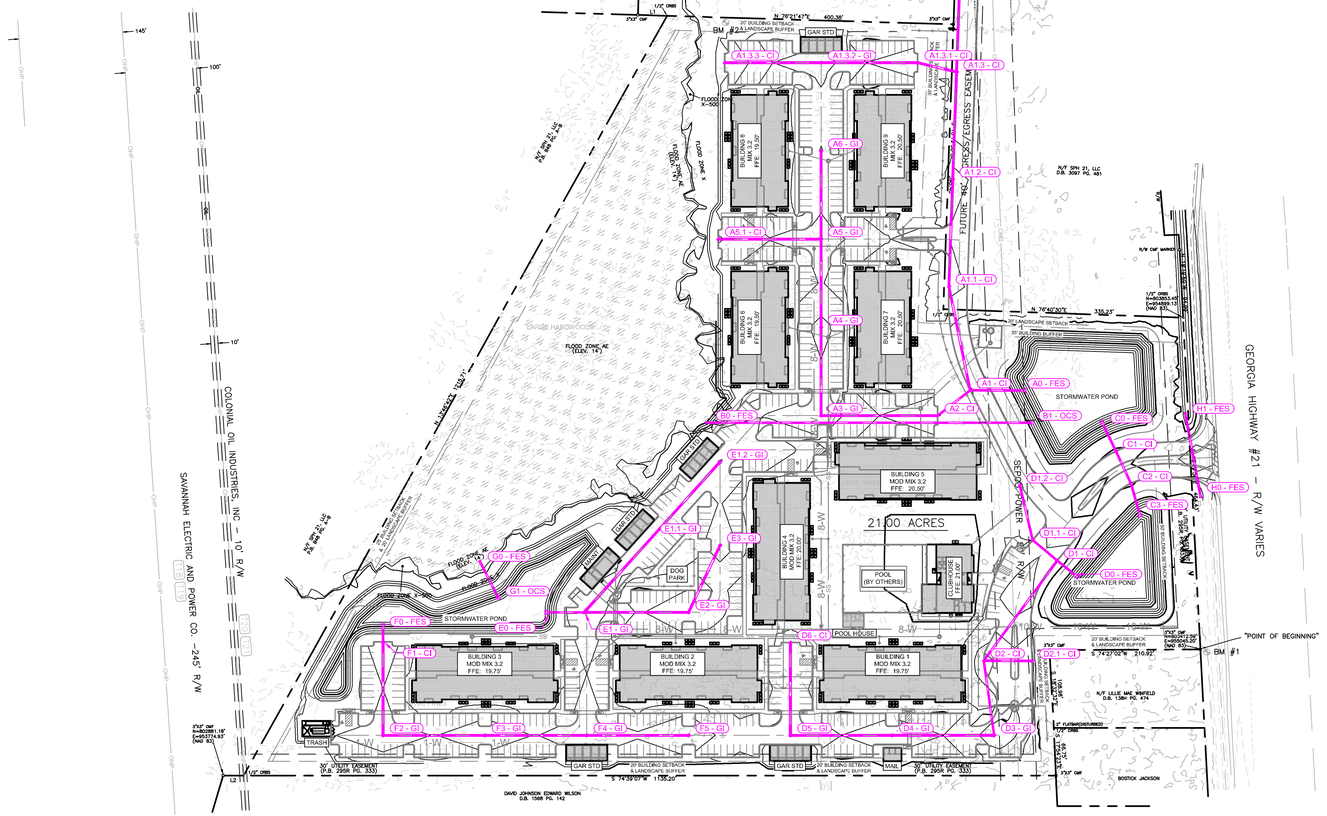

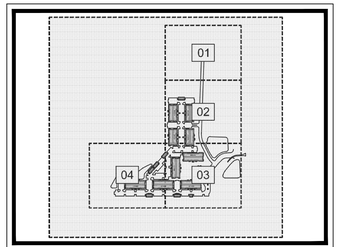

KEY MAP
NOT TO SCALE

GRADING & DRAINAGE NOTES:

1. SITE AREA: 21.00 ACRES
   DISTURBED AREA: X.XX ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES/DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 0000X0000X, DATED 00/00/0000.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

GRADING LEGEND:

- 950 — EXISTING MAJOR CONTOUR
- 948 — EXISTING MINOR CONTOUR
- 945 — PROPOSED MAJOR CONTOUR
- 944 — PROPOSED MINOR CONTOUR

STORM DRAINAGE LEGEND:

- JB — JUNCTION BOX (GDOT 1011A)
- CI — HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GI — GRATE INLET (GDOT 10191A, TYPE A)
- OCS — OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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PHONE: 770.380.7173

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
NOVO WENTWORTH
AUGUSTA ROAD, PORT WENTWORTH, GA 31407
PARCEL ID: 70976 02005

GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	AJP
DESIGNED BY	AJP
REVIEWED BY	BDC
DATE	00/00/0000
PROJECT NO.	013672004

TITLE
OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
C3-00

Drawing name: K:\SAV_Civil\013672004_Novo PW Multifamily\CAD\Exhibits\City of Port Wentworth_Sketch Plan Submittal\C3-00 - GRADING & DRAINAGE PLAN.dwg C3-00 OVERALL GRADING & DRAINAGE PLAN Dec 02, 2024 5:08pm by: alex.putz

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1' ABOVE GRADE.
ELEV. = 19.40'

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L1	N 76°21'47" E	40.72'
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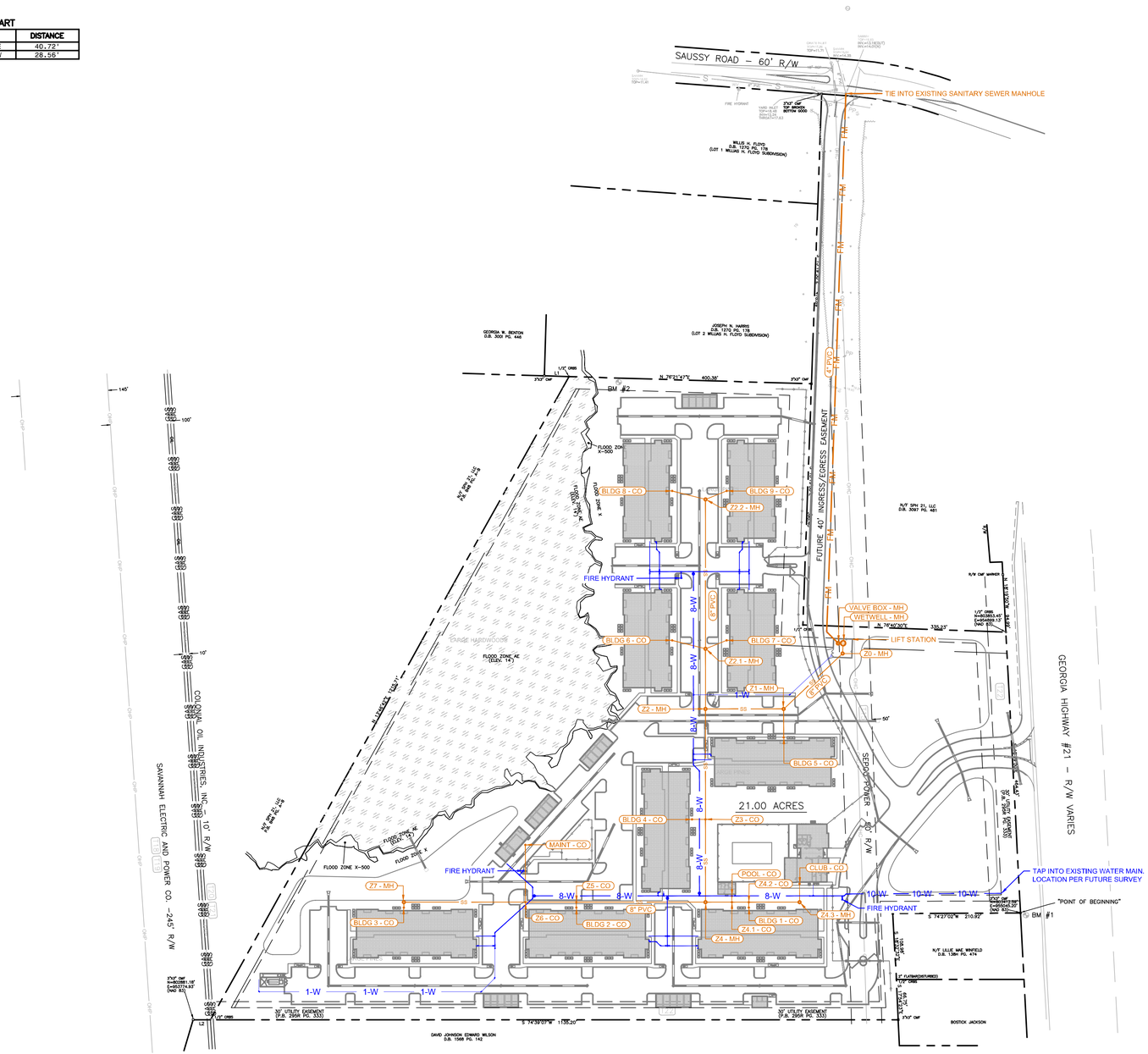

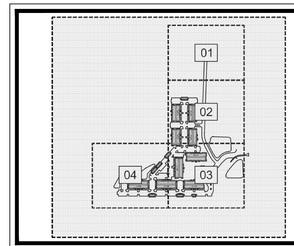

KEY MAP
NOT TO SCALE

UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORT WENTWORTH SANITARY SEWER AND WATER STANDARDS AND SPECIFICATIONS.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

UTILITY LEGEND:

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

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NORTH

GRAPHIC SCALE IN FEET
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
NOVO WENTWORTH
AUGUSTA ROAD, PORT WENTWORTH, GA 31407
PARCEL ID: 109876 02035

GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	AJP
DESIGNED BY	AJP
REVIEWED BY	BDC
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PROJECT NO.	013672004

TITLE
OVERALL UTILITY PLAN

SHEET NUMBER
C4-00

Drawing name: K:\SAV_Civil\013672004_Novo PW Mat\Family\CAD\Exhibits\City of Port Wentworth_Sketch Plan Submittal\C4-00 - UTILITY PLAN.dwg C4-00 UTILITY PLAN Dec 03, 2024 8:35am by: alex.pultz

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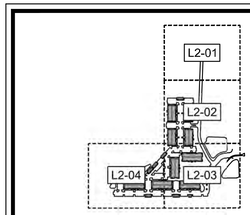

KEY MAP
NOT TO SCALE

LANDSCAPE REQUIREMENTS

PLANT SPECIFICATION REQUIREMENTS

LARGE CANOPY TREES:	MIN. 3" CALIPER X MIN. 16' HT.
MEDIUM CANOPY TREES:	MIN. 2" CALIPER X MIN. 10' HT.
SMALL CANOPY TREES:	MIN. 1.5" CALIPER X MIN. 6' HT.
SHRUBS:	MIN. 24" HT. CONTAINERS

STREETYARD GREENWAY (GA-21)

REQUIRED TREES: TBD
PROPOSED TREES: TBD

REQUIREMENT SATISFACTION TO BE DETERMINED POST SURVEY.

BUFFER LANDSCAPING

REQUIRED TREES: TBD
PROPOSED TREES: TBD

BUFFER ZONE TYPE A IS REQUIRED FOR R-5 ZONES ABUTTING R-1.
REQUIREMENT SATISFACTION TO BE DETERMINED POST SURVEY.

PARKING LOT LANDSCAPING

(1) MEDIUM CANOPY TREE PER ISLAND

REQUIRED TREES: 50 TREES
PROPOSED TREES: 37 TREES

REQUIREMENT NOT MET.

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- LANDSCAPE BUFFER

LANDSCAPE NOTES

SEE SHEET L2-10 FOR FULL LANDSCAPE SCHEDULE. PLANT LEGEND IS FOR REFERENCE ONLY.

SEE SHEET L2-10 FOR LANDSCAPE DETAILS AND NOTES.

TREE PRESERVATION AND MITIGATION TO BE VERIFIED WITH TREE SURVEY.

STREET YARD GREENWAY LANDSCAPE AND BUFFER LANDSCAPE PENDING SURVEY VERIFICATION.

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0 50 100 200

PREPARED BY
Kimley»Horn
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AUGUSTA ROAD, PORT WENTWORTH, GA 31407
PARCEL I.D. 7097E 02035

GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	MR
DESIGNED BY	MR
REVIEWED BY	LB
DATE	12/06/2024
PROJECT NO.	013672004

TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L2-00

Drawing name: K:\SAV_Civil\013672004_Novo PW MultiFamily\CAD\Plansheets\L1-00 - TREE PROTECTION AND REPLACEMENT PLAN_Dec 09, 2024 8:06am by: alex.putz
L2-00 TREE REPLACEMENT PLAN.dwg

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Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/06/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

Express Oil Change & Tire Engineers as Agent for Publix Supermarkets, Inc., requests the approval of a General Site Plan "Express Oil Change & Tire Engineers" . PIN# 7-0906-04-086, located on Highway 21 in the 4th Council District, zoned PUD (Rice Hope, Commercial).

Issue/Item: Express Oil Change & Tire Engineers as Agent for Publix Supermarkets, Inc., requests the approval of a General Site Plan "Express Oil Change & . PIN# 7-0906-04-086, located on Highway 21 in the 4th Council District, zoned PUD (Rice Hope, Commercial).

Background: - The applicant proposes to develop an oil change facility on a Publix owned outparcel of Rice Hope.
- The subject property is identified as a commercial parcel of the Rice Hope PUD and is equivalent to C-2 zoning, in which minor automotive repair is a permitted use.
- Other adjacent properties are zoned PUD (Rice Hope, Commercial). The site has frontage on both Highway 21 and a private road owned by Publix.
- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: *"After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20."*

Suggested Action:
The submitted General Site Plan conforms to the City of Port Wentworth Zoning Ordinances.

Facts and Finding: - A requisite community meetings was held for this project on November 26, 2024. No community input was received.
- The site will have a primary access point on the private road owned by Publix, no direct access is proposed on Highway 21.
- This project will be served by City of Port Wentworth water/sewer.

Funding: N/A

Recommendation:

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

Site Plan Review Application

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

Site Plan Address: Lot 2, Plat Book 51, Page 185, 8th Military District, Chatham County, Port Wentworth, GA

PIN #(s): 70906 04088

Zoning: C-2, PUD Estimated Cost of Construction: $_2,200,000.00

Type of Construction: Minor Automotive Repair & Service

Project Name: Express Oil Change Port Wentworth

Applicant's Name: Express Oil Change & Tire Engineers (John Davis)

Mailing Address: 1880 South Park Drive, Birmingham, Alabama 35750

Phone #: (205) 600-6924 Email: jdaivs@expressoil.com

Owner's Name (If Different form Applicant): Publix Super Markets, Inc.

Mailing Address: P.O. Box 407 Lakeland, FL 33802

Phone #: (863) 619-4285 Email: jamie.hall@publix.com

I do authorize the aforesaid applicant to perform all necessary tasks incident to the aforesaid authorization with the same validity as I could effect if personally present; PROVIDED, however, that said applicant shall not be permitted to impose any conditions or encumbrances (or zoning changes) on the aforesaid Site Development or any adjacent property without my express written consent (it being understood that this instrument grants a limited power to the foregoing entity solely with respect to the intended development on the Real Property and subject to limitations). Furthermore, this instrument and the limited power granted herein is revocable at will by me at any time.

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

Applicant's Signature 9/3/24 Date

William W Rayburn, IV 9/18/24 Date

Owner's Signature (If Different form Applicant)
William W. Rayburn, IV Vice President of Real Estate Assets for Publix Super Markets, Inc.

Please see page 2 for required submittal checklist

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

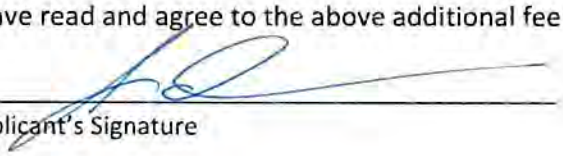
Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☑ Signed and Completed Application
- ☑ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☑ 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☑ 2 copies of hydrology reports (if applicable)
- ☑ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☑ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☑ PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- ☑ Other Engineering details or reports may be required once submittal has been received.
- ☑ If property owner and applicant are not the same, Authorization of Property Owner form.
- ☑ Site plan review fee check
    - Concept / General - $300.00 Site Plan Fee + $75.00 Admin Fee = Total $375.00
    - Specific - $1000.00 Site Plan Fee + $75.00 Admin Fee = Total $1075.00

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

I have read and agree to the above additional fee statement



Applicant's Signature

9/3/24 Date

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 site plan applicationreview of this property.

Name of Applicant: Express Oil Change & Tire Engineers (John Davis)

Address: 1880 South Park Drive, Birmingham, Alabama 35750

Telephone Number: (205) 600-6924

I do authorize the aforesaid applicant to perform all necessary tasks incident to the aforesaid authorization with the same validity as I could effect if personally present; PROVIDED, however, that said applicant shall not be permitted to impose any conditions or encumbrances (or zoning changes) on the aforesaid Site Development or any adjacent property without my express written consent (it being understood that this instrument grants a limited power to the foregoing entity solely with respect to the intended development of the Real Property and subject to limitations). Furthermore, this instrument and the limited power granted herein is revocable at will by me at any time.

William W Rayburn, IV

Signature of Owner

William W. Rayburn, IV Vice President of Real Estate Assets for Publix Super Markets, Inc.

Personally appeared before me

William W Rayburn, IV

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 Vicki Brekke

NOTARY PUBLIC STATE OF FLORIDA

VICKI BREKKE
Commission # HH 072020
Expires December 26, 2024
Bonded Thru Budget Notary Services

September 18, 2024

Date

GROUND LEASE AGREEMENT

BY AND BETWEEN

PUBLIX SUPER MARKETS, INC., AS LANDLORD

AND

EXPRESS OIL CHANGE, LLC, AS TENANT

DATE: October 12, **2023**

TABLE OF CONTENTS

Paragraph		Page
1.	Premises	1
2.	Term	1
3.	Short Form or Memorandum of Lease	1
4.	Basic or Fixed Rent	2
5.	Use and Occupancy; Tenant's Right to Vacate/Recapture; Exclusive	3
6.	Assignment and Subletting	4
7.	Taxes and Assessments	5
8.	Liability Insurance	6
9.	Indemnity	7
10.	Common Area Maintenance	8
11.	Construction and Maintenance of Buildings and Improvements	8
12.	Compliance With Laws	10
13.	Mortgages at Tenant's Request	11
14.	Leasehold Financing	11
15.	Casualty Insurance	12
16.	Damage or Destruction	12
17.	Net Lease	13
18.	Landlord's Right to Show Premises	13
19.	Default by Tenant; Landlord's Remedies Upon Default	13
20.	Alterations	16
21.	Condemnation	16
22.	Interest on Past Due Obligations	17
23.	Effect of Unavoidable Delays	17
24.	Estoppel Certificates	17
25.	Conditions	18
26.	Initialed Exhibits	20
27.	Lease of the Premises As Is	20
28.	Right to Use Easements	20
29.	Compliance with Environmental Laws	20
30.	Signs	21
31.	Ownership of Improvements	21
32.	Waiver of Subrogation	21
33.	Holdover	21
34.	Partial Invalidity	22
35.	Notices	22
36.	Binding on Successors and Assigns	22
37.	Broker	22
38.	No Merger	23
39.	Captions	23
40.	Surrender	23
41.	Quiet Enjoyment	23
42.	No Waiver	23
43.	Interpretation, Venue	23
44.	Cost of Litigation	23
45.	Radon Gas	23
46.	Deposit	23
47.	Release of Landlord on Sale	24
48.	Entire Agreement	24

LIST OF EXHIBITS

Exhibit A - Legal Description

Exhibit B - Shopping Center Site Plan

Exhibit C - Omitted

Exhibit D - Tenant's Conceptual Plan and Elevation

Exhibit E - Tenant's Signage

Exhibit F - Agreement Setting Lease Terms

Exhibit G - Landlord Contact Information Form and W-9 Request For Taxpayer Identification Number and Certification Form

Exhibit H - Existing Exclusive Uses of the Shopping Center

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT (the "Lease") is made and entered into this 12th day of October, 2023 (the "Effective Date"), by and between **PUBLIX SUPER MARKETS, INC.**, a Florida corporation ("Landlord") and **EXPRESS OIL CHANGE, LLC,** a Delaware limited liability company authorized to do business in the State of Georgia ("Tenant").

1. Premises. Landlord, in consideration of the rents, terms, covenants, and agreements hereinafter set forth on the part of Tenant to be paid, kept, and performed, grants, demises, and lets to Tenant, and Tenant hereby takes and hires from Landlord, on the terms, covenants, provisions, and agreements hereinafter provided, all that certain tract or parcel of land containing approximately 1.09 acres lying and being in Port Wentworth, Chatham County, Georgia, and described in **Exhibit A** attached hereto and made a part hereof, together with any and all improvements presently on such tract or parcel of land and the building and improvements hereafter erected thereon by Tenant (collectively, the "Premises"), which Premises is an outparcel adjacent to a shopping center commonly known as The Market at Rice Hope (the "Shopping Center") and more commonly known as Outparcel #2, owned by Landlord as depicted on the Site Plan attached hereto as **Exhibit B**.

2. Term.

A. The initial term ("Initial Term") of this Lease shall be for a period of ten (10) years beginning on the "Commencement Date" which date shall be defined as the date which is the first to occur of:

(i) two hundred ten (210) days after the earlier to occur of (x) the expiration of the Permitting Period, as hereinafter defined, or (y) Tenant's receipt of all of the Permits (as hereinafter defined), provided Tenant applies for the Permits within sixty (60) days after expiration of the Inspection Period and diligently pursues receipt of the Permits

or

(ii) the date on which Tenant opens for business,

and ending at midnight on that certain last day of the month which is ten (10) years from the Commencement Date, except as may be earlier terminated or extended as provided for herein.

B. Provided Tenant is not in default of this Lease beyond any applicable cure period, this Lease shall automatically extend for four (4) successive periods of five (5) years each (individually or collectively, as the case may be, the "Renewal Term") unless Tenant delivers written notice to Landlord no less than six (6) months prior to the expiration of the then current Term of this Lease, whether it be the Initial Term or a Renewal Term, of its election not to extend this Lease. Each Renewal Term shall be on the same terms, covenants, conditions, provisions, and agreements as in this Lease, except as otherwise specified in this Lease. The Lease shall only be extended with respect to any Renewal Term which commences upon the expiration of the current Initial Term or applicable Renewal Term. Without any further instrument, lease or agreement, the Term of this Lease shall be so extended. "Term" shall mean the Initial Term and any Renewal Term.

C. Tenant's rights under this Lease are subordinate, and subject, to: (i) all present and future ground or underlying leases affecting all or any part of the Shopping Center; and (ii) any easement, license, mortgage, deed of trust or other security instrument now or hereafter affecting the Shopping Center. Tenant's subordination provided in this Paragraph is self-operative and no further instrument of subordination is required. Landlord represents that Landlord is the fee owner of the Premises.

3. Short Form or Memorandum of Lease. The parties hereto covenant and agree that at the request of either party, Landlord and Tenant will promptly execute and deliver to the requesting party a short form or memorandum of Lease duly acknowledged and in recordable form setting forth, among other things, the names and addresses of the parties,

a reference to this Lease and its date, the description of the Premises, the Commencement Date, Tenant's rights to obtain financing, a statement of or reference to all of Tenant's options to extend or renew the Initial Term, the right of Tenant to build, alter, repair, improve, change or demolish buildings, structures, and improvements, an express prohibition of construction liens on Landlord's fee interest in the Premises, and such other information as either party may request and such other facts as may be required by the laws of the State of Georgia to give appropriate notice pursuant to the recording acts. The short form or memorandum of Lease may be recorded by either Landlord or Tenant. The party requesting the memorandum of lease shall pay the costs and expenses of recording said short form or memorandum of Lease. Furthermore, upon termination of this Lease, if such short form or memorandum of Lease has been recorded, both parties shall execute and record a document evidencing such termination. This Paragraph 3 shall survive the expiration or earlier termination of this Lease.

4. Basic or Fixed Rent.

A. Tenant covenants and agrees to pay to Landlord at the address set forth in Paragraph 35 of this Lease, or at such other place or places as Landlord shall from time to time designate in writing, for and throughout each lease year of this Lease, Rent (the term "Rent" shall mean the aggregate of all net annual basic rental (hereinafter sometimes referred to as the "minimum", "basic", or "fixed" rent) and additional rent, if any, due from Tenant to Landlord pursuant to this Lease), in addition to and above all other sums and all other rents and payments to be made and paid by Tenant to Landlord as set forth in this Lease. All of such Rent, sums, and payments shall be made and paid by Tenant at the time and in the manner required by this Lease in lawful money of the United States of America, which shall be legal tender in payment of all debts and dues, public or private, at the time of payment, or by good check drawn on a depository in the state wherein the Premises are located.

B. Tenant shall pay basic rent in advance, without setoff or demand except as set forth in this Lease, in equal monthly installments on the first day of each and every calendar month during the Term. The first rental payment date hereunder shall be the first (1st) day of the first full calendar month following the Commencement Date, and shall include, in addition to one (1) full month's rent, payable in advance, a prorated amount applicable to the period from the Commencement Date to such first rental payment date, if applicable. Tenant shall also pay any use or sales tax on the basic rental and any other sums payable under this Lease imposed by the State of Georgia and any federal or local government. This Lease is made at and for basic rent for the Term hereof as follows:

Period (Lease Year):	Annual Basic Rent:	Monthly Installments of Basic Rent:
1 through 5	$60,000.00	$5,000.00
6 through 10	$66,000.00	$5,500.00
Renewal Terms:		
11 through 15	$72,600.00	$6,050.00
16 through 20	$79,860.00	$6,655.00
21 through 25	$87,846.00	$7,320.50
26 through 30	$96,630.60	$8,052.55

C. The term "lease year" as used herein shall mean each twelve (12) month period commencing on the Commencement Date; provided, however, if the Commencement Date is other than the first day of a month, the term "lease year" shall mean each twelve (12) month period commencing on the first day of the calendar month immediately following the Commencement Date, and the first lease year in such an event shall include the period from the Commencement Date to the first day of the next following calendar month.

D. Landlord shall apply the receipt of payments from Tenant in the following order: First, toward the payment of any rent to be applied to the payment of the rental installment or installments first accrued; second, toward the payment of Landlord's reimbursable expenses; and finally to all other sums due under this Lease.

E. At the request of either party, the parties agree to execute an "Agreement Setting Lease Terms," in the form substantially attached hereto as **Exhibit F** and by this reference made a part hereof, but the failure of either party to execute same shall not affect the Commencement Date or the Basic Rent calculated pursuant to this Article 4.

F. Upon the execution of this Lease, Landlord shall complete and return to Tenant the Landlord Contact Information Form and the W-9 Request for Taxpayer Identification Number and Certification Form attached hereto as **Exhibit G**.

5. Use and Occupancy; Tenant's Right to Vacate/Recapture; Exclusive.

A. Use and Occupancy. Tenant covenants and agrees to use and occupy the Premises for the operation of an automotive center for oil changes, tire replacement and automotive repair and such other activities as are incidental or related thereto ("Auto Center"), so long as revenues from such other activities shall not exceed five percent (5%) of Tenant's gross revenues ("Permitted Use"), subject to the limitations of any recorded instrument encumbering the Premises and/or any exclusive uses presently in place or to be put in place in the future in the Shopping Center; and Tenant further covenants that it may never be a competitor of Publix Super Markets, Inc. or any affiliate thereof, or operate as any of the existing exclusive uses as outlined in **Exhibit H** ("Existing Exclusive Uses"). Provided, however, Tenant shall not change the Permitted Use from an Auto Center without the prior written consent of Landlord, which consent is at Landlord's sole discretion. Notwithstanding the forgoing, Tenant shall not be permitted to have any outdoor storage or display of (i) disassembled vehicles or (ii) automobile parts other than stacks of tires in front of the bays; provided that such stacks of tires may not be stored in front of the bays overnight, and the stacks of tires may only consist of new tires that are properly organized and professionally displayed. Tenant agrees that the Premises will be maintained in a premier condition at all times and any supplies utilized on the Premises shall be properly stored, handled, and disposed per the appropriate environmental laws and industry practice, including, but not limited to, all fluids, oils, parts, and tires. Furthermore, Tenant covenants and agrees to comply with all covenants and restrictions and other matters of record affecting the Premises and Shopping Center. Further, Tenant, at its sole cost and expense, agrees to comply with all reasonable, non-discriminatory rules and regulations promulgated by Landlord from time to time relating generally to the use, occupancy and operation of the Shopping Center, including but not limited to the Common Area by all tenants, occupants, invitees, licensees, and/or customers thereof; provided, however, in no event shall such rules or regulations prohibit the use of the Premises as an Auto Center. Notwithstanding the foregoing, all rules and regulations shall be equally applicable to all tenants of the Shopping Center. The Lease provisions shall control and supersede any contradictory or inconsistent provisions contained in the rules and regulations or in any exhibits to this Lease. Landlord shall provide at least fifteen (15) days advance notice of any modifications or additions to the rules and regulations, provided however, in the event of an immediate need of such modifications, no notice is required. Such modifications or additions shall not require payment of additional rent or the incurring of any other costs and expenses. Tenant shall operate under the name of "Express Oil Change" provided, however, that Tenant shall have the right to modify or alter the name under which it operates so long as the name is consistent with the majority of Tenant's other locations within the state in which the Premises is located, is not offensive in nature, and is not a name associated with any competitors of Publix Super Markets, Inc., or its affiliates. The exclusive uses of other tenants in the Shopping Center as of the Effective Date and the prohibited uses for the Premises are set forth in **Exhibit H**.

B. Tenant's Right to Vacate/Recapture. Notwithstanding any provision in this Lease to the contrary, it is expressly acknowledged by Landlord that this Lease contains no implied or express covenant for Tenant to conduct business in the Premises, continuously or otherwise, subject to this Lease; provided, however, if Tenant discontinues retail operations in the Premises (excluding, however any good faith discontinuance occasioned by a force majeure event as herein described but only for such time following cessation of such force majeure as is reasonably required to recommence Tenant's operations in the Premises, and casualty and condemnation, but only for such time following such event as is reasonably required to recommence Tenant's operations in the Premises), and such discontinuance of retail operations continues for one hundred eighty (180) consecutive days, Landlord may, at any time thereafter during the Term, elect to

terminate this Lease and regain possession of the Premises by written notice to Tenant (the "Termination Notice"), in which event this Lease shall terminate as to all obligations accruing thirty (30) days after the date of receipt of the Termination Notice. Tenant shall give Landlord advance notice of any intended discontinuance of business from the Premises as soon as would be reasonable for Tenant to do so, considering Tenant's need to keep such decision confidential. However, unless Landlord terminates this Lease and takes possession as provided above, Tenant shall continue to be obligated to pay Rent until the end of the Initial Term or any duly exercised Renewal Term. For the purposes of this Paragraph, "force majeure" shall mean any strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, adverse weather conditions, war or other reasons of a like nature not the fault of the party that delays or hinders or prevents the performance of any act under the terms of this Lease.

C. Exclusive. During the Term, Landlord will not lease or consent to the use of space by any tenant in the Shopping Center for the purpose of conducting within the Shopping Center as its principal business an Auto Center. Notwithstanding anything contained herein to the contrary, Tenant's exclusive use shall not apply to (i) a tenant operating a national or regional auto part store (by way of example, but not all inclusive, O'Reilly Auto Parts, AutoZone, etc.) provided no automobile service is performed at the Shopping Center and there are no service bays or doors, or (ii) any retailer offering automobile parts (but not tires) on an ancillary basis, which for purposes of this Lease shall mean the sale of automobile parts does not exceed ten percent (10%) of such tenant's gross sales. Landlord reserves the right to lease (or consent to the use of) any space in the Shopping Center without imposing any restriction on the use of such space to any tenant whose principal business at the time the lease is made (or consent is given) is that of department store, junior department store, variety store, grocery store, drug store, or to any tenant in each case occupying more than 20,000 square feet of gross leasable area, it being understood that Landlord shall not be obligated to restrict the use of any of such space in any manner whatsoever. Specifically, this exclusive shall not apply to any portion of, or use within, the premises within the Shopping Center now or hereafter occupied by Publix Super Markets, Inc. or its affiliates. This right to exclusive use shall apply only as long as Tenant is not in default of this Lease beyond the expiration of all applicable notice and cure periods and is actively operating the Premises for the Permitted Use (excluding, however any good faith discontinuance occasioned by a force majeure event as herein described but only for such time following cessation of such force majeure as is reasonably required to recommence Tenant's operations in the Premises). Landlord's sole obligation hereunder shall be to refrain from leasing, or consenting to the use of, other space in the Shopping Center in violation of this Paragraph; and Landlord shall not be required to investigate, supervise or otherwise determine whether other tenants in the Shopping Center are in compliance with the foregoing. In the event Landlord violates Tenant's exclusive use provided herein, Tenant shall notify Landlord in writing and Landlord shall promptly use its commercially reasonable efforts to cure such violation within ninety (90) days after receipt of such notice from Tenant (the "Violation Cure Period"). In the event Landlord is unable to cure such violation within the Violation Cure Period, Landlord shall not be in default under this Lease but for each specific violation Tenant shall have the right to, in lieu of basic rent then due, pay each month fifty percent (50%) of the basic rent (the "Violation Period Rent"), plus Tenant's pro rata share of additional rent for up to twenty-four (24) months commencing on the first day of the month following expiration of the Violation Cure Period. If there has not been a cure of the exclusive use violation within said twenty-four (24) month period ("Rent Reduction Period"), Tenant may, at its option, terminate this Lease by giving Landlord written notice of such termination upon thirty (30) days written notice given at any time after the first twelve (12) months of the Rent Reduction Period and ending no later than thirty (30) days after the end of the Rent Reduction Period. Notwithstanding the forgoing, if Landlord cures the exclusive use violation prior to issuance of notice to terminate by Tenant, then Tenant shall have no right to terminate hereunder and Tenant shall immediately pay the basic rent then due (i.e., Tenant shall no longer be entitled to pay Violation Period Rent). If no notice to terminate is sent by Tenant within thirty (30) days after the end of the Rent Reduction Period, then Tenant shall be deemed to have waived such violation and Tenant shall thereafter pay the basic rent then due (i.e., Tenant shall no longer be entitled to pay Violation Period Rent). Should Tenant elect to terminate this Lease and this Lease actually terminates, Tenant's obligation to pay any further amount owed under the Lease after Tenant's termination of the Lease shall terminate on the effective date of such termination.

6. Assignment and Subletting.

A. Except as otherwise set forth herein, Tenant shall not, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed, sell, assign, sublease or otherwise transfer the Premises or Tenant's interest in this Lease, in whole or in part, or grant or permit any lien or encumbrance on or security

interest in Tenant's interest in this Lease. Except as set forth below, any written consent given by Landlord shall not relieve Tenant, or any subtenant, assignee or transferee, from the obligation to obtain Landlord's consent prior to any future sale, assignment or transfer. Landlord's acceptance of rent from a subtenant, assignee or transferee of Tenant shall not constitute consent to such sublease, assignment or transfer by Landlord. Any assignee, subtenant or transferee approved by Landlord shall expressly assume this Lease by an agreement in recordable form, an original executed counterpart of which shall be delivered to Landlord prior to any assignment of this Lease. Any sale, assignment, transfer, sublease or encumbrance in violation of this Paragraph 6 shall be voidable at Landlord's option. For purposes of this Lease, any sale or transfer of Tenant's capital stock, redemption or issuance of additional stock of any class shall not be deemed an assignment. Without limiting any of the foregoing provisions of this Paragraph, if pursuant to the U.S. Bankruptcy Code, as the same may be amended from time to time, Tenant is permitted to assign or otherwise transfer its rights and obligations under this Lease in disregard of the restrictions contained in this Paragraph, the assignee agrees to provide adequate assurance to Landlord (a) of the continued use of the Premises solely in accordance with the Permitted Use thereof, (b) of the continuous operation of the business in the Premises in strict accordance with the requirements of Paragraph 5 hereof, and (c) of such other matters as Landlord may reasonably require at the time of such assumption or assignment.

B. Notwithstanding anything to the contrary in Paragraph 6(A) above, the Tenant may, without the Landlord's consent, assign or otherwise transfer this Lease or sublet all of the Premises to (a) any corporation or other business entity which controls, is controlled by, or under common control with, Tenant (a "related corporation"), or (b) a corporation or other business entity into which or with which Tenant, its corporate successors or assigns, is merged or consolidated, in accordance with applicable statutory provisions for the merger or consolidation of corporations, provided that by operation of law or by effective provisions contained in the instruments of merger or consolidation the liabilities of the corporations or other business entities participating in such merger or consolidation are assumed by the corporation or other business entity surviving such merger or consolidation, or (c) a corporation or other business entity acquiring substantially all of Tenant's assets, or (d) an entity that acquires five (5) or more of Tenant's retail stores, provided that, the original Tenant named herein shall remain liable for all obligations under this Lease and shall not be released therefrom as a result of such assignment or transfer except as set forth in the following sentence. Notwithstanding anything contained in this Paragraph 6 to the contrary, if the successor tenant in connection with any assignment has a proven tangible net worth of at least Twenty-Five Million Dollars ($25,000,000.00) at the time of the assignment, as evidenced by certified financial statements acceptable to Landlord, then the Tenant shall be released from its obligations hereunder.

C. Any such permitted assignee shall expressly assume this Lease by an agreement in recordable form, an original counterpart of which shall be delivered to Landlord within ten (10) days of the assignment of this Lease. Unless agreed by Landlord in writing to the contrary, or otherwise expressly set forth in this Lease, Landlord's consent to any assignment of this Lease shall not operate to release Tenant or any Tenant-assignor from its obligations hereunder, with respect to which said Tenant or Tenant-assignor shall remain personally liable.

D. In each instance, Tenant shall pay Landlord a fee of TWELVE HUNDRED AND NO/100 DOLLARS ($1,200.00) to cover Landlord's administrative costs and legal expenses incurred by Landlord for review of documents relating to any proposed sale, assignment, transfer, or sublease by Tenant of the Premises or its interest in this Lease. In addition to the administrative review fee, Tenant agrees to pay Landlord's reasonable legal fees for any documents that Landlord is required to prepare, or that Landlord deems necessary, relating to any such proposed sale, assignment, transfer, or sublease. Tenant hereby acknowledges and agrees that the acceptance of such fees by Landlord shall not constitute consent to the proposed sale, assignment, transfer, or sublease.

E. Except for a sublease pursuant to Paragraph 6(B) above, if Tenant shall sublet the Premises for an amount in excess of the basic rent stipulated herein, such excess rent shall be deemed to be additional rent due and owing Landlord and be payable in accordance with the terms and conditions of this Lease.

7. Taxes and Assessments.

A. From the Commencement Date of this Lease in addition to the payment of Rent, Tenant covenants to pay, satisfy and discharge as the same may become due and payable, all governmental charges; assessments; real estate taxes; ad valorem taxes of any sort; all charges for sidewalks, streets, sewage or sewer improvements; or other charges of

any kind of character imposed upon the Premises, but this provision shall not be construed to impose upon Tenant any obligation to pay (a) any inheritance, estate, succession, transfer, gift, franchise, or capital stock tax; (b) any income or excess profit taxes arising out of or related to ownership and operation of income-producing real estate, including any of the rents payable hereunder; or (c) any excise taxes imposed upon Landlord based upon gross or net rentals or other income received by it. Tenant shall deliver to Landlord, immediately when requested, evidence of payment of the obligations in this Paragraph.

B. Any provisions of this Lease to the contrary notwithstanding, Tenant may, if in good faith it believes that any tax, assessment or improvement lien payable by it shall be invalid, excessive, or unenforceable, in whole or in part, protect against and contest the validity, amount of and enforceability of any such tax, assessment or lien. In case Tenant shall contest any such taxes, assessments or liens, it shall comply with all requirements of law as to the conditions precedent to making any contest, and Tenant covenants to protect Landlord against foreclosure of any lien resulting from imposition of any tax or assessment which Tenant may contest or foreclosure of any mortgage which Landlord may have caused to be placed upon the Premises by giving to Landlord an appropriate bond conditioned to pay such liens or claims, executed in an adequate penal sum by a responsible surety company licensed to do business in the State in which the Premises is located and acceptable to Landlord and Landlord's mortgagee, in addition, Tenant shall comply with any requirements imposed by any mortgagee in connection with contesting any such tax, assessment or lien. If the contested lien should ever attach to the Premises, Tenant may continue to contest said lien provided it causes the lien to be paid in full or otherwise removed as a lien against the Premises.

C. If Tenant fails to pay any of the taxes and assessments pursuant to this Paragraph, Landlord shall have the right (but not the obligation) to pay same after ten (10) days' prior written notice to Tenant. If Landlord is justified in making such payments, then unless Tenant shall pay such amount as additional rent (together with interest at the rate provided in Paragraph 22) within ten (10) days of Tenant's receipt of a demand therefor from Landlord, then Tenant shall be deemed to be in default under this Lease.

D. Notwithstanding anything herein to the contrary, and if a separate tax billing designation does not already exist and the Premises constitutes a single, separate tax lot, Tenant acknowledges and agrees that it shall file, at Tenant's own cost and expense, for a separate real estate tax billing designation and assessment for the Premises ("Separate Tax ID") within ninety (90) days of the Commencement Date. Tenant shall, at its own cost and expense, diligently pursue the award of such Separate Tax ID. If and when such Separate Tax ID is awarded to Tenant, Tenant shall immediately notify Landlord in writing of the award and the Separate Tax ID number. If no such Separate Tax ID is awarded or if any other such tax is levied against the Premises for which Tenant is not or cannot be billed separately, Tenant will pay Landlord Tenant's pro-rata share of said tax using the following formula:

> The total tax bill, as paid by Landlord (including discounts, if any), shall be multiplied by a fraction the numerator of which shall be the square footage of land area in the Premises and the denominator of which shall be the square footage of land area covered by the tax bill. The result will be Tenant's pro-rata share. Tenant's pro-rata share shall be paid to Landlord within thirty (30) days of receipt of notice from Landlord of the amount due.

8. Liability Insurance.

A. Tenant covenants and agrees, at its sole cost and expense, throughout the duration of this Lease, to obtain, keep, and maintain in full force and effect for the mutual benefit of Landlord, Tenant, the holders of mortgages obtained by Tenant and Tenant's written designees or subtenants designated in writing by Tenant, commercial general liability insurance against claims for damage to persons (including bodily injury and death) or property (including loss of use) arising out of the use and occupancy of the Premises or any part or parts thereof in limits of not less than Three Million and No/100ths Dollars ($3,000,000.00) combined single limit coverage and property damage in all instances in an amount not less than Five Hundred Thousand and No/100ths Dollars ($500,000.00). A duplicate original, certificate, or binder of such insurance shall be delivered to Landlord prior to Tenant using or occupying the Premises, and in any event prior to the Commencement Date, and thereafter, upon request by Landlord, a renewal certificate of such policy shall be furnished

to Landlord within fifteen (15) days following delivery of notice from Landlord. Each such policy of insurance shall name Landlord as an additional insured and shall contain an agreement by the insurer, if obtainable, that such policy shall not be cancelled without ten (10) days prior written notice to Landlord.

B. All insurance provided for in this Paragraph may be in the form of so-called blanket policies which may be furnished by Tenant, or the parent corporation of Tenant or any related entity, Tenant's written designees or sublessees designated in writing by Tenant or by any of the holders of the mortgage referred to in Paragraphs 13 or 14 hereof. The liability coverage set forth in this Paragraph shall be issued by companies of recognized responsibility approved by Landlord and authorized and licensed to do business in the State in which the Premises is located. The insurance companies must have a Best's Secure Rating of A or better and a financial class of VIII or better in the most current edition of *Best's Insurance Reports*. All such policies shall be for periods of not less than one (1) year.

C. Tenant's failure to effectuate any and all such insurance and renewal policies of insurance required as aforesaid, and to pay the premiums and renewal premiums on all such policies of insurance as they become due and payable, and to deliver all such certificates of insurance and renewals thereof or duplicate originals to Landlord within the time hereinabove limited, shall constitute a default by Tenant under the terms of this Lease. If Tenant fails to cause the aforesaid insurance policies to be written and pay the premiums for the same and deliver all such certificates of insurance or duplicate originals thereof to Landlord within the time provided for in this Lease, Landlord shall nevertheless have the right, without being obligated to do so, to effect such insurance and pay the premiums therefor, and all such premiums paid by Landlord shall be repaid to Landlord on demand as additional rent, and Tenant's failure to repay the same as aforesaid shall constitute a default under this Lease; provided, however, Landlord shall give Tenant ten (10) days prior written notice of its intent to pay said insurance premium.

D. If Tenant shall fail to procure insurance and deliver the certificates thereof to Landlord as required under this Paragraph 8, Tenant shall not be allowed to take possession of the Premises until such insurance has been procured and the certificates have been delivered to Landlord; however, any refusal by Landlord to deliver possession of the Premises pursuant to this Paragraph 8 shall not affect the Commencement Date and Rent shall accrue as of such date.

E. If, by reason of Tenant's use or occupation of the Premises or the keeping or maintenance of the improvements or personalty, the insurance rate to Landlord for the Premises or the Shopping Center shall increase, then Tenant shall be responsible for paying the increased cost, and such payment shall be considered additional rent and be due and payable upon demand by Landlord. Tenant shall not use, or permit the use of, the Premises in any manner that would violate any requirement of any policy of insurance held by Landlord; provided, however, that as of the Effective Date, the Permitted Use does not affect Landlord's insurance costs, but any increase in the insurance costs thereafter due solely from Tenant's use of the Premises for the Permitted Use shall be the responsibility of Tenant as provided herein.

F. Nothing contained in this Paragraph 8 shall affect or limit Tenant's obligations under Paragraph 9 hereof.

9. Indemnity.

A. Subject to the provisions of this Lease, Tenant covenants and agrees that from and after the Effective Date of this Lease, Landlord shall not be liable or responsible for damages for any personal injury or injuries, deaths, damages, or losses to any person or property that may be suffered or sustained by Tenant or subtenants or any of their respective agents, servants, employees, patrons, customers, invitees, visitors, licensees, departments, and concessionaires or by any other person or persons in, on or about the Premises or any part thereof, arising from Tenant's failure to keep or cause to be kept the Premises in good condition and repair, or arising from the use or occupancy of the Premises by Tenant or subtenants or any of their respective agents, servants, employees, patrons, customers, invitees, visitors, licensees, departments, and concessionaires.

B. Except to the extent caused by Landlord's gross negligence or willful misconduct, Tenant covenants and agrees to indemnify, defend, and save Landlord harmless from and against any and all liability, costs and expenses for damages, losses, injuries, or death to persons or damages or losses to property which may be imposed upon or incurred by or asserted against Landlord as to any of the matters, provisions and conditions set forth in this Paragraph 9, except as to

those matters which Landlord has obligations or any liability under this Lease. The provisions of this Paragraph 9 shall survive the expiration or termination of this Lease.

C. Except to the extent caused by Tenant's gross negligence or willful misconduct, Landlord covenants and agrees to indemnify, defend, and save Tenant harmless from and against any and all liability, costs and expenses for damages, losses, injuries, or death to persons or damages or losses to property which may be imposed upon or incurred by or asserted against Tenant with respect to the Common Area.

10. Common Area Maintenance.

A. Notwithstanding anything herein to the contrary, Tenant shall pay to Landlord a fixed contribution for costs associated with maintenance and repair of the common areas of the Shopping Center ("Tenant's CAM Contribution"). Tenant's CAM Contribution for the first five (5) lease years shall be TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) per annum, payable in equal monthly installments of ONE HUNDRED SIXTY-SIX AND 67/100 DOLLARS ($166.67), which Tenant shall pay to Landlord together with each of Tenant's monthly basic rent payments. Commencing with the beginning of the sixth lease year, and upon the commencement of every fifth lease year thereafter, Tenant's CAM Contribution shall increase by ten percent (10%) over Tenant's CAM Contribution for the immediately preceding five lease years, calculated as follows: Tenant's annual CAM Contribution for the previous five lease years x 1.10 = Tenant's annual CAM Contribution for the next five lease years.

11. Construction and Maintenance of Buildings and Improvements.

A. All buildings, structures, or improvements on the Premises, or any part or parts thereof, shall be new or completely reconditioned and constructed without cost or expense to Landlord, in accordance with the requirements of all laws, ordinances, codes, orders, rules, and regulations of all governmental authorities having jurisdiction over the Premises. Such improvements shall at all time preserve the appearance of the Premises as separate from the Shopping Center through use of curb cuts, and other such structural items, as indicated on the Site Plan. Notwithstanding anything contained in this Lease to the contrary, in no event shall Landlord install or permit to be installed any improvements, obstructions, structures, trees or landscaping within the Premises, unless required by any applicable codes, laws, ordinances, rules, orders, or regulations of any governmental authority or other applicable agency.

B. Tenant, at its own cost and expense, shall apply for and prosecute with reasonable diligence, all necessary permits and licenses required for the construction of all building and improvements Tenant deems necessary or desirable for the conduct of Tenant's business therein, including automobile lifts, tire storage racks, video surveillance equipment, information technology systems and equipment, and Tenant's signage (the "Tenant's Work"). Landlord hereby conceptually approves Tenant's Conceptual Plan and Elevation for Tenant's Work attached hereto as **Exhibit D**, subject to final approval as provided in subsection 11(G) below. Landlord, at no out-of-pocket expense to Landlord, shall reasonably cooperate with Tenant in securing building and other permits and authorizations necessary from time to time for the performance of any construction, alteration or other work permitted to be done by Tenant under this Lease, but such cooperation by Landlord shall not be construed as consent to the filing of a mechanic's lien or a notice of intention to file a mechanic's lien or any claim relating thereto.

C. Except to the extent caused by the gross negligence or willful misconduct of Landlord or Landlord's employees, agents or contractors, Tenant shall install, operate, and maintain in good order and repair, in accordance with all applicable laws, regulations, and requirements of any governmental authorities, agencies, and departments having jurisdiction thereof, all buildings, structures, and improvements on, in or under the Premises, including, but not limited to, all elevators, escalators, plumbing, electrical, heating, air conditioning and ventilation equipment and systems, and all other equipment, all without cost or expense to Landlord. In addition, Tenant shall keep and maintain the Premises and all improvements thereon in a clean and safe condition free of excessive debris and rubbish. By way of example and not by way of limitation, Tenant's maintenance obligations shall include, but not be limited to, maintaining both the exterior of any improvements on the Premises and any parking, sidewalk and landscaped areas of the Premises, as well as any stormwater facilities or drainage facilities within the Premises. Furthermore, Tenant agrees all trash shall be stored in appropriate containers to be furnished by Tenant and Tenant shall cause all trash and rubbish to be disposed of properly at

its sole cost and expense. Should Tenant fail to comply with any of its obligations set forth in this Paragraph, then Landlord may, at its option, undertake such compliance on behalf of Tenant after thirty (30) days prior written notice to Tenant and any sums expended by Landlord in undertaking such compliance shall be reimbursed by Tenant within thirty (30) days of demand therefor, and any sums not so reimbursed shall be deemed to be additional rent under this Lease. Tenant may annually make non-structural, cosmetic interior alterations for which the total cost per 12-month period does not exceed $50,000, in the aggregate, without Landlord's approval.

D. Notwithstanding anything contained herein to the contrary, to the extent any utility line, drainage line or other conduit serving the greater part of the Shopping Center or neighboring parcels runs through the Premises, Landlord reserves the right, at its election, to enter the Premises at any time after forty-eight (48) hours prior notice (except in the case of an emergency, in Landlord's sole opinion, in which case no notice shall be required) for purposes of altering, modifying, repairing, maintaining and replacing such utility line, drainage line or other conduit, and, except as otherwise required pursuant to recorded instrument or this Lease, Tenant is hereby prohibited from altering, modifying or replacing any such line or other conduit serving the greater part of the Shopping Center or neighboring parcels that runs through the Premises without Landlord's prior written consent, which consent may be withheld at Landlord's sole discretion. Furthermore, Tenant shall not construct any improvements upon any such line or other conduit serving the greater part of the Shopping Center or neighboring parcels without the prior written approval of Landlord, which may be granted or withheld in Landlord's sole discretion. Additionally, without limiting any existing rights of Landlord pursuant to recorded instrument or this Lease, Tenant acknowledges and agrees that Landlord reserves the right, at any time and from time to time, to enter into the Premises to lay any additional utility line, drainage line or other conduit serving the greater part of the Shopping Center or neighboring parcels, so long as such work is conducted in a good and workmanlike manner and commercially reasonable effort is exercised to minimize interference with Tenant's Permitted Use. Upon completion, Landlord shall promptly repair any damage and restore the Premises to the condition existing prior to Landlord's entry. If Landlord enters the Premises for the purpose of performing work permitted under this Paragraph, Landlord agrees to indemnify Tenant from any and all damages or injuries solely arising out of the construction activities of Landlord, its agents, employees or any person authorized by Landlord, but specifically excluding any and all damages or injuries arising out of, or in connection with, the acts or omissions of Tenant, its agents, employees or persons authorized by Tenant.

E. Except as provided in Subparagraph D above, Tenant may in accordance with this Lease erect, on the Premises or on any portion thereof selected by Tenant, any buildings or portion thereof, improvements, structures, and appurtenances thereto, and in connection therewith, Tenant is authorized to demolish all existing buildings, structures, and improvements located on the Premises, and to remove, raze, and/or destroy such trees, plants, shrubs, and topsoil as Tenant may deem reasonably necessary.

F. All persons doing work for or furnishing labor or materials to the Premises on the order of or on behalf of Tenant shall look solely to Tenant's interest in the Premises. The interest of Landlord shall not be subject to liens for improvements made by Tenant. If any construction, mechanic's, or other liens, or order for the payment of money, shall be filed against the Premises, or any building or improvements thereon, by reason of change and alteration or addition made or alleged to have been made, by or for, Tenant, or the cost or expense thereof, or any contract relating thereto, Tenant shall cause the same to be cancelled and discharged of record, by bond or otherwise, at the election and expense of Tenant, and shall also defend on behalf of Landlord, at Tenant's sole cost and expense, any action, suit or proceeding which may be brought thereon for the enforcement of such lien, liens, or orders, and Tenant will pay any damage and satisfactorily discharge any judgment entered therein, and save harmless Landlord from any claim, attorney fees or damage therefrom. If any mechanic's or other lien, or order for payment of money, shall be filed against the Premises, or on any building or improvements thereon, for any of the reasons provided for in this Paragraph, and shall not be removed by Tenant within thirty (30) days after notice given by Landlord (or earlier should an action to foreclose be commenced), Landlord shall have the right to remove same by payment or otherwise, and all sums expended by Landlord for such removal, including reasonable attorneys' fees and costs, shall be paid by Tenant to Landlord upon demand, and shall be deemed to be additional rent due under this Lease. Tenant shall not permit to be created nor to remain undischarged any lien, encumbrance, or charge arising out of any work or work claim of any contractor, mechanic, materialman, or supplier of labor or materials supplied, which might be or become a lien or encumbrance, or a charge upon the Premises or the Shopping Center, and Tenant shall not suffer any other matter or thing whereby the estate, right, or interest, of Landlord in the Premises or in the Shopping Center might be encumbered or impaired. Tenant's contractors shall be required to

waive all lien rights against Landlord's interest in the Premises and/or the Shopping Center. Other than in connection with Tenant's Work, at any time Tenant either desires to or is required to make repairs or alterations in accordance with this Lease in excess of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($75,000.00), Landlord may require Tenant, at Tenant's sole cost and expense, to obtain and provide to Landlord a lien and completion bond (or such other security or guaranty proposed by Tenant and reasonably acceptable to Landlord) in an amount equal to the contracted amount of such improvements to insure Landlord against liability, including, but not limited to liability for mechanics' and materialmen's liens and to insure completion of the work.

G. Tenant shall be responsible for the payment of all impact, utility and hook-up fees in connection with its construction of improvements and its use and occupancy of the Premises. In addition, Tenant shall pay all costs to tie into the existing stormwater drainage systems, and Landlord shall have no obligation with respect to same. Further, Landlord shall have no responsibility whatsoever insofar as construction of improvements on the Premises is concerned, except as expressly set forth in this Lease. If Landlord has paid any impact fees which relate to the Premises, Tenant shall reimburse Landlord for same on demand provided, however, that Tenant shall not be obligated to pay any impact fees which would exceed the gross amount of impact fees due in connection with the construction of the improvements which Tenant will construct on the Premises.

H. Prior to the commencement of any construction or alteration of any improvements on the Premises, Tenant shall submit complete plans and specifications, including exterior elevations and site plans, of such initial or altered improvements to Landlord for Landlord's review. No such construction shall commence until Landlord has approved the plans and specifications, which approval shall be in Landlord's sole discretion. Within sixty (60) days after the end of the Inspection Period, Tenant shall submit to Landlord for Landlord's review Tenant's proposed plans and specifications for the initial improvements, including Tenant's proposed site plan. If Landlord fails to approve or disapprove the plans and specifications within forty-five (45) days after receipt of the same from Tenant, Landlord shall be deemed to have approved the same. Notwithstanding the foregoing, for any resubmission of any revised plans and specifications prepared pursuant to this provision, Landlord shall approve or disapprove the plans and specifications within thirty (30) days after receipt of the same from Tenant. If Landlord shall disapprove Tenant's proposed plans and specifications, then Tenant shall make the revisions required by Landlord and resubmit same to Landlord for its review; provided, however, if Tenant is unable to make Landlord's requested revisions because the requested revisions are inconsistent with a typical store of Tenant in the state in which the Premises is located, Tenant shall have the right to terminate this Lease upon thirty (30) days written notice to Landlord. All costs of Tenant's improvements shall be Tenant's sole responsibility. Landlord's approvals or disapprovals described in this Lease are in no way intended or deemed to be a waiver, approval or substitution for the permits and other governmental approvals Tenant is required to seek and receive hereunder, and the approval by Landlord of Tenant's plans and specifications shall neither constitute nor be construed as a certification by Landlord, its employees or agents, that Tenant's plans and specifications meet or otherwise comply with architectural, engineering, or construction industry standards, or applicable building codes, laws, ordinances, rules, or regulations of any governmental authority or other applicable agency.

I. Tenant acknowledges that the Premises shall at all times contain sufficient parking spaces so that the Premises alone, and without counting any parking spaces in the rest of the Shopping Center, shall meet all applicable governmental parking requirements.

J. LANDLORD HAS NO OBLIGATION TO PERFORM ANY WORK WITHIN THE PREMISES OR THE SHOPPING CENTER AND TENANT AGREES TO ACCEPT THE PREMISES AND THE SHOPPING CENTER IN THEIR "AS IS" CONDITION AND TENANT SHALL BE OBLIGATED TO PERFORM SUCH WORK AS IS NECESSARY TO RENDER THE PREMISES USEFUL FOR THE PERMITTED USE.

12. Compliance With Laws.

A. Tenant covenants and agrees that during the Term of this Lease and any renewals or extensions thereof, Tenant shall promptly comply with all present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal Governments or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, the buildings and improvements thereon or hereafter erected thereon by

Tenant, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against Landlord or Tenant or both, except to the extent that Landlord has any obligations under this Lease.

B. Tenant shall have the right, after prior written notice to Landlord, to contest by appropriate legal proceedings which shall be conducted diligently and in good faith in the name of Landlord or Tenant or both and without cost or expense to Landlord, the validity or applicability of any law, ordinance, order, rule, or regulation of the nature hereinabove referred to in this Paragraph 12, and Tenant shall have the right to delay observance thereof and compliance therewith until such contest is finally determined and is no longer subject to appeal, provided that observance and compliance therewith pending the prosecution of such proceeding may be legally delayed without subjecting Landlord to any liability, fines, or other expenses.

13. Mortgages at Tenant's Request. Landlord covenants, warrants, and agrees, whenever and as often as Tenant may request, during the existence of this Lease, and any renewals or extensions thereof, that (i) Tenant may mortgage its interest subject to and in accordance with the provisions of Paragraph 14 below and (ii) Landlord shall within thirty (30) days of any request execute such agreements as are acceptable to Landlord in form and content and reasonably necessary to facilitate Tenant's obtaining of said financing, including without limitation the giving of such notice and curative rights by Landlord in favor of Tenant's lender, provided, however, that Landlord shall be under no obligation to provide Tenant's lender with any greater cure periods than given to Tenant under this Lease nor shall Landlord be obligated to execute any instrument that would subordinate Landlord's fee or leasehold interest in the Premises to the holder of any such leasehold mortgage.

14. Leasehold Financing. Notwithstanding anything to the contrary contained in this Lease, Tenant shall have the absolute right, at any time and from time to time, to mortgage the leasehold interest herein demised on such terms and conditions, as Tenant shall determine, and to enter into any and all extensions, modifications, amendments, replacements, and refinancings of any such leasehold mortgage as Tenant may desire. If Tenant, shall mortgage said leasehold interest, then, as long as any such leasehold mortgage shall remain unsatisfied of record, the following provisions shall apply, notwithstanding anything to the contrary contained in this Lease, and any pertinent provisions of this Lease shall be deemed to be amended and modified to the extent necessary so as to provide as follows:

A. If the holder of any mortgage on the said leasehold interest shall register with Landlord his or its name and address in writing, Landlord, on serving on Tenant any notice of default or any other notice pursuant to the provisions of, or with respect to, this Lease, shall at the same time serve a duplicate counterpart of such notice on the holder of the then existing mortgage on this leasehold interest by either Certified Mail, Return Receipt requested or nationally recognized courier service, addressed to said holder at the address registered with Landlord.

B. Such holder of the leasehold mortgage, if Tenant shall be in default hereunder, shall have the right, within the period and otherwise as herein provided, to remedy or cause to be remedied such default, and Landlord shall accept such performance by or at the instigation of such leasehold mortgage holder as if the same had been performed by Tenant. No default by Tenant in performing work required to be performed, acts to be done, or conditions to be remedied, shall be deemed to exist, if steps, in good faith, shall have been promptly commenced by Tenant or by said leasehold mortgage holder to rectify the same and prosecuted to completion with diligence and continuity.

C. Anything herein contained to the contrary notwithstanding, during such time as the leasehold mortgage remains unsatisfied of record, if an event or events shall occur which shall entitle Landlord to terminate this Lease, and if before the expiration of twenty (20) days after the date of service of notice of termination under this Lease such holder of the leasehold mortgage shall have paid to Landlord all rent and additional rent and other payments herein provided for then in default, and shall have complied or shall have commenced and thereafter diligently pursued completion of the work of complying with all the other requirements of this Lease, if any, then in default, then Landlord shall not be entitled to terminate this Lease and any notice of termination theretofore given shall be void and of no effect, provided, however, that nothing herein contained shall in any way affect, diminish, or impair Landlord's right to terminate this Lease (if such default is not cured or commenced to be cured within said twenty (20) day period or in the process of being cured) or to enforce any other remedy in the event of the nonpayment of any such rent and additional rent thereafter payable by Tenant

or in case of any other subsequent default in the performance of any of the obligations of Tenant hereunder, in accordance with this Lease, subject, however, to all of the provisions of this Paragraph 14.

D. No holder of any leasehold mortgage shall be personally liable under this Lease unless and until such leasehold mortgage holder shall become the owner of the leasehold estate, and then only for as long as it remains such owner subject to the provisions of this Lease.

E. Whenever and wherever in this Lease the term "leasehold mortgage" has been used the same shall include the then holder of the leasehold mortgage thereof.

15. Casualty Insurance.

A. Tenant covenants that it will keep or cause to be kept the buildings and improvements on the Premises insured in a responsible and reputable insurance company or companies licensed to do business in the state in which the Premises are located against loss or damage by fire and such other hazards as are currently embraced in the standard extended coverage endorsement in the jurisdiction where the Premises are located, and in an amount equal to full replacement value of the buildings and improvements on the Premises.

B. All insurance policies carried or caused to be carried by Tenant shall be issued in the name of Tenant, Landlord, and the holders of the mortgages referred to in Paragraphs 13 and 14, as their respective interests may appear. Tenant shall have the right to make all adjustments of loss, and execute all proofs of loss in its name and/or in Landlord's name. The proceeds of such insurance in case of loss(es) shall, except as otherwise set forth herein, be payable to Tenant and used by Tenant for the purpose of restoring, rebuilding and/or repairing the damaged building and improvements (unless Tenant elects to terminate this Lease as provided in Paragraph 16 below).

C. If the insurance proceeds received are insufficient to restore, repair, or rebuild said buildings and improvements, Tenant covenants and agrees that it will pay the balance of the amount necessary to restore such buildings or improvements to restore to their former state or erect other buildings and improvements, provided the value thereof is at least equal to the value of the buildings and improvements immediately prior to such damage or destruction. Any excess of insurance proceeds over the cost of repairing or rebuilding shall belong to Tenant.

D. Any insurance policy or policies of Tenant shall designate, if Tenant elects, a co-insurance clause for any holders of mortgages which Tenant obtains. Tenant may maintain for its own account any insurance not required by this Lease or insurance required by this Lease with greater coverage in scope and amounts, and the proceeds thereof shall belong to Tenant.

E. Tenant or said holders of mortgages, in its discretion, may carry such insurance under a blanket fire and other hazards and causes insurance policy or policies issued to Tenant or said holders of mortgages covering the Premises and other premises or property. However, a certificate or true copy thereof evidencing said insurance shall be delivered to Landlord on Landlord's written request.

16. Damage or Destruction.

A. Should the whole or any part or parts of the buildings or improvements then on the Premises be partially or wholly damaged or destroyed by fire or other insured casualty after the Commencement Date, such destruction or damage shall not operate to terminate this Lease, but this Lease shall continue in full force and effect, except as otherwise provided in this Lease. Tenant, at its own cost and expense, agrees to restore, rebuild or repair said buildings and improvements to a condition at least equal in value to the value immediately prior to a loss caused by fire or other insured casualty; provided, however, Tenant's plans to restore, rebuild, or repair shall be subject to Landlord's prior approval as stated in Paragraph 11, above. The foregoing notwithstanding, if any damage or destruction occurs to the Premises during the last year of the Initial Term or the last year of any Renewal Term and the cost to repair the damage exceeds One Hundred Thousand Dollars ($100,000.00), either Landlord or Tenant may terminate the Lease upon giving the other party thirty (30) days written notice; provided, however, that if Landlord notifies Tenant that it wishes to terminate the Lease,

then Tenant may, if it has not already done so, exercise its right to extend the Term of this Lease under Paragraph 2(B) whereupon Landlord's election to terminate shall be null and void.

B. If Tenant elects to terminate this Lease in accordance with the foregoing option, Tenant shall be under no duty to restore, rebuild or repair said buildings or improvements, but shall within thirty (30) days of terminating this Lease, raze any remaining buildings and improvements and remove all debris from the Premises. Should Tenant fail to fulfill its obligations to raze any remaining buildings and improvements and remove all debris from the Premises after having elected to terminate this Lease if permitted by this Paragraph, then Landlord shall notify Tenant in writing requesting Tenant to fulfill such obligation. If Tenant fails to fully complete such obligation within thirty (30) days from the date of Landlord's notice (or promptly commence within said thirty (30) day period and diligently pursue to completion such obligation if such obligation is not reasonably capable of being completed within said thirty (30) day period), then Landlord may, at its option, upon providing thirty (30) days advance written notice to Tenant, undertake to raze any remaining buildings and remove all debris from the Premises, and any expenses incurred by Landlord in undertaking such obligation of Tenant shall be reimbursed by Tenant within thirty (30) days after demand therefor, and any sums not so reimbursed shall be deemed additional rent under this Lease, unless within such thirty (30) day period after Landlord's notice electing to undertake such obligation of Tenant, Tenant undertakes to fulfill its obligation to raze any remaining buildings and remove all debris from the Premises as set forth in this Paragraph and diligently proceeds to complete such obligation.

17. Net Lease. This Lease shall be deemed and construed to be a "net lease" and Tenant shall pay to Landlord, absolutely net throughout the Term of this Lease, the net annual rent, free of any charges, assessments impositions or deductions of any kind and without any abatement, deduction or set-off, other than as herein otherwise expressly provided for, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall Landlord be expected or required to make any payment of any kind whatsoever or be under any other obligation or liability hereunder, except as herein otherwise expressly set forth.

18. Landlord's Right to Show Premises. Tenant shall permit Landlord or its authorized agents or representatives to show the Premises or any part thereof at reasonable times during business hours following twenty-four (24) hours advance notice to persons wishing to purchase the same (except that no notice shall be required in the event of an emergency; provided that such showing shall not unreasonably interfere with the business of Tenant or any of its subtenants, if any, then being conducted on the Premises. Tenant shall be responsible for notifying its subtenants, if any.

19. Default by Tenant; Landlord's Remedies Upon Default.

A. Each of the following shall be deemed a default and a breach of this Lease:

(i) A failure to pay the fixed rent reserved herein, or any other amount due Landlord hereunder, or any part thereof, for a period of five (5) business days after Tenant's receipt of written notice that said amount is past due;

(ii) A failure in the performance of any other covenant or condition of this Lease on the part of Tenant to be performed, which failure shall continue for a period of thirty (30) days after Tenant's receipt of written notice thereof from Landlord; provided, however, if Landlord has provided notice to Tenant under this Paragraph 19(A)(ii) three times during any twelve (12) month period for the same or similar failure to perform, Landlord may declare Tenant in default for any subsequent violation or failure to comply with or perform any such term or condition immediately upon notice (with no further opportunity to cure).

(iii) The filing of a petition by or against Tenant for adjudication as a debtor within the meaning of Chapter 7 or Chapter 13 or other provisions of Title 11 of the United States Code (the "Bankruptcy Code"), as now or hereafter amended or supplemented, or for reorganization or arrangement within the meaning of Chapter 11 of the Bankruptcy Code, or the filing of any petition by or against Tenant under any future bankruptcy act for the same or similar relief;

(iv) The dissolution or the commencement of any action or proceeding for the dissolution or liquidation of Tenant, whether instituted by or against Tenant or for the appointment of a receiver or trustee of the property of Tenant;

(v) The taking possession of the property of Tenant by any governmental officer or agency pursuant to statutory authority for the dissolution, rehabilitation, reorganization or liquidation of Tenant; the levying by any governmental officer upon Tenant's leasehold estate or if Tenant's leasehold estate is attempted to be sold under any execution or process of law; or

(vi) The making by Tenant of any assignment for the benefit of creditors.

B. For the purpose of Paragraph 19(A)(ii) above, no failure on the part of Tenant in the performance of work required to be performed or acts to be done or conditions to be modified shall be deemed to exist if steps shall have, in good faith, been commenced promptly by Tenant to rectify the same within the thirty-day period described above, and shall be prosecuted to completion with diligence and continuity. For the purpose of Paragraph 19(A)(iii)-(vi) above, if any such occurrence is involuntary on the part of Tenant, the event in question shall not be deemed a default within the meaning of this Lease if it is dismissed or vacated by Tenant within forty-five (45) days thereof.

C. In the event of any such default by Tenant beyond expiration of all applicable notice and cure periods, Landlord, at any time thereafter, shall have and may exercise any of the following rights and remedies:

(i) Landlord may, pursuant to written notice thereof to Tenant, immediately terminate this Lease (provided, however, with respect to a Tenant default pursuant to Paragraph 19(A)(i) above, Landlord's right to terminate by written notice shall only be applicable if Tenant fails to comply with Paragraph 19(A)(i) two (2) or more times in any twenty-four (24) month period) and, peaceably or pursuant to summary dispossession proceedings or other appropriate legal proceedings, re-enter, retake and resume possession of the Premises for Landlord's own account without being liable for any damages therefor, and, for Tenant's breach of and default under this Lease, recover immediately from Tenant any and all Rent due or in existence at the time of such termination, including, without limitation, (a) all Rent and other sums, charges, payments, costs and expenses agreed and/or required to be paid by Tenant to Landlord hereunder, (b) all costs and expenses of Landlord in connection with the recovery of possession of the Premises, including reasonable attorneys' fees and court costs, and (c) all costs and expenses of Landlord in connection with any reletting or attempted reletting of the Premises or any part or parts thereof, including, without limitation, brokerage fees, reasonable attorneys' fees and the cost of any alterations or repairs which may be reasonably required to so relet the Premises, or any part or parts thereof.

(ii) Landlord may, pursuant to any prior notice required by law, and without terminating this Lease, peaceably or pursuant to appropriate legal proceedings, re-enter, retake and resume possession of the Premises for the account of Tenant, make such alterations of and repairs to the Premises as may be reasonably necessary in order to relet the same or any part or parts thereof and relet or attempt to relet the Premises or any part or parts thereof for such term or terms (which may be for a term or terms extending beyond the Term), at such rents and upon such other terms and conditions as Landlord, in its sole, but reasonable, discretion, may deem advisable. If Landlord relets or attempts to relet the Premises, Landlord shall at its sole discretion determine the terms and conditions of any new lease or sublease and whether or not a particular proposed new tenant or sublessee is acceptable to Landlord. Upon any such reletting, all rents received by Landlord from such reletting shall be applied, (a) first, to the payment of all costs and expenses of recovering possession of the Premises, (b) second, to the payment of any costs and expenses of such reletting, including brokerage fees, reasonable attorneys' fees and the cost of any alterations and repairs reasonably required for such reletting; (c) third, to the payment of any

indebtedness, other than Rent, due hereunder from Tenant to Landlord, (d) fourth, to the payment of all Rent and other sums due and unpaid hereunder, and (e) fifth, the residue, if any, shall be held by Landlord and applied in payment of future Rents as the same may become due and payable hereunder. If the rents received from such reletting during any period shall be less than that required to be paid during that period by Tenant hereunder, Tenant shall promptly pay any such deficiency to Landlord and failing the prompt payment thereof by Tenant to Landlord, Landlord shall immediately be entitled to institute legal proceedings for the recovery and collection of the same. Such deficiency shall be calculated and paid at the time each payment of Rent shall otherwise become due under this Lease, or, at the option of Landlord, at the end of the Term. Landlord shall, in addition, be immediately entitled to sue for and otherwise recover from Tenant any other damages occasioned by or resulting from any abandonment of the Premises or other breach of or default under this Lease other than a default in the payment of Rent. No such re-entry, retaking or resumption of possession of the Premises by Landlord for the account of Tenant shall be construed as an election on the part of Landlord to terminate this Lease unless a written notice of such intention shall be given to Tenant or unless the termination of this Lease be decreed by a court of competent jurisdiction. Notwithstanding any such re-entry and reletting or attempted reletting of the Premises or any part or parts thereof for the account of Tenant without termination, Landlord may at any time thereafter, upon written notice to Tenant, elect to terminate this Lease or pursue any other remedy available to Landlord for Tenant's previous breach of or default under this Lease.

(iii) Landlord may, without re-entering, retaking or resuming possession of the Premises, sue for all Rent and all other sums, charges, payments, costs and expenses due from Tenant to Landlord hereunder either: (a) as they become due under this Lease, taking into account that Tenant's right and option to pay the Rent hereunder on a monthly basis in any particular lease year is conditioned upon the absence of a default on Tenant's part in the performance of its obligations under this Lease, or (b) at Landlord's option, accelerate the maturity and due date of the whole or any part of the Rent for the entire then-remaining unexpired balance of the Term, as well as all other sums, charges, payments, costs and expenses required to be paid by Tenant to Landlord hereunder, including, without limitation, damages for breach or default of Tenant's obligations hereunder in existence at the time of such acceleration, in which event Tenant shall pay to Landlord an amount equal to the then net present value (at an interest rate of 6%) of the amount by which such accelerated rent and charges exceed the fair market rent for the Premises for the balance of the term. Landlord may then proceed to recover and collect all such unpaid Rent and other sums so sued for from Tenant by distress, levy, execution or otherwise. Regardless of which of the foregoing alternative remedies is chosen by Landlord under this Paragraph 19(C)(iii), Landlord shall not be required to relet the Premises nor exercise any other right granted to Landlord pursuant to this Lease, nor shall Landlord be under any obligation to minimize or mitigate Landlord's damages or Tenant's loss as a result of Tenant's breach of or default under this Lease.

D. In addition to the remedies specified and enumerated above, Landlord shall have and may exercise the right to invoke any other remedies allowed at law or in equity as if the remedies of re-entry, unlawful detainer proceedings and other remedies were not herein provided. Accordingly, the mention in this Lease of any particular remedy shall not preclude Landlord from having or exercising any other remedy at law or in equity. Nothing herein contained shall be construed as precluding Landlord from having or exercising such lawful remedies as may be and become necessary in order to preserve Landlord's right or the interest of Landlord in the Premises and in this Lease, even before the expiration of any notice periods provided for in this Lease, if under the particular circumstances then existing the allowance of such notice periods will prejudice or will endanger the rights and estate of Landlord in this Lease and in the Premises.

E. The rights and remedies provided and available to Landlord in this Lease are distinct, separate and cumulative remedies, and no one of them, whether or not exercised by Landlord, shall be deemed to be in exclusion of any other. The terms of this Paragraph 19 shall survive the expiration or termination of this Lease.

F. If Landlord violates any term or condition to be observed by Landlord, or fails in the performance of any other covenant or condition of this Lease on the part of Landlord to be performed, for a period of sixty (60) days after notice thereof from Tenant specifically describing such violation or failure, or when more than sixty (60) days shall be required because of the nature of the violation or failure, if Landlord fails to proceed diligently to cure such violation or failure after notice thereof from Tenant, then said violation or failure shall constitute a default by Landlord under this Lease and Tenant, at its option, may, to the extent permitted by the laws of the jurisdiction in which the Premises is located bring an action against Landlord, at law or in equity, arising out of such default and otherwise pursue all of its rights and remedies at law and in equity.

G. The liability of Landlord to Tenant (or any person or entity claiming by, through, or under Tenant) for any default by Landlord under the terms of this Lease or any matter relating to or arising out of the occupancy or use of the Premises or the Common Area of the Shopping Center shall be limited to Tenant's actual direct damages and shall specifically exclude all consequential, special, and punitive damages. If Tenant is awarded a money judgment against Landlord as a result of Landlord's default: (a) Tenant's sole and exclusive remedy for satisfaction of such judgment shall be limited to execution against the Premises and the Shopping Center; and (b) no other real, personal or mixed property of Landlord, wherever located, shall be subject to levy on any judgment obtained against Landlord; and (c) Landlord's default shall not constitute consent by Landlord for Tenant to perform or observe, at Landlord's expense, such terms, covenants or conditions on Landlord's part to be performed or observed under this Lease. Notwithstanding anything in this Lease to the contrary, no member, general or limited partner of the Landlord, or any member, general or limited partner of any member/partner of Landlord, or any shareholder of any corporate partner of any partner of the Landlord, or any other holder of any equity interest in Landlord, or in any entity comprising the Landlord or its partners, shall be personally liable with respect to any of the terms, covenants, conditions and provisions of this Lease, or the performance of Landlord's obligations under this Lease. Additionally, Tenant hereby waives any statutory lien given Tenant under applicable law.

20. Alterations. Subject to the provisions of Paragraph 11 of this Lease, Tenant shall have the right, at all times during the continuance of this Lease and at its own cost and expense, to make such changes, improvements, alterations and additions to the Premises, erect such building and/or improvements thereon, thereunder or thereafter as Tenant may desire and demolish any building, improvement, and/or structures that are now situated thereon or that may hereafter be erected. Notwithstanding the foregoing provision to the contrary, after the completion of Tenant's Work, Tenant covenants and agrees not to make any alteration, addition, substitution, replacement, modification or change to any buildings or improvements on the Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, which would: (i) increase the size of any building constructed on the Premises; (ii) result in a substantial change to the architectural style of the exterior of any buildings constructed on the Premises; (iii) materially alter the parking and/or ingress and egress patterns to and from the Premises; or (iv) materially alter the lighting intensity level of the portions of the Premises used for parking. Tenant shall submit to Landlord for its approval plans and specifications for any changes, improvements, alterations or additions to the Premises, which pursuant to the terms of this Paragraph require Landlord's consent, and Landlord agrees to notify Tenant within forty-five (45) days of its receipt of such plans and specifications whether or not it approves of such changes, improvements, alterations or additions. Should Landlord fail to respond to Tenant within forty-five (45) days of its receipt of the plans and specifications referred to in the immediately preceding sentence, said plans and specifications shall be deemed approved. Landlord agrees to reasonably cooperate with Tenant, without expense to Landlord, in securing such permits as may be necessary to accomplish any of the work under the provisions of this Lease relating to construction, alterations, and/or building to be constructed. Tenant agrees to replace, restore, and rebuild any building and improvements demolished by Tenant, or, at Tenant's option, to construct new building and improvements whose value shall be at least equal to the building and improvements prior to such demolition.

21. Condemnation.

A. If the entire Premises shall be taken by the exercise of the right of eminent domain for any public or quasi-public improvement or use, this Lease and the Term hereby granted shall then expire, on the date when title to the Premises shall vest in the appropriate authority or on the date when any possession is required to be surrendered, whichever is later.

B. If (i) so substantial a portion of the Premises or any building or improvements shall be so taken as to make same unusable in Tenant's reasonable opinion for the Permitted Use; or (ii) there is a permanent deprivation of access to certain streets or highways, then Tenant shall have the right to terminate this Lease on thirty (30) days written notice to Landlord to be given after the date when title to the portion so taken shall vest in the appropriate authority or, at Tenant's option, on the date physical possession is required to be surrendered.

C. Upon such entire or partial taking, Landlord shall be entitled to the entire award for the value of the land as though Tenant had acquired no rights pursuant to this Lease, provided Tenant shall be entitled to make a separate claim against the condemning authority for any business losses which may be reasonable, which for purposes of this Lease shall be deemed to include Tenant's unamortized cost of constructing the improvements located on the Premises and any moving and relocation expenses. Rent shall be apportioned and adjusted and advance rent shall be apportioned to the date title vests in the condemnor, or the date possession is required to be surrendered, whichever is later.

D. If Tenant does not terminate this Lease as provided in this Paragraph, then this Lease shall not terminate, but the rental for the land constituting the Premises shall be reduced in proportion to the amount of land taken (in some instances, to the amount of building taken) and Tenant shall make such repairs or construction at its own cost and expense and any awards shall be paid to Tenant for such purpose.

22. Interest on Past Due Obligations. Tenant acknowledges that late payment by Tenant to Landlord of Rent and other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed on Landlord by the terms of any mortgage or trust deed covering the Premises. Accordingly, if Tenant fails to make any payment of any sum or amount to be paid by Tenant hereunder within ten (10) days of the date such payment is due and payable, then Tenant shall pay to Landlord an administrative late charge of five percent (5%) of the amount of such payment on the first occurrence, and ten percent (10%) of the amount of such payment for any occurrence thereafter. In addition, all such past due payment shall bear interest at twelve percent (12%) per annum (or the maximum interest rate then allowable under the laws of the State in which the Premises is located, if such percentage is then disallowed under the laws of the State in which the Premises is located) from the due date until paid, unless otherwise specifically provided herein. The parties agree that such administrative late charge and late payment interest represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge and late payment interest by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

23. Effect of Unavoidable Delays. The provisions of this Paragraph shall apply in the event of any: (i) strike, lockout, or labor dispute affecting the Premises or any portion thereof; (ii) inability to obtain labor or materials or reasonable substitutes therefor; or (iii) acts of God, governmental restrictions, regulations, or controls; enemy or hostile governmental action, civil commotion, insurrection, revolution, sabotage, or fire or other casualty, or other conditions beyond the control of Tenant. If Tenant shall, as the result of any such event, fail punctually to perform any Lease obligation other than Tenant's obligations to pay fixed rent or other monetary payments under this Lease, then such obligation shall be punctually performed as soon as practicable after such event shall abate. If Tenant, as a result of any such event, shall be unable to exercise any right or option within any time limit provided therefor in this Lease, such time limit shall be deemed extended for a period equal to the duration of such event, provided that within thirty (30) days after the happening of any event for which Tenant shall be entitled to an extension hereunder, Tenant shall send to Landlord written notice describing such event.

24. Estoppel Certificates.

A. Landlord shall, at no out-of-pocket expense, at any time and from time to time, within thirty (30) days after request by Tenant, certify by written instrument which Landlord shall duly execute and acknowledge in recordable form and deliver to Tenant, or any mortgagees selected by Tenant, or any assignee of any mortgagee or purchaser, or any proposed mortgagee or proposed purchaser, or any other person, firm or corporation specified by Tenant: (i) that this Lease

is unmodified and in full force and effect, (or, if there has been a modification, that the same is in full force and effect as modified and stating the modification); (ii) the dates, if any, to which the basic rent and additional rent, impositions, and other charges hereunder have been paid in advance; (iii) whether Tenant is in default in the performance of any covenant, condition or agreement on Tenant's part to be performed and the nature of Tenant's default, if any; and (iv) such other pertinent information as Tenant or the holder of a mortgage described in Paragraph 13 or 14 hereof may request.

B. Tenant shall, without charge at any time and from time to time, within twenty (20) days after request by Landlord, certify by written instrument, duly executed and acknowledged in recordable form and deliver same to Landlord: (i) that this Lease is unmodified and in full force and effect, (or if there has been a modification that the modification is in full force and effect and stating the modification); (ii) the dates to which the basic rent, additional rent, taxes, insurance, and other charges hereunder have been paid; (iii) whether Landlord is in default in the performance of any covenants, terms, and conditions on Landlord's part to be performed and the nature of Landlord's default, if any; and (iv) such other information as Landlord may request.

25. Conditions. This Lease and the rights and obligations of Landlord and Tenant hereunder are expressly contingent upon the satisfaction of the following conditions each of which may be referred to as a "Condition":

A. Inspection Condition

(i) *Inspections*. Tenant may, at its option, conduct site inspections and obtain borings, hydrologic, soils and other pre-development studies, analyses and/or tests undertaken by Tenant's agents, employees, and/or contractors (collectively, the "Inspections"), all at Tenant's sole cost and expense. Such Inspections may include Phase I and/or Phase II environmental surveys of the Premises (collectively, the "Environmental Tests"). Tenant shall comply with all applicable laws, ordinances, rules, regulations and orders in connection with the Inspections. Tenant shall indemnify, defend and hold Landlord harmless from and against any and all liabilities, obligations, claims, demands, losses, damages, actions or causes of action, costs and expenses (including, without limitation, reasonable attorneys' fees and litigation costs) imposed upon or incurred by or asserted against Landlord by reason of, or directly related to, the Inspections and activities of Tenant and its agents, employees, and/or contractors on the Premises during the Inspection Period. The foregoing indemnity obligation shall survive the expiration or termination of this Lease.

(ii) *Inspection Period.* Tenant shall have sixty (60) days after the Effective Date of this Lease (the "Inspection Period") in which to satisfy itself as to its Inspections. If Tenant is not satisfied with the results of its Inspections in any way and for any reason, Tenant may terminate this Lease by providing written notice to Landlord prior to the expiration of the Inspection Period, and upon such termination, both parties shall be relieved from any obligations and/or liabilities hereunder and all payments made hereunder by Tenant in advance shall be refunded to Tenant. Tenant may obtain one (1) extension of the Inspection Period for thirty (30) days by providing notice to Landlord prior to the expiration of the Inspection Period and depositing with Landlord ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($1,500.00) (the "Inspection Extension Fee"). The Inspection Extension Fee shall be immediately non-refundable, but shall be applied to the Base Rent commencing on the Commencement Date until fully recouped if the Lease is not terminated. Should Tenant fail to terminate this Lease prior to the expiration of the Inspection Period, as extended if applicable, then the Inspections shall be deemed satisfactory to Tenant. If Tenant terminates this Lease as provided for in this Paragraph, then Tenant shall promptly restore the Premises to the condition as it existed on the Effective Date, normal wear and tear excepted, both parties shall be relieved from any obligations and/or liabilities hereunder, and payments made hereunder by Tenant in advance shall be refunded to Tenant (except as to any Inspection Extension Fee and/or any Permitting Extension Fee). In the event Tenant terminates this Lease, Tenant shall furnish to Landlord copies of its

Environmental Tests and/or other information and reports obtained by Tenant in connection with its Inspections.

B. Title and Survey Condition. Tenant may, at its option, obtain a current certified survey of the Premises (the "Survey") made and prepared by a reputable and competent licensed surveyor. In addition, Tenant shall have the right to order a title commitment (the "Title Commitment") covering the Premises, which Title Commitment shall list all title exceptions affecting the Premises. Within the Inspection Period, Tenant may give Landlord written notice that title to the Premises is not acceptable, which notice shall include a detailed explanation of what Landlord needs to address to render title acceptable to Tenant; provided, however, such notice shall be accompanied by a copy of the Title Commitment together with legible copies of all supporting documents. Such written notice, Title Commitment and supporting documents are hereinafter collectively referred to as the "Title Objection Materials." If these conditions are not met and all or some of the Title Objection Materials are not delivered within the Inspection Period, then Tenant shall be deemed to have waived its objections based on this Paragraph, and title to the Premises shall be deemed acceptable. If Tenant timely delivers the Title Objection Materials to Landlord, then Landlord shall have a period of time not to exceed sixty (60) days ("Title Cure Period") from its receipt of the Title Objection Materials to remove the title defects and encumbrances, at Landlord's sole option and expense. Landlord shall provide written notice to Tenant of its decision not to remove a defect or encumbrance and/or evidence of its cure within the Title Cure Period. If Landlord has cured all defects or encumbrances noted by Tenant within the Title Cure Period, title to the Premises shall be deemed acceptable; provided, however, if Landlord has decided not to cure, within ten (10) days of its notice of such decision, Tenant shall in writing either accept the Premises "as is" or terminate this Lease and both parties shall be relieved from any obligations and/or liabilities hereunder, and all deposits and payments made hereunder by Tenant in advance (except as to any Inspection Extension Fee and/or any Permitting Extension Fee) shall be refunded to Tenant. If Tenant fails to respond within the required 10-day time period, Tenant shall be deemed to have accepted title to the Premises in its "as is" condition.

C. Permits Condition. This Lease and the rights and obligations of Landlord and Tenant hereunder are expressly contingent upon Tenant's ability to obtain all permits, licenses, variances and approvals (including approval of Tenant's site plan) pertaining to the building, occupancy, signs, zoning (including any rezoning), and any other governmental permits or approvals (collectively, the "Permits") that are necessary to allow Tenant to construct improvements and operate the Permitted Use upon the Premises (the "Permits Condition"). Tenant shall have a period of ninety (90) days after the expiration of the Inspection Period within which to satisfy the Permits Condition (the "Permitting Period"). Tenant may obtain two (2) extensions of the Permitting Period of thirty (30) days each (each a "Permitting Period Extension"), which extension periods shall automatically occur unless Tenant elects to terminate prior to the end of the Permitting Period. In consideration for a Permitting Period Extension, Tenant shall deposit with Landlord TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($2,500.00) on or before the date that a Permitting Period Extension commences (the "Permitting Extension Fee"). Each Permitting Extension Fee shall immediately be non-refundable but shall be applied to the Base Rent commencing on the Commencement Date until fully recouped if the Lease is not terminated. Tenant shall use commercially reasonable due diligence to obtain the Permits during the Permitting Period. Landlord shall execute any applications or other documents reasonably requested by Tenant in order to obtain any Permits, at no out-of-pocket expense, or the acceptance of additional liability or obligation by, Landlord. If Tenant is unable to satisfy the Permits Condition prior to the expiration of the Permitting Period, as extended if applicable, or a Permit is denied, then by providing written notice to Landlord on or before the expiration of the Permitting Period, Tenant may terminate this Lease and both parties shall be relieved from any obligations and/or liabilities hereunder, and payments made hereunder by Tenant in advance shall be refunded to Tenant (except as to any Inspection Extension Fee and/or any Permitting Extension Fee). Should Tenant fail to terminate this Lease as provided herein for a failure to obtain the Permits, then the Permits Condition shall be deemed satisfied. Notwithstanding the foregoing to the contrary, this Lease cannot be terminated pursuant to this Paragraph if the governmental body's failure to grant Permits is based on an aesthetic standard ("Aesthetic Standard"), unless such Aesthetic Standard is dissimilar to or inconsistent with Tenant's stores operated by Tenant in the state which the Premises is located. For example, this Lease may not be terminated based on the governmental body (or bodies) at issue requiring a particular façade or architecture style, regardless of whether such façade or architecture style is typical for Tenant's business or unacceptable to Tenant or Tenant's franchisor; provided, however any modifications to Tenant's trade color or trade dress (e.g., Express Oil Change logos) shall be a basis for Tenant to terminate this Lease pursuant to this Paragraph.

26. Initialed Exhibits. Any and all exhibits, schedules, and plans annexed to this Lease have been initialed by the parties hereto for the purposes of identification.

27. Lease of the Premises "As Is". Except as otherwise specifically set forth in this Lease, the lease of the Premises hereunder is made on an "as is" basis with all faults and without representations or warranties of any kind or nature, express, implied, or otherwise, including but not limited to, any representation or warranty concerning the physical condition of the Premises or any part thereof. Tenant shall complete all inspections or examinations relating to the Premises prior to the end of the Inspection Period and will lease the same in the condition found to exist, without warranty or representation on the part of Landlord, as aforesaid.

28. Right to Use Easements. Landlord grants Tenant the right to utilize and enjoy those certain ingress and egress, storm water drainage, and utility easements granted in favor of the Premises (if any) which are of record and expressly run to the benefit of the Premises.

29. Compliance with Environmental Laws.

A. For the purposes of this Lease, the term "Hazardous Substances" shall mean any and all toxic, dangerous, or hazardous substances, chemicals, materials, waste or pollutants of any kind or nature (including, without limitation, asbestos, lead-based paint, radon, oil, gasoline, and petroleum based substances), which are regulated, governed, restricted or prohibited by any federal, state or local law, decision, statute, rule, or ordinance currently in existence or hereafter enacted or rendered. For the purposes of this Lease, the term "Environmental Laws" shall mean any and all federal, state or local law, decision, statute, rule, or ordinance currently in existence or hereafter enacted or rendered pertaining to Hazardous Substances or the protection of human health and/or the environment.

B. Tenant agrees that it shall not use or store in violation of any Environmental Laws, and shall not discharge, dump, or spill, or store, any Hazardous Substances on or about the Premises or the adjacent shopping center during the Term. If any Hazardous Substances are discharged, dumped, spilled, or otherwise released in any manner by Tenant, its agents or employees on or about the Premises or the adjacent shopping center, Tenant shall commence all necessary remediation work within fifteen (15) days of it obtaining knowledge of such issue. If Tenant fails to commence the remediation efforts as set forth herein, Landlord may elect to commence such remediation efforts. All costs of removal incurred by, all liability imposed upon, or damages suffered by, Landlord, shall be borne by Tenant, which costs, liability, and damages Tenant shall pay Landlord within twenty (20) days of receipt of a properly documented invoice from Landlord. If Tenant fails to reimburse Landlord for such costs, liability, and damages as set forth above, Landlord shall have the right, at its election, to immediately take any appropriate legal action and to immediately terminate this Lease pursuant to the default provisions herein without waiving Landlord's rights to damages for Tenant's failure to perform such work. The provisions of this Paragraph to the contrary notwithstanding, Landlord shall not be obligated to perform such environmental remediation and shall not be liable to Tenant for not performing such work. The rights granted to Landlord herein shall be in furtherance, and not in limitation of any other rights Landlord may have pursuant to this Lease, at law, or in equity. Tenant agrees to indemnify, defend, and hold Landlord harmless from any loss or claim for damages occasioned as a result of Tenant's violation of the terms of this Paragraph.

C. Landlord shall have the right at any time to conduct environmental studies, tests, and inspections at the Premises to verify Tenant's compliance with this Paragraph. If Landlord believes Tenant may not be in compliance with Environmental Laws, Landlord may require Tenant to promptly correct or rectify, at Tenant's expense, any failure to comply with Environmental Laws. Landlord shall use reasonable efforts to give Tenant four (4) days prior written notice of the performance of such environmental studies, tests, and inspections, except that in the event of an emergency, no advance notice shall be required, provided that Tenant shall be responsible for notifying its subtenants, if any. Whenever entering the Premises to conduct such environmental studies, tests, and inspections, Landlord, its agents, employees and/or contractors shall make reasonable efforts to identify themselves to Tenant's representatives upon entering the Premises and shall not, in any way, materially interrupt or interfere with Tenant's use of the Premises.

D. Landlord shall protect, indemnify and hold harmless Tenant and its agents, officers, directors, contractors, employees, parents, subsidiaries, successors and assigns from and against any and all loss, damage, cost,

expense or liability (including reasonable attorneys' fees) directly or indirectly related to: (i) a violation of Environmental Laws by Landlord or Landlord's agents, contractors or employees use, manufacture, storage, release or disposal of a Hazardous Substance on the Premises or in the Shopping Center; (ii) any Hazardous Substances predating the Effective Date of this Lease, and (iii) a breach by Landlord of any representation, warranty, covenant or agreement contained in this Paragraph. This indemnity shall survive the termination of this Lease. In the event of any governmental or court order concerning Hazardous Substances on the Premises due to a condition not caused by Tenant or Tenant's agent, contractors or employees, Tenant may supply documentation indicating a material adverse impact to Tenant's operation of its business on the Premises. Only in the event that such material adverse impact is solely related to the governmental or court order concerning Hazardous Materials, the following terms shall apply: Landlord shall have sixty (60) days to resolve the material adverse impact; if the material adverse impact is not resolved and it continues to preclude Tenant from reasonable operation of its business on the Premises, Tenant may cease operating and the Rent and all other charges shall be abated until (i) the applicable governmental or court order is resolved or (ii) one (1) year from such sixty (60) day period, whichever occurs first. If such governmental or court order has not been resolved upon the expiration of these timeframes, Tenant shall have the right to terminate this lease following thirty (30) days written notice to Landlord. If Tenant does not terminate, Rent shall resume to the then current amount as agreed upon in the Lease

Landlord's and Tenant's obligations and liabilities under this Paragraph shall survive the expiration or termination of this Lease.

30. Signs. Landlord hereby approves Tenant's initial prototypical signage attached hereto as **Exhibit E**. Thereafter, for any other signage, Tenant may – without cost or expense to Landlord, and subject to Landlord's prior approval, which approval shall not be unreasonably withheld, conditioned or delayed, of the style, design, aesthetics, size and location – place or permit to be placed signs in, on or about the Premises and any buildings now or hereafter thereon, excluding the roof of any such buildings, and to remove them or permit them to be removed, provided the same is done in full compliance with all requirements of laws pertaining thereto. Prior to erecting any such pylon or monument sign, Tenant shall submit a proposed scaled color drawing of such sign to Landlord for its approval. If Landlord fails to approve such sign drawing within thirty (30) days after receipt of same, such sign drawing shall be deemed approved. Landlord hereby agrees to execute any applications and consents that are required by governmental authorities, provided that no such applications or consents shall impose any liability on Landlord by virtue of the erection or maintenance of any of said signs. Tenant covenants and agrees to indemnify, defend, and save Landlord harmless from any damages or injuries that may be sustained by anyone by reason thereof. In no event shall Landlord be obligated to alter, reduce or modify any of its signage in order to permit Tenant to erect any signage on the Premises. Notwithstanding anything in the foregoing, Tenant's signage shall at no time diminish or detrimentally affect Landlord's current or future signage.

31. Ownership of Improvements. Except as stated in Paragraph 40, below, Tenant shall own and have the right to take the depreciation deductions under the tax laws for any buildings and improvements heretofore or hereafter erected on the Premises.

32. Waiver of Subrogation. Landlord and Tenant hereby mutually waive all rights and claims against each other and against the holders of the mortgages described in Paragraphs 13 and 14 hereof for all losses covered by their respective insurance policies and waive all rights of subrogation of their respective insurers. Landlord and Tenant hereby agree that their respective insurance policies are now, or shall be prior to the Commencement Date, endorsed so that such waivers of subrogation shall not affect their respective rights to recover thereunder.

33. Holdover. If Tenant or any other person or party shall remain in possession of the Premises or any part thereof following the expiration of the Term or earlier termination of this Lease without an agreement in writing between Landlord and Tenant with respect thereto, the person or party remaining in possession shall be deemed to be a tenant at sufferance, and during any such holdover, the Rent payable under this Lease by such tenant at sufferance shall be one hundred twenty-five percent (125%) of the rate or rates in effect immediately prior to the expiration of the Term or earlier termination of this Lease and ninety (90) days after Lease expiration shall increase to one hundred fifty percent (150%) of the rate or rates in effect immediately prior to the expiration of the Term or earlier termination of this Lease. Additionally if Tenant holds over for more than thirty (30 days) from the expiration or termination date, then Tenant shall be liable to Landlord for all of Landlord's actual and consequential damages resulting directly or indirectly from Tenant's failure to

surrender the Premises to Landlord in accordance with the terms of this Lease. In no event, however, shall such holding over be deemed or construed to be or constitute a renewal or extension of this Lease.

34. Partial Invalidity. If any term, covenant, condition, or provision of this Lease or the application thereof to any person or circumstances shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which this Lease is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition, and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

35. Notices. Any notice required or permitted to be given under this Lease must be given only by one of the following: (a) United States registered or certified mail, postage prepaid, return receipt requested, (b) reputable overnight courier service which provides written evidence of delivery, or (c) personal delivery; and addressed as follows:

If for payment of Rent:	Publix Super Markets, Inc. P.O. Box 32010 Lakeland, Florida 33802-2010
If Notice to Landlord:	Publix Super Markets, Inc. P.O. Box 407 Lakeland, Florida 33802-0407 Attention: Vice President of Real Estate Assets
If Notice to Landlord by Overnight Courier	Publix Super Markets, Inc. 3300 Publix Corporate Parkway Lakeland, Florida 33811 Attn: Vice President Real Estate Assets
To Tenant:	Express Oil Change, L.L.C. 1880 Southpark Drive Birmingham, Alabama 35244 Attention: R. Kent Feazell
	Express Oil Change, L.L.C. 358 Saw Mill River Road Millwood, New York 10546 Attention: Real Estate/Lease Administration
with a copy to:	Bullard Law Group, PLLC 201 Old Country Road, Suite 120 Melville, New York 11747 Attn: Edward J. Bullard Jr., Esq. Email: ebullard@bullardpllc.com

Any party may change the address to which its notices are sent by giving the other party written notice of any such change in the manner provided in this Paragraph, but notice of change of address is effective only upon receipt.

36. Binding on Successors and Assigns. Except as otherwise provided in this Lease, all covenants, agreements, provisions, and conditions of this Lease shall be binding on and inure to the benefit of the parties hereto, their respective personal representatives, successors, and assigns. No modification or termination of this Lease shall be binding unless evidenced by an agreement in writing signed by Landlord and Tenant.

37. Broker. Landlord and Tenant hereby represent and warrant to each other that they have not engaged, employed or utilized the services of any business or real estate brokers, salesmen, agents or finders in the initiation,

negotiation or consummation of the business and real estate transaction reflected in this Lease, other than Crossman and Company ("Landlord's Broker"), to which a commission will be paid by Landlord, pursuant to a separate agreement and Savannah Commercial Real Estate ("Tenant's Broker"), with which Landlord's Broker will share its commission pursuant to a separate agreement. Each party hereby agrees to indemnify, defend, and hold the other party harmless from and against the payment of any commissions or fees to or claims for commissions or fees by any real estate or business broker, salesman, agent or finder other than their respective Brokers resulting from or arising out of any actions taken or agreements made by them with respect to the business and real estate transaction reflected in this Lease.

38. No Merger. Notwithstanding any provision of this Lease to the contrary, if at any time or times during the Term of this Lease or any renewals or extensions thereof, Landlord and Tenant shall be the same person, party, or entity, Landlord's and Tenant's interests shall remain separate and distinct, and shall not be merged into one estate, so as to cancel, terminate, or extinguish this Lease by law or otherwise.

39. Captions. The captions of the Paragraphs of this instrument are solely for convenience and shall not be deemed a part of this instrument for the purpose of construing the meaning thereof, or for any other purpose.

40. Surrender. Upon the expiration or termination of this Lease, Tenant shall quit and surrender the Premises and all buildings and improvements thereon, in good condition and repair, or at the option of Landlord, and at Tenant's sole cost and expense, Tenant shall remove all or a portion of the buildings and improvements from the Premises and return the Premises free and clear of all debris. In any case, Tenant shall have the right as part of such surrender to de-identify the Premises and to remove all modular components, equipment and proprietary features it deems reasonably appropriate. Tenant's obligations and liabilities under this Paragraph shall survive the expiration or termination of this Lease.

41. Quiet Enjoyment. Landlord agrees, covenants, and warrants that as long as Tenant faithfully performs the agreements, terms, covenants, and conditions of this Lease within the grace periods and extended periods for any unavoidable delays, Tenant shall peaceably and quietly have, hold, and enjoy the Premises for the Term and extensions thereof hereby granted without molestation or disturbance by or from Landlord and free of any and all encumbrances created or suffered by Landlord.

42. No Waiver. No waiver of any covenant or condition contained in this Lease, or of any breach of any such covenant or condition shall constitute a waiver of any subsequent breach of such covenant or condition by either party, or justify or authorize the nonobservance on any other occasion of the same or any other covenant or condition hereof of either party.

43. Interpretation; Venue. This Lease shall be construed in accordance with the law of the State of Georgia. Whenever the contents of any provision shall require it, the singular number shall be held to include the plural number, and vice versa. The neuter gender includes the masculine and the feminine. All references to "days" contained herein are references to calendar days, unless otherwise specified and are based on the seven (7) day week including holidays. If specific performance is due on a day which is a legal holiday or weekend, performance shall be postponed to the next business day. Landlord and Tenant agree that any legal proceedings with respect to the enforcement or interpretation of this Lease or with respect to the Premises shall be brought in the circuit court of the county in which the Premises are located, and Landlord and Tenant hereby submit to the jurisdiction of such court.

44. Cost of Litigation. In the event of any litigation between the parties hereto for the enforcement or interpretation of any provisions herein, the prevailing party shall be entitled to recover from the other party its costs of such litigation including reasonable attorney's fees and costs, whether at the trial level or on appeal.

45. Radon Gas. (Intentionally omitted)

46. Deposit. As security for the performance of all of the terms and conditions of this Lease to be performed by Tenant prior to the Commencement Date, Tenant has deposited with Landlord a good faith deposit in the amount of TEN THOUSAND AND NO/100 DOLLARS ($10,000.00), the receipt of which is hereby acknowledged by Landlord.

The deposit shall be non-refundable to Tenant upon the expiration of the Permitting Period but, so long as Tenant is not then in default of this Lease, shall be applied to the Base Rent commencing on the first day of the second lease year of this Lease until fully recouped.

47. Release of Landlord on Sale. If Landlord transfers the Premises by sale or exchange, such sale or exchange shall be expressly made subject to this Lease. Upon such transfer, the transferring Landlord shall be released by Tenant from all its responsibilities as Landlord which accrue after the date of such transfer. Upon request by the successor Landlord, Tenant shall attorn to the successor Landlord if the successor agrees in writing that Tenant's rights under this Lease shall be recognized and not disturbed so long as Tenant is not in default.

48. Entire Agreement. This Lease contains the entire agreement of the parties hereto with respect to the letting and hiring of the Premises described above and this Lease may not be amended, modified, released, or discharged, in whole or in part, except by an instrument in writing signed by the parties hereto, their respective successors or assigns.

[SIGNATURES APPEAR ON THE FOLLOWING TWO PAGES]

LANDLORD:

PUBLIX SUPER MARKETS, INC.
a Florida corporation

By: William W Rayburn, IV
William W. Rayburn, IV
Vice President of Real Estate Assets

Witness #1:
Witness Signature: Lacie O'Riley
Witness Name (Print): **Lacie O'Riley**

Witness #2:
Witness Signature: Makenzie Tritton
Witness Name (Print): **Makenzie Tritton**

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was signed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of October, 2023, by William W. Rayburn, IV, Vice President of Real Estate Assets of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a _____ as identification.

(NOTARY SEAL)

VICKI BREKKE
Commission # HH 072020
Expires December 26, 2024
Bonded Thru Budget Notary Services

Printed/typed name: Vicki Brekke
Notary Public-State of Florida
My commission expires:_____
Commission number:_____

[TENANT'S SIGNATURE APPEARS ON THE NEXT PAGE]

TENANT:

EXPRESS OIL CHANGE, LLC
a Delaware limited liability company

Witness #1:
Witness Signature: Wendy M. Martin
Witness Name (Print): Wendy M Martin

Witness #2:
Witness Signature: Tammy L. Strong
Witness Name (Print): Tammy L Strong

By: R. Kent Feazell
R. Kent Feazell
As Executive Vice President

STATE OF Alabama
COUNTY OF Shelby

The foregoing instrument was signed, sealed, delivered, and acknowledged before me this 29th day of September, 2023, by R. KENT FEAZELL, as Executive Vice President of EXPRESS OIL CHANGE, LLC, a Delaware limited liability company, on behalf of the limited liability company. Such person ☑ is personally known to me or ☐ produced _____ as identification *(check appropriate box)*.

(NOTARY SEAL)

BRENNA CLECKLEY
MY COMMISSION EXPIRES
MAY 3, 2025
NOTARY PUBLIC
STATE OF ALABAMA

Notary Signature: Brenna Cleckley
Printed/typed name: Brenna Cleckley
Notary Public-State of: Alabama
My commission expires: May 3, 2025
Commission number: _____

Exhibit A

Legal Description

If no legal description is attached hereto, the parties agree that the land intended to be leased hereby shall be that area of land roughly depicted as **"Outparcel #2"** on the Shopping Center Site Plan attached to the Lease as **Exhibit B**. The parties further agree that they shall come to agreement on a metes and bounds legal description for the Premises prior to expiration of the Inspection Period. Prior to the expiration of the Permitting Period, the parties shall incorporate such legal description herein via written amendment to the Lease.

WWR

Exhibit B

Shopping Center Site Plan

(Note that this site plan is not to scale, and is for general location and identification purposes only. Parcel boundaries pertaining to subject property shall be determined by reference to legal description, which shall supersede any visual depiction provided below.)

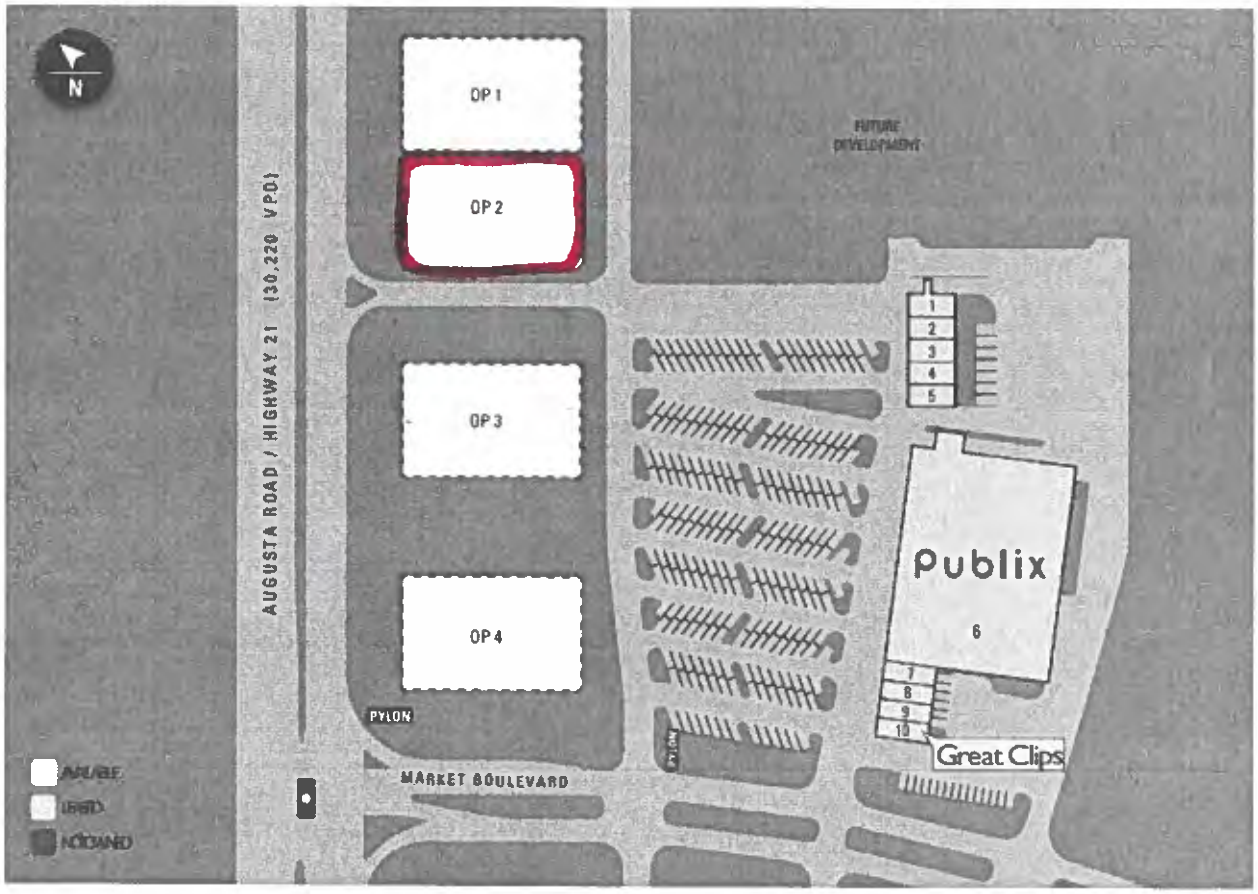
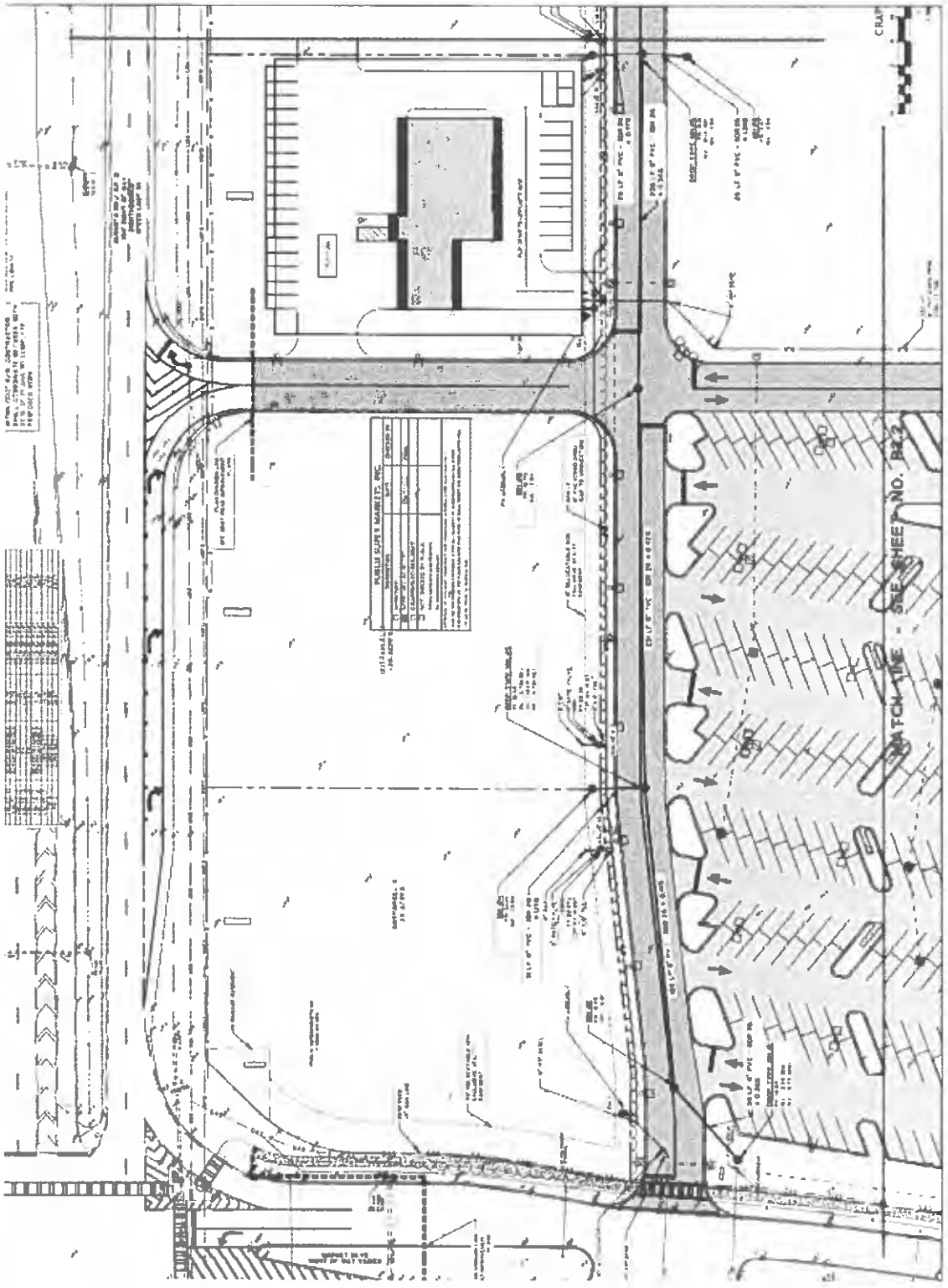


Exhibit C

Omitted

Exhibit D

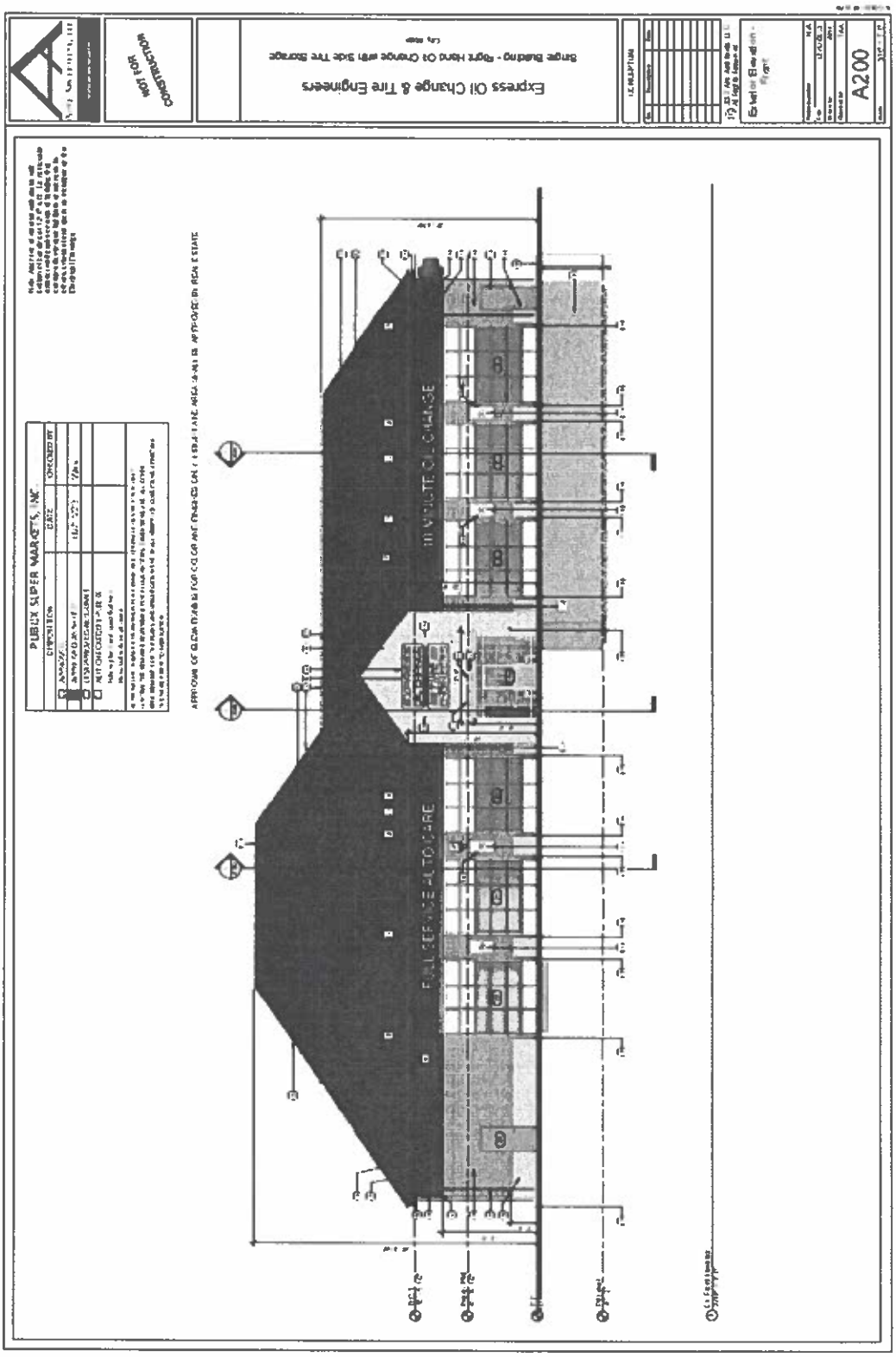
Tenant's Conceptual Plan and Elevation



WWR

Exhibit D

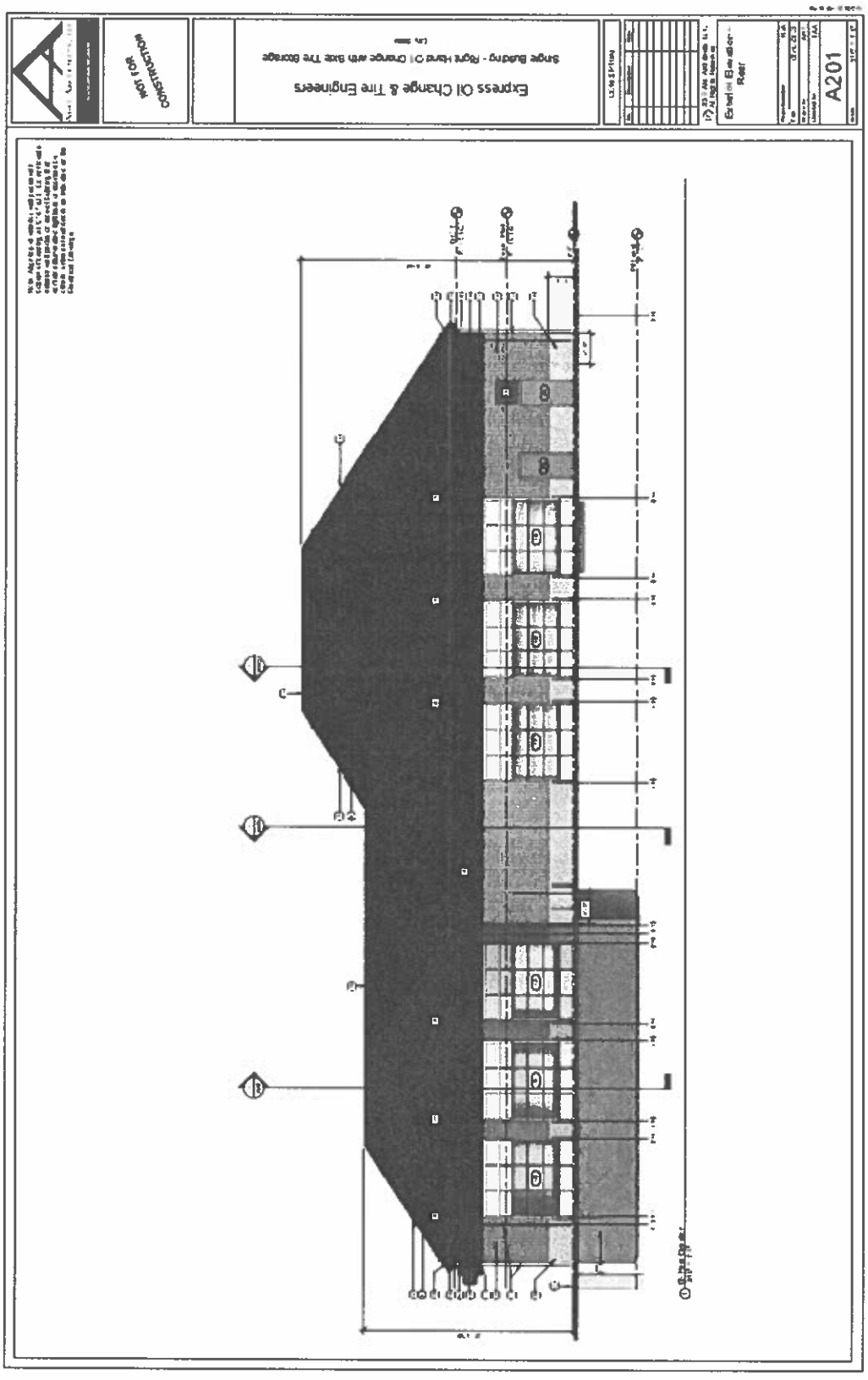
Tenant's Conceptual Plan and Elevation



WWR

Exhibit D

Tenant's Conceptual Plan and Elevation



WWR

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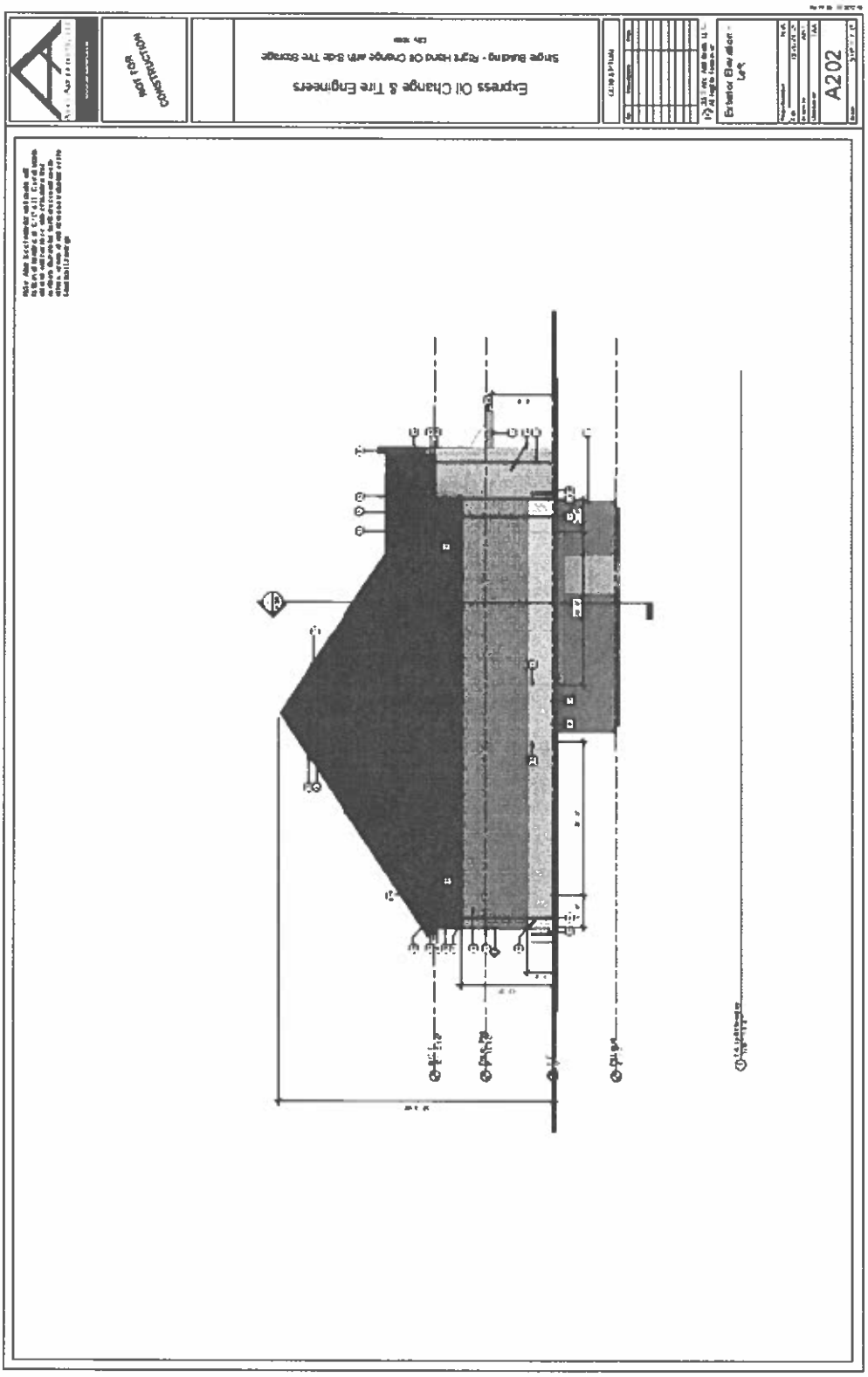

WWR

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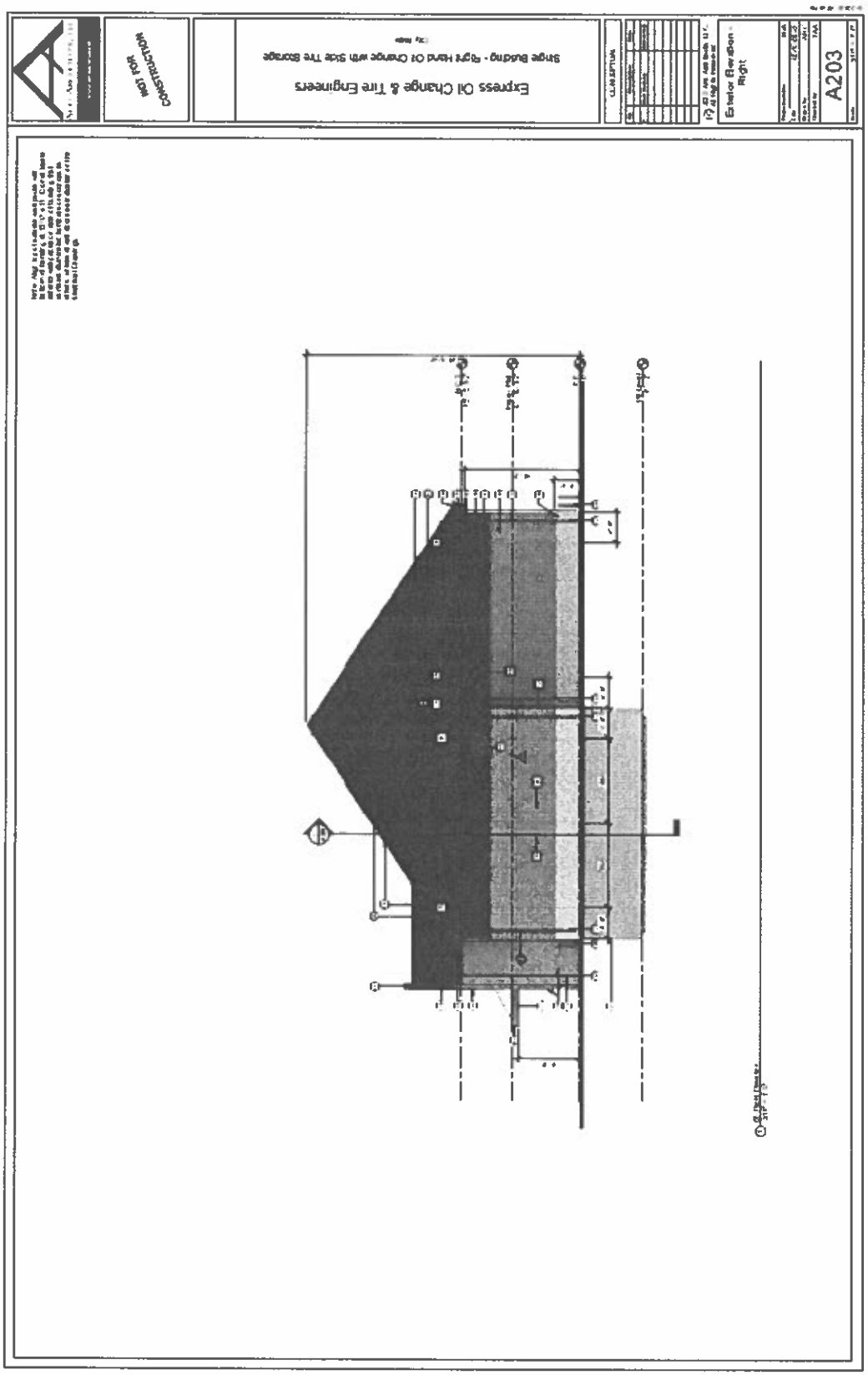
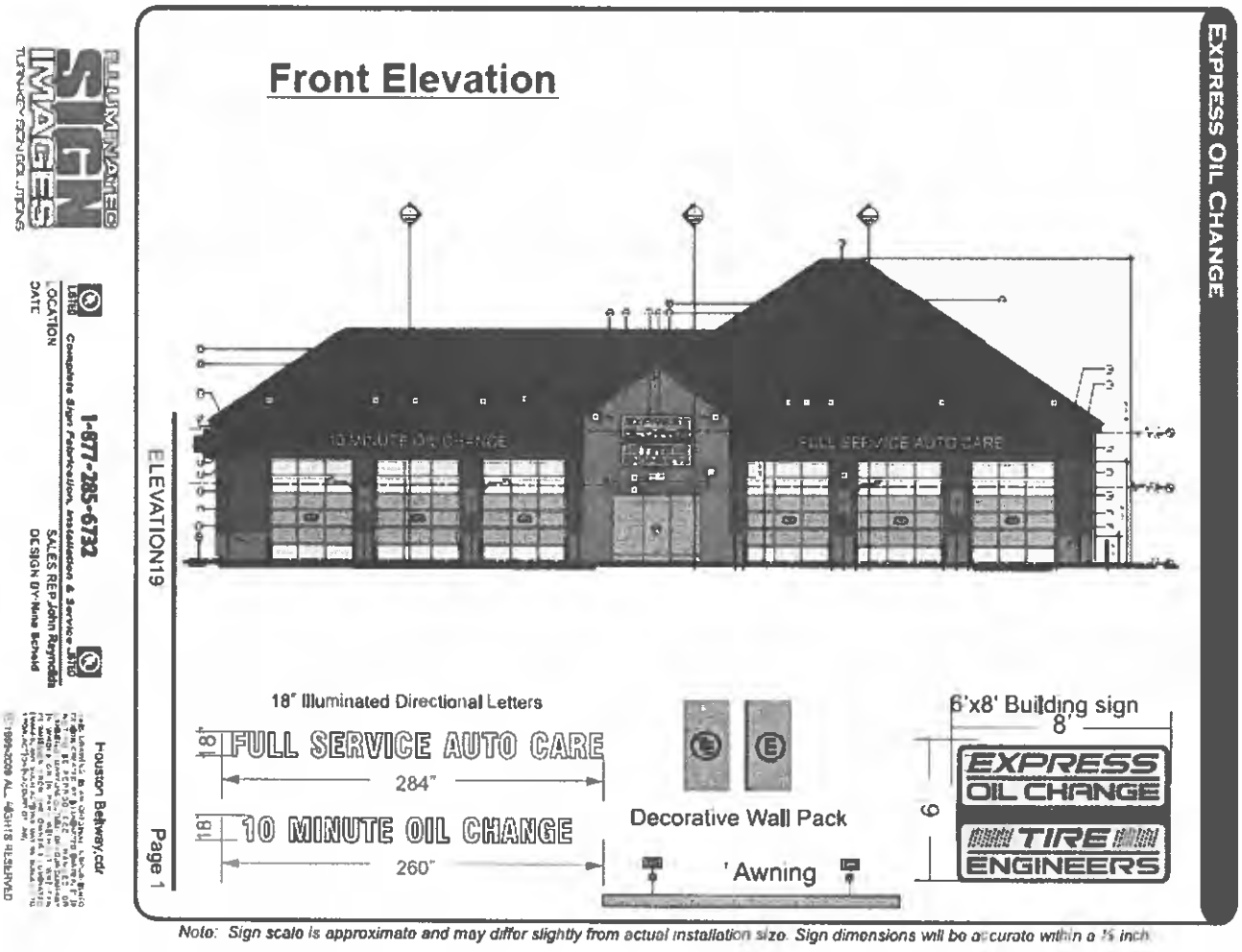


WWR

Exhibit E

Tenant's Signage

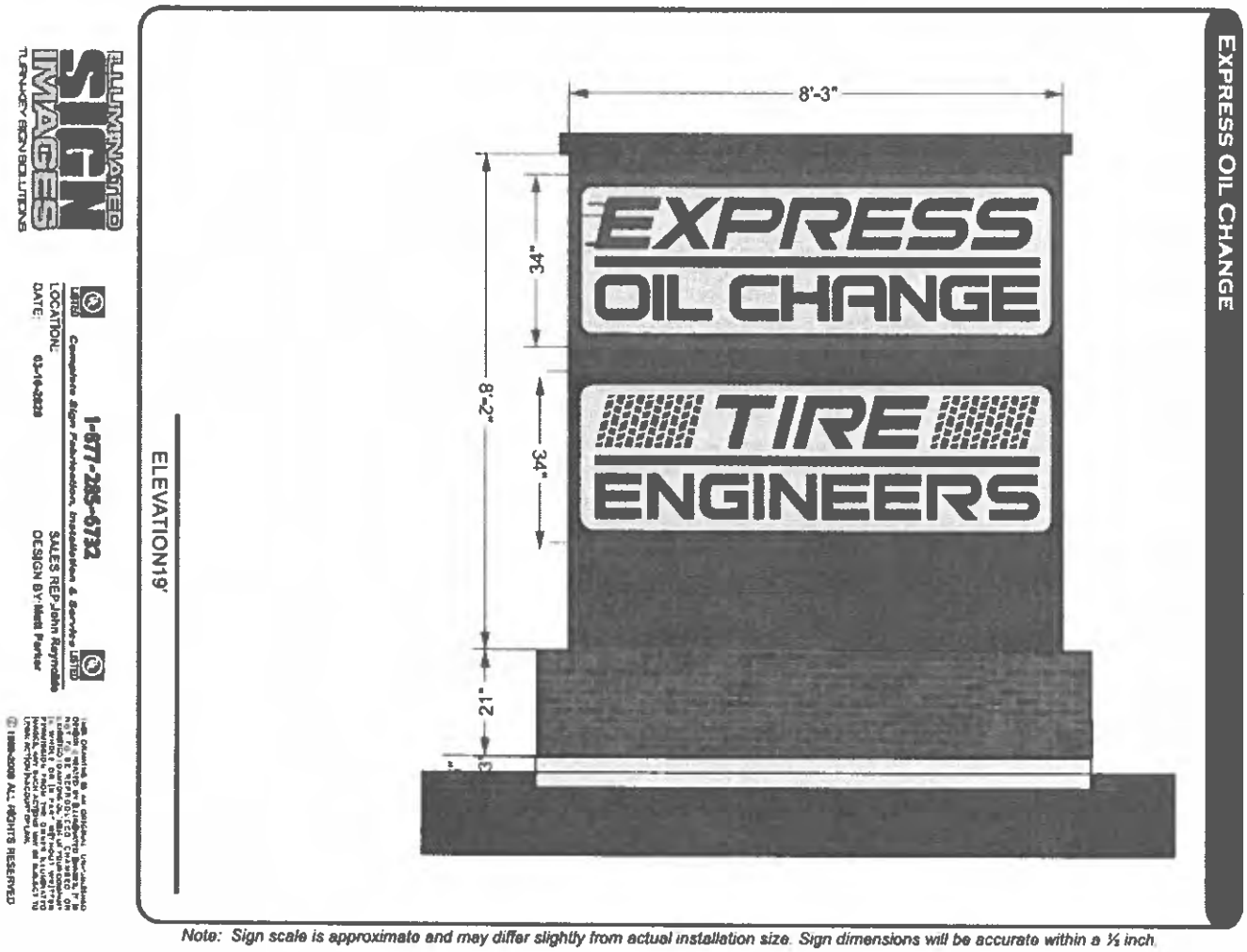


Note: Sign scale is approximate and may differ slightly from actual installation size. Sign dimensions will be accurate within a ½ inch.

WWR

Exhibit E

Tenant's Signage



Note: Sign scale is approximate and may differ slightly from actual installation size. Sign dimensions will be accurate within a ½ inch.

WWR

Exhibit F

Agreement Setting Lease Terms

Supplement to Ground Lease Agreement dated _____ ___, 20___ between PUBLIX SUPER MARKETS, INC., a Florida corporation, and its successors and assigns (hereinafter referred to as "Landlord") and EXPRESS OIL CHANGE, LLC, a Delaware limited liability company (hereinafter referred to as "Tenant"), in the Premises commonly known as "**Outparcel #2**" in the shopping center commonly known as The Market at Rice Hope, in Port Wentworth, Chatham County, Georgia. Pursuant to the provisions of Sections 2 and 4 of the Lease, the parties hereby confirm the following:

1. The Commencement Date of the Lease Term is _____.

2. The Rent Commencement Date of the Lease is _____.

3. The Initial Term of the Lease ends on _____.

4. The Fixed Rent payable during the Term is:

Period (Lease Year):	Annual Basic Rent:	Monthly Installments of Basic Rent:
1 through 5	$60,000.00	$5,000.00
6 through 10	$66,000.00	$5,500.00
Renewal Terms:		
11 through 15	$72,600.00	$6,050.00
16 through 20	$79,860.00	$6,655.00
21 through 25	$87,846.00	$7,320.50
26 through 30	$96,630.60	$8,052.55

LANDLORD:

PUBLIX SUPER MARKETS, INC.
a Florida corporation

By: _____
Name: William W. Rayburn, IV
Its: Vice President of Real Estate Assets

TENANT:

EXPRESS OIL CHANGE, LLC
a Delaware limited liability company

By: _____
Name: R. Kent Feazell
Its: Executive Vice President

WWR

Exhibit G

Landlord Contact Information Form and W-9 Request For Taxpayer Identification Number and Certification Form

Landlord Contact Information Form
Mavis Tire Supply, LLC
358 Saw Mill River Road, Millwood, NY 10546

It is necessary for us to have contact information on file for when we need to contact you regarding the premises. Please fill out the information below.

** Please include a W-9*

Store #: _____

Store Address: _____

Parcel #/Account #/Block & Lot: _____

Taxes Paid To: *(check one)* ☐ Landlord Reimbursement ☐ Municipality/ Taxing Authority ☐ Included in Monthly CAM

**Provide copy of R/E tax bill and change mailing address where necessary to:*
Mavis Tire Supply, LLC, Attention: Lease Administration, 358 Saw Mill River Road, Millwood, NY 10546

Primary Contact/Property Manager Information

Property Manager Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ e-mail: _____

In Case of Emergency Notification at the Property

Emergency Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ e-mail: _____

Billing Contact & Address for Rent Payments

Billing Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ e-mail: _____

WWR

Exhibit G

Landlord Contact Information Form and W-9 Request For Taxpayer Identification Number and Certification Form

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
PUBLIX SUPER MARKETS INC

2 Business name/disregarded entity name, if different from above

Print or type. See Specific Instructions on page 3.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.
☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
PO BOX 32018

Requester's name and address (optional)

6 City, state, and ZIP code
Lakeland FL 33802

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ___ - ___ - ____

or

Employer identification number: 5 8 - 0 3 2 4 4 1 2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 01/09/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Cat. No. 10231X — Form **W-9** (Rev. 10-2018)

WWR

Exhibit H

Existing Exclusive Uses of the Shopping Center

Publix Super Market
Exclusive right within the Shopping Center Tract and Outparcels to, either directly or indirectly via remote distribution (e.g., ordering, processing, or delivery by internet, mail order, etc.): (i) engage in the retail sale of groceries and other products typically offered for sale in a grocery supermarket; (ii) operate a grocery supermarket, bakery, delicatessen, and/or fish market; (iii) sell drugs or other products which are required by law to be dispensed by a registered pharmacist, even though such pharmacist may not be required to be present for delivery of such products; and (iv) engage in retail sales of items of food for "off-premises" consumption.

Benchmark Physical Therapy:
Subject to the terms and conditions set forth in this paragraph, Landlord will not lease or consent to the use of space by any tenant or occupant in the Shopping Center for the purpose of conducting within the Shopping Center any outpatient rehabilitation service.

Delight Nails & Spa:
Subject to the terms and conditions set forth in this paragraph, Landlord will not lease or consent to the use of space by any tenant in the Shopping Center for the purpose of conducting within the Shopping Center as its principal business a nail salon.

GNC:
Subject to the terms and conditions set forth in this Paragraph, Landlord will not lease or consent to the use of space by any tenant in the Shopping Center for the purpose of conducting within the Shopping Center as its principal business the sale of health foods, vitamins, mineral and herbal supplements, or sports nutrition supplements.

Great Clips:
Subject to the terms and conditions set forth in this paragraph, Landlord will not lease or consent to the use of space by any tenant in the Shopping Center for the purpose of conducting within the Shopping Center as its principal business a haircutting salon, which shall include a barber shop and beauty or cosmetology school.

Hanami Japanese Cuisine:
Subject to the terms and conditions set forth in this paragraph, Landlord will not lease or consent to the use of space by any tenant in the Shopping Center for the purpose of conducting within the Shopping Center as its principal business the operation of a restaurant serving primarily Asian-styled cuisine.

Marco's Pizza:
Subject to the terms and conditions set forth in this paragraph, Landlord will not lease or consent to the use of space by any tenant in the Shopping Center for the purpose of conducting within the Shopping Center as its principal business the operation of a pizza restaurant, for dine-in, take out and delivery service.

T-Mobile:
Subject to the terms and conditions set forth in this paragraph, Landlord will not lease or consent to the use of space by any tenant in the Shopping Center which derives ten percent (10%) or more of its gross sales from the sale of cellular phones, accessories and service contracts.

Property Owners Within 250 Feet of All Property Lines

FOR: LOT 2 THE MARKET AT RICE HOPE BK51 PG185, PIN 70906 04086

Name	Mailing Address	PIN number
PUBLIX SUPER MARKETS INC ATTN: TREASURY DEPT	7936 US HWY 21	70906 04025
PUBLIX SUPER MARKETS INC ATTN: TREASURY DEPT	0 US HWY 21	70906 04085
PUBLIX SUPER MARKETS INC ATTN: TREASURY DEPT	0 US HWY 21	70906 04087
JOHNSONS STRIP LLC	7962 HIGHWAY 21	70906 04055
JOHNSON ARTHUR A	7960 HIGHWAY 21	70906 04056
T & T EXLEY PROPERTIES LLC ET AL	AUGUSTA RD	70906 01036
LABARBERA JOHN F	HIGHWAY 21	70906 01003
GROCE HILDA	7951 HIGHWAY 21	70906 01002

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE
TIRE ENGINEERS

PROPOSED

AUTO SERVICE CENTER

LOCATION OF SITE:
THE MARKET AT RICE HOPE
LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

REFERENCES AND CONTACTS

REFERENCES

♦ BOUNDARY & TOPOGRAPHIC SURVEY:
CLARK LAND SURVEYING, INC.
177 S. TIFFANY DR.
PUEBLO WEST, CO 81007
DATED: 01/08/24 (REV. 0)
PROJECT #: 23230
ELEVATIONS: NAVD 1988

♦ GEOTECHNICAL INVESTIGATION REPORT:
TERRACON CONSULTANTS, INC.
2201 ROWLAND AVENUE
SAVANNAH, GA 31404
DATED: 11/15/23

♦ ARCHITECTURAL PLAN:
AHO ARCHITECTS, LLC.
1855 DATA DRIVE, SUITE 150
HOOVER, AL 35244
DATED: 02/12/24

GOVERNING AGENCIES

♦ DEVELOPMENT SERVICES DEPARTMENT
7306 GA HWY 21, SUITE 301
PORT WENTWORTH, GA 31407
PHONE: (912) 999-2084

♦ FIRE DEPARTMENT
317 CANTYRE STREET
PORT WENTWORTH, GA 31407
PHONE: (912) 966-7425

ROW JURISDICTION

♦ TRAFFIC, STORMWATER, WATER & SEWER
DEPARTMENT OF PUBLIC WORKS (DPW)
1 JIMMY FORD ROAD
PORT WENTWORTH, GA 31407
PHONE: (912) 964-4379
EMERGENCY AFTER HOURS: (912) 656-9449

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
SURVEY NOTES	C-201
ALTA, BOUNDARY, & TOPOGRAPHIC SURVEY (BY OTHERS)	C-202
EXISTING CONDITIONS/DEMOLITION PLAN	C-203
SITE & PAVING PLAN	C-301
TRUCK TURN PLAN	C-302
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
SANITARY PROFILES	C-601
STORM PROFILES	C-602
EROSION AND SEDIMENT CONTROL PLAN PHASE I	C-801
EROSION AND SEDIMENT CONTROL PLAN PHASE II	C-802
EROSION AND SEDIMENT CONTROL PLAN PHASE III	C-803
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-804 - C-810
CONSTRUCTION DETAILS	C-901 - C-904
LANDSCAPE PLAN	L-101

SITE
GA Highway 21
Rice Hope Plantation Rd
Mill Creek Rd
Mulberry Ave
Jimmy Deloach Pkwy
Cool Mist Rd
Mallard Trail
Bluff Trail
Gravel Hill Dr
Twin Oak Dr
Hampton Dr
Mallard Ln
Mallard Cir
Bluff Ln
Mallard Ct
Mallard Dr
Mallard Rd
Mallard Creek
Mallard Creek Rd
Mallard Creek Dr
Mallard Creek Ct
Mallard Creek Cir
Mallard Creek Trail
Mallard Creek Way
Mallard Creek Pl
Mallard Creek Ln
Mallard Creek Blvd
Mallard Creek Ave

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING GA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS, ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL APPLICABLE PERMITS AND ENSURED THAT EACH CONDITION OF APPROVAL IS CAPABLE OF BEING MET. IT IS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, AND ALL APPLICABLE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS,WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRYWAY POINTS, ELEVATIONS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES THAT EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE DESIGN DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST MAKE PRECEDENCE UNLESS SPECIFICALLY NOTED ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WHERE REQUIRED ANY TEMPORARY BRACING, ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR THE DURATION OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST REPAIR ALL SUCH DAMAGE TO ALL ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST RESTORE SUCH DAMAGED AREAS TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND AS REQUIRED BY THE PLANS AND RELATED DOCUMENTS. OWNER AND/OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY

Site coordinated by:

Clark

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in the 8th Georgia Militia District of Chatham County, Georgia and being more particularly described as Lot 2, 1.10 acres, as shown on plat of survey of The Market At Rice Hope, A Portion of Tract A–2 Rice Hope Plantation, prepared for Publix Super Markets, Inc. by Thomas & Hutton Engineering, dated June 6, 2017, filed for record October 26, 2017, recorded in Plat Book 51, Page 185–186, Chatham County, Georgia, Records.

NOTES:

1. Any underground utilities shown have been depicted from field survey information, as–built drawings and/or utility markings, as provided by the client. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are designated as accurately as possible from the information available. Public utility locate request was made under Ticket No. 231213–004674 dated December 13, 2023. This site was designated by standard RF and GPR methods.

2. Basis of bearings is the north line of Lot 2 of The Market at Rice Hope, being monumented at the northwest corner by a 3/4" open top pipe tagged "LSF 145", and at the northeast corner of said lot by a 3/4" open top pipe as shown hereon, and measured to bear S70°26'28"E, a distance of 250.06 feet.

3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published January 3, 2024, referencing Flood Insurance Rate Map, Map Number 13051C0030G effective date August 16, 2018, indicates this survey area is located in Zone X (Area of minimal flood hazard).

4. This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Commitment for Title Insurance, prepared by Chicago Title Insurance Company, File No. CT18–23–0853, with an effective date of November 22, 2023. The lender has been notified of any documents depicted on this survey that were not referenced within the Commitment for Title Insurance.

5. The linear units used in this drawing are U.S. Survey Feet.

6. BENCHMARK: NRT on ground, as shown. Elevation: 19.56' (NAVD 88).

7. The improvements shown hereon are as of the date of field work, December 28, 2023.

8. Survey is relative to Georgia State Plane Coordinate System, East Zone (1001).

9. This site is zoned "PUD" (Planned Unit Development).
   CURRENT ZONING INFORMATION:
   ZONING: "PUD"
   Parking Provided: N/A regular spaces, N/A handicap spaces.
   No zoning information was provided by the client at the time of survey.
   For additional zoning information please contact the City of Port Wentworth Planning Commission at 912–999–2084.

10. This property contains a calculated area of 47,794 square feet (1.097 acres) more or less.

11. The record perimeter of the boundary does result in a mathematical closure.

12. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.

13. Access is obtained indirectly from Augusta Road – State Route 21 by the use of the Private Drive, as shown in The Market at Rice Hope recorded on October 26, 2017, as Plat Book 51, Page 185, of the Official Records of Chatham County, Georgia. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.

14. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

15. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.

16. The subject property is a vacant land – Not Posted Address: 0 US HWY 21, Port Wentworth, Chatham, GA 31407.

17. There is no observable evidence of earth moving work, building construction or building additions within recent months.

18. There are no changes in street right of way lines either completed or proposed, per documents provided by title company.

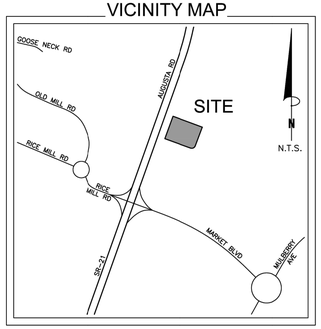
19. There is no observable evidence of recent street or sidewalk construction or repairs.

20. Apparent Encroachment Statement: No apparent encroachments at the time of survey.

SURVEY NOTES

C-201

VICINITY MAP



SCHEDULE B2 EXCEPTIONS:

Item No.

3. All matters on plat recorded in Plat Book 51, Page 185–186, Chatham County, Georgia Records.
   –IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

4. All matters on plat recorded in Plat Book 29–P, Pages 24A thru 24L, aforesaid Records.
   –IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

5. Ten (10) foot wide easement reserved along Highway 21 for buffer and landscaping and a Thirty (30) foot wide sign easement, as set out in that certain Limited Warranty Deed between Wentworth Land Investors, LLC and Nomad Investments, LLC and Cutwater, Inc., dated July 14, 2005, filed July 26, 2005 at 12:03 p.m., recorded in Deed Book 291–O, Page 345, aforesaid Records.
   –IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

6. Declaration of Easements, Restrictions and Covenants by and between Nomad Investments, LLC and CutWater, Inc. and Rice Hope Partners, LLC, dated as of September 7, 2007, filed September 13, 2007 at 10:18 a.m., recorded in Deed Book 331–R, Page 672, aforesaid Records; as amended by First Amendment to Declaration of Easements, Restrictions and Covenants, dated as of August 29, 2008 and recorded September 9, 2008 at 9:44 a.m., recorded in Deed Book 344–P, Page 524, aforesaid Records.
   –IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

7. Declaration of Restrictive Covenants by Rice Hope Partners, LLC, a Georgia limited liability company, dated as of August 29, 2008, filed for record September 9, 2008 at 9:43 a.m., recorded in Deed Book 344P, Page 502, aforesaid Records.
   –IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

8. Declaration of Covenants, Conditions and Restrictions for Rice Hope, dated July 12, 2004, filed July 14, 2004 at 2:33 p.m., recorded in Deed Book 272–W, Page 434, aforesaid Records; as supplemented by Supplemental Declaration of Covenants, Conditions and Restrictions for Rice Hope, dated July 12, 2004, filed July 14, 2004 at 2:52 p.m., recorded in Deed Book 272–W, Page 507, aforesaid Records; as amended by Second Supplemental Declaration of Covenants, Conditions and Restrictions for Rice Hope, filed July 26, 2005 at 12:01 p.m., recorded in Deed Book 291–O, Page 335, aforesaid Records; as further amended by Third Supplemental Declaration of Covenants, Conditions and Restrictions for Rice Hope (Commercial Property), dated as of September 7, 2007, filed September 13, 2007 at 10:17 a.m., recorded in Deed Book 331–R, Page 659, aforesaid Records; as assigned by Assignment of Declarant's Rights, dated July 31, 2013, filed August 6, 2013 at 3:43 p.m., recorded in Deed Book 389–X, Page 834, aforesaid Records.
   –IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

9. Declaration of Covenants and Restrictions by Wentworth Land Investors, LLC and BLS Development, Inc., dated October 7, 2004, filed October 11, 2004, recorded in Deed Book 277–I, Page 138, aforesaid Records; and also the "Preserved Wetlands and Preserved Upland Buffer Plat" recorded in Plat Book 29–P, Pages 24A thru 24L, aforesaid Records; as assigned by Assignment of Declarant's Rights Under Wetlands Covenants and Assignment of Wetlands Permit, dated July 31, 2013, filed August 6, 2013 at 3:44 p.m., recorded in Deed Book 389–X, Page 837, aforesaid Records.
   –IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

10. Underground Easement from Publix Super Markets, Inc. to Georgia Power Company, dated August 31, 2015, filed for record September 28, 2015 at 12:44 p.m., recorded in Deed Book 637, Page 423, aforesaid Records.
    –IS NOT LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

Items not listed above are determined non–survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

To: Publix Super Markets, Inc., a Florida corporation; Publix Super Markets, Inc., a Florida corporation; and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 16, 17, 19 and 20a of Table A thereof. The field work was completed on December 28, 2023.

Date of Plat or Map: January 8, 2024.

The undersigned further states that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Georgia under his direct responsibility and supervision and accurately shows the described tract of land thereof. This certification is neither a warranty nor guarantee, either expressed or implied.

GEORGIA REGISTERED 2013 LAND SURVEYOR MICHAEL O. COOPER

Michael O. Cooper
Georgia Registered Land Surveyor No. 2913
Email: ALTA@clarkls.com

ASA ENGINEERING & SURVEYING, LLC.
103A S. PATTERSON ST. – VALDOSTA, GA. 31601
PH.: (229) 244–0596 – info@asaeng.com – LSF 000380

Revisions			
No.	Description	By	Date

SITE NAME:
Port Wentworth, GA

ALTA/NSPS LAND TITLE SURVEY

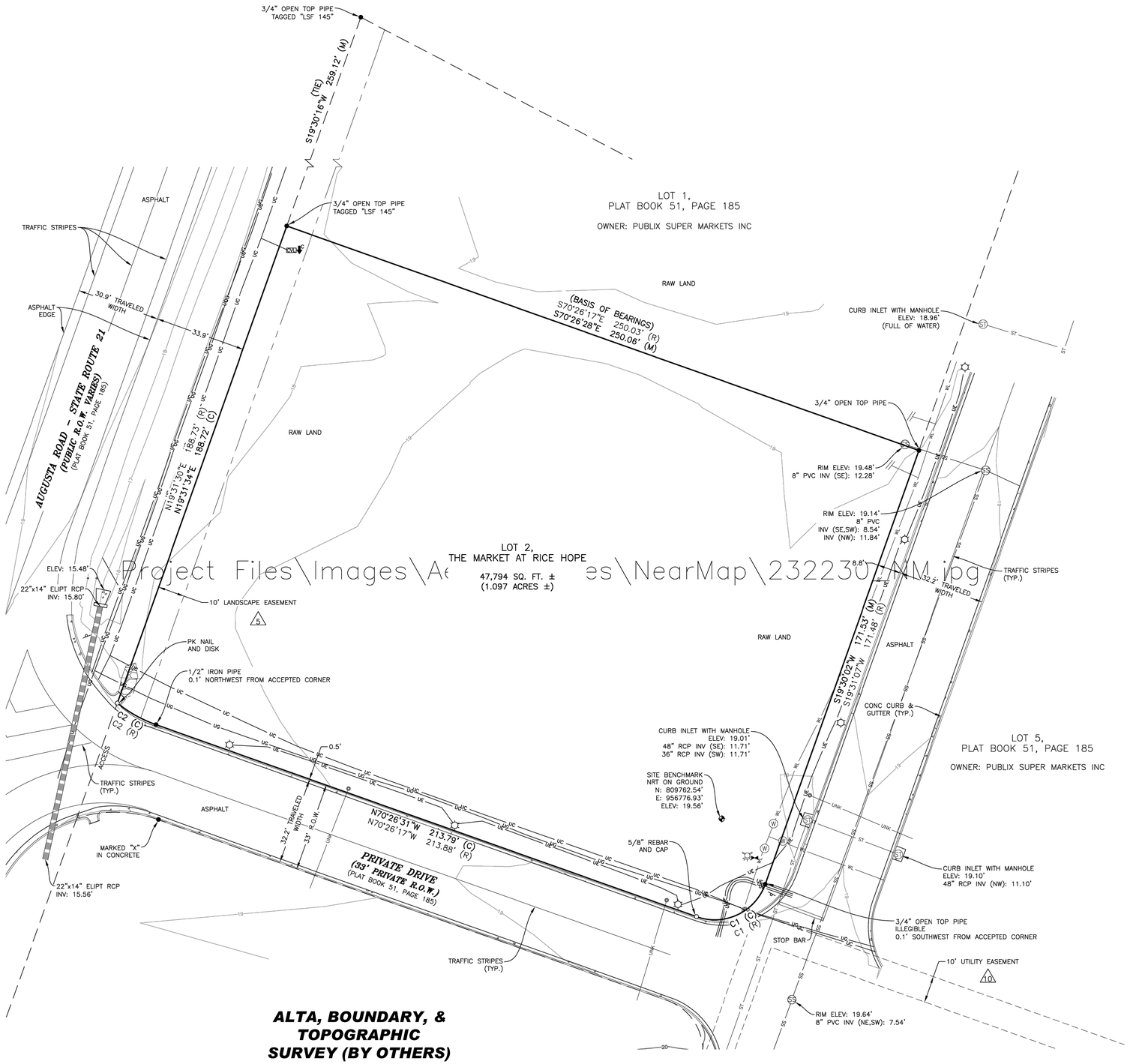
LOT 2,
PLAT BOOK 51, PAGE 185,
8TH GEORGIA MILITIA DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA.

Project No. 232230
Drawn By: FSN
Checked By: MOC
Date: 1/8/2024
Sheet 1 of 2

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1 (C)	20.00'	31.61'	S64°38'16"W	28.42'	90°34'00"
C1 (R)	20.00'	31.43'	S64°32'25"W	28.29'	90°02'36"
C2 (C)	48.50'	16.53'	N60°42'27"W	16.45'	19°31'41"
C2 (R)	48.50'	16.47'	N60°42'35"W	16.39'	19°27'24"

LEGEND

- SITE BENCHMARK
- SET CONTROL POINT
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (IRON PIN)
- (C) CALCULATED BEARING AND/OR DISTANCE.
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- SANITARY MANHOLE
- STORM MANHOLE
- 4" PVC STUB
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- LIGHT POLE
- COMMUNICATION VAULT
- COMMUNICATION MARKER
- UNKNOWN TERMINUS
- LS LANDSCAPED AREA
- SIGN
- ST STORM LINE (UNDERGROUND)
- CULVERT
- SS SANITARY LINE (UNDERGROUND)
- WL WATER LINE (UNDERGROUND)
- UG GAS LINE (UNDERGROUND)
- UE ELECTRIC LINE (UNDERGROUND)
- UC COMMUNICATION LINE (UNDERGROUND)
- UNK UNKNOWN LINE (UNDERGROUND)
- CONCRETE AREA
- RIP-RAP AREA
- X EXCEPTION NUMBER



Project Files\Images\Aerial Images\NearMap\232230_NM.jpg

Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkis.com

ALTA, BOUNDARY, & TOPOGRAPHIC SURVEY (BY OTHERS)

C-202

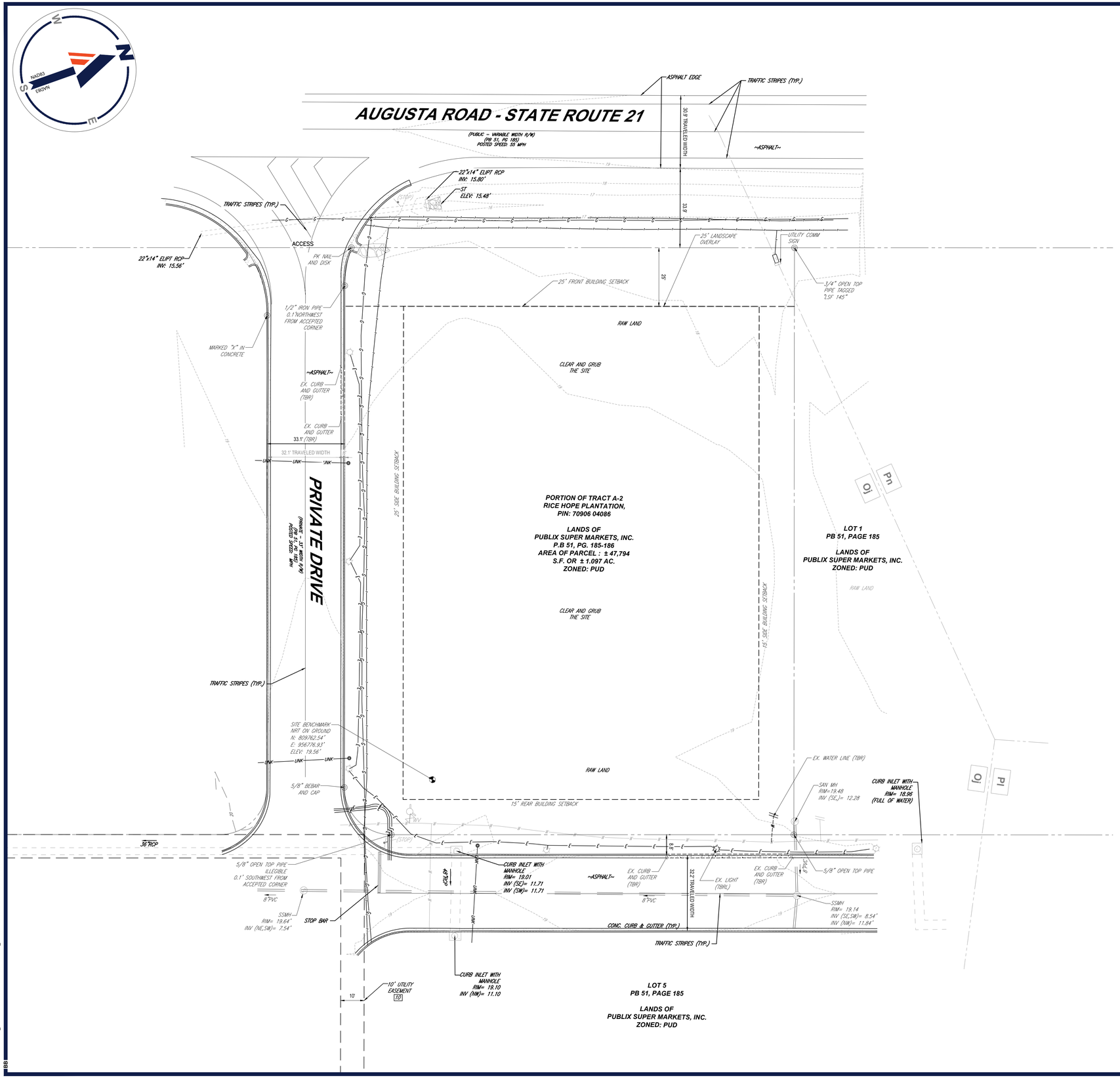
ASA ENGINEERING & SURVEYING, LLC.
103A S. PATTERSON ST. - VALDOSTA, GA 31601
PH.: (229) 244-0596 - info@asaeng.com - LSF 000380

No.	Revisions Description	By	Date

SITE NAME:
Port Wentworth, GA

ALTA/NSPS LAND TITLE SURVEY
LOT 2,
PLAT BOOK 51, PAGE 185,
8TH GEORGIA MILITIA DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA.

Project No. 232230
Drawn By: FSN
Checked By: MOC
Date: 1/8/2024
Sheet 2 of 2



DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/23/2024	OWNER COMMENTS	JB/BM / CC
2	08/20/2024	OWNER COMMENTS	JB/CC / CC/BB
3	12/06/2024	CITY COMMENTS	JB/CA / BB

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PROJECT No.: GAA230181.00
DRAWN BY: JB
CHECKED BY: BB
DATE: 08/20/2024
CAD I.D.: P-CIVL-EXDM-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE / TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

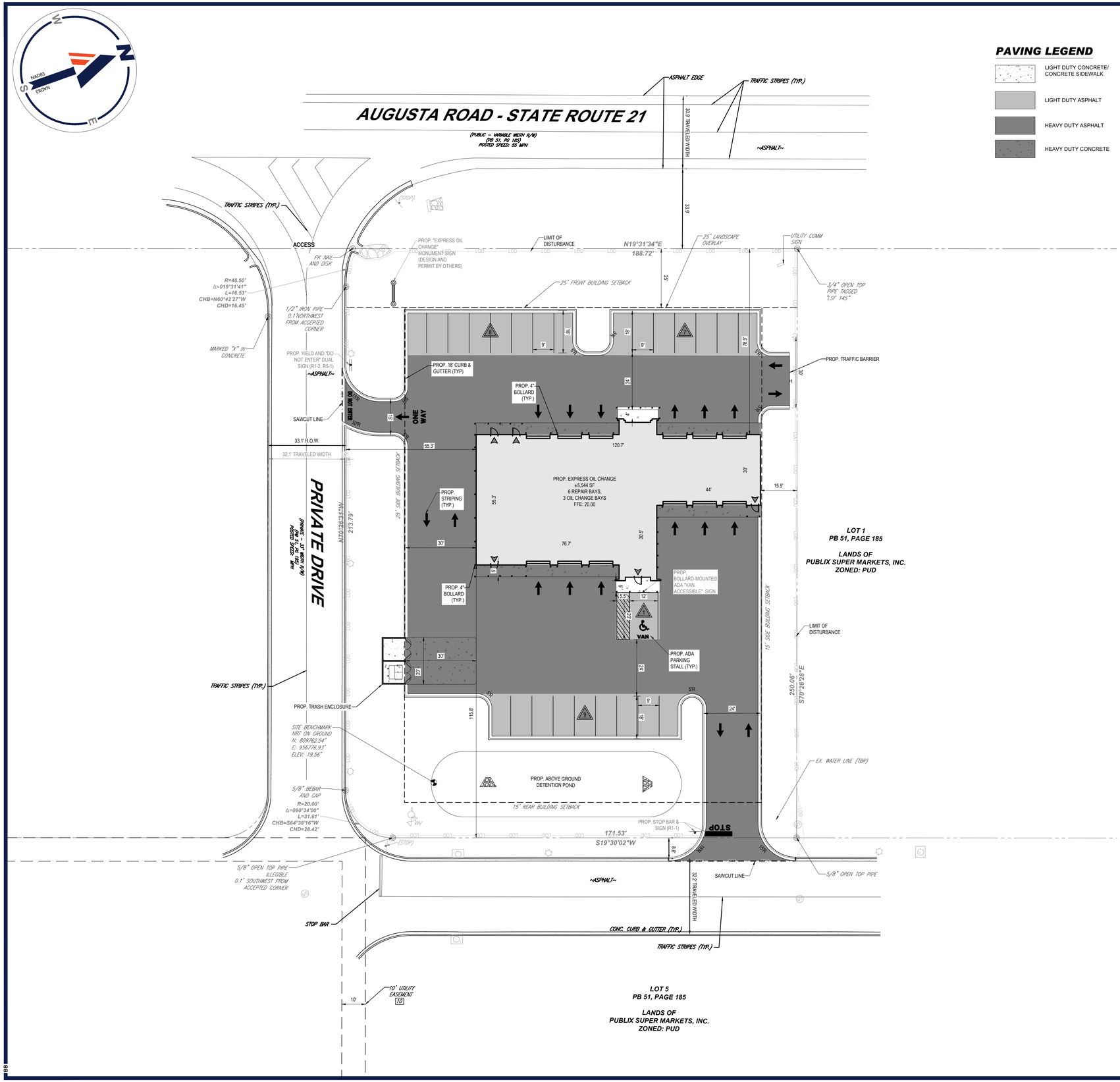
GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND 12/06/2024

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-203

REVISION 3 - 12/06/2024

Dec 06, 2024
C:\PROGRAMDATA_BOHLER\C32\20241\TEMP\ACPUBLISH_107212\P-CIVL-EXDM-GAA230181.00-----LAYOUT: C-203 EXDM
BB



PAVING LEGEND

- LIGHT DUTY CONCRETE/ CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB / TRANSITION CURB; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
X	PARKING COUNTS	X

BULK REQUIREMENTS:		REQUIRED	PROVIDED
A. MIN. LOT SIZE		1 ACRE	1.097 ACRES (±47,794 SF)
B. ZONING MIN. BUILDING SETBACK			
	FRONT SETBACK	25'	25'
	SIDE STREET SETBACK	25'	25'
	SIDE SETBACK ABUTTING COMMERCIAL	15'	15'
	REAR SETBACK ABUTTING COMMERCIAL	15'	15'
D. PARKING REQUIREMENTS			
	1 SPACE FOR EACH 400 SQUARE FEET OF LEASABLE AREA, PLUS 1 SPACE FOR EACH EMPLOYEE ON THE MAXIMUM WORK SHIFT.	MIN: 21 SPACES	25 SPACES
E. MIN. PARKING SPACE DIMENSIONS		9' x 18'	9' x 18'
G. MIN. DRIVE AISLE		24'	24'-30'

GENERAL SITE NOTES

1. OWNER:
   PUBLIX SUPER MARKETS, INC
   P.O. BOX 32018
   LAKELAND, FL, 33802
2. EQUITABLE DEVELOPER/APPLICANT:
   EXPRESS OIL CHANGE & TIRE ENGINEERS
   ADDRESS: 1880 SOUTH PARK DRIVE, BIRMINGHAM, AL 35750
   CONTACT: JUSTIN DUCK
   PHONE: (205) 600-6924
   EMAIL: JUSTIN.DUCK@EXPRESSOIL.COM
3. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND CODE COMPLIANT.
4. ZONING DATA:
   PARCEL NUMBER: 70906 04086
   PARCEL AREA: ±1.097
   EXISTING ZONING: PUD
   PROPOSED USE: AUTO SERVICE CENTER (EXPRESS OIL)
5. THIS PLAN IS BASED ON THE FOLLOWING SURVEY INFORMATION:
   "ALTA/NSPS LAND TITLE SURVEY FOR EXPRESS OIL CHANGE, LLC."
   SURVEY COORDINATED BY "CLARK LAND SURVEYING,INC."
   177 S. TIFFANY DRIVE, PUEBLO WEST CO, 81007
   SURVEY DONE BY " ASA ENGINEERING & SURVEYING, LLC."
   103A S.PATTERSON ST. - VALDOSTA, GA 31601.
   DATED: 01/08/2024
   SURVEY JOB #: 232230
   TERRACON
   GEOTECH ENGINEERING REPORT
   2201 ROWLAND AVENUE
   SAVANNAH, GA31404
   DATED: 11/15/2023
   JOB #: ES235265
6. THE IMPROVEMENTS FOR THIS PROJECT INCLUDE THE CONSTRUCTION OF AN EXPRESS OIL CHANGE AND TIRE, ASSOCIATED PARKING FACILITIES, AND UNDERGROUND UTILITIES.
7. CONTRACTOR TO INSTALL SOD ON ALL DISTURBED UNPAVED AREAS. SOD TO MATCH SURROUNDING AREA.
8. GC TO PROVIDE IRRIGATION AS A DESIGN-BUILD SCOPE.
9. SITE IS SERVED BY THE CITY OF PORT WENTWORTH PUBLIC WORKS DEPARTMENT.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES
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REVISIONS

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3	12/06/2024	CITY COMMENTS	JB/CA / BB

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PROJECT No.:	GAA230181.00
DRAWN BY:	JB
CHECKED BY:	BB
DATE:	08/20/2024
CAD I.D.:	P-CIVL-SITE-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED
No. PE043191
PROFESSIONAL ENGINEER
BRETT A. BUCKLAND
12/06/2024

SHEET TITLE:

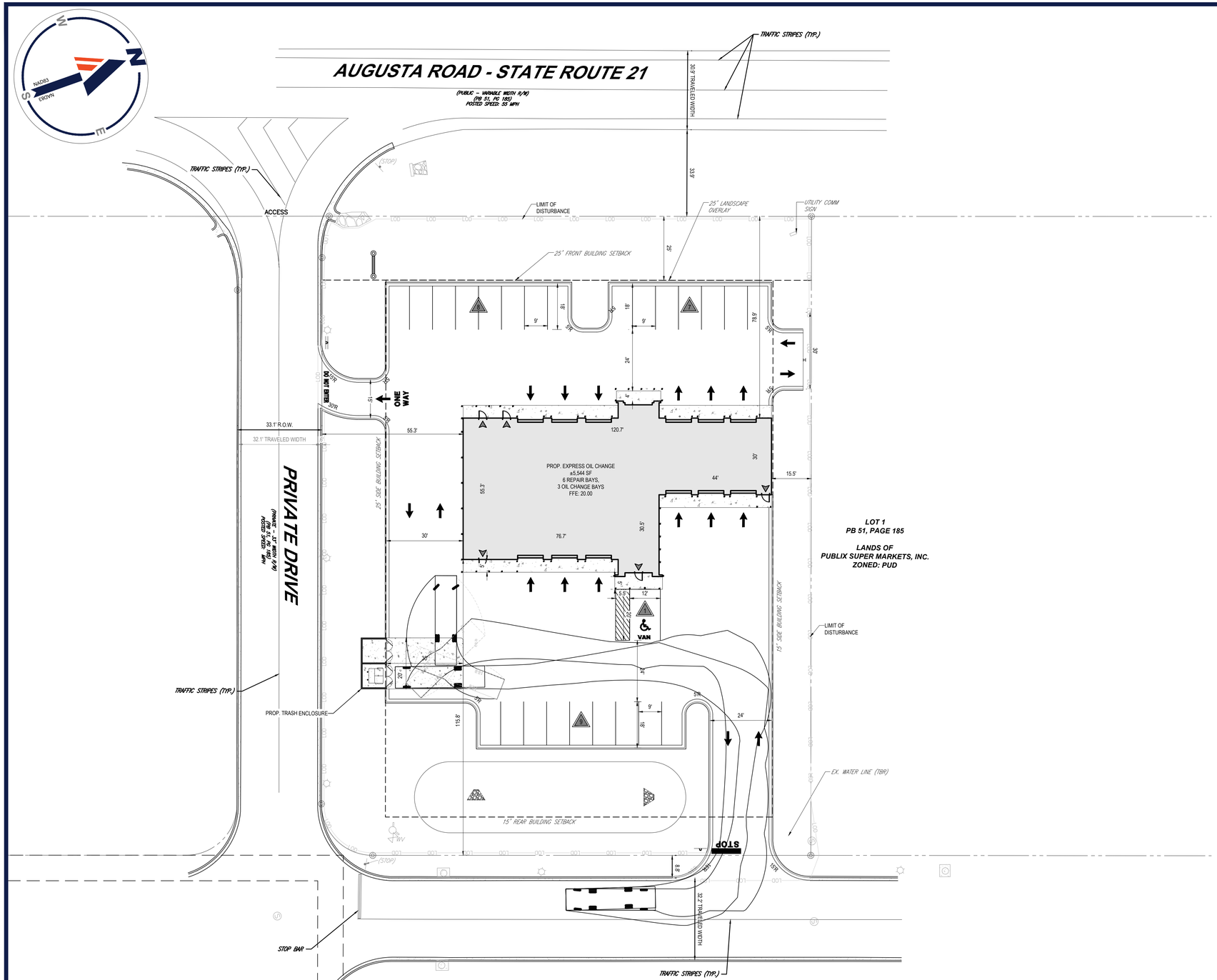
SITE & PAVING PLAN

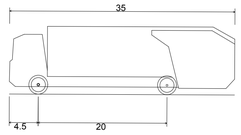
SHEET NUMBER:

C-301

REVISION 3 - 12/06/2024

Dec 06, 2024
H:\2023\GAA230181.00\ENGINEERING\CAD\DRAWINGS\PRESENTATION PLANS\P-CIVL-SITE-GAA230181.00-----LAYOUT: C-301 SITE
BB





Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

20 10 5 0 20

SCALE: 1" = 20'

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SITE CIVIL AND CONSULTING ENGINEERING
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DRAWN BY:	JB
CHECKED BY:	BB
DATE:	08/20/2024
CAD I.D.:	P-CIVL-SITE-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE / TIRE ENGINEER

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND
Brett Buckland
12/06/2024

SHEET TITLE:

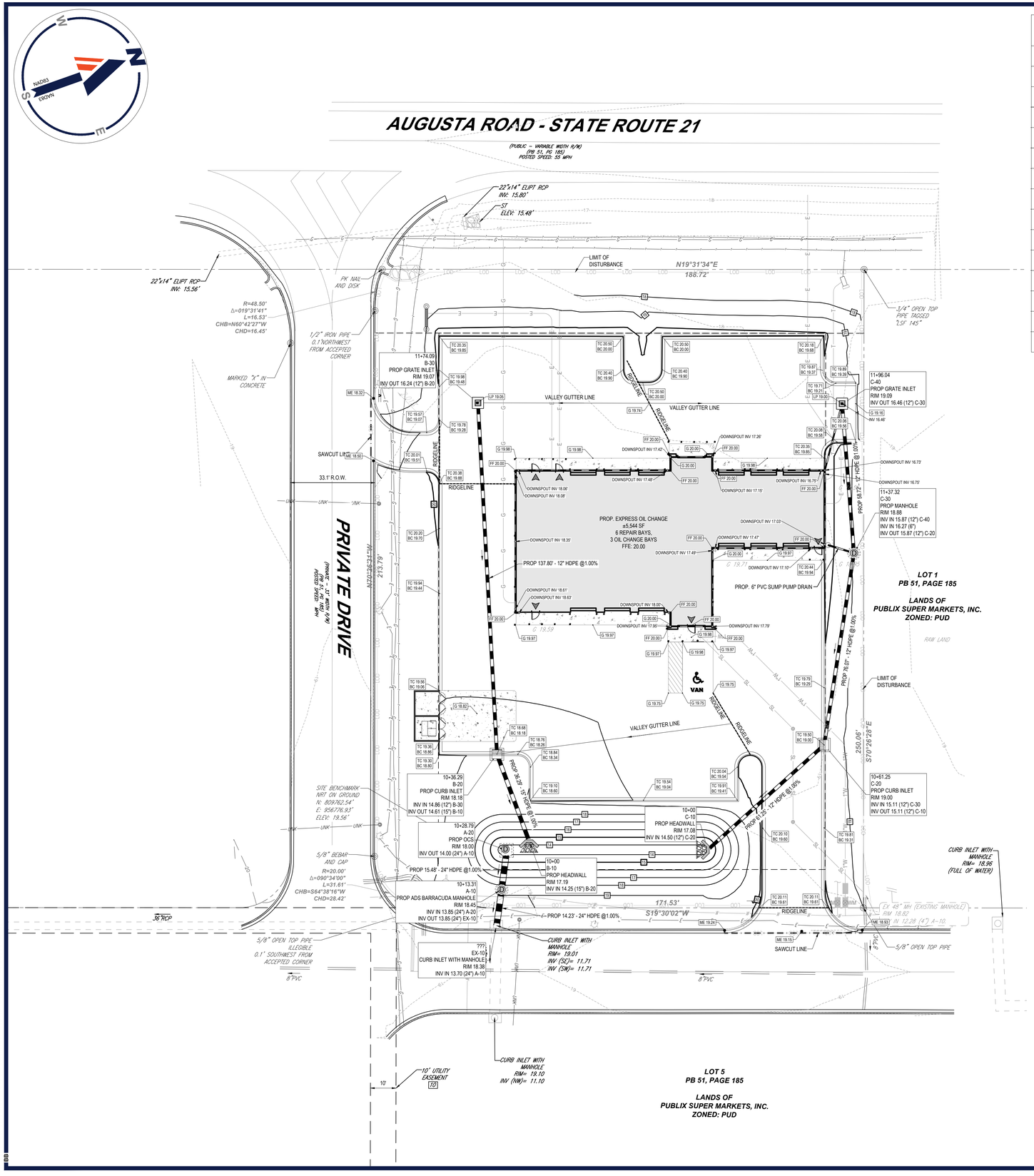
TRUCK TURN PLAN

SHEET NUMBER:

C-302

REVISION 3 - 12/06/2024

Dec 06, 2024
C:\PROD\BAM\DATA_BOHLER\C3D2024\TEMP\ACPUBLISH_197212\P-CIVL-SITE-GAA230181.00----LAYOUT: C-302 TRUCK TURN PLAN
BB



GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 / 125	CONTOUR LINE	120 / 125
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 / TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
D	STORM MANHOLE	D
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

ALL UNDERGROUND UTILITIES REQUIRE AS-BUILT SURVEY. GC RESPONSIBLE TO COORDINATE WITH LOCAL AHJ ON AS-BUILT REQUIREMENTS.

GENERAL GRADING NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
7. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
8. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
A-10	ADS BARRACUDA MANHOLE	18.45	INV IN = 13.85' (24")	INV OUT = 13.85 (24")
A-20	OCS	18.00		INV OUT = 14.00 (24")
B-10	HEADWALL	17.19	INV IN = 14.25' (15")	
B-20	CURB INLET	18.18	INV IN = 14.86' (12")	INV OUT = 14.61 (15")
B-30	GRATE INLET	19.07		INV OUT = 16.24 (12")
C-10	HEADWALL	17.08	INV IN = 14.50' (12")	
C-20	CURB INLET	19.00	INV IN = 15.11' (12")	INV OUT = 15.11 (12")
C-30	MANHOLE	18.88	INV IN = 15.87' (12") INV IN = 16.27' (6")	INV OUT = 15.87 (12")
C-40	GRATE INLET	19.09		INV OUT = 16.46 (12")
EX-10	CURB INLET WITH MANHOLE	18.38	INV IN = 13.70' (24")	

STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
	16.37'	C-30	16.27'	11'	1.00%	6"	HDPE
A-10	13.85'	EX-10	13.70'	14'	1.00%	24"	HDPE
A-20	14.00'	A-10	13.85'	15'	1.00%	24"	HDPE
B-20	14.61'	B-10	14.25'	36'	1.00%	15"	HDPE
B-30	16.24'	B-20	14.86'	138'	1.00%	12"	HDPE
C-20	15.11'	C-10	14.50'	61'	1.00%	12"	HDPE
C-30	15.87'	C-20	15.11'	76'	1.00%	12"	HDPE
C-40	16.46'	C-30	15.87'	59'	1.00%	12"	HDPE

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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REVISIONS

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1	07/23/2024	OWNER COMMENTS	JB/BM
			CC
2	08/20/2024	OWNER COMMENTS	JB/CC
			CC/BB
3	12/06/2024	CITY COMMENTS	JB/CA
			BB

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PROJECT No.: GAA230181.00
DRAWN BY: JB
CHECKED BY: BB
DATE: 08/20/2024
CAD I.D.: P-CIVL-GDUL-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE TIRE ENGINEERS

AUTO SERVICE FACILITY
LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED Brett Buckland No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

SHEET TITLE:

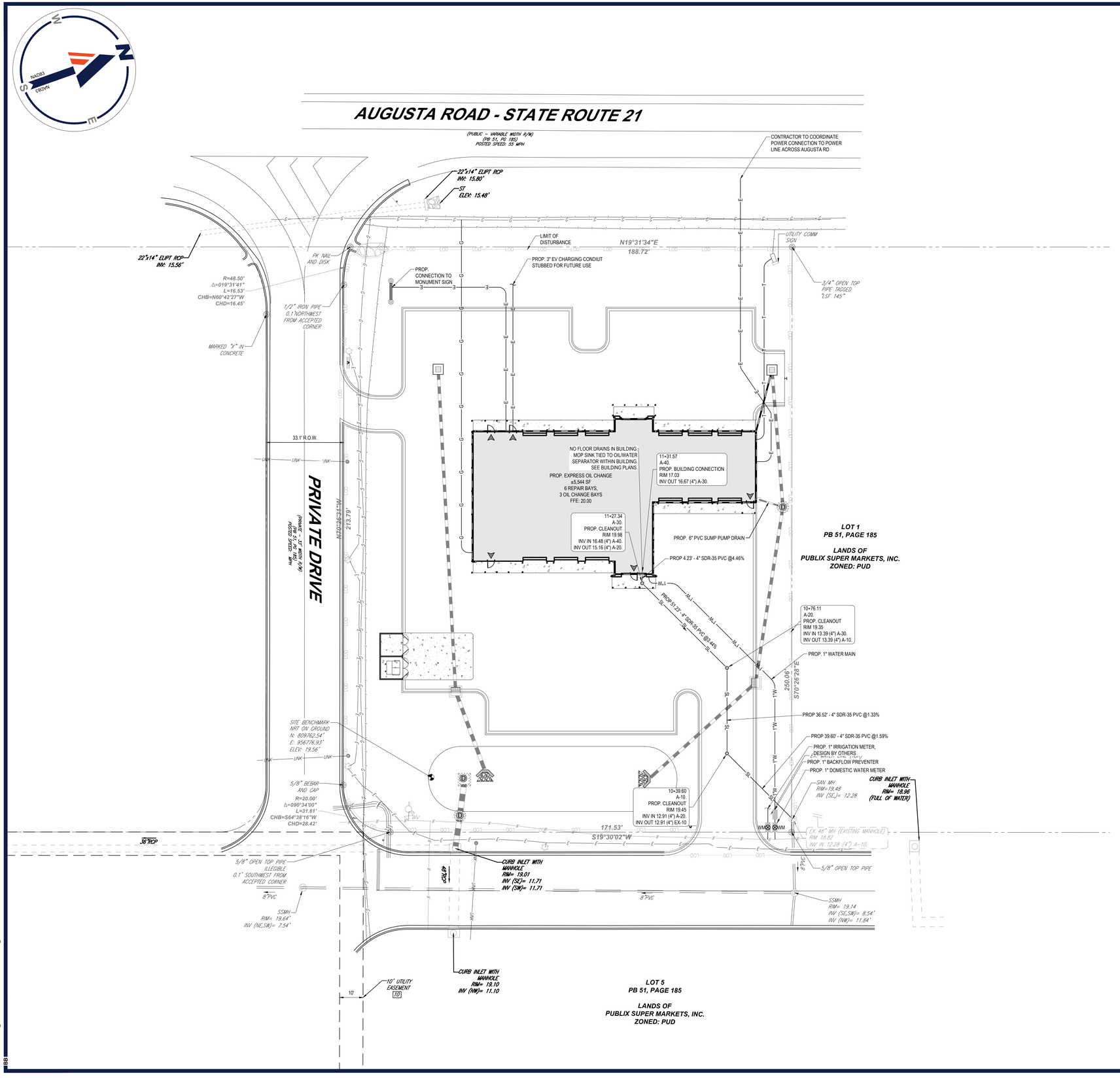
GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 3 - 12/06/2024

Dec 06, 2024
H:\2023\GAA230181.00\ENGINEERING\CAD\DRAWINGS\PRESENTATION PLANS\P-CIVL-GDUL-GAA230181.00---LAYOUT, C-401 GRAD
BB



UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
LIMIT OF DISTURBANCE		LOD
SAN #	SANITARY LABEL	SAN #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D

UTILITY NOTES:

1. PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "GEORGIA 811" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAY AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
2. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
3. BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMER, TRANSFORMER PADS, METERS, ETC.
4. CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AN ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	RIM	INV IN	INV OUT
A-10.	PROP. CLEANOUT	19.45	INV IN = 12.91' (4")	INV OUT = 12.91 (4")
A-20.	PROP. CLEANOUT	19.35	INV IN = 13.39' (4")	INV OUT = 13.39 (4")
A-30.	PROP. CLEANOUT	19.98	INV IN = 16.48' (4")	INV OUT = 15.16 (4")
A-40.	PROP. BUILDING CONNECTION	17.03		INV OUT = 16.67 (4")
EX-10	EXISTING MANHOLE	18.82	INV IN = 12.28' (4")	

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10.	12.91'	EX-10	12.28'	40'	1.59%	4"	SDR-35
A-20.	13.39'	A-10.	12.91'	37'	1.33%	4"	SDR-35
A-30.	15.16'	A-20.	13.39'	51'	3.44%	4"	SDR-35
A-40.	16.67'	A-30.	16.48'	4'	4.46%	4"	SDR-35

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

Dec 06, 2024
C:\PROGRAMDATA_BOHLER\D2024\TEMP\ACPUBLISH_15721\P-CIVL-GDUL-GAA230181.00----LAYOUT: C-501 UTIL
BB

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LAND SURVEYING
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SUSTAINABLE DESIGN
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			BB

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PROJECT No.:	GAA230181.00
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DATE:	08/20/2024
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PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE / TIRE ENGINEERS

AUTO SERVICE FACILITY
LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

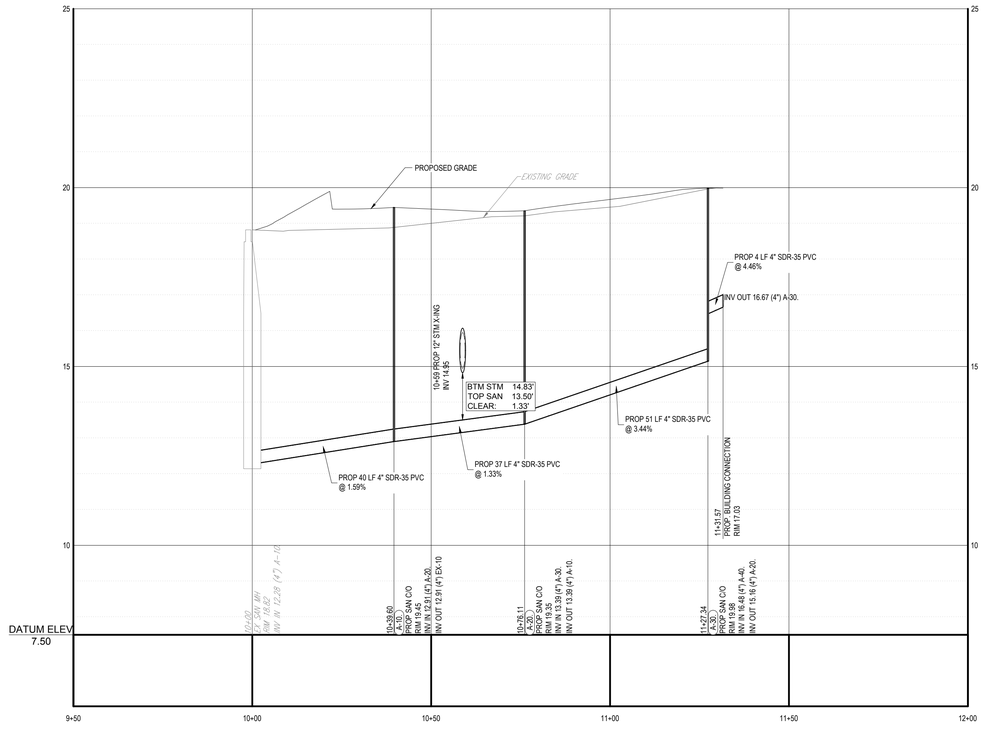
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 3 - 12/06/2024



PROPOSED SANITARY SEWER PROFILE (EX-10 TO A-40)

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

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DATE:	08/20/2024
CAD I.D.:	P-CIVL-PROF-GAA230181.00

PROJECT:

PROP.
SITE PLAN
DOCUMENTS

FOR

EXPRESS CHARGE BY THE ENGINEERS

AUTO SERVICE
FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

SHEET TITLE:

SANITARY PROFILES

SHEET NUMBER:

C-601

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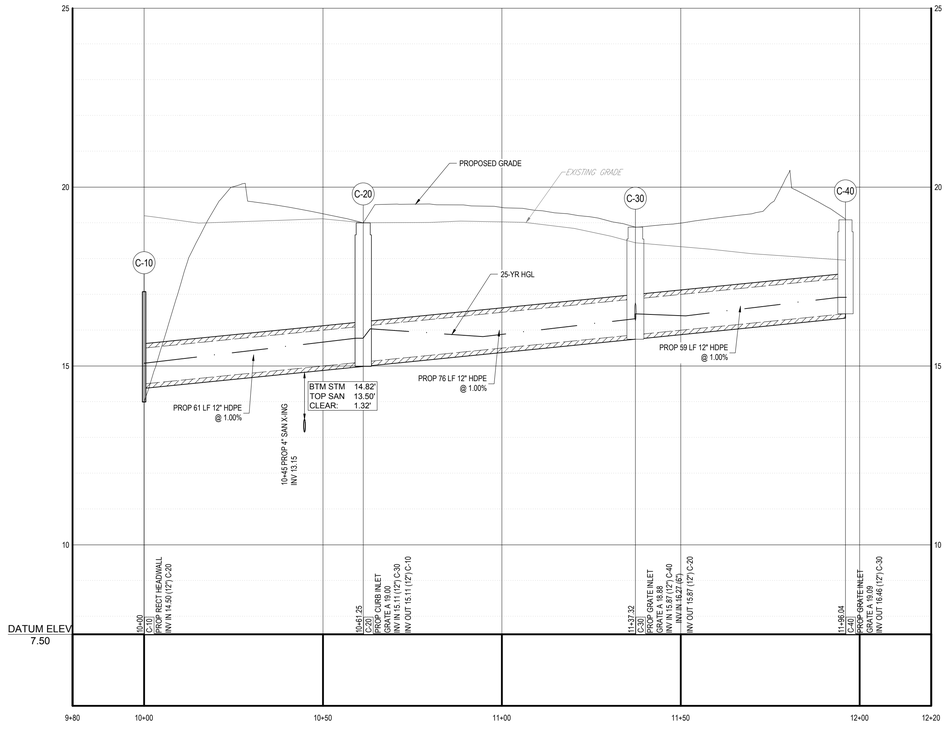
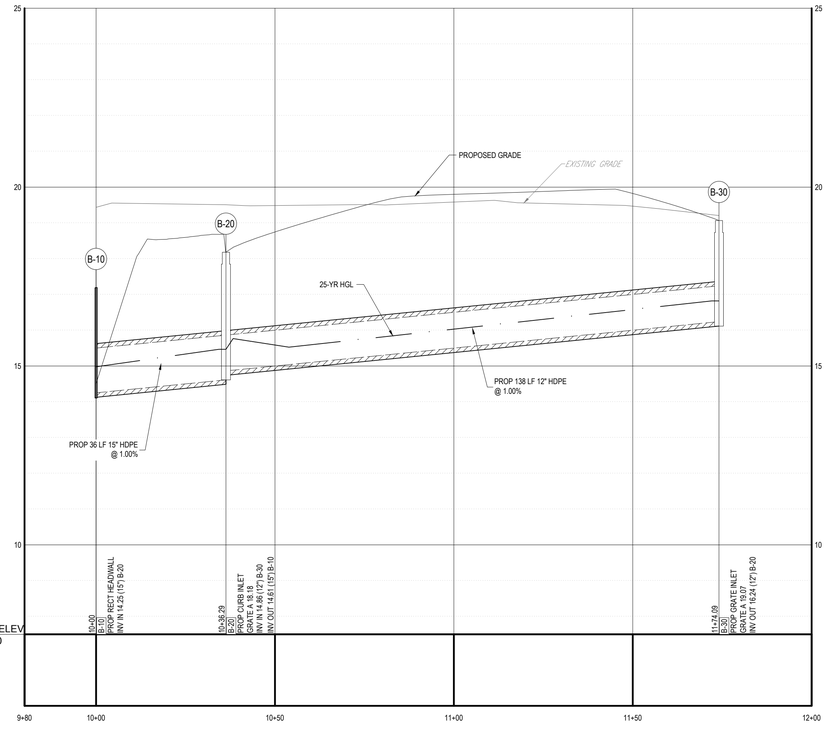
BB



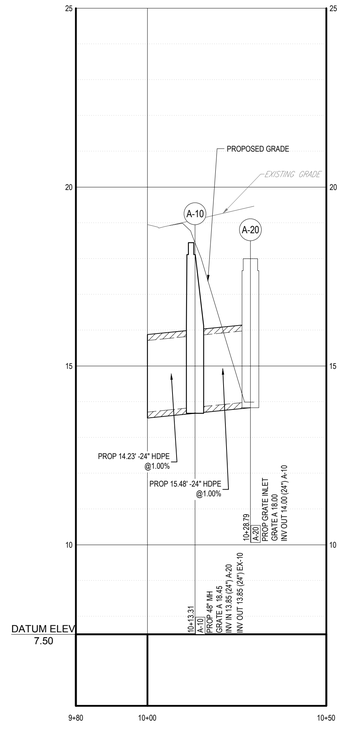
PROPOSED STM PROFILE (C-10 TO C-40)

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



PROPOSED STM PROFILE (B-10 TO B-30)

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL



PROPOSED STM PROFILE (EX-10 TO A-20)

SCALE: 1"= 20 ' HORIZONTAL
1"= 2 ' VERTICAL

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PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE & TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

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ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND
12/06/2024

SHEET TITLE:

STORM PROFILES

SHEET NUMBER:

C-602

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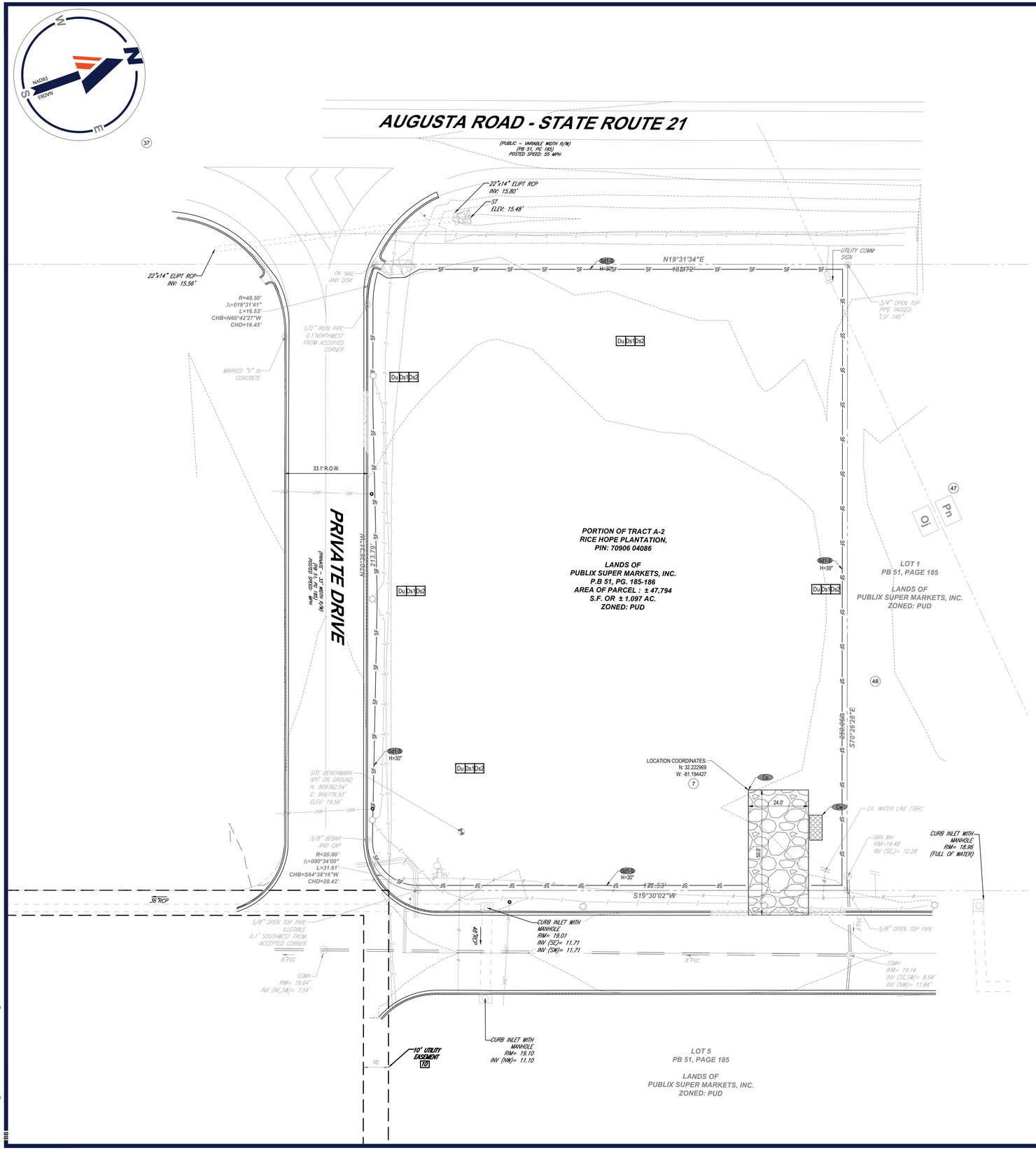
C:\PROGRAMDATA_BOHLER\C3D2024\TEMP\ACPUBLISH_15721\P-CIVL-PROF-GAA230181.00-----LAYOUT: C-602 STM
BBS



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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. (17)

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING (21)

EROSION & SEDIMENT CONTROLS, ROCK CONSTRUCTION ENTRANCE, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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. (19)

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 OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR. (20)

WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

NO STATE WATERS OR WETLANDS ARE LOCATED WITHIN 200 FEET OF THE PROJECT SITE

PETROLEUM STORAGE SHALL BE DONE IN ACCORDANCE WITH ONE OF THE TWO FOLLOWING METHODS TO PREVENT STORM WATER DISCHARGES ON THE SITE:
A. ALL PETROLEUM STORAGE CONTAINERS SHALL BE COVERED WITH PLASTIC SHEETING OR BE LOCATED UNDER TEMPORARY ROOF.
B. ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY CONTAINMENT AREA.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT (18)

EROSION CONTROL NOTES:

1. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE
2. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC - ROADWAY OR INTO STORM DRAIN MUST BE REMOVED.
3. PROVIDE GPS COORDINATES AT CONSTRUCTION EXIT AS REQUIRED ON THE NOTICE INTENT UNDER THE NPDES APPLICATION.
4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEAN. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
6. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP STREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAY HAVE BEEN PAVED.
9. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
10. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION.

PHASE 1 (36)

1. INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
2. STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
3. INSTALL PERIMETER SEDIMENT CONTROL BMP'S IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMP'S.
4. INSTALL STABILIZED CONSTRUCTION EXIT, AND SET THE PROJECT OFFICE TRAILER.
5. INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMP'S, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMP'S.
6. PREPARE TEMPORARY PARKING AND STORAGE AREA.
7. INSTALL TEMPORARY SEDIMENTATION TRAPS/EXCAVATION TRAPS. TRAPS MUST BE FULLY FUNCTIONAL BEFORE MASS CLEARING, GRADING OR EARTH MOVING OPERATIONS BEGIN.
8. BEGIN DEMOLISHING THE SITE.

EROSION & SEDIMENT CONTROL LEGEND (50)

LOD — LOD	LIMITS OF DISTURBANCE
	CONCRETE WASHOUT
Du	DUST CONTROL (USING: PHASING OF THE PROJECT, MULCH, SPRINKLING WATER, SPRAY-ON-ADHESIVE, CALCIUM CHLORIDE, BARRIERS, ETC.)
Ds1	DISTURBED AREA STABILIZATION - MULCHING
Ds2	DISTURBED AREA STABILIZATION - TEMPORARY SEEDING
SF — Sd1-S	TYPE S SEDIMENT BARRIER (SENSITIVE AREAS)
CO	STABILIZED CONSTRUCTION EXIT

DISTURBED AREA SUMMARY

DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA	1.10±
ON-SITE DISTURBED AREA	1.09±
OFF-SITE DISTURBED AREA	0.01±
TOTAL DISTURBED AREA (ALL PHASES)	1.10±

MAPPED SOIL TYPES

SOIL TYPE	DESCRIPTION	SOIL GROUP
Oj	OCILLA COMPLEX	B/D
Pn	POOLER FINE SANDY LOAM	C/D

TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR CHATHAM COUNTY, GEORGIA

PHASE 1 EROSION BMP STORAGE CALCULATIONS (6)

BMP	QUANTITY	TOTAL STORAGE (CY)
SILT FENCE (SENSITIVE) (0.29 CY/LF)	831 LF	241 CY
TOTAL SITE SEDIMENT STORAGE PROVIDED (134 CY PER AC REQUIRED)	147 CY REQUIRED	241 CY PROVIDED

PROPERTY OWNER

EXPRESS OIL CHANGE, LLC.
1800 SOUTHPARK DR.
BIRMINGHAM, AL 35244
CONTACT: JUSTIN DUCK
PHONE: (205) 600-6924
EMAIL: JUSTIN.DUCK@EXPRESSOIL.COM

24 HOUR CONTACT (4)

JUSTIN DUCK - (205) 600-6924

DESIGN PROFESSIONAL'S CERTIFICATION: (2) (12)

(1) 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 LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001.

(2) "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 DIRECT SUPERVISION."

(3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

BRETT BUCKLAND, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL

ISSUED: 05/08/2018
EXPIRES: 05/08/2027

0000083972
CERTIFICATION #

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

20 10 5 0 20 (37)
SCALE: 1" = 20'

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CAD I.D.:	P-CIVL-ERO1-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS
FOR
EXPRESS OIL CHANGE / TIRE ENGINEERS

AUTO SERVICE FACILITY
LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

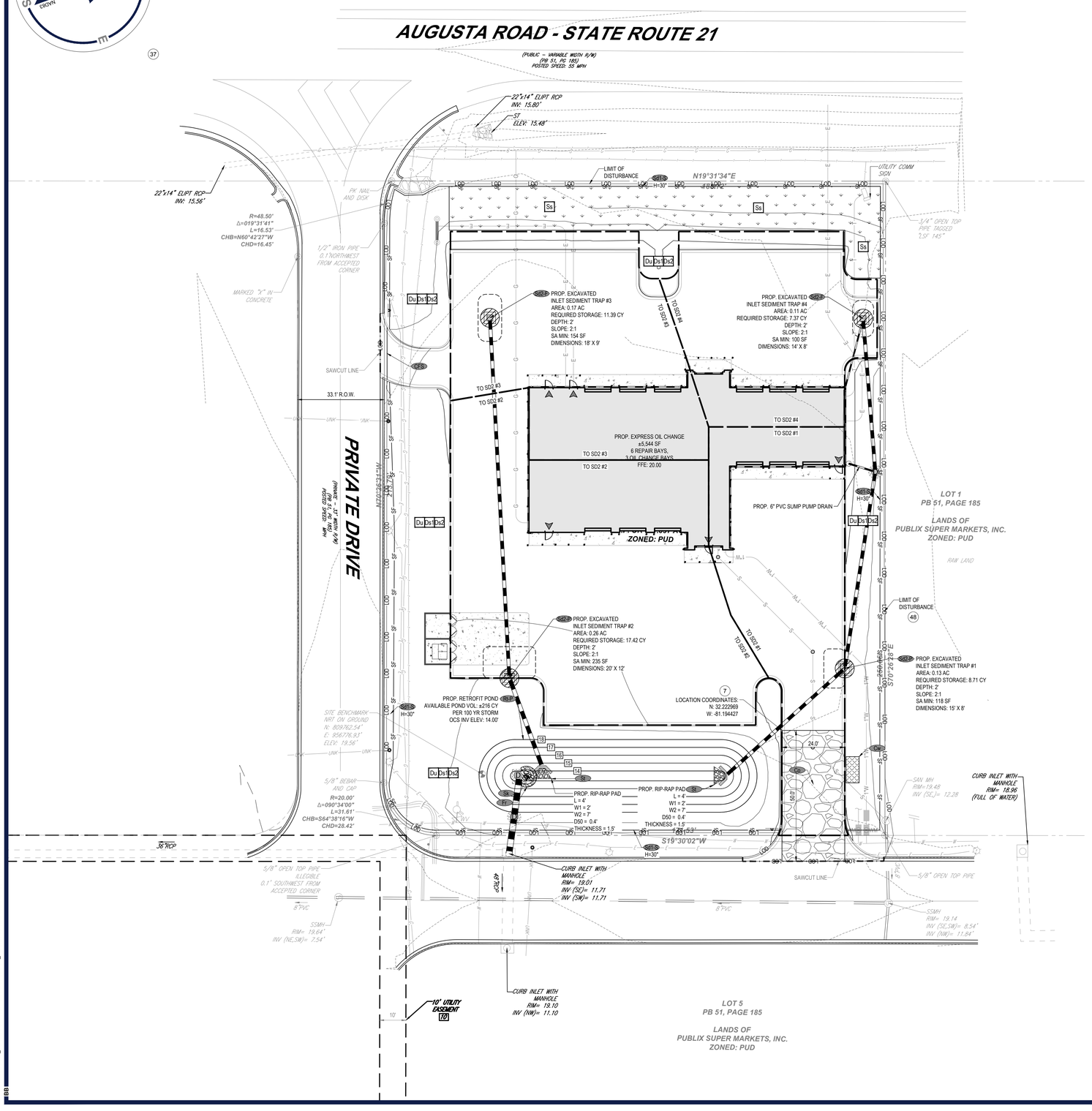
SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:
C-801

REVISION 3 - 12/06/2024

Dec 06, 2024
C:\PROGRAMDATA_BOHLER\CI3202401\TEMP\ACPUBLISH_15721\EP-CIVIL-ERO1-GAA230181.00-----3-LAYOUT C-801 ERO1
BB

AUGUSTA ROAD - STATE ROUTE 21



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ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING (21)

EROSION & SEDIMENT CONTROLS, ROCK CONSTRUCTION ENTRANCE, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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. (19)

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 OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR. (20)

WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

NO STATE WATERS OR WETLANDS ARE LOCATED WITHIN 200 FEET OF THE PROJECT SITE

PETROLEUM STORAGE SHALL BE DONE IN ACCORDANCE WITH ONE OF THE TWO FOLLOWING METHODS TO PREVENT STORM WATER DISCHARGES ON THE SITE:
A. ALL PETROLEUM STORAGE CONTAINERS SHALL BE COVERED WITH PLASTIC SHEETING OR BE LOCATED UNDER TEMPORARY ROOF.
B. ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY CONTAINMENT AREA.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT (18)

DESIGN PROFESSIONAL'S CERTIFICATION: (2) (12)

(1) 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 LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001.

(2) "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 DIRECT SUPERVISION."

(3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

Brett Buckland

BRETT BUCKLAND, P.E.

GSWCC LEVEL II DESIGN PROFESSIONAL

ISSUED: 05/08/2018
EXPIRES: 05/08/2027

0000083972

CERTIFICATION #

EROSION & SEDIMENT CONTROL LEGEND (50)

LOD — LOD		LIMITS OF DISTURBANCE
	RtP	RETRO-FITTED DETENTION POND
		CONCRETE WASHOUT
	Du	DUST CONTROL (USING: PHASING OF THE PROJECT, MULCH, SPRINKLING WATER, SPRAY-ON-ADHESIVE, CALCIUM CHLORIDE, BARRIERS, ETC.)
	Ds1	DISTURBED AREA STABILIZATION - MULCHING
	Ds2	DISTURBED AREA STABILIZATION - TEMPORARY SEEDING
	Ss	SLOPE STABILIZATION
SF	Sd1-S	TYPE S SEDIMENT BARRIER (SENSITIVE AREAS)
	CO	STABILIZED CONSTRUCTION EXIT
	Sd2	EXCAVATED SEDIMENT TRAP
	St	STORM DRAIN OUTLET PROTECTION
	Fr	FILTER RING
	CFS	COMPOST FILTER SOCK

DISTURBED AREA SUMMARY

DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA	1.10±
ON-SITE DISTURBED AREA	1.09±
OFF-SITE DISTURBED AREA	0.01±
TOTAL DISTURBED AREA (ALL PHASES)	1.10±

MAPPED SOIL TYPES

SOIL TYPE	DESCRIPTION	SOIL GROUP
Oj	OCILLA COMPLEX	B/D
Pn	POOLER FINE SANDY LOAM	C/D

TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR CHATHAM COUNTY, GEORGIA

PHASE 2 EROSION BMP STORAGE CALCULATIONS (6)

BMP	QUANTITY	TOTAL STORAGE (CY)
SILT FENCE (SENSITIVE) (0.29 CY/LF)	831 LF	241 CY
EXCAVATED INLET SEDIMENT TRAPS	4	216 CY
TOTAL SITE SEDIMENT STORAGE PROVIDED (134 CY PER AC REQUIRED)	147 CY REQUIRED	457 CY PROVIDED

PROPERTY OWNER

EXPRESS OIL CHANGE, LLC.
1800 SOUTHPARK DR.
BIRMINGHAM, AL 35244
CONTACT: JUSTIN DUCK
PHONE: (205) 600-6924
EMAIL: JUSTIN.DUCK@EXPRESSOIL.COM

24 HOUR CONTACT (4)

JUSTIN DUCK - (205) 600-6924

PHASE 2 (36)

1. BEGIN GRADING THE SITE
2. INSTALL UNDERGROUND UTILITIES, STORM SEWER PIPES.
3. BEGIN INSTALLATION OF PHASE 2 EXCAVATED INLET SEDIMENT TRAPS AS INLETS ARE INSTALLED.
4. MUCK TEMPORARY SEDIMENT TRAPS/EXCAVATION TRAPS AND BRING FINAL GRADE AS CONSTRUCTION PROGRESSES
5. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.
6. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. FINISH INSTALLATION OF ABOVE GROUND DETENTION SYSTEM
8. PREPARE SITE FOR PAVING
9. BEGIN INSTALLATION OF CURB/GUTTER, AND BUILDING FOUNDATION

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

20 10 5 0 20 (37)

SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL ENGINEERING
PERMITTING SERVICES
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DATE:	08/20/2024
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PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE / TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

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GEORGIA REGISTERED No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE 2

SHEET NUMBER:

C-802

REVISION 3 - 12/06/2024

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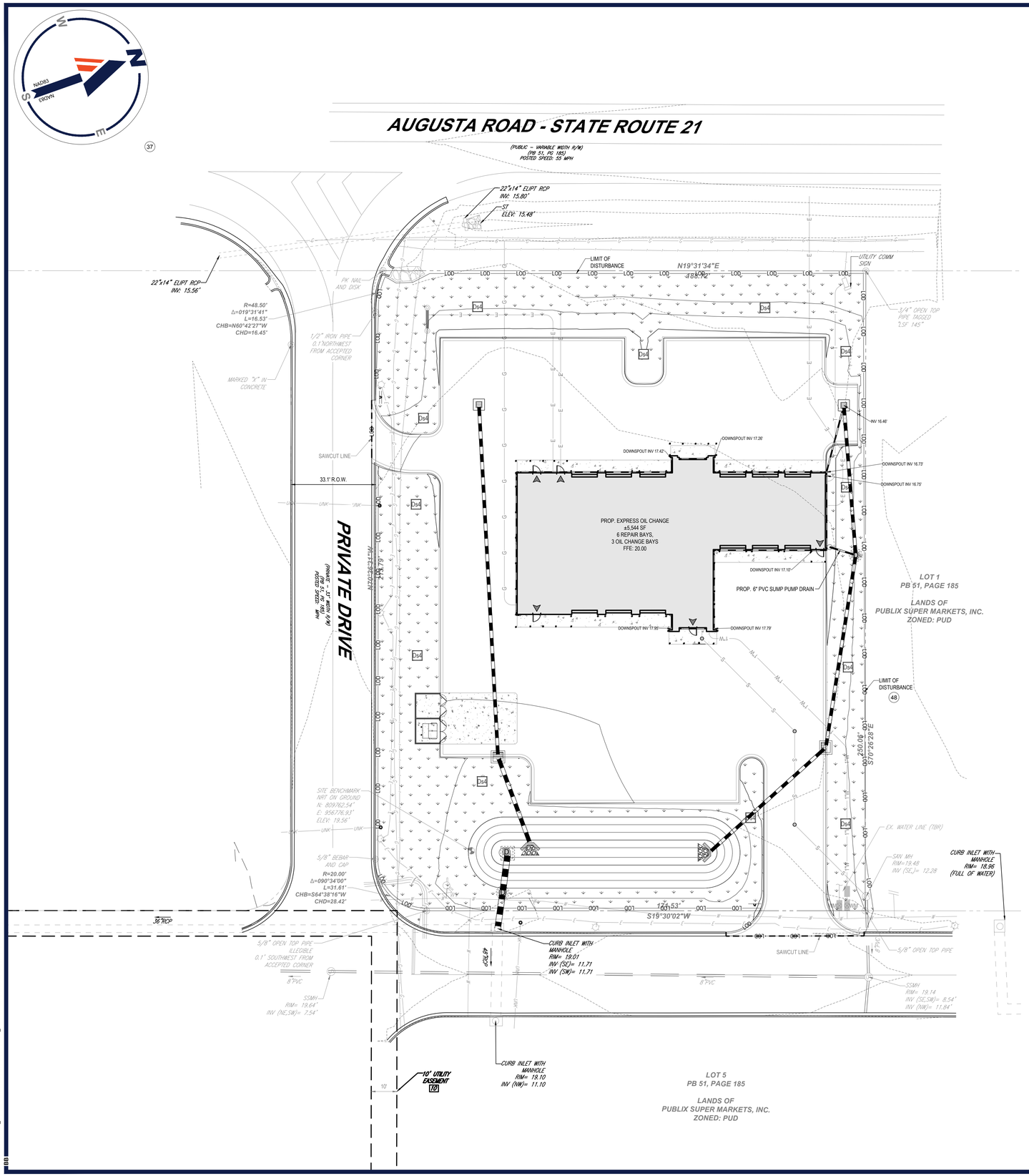
BB



GENERAL NOTES:

1. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE
2. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC - ROADWAY OR INTO STORM DRAIN MUST BE REMOVED.
3. PROVIDE GPS COORDINATES AT CONSTRUCTION EXIT AS REQUIRED ON THE NOTICE INTENT UNDER THE NPDES APPLICATION.
4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEAN. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
6. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP STREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAY HAVE BEEN PAVED.
9. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
10. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION.

EROSION & SEDIMENT CONTROL LEGEND (50)

LOD — LIMITS OF DISTURBANCE

Ds4 — DISTURBED AREA STABILIZATION - PERMANENT SODDING (SEE LANDSCAPE PLAN FOR PLANTING TYPES AND QUANTITIES)

PROPERTY OWNER

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24 HOUR CONTACT

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PHASE 3 (36)

1. MUCK EXCAVATED INLET SEDIMENT TRAPS BRING AREAS TO FINAL GRADE.
2. REMOVED ALL TEMPORARY PIPES, PLUG/REPAIR ALL AFFECTED INLETS TO PROVIDE PERMANENT PIPE CONNECTIONS. ENSURE ALL PERMANENT PIPES ARE FULLY OPERATIONAL.
3. FINISH CURB/GUTTER AND PAVING OF SITE.
4. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
5. COMPLETE CONSTRUCTION OF BUILDING.
6. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S)
7. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMP'S.
8. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE SITE IS FULLY STABILIZED AND THE GENERAL CONSTRUCTION PERMIT GAR100001 IS TERMINATED.

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. (15)

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. (17)

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING (21)

EROSION & SEDIMENT CONTROLS, ROCK CONSTRUCTION ENTRANCE, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

NO STATE WATERS OR WETLANDS ARE LOCATED WITHIN 200 FEET OF THE PROJECT SITE

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B. ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY CONTAINMENT AREA.

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Brett Buckland

BRETT BUCKLAND, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL

ISSUED: 05/08/2018
EXPIRES: 05/08/2027

0000083972
CERTIFICATION #

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20 10 5 0 20 (37)
SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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PROJECT No.:	GAA230181.00
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PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE / TIRE ENGINEER

AUTO SERVICE FACILITY
LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

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GEORGIA REGISTERED
Brett Buckland
No. PE043191
PROFESSIONAL
12/06/2024
ENGINEER
BRETT A. BUCKLAND

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE 3

SHEET NUMBER:
C-803

REVISION 3 - 12/06/2024

Dec 06, 2024
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GENERAL CONSERVATION NOTES AND SPECIFICATIONS

(SOURCE: GEORGIA SOIL AND WATER CONSERVATION COMMISSION

I. GENERAL INFORMATION

A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADE IS CONSIDERED ADEQUATE PROTECTION.
E. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.
F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT, AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY.
H. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
I. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE GSWCC, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
J. CONTRACTOR SHALL NOTIFY THE GSWCC OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
K. STANDARD FOR DISPOSAL OF MATERIALS:
L. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.

II. STANDARD FOR LAND GRADING

A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LEVELING.
   1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
   2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
B. INSTALLATION REQUIREMENTS
   1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
   2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
   3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
   4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
   5. (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
E. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

A. STANDARD FOR TEMPORARY STABILIZATION WITH MULCH
   1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING. IN ADDITION, STABILIZATION WITH MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
   2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
   3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
   4. PROTECTIVE MATERIALS TO BE USED:
      a. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR; WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A
      b. HYDROSEEDER OR HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. IF EMULSIFIED ASPHALT - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2), APPLY 0.04 GAL./SQ. YD. OR 194 GAL./ACRE ON FLAT SLOPES LESS THAN 8' HIGH. ON SLOPES 8' OR MORE HIGH USE 0.075 GAL./SQ. YD. OR 363 GAL./ACRE.

B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED
   1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
   2. SEEDBED PREPARATION
      a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
      b. APPLY GROUND LIMESTONE AT A RATE OF 1 TON/AC.
      c. APPLY 10-10-10 FERTILIZER A RATE OF 150 LB/AC.
      d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.

C. SEEDING
   LATE WINTER/EARLY SPRING (PIEDMONT JAN.1 - MAY 1; COASTAL PLAIN DEC. 1 - APRIL 15)
   1. SEED MIXTURE TEMPORARY:
      • RYE(GRAIN) SHALL BE APPLIED AT A RATE OF 120 LB/ACRE
      • ANNUAL LESPEDEZA (KOBE) SHALL BE APPLIED AT A RATE OF 50 LB/ACRE
   2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH.
   3. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

   SUMMER (PIEDMONT MAY 1 - AUG. 15; COASTAL PLAIN APRIL 15 - AUG. 15)
   1. SEED MIXTURE TEMPORARY: GERMAN MILLET SHALL BE APPLIED AT A RATE OF 40 LB/ACRE
   2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH.
   3. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER

   FALL (PIEDMONT MAY 1 - AUG. 15; COASTAL PLAIN APRIL 15 - AUG. 15)
   1. SEED MIXTURE TEMPORARY: RYE (GRAIN) SHALL BE APPLIED AT A RATE OF 120 LB/ACRE
   2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH.
   3. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER

V. STANDARD FOR PERMANENT STABILIZATION

A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
   1. SITE PREPARATION
      a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
      b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
      c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
   2. APPLYING TOPSOIL
      a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
      b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
   3. SEEDBED PREPARATION
      a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
      b. APPLY 10-20-10 OR EQUIVALENT RATED FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1000 SQUARE FEET.
      c. APPLY 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN.
      d. APPLY PULVERIZED DOLOMITIC LIMESTONE AT A RATE OF 1/3 TONS PER ACRES OR 15 POUNDS PER 1000 SQUARE FEET.
      e. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
      f. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
      g. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
   4. SEEDING
      a. SEED MIXTURE PERMANENT: SAHARA BERMUDA GRASS AT A RATE OF 275 LB/ACRE IN ADDITION TO TEMPORARY SEEDING (SEE ABOVE). SEEDING DATES 3/1 TO 5/15 8/15 TO 10/1.
      b. SEED MIX SHALL HAVE A PURE LIVE SEED (PLS) RATING OF 60% OR GREATER
      c. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SCURRY FORM), WHICH ARE MULCHED, MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS SEE STANDARD FOR STABILIZATION WITH MULCH: PROTECTIVE MATERIALS TO BE USED.
      d. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR; WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A
   5. IRRIGATION - (WHERE FEASIBLE) IF SOIL MOISTURE IS DEFICIENT AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED, ESPECIALLY WHEN SEEDING IS PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

B. STANDARD FOR PERMANENT STABILIZATION WITH SOD
   1. MATERIALS AND MATERIALS
      a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
      b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
      c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
      d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
      e. FOR DROUGHTY SITES A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
      f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
   2. SITE PREPARATION SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
   3. APPLYING TOPSOIL. SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
   4. SEEDBED PREPARATION. SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
   5. SOD PLACEMENT
      a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
      b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
      c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
      d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT BAMBOO STAKES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
      e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
      f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
   6. TOP DRESSING - IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION SUGGESTED FERTILIZER, THEN A FOLLOW-UP TOP DRESSING IS NOT MANDATORY.
      a. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.
      b. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING (25)

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS (26) SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS (27) HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE (28) SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY (29) THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM (30) PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED (31) BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE CITY OF PORT WENTWORTH.

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS:
IF THE PETROLEUM DISCHARGED, RELEASED OR SPILLED:
- IS 25 GALLONS OR MORE, OR
- CAUSES A SHEEN ON NEARBY SURFACE WATER, OR
- IS 100 FEET OR LESS FROM SURFACE WATER BODY,

THEN THE PERSON OWNING OR HAVING CONTROL OVER THE OIL MUST IMMEDIATELY TAKE MEASURE TO COLLECT AND REMOVE THE DISCHARGE, AND REPORT THE DISCHARGE TO GSWCC WITHIN 24 HOURS OF DISCHARGE, AND BEGIN TO RESTORE AREA AFFECTED BY DISCHARGE.

IF THE PETROLEUM RELEASED OR SPILLED:
- IS LESS THAN 25 GALLONS OR MORE;
- DOES NOT CAUSES A SHEEN ON NEARBY SURFACE WATER; AND
- IS MORE THAN 100 FEET OR LESS FROM SURFACE WATER BODY;

THEN THE PERSON WHO OWNS OR HAS CONTROL OVER THE OIL MUST IMMEDIATELY TAKE MEASURE TO COLLECT AND REMOVE THE DISCHARGE. IF IT CANNOT BE CLEANED UP WITHIN 24 HOURS OF THE DISCHARGE OR CAUSE A SHEEN ON NEARBY SURFACE WATER, THE PERSON MUST IMMEDIATELY NOTIFY GSWCC.

IF THE PETROLEUM RELEASED OR SPILLED IN ANY CIRCUMSTANCES DOES NOT MEET ONE OF THE ABOVE REQUIREMENTS, OR IS NOT PERMITTED BY GS 143-215.1, OR IT IS NOT PURSUANT TO A RULE ADOPTED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION OR, A REGULATION OF USEPA, IT MUST BE REPORTED TO GSWCC IMMEDIATELY.
THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN SECTION 304 OF THE EPCRA

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1. ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
2. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
3. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.,) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
4. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
5. ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
6. THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

POLLUTANT REDUCTION PRACTICES - PRODUCT SPECIFIC PRACTICES

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

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

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

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

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

GSWCC EROSION AND SEDIMENT CONTROL NOTES (9)

1. THE PRIMARY PERMITTEE OF THIS PROJECT IS EXPRESS OIL CHANGE, LLC., 1880 SOUTH PARK DR. BIRMINGHAM, AL 35244
   CONTACT: JUSTIN DUCK, PHONE: (205) 600-6924, EMAIL: JUSTIN.DUCK@EXPRESSOIL.COM (5)
2. THE TOTAL ACREAGE OF THE PROPERTY IS ± 1.10 ACRES AND THE TOTAL DISTURBED AREA IS ±1.10 ACRES
3. THE PROPERTY IS LOCATED AT GPS LOCATION 32.222969°, -81.194819°, GA-21, PORT WENTWORTH, GA 31407.
4. THE RECEIVING WATERS OF THIS PROJECT IS THE EXISTING STORMWATER CONVEYANCE SYSTEMS TO THE EAST OF THE SITE. THE ULTIMATE RECEIVING WATER IS A DETENTION BASIN APPROX. 500 FT TO THE NORTHEAST OF THE PROJECT SITE. (11)
5. THE IMPROVEMENTS FOR THIS PROJECT INCLUDE THE CONSTRUCTION OF AN EXPRESS OIL CHANGE BUILDING, ASSOCIATED PARKING FACILITIES, AND UNDERGROUND UTILITIES. AN UNDERGROUND STORM WATER DETENTION SYSTEM WILL BE CONSTRUCTED TO MITIGATE THE PROPOSED DEVELOPMENT IMPACT TO EXISTING CONDITIONS.
12. WASHOUT OF THE DRUM OF A CONCRETE TRUCK AT THE CONSTRUCTION SITE IS PROHIBITED. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES WILL ONLY BE ALLOWED IN A DESIGNATED AREA PROVIDED FOR THIS PURPOSE, AS SHOWN ON THE DRAWINGS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE FOLLOWED:
   a. CONTAIN ALL WASH WATER ON SOIL, IN A BOWL SHAPED AREA CREATED IN DESIGNATED WASH AREA TO PREVENT THE WASH WATER FROM FLOWING FROM THE WASHOUT AREA.
   b. USE THE MINIMUM AMOUNT OF WATER TO WASH DOWN THE TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES;
   c. REMOVE ANY CONCRETE SEDIMENT FROM THE AREA SURROUNDING THE WASHOUT AREA BEFORE IT HARDENS; AND
   d. REMOVE ALL CONCRETE RESIDUE FROM THE DESIGNATED AREA ONCE IT HAS HARDENED. (24)
7. ON-SITE BURIAL PITS ARE NOT ALLOWED AT ANY LOCATION.
8. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN IS SUBJECT TO A FINE.
9. GRADING 1 ACRE OR MORE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND SUBJECT TO A FINE.
10. GROUND STABILIZATION MUST OCCUR WITHIN 7 DAYS ON PERIMETER AREAS AND SLOPES GREATER THAN 3:1, AND GROUND STABILIZATION MUST OCCUR WITHIN 14 DAYS ON OTHER AREAS.
11. BAS

SAMPLING REQUIREMENTS (31) (33)

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 RESIDENCES WHICH ARE NOT APART OF A COMMON DEVELOPMENT OR SUBDIVISION OR UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

A. SAMPLING REQUIREMENTS SHALL INCLUDE:

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 1:24,000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (1) THE LOCATION OF ALL PERENNIAL LAND 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 AFTER IS DISCHARGED AND (2) 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 THE 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(Sx0 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 WATERS.
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. SAMPLING 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 PARK 136; 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 COLLECTION 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 SAMPLES 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 ACTIVE DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZED MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IN 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 WATERS OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

C. SAMPLING POINTS

1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATERS OR ALL OUTFALLS OR A COMBINATION OF RECEIVING WATERS AND OUTFALLS. 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 WATERS AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES.
   a. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATERS MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATERS MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE FOR THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
   b. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATERS MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATERS 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 WATERS OR THE STORM WATER OUTFALL CHANNELS.
   d. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATERS OR THE OUTFALL STORM WATER CHANNEL.
   e. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
   f. THE SAMPLES SHOULD BE KEPT FROM FLOATING DEBRIS.
   g. PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR THE PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).
   h. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PART III.D.4 OR III.D.5., WHICHEVER IS APPLICABLE.

D. SAMPLING FREQUENCY

(1.) THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2.) HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

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

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

(C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMP'S 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 BMP'S 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 *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.

(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 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.

NON-STORMWATER DISCHARGES

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NONSTORMWATER LISTED IN PART III.A.2. OF THIS PERMIT THAT ARE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE.

REPORTING (31)

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU," AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

RETENTION OF RECORDS (32)

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 NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THE GENERAL PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THE GENERAL PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THE GENERAL PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART OF THE GENERAL PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THE GENERAL PERMIT.

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 NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. 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.

DESIGN PROFESSIONAL'S CERTIFICATION: (2) (12)

(1) 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 LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001.

(2) "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 DIRECT SUPERVISION."

(3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

Brett Buckland

BRETT BUCKLAND, P.E.
GSWCC LEVEL II DESIGN PROFESSIONAL

ISSUED: 05/08/2018
EXPIRES: 05/08/2027

0000083972
CERTIFICATION #

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/23/2024	OWNER COMMENTS	JB/BM
			CC
2	08/20/2024	OWNER COMMENTS	JB/CC
			CC/BB
3	12/06/2024	CITY COMMENTS	JB/CA
			BB

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	GAA230181.00
DRAWN BY:	JB
CHECKED BY:	BB
DATE:	08/20/2024
CAD I.D.:	P-CIVL-EROD-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS CLEANING TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
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GEORGIA REGISTERED Brett Buckland No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

SHEET TITLE:
EROSION & SEDIMENT CONTROL NOTES

SHEET NUMBER:
C-805

(8) REVISION 3 - 12/06/2024

Dec 06, 2024
C:\PROJ\BAM\DATA_BOHLER\C3D2024\TEMP\ACPUBLISH_197212\P-CIVL-EROD-GAA230181.00-----LAYOUT: C-805 EROSION & SEDIMENT CONTROL NOTES
BB

ESPC CHECKLIST

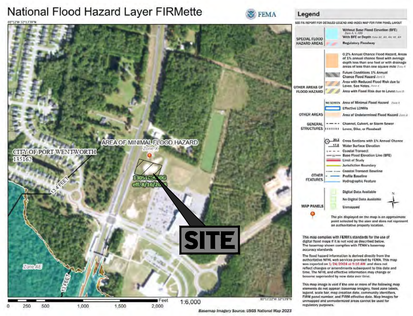
(1)

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST				
STAND ALONE CONSTRUCTION PROJECTS				
SWCD: REGION III				
Project Name: EXPRESS OIL CHANGE PORT WENTWORTH		Address: TO BE CREATED		
City/County: PORT WENTWORTH, CHATHAM COUNTY		Date on Plans: 07/23/2024		
Name & email of person filling out checklist: CHEN CAI, CHENCAI@BOHLERENG.COM				
PLAN PAGE #	Included Y/N		TO BE SHOWN ON ES&PC PLAN	LOCATION MARKER (#)
C-806	Y	1	"The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)"	(1)
C-801 - C-806	Y	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)	(2)
N/A	N/A	3	Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMP's listed in Appendix 1 of this checklist and the GAEPD approval letter. "(A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed.)	
C-801 - C-803	Y	4	The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.	(4)
C-804	Y	5	Provide the name, address, email address, and phone number of primary permittee.	(5)
C-801 - C-803	Y	6	Note total and disturbed acreages of the project or phase under construction.	(6)
C-801 - C-802	Y	7	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.	(7)
TITLE-BLOCK	Y	8	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.	(8)
C-804	Y	9	Description of the nature of construction activity and existing site conditions.	(9)
C-101	Y	10	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.	(10)
C-804	Y	11	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.	(11)
C-801 - C-806	Y	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.	(12)
C-801 - C-806	Y	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. "	(13)
C-804	Y	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. "	(14)
C-801 - C-804	Y	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."	(15)
N/A	N/A	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.	
C-801 - C-803	Y	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." "	(17)
C-801 - C-804	Y	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." "	(18)
C-801 - C-804	Y	19	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."	(19)
C-801 - C-804	Y	20	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."	(20)
C-801 - C-804	Y	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."	(21)
N/A	N/A	22	Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of a Biota Impaired Stream Segment must comply with Part III. C. of the permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. "	
N/A	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 six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. "	
C-804	Y	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. "	(24)
C-804	Y	25	Provide BMP's for the remediation of all petroleum spills and leaks.	(25)
HYDRO REPORT	Y	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. "	
C-807	Y	27	Description of practices to provide cover for building materials and building products on site. "	(27)
C-807	Y	28	Description of the practices that will be used to reduce the pollutants in storm water discharges. "	(28)
C-806	Y	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).	(29)
C-805	Y	30	Provide complete requirements of Inspections and record keeping by the primary permittee. "	(30)
C-805	Y	31	Provide complete requirements of Sampling Frequency and Reporting of sampling results. "	(31)
C-805	Y	32	Provide complete details for Retention of Records as per Part IV.F. of the permit. "	(32)
C-805	Y	33	Description of analytical methods to be used to collect and analyze the samples from each location. "	(33)
C-806	Y	34	Appendix B rationale for NTU values at all outfall sampling points where applicable. "	(34)
HYDRO REPORT	Y	35	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. "	(35)
C-801 - C-803	Y	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. "	(36)
C-801 - C-803	Y	37	Graphic scale and North arrow.	(37)
N/A	N/A	38	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:	
			Map Scale: 1 inch = 100ft or larger scale — Ground Slope: Flat 0 - 2% / Rolling 2 - 8% / Steep 8% + — Contour Intervals, ft.: 0.5 or 1 / 1 or 2 / 2.5 or 10	
N/A	N/A	39	Use of alternative BMP's whose performance has been documented to be equivalent to or superior to conventional BMP's as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.	
N/A	N/A	40	Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. "	
N/A	N/A	41	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.	
N/A	N/A	42	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.	
HYDRO REPORT	Y	43	Delineation and acreage of contributing drainage basins on the project site.	(43)
HYDRO REPORT	Y	44	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. "	(44)
HYDRO REPORT	Y	45	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.	(45)
HYDRO REPORT	Y	46	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.	(46)
C-801	Y	47	Soil series for the project site and their delineation.	(47)
C-801 - C-803	Y	48	The limits of disturbance for each phase of construction.	(48)
C-811	Y	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 included for structural BMP's 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, permittee's 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.	(49)
C-801 - C-803	Y	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.	(50)
N/A	N/A	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.	
L-101	Y	52	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.	(52)
			* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.	
Effective January 1, 2024				

FEMA FIRM MAPS 13051C0030G

N.T.S.

(10)



U.S.G.S TOPOGRAPHIC MAP

N.T.S.

(10)

FLOOD CERTIFICATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM) 13051C0030G, WITH EFFECTIVE DATE OF AUGUST 16TH, 2018, THE PROJECT SITE LIES WITHIN ZONE X, WHICH IS OUTSIDE ANY ESTABLISHED FLOOD HAZARD AREA.

CONSTRUCTION SCHEDULE

(29)

CONSTRUCTION SCHEDULE	MONTH 1	2	3	4	5	6	7	8
PHASE I								
INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.	■							
STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.	■							
INSTALL PERIMETER SEDIMENT CONTROL BMPS IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.	■							
INSTALL STABILIZED CONSTRUCTION EXIT, AND SET THE PROJECT OFFICE TRAILER.	■							
INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPS.	■							
PREPARE TEMPORARY PARKING AND STORAGE AREA	■							
PHASE II								
BEGIN GRADING THE SITE		■						
INSTALL UNDERGROUND UTILITIES, STORM SEWER PIPES		■	■					
BEGIN INSTALLATION OF INLET PROTECTION MEASURES AS INLETS ARE INSTALLED.			■					
TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.		■	■	■	■	■		
IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.					■	■		
PREPARE SITE FOR PAVING						■	■	
BEGIN INSTALLATION OF CURB/GUTTER, AND BUILDING FOUNDATION							■	
PHASE III								
PROVIDE PERMANENT PIPE CONNECTIONS. ENSURE ALL PERMANENT PIPES ARE FULLY OPERATIONAL								■
FINISH CURB/GUTTER AND PAVING OF SITE.								■
COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.								■
COMPLETE CONSTRUCTION OF BUILDING.								■
REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS).								■
STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS								■
CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE SITE IS FULLY STABILIZED AND THE GENERAL CONSTRUCTION PERMIT GAR1001 IS TERMINATED								■

***START OF CONSTRUCTION DATE IS SUBJECT TO CHANGE**

APPENDIX B
NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLE

(34)

WATERS SUPPORTING WARM WATER FISHERIES

Site Size (Acres)	Surface Water Drainage Area (Square Miles) 0-4.99	5-9.99	10-24.99	25-49.99	50-99.99
1.00-10	(75)	150	200	400	750
10.01-25	50	100	100	200	300
25.01-50	50	50	100	100	200
50.01-100	50	50	50	100	100
100.01+	50	50	50	50	50

NOTES:

1. ALL OUTFALL SAMPLING POINTS SHALL CONFORM TO AN NTU VALUE OF 75 PER THE ABOVE TABLE, AS FOUND AT A SITE BETWEEN 1.00 AND 10 ACRES IN SIZE WITH A DRAINAGE AREA OF LESS THAN 5 SQUARE MILES.
2. SOURCE: STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, GENERAL PERMIT NO. GAR100001

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DATE OF INSPECTION: _____

I CERTIFY THE SITE WAS IN COMPLIANCE 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

DESIGN PROFESSIONAL'S CERTIFICATION: (2) (12)

(1) 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 LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001.

(2) "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 DIRECT SUPERVISION."

(3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

BRETT BUCKLAND, P.E. — ISSUED: 05/08/2018, EXPIRES: 05/08/2027

GSWCC LEVEL II DESIGN PROFESSIONAL — 0000083972 CERTIFICATION #

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/23/2024	OWNER COMMENTS	JB/BM
			CC
2	08/20/2024	OWNER COMMENTS	JB/CC
			CC/BB
3	12/06/2024	CITY COMMENTS	JB/CA
			BB

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It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	GAA230181.00
DRAWN BY:	JB
CHECKED BY:	BB
DATE:	08/20/2024
CAD I.D.:	P-CIVL-EROD-GAA230181-00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE / TIRE ENGINEER

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

SHEET TITLE:
EROSION & SEDIMENT CONTROL NOTES

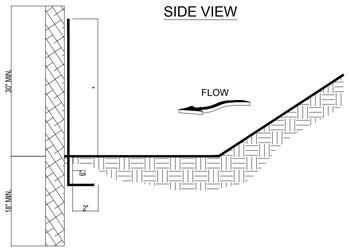
SHEET NUMBER:
C-806

(8) REVISION 3 - 12/06/2024

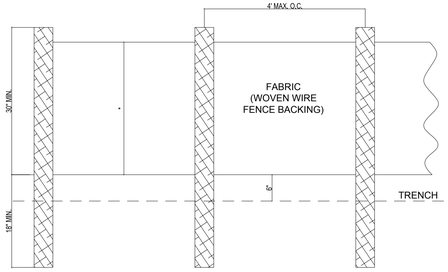
Dec 06, 2024
C:\PROD\&MDATA_BOHLER\C3D2024\TEMP\ACPUBLISH_157212\P-CIVL_EROD_GAA230181.00---LAYOUT: C-806 EROSION & SEDIMENT CONTROL NOTES
BB

SILT FENCE - TYPE SENSITIVE (Sd1-S)

SIDE VIEW



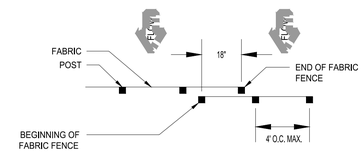
FRONT VIEW



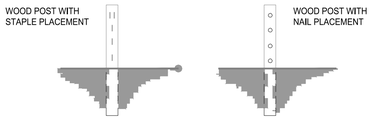
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VIEW - NOT TO SCALE



FRONT VIEWS - NOT TO SCALE

NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Table 6-27.2 Post Size

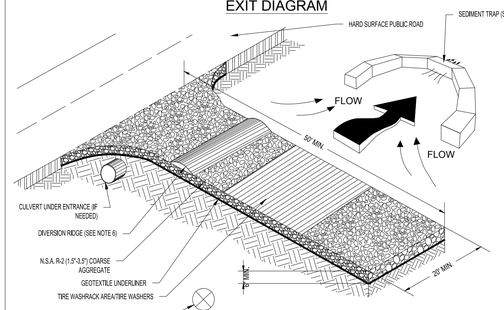
Type	"Min Length"	"Type of Post"	Size of Post
NS	4'	Soft wood Oak Steel	"3"dia or 2x4 1.5" x1.5" 1.15lb./ft. min"
S	4'	"Steel Oak"	"1.15-1.25 lb./ ft. min 2"x2""

Table 6-27.3 Fasteners for Wood Posts

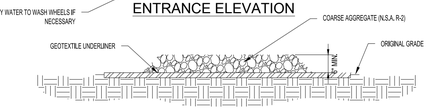
	Gauge	Crown	Legs	"Staples / Post"
"Wire Staples"	17 min.	"3/4" wide"	"1/2" long"	5 min.
	Gauge	Length	"Button Heads"	Nail/ Post
Nails	14 min.	1"	3/4"	4 min.
Note: Filter Fabric may also be attached to the post by wire, cords, and pockets.				

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION



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

CO

NOTES:
1. SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
2. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

SOLID WASTE DISPOSAL (28)

NOTES:
1. CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS WASTES.
2. HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED ACCESS.
3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
4. HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT DOCUMENTS.

HAZARDOUS WASTE DISPOSAL

NOTES:
1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.
2. REFERENCE THE MEMPHIS AND SHELBY COUNTY BMP MANUAL ACTIVITIES AND METHODS SECTION AM-09

SANITARY FACILITIES

NOTES:
1. PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
2. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
3. PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

PAINT AND STUCCO WASHOUT

NOTES:
1. ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE CEO).
2. ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION DETAIL. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
3. PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
4. STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.

STOCKPILES (SP)

NOTES:
1. THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.
2. RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.
3. THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

MASONS' AREA (MA)

NOTES:
1. THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.
2. USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

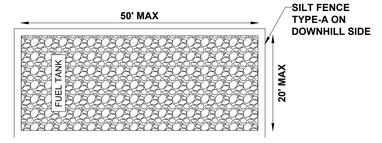
EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

NOTES:
1. MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
2. CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

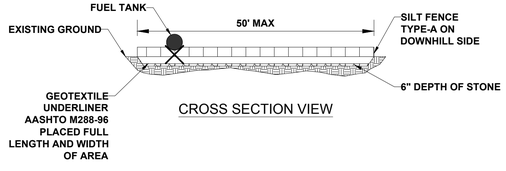
MATERIAL LAYDOWN AND STORAGE AREA (27)

FUEL STORAGE AND WASTE DISPOSAL AREA

(Da)



PLAN VIEW



CROSS SECTION VIEW

NOTES:
1. **DRAWING N.T.S.**
2. **AREA DESIGNATED ONLY FOR FUEL STORAGE AND WASHING OF THE CONCRETE CHUTE ONLY. WASHING OF CONCRETE DRUM IS PROHIBITED.**

BOHLER
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/23/2024	OWNER COMMENTS	JB/BM / CC
2	08/20/2024	OWNER COMMENTS	JB/CC / CC/BB
3	12/06/2024	CITY COMMENTS	JB/CA / BB

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DRAWN BY:	JB
CHECKED BY:	BB
DATE:	08/20/2024
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PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE & FIRE ENGINES

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
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GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND
12/06/2024

SHEET TITLE:

EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:

C-807

(8) REVISION 3 - 12/06/2024

Dec 06, 2024
C:\PROGRAMDATA_BOHLER\CI\20240418\TEMP\ACPUBLISH_15721\SP-CIVL-EROD-GAA230181.00-----3.LAYOUT: C-807 EROSION & SEDIMENT CONTROL DETAILS
BS

DUST CONTROL ON DISTURBED AREAS

Du

DEFINITION

CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.

PURPOSE

- TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.
- TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

CONDITIONS

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS

A. TEMPORARY METHODS

MULCHES. SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO SPECIFICATION TAC - TACKIFIERS. RESINS SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE SPECIFICATION DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES. THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO SPECIFICATION TAC - TACKIFIERS.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOW-FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RE-TREATMENT.

B. PERMANENT METHODS

PERMANENT VEGETATION. SEE SPECIFICATION **DS3 -DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE SPECIFICATION **TP - TOPSOILING**.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION **CR-CONSTRUCTION ROAD STABILIZATION**.

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DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

Ds1

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

PURPOSE

- TO REDUCE RUNOFF AND EROSION
- TO CONSERVE MOISTURE
- TO PREVENT SURFACE COMPACTION OR CRUSTING
- TO CONTROL UNDESIRABLE VEGETATION
- TO MODIFY SOIL TEMPERATURE
- TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL

REQUIREMENT FOR REGULATORY COMPLIANCE

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE.
MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS.
IF ANY AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED. REFER TO **DS2 -DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING), DS3 - DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING), AND DS4 - DISTURBED AREA STABILIZATION (WITH SODDING)**.

SPECIFICATIONS
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADED OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:

1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK." DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.

   STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED. TACKIFERS, BINDERS AND HYDRAULIC MULCH WITH TACKIFIER SPECIFICALLY DESIGNED FOR TACKING STRAW CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION **TAC - TACKIFERS**. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

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DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds2

DEFINITION

THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

PURPOSE

- TO REDUCE RUNOFF AND SEDIMENT DAMAGE OF
- DOWN STREAM RESOURCES
- TO PROTECT THE SOIL SURFACE FROM EROSION
- TO IMPROVE WILDLIFE HABITAT
- TO IMPROVE AESTHETICS
- TO IMPROVE TILTH, INFILTRATION AND AERATION AS WELL AS ORGANIC MATTER FOR PERMANENT PLANTINGS

REQUIREMENT FOR REGULATORY COMPLIANCE

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION SHALL BE USED. IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. REFER TO SPECIFICATION **DS1-DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).**

CONDITIONS

TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED. NOTE: SOME SPECIES OF TEMPORARY VEGETATION ARE NOT APPROPRIATE FOR COMPANION CROP PLANTINGS BECAUSE OF THEIR POTENTIAL TO OUT-COMPETE THE DESIRED SPECIES (E.G. ANNUAL RYEGRASS). CONTACT NRCS OR THE LOCAL SWCD FOR MORE INFORMATION.

SPECIFICATIONS
GRADING AND SHAPING
EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

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SEEDBED PREPARATION
WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.

WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY PH DURING THE GERMINATION PERIOD. BIO STIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL. GRADED AREAS REQUIRE LIME APPLICATION. SOILS MUST BE TESTED TO DETERMINE REQUIRED AMOUNTS OF FERTILIZER AND AMENDMENTS. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK RIPPER, OR CHISEL ON SLOPES TOO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT. FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE.

SEEDING
SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTI-PACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND. SEE TABLE 6-4.1

MULCHING
TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH, PROVIDED THERE IS LITTLE TO NO EROSION POTENTIAL. HOWEVER, THE USE OF MULCH CAN OFTEN ACCELERATE AND ENHANCE GERMINATION AND VEGETATION ESTABLISHMENT. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO **DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**.

IRRIGATION
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

PLANT, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast: Rates 2/ Per Acre	Broadcast: Rates 2/ PLS 3/ Per 1000 sq ft	Resource Area 4/	Planting Dates by Resource Area (dashed lines indicate optimum dates, dotted lines indicate permissible but marginal dates.)	Remarks
BARLEY (Hordeum vulgare)			P	J F M A M J J A S O N D	
alone	3 bu. (144 lbs.)	3.3 lb.			14,000 seed per pound. Winterhardy. Use on productive soils.
in mixture	2 bu. (96 lbs.)	0.6 lb.		J F M A M J J A S O N D	
LESPEDEZA, ANNUAL (Lespedeza striata)			P	J F M A M J J A S O N D	
alone	40 lbs.	0.9 lb.			200,000 seed per pound. May reseed for several years. Use inoculant 5/.
in mixtures	10 lbs.	0.2 lb.		J F M A M J J A S O N D	
LONGSTALK YEGETRIX (Elegiodochi rupestis)			P	J F M A M J J A S O N D	
alone	4 lbs.	0.1 lb.			1,500,000 seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixtures	2lbs.	0.05 lb.		J F M A M J J A S O N D	
MILLET, BROWNTOP (Panicum fasciculatum)			P	J F M A M J J A S O N D	
alone	40 lbs.	C 0.9 lb.			137,000 seed per pound. Quick dense cover. Will provide fair mutch competition to dominant if seeded at high rates.
in mixtures	10 lbs.	0.2 lb.		J F M A M J J A S O N D	

PLANT, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast: Rates 2/ Per Acre	Broadcast: Rates 2/ PLS 3/ Per 1000 sq ft	Resource Area 4/	Planting Dates by Resource Area (dashed lines indicate optimum dates, dotted lines indicate permissible but marginal dates.)	Remarks
MILLET, PEARL (Pennisetum glaucum)			P	J F M A M J J A S O N D	69,000 seed per pound. Quick cover. Drought tolerant. May reach 5 feet in height. Not recommended for mixtures.
alone	50 lbs.	1.1 lb.		J F M A M J J A S O N D	
OATS (Avena sativa)			P	J F M A M J J A S O N D	13,000 seed per pound. Use on productive soils. Not as winterhardys rye or barley.
alone	4 bu. (128 lbs.)	2.9 lb.			
in mixtures	1 bu. (32 lbs.)	0.7lb.		J F M A M J J A S O N D	
RYE (Secale cereale)			P	J F M A M J J A S O N D	18,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
alone	2 bu. (168 lbs.)	3.5 lb.			
in mixture	1/2 bu. (28 lbs.)	0.6 lb.		J F M A M J J A S O N D	
RYEGRASS, ANNUAL (Lolium temulentum)			P	J F M A M J J A S O N D	227,000 seed per pound. Dense cover. Very competitive and is not to be used in.
alone	40 lbs.	0.9 lb.			
SUDANGRASS (Sorghum Sudanese)			P	J F M A M J J A S O N D	55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
alone	50 lbs.	1.4lb			

PLANT, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

Species	Broadcast: Rates 2/ Per Acre	Broadcast: Rates 2/ PLS 3/ Per 1000 sq ft	Resource Area 4/	Planting Dates by Resource Area (dashed lines indicate optimum dates, dotted lines indicate permissible but marginal dates.)	Remarks
WHEAT (Triticum Aestivum)			P	J F M A M J J A S O N D	15,000 seed per pound. .
alone	3 bu. (180 lbs.)	4.1 lb.			
in mixtures	1/2 bu. (30 lbs.)	0.7 lb.		J F M A M J J A S O N D	

1/ Temporary cover crops are very competitive and will crown out perennials if seeded too heavily.
2/ Reduce seeding rates by 50% in no-till.
3/ PLS is an abbreviation for Pure Live Seed.
4/ Prepared by the Southern Piedmont NRCS.

DISTURBED AREA STABILIZATION (WITH SODDING)

Ds4

DEFINITION:
A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

PURPOSE:
ESTABLISH IMMEDIATE GROUND COVER.
REDUCE RUNOFF AND EROSION.
IMPROVE AESTHETICS AND LAND VALUE.
REDUCE DUST AND SEDIMENTS.
STABILIZE WATERWAYS, CRITICAL AREAS.
FILTER SEDIMENTS, NUTRIENTS AND BUGS.
REDUCE DOWNSTREAM COMPLAINTS.
REDUCE LIKELIHOOD OF LEGAL ACTION.
REDUCE LIKELIHOOD OF WORK STOPPAGE DUE TO LEGAL ACTION.
INCREASE "GOOD NEIGHBOR" BENEFITS.

CONDITIONS:
THIS APPLICATION IS APPROPRIATE FOR AREAS THAT REQUIRE IMMEDIATE VEGETATIVE COVERS, DROP INLETS, GRASS SWALES, AND WATERWAYS WITH INTERMITTENT FLOW.

PLANNING CONSIDERATIONS:
SODDING CAN INITIALLY BE MORE COSTLY THAN SEEDING, BUT THE ADVANTAGES JUSTIFY THE INCREASED INITIAL COSTS:

1. IMMEDIATE EROSION CONTROL, GREEN SURFACE, AND QUICK USE.
2. REDUCED FAILURE AS COMPARED TO SEED AS WELL AS THE LACK OF WEEDS.
3. CAN BE ESTABLISHED NEARLY YEAR-ROUND.

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SODDING IS PREFERABLE TO SEED IN WATERWAYS AND SWALES BECAUSE OF THE IMMEDIATE PROTECTION OF THE CHANNEL AFTER APPLICATION. SODDING MUST BE STAKED IN CONCENTRATED FLOW AREAS (SEE FIGURE 6-6.1).

CONSIDER USING SOD FRAMED AROUND DROP INLETS TO REDUCE SEDIMENTS AND MAINTAINING THE GRADE

CONSTRUCTION SPECIFICATIONS
SOIL PREPARATION:
BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS.

TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A stand.DON'T USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.

MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 6-6.1.

TABLE 6-6.1 FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/SQ FT)	SEASON
10-10-10	1000	.025	FALL

AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.

INSTALLATION:
LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD (SEE FIGURE 6-6.2)

ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.

IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.

SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

MATERIALS:

SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE.

1. SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" (+ OR -1/4") OF SOIL, NOT INCLUDING SHOOTS OR THATCH.
2. SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN (+ OR -5%. TORN OR UNEVEN PADS SHOULD BE REJECTED.
3. SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
4. AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER, IF IRRIGATION IS NOT AVAILABLE.
5. THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-6.2. SEE FIGURE 6-4.1 FOR YOUR RESOURCE AREA.

MAINTENANCE:

RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED (SEE FIGURE 6-6.2).

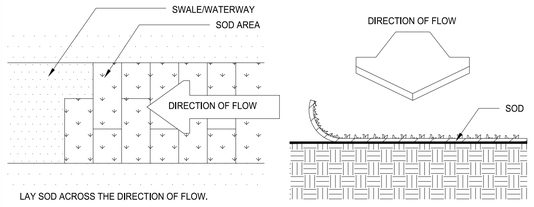
APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE 6-6.3.

TABLE 6-6.2 SOD PLANTING REQUIREMENTS			
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
BERMUDAGRASS	—	P,C	WARM WEATHER
BERMUDAGRASS	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
BERMUDAGRASS	EMERALD MYER	P,C	WARM WEATHER
BERMUDAGRASS	KENTUCKY	M-L,P	COOL WEATHER

TABLE 6-6.3 FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	NITROGEN TOP DRESSING RATE (LBS/ACRE)
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

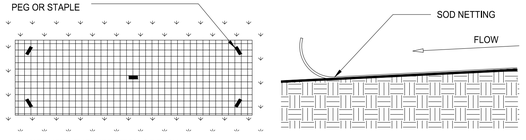
SODDED WATERWAYS

SOD DIRECTIONS



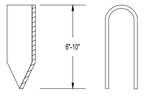
LAY SOD ACROSS THE DIRECTION OF FLOW.

NETTING DIRECTIONS



LAY NET WITH THE DIRECTION OF FLOW.

PEG DETAIL

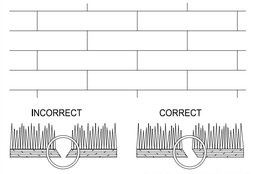


IN CRITICAL AREAS, SECURE SOD WITH NETTING USING STAPLES.

USE PEGS OR STAPLES TO FASTEN SOD FIRMLY -- AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG, WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

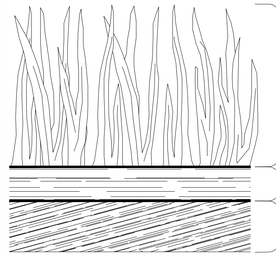
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES : GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

ROOT ZONE : SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

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DRAWN BY:	JB
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DATE:	08/20/2024
CAD I.D.:	P-CIVL-EROD-GAA230181.00

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
EXPRESS OIL CHANGE & FIRE ENGINES
AUTO SERVICE FACILITY
LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

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GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER 12/06/2024 BRETT A. BUCKLAND

SHEET TITLE:
EROSION & SEDIMENT CONTROL DETAILS

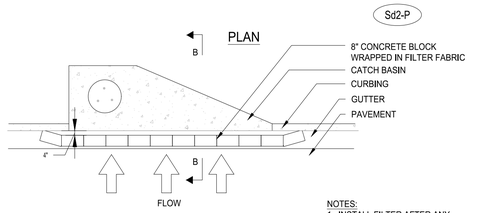
SHEET NUMBER:
C-808

8 REVISION 3 - 12/06/2024

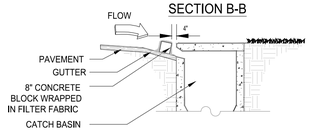
Dec 06, 2024
C:\PROGRAMDATA_BOHLER\CI\2024\TEMP\ACPUBLISH_15721\P-CIVL-EROD-GAA230181.00-----1A1LAYOUT C-808 EROSION & SEDIMENT CONTROL DETAILS

CURB INLET FILTER "PIGS IN BLANKET"

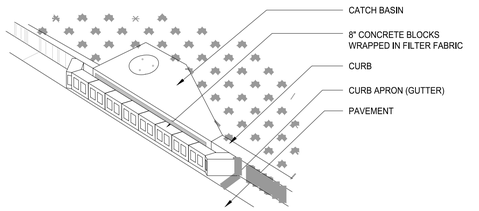
Sd2-P



SECTION B-B



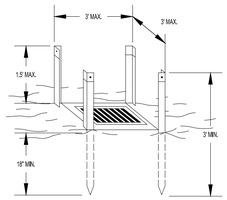
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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



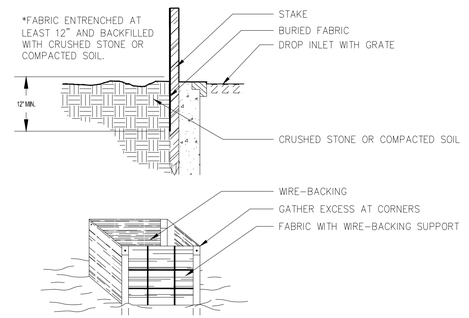
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

Sd2-F

STEEL FRAME AND SILT FENCE INSTALLATION



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



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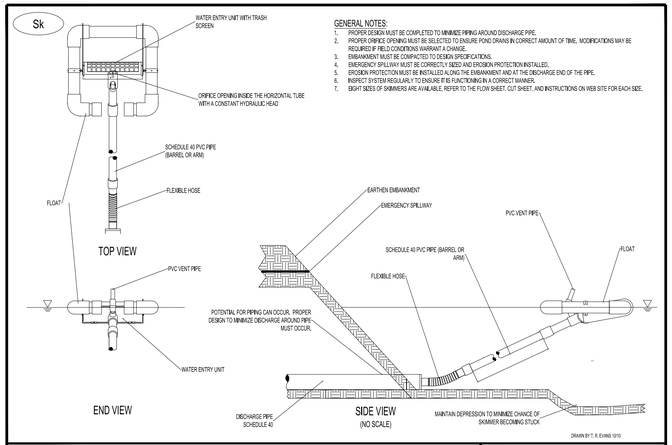


GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT

J. W. FAIRCLOTH & SON, INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 733-1234
FAX: (919) 733-1286
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

EXCAVATED INLET SEDIMENT TRAP #1

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

1. **Drainage area** = 0.13 ac
2. Required sediment storage = 67 cy/ac * drainage area
   Required sediment storage = 67 cy/ac * 0.13 ac
   Required sediment storage = 8.71 cy = 235 cf
3. Assume excavation **depth** (minimum of 1.5 ft.) = 2 ft
4. Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
5. Determine required surface area
   SA_{min} = Required sediment storage / excavation depth
   SA_{min} = 235 cf / 2 ft
   SA_{min} = 118 sf
6. Assume shape of excavation and determine dimensions.
   (A rectangular shape with 2:1 length to width ratio is recommended.)
   Shape: rectangular
   Dimensions: l = 15 ft w = 8 ft diameter (*if applicable*) = N/A ft

Provide a detail showing the depth, length and width, or diameter (*if applicable*), and side slopes of the excavation.

EXCAVATED INLET SEDIMENT TRAP #2

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

1. **Drainage area** = 0.26 ac
2. Required sediment storage = 67 cy/ac * drainage area
   Required sediment storage = 67 cy/ac * 0.26 ac
   Required sediment storage = 17.42 cy = 470 cf
3. Assume excavation **depth** (minimum of 1.5 ft.) = 2 ft
4. Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
5. Determine required surface area
   SA_{min} = Required sediment storage / excavation depth
   SA_{min} = 470 cf / 2 ft
   SA_{min} = 235 sf
6. Assume shape of excavation and determine dimensions.
   (A rectangular shape with 2:1 length to width ratio is recommended.)
   Shape: rectangular
   Dimensions: l = 20 ft w = 12 ft diameter (*if applicable*) = N/A ft

Provide a detail showing the depth, length and width, or diameter (*if applicable*), and side slopes of the excavation.

EXCAVATED INLET SEDIMENT TRAP #3

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

1. **Drainage area** = 0.17 ac
2. Required sediment storage = 67 cy/ac * drainage area
   Required sediment storage = 67 cy/ac * 0.17 ac
   Required sediment storage = 11.39 cy = 308 cf
3. Assume excavation **depth** (minimum of 1.5 ft.) = 2 ft
4. Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
5. Determine required surface area
   SA_{min} = Required sediment storage / excavation depth
   SA_{min} = 308 cf / 2 ft
   SA_{min} = 154 sf
6. Assume shape of excavation and determine dimensions.
   (A rectangular shape with 2:1 length to width ratio is recommended.)
   Shape: rectangular
   Dimensions: l = 18 ft w = 9 ft diameter (*if applicable*) = N/A ft

Provide a detail showing the depth, length and width, or diameter (*if applicable*), and side slopes of the excavation.

EXCAVATED INLET SEDIMENT TRAP #4

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

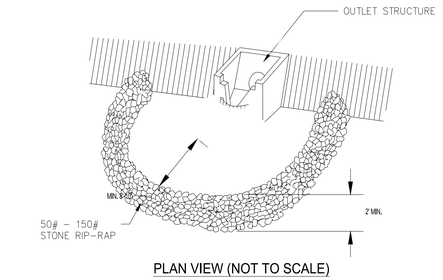
1. **Drainage area** = 0.11 ac
2. Required sediment storage = 67 cy/ac * drainage area
   Required sediment storage = 67 cy/ac * 0.11 ac
   Required sediment storage = 7.37 cy = 200 cf
3. Assume excavation **depth** (minimum of 1.5 ft.) = 2 ft
4. Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
5. Determine required surface area
   SA_{min} = Required sediment storage / excavation depth
   SA_{min} = 200 cf / 2 ft
   SA_{min} = 100 sf
6. Assume shape of excavation and determine dimensions.
   (A rectangular shape with 2:1 length to width ratio is recommended.)
   Shape: rectangular
   Dimensions: l = 14 ft w = 8 ft diameter (*if applicable*) = N/A ft

Provide a detail showing the depth, length and width, or diameter (*if applicable*), and side slopes of the excavation.

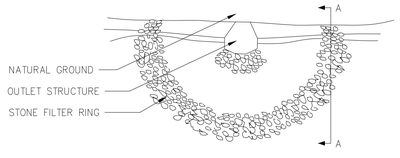
Fr

STONE FILTER RING

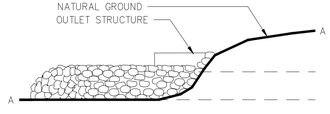
PERSPECTIVE VIEW



PLAN VIEW (NOT TO SCALE)



CROSS SECTION (NOT TO SCALE)



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DRAWN BY: JB
CHECKED BY: BB
DATE: 08/20/2024
CAD I.D.: P-CIVL-EROD-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE & TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

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GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
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GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND 12/06/2024

SHEET TITLE:

EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:

C-809

8 REVISION 3 - 12/06/2024

Dec 06, 2024
C:\PROGRAMDATA_BOHLER\CI\202401\TEMP\ACPUBLISH_15721\P-CIVL-EROD-GAA230181.00-----LAYOUT: C-809 EROSION & SEDIMENT CONTROL DETAILS
BB

Retrofitting (Rt)

DEFINITION

A device or structure placed in front of a permanent stormwater detention pond outlet or roadway drainage structure to serve as a temporary sediment filter.

PURPOSE

Allows permanent stormwater detention basin structures to function as temporary sediment retention basins for land-disturbing projects, and allow roadway drainage to be used for temporary sediment storage.

CONDITIONS

This standard applies under the following conditions:

1. **Shall not be used in basins on live streams** or **in** basins with a total contributing drainage area of 100 acres or more.
2. Shall only be used in basins large enough to store 67 cubic yards of sediment per acre of disturbed area in the project.
3. Shall be considered a temporary structure and will be removed as soon as project is permanently stabilized. All accumulated sediment shall be removed, and the pond or basin shall be brought to final grade (if possible), prior to the removal of the retrofit.

DESIGN CRITERIA

1. The height of the retrofit should be approximately one-half the height of the structure.
2. **A retrofitted dention pond must be capable of storing the required volume of sediment in addition to the required stormwater volume.** The required sediment storage volume shall be achieved by either excavating the basin or raising the outlet structure's invert to achieve 67 cubic yards per acre of sediment storage. Remove sediment when one-third of the sediment storage capacity, not total pond capacity, is lost to sediment accumulation. This volume shall be marked on the riser or by setting a marked post near the riser.
3. For effective trapping efficiency, the sediment delivery inlets should be at the upper end of the basin.
4. For effective trapping efficiency, the length-width ratio of the basin shall be at least 2:1. If the length-width ratio is not at least 2:1, the flow length shall be increased with the use of baffles installed within the basin.

CONSTRUCTION SPECIFICATIONS

The following types of structures are acceptable under the designated conditions:

Perforated Half-Round Pipe with Stone Filter (Rt -P)
(See Figure 6-26.1)

a. Should be used only in detention ponds with less than 30 acre total drainage area.
b. Never to be used on exposed pipe end or winged headwall.
c. Diameter of half-round pipe should be 1.5 times the diameter of the principal pipe outlet or wider than the greatest width of the concrete weir.
d. Perforations and stone sizes are shown in Figure 6-26.1.
e. Shall be affixed by specified means (bolts, etc) to concrete outlet structure.

Slotted Board Dam with Stone or Filter Fabric (Rt -B)
(See Figure 6-26.3)

a. Can be used in detention ponds with drainage areas up to 100 acres, and on roadway-drainage structures with drainage areas less than 30 acres.
b. Can be used with open end pipe outlets, winged headwalls, or concrete weir outlets.
c. Should be installed with minimum size 4x4 inch posts.
d. Boards should have 0.5-1.0 inch space between them.
e. Minimum size 3-4 inch stone filter or approved filter fabric shall be installed around the upstream side of the board dam.

Example of Slotted Board Dam

Silt Control Gate (Rt -Sg)
(See figure 6-26.3, 6-26.4, 6-26.5)

The silt control gate may be used for temporary sediment storage on linear construction projects including roadway construction or maintenance, and utility line installation. The following specifications shall apply:

a. Shall only be used on roadway drainage structures with the following inlets: winged headwalls, tapered headwalls, straight headwalls, open end pipes, or flared end sections.
b. Drainage area to the silt control gate shall not exceed 50 acres, and the disturbed area of the basin shall not exceed 5 acres.
c. Post shall be 4"x4" treated lumber, and face boards shall be 2"x6" treated lumber with no spacing allowed between the boards.
d. An approved silt fence fabric shall be securely fastened to the front of the structure using staples or nails.
e. Sediment shall be removed and properly disposed of when it reaches one-third the height of the silt gate. Filter fabric shall be replaced when damaged or deteriorated.
f. Silt control gates should not be used as perimeter control alone, but instead be part of a treatment train that allows the drainage structure to discharge through another barrier before leaving the project.

All disturbed areas shall be vegetated immediately after construction with permanent vegetation. Refer to **Ds3** and **Ds4 - Disturbed Area Stabilization (With Permanent Vegetation)** and **Disturbed Area Stabilization (With Sodding)** and **Ss- Slope Stablization**.

MAINTENANCE

Retrofit structures shall be kept clear of trash and debris. This will require continuous monitoring and maintenance, which includes sediment removal when one-third of the sediment storage capacity has been lost. *Structures are temporary and shall be removed when disturbed areas have been permanently stabilized.*

RETRO-FITTED POND CALCULATION

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

Storage Calculations

1. Required stormwater storage = 151 cy
   (as determined by local ordinance)
2. Required sediment storage = 0 cy
   (67 cy/ac * N/A ac disturbed area)
3. Total required storage = (1) + (2) = (3) cy
4. Available storage = (4) cy
5. Is the available storage (4) greater than the total required storage (3)?
   ✓ yes ____ no
6. If "no", the sediment storage capacity of the pond must be increased. Choose the method to be used:
   N/A Raise the invert of the outlet structure _____ inches
   N/A Undercut the pond _____ feet
   N/A Other _____
7. Clean-out elevation = N/A ft
   (Elevation corresponding to 22 cy/ac * N/A ac disturbed area)
8. Is the length-width ratio 2:1 or greater?
   ✓ yes _____ no
9. If "no", the length of flow must be increased. Choose the method to be used:
   N/A Baffles (Type of baffle: _____)
   N/A Other _____

Note the CMP diameter and height if a half-round CMP retrofit is to be used.
Diameter = N/A inches Height = N/A feet

Dec 06, 2024
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PROJECT:
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EXPRESS OIL CHANGE & TIRE ENGINEERS
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GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND 12/06/2024

SHEET TITLE:
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SHEET NUMBER:
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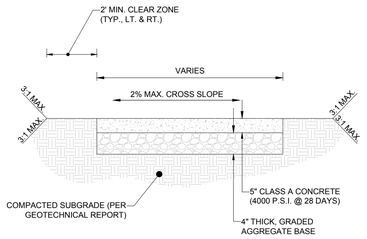
8 REVISION 3 - 12/06/2024

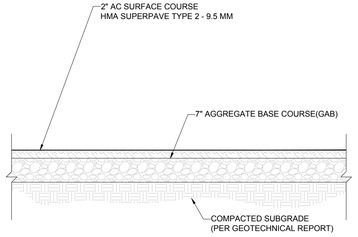


NOTE:

1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS, CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH.

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

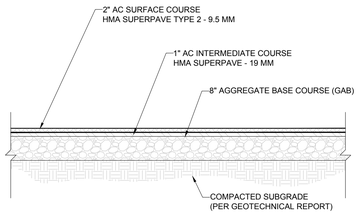


NOTE:

1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 8 PER GEOTECHNICAL REPORT PREPARED BY TERRACON , ENTITLED GEOTECHNICAL ENGINEERING REPORT DATED 05/24/2024 (PROJECT # ES235265). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

LIGHT DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

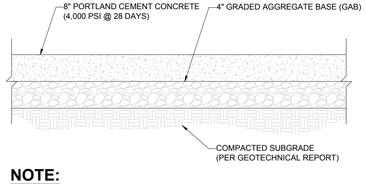


NOTE:

1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 8 PER GEOTECHNICAL REPORT PREPARED BY TERRACON , ENTITLED GEOTECHNICAL ENGINEERING REPORT , DATED 05/24/2024 (PROJECT # ES235265). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

HEAVY DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE



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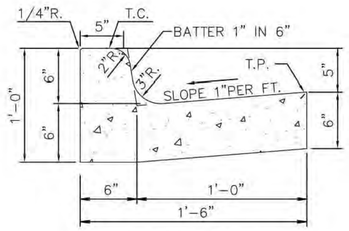
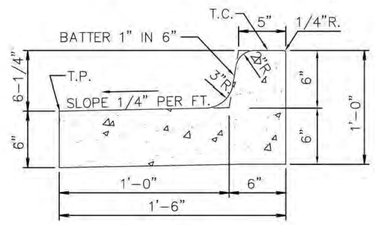
HEAVY DUTY CONCRETE SECTION

NOT TO SCALE



NORMAL GUTTER



PITCHED GUTTER

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

18" CURB & GUTTER

City of Port Wentworth

TECHNICAL DETAILS

P-3

PREPARED BY SAUSSY ENGINEERING, LLC.

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CAD I.D.:	P-CIVL-CNDS-GAA230181.00

PROJECT:

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FOR

EXPRESS OIL CHANGE & TIRE ENGINEERS

AUTO SERVICE FACILITY

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8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND 12/06/2024

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

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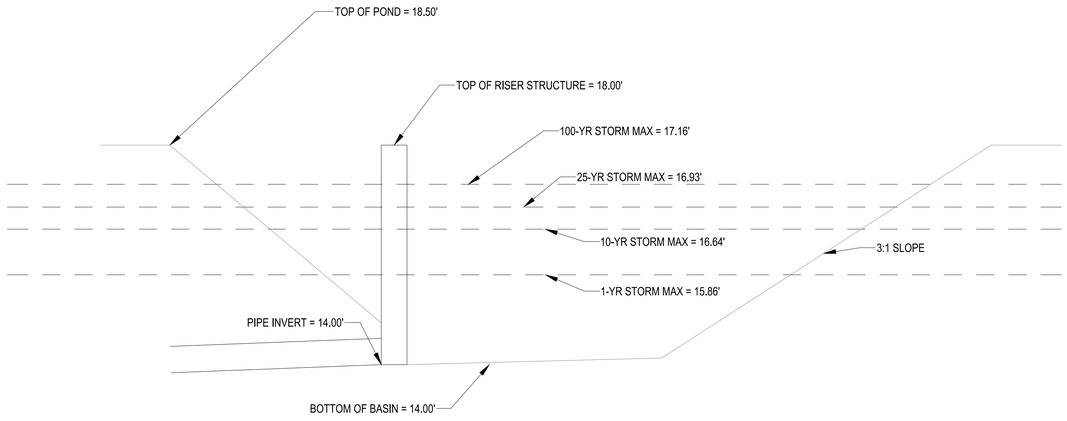


DRY DETENTION POND CROSS SECTION

NTS (2:1 VERTICAL EXAGGERATION)

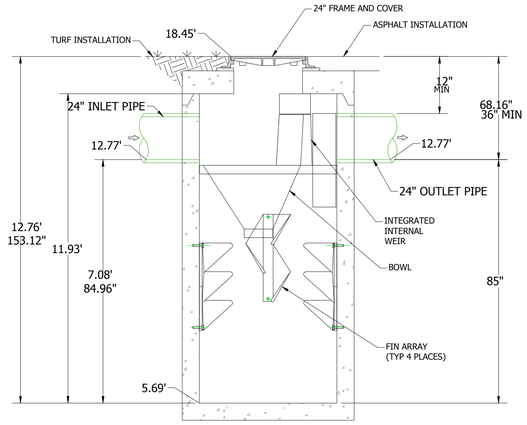
PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
  -OR -
  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d/50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
  -OR -
  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

INCLUDES WEIR SCREEN. INCLUDES OUTLET SCREEN.

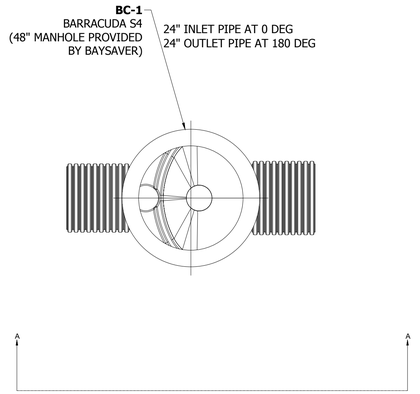
BARRACUDA S4	
UNIT ID	S4
PEAK FLOW RATE CFS	N/A
TREATMENT FLOW RATE CFS	0.83

*TREATMENT FLOW RATE PER OK-110



SECTION VIEW A-A

SCALE: N.T.S.



SITE SPECIFIC PLAN VIEW

SCALE 1:27

EOC PORT WENTWORTH
PORT WENTWORTH, GA

DATE:
PROJECT #:
DRAWN:
CHECKED:

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Mount Airy, MD 21771
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1-800-234-2397
www.barracuda-mfg.com

4640 TRUEMAN BLVD
HILLIARD, OH 43026

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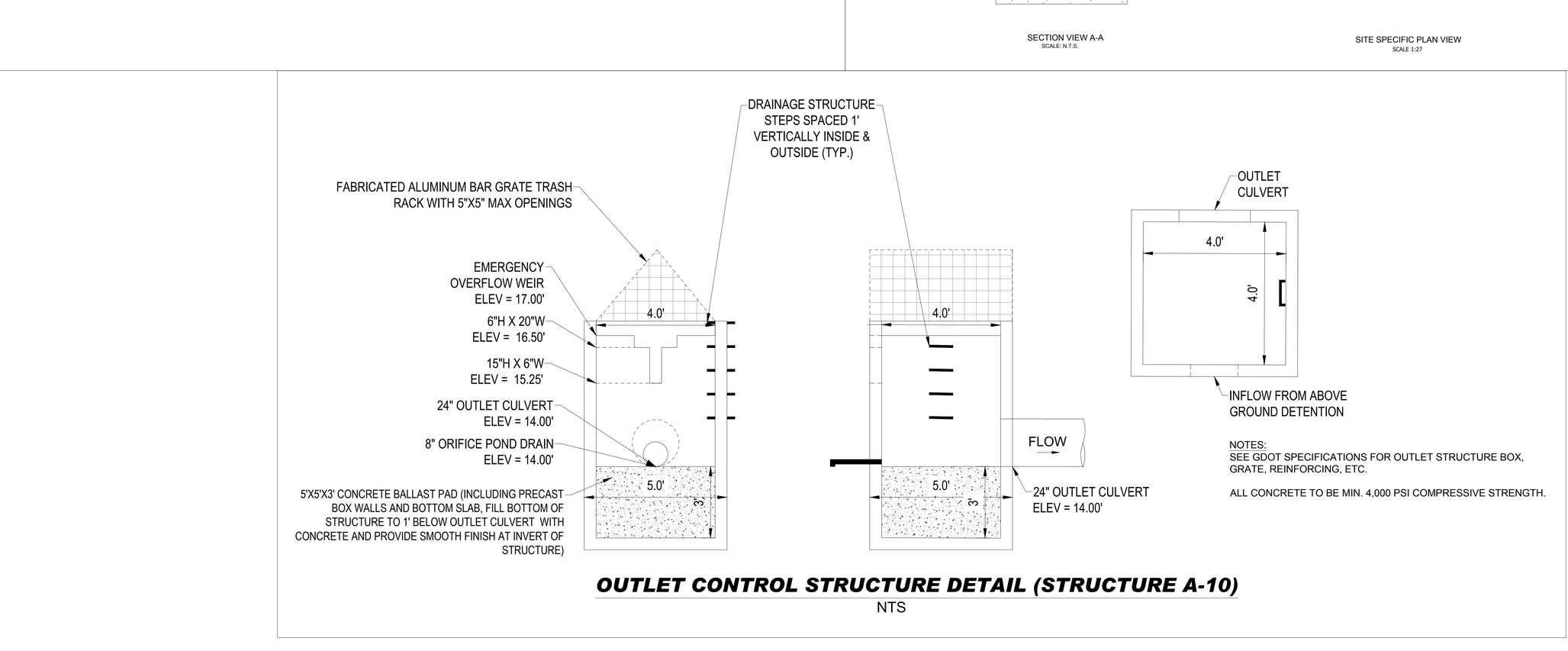
SHEET: 1 OF 1



OUTLET CONTROL STRUCTURE DETAIL (STRUCTURE A-10)

NTS

NOTES:
SEE GDOT SPECIFICATIONS FOR OUTLET STRUCTURE BOX, GRATE, REINFORCING, ETC.

ALL CONCRETE TO BE MIN. 4,000 PSI COMPRESSIVE STRENGTH.

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GA@BohlerEng.com

GEORGIA REGISTERED No. PE043191 PROFESSIONAL 12/06/2024 ENGINEER BRETT A. BUCKLAND

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SHEET NUMBER:

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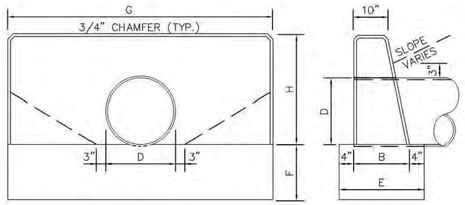

FRONT ELEVATION END ELEVATION

NOTE: WHEN DITCH PAVING IS SPECIFIED RECESS SURFACE OF FOOTING TO ACCOMMODATE THICKNESS OF DITCH PAVING.

DIMENSIONS							QUANTITIES ONE HEADWALL				CONC. IN WALL & FTG. FOR EA. ADD'L. PIPELINE
OPENING		WALL			FOOTING		CLASS "B" CONCRETE				
							CUBIC FEET		TOTAL		
D	AREA SQ. FT.	G	H	B	E	F	WALL	FOOT	CU. FT.	CU.YD.	
12"	0.8	4'-0"	2'-0"	1'-2"	1'-10"	1'-0"	7.2	7.3	14.5	0.54	0.25
15"	1.2	5'-0"	2'-3"	1'-2"	1'-10"	1'-2"	9.9	10.7	20.6	0.76	0.32
18"	1.8	6'-0"	2'-6"	1'-3"	1'-11"	1'-3"	13.6	14.4	28.0	1.04	0.33
24"	3.1	8'-0"	3'-0"	1'-4"	2'-0"	1'-4"	22.3	21.3	43.6	1.62	0.52
30"	4.9	10'-0"	3'-6"	1'-6"	2'-2"	1'-6"	34.7	32.5	67.2	2.49	0.73
36"	7.1	12'-0"	4'-0"	1'-8"	2'-4"	1'-8"	50.5	46.7	97.2	3.60	0.97
42"	9.6	14'-0"	4'-6"	1'-10"	2'-6"	2'-0"	70.3	70.0	140.3	5.20	1.33
48"	12.6	16'-0"	5'-0"	2'-1"	2'-9"	2'-0"	96.9	88.0	184.9	6.85	1.64
54"	16.0	18'-0"	5'-6"	2'-4"	3'-0"	2'-0"	129.4	108.0	237.4	8.79	1.96
60"	19.6	20'-0"	6'-0"	2'-6"	3'-2"	2'-0"	164.6	126.7	291.3	10.79	2.23

* FOR EACH ADDITIONAL PIPELINE, 12"-30", ADD 1'-6" + I.D., 30" AND ABOVE ADD 2'-0" + I.D.

CONCRETE ENDWALLS STRAIGHT TYPE

City of Port Wentworth
TECHNICAL DETAILS
SD-9

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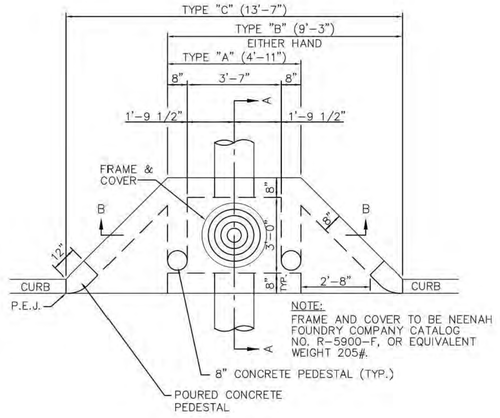

PLAN OF CURB INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-1

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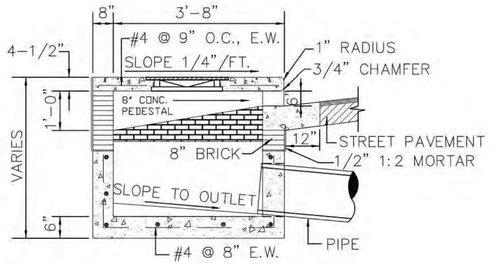

NOTES:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. PIPE TIEING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR

CURB INLET SECTION A – A

City of Port Wentworth
TECHNICAL DETAILS
SD-3

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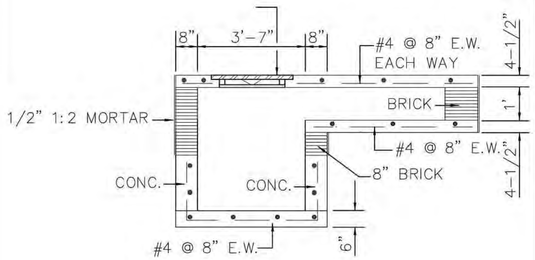
NOTE:
C.I. MANHOLE FRAME AND COVER EQUIVALENT TO NEENAH R-5900-F. FRAME AND COVER TO BE MACHINE FITTED PRIOR TO LEAVING SHOP. WEIGHT – 205 LBS.



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

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TECHNICAL DETAILS
SD-4

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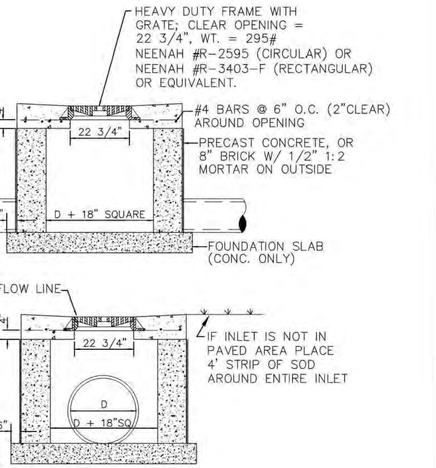

GRATE INLET

City of Port Wentworth
TECHNICAL DETAILS
SD-8

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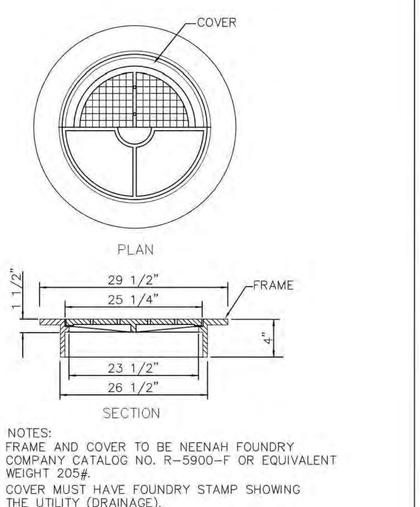

NOTES:
1. FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F OR EQUIVALENT WEIGHT 205#.
2. COVER MUST HAVE FOUNDRY STAMP SHOWING THE UTILITY (DRAINAGE).

INLET FRAME & COVER

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TECHNICAL DETAILS
SD-5

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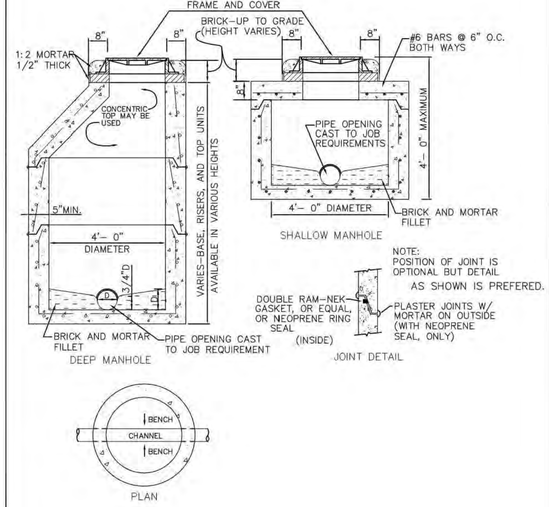

PRECAST STORM MANHOLE

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SD-12

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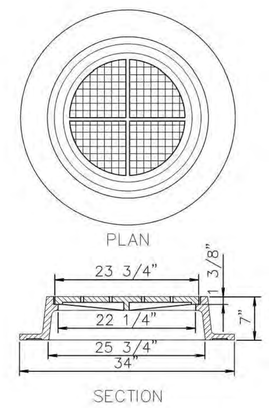

NOTE:
MANHOLE RIM & COVER SIMILAR TO NEENAH FOUNDRY CO. R-1412-A4. TOTAL WEIGHT 310#. TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM",

STORM MANHOLE RING & COVER

City of Port Wentworth
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SD-14

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FOR

EXPRESS OIL CHANGE & TIRE ENGINEERS

AUTO SERVICE FACILITY

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GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER 12/06/2024 BRETT A. BUCKLAND

SHEET TITLE:

DRAINAGE DETAILS

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C-903

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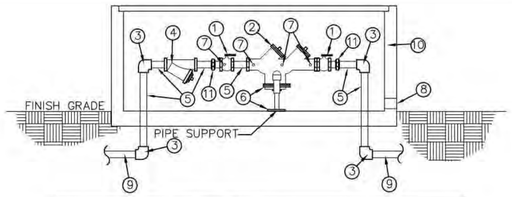

MATERIALS		
ITEM	QUAN	DESCRIPTION
1	2	FULL PORT BALL VALVE
2	1	REDUCED PRESSURE ZONE DEVICE
3	4	BRASS ELLS THREADED OR FLANGED
4	1	STRAINER W/ RPZ DEVICE (OPTIONAL) SEE NOTE 3
5	6	BRASS OR COPPER ONLY. NIPPLES CUT TO LENGTH
6		PIPE STAND MIN.12"
7	4	BRASS PLUGS INSERTED IN TEST COCKS
8		2" X 2" DRAIN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

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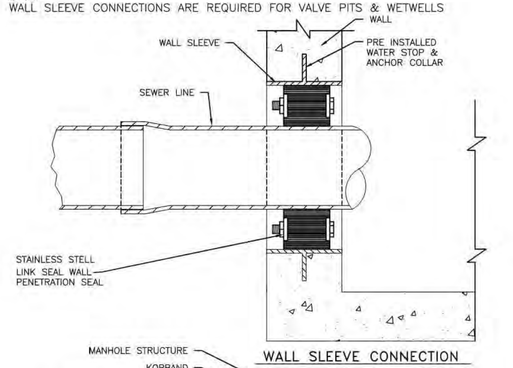
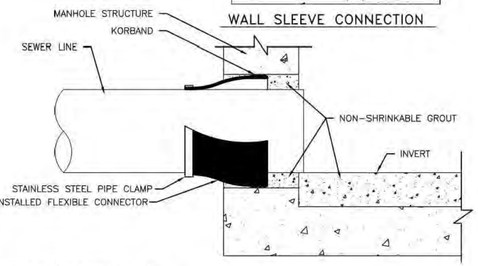
NOTE:
WALL SLEEVE CONNECTIONS ARE REQUIRED FOR VALVE PITS & WETWELLS



WALL SLEEVE CONNECTION



"BOOT" CONNECTION

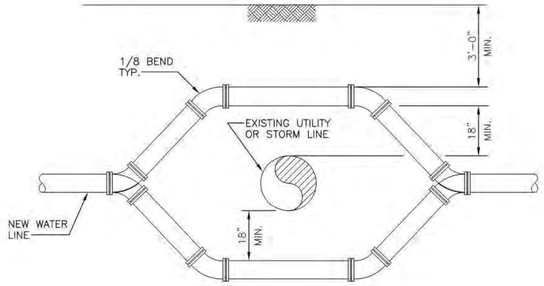
PRECAST STRUCTURE PIPE CONNECTION

City of Port Wentworth
TECHNICAL DETAILS

S-6

PREPARED BY SAUSSY ENGINEERING, LLC.

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



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.

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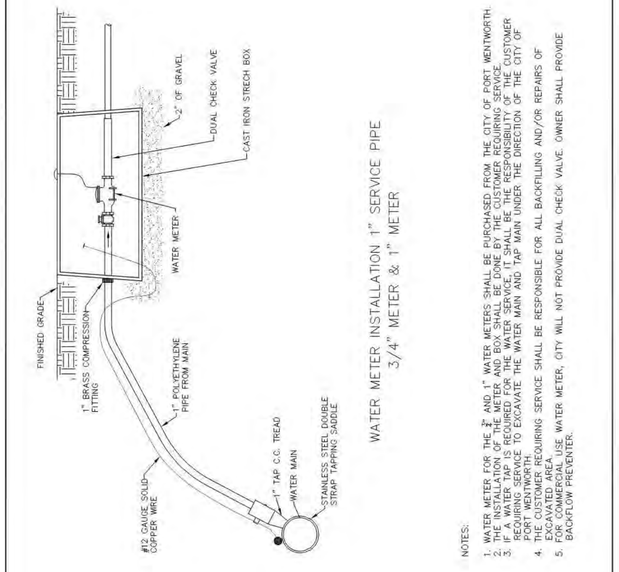
DATED: FEBRUARY 2007



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

NOTES:

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

WATER METER

City of Port Wentworth
TECHNICAL DETAILS

W-17
ADDENDUM 01

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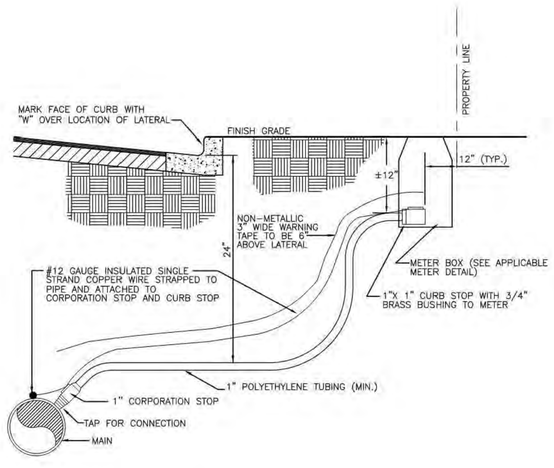

NOTE:
ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.

WATER SERVICE LATERAL

City of Port Wentworth
TECHNICAL DETAILS

W-1

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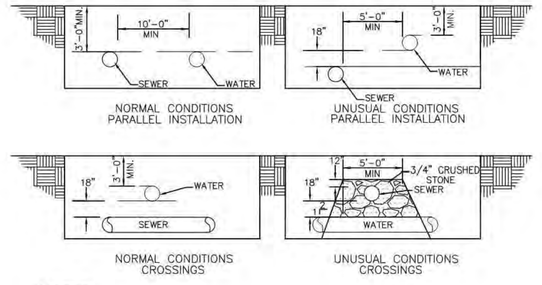

NOTES:

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

A. PARALLEL INSTALLATION:

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

B. CROSSINGS:

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

MINIMUM WATER & SEWER PIPE SEPARATION

City of Port Wentworth
TECHNICAL DETAILS

U-3

PREPARED BY SAUSSY ENGINEERING, LLC.

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Dec 06, 2024
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BOHLER

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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2	08/20/2024	OWNER COMMENTS	JB/CC
			CC/BB
3	12/06/2024	CITY COMMENTS	JB/CA
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CHECKED BY:	BB
DATE:	08/20/2024
CAD I.D.:	P-CIVL-CNDS-GAA230181.00

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE & TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

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GEORGIA REGISTERED No. PE043191 PROFESSIONAL ENGINEER BRETT A. BUCKLAND
12/06/2024

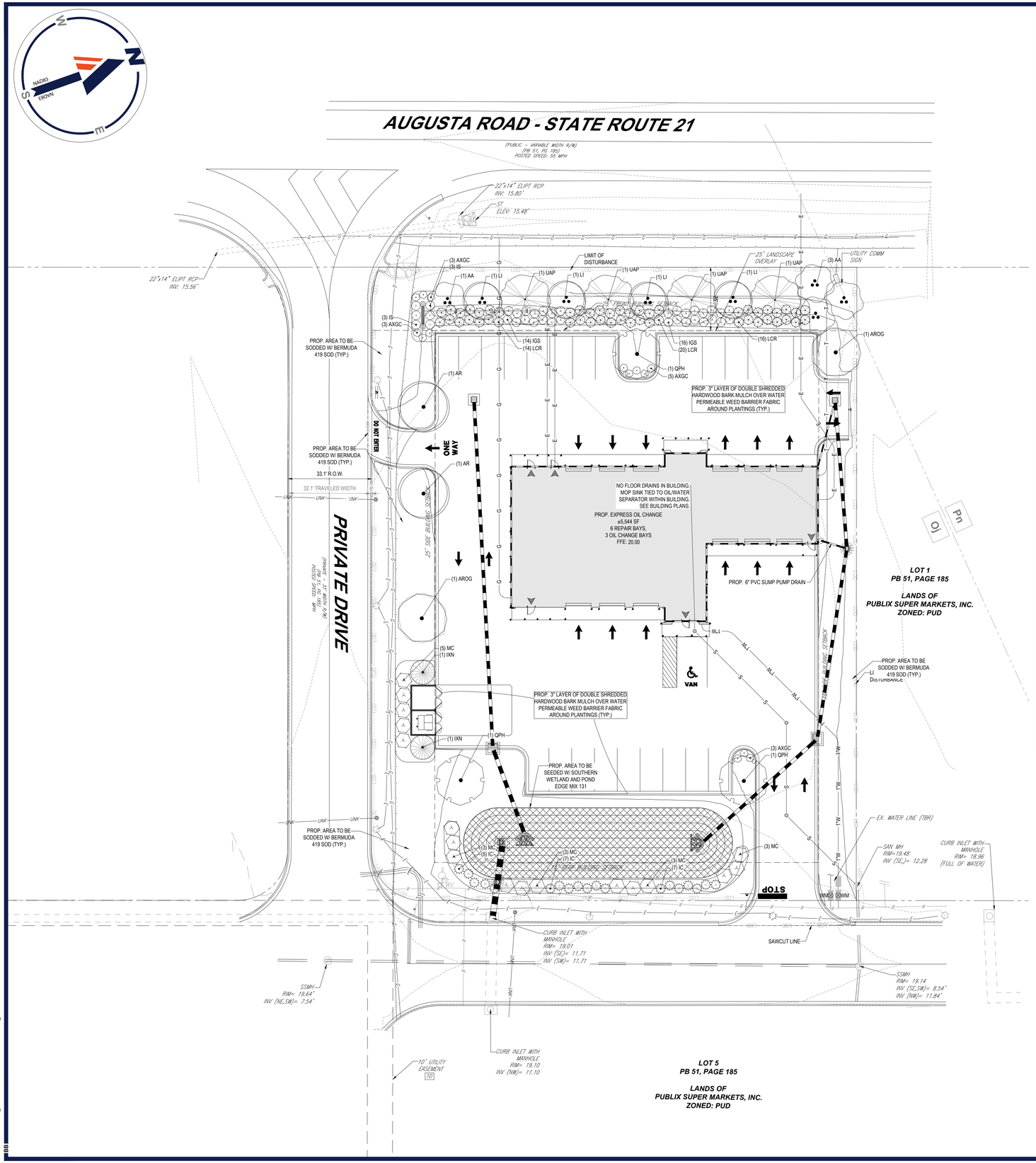
SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-904

REVISION 3 - 12/06/2024



COMPLIANCE CHART

	REQUIREMENT	CALCULATIONS	COMPLIANCE
SEC. 10.30 GENERAL LANDSCAPE REGULATIONS	1. NATIVE AND REGIONALLY APPROPRIATE PLANT SPECIES ARE REQUIRED. INVASIVE SPECIES, AS IDENTIFIED BY THE UNITED STATES FOREST SERVICE, THE UNIVERSITY OF GEORGIA, OR INCLUDED AS PROHIBITED WITHIN ARTICLE 26 ARE PROHIBITED FROM BEING PLANTED IN PORT WENTWORTH. FURTHER, THE REPLACEMENT OF INVASIVE SPECIES WITH DESIRABLE HARDWOOD SPECIES IS ENCOURAGED. 2. ALL PLANT AND TREE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS PUBLISHED BY AND AVAILABLE FROM THE AMERICAN ASSOCIATION OF NURSERYMEN. 3. LANDSCAPE MATERIALS MUST BE FREE FROM INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS, OR ROOT DEFECTS, AND MUST BE OF GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVABILITY. 4. NO MORE THAN 25 PERCENT OF A SINGLE TREE SPECIES SHALL BE USED TO MEET ANY REQUIREMENT OF THIS ARTICLE. THE MINIMUM STANDARDS SPECIFIED IN TABLE 10.30 SHALL APPLY TO ALL PLANTINGS REQUIRED BY THIS ARTICLE AT THE TIME OF PLANTING, EXCEPT AS OTHERWISE SPECIFIED. (LARGE CANOPY TREES - 3" CAL., 16' HGT MINIMUM. SHRUBS - 24" HGT. MINIMUM).	PLANTINGS CHOSEN THAT ARE CONSIDERED NATIVE AND REGIONALLY APPROPRIATE. ALL PLANTINGS CHOSEN SURVIVE IN CURRENT PLANT HARDINESS ZONING. NO MORE THAN 25% OF A SINGLE TREE SPECIES HAS BEEN SPECIFIED. 4 (MAXIMUM NUMBER OF ONE TREE SPECIES SPECIFIED) / 21 (TOTAL TREES TO BE PLANTED) = 0.19 OR 19%. MINIMUM PLANT SIZING HAS BEEN ACKNOWLEDGED AND IDENTIFIED IN THE PLANT SCHEDULE. CANOPY TREES TO BE 3" CAL., WITH A MINIMUM HEIGHT OF 16'. SHRUBS TO BE A MINIMUM OF 24" IN HEIGHT AT THE TIME OF INSTALLATION.	COMPLIES
	INSTALLATION STANDARDS: 1. . INSTALLATION OF TREES AND LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI). 2. . ROOT BARRIERS SHALL BE INSTALLED WITHIN TREE LAWNS LESS THAN SEVEN (7) FEET BETWEEN THE BACK OF THE CURB AND THE SIDEWALK TO PREVENT ROOT PENETRATION AND DESTRUCTION OF INFRASTRUCTURE. 3. LARGE AND MEDIUM TREES SHALL NOT BE PLANTED BENEATH OR DIRECTLY ADJACENT TO OVERHEAD POWER LINES AND SHALL BE A MINIMUM OF 10 FEET FROM ANY BUILDING OR UNDERGROUND UTILITY UNLESS A ROOT BARRIER IS USED. 4. SMALL TREES AND PALMS SHALL BE A MINIMUM OF FIVE (5) FEET FROM ANY BUILDING OR UNDERGROUND UTILITY 5. ALL TREES AND LANDSCAPED AREAS SHALL BE PROVIDED WITH A MEANS OF WATER DELIVERY IN QUANTITIES SUFFICIENT TO ESTABLISH AND MAINTAIN THE VIABILITY OF THE PLANTS, EXCEPT FOR AREAS OF ESTABLISHED TREES AND OTHER VEGETATION THAT ARE RETAINED; PROVIDED, SITE GRADING OR DEVELOPMENT ACTIVITIES WILL NOT RESULT IN DAMAGE TO THOSE AREAS.	STREET TREES TO BE PROVIDED AT 50' O.C. ALONG THE STREET FRONTAGE. 130 LINEAR FEET OF FRONTAGE / 50 = 2.6 OR 3 TREES REQUIRED. 3 TREES PROVIDED.	COMPLIES
	STREET TREES SHALL BE A MINIMUM OF THREE (3) INCHES IN DIAMETER MEASURED THIRTY-SIX (36) INCHES ABOVE GROUND. THESE TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT, SHALL HAVE A MINIMUM MATURE HEIGHT OF FORTY (40) FEET, AND SHALL BE LIMBED UP TO A MINIMUM HEIGHT OF EIGHT (8) FEET	TREES USED FOR THE STREET TREE REQUIRED SHALL BE 3" CAL. UPON INSTALL, AS MEASURED 36" ABOVE GROUND. THESE TREES SHALL BE A MINIMUM OF 12' IN HEIGHT, AND HAVE A MATURE HEIGHT OF 40' OR GREATER.	COMPLIES
	STREET TREES SHALL HAVE A MINIMUM PLANTING AREA OF THIRTY-TWO (32) SQUARE FEET. ALL PLANTINGS, PLANTING REPLACEMENT AND PLANTING REMOVAL SHALL BE APPROVED BY THE UNION CITY DEPARTMENT OF COMMUNITY DEVELOPMENT. THE AREA BETWEEN REQUIRED PLANTINGS SHALL EITHER BE PLANTED WITH EVERGREEN GROUND COVER SUCH AS MONDO GRASS OR LIRIOPE SPICATA OR SHALL BE PAVED AS APPROVED BY THE UNION CITY DEPARTMENT OF COMMUNITY DEVELOPMENT.	STREET TREES SHALL HAVE A MINIMUM OF THIRTY-TWO (32) SQ. FT. OF PLANTING AREA.	COMPLIES
SEC. 10.50 - STREET YARD GREENWAY LANDSCAPING	B. NON-RESIDENTIAL USES. NON-RESIDENTIAL (COMMERCIAL, INDUSTRIAL, OFFICE, CIVIC, INSTITUTIONAL, ETC.) USES SHALL PROVIDE A GREENWAY ADJACENT TO THE PUBLIC STREET RIGHT-OF-WAY. IN ALL CASES, THE REQUIREMENTS OF SECTION 10.90 SHALL BE MET; PROVIDED, THAT EXISTING PROTECTED TREES SHALL BE COUNTED TOWARD THE PLANTING REQUIREMENTS FOR STREET YARD GREENWAYS. THIS REQUIREMENT DOES NOT APPLY TO THE C-1 ZONING DISTRICT. 1. FOR NON-RESIDENTIAL DEVELOPMENT FRONTING ON ARTERIAL STREETS, THE FOLLOWING STANDARDS SHALL APPLY: A. A MINIMUM TWENTY-FIVE-FOOT-DEEP LANDSCAPED GREENWAY SHALL BE ESTABLISHED PARALLEL TO THE ENTIRE FRONTAGE ALONG THE ROAD RIGHT-OF-WAY. IF AN EASEMENT PARALLELS THE FRONTAGE AND PRECLUDES PLANTING THE REQUIRED TREES, THE GREENWAY SHALL BE IN ADDITION TO THE EASEMENT OR INCREASED TO THE EXTENT THAT THE PLANTING REQUIREMENTS CAN BE MET. (EXAMPLE: IF A FIFTEEN-FOOT POWER EASEMENT IS DIRECTLY ADJACENT TO THE RIGHT-OF-WAY AND DOES NOT PERMIT TREES WITHIN IT, THE TWENTY-FIVE-FOOT GREENWAY WOULD COMMENCE FROM THE INTERIOR EDGE OF THE EASEMENT FOR A TOTAL OF FORTY (40) FEET). B. THE GREENWAY SHALL INCLUDE: I. ONE (1) LARGE CANOPY TREE (LIVE OAK PREFERRED) PER FIFTY (50) FEET OF LINEAR FRONTAGE, SPACED NO MORE THAN FIFTY (50) FEET ON-CENTER (O.C.) FOR THE ENTIRE LOT FRONTAGE. FOR AREAS WHERE OVERHEAD UTILITIES EXIST THAT PRECLUDE PLANTING LARGE TREES, TWO (2) MEDIUM CANOPY TREES SHALL BE PROVIDED FOR EVERY ONE (1) LARGE TREE REQUIRED. II. FOUR (4) SMALL CANOPY TREES (CRAPE MYRTLE PREFERRED) OR PALMS FOR EVERY ONE HUNDRED (100) LINEAR FEET OF LOT FRONTAGE. III. A DOUBLE ROW STAGGERED EVERGREEN SHRUB HEDGE OR OTHERWISE APPROVED CONTINUOUS GROUPING OF EVERGREEN SHRUBS PLANTED ALONG THE LOT FRONTAGE PLANTED AT A MINIMUM OF TWO AND ONE-HALF (2 ½) FEET O.C. AND A SPECIES CAPABLE OF BEING MAINTAINED AT A THREE (3) FOOT HEIGHT WITHIN TWO (2) YEARS OF PLANTING. IV. VEHICULAR ENTRANCES SHALL BE DEFINED USING A MIXTURE OF TREES, SHRUBS, AND GROUNDCOVERS THAT WILL CREATE A SENSE OF ARRIVAL. CLUSTERS OF FLOWERING AND OTHER ORNAMENTAL PLANT SPECIES SUCH AS KNOCKOUT ROSES, ORNAMENTAL GRASSES, AND ANNUALS, ARE STRONGLY ENCOURAGED. A MINIMUM OF TWO HUNDRED (200) SQUARE FEET SHALL BE PLANTED ON EACH SIDE OF THE ENTRANCE DRIVE.	188.77 LINEAR FEET OF FRONTAGE / 50 (1 TREE PER 50 FT.) = 3.76 OR 4 CANOPY TREES REQUIRED. 4 CANOPY TREES PROVIDED. 188.77 / 100 = 1.8877 X 4 TREES PER 100 LINEAR FEET = 7.55 OR 8 UNDERSTORY TREES REQUIRED. 8 UNDERSTORY TREES PROVIDED. A DOUBLE ROW OF SHRUBS WITH CAPABILITY OF REACHING OR EXCEEDING 3 FT. IN HEIGHT HAS BEEN INSTALLED ALONG FRONTAGE TO BOTH MEET COMPLIANCE, AS WELL AS SCREEN THE SITE FROM VEHICULAR HEADLIGHTS AND TRAFFIC.	COMPLIES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CANOPY TREES							
	AR	2	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3" CAL.	B&B	
	AROG	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B	
	QPH	3	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	3" CAL.	B&B	
	UAP	4	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	3" CAL.	B&B	
EVERGREEN TREES							
	IXN	2	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	8' HT.	B&B	
UNDERSTORY TREES							
	AA	4	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	8-10'	B&B	
	LI	4	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	8-10'	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS							
	AXGC	14	ABELIA X GRANDIFLORA 'CONTI'	CONFETTI VARIEGATED ABELIA	5 GAL.	CONTAINER	36" o.c.
	IC	19	ILEX CORNUTA 'CARISSA'	CARISSA CHINESE HOLLY	2' HT.	CONTAINER	48" o.c.
	IGS	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	5 GAL.	CONTAINER	42" o.c.
	IS	6	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	2' HT.	CONTAINER	42" o.c.
	LCR	50	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	5 GAL.	CONTAINER	48" o.c.
	MC	17	MYRICA CERIFERA	WAX MYRTLE	5-6'	B&B	72" o.c.

GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE SODDED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.

3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.

4. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.

5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.

6. NO VEGETATION OR STRUCTURES EXCEEDING 30" IN HEIGHT SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE EASEMENT. THIS IS FOR THE PURPOSE OF REMOVING ANY OBJECT OR VEGETATION THAT RESTRICTS THE CLEAR SIGHT.

7. ALL PLANTS WILL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK.

8. SOD TO MATCH SURROUNDING AREA.

9. A 2-YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BOND VALUE WILL BE 25% OF THE PROJECT'S INSTALLED LANDSCAPING COSTS.

10. ALL TREES ARE TO BE PLANTED AWAY FROM UTILITIES. NO TREE SHALL BE PLANTED WITHIN 10' OF ANY UTILITY.

11. SEE SHEET L-102 FOR SEED MIX SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

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PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

EXPRESS OIL CHANGE
TIRE ENGINEERS

AUTO SERVICE FACILITY

LOT 2, PLAT BOOK 51, PAGE 185
8TH MILITARY DISTRICT
CHATHAM COUNTY
PORT WENTWORTH, GA

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PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
BRETT RADELL BARTELL
11/11/24

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 3 - 12/06/2024

Dec 06, 2024
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BB

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON.

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT
  - C) 4 TABLETS PER 15 GALLON PLANT
  - D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

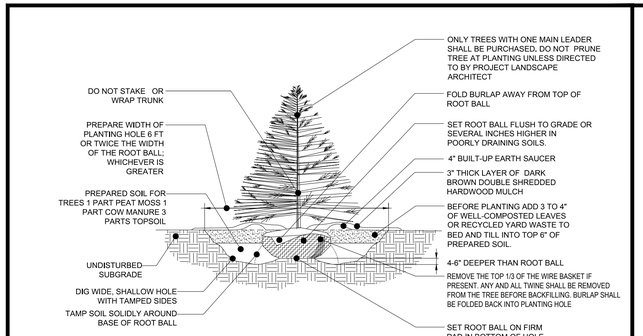
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

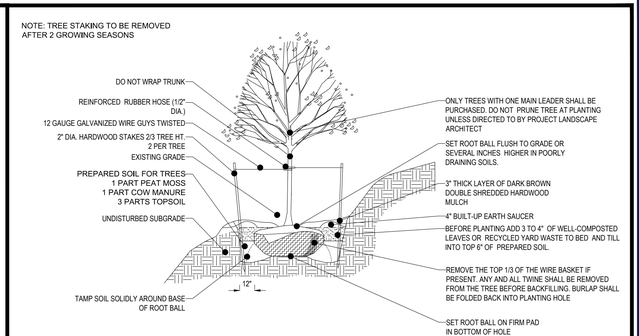
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

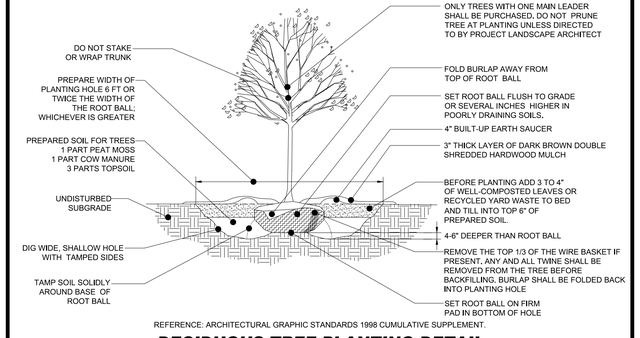
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING ON SLOPE DETAIL

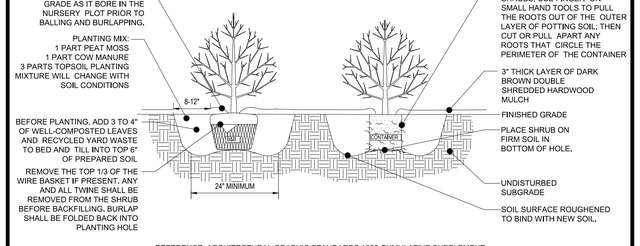
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

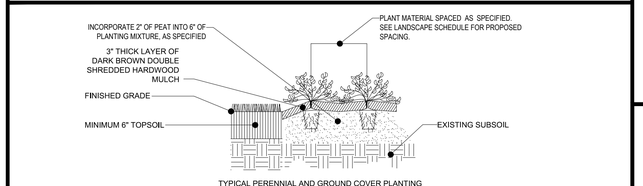
NOT TO SCALE



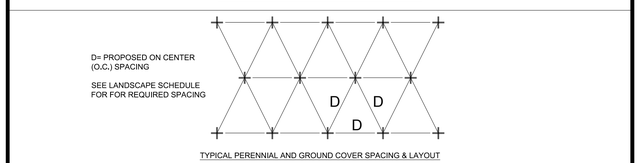
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL PERENNIAL AND GROUND COVER PLANTING



TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

MIX 131 - SOUTHERN WETLAND AND POND EDGE MIX

MIX 131 (WETLAND AND POND EDGE MIX) IS DESIGNED FOR THE ENVIRONMENTAL CONDITIONS OF THE SOUTHERN TIER STATES AND FOR SITES WITH WET SOILS. FLOWERING PERIOD AND FLOWER COLORS ARE COORDINATED FOR FULL SEASON VARIETY. THE AMOUNT OF SEED OF EACH SPECIES IN THE MIX HAS BEEN CALCULATED USING THE NUMBER OF SEEDS PER POUND OF EACH SPECIES FACTORED BY ESTABLISHMENT PARAMETERS. MIX 131 CONTAINS THE FOLLOWING 11 NATIVE GRASS AND SEDGE SPECIES AND 13 NATIVE WILDFLOWER SPECIES AS SHOWN BELOW. RECOMMENDED RATE 3.9-5.6 PLS POUNDS/ACRE.

COMMON NAME	BOTANICAL NAME	PLS. QTY.
Virginia Wild Rye	Elymus virginicus	4.375
Broomsedge	Andropogon virginicus	0.625
Fowl Manna Grass	Glyceria striata	0.313
Rice Cut Grass	Leersia oryzoides	0.313
Upland Bentgrass	Agrostis perennans	0.250
Red Top Panicum	Panicum rigidulum	0.625
Nodding Sedge	Carex crinita	0.375
Fox Sedge