CITY OF PORT WENTWORTH

CITY COUNCIL

SEPTEMBER 17, 2026

Council Meeting Room	Regular Session	7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. ROLL CALL - CLERK OF COUNCIL

3. PRAYER AND PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. RECOGNITION OF SPECIAL GUESTS & ELECTIONS & APPOINTMENTS

6. COMMUNICATIONS & PETITIONS

A. National Hispanic Heritage Month Proclamation
B. National Suicide Prevention Month Proclamation
C. National Service Dog Month Proclamation
D. Years of Service Recognition
E. Fire Department- ISO 2 Rating Announcement
F. City Manager Update

7. PUBLIC COMMENTS - REGISTERED SPEAKERS

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes- August 20, 2026

9. CONSENT AGENDA

A. Approval of administrative edits to the 2026-2031 Comprehensive Plan Revision.

B. Agreement for Fire Service Automatic Aid

C. Georgia Recreation and Parks Association (GRPA) MOU

10. UNFINISHED BUSINESS

11. NEW BUSINESS

A. The City of Port Wentworth proposes to to amend the City of Port Wentworth Code of Ordinances, Zoning Ordinances.
- **PUBLIC HEARING**

B. Consideration for the approval of a Special Use Permit application, for a drive-through bank, has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank".

PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).

- **PUBLIC HEARING**

C. A request for approval of a Concept Site Plan has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank". PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).

D. A request for approval of a Concept Site Plan has been submitted by The Sunshine House, for "Foundations Early Learning Center". PIN # 70906 04060, located in the 4th Council District on 205 Mulberry Blvd, zoned PUD (Rice Hope - Commercial).

12. EXECUTIVE SESSION

A. Litigation
B. Personnel
C. Real Estate

13. ADJOURNMENT

9.A

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/17/26
Department: Development Services
Category: Resolution
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID) DOC ID:

Approval of administrative edits to the 2026-2031 Comprehensive Plan Revision.

Issue/Item: Approval of administrative edits to the 2026-2031 Comprehensive Plan Revision.

Background:

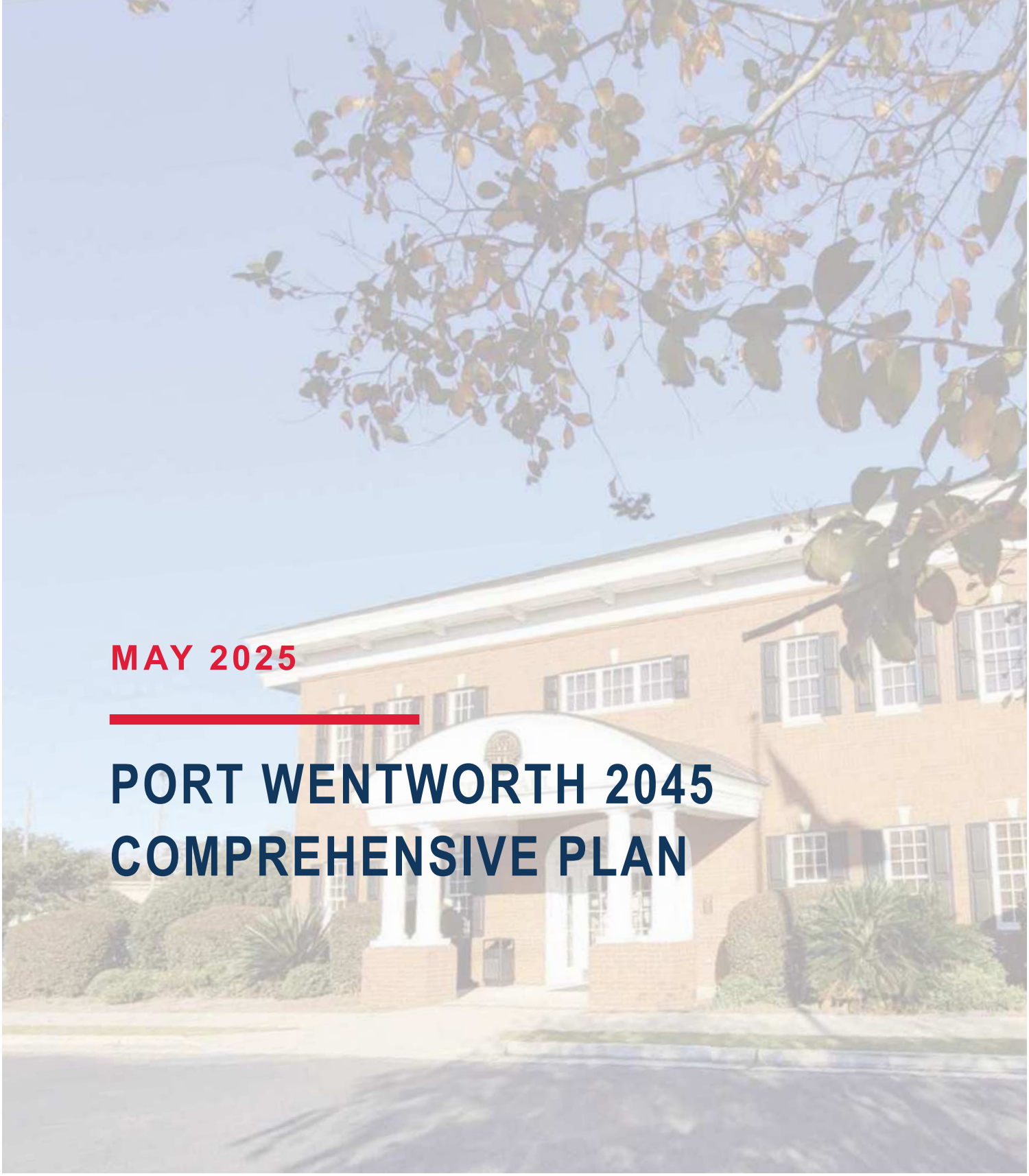
- In late 2024, the City of Port Wentworth began work on a required 5-year Comprehensive Plan Revision. Stakeholder meetings, public input sessions, and public hearings were held to create a revision that reflects the goals and vision of the City.
- At the April 17, 2025 City Council meeting, Council voted to approved the Comprehensive Plan Revision and submit to the Coastal Regional Commission for transmission to the Department of Community Affairs.

Facts and Finding:

- The Comprehensive Plan Revision must be accepted by DCA by October 31, 2026.
- Sufficient time has passed that the CRC has requested for the City to update the dates on the work program component
- Approval to any change to the revision is necessary, as is a current transmittal letter, signed by the current Mayor

Funding:

Recommendation:



MAY 2025

PORT WENTWORTH 2045 COMPREHENSIVE PLAN

CITY OF Port Wentworth GEORGIA

ACKNOWLEDGEMENTS

CITY STAFF

Steve Davis, City Manager
Omar Senati-Martinez, Deputy City Manager & Zoning Administrator
David Stahl, Deputy City Manager & Director of Technology
Katie Dunnigan, Director of Planning and Zoning
James Touchton, Director of Economic Development
Melanie Ellis, Director of Inspections and Permitting & Building Official
Amanda Beard, Director, Downtown Development Authority
Tiffany Lancaster, Director of Parks and Recreation
Trisha Jennings, Assistant Director of Parks and Recreation
Christiana Jentzen, Office Manager

STEERING COMMITTEE

George Ward
Rosemary Ghigliotti
Charlene Middleton
Amanda Beard
Jeannine Dueno
Talisa Rolon
Lauree Morris
Avril Roy-Smith

PROJECT TEAM

POND AND COMPANY

Planner and Project Manager - Lauren Patterson
Director of Business Development - Melissa Phillips
Planning Director - Kat Onore
Director of Transportation and Planning - Wade Carrol
Planner - Elizabeth Burke
Designer - Erika Herbel
Designer - Natalie Bowers

BONNEVILLE ANALYTICS

Housing and Economic Development - Dejan Eskic

COMMUNITY PARTICIPANTS

Thank you to the community for your active engagement, thoughtful feedback, and invaluable contribution to Port Wentworth's comprehensive plan.

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EXECUTIVE SUMMARY

The Port Wentworth 2045 Comprehensive Plan presents a clear roadmap to guide the city's development over the next two decades. With unprecedented growth, the plan addresses pressing issues such as infrastructure strain, housing affordability, traffic congestion, and sustainability. Developed with the community, the plan identifies five central priorities: land use, housing, transportation, economic development, and quality of life.

Land use strategies in the plan promote mixed-use developments that reduce car dependency, create walkable neighborhoods, and support vibrant community hubs. The plan identifies Anchor Park as a key civic and recreational center around which future development will be focused. Another key recommendation of the plan discourages industrial encroachment into residential areas and promotes strategic infill and redevelopment. The plan supports diverse housing types, including workforce housing and multifamily options, to meet the needs of a growing and diverse population. These housing efforts are coupled with infrastructure planning to ensure new development aligns with available resources and avoids overextension of services. The transportation element emphasizes improving traffic flow and safety, expanding sidewalks and trails, and supporting transit access. Regional connectivity is also a major goal, especially given the city's location as a key logistics and industrial hub near the Port of Savannah. Environmental concerns are woven throughout the plan, with a focus on conserving natural resources, and building resilience to flooding. New park space and trail systems are prioritized, particularly in areas of high growth that currently lack public amenities.

Implementation of the plan is guided by a Community Work Program that outlines specific actions, timelines, and responsible parties. Ongoing collaboration among city departments, stakeholders, and regional agencies will be crucial to realizing the plan's vision. With thoughtful execution, the Port Wentworth 2045 Comprehensive Plan will support equitable, sustainable, and community-driven growth—ensuring the city remains a great place to live, work, and play well into the future. The Comprehensive Plan provides a forward-looking framework to guide the city's growth, improve quality of life, and preserve its unique identity.

01 INTRODUCTION

OVERVIEW

Port Wentworth is a city on the edge of Chatham County. Located on the border of Georgia and South Carolina, Port Wentworth has an important position on the edge of a large metropolitan region. Known for its community, strategic location, and rich heritage, Port Wentworth offers a unique blend of small-town charm and economic opportunity.

This Port Wentworth 2045 Comprehensive Plan update builds upon the foundation established by the previous comprehensive plan which was completed in 2021. The plan is designed to be regularly reviewed and updated, ensuring it remains relevant and responsive to changing conditions, emerging opportunities, and community priorities.

With the rapid growth occurring both in Port Wentworth and across the Savannah region, this plan plays a critical role in helping the City proactively manage development, rather than simply reacting to it. It provides a clear framework to identify the community's highest priorities, ensuring that resident input is not only heard but directly shapes policy decisions, resource allocation, and future investments.

By identifying key action items, the plan helps the City stay focused on what matters most to the community—balancing economic development, quality of life, infrastructure needs, and environmental stewardship—while preparing for the growth residents want to see and ensuring it happens in a way that enhances the character and identity of Port Wentworth.

PLAN PURPOSE

The Georgia Planning Act requires that cities and counties maintain comprehensive plans, which are long term planning tools that help cities plan for all aspects of city management from parks and economic development, to housing and transportation. Comprehensive plans provide a guide for up to twenty years and are required to be updated every five years in the state of Georgia.

The Georgia Department of Community Affairs (DCA) defines minimum requirements that cities and towns must meet Qualified Local Government Status (QLG Status). In Georgia, local governments must update their QLG status through the (DCA) every 5 years. QLG status determines whether a City can participate in a wide variety of State programs. Non-compliance could impact the City's ability to participate in and take advantage of these grants, programs, and other funding. In addition to meeting state requirements, the comprehensive planning process offers a valuable opportunity for the community to reflect on its current conditions, define its goals, and chart a path for future growth that aligns with its desired vision.

This comprehensive plan update is formed from the community and city initiatives and builds from the previous plan that was completed in 2021. The Port Wentworth 2045 Comprehensive Plan is being updated now due to the enormous growth and changes occurring within the city. This update encompasses new city initiatives, the future growth strategy, and the new and evolving community desires.

The Plan begins with an overview of Port Wentworth today, providing insight into the city's current conditions, residents, businesses, key features, and assets. It also reflects the community's aspirations, that were defined through an extensive public and stakeholder engagement process.

This document contains a set of tools that follow the community vision to help create the city that Port Wentworth wants to be. The plan ends with a set of guiding policies and a work program that offer clear actions the city can take to turn these visions into reality.

More than just a document, this plan is designed to be a living resource for city staff and elected officials. It offers clear guidance that leaders can turn to when making decisions, helping ensure those choices align with the community's values and long-term goals — steering Port Wentworth toward a strong, vibrant future.

PURPOSE

PLAN PROCESS

The development of this comprehensive plan followed a structured process, combining data analysis, research into Port Wentworth's current conditions, and multi-phase community engagement. The diagram below provides a step-by-step summary of this approach and outlines the key phases of the planning process.

RESEARCH

Analysis of demographic data and evaluation of previous and existing plans helped the planning team develop a comprehensive understanding of the community's conditions.

VISION

This phase of the process identified areas of common interest alongside the community's most pressing needs and key opportunities. These insights formed the foundation for the plan's overarching vision, which sets clear goals and objectives to guide future decision-making

DEVELOP

With the community's needs clearly defined, the planning team began developing the plan and crafted policies that directly support the overarching goals. These policies are designed to steer decision-making and ensure investments align with the shared vision established through the planning process.

DOCUMENT

The planning team compiled a thorough record of the process, supported by narrative text, visual maps, and graphics. These materials also provide implementation tools designed to guide the City in translating the plan into action.

ADOPT

The final step in the process involves coordinating with review agencies and working with the City to formally adopt the Port Wentworth Comprehensive Plan. This included ensuring the plan is both policy-compliant and aligned with local priorities.

CONTEXT

Port Wentworth is located in Chatham County, in southeast Georgia, approximately 11 miles Northwest of downtown Savannah. It was founded in 1733 but wasn't incorporated until 1957. The full history of Port Wentworth is shown in figure 1. The city boundary covers roughly 17.4 square miles (approximately 11,136 acres) and sits along the Savannah River, which forms part of the city's Eastern boundary.

Port Wentworth benefits from direct access to Interstate 95, a major north-south corridor that runs along the city's western boundary, connecting the area to both Savannah and destinations up and down the east coast. US 21, a major local and regional arterial, serves as the city's primary north-south route, linking Port Wentworth to downtown Savannah to the southeast and Effingham County to the north.

Savannah/Hilton Head International Airport is located 5 miles southwest of the city, providing both passenger and cargo service. Most importantly, Port Wentworth is located approximately 8 miles northwest of the Port of Savannah, the fourth-busiest container port in the United States and a key driver of industrial development, global trade activity, and job creation across the region.

Port Wentworth is part of the Savannah metropolitan area and plays an important role in the region's residential development, industrial growth, and transportation network. Its location near Savannah, the airport, and the port connects it directly to local, regional, and international economic activity.

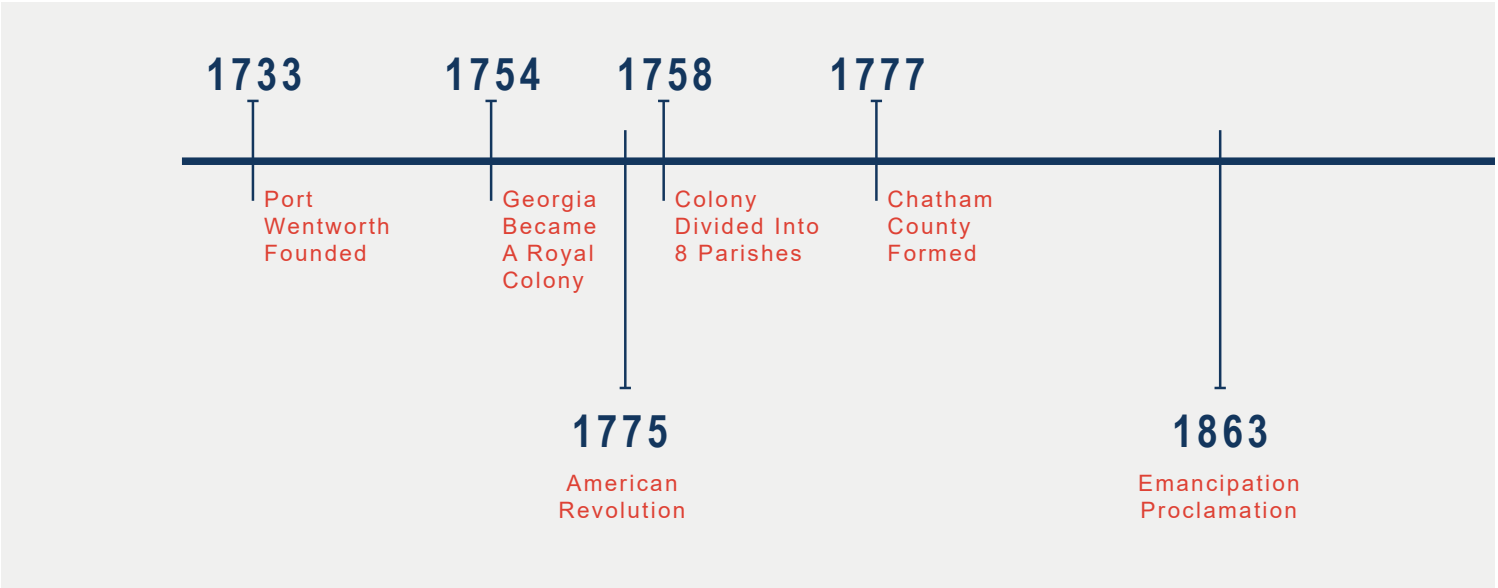


FIGURE 1. HISTORICAL TIMELINE

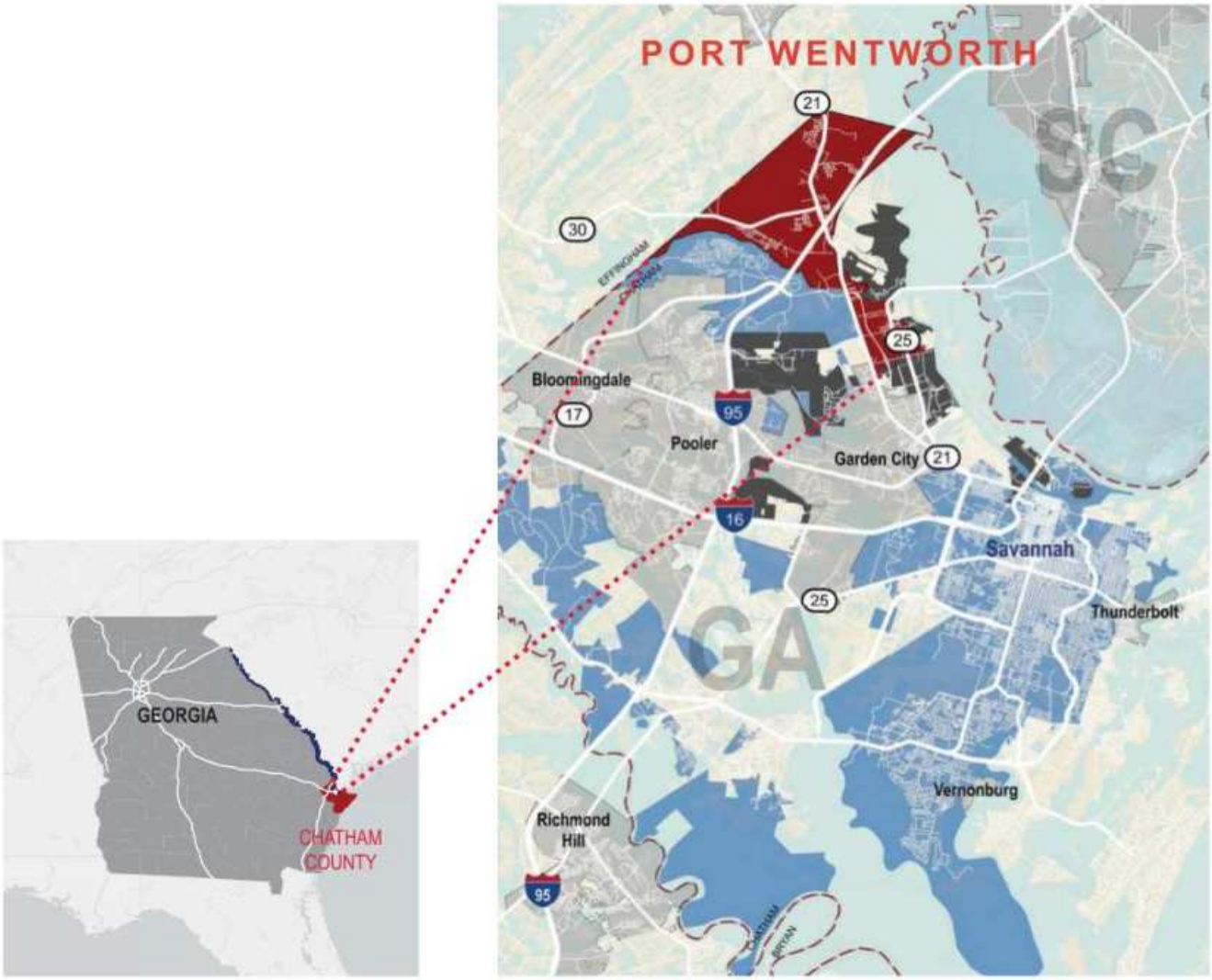
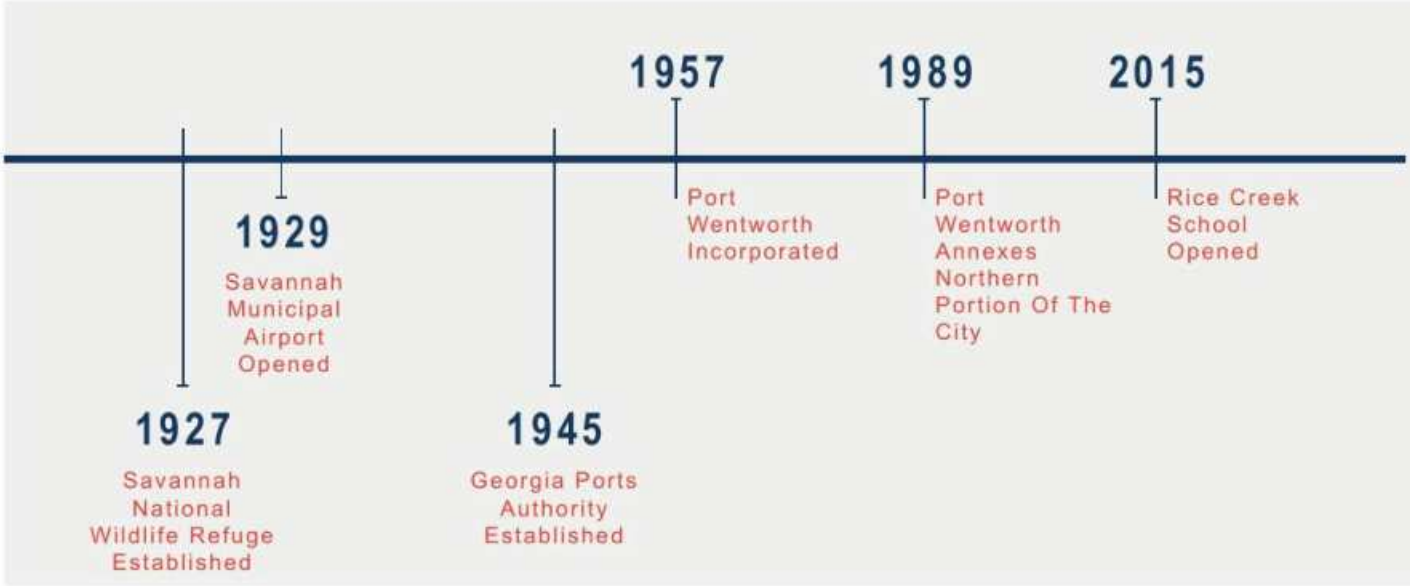


FIGURE 2. CONTEXT MAP



02

PORT WENTWORTH TODAY

CURRENT CONDITIONS AND TRENDS

Understanding the future of Port Wentworth depends on understanding the city as it is today. This chapter outlines the existing conditions within Port Wentworth, such as resident demographics, quality of life within the community, land use, economics, and housing trends. Knowledge of these characteristics provides a foundation for future planning and success for the community.

EXISTING PLAN REVIEW

Port Wentworth has been actively planning for a better future. Many of these plans are recent and are incorporated into the comprehensive plan update. Port Wentworth is also a part of the Savannah metro region. Surrounding cities greatly affect Port Wentworth, as does the plans of the County. Past and recent studies are identified to ensure the Port Wentworth 2045 Comprehensive Plan needs and understands existing plans.

2021 - 2041 PORT WENTWORTH COMPREHENSIVE PLAN

CHATHAM COUNTY COMPREHENSIVE PLAN 2040

2024 HIGHWAY 21 STREETSCAPE PLAN

2024 DOWNTOWN STRATEGY REPORT

2024 HOUSING AND RETAIL STUDY

2022 STORMWATER MANAGEMENT PROGRAM

2025 CONCEPTUAL TRAILS PLAN

2021 - 2041 PORT WENTWORTH COMPREHENSIVE PLAN

SUMMARY

The Comprehensive Plan 2021-2041 is made up of goals, policies, and strategies to address challenges and opportunities for the City of Port Wentworth. The plan includes a 5-year work program outlining the proposed methods for managing growth, combating blight, improving services and facilities, and preserving access to city resources. The plan provides direction for ensuring the viability of for the future and the preservation of existing character.

Using the SWOT analysis tool they extensively identified needs and opportunities broken down into the following categories: population, economic development, port expansion, historic and cultural tourism, housing, land use, facilities and services, transportation, natural and cultural resources, and conservation.

The vision statement is *"Port Wentworth will adopt a proactive approach to development policy to ensure that citizens fully benefit from new developments, and to preserve its character as a liveable family-oriented city."*

GOALS

Research and utilize all policy tools at its disposal to ensure development keeps with Port Wentworth's character and aligns with the needs of its residents.

- Make new developments pay for themselves to not burden current residents and incorporate greenspace
- Encourage development that will emphasize the existing character of the city and increase the sense of place

Foster the development of a diverse commercial sector.

- Revitalize and reinvest in south PW to attract businesses
- Promote economic development in north Port Wentworth
- Retain and expand current businesses and create new ones that will support the community's job skills

Provide recreational opportunities for its citizens.

- Invest in parks and open spaces and redesign infrastructure to promote safety and accessibility to them

Address traffic congestion.

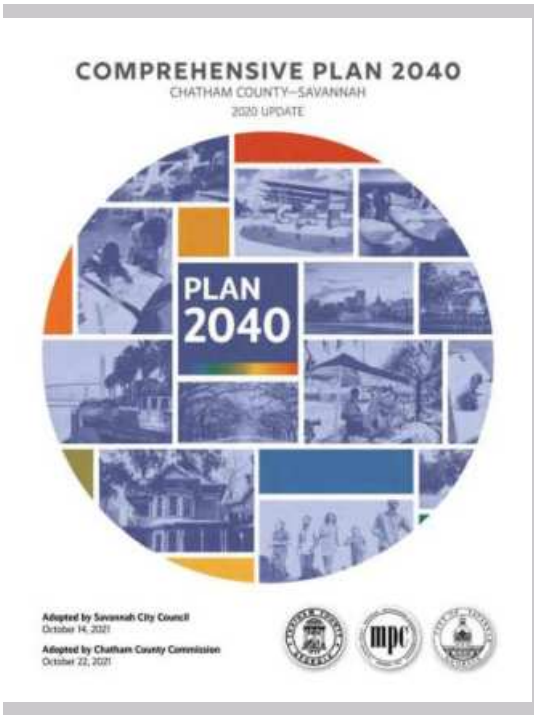
- Coordinate with neighboring jurisdictions and new developments to make the necessary changes to improve traffic flow
- Encourage and implement alternative modes of transportation

Provide a reasonable density of housing.

- Encourage development of housing opportunities for residents to have better locations and encourage home ownership
- Remove dilapidated buildings and replace with residential

Provide high quality public services to its residents.

- Match new developments with levels of service needs and capital improvements
- Discourage sprawl



SUMMARY

The comprehensive plan outlines the vision for the future of unincorporated Chatham-Savannah and serves as a guide for policy changes aimed at improving the County. Its recommendations directly affect Port Wentworth, as they encompass surrounding areas. The plan was reviewed to assess its overall impact on Port Wentworth.

GOALS

LAND USE:

- Encouraging compact/mixed-use development, walkable neighborhoods, increased connectivity and open space preservation
- Utilize small area and corridor plans to protect the character of existing areas and ensure new development is compatible.
- Connect people with places.
- Enhance the character and image of major corridors to create safe, attractive,and pedestrian-friendly streetscapes.

CHATHAM COUNTY COMPREHENSIVE PLAN - PLAN 2040

TRANSPORTATION:

- Enhance neighborhood connectivity for all modes of travel including pedestrians, bicyclists, transit riders, and motorists
- Improve accessibility to employment centers, institutions, commercial corridors, and recreational facilities equitably through multi-modal connections, bikeways, trails and greenways
- Maintain and enhance transportation infrastructure that supports local, regional and global economic vitality and competitiveness, productivity and efficiency

HOUSING:

- Improve neighborhood stability and affordability
- Increase supportive housing for special needs populations
- Increase affordable housing options, and decrease homelessness

NATURAL RESOURCE:

- Mitigate flood hazards
- Spread awareness of water, flooding, and hazards
- Protect against climate change impacts and damages
- Protect potable water sources
- Conserve existing tree canopy and scenic views
- Utilize brownfield sites for productive use

HISTORIC AND CULTURAL RESOURCES

- Survey culturally, historically, and architecturally significant sites, buildings, and structures and promote their preservation and public awareness
- Incorporate affordable housing strategies into preservation plans

- Identify and address potential community health threats to preservation efforts
- Incorporate historic and cultural resources into disaster plans
- Broaden historic preservation efforts to include under-represented communities
- Enhance heritage tourism programs

EDUCATION

- Incorporate soft skills into curriculum
- Create intern and mentorship programs in the public schools in partnership with local businesses
- Anticipate the needs for a growing population and accommodate them to increase education quality
- Promote parental involvement in schools and increase communication between parents, teachers, and school leadership
- Increase literacy

COMMUNITY HEALTH

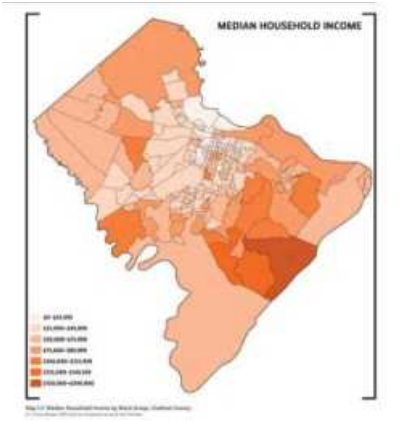
- Educate the public about mental health in order to reduce stigma and increase awareness of resources
- Invest in community-based resources to increase health equity
- Provide community health services such as recreational opportunities and fitness programs
- Increase access to healthy food for populations who are food-insecure

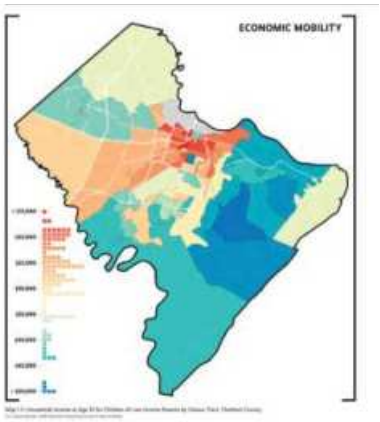
PUBLIC SAFETY

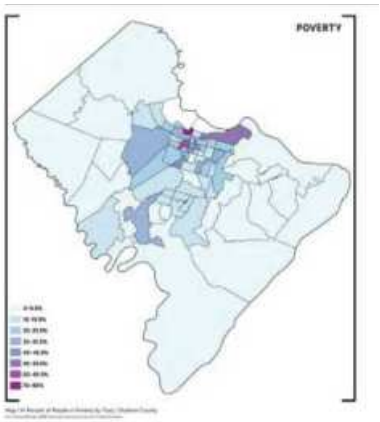
- Build trust between law enforcement and residents
- Focus enforcement in high crime areas and expand visibility and accessibility of police to residents
- Improve social services and expand behavioral and public health resources

BROADBAND AND FIBER OPTICS

- Ensure all of Chatham County has access to broadband services







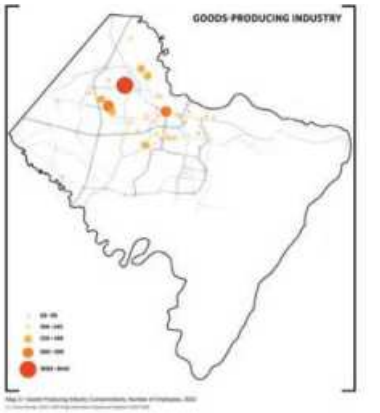
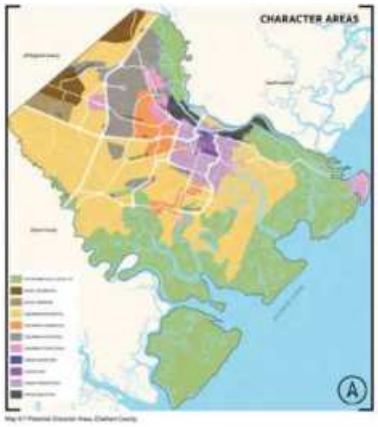
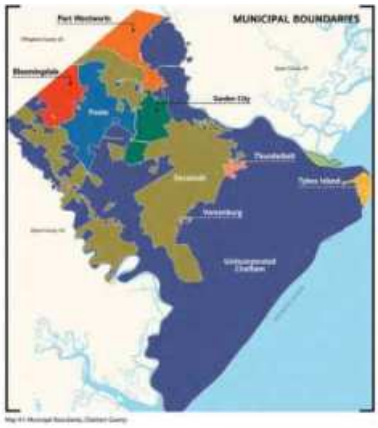
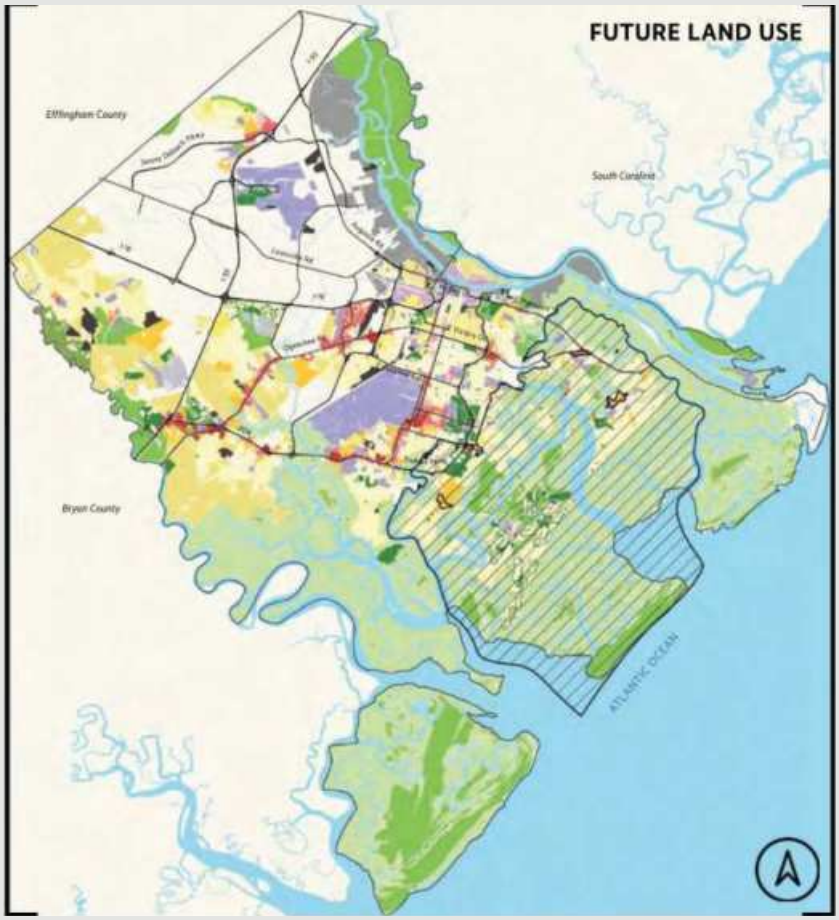


FIGURE 3. CHATHAM COUNTY 2040 COMPREHENSIVE PLAN MAPS

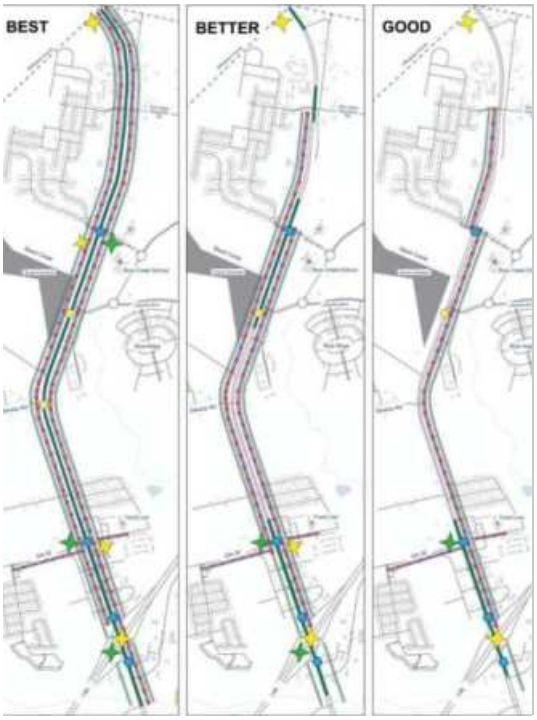






LAND USE CATEGORIES

MAP COLOR					
LAND USE	Tidal Marsh	Environmental Overlay	Airport Overlay	Arterial Corridor Overlay	Landfill
	Downtown	Downtown Expansion	Traditional Commercial	Traditional Neighborhood	Civic/Institution
	Commercial Neighborhood	Commercial Suburban	Commercial Regional	Commercial Marine	Industry Light
	Industry Heavy	Residential General	Single Family	Suburban Single Family	Planned Development
	Agricultural/Forestry	Trans/Comm/Utility	Parks & Recreations	Conservation	Conservation Residential
	Surface Mining				



SUMMARY

Highway 21 is the major thoroughfare through Port Wentworth, particularly the northern portion of the city. Highway 21 accommodates more traffic volume than even Interstate 95. This amount of volume presents the traffic flow and safety concerns observed currently and without steps taken to alleviate this congestion, will exacerbate in the future. The high volume of traffic, along with the increased residential and commercial development observed along the corridor also indicates its importance to have multi-modal functions and consequently to provide related facilities and amenities to support that function. Despite the lack of pedestrian facilities along Highway 21, the section between Lakeside Boulevard and Highway 30 carries the most volume of bicycles and pedestrians.

Included in this study is preferred color, pattern, and material palettes generated through public engagement (See page 23). Streetscape planting was highly desired by residents, who felt that current planting and maintenance of the streetscape was one of the more immediate improvements that should be made to the corridor.

2024 HIGHWAY 21 STREETSCAPE PLAN

GOALS

SAFETY

- Sidewalks and multi-use paths
- Increase lighting
- Fencing/barriers to separate traffic
- Intersection improvements
- New signalized intersections and left lane turning movements

CONNECTIVITY

- Connect housing to basic services such as schools, grocery stores, and places of employment
- Connect to existing infrastructure
- Enhancing connections to existing residential and commercial sites

BEAUTY

- Addition of landscape planting, at a minimum along any new sidewalk or pathway infrastructure, but potentially in the medians and intersections

COMFORT

- Lighting, shade trees, and seating elements

PROPOSED IMPROVEMENTS TO THE CORRIDOR INCLUDE:

- I-95 Overpass Improvements – Lighting and Signage
- Entry Monumentation at Effingham County line and at key points within the I-95 interchange
- Pedestrian bridge enhancements – lighting and signage
- Pedestrian paths with pedestrian lighting and banners.
- Seating at major intersections.
- New ped crossings at Lakeside Blvd.
- Planting - Planted/ornamental medians: Place-Making at the GA-30 intersection
- Enhanced lighting at major intersections

SUMMARY

The Port Wentworth Downtown Strategy aims to revitalize the city's core by enhancing walkability, economic vitality, and community identity. Key recommendations focus on improving streetscapes, rerouting truck traffic to promote pedestrian-friendly spaces, and attracting new businesses and public amenities. The plan also emphasizes beautification efforts, historical preservation, and strategic redevelopment along South Coastal Highway to create a vibrant and welcoming downtown. Key Recommendations include:

BEAUTIFICATION AND CIVIC PRIDE:

- Public space cleanup
- Mobley Park improvements
- Festival Site improvements
- Scheduled community cleanup events
- Continue bulk pick-up
- Additional Festival Site improvements
- City mobile application
- Holiday parade

2024 DOWNTOWN STRATEGY REPORT

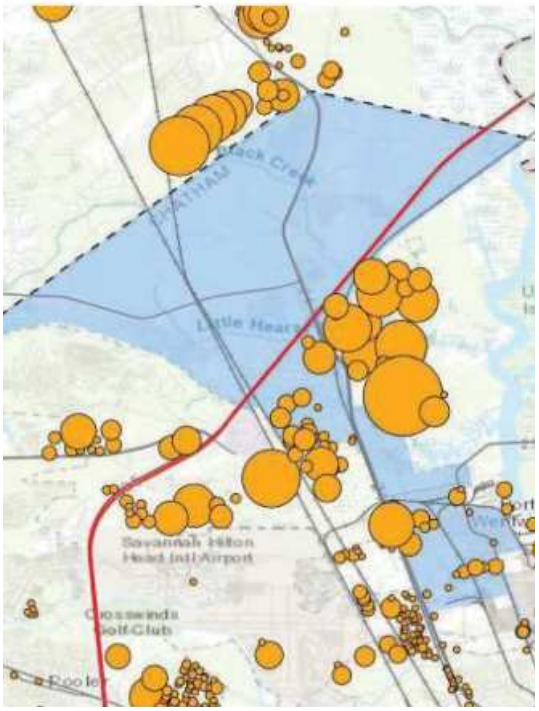
- Water and sewer infrastructure
- History and culture initiative
- Home and business repair program
- Community partnership program
- Public art initiative
- Wayfinding signage

TRANSPORTATION & CONNECTIVITY:

- GDOT rerouting SR 25 off of South Coastal Highway through downtown
- Develop an inventory of regional transportation and connectivity projects
- Improvements and maintenance along Crossgate and Barnsley Roads
- Wayfinding and signage program
- Develop cost estimates
- Improvements along S Coastal Hwy
- Improvements along Bonnybridge Road
- Improvements along Armadale Road
- Explore roundabouts at Bonnybridge, Crossgate, & Grange Roads

DEVELOPMENT/REDEVELOPMENT

- Evaluate functions of Festival Park
- Update Future Land Use Map and Zoning Districts.
- Cultivate a Downtown Economic Development Strategy
- Streetscape Plan and Guidelines
- Consider development of a Downtown Parks and Open Space Plan
- Conduct funding opportunity analysis
- Explore public-private partnerships
- Fund, design, and implement gateway open space and signage
- Fund and implement public art
- Pursue historic designation opportunities



SUMMARY

Port Wentworth has experienced rapid housing growth, with most homes built after 2010. While downtown consists primarily of older single-family homes, the rest of the city offers a mix of newer housing types. Housing costs are rising in line with national trends, and rental demand is increasing, especially among younger residents. Retail activity is mostly concentrated along I-95, leaving downtown and other areas with limited shopping options. There is a high demand for new housing and retail, particularly as the Hyundai Metaplant is expected to drive further growth.

2024 HOUSING AND RETAIL STUDY

KEY FINDINGS

HOUSING TRENDS

- Downtown primarily features older single-family homes, while the rest of the city has a variety of new housing.
- Most homes in Port Wentworth are new, with an average construction year of 2018.
- The city has 5,400 housing units, mostly single-family detached homes. Port Wentworth is projected to gain 2,500 new housing units by 2033.

HOUSING MARKET & AFFORDABILITY

- Home-ownership in downtown is high (60%), while 40% of the city rents. 99% of renters and nearly two-thirds of homeowners moved in 2010 or later.
- Half of renter households earn less than $50,000 annually. 75% of homeowners earn between $50,000 and $100,000.
- Over 40% of housing demand comes from residents aged 25-34 with incomes between $50,000 and $100,000.
- Home values are higher than in Garden City but lower than in Pooler and Savannah.
- Apartment rents are higher than in Garden City and Savannah and similar to Pooler.

RETAIL & COMMERCIAL REAL ESTATE

- Retail is mainly located along I-95, with limited presence downtown.
- Unmet retail demand exists, especially for building materials and general merchandise.
- Commercial real estate is concentrated along Georgia Highway 21 and I-95.

INDUSTRIAL & ECONOMIC GROWTH

- Port Wentworth has nearly 8 million square feet of industrial real estate, with over 60 million square feet within a two-mile radius.
- The city's proximity to the Hyundai Metaplant (20 miles away) is expected to drive increased housing demand.

SUMMARY

The City of Port Wentworth received coverage under the National Pollutant Discharge and Elimination System (NPDES) Phase I Municipal Separate Storm Sewer System (MS4) Permit (GAS000210) on April 12, 2022, as required by provisions of the Georgia Water Quality Control Act and the Federal Clean Water Act. This development of a Stormwater Management Plan (SWMP), addresses the following program elements:

- Structural and Source Control Measures
- Illicit Discharge Detection and Elimination
- Industrial Facility Stormwater Runoff Control
- Construction Site Runoff Management

The Georgia Environmental Protection Division also required city to expand its SWMP to include Best Management Practices to address the following:

2022 STORMWATER MANAGEMENT PROGRAM

GOALS

HIGHLY VISIBLE POLLUTANT SOURCES

- Update the HVPS Inventory on an annual basis.

ENFORCEMENT RESPONSE PLAN

- Review the ERP annually

MUNICIPAL EMPLOYEE TRAINING

- Ensure that appropriate City staff obtain the appropriate stormwater education and training.

PUBLIC EDUCATION

- Maintain, update, and promote website to include Annual MS4 Stormwater Report and relevant educational materials.

POST CONSTRUCTION

- Enforce the use of the Stormwater Management Ordinance, Division 3: Post Construction Stormwater Runoff for development.

LINEAR TRANSPORTATION PROJECTS

- The City will apply the feasibility program to set reasonable criteria for determining when the post construction stormwater design standards are infeasible

GREEN INFRASTRUCTURE

- Currently, the City of Port Wentworth has adopted the required Coastal Stormwater Supplement ordinance and design manual

2025 TRAIL PLAN

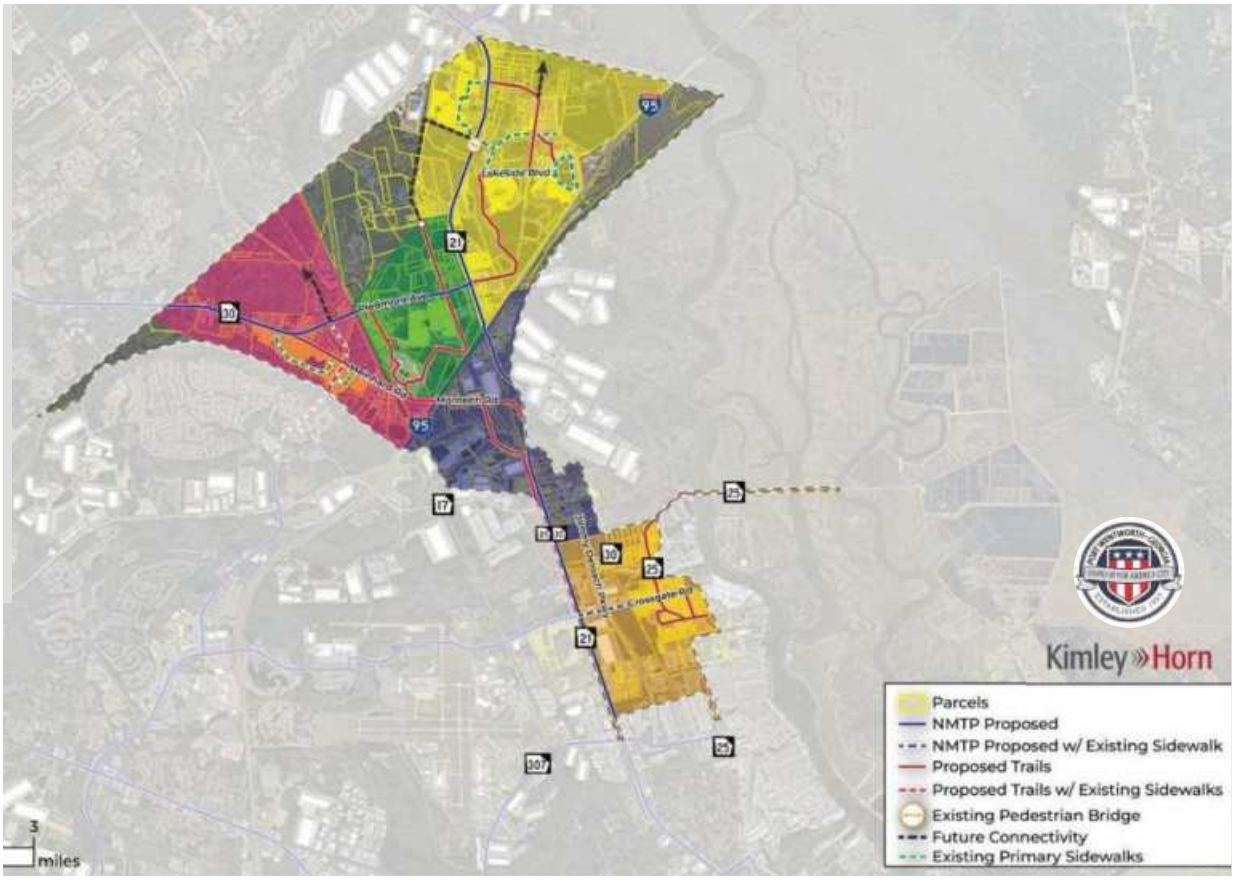
The Conceptual Trail Plan addresses possible trail connectivity and locations in Port Wentworth. Dividing the City into varied regions, alignments are proposed.

GOALS

- Prioritize a grade-separated facility throughout
- Use existing street network and sidewalk
- Improvements to establish a core route
- Link neighborhoods, recreation and everyday destinations
- Prioritize safety and equity; lighted, off-road, grade separated trails create accessibility and a greater perception of safety for the broadest range of users
- Connect to regional trail systems
- Plan for proper trail maintenance
- Utilize user engagement and feedback in future trail
- Planning phases to optimize routing and prioritization

TRAIL DEVELOPMENT STRATEGIES

- Link existing trails (see Existing Facilities Map) to recommended trails
- Develop trail improvements alongside traffic calming measures
- Expand existing sidewalks on desired routes to multi-use path widths (10-12') and according to AASHTO Bicycle Facilities Guide
- Off road or behind-the-curb facility (not on-street unless 25 mph neighborhood streets)
- Develop clear and consistent signage throughout the system
- Where necessary, consider potential accessways (i.e. easement, acquisition or shared use agreement) through non-City property


Kimley»Horn
Parcels
NMTP Proposed
NMTP Proposed w/ Existing Sidewalk
Proposed Trails
Proposed Trails w/ Existing Sidewalks
Existing Pedestrian Bridge
Future Connectivity
Existing Primary Sidewalks
3
miles

STOP

DEMOGRAPHIC OVERVIEW

Port Wentworth experienced rapid population growth, starting at 5,030 in 2010 and reaching 13,339 by 2024, representing a 265% increase in population. The annual percent change in Port Wentworth was consistently high, peaking at 9.9% in 2011 and remaining above 3.9% throughout the period, with a notable spike of 9.2% in 2024. In contrast, Chatham County's population grew at a much slower pace, starting at 265,795 in 2010 and reaching 304,897 by 2024. The annual percent change in Chatham County remained relatively stable, ranging between 0.1% and 1.5%, with the highest growth rate of 1.5% occurring in 2017. The data highlights Port Wentworth's significant and accelerating growth compared to the more gradual expansion of Chatham County.

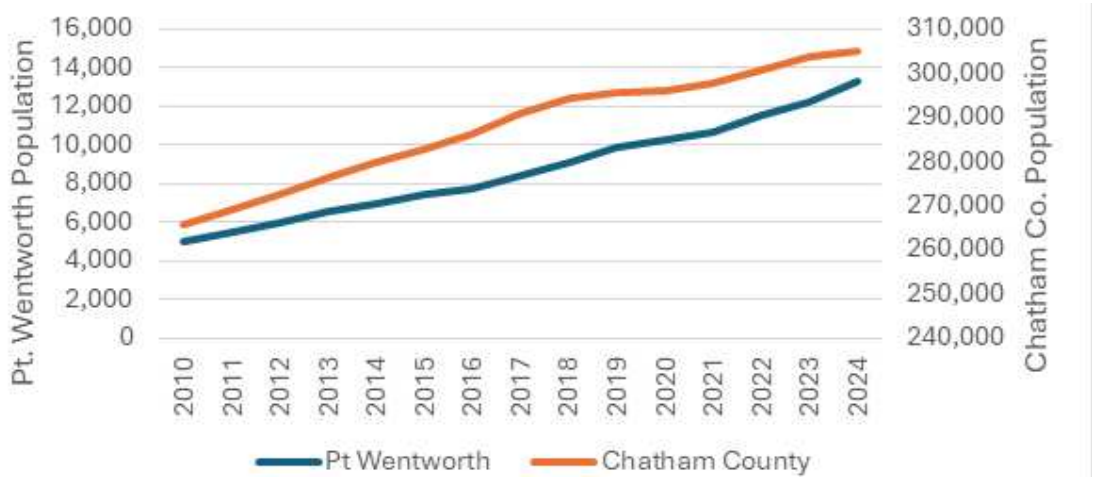


FIGURE 4. ANNUAL POPULATION, 2010 – 2024

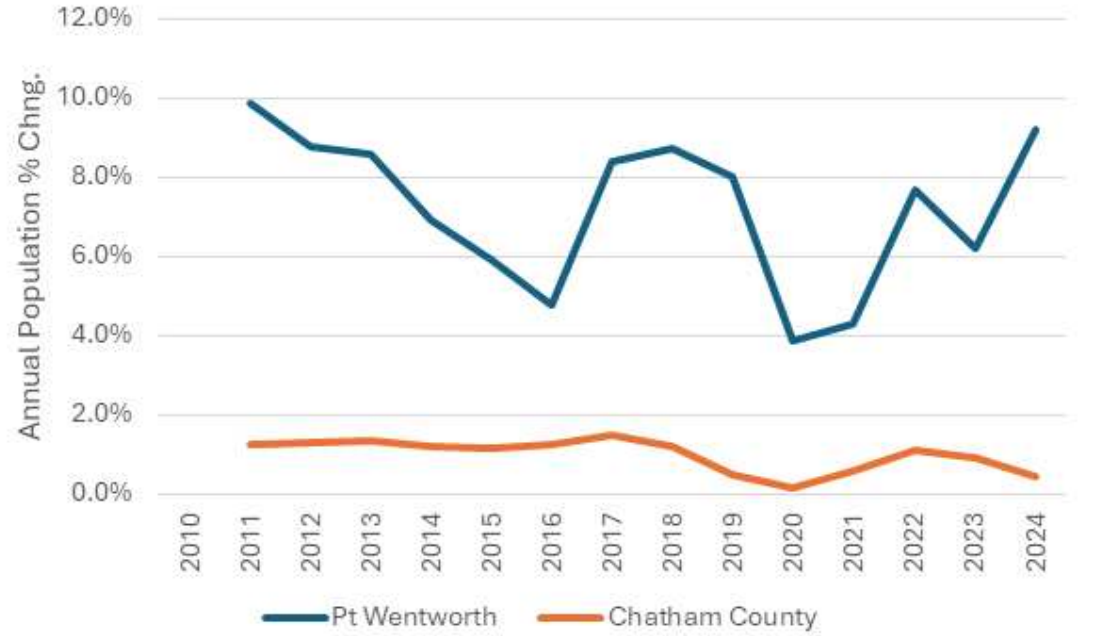


FIGURE 5. ANNUAL POPULATION RATE OF CHANGE, 2010-2024

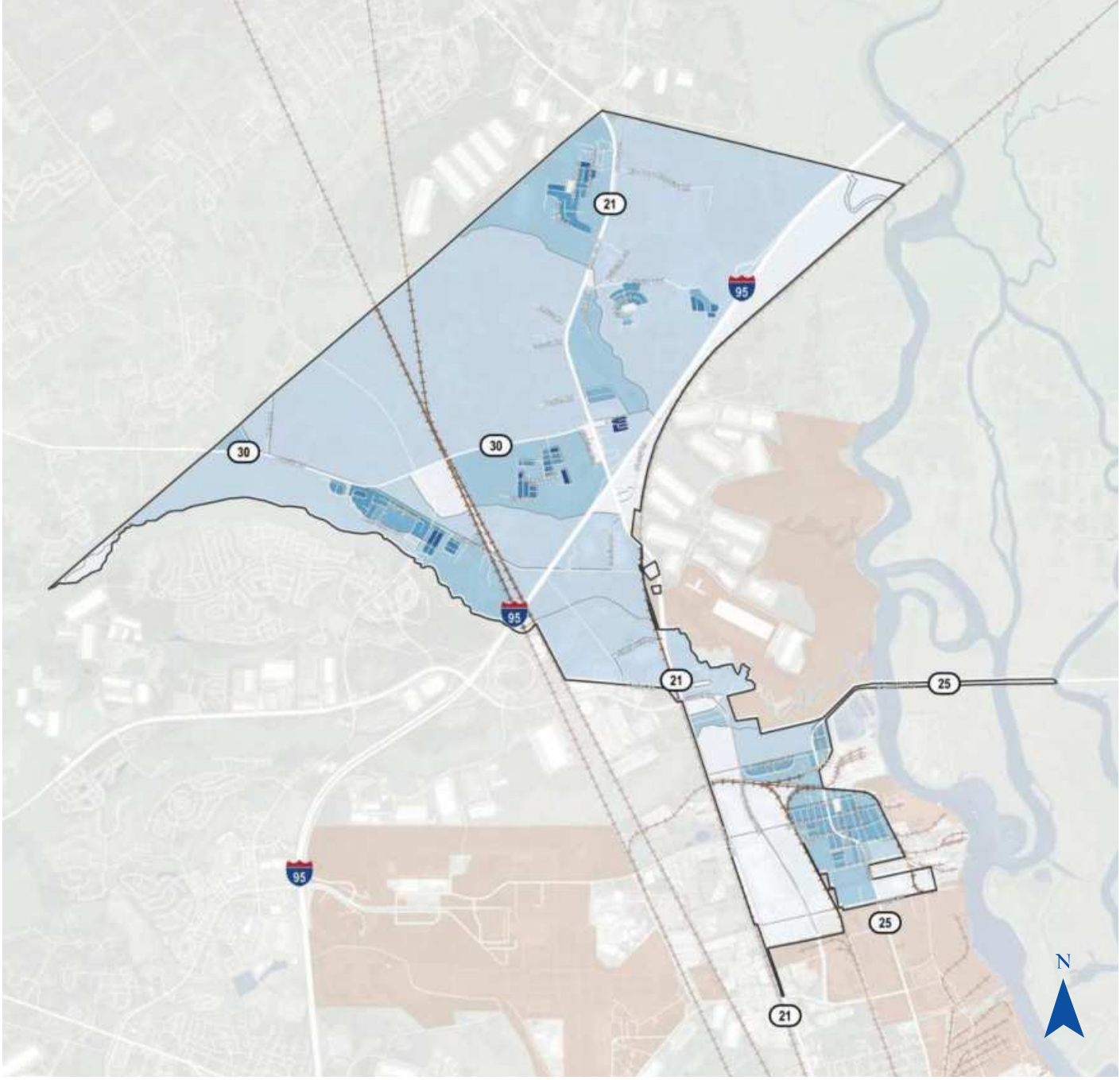


FIGURE 6. POPULATION DENSITY MAP

Population Density (Acres)

- 0
- 0-1
- 1-5
- 5-10
- 10-15
- 15-20
- 20-25
- >25

Source: US Census - ACS 2023

GROWTH

Understanding Port Wentworth's growth patterns is crucial for shaping well-informed recommendations in this comprehensive plan. By analysing past trends and future projections, we can make strategic decisions that support sustainable development, economic vitality, and an enhanced quality of life for residents.

Port Wentworth experienced significant growth in households, starting at 2,036 in 2010 and increasing to 5,013 by 2024, more than doubling over the 14-year period. The growth was steady, with notable increases in 2017 (8.0%) and 2024 (5.6%), reflecting the area's rapid development and population expansion. In contrast, Chatham County saw more gradual growth in households, starting at 103,312 in 2010 and reaching 124,037 by 2024.

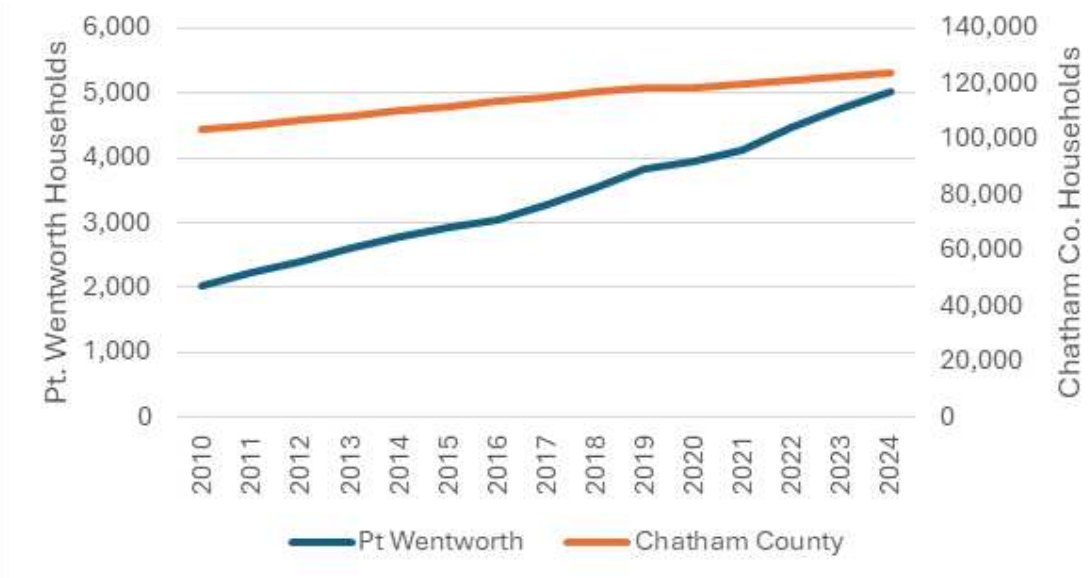


FIGURE 7. ANNUAL NUMBER OF HOUSEHOLDS

It is expected that suburbanization will continue to increase, as it has over the last 50 years. The current population of Chatham County is 290,550, and is projected to be about 335,211 by 2040 (Source: Chatham2040) Growth away from the urban center has come to Port Wentworth. Here, growth has largely occurred in the northern part of the city, with the population of Downtown remaining relatively stable. The current population of Port Wentworth is 14,468, as of the 2023 Census.

Source: US Census - ACS 2023

RAPID POPULATION GROWTH

The city's population increased by 33% in just three years (2020-2023), more than doubling since 2010. Such rapid growth can strain existing infrastructure, public services, housing, and transportation systems. If not managed properly, it can lead to congestion, overburdened schools, and public services.

CHALLENGE

This growth presents a chance to invest in new infrastructure, attract businesses, and expand public services. Strategic planning could help create sustainable growth areas, improve housing availability, and enhance public spaces.

OPPORTUNITY

AGE

In 2010, the largest age group was 25 - 34 years, making up 20.3% of the population, followed by 35 - 44 years at 13.2%. By 2020, the population grew significantly, with the 25 - 34 group remaining the largest (18.3%), while the 35 - 44 group increased to 15.8%. The 0 - 4 years group, though growing in number, saw a slight decline in percentage share from 8.3% to 7.7%. Projections for 2024 indicate continued growth, with the 25 - 34 group rebounding to 20.0% and the 35 - 44 group maintaining its share at 15.8%. The older population (65+ years) also grew steadily, reflecting an aging demographic, with the 65 - 74 group increasing from 5.2% in 2010 to 5.8% in 2024. Key trends include a growing working-age population (25 - 44 years), a slight decline in the youngest age group's share (0 - 4 years), and a steady rise in the elderly population, highlighting shifts in demographic structure over time.

	2010		2020		2024	
Age Group	Number	Percent	Number	Percent	Number	Percent
0-4	445	8.3%	838	7.7%	1,003	7.5%
5-9	402	7.5%	814	7.5%	969	7.3%
10-14	357	6.7%	852	7.8%	882	6.6%
15-19	297	5.5%	738	6.8%	871	6.5%
20-24	401	7.5%	777	7.1%	982	7.4%
25-34	1,090	20.3%	1,987	18.3%	2,670	20.0%
35-44	705	13.2%	1,718	15.8%	2,113	15.8%
45-54	678	12.6%	1,231	11.3%	1,517	11.4%
55-64	457	8.5%	976	9.0%	1,163	8.7%
65-74	278	5.2%	638	5.9%	767	5.8%
75-84	180	3.4%	231	2.1%	310	2.3%
85+	70	1.3%	78	0.7%	92	0.7%

FIGURE 8. AGE OF POPULATION TABLE

HIGH PROPORTION OF YOUNG RESIDENTS

With such a large segment of the population being young, there's potential for designing neighborhoods that cater to young families, integrating parks, playgrounds, and family-friendly amenities. It could also support policies for long-term growth, as retaining young families will help sustain the economy.

OPPORTUNITY

Source: US Census - ACS 2023

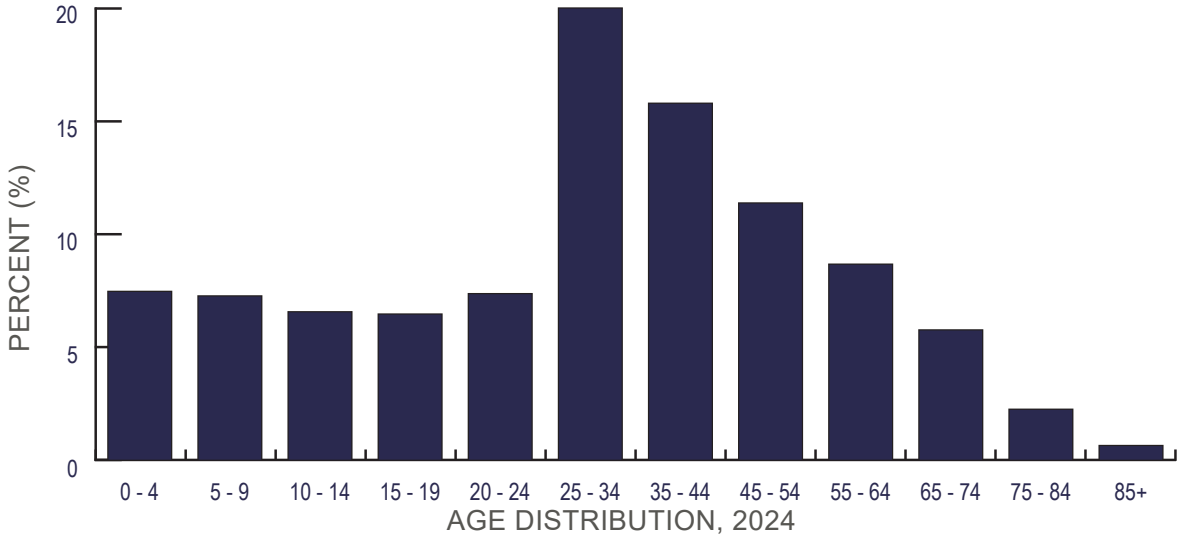
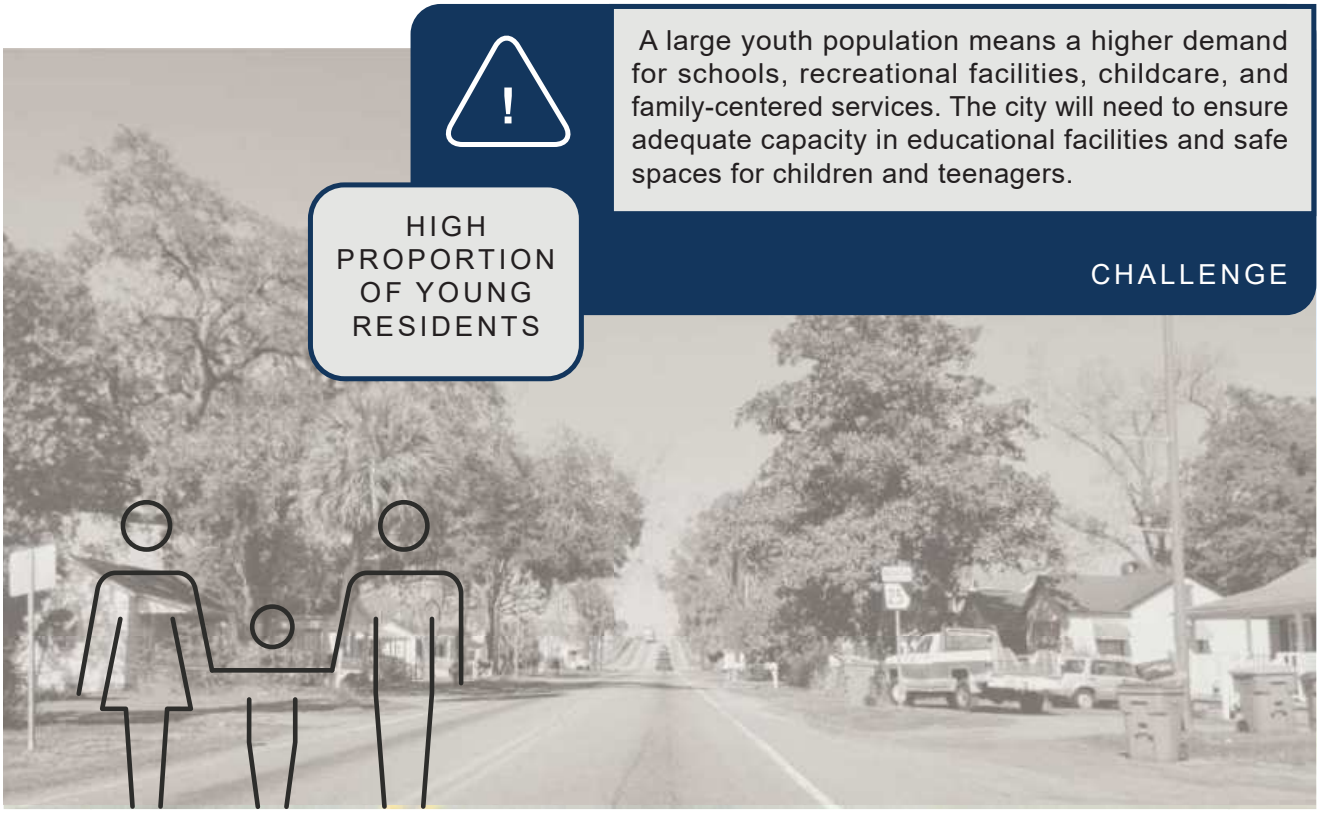


FIGURE 9. AGE OF POPULATION CHART

5.9% of the population is under 5, 26.8% is under 18, and 9% is 65+. 64.2% of the population is between 18 and 65. The median age of Port Wentworth is 32.8 years old, below the median age of 37 in Georgia and 38.5 in the US overall. Younger populations often depend on public services such as educational facilities, job training, transportation, and parks and recreation programming.



RACE

In 2010, the White Alone population was the majority at 61.1% (3,275 individuals), but by 2020, its share dropped sharply to 38.5% (4,187 individuals), with a slight further decline to 38.3% (5,110 individuals) projected for 2024. In contrast, the Black Alone population grew substantially, rising from 31.4% (1,683 individuals) in 2010 to 47.3% (5,148 individuals) in 2020 and is projected to reach 46.4% (6,194 individuals) by 2024. The Two or More Races category also saw notable growth, increasing from 2.6% (138 individuals) in 2010 to 7.7% (839 individuals) in 2020 and projected to reach 8.0% (1,065 individuals) by 2024. Additionally, the Hispanic Origin (Any Race) population grew steadily, from 8.2% (441 individuals) in 2010 to 10.2% (1,105 individuals) in 2020, with a projected increase to 10.9% (1,449 individuals) by 2024. Smaller groups, such as American Indian Alone, Asian Alone, and Pacific Islander Alone, also saw modest growth in both numbers and percentages. Key takeaways include a declining share of the White Alone population, a rising share of the Black Alone population, and increasing diversity driven by growth in multiracial and Hispanic populations.

	2010		2020		2024	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White alone	3,275	61.1%	4,187	38.5%	5,110	38.3%
Black alone	1,683	31.4%	5,148	47.3%	6,194	46.4%
American Indian alone	13	0.2%	37	0.3%	51	0.4%
Asian alone	92	1.7%	136	1.3%	217	1.6%
Pacific Islander alone	7	0.1%	7	0.1%	12	0.1%
Some other race alone	152	2.8%	524	4.8%	690	5.2%
Two or more races	138	2.6%	839	7.7%	1,065	8.0%
Hispanic origin (any race)	441	8.2%	1,105	10.2%	1,449	10.9%

FIGURE 10. RACE AND ETHNICITY TABLE

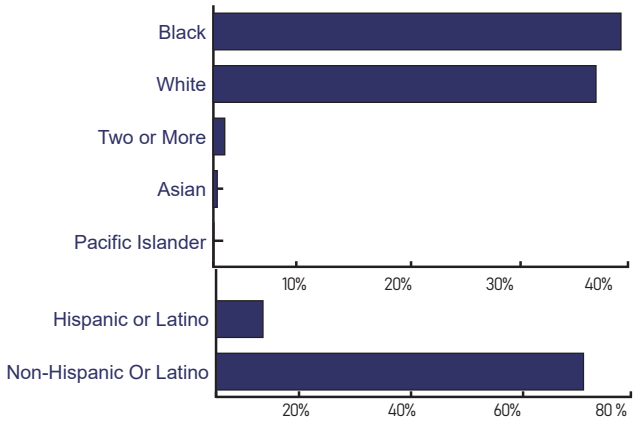


FIGURE 11. RACE AND ETHNICITY CHART

The population diversity provides a rich cultural fabric that could be promoted through inclusive community planning. Multilingual public services, culturally diverse spaces, and policies that promote equity in economic development could strengthen the community.

What does Ethnicity mean? Hispanic or Latino on the US Census is an ethnicity, and may be of any race. Because of this, they are also included in another applicable race category.

Source: US Census - ACS 2023

FIGURE 12. RACE AND ETHNICITY IN PORT WENTWORTH

Race
1 Dot = 3 Persons

- Asian
- Other
- 2 or More
- White
- Black/African American

This dot map demonstrates the diversity of Port Wentworth, and also illustrates the areas of greater density and housing. The mixed distribution of the dots show that the city is highly integrated. Based on US Census data, Race and Ethnicity in the City are distributed as follows:

- 49.1% Black
- 41.6% White
- 11.1% Hispanic of Latino, by ethnicity
- 1.5% Two or More
- 0.6% Asian
- 0.2% Native Hawaiian or Pacific Islander

EDUCATION + TECHNOLOGY

Rice Creek Elementary School is the only school with the city boundary. Other schools nearby include Groves High and Godley Station School. Chatham County residents over age 25 in had a higher level of educational attainment than the U.S. average from 2014–2018. Ninety-three percent (93.0%) of residents had at least a high school diploma or high school equivalent, and 41.7% held a bachelor's degree or higher.

In Port Wentworth, 86.9% of residents are high school graduates are higher, and 30.2% have a bachelor's degree or higher (2019-2023). This is slightly lower than the overall averages for Chatham County, where 34.7% of residents have a bachelor's degree or higher, and 88.2% have a high school diploma. Investments in higher education and vocational training could help raise income levels and job opportunities.

Access to broadband is another key component to enhance educational opportunities in the city. The Georgia Broadband Program supports online learning, helps with homework, and gives teachers the tools they need to succeed. It also promotes equal opportunities for students in rural and underserved areas and supports lifelong learning for adults. Specifically, broadband allows students to attend virtual classes, complete and submit homework online, enables teachers to plan lessons and communicate, reduces the digital divide in rural communities, and provides access to job training and online education for adults. The following page illustrates broadband access for Port Wentworth.

FIGURE 13. EDUCATIONAL ATTAINMENT

Education Attainment, 2022
1 Dot = 3 Persons

- Less than 9th grade
- High school graduate (includes e
- Some college, no degree
- Associate's degree
- Bachelor's degree
- Graduate or professional degree

School

BROADBAND ACCESS

Nearly 98% of households in Port Wentworth have a computer, and 84.1% have broadband access, demonstrating good digital infrastructure but room for improvement in connectivity for under served households. The only areas of the city with limited access are located in industrial zones and between railroad lines. Downtown Port Wentworth has access but lower speeds than the rest of the city, Investments can be made to enhance broadband speeds to this existing downtown.

According to the FCC, 100% of the city has some access to internet service, when including mobile options. There are numerous companies that service each area of Port Wentworth but areas of Uptown, Central, and Downtown Port Wentworth have different options and different speeds. The amount of options keeps the prices competitive and provides residents access to different amenities. The types and options for each zone are described below.

DOWNTOWN

Fixed Broadband Availability

- HughesNet – GSO Satellite – Down: 100 Mbps – Up: 5 Mbps
- Starlink – NGSO Satellite – Down: 220 Mbps – Up: 25 Mbps
- Xfinity – Cable – Down: 2000 Mbps – Up: 200 Mbps
- AT&T – Licensed Fixed Wireless – Down: 100 Mbps – Up: 6 Mbps *(business only)*
- Verizon – Licensed Fixed Wireless – Down: 10 Mbps – Up: 1 Mbps *(business only)*
- Viasat Inc – GSO Satellite – Down: 100 Mbps – Up: 4 Mbps *(business only)*

Mobile Broadband Availability

- AT&T – 3G/4G LTE/5G-NR - Down: 7 Mbps – Up: 1 Mbps
- Project Genesis – 3G/4G LTE/5G-NR – Down: 7 Mbps – Up: 1 Mbps
- Southern Linc – 3G/4G LTE
- T-Mobile – 3G/4G LTE/5G-NR – Down: 7 Mbps – Up: 1 Mbps
- Verizon – 3G/4G LTE/5G-NR – Down: 7 Mbps – Up: 1 Mbps

CENTRAL

Fixed Broadband Availability

- HughesNet – GSO Satellite – Down: 100 Mbps – Up: 5 Mbps
- Starlink – NGSO Satellite – Down: 220 Mbps – Up: 25 Mbps
- T-Mobile – Licensed Fixed Wireless – Down: 100 Mbps – Up: 20 Mbps
- Verizon – Licensed Fixed Wireless – Down: 300 Mbps – Up: 20 Mbps
- Xfinity – Cable – Down: 1200 Mbps – Up: 35 Mbps
- Viasat Inc – GSO Satellite – Down: 100 Mbps – Up: 4 Mbps *(business only)*

Mobile Broadband Availability

- AT&T – 3G – 4G LTE – 5G-NR – Down: 7/35 Mbps – Up: 1/3 Mbps
- Project Genesis – 3G – 4G LTE – 5G-NR – Down: 7/35 Mbps – Up: 1/3 Mbps
- Southern Linc – 3G – 4G LTE
- T-Mobile – 3G – 4G LTE – 5G-NR – Down: 7/35 Mbps – Up: 1/3 Mbps
- Verizon – 3G – 4G LTE – 5G-NR – Down: 7/35 Mbps – Up: 1/3 Mbps

UPTOWN

Fixed Broadband Availability

- Hotwire Communications – Fiber – Down: 1000 Mbps – Up: 200 Mbps
- HughesNet – GSO Satellite – Down: 100 Mbps – Up: 5 Mbps
- Starlink – NGSO Satellite – Down: 220 Mbps – Up: 25 Mbps
- T-Mobile – Licensed Fixed Wireless – Down: 0.2 Mbps – Up: 0.2 Mbps
- Viasat Inc – GSO Satellite – Down: 100 Mbps – Up: 4 Mbps *(Business-only)*

Mobile Broadband Availability

- AT&T – 3G/4G LTE/5G-NR – Down: 7 Mbps / 35 Mbps – Up: 1 Mbps / 3 Mbps
- Project Genesis – 3G/4G LTE/5G-NR – Down: 7 Mbps / 35 Mbps – Up: 1 Mbps / 3 Mbps
- Southern Linc – 3G/4G LTE
- T-Mobile – 3G/4G LTE/5G-NR – Down: 7 Mbps / 35 Mbps – Up: 1 Mbps / 3 Mbps
- Verizon – 3G/4G LTE/5G-NR – Down: 7 Mbps / 35 Mbps – Up: 1 Mbps / 3 Mbp

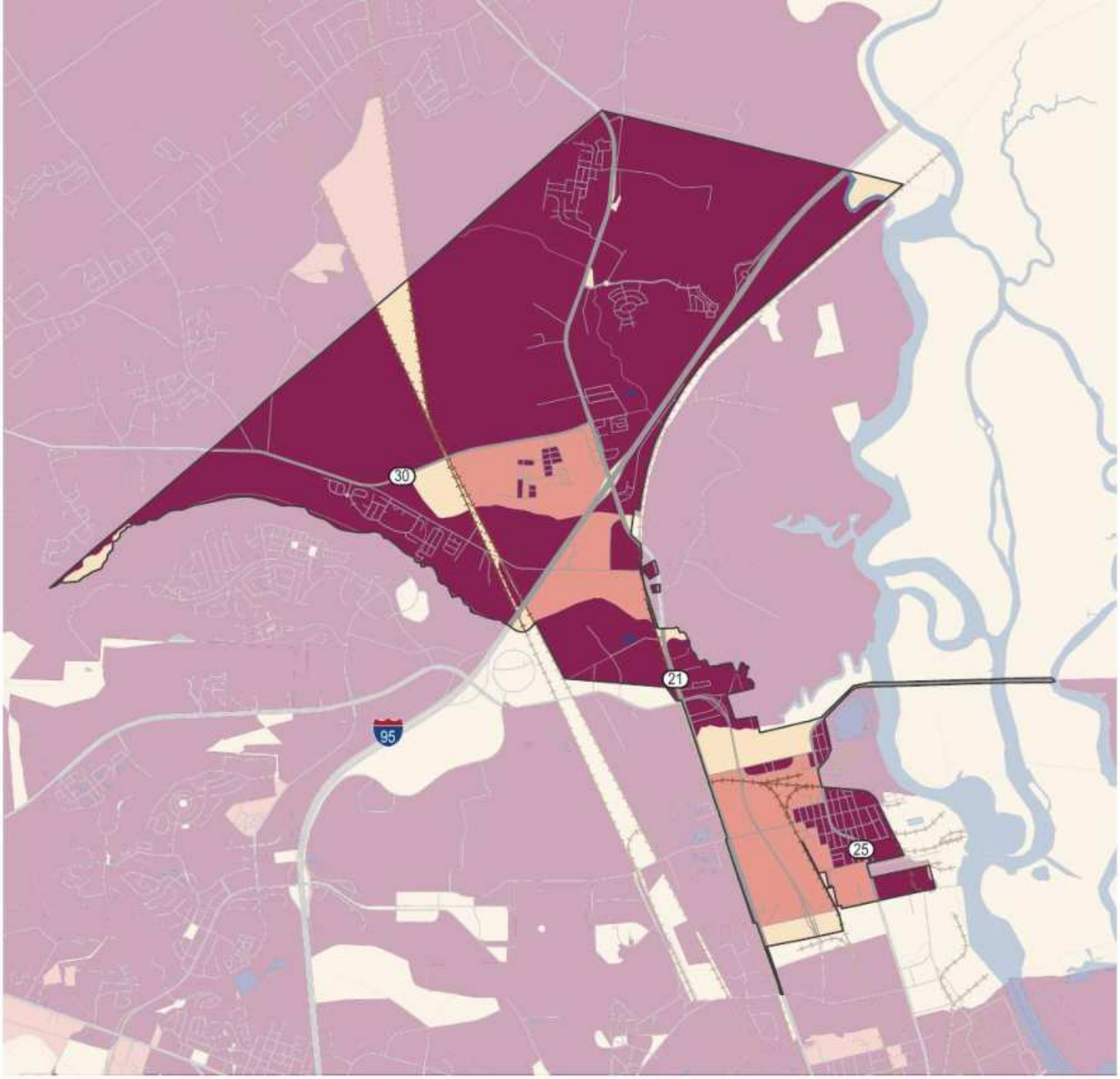


FIGURE 14. BROADBAND SPEED

Broadband Speed

> 200 = Faster Speeds

< 50 = Slower Speeds

Base Features

Railroad

Waterbody

City Boundary

Nearly 98% of households have a computer and 84.1% have broadband internet access. This level of digital connectivity can support initiatives for smart city planning, e-governance, and remote working opportunities, helping the city become a more connected and efficient urban environment.

Opportunity: Expanding this infrastructure could help attract tech-savvy businesses and remote workers, diversify the economy, and improve public service delivery through online platforms.

STRONG DIGITAL INFRASTRUCTURE

STRENGTHS

INCOME

In 2023, 15% of the population lived in poverty, with 9% in deep poverty making under $24,999 per year. Approximately 14% of Chatham County live in poverty which is well under the national average. Only 0.1% of the population over 65 was in poverty, indicating that poverty primarily affects younger residents.

In 2023, 3.9% of households received Food Stamp/SNAP benefits, while only 0.2% received Supplemental Security Income (SSI). No households received cash public assistance. Programs to support lower income residences will be needed to increase opportunities within the city.

FIGURE 15. HOUSEHOLDS BY INCOME

	2024	
Households by Income	**Number**	**Percent**
<$15,000	132	2.6%
$15,000-$24,999	313	6.2%
$25,000-$34,999	321	6.4%
$35,000-$49,999	572	11.4%
$50,000-$74,999	953	19.0%
$75,000-$99,999	1339	26.7%
$100,000-$149,999	962	19.2%
$150,000-$199,999	115	2.3%
$200,000 +	306	6.1%

FIGURE 16. MEDIAN, AVERAGE, PER CAPITA INCOME

	2024
Households by Income	**Number**
Median household income	$77,675
Average household income	$91,996
Per capita income	$34,578

Source: US Census - ACS 2023

The median household income of downtown Port Wentworth is within the $60,000-$79,999 range, and the northern portion of the city's median household income is above $80,000. These two areas are bisected by a commercial industrial zone, resulting in the area listed as "no data."

The overall median household income in Port Wentworth is $77,675 with 15% of residents are persons in poverty. (US Census, 2019-2023)

FIGURE 17. HOUSEHOLDS AT RISK

	2023
Metric	**Number**
Total population for whom poverty status is determined	11,035
People in poverty	1,650
People in deep-poverty	998
Both in poverty and over 65	7
Percent of Total, 2023*	
People in poverty	15.0%
People in "deep-poverty"**	9.0%
Both in poverty and over 65	0.1%

FIGURE 18. HOUSEHOLDS RECEIVING PUBLIC ASSISTANCE

	2023
Metric	**Number**
Total Households, 2023	3,928
Households receiving:	
Supplemental Security Income (SSI)	8
Cash public assistance income	0
Food Stamp/SNAP	153
Percent of Total, 2023	
Supplemental Security Income (SSI)	0.2%
Cash public assistance income	0.0%
Food Stamp/SNAP	3.9%

POVERTY AND ECONOMIC DISPARITIES

15% of the population lives in poverty, and median household income is **$61,409**, which is moderate but may not stretch far given rising housing costs. There's a clear need for more economic development initiatives to create well-paying jobs and support lower-income families.

CHALLENGE

Programs aimed at job training, attracting higher-wage industries, and promoting small businesses could reduce the poverty rate and improve overall economic stability. Encouraging local entrepreneurship, especially among minority communities (given the 44 minority-owned firms), could also help address disparities.

OPPORTUNITY

DISABILITY

The disability data for Port Wentworth reveals significant variations across different age groups and types of disabilities. The highest prevalence of disability is observed in the 65 to 74 years age group, with 29.2% of individuals reporting a disability. This is followed by the 75 years and over age group at 14.4%, and the 18 to 34 years age group at 13.9%. The data indicates that hearing difficulty affects 1.2% of the population, vision difficulty 0.9%, cognitive difficulty 6.0%, ambulatory difficulty 7.5%, self-care difficulty 3.3%, and independent living difficulty 2.8%. These statistics highlight the need for targeted support and resources for the elderly population, as well as specific interventions for various types of disabilities to improve the quality of life for affected individuals.

FIGURE 19. DISABILITY STATUS BY AGE AND DISABILITY TYPE, 2023

Age	Prevalence in Port Wentworth
Under 5 years	0.0%
5 to 17 years	9.2%
18 to 34 years	13.9%
35 to 64 years	12.5%
65 to 74 years	29.2%
75 years and over	14.4%

Disability Type	Prevalence in Port Wentworth
Hearing Difficulty	1.2%
Vision Difficulty	0.9%
Cognitive Difficulty	6.0%
Ambulatory Difficulty	7.5%
Self-Care Difficulty	3.3%
Independent Living Difficulty	2.8%

Source: US Census - ACS 2023

EXISTING CONDITIONS OVERVIEW

Existing conditions and trends of present-day Port Wentworth were evaluated based on primary plan elements. These trends include: land use, transportation, housing, economics, and quality of life.

LAND USE

The existing land use plan and zoning are included in this review to identify how the population growth will affect future land use strategies. Currently uptown Port Wentworth is mostly undeveloped and prime for growth.

HOUSING

The majority of Port Wentworth is defined by single family homes. The majority of all residents live in uptown Port Wentworth and a small percentage live in downtown Port Wentworth.

TRANSPORTATION

Existing roads, traffic patterns, freight routes, and plans are incorporated to identify transportation needs. The primary routes within Port Wentworth are I-95 and US 21 which are state routes and the only options bisecting the city.

ECONOMIC DEVELOPMENT

Port Wentworth's economy includes logistics, warehousing, distribution, and industrial development. The massive growth of the region has opened up new opportunities for economic growth moving forward.

QUALITY OF LIFE

The quality of Life elements evaluated in this plan include environmental considerations, recreation opportunities, utilities connections, and more.

LAND USE

Currently, the majority of Port Wentworth is undeveloped but there are numerous plans for future growth. The old character areas map as shown in Figure 20 no longer fits the future needs of the city and doesn't meet community desires.

Currently Port Wentworth is separated into two main areas Downtown and Uptown as shown in Figure 22. Downtown Port Wentworth is established with mostly single family homes and industrial areas. It is adjacent to the Port of Savannah and surrounded by railroads. Uptown Port Wentworth is separated by US 21 and Railroads. Industrial development is contained to the East of the railroad and stops at US 21. New master planned communities are being developed East of US 21 and west of the railroad.

The center where US 21 and I-95 meet is a new district centered around Anchor Park as shown in Figure 22. This new development meets community desires to bring more community serving amenities into the city and limit industrial growth.

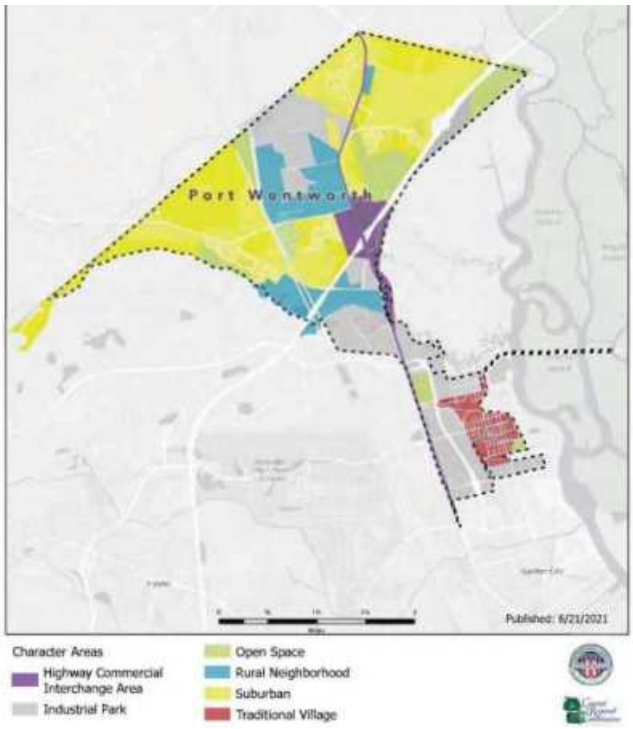


FIGURE 20. 2021 COMP PLAN CHARACTER AREAS

FIGURE 21. EXISTING AERIAL IMAGE

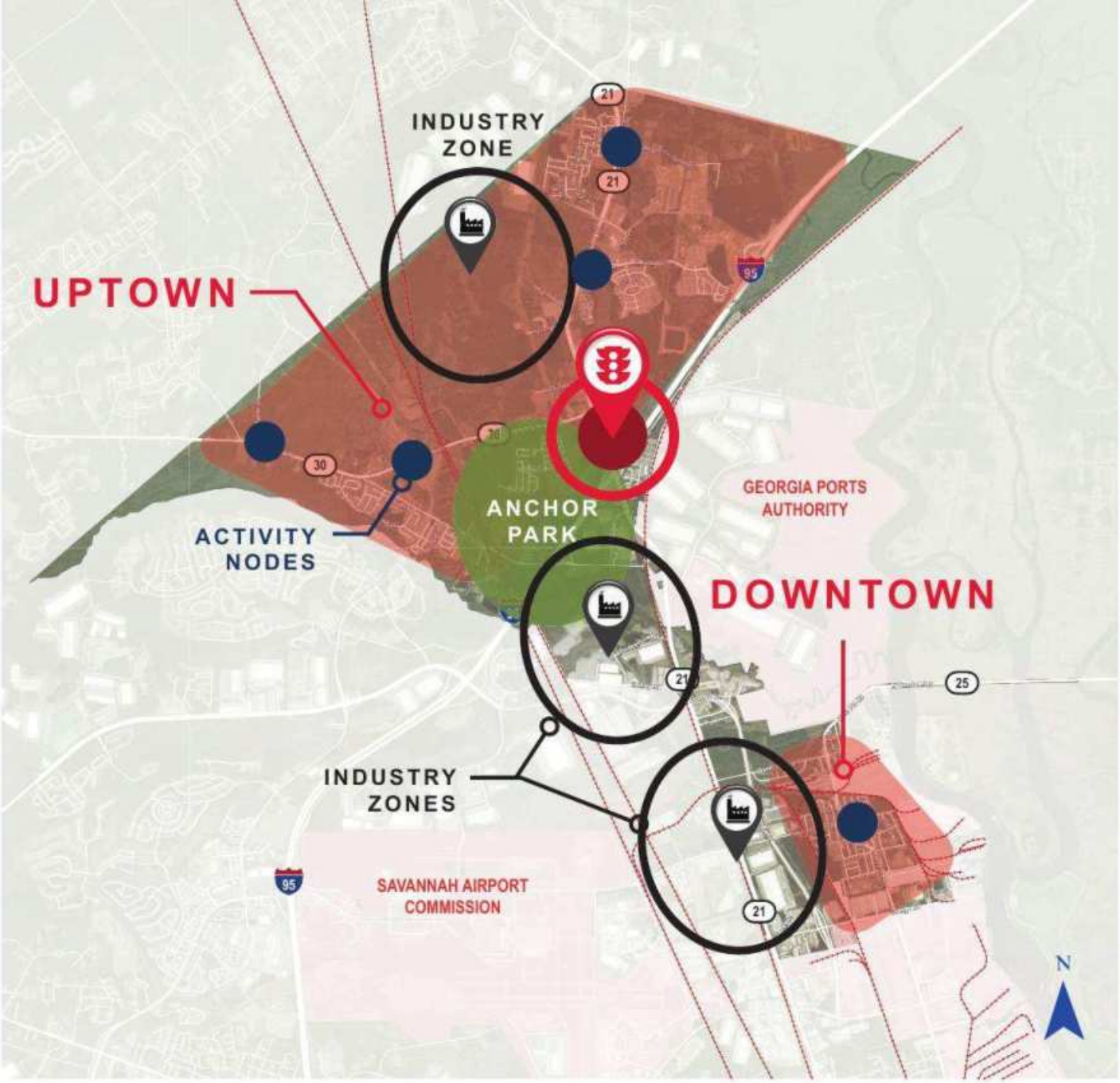


FIGURE 22. CITY LAND USE AREAS

FIGURE 23. OVERLAY DISTRICT

OVERLAY DISTRICT

Anchor Park is currently under construction and will add 150 acres of parkland to Uptown Port Wentworth. The park will include sports facilities such as pickleball, softball, baseball, and soccer. Additionally, the park will include an ice hockey arena. The arena will host the Ghost Pirates hockey team and is expected to bring increased tourism and engagement with Port Wentworth. Alongside the ice rink, the development will include a restaurant and an amphitheater.

Alongside this new development, an overlay district for the area has been proposed. The goal of this district is to bolster the tourism potential of area surrounding the arena. The new code will encourage hospitality, entertainment, dining, and event-friendly development and seeks to make the area even more of a destination.

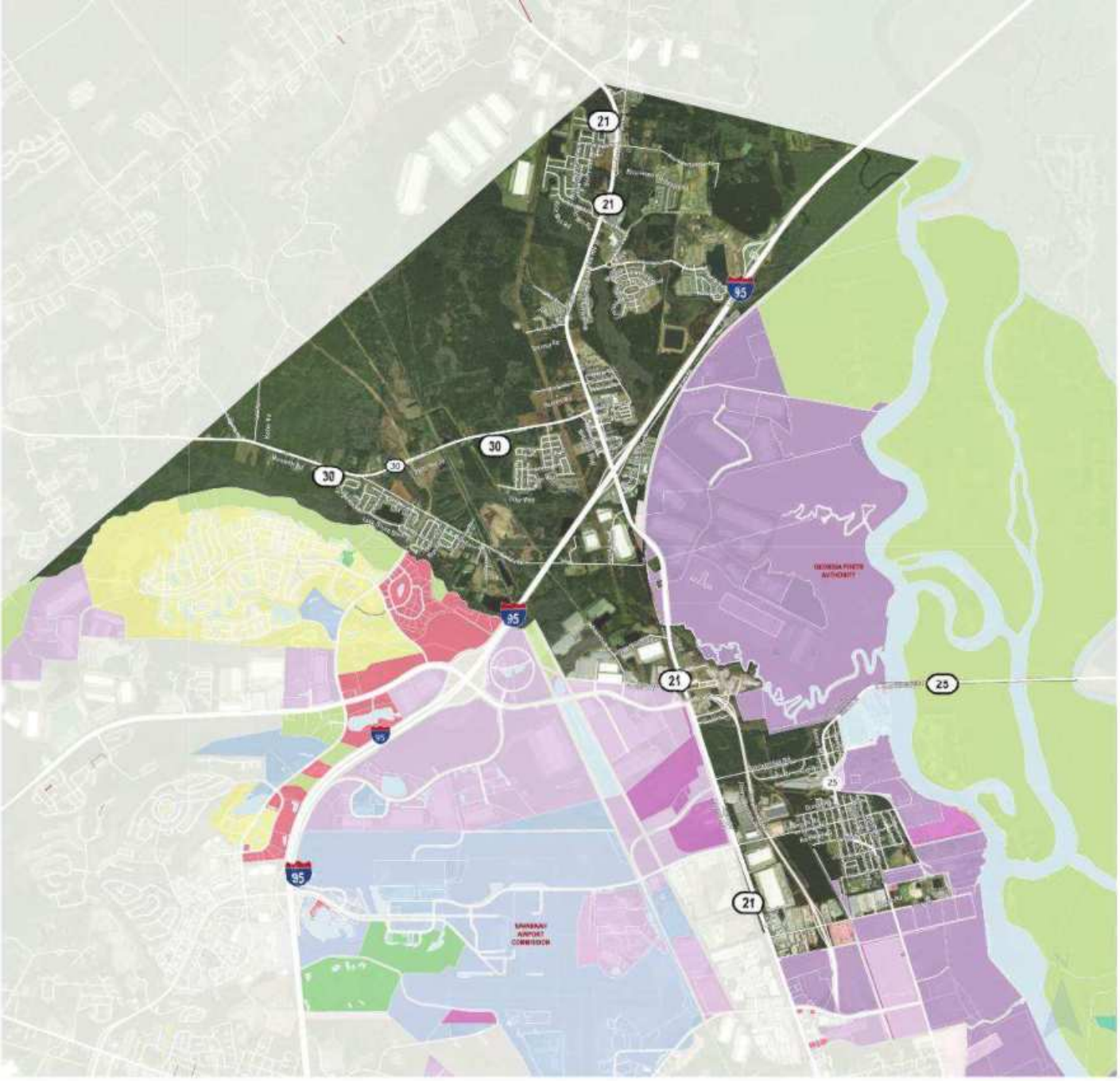


FIGURE 24. COUNTY FUTURE LAND USE

COUNTY FUTURE LAND USE (FLU)

Port Wentworth is bounded by industrial land uses. There is also a large area of conservation along the Savannah River and the International Airport along I-95. Adjacency to these resources creates unique pressures, as these land uses impact development within Port Wentworth. Mitigating negative impacts from industrial, while capitalizing on the benefits, will be critical.

Future Land Use

- Agriculture/Forestry
- Civic/Institutional
- Commercial- Marine
- Commercial- Neighborhood
- Commercial- Regional
- Commercial- Suburban
- Conservation
- Downtown
- Downtown- Expansion
- Industry- Heavy
- Downtown- Expansion
- Industry- Heavy
- Industry- Light
- Marsh
- Parks/Recreation
- Residential- General
- Residential- Single Family
- Residential- Suburban Single Fa
- Right of Way
- Transportation/Communication/I
- Water

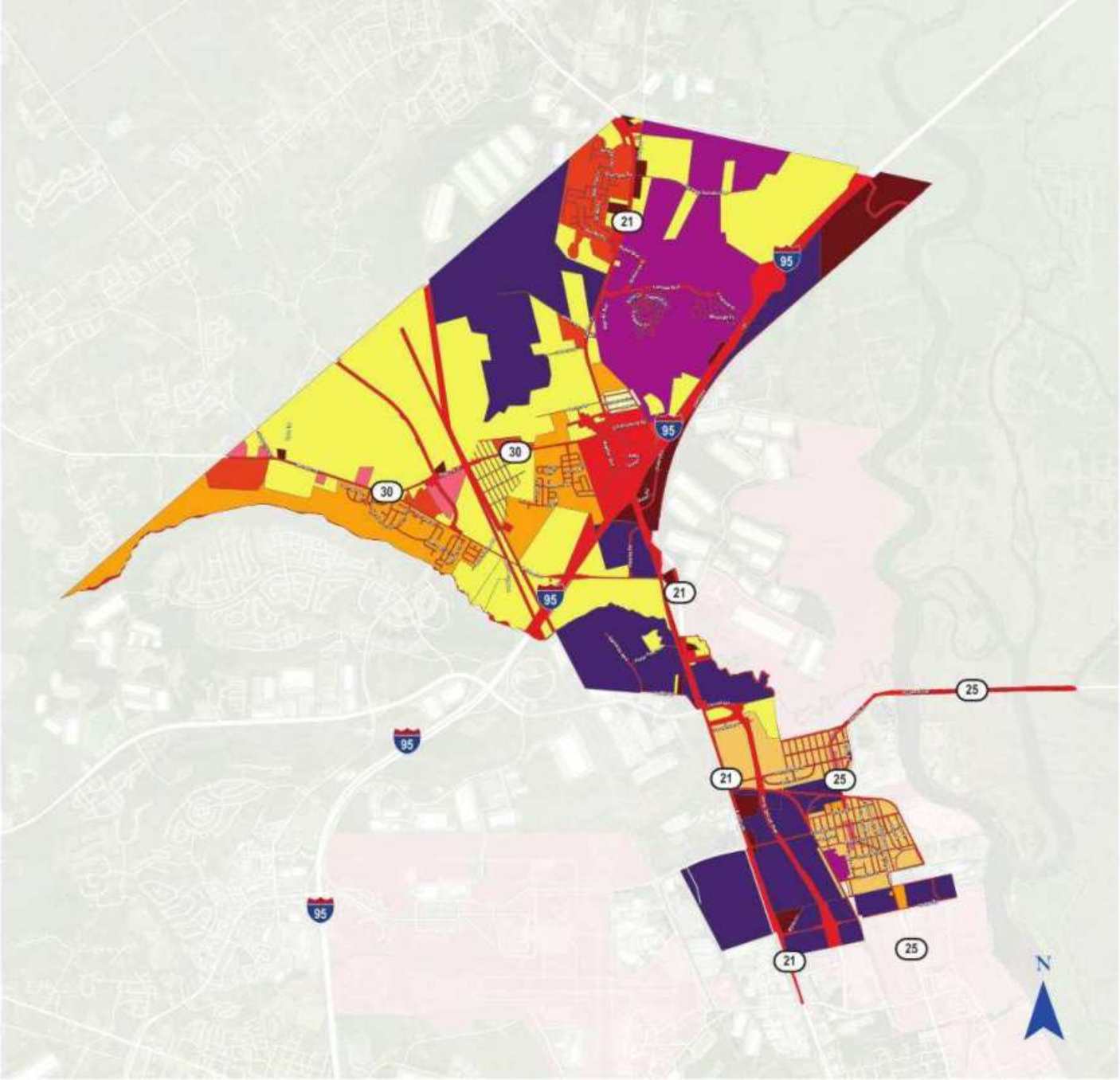


FIGURE 25. CURRENT ZONING MAP

Legend

Port and Airport

ZONING

- General Commercial
- Industrial
- Highway Commercial
- Mixed Residential
- Multi-Family Residential
- Neighborhood Commercial
- Old Town Residential
- Planned Unit Development
- Single-Family Residential
- Suburban Single-Family Residential
- Other

ZONING

The zoning map was recently updated in Port Wentworth to meet the needs of the fast growing city.

Of the over 10,300 acres within the City of Port Wentworth, over half is zoned for residential, with 5,643 acres. The largest portion of the residential zoning is Single-Family Residential, with over one-third of the city being zoned for this district. The bulk of that district is in the northern half of the city, while the commerical districts are focused along Interstate 95 and US 21.The Industrial zoning district is focused around the port and surrounding areas along US 21, as well as along the northern edge of the city. Old Town Residential is focused in the residential areas downtown. A large section of land is zoned for Planned Unit Development in the northeast corner of the city, reflecting the newly-built and planned to be built residential areas.

There are three nodes of industrial development, distributed through the three regions of Port Wentworth - downtown, uptown, and the transition zone. These zones center around US 21. These industrial zones also contribute to the highway commercial area as resources for the industrial areas and freight movement.

LAND OWNERSHIP

The majority of the land in Port Wentworth is privately owned land. However, there are pockets of state and city owned property scattered throughout the city.

A large area in Uptown Port Wentworth is the location of a water treatment area. Port Wentworth owns some property in Downtown and along US 21, including a historic church. There is limited city owned land east of the railroad.

Currently city-owned land includes parks, recreation centers, and historic buildings, such as the historic church. Cities often purchase land to enact infrastructure for the community, such as roads, parks, schools, and other community resources.

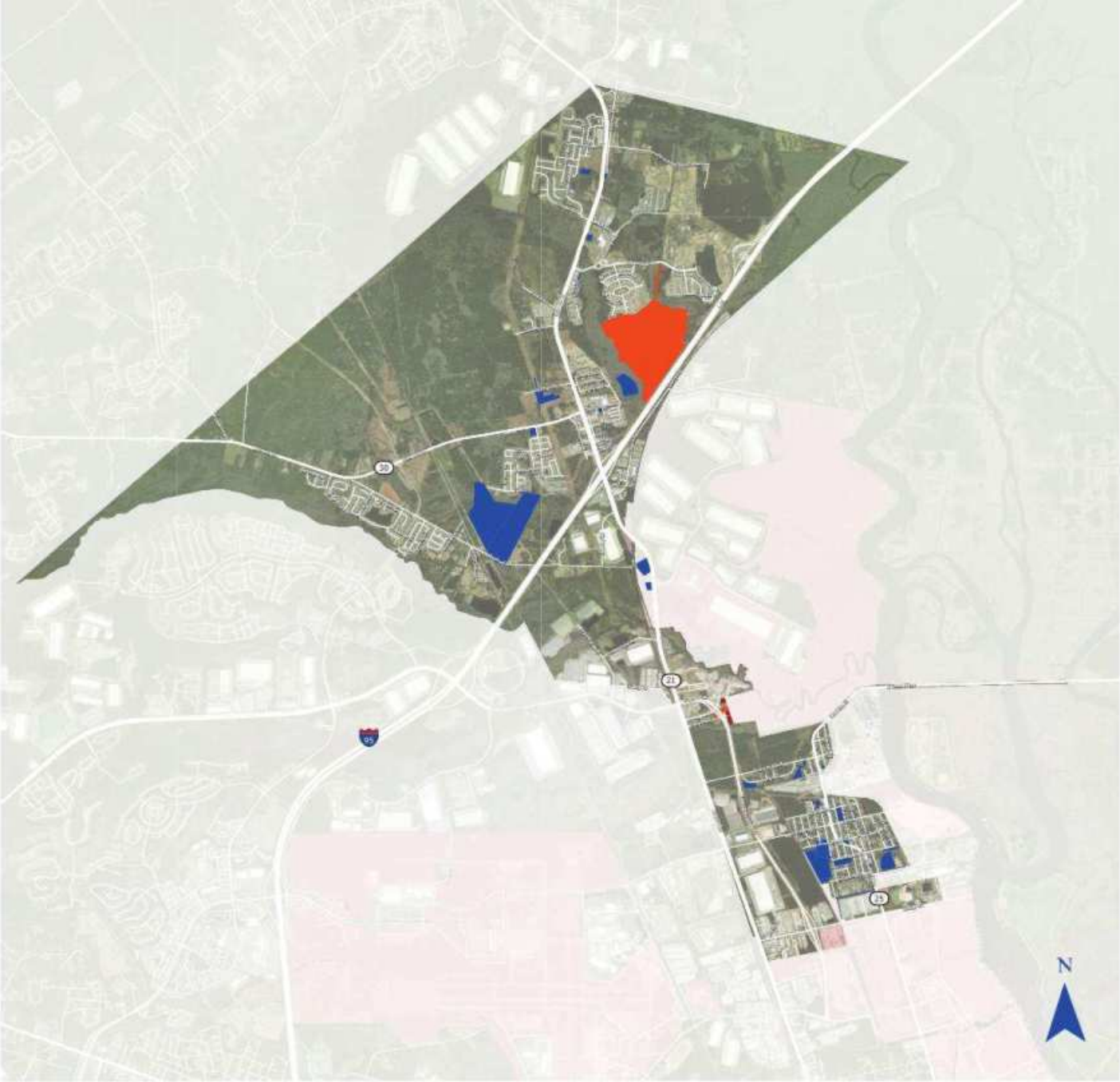


FIGURE 26. LAND OWNERSHIP

Legend

- Port and Airport
- City-Owned
- County-Owned
- State-Owned

HOUSING

Housing in Port Wentworth is primarily concentrated around Downtown and along the highways in Uptown, as shown in Figure 29. The majority of homes are single-family residences, with newer developments mainly located in uptown. While homeownership is more prevalent in Uptown, Downtown features a mix of owner-occupied and rental housing.

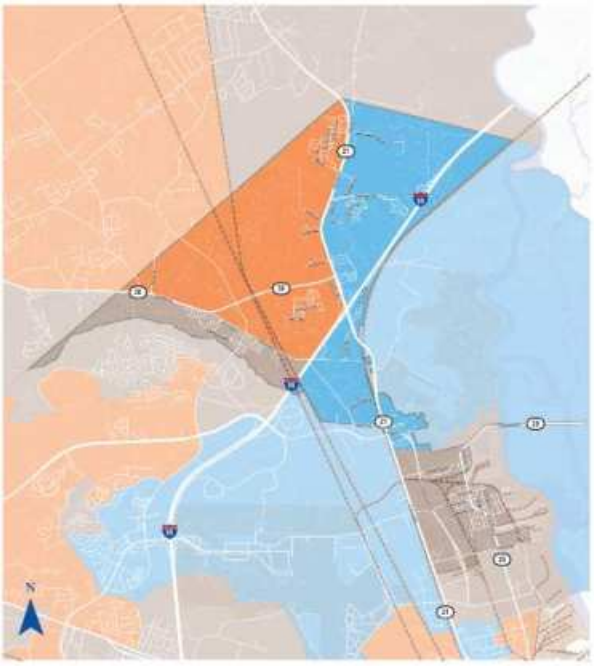


FIGURE 28. OWNER VS RENTER OCCUPIED

Occupancy, 2022

- High Percent Renter Occupied
- High Percent Owner Occupied
- Mixed Percent Owner and Renter Occupied

The total number of housing units is 4,424. Port Wentworth has areas of contrast in owner vs renter occupation, as seen at the blue and orange areas divided by Highway 21. Grey areas have a mix of renter and owner occupation.

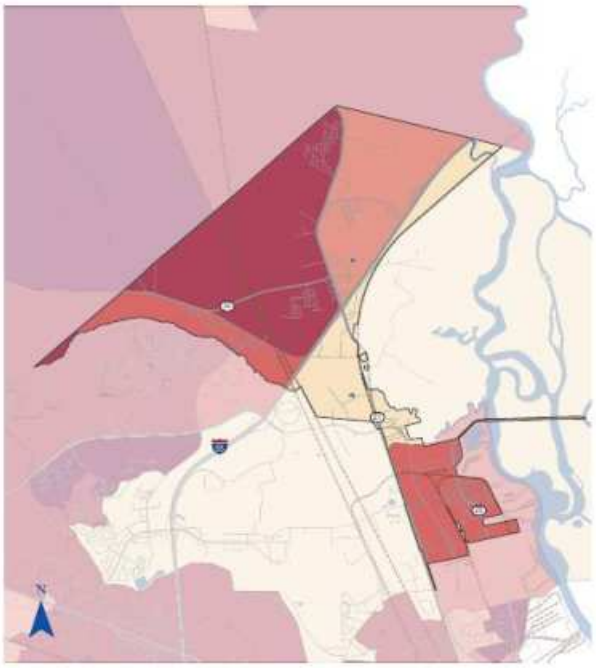


FIGURE 27. PERCENT OWNER OCCUPIED HOUSING

Percent Owner Occupied, 2022

- < 26%
- 27% - 50%
- 51% - 60%
- 61% - 85%
- 86% - 100%

The north of Port Wentworth has the highest percent of owner occupied housing. This is in line with the trend that the northern portion has a higher median income.

Source: US Census - ACS 2023

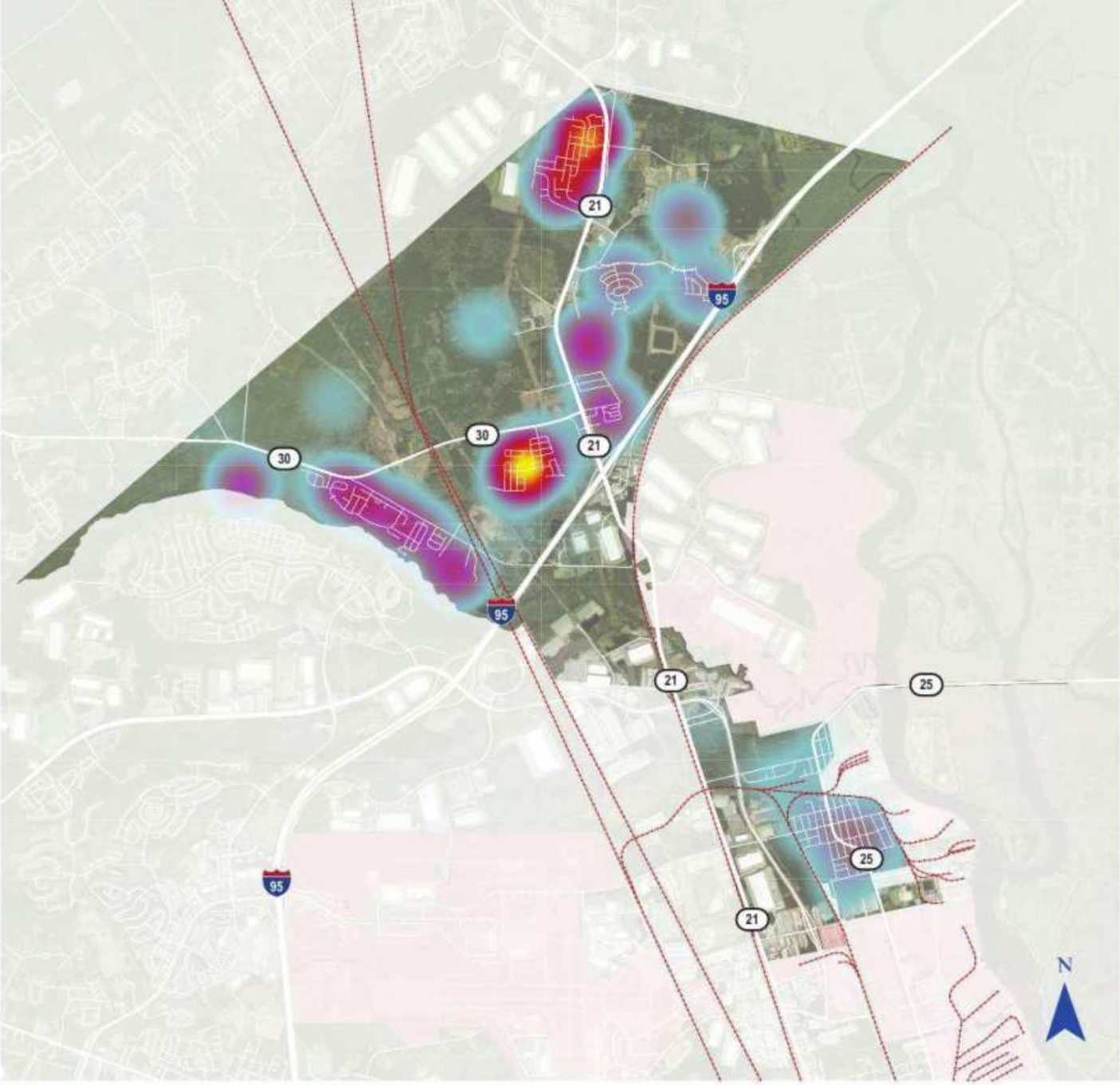


FIGURE 29. RESIDENTIAL DENSITY

Legend

Residence Density, 2022

5 Residences/Sq. Mi.

1,717

Base Features

- Railroad
- Port and Airport
- Waterbody
- City Boundary

HOUSING OCCUPANCY

Figure 31 provides an overview of housing status, detailing the distribution of total housing units, occupied units, and vacant units. Out of 4,854 total housing units, 91.0% (4,419 units) are occupied, while 9.0% (435 units) remain vacant. Among the occupied units, 66.0% (2,917 units) are owner-occupied, indicating that a majority of residents own their homes, while 34.0% (1,502 units) are renter-occupied. This data highlights a housing market where the vast majority of units are occupied, with homeownership being the predominant living arrangement.

Status	Number	Share
Total Units	4,854	100.0%
Occupied	4,419	91.0%
Owner	2,917	66.0%
Renter	1,502	34.0%
Vacant	435	9.0%

FIGURE 31. HOUSING TENURE AND OCCUPANCY

Type	Owner	Renter
Occupied Units	2,917	1,502
1, detached	2,795	408
1, attached	122	136
2	0	0
3 or 4	0	27
5 to 9	0	185
10 to 19	0	427
20 to 49	0	143
50 or more	0	169
Mobile home	0	7
Boat, RV, van, etc.	0	0

FIGURE 30. TYPE OF UNITS OCCUPIED BY TENURE, 2023

Among 2,917 owner-occupied units, the vast majority are single-family detached homes (2,795 units), with a small portion being single-family attached homes (122 units). In contrast, renter-occupied units (1,502 units) show greater diversity in housing types. While single-family detached homes (408 units) and single-family attached homes (136 units) are common, renters also occupy larger multi-unit structures, such as buildings with 5 to 9 units (185 units), 10 to 19 units (427 units), 20 to 49 units (143 units), and 50 or more units (169 units). Additionally, a small number of renters live in mobile homes (7 units). The data highlights a clear distinction: owners predominantly live in single-family detached homes, while renters are more likely to reside in larger multi-unit building.

Vacant housing in Port Wentworth is located in areas with more limited investment. Increased investment in areas with vacancy may increase the value of property in the areas and promote greater occupation of these properties.

Source: US Census - ACS 2023

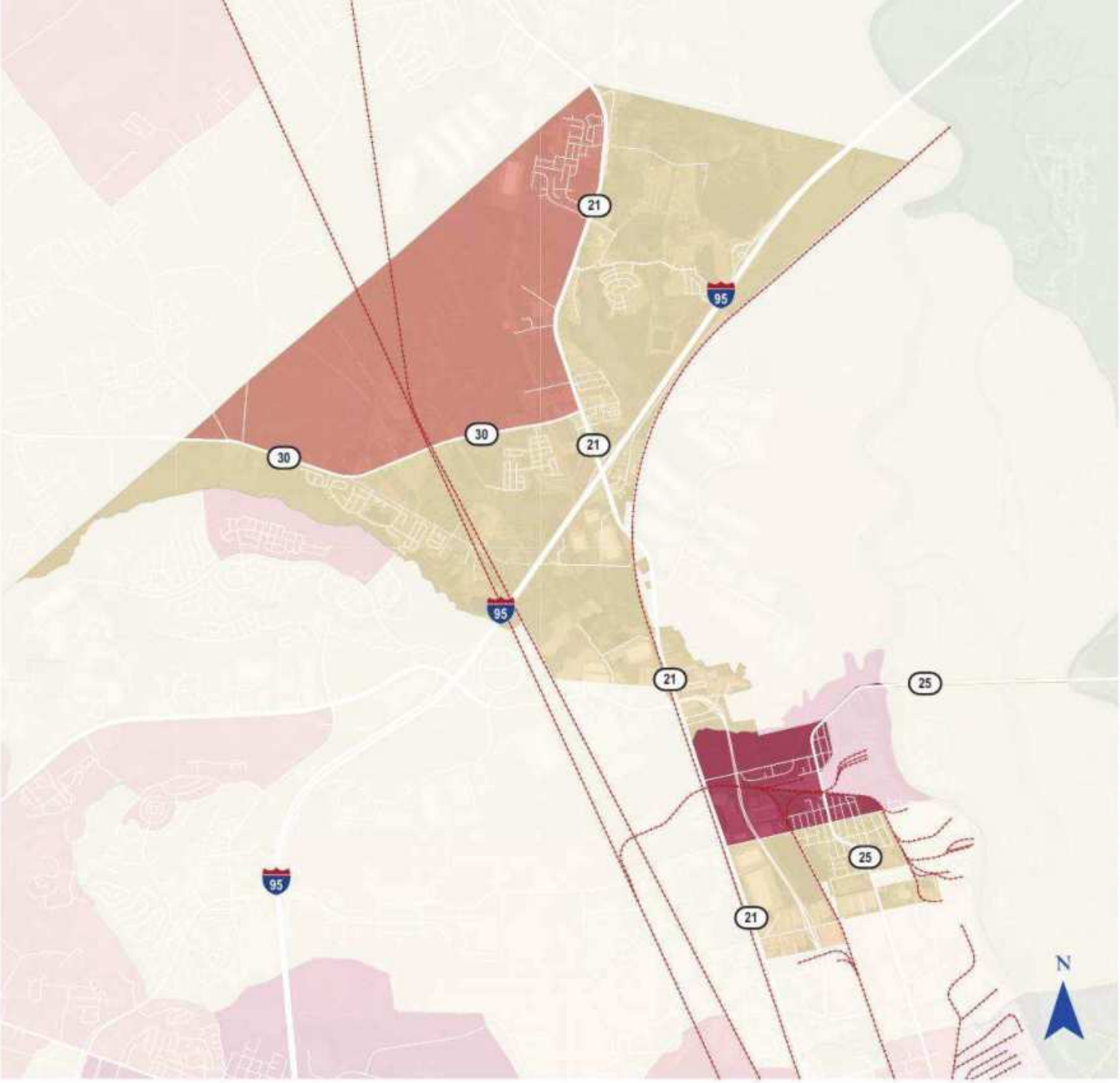


FIGURE 32. VACANT HOUSING

OccupancyStatus_Census_2022
Percent Vacant, 2022

- 0 - 5%
- 6 - 14%
- 15 - 28%
- 29 - 48%
- 49 - 74%

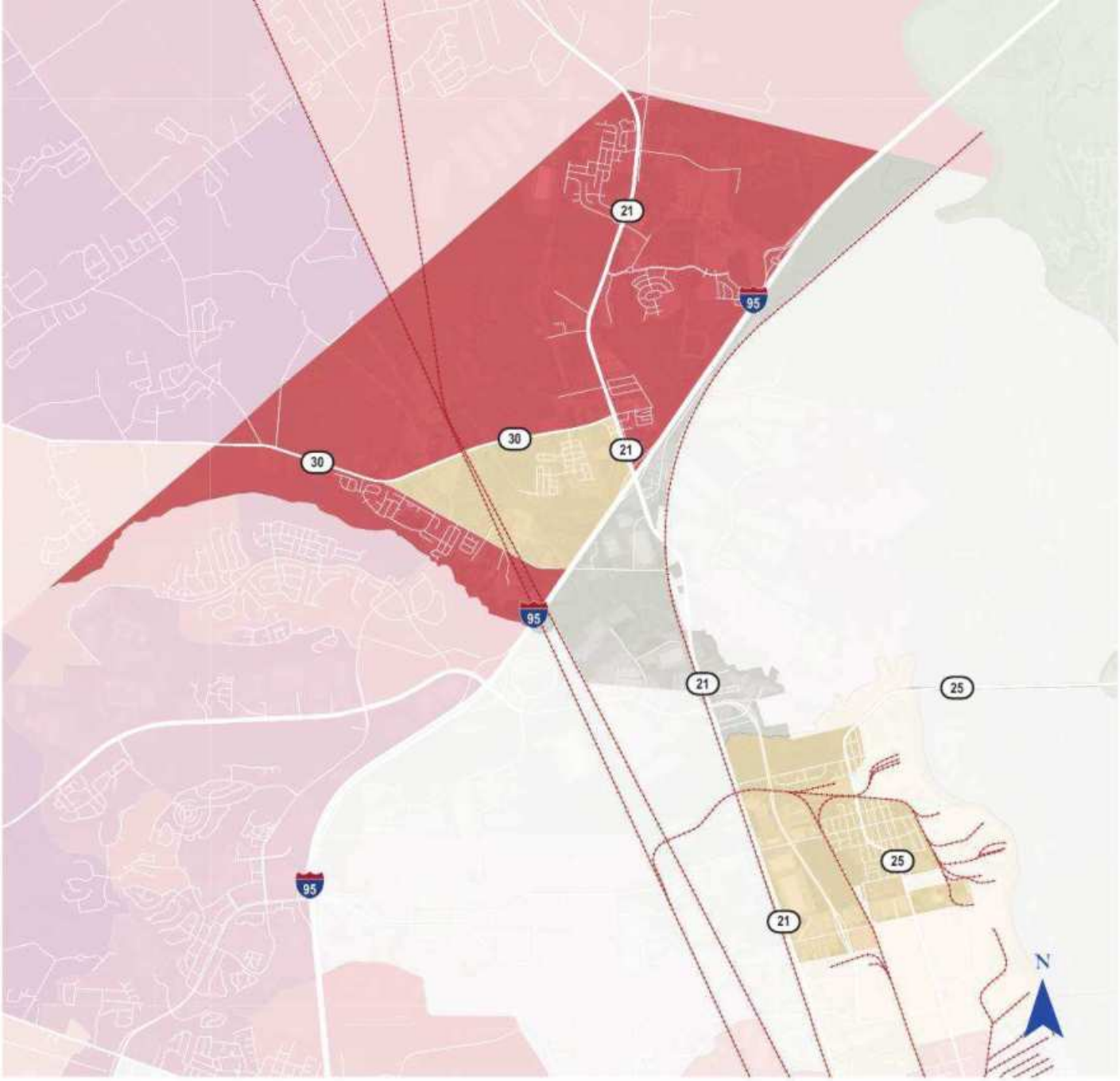


FIGURE 33. MEDIAN HOME VALUE

MedianHomeValue_ACS_2022

- 100,000 - 149,999
- 150,000 - 199,999
- 200,000 - 249,999
- 250,000 - 299,999
- 300,000 +
- No data

Source: US Census - ACS 2023

HOME VALUE

While owner-occupied housing units increased from 1,412 in 2010 to 2,208 in 2020, they are projected to decline to 1,969 by 2024. In contrast, renter-occupied housing units have grown dramatically, from 631 in 2010 to 3,044 in 2024, indicating a significant shift toward rental housing in the area. The median age of the population has remained consistent, increasing only slightly from 32.0 in 2010 to 32.4 in 2024, suggesting a stable, relatively young demographic profile. Overall, the data highlights a rapidly growing community with a shifting housing market dynamic, as rental housing becomes increasingly prevalent. The number of households and families has also increased, with the average household size remaining relatively stable at around 2.6. The housing market has shifted, with a notable increase in renter-occupied units compared to owner-occupied units.

SUMMARY	2010	2020	2024
POPULATION	5,360	10,878	13,339
HOUSEHOLDS	2,043	4,055	5,013
FAMILIES	1,378	2,761	3,181
AVERAGE HOUSEHOLD SIZE	2.58	2.67	2.65
OWNER OCCUPIED HOUSING UNITS	1,412	2,208	1,969
RENTER OCCUPIED HOUSING UNITS	631	1,847	3,044
MEDIAN AGE	32.0	32.1	32.4

FIGURE 35. COMMUNITY OVERVIEW

Since 2020, the median sales price in Port Wentworth increased approximately 71.8%, rising from $181K in 2020 to $311K in 2024. Approximately 26% of homeowners are cost burdened. During this same period, the median sales price in Chatham County increased by 49.8% from $241K in 2020 to $361K in 2024. The median monthly mortgage payment in 2023 was $1,426 in Port Wentworth, while the median gross rent was slightly higher at $1,465.

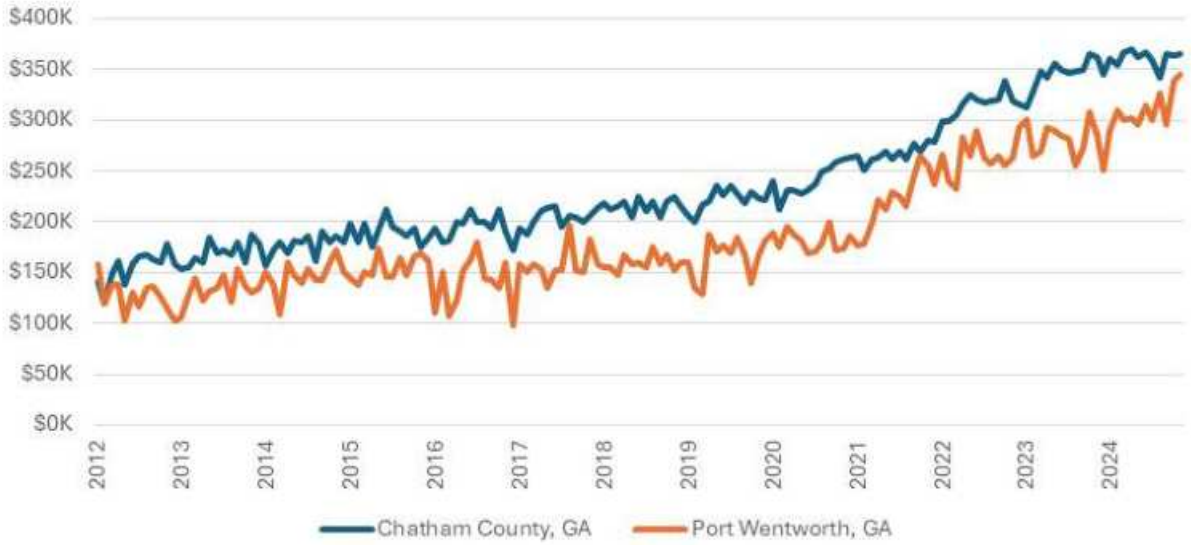


FIGURE 34. MONTHLY MEDIAN SALES PRICE, JAN 2021 TO NOV 2024

Source: Redfin

HOUSING AFFORDABILITY

Affordability Metric	Value
Owner-occupied mortgaged homes, 2023	1,892
Cost >30% of household income	497
Specified renter-occupied units, 2023	1,502
Rent >30% of household income	704
Median monthly mortgage cost, 2023	$1,426
Median gross rent, 2023	$1,465

FIGURE 36. HOUSING AFFORDABILITY FOR ALL HOUSEHOLDS, 2023

Approximately 26.3% of owner occupied households spend more than 30% of their income on housing costs, indicating a significant portion of homeowners face financial strain. For renters, the situation is more severe. Approximately 47% pay more than 30% of their income on rent, underscoring a widespread affordability crisis among renters. Additionally, 25% of renter households pay between 30% to 49% of their income for housing (unaffordable), while 23% pay more than 50% (severely unaffordable). These figures reveal that renters are disproportionately burdened by housing expenses compared to homeowners, pointing to a need for policies addressing housing affordability and income disparities in the area.

Household Income	Actual Households at Income Level	Estimated Occupied Housing Units Affordable at Income Level	Housing Shortage/Surplus
<$15k	92	8	-84
$15k <$35k	164	28	-136
$35k <$50k	382	32	-350
$50k <$75k	251	242	-9
$75k <$100k	289	267	-22
$100k <$150k	280	602	322
$150k+	44	323	279

FIGURE 37. RENTAL HOUSING AFFORDABILITY

There's a shortage of affordable housing units for households earning less than $75,000. There are approximately 890 households below this income level, while, when assessing the number of units affordable to these households, there were only 310 units. Ultimately, there is a need for approximately 580 affordable units to alleviate the high cost burden.

Source: US Census - ACS 2023

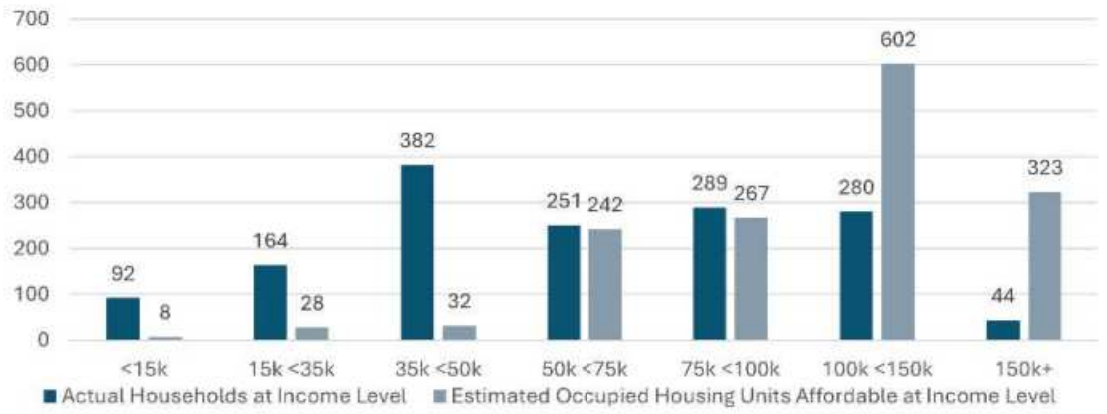


FIGURE 39. HOUSING AFFORDABILITY FOR ALL HOUSEHOLDS, 2023

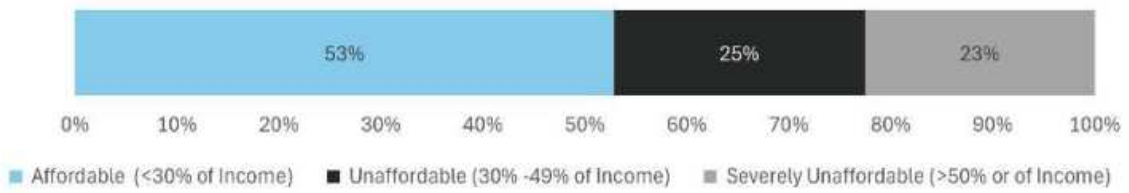


FIGURE 38. HOUSING AFFORDABILITY FOR ALL HOUSEHOLDS, 2023

HOUSING AFFORDABILITY AND STABILITY

Housing affordability is a concern, with the median rent at **$1,465** and median home value at **$168,100.** Additionally, the owner-occupied rate is 62.5%, which is somewhat average. With rising population density (676.9 people per square mile) and housing demand, affordable housing could become an even bigger challenge.

CHALLENGE

There's an opportunity to address this by incorporating affordable housing policies, supporting mixed-use developments, and ensuring that housing supply keeps pace with demand. Given the stable population (76.1% live in the same house year to year), ensuring housing for long-term residents while accommodating newcomers is essential.

OPPORTUNITY

ECONOMIC DEVELOPMENT

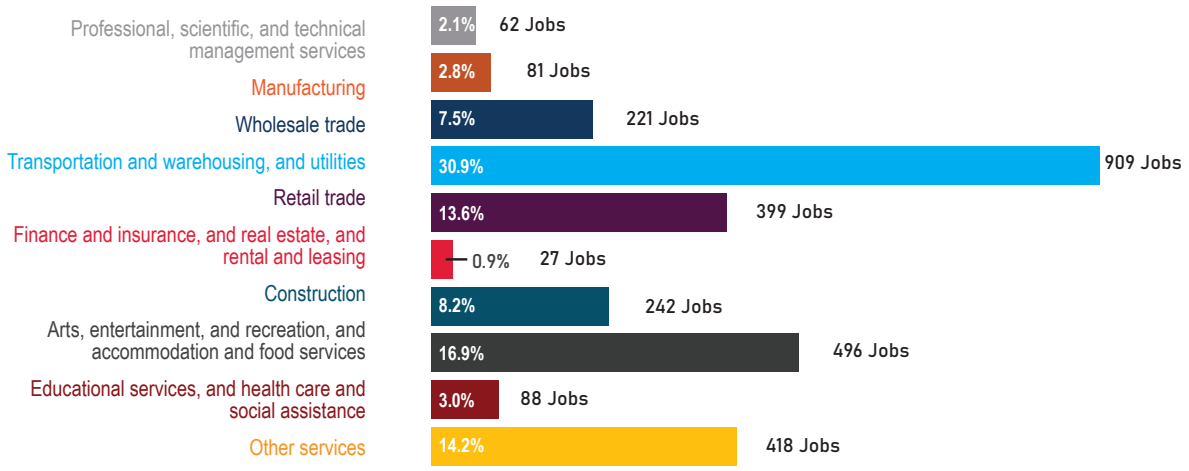
The economy of Port Wentworth is very strong due to its geographical location in the Savannah Metropolitan Area. Industry and tourism are major driving factors of the economics of the region.

INDUSTRIES AND EMPLOYERS

Figure 41, shows higher densities of jobs clustered around industrial areas. Bright clusters illustrate higher density locations for work and highlight key job centers to connect services like transit or multi-modal access.

Figure 40 illustrates the various types of industries present in Port Wentworth. The largest sector is transportation and warehousing, which makes up over 30% of the city's employment. After the industrial sectors, service-based industries—such as arts, entertainment, recreation, accommodation, and food services—represent the next highest share of employment in the area

FIGURE 40. EMPLOYMENT BY INDUSTRY



Source: Bureau of Labor and Statistics

FIGURE 41. EMPLOYMENT DENSITY

Employment Density, 2022

5 Jobs/Sq. Mi

1,384 Jobs/Sq. Mi

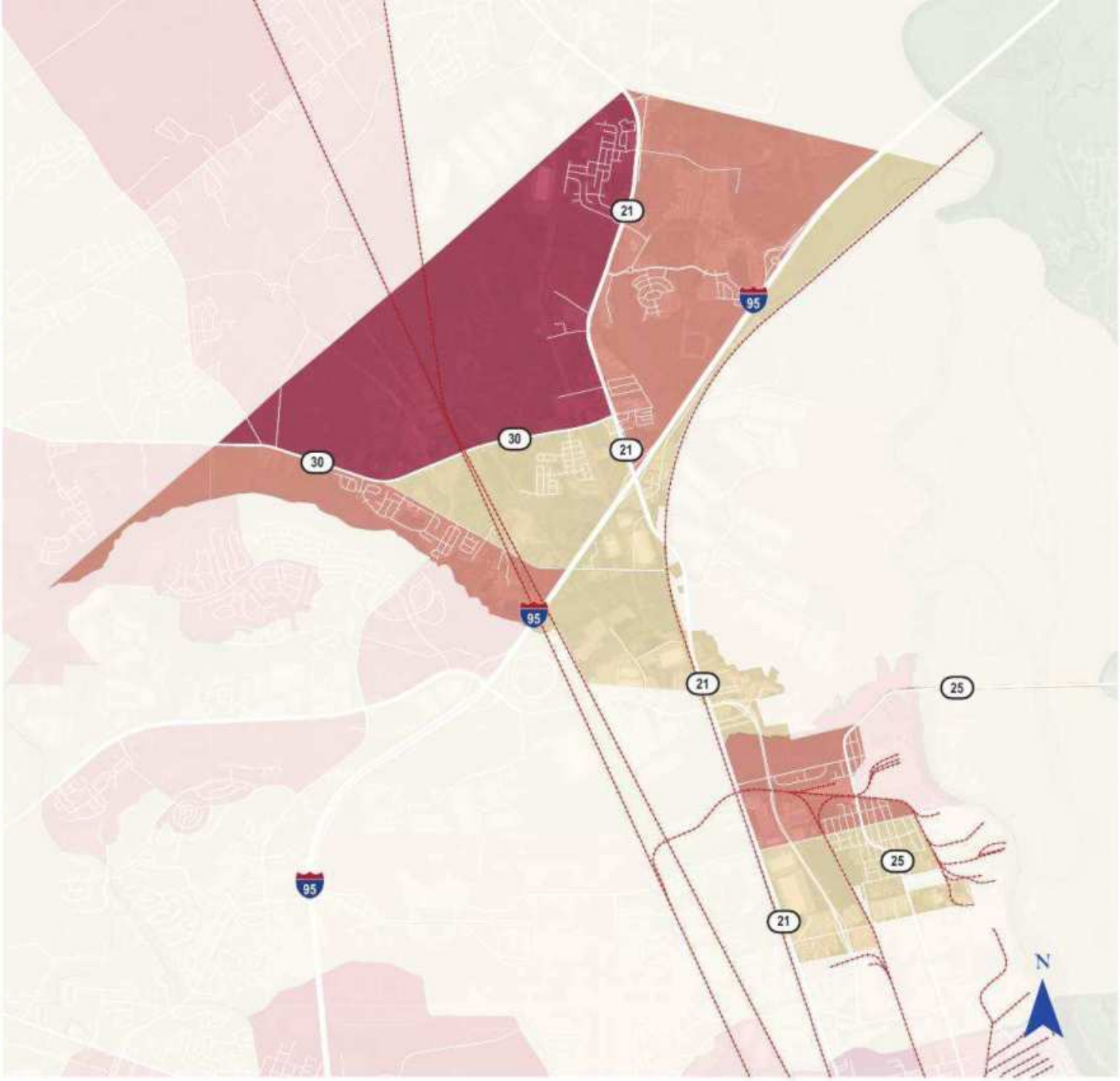


FIGURE 42. UNEMPLOYMENT

Percent Unemployed, 2022

- 0 - 3%
- 4 - 10%
- 11 - 18%
- 19 - 28%
- 29 - 65%

UNEMPLOYMENT

Port Wentworth has a relatively low unemployment rate as of June 2023, at 4.4%, below the national average of 6.0%. Unemployment has gone down since 2013, when Port Wentworth had an unemployment rate of 8.7%. However, 4.4% is a slight increase from 2022, with an unemployment rate of 3.2%.

Source: Demographic Statistics Last Ten Calendar Years, City of Port Wentworth's annual comprehensive financial report.

ECONOMIC RELIANCE ON LOGISTICS AND WAREHOUSING

Transportation and warehousing accounted for $148 million in receipts/revenue in 2017, showing the city's reliance on the logistics industry, tied to its proximity to the Port of Savannah.

INTERESTING FACT

While this industry is a strong economic driver, over-reliance on logistics and transportation could be risky, especially if the industry faces disruption. Diversifying the economy into sectors such as technology, healthcare, and retail is important for long-term resilience.

CHALLENGE

The presence of strong logistics infrastructure is an asset. Strategic land-use planning, zoning for industrial expansion, and workforce development can help further bolster this sector while mitigating traffic and environmental impacts.

OPPORTUNITY

BUDGET

The explosive population growth experienced over the past decade or so has both benefited the city's budget and caused expenses to increase. Between 2014 and 2024, there have been significant changes in both revenues and expenses. Total revenues have increased by 160%, with notable growth in unrestricted investment earnings, which skyrocketed by 7448%, and business taxes, which rose by 224%. Sales taxes also saw a substantial increase of 217%, reflecting a robust economic environment. On the expenses side, general government expenses surged by 534%, and interest on long-term debt increased by 849%, indicating higher borrowing costs or increased debt levels. Public safety expenses grew by 233%, highlighting a greater investment in community safety. Overall, the data shows a dynamic fiscal landscape with substantial growth in both revenue streams and expenditure categories, underscoring the need for careful financial management to sustain this growth.

FIGURE 43. CITY REVENUES AND EXPENSES

Revenues	**2014**	**2024**	**% Change**
Charges for Services + Capital Grants	6,921,177	15,515,315	124%
Property taxes	$2,137,730	$4,657,959	118%
Sales taxes	$1,544,295	$4,895,588	217%
Selective sales and use taxes	$875,057	$2,072,352	137%
Business taxes	$358,333	$1,159,647	224%
Unrestricted investment earnings	$26,204	$1,977,905	7,448%
Gain on sale of capital assets	-	$76,021	100%
Miscellaneous	$103,721	$792,744	664%
Total revenues	$11,966,517	$31,147,531	160%
Expenses	$2,014	$2,024	% Change
General government	$490,656	$3,110,785	534%
Public safety	$2,775,757	$9,241,284	233%
Public works	$1,304,589	$3,135,276	140%
Judicial	$124,347	$567,152	356%
Culture and recreation	$427,733	$914,369	114%
Housing and development	$504,696	$1,487,149	195%
Interest on long-term debt	$9,931	$94,223	849%
Water, sewer, and sanitation	$3,139,537	$5,919,630	89%
Total expenses	$8,777,246	$24,469,868	179%

Source: City Of Port Wentworth's Annual Comprehensive Financial Report.

On a per capita basis, revenues and expenses have increased. Total revenues increased by 36%, with unrestricted investment earnings experiencing a remarkable growth of 3848%, indicating a significant boost in investment returns. Business taxes and sales taxes also saw substantial increases of 69% and 66%, respectively, reflecting a growing business environment and consumer spending. On the expenses side, general government expenses surged by 232%, and interest on long-term debt increased by 396%, suggesting higher borrowing costs or increased debt levels. Public safety expenses grew by 74%, highlighting a greater focus on community safety. Overall, the data indicates a dynamic fiscal landscape with moderate growth in revenue streams and a significant rise in expenditure categories, emphasizing the importance of strategic financial planning to manage this growth effectively.

FIGURE 44. CITY REVENUE AND EXPENSES PER CAPITA

Revenues	**2014**	**2024**	**% Change**
Charges for Services + Capital Grants	$992	$1,163	17%
Property taxes	$306	$349	14%
Sales taxes	$221	$367	66%
Selective sales and use taxes	$125	$155	24%
Business taxes	$51	$87	69%
Unrestricted investment earnings	$4	$148	3,848%
Gain on sale of capital assets	$0	$6	NA
Miscellaneous	$15	$59	300%
Total revenues	$1,715	$2,335	36%
Expenses	$2,014	$2,024	% Change
General government	$70	$233	232%
Public safety	$398	$693	74%
Public works	$187	$235	26%
Judicial	$18	$43	139%
Culture and recreation	$61	$69	12%
Housing and development	$72	$111	54%
Interest on long-term debt	$1	$7	396%
Water, sewer, and sanitation	$450	$444	-1%
Total expenses	$1,258	$1,834	46%

FUTURE LAND USE - MARKET VALUE

The future land use (FLU) data reveals significant insights into the distribution and valuation of different land categories. Residential land stands out with the highest total fair market value of $1,011,933,890 and an assessed value per acre of $154,359, indicating its substantial economic importance. Industrial land, while covering fewer acres than conservation land, boasts a high total fair market value of $664,460,426 and a notable fair market value per acre of $270,400, reflecting its critical role in economic activities. Commercial land, with 1,484 acres, also shows strong economic potential with a total fair market value of $199,476,415. Interestingly, institutional land, despite its smaller area, has a high fair market value per acre of $643,189, highlighting its significant value. Conservation land, covering the largest area, emphasizes the importance of environmental preservation with a fair market value of $164,765,640. Overall, the data underscores the diverse economic contributions of different land uses, with residential and industrial lands being particularly valuable.

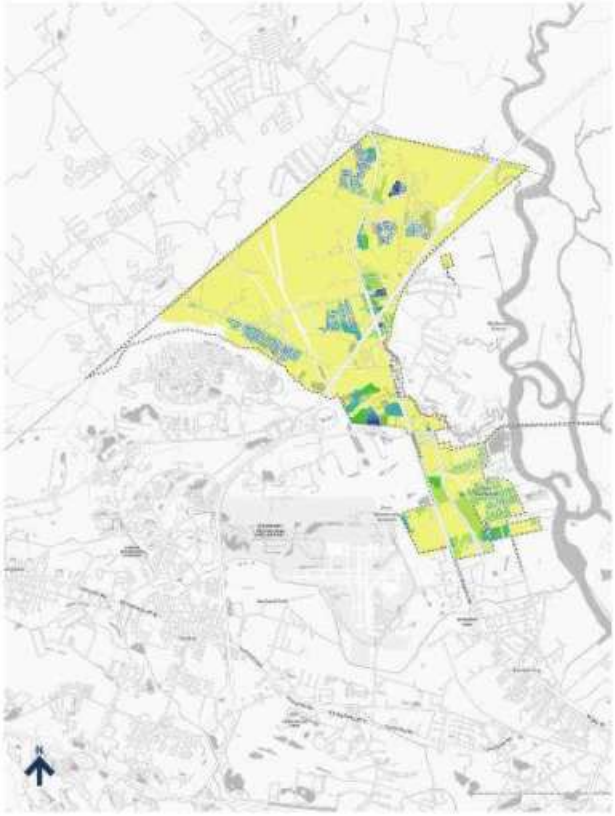


FIGURE 45. LAND VALUE BY ACRE

Legend
Assessed Value
Per Acre
- <$100k
- $100-200K
- $200-300K
- $300-400K
- $400-500K
- $500-750K
- $750K-1.0M
- $1-2.5M
- $2.5+

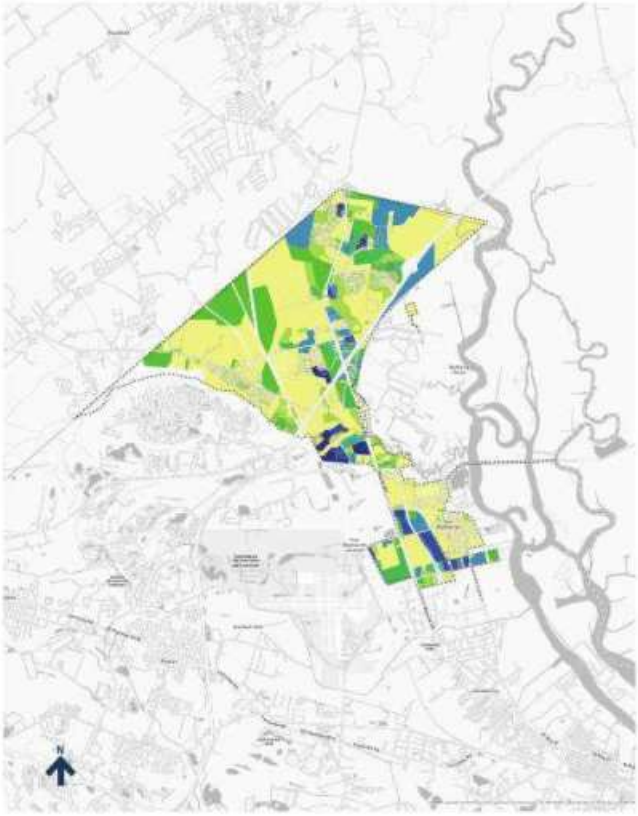


FIGURE 46. TOTAL ASSESSED LAND VALUE

Legend
Total Assessed Value
- <$100K
- $100-250K
- $250-500K
- $500-750K
- $750K-1.0M
- $1-$5M
- $5-10M
- $10-25M

FIGURE 47. ZONING, ASSESSED VALUE, AND FAIR MARKET VALUE, PER ACRE

FLU	Acres	Assessed Value	Total Fair Market Value	Assessed Value/ Acre	Fair Market Value/Acre
Civic/Government	6	$0	$4,756,700	$0	$810,341
Commercial	1,484	$72,436,222	$199,476,415	$48,809	$134,411
Conservation	3,689	$53,532,456	$164,765,640	$14,511	$44,663
Industrial	2,457	$169,153,957	$664,460,426	$68,837	$270,400
Institutional	93	$86,149	$59,829,473	$926	$643,189
Mixed Use	2,373	$26,028,502	$76,241,340	$10,969	$32,130
Park	1,239	$951,368	$4,125,420	$768	$3,329
Residential	2,606	$402,213,502	$1,011,933,890	$154,359	$388,352
NA	7,204	$0	$10,877,100	$0	$1,510

Source: Chatham County Board of Assessors

TRANSPORTATION

Port Wentworth is served by a variety of transportation modes. Interstate 95 cuts through the city, running south along the Georgia coast and northeast into South Carolina. There are also several state routes that run through Port Wentworth, including US 30, US 21, and US 25. In total, Port Wentworth's road network is over 108 miles long. Figure 49 illustrates the functional classification for each road. US 21, a principal arterial, divides the northern portion of Port Wentworth and bounds the downtown portion. Arterials, Highway, and Freeways dominate the transportation in Port Wentworth, with a minor local road presence.

Port Wentworth is also served by multiple railroad lines. The Savannah and Atlanta Railroad, the Central of Georgia Railroad, Norfolk Southern, and CSX all have rail lines that run through the city. Between these four lines, Port Wentworth has over 17 miles of railroad, making it an important aspect of both the city's infrastructure and economy.

FIGURE 48. ROAD OWNERSHIP

Roadway Ownership

- State DOT
- County Highway Agency
- City or Municipal Highway Agency

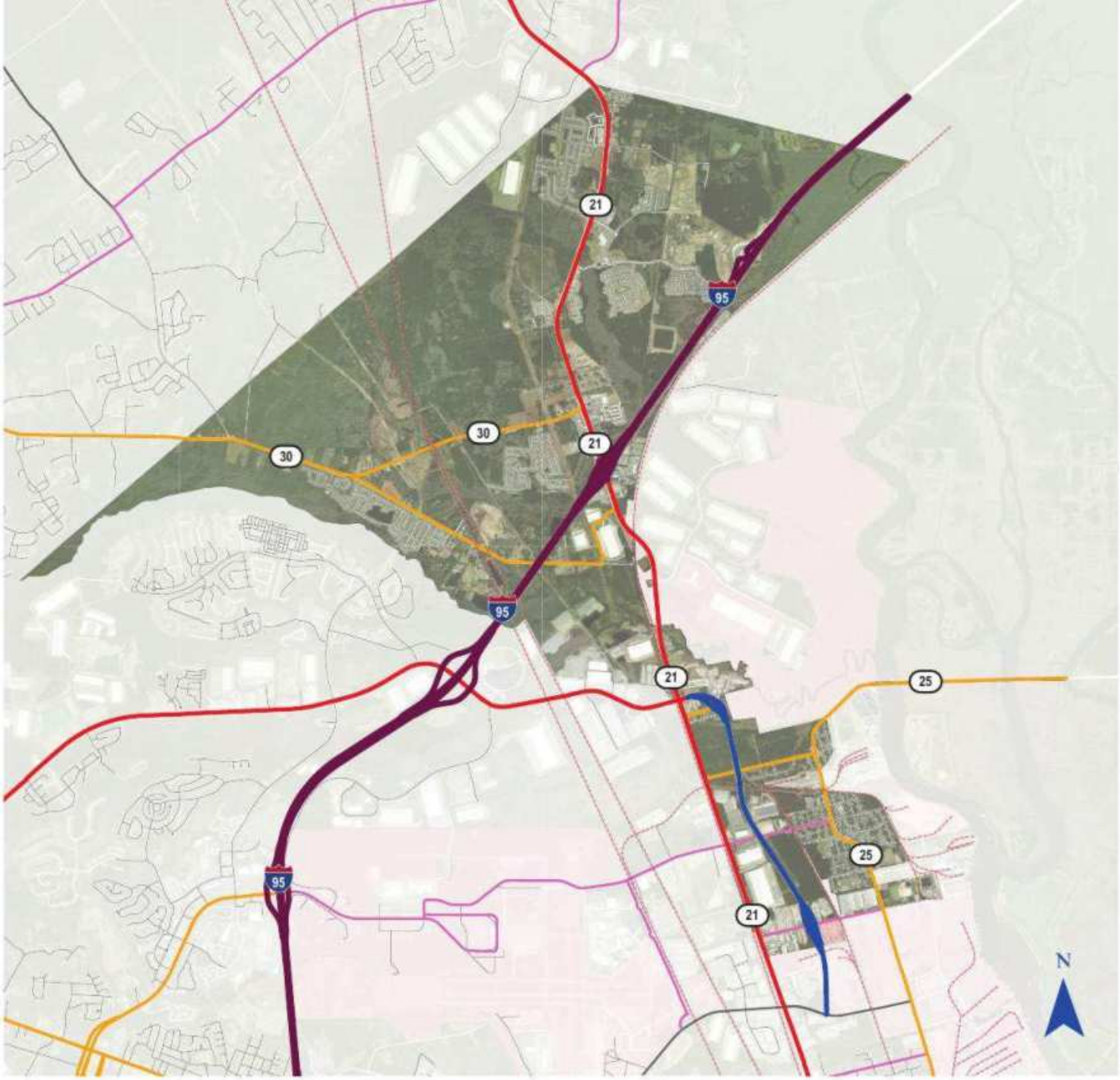


FIGURE 49. FUNCTIONAL CLASSIFICATION

Functional Classification

- Interstate Highway
- Other Freeways and Expressways
- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads

TRAFFIC

Mobility concerns was one of the top priorities heard throughout the public engagement process. There are major pinch points of traffic at the intersection of the highways. When reviewing the average daily traffic numbers, freight is a major reason for the congestion. Throughout Port Wentworth are the impacts of high levels of traffic along US-21. There are even more vehicles on US 21 than I-95, and almost half of daily traffic is from freight.

The major roads that are congested are GDOT roads. Because of this, coordination with GDOT will be needed to enhance the streetscape, reduce crashes, and lessen the impacts of the high volume on residents.

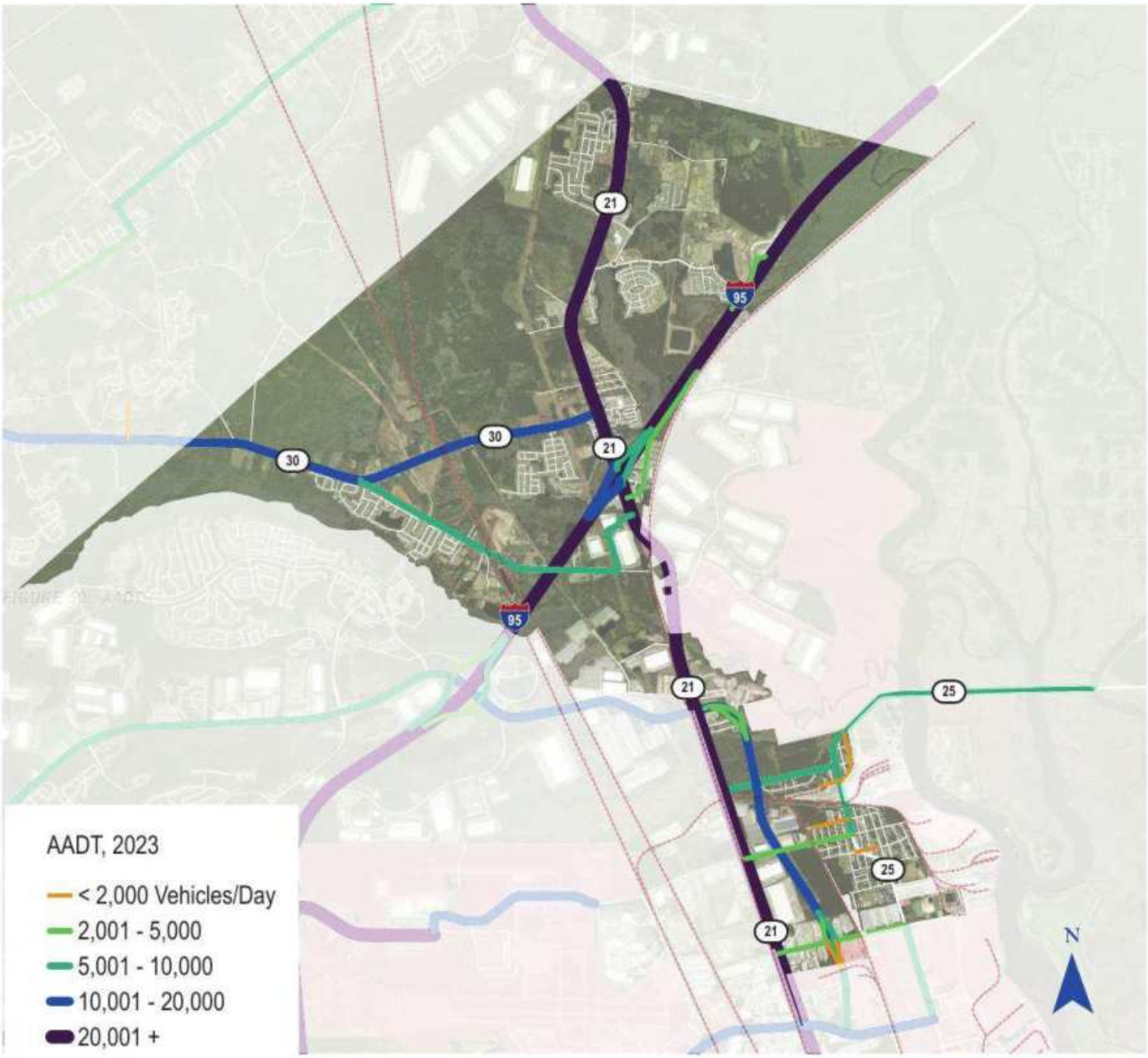


FIGURE 51. AADT - AVERAGE DAILY TRAFFIC

Other major roads that receive high traffic volumes are Jimmy Deloach Parkway and Highway 30. As uptown Port Wentworth continues to grow traffic will become an even greater concern. Developing more local roads will be key to enhanced connectivity in the region.

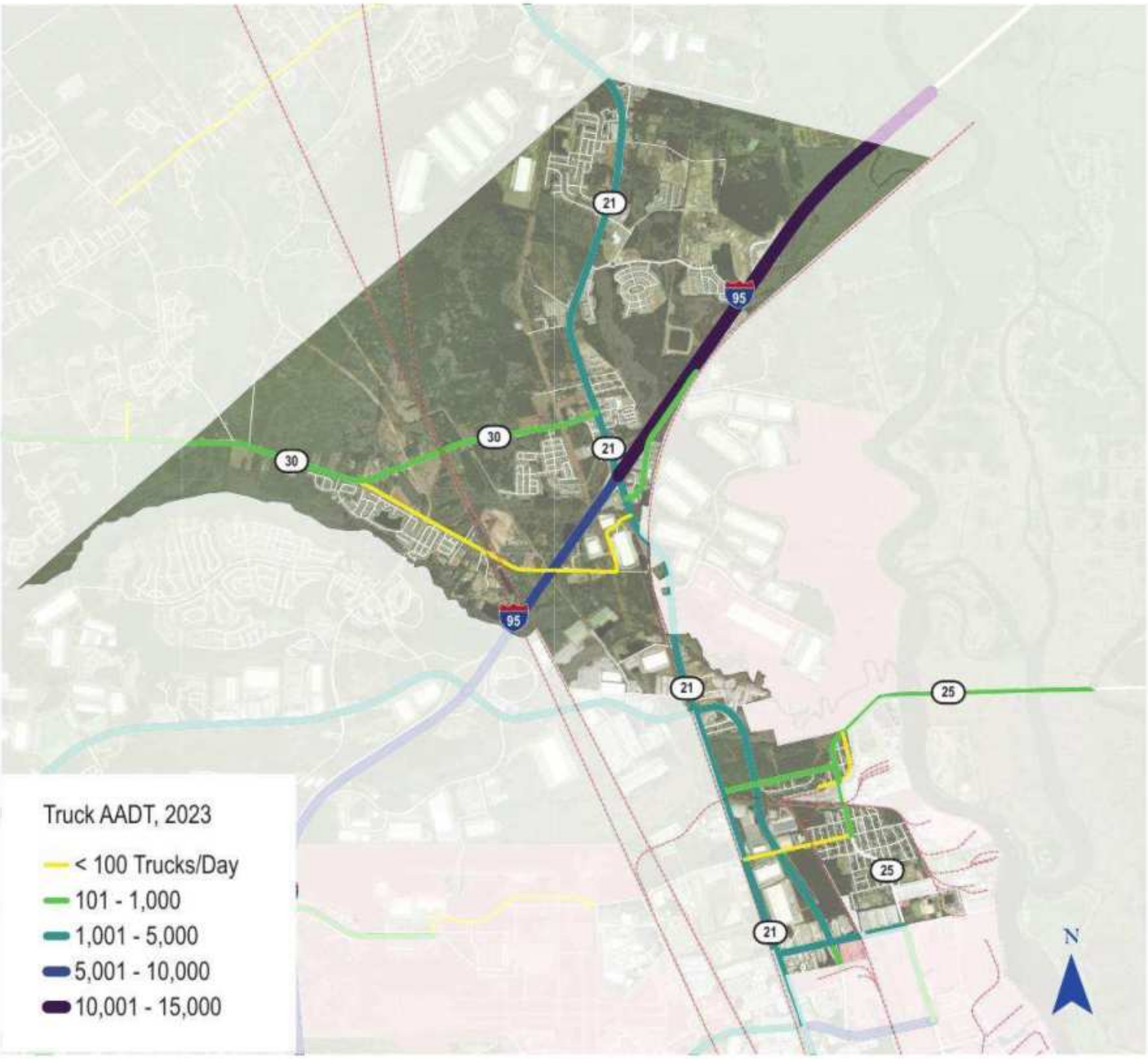


FIGURE 52. FREIGHT AADT

MULTI-MODAL TRANSIT

The new 2025 Greenway and trails plan identifies proposed trail corridors to support the local needs and connect to regional networks. Currently there are no trail networks within the city. The trails map shows US 21 as a primary corridor connecting uptown and downtown Port Wentworth.

A regional bus route runs through Port Wentworth providing access to Downtown Savannah as well as the Savannah Airport. The bus route ran by CATs, is a regional route that connects to the airport. There are no transit routes that service uptown Port Wentworth.

Multi-modal transit needs expansion as Port Wentworth expands. Increasing interconnectivity and multi-modal transit in Port Wentworth would contribute to alleviating the increasing traffic and vehicular pressure on the city. As the population increases, providing walkability and access to services through trails and sidewalks. Bus routes also support more vulnerable sections of the population, such as the elderly and disabled. These services and amenities improve quality of life and social mobility.

FIGURE 53. BUS ROUTE

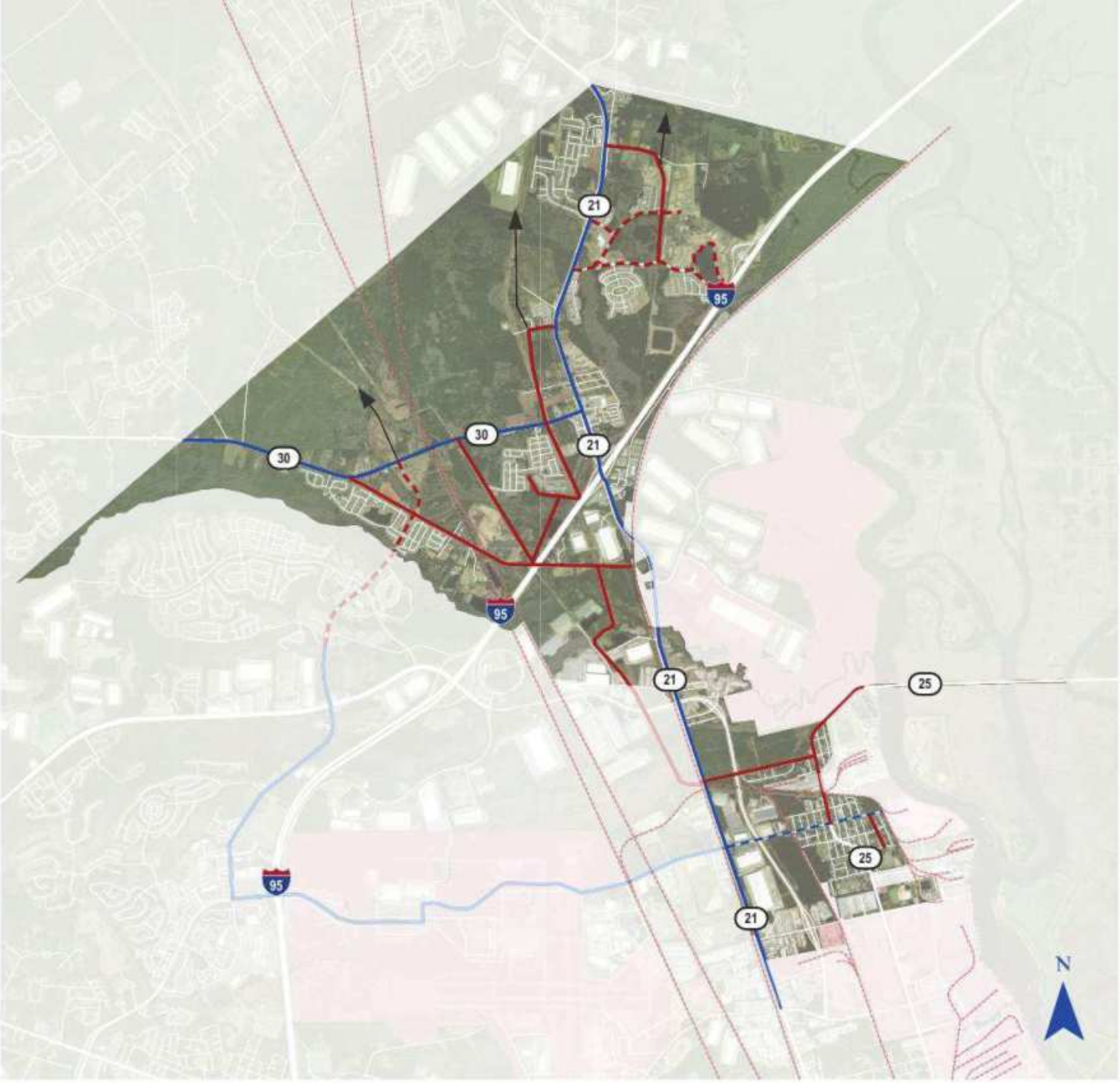


FIGURE 54. PROPOSED TRAILS PLAN

Multi-Modal

- ► Future Connectivity
- - Proposed Trails + Sidewalks
- — Proposed Trails
- - NMTP Sidewalk
- — NMTP Proposed

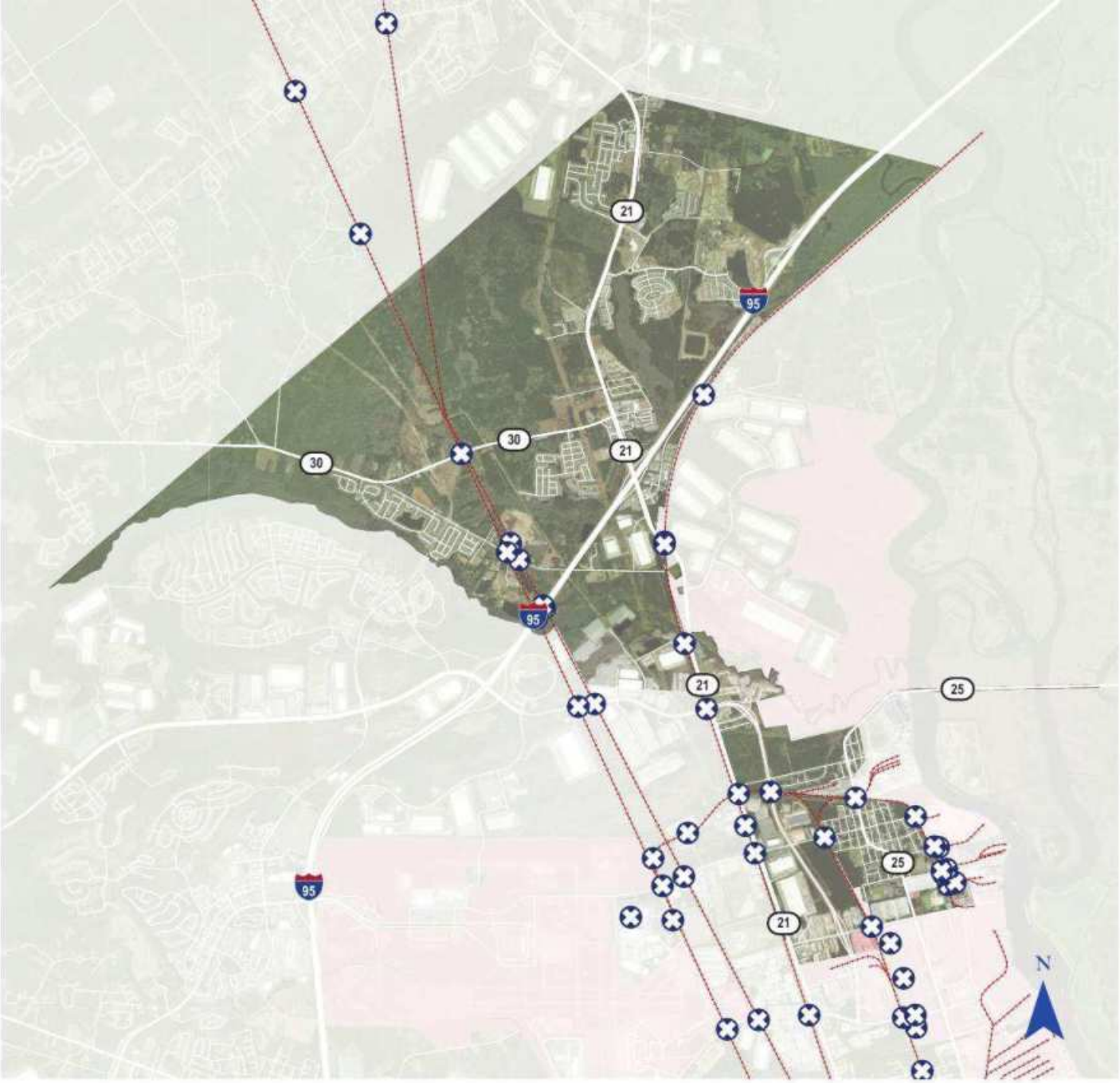


FIGURE 55. INTERMODAL NETWORK

Legend

- Railroads
- Port and Airport
- Railroad Crossing

INTERMODAL NETWORK

Multiple modes of transport are adjacent to the City of Port Wentworth. The Savannah-Hilton Head International Airport and Port Terminal frame the city and provide river and air access. Proximity to the port increases both railroad and freight usage.

Railroad lines pass through multiple regions of Port Wentworth, and defines a portion of the city boundary. These lines divide the community and separate the city into two "regions." Railroads limit the amount of intersections and sidewalks that can connect the areas of Port Wentworth. Current crossings are illustrated in figure 54.

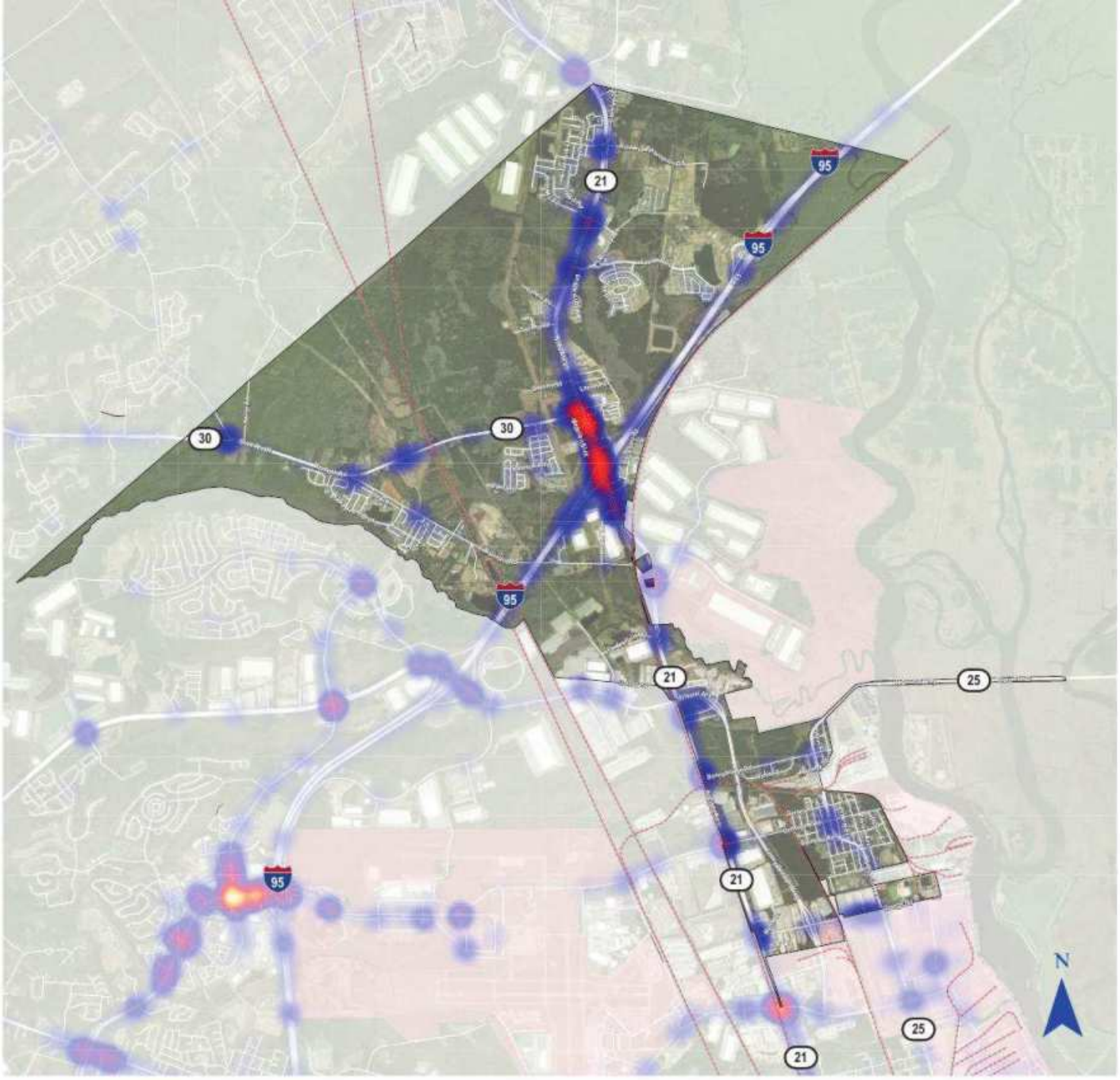


FIGURE 56. CRASH DENSITY

CRASH DENSITY

Crash density reveals areas with greater crashes; this demonstrates areas of greater danger for pedestrians, drivers, and any person travelling through that area. In Port Wentworth, the greatest amount of crashes is along Highway 21, by the intersection of Interstate 95 and Highway 30. There are also more crashes at intersections along Highway 21.

Reducing crashes can reduce mortality and increase economic capability of the city. As these intersections have high volumes, increasing safety will benefit a large population. Coordination with GDOT will be needed for these safety improvements.

Legend

Crash Density, 2019-2023

Fewer Crashes

More Crashes

Base Features

Railroad

Port and Airport

Park

Waterbody

Wetland

HOW PEOPLE TRAVEL

Transportation to work is dominated by vehicular travel - namely single passenger vehicles. However, some individuals do rely on other modes of transport to work. Multiple people reported they walked to work - and some reported "other." Those who walked are centred around the north eastern portion of the city.

Tourism to the Savannah area influences patterns of travel in Port Wentworth as many visitors may pass through the area to visit Savannah or the Savannah Wildlife Refuge. Tourists often use I-95 for travel throughout the area. The influx of visitors and freight puts higher demand on transportation infrastructure. Increased multi-modal transit capability such as public transportation, walking, and biking can reduce pressures and congestion in the area.

Figure 57 illustrates the primary routes for freight, local, and tourist traffic. This illustrates that the majority of primary connector roads are utilized by freight and tourism and cause congestion for residents within the city limits.

FIGURE 57. FREIGHT, LOCAL, AND TOURIST ROAD USE

Legend

- Visitor Trips (Replica, 2024)
- Local Roads
- Freight Corridor

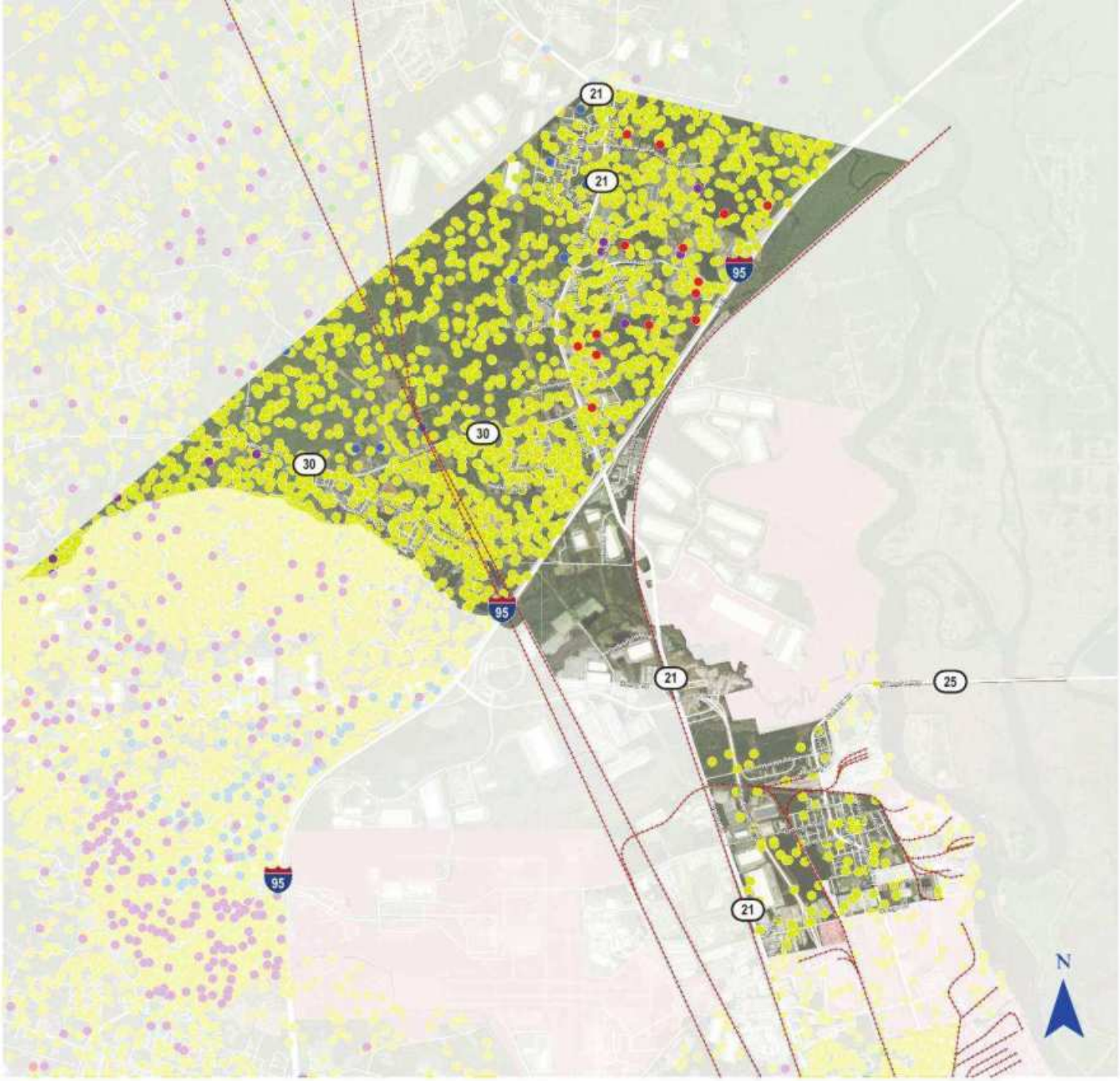


FIGURE 58. TRANSPORTATION TO WORK

Transportation to Work, 2022
1 Dot = 3 Persons

- Walked
- Worked from home
- Bicycle
- Public transportation (excluding taxicab)
- Taxicab
- Motorcycle
- Other means
- Car, truck, or van

QUALITY OF LIFE

There are numerous quality of life considerations within Port Wentworth. Major quality of life components include: environmental concerns, utility access, recreational amenities, schools, and services.

COMMUNITY FACILITIES

Port Wentworth offers several community facilities that support recreation, education, and social activities for residents and visitors. In 2023, the city opened the Computer Learning and Innovation Center (CLIC), providing technology training and workforce development. The Community Center is available for public rental, serving as a space for events and gatherings.

Outdoor amenities include the Houlihan Boat Landing, which offers a boat launch ramp for fishing and boating, and the Tommy Thomas Pavilion, equipped with picnic tables, grills, and electricity for outdoor events. Additionally, the 150-acre Anchor Park, currently under development, will serve as a major recreational hub with green space, sports facilities, and community gathering areas.

ENVIRONMENTAL

There are numerous environmental concerns and opportunities within the city. The adjacent industrial land, contaminated water, and EPA sites have impacts on the city. The Savannah River, the existing large tree canopy, and wetlands and floodplains can mitigate the negative impacts and environmental concerns.

UTILITIES

There is currently adequate access to needed facilities within Port Wentworth. Electrical is provided by Georgia Power, there are a variety of options for natural gas, and broadband service is available in over 85% of the city.

SCHOOLS

Port Wentworth is part of the The Savannah-Chatham County Public School System. The city currently does not have a high school and students have to be bussed to the county school to attend high school.

ENVIRONMENTAL

Major sections of Port Wentworth are covered in floodplain. This impacts all future development and can have an impact on existing neighborhoods. Half of Port Wentworth is currently undeveloped and the majority of the city is covered in mature trees. As the city continues to develop, the reduction of tree canopy will have a significant impact on quality of life. When the trees are removed, the air quality and micro climate are affected. As shown in figure 59, the developed areas are much hotter and more uncomfortable. As Port Wentworth continues to grow preservation standards will be key to allow development while maintaining quality of life.

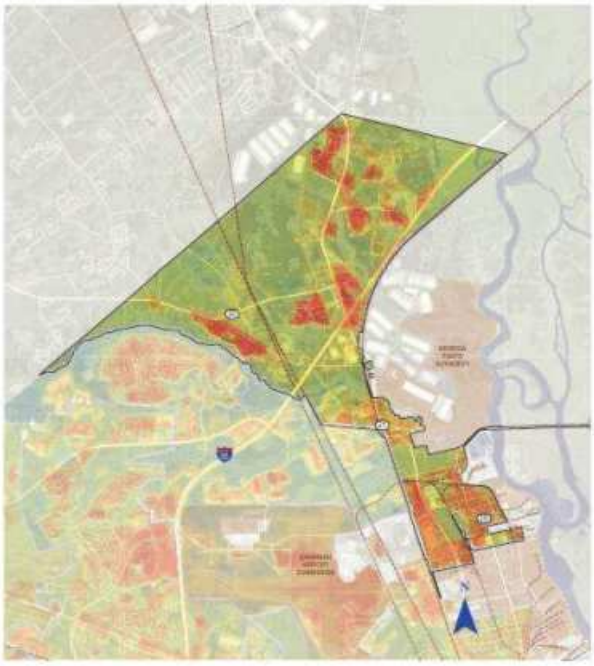


FIGURE 59. HEAT ISLAND SEVERITY

Urban Heat Island Severity
- Less Severe
- More Severe

Urban Heat Island is found in areas with larger amounts of impervious surface. With a large amount of future development expected in Port Wentworth, this effect will likely increase as more land is developed.

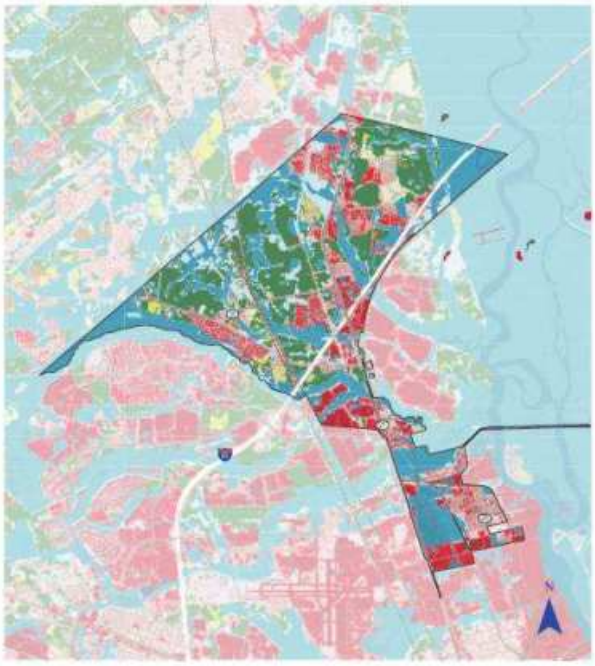


FIGURE 60. LANDCOVER

Legend
- Wetlands
- City Boundary
- Developed Area
- Tree Canopy

The land cover of Port Wentworth is changing as development increases. To the east of the city is the preserve, and to the south Savannah's developed core. Water bodies, wetlands, and the existing road systems influence the land development pattern of Port Wentworth.

Marshes and wetlands cover a significant portion of Port Wentworth's landscape. The St. Augustine Creek running along the southern border, contributes to much of the wetland area. Isolated wetland and marsh areas are dispersed throughout the city, likely formed as a result of the region's low-lying topography and poor natural drainage. Low areas of wetlands can also be found in the southern half of the city around the industrial zones. Georgia regulates wetlands through laws and programs such as the Coastal Marshlands Protection Act (CMPA) and the Erosion and Sedimentation Control Act (ESA). Georgia's goal as stated in the wetland program plan is "no net loss" of wetlands. The amount of marsh and wetlands impacts the amount of developable land the city has, making it important to identify and properly plan for future development.

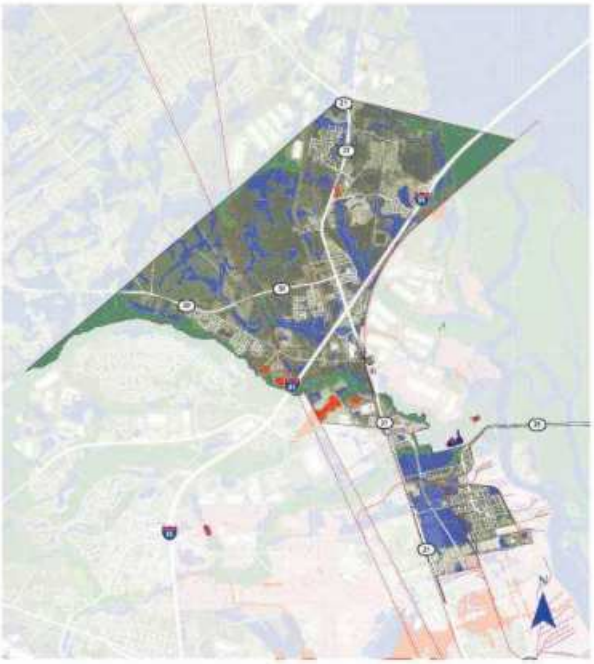


FIGURE 61. WETLAND AND SENSITIVE HABITAT

- Port Wentworth Boundary
- Marsh_(NHD)
- Wetlands
- Port and Airport
- Sea Level Rise (2-foot)

A large portion of Port Wentworth is wetland due to its ecology and proximity to the Savannah River. Wetlands are one of the most productive ecosystems, reducing flooding and providing habitat for diverse flora and fauna. Wetlands are a protected ecosystem and can limit the intensity of development in an area.

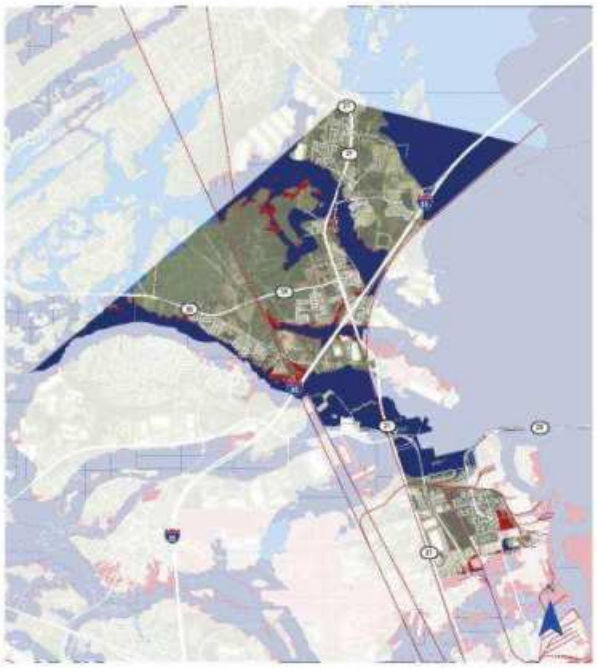


FIGURE 62. FLOODPLAIN

- City Boundary
- FloodHazard_CMRA_2024
- Flood Zone
  - A
  - AE
  - X

The floodplain divides Port Wentworth, and can impact potential new developments in Uptown. The floodplain demonstrates what areas of the city will be inundated based on the severity of the rain or storm event and will affect insurance rates and development opportunities. New construction is generally not permitted within the floodplain.

With it's close proximity to the Savannah River and the Atlantic Ocean, Port Wentworth has numerous environmental concerns and opportunities. The proximity to industrial also has considerations as industrial uses often have conflicting needs from the needs of wetlands and the local ecosystem. As development of Port Wentworth continues, plans should account for the environmental systems in Port Wentworth. The Georgia Environmental Protection Division (GA EPD) maintains a comprehensive "303(d) list" for Chatham County and Savannah. At present, several waterways in Chatham County are being monitored and assessed for potential improvements in water quality. It is important to coordinate with regional initiative and monitor potential hazards as the city continues to grow.

Water accessibility is a key component of infrastructure that will be needed as Port Wentworth continues to grow. Per the Coastal Permitting Plan, Port Wentworth is located in a "red zone," meaning restrictions were placed for groundwater withdrawals from the Floridan aquifer in order to manage saltwater intrusion. Recommended short-term water quantity management practices are shown below.

- Replacing groundwater with surface water
- Replacing Red Zone groundwater withdrawals with groundwater withdrawals outside the Red and Yellow zones
- Continue study of potential for aquifer storage and recovery
- Optimization of all aquifers and continued monitoring and modelling to assess ongoing aquifer management practices
- Water reuse
- For the Red Zone "T-shaped plume" near Brunswick, avoid additional pumping in the area of the "T-shaped plume"

With the population density rising and housing developments increasing, there's likely more pressure on green spaces and environmental sustainability. The city should consider how to balance development with the preservation of natural resources and parkland.

CHALLENGE

ENVIRONMENTAL CONSIDERATIONS

FIGURE 63. CONSERVATION AREAS

Legend

- Railroads
- Port Wentworth Boundary
- Port and Airport
- Conservation Areas

Conservation Areas protect important ecosystems and improve the quality of life in an area. Not only critical to reduce flooding, by conserving critical ecosystems, the city can establish a unique character and protect endangered flora and fauna.

ENVIRONMENTAL CONSIDERATIONS

Implementing sustainable urban planning practices, such as green building codes, preserving open spaces, and enhancing public transportation, will be essential to ensure the city's growth is environmentally friendly.

OPPORTUNITY

FIGURE 64. IMPAIRED WATER BODIES

Impaired Water Bodies Assessment

- Assessment Pending
- Not Supporting
- Supporting

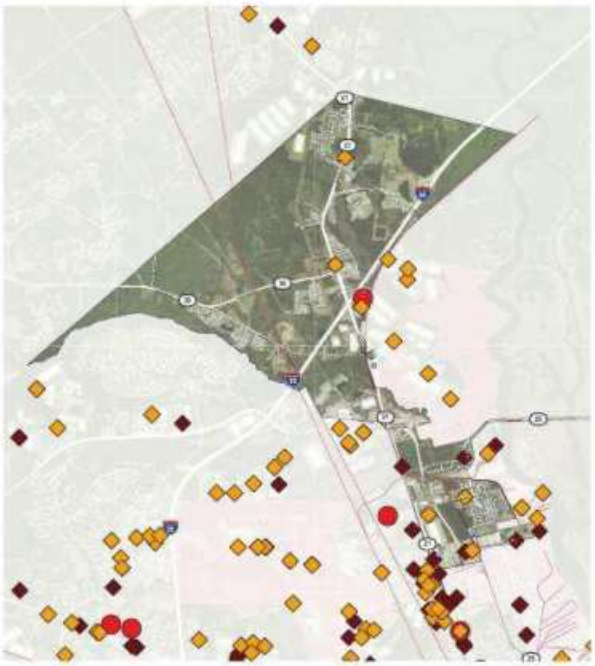


FIGURE 65. SUPERFUND SITES

Legend

- Active Hazardous Waste Site
- Superfund Site
- Inactive Hazardous Waste Site
- Active Hazardous Waste Site
- Railroads
- Port Wentworth Boundary

St. Augustine Creek is represented by the green line, and currently qualifies as "supporting" or meeting water quality standards. The Savannah River is currently "non-supporting," or an impaired water body.

There are active and inactive hazardous waste sites in Port Wentworth, as well as a superfund site. A superfund site is an abandoned contaminated area with improperly managed hazardous waste.

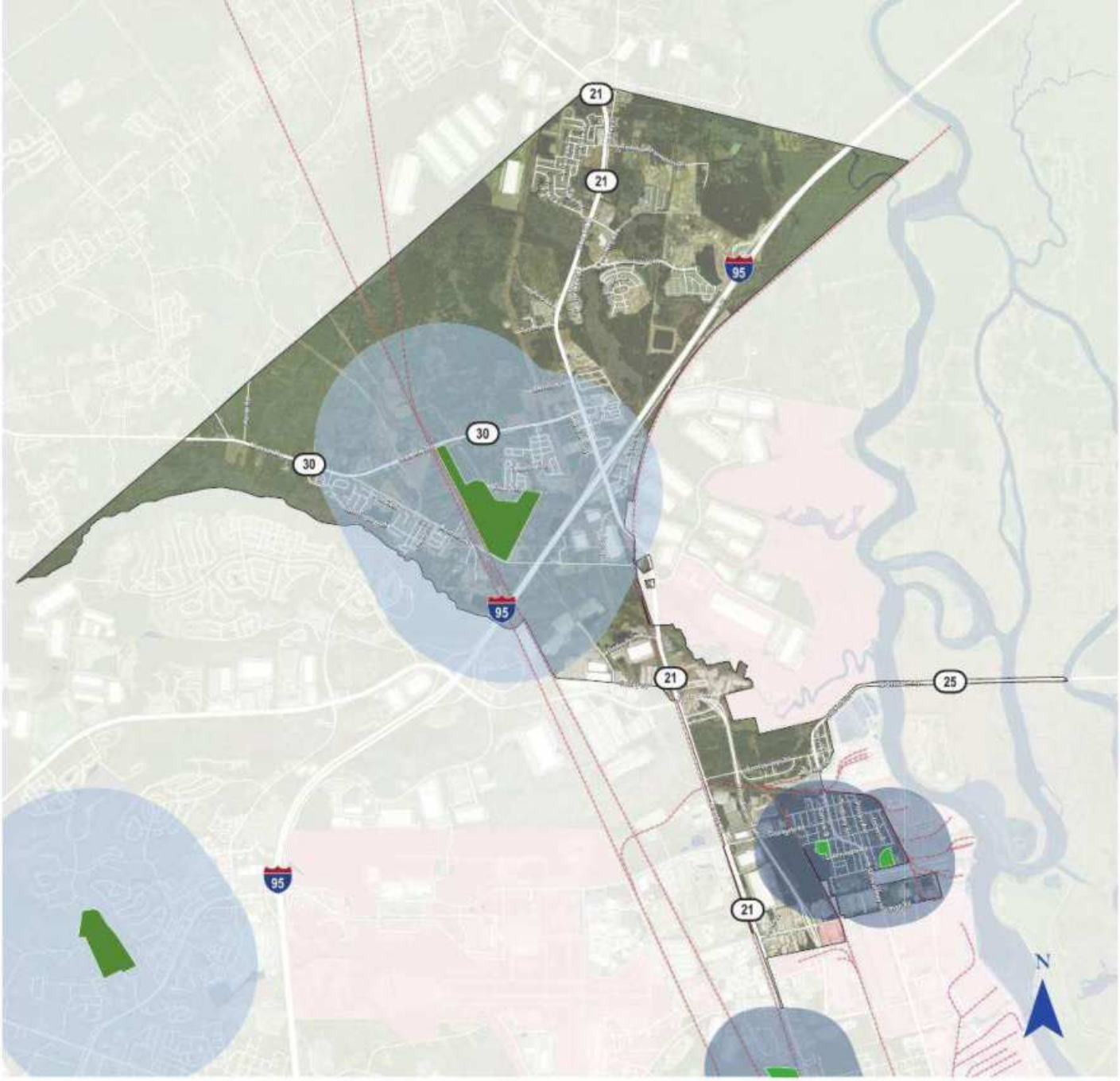


FIGURE 66. PARK INVENTORY AND PARK ACCESS

- Railroads
- Port Wentworth Boundary
- Port and Airport
- Community Park
- Regional Park
- Neighborhood Park
- 0.25-Mile Buffer
- 0.5-Mile Buffer
- 1-Mile Buffer

PARKS AND RECREATION

Port Wentworth currently maintains two primary recreational facilities: the Port Wentworth Recreation Complex and the Port Wentworth Soccer Fields. Anchor Park, the new facility in Uptown is currently under development. Both existing parks are concentrated in the Downtown area, resulting in a equitable access across Port Wentworth. Despite the planned addition of the new park, significant portions of Uptown will remain outside a one-mile service radius, which is a commonly used benchmark for recreation accessibility. Given that the majority of residential growth and urban development is occurring in the Uptown area, additional parks will be required to ensure equitable distribution and to meet level of service standards for recreational amenities.

Anchor Park is currently under construction and will add 150 acres of parkland to Uptown Port Wentworth. The park will include sports facilities such as pickleball, softball, baseball, and soccer. Additionally, the park will include amphitheater, and an ice hockey arena.

While there are only three parks within the city's boundary, there are a few outside that are still in close proximity. The Pooler Recreation Complex and Bazemore Park are both relatively close by, but are not operated by Port Wentworth.

Currently, there are no existing trails within the City of Port Wentworth. However, a network of planned trails is outlined in the 2025 Trails Master Plan. While unpaved trails are available nearby in the Savannah National Wildlife Refuge, they are only accessible by car and offer limited connectivity to the community. Developing additional trails—especially paved, multi-use paths that support biking and active transportation—would greatly enhance connectivity, recreational opportunities, and the overall quality of life for residents.

03

PORT WENTWORTH TOMORROW

COMMUNITY VISION

Public engagement was used to reveal what matters most to the community—balancing economic development, quality of life, infrastructure needs, and environmental stewardship. This section illustrates the vision and plan to create the future of Port Wentworth that the community wants to see.

ENGAGEMENT SUMMARY

The 2024 Comprehensive Plan Engagement Plan included two public open houses, a steering committee, pop-up events, and an online interactive tool to gain input from the community. Promotions were sent out through email blasts, news articles, posts to social media, text messages, and event pages. This report contains a summary of the community findings and a full list of all engagement tasks can be found in the Appendix.

PUBLIC HEARING

The initial public hearing was held to kick off the Comprehensive Plan on November 4th, 2024. The second public hearing was held on March 20th.

STEERING COMMITTEE

The steering committee helped guide the development of the plan and met two times before each public meeting.

PUBLIC OPEN HOUSES

Two public open houses were held to invite the community to review segments of the plan throughout the project.

POP-UP EVENTS

One pop-up event was held at the economic outlook event held by the Port Wentworht Development Authority on December 4th 2024.

WEBSITE + SURVEY

The website was published on December 3rd and hosted all elements of the project including: timeline, materials, and an interactive section to solicit feedback throughout the plan.

PUBLIC HEARING 1

The initial public hearing was held on November 4th and introduced the project to the city. The public notice was posted on October 20th to the website. The hearing included the introduction to the project, timeline for the project, and linked the website information for everyone to stay updated on progress and provide feedback.

PUBLIC HEARING 2

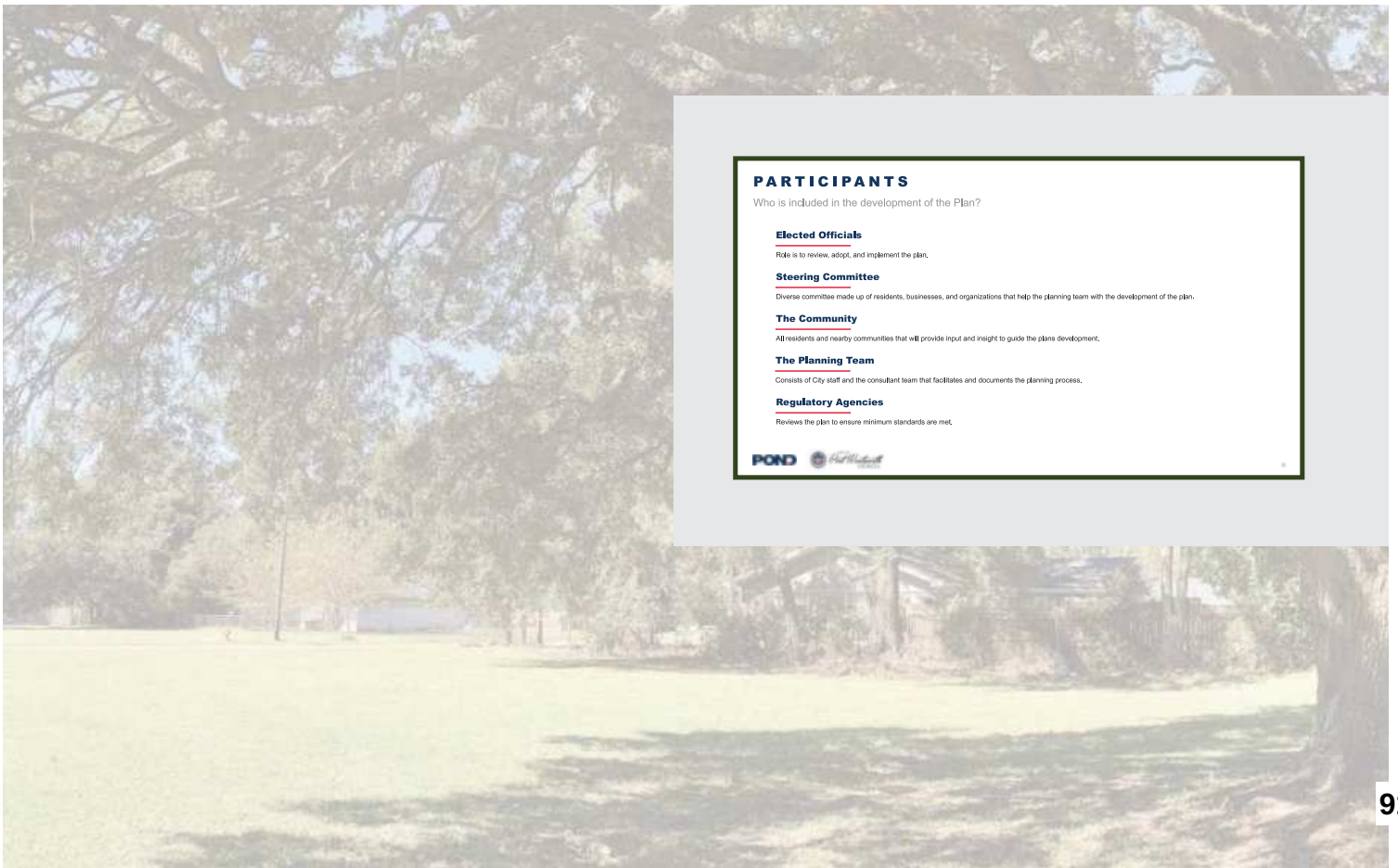
The second public hearing was held on March 20th. This public hearing presented the draft plan and website information where the public could view and provide comments. The hearing also presented a timeline for when the public review period would be over and when the final plan would be submitted to DCA.

STEERING COMMITTEE

The steering committee was comprised of a diverse group that represented the community, business owners, developers, surrounding municipalities, and city officials. This group helped to direct the focus of the plan through two steering committee meetings. The first meeting identified the direction and goals of the plan. The second meeting reviewed the needs and opportunities of Port Wentworth and finalized the goals and vision of the community.

Participants included members from all areas of the community. Twenty-four stakeholders were invited to be apart of the committee and eight people participated in the group. Below are the list of active steering committee members.

- George Ward
- Rosemary Ghigliotti
- Charlene Middleton
- Amanda Beard
- Jeannine Dueno
- Talisa Rolon
- Lauree Morris
- Avril Roy-Smith

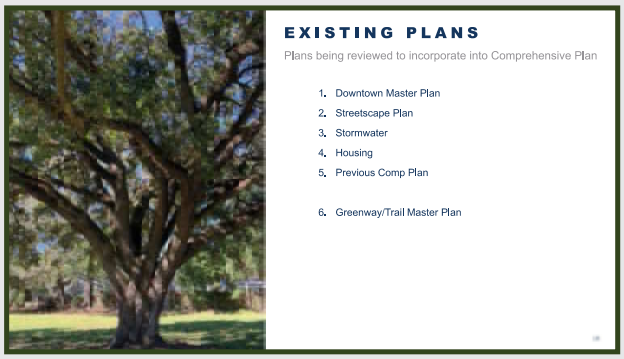


STEERING COMMITTEE 1

On November 18th, 2024 the first stakeholder meeting was held. This meeting reviewed the project purpose, project timeline, existing conditions, and developed the draft goals of the plan to guide the vision.

STEERING COMMITTEE 2

On February 11th, 2025, the second steering committee was held. This meeting reviewed all engagement findings, finalized the vision and goals, and evaluated all needs and opportunities to ensure all areas of the city were identified.



OPEN HOUSE 1

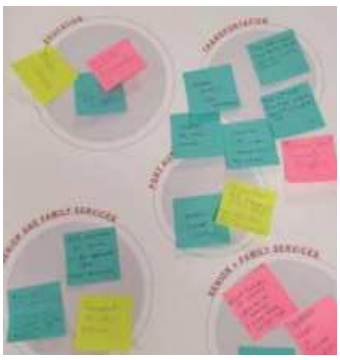
DATE: DECEMBER 3RD
LOCATION: CLIC
TIME: 5PM - 7PM

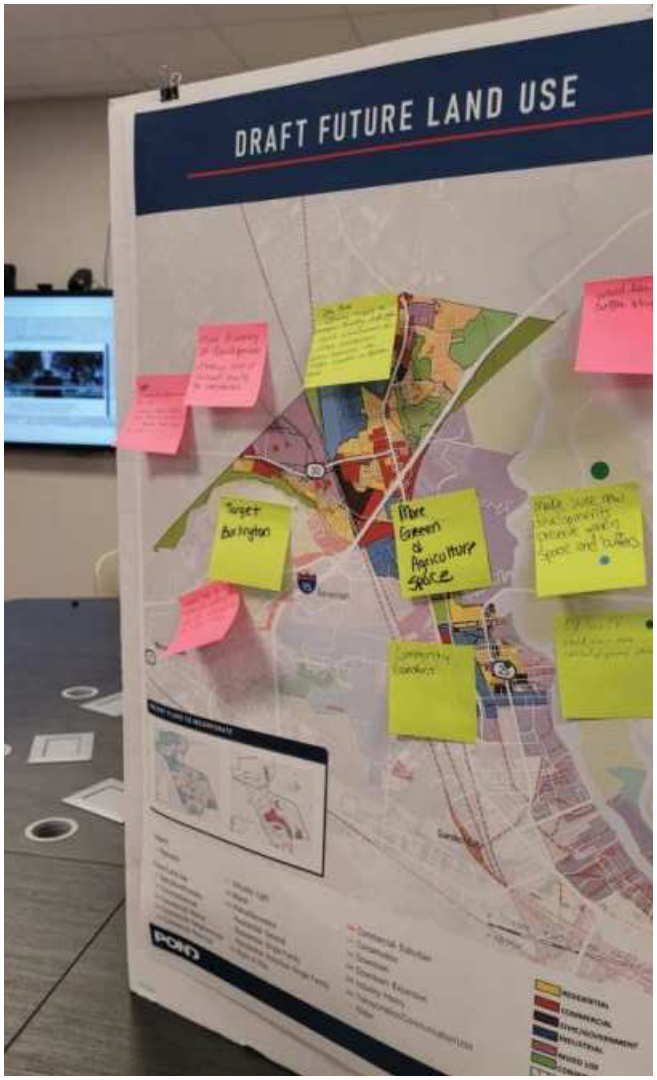
The first Open House for the Port Wentworth Comprehensive Plan Update was held on December 3rd of 2024. Approximately 15 people attended the meeting. The majority of the attendees lived in uptown Port Wentworth and a few residents lived downtown. Potential was the key theme heard from this Open House.

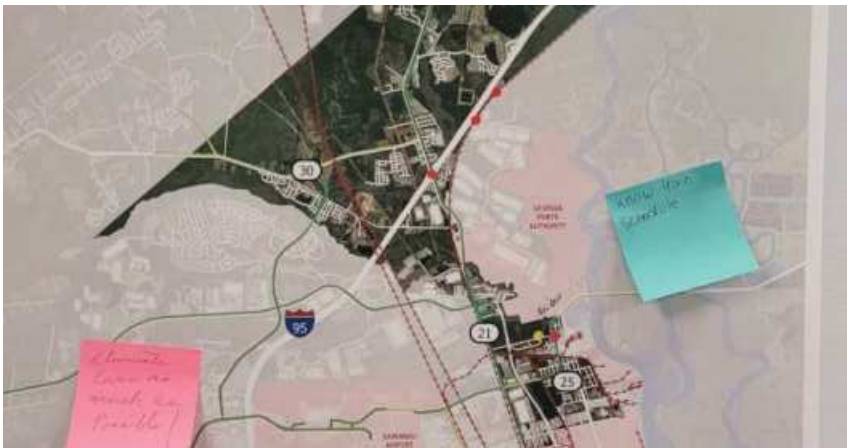
The Open House focused on gathering input on the goals and needs of the city and a draft future land use plan was presented. Many attendees noted that Port Wentworth is full of opportunities. From the location, proximity to Savannah, the port, and amount of available land have been noted as opportunities the city can utilize to grow and enhance the city.

Key themes include:

- Moving forward
- Build services for the community
- Capitalizing on regional assets
- Enhancing local vibes



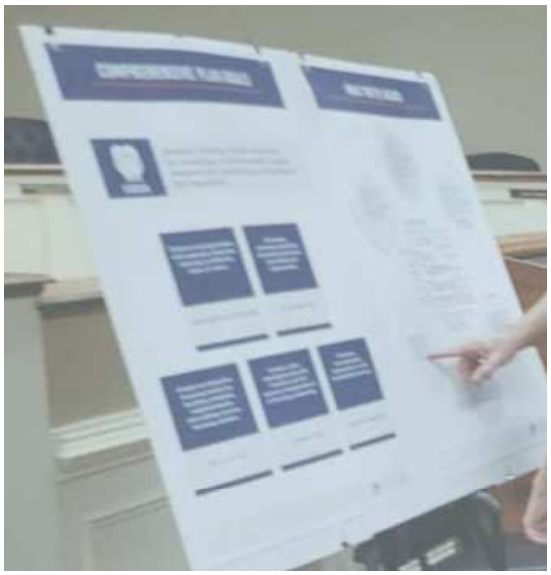

DRAFT FUTURE LAND USE



POP-UP

DATE: DECEMBER 4TH
LOCATION: GA TECH SAVANNAH CAMPUS
TIME:11AM - 1PM

The pop-up event was held in conjunction with the Urban Synergy Panel that discussed a new blueprint for City evolution. The event was held at the Georgia Tech Savannah Campus from 11am - 1pm and a booth was set up during the check-in period to allow attendees to review the plan and sign up for updates. Over 100 people attended the event and half of all attendees stopped to learn about the Comprehensive Plan Update process.



OPEN HOUSE 2

DATE: FEBRUARY 4TH
LOCATION: CLIC
TIME: 5PM - 7PM

The second Open House for the Port Wentworth Comprehensive Plan Update was held on February 4th, 2025. Approximately 5 people attended the meeting. All of the attendees lived in uptown Port Wentworth. Environmental concerns were the key theme heard from this Open House.

Key themes include:

- Trail connections and access to conservation areas.
- Traffic and Intersection / safety enhancements
- ADU's and housing options
- Small business opportunities
- High School
- Preservation of natural resources

WEBSITE + SURVEY

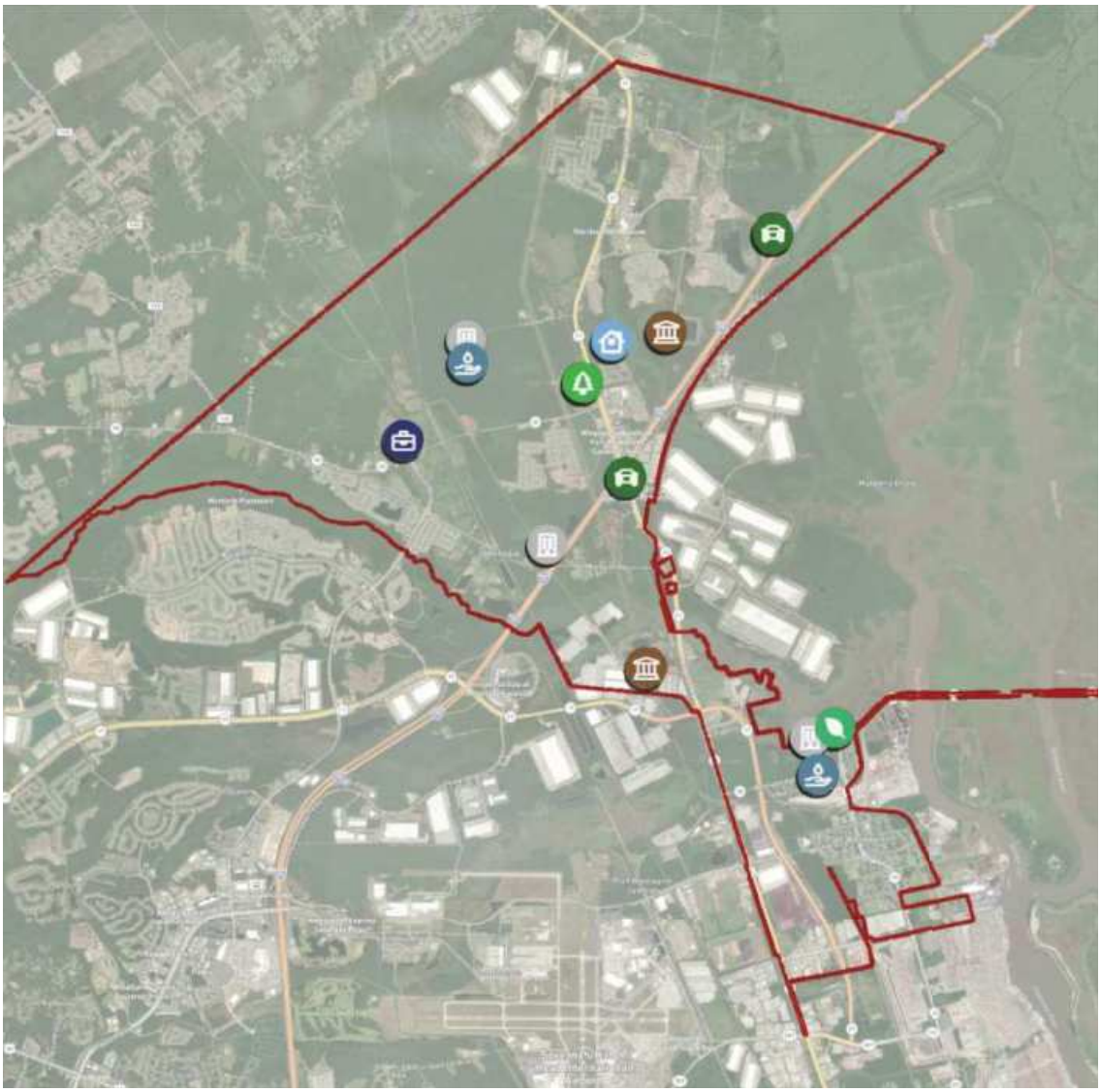


FIGURE 67. ONLINE MAP SURVEY RESPONSES

The website was live starting at the first public hearing on November 4th. The website contained information about the plan, contact information for city staff, timeline for the plan, and a feedback area to provide comments on areas the community wanted to see addressed.

The map survey was open from December 3rd - January 10th and there were 24 visitors to the feedback page. There was also an additional comment section provided for input on the goals and vision for the plan. The primary feedback focused on traffic and safety concerns on multiple roads throughout the community. The majority of the comments focused on I-95, US 30, and US 21. Additional comments discussed the environmental impacts of new development and desire to preserve land. Housing and infrastructure was also identified as a top priority as the city was growing. Affordability was a key concern that the community wanted to be addressed as the city develops.

ADVERTISEMENTS

Throughout the process advertisements for the Comprehensive Plan Update went out on a regular basis to promote community engagement in the plan. Information went out through:

- Posts to the Website
- Flyers handed out to local businesses, communities, and posted in city hall.
- Posted on website
- Social Media Posts
- Television Ads
- Event Facebook Pages
- Text Messages
- E-Blasts
- Discussions with members in the community while on site visits

The full list of advertisements are attached in the appendix.

VISION AND GOALS

Community members who contributed to this process communicated their enthusiasm for the opportunities of Port Wentworth. The main focus from the community is to add community serving amenities as the city continues to grow. This feedback was reflected and guided the development of the draft vision and goals.

FIGURE 69. COMMUNITY RESPONSES

The draft vision and goals have been developed using input from several forms of community engagement. There have been two public open houses, an online survey, coordination with city staff, as well as the first of multiple steering committee meetings. The project was promoted using various digital forms of ads, flyers and an interactive website. We asked for feedback regarding future land use, transportation, and comprehensive plan goals. After collecting all the data and distilling the comments and suggestions, the community determined that the vision and goals shall be as follows:

VISION

Develop a thriving resilient community by connecting to the surrounding regional networks and capitalizing on the potential of Port Wentworth.

TRANSPORTATION

Enhance transportation with separate networks catering to different types of users.

ECONOMICS

Encourage economic growth by diversifying business and commercial opportunities that support and augment the community.

HOUSING

Incorporate neighborhood amenities and increase housing options for the community.

LAND USE

Integrate the optimal blend of land uses to establish districts that support residents and businesses.

QUALITY OF LIFE

Encourage environmental preservation in the development process and enhance community services.

NEEDS AND OPPORTUNITIES

All identified needs and opportunities were carefully evaluated within their respective categories, recognizing that each one is interconnected and influences the others. Given the rapid growth experienced in Port Wentworth, several key areas emerged as primary needs and opportunities essential for maintaining and enhancing the quality of life for residents. These focus areas will help guide the City's efforts to address growth-related challenges while preserving community character and ensuring long-term sustainability.

HOUSING

The majority of housing stock in Port Wentworth are single family homes and there are two primary nodes of development in Uptown Port Wentworth. Opportunities to diversify and develop more housing are critical to meet resident needs.

LAND USE

The primary needs and opportunities for land use is maximizing growth potential and adding services that support the community.

QUALITY OF LIFE

The Quality of Life elements include maintaining the water and air quality of the city and increasing services for the community.

ECONOMICS

The fast growing nature of the city is prime for economic growth. The primary needs and opportunities include diversifying business and increasing education and training facilities for more growth potential.

TRANSPORTATION

Major traffic concerns stem from the major tourism and industrial traffic that pass through the city. Opportunities to add roads and enhance multimodal opportunities are key to addressing the needs of Port Wentworth.

LAND USE

NEEDS

1. Develop a diversity of places in the Uptown Port Wentworth district to connect neighborhoods.
2. Revitalize developments in Downtown
3. Capitalize on industrial core
4. Protect undeveloped land and maintain environmental quality
5. Create central hub for community
6. Buffer industrial uses from community neighborhoods
7. Expand community amenities
8. Evaluate land use policies regularly to ensure it is meeting goals.

OPPORTUNITIES

1. Add mixed-use developments to enhance access for neighborhoods
2. Incentivize local business in downtown core
3. Increase businesses opportunities related to the industrial land - for example: technology hubs, etc.
4. Establish conservation areas along the edges of the community connected to the regional system
5. Create an overlay district around Anchor park
6. Enhance planting buffer requirements for new industrial development
7. Strategically choose and purchase city-owned land for future community resources

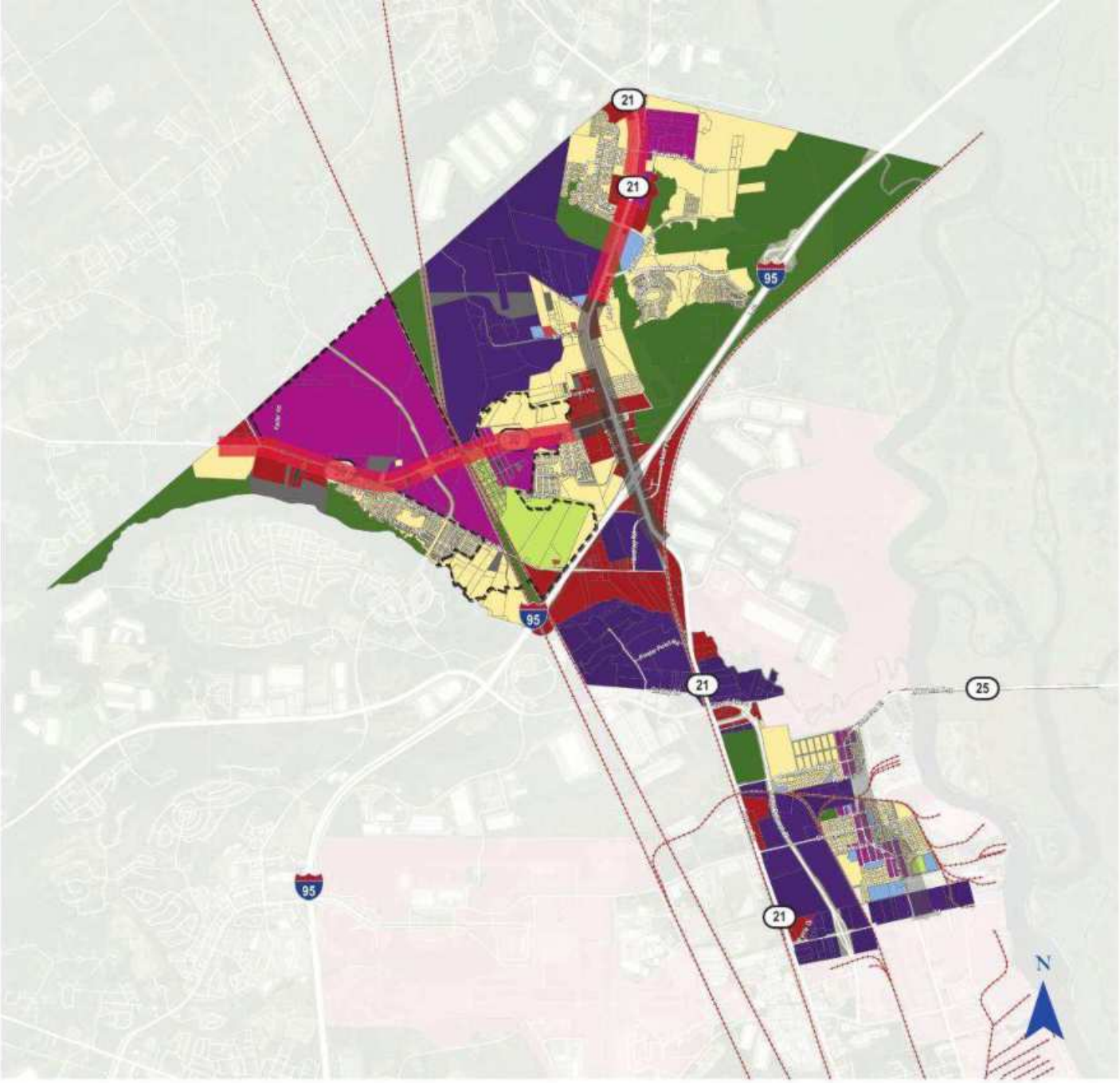


FIGURE 70. FUTURE LAND USE MAP

FLUM

- Commercial
- Conservation
- Industrial
- Mixed Use
- Park
- Residential
- Civic / Government
- Mixed-Use Corridor
- Commercial Corridor

FUTURE LAND USE CATEGORIES

The Future Land Use Plan is a key component of the Comprehensive Plan, by providing a long-term vision for how land should be developed and preserved to support sustainable growth. The future land use map is a tool that guides development and policy decisions by the City's Elected Officials that are consistent with the vision and goals set out by the community. By guiding land use decisions, this plan helps communities balance economic development, environmental protection, and infrastructure investments while preventing unnecessary sprawl and promoting efficient land use. It outlines designated areas for residential, commercial, industrial, greenspace, and mixed-use development. Additionally, the Future Land Use Plan aids in coordinating transportation, utilities, and public services to support anticipated growth, ultimately shaping a community that meets the evolving needs of residents and businesses. The categories included are:

RESIDENTIAL

Zoning Districts: R-1, R-2, R-3, R-4, R-5, PUD

Residential areas are designated for dwellings of all types, with emphasis placed on single-family lots both independently developed and within a subdivision. Higher density residential zoning districts may be considered to serve as transitional zoning between industrial, commercial, or mixed use and lower density residential use.

MIXED USE

Zoning Districts: PUD, C-1

Mixed Use areas are designated to promote balanced, self-contained, versatile communities. Mixed Use areas are geared toward residential use and the lower intensity services and retail which support them. Emphasis is placed on interconnectivity, multi-use buildings, or walkability between uses and, ideally, mixed use areas. Additional amenities for passive or active recreation and greenspace should be strongly considered.

COMMERCIAL

Zoning Districts: C-1, C-2, C-3, PUD

Commercial areas are designated for businesses to provide goods, services, and potential future civic functions. Surrounding land use and area designation should be taken in to account when determining appropriate intensity and scope of activity. Commercial may serve as transitional use between residential and high intensity or industrial land use. PUD narratives should be scrutinized for appropriateness and clear identification of the intended intensity and scope of commercial areas.

INDUSTRIAL

Zoning Districts: I-1, PUD

Industrial areas are designated for high intensity uses such as manufacturing, warehousing, transportation, and other uses which necessitate clear separation from residences, recreation, or most civic/institutional uses for reasons of safety, aesthetics, or noise and odor control.

CIVIC/GOVERNMENT

Zoning Districts: Any

Civic/Government areas are designated for locations which are under city or CCPS ownership and/or active use. These properties serve as city operations, public service, education, and recreation facilities.

CONSERVATION

Zoning District: Any

Conservation areas are those which are vital areas of natural resources, serve as buffers or locations of importance to water resources, are largely undevelopable due to geography or size, or have been previously identified as protected areas. Conservation areas should be first considered for preservation, education, or passive recreation. If development is to occur, it should be of the lowest intensity possible to achieve the project and conditioned to preserve and promote existing habitat.

PARK

Public open spaces dedicated to recreation and leisure, such as playgrounds, greenways, sports fields, and nature reserves. Parks enhance community well-being and provide gathering spaces.

MIXED USE CORRIDOR

Zoning Districts: R-1, R-2, R-3, R-4, R-5, C-1, C-2, PUD

Mixed Use corridors are areas along high visibility, well-travelled roads which are geographically removed from the city center. Commercial use is focused towards major right of ways, is of lower intensity, and geared towards neighborhood services. Larger parcels intended for residential development are subdivided to produce a commercial or mixed use component on main road frontage. Development should occur in a way which achieves a macrocosm of the goals of a Mixed Use area.

COMMERCIAL CORRIDOR

Zoning Districts: C-1, C-2, C-3, PUD

Commercial corridor areas are designated for larger, higher intensity business use, in or near the city center. These properties have frontage, or are part of a larger commercial development with frontage on heavily travelled and well intersected roads.

FUTURE LAND USE

The City recently developed a Future Land Use Map to reflect its rapid growth and evolving community priorities. This plan builds upon that Map by incorporating community input to ensure it aligns with long-term goals and local needs.

Key Components include:

- **Limiting Industrial Growth** – While industrial areas provide essential services, the community has expressed a desire to prevent further expansion beyond what is currently planned. The updated land use map restricts new industrial development west of the railroad and incorporates buffer zones between existing and planned industrial areas.

- **Building Around Anchor Park** – Development will be strategically planned to enhance the area surrounding Anchor Park, creating a focal point for community activities and green space.

- **Enhancing Downtown –** Strengthening the downtown core is essential for implementing the Downtown Master Plan. This includes expanding mixed-use development to support increased housing, neighborhood retail, and local businesses, fostering a vibrant and walkable city center.

- **Creating Mixed-Use Districts** – A newly established land use category, mixed-use districts will help meet community needs by integrating residential, commercial, and service-oriented spaces. These areas will provide neighborhood-scale retail and denser housing options, ensuring that essential services are within walking distance of residential areas.

- **Expanding Conservation Areas –** In response to strong community feedback on environmental preservation, conservation land has been designated to safeguard natural resources and maintain the city's overall quality of life while allowing for sustainable growth.

This Future Land Use Plan reflects the community's vision for balanced growth, ensuring development supports economic vitality, environmental stewardship, and a high quality of life for all residents. As part of the implementation process, zoning updates will be necessary to align regulations with the new land use designations, ensuring that development follows the community's vision.

TRANSPORTATION

NEEDS

1. Alleviate congestion by reducing reliance on US 21 and I-95
2. Beautify downtown streetscapes
3. Reduce freight impacts
4. Increase connectivity to surrounding communities
5. Connect neighborhoods
6. Increase capacity for new development in uptown Port Wentworth
7. Increase multi-modal options for Port Wentworth
8. Improve traffic flow
9. Regularly connect with regional transportation agencies to coordinate growing needs of Port Wentworth.

OPPORTUNITIES

1. Expand alternative routes to increase transportation options
2. Enhance streetscape guidelines
3. Divert freight traffic around community neighborhoods
4. Expand major thoroughfares and work with GDOT to increase capacity
5. Connect all new developments together with local roads
6. Add access roads along I-95 – separate traffic and open up roads to development
7. Implement trails plan and evaluate micro-mobility options for city
8. Develop transportation strategy to accommodate growth

HOUSING

NEEDS

1. More housing diversity
2. Maintain existing housing quality
3. More affordable housing options
4. More rental options need for cost burdened renters

OPPORTUNITIES

1. Increase diversity of housing for sale or for rent
2. Invest in existing neighborhoods
3. Public / Private Partnership for housing affordability
4. Limit rent increases

ECONOMICS

NEEDS

1. Diversify economic opportunities within the city
2. Provide more local jobs
3. Capitalize on regional location
4. Support industrial core

OPPORTUNITIES

1. Increase business and commercial centers catering to the local community
2. Increase job training and education opportunities
3. Infill businesses that support tourism and can attract tourists traveling through the region
4. Provide supplemental services such as technology centers to the industry sector to grow more local opportunities.

QUALITY OF LIFE

NEEDS

1. Provide park access for all Port Wentworth residents
2. Increase park programming and community resources
3. Increase connections to open space areas
4. Preserve environmental quality of city
5. Enhance education and training opportunities
6. Enhance water quality and access for residents
7. Support and amenities for families are needed
8. High School is needed
9. Foster community with seniors through senior programs and activities
10. Expand access to healthcare facilities
11. Ensure LOS for all community facilities are keeping up with growth

OPPORTUNITIES

1. Complete Parks and Recreation Master Plan
2. Add programs in existing centers to support community needs
3. Plan access routes to existing natural areas when planning new development
4. Enhance tree preservation standards and open space requirements for new development
5. Develop job centers, training facilities, trade schools, and work programs to develop skills and job access.
6. Implement stormwater plan
7. Develop family oriented services and programs.
8. Increase Broadband access in downtown and by the areas of Anchor Park that are not served by high speed access.

04

IMPLEMENTATION

IMPLEMENTATION

This section illustrates actionable items that can make Port Wentworth into the city the community wants to see. It includes the community work program that identifies policies that address land use, economics, housing, transportation, and quality of life opportunities.

COMMUNITY WORK PROGRAM

LAND USE

The Land Use items identify key policy recommendations that can help Port Wentworth develop places people need in the community.

ECONOMICS

The Economics recommendations defines what is feasible to enhance growth opportunities within the city.

TRANSPORTATION

The Transportation program defines areas in the network that can be enhanced to reduce congestion.

QUALITY OF LIFE

The Quality of Life elements are identified to enhance the quality of life in the community as the city continues to grow.

HOUSING

The Housing program elements defines areas that can increase housing options within the city.

★	Item	Description	26-27	27-28	28-29	29-30	30-31	Cost	Source of Funds	Responsible Agency
			Years							
	Land Use									
LU NEED 2	LU 1	Implement downtown master plan	x	x	x	x		Staff Time		Economic Development Department/ City Planning
LU OPP 2	LU 2	Update zoning to ordinance as an implementation tool for the Comprehensive Plan	x	x	x	x	x	100k	General Funds	City Planning and Development Services
LU NEED 8	LU 4	Ensure zoning ordinances allow for future land use plan to be implemented and are consistent with city regulations.	x	x	x	x	x	Staff Time		City Planning and Development Services
LU OPP 5	LU 6	Establish Overlay Districts	x					Staff Time		City Planning and Development Services
LU NEED 7	LU 9	Evaluate programming for city owned facilities			x	x	x	Staff Time		City Administration
LU OPP 1	LU 10	Develop mixed use design guidelines to establish character of new land use guidelines	x	x				Staff Time		City Planning and Development Services
LU NEED 4	LU 12	Add open space requirements for all new developments, including industrial		x	x			Staff Time		City Planning and Development Services
TR OPP 5, 8	LU 13	Coordinate Land Use and transportation policies to ensure transportation decisions support land use objectives	x	x	x	x	x	Staff Time		City Planning and Development Services
LU NEED 2	LU 14	Implement a vacant structure demolition program.			x	x	x			City Planning and Development Services
	Transportation									
TR OPP 7	TR1	Investigate micro mobility in the area for the new communities not serviced by transportation in uptown Port Wentworth			x	x	x			Public Works
TR OPP 7	TR2	Coordinate multi-modal opportunities with regional organizations	x	x	x	x	x	Staff Time		City Planning, Public Works
TR OPP 2	TR3	Implement Highway 21 streetscape plan		x	x	x	x	Staff Time	General Funds	City Planning, Economic Development, Public Woks
EN OPP	TR4	Corrdinate with MPO on sea level rise to evaluate impact						Staff Time		Public Works
TR OPP 2	TR5	Develop a complete streets manual			x	x	x		General Funds	Public Works
TR OPP 2	TR6	Add street tree requirements		x				Staff Time		City Planning and Development Services
TR OPP 1	TR7	Widen crossgate to accomodate truck traffic and implement connectivity standard for neighborhood			x	x	x		General Funds	Public Works

** Continuing element from previous Plan*

★	Item	Description	25-26	26-27	27-28	28-29	29-30	Cost	Source of Funds	Responsible Agency
			Years							
			26-27	27-28	28-29	29-30	30-31			
	Transportation									
TR NEED 9	TR9	Actively participate in the Coastal Region (CORE) MPO meetings to coordinate with regional transportation initatives	x	x	x	x	x	Staff Time		City Planning and Development Services
TR NEED 9	TR10	Coordinate with MPO to adequately reflect projected growth in the regional travel demand model	x	x	x	x	x	Staff Time		City Planning, Public Works
TR OPP 1	TR11	Connect Monteith to Jimmy DeLoach				x	x		General Funds	
TR OPP 5	TR12	Promote local road connectivity by evaluating interparcel access requirements as a part of the ongoing zoning updates		x	x			Staff Time		City Planning, Development Services
TR OPP 7	TR13	Implement trail plan		x	x	x	x	Staff Time	General Funds	City Planning, Public Works
TR NEED 5	TR14	Requirement for new development to require to include appropriate pedestrian infrastructure	x	x	x	x	x	Staff Time		City Planning, Development Services
TR OPP 2	TR15	Develop standard wayfinding signage in city wide signage plan				x	x	Staff Time		City Planning, Development Services
TR NEED 9	TR16	Coordinate intersection enhancement I-95 and US-21		x	x	x		Staff Time	General Funds	GDOT, Transportation
TR NEED 9	TR17	coordinate with regional MPO about operational strategies to fix US-21 & 17 freight	x	x	x	x	x	Staff Time		GDOT, Transportation
TR OPP 7	TR20	Develop trail and greenway corridors with all new development north of 30	x	x	x	x	x	Staff Time		City Planning and Development Services
TR NEED 9	TR21	Evaluate widening needs for US-30		x				Staff Time		GDOT, Transportation
TR OPP 8	TR22	Initiate a municipal prioritization plan for roadway maintenance and improvements that aligns with CORE MPO MTP guidance.		x	x			Staff Time		City Planning, Public Works
	Housing									
H NEED 3	H1	Evaluate an inclusionary zoning policy as a way to increase the supply of affordable housing	x	x	x			Staff Time		City Planning Department
H OPP 3	H2	Evaluate public/private partnerships to add affordable housing through ground leases, land banking, or additional funding.		x	x	x		Staff Time		City Planning and Development Services
H OPP 4	H3	work with local advocacy groups to establish policies that limit rent increases		x	x			Staff Time		City Planning Department
H OPP 1	H4	Diversify housing options to allow for more housing choice through mixed use zoning category			x			Staff Time		City Planning and Development Services
H OPP 3	H5	Streamline the entitlment and approval process		x	x			Staff Time		City Planning and Development Services
H NEED 3	H6	Coordinate with metropolitian area to align city housing needs with regional initiatives.	x	x	x	x	x	Staff Time		City Planning and Development Services

★	Item	Description	25-26	26-27	27-28	28-29	29-30	Cost	Source of Funds	Responsible Agency
			Years							
	Economics									
E OPP 1	EC1	Create a downtown development organization		x	x	x	x	Staff Time		City Economic Development Department
E OPP 2	EC2	Develop a network to align employers, training partners, education facilities, and job seekers to connect qualified workers to jobs			x	x	x	Staff Time		City Planning and Development Services
E NEED 1	EC3	Identify existing and proposed businesses in targeted redevelopment areas		x				Staff Time		Economic Development
	EC4	Communicate development and economic initiatives to community and promote transparency	x	x	x			Staff Time		Economic Development and City Planning
E OPP 1	EC5	Prioritize economic strategies for city growth by developing a city wide economic strategic plan		x	x	x		$150k		
E NEED 1	EC6	Develop a retail and buisness and retention and recruitment stratagey		x	x			$100k		City Economic Development Department
	EC7	Make all data readily accessible to all city staff and officials.	x	x				Staff Time		City Planning and Development Services
	Quality of Life									
	QL1	Develop city wide wayfinding and signage plan			x	x	x	$75k	General Funds	City Planning and Development Services
TR OPP 4	QL2	Develop gateways along highway 21			x	x			General Funds	City Planning and Development Services
	QL3	Develop public art program				x	x	Staff Time		City Planning and Development Services
QL OPP 1	QL4	Develop Parks & Recreation Master Plan		x	x			$85k	General Funds	City Planning and Development Services
QL NEED 8	QL5	Work with County to update population projections to properly identify needs for new school	x	x	x	x	x	Staff Time		City Planning
QL NEED 9	QL6	Foster community with seniors through senior programs & activities	x	x	x	x	x	Staff Time		Parks and Recreation
QL OPP 6	QL7	Implement stormwater master plan	x	x	x	x	x	Staff Time		Public Works Department
QL NEED 11	QL8	Evaluate waste water facilities		x	x			Staff Time		Public Works Department
QL NEED 4	QL9	Enhance Development Regulations to contain open space requirements in all new developments		x				Staff Time		City Planning and Development Services
QL OPP 8	QL10	Enhance Broadband speed in downtown and by anchor park			x	x		Staff Time		Public Works Department
	QL11	Promote tourism through new Anchor Park Development	x	x	x	x	x	Staff Time		Economic Development
QL NEED 4	QL12	Protect from environmental distasters by coordinating with agencies & update regulations regularly	x	x	x	x	x	Staff Time		Public Works Department
QL NEED 6	QL13	Develop a stormwater utility to fund implementation of the NPDES Phase I SWMP, drainage analysis, and capital programs				x	x			City Planning and Development Services
QL NEED 11	QL14	Determine the capacity and level of service for City services and infrastructure. Update CIP annually.	x	x	x	x	x	$50k		
	QL15	Ensure public safety by hiring and maintaining equipment needed for each department.	x	x	x	x	x			Public Works Department

☆ Reflects the specific needs an opportunities each work plan item relates to

05 APPENDIX A

RECORD OF ACCOMPLISHMENTS

The Record of Accomplishments updates progress on Port Wentworth's Community Work Program from the 2021 Comprehensive Plan. This section describes the started, on-going, cancelled, and concurring actions that have been completed in the last 5 years.

City of Port Wentworth Report of Accomplishments 2021 - 2025		
Activity	Status	Explanation
Economic Development		
Develop an Urban Redevelopment Plan	Underway	Overlay Districts in development to prioritize development initiatives. Work Plan item LU6 Estimated Completion by 2026
Support Señora Guadalupe Festival in the Fall and coordinate with Garden City on festival implementation (Dec 12)	Canceled	Event was paused in 2020.
Support Stand Up For America Day festivities	Completed	This is a yearly tradition.
Implement the Master Plan for Old Port Wentworth	Completed	Downtown Master plan was completed in 2024
Create and maintain an inventory of potential infill and redevelopment commercial properties	Completed	Inventory initiated in 2024.
Implement vacant structure demolition program.	On Going	This is an ongoing activity. Work Plan item LU14
Explore the creation of a City sponsored neighborhood clean-up program to include targeted neighborhood clean ups.	Completed	Neighborhood clean-up program initiated in 2022.
Implement impact fee ordinance	Completed	Completed in 2024
Complete annual capital improvement elements for impact fees	Completed	Included in this document
Create a signage theme with a unified color scheme and install Wayfinding signage throughout the City	Underway	Streetscape Plan Completed in 2024. Implementation and design of gateways and signage expected to be completed by 2030. Work Plan Item TR3 and QL1.
Develop and implement a business recruitment and retention program	On Going	This is an ongoing activity. Work Plan Item EC6.
Promote tourism in Port Wentworth	On Going	New Achor Park Development with activity to bring in tourism is under construction. Additional items and services regularly occurring all the time. Work Plan item QL11.
Housing		
Identify and rezone land in or near the downtown district for the purpose of multi-family development	Completed	Downtown was rezoned to approve habitat for humanity development - shift to attainable housing. Downtown Master Plan also completed that allows more development.
Land Use		
Develop a downtown revitalization strategy.	Completed	Downtown Master Plan Completed in 2024
Review and update Zoning Ordinance to be consistent with this Plan.	On Going	This is an ongoing activity. Work Plan Item LU2.
Ensure that any future development of the ED Zone is compatible with surrounding land uses and consistent with the City's regulations.	On Going	This is an ongoing activity. Work Plan Item LU4
Develop design standards for the Old Port Wentworth Master Plan Development to ensure that infill development is compatible in the Traditional Village area.	Completed	Downtown Master Plan Completed in 2024
Develop a zoning category for conservation land and rezone undevelopable wetlands as appropriate	Underway	Conservation areas identified in FLUM. Zoning to be updated to reflect. Expected to be completed 2026. Work Plan Item LU2.

Hire a full time planner	Completed	City planner hired in 2023.
Implement and Enforce landscaping/tree standards	Completed	Zoning ordinance revision updated in 2023.
Identify areas to be preserved as rural residential areas	Canceled	New community goals has shifted focus to enhancing community resources and increasing housing options.
Transportation		
Work with the MPO to help facilitate construction of the Effingham Parkway	Completed	Under construction, will be completed by 2026
QUALITY OF LIFE		
Natural and Cultural Resources		
Pursue opportunities for historic preservation and commemoration	Completed	City planner evaluating with regular zoning review.
Develop and implement a Parks & Recreation Masterplan that addresses recreational facilities, public spaces, and greenspace acquisition and includes programming for all ages	Underway	Parks and Recreation Masterplan identified as need. Expected to be completed by 2030. Work Plan item QL4.
Consider the development of a stormwater utility to fund implementation of the NPDES Phase I SWMP, drainage analysis, and capital programs	Underway	This is an ongoing activity. Work Plan item QL13.
Adopt basin-specific provisions in the stormwater ordinance to address capacity limitations in the downtown basin (based on the results of the masterplan.)	Completed	Stormwater Management Program developed in 2022.
Facilities and Services		
Perform a study to determine the capacity and level of service for City services and infrastructure	Underway	This is a yearly activity. Work Plan item QL14
Utilize the results of this study when permitting new development	Completed	This activity is accomplished through zoning updates.
Perform aid to construction study for water, sewer, and stormwater	Underway	This is a yearly activity. Work Plan item QL14.
Sewer pipe replacement	Completed	Proposal out to rehab system. Expected completion 2030.
Create a CIP list based on the City's Capital Budget and keep it updated	Completed	This is a yearly activity. Work Plan item QL14.
Perform a labor wage/rate study	Underway	Utilizing SEDAs 2024 study now and will develop own soon. To be included in Work Plan item EC6.
Upgrade/purchase new fire protection equipment	On Going	This is a yearly activity. Work Plan item QL15.
Acquire property and construct a new Fire Station in North Port Wentworth	Completed	Fire Station nearing completion at north end of Anchor Park, land identified for a station at Hwy 21 & Saussy (proposed)
Purchase new police cruisers and equipment	On Going	This is a yearly activity. Work Plan item QL15.
Implement Stormwater Masterplan priority projects	Completed	Masterplan is finished and projects in development.
Identify opportunities to loop water system	On Going	This will be a yearly activity. Work Plan item QL7.
Evaluate the potential for blending water systems	Underway	Proposals in motion. Expected completion 2030. Work Plan item QL7.
Implement street improvements	On Going	This will be a yearly activity.
Acquire property and construct a sports complex	Completed	Anchor Park is under construction

Install generator in City Hall	Completed	Working on grant to complete. Expected completeion 2029
Purchase turning target system and judgemental pistol simulation system for police department	Underway	This is a yearly activity. Work Plan item QL15.
Explore locations for dog parks within or near existing residential areas of city	Canceled	To be re-visited in parks and recreation master plan.
Explore options to develop a recreational facility or tourist center on the city property near the water tower near Berrien Road	Completed	New community hub identified as Anchor Park. Downtown master plan also identified activity centers for enhancement. Parks and Recreation Master Plan to identify needs.

Other Activities		
Identify and implement goals from the Blueprint that apply to Port Wentworth	On Going	This will be a yearly activity. Work Plan Item QL12.
Coordinate with CEMA on disaster preparedness exercises	On Going	This will be a yearly activity. Work Plan item QL12.
Deter development within the high risk flood areas of the City	On Going	This will be a yearly activity. Work Plan item QL12.
Prepare and adopt a resolution in support of the Chatham County Blueprint	Completed	Ongoing corrdination to implement blueprint recommendations.

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APPENDIX B

PUBLIC ENGAGEMENT SUPPLEMENT

- Public Hearing #1
- Steering Committee Outreach and Meetings
- Open House 1 Information
- Open House 2 Information
- Website Summary
- Pop-Up Event
- Outreach Advertisements

Steering Committee Outreach

In the beginning of the project the City made an extensive list to reach out to the numerous groups represented in Port Wentworth. 24 people were contacted to participate and xx members were able to take part in the process. Members represented community organizations, elected representatives, the local business community, developers, engineers, city staff, and long time residents.

Invited Stakeholders for Comp Plan Update include:

- Gabby Nelson - Councilmember
- Artlise Alston-Cone - Councilmember
- Shawn Randerwala – Councilmember/Rice Hope Resident
- Rosemary Ghigliotti – City Staff/Rice Creek Resident
- Amanda Beard – City Staff/Property Owner
- Kevin Smith – Engineer (Thomas & Hutton)
- Rusty Windsor - Engineer (Kimely Horn)
- Murray Marshall - Developer
- George Ward - Developer
- Chris Hayes – Developer
- Charlene Middleton – Planning Commissioner
- Sean Register – Business Owner/Planning Commission
- Jason Williams – Business Owner
- Talisa Rolon – Newport Subdivision
- Averil Roy-Smith – Lakeside Subdivision
- Lauree Morris – Downtown Resident
- Fr. Pablo Migone – Our Lady of Lourdes Catholic Church
- Pastor Drew Whaley - North Salem Baptist
- Tomeca McPherson – Savannah Black Chamber of Commerce
- Steve Candler – Effingham County
- Brandt Herndon – Effingham County Industrial Development Authority
- Jonathan Trego – Garden City
- Charles Akridge – City of Bloomingdale

* Highlighted are the members who were able to participate

Steering Committee Meeting #1 Presentation November 18, 2024

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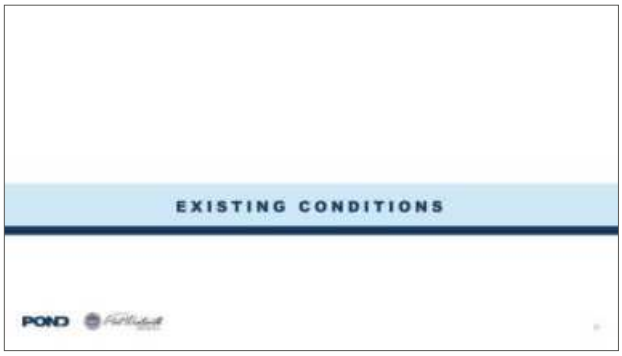

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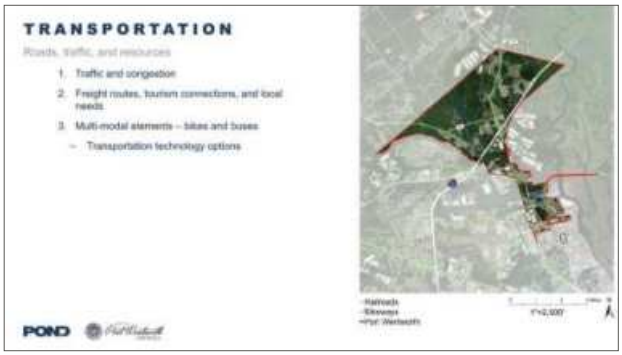

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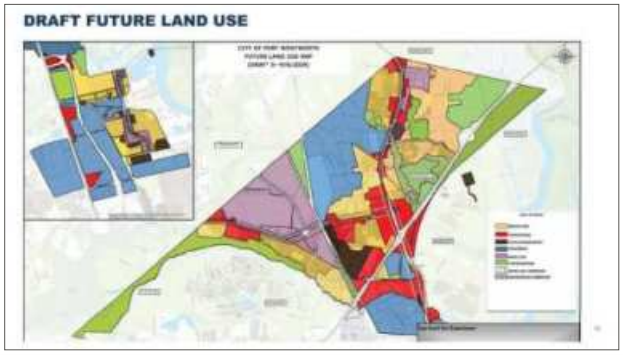

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Public Hearing #1 Presentation

November 4, 2024

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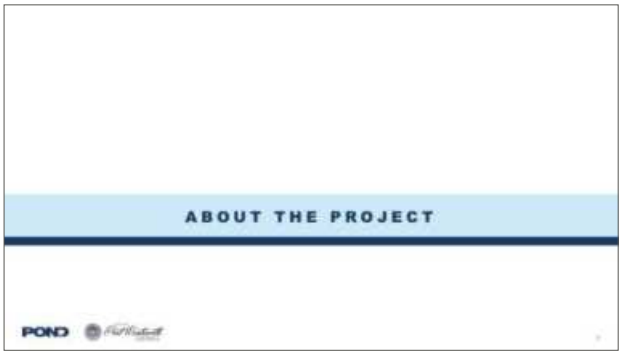

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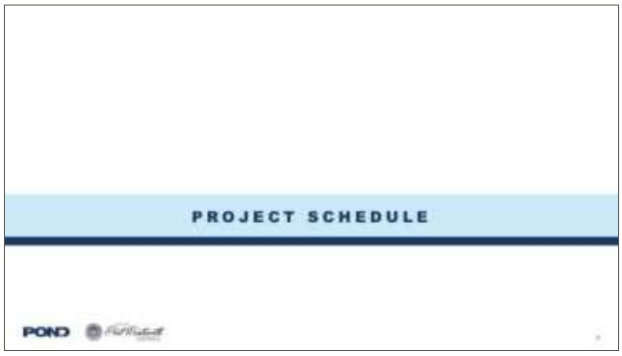

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TIMELINE
The preliminary schedule is a 7 month process. This includes 2 stakeholder meetings, 2 public open houses, and pop up events during the planning process.
POND

9

HOW TO GET INVOLVED
POND

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HOW TO GET INVOLVED
1. Attend a public open house
2. Engage online
3. Encourage your neighbors, friends, and colleagues to participate
4. Stay tuned for announcements
POND

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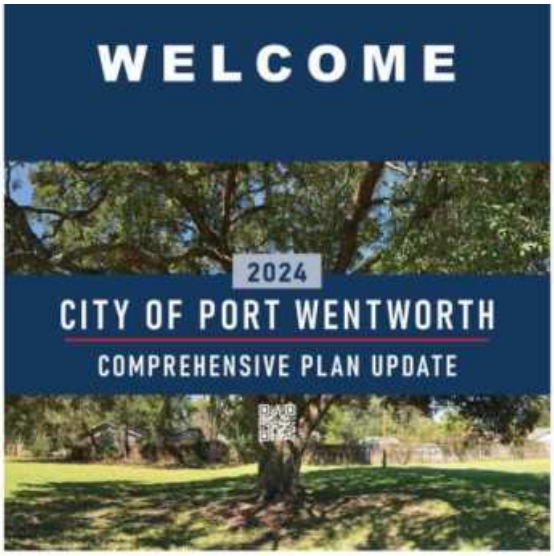
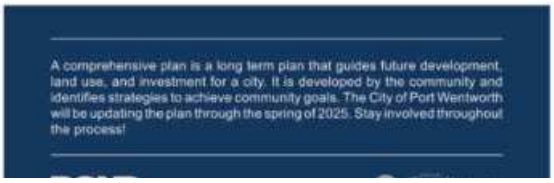
VISIT PROJECT WEBSITE
SCAN ME
POND

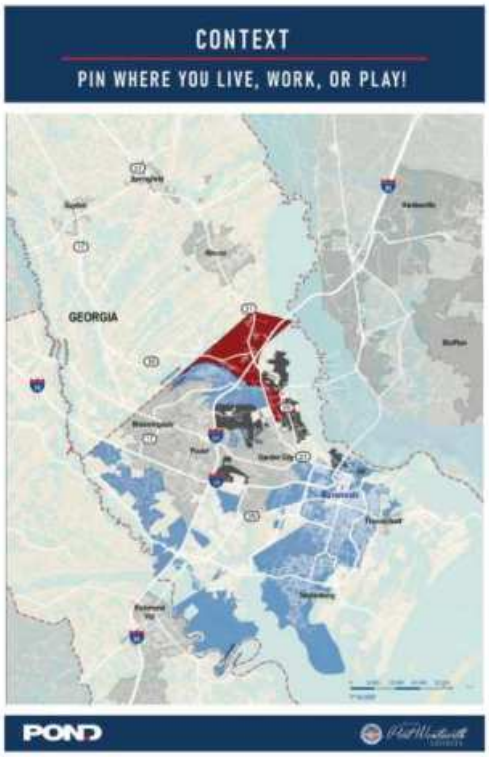
12

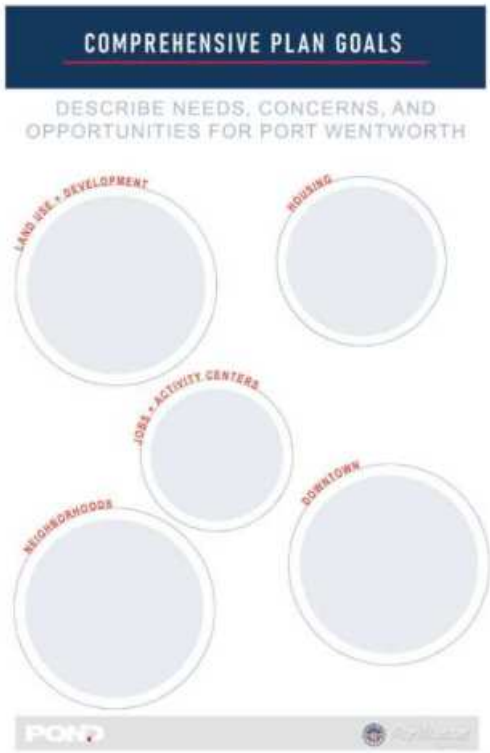
Open House #1 Boards

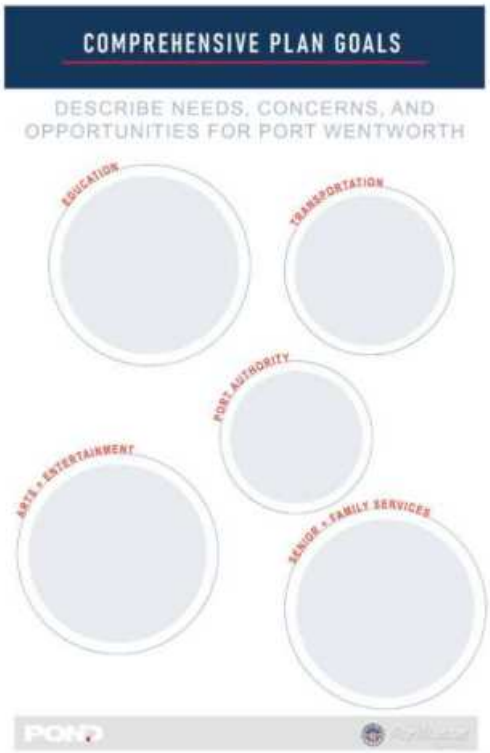
December 3, 2024

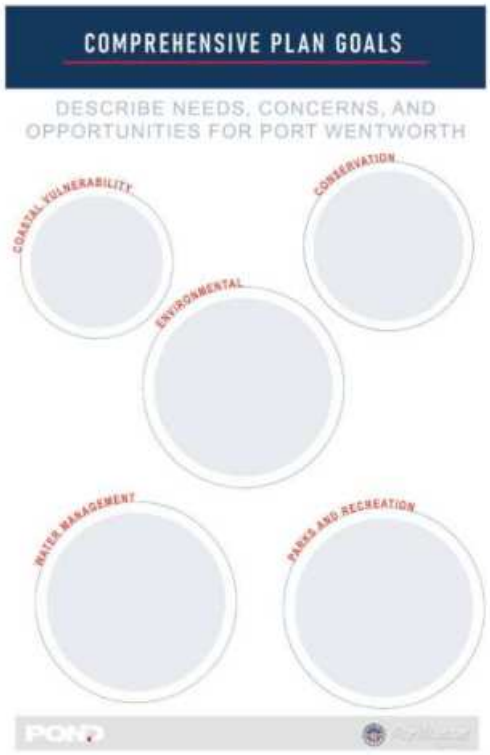






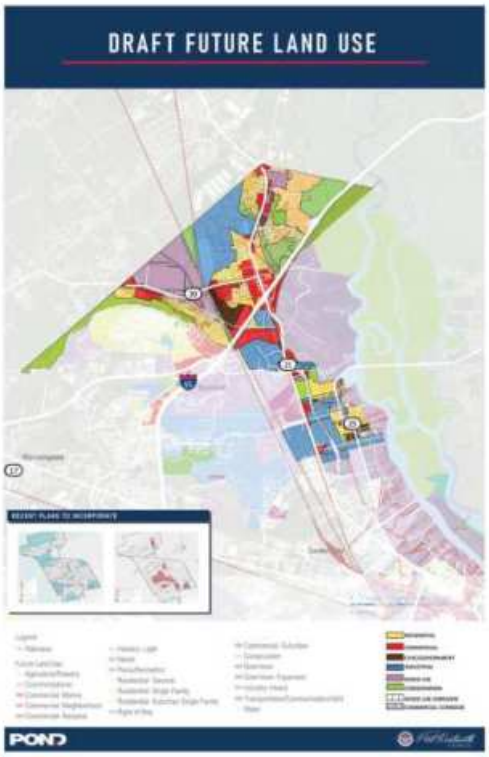

COMPREHENSIVE PLAN GOALS
DESCRIBE NEEDS, CONCERNS, AND OPPORTUNITIES FOR PORT WENTWORTH
LAND USE + DEVELOPMENT
HOUSING
JOBS + ACTIVITY CENTERS
NEIGHBORHOODS
DOWNTOWN
POND


COMPREHENSIVE PLAN GOALS
DESCRIBE NEEDS, CONCERNS, AND OPPORTUNITIES FOR PORT WENTWORTH
EDUCATION
TRANSPORTATION
PORT AUTHORITY
ARTS + ENTERTAINMENT
SENIOR + FAMILY SERVICES
POND


COMPREHENSIVE PLAN GOALS
DESCRIBE NEEDS, CONCERNS, AND OPPORTUNITIES FOR PORT WENTWORTH
COASTAL VULNERABILITY
CONSERVATION
ENVIRONMENTAL
WATER MANAGEMENT
PARKS AND RECREATION
POND

TRANSPORTATION
POND

ENVIRONMENTAL
POND


DRAFT FUTURE LAND USE
POND

PARKS AND OPEN SPACE
POND

Open House #1 Presentation

December 3, 2024

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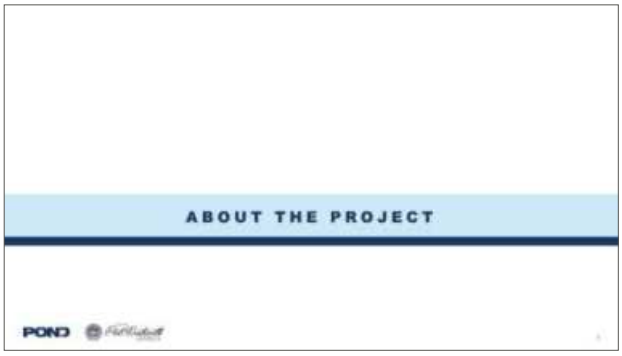

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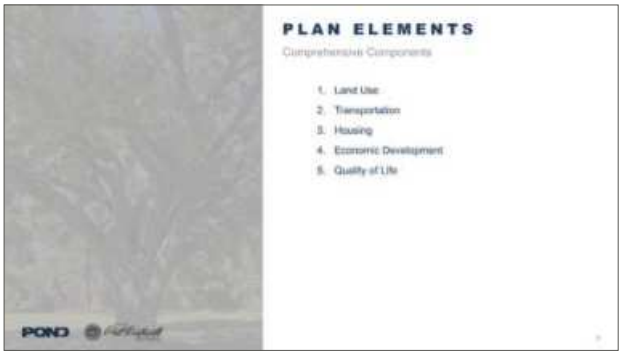

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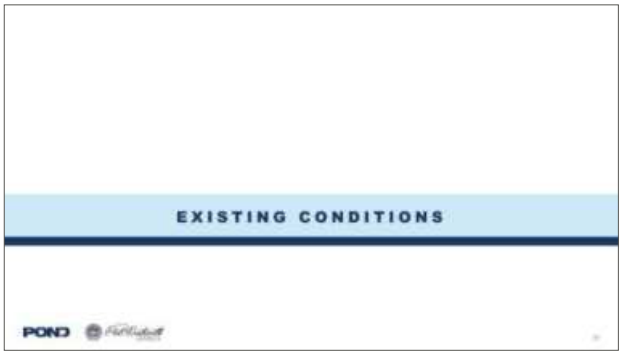

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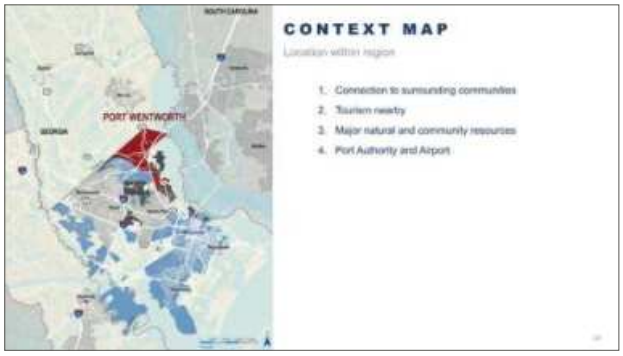

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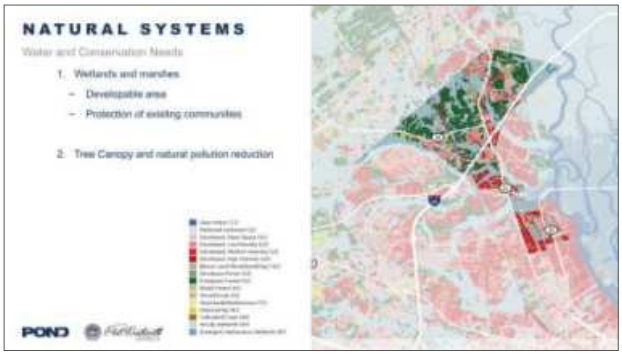

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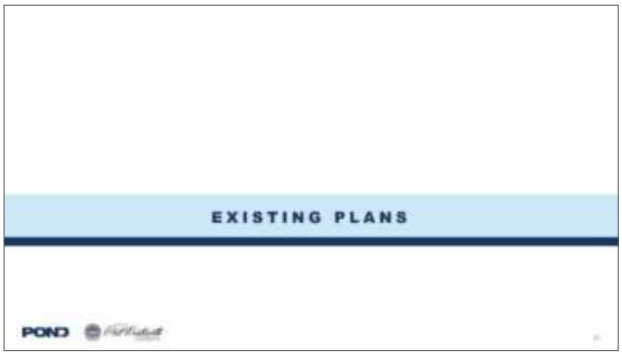

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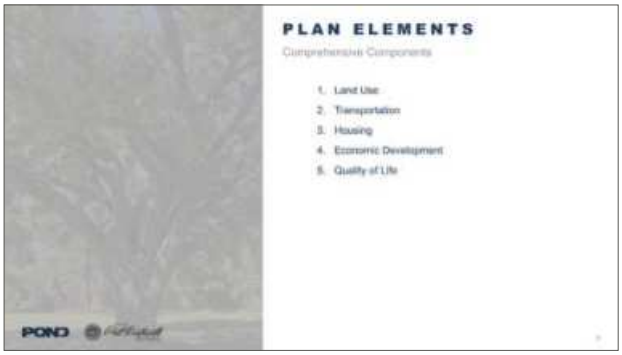

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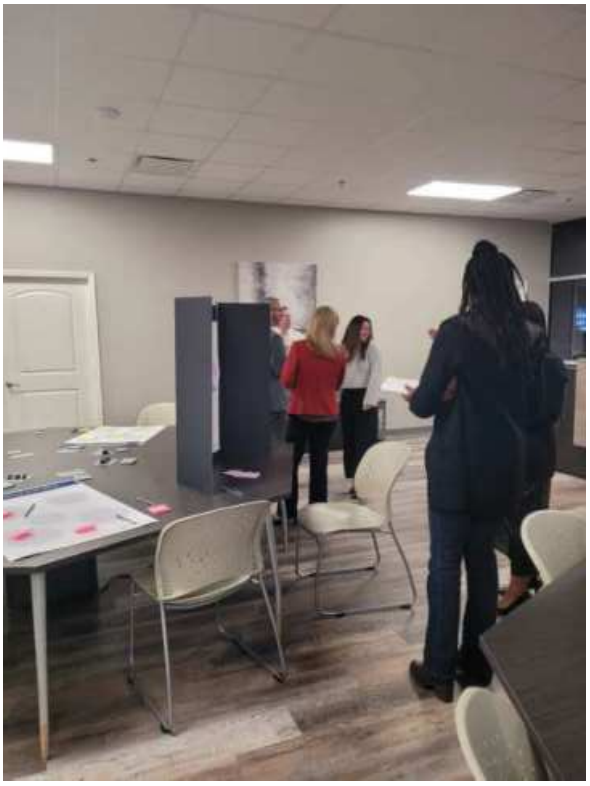
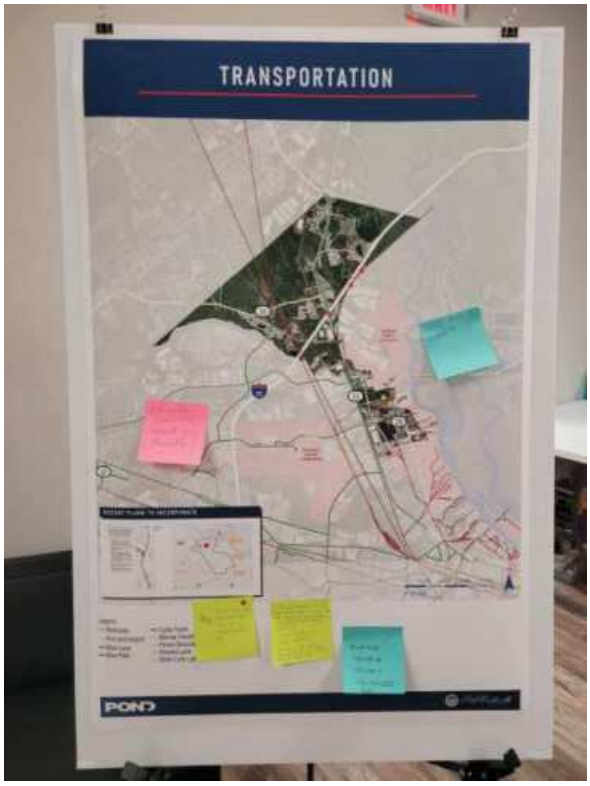
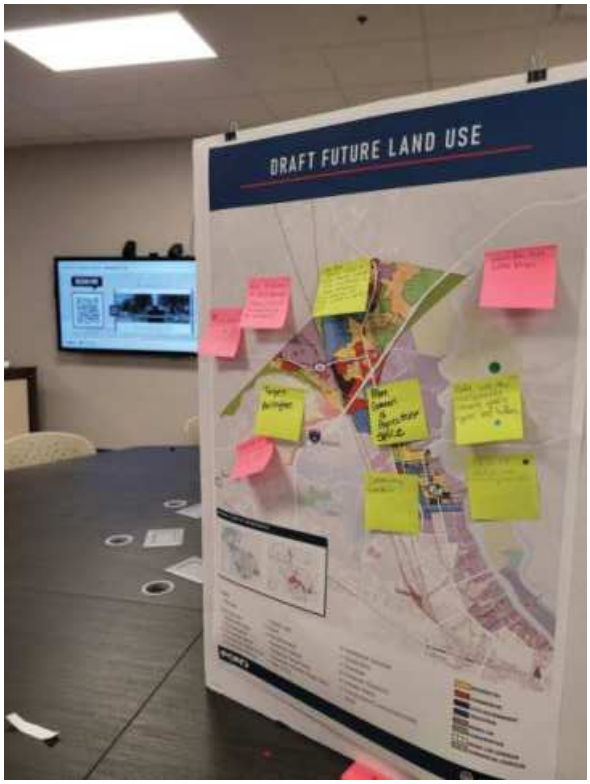
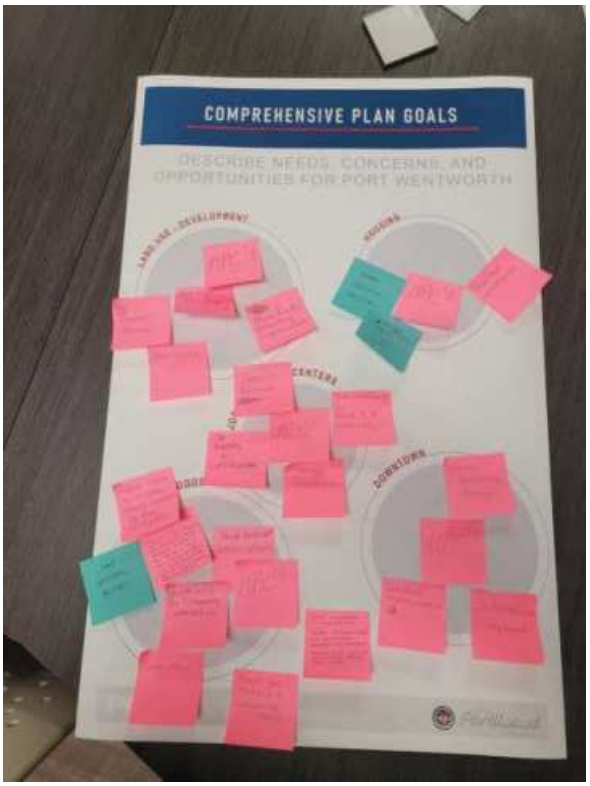
Images from Open House #1

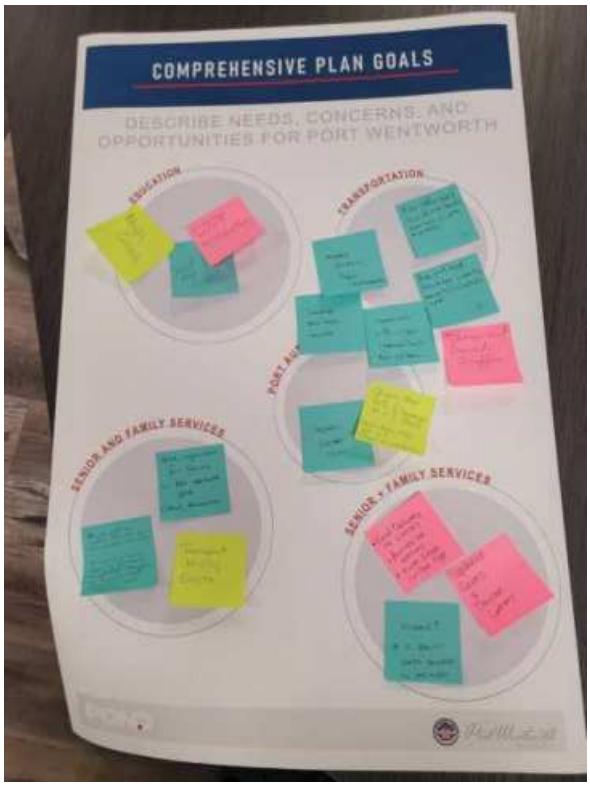


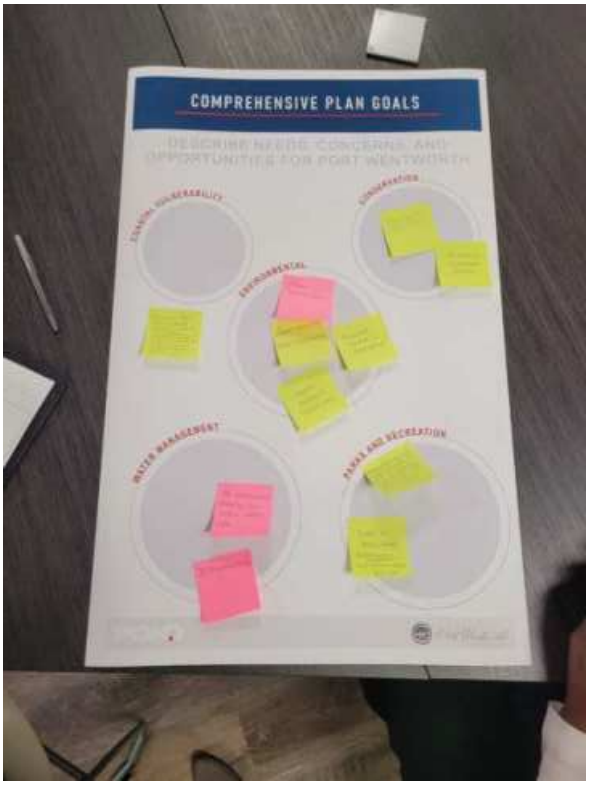
CONTEXT
PIN WHERE YOU LIVE, WORK, OR PLAY!
POND


TRANSPORTATION
POND


DRAFT FUTURE LAND USE


COMPREHENSIVE PLAN GOALS
DESCRIBE NEEDS, CONCERNS, AND OPPORTUNITIES FOR PORT WENTWORTH
LAND USE - DEVELOPMENT
HOUSING
CENTERS
DOWNTOWN


COMPREHENSIVE PLAN GOALS
DESCRIBE NEEDS, CONCERNS, AND OPPORTUNITIES FOR PORT WENTWORTH
EDUCATION
TRANSPORTATION
SENIOR AND FAMILY SERVICES
SENIOR + FAMILY SERVICES


COMPREHENSIVE PLAN GOALS
DESCRIBE NEEDS, CONCERNS, AND OPPORTUNITIES FOR PORT WENTWORTH
CLIMATE VULNERABILITY
CONNECTION
ENVIRONMENTAL
WATER MANAGEMENT
PARKS AND RECREATION

DESCRIBE PORT WENTWORTH
WHAT IS PORT WENTWORTH TO YOU?

Council Update Presentation

February 20th, 2025

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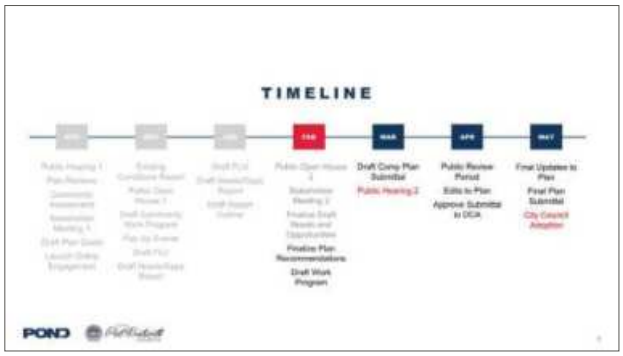

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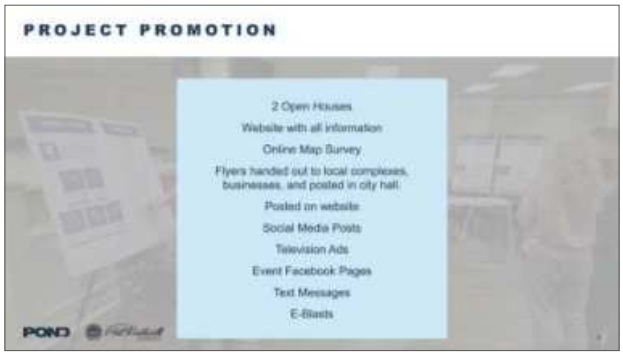

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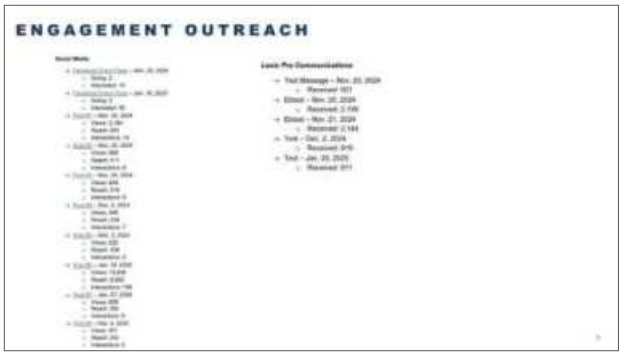

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Council Update Presentation

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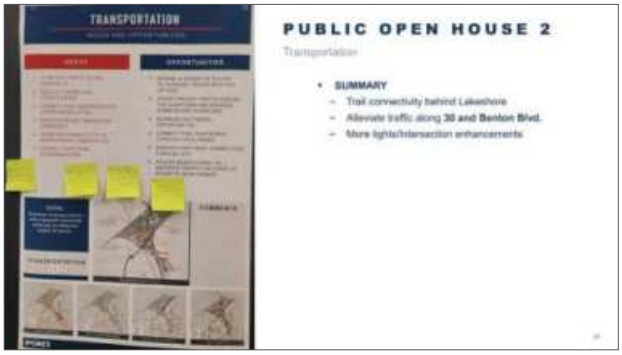

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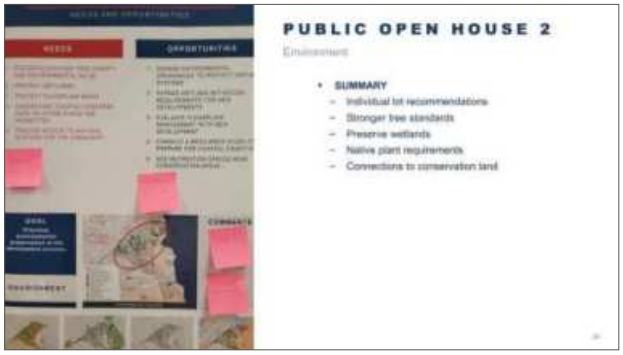

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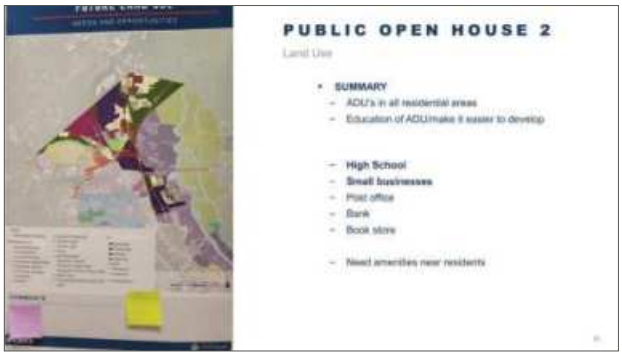

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Council Update Presentation

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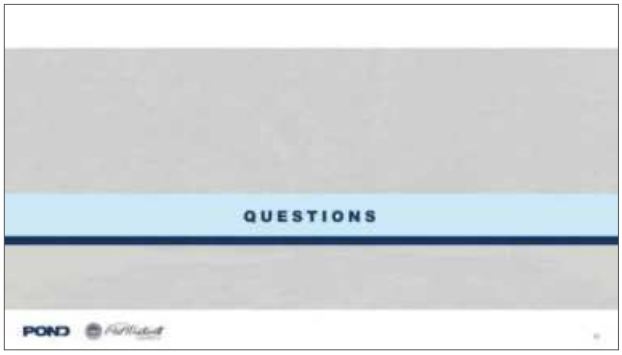

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Pop-Up Event

The pop-up event was held after the first Public open house. It presented findings from the first open House, the draft FLU, and provided flyers and information to the website for more information. Over 100 people attended.

Open House #2 Analysis Boards

February 4, 2025

TRANSPORTATION

NEEDS AND OPPORTUNITIES

NEEDS

1. ALLEVIATE TRAFFIC ALONG HIGHWAY 21
2. BEAUTIFY DOWNTOWN STREETSCAPES
3. CONNECT PORT WENTWORTH TO SURROUNDING CITIES
4. REDUCE FREIGHT IMPACTS ON COMMUNITY
5. INCREASE CONNECTIVITY TO SURROUNDING COMMUNITIES
6. CONNECT NORTHERN NEIGHBORHOODS

OPPORTUNITIES

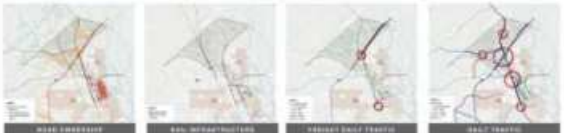
1. EXPAND ALTERNATIVE ROUTES TO INCREASE TRANSPORTATION OPTIONS
2. DIVERT FREIGHT TRAFFIC AROUND THE DOWNTOWN AND ENHANCE STREETSCAPE GUIDELINES
3. INCREASE MULTIMODAL OPPORTUNITIES
4. CONNECT PORT WENTWORTH THROUGH LOCAL ROADS
5. ENHANCE EAST/WEST CONNECTIONS THROUGH CITY
6. ACCESS ROADS ALONG I-95 – SEPARATE TRAFFIC AND OPEN UP ROADS TO DEVELOPMENT

GOAL

Enhance transportation with separate networks catering to different types of users.

TRANSPORTATION

COMMENTS



HOUSING

NEEDS AND OPPORTUNITIES

NEEDS

1. MORE HOUSING DIVERSITY
2. MAINTAIN EXISTING HOUSING QUALITY
3. MORE AFFORDABLE HOUSING OPTIONS
4. MORE RENTAL OPTIONS NEEDED FOR COST BURDENED RENTERS

OPPORTUNITIES

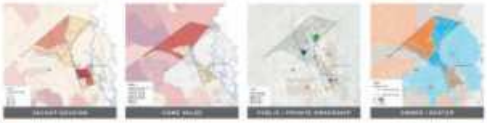
1. INCREASE DIVERSITY OF HOUSING FOR SALE AND FOR RENT
2. INVEST IN EXISTING NEIGHBORHOODS
3. PUBLIC PRIVATE PARTNERSHIP FOR HOUSING AFFORDABILITY
4. LIMIT RENT INCREASES

GOAL

Create an attractive housing market by building complete neighborhoods and adding diverse housing options.

HOUSING

COMMENTS



POND

ENVIRONMENTAL

NEEDS AND OPPORTUNITIES

NEEDS

1. PRESERVE EXISTING TREE CANOPY AND ENVIRONMENTAL VALUE
2. PROTECT WETLANDS
3. PROTECT FLOODPLAIN AREAS
4. UNDERSTAND COASTAL CONCERNS SUCH AS STORM SURGE AND INUNDATION
5. PROVIDE ACCESS TO NATURAL SYSTEMS FOR THE COMMUNITY

OPPORTUNITIES

1. EXPAND ENVIRONMENTAL ORDINANCES TO PROTECT NATURAL SYSTEMS
2. EXPAND WETLAND MITIGATION REQUIREMENTS FOR NEW DEVELOPMENTS
3. EVALUATE FLOODPLAIN MANAGEMENT WITH NEW DEVELOPMENT
4. CONDUCT A RESILIENCE STUDY TO PREPARE FOR COASTAL CONDITIONS
5. ADD RECREATION SPACES NEAR CONSERVATION AREAS

GOAL

Prioritize environmental preservation in the development process.

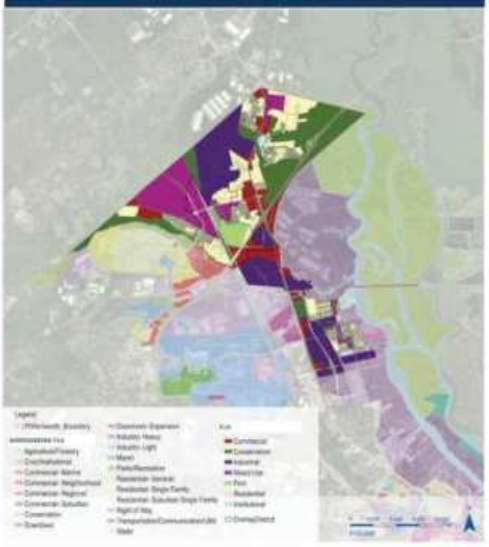
ENVIRONMENT

COMMENTS

POND

FUTURE LAND USE

NEEDS AND OPPORTUNITIES



COMMENTS

POND

LAND USE
NEEDS AND OPPORTUNITIES
NEEDS
1. DEVELOP A DIVERSITY OF PLACES IN NORTHERN DISTRICT TO CONNECT TO NEIGHBORHOODS.
2. INCREASE DEVELOPMENTS DOWNTOWN.
3. CAPITALIZE ON INDUSTRIAL CORE.
4. PROTECT UNDEVELOPED LAND AND MAINTAIN ENVIRONMENTAL QUALITY.
5. CENTRAL HUB FOR COMMUNITY.
OPPORTUNITIES
1. ADD MIXED USE DEVELOPMENTS TO ENHANCE
2. INCENTIVISE LOCAL BUSINESS IN DOWNTOWN CORE
3. INCREASE BUSINESSES OPPORTUNITIES RELATED TO THE INDUSTRIAL LAND - EXAMPLE: TECHNOLOGY HUBS, ETC.
4. ESTABLISH CONSERVATION AREAS ALONG THE EDGES OF THE COMMUNITY CONNECTED TO THE REGIONAL SYSTEM.
5. CREATE AN OVERLAY DISTRICT AROUND NEW CENTRAL PARK.
GOAL
Create a well-developed city with holistic and full service components of a thriving community.
LAND USE
COMMENTS
POND

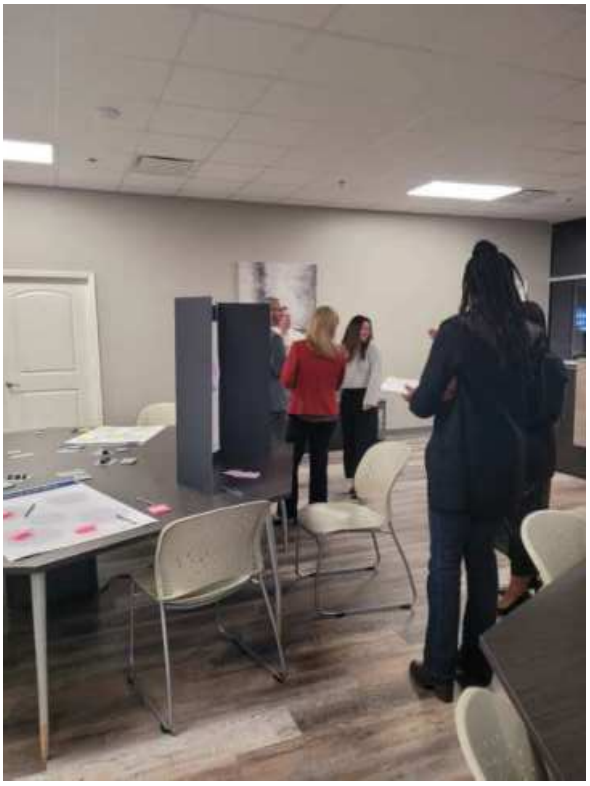
ECONOMICS
NEEDS AND OPPORTUNITIES
NEEDS
1. DIVERSIFY ECONOMIC OPPORTUNITIES WITHIN CITY
2. PROVIDE MORE LOCAL JOBS
3. CAPITALIZE ON REGIONAL LOCATION
OPPORTUNITIES
1. INCREASE BUSINESS AND COMMERCIAL CENTERS
2. INCREASE JOB TRAINING AND EDUCATION OPPORTUNITIES
3. INFILL BUSINESSES THAT SUPPORT TOURISM AND CAN ATTRACT TOURISTS TRAVELING THROUGH THE REGION.
Encourage economic growth by diversifying business and commercial opportunities.
ECONOMICS
POND

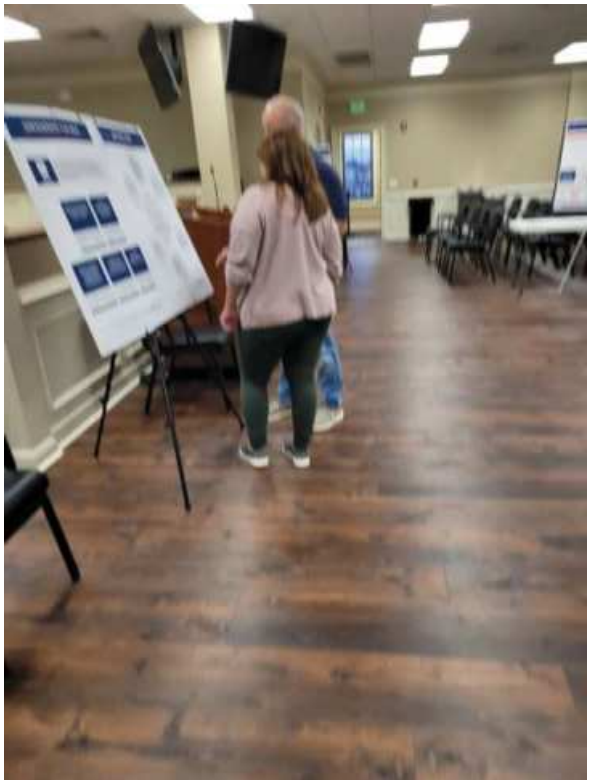
Open House #2 Engagement Boards

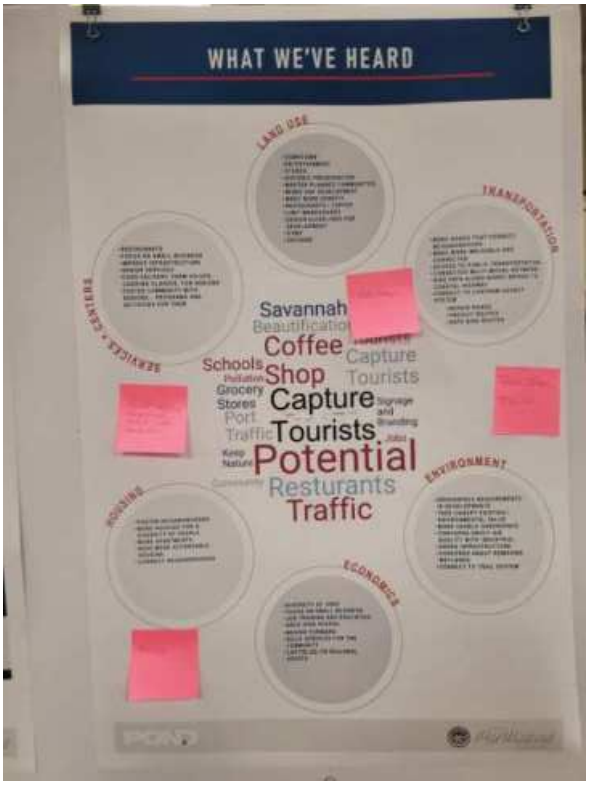
February 4, 2025

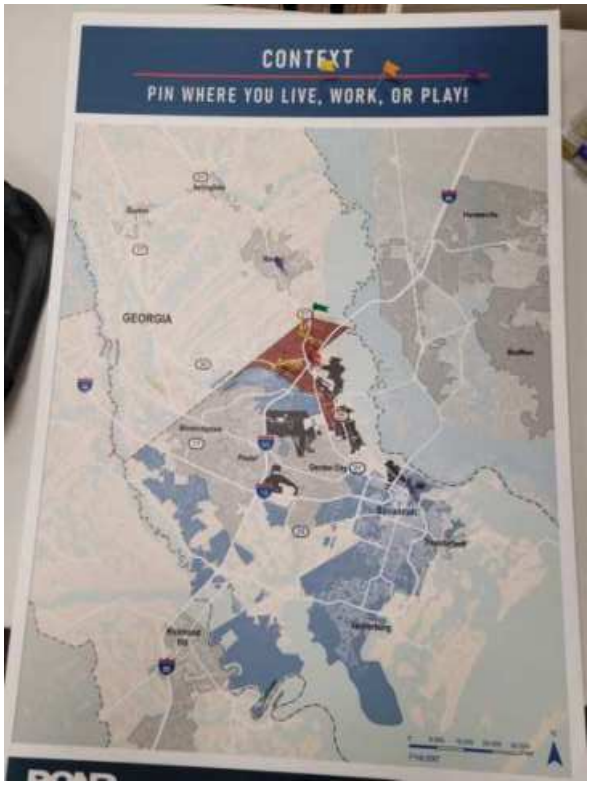
Images from Open House #2

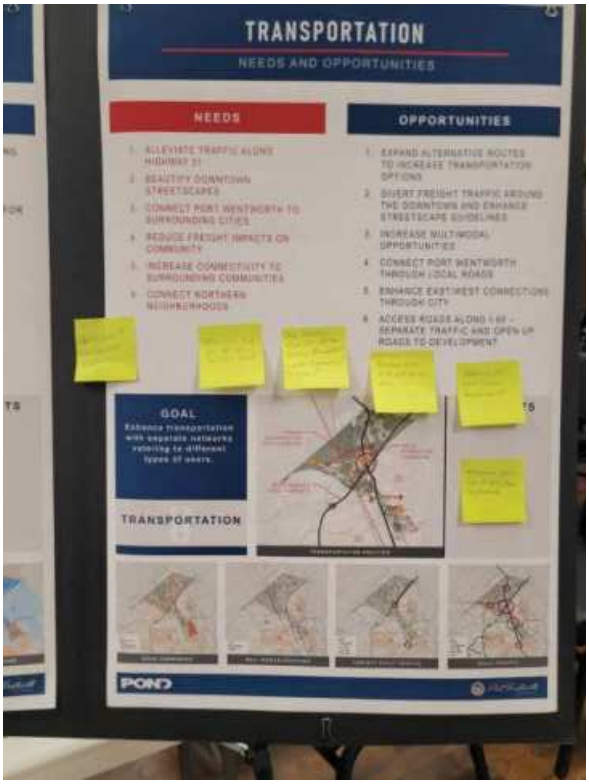
February 4, 2025



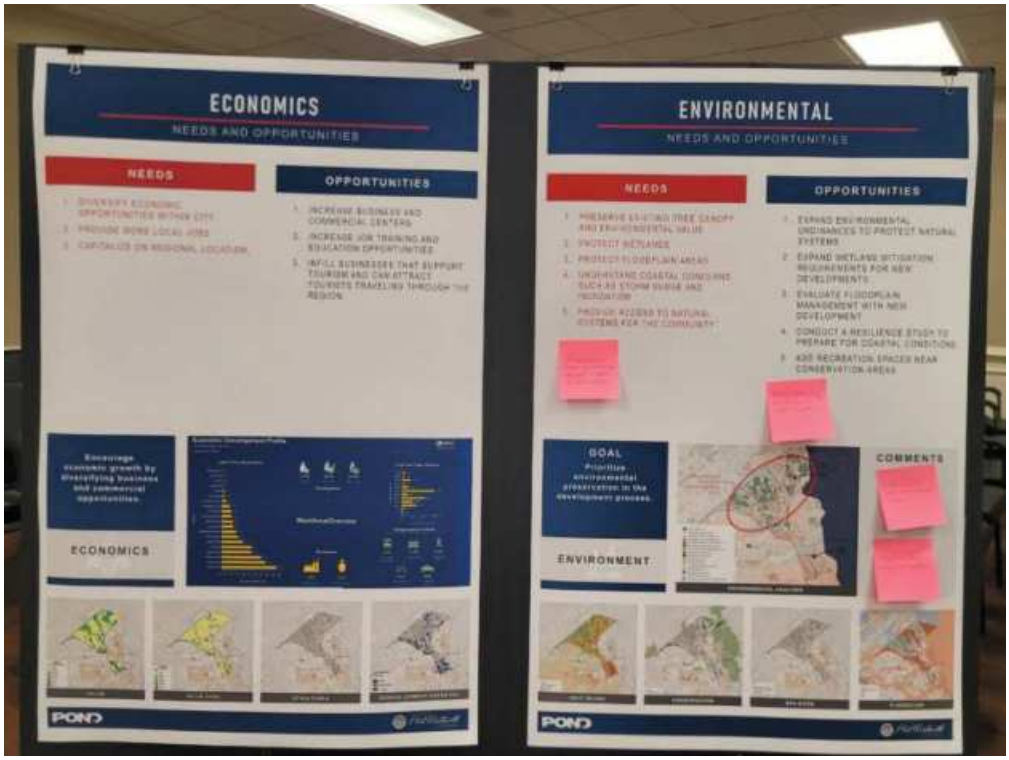


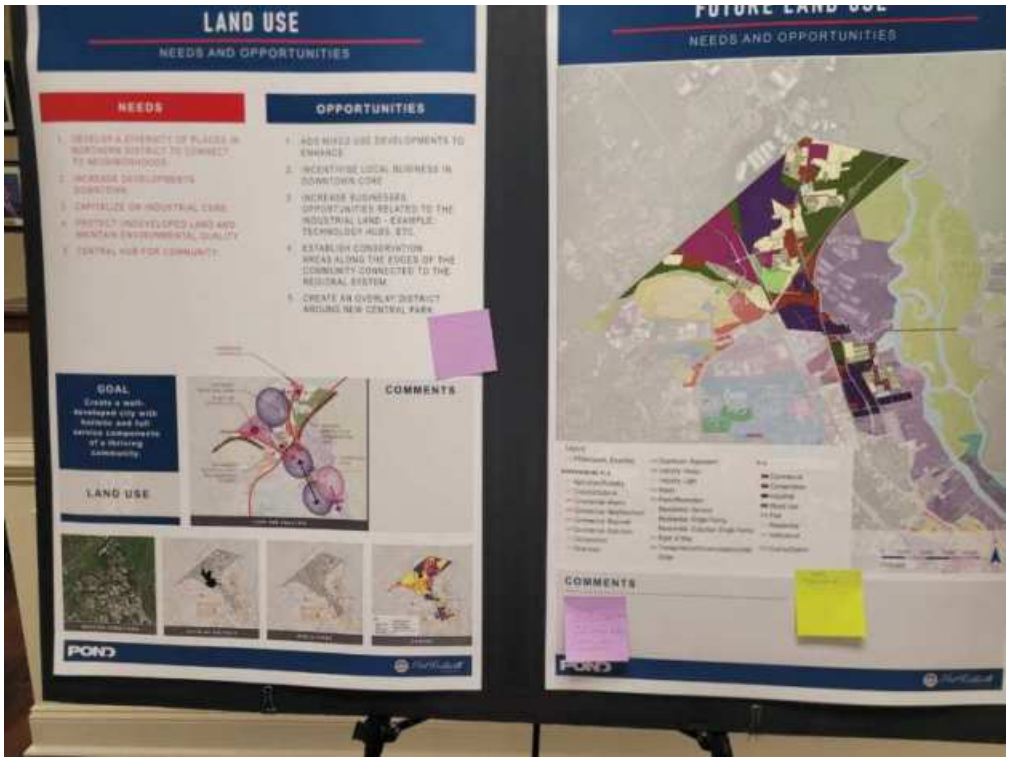

WHAT WE'VE HEARD
LAND USE
TRANSPORTATION
SERVICES & CENTERS
ENVIRONMENT
HOUSING
ECONOMICS
Savannah
Beautification
Coffee
Capture
Schools
Shop
Tourists
Grocery
Stores
Capture
Port
Traffic
Tourists
Potential
Resturants
Traffic

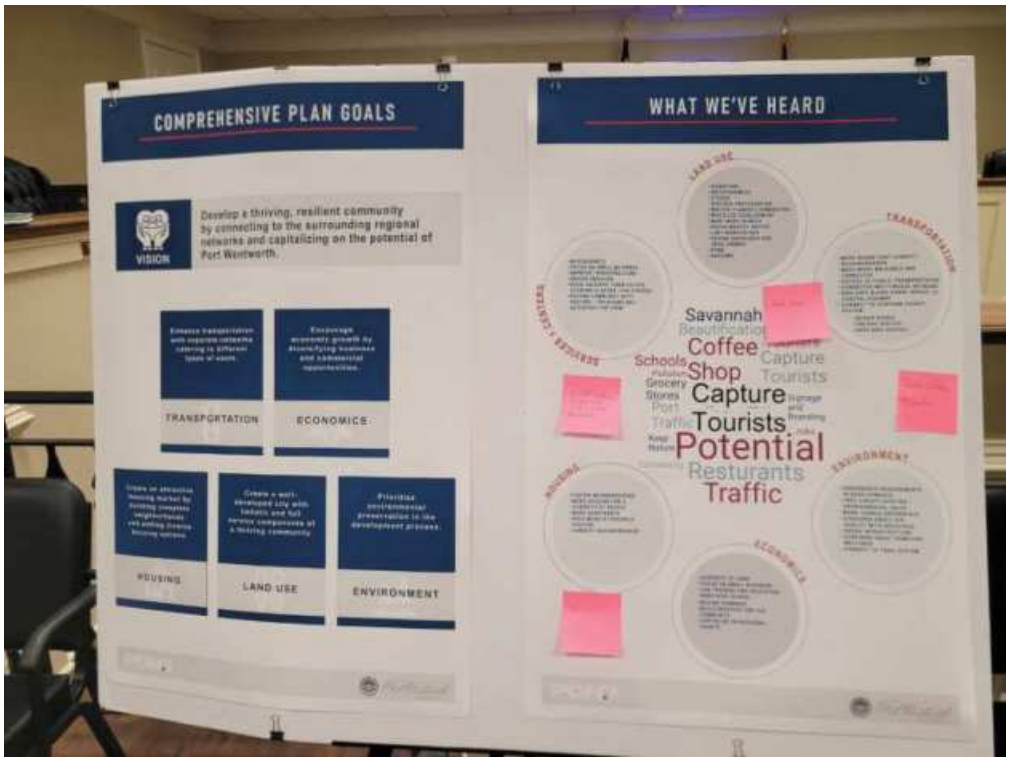

CONTEXT
PIN WHERE YOU LIVE, WORK, OR PLAY!
GEORGIA


TRANSPORTATION
NEEDS AND OPPORTUNITIES
NEEDS
OPPORTUNITIES
GOAL
TRANSPORTATION

Pooler
95
16
17


ECONOMICS
NEEDS AND OPPORTUNITIES
NEEDS
OPPORTUNITIES
ECONOMICS
POND
ENVIRONMENTAL
NEEDS AND OPPORTUNITIES
NEEDS
OPPORTUNITIES
GOAL
COMMENTS
ENVIRONMENT
POND


LAND USE
NEEDS AND OPPORTUNITIES
NEEDS
OPPORTUNITIES
GOAL
COMMENTS
LAND USE
POND
NEEDS AND OPPORTUNITIES
COMMENTS
POND


COMPREHENSIVE PLAN GOALS
VISION
Develop a thriving, resilient community by connecting to the surrounding regional networks and capitalizing on the potential of Port Wentworth.
TRANSPORTATION
ECONOMICS
HOUSING
LAND USE
ENVIRONMENT
WHAT WE'VE HEARD
Savannah
Coffee
Shop
Capture
Tourists
Potential
Resturants
Traffic
Schools
Grocery
Stores
Port
Traffic
Capture
Tourists

Public Hearing 2 Presentation

March 20, 2025

1

2

3

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15

16

Engagement Advertisements

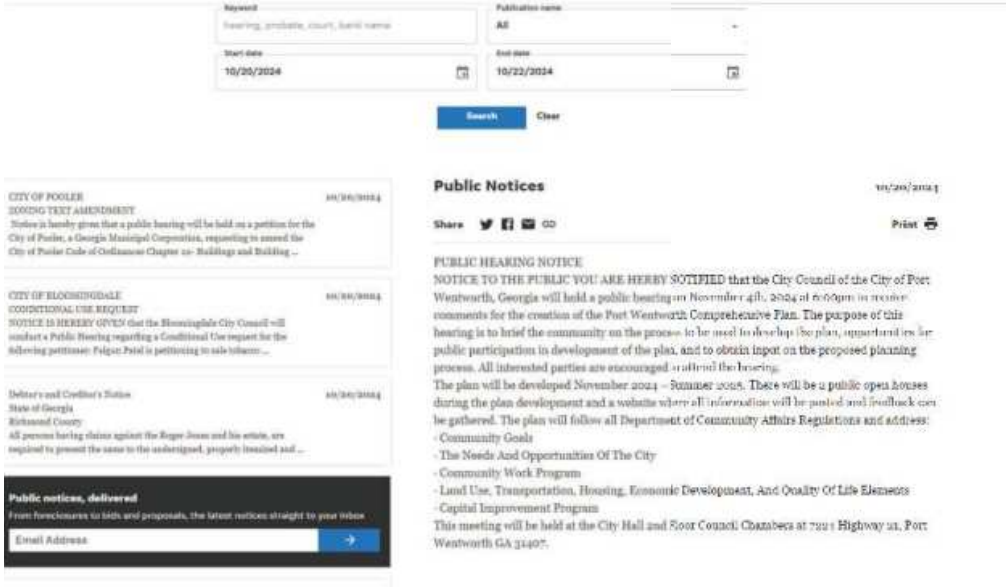
Public Hearing Notice 2

Govt Public Notices 03/05/2025

Share Print

PUBLIC HEARING NOTICE
NOTICE TO THE PUBLIC YOU ARE HERBY NOTIFIED that the City Council of the City of Port Wentworth, Georgia will hold a public hearing on March 20, 2025, at 7:00pm to provide a draft of the Port Wentworth Comprehensive Plan Update. The purpose of this hearing is to provide the draft plan to the community and provide opportunities for comment. The plan will be posted on the Comprehensive Plan Update website for review and comment until April 4, 2025. All interested parties are encouraged to attend the hearing.
The comments will then be addressed throughout April and the plan to be submitted to the Coastal Regional Commission will be presented to City Council April 17, 2025, at 7:00pm, during the regular meeting.
Comments should be directed to: KDunnigan@portwentworthga.gov
The draft plan will be located: https://app.maptionnaire.com/p/2rsi3upb6s4a
These meetings will be held at the City Hall 2nd Floor Council Chambers at 7224 Highway 21, Port Wentworth GA 31407.

Public Hearing Notice 1



FULL LIST OF ALL ADVERTISEMENTS

CITY OF PORT WENTWORTH

PUBLIC OPEN HOUSE REPORT

Public Open House #1 – Dec. 3, 2024 - 5-7PM – CLIC

Public Open House #2 – Feb. 4, 2025 – 5-7PM – City Hall

Social Media:

- → Facebook Event Page – *Nov. 20, 2024*
  - Going: 2
  - Interested: 15
- → Facebook Event Page – *Jan. 16, 2025*
  - Going: 5
  - Interested: 50
- → Post #1 – *Nov. 20, 2024*
  - Views: 2,194
  - Reach: 651
  - Interactions: 14
- → Post #2 – *Nov. 25, 2024*
  - Views: 660
  - Reach: 411
  - Interactions: 6
- → Post #3 – *Nov. 26, 2024*
  - Views: 848
  - Reach: 516
  - Interactions: 9
- → Post #4 – *Dec. 2, 2024*
  - Views: 465
  - Reach: 239
  - Interactions: 7
- → Post #5 – *Dec. 3, 2024*
  - Views: 622
  - Reach: 330
  - Interactions: 5
- → Post #6 – *Jan. 16, 2025*
  - Views: 13,348
  - Reach: 8,692
  - Interactions: 198
- → Post #7 – *Jan. 27, 2025*
  - Views: 609
  - Reach: 354
  - Interactions: 8
- → Post #8 – *Feb. 4, 2025*
  - Views: 401
  - Reach: 242
  - Interactions: 5

Lexis Pro Communications:

- → Text Message – Nov. 20, 2024
  - Received: 921
- → Eblast – Nov. 20, 2024
  - Received: 2,195
- → Eblast – Nov. 21, 2024
  - Received: 2,184
- → Text – Dec. 2, 2024
  - Received: 919
- → Text – Jan. 20, 2025
  - Received: 911

ENGAGEMENT FLYER

Posted at city hall, handed out at open houses, pop-up events, and local businesses/ complexes. Posted on website and sent to steering committee.

CONTRIBUTE TO THE FUTURE OF PORT WENTWORTH

LEARN MORE! SCAN QR CODE OR VISIT:

HTTPS://MPT.LINK/PWCOMPPLAN

A comprehensive plan is a long term plan that guides future development, land use, and investment for a city. It is developed by the community and identifies strategies to achieve community goals. The city of Port Wentworth will be updating the plan through the spring of 2025. Stay involved throughout the process!

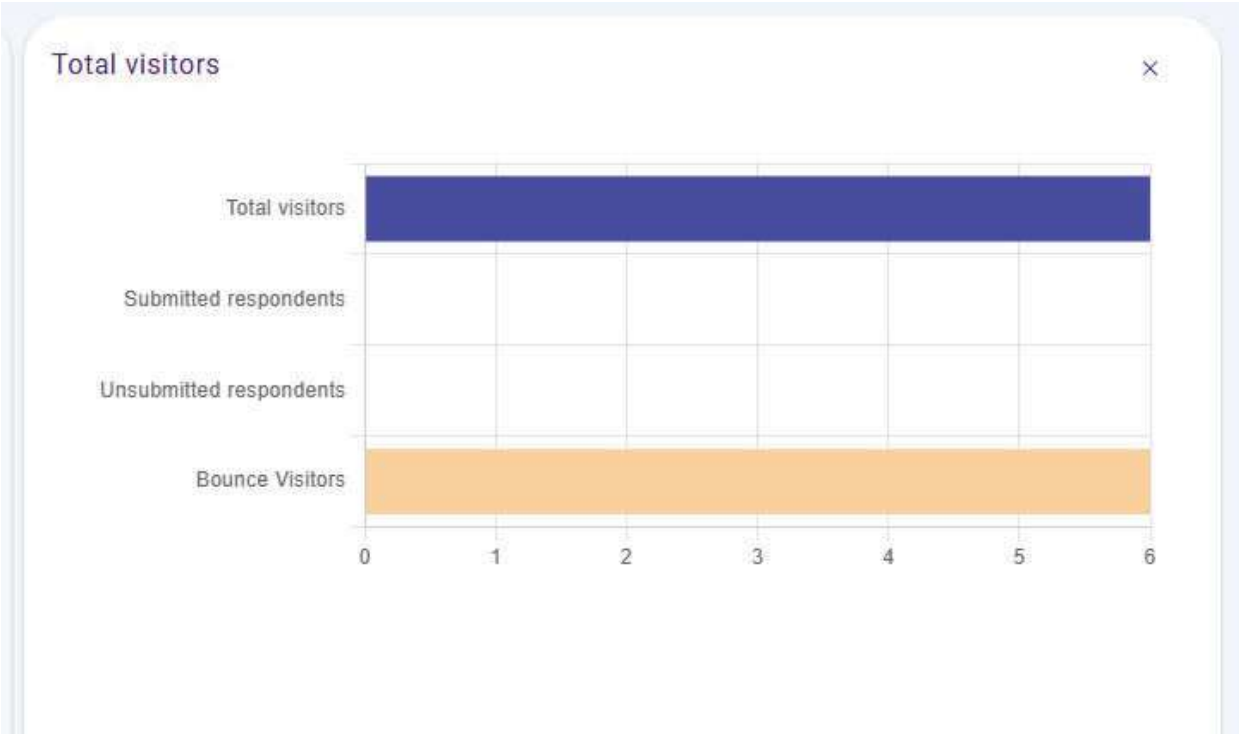
POND

City of Port Wentworth GEORGIA

FINAL PUBLIC COMMENTS

April 15, 2025

The website received 6 visitors during the public comment period on the final plan but no comments. The public comment period was open from March 20th - April 6 and social media posts were sent out to remind residents to comment during this time.



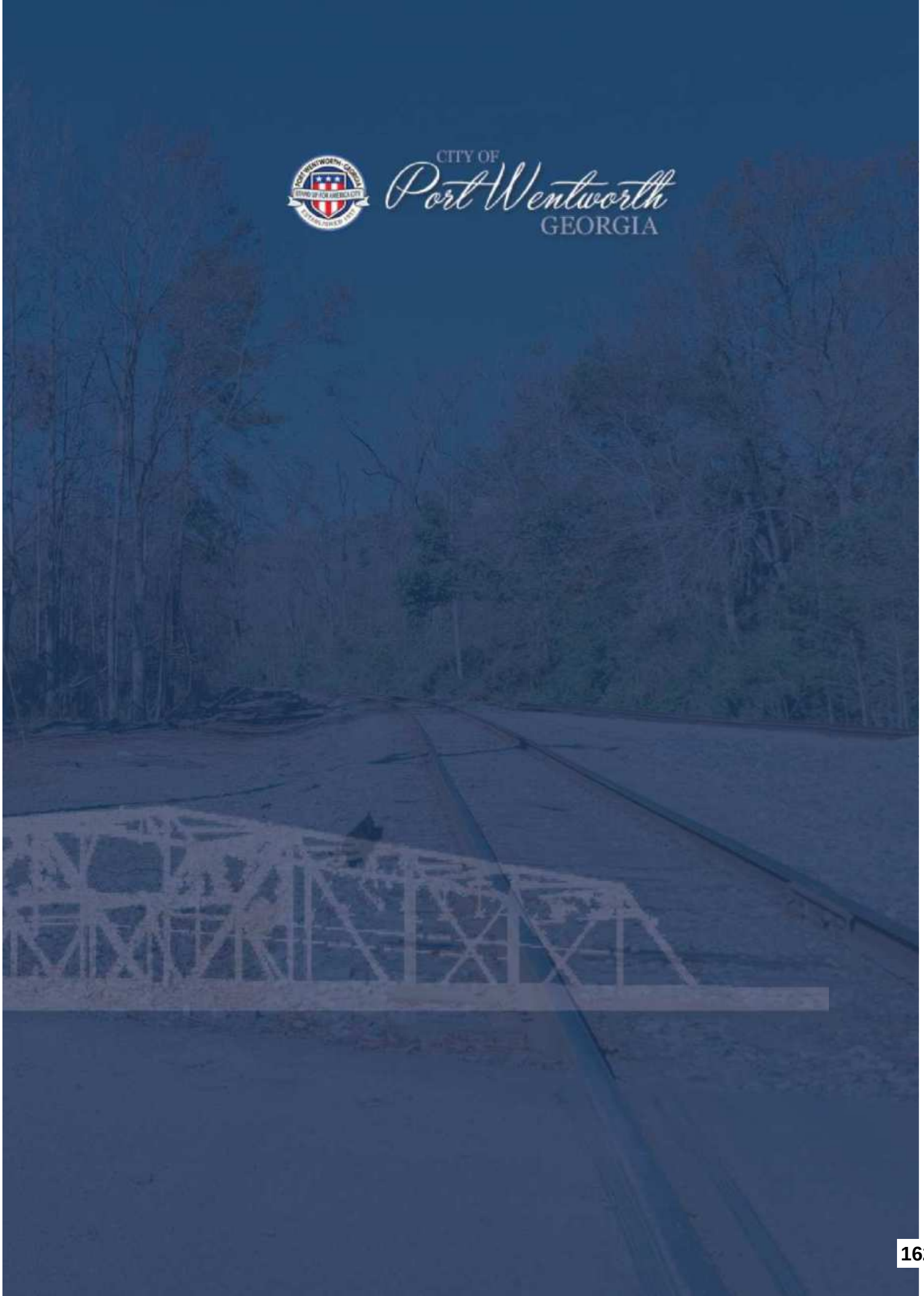
APPENDIX C

COMPLIANCE WITH REGIONAL WATER PLAN & ENVIRONMENTAL PLANNING CRITERIA

COMPLIANCE WITH REGIONAL WATER PLAN & ENVIRONMENTAL PLANNING CRITERIA

The City of Port Wentworth is in the Coastal Georgia Regional Water Planning Region. The Coastal Georgia Regional Water Planning Council prepared an updated Regional Water Plan in June 2023 that has been adopted by Georgia Environmental Protection Division (GAEPD).

The City of Port Wentworth Public Works Department complies with National and State standards set forth by the United States Environmental Protection Agency (EPA) and Georgia State Department of Natural Resources (DNR), Environmental Protection Division (EPD). The Department also follows recommendations set forth in the Regional Water Plan through a Stormwater Management Plan (SWMP) that addresses structural and source control measures, illicit discharge detection and elimination, industrial facility stormwater runoff control, and construction site runoff management.


CITY OF
Port Wentworth
GEORGIA

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/17/26
Department: Fire Department
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

AGENDA ITEM (ID)

DOC ID:

Agreement for Fire Service Automatic Aid

Issue/Item: Entering into an automatic aid agreement between the City of Pooler, Garden City, Bloomingdale and Port Wentworth for the purpose of fire prevention, fire suppression, emergency medical, hazardous materials, technical rescue, and supportive services.

Background: Port Wentworth Fire Department, Pooler Fire department, Bloomingdale Fire department, and the Garden City Fire department have determined that it is to the advantage and benefit of the citizens of Pooler, Port Wentworth and Garden City to render supplemental, fire suppression, emergency medical, hazardous material, technical rescue incident and/or support assistance to the other Fire Departments located in Chatham County, and likewise such Fire Departments will in turn assist listed Fire Department in the event of a fire, emergency medical, hazardous material, or technical rescue incident or other local emergency, and to take part in joint training exercises

Facts and Finding:

The Parties have defined specific response areas within their respective fire districts that are mutually beneficial for assisting each other through automatic aid, these areas will be referred to as the "response area." This Agreement can be modified to add or remove response areas, provided that any changes receive written approval from all Parties.

The extent of Automatic Aid provided shall be determined through mutual agreement between the Fire Chief or designated representative of each Fire Department. These agreements will be documented in the Computer Aided Dispatch (CAD) response plan.

There shall be no liability imposed on any Party or its personnel for failure to respond to an incident due to resource limitations or as a result of any act or omission in good faith to fulfill the terms of this Agreement.

Recommendation: Approval of the Automatic Aid Agreement between the City of Port Wentworth and Pooler, Garden City, and Bloomingdale Fire effective November 1, 2026.

Funding: N/A

Recommendation:

STATE OF GEORGIA

COUNTY OF CHATHAM

AGREEMENT FOR FIRE SERVICE AUTOMATIC AID

This Agreement (the "Agreement") is made and entered into this 1st_____day of November 2026 by and between the CITY of POOLER, GEORGIA, PORT WENTWORTH, GEORGIA, BLOOMINGDALE GEORGIA and GARDEN CITY, GEORGIA, all municipal corporations of the State of Georgia (which are sometimes referred to herein individually as a "Party" and collectively as the "Parties").

WITNESSETH:

WHEREAS, the Pooler Fire Department, Port Wentworth Fire department, Bloomingdale Fire department and the Garden City Fire department maintains staff for the purpose of fire prevention, fire suppression, emergency medical, hazardous material, technical rescue, and support services; and

WHEREAS, Pooler Fire Department, Port Wentworth Fire department, Bloomingdale Fire department, and the Garden City Fire department have determined that it is to the advantage and benefit of the citizens of Pooler, Port Wentworth and Garden City to render supplemental, fire suppression, emergency medical, hazardous material, technical rescue incident and/or support assistance to the other Fire Departments located in Chatham County, and likewise such Fire Departments will in turn assist listed Fire Department in the event of a fire, emergency medical, hazardous material, or technical rescue incident or other local emergency, and to take part in joint training exercises; and

WHEREAS, it is the desire of the Parties hereto to enter into this Agreement for Automatic Aid pursuant to the 1983 Constitution of the State of Georgia, Article IX, Section I l, Paragraph 3, and the Official Code of Georgia Annotated O.C.G.A 36-69-1, et. seq., "The Georgia Mutual Aid Act."

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the Parties hereunto agree as follows:

ARTICLE 1 - AUTOMATIC AID AND FIRST RESPONSE

Paragraph 1.0 The Parties have defined specific response areas within their respective fire districts that are mutually beneficial for assisting each other through automatic aid, These areas will be referred to as the "response area." This Agreement can be modified to add or remove response areas, provided that any changes receive written approval from all Parties.

Paragraph 1.1 In the event of any fire, emergency medical, hazardous material, or technical rescue incident, or other local emergency occurring in the response area, the Parties shall have first responder responsibilities, and automatically respond based on preset response plans and may furnish such fire, emergency medical, hazardous material, technical rescue, and/or support services as may be reasonably required to cope with such emergency to the limitations hereinafter set forth in this Agreement.

Paragraph 1.2 The extent of Automatic Aid provided shall be determined through mutual agreement between the Fire Chief or designated representative of each Fire Department. These agreements will be documented in the Computer Aided Dispatch (CAD) response plan.

Paragraph 1.3 The dispatcher of the primary department will simultaneously dispatch the fire department resources of the assisting department as outlined in the Computer-Aided Dispatch (CAD) system's predetermined response plan, without the need for additional request or approval. This process ensures that resources from all departments are automatically deployed to incidents as pre-arranged, facilitating faster and more coordinated responses.

Paragraph 1.4 Each Party within thc designated response district shall ensure that appropriate apparatus and personnel are in place to enable automatic dispatch of resources from the other Party in accordance with this agreement. All Parties agree to respond automatically when an incident occurs, without requiring direct communication or additional requests. This agreement also allows either Party to provide Automatic Aid when requested by a third-party entity, as long as the request aligns with the pre-established response protocols outlined in this agreement.

Paragraph 1.5 Personnel who respond will work under their own supervisors and with their own equipment to the extent possible.

Paragraph 1.6 All general direction relative to the work will be given by the appropriate personnel of the Party receiving the aid.

Paragraph 1.7 It is further agreed that, to the extent necessary as determined and agreed upon by the Fire Chiefs for each Party, the Parties will participate in joint annual training exercises as required by Insurance Service Office (ISO) to promote a basic standardization of operations.

Paragraph 1.8 Each Party shall retain primary responsibility for determining the most appropriate response resources to be utilized within its jurisdiction; however, standardization for common incident types is desirable and the acknowledged goal of this Agreement.

ARTICLE 11 - LIABILITY

Paragraph 2.0 There shall be no liability imposed on any Party or its personnel for failure to respond to an incident due to resource limitations or as a result of any act or omission in good faith to fulfill the terms of this Agreement.

Paragraph 2.1 For purposes of this Agreement, each Party's employees shall be deemed to be the employees and agents of that Party only, and under no circumstances shall any employee be deemed to be an employee or agent of any other entity or the other Party.

Paragraph 2.2 All damages or repairs to any equipment or apparatus shall be the responsibility of the Party that owns such equipment or apparatus, provided however that compensation for damages to equipment or apparatus that occurs during a natural disaster, a state of emergency, as declared by a local, state, or federal governing authority, or any other incident for which state or federal aid is provided to the Party requesting aid, shall be distributed to the Party providing aid in proportion to the level of actual involvement incurred while providing automatic aid. In the event of a specific incident where the Party having jurisdiction within its geographical boundaries may be able to recover the costs of mitigating an accident from a third party who is legally responsible for causing the incident, the costs incurred by the

Party providing aid may be reimbursed to that agency to the extent that costs exceeding the costs incurred by the Party having jurisdiction are recovered from said responsible third party; in such case, the Party providing aid being reimbursed its costs from such excess funds.

Paragraph 2.3 Nothing contained in this Agreement shall be construed to be a waiver of either Party's sovereign immunity, any individual's qualified immunity, official immunity, or any other immunity or exemption from liability provided for by law.

ARTICLE 111 - COMPENSATION

Paragraph 3.0 Except as provided for in Paragraph 2.2 above, no Party under this Agreement will be required to pay any compensation to the other Party under this Agreement for services rendered pursuant to this Agreement.

Paragraph 3.1 The mutual advantage and protection afforded by this Agreement is considered adequate consideration to all Patties.

Paragraph 3.2 Each Party to this Agreement shall comply with workers compensation laws of the State of Georgia without any cost to the other Party.

Paragraph 3.3 Each Party shall pay the salaries, benefits, and all other compensation of its own personnel without cost to the other Party.

ARTICLE IV - RELEASE OF CLAIMS

Paragraph 4.0 Except as provided for in Paragraph 2.2 above, and to the extent allowed by law, each Party to this Agreement hereby knowingly waives, covenants not to sue, and agrees to hold harmless, the other P any for and from any and all claims which it may have or may acquire that in any way that relate to or may arise out of the provision of automatic aid activities outside its jurisdiction while rendering assistance pursuant to this Agreement.

ARTICLE V - INJURIES TO PERSONNEL

Paragraph 5.0 Any damage or other compensation which is required to be paid to any fire department employee by reason ofhis/her injury occurring while his/her services are being utilized pursuant to this Agreement shall be the sole liability and responsibility of the Party regularly employing that person.

ARTICLE VI - NO BENEFIT TO THIRD PARTIES

Paragraph 6.0 This Agreement shall not be construed as, or deemed to be, an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

ARTICLE Vil - TERM OF AGREEMENT

Paragraph 7.0 This Agreement shall commence upon its approval by the respective governing bodies of the Parties and shall continue until December 31 of that calendar year. This Agreement shall be renewed annually by the Parties on January 1st, and each year thereafter unless and until such time as written notice of termination or notification is received by either Party at least ninety (90) days prior to the expiration of the first term or any renewal term thereafter. Pursuant to Georgia law, this Agreement cannot extend beyond fifty (50) years.

Paragraph 7.1 Notwithstanding the above, either Party to this Agreement may terminate the Agreement by giving no less than ninety (90) days written notice to the other Party and upon the running of ninety (90) days from such written notice, this Agreement shall be terminated.

ARTICLE Vlll - STANDBY OF EQUIPMENT

Paragraph 8.0 Each Party agrees and acknowledges that it will be the responsibility of each Party to provide the backup coverage necessary for its own fire department.

ARTICLE IX - ADMINISTRATION

Paragraph 9.0 It is agreed by each of the Parties that for the purpose of liaison and administration, the Fire Chief of both Parties shall be jointly responsible for administration of this Agreement.

ARTICLE X - CONSTRUCTION

Paragraph 1 ().0 Nothing in this Agreement is intended to or shall be construed as modifying the respective rights and obligations of the Parties under any other automatic aid agreement as specifically provided by the laws of the State of Georgia.

ARTICLE Xl - ENTIRE AGREEMENT

Paragraph 11.0 This Agreement shall constitute the entire agreement between the Parties and no modification thereof shall be binding unless evidenced by a subsequent signed written agreement.

Paragraph 11.1 This Agreement shall be the sole instrument for the provision of automatic aid for emergency services between the Parties.

Paragraph 11.2 This Agreement is intended to work in concert with any and all other existing agreements between the Parties which address similar issues relating to the provision of cooperative

mutual aid emergency services. Should the terms of this Agreement conflict with the provisions of any other existing agreement between the Parties, the terms of this Agreement shall take precedence.

ARTICLE Xll - SEVERABILITY OF TERMS

Paragraph 12.0 In the event any part or provision of this Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby and shall continue in full force and effect.

ARTICLE Xlll - GOVERNING LAW

Paragraph 13.0 This Agreement shall be governed in all respects as to the validity, construction, capacity, or otherwise, by the laws of the State of Georgia.

IN WITNESS WHEREOF, the Patties, acting by and through their duly authorized officers, have caused their hands and seals to be hereunto affixed, the day and year first above written.

POOLER, GEORGIA

By: _____

Attest: _____

GARDEN CITY, GEORGIA

By: _____
Rhonda Ferrell Bowles, City Manager

Attest: _____

PORT WENTWORTH, GEORGIA

By: _____

Attest: _____

BLOOMINGDALE, GEORGIA

By: _____

Attest: _____

FIRE CHIEFS

_____

Pooler Fire Chief Wade Simmons

_____

Port Wentworth Fire Chief Lance Moore

_____

Bloomingdale Fire Chief Ferman Tyler

_____

Garden City Fire Chief Michael Dick

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/17/26
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

AGENDA ITEM (ID)

DOC ID:

Georgia Recreation and Parks Association (GRPA) MOU

Issue/Item: The city has been awarded a grant from GRPA, which requires the execution of a Memorandum of Understanding (MOU) to receive the funds.

Background: The GRPA awards only a limited number of grants each year because thegrant is highly competitive. The city recreation staff compiled and submitted a comprehensive grant package, which was selected above dozens of other municipalities.

Facts and Finding: The GRPA award, one of the highest accolades in the field, recognizes outstanding programs that demonstrate innovation, impact, and community engagement. The City of Port Wentworth Parks and Recreation Department excelled with an exceptional grant package outlining its plan to foster community connections and promote active lifestyles through a diverse range of initiatives. The city has been awarded $12,500 to further its work in the community and provide opportunities for those who may otherwise be precluded from participating due to socioeconomic hardships.

Funding: N/A

Recommendation:

Georgia Recreation and Park Association – BOOST Program

2026-2027 MOU & Assurances for Contractors Receiving State Funding in partnership with GSAN

Georgia Recreation and Park Association, Inc.
2026-2027 Boost Memorandum of Agreement (MOU)

Georgia Recreation and Park Association, Inc. (hereinafter referred to as "**GRPA**"), a Georgia non-profit corporation with its principal place of business located at 1285 Parker Road SE, Conyers, Georgia 30094-5957, enters into this Memorandum of Understanding ("**MOU**") with City of Port Wentworth (hereinafter referred to as the "**Contractor**") in the total amount of 12,500 to provide comprehensive out-of-school time services under the terms and conditions set forth in this MOU.

The Contractor agrees to deliver professional services that meet the general scope of work required for the GRPA BOOST Program, as described here:

- Operate comprehensive afterschool and/or summer programming that expands and improves high-quality learning and supports for K-12 students in the Contractor's local community
- Prepare students for success in the present and ready students for new learning
- Jump-start underperforming students into learning new concepts
- Create opportunities for struggling students to learn alongside their more successful peers
- Address students' comprehensive needs through the shared responsibility of students, families, schools, and communities
- Acknowledge and address non-academic factors that impact academic outcomes while expanding learning opportunities
- Create environments where students are healthy, safe, engaged, supported, and challenged.
- Directly support learning acceleration and whole child approaches to positive youth development
- Learning acceleration, such as literacy and numeracy instruction, STEAM, and college readiness.
- Healthy eating & physical activity
- Expand access to serve more youth, with an emphasis on children who typically do not have access to these programs.
- Reduce barriers to participation to ensure access for all.
- Increase programmatic quality and expand or enhance supports/services offered.
- Combat learning loss and meet students' well-being and connectedness, such as mentoring, problem solving, and team building.

As a condition of this MOU, the parties agree as follows:

1. ***Use of Funds.***
   The overall purpose of the services provided under this MOU is to support learning acceleration, academic development, connectedness, and well-being of Georgia's students, utilizing a whole child approach (https://gadoe.org/whole-child-supports/) . Funds will be expended only in accordance with this MOU and as specified as allowable expenses **(no single expenditure may exceed $4,999.99)** in the GRPA RFP and/or in any approved budgets. This funding cannot be utilized for any capital items. Any changes in the implementation of the contracted services will require the prior written approval of GRPA.
2. ***Contract Period, Invoicing & Payment.***
   The contract period for this MOU **August 1, 2026 – May 31, 2027 for ASP and June 1, 2027 - July 30, 2027 for SE** ("**Contract Period**"), subject to the terms contained in this MOU. The Contractor shall invoice GRPA as set forth by GaDOE and GSAN for services provided during the Contract Period. GRPA will pay the Contractor's invoice within 30 days ***with the condition that GRPA must first successfully receive those funds from GaDOE through a separate process*** **(Please remember the first Drawdown request may take longer to receive as stated in the Original GSAN RFP).**
   Drawdown Deadlines: **Once GSAN provides GRPA with our final drawdown schedule it will be shared with contractors**. **Grantees must draw down a minimum percentage of funds for incurred or proposed expenses based on the outlined schedule above**. While grantees must draw down a minimum of 25% at each drawdown deadline, grantees may draw down a higher percentage with adequate justification in expense narratives. If grantee draws down funds ahead of the minimum schedule it does not change the total amount awarded. YOUR AGENCY ENTIRE EXPENDITURES FOR ASP OR SE ARE NOT FULLY REIMBURSABLE.

3. ***GRPA BOOST Project Administrator:*** *The* GRPA BOOST Statewide Program Administrator (Craig Sowell) in Consultation with the GRPA Executive Director (Steve Card) will manage this Statewide Project. The GRPA BOOST Statewide Program Administrator shall

direct the Program and control the manner of its performance. If the GRPA BOOST Statewide Program Administrator is no longer employed by GRPA or becomes unable or unwilling to complete the Program for any reason, the GRPA Executive Director will be the point of contact. The Contractor shall establish persons to be accountable at the local level for all funds paid under this MOU and communicate regularly and in a timely manner with the appropriate GRPA Staff. Failure to communicate and provide required reporting in a timely manner may jeopardize current and/or future funding under the GRPA Statewide BOOST Program.

4. ***Reports:*** *The* Contractors agrees to abide by any programmatic or fiscal reporting deadlines established by GRPA/GaDOE/GSAN to effectively administer the Program. Required reporting shall include financial reporting for the period covered; narrative description of provided activities, dosage, duration and detailed information on Program objectives and outcomes. Other information may be required by GRPA to maintain Program compliance. The Contractor must complete the Evaluation Form and Final Reports as required. The Final Report for each year of the Program shall be set by GRPA/GaDOE/GSAN and due by set deadlines. GRPA may add supporting materials (i.e., news articles, evaluation reports, etc.) if such materials help to convey the significance of the work completed under this Program. Observation and inspection visits may be unannounced or scheduled from various partners of the GRPA BOOST Program.

5. ***Accounts & Recordkeeping:***
The Contractor will be responsible for their own bookkeeping and submittal of reports to GRPA by deadlines required for drawdown of funds. Books and records may be requested by GRPA or GRPA's grantor, Georgia Department of Education (GaDOE), at any time during the Contract Period. Contractor shall maintain books and records regarding the Program and the funds provided under this MOU and make them available for inspection, subject to any limitations imposed by applicable law. GRPA and Contractor shall maintain copies of any records and reports under the Program for a period of at least (7) years after the Contract Period ends (or according to Georgia Secretary of State Record Retention Policies).

6. ***Assurances, Warranties, & Representations:***
The Contractor named in this MOU is a recipient of BOOST 2.0 State of Georgia funds in the GRPA BOOST Program, which utilizes relief funds provided by the Georgia General Assembly as administered by GaDOE & GSAN. The Georgia Department of Education (GaDOE) is the primary grantee. As the contractor providing purchased services to the State-wide subgrantee (GRPA), you are bound to the assurances contained in this document; these assurances will be in effect for the period of the contract agreement. ***Failure to be in compliance with any aspect of the contract agreement, including these assurances or aspect of the contract award, may result in the delay, reduction, or termination of said agreement and accompanying funds.***

These assurances are integral to this MOU; by signing this MOU, the Contractor agrees to the assurances. The contractor hereby assures that it will comply with the following:

	Assurances
1.	The signatory for these assurances certifies that he/she/they has the authority to bind the Contractor. The program assurances must be signed and submitted with the application (**see additional document**).
2.	Commit to and participate in GSAN's Assess, Plan and Improve continuous quality improvement framework.
3.	Adhere to the Financial Requirements and invoicing draw down deadlines.
4.	Adhere to all applicable licensing and/or exemption rules and regulations from the Georgia Department of Early Care and Learning https://www.decal.ga.gov/ccs/rulesandregulations.aspx .
5.	Participate in any data collection that is required for the use of this funding. o The Contractor will submit reports to the Subgrantee as may reasonably be required. The Contractor will maintain such fiscal and programmatic records and provide access to those records, as necessary, for the Subgrantee to perform its duties. o The Contractor will adhere to all service evaluation requirements, reporting deadlines and data certification processes established by the Subgrantee for the purpose of the annual summative evaluation, formative assessment and summer evaluation reports.
6.	Unannounced, on-site monitoring visits conducted by GaDOE/GSAN/GRPA staff or their subcontractor at any time during the program
7.	Submit a report at the end of each grant period to GRPA as required by GSAN/ GaDOE.

8.	Respond within provided deadlines to program implementation monitoring activities, such as site visits and financial audits.
9.	The application must be completed by the entity that maintains full responsibility and therefore is the operator of the program, regardless of any partnership, volunteer, or subcontract arrangements.
10.	Make every reasonable effort to be accessible to individuals with disabilities. This includes making all materials available in accessible formats (e.g., printed, digital and web-based information).
11.	Complete the Georgia Department of Education Conflict of Interest and Disclosure Policy https://www.afterschoolga.org/wp-content/uploads/2021/07/GaDOE-Conflict-Of-Interest-Disclosure-Policy.pdf **(see additional document**).
12.	Contractor certifies that neither it nor its related corporations and vendors are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State/Federal department or agency.
13.	The Contractor certifies that it will have information available regarding its services that can be provided to community stakeholders upon request.
14.	The Contractor certifies the instruction and content offered are secular, neutral, and non-ideological.
15.	The services will take place in a safe and easily accessible facility. **Acknowledge and abide by all Program Quality and Safety Requirements as outlined in the GSAN RFP (section X page 11)**
16.	The services will be administered in accordance with all applicable statutes, regulations,program plans, and applications.
17.	Prior to any material change affecting the purpose, administration, organization, budget, or operation of the contracted services, the Contractor agrees to submit an appropriately amended application or project description to the Subgrantee for approval.
18.	The Contractor agrees to notify the Subgrantee, in writing, of any change in the contact information provided in its application.
19.	The Contractor will use fiscal control and sound accounting procedures that will ensure proper disbursement of and account for State/federal funds paid to the Contractor to perform its duties.
20.	The Contractor will cooperate in carrying out any evaluation of services provided by or for the Subgrantee, the Georgia Department of Education, the U.S. Department of Education, or other State or Federal officials.
21.	The Contractor is responsible for ensuring that all applicable liability insurance requirements are met and will submit proof of minimum liability transportation insurance to the Subgrantee within 60 days if requested.
22.	The Contractor certifies that state and national criminal background checks will be conducted annually for any and all individuals acting on behalf of the Contractor including regular volunteers, employees, contractors, relatives, etc. prior to their employment, whether or not they have direct contact with students. In addition, the Contractor agrees to develop and utilize written policies on how the criminal background check results will be used in hiring and volunteer practices.
23.	The Contractor will comply with the Family Education Rights and Privacy Act of 1974.
24.	Contractor will comply with all Federal statutes relating to nondiscrimination. These include but arenot limited to Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis ofrace, color, or national origin; Title IX of the Education Amendments of 1972, which prohibits discrimination on the basis of sex; Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of handicaps; and the Age Discrimination Act of 1975, which prohibits discrimination on the basis of age, and the Americans with Disabilities Act of 1990, which prohibits discrimination on a basis of disability.
25.	In accordance with the Federal Drug-Free Workplace and Community Act Amendments of 1989 andthe Drug-Free Workplace Act of 1988, the Contractor understands that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, marijuana, or dangerous drug is prohibited at geographic locations at which individuals are directly engaged in the performance ofwork pursuant to BOOST Program.

Additionally, all Contractors agree to the following quality standards for services provided. Note that nothing in this section shall be construed to affect existing legal requirements established for individuals with access to minor children, including but not limited to those related to camps, employee criminal background checks, and any relevant licenses and permits. All subcontracted/partner staff must meet the same requirements as if they were actual staff of the Contractor.

- In addition to safety training, all staff must receive training on safe operations, hand hygiene, cleaning, and disinfecting), infection control requirements, and Centers for Disease Control and Prevention (CDC) and state guidelines and protocols.
- Directors in charge of programs must be 21 years of age and responsible for the day-to-day operations of the program. Teacher/Lead Caregivers must be at least 18 years of age, and the assistant caregiver/aide may be 16 years of age. There shall be a designated staff person in charge, who is 18 years of age or older, always on site when the afterschool or summer program is in operation. No caregiver/aide who is 16 or 17 years of age shall be solely responsible for children.
- Any Contractor whose program includes activities at a waterfront or swimming area, whether as a regular part of their service location or as an off-site educational service trip, must have at least one person with current evidence of having successfully completed a training program in lifeguarding offered by a water-safety instructor certified by the American Red Cross, YMCA, YWCA or other recognized standard-setting agency for water safety instruction. Such person may be a program staff member or an employee of a water facility (e.g., local swimming pool) and be at least 18 years of age.
- Programs must maintain the continuous supervision when students are participating in water-related activities (such as swimming, fishing, boating, or wading) as follows:
  water activities in water less than two (2) feet deep *continuous supervision must be provided in accordance with normal staff child ratios
- Age of Children - Staff: Child Ratio
  - Four (4) year olds 1:18 Five (5) year olds 1:20 Six (6) years and older 1:25
- Water activities in water over two (2) feet deep:
  - Age of Children Staff: Child Ratio
  - Four (4) yrs and older who cannot swim a distance of fifteen (15) yards unassisted 1:6
  - Four (4) yrs and older who can swim a distance of fifteen (15) yards unassisted 1:15
- At least one additional staff member above the required staff to child ratios for any water-related activity (such as swimming, fishing, boating, or wading) shall be available to rotate among the age groups as needed when any of the following circumstances are present:
  - most of the children in a group are not accustomed to or are afraid of the water
  - most of the children in a group comprised of children who cannot swim 15 yards unassisted cannot touch the bottom of the water facility without submerging their heads
  - the water facility is particularly crowded or the children have special needs which impact on their ability to participate safely in the water-related activity.
- Contractor must maintain a staff to child ratio of at least 1:20 for children aged five years with a maximum group size of 40 and at least 1:25 for children aged six years and older with a maximum group size of 50. The ratio of staff to children shall always be maintained. The staff to child ratios for a mixed-age group shall be based on the age of the youngest group of children that includes more than twenty percent (20%) of the total number of children in the mixed-age group. The ratio of staff to children, as specified in this subsection, shall always be maintained, including during all outings and trips except for structured activities offered exclusively for school age children.
- Prior to the start of the contracted service, the Contractor's administrators shall develop a written plan for handling emergencies, including but not limited to severe weather, loss of electrical power or water and death, serious injury or loss of a child, a threatening event, or natural disaster which may occur at the program's location. The organization will have in place procedures for evacuation, relocation, shelter-in-place, lock-down, communication and reunification with families, and continuity of operations. The plan must apply to all children in care and will include specific accommodations for infants and toddlers, children with disabilities, and children with chronic medical conditions. Such plan shall include assurance that the Contractor's personnel will not impede in any way the delivery of emergency care or services to a child by licensed or certified emergency health care professionals.
- The Contractor shall conduct drills for fire, tornado, and other emergency situations. The fire drills will be conducted monthly,

and tornado and other emergency drills will be conducted every six months. The Contractor shall maintain documentation of the dates and times of these drills for two years.

GRPA Agency Contractor represents and warrants to GRPA, Inc.:

a. This MOU is the legal and binding obligation to GRPA, enforceable in accordance with its terms, except as limited by bankruptcy, insolvency, or other applicable laws.

b. GRPA Contractor confirms that it is an organization that is currently recognized by the Internal Revenue Service (the "IRS") as governmental (City/County) entity or Authority.

c. The Program and the use of funds will comply with the objectives set forth in this MOU and other BOOST requirements, as well as all applicable laws, rules, and regulations to which the GRPA is subject.

d. GRPA contractor agencies shall maintain insurance with responsible and reputable companies in such amounts and covering such risks as is prudent and is usually carried by entities engaged in operations similar to that of GRPA and shall furnish to GRPA Inc. with evidence of compliance upon request. To the extent permitted by law, GRPA contractor agencies hereby agrees to indemnify, defend, and hold harmless GRPA Inc. from and against, and in respect to, all losses, expenses, costs, obligations, liabilities, and damages, including interest, penalties and reasonable attorney's fees and expenses, that GRPA Inc. may incur as a result of any negligent or willful acts or omissions of GRPA Agency or any of its agents or employees.

7. ***No Lobbying:***

GRPA Contractor agrees that no portion of the funds provided under this MOU will be used for any of the following: (i) to lobby or otherwise attempt to influence legislation; (ii) to influence outcome of any specific public election or participate or intervene in any political campaign on behalf of any candidate for public office or conduct, directly or indirectly, any voter registration drive; or (iii) to distribute funds to any entity or individual, other than as detailed in the Application.

*8**. Compliance: See above Assurances**.*

*9. **Additional Obligations of GRPA Contractor:***

In consideration of the contractual funding herein, CONTRACTOR shall provide GRPA with the elements set forth above and attached herein and incorporated herein by reference.

*10. **Miscellaneous:***

a. No failure to exercise, and no delay in exercising, on the part of GRPA, Inc., any right under this MOU shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right.

b. This MOU shall be construed in accordance with and governed by the laws of the State of Georgia.

c. In the event that any provision or any part of a provision of this MOU shall be finally determined to be superseded, invalid, illegal or otherwise unenforceable pursuant to applicable laws by an authority having jurisdiction, such determination shall not impair or otherwise affect the validity, legality, or enforceability of the remaining provisions or parts of provisions thereof, which shall remain in full force and effect as if the unenforceable provision or part were deleted.

d. GRPA Contractor understands that there is no commitment by the GRPA, Inc. to supply any further support for the Program. GRPA, Inc. considers each request on an individual basis, and that this MOU is not to be construed as establishing a precedent for further support.

e. This MOU constitutes the entire agreement between the parties hereto. No oral representations or other agreements have been made by the parties except as stated herein. The MOU may not be changed in any way except as herein provided, and no term or provision hereof may be waived except in writing signed by a duly authorized officer or agent. The titles of any paragraph of this MOU are for convenience only and shall not be deemed to limit, restrict, or alter the content, meaning or effect thereof.

*11. **Standard Terms and Conditions:*** **This MOU is subject to the above.**

Georgia Recreation and Park Association – BOOST Program

2026-2027 MOU & Assurances for Contractors Receiving State Funding in partnership with GSAN

IN WITNESS WHEREOF, the parties have set their hands as of the date(s) written below.

GEORGIA RECREATION AND PARK ASSOCIATION, INC

Signature: _____

Name: _____

Title: _____

Date: _____

GRPA BOOST AGENCY CONTRACTOR:

[Organization Name:]

Signature: _____

Name: _____

Title: _____

Date: _____

11.A

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/17/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID) DOC ID:

The City of Port Wentworth proposes to to amend the City of Port Wentworth Code of Ordinances, Zoning Ordinances.

- **PUBLIC HEARING**

Issue/Item: The City of Port Wentworth proposes to to amend the City of Port Wentworth Code of Ordinances, Zoning Ordinances.

Background: Proposed changes are necessary to the improvement and refinement of specific items in Sections:
2.60.B.3 - Similar Land Uses
24.90, 6.60 - Wireless Communication Towers
24.30, 7.950, - Detention Centers
7.140 - Manufactured Homes

Facts and Finding: At the September 8, 2026 meeting, Planning Commission voted to recommend approval of this item.

Funding:

Recommendation:

STATE OF GEORGIA **ORDINANCE NO. 2026-09-01**
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH

AN ORDINANCE TO AMEND THE CITY OF PORT WENTWORTH ZONING ORDINANCE

WHEREAS, it is necessary from time to time to modify the City's ordinances; and

WHEREAS the Mayor and City Council is tasked with the authority to adopt and provide for such ordinances, resolutions, rules, and regulations which it deems necessary, expedient, or helpful for the peace, good order, protection of life and property, health, welfare, sanitation, comfort, convenience, prosperity, and well-being of the inhabitants of the City; and

WHEREAS, the City of Port Wentworth is granted the power to provide such comprehensive city planning for development by zoning, subdivision regulation and the like as the city council deems necessary and reasonable to ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, the City of Port Wentworth desires to update its Zoning Ordinance; and

NOW, THEREFORE, that while in regular session THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH HEREBY ORDAIN AS FOLLOWS:

The Code of Ordinance, Zoning Ordinance, is amended as follows:

I. Similar Land Uses

a. Amend Sec. 2.60.B.3. – Similar Land Uses of the City's Zoning Ordinance to read as follows:

"Once a similar use is determined, the proposed use shall comply with any conditions and review procedures applicable to that use, including rezoning (if applicable) and compliance with the specific use requirements of this ordinance, as applicable. In addition, the proposed use shall be considered a Special Use and require a Special Use Permit, pursuant to Sec. 14.10, et seq. herein.

II. Wireless Communications Towers

a. Amend Sec. 24.90 – Definitions V, W, X, Y, Z to add the new definition, as follows:

Wireless Communications Tower. A tower, pole, or similar structure of any size which supports wireless telecommunications equipment, transmission or reception, and is utilized by commercial, governmental, or other public or quasi-public users, above ground in a fixed location, free standing, guyed, or on a structure. This definition does not include

communication towers for amateur radio operators licensed by the Federal Communications Commission (FCC), which are exempt from local zoning restrictions.

b. Amend Sec. 6.60 Utilities & Services to add subsection C to read as follows:

C. *Wireless Communications Tower*. A Wireless Communications Tower is permitted in each zoning district as an Essential Public Service, and requires a Special Use Permit in accordance with Article 14.

III. Detention Center, Private

a. Amend Sec. 24.30 – Definitions D, E, F to add the new definitions, as follows:

Detention Center, Private. A facility, including but not limited to, a correctional or penal institution, operated by a private or nongovernmental person or entity where persons are incarcerated or otherwise involuntarily confined for purposes of execution of a punitive sentence imposed by a court, or detention pending a trial, hearing, or other judicial or administrative proceedings.

Detention Center for Unaccompanied Minors. A facility operated by a private or nongovernmental person or entity intended to house unaccompanied, undocumented minors in the custody of the federal government.

b. Add new Sec. 7.950 – Detention Centers to read as follows:

Section 7.950 – Detention Centers

A. *Applicability and Intent*. These standards are intended to regulate Detention Centers and to promote the health, safety, morals, and general welfare of the citizens of the City, and establish regulations to prevent secondary effects and reduce additional resource strain from such activities.

B. *Location Requirements*.
1. No Detention Center, either Private or for Unaccompanied Minors, shall be operated in a facility not initially planned, constructed, and approved for such use.
2. No Detention Center, either Private or for Unaccompanied Minors, shall be located within two thousand (2,000) feet of the exterior boundary of any residential or commercial zoning district, place of worship, K-12 school, library, day care center, public community center, park, fairground, recreation center, and publicly owned or maintained building or roadway opened or for use by the general public.

IV. Manufactured Homes

a. Amend and replace Sec. 7.140 – Manufactured Home Community to read in its entirety, as follows:

Section 7.140 – Manufactured Homes

A. *Manufactured Home Communities, Spaces and Placement*.
   1. Each space shall contain a minimum of ten thousand (10,000) square feet and shall be at least fifty (50) feet wide.
   2. Each space shall abut on a driveway or other access with unobstructed access to a street.
   3. Each manufactured home shall be placed upon a space so that:
      a. There is a minimum of forty (40) feet between mobile homes;
      b. It is not located within two hundred (200) feet of an exterior boundary of the manufactured home community;
      c. It is not located within one hundred (100) feet of a public right-of-way;
      d. It does not obstruct any roadway, walkway, or easement;
      e. It is not located within forty (40) feet of any internal street or drive.
   4. Internal access drives shall meet all Fire Department and other Public Safety requirements for maneuverability.

B. *Manufactured Home, Single*.
   1. A single manufactured home shall require a minimum of five (5) acres.
   2. A single manufactured home shall be placed so that:
      a. It is not located within two hundred (200) feet of an exterior boundary;
      b. It is not located within one hundred (100) feet of a public right-of-way;
      c. It does not obstruct any roadway, walkway, or easement;
      d. It is not located within forty (40) feet of any internal street or drive.
   3. A single manufactured home shall comply with all current and applicable building codes, site plan, and inspections as required by code, ordinance, and law.
   4. A single manufactured home shall only be permitted in R-1 zoning, and shall required a Special Use Permit.

C. *Manufactured Home, Replacement*

   1. Notwithstanding sections A and B above, when there is a replacement of a preexisting manufactured home with a new home, such replacement of the preexisting home shall be considered a non-conforming use.

      State Law reference O.C.G.A. § 36-66-7

   2. When there is an attempted replacement of preexisting manufactured home, subsection C.1. above shall not apply when:

      a. The use of the manufactured home has been discontinued for 12 months or longer, then such use shall be considered abandoned and not subject to nonconforming status. The owner or applicant seeking replacement has the burden to show such discontinuation was justifiably outside of their control;

b. In order and necessary for the safety of life and property, any replacement manufactured home shall comply with all current and applicable building codes and inspections as required by code, ordinance, and law as if it were new and not a replacement manufactured home;

c. The replacement manufactured home would result in a change from the lawful nonconforming use as a single-family dwelling to any other type of dwelling;

d. The replacement manufactured home results in an obstruction to a shared driveway or shared sidewalk providing vehicular or pedestrian access to other homes and uses, unless the property owner makes modifications to such shared driveway or shared sidewalk that extinguishes such obstruction or the effects of such obstruction;

V. All laws and parts of laws in conflict with this Act are hereby repealed.

VI. This Ordinance shall become effective upon its passage and adoption.

SO ORDAINED this the _____ day of _____, 2026

Approved:

_____

Tracy Saunders, Mayor

Attest:

_____

Zahnay Smiley, City Clerk

First reading: _____ (date)

Second reading: _____ (date)

11.B

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/17/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID) DOC ID:

Consideration for the approval of a Special Use Permit application, for a drive-through bank, has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank". PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).

- **PUBLIC HEARING**

Issue/Item: Consideration for the approval of a Special Use Permit application, for a drive-through bank, has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank". PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).

Background:

- The subject property fall within the PUD (Rice Hope - Commercial) zoning district.
- Commercial uses within PUDs fall under C-2 zoning standards.
- Banks are permitted uses within C-2, under the definition found in Sec. 25.70.F.1 -*Financial Services*. Table 4.30 of the Zoning Ordinances states that General offices and Services with drive-throughs must obtain a Special Use permit.
- At the September 8, 2026 meeting, the Planning Commission voted to recommend approval of this item.

Facts and Finding:

- A Fifth Third bank is an appropriate and permitted use on the proposed site.
- A drive through is a usual and expected service for a bank.
- All bank traffic will access via an easement off Market Blvd. No access is proposed on Highway 21.

Funding: N/A

Recommendation:

City of Port Wentworth Special Use Permit Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled for required hearings until deficiencies are corrected. Submit completed application and required documentation to the Development Services Department at 7224 Highway 21, Port Wentworth GA 31407. A Pre-Development Meeting with Development Services will be required prior to accepting the application. Application must be filed 20 business days prior to the Planning Commission meeting at which they are to be considered.

1. **Subject Property**

   Street Address(es): 7896 Hwy 21, Port Wentworth, GA

   Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines:
   70906 04044

   Total acreage of subject property: 1.60 ac

   Existing land use(s): Vacant

   Zoning Classification: PUD

2. **Application History**

   Have any previous applications been made for a special use permit? □ Yes ☒ No

   If yes, please provide date of previous application: _____

3. **Special Use Permit Review Criteria**

   Describe the purpose of the requested special use permit. Please refer to review standards in Sec 14.40 of the City of Port Wentworth Zoning Ordinance.

   The special use permit is requested to allow the use of a bank with a drive-thru which requires a SUP for this property (per table 4.30 of the Port Wentworth Zoning Ordinance)

4. **Property Owner Information**

   Name(s): WMG Development / Garrett Niemerg

   Mailing Address: 270 West Plant Street, STE # 210

   City, State, Zip: Winter Garden, FL 34787

   Telephone: 217-821-8619

   E-Mail Address: gniemerg@wmgdevelopment.com

5. **Applicant Information, if different from Property Owner** (requires a Letter of Authorization Form)

Name(s): Gaskins + LeCraw / Amy Wilby

Mailing Address: 3475 Corporate Way, Suite A

City, State, Zip: Duluth, GA 30096

Telephone: 678-257-1902

E-Mail Address: awilby@gaskinslecraw.com

6. **Items Require to be Submitted with this Application.**
   A. Filing Fee. The non-refundable filling fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
   B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
   C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds.
   D. Disclosure of Campaign Contributions and Gifts form.
   E. If property owner and applicant are not the same, Authorization of Property Owners Form.
   F. Electronic copy (PDF) of entire submittal package on either a Flash Drive or digital download emailed to designated representative.
   G. List of adjacent property owners within 300 feet of subject property. Include Names, PIN #'s and Mailing Address.

7. **Certified Application**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next submittal deadline. I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the subject property. I understand that the approval of an application for a Special Use Permit by the Mayor and Council does not constitute a waiver from any applicable local, state, or federal regulations.

Sworn to and subscribed before me this 3 day of August, 2026

Elizabeth Rickwood

Notary Public

OFFICIAL SEAL
ELIZABETH RICKWOOD
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires Sept. 10, 2029

Amy Wilby

Signature of Applicant

AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Gaskins + LeCraw / Amy Wilby

Address: 3475 Corporate Way, Suite A, Duluth, GA 30096

Telephone Number: 678-257-1902

Signature of Owner

Personally appeared before me

JONATHAN BRUMLEVE

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

7/31/2026

Date

OFFICIAL SEAL
BROOKE LEIGH KOCHER
Notary Public, State of Illinois
Commission No. 1017177
My Commission Expires September 15, 2029

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on 3rd day of August, 20 206, for a Special Use Permit for the property described as follows:

The special use permit is requested to allow for the use of a bank with a drive-thru which requires an SUP for this property (per table 4.30 of the Port Wentworth Zoning Ordinance

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

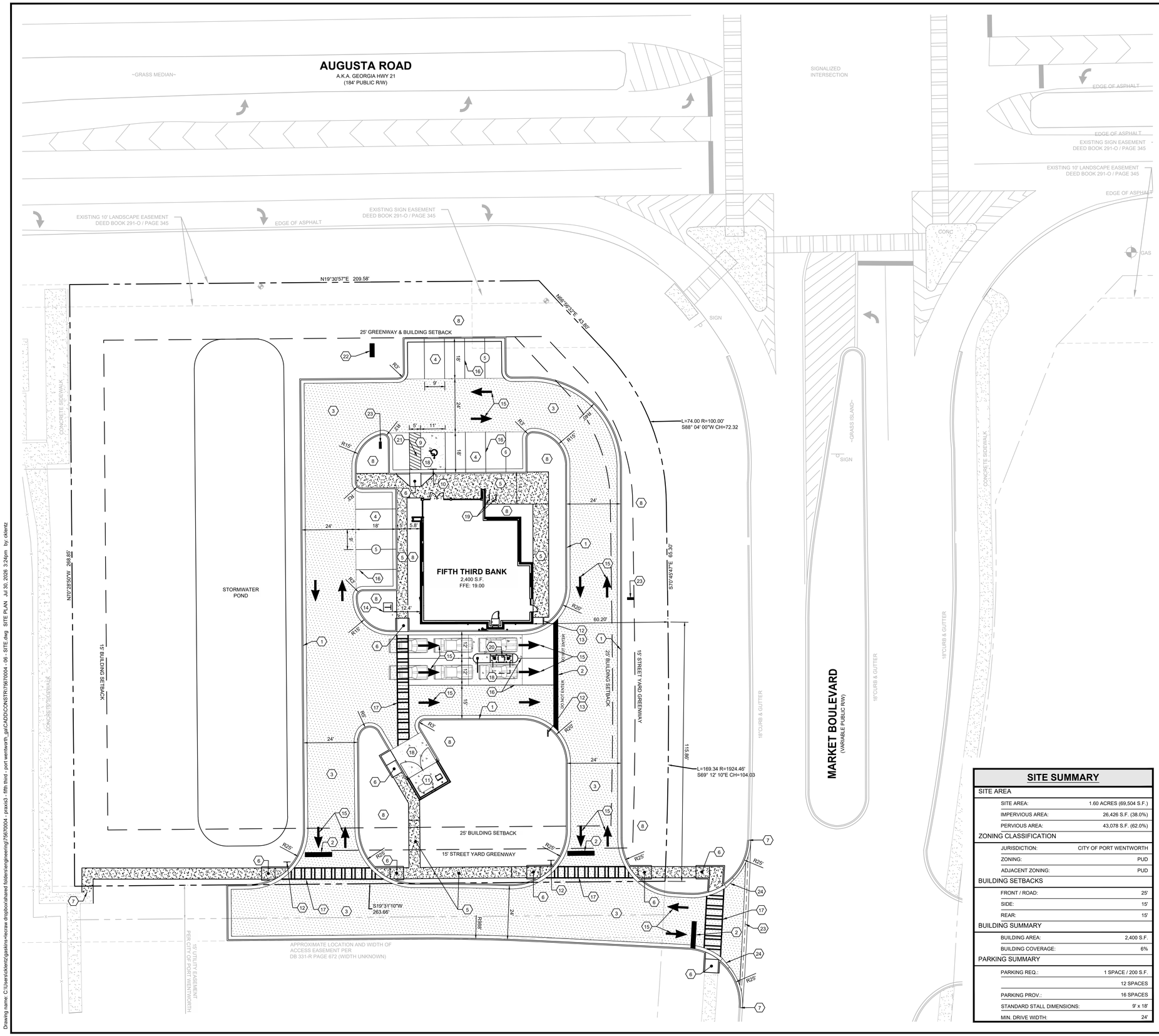
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Signature of Applicant

Sworn to and subscribed before me this 3 day of August, 2026

Notary Public

OFFICIAL SEAL
ELIZABETH RICKWOOD
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires Sept. 10, 2026



CITY APPROVAL STAMP

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GEOSURVEY, DATED 05.04.2026. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0030G, DATED 08.16.2018.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY ECS SOUTHEAST, LLC, DATED 05.11.2026.

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
3	HEAVY DUTY PAVEMENT, SEE SHEET C-7.1 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT, SEE SHEET C-7.1 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
6	GDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.1 FOR DETAIL
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
11	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
13	DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
14	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
15	TYPICAL PAVEMENT MARKINGS
16	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
17	STRIPED PEDESTRIAN CROSSWALK PER GDOT STANDARD DETAIL
18	HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
19	BIKE RACK(S), SEE SHEET C-7.0 FOR DETAILS
20	DRIVE THRU EQUIPMENT / SIGNAGE, REFER TO ARCH PLANS FOR DETAILS
21	45 DEGREE STRIPES 2" ON CENTER (TYP.) COLOR TO MATCH STRIPING FOR SPACES
22	PROPOSED MONUMENT SIGN, DESIGNED AND PERMITTED BY OTHERS
23	PROPOSED DIRECTIONAL SIGN, DESIGNED AND PERMITTED BY OTHERS
23	2' WIDE CONCRETE VALLEY GUTTER
24	TAPER FROM 18" CURB & GUTTER TO 24" OVER 5'

SITE SUMMARY

SITE AREA	
SITE AREA:	1.60 ACRES (69,504 S.F.)
IMPERVIOUS AREA:	26,426 S.F. (38.0%)
PERVIOUS AREA:	43,078 S.F. (62.0%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF PORT WENTWORTH
ZONING:	PUD
ADJACENT ZONING:	PUD
BUILDING SETBACKS	
FRONT / ROAD:	25'
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	2,400 S.F.
BUILDING COVERAGE:	6%
PARKING SUMMARY	
PARKING REQ.:	1 SPACE / 200 S.F.
	12 SPACES
PARKING PROV.:	16 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'

PAVEMENT LEGEND

*CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING

CONCRETE PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC, DATED 05.11.2026)

HEAVY DUTY PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC, DATED 05.11.2026)

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
a PAPE-DAWSON company
© 2026 GASKINS + LECRAW
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
-	-	-	-

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE
7/30/2026

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

SCALE & NORTH ARROW:
NORTH ARROW
0' 10' 20' 40'
SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

SITE PLAN

C-3.0

Drawing name: C:\Users\clientz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CADD\CONSTR\75670004 - 06 - SITE.dwg SITE PLAN Jul 30, 2026 3:24pm by: ckleintz

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11.C

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/17/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID) DOC ID:

A request for approval of a Concept Site Plan has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank". PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).

Issue/Item: A request for approval of a Concept Site Plan has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank". PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).

Background:

- The applicant requests approval for the Concept Site Plan for "Fifth Third Bank".
- The submitted site plan shows a one-story, 2,400 square foot building. Access is proposed at a single point via existing easement, off Market Blvd.

Facts and Finding:

- A requisite neighborhood meeting was held August 17, 2026. No citizen concerns were presented.
- The Concept Site Plan has been evaluated by Staff and found to meet City Ordinances.
- At the September 8, 2026 meeting, the Planning Commission voted to recommend approval of this item.

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: 7896 Highway 21, Port Wentworth, GA

PIN #(s): 70906 04044

Zoning: PUD Estimated Cost of Construction: $ TBD

Type of Construction: VB / Commercial Development

Project Name: Fifth Third Bank

Applicant's Name: Gaskins + LeCraw / Amy Wilby

Mailing Address: 3475 Corporate Way A, Duluth, GA 30096

Phone #: 678-257-1902 Email: awilby@gaskinslecraw.com

Owner's Name (If Different form Applicant): WMG Development / Garrett Niemerg

Mailing Address: 270 West Plant Street, STE # 210
Winter Garden, FL 34787

Phone #: 217-821-8619 Email: gniemerg@wmgdevelopment.com

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

Amy Wilby
Applicant's Signature

08/03/2026
Date

Owner's Signature (If Different form Applicant)

7/31/2026
Date

Please see page 2 for required submittal checklist

Updated 07.15.24

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.

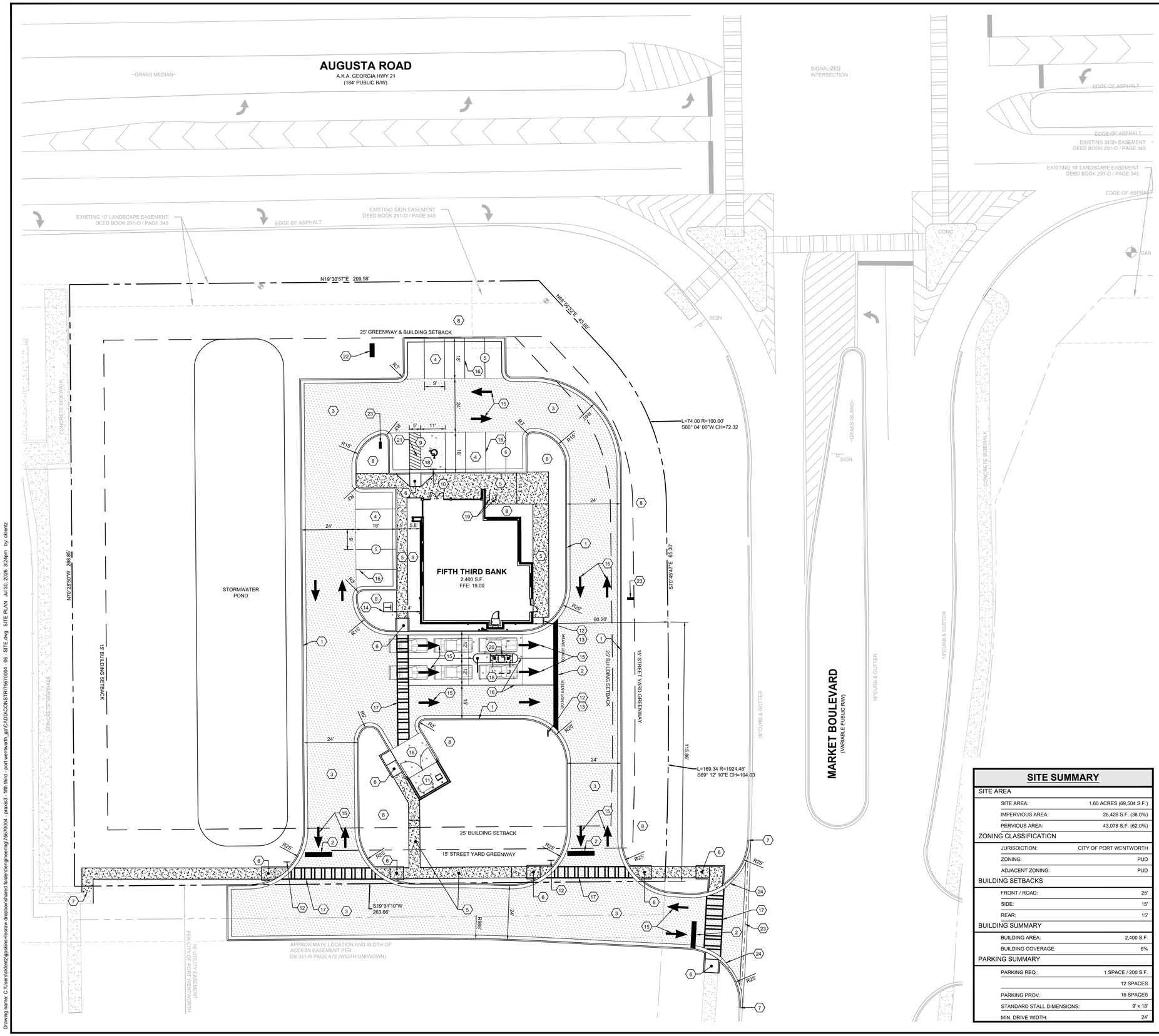
- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 2 copies of hydrology reports (if applicable)
- ☒ Names, 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 ***(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

Amy Wilby _____ 08/03/2026 _____
Applicant's Signature Date

Updated 07.15.24



CITY APPROVAL STAMP

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GEOSURVEY, DATED 05.04.2026. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0030G, DATED 08.16.2018.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY ECS SOUTHEAST, LLC, DATED 05.11.2026.

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
3	HEAVY DUTY PAVEMENT, SEE SHEET C-7.1 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT, SEE SHEET C-7.1 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
6	GDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.1 FOR DETAIL
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
11	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
13	DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
14	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
15	TYPICAL PAVEMENT MARKINGS
16	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
17	STRIPED PEDESTRIAN CROSSWALK PER GDOT STANDARD DETAIL
18	HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
19	BIKE RACK(S), SEE SHEET C-7.0 FOR DETAILS
20	DRIVE THRU EQUIPMENT / SIGNAGE, REFER TO ARCH PLANS FOR DETAILS
21	45 DEGREE STRIPES 2" ON CENTER (TYP.) COLOR TO MATCH STRIPING FOR SPACES
22	PROPOSED MONUMENT SIGN, DESIGNED AND PERMITTED BY OTHERS
23	PROPOSED DIRECTIONAL SIGN, DESIGNED AND PERMITTED BY OTHERS
23	2' WIDE CONCRETE VALLEY GUTTER
24	TAPER FROM 18" CURB & GUTTER TO 24" OVER 5'

SITE SUMMARY

SITE AREA	
SITE AREA:	1.60 ACRES (69,504 S.F.)
IMPERVIOUS AREA:	26,426 S.F. (38.0%)
PERVIOUS AREA:	43,078 S.F. (62.0%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF PORT WENTWORTH
ZONING:	PUD
ADJACENT ZONING:	PUD
BUILDING SETBACKS	
FRONT / ROAD:	25'
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	2,400 S.F.
BUILDING COVERAGE:	6%
PARKING SUMMARY	
PARKING REQ.:	1 SPACE / 200 S.F.
	12 SPACES
PARKING PROV.:	16 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'

PAVEMENT LEGEND

*CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING

CONCRETE PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC, DATED 05.11.2026)

HEAVY DUTY PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC, DATED 05.11.2026)

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GASKINS + LECRAW
a PAPE-DAWSON company
© 2026 GASKINS + LECRAW
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PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
-	-	-	-

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FIFTH THIRD BANK - PORT WENTWORTH, GA
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SEAL:
GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE
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SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

SITE PLAN

C-3.0

Drawing name: C:\Users\clientz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CADD\CONSTR\75670004 - 06 - SITE.dwg SITE PLAN Jul 30, 2026 3:24pm by: ckientz

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FIFTH THIRD BANK - PORT WENTWORTH, GA

7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

FEMA MAP

LOCATION MAP: 1" = 100'

CITY APPROVAL STAMP

LOCATION MAP

PROJECT TEAM	
OWNER/DEVELOPER	CIVIL ENGINEERING
ARCHITECT	SURVEYOR
PROJECT CONTACTS	
ELECTRIC	NATURAL GAS
TELEPHONE	WATER & SEWER
PLANNING & DEVELOPMENT	ENGINEERING

DISTURBED AREA

24 HOUR CONTACT

AS-BUILT NOTE

GENERAL NOTES

JURISDICTIONAL NOTES

SITE SUMMARY

SITE AREA	
SITE AREA	
IMPERVIOUS AREA	
PERVIOUS AREA	
ZONING CLASSIFICATION	
ZONING	
BUILDING SETBACKS	
FRONT YARD	
BUILDING SUMMARY	
BUILDING AREA	
BUILDING COVERAGE	
PARKING SUMMARY	
PARKING REQ.	
PARKING PROV.	

SHEET INDEX

SHEET #	SHEET TITLE
C-0.0	COVER
C-0.1	SURVEY
C-1.1	GENERAL NOTES
C-1.2	DEMOLITION PLAN
C-2.0	ESPC PLAN - PHASE 1
C-2.1	ESPC PLAN - PHASE 2
C-2.2	ESPC PLAN - PHASE 3
C-2.3	ESPC NOTES - 1
C-2.4	ESPC NOTES - 2
C-2.5	ESPC NOTES - 3
C-2.6	ESPC DETAILS - 1
C-2.7	ESPC DETAILS - 2
C-2.8	ESPC DETAILS - 3
C-3.0	SITE PLAN
C-3.1	GRADING PLAN
C-3.2	PROFILE VIEWS
C-3.3	UTILITY PLAN
C-3.4	SITE/UTILITY PROFILES
C-3.5	SANITARY PROFILES
C-4.0	CONSTRUCTION DETAILS - 1
C-4.1	CONSTRUCTION DETAILS - 2
C-4.2	CONSTRUCTION DETAILS - 3
C-4.3	CONSTRUCTION DETAILS - 4
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS

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GASKINS + LECRAW
A PRAXIS3 ENGINEERING COMPANY
© 2026 GASKINS + LECRAW
5475 CORPORATE WAY
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PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL
GEORGIA
No. PROFESSIONAL ENGINEER
TIMOTHY KYLE SEARCY
7/28/2026

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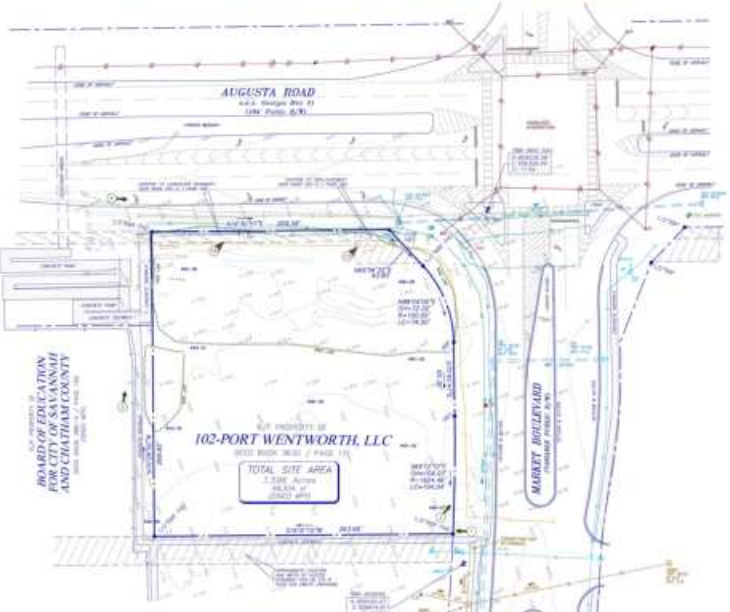
DESIGN INFO:
DRAWN BY: JDM
DESIGNED BY: AMT
REVIEWED BY: TKS
JOB #: 78700M
DATE: 07-27-2026

COVER
C-0.0

SITE PHOTOGRAPHS



LEGEND

STANDARD ABBREVIATIONS

STANDARD SYMBOLS

UTILITY NOTE

IF YOU DIG

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

CLOSURE STATEMENT

GRAPHIC SCALE

SURVEYOR CERTIFICATION (GA)

TITLE EXCEPTIONS

PROPERTY DESCRIPTION

SURVEYOR CERTIFICATION (ALTA)

GeoSurvey

Professional Land Surveying Services

1950 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-9890

www.geosurvey.com
Email: info@geosurvey.com
Certificate of Authorization #LC-000821

VICINITY MAP

GENERAL NOTES

ALTA/NSPS LAND TITLE SURVEY

7896 Highway 21

FOR

102 - Port Wentworth LLC
Commonwealth Land Title Insurance Company
Fifth Third Bank

F.B. (OR W)	2020MAY13-02	DRAWN CAD	TW AD
FLD BOOK	48	CO. FORT WENTWORTH COU OF	
REC. BOOK	Ok	COUNTY CHATHAM	
SCALE	20 FT	CKD	BH
DR. FILE	2020MAY13-02.dwg		

SURVEY DATE 05/04/2020

No.	Date	Revisions

LEGACY JOB #2020TGRO-02

GENERAL NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.

UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 4" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.

ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN ON THE CONSTRUCTION DRAWINGS.

ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.

ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.

REFER TO THE DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING. REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.

ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING DOT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

TRAFFIC CONTROL NOTES

REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.

DEMOLITION NOTES

THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION.

THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.

THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.

THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.

IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.

REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.

THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.

THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.

INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.

SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.

ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY .

AS-BUILT NOTE

CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. IN JURISDICTIONS WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND POND(S), IF APPLICABLE, PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE.

EROSION CONTROL NOTES

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THESE DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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 JURISDICTIONAL WATERS.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE EROSION AND SEDIMENT CONTROL PLANS SHALL BE INITIATED AS SOON AS PRACTICABLE.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE EROSION CONTROL PLANS AND/OR LANDSCAPE PLAN.

IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM THE EROSION CONTROL BASINS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE EROSION AND SEDIMENT CONTROL REGULATIONS, U.S. DEPARTMENT OF AGRICULTURE, AND U.S. SOIL CONSERVATION SERVICE REGULATIONS.

THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.

STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE STATE REGULATIONS. TOPSOILING, PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED, AT NO ADDITIONAL COST TO THE OWNER, WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.

SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

> CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE CONSTRUCTION DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
>
> INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
>
> ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
>
> SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
>
> THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
>
> OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

GRADING NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY GEOSURVEY.

ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).

LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.

CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.

ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.

THE CONTRACTOR SHALL INCLUDE IN THE BID ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNIAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.

GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.

CONTRACTOR TO ENSURE THAT ALL ADA ROUTES, SIDEWALKS, PATHS, ETC. HAVE A LONGITUDINAL SLOPE OF LESS THAN 5% AND A CROSS SLOPE OF LESS THAN 2%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY, AND PRIOR TO POURING OF CONCRETE, IF ANY ADA ROUTES EXCEED THE CRITERIA LISTED ABOVE.

UTILITY NOTES

ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

SANITARY SEWER PIPE, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:
PVC PER ASTM D 3034
DUCTILE IRON PIPE PER AWWA C150
PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.

WATER LINES, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:
PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
DUCTILE IRON PIPE PER AWWA C150
EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
PVC, 200 P.S.I. PER ASTM D1784 AND D2241.

MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS.

ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES UNLESS OTHERWISE SPECIFIED BY UTILITY PROVIDER.

IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I.

DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED.

CONTRACTOR TO REFERENCE MEP PLANS FOR ALL GREASE TRAP SIZING, DETAILS, CLEANOUTS, SAMPLE WELLS, AND VENT PIPING. GREASE TRAPS SHOWN ON CIVIL DRAWINGS ARE FOR REFERENCE ONLY.

DRAINAGE NOTES

CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES.

PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS. SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R. ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL CULVERT CO. "SMOOTH RIB", OR APPROVED EQUAL.
TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST IB PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306. MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.

A MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES.

ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.

ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
E. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.

STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.

CITY APPROVAL STAMP

PREPARED IN THE OFFICE OF:

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REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
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CLIENT
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PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
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PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

GEORGIA
REGISTERED
No. PE036681
PROFESSIONAL
ENGINEER
TIMOTHY KYLE SHARPE
7/30/2026

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SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

GENERAL NOTES

C-0.1

Drawing name: C:\Users\cklentz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CADD\CONSTR\75670004 - 01 - GEN NOTES.dwg GENERAL NOTES Jul 30, 2026 3:22pm by: cklentz

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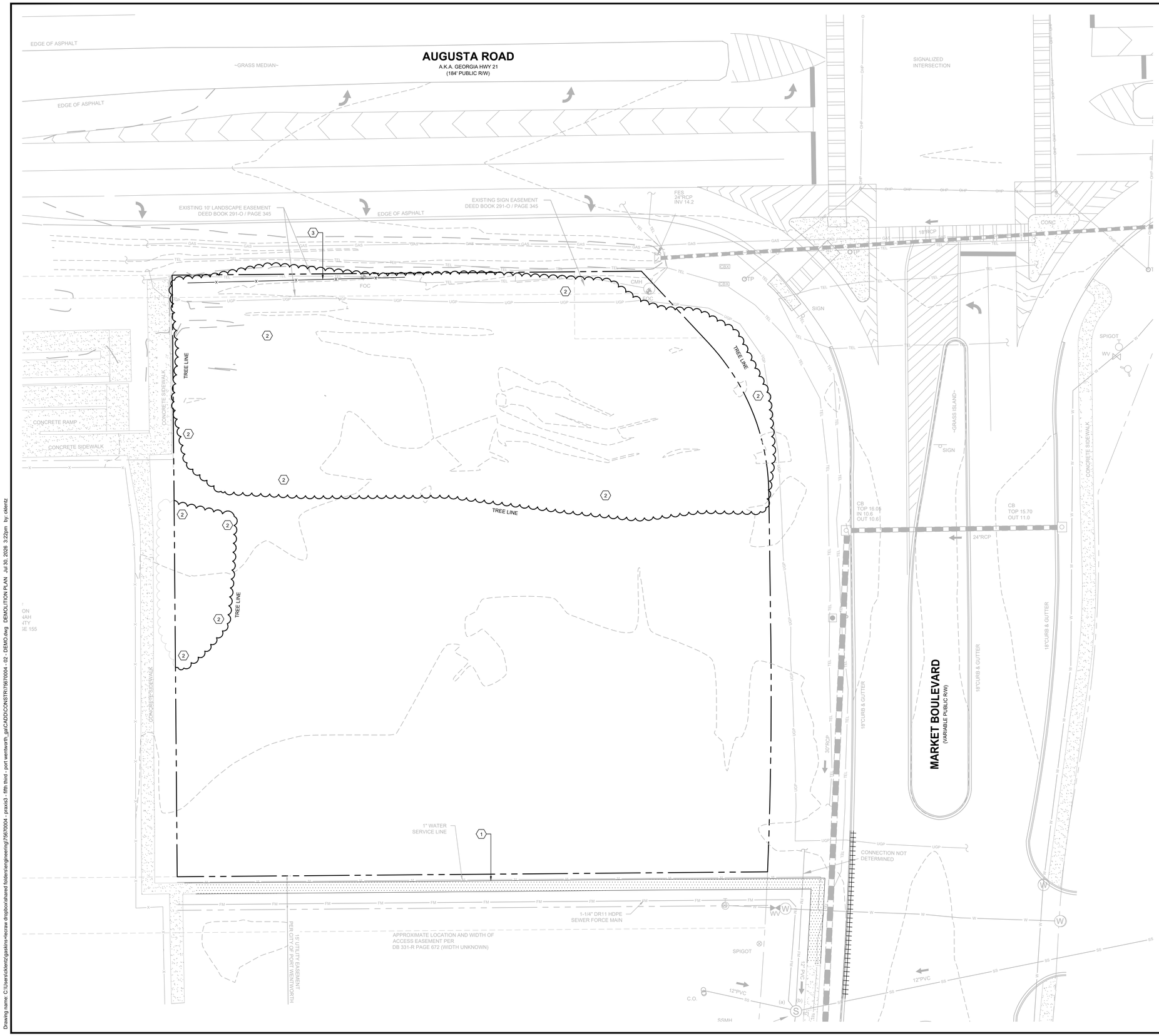

CITY APPROVAL STAMP

GENERAL DEMOLITION NOTES

1) CONTRACTOR TO ENSURE ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, ARE IN PLACE PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.

2) CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS, ETC. DURING ALL PHASES OF CONSTRUCTION.

3) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.

4) ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.

5) BOUNDARY & TOPOGRAPHIC SURVEY BY GEOSURVEY, DATED 05.04.2026. BENCHMARK IS NOTED ON SURVEY.

6) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0030G, DATED 08.16.2018.

7) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

LEGEND

- DEMOLISH EXISTING STRUCTURES
- DEMOLISH EXISTING PAVEMENT
- DEMOLISH EXISTING CURB/GUTTER
- X — DEMOLISH EXISTING TREE

KEY NOTES

1	REMOVE EXISTING SIDEWALK
2	EXISTING VEGETATION TO BE REMOVED
3	REMOVE EXISTING FENCE
4	REMOVE EXISTING CURB & GUTTER

CAUTION

THE UTILITES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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FIFTH THIRD BANK - PORT WENTWORTH, GA
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PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE

7/30/2026

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SCALE & NORTH ARROW:

NORTH ARROW

0' 10' 20' 40'

SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

DEMOLITION PLAN

C-1.0

Drawing name: C:\Users\cklentz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CADD\CONSTR\75670004 - 02 - DEMO.dwg DEMOLITION PLAN Jul 30, 2026 3:22pm by: cklentz

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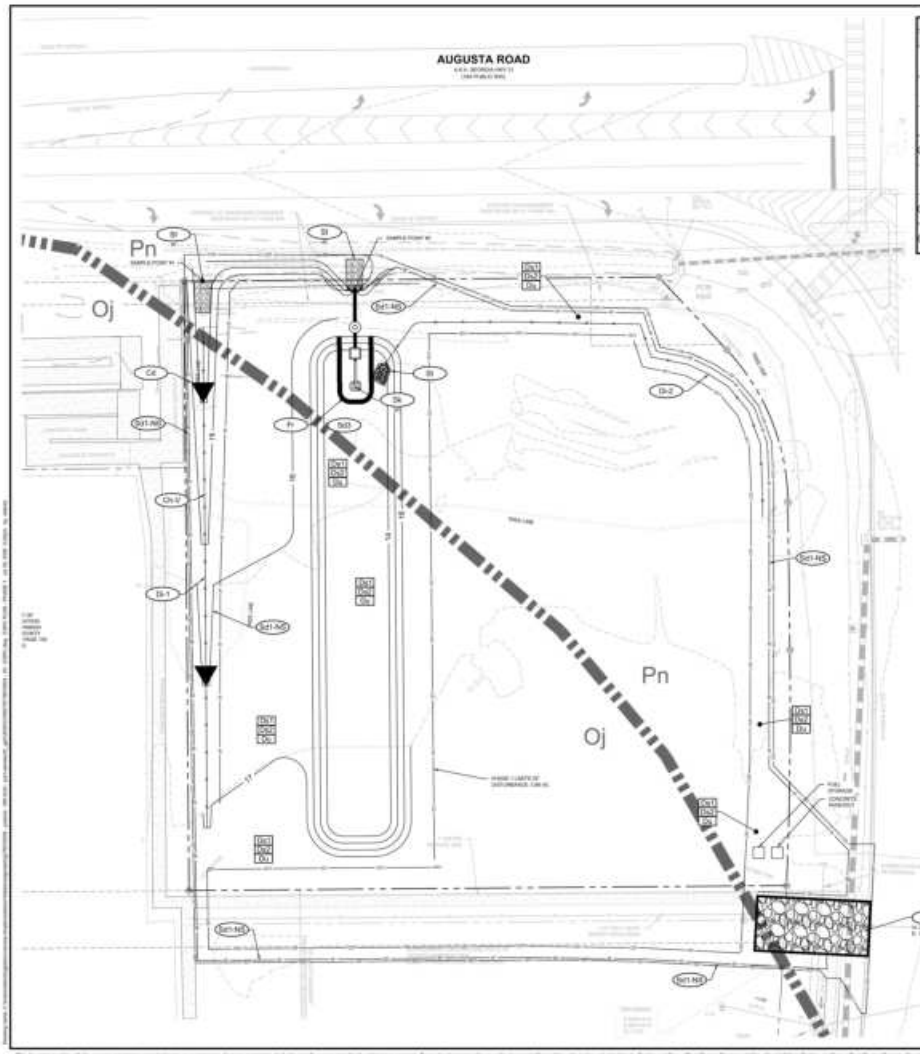


EROSION CONTROL LEGEND

CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
DS-1	[illegible]		Cx	CONSTRUCTION EXIT	
DS-2	[illegible]		Dr	DIVERSION	
Sk	[illegible]		Fr	FILTER RING	
Sk	FLOATING SURFACE SKIMMER		Sd1-NO	SEDIMENT BARRIER (NON-DEWATERING)	
	LIMITS OF CONSTRUCTION		Sd3	TEMPORARY SEDIMENT BASIN	
Ch-1/2	CHANNEL STABILIZATION (NON-VEGETATED LINING)		Dt	DIVERSION	
Sl	STORM DRAIN OUTLET PROTECTION				

GSWCC

Level II Certified Design Professional

24 HOUR CONTACT

[illegible]

PRIMARY PERMITTEE

[illegible]

SOIL SERIES

[illegible]

NOTE

[illegible]

CITY APPROVAL STAMP

GENERAL EROSION CONTROL NOTES

[illegible]

CERTIFICATION STATEMENT

[illegible]

GASKINS + LECRAW

REVISIONS

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7000 TOURNEY ST
PIN: [illegible]
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL

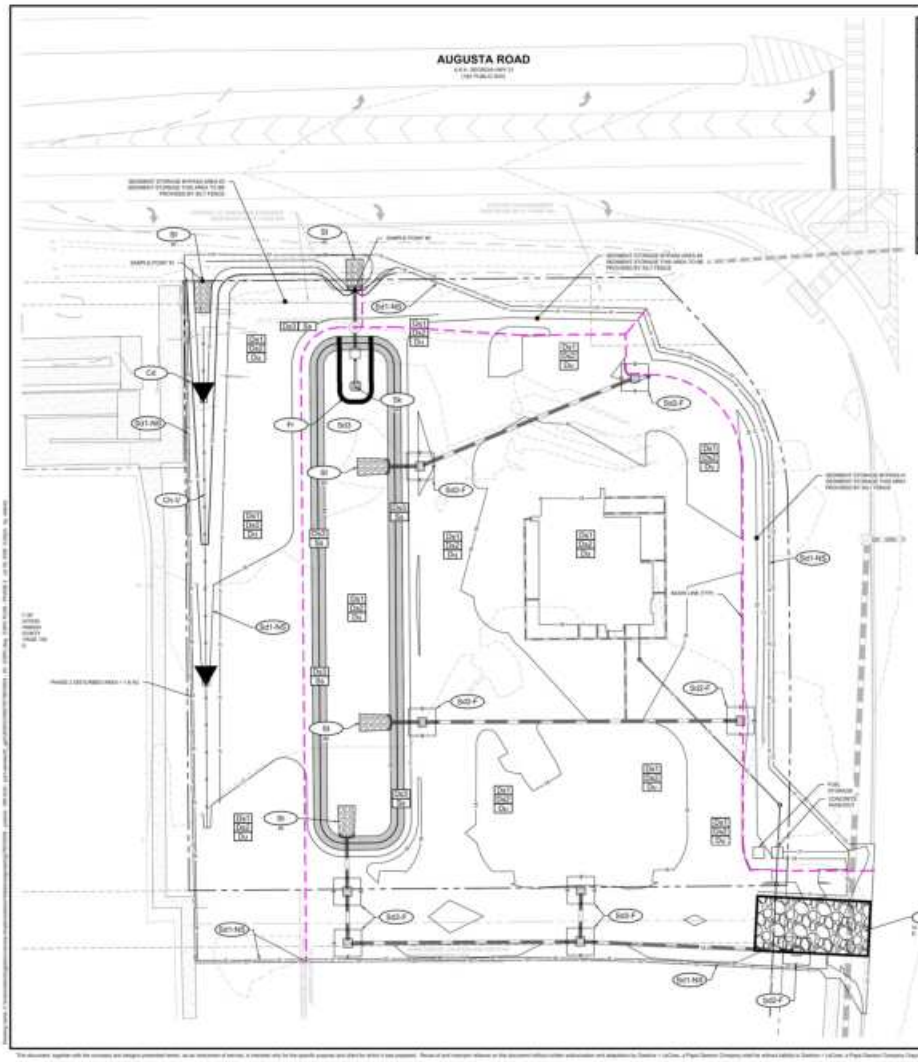
CALL BEFORE YOU DIG

SCALE & NORTH ARROW

DESIGN INFO

ESFC PLAN - PHASE 1

C-2.0



EROSION CONTROL LEGEND

CODE	PRACTICE	UNIT SYMBOL	CODE	PRACTICE	UNIT SYMBOL
DN-1	[illegible]		Cc	CONSTRUCTION EXIT	
DN-2	[illegible]		Sd-F	TEMPORARY SILT SEDIMENT TRAP FILTER FABRIC IN SUPPORT PRACTICE	
Sb	[illegible]		Fr	FILTER RING	
Sk	FLOATING SURFACE SKIMMER		Sd-NS	SEDIMENT BARRIER (NON-DEPICTED)	
	LIMITS OF CONSTRUCTION		Sd-D	TEMPORARY SEDIMENT BASIN	
DN-3	[illegible]		Sb	[illegible]	
Sr	STORM DRAIN OUTLET PROTECTION		Cd-S	STORM SUBDRAIN	

GSWCC

KYLE SAMPS

Level II Certified Design Professional

Certification Number: [illegible]

Issued: 02.17.2022 Expires: 02.17.2027

24 HOUR CONTACT

[illegible]

PRIMARY PERMITTEE

[illegible]

SOIL SERIES

[illegible]

NOTE

[illegible]

CITY APPROVAL STAMP

GENERAL EROSION CONTROL NOTES

[illegible]

CERTIFICATION STATEMENT

[illegible]

PHASE 2 - SEDIMENT STORAGE TABLE

[illegible]

GASKINS + LECRAW

REVISIONS

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1400, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7600 TOURNEY CT.
PIN: 1100C 03 001
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL

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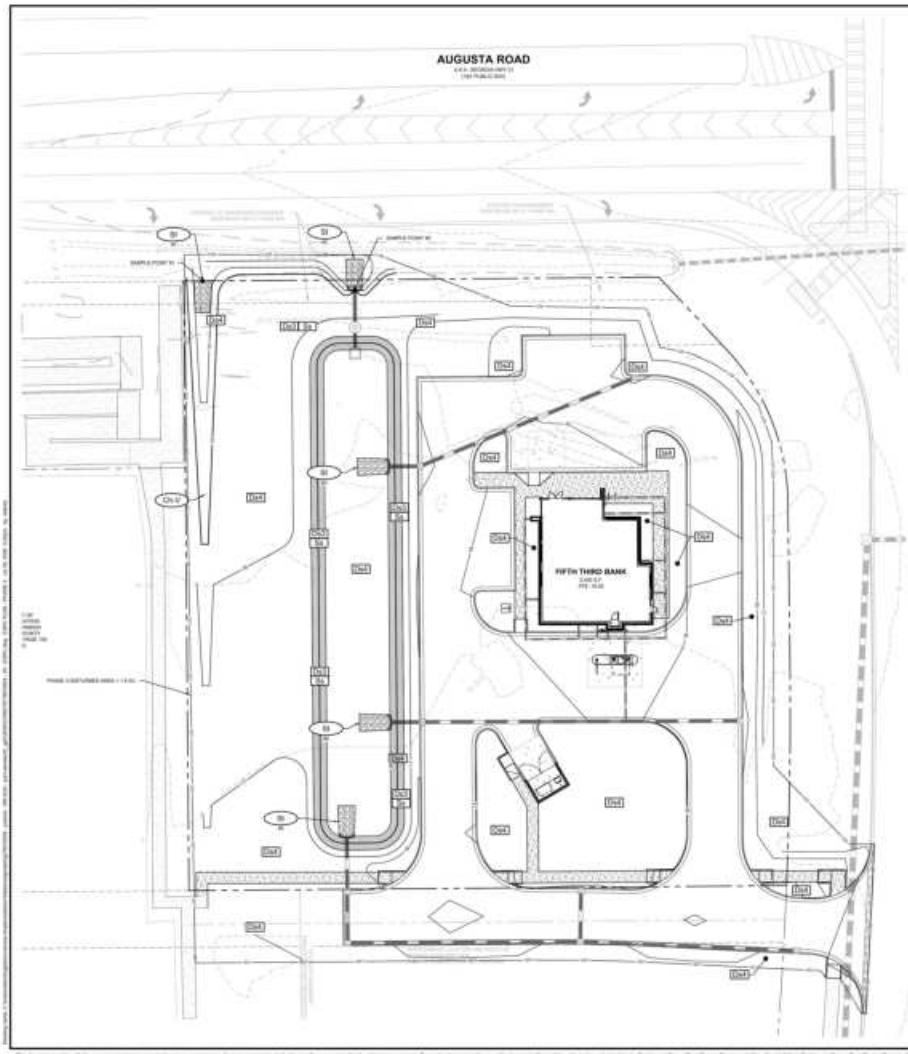
SCALE & NORTH ARROW

DESIGN INFO.

ESPC PLAN - PHASE 2

C-2.1



EROSION CONTROL LEGEND

CODE	PRACTICE	UNIT SYMBOL	CODE	PRACTICE	UNIT SYMBOL
DS-3	[illegible]		SI	[illegible]	
Out	[illegible]		SI	STORM DRAIN INLET PROTECTION	
CN-12	CLEARING STABILIZATION WITH PROMPTEC-AMBIO				

GSWCC

KYLE SHARPE

Level II Certified Design Professional

Expiration Date: 06.17.2024 Expires: 06.17.2027

24 HOUR CONTACT

[illegible]

PRIMARY PERMITTEE

[illegible]

SOIL SERIES

SI: [illegible]

NOTE

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

CITY APPROVAL STAMP

GENERAL EROSION CONTROL NOTES

1) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, TO BE ISSUED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.
2) BOUNDARY & TOPOGRAPHIC SURVEY BY GEODESIC: [illegible] IN 2020. BENCHMARK IS NOTED ON SURVEY.
3) SOIL TYPES FOR ENTIRE DISTURBED AREA IS [illegible] PER WEST AREA SOIL SURVEY.
4) THE DISCHARGE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
5) ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL 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 OF TREAT THE SEDIMENT SOURCE. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
6) SEDIMENT STORAGE MAINTENANCE SHALL FORM MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, REDUCING THE 1/2 FULL VOLUME.
7) MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
8) WASHOUT OF CONCRETE TRUCKS BY CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN SWM PIPES.

TOTAL SITE AREA = 1.8 (+/-) ACRES
TOTAL DISTURBED AREA = 1.4 ACRES
PHASE 3 DISTURBED AREA = 1.4 ACRES

CERTIFICATION STATEMENT

I [illegible] THAT THE PRINCIPLES, DESIGNS, DESCRIPTIONS AND POLLUTION CONTROL PLAN PROVIDED FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE SEDIMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION, AND THE GEORGIA NPDES GENERAL PERMIT AND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS, OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE "GENERAL NPDES PERMIT NO. GAR 100001".

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

WITH THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION REPORT (WITH DATE) WHICH WAS MADE BY THE CONTRACTOR AND CERTIFY THE INSTALLATION OF PHASE 1 MEASURES.

[illegible] DATE

PRINTED NAME OF PROFESSIONAL ENGINEER

[illegible]

PRINTED NAME OF PROFESSIONAL ENGINEER

[illegible]

[illegible]

FINAL STABILIZATION NOTE

CONTRACTOR TO COORDINATE FINAL STABILIZATION MEASURES WITH LANDSCAPE PLAN PRELIMINARY COVERAGE PLANTINGS, ETC.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SEDIMENT ACCUMULATIONS IN THE UNDERGROUND STORMWATER FACILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN STABILIZATION HAS BEEN ACHIEVED.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

A PRAXIS3 COMPANY

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[illegible]

SUITE A

[illegible]

PHONE: [illegible]

www.gaskinsandlecraw.com

[illegible]

REVISIONS:

[illegible]

CLIENT: PRAXIS3

[illegible] PEACHTREE STREET NW - SUITE 1400, ATLANTA, GEORGIA 30303

PROJECT: FIFTH THIRD BANK - PORT WENTWORTH, GA

[illegible] AUGUSTA ROAD

PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

[illegible]

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

[illegible]

DESIGN INFO:

[illegible]

ESPC PLAN - PHASE 3

C-2.2

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 Gaskins + LeCraw, a Praxis3 Company, shall be without liability to Gaskins + LeCraw, a Praxis3 Company. Copyright Gaskins + LeCraw, a Praxis3 Company, 2020

PERMIT COVERAGE

THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD), GENERAL PERMIT NO. GAR 100001 FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR STAND ALONE PROJECTS

GENERAL ES&PC NOTES & STATEMENTS

50 → 1. THE ES&PC PLAN INCLUDES, AS A MINIMUM, BEST MANAGEMENT PRACTICES, INCLUDING SOUND CONSERVATION AND ENGINEERING PRACTICES TO PREVENT AND MINIMIZE EROSION AND RESULTANT SEDIMENTATION, WHICH ARE CONSISTENT WITH, AND NO LESS STRINGENT THAN, THOSE PRACTICES CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (LATEST EDITION).

42 → 2. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.

44 → 3. THE HYDROLOGY STUDY FOR THIS SITE IS PROVIDED IN A SEPARATE DOCUMENT FROM THIS PLAN. STUDY TITLED "STORMWATER MANAGEMENT REPORT" AND SUBMITTED ON 07.31.2026 BY GASKINS + LECRAW.

15 → 4. 41 → 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. ALL AREAS OF IMPACT ARE NOTED AND DELINEATED WITHIN PLANS.

17 → **5. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL**

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

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

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

39 → **9. THE USE OF ALTERNATIVE BMPS WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT OR SUPERIOR TO CONVENTIONAL BMPS AS CERTIFIED BY A DESIGN PROFESSIONAL MAY BE ALLOWED (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT WWW.GASWCC.ORG.**

40 → **10. BMPS HAVING DEMONSTRATED SUCCESS IN THE FIELD AT LEAST THREE TIMES UNDER THE ALTERNATIVE BMP PROCESS AND HAVING BEEN BENCH TESTED MAY BE PLACED ON AN EQUIVALENT BMP LIST (PLEASE REFER TO APPENDIX A-2 OF THE "MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA" 2016 EDITION.**

3 → **11. LIMITS OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPD DISTRICT OFFICE. IF EPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPS LISTED IN APPENDIX 1 OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST.**

18 → **12. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT**

36 → LAND DISTURBANCE CONSTRUCTION ACTIVITY SEQUENCE

THE FOLLOWING SEQUENCES ARE TO BE IMPLEMENTED IN THE ORDER SHOWN, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, REVISIONS, PRE-CONSTRUCTION CONFERENCE, ETC., DICTATES A DEVIATION FROM THIS SCHEDULE. IF A DEVIATION IS UNDERTAKEN OR ANTICIPATED, THE ENGINEER SHALL BE NOTIFIED AND THE CHANGE OF SEQUENCE SHALL BE RECORDED IN THE DAILY LOG

PHASE 1 - CLEARING & GRUBBING PLAN

1. OBTAIN AND POST COPY OF LAND DISTURBANCE PERMIT ON SITE.
2. SET UP A PRE-CONSTRUCTION CONFERENCE AT THE SITE WITH THE OWNER'S REPRESENTATIVE, CONTRACTOR, PROJECT DESIGN TEAM, AND COUNTY/CITY INSPECTOR TO REVIEW THE EROSION CONTROL AND SITE WORK CONSTRUCTION DOCUMENTS REQUIREMENTS.
3. SET UP A DAILY INSPECTION LOG FOR THE BMP INSPECTIONS TO BE KEPT IN THE CONSTRUCTION TRAILER.
4. CONSTRUCT THE CONSTRUCTION ENTRANCES/EXITS AT THE PROPOSED LOCATION AS SHOWN ON THE PLANS.
5. DELINEATE BUFFERS AND TREE PROTECTION LIMITS WITH TREE PROTECTION FENCING AS SHOWN ON PLANS.
6. FLAG AND STAKE PROPERTY LINES AND PROPERTY CORNERS, AS NECESSARY.
7. INSTALL ALL SILT FENCE AS SHOWN ON PHASE-I EROSION CONTROL PLAN (ECP).
8. CLEAR AND GRUB ROUTES TO AREAS FOR TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES (BMP).
9. INSTALL ROCK FILTER DAMS IN NATURAL SWALES, AS SHOWN ON THE PLANS, WITH MINIMAL DISTURBANCE TO THE ADJACENT AREA.
10. CONSTRUCT ALL OTHER STRUCTURAL BMP'S SHOWN ON THE PHASE-1 ECP.
11. CONTRACTOR SHALL COMPLETE CLEARING AND GRUBBING FOR REMAINING AREAS OF CONSTRUCTION. ALL CLEARED MATERIAL TO BE HAULED OFF SITE OR STOCKPILED FOR CHIPPING OR TUB GRINDING, OR BURNING, IF PERMITTED.

PHASE 2 - GRADING AND TEMPORARY VEGETATION PLAN

1. APPLY TEMPORARY VEGETATION (Ds1/Ds2) IN ACCORDANCE WITH PLANS AND NOTES IN THESE DOCUMENTS FOR CLEARED AREAS.
2. CONSTRUCT ALL STRUCTURAL BMP'S SHOWN ON THE PHASE-II ECP WHERE COMPLETION OF ROUGH GRADING IS NOT NECESSARY FOR INSTALLATION (I.E. AT TOE OF SLOPES, OTHER AREAS NOT TO BE AFFECTED BY ROUGH GRADING.)
3. COMMENCE WITH ROUGH GRADING ON SITE. INSTALL STRUCTURAL AND VEGETATIVE BMP'S AS SHOWN ON PLANS AND IN ACCORDANCE WITH NOTES AS ROUGH GRADING FOR EACH AREA IS COMPLETED.
4. INSTALL PERMANENT DETENTION POND(S), IF APPLICABLE, AS SHOWN.
5. CONSTRUCT TEMPORARY AND PERMANENT DRAINAGE STRUCTURES AS NECESSARY FOR PROPER SITE DRAINAGE AND CONVEYANCE TO THE PROPER BEST MANAGEMENT PRACTICES SHOWN ON THE PHASE-II ECP. INSTALL ALL OUTLET PROTECTION BMP'S CONCURRENT WITH DRAINAGE OUTFALLS.
6. INSTALL INLET PROTECTION (Sd2) AT ALL INLET STRUCTURES. USE SD2-F OR SD2-Bg AS SHOWN ON DETAILS.
7. AS SLOPES ARE BEING CONSTRUCTED, SPREAD FERTILIZER AND GRASS SEED ALONG WITH RECOMMENDED MULCHING AS SOON AS FINAL GRADE IS ACHIEVED TO HELP STABILIZE THESE SLOPES.
8. CONSTRUCT DIVERSION DIKES(Di) WITH DOWN DRAINS (Dn1) AS NEEDED AND AS SHOWN ON THE PHASE II ECP. CONSTRUCT FILTER RINGS (Fr) AROUND EACH TEMPORARY DOWN DRAIN INLET.
9. SPREAD MATTING AND BLANKETS AND APPLY PERMANENT GRASSING TO ALL FINISHED SLOPES. COMMENCE FINAL GRADING OF ALL ROADS, PARKING LOTS AND BUILDING PADS.

PHASE 3 - STORMWATER MANAGEMENT & PERMANENT VEGETATION PLAN

1. INSTALL ALL SANITARY SEWER LINES AND REMAINING STORM DRAINS WITH OUTLET PROTECTION (St), LEVEL SPREADERS (Lv), AND/OR OTHER NECESSARY CHANNEL STABILIZATION AS REQUIRED AT HEADWALLS.
2. INSTALL INLET PROTECTION (Sd2) AT ALL INLET STRUCTURES. SD2-P MAY BE INSTALLED ON INLET STRUCTURES WITH STRUCTURE TOPS IN PLACE.
3. SMOOTH GRADES AND PERMANENTLY VEGETATE DISTURBED AREAS AT COMPLETION OF PIPE CONSTRUCTION.
4. INSTALL AGGREGATE BASE FOR ALL ROADWAYS.
5. INSTALL CURB & GUTTER FOR ROADS AND PARKING LOTS.
6. AFTER A CURING TIME OF NO LESS THAN SEVEN DAYS, CURBS SHALL BE BACKFILLED AND SHOULDERS SHALL BE SMOOTH GRADED AND TEMPORARILY VEGETATED OR MULCHED. (Ds1/Ds2).
7. INSTALL UTILITIES IN ALL THE SHOULDERS. APPLY TEMPORARY VEGETATION TO AREAS DISTURBED BY UTILITY CONSTRUCTION IN ACCORDANCE WITH PLAN NOTES.
8. CONSTRUCT SIDEWALKS AS SHOWN ON PLANS. AFTER A CURING TIME OF NO LESS THAN SEVEN DAYS, REMOVE FORMS AND APPLY MULCH OR VEGETATION TO DISTURBED AREAS.
9. PAVE ALL STREETS. APPLY FINAL STABILIZATION TO ANY REMAINING AREAS THAT HAVE NOT BEEN PERMANENTLY VEGETATED IN ACCORDANCE WITH NOTES IN THESE PLANS.
10. ALL SEDIMENT PONDS AND PERIMETER SILT FENCING TO REMAIN THROUGHOUT BUILDING CONSTRUCTION TO BE DONE BY OTHERS. AT COMPLETION OF BUILDING CONSTRUCTION, ALL AREAS ARE TO BE PERMANENTLY VEGETATED.
11. REMOVE TEMPORARY SEDIMENT PONDS AND OTHER TEMPORARY STRUCTURAL BMP'S FOLLOWING FINAL STABILIZATION AND WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED ON 80% OF THE SURFACE. USE PERMANENT VEGETATIVE BMP'S TO STABILIZE BACKFILL FROM REMOVAL OF STRUCTURAL BMP'S.
12. AS SOON AS CONCRETE BUILDING PADS ARE POURED, ALL AREAS AROUND AND BETWEEN THESE PADS AND THE STREETS/PARKING LOTS SHALL BE TEMPORARILY VEGETATED.
13. AS SOON AS PRACTICALLY POSSIBLE, PERMANENT LANDSCAPING SHALL BE INSTALLED ALONG ALL STREETS AND THROUGHOUT THE SITE TO PROTECT THE LAND AND HELP MINIMIZE THE EFFECTS OF SEDIMENT RUNOFF INTO STATE BUFFERS OR ONTO ADJACENT PROPERTIES.
14. DEVELOPER TO SUBMIT A NOTICE OF TERMINATION

26 → STORMWATER DISCHARGE POLLUTANT REDUCTION

THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN IDENTIFIES ALL POTENTIAL SOURCES OF POLLUTION WHICH MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGES FROM THE SITE. IN ADDITION, THE FOLLOWING PRACTICES SHALL BE IMPLEMENTED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY ON THE SITE.

- PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
- PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE 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.

27 → BMP FOR BUILDING MATERIALS / BUILDING PRODUCTS

COVER FOR BUILDING MATERIALS AND/OR BUILDING PRODUCTS SHALL BE PROVIDED BY MEANS OF TEMPORARY TENTS AND/OR TARPS AS REQUIRED.

14 → INITIAL INSPECTION

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERITFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION (PER PART IV.A.5 OF GAR 100001 PERMIT - SEE VERBIAGE BELOW)

FOR STAND ALONE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, OR AN ALTERNATIVE DESIGN PROFESSIONAL APPROVED BY EPD IN WRITING, TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL PRIOR TO COMMENCING WITH CONSTRUCTION ACTIVITIES AS REQUIRED BY PART III.D.2 OF THIS PERMIT UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

28 → STORMWATER MANAGEMENT NOTES

THE FOLLOWING IS A DESCRIPTION OF MEASURES THAT MAY BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.

1. STORM WATER DETENTION STRUCTURES (INCLUDING WET PONDS)
2. STORM WATER RETENTION STRUCTURES
3. FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS
4. INFILTRATION OF RUNOFF ON-SITE
5. SEQUENTIAL SYSTEMS (WHICH COMBINE SEVERAL PRACTICES)

- STRUCTURAL MEASURES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE ATTAINABLE
- THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CWA
- THE ES&PC PLAN ONLY ADDRESSES THE INSTALLATION OF STORM WATER MANAGEMENT MEASURES, AND NOT THE ULTIMATE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
- OPERATORS ARE ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT MEASURES PRIOR TO FINAL STABILIZATION OF THE SITE, AND ARE NOT RESPONSIBLE FOR MAINTENANCE AFTER STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAVE BEEN ELIMINATED FROM THE SITE.

VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL FOR THE PURPOSE OF PROVIDING A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED [E.G. NO SIGNIFICANT CHANGES IN THE HYDROLOGICAL REGIME OF THE RECEIVING WATER(S).]

- INSTALLATION AND USE OF GREEN INFRASTRUCTURE APPROACHES AND PRACTICES THAT MIMIC NATURAL PROCESSES AND DIRECT STORMWATER WHERE IT CAN BE INFILTRATED, EVAPOTRANSPIRATED OR RE-USED WITH SIGNIFICANT UTILIZATION OF SOILS AND VEGETATION RATHER THAN TRADITIONAL HARDSCAPE COLLECTION, CONVEYANCE AND STORAGE STRUCTURES ARE ENCOURAGED TO THE MAXIMUM EXTENT PRACTICABLE. GREEN INFRASTRUCTURE PRACTICES OR APPROACHES INCLUDE PERMEABLE OR POROUS PAVING, VEGETATED SWALES INSTEAD OF CURBS AND GUTTERS, GREEN ROOFS, TREE BOXES, RAIN GARDENS, CONSTRUCTED WETLANDS, INFILTRATION PLANTERS, VEGETATED MEDIAN STRIPS, PROTECTION AND ENHANCEMENT OF RIPARIAN BUFFERS AND FLOODPLAINS, AND THE OVERALL REDUCTION IN SITE DISTURBANCE AND IMPERVIOUS AREA. DESIGN INFORMATION ON GREEN INFRASTRUCTURE PRACTICES AND OTHER WAYS TO MANAGE STORMWATER CAN BE FOUND IN THE GEORGIA STORMWATER MANAGEMENT MANUAL AND COASTAL STORMWATER SUPPLEMENT. ADDITIONAL INFORMATION ON GREEN INFRASTRUCTURE CAN BE FOUND AT THE USEPA WEBSITE

18 → POLLUTION CONTROL NOTES

1. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
   - 1.A. ALL TRASH AND CONSTRUCTION DEBRIS WILL BE COLLECTED AND STORED IN A METAL DUMPSTER.
   - 1.B. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS.
   - 1.C. THE DUMPSTER WILL BE EMPTIED AS NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS.
   - 1.D. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE, UNLESS ALLOWED BY LOCAL AUTHORITIES.
2. OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE FOLLOWING BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED ON THE SITE AS APPROPRIATE: CONSTRUCTION EXIT(S), MULCHES (DS1), VEGETATIVE COVER (DS2), SPRAY-ON-ADHESIVES (TACKIFIERS OR BINDERS), TILLAGE, IRRIGATION, BARRIERS, CALCIUM CHLORIDE, PERMANENT VEGETATION (DS3), TOPSOILING, AND/OR CONSTRUCTION ROAD STABILIZATION.
3. HAZARDOUS WASTES:
   - ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER SPECIFIED BY LOCAL, STATE &/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS's) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED &/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
   - THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.
4. SANITARY WASTES:
   - A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH THE LOCAL AND STATE REGULATIONS.
   - ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP's MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTNG TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN PHASE TWO SHEET AS LISTED ON THE TABLE OF CONTENTS, BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.
   - SANITARY SEWER WILL BE PROVIDED BY MUNICIPAL AUTHORITY/SEPTIC SYSTEM AT THE COMPLETION OF THE PROJECT.

25 → SPILL CLEANUP AND CONTROL PRACTICES

- LOCAL, STATE AND MANUFACTURE'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802 AND 1-202-426-2675.
- FOR FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802 AND 1-202-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

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

31 → INSPECTIONS (PRIMARY PERMITTEE)

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

(2). MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS: (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.THE PRIMARY PERMITTEE MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.D.4.B.(5). WHEN A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTEE OF ANY PLAN DEFICIENCIES.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY AN INCIDENT, THE INSPECTION REPORT SHALL CONTAIN A STATEMENT THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION,SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

CONSTRUCTION STAGING

CONSTRUCTION STAGING AREAS, SITE ACCESS AND LIMITS OF CONSTRUCTION SHALL BE COORDINATED WITH ANY SECONDARY OR TERTIARY PERMITTEES. INSTALLATION OF WATER QUALITY DEVICES SHALL BE CONCURRENT WITH FINAL STABILIZATION

33 → SAMPLING METHODOLOGY / REQUIREMENTS

THE PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THE PERMIT. THIS SECTION IS APPLICABLE TO PRIMARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES. THIS SECTION IS NOT APPLICABLE TO SECONDARY PERMITTEES. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TUBIDITY.

A. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:
- A.1. A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE COMMON DEVELOPMENT; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORMWATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;
- A.2. THE ANALYTICAL METHOD USED TO COLLECT AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;
- A.3. WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND
- A.4. ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

B. SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.
- B.1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
- B.2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
- B.3. LARGE MOUTH, CLEAN AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
- B.4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED USING A DIRECT READING, PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
- B.5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

C. SAMPLING POINTS.
- C.1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:
- C1.A THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
- C1.B THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORMWATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
- C1.C IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).
- C1.D CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER CHANNEL.
- C1.E THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
- C1.F THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
- C1.G PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).
- C1.H ALL SAMPLING PURSUANT TO THE PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

32 → SAMPLING FREQUENCY

1. SAMPLING FREQUENCY SHALL OCCUR IN ACCORDANCE WITH PART IV.D.6.d. OF THE PERMIT.
2. THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
3. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN PERMIT #GAR100003), 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.
4. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE QUALIFYING EVENTS
   - 4.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 ALLOWS FOR SAMPLING DURING NORMAL BUSINESS HOURS AS DEFINED IN THE 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;
   - 4.B. IN ADDITION TO (4.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 THE PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS SAMPLING LOCATION, WHICHEVER COMES FIRST;
   - 4.C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (4.A.) AND (4.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;
   - 4.D. WHERE SAMPLING PURSUANT TO (4.A.), (4.B.) OR (4.C.) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PRIMARY PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6)., OR THE TERTIARY PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.C.(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 (4.A.), (4.B.) OR (4.C.) ABOVE; AND
   - 4.E. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THE PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (4.A.) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (4.B.). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (4.B.) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (4.C.) ABOVE.
5. NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (4.A.) AND (4.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.
6. NORMAL BUSINESS HOURS, AS DEFINED BY THE PERMIT, ARE MONDAY THRU FRIDAY, 8:00 AM TO 5:00 PM AND SATURDAY 8:00 AM TO 5:00 PM WHEN CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE.

31 → SAMPLING REPORTS

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A N.O.T. IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   - 2.A. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   - 2.B. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   - 2.C. THE DATE(S) ANALYSES WERE PERFORMED;
   - 2.D. THE TIME(S) ANALYSES WERE INITIATED;
   - 2.E. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   - 2.F. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   - 2.G. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   - 2.H. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   - 2.I. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THE 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 THE PERMIT. THE APPLICABLE PERMITTEES SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

35 → SAMPLING POINTS

THERE WILL BE ONE SAMPLING POINT FOR THIS SITE. THEY WILL TAKE PLACE AT THE OUTFALL OF THE Rt-P / OUTLET OF THE STORMWATER POND WITHIN THE STORMWATER CONVEYANCE DITCH ENROUTE TO BLACK CREEK. ALL CHANNELIZED STORM WATER FROM THE MAIN CONSTRUCTION SITE WILL FLOW TO THIS OUTFALL. THESE OUTFALLS ARE CLEARLY MARKED ON THE EROSION CONTROL PLANS. THE TOTAL CONTRIBUTING DRAINAGE AREA IS 0.01 SQUARE MILES.

BASED ON THE GUIDELINES PROVIDED IN THE PERMIT FOR THE DEVELOPMENT, THE TURBIDITY STANDARD APPROPRIATE TO THE OUTFALL IS 75 NTU. THE REQUIRED EFFLUENT NTU VALUE WAS CALCULATED BASED ON APPENDIX B OF THE PERMIT. THE TOTAL PROPERTY OWNED BY FIFTH THIRD BANK IS APPROXIMATELY 1.6± ACRES. 1.8 ACRES ARE ANTICIPATED TO BE DISTURBED BY CONSTRUCTION ACTIVITIES. THE RECEIVING WATER FOR THIS SITE IS ULTIMATELY TO BLACK CREEK.

CITY APPROVAL STAMP

GENERAL SITE INFORMATION

DESCRIPTION OF EXISTING LAND USE
9 → EXISTING UNDEVELOPED, PAD GRADED SITE WITH NO BUILDINGS OR PARKING AREAS

SITE PURPOSE AND CONSTRUCTION ACTIVITY
THIS SITE IS PROPOSED TO BE A 1,900 SF FIFTH THIRD BANK. THE SITE'S PROPSED DETENTION FACILITIES WILL BE LOCATED TO THE WOUTHWEST OF THE SITE AND DISCHARGE WILL ULTIMATELY BE CONVEYED TO BLACK CREEK.

6 → **SITE DESCRIPTION AND LOCATION**
TOTAL SITE AREA - 1.6 AC
TOTAL AREA OF DISTURBANCE - 1.8 ACRES
SOIL TYPES: OJ, PN
THIS SITE IS LOCATED IN PORT WENTWORTH, CHATHAM COUNTY, GEORGIA.
THE SITE IS LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF HIGHWAY 21 & MARKET BOULEVARD
ADDRESS: 7896 HIGHWAY 21

47 → **RUNOFF CURVE NUMBER**
BEFORE CONSTRUCTION - 80
AFTER CONSTRUCTION - 87

NPDES FEE CALCULATION
$40 X 1.8 AC = $72 CITY FEE
$40 X 1.8 AC = $72 EPD FEE

7 → **GPS LOCATION OF Co**
LAT: 32° 13' 15"
LONG: -81°11'43"

WETLANDS/STREAMS:
11 → THERE ARE NO KNOWN WETLANDS OR STREAMS LOCATED ON THIS SITE. THERE ARE NO KNOWN BLUELINE STREAMS ON SITE.

RECEIVING WATERS:
RECEIVING WATERS FROM THE SITE - BLACK CREEK. THERE SHALL BE NO ADVERSE IMPACTS TO THE RECEIVING WATERS BY POST DEVELOPMENT RUNOFF FROM THE SITE.

DRAINAGE DESCRIPTION:
THE SITE IS SLOPING TERRAIN WITH SLOPES RANGING FROM 1-3% SLOPES. THE EXISTING DRAINAGE FLOWS TO BLACK CREEK.

SLOPES AFTER GRADING:
AFTER CONSTRUCTION THE AVERAGE SLOPE OF THE SITE IS APPROXIMATELY 3%. EMBANKMENTS ARE 2:1 OR LESS.

CONTACT INFORMATION

5 → **PRIMARY PERMITTEE:**
FIFTH THIRD BANK
3344 PEACHTREE ROAD
ATLANTA, GEORGIA 30303
DEXTER PATTERSON
DEXTER.PATTERSON@53.COM

OPERATOR:
CONTRACTOR - TBD
QUALIFIED PERSONNEL

CIVIL ENGINEER:
GASKINS + LECRAW
3475 CORPORATE WAY, STE A
MR. TIMOTHY KYLE SHARPE, PE
678.546.8100

4 → **24 HOUR CONTACT:**
DEXTER PATTERSON
678.953.1694

EPD DISTRICT OFFICE
COASTAL DISTRICT
400 COMMERCE CENTER DRIVE
BRUNSWICK, GA 31523
912.264.7284

7 DAY INSPECTION REQUIREMENTS

FOR STAND ALONE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED. PERMIT IV.A.5 PG 25.

12 13 14 → CERTIFICATION STATEMENT (ENGINEER)

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" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

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

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR AND CERTIFY THE INSTALLATION OF PHASE 1 BMPS.

GEORGIA LICENSED PROFESSIONAL (SIGN)	7/30/26 DATE	036681 GEORGIA PE#
TIMOTHY KYLE SHARPE GEORGIA LICENSED PROFESSIONAL (PRINT)		0000065749 GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

2 → GSWCC DESIGN PROFESSIONAL

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
TIMOTHY KYLE SHARPE
Level II Certified Design Professional
CERTIFICATION NUMBER 0000065749
ISSUED: 02.17.2024 EXPIRES: 02.17.2027

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
a PAPE-DAWSON company

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SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
-	-	-	-

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE
7/30/2026

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
8 → DATE:	07.31.2026

ESPC NOTES - 1

C-2.3

Drawing name: C:\Users\cklentz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CADD\CONSTR\75670004 - 04 - ESPC NOTES.dwg ES&PC PLAN (GA) Jul 30, 2026 3:23pm by: cklentz

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 Gaskins + LeCraw, a Pape Dawson Company shall be without liability to Gaskins + LeCraw, a Pape Dawson Company Copyright Gaskins + LeCraw, a Pape Dawson Company, 2026

GSWCC CHECKLIST

1

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS GAR100001

SWCD: Coastal River SWCD
Project Name: Fifth Third Bank - Port Wentworth Address: 7896 Highway 21, Port Wentworth, GA
Local Issuing Authority: Port Wentworth, GA Date on Plans:
Name & Email of person filling out checklist: Chris Klentz (cklentz@gaskinslecraw.com)

TO BE SHOWN ON ES&PC PLAN

Plan Page #	Included Y/N	No.	Item
C-2.4	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. **Permit IV.D.1. pg 27**
C-2.0-2.8	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. The Level II certification must be issued to the Design Professional, **after completion of a GSWCC approved course,** and whose signature and seal are on the Plan.
C-2.3	Y	3	Limits of disturbance shall be **less 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 the GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. * A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed. **Permit IV.D.3. pg 28**
C-2.0-2.4	Y	4	The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C-2.0-2.4	Y	5	Provide the name, address, email address, and phone number of Primary Permittee.
C-2.0-2.3	Y	6	Note total and disturbed acreages of the project or phase under construction.
C-2.0-2.3	Y	7	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
ALL	Y	8	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C-2.3	Y	9	Descriptions of the nature of construction activity and existing site conditions.
COVER	Y	10	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C-2.3	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.
C-2.0-2.4	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 20** of the permit.
C-2.0-2.4	Y	13	Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 20** of the permit. *
C-2.0-2.4	Y	14	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect **and certify** the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." *
C-2.3	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."
N/A	N/A	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C-2.3	Y	17	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
C-2.3	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." *
C-2.3	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."
C-2.3	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."
C-2.3	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."
N/A	N/A	22	Any construction activity which discharges storm water into a Biota 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 of this checklist with at least 4 of the chosen 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 Biota 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-2.4	Y	24	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited. *
C-2.4	Y	25	Provide BMPs for the remediation of all petroleum spills and leaks.
C-2.3	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-2.3	Y	27	Description of practices to provide cover for building materials and building products on site. *
C-2.3	Y	28	Description of the practices that will be used to reduce the pollutants in storm water discharges. *
C-2.5	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 BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization).
C-2.4	Y	30	Provide complete requirements of Inspections and record keeping by the Primary Permittee. *
C-2.3	Y	31	Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
C-2.4	Y	32	Provide complete details for Retention of Records as per **Part IV.F.** of the permit. *
C-2.3	Y	33	Description of analytical methods to be used to collect and analyze the samples from each location. *
C-2.4	Y	34	Appendix B rationale for NTU values at all outfall sampling points where applicable. *
C-2.0-2.2	Y	35	Delineate all sampling locations on **all phases of** the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *
C-2.3	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 BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan. *
ALL	Y	37	Graphic scale and North arrow.
C-2.0-2.2	Y	38	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2, 5 or 10

Plan Page #	Included Y/N	No.	Item
C-2.3	Y	39	Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
C-2.3	Y	40	Use of Alternative BMP for application to the Equivalent BMP List. 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 as required by the Local Issuing Authority. Clearly note and delineate all areas of impact
N/A	N/A	42	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
C-2.0-2.2	Y	43	Delineation and acreage of contributing drainage basins on the project site.
HYDRO	Y	44	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
C-2.3	Y	45	Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. **For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.**
C-2.6-2.8	Y	46	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at all storm water discharge points.
C-2.0-2.2	Y	47	Soil series for the project site and their delineation.
C-2.0-2.2	Y	48	The limits of disturbance for each phase of construction.
C-2.0-2.2	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 must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
C-2.4	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.
C-2.6-2.8	Y	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.
C-2.0-2.2	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 year that seeding will take place and for the appropriate geographic region of Georgia.

* **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, 2026

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SEEDING REQUIREMENTS

MULCH AS REQUESTED PER GEORGIA MANUAL FOR EROSION AND SEDIMENT CONTROL

	AREA	SOWING SEASON	SPECIES	SEED LBS/ACRE
TEMPORARY Ds1 / TEMPORARY Ds2	FLAT TO ROLLING TERRAIN WITH SLOPES LESS THAN 3:1	AUG - FEB MARCH - APRIL APRIL - JUNE APRIL - JULY	ANNUAL RYEGRASS ANNUAL LESPEDEZA SUDANGRASS BR.TOP MILLET	40 LBS. 40 LBS. 60 LBS. 40 LBS.
	SEEDING WITH MULCH AGRICULTURAL LIMESTONE FERTILIZER, 5-10-15 MULCH, STRAW OR HAY WOOD WASTE, CHIPS, BARK	 6-10" DEPTH 2-3" DEPTH	 4,000 LBS/ACRE 1,500 LBS/ACRE 5,000 LBS/ACRE 14,000 LBS/ACRE	
PERMANENT Ds3	EMBANKMENTS WITH SLOPES > 3:1	MAR-JUNE 8/15-11/1	WEEPING LOVEGRASS TALL FESCUE	4 LBS. 50 LBS.
	FLAT TO ROLLING TERRAIN WITH SLOPES 3:1 OR LESS	NOV - MAR. APRIL - JUNE SEPT - MAY MARCH - MAY	UNHULLED BERMUDA HULLED BERMUDA LESPEDEZA 2 LESPEDEZA 1 TALL FESCUE	10 LBS. 10 LBS. 75 LBS. 60 LBS.
	EMBANKMENTS WITH SLOPES GREATER THAN 3:1	MAR-JUNE SEPT-MAY 8/15-11/1	WEEPING LOVEGRASS SERICEA LESPEDEZA 2 TALL FESCUE	6 LBS. 75 LBS. 75 LBS.

FERTILIZER
LBS/ACRE
400 LBS. (10-10-10)
1,000 LBS. (6-12-12)

LIME
LBS/ACRE
2,000 LBS. (10-10-10)

DISTURBED AREAS IDLE FOR GREATER THAN 7 DAYS WILL BE MULCHED OIR SEEDED WITH TEMPORARY VEGETATION. AREAS SHOULD NOT BE EXPOSED GREATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY WITHOUT PERMANENT SEEDING. THE SURFACE WILL BE ROUGHENED PRIOR TO PLANTING TO PROMOTE GOOD SEED INFILTRATION. HAND-PLANTED SEED WILL BE STABILIZED WITH APPROPRIATE MULCH (E.G., HAY, STRAW) WITHIN 24-HOURS OF PLANTING. SLOPES GREATER THAN 3 TO 1 WILL BE UNDERLAIN WITH A DOT APPROVED MATTING AND HYDROSEEDED.

35

NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLES

Trout Streams
Surface Water Drainage Area, square miles

Site Size, acres	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	25	50	75	150	300	500	500	500
10.01-25	25	25	50	75	150	200	500	500
25.01-50	25	25	25	50	75	100	300	500
50.01-100	20	25	25	35	59	75	150	300
100.01+	20	20	25	25	25	50	60	100

Waters Supporting Warm Water Fisheries
Surface Water Drainage Area, square miles

Site Size, acres	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

BEST MANAGEMENT PRACTICES

1. STRIPPING OF VEGETATION, REGRADING, AND OTHER DEVELOPMENT ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE EROSION.

2. CUT AND FILL OPERATIONS SHALL BE KEPT TO A MINIMUM, AND WILL NOT ENDANGER ADJACENT PROPERTIES.

3. DEVELOPMENT PLANS WILL CONFORM TO TOPOGRAPHY AND SOIL TYPE, SO AS TO CREATE THE LOWEST PRACTICABLE EROSION POTENTIAL;

4. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED;

5. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSIVE ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM;

6. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE;

7. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT;

8. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE;

9. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS, OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED; SILT FENCING WILL BE DOT TYPE "C"

10. ADEQUATE PROVISIONS SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS; ALL FILL SLOPES SHALL HAVE SILT FENCING AT THE TOE;

11. GRADING EQUIPMENT SHALL CROSS FLOWING STREAMS BY THE MEANS OF BRIDGES OR CULVERTS, EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE, PROVIDED IN ANY CASE THAT SUCH CROSSINGS SHALL BE KEPT TO A MINIMUM;

12. FILLS SHALL NOT ENCROACH UPON NATURAL WATER COURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS;

13. PROVISIONS SHALL BE PROVIDED FOR TREATMENT OR CONTROL OF ANY SOURCE OF SEDIMENTS AND ADEQUATE SEDIMENTATION CONTROL FACILITIES TO RETAIN SEDIMENTS ON SITE OR PRECLUDE SEDIMENTATION OF ADJACENT WATERS BEYOND THE LEVELS SPECIFIED IN THIS PERMIT;

14. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25-FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS. EXCEPTIONS INCLUDE AN APPROVED VARIANCE OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED;

15. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED;

16. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25-FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS 'TROUT STREAMS' EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED; PROVIDED, HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS 'TROUT STREAMS' WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25-FOOT BUFFER OR THEY MAY BE PIPED, AT THE DISCRETION OF THE PERMITTEE, PURSUANT TO THE TERMS OF A RULE PROVIDING FOR A GENERAL VARIANCE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING AND FOR MEASURING THE VOLUME OF WATER DISCHARGED BY THE STREAM. ANY SUCH PIPE MUST STOP SHORT OF THE DOWN STREAM PERMITTEE'S PROPERTY, AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS;

17. EXCEPT AS PROVIDED ABOVE, FOR BUFFERS REQUIRED PURSUANT TO PART IV.(XV), AND (XVI)., NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. BETWEEN THE TIME FINAL STABILIZATION OF THE SITE IS ACHIEVED AND UPON THE SUBMITTAL OF A NOTICE OF TERMINATION, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED.

18. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL FOR THE PURPOSE OF PROVIDING A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., NO SIGNIFICANT CHANGES IN THE HYDROLOGICAL REGIME OF THE RECEIVING WATER(S).

19. INSTALLATION AND USE OF GREEN INFRASTRUCTURE APPROACHES AND PRACTICES THAT MIMIC NATURAL PROCESSES AND DIRECT STORM WATER WHERE IT CAN BE INFILTRATED, EVAPOTRANSPIRATED OR RE-USED WITH SIGNIFICANT UTILIZATION OF SOILS AND VEGETATION RATHER THAN TRADITIONAL HARDSCAPE COLLECTION, CONVEYANCE AND STORAGE STRUCTURES ARE ENCOURAGED TO THE MAXIMUM EXTENT PRACTICABLE.

20. WASTE DISPOSAL. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

21. OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE PLAN SHALL INCLUDE THE BEST MANAGEMENT PRACTICE TO BE IMPLEMENTED AT THE SITE OR COMMON DEVELOPMENT.

22. ALL PERMITTEES SHALL ENSURE AND DEMONSTRATE THAT THEIR PLAN IS IN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS:
ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY PETROLEUM TO BE STORED IN TANKS WILL HAVE BE SURROUNDED BY AN EARTHEN BERM AS A SECONDARY PROTECTIVE MEASURE ALL CONTAINERS/TANKS WILL BE REGULARLY INSPECTED FOR CRACKS OR LEAKAGE. IF POSSIBLE, PETROLEUM PRODUCTS WILL BE STORED IN A COVERED AREA. ANY ASPHALT SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURE'S RECOMMENDATIONS.

PAINTS:
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM OR SURFACE WATERS BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURE'S INSTRUCTIONS AND FEDERAL, STATE AND LOCAL REGULATIONS.

24 **CONCRETE TRUCKS:**
CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASHOUT OR DISCHARGE SURPLUS CONCRETE DRUM WASH ON SITE. WASHOUT OF THE DRUM AT THE SITE IS PROHIBITED.

FERTILIZERS:
FERTILIZER USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED (WHENEVER POSSIBLE). THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO SEALABLE PLASTIC BINS TO AVOID SPILLS (WHENEVER POSSIBLE)

SANITARY/SEPTIC WASTES:
DURING CONSTRUCTION, 1 PORTABLE TOILET PER EVERY 10 WORKERS SHALL BE PROVIDED ONSITE. ALL SANITARY WASTE FACILITIES WILL BE SERVICED BY A QUALIFIED DOMESTIC WASTE HAULER. FACILITIES WILL BE PLACED OUT OF HIGH FLOW AREAS, AND WILL BE KEPT AWAY FROM, AND NOT RINSED INTO, STORM DRAIN INLETS AND RECEIVING BODIES OF WATER. AT COMPLETION, THE SITE WILL BE SERVED BY CHATHAM COUNTY SANITARY SEWER.

MULCH:
MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE PREVENTION CODE: SECTION 502.3.1 - NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2,500 CU.FT. GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, OR RUBBER TIRES, OR RUBBER OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.

SANDBLASTING GRITS:
NO SANDBLASTING GRIT WILL BE DISPOSED OF ON SITE. ITS DISPOSAL WILL BE COORDINATED WITH A LICENSED WASTE MANAGEMENT OR TRANSPORT AND DISPOSAL FIRM.

CONSTRUCTION WASTES:
ALL CONSTRUCTION WASTE, FOR EXAMPLE: RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, AND TREES AND SHRUBS REMOVED DURING GRUBBING, WILL BE COLLECTED AT A DESIGNATED ON-SITE LOCATION. IF POSSIBLE THE WASTE ACCUMULATION AREA WILL BE LOCATED IN A COVERED AREA. ALL CONSTRUCTION WASTES WILL BE REMOVED REGULARLY ON A CONSISTENT SCHEDULE AND DISPOSED OF AT AUTHORIZED DISPOSAL SITES.

DETERGENTS:
THE USE OF DETERGENTS WILL BE LIMITED ON SITE, AND NO WASH WATER CONTAINING DETERGENTS WILL BE DISCHARGED TO STORM DRAIN INLETS OR RECEIVING BODIES OF WATER.

STATE WATERS NOTES

THERE ARE NO KNOWN STATE WATERS LOCATED ON OR WITHIN 200' OF THE SITE, THEREFORE, THERE ARE NO APPLICABLE 25' UNDISTURBED STATE BUFFERS.

22 23 THIS PROJECT DOES NOT DISCHARGE 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 (SEE ATTACHED APPENDIX 1). IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 21 OF THE ES&PC PLAN FOR STAND ALONE CONSTRUCTION PROJECTS) AT LEAST 6 MONTHS PRIOR TO SUBMITTAL OF N.O.I., THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.

16 THIS PROJECT DOES NOT PROPOSE CONSTRUCTION ACTIVITY WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION. A STREAM BUFFER VARIANCE IS NOT REQUIRED FROM THE EPD.

CITY APPROVAL STAMP

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RETENTION OF RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A 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 THIS PERMIT;
D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV .D.4.A. OF THIS PERMIT;
F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS 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.

POLLUTION PREVENTION MEASURES

COVER FOR BUILDING MATERIALS / PRODUCTS ON SITE:
PLASTIC SHEETING OR TEMPORARY ROOFS SHOULD BE USED TO PROVIDE COVER TO BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTE, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, ETC. IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

GOOD HOUSEKEEPING PRACTICES:
AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT TO DO THE JOB. ALL MATERIALS ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER ONE ROOF OR ENCLOSURE. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINER WITH ORIGINAL MANUFACTURE'S LABEL. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURE. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS:
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE
ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT INFORMATION
IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED

25

SPILL PREVENTION PRACTICES

(1.) MANUFACTURES RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND THE CLEANUP SUPPLIES.
(2.) MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN A MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
(3.) ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
(4.) THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
(5.) SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
(6.) THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDED MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
(7.) THE OPERATOR WILL DESIGNATE A SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

12 13

CERTIFICATION STATEMENT (ENGINEER)

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" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

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

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR AND CERTIFY THE INSTALLATION OF PHASE 1 BMPS.

GEORGIA LICENSED PROFESSIONAL (SIGN) — DATE: 7/30/26 — GEORGIA PE#: 036681

TIMOTHY KYLE SHARPE
GEORGIA LICENSED PROFESSIONAL (PRINT) — 0000065749 GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

2

GSWCC DESIGN PROFESSIONAL

GSWCC Georgia Soil and Water Conservation Commission
TIMOTHY KYLE SHARPE
Level II Certified Design Professional
Certification Number 0000065749
Issued: 02.17.2024 Expires: 02.17.2027

8

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PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE
7/30/2026

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SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

ESPC NOTES - 2

C-2.4

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29 SCHEDULE OF ACTIVITIES

ESTIMATED COMPLETION: MONTH YEAR

BEGIN CONSTRUCTION MONTH YEAR	MONTH	MONTH	MONTH
DESCRIPTION	1	2	3
INSTALL & MAINTAIN SEDIMENT CONTROL STRUCTURES			
INITIAL PHASE EROSION CONTROL BMP INSTALLATION			
INTERMEDIATE PHASE EROSION CONTROL BMP INSTALLATION			
FINAL PHASE EROSION CONTROL BMP INSTALLATION			
INSTALLATION AND MAINTENANCE OF TEMPORARY SEDIMENT BASIN/RETROFIT			
DEMOLITION, CLEARING, AND GRUBBING			
GRADING			
TEMPORARY MULCHING/SEEDING AS REQ'D TO STABLIZE @ 14 DAY INTERVALS			
UTILITIES (STORM)			
PAVING			
FINAL STABILIZATION/PERMANENT AS REQ'D AT 30 DAY INTEIRVALS			
REMOVE SEDIMENT CONTROL STRUCTURES			
FINAL CLEAN-UP			

KEEPING PLANS CURRENT

THE PRIMARY PERMITTEE(S) SHALL AMEND THEIR PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT (I.E., THOSE BMPS WHERE THE DESIGN IS BASED UPON RAINFALL INTENSITY, DURATION AND RETURN FREQUENCY OF STORMS) OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART IV.D.3. AMENDMENTS TO THE PLAN MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AS PROVIDED IN THIS PERMIT.

INSPECTION AND MAINTENANCE PROCEDURES

DAILY	WEEKLY AND/OR WITHIN 24 HRS. OF >0.5 STORM EVENT	MONTHLY AND/OR UNTIL NOT
CONSTRUCTION EXIT STORAGE AREAS FOR POTENTIAL POLLUTANTS PETROLEUM FERTILIZER PAINT CONCRETE DETERGENTS TAR CLEANING SOLVENTS WOOD/MASONRY ROOFING MATERIAL METAL STUDS OTHER HAZARDOUS MATERIALS	ALL EROSION CONTROL MEASURES SILT FENCE - SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE. INSPECT SILT FENCE FOR TEARS, SEE THAT FABRIC IS FIRMLY IN PLACE AND ALL POSTS SECURE. SEDIMENT BASIN - INSPECT FOR DEPTH OF SEDIMENT, REMOVE SEDIMENT REACHES 10% OF DESIGN CAPACITY. DIVERSION DIKES - INSPECT AND REPAIR ANY BREACHES ACCESSIBLE DISCHARGE POINTS - ENSURE THAT EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS TEMP AND PERM SEEDING, INSPECT FOR BARE SPOTS, WASHOUT AND HEALTHY GROWTH.	ALL AREAS WHICH HAVE UNDERGONE FINAL STABILIZATION ALL EROSION CONTROL MEASURES INSPECT FOR EVIDENCE OF, OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS ACCESSIBLE DISCHARGE POINTS - ENSURE THAT EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS

A MAINTENANCE REPORT WILL BE MADE AFTER EACH INSPECTION

INSPECTIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE PRIMARY PERMITTEE BY "CERTIFIED PERSONNEL." CERTIFIED PERSONNEL MEANS A PERSON WHO HAS SUCCESSFULLY COMPLETED THE APPROPRIATE EROSION AND SEDIMENT CONTROL CERTIFICATION COURSE APPROVED BY EPD AND THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.

RECORD KEEPING A REPORT SHALL BE MADE AFTER EACH INSPECTION SUMMARIZING THE RESULTS. THE INSPECTOR MUST RECORD ANY DAMAGE OR DEFICIENCIES IN THE CONTROL MEASURES ON THE PROVIDED REPORT FORM. THE OPERATOR SHALL REPAIR ANY DAMAGE AS SOON AS PRACTICAL AND NO LATER THAN (7) SEVEN DAYS AFTER THE INSPECTION. THE PLANS MUST BE KEPT CURRENT. IT IS THE RESPONSIBILITY OF THE PRIMARY PERMITTEE TO REVISE THE ES&PC PLANS.

CITY APPROVAL STAMP

12 13 14 CERTIFICATION STATEMENT (ENGINEER)

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" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

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GEORGIA LICENSED PROFESSIONAL (SIGN)	7/30/26 DATE	036681 GEORGIA PE#
TIMOTHY KYLE SHARPE GEORGIA LICENSED PROFESSIONAL (PRINT)		0000065749 GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

2 GSWCC DESIGN PROFESSIONAL

GSWCC Georgia Soil and Water Conservation Commission

TIMOTHY KYLE SHARPE

Level II Certified Design Professional

Certification Number 0000065749

Issued: 02.17.2024 Expires: 02.17.2027

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SEAL:

GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE

7/30/2026

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DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

ESPC NOTES - 3

C-2.5

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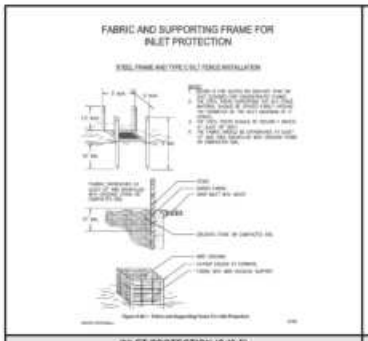
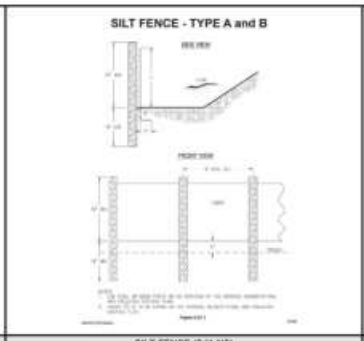


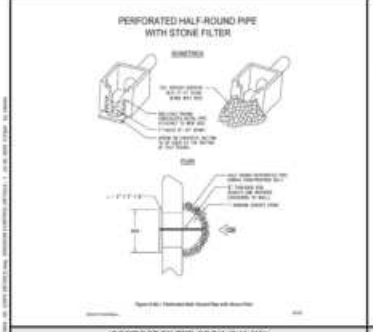
INLET PROTECTION (Sd2-F)

DUST CONTROL (Du)



SILT FENCE (Sd1-NS)

CITY APPROVAL STAMP

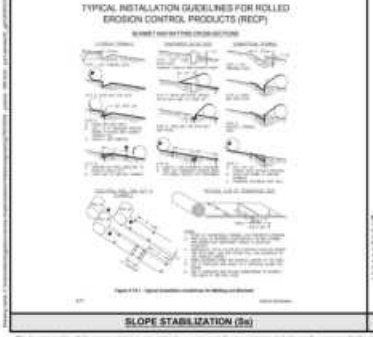


COMPOST FILTER SOCK (Sd1-NS)

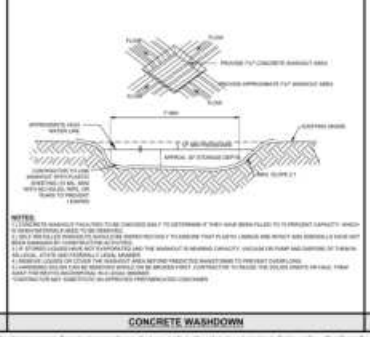
DISTURBED AREA STABILIZATION (Ds1)

TREE PROTECTION FENCE (Tr)

UNIFORM CODING SYSTEM



SLOPE STABILIZATION (Ss)



CONCRETE WASHDOWN

CONSTRUCTION EXIT (Co)

GSWCC DESIGN PROFESSIONAL

CERTIFICATION STATEMENT (ENGINEER)

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
A PRAXIS3 COMPANY
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DATA CONVERSATE MAY
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DULUTH, GA 30096
PHONE: 678.584.0100
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REVISIONS:

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PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7980 TOCHWAY DR
PIN: 1100C 01 021
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL

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SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY:	JCM
REVIEWED BY:	MKT
REVIEWED ON:	TBD
JOB #:	19TW04
DATE:	07.17.2020

ESPC DETAILS - 1

C-2.6

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FERTILIZER REQUIREMENTS

DIVERSION DITCH (Di)

CERTIFICATION STATEMENT (ENGINEER)

GSWCC DESIGN PROFESSIONAL

GSWCC

Level II Certified Design Professional

CITY APPROVAL STAMP

DISTURBED AREA STABILIZATION - WITH SODDING (Ds4)

PERMANENT VEGETATIVE PRACTICES (Ds3)

TEMPORARY VEGETATIVE PRACTICES (Ds2)

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

A PRAXIS - GRAHAMSON COMPANY

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SITE CONTRACTOR MAP

SUITE A

DALLAS, GA 30080

PHONE - 678.946.6100

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REVISIONS:

PROJECT: PRAXIS3

100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT: FIFTH THIRD BANK - PORT WENTWORTH, GA

PBS TOWNSHIP 21

RANGE 15

PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER

TIMOTHY KYLE SHARPE

07/01/2008

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

SCALE & NORTH ARROW:

DETAILS AND GRADING PLAN

DESIGN INFO:

DRAWN BY:	JCM
REVIEWED BY:	MKT
APPROVED BY:	TKS
JOB #:	1007004
DATE:	07.01.2008

ESPC DETAILS - 2

C-2.7

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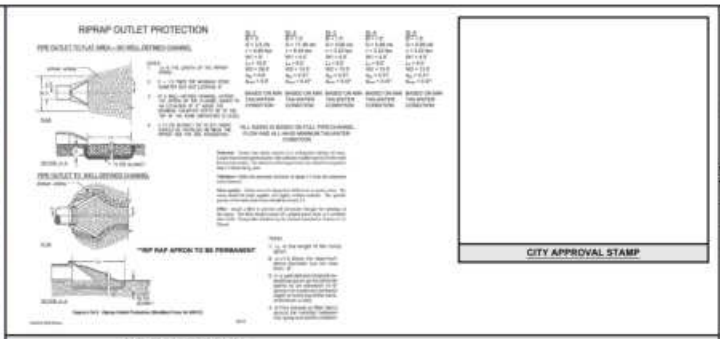
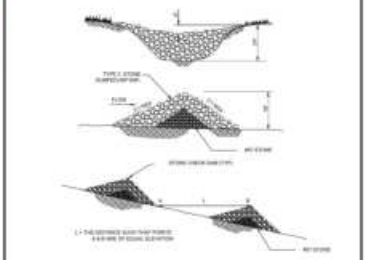
RECEIVING WATERS MAP

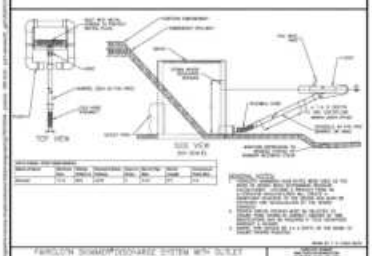


OUTLET PROTECTION (Ot)

CITY APPROVAL STAMP



STONE CHECKDAM (Cd)



FLOATING SURFACE SKIMMER (Sk)

MULCHING

MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO DISTURBED AREAS SHALL ACHIEVE 75% TO 90% BAL COVER. WHEN NEED FOR A MULCH DESIGN PROFESSIONAL IS DETAILED CONSIDER THE MULCH FUNCTIONAL LANDSCAPE, VEGETATION ESTABLISHMENT MANAGEMENT, AND EROSION CONTROL EFFECTIVENESS. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS SPECIFIED.

DRY STRAW DECIDUOUS HAY OR GRASS QUALITY AND FREE OF WEED SEEDS CLEAN, DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT 4 TONS PER ACRE.

1. WOOD CELLULOSE MULCH OR WOOD FLAT FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED AT THE RATE INDICATED ABOVE UNTIL PER HYDRAULIC SEEDING.
2. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD FLAT FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES ONLY ON STEEPER.
3. BERMUDA GRASSES MAY CONTAINING NATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
4. FREE STRAW OR FREE HAY SHALL BE APPLIED AT A THICKNESS OF 1 INCHES FOR SEEDING PURPOSES. STORM SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHEN UNMANEUVERABLE OR OVER-BROADCASTING AND PLANTER. THIS IS NOT APPROPRIATE FOR DISTURBED AREAS.
5. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
6. BITUMINOUS TREATED MULCHES MAY BE APPLIED ON PATCHED AREAS, SLOPES, OR OTHER DISTURBED MAINTENANCE TO PREVENT EROSION. BITUMINOUS TREATED MULCHING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MEET THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

WOOD CELLULOSE AND WOOD FLAT FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN ADDITIVES IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND NO BE HARMFUL WITH EXISTING PLANT SEEDING.

LIME & FERTILIZER RATES

NOTE: LIME & FERTILIZER RATES APPLY TO NORTH GA & FLA

AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRASS AREAS REQUIRE LIME PER LOCATION. IF LIME IS APPLIED WITHIN NO MORE OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.

LIME SPREAD BY CONVENTIONAL EQUIPMENT SHALL BE GROUND LIMESTONE. GROUND LIMESTONE IS COLLECTIVE EQUIVALENT. LIMESTONE DESIGNED TO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10 MESH SIEVE, NOT LESS THAN 50 PERCENT WILL PASS THROUGH A 60 MESH SIEVE AND NOT LESS THAN 20 PERCENT WILL PASS THROUGH A 100 MESH SIEVE.

FAST ACTING LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT SHOULD BE FINELY GROUND LIMESTONE. MIXTURE FROM THE MESH SIEVE SIZE TO THE 2 MESH SIEVE. FINELY GROUND LIMESTONE IS COLLECTIVE OR EQUIVALENT. LIMESTONE DESIGNED SO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10 MESH SIEVE.

IT IS GENERALLY TO USE DOLOMITIC LIMESTONE IN THE SUBTROPICAL SOUTHERN COASTAL PLAIN AND ATLANTIC COAST FLATWOODS BELOW ZONE FOURTEEN (14) 1.

AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHEN ONLY TREES ARE PLANTED.

INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR COOL-SEASON OR COMMUNITIES OF GRASSES AND LISTED IN TABLE 6-1.

MULCHING / FERTILIZER RATES

GSWCC Georgia Soil and Water Conservation Commission

TIMOTHY KYLE SHARPE

Level II Certified Design Professional

Certification Number: GSWCC-001

Issued: 05.17.2006 Expires: 05.17.2021

GSWCC DESIGN PROFESSIONAL

I CERTIFY THAT THE PERMITTED 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 EQUIPMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OF THE SAMPLING OF STORM WATER OUTFALL LIE AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

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

UPON THE INSTALLATION OF THE PHASE I EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION OUTLINED IN SECTION 1 (GAPC) AND NOTIFY BY THE CONTRACTOR AND CERTIFY THE INSTALLATION OF PHASE I MAPS.

PRINCIPAL ENGINEER (SIGNATURE) TITLE DATE

PRINCIPAL ENGINEER (PRINTED) GEORGIA REG. NO. COMPANY NAME

TIMOTHY KYLE SHARPE
GEORGIA LICENSED PROFESSIONAL ENGINEER

GEORGIA EROSION CONTROL CODE CERTIFICATION 2

CERTIFICATION STATEMENT (ENGINEER)

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

A PRAXIS3 - GRAHAMTECH COMPANY
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CLIENT
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100 PEACHTREE STREET NW - SUITE 1400, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
PIN: 110-01-01-21
TAX: 110-01-01-21
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL

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SCALE & NORTH ARROW:

DETAILS ARE NOT DRAWN TO SCALE

DESIGN INFO:

DRAWN BY:	JCM
REVIEWED BY:	MKT
REVIEWED BY:	TKS
JOB #:	19170004
DATE:	07.07.2020

ESPC DETAILS - 3

C-2.8

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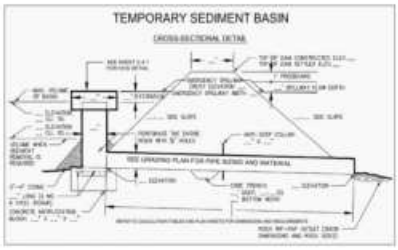
Temporary Sediment Basin Design Sheet (MINIMUM REQUIREMENTS)

Temporary Sediment Basin Design Sheet (MINIMUM REQUIREMENTS)



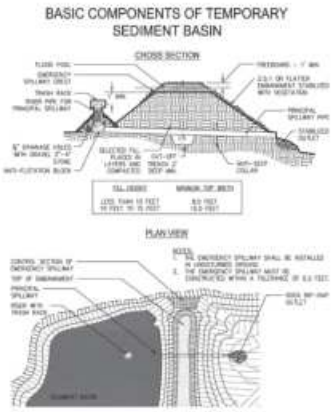


Figure 6-D.1

CITY APPROVAL STAMP

GASKINS + LECRAW

REVISIONS

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PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7980 TOURNEY ST
PIN: 1100000121
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

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SCALE & NORTH ARROW

DESIGN INFO

ESPC DETAILS - 4

C-2.9

Sd3 - Phase 1

Sd3 - Phase 2

CERTIFICATION STATEMENT (ENGINEER)

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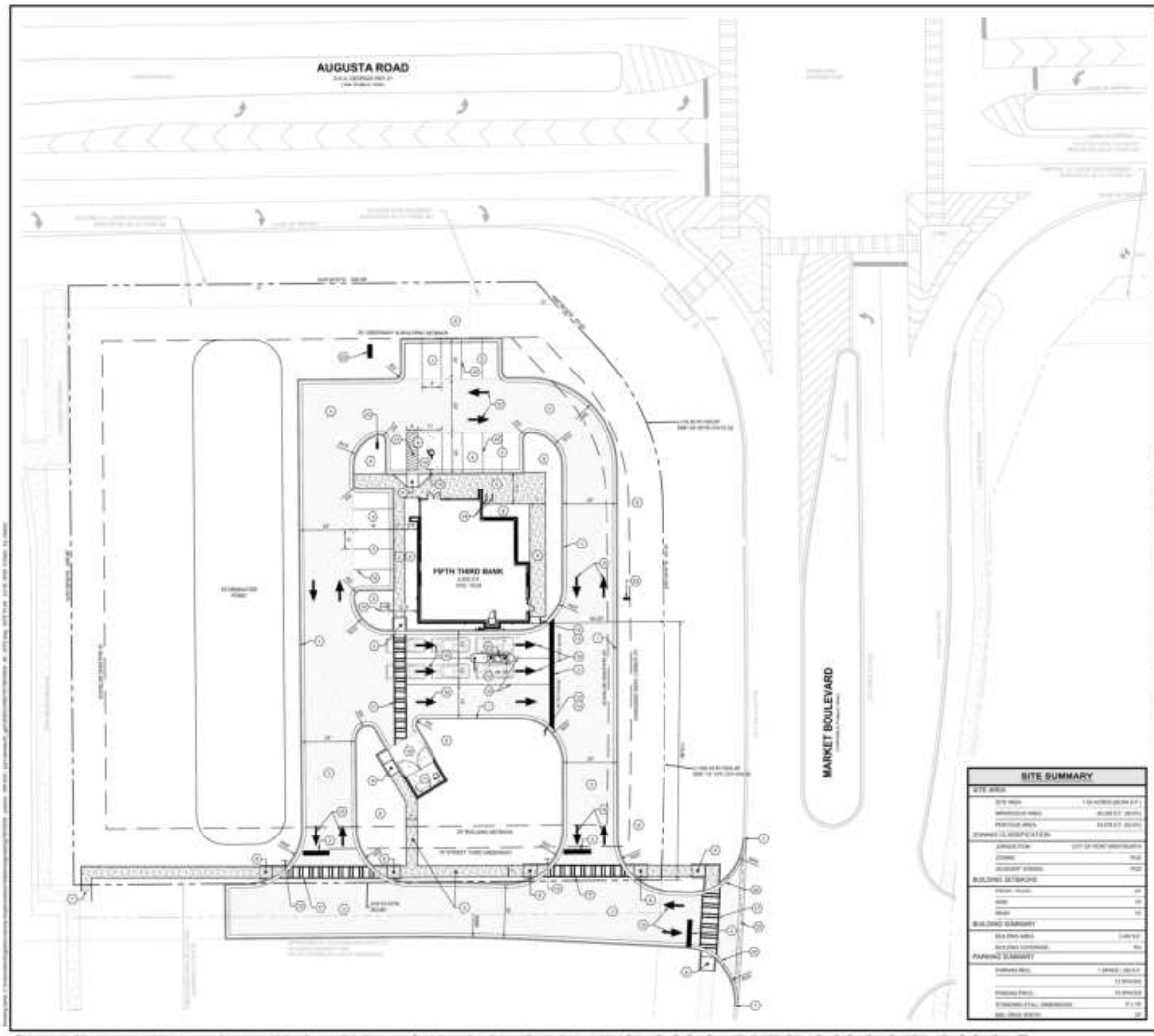

CITY APPROVAL STAMP

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
2. ALL TREE SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. REFERENCE A CONTEMPORARY SURVEY BY GEOMATICS, DATED 00.00.2020, BENCHMARK IS DETAILED ON SURVEY.
4. FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER (SEE COVER), DATED 00.00.2010.
5. HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
6. ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
7. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
8. REFERENCE ARCH PLANS FOR DIMENSIONAL DETAILS, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
9. ALL BER PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATIONS - SEE REPORT PREPARED BY ECS SOUTHEAST, LLC, DATED 00.11.2020.

KEY NOTES

1	24" CURB & GUTTER - SEE SHEET C-1.1 FOR DETAIL
2	24" WHITE STOP BAR - SEE SHEET C-1.1 FOR DETAIL
3	HEAVY DUTY PAVEMENT - SEE SHEET C-1.1 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT - SEE SHEET C-1.1 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK - SEE SHEET C-1.1 FOR DETAIL
6	DUST STANDING NON-SKIMP WITH DETECTABLE WARNING - SEE SHEET C-1.1 FOR DETAIL
7	CONTINUOUS 1½ TO 3½ WIDE AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA - SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA - SEE SHEET C-1.1 FOR DETAIL
10	ADA PARKING SIGN - SEE SHEET C-1.1 FOR DETAIL
11	SHARPS DISPOSAL ASSURE - REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1) - SEE SHEET C-1.1 FOR MOUNTING DETAIL
13	DO NOT ENTER SIGN (R5-1) - SEE SHEET C-1.1 FOR MOUNTING DETAIL
14	CONCRETE TRASH DUMPSTER PAD PER UTILITY OWNER'S REQUIREMENTS
15	TYPICAL PAVEMENT MARKING
16	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
17	STRIPED PEDESTRIAN CROSSWALK PER DIST STANDARD DETAIL
18	HEAVY DUTY CONCRETE PAVEMENT - SEE SHEET C-1.1 FOR PAVEMENT SPECIFICATIONS
19	BIKE RACK(S) - SEE SHEET C-1.2 FOR DETAILS
20	DRIVE THRU EQUIPMENT / SIGNAGE - REFER TO ARCH PLANS FOR DETAILS
21	48 SQUARE STRIPES 2' ON CENTER 2'-0" CLEAR TO MATCH STRIPING FOR STRIPE
22	PROPOSED MONUMENT SIGN, DESIGNED AND PERMITTED BY OWNER
23	PROPOSED DIRECTIONAL SIGN, DESIGNED AND PERMITTED BY OWNER
24	2' WIDE CONCRETE VALLEY GUTTER
25	TAPER FROM 24" CURB & GUTTER TO 24" CURB 2'

SITE SUMMARY

SITE AREA	
SITE AREA	1.00 ACRES (00,000 S.F.)
IMPERVIOUS AREA	00,000 S.F. (00.0%)
PERVIOUS AREA	00,000 S.F. (00.0%)
ZONING CLASSIFICATION	
JURISDICTION	CITY OF PORT WENTWORTH
ZONING	PUD
OVERLAY ZONING	PUD
BUILDING SETBACKS	
FRONT (TOW)	00'
SIDE	00'
REAR	00'
BUILDING SUMMARY	
BUILDING AREA	3,000 S.F.
BUILDING COVERAGE	0%
PARKING SUMMARY	
PARKING REQ.	1 SPACE / 200 S.F.
	15 SPACES
PARKING PROV.	15 SPACES
STANDARD STALL DIMENSION	9' x 18'
BIKE RACK SPACES	00'

PAVEMENT LEGEND

CONTRACTOR TO SUBMIT JOINT PLAN TO ARCHITECT FOR REVIEW/APPROVAL PRIOR TO PAVING

CONCRETE PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC, DATED 00.11.2020)

HEAVY DUTY PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC, DATED 00.11.2020)

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

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REVISIONS:

1			
2			
3			
4			
5			
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7			
8			
9			
10			

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1400, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
PID: 1100000-21
PIN: 00000000
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED PROFESSIONAL ENGINEER
TIMOTHY KYLE BARNES
PE, PROJECT PROFESSIONAL
07/01/2020

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SCALE & NORTH ARROW:

NORTH ARROW
0' 20' 40' 80'
SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	JCM
REVIEWED BY:	MKT
APPROVED BY:	TKB
JOB #:	19-00000
DATE:	07.01.2020

SITE PLAN

C-3.0

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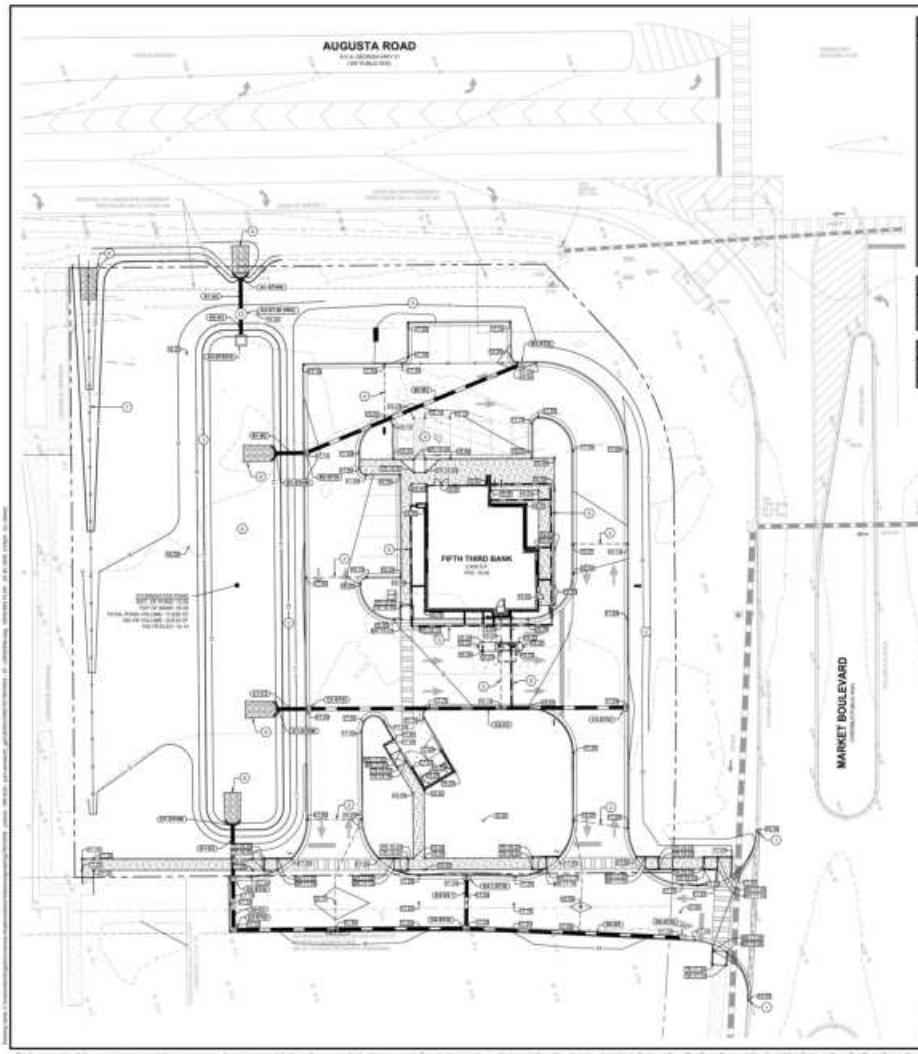
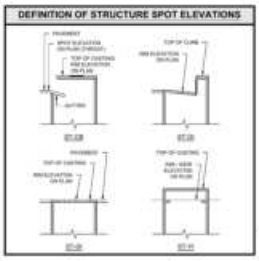


DEFINITION OF STRUCTURE SPOT ELEVATIONS



SPOT ELEVATION LEGEND

BW	BOTTOM OF WALL	TW	TOP OF WALL
FL	FLOW LINE	HP	HIGH POINT

ALL VERTICAL SPOT GRADES ALONG CURB AND BOTTOM OF CURB IS ELEVATION UNLESS OTHERWISE SPECIFIED

STRUCTURE TYPES

DT-01-S	GEORGIA DOT DI-01 TYPE S	DT-11	GEORGIA DOT DI-11
DT-01-T	GEORGIA DOT DI-01 TYPE T	DT-12	GEORGIA DOT DI-12
DT-01	GEORGIA DOT DI-01 TYPE X	DT-13	GEORGIA DOT DI-13
DT-01-W	GEORGIA DOT DI-01 WHEELCHAIR	DT-21-C	SEE DETAILS SHEET C1.0-1

CITY APPROVAL STAMP

GENERAL GRADING NOTES

1. ALL VERTICAL SPOT GRADES ALONG CURB AND BOTTOM OF CURB IS ELEVATION UNLESS OTHERWISE SPECIFIED.
2. ALL SLOPES ARE TO BE STEEPER THAN 3:1.
3. ALL CURB DEPTHS ARE TO BE STANDARD WITH DEPTHS ON CURB CONFORM OF DIMENSIONS.
4. BOUNDARY & TOPOGRAPHIC INFORMATION FROM SURVEY BY GEOSURVEY, DATED 05-24-2006.
5. FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON FIRM FIRM MAP NUMBER 13051C0263G, DATED 08-18-2014.
6. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
7. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
8. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY EASEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
9. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
10. DISMANTLE SIGNAGE TO EXISTING AND ALONG AND ADJACENT TO AND REMAINING CROSS SLOPE OF 3%.

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	WALK LINE
3	2:1 SLOPE
4	SIDE FINISHING GRADE MINIMUM SLOPE OF 1% IN ANY DIRECTION
5	6" NDS HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
6	5' CONNECTION PIPE
7	2 NDS DRAINAGE TRIAGE @ 1.5% MIN. SLOPE
8	BARRIER UPRIGHT. REFER TO EXPO DRAINAGE FOR DETAIL

STORM PIPES

NAME	SIZE	LENGTH	SLOPE	INV UP	INV DOWN	MATERIAL
D1-S1	18"	10.00	1.00%	10.00 (D1-S1 INV UP)	10.00 (D1-S1 INV DN)	HDPE
D2-D1	18"	11.00	1.00%	10.01 (D2-D1 INV UP)	10.00 (D2-D1 INV DN)	HDPE
D1-B2	18"	10.00	0.50%	10.00 (B2-D1 INV UP)	10.00 (B2-D1 INV DN)	HDPE
B2-B1	18"	102.00	0.50%	10.00 (B2-B1 INV UP)	10.00 (B2-B1 INV DN)	HDPE
C1-C2	18"	10.00	0.50%	10.00 (C1-C2 INV UP)	10.00 (C1-C2 INV DN)	HDPE
C2-C3	18"	100.00	0.50%	10.00 (C2-C3 INV UP)	10.00 (C2-C3 INV DN)	HDPE
D1-D3	18"	20.00	0.50%	10.00 (D1-D3 INV UP)	10.00 (D1-D3 INV DN)	HDPE
B1-B3	18"	20.00	0.50%	10.00 (B1-B3 INV UP)	10.00 (B1-B3 INV DN)	HDPE
B3-B4	18"	100.00	0.50%	10.00 (B3-B4 INV UP)	10.00 (B3-B4 INV DN)	HDPE
B4-B4-1	18"	20.00	0.50%	10.00 (B4-1 INV UP)	10.00 (B4 INV DN)	HDPE
B4-B5	18"	80.00	0.50%	10.11 (B4-B5 INV UP)	10.00 (B4-B5 INV DN)	HDPE

STORM STRUCTURES

NAME	TYPE	STATION	RIM	INV IN (PIPE)	INV OUT (PIPE)
D1 (STAR)	HEADWALL	0+10.00	10.00	10.00 (D1-S1)	
BLUFF INL (RIS)	JUNCTION BOX W/ WATER QUALITY UNIT	0+00.00	10.00	10.16 (B2-IN)	10.16 (B1-IN)
BLUFFOCS	OUTLET CONTROL STRUCTURE	0+00.00	10.00		10.07 (BW-IN)
B1 (STAR)	HEADWALL	0+00.00	10.00	10.00 (B1-B2)	
B2 (DT-S)	HOODED GRATE INLET	0+00.00	10.17	10.00 (B2-D1)	
B3 (DT-S)	HOODED GRATE INLET	0+00.00	10.17	10.00 (B3-B4)	
B4 (DT-S)	HOODED GRATE INLET	1+00.00	10.58		10.00 (B4-B5)
C1 (STAR)	HEADWALL	0+00.00	10.00	10.00 (C1-C2)	
C2 (DT-S)	HOODED GRATE INLET	0+00.00	10.00	10.00 (C2-C3)	10.00 (C1-C2)
C3 (DT-S)	HOODED GRATE INLET	1+00.00	10.00		10.00 (C2-C3)
D1 (STAR)	HEADWALL	0+00.00	10.00	10.00 (D1-D3)	
D2 (DT-S)	HOODED GRATE INLET	0+00.00	10.00	10.00 (D3-D2)	10.00 (D1-D2)
D3 (DT-S)	HOODED GRATE INLET	0+00.00	10.00	10.00 (D3-D4)	10.00 (D3-D2)
D4 (DT-S)	HOODED GRATE INLET	1+00.00	10.00	10.00 (D4-D4-1) 10.00 (D4-D3)	10.00 (D4-D3)
D4-1 (DT-S)	HOODED GRATE INLET	0+00.00	10.00		10.00 (D4-D4-1)
D5 (DT-S)	HOODED GRATE INLET	0+00.00	10.00		10.11 (D4-D5)

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REVISIONS

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
PIN: 110-01-01-21
PIN: 110-01-01-22
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
TIMOTHY KYLE SEARCY
7/29/2020

CALL BEFORE YOU DIG
811
Know what's below. Call before you dig.

SCALE & NORTH ARROW
NORTH ARROW
0 20 40
SCALE: 1" = 20'

DESIGN INFO.

DRAWN BY:	JCM
REVIEWED BY:	MKT
APPROVED BY:	TKS
JOB #	19-0444
DATE	07-31-2020

GRADING PLAN

C-4.0

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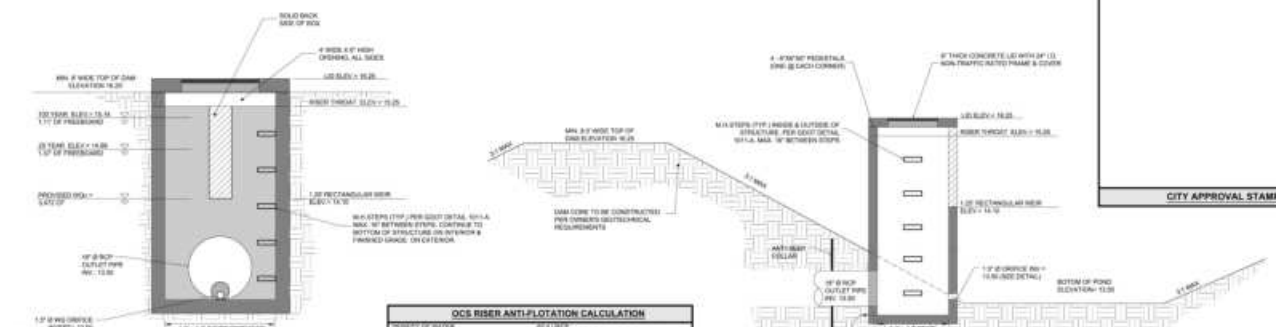
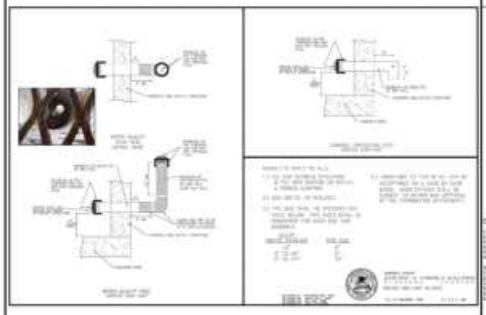


OCS RISER ANTI-FLOTATION CALCULATION

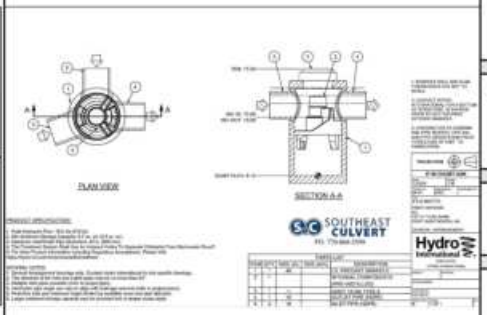
DENSITY OF WATER	62.4 LB/CF
BUOYANT FORCE	1,000 LB/VERT. FT OF OCS (EXS OUTSIDE DIM.)
RISER HEIGHT	2.75 FT (14.25 - 11.50)
TOTAL BUOYANT FORCE:	4,356 LB
DENSITY OF CONCRETE:	150 LB/CF
VOLUME OF CONCRETE PER V.F. OF OCS:	9 CF (EXS - 4'X4')
RISER WEIGHT:	2,713 LB (2.75' X 36" X 150 LB/CF)
BOTTOM SLAB WEIGHT:	1,875 LB (8' X 8' X 0.5' X150 LB/CF)
PEDESTAL TOP WEIGHT:	1,640 LB (576" LIQ WRKS ACCESS COVER AREA)
TOTAL STRUCTURE WEIGHT:	7,228 CF
	=> NO ADDITIONAL CONCRETE REQUIRED

POND DETAIL

CITY APPROVAL STAMP



WATER QUALITY ORIFICE PROTECTION DETAIL



WATER QUALITY UNIT

PREPARED IN THE OFFICE OF:
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PHONE: 678.546.6100
www.gaskinslecraw.com
1920-0-0-127

REVISIONS:

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PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
PIN: 110-01-01-21
TMS: 110-01-01-21
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE
7/28/2020

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SCALE & NORTH ARROW:
NORTH ARROW
0 10' 20' 40'
SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	JCM
REVIEWED BY:	MHT
APPROVED BY:	TKS
JOB #:	1920-0-0-127
DATE:	07-27-2020

POND DETAILS

C-4.1

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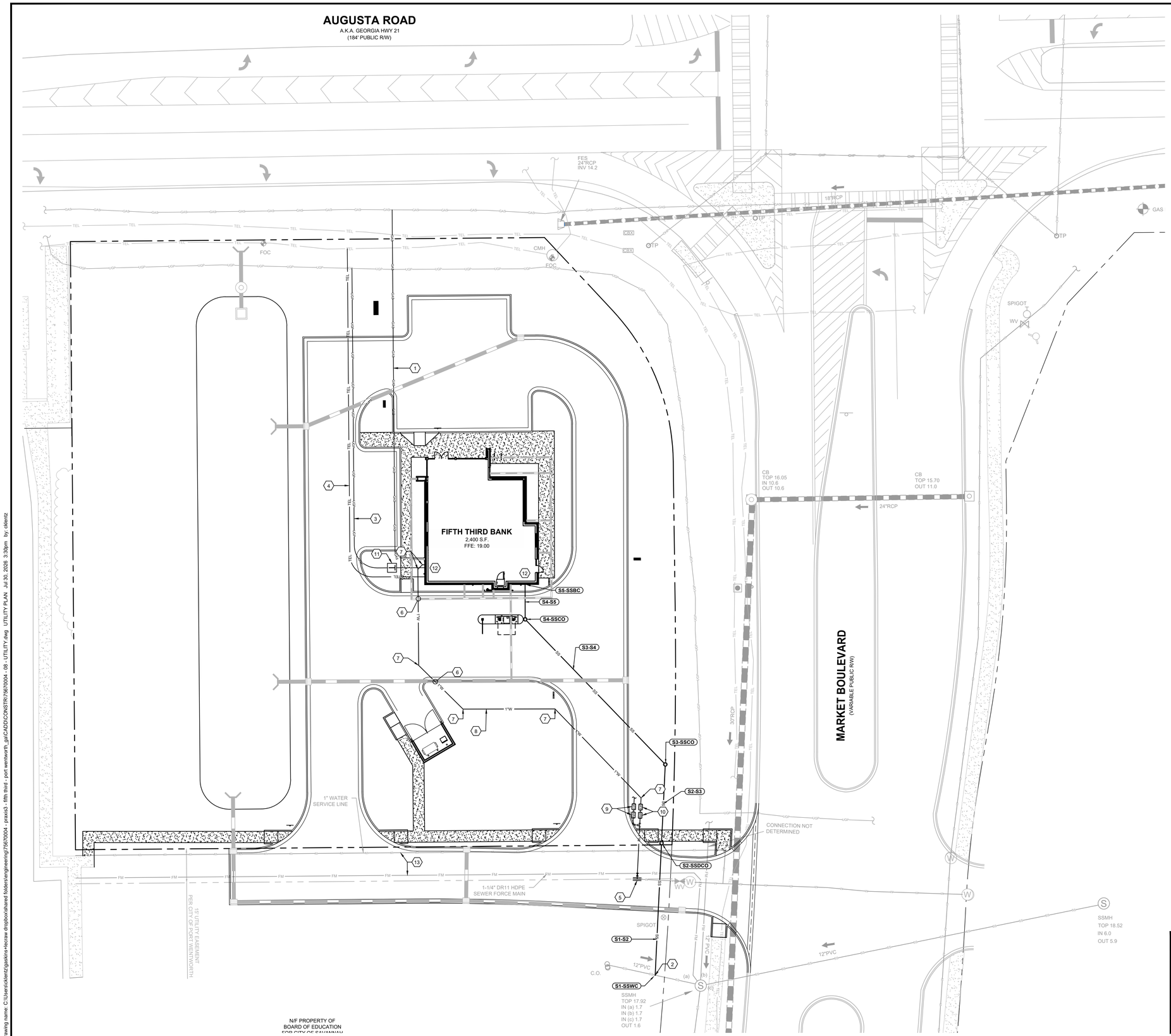

CITY APPROVAL STAMP

GENERAL UTILITY NOTES

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY GEOSURVEY, DATED 05.04.2026. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCH/MEP PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

KEY NOTES

1	UNDERGROUND GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
2	LOCATION OF PROPOSED SANITARY SEWER CONNECTION VIA WYE CONNECTION TO EXISTING LATERAL. CONTRACTOR TO CONFIRM EXISTING INVERT ELEVATION AND SHALL NOTIFY ENGINEER IF FIELD CONDITIONS DIFFER FROM DESIGN CONDITIONS.
3	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
4	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
5	PROPOSED TAPPING SADDLE AND VALVE
6	CONTRACTOR TO BEND WATER LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
7	HORIZONTAL PIPE BEND
8	1" PVC DOMESTIC WATER LINE
9	1" DOMESTIC WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS
10	1" IRRIGATION WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS
11	PROPOSED TRANSFORMER PAD PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS
12	REFER TO ARCH PLANS FOR ALL LOCATIONS AND INTERNAL CONNECTIONS
13	APPROXIMATE LOCATION OF EXISTING FORCEMAIN AND WATER LINE. CONTRACTOR TO ADJUST EXISTING LINES TO ENSURE A MINIMUM COVER OF 36". CONTRACTOR SHALL COORDINATE WITH CITY OF PORT WENTWORTH PUBLIC WORKS AND DOWNSTREAM PROPERTIES PRIOR TO ANY WORK PERFORMED ON EXISTING WATER LINE AND FORCEMAIN

STRUCTURE TYPES

SSCO:	CLEANOUT	SSMH:	MANHOLE
SSBC:	BUILDING CONNECTION	SSDCO:	DROP CLEANOUT
SSWC:	WYE CONNECTION		

CAUTION

THE UTILITES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SANITARY PIPES

NAME:	SIZE:	LENGTH:	SLOPE:	INV UP:	INV DOWN:	MATERIAL:
S0-S1	12"	20.63	1.00%	1.91 (S1-SSWC)	1.70 (S0-SSEC)	PVC
S1-S2	4"	58.57	2.00%	3.74 (S2-SSDCO)	2.57 (S1-SSWC)	PVC
S2-S3	4"	34.80	3.00%	10.22 (S3-SSCO)	9.18 (S2-SSDCO)	PVC
S3-S4	4"	89.17	3.00%	12.90 (S4-SSCO)	10.22 (S3-SSCO)	PVC
S4-S5	4"	15.39	5.00%	13.67 (S5-SSBC)	12.90 (S4-SSCO)	PVC

SANITARY STRUCTURES

NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
S0-SSEC	EXISTING CONNECTION	0+00.00	17.40	1.70 (S0-S1)	
S1-SSWC	WYE CONNECTION	0+20.63	17.66	2.57 (S1-S2)	1.91 (S0-S1)
S2-SSDCO	DROP CLEANOUT	0+79.09	17.99	9.18 (S2-S3)	3.74 (S1-S2)
S3-SSCO	CLEANOUT	1+13.89	17.00	10.22 (S3-S4)	10.22 (S2-S3)
S4-SSCO	CLEANOUT	2+03.06	18.24	12.90 (S4-S5)	12.90 (S3-S4)
S5-SSBC	BLDG CONNECTION	2+18.45	19.00		13.67 (S4-S5)

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PHONE - 678.546.8100
www.gaskinslecraw.com
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REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
-	-	-	-

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE036681 TIMOTHY KYLE SHARPE
7/30/2026

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SCALE & NORTH ARROW:
NORTH ARROW
0' 10' 20' 40'
SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

UTILITY PLAN

C-5.0

Drawing name: C:\Users\cklentz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CAD\CONSTR\75670004 - 08 - UTILITY.dwg UTILITY PLAN Jul 30, 2026 3:30pm by: cklentz

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STRUCTURE TYPES

STSWCB:	GDOT STD 1033D	STDWCB:	GDOT STD 1034D
STSWCB:	GDOT STD 1019A TYPE A	STYI:	GDOT STD 9031-S
STGI:	GDOT STD 1019A TYPE E	STFE:	GDOT STD 1120
STHW:	GDOT STD 1001B HEADWALL	STOCS:	SEE DETAILS SHEET C-4.1

PROFILE LEGEND

EXISTING GRADE:

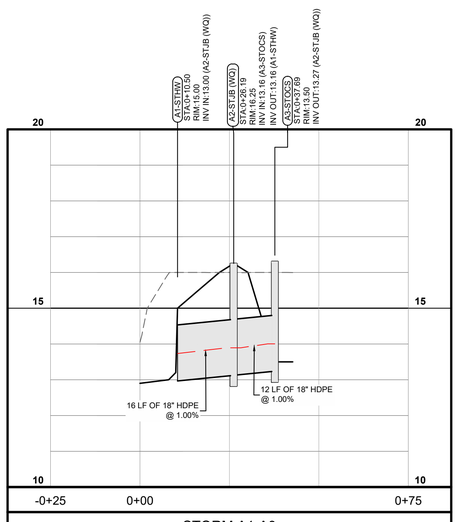
PROPOSED GRADE:

25 YR. HGL:

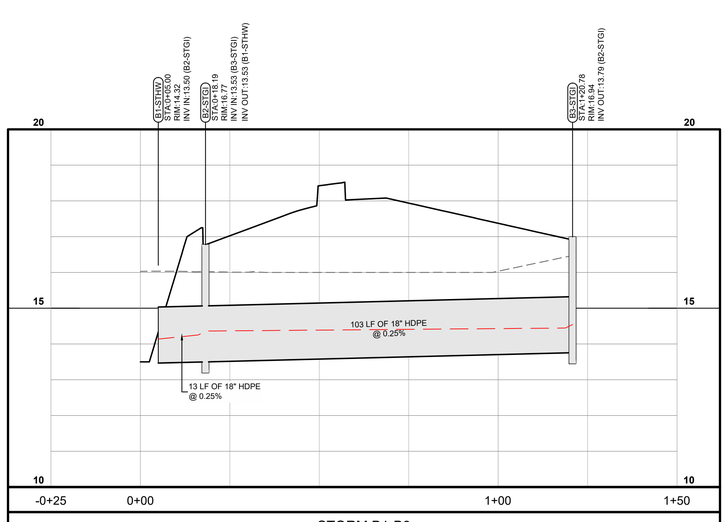
HORIZONTAL SCALE: IN FEET
0' 10' 20' 40'
SCALE: 1" = 20'

VERTICAL SCALE: IN FEET
0' 1' 2' 4'
SCALE: 1" = 2'

CITY APPROVAL STAMP



STORM A1-A3



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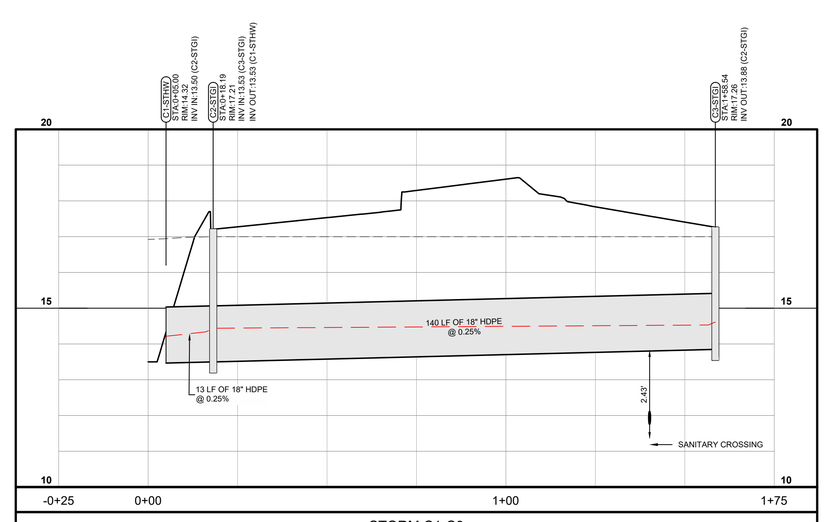
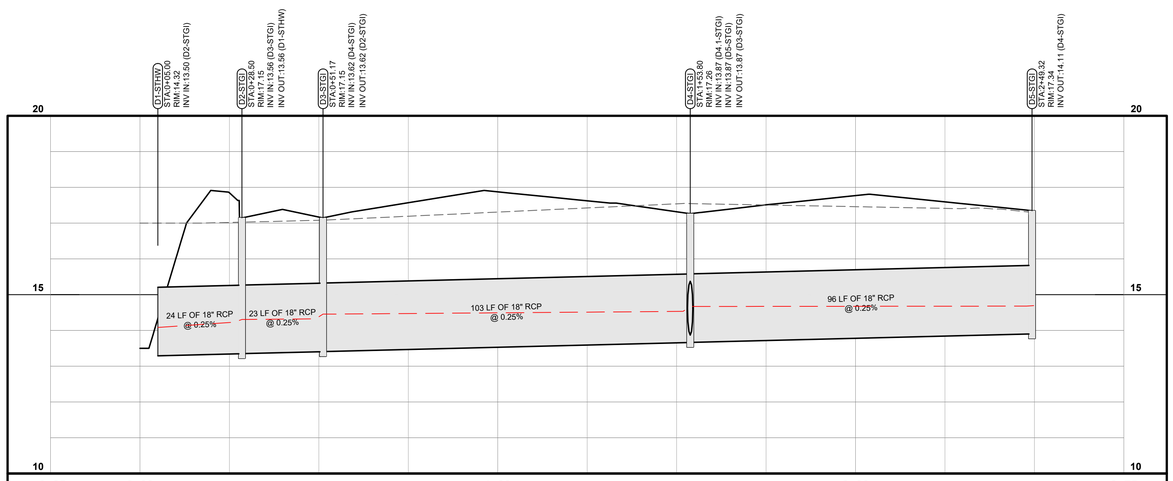
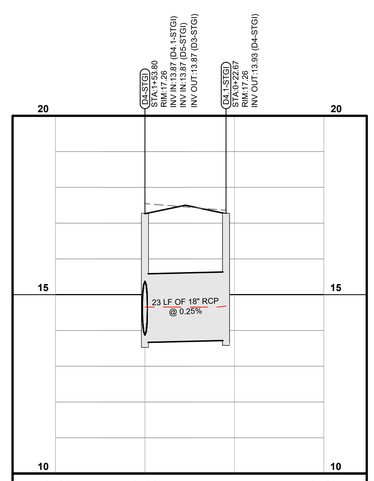


STORM C1-C3



STORM D1-D5



STORM D4-D4.1

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REVISIONS:

REV. #	DATE	DRAWN BY	CHECKED BY
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CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE

7/30/2026

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SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

STORM PROFILES

C-6.0

Drawing name: C:\Users\cklentz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CADD\CONSTR\75670004 - 09 - PROFILES.dwg STORM PROFILES Jul 30, 2026 3:24pm by: cklentz

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SSBC:	BUILDING CONNECTION	SSDCO:	DROP CLEANOUT
SSWC:	WYE CONNECTION		

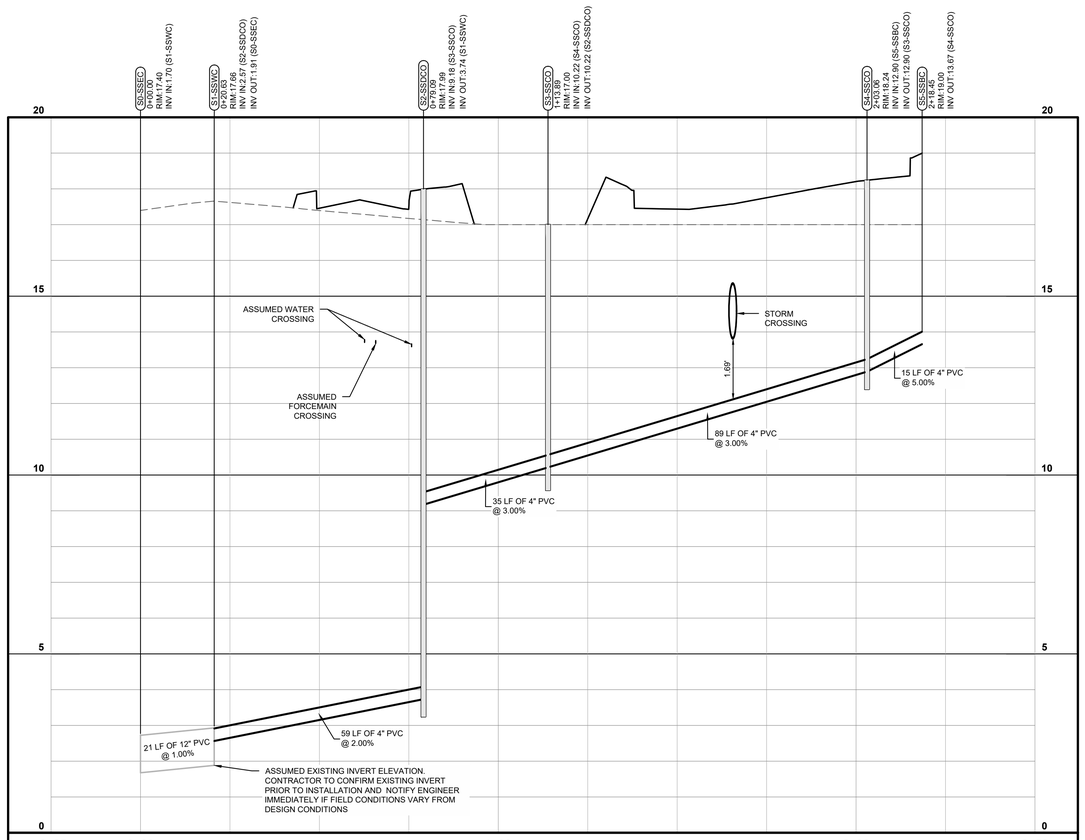
PROFILE LEGEND

EXISTING GRADE:

PROPOSED GRADE:

HORIZONTAL SCALE: IN FEET
0' 10' 20' 40'
SCALE: 1" = 20'

VERTICAL SCALE: IN FEET
4' 2' 1' 0'
SCALE: 1" = 2'



SANITARY S0-S5

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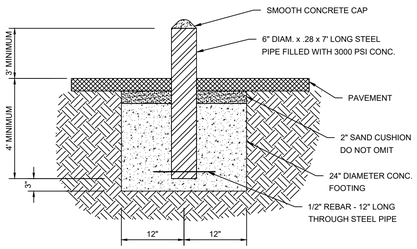
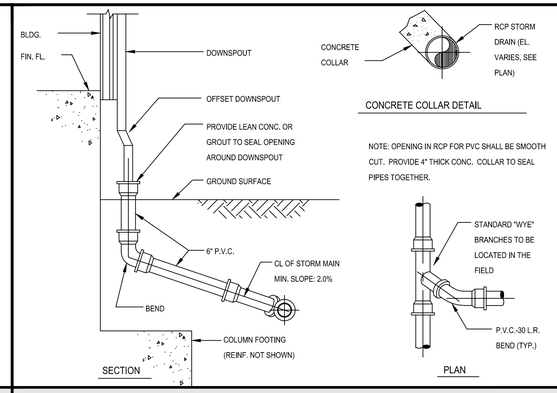
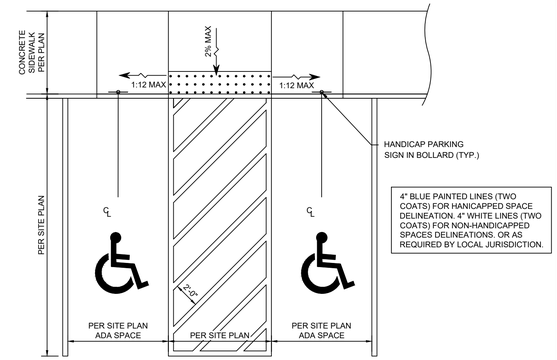


BOLLARD DETAIL

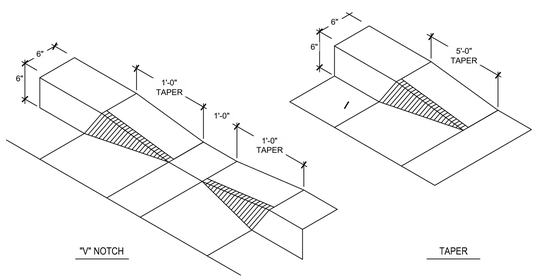


DOWNSPOUT CONNECTION DETAIL

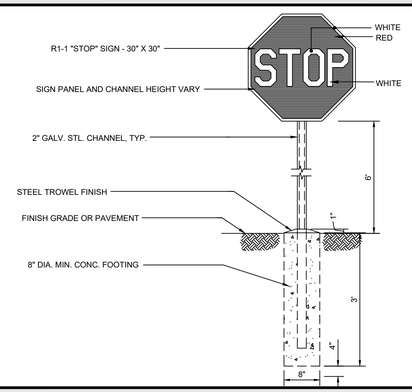


ADA PARKING DETAIL

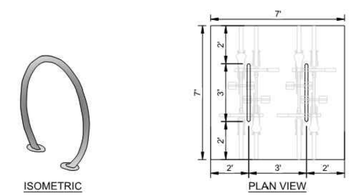
CITY APPROVAL STAMP



"V" NOTCH / TAPER CURB DETAIL



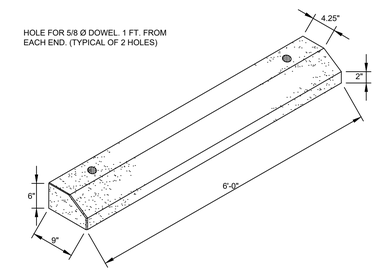
TRAFFIC SIGN MOUNTING DETAIL



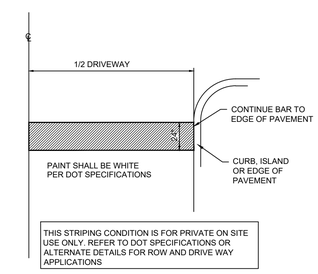
NOTES:

MANUFACTURE:	WAUSAU TILE INC. BRAND
PRODUCT #:	MF9024
SIZE:	36" x 32.5" H
WEIGHT:	81 LB
FINISH:	ALUMINUM
FEATURES:	CIRCLE BIKE RACK
MOUNTING:	SURFACE MOUNT (ASSEMBLY REQUIRED)

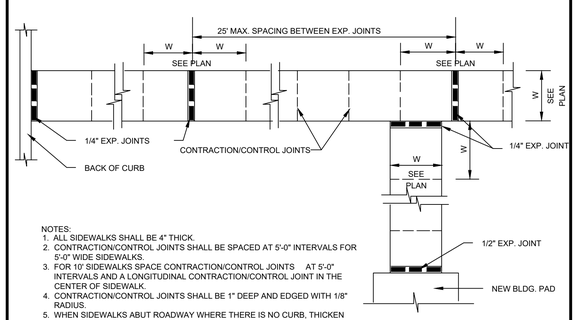
BIKE RACK DETAIL



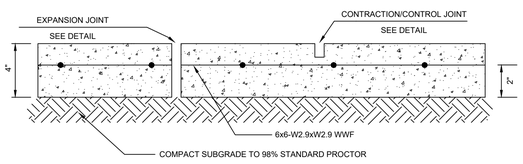
CONCRETE WHEELSTOP DETAIL



STOP BAR DETAIL

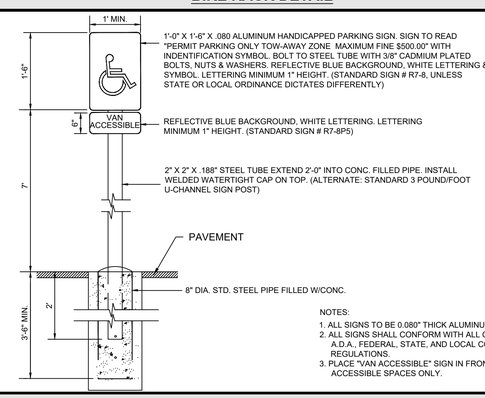


NOTES:
1. ALL SIDEWALKS SHALL BE 4" THICK.
2. CONTRACTION/CONTROL JOINTS SHALL BE SPACED AT 5'-0" INTERVALS FOR 5'-0" WIDE SIDEWALKS.
3. FOR 10' SIDEWALKS SPACE CONTRACTION/CONTROL JOINTS AT 5'-0" INTERVALS AND A LONGITUDINAL CONTRACTION/CONTROL JOINT IN THE CENTER OF SIDEWALK.
4. CONTRACTION/CONTROL JOINTS SHALL BE 1" DEEP AND EDGED WITH 1/8" RADIUS.
5. WHEN SIDEWALKS ABUT ROADWAY WHERE THERE IS NO CURB, THICKEN WALK TO 6" IN 3'-0"
6. 1/2" EXP. MATERIAL REQUIRED WHERE CONCRETE SIDEWALK ABUTS CONCRETE STRUCTURE.
7. A LAYER OF 15# FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONCRETE CURB.



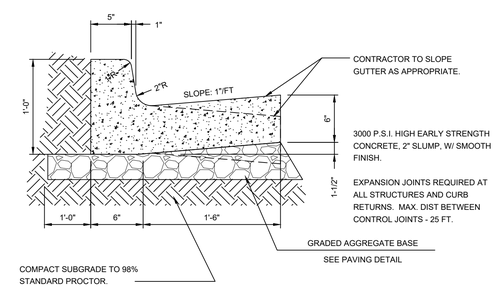
EXPANSION JOINTS REQUIRED AT ALL STRUCTURES, MAX. SPACING TO BE 25'.
CONTRACTION/CONTROL JOINTS TO BE SPACED EVERY 5'. 3000 P.S.I.
CONCRETE, 2" SLUMP, WITH BROOM FINISH.

SIDEWALK DETAIL

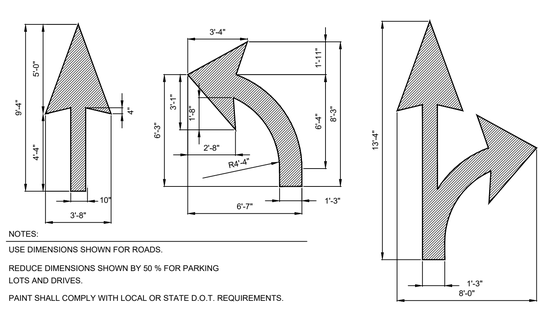


NOTES:
1. ALL SIGNS TO BE 0.080" THICK ALUMINUM.
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

ADA SIGN MOUNTING DETAIL



CURB & GUTTER DETAIL



NOTES:

USE DIMENSIONS SHOWN FOR ROADS.

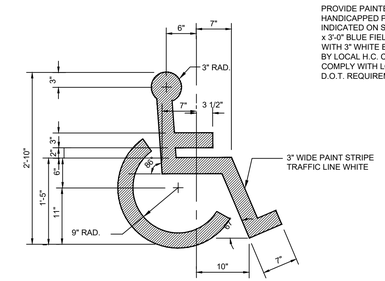
REDUCE DIMENSIONS SHOWN BY 50 % FOR PARKING LOTS AND DRIVES.

PAINT SHALL COMPLY WITH LOCAL OR STATE D.O.T. REQUIREMENTS.

PAVEMENT MARKING DETAIL

NOTE: CONTRACTOR TO CONFIRM COMPLIANCE WITH STATE OR LOCAL REQUIREMENTS.

ADA SIGN DETAIL



PROVIDE PAINTED SYMBOL IN ALL HANDICAPPED PARKING STALLS INDICATED ON SITE PLAN. PAINT 3'-0" x 3'-0" BLUE FIELD BACKGROUND WITH 3" WHITE BORDER OR AS REQ'D BY LOCAL H.C. CODE PAINT SHALL COMPLY WITH LOCAL OR STATE D.O.T. REQUIREMENTS.

ADA PARKING SYMBOL DETAIL

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3475 CORPORATE WAY
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PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED No. PE036681 PROFESSIONAL ENGINEER TIMOTHY KYLE SHARPE
7/30/2026

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DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

CONSTRUCTION DETAILS - 1

C-7.0

Drawing name: C:\Users\ckleintz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CAD\CONSTR\75670004 - 10 - DETAILS.dwg CONSTRUCTION DETAILS - 1 Jul 30, 2026 3:25pm by: ckleintz

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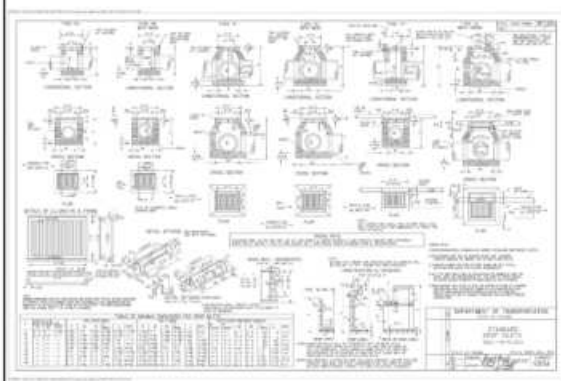
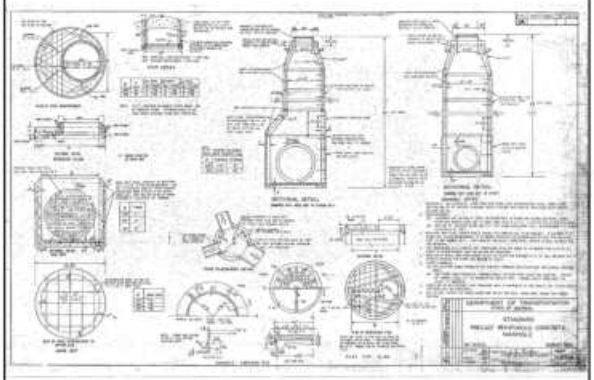
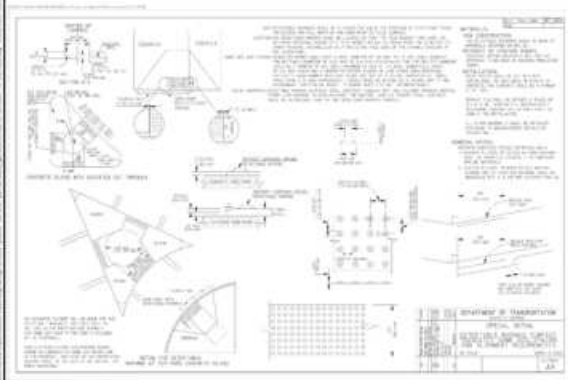


GDOT INLET DETAIL

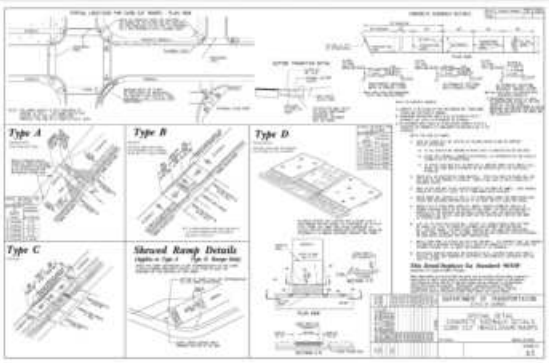


GDOT MANHOLE DETAIL

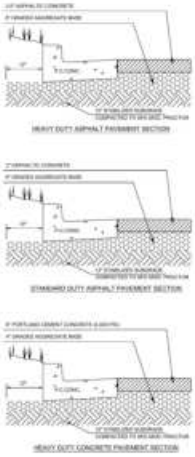
CITY APPROVAL STAMP



GDOT DETECTABLE WARNING DETAIL



GDOT ADA RAMP DETAIL



PAVEMENT DETAILS

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

REVISIONS:

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PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
PIN: T0270001-21
PARCEL: 1-0-0-0-0
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL

FOR INFORMATIONAL PURPOSES ONLY

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DESIGN INFO:

DRAWN BY:	JCM
REVIEWED BY:	MKT
APPROVED BY:	TAG
JOB #:	19170004
DATE:	07.01.2020

CONSTRUCTION DETAILS - 2

C-7.1

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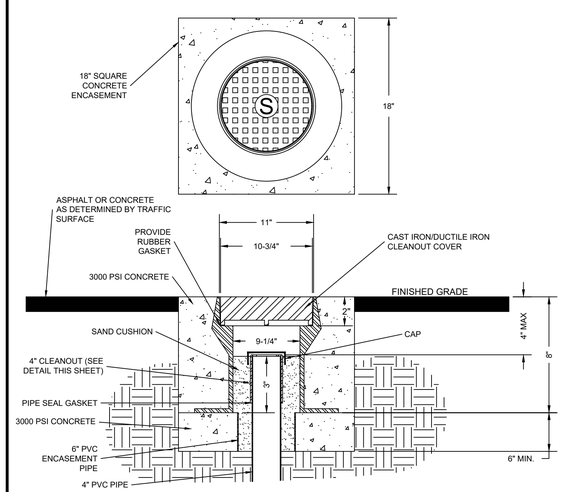

CLEANOUT DETAIL

CITY APPROVAL STAMP

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REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
-	-	-	-

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PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

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DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

CONSTRUCTION DETAILS - 3

C-7.2

Drawing name: C:\Users\ckleintz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CADD\CONSTR\75670004 - 10 - DETAILS.dwg CONSTRUCTION DETAILS - 4 Jul 30, 2026, 3:25pm by: ckleintz

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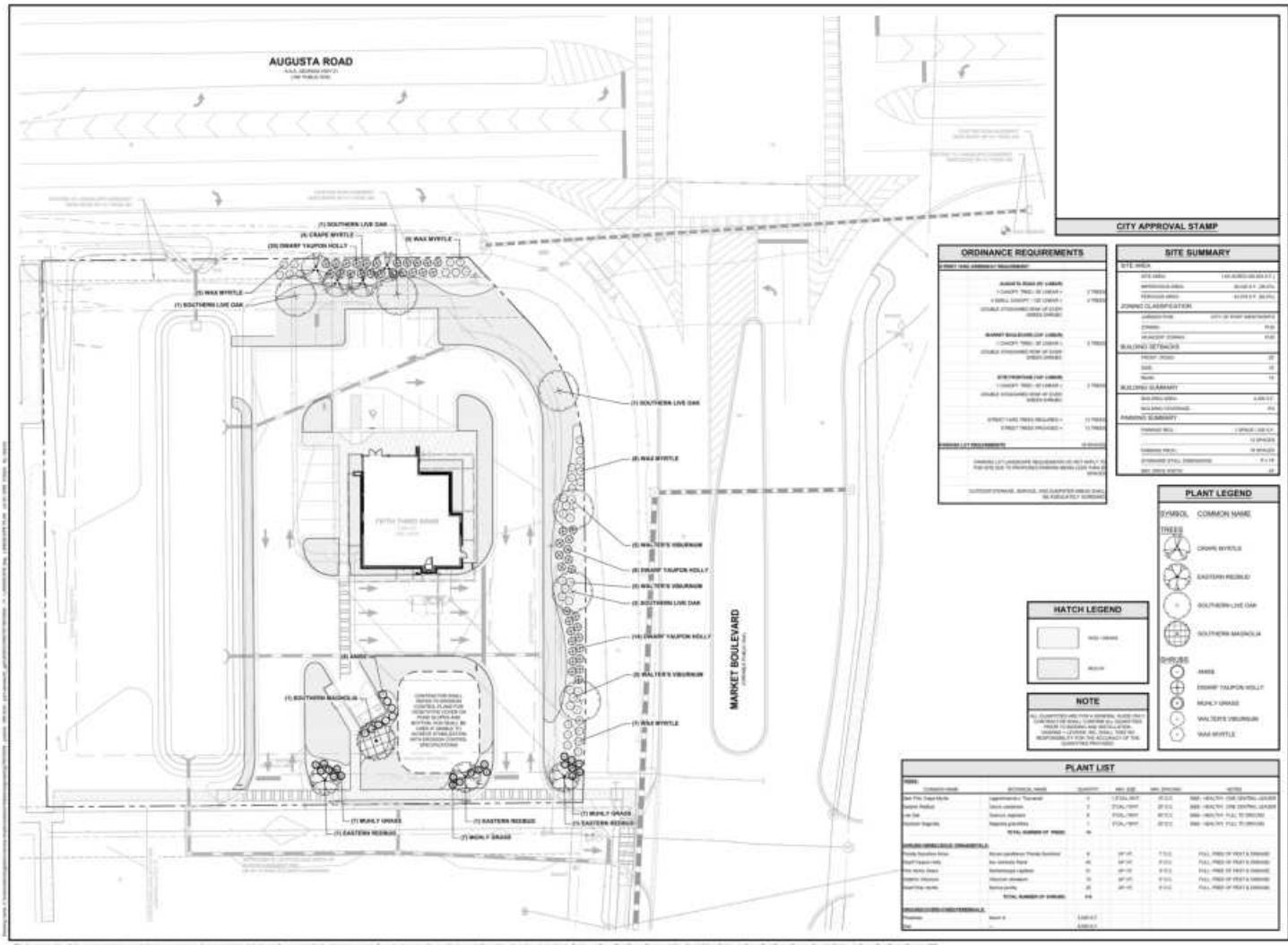

CITY APPROVAL STAMP

ORDINANCE REQUIREMENTS

SITE SUMMARY

SITE AREA	
ZONING CLASSIFICATION	
BUILDING SETBACKS	
BUILDING SUMMARY	
PARKING SUMMARY	

PLANT LEGEND

SYMBOL	COMMON NAME
TREES	
	CRAPE MYRTLE
	EASTERN REDBUD
	SOUTHERN LIVE OAK
	SOUTHERN MAGNOLIA
SHRUBS	
	ANISE
	DWARF TAUPON HOLLY
	MUHLY GRASS
	WALTER'S VIBURNUM
	WAX MYRTLE

HATCH LEGEND

NOTE

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANTITY	MIN. SIZE	MIN. SPACING	NOTES
TREES:					
Natchez Crape Myrtle	Lagerstroemia x 'Tuscarora'	1	1" CALIPER	30' O.C.	B&B - HEALTHY - FULL TO GROUND
Eastern Redbud	Cercis canadensis	2	2" CALIPER	20' O.C.	B&B - HEALTHY - FULL TO GROUND
Live Oak	Quercus virginiana	3	2" CALIPER	40' O.C.	B&B - HEALTHY - FULL TO GROUND
Southern Magnolia	Magnolia grandiflora	1	2" CALIPER	30' O.C.	B&B - HEALTHY - FULL TO GROUND
TOTAL NUMBER OF TREES		16			
SHRUBS / GRASSES / ORNAMENTALS:					
Florida Sweetbow Anise	Illicium parviflorum 'Florida Sunshine'	6	24" HT.	7' O.C.	FULL, FREE OF PEST & DISEASE
Dwarf Taupon Holly	Ilex cornuta 'Nana'	46	24" HT.	4' O.C.	FULL, FREE OF PEST & DISEASE
Pink Muhly Grass	Muhlenbergia capillaris	6	24" HT.	4' O.C.	FULL, FREE OF PEST & DISEASE
Walter's Viburnum	Viburnum obovatum	10	24" HT.	4' O.C.	FULL, FREE OF PEST & DISEASE
Wax Myrtle	Myrica cerifera	20	24" HT.	4' O.C.	FULL, FREE OF PEST & DISEASE
TOTAL NUMBER OF SHRUBS		118			
GROUND COVER / VINES / PERENNIALS:					
Fountain	Mixed 4"	3,000 S.F.			
Sod		4,000 S.F.			

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

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SITE CONTRACTS INC.
SUITE A
DULUTH, GA 30096
PHONE - 678.546.6100
www.gaskinslecraw.com

REVISIONS:

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100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
PIN: 110-01001-21
TMS: 110-01001-21
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED LANDSCAPE ARCHITECT
11-16-2020

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SCALE & NORTH ARROW:

NORTH ARROW
0 20 40 80
SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:	JCM
REVIEWED BY:	MKT
REVIEWED BY:	TAG
JOB #:	19-0004
DATE:	07.01.2020

LANDSCAPE PLAN

L-1.0

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1. CONTRACTOR SHALL LOCATE UTILITIES AND SERVICES IN AND AROUND THE SITE PRIOR TO START OF WORK.

2. THE CONTRACTOR SHALL MAKE ALL EFFORTS TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING, AND UTILITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR OF DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION. REPAIRS SHALL BE COMPLETED AT NO ADDOTIONAL COST TO THE OWNER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.

5. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, ALL WORK IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.

7. CONTRACTOR SHALL USE ONLY NEW, COMMERCIAL GRADE MATERIAL.

8. AUTOMATIC CONTROL CLOCK WILL BE LOCATED ON-SITE BY THE LANDSCAPE ARCHITECT OR OWNER.

9. IRRIGATION DESIGNER SHALL LAYOUT SYSTEM TO MINIMIZE CONFLICTS WITH THE LOCATION OF PROPOSED PLANT MATERIALS (AS SHOWN ON THE PLANTING PLAN) AND OTHER SITE AMENITIES.

10. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERALS LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.

11. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE "OVERTHROW" AND TO ELIMINATE "DRY SPOTS." OVERTHROW ONTO PAVED AREAS SHALL NOT BE ALLOWED.

12. ELECTRIC SUPPLY WILL BE STUBBED-OUT AT CONTROL CLOCK LOCATION BY OTHERS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK.

13. THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF TOTAL ACCEPTANCE.

14. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE AT TIME OF COMPLETION FOR PROVIDING "AS-BUILT" DRAWINGS, TO INCLUDE LOCATIONS OF ALL VALVES (MANUAL AND AUTOMATIC) WITH TRIANGULATED MEASUREMENTS TO EACH LOCATION AS WELL AS ANY DEVIATIONS IN LOCATION OF PIPING AND HEADS AS REPRESENTED BY THE CONTRACT DOCUMENTS.

15. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO HAVE ALL PLANTING AREAS MARKED BY THE LANDSCAPE ARCHITECT OR CONTRACTOR PRIOR TO INSTALLATION.

16. ALL MAINLINES AND LATERAL LINES SHALL BE CLASS 200 PVC.

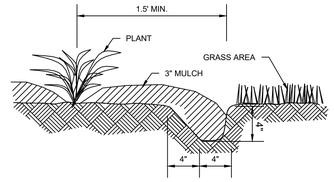
17. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.

18. CONTRACTOR SHALL SUPPLY: TWO QVC KEYS AND MATCHING HOSE SWIVELS; TWO OF EACH TYPE OF IRRIGATION HEAD; AS-BUILT IRRIGATION PLAN; AND LAMINATED DIAGRAM OF IRRIGATION ZONES.

19. LAWN, SHRUBS/TREES, AND FLOWERS SHALL EACH BE ZONED SEPARATELY.

20. CONTRACTOR SHALL VERIFY WATER SUPPLY G.P.M. AND P.S.I. PRIOR TO SYSTEM DESIGN AND CONSTRUCTION.

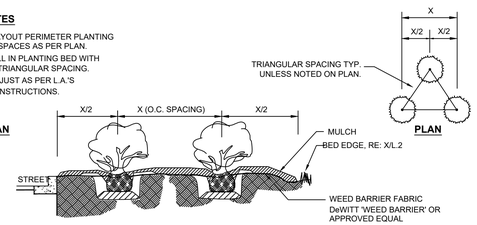
GENERAL IRRIGATION NOTES



PLANT BED EDGING DETAIL

NOTES

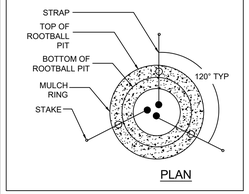
1. LAYOUT PERIMETER PLANTING SPACES AS PER PLAN.
2. FILL IN PLANTING BED WITH TRIANGULAR SPACING.
3. ADJUST AS PER L.A.'S INSTRUCTIONS.



SHRUB & GROUNDCOVER BED DETAIL

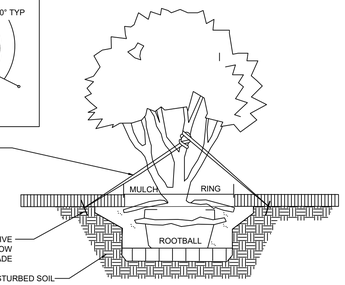
NOTE:

1. ATTACH GUYS TO THE CENTRAL LARGEST TRUNK.
2. SPACE STAKES EVENLY AROUND ROOTBALL PIT SUCH THAT WIRES DO NOT COME IN CONTACT WITH ANY TRUNK OR BRANCH.



PLANTING PROCEDURE:

1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/SOIL MIX & "WATER IN"



MULTI-TRUNK TREE PLANTING DETAIL

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS, & FREE OF PESTS AND DISEASE.

2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED & BURLAPPED.

3. ALL TREES MUST HAVE A FULL HEAD, STRAIGHT TRUNK, SINGLE DOMINANT LEADER, & MEET ALL REQUIREMENTS SPECIFIED IN PLANT LIST.

4. ALL PLANTS ARE SUBJECT TO REJECTION BY THE OWNER BEFORE, DURING, & AFTER INSTALLATION.

5. STAKE TREES, IF ENVIRONMENTAL CONDITIONS WARRANT. (I.E. WIND OR STEEP SLOPES)

6. ALL PLANTS & PLANT BEDS MUST BE COMPLETELY MULCHED WITH 3" OF CLEAN, ORGANIC MULCH (PINESTRAW, WOOD CHIPS).

7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.

8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS, BEFORE PRICING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING (INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) ALL PLANTED AREAS AND LAWNS UNTIL THE JOB IS ACCEPTED IN FULL, BY THE OWNER.

10. THE OWNER WILL CONTRACT FOR A PROGRAM OF LANDSCAPE MAINTENANCE SERVICES THROUGHOUT THE ONE (1) YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.

11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE AND SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE LANDSCAPE ARCHITECT).

12. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

13. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

14. WATER TREES AFTER PLANTING.

15. MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE.

16. DO NOT BREAK ROOT BALL.

17. SET TRUNKS PLUMB

18. ALL DUG TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM, AT THE NURSERY SOURCE, PRIOR TO INSTALLATION.

19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, DEFOLIATES OR FAILS TO GERMINATE PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS AT NO COST TO THE OWNER.

20. STANDARDS SET FORTH IN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

21. IF SUFFICIENT ADDITIONAL TOPSOIL IS AVAILABLE, THE CONTRACTOR SHALL BACKFILL THE PARKING LOT ISLANDS WITH 100% TOPSOIL. PLANTERS SHALL BE FREE OF DELETERIOUS MATERIAL AND SOIL SHALL BE SUITABLE FOR PLANTING. ALL ROCKS AND DEBRIS SHALL BE REMOVED FROM PLANTING BEDS, INCLUDING SODDED AREAS, PRIOR TO INSTALLATION.

22. THE CONTRACTOR HAS THE COMPLETE RESPONSIBILITY FOR THE HANDLING OF ALL SURPLUS EXCAVATED MATERIALS INCLUDING THE REMOVAL OF ANY EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SPECIFICALLY UNDERSTANDS AND AGREES THAT DUE TO THE SEQUENCE OF THE WORK, HE MAY NEED TO RETAIN SELECT EXACERBATED MATERIALS ON SITE TO MEET LATER NEEDS OF THE PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS TO ANY DECISIONS MADE TO HAUL OFF EXCESS MATERIAL OR TO RETAIN MATERIAL ON SITE FOR LATER USE. THE CONTRACTOR SHALL HAVE THE COMPLETE RESPONSIBILITY FOR HAVING ADEQUATE, SUITABLE MATERIAL ON-SITE TO REPLACE UNSUITABLE MATERIAL OR TO OTHERWISE CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

23. CONTRACTOR SHALL REMOVE & DISPOSE OF ALL PLANT MATERIAL EXISTING ON SITE THAT DOES NOT CONFORM WITH THE LANDSCAPE PLAN. ALL LANDSCAPED AREAS SHALL BE TREATED AS SPECIFIED ON THE LANDSCAPE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THIS SHALL INCLUDE ALL GRASS AREAS USED FOR EROSION CONTROL PURPOSES.

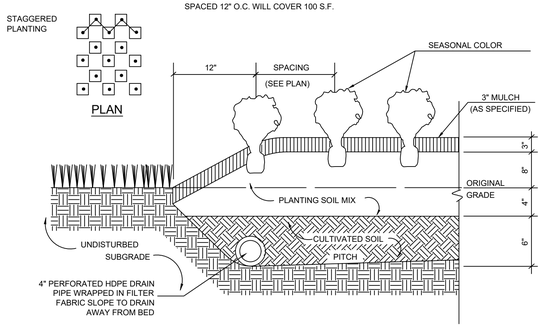
24. GRASS ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAY), UNLESS OTHERWISE INDICATED. AREAS TO BE SODDED SHALL BE CLEANED OF ALL STONES AND DEBRIS, RAKED SMOOTH AND CONFORM TO PROPOSED GRADES. IF SODDED, SOD SHALL BE ROLLED TO PROVIDE A CONSISTENTLY EVEN SURFACE.

25. CONTRACTOR SHALL DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.

SEASONAL COLOR PLANTING DETAIL

100 PLANTS:

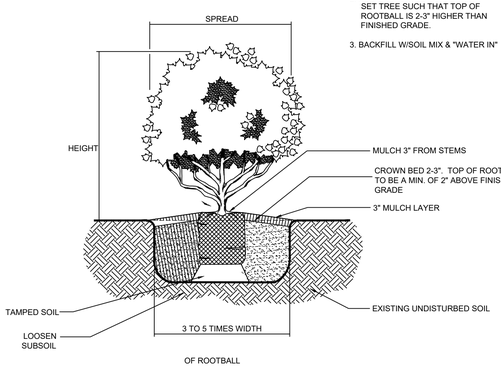
SPACED 4" O.C. WILL COVER 11 S.F.
SPACED 6" O.C. WILL COVER 25 S.F.
SPACED 8" O.C. WILL COVER 44 S.F.
SPACED 10" O.C. WILL COVER 70 S.F.
SPACED 12" O.C. WILL COVER 100 S.F.



SHRUB & GROUNDCOVER PLANTING DETAIL

PLANTING PROCEDURE:

1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/SOIL MIX & "WATER IN"



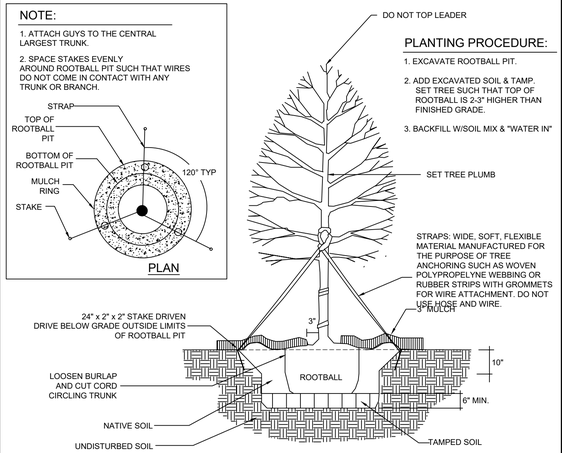
TYPICAL TREE PLANTING DETAIL

NOTE:

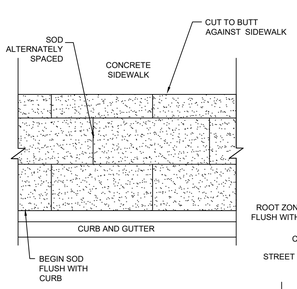
1. ATTACH GUYS TO THE CENTRAL LARGEST TRUNK.
2. SPACE STAKES EVENLY AROUND ROOTBALL PIT SUCH THAT WIRES DO NOT COME IN CONTACT WITH ANY TRUNK OR BRANCH.

PLANTING PROCEDURE:

1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/SOIL MIX & "WATER IN"

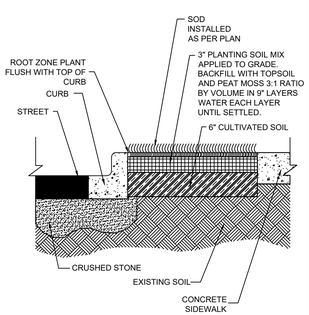


SOD PLACEMENT DETAIL



NOTES:

1. SOD SHALL NOT HAVE GAPS OF GREATER THAN 1/4" AT JOINTS. SOD SHALL BE CUT TO FIT AROUND ALL EXISTING STRUCTURES.



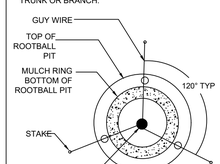
EVERGREEN TREE PLANTING DETAIL

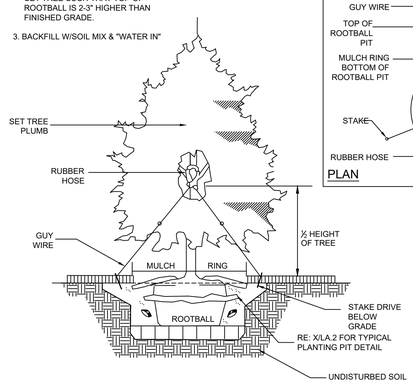
PLANTING PROCEDURE:

1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/SOIL MIX & "WATER IN"

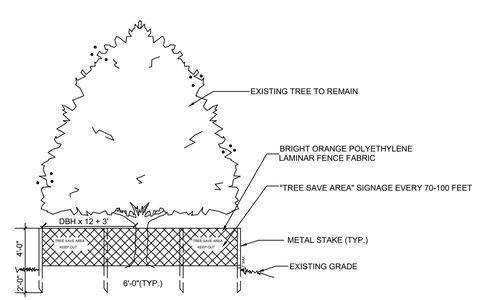
NOTE:

1. ATTACH GUYS TO THE CENTRAL LARGEST TRUNK.
2. SPACE STAKES EVENLY AROUND ROOTBALL PIT SUCH THAT WIRES DO NOT COME IN CONTACT WITH ANY TRUNK OR BRANCH.





TREE PROTECTION DETAIL



NOTE:
ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITES BEGIN AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACE OR REPAIRED AS NEEDED. ALL TREE PROTECTION FENCE MUST BE ACCOMPANIED BY "KEEP OUT" OR "TREE SAVE" SIGNAGE. FENCE LOCATIONS ON PLANS ARE APPROXIMATE AND SHOULD BE INSTALLED TO PROTECT THE CRITICAL ROOT ZONE. FENCING IS TO BE INSTALLED OUTSIDE OF TREE DRIPLINE.

CITY APPROVAL STAMP

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
a PAPE-DAWSON company
© 2026 GASKINS + LECRAW
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
-	-	-	-

CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

NORTH ARROW
DETAILS ARE **NOT** DRAWN TO SCALE

DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026

LANDSCAPE DETAILS

L-1.1

Drawing name: C:\Users\olientz\gaskins+lecraw dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth_ga\CAD\CONSTR\75670004 - 11 - LANDSCAPE.dwg LANDSCAPE DETAILS Jul 30, 2026 3:25pm by: olientz

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 Gaskins + LeCraw, a Pape Dawson Company shall be without liability to Gaskins + LeCraw, a Pape Dawson Company Copyright Gaskins + LeCraw, a Pape Dawson Company, 2026

11.D

City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/17/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID) DOC ID:

A request for approval of a Concept Site Plan has been submitted by The Sunshine House, for "Foundations Early Learning Center". PIN # 70906 04060, located in the 4th Council District on 205 Mulberry Blvd, zoned PUD (Rice Hope - Commercial).

Issue/Item: A request for approval of a Concept Site Plan has been submitted by The Sunshine House, for "Foundations Early Learning Center". PIN # 70906 04060, located in the 4th Council District on 205 Mulberry Blvd, zoned PUD (Rice Hope - Commercial).

Background:

- The applicant requests approval for the Concept Site Plan for "Foundations Learning Center" a daycare and early learning facility.
- The submitted site plan shows a one-story, 12,000 building and multiple playgrounds. Access is proposed at a single point off the Mulberry Blvd round about.

Facts and Finding:

- A requisite neighborhood meeting was held June 29th. No citizen concerns were presented.
- The Concept Site Plan has been evaluated by Staff and found to meet City Ordinances.
- At the September 8, 2026 meeting, the Planning Commission voted to recommend approval.

Funding: N/A

Recommendation:

LETTER OF TRANSMITTAL

TO: Katie Dunnigan, CZI
Director of Planning and Zoning
7224 Highway 21
Port Wentworth, GA 31407

DATE: August 5, 2026

PROJECT NAME: Foundations Early Learning Center (FELC-258)

PROJECT NO: 26047

METHOD OF TRANSMITTING: Email

NO OF SETS	DATE	DESCRIPTION
	08/05/26	Cover Letter
		Site Plan Review Application (Pages 1 and 2)
		List of Names - Neighborhood Meeting
		Attendee List - Neighborhood Meeting
		Site Plan
		Landscape Plan

COMMENTS:

NOTE: Site plan review check sent under separate mailing via Applicant, Jerod Mann, The Sunshine House

DELIVERY CONFIRMATION:
PRINT NAME:
SIGNATURE:

SENT BY NAME: Amy Kanarr Naugle, PE, PMP

EMAIL: anaugle@g3engineering.org

August 5, 2026

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

Dear Ms. Dunnigan,

Attached, for your review, are site plan documents for the Foundations Early Learning Center proposed for Lot D Mulberry Ave. Per Section 13.40 of The City of Porth Wentworth code, a neighborhood meeting was held on Wednesday, July 29 at 6:30 pm at City Hall, 7224 GA Highway 21 Port Wentworth, Georgia 31407. Those attending the meeting are noted on the attached List of Attendees. There were no comments received during the meeting to be incorporated into the site plan.

Foundations Early Learning Center is a modern, purpose-built early education school designed to provide dependable care, state of the art learning, and a strong sense of belonging for children ages 6 weeks to 12 years. The school includes 11 thoughtfully designed classrooms and three age-appropriate playgrounds, each planned to support safe, engaging, and developmentally aligned play. Secure indoor and outdoor environments allow children to explore, learn, and grow through a play-based STEAM curriculum that nurtures curiosity, creativity, and school readiness. Families benefit from reliable scheduling options, daily communication through a mobile app, and a warm, community-oriented atmosphere that supports child development. With intentional classroom design, dedicated outdoor learning spaces, and rigorous safety standards, this Foundations school will serve as a high-quality early learning hub that strengthens the surrounding community and meets the evolving needs of working families.

Sincerely,

Amy Kanarr Naugle

Amy Kanarr Naugle, PE, PMP
Wilmington Assistant Branch Manager

G3 Engineering & Surveying
6329 Oleander Drive, Suite 100 Wilmington, NC 28403

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 D Mulberry Ave. Port Wentworth GA 31407

PIN #(s): 70906.04060

Zoning: PUD Estimated Cost of Construction: $ N/A

Type of Construction:

Project Name: Foundations Early Learning Center (FELC-258)

Applicant's Name: The Sunshine House, Jerod Mann, VP of Development

Mailing Address: 601 E. McBee Ave. Suite 201
Greenville, SC 29601

Phone #: 864-990-1820 ext. 742 Email: jmann@sshouse.com

Owner's Name (If Different form Applicant):

Mailing Address:

Phone #: Email:

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

Applicant's Signature Date 2/27/26

Owner's Signature (If Different form Applicant) Date

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☑ Signed and Completed Application
- ☐ ~~3~~ 2 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- N/A ☐ 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
- N/A ☐ 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) email Katie
- 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.)***
  → sent under seperate mail ←
  - 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 _____ Date 7/29/26

Wednesday July ~~28~~ 29, 2026
Foundations Early Learning Center (FELC-258)
Lot D Mulberry Ave.
Port Wentworth, GA

Location: City Hall Port Wentworth

List of Attendees

	Name	Address	Email
1	Jamie Tarik	19 Fork Trail	
2	Adam Allay	37 Arrow Head	
3	Steve Davis, City Manager		
4			
5			
6			
7			
8	Amy Naugle - Rep for Engineer		
9	Jerod Mann - VP of Development The Sunshine House		
10	Brent Edgerton - KW Commercial		
11			
12			
13			

PARID: 70906 04061
Greenland Developers Inc
5829 Clyo Kildare Rd
Newington GA 30446

PARID: 70906-04026
Board of Education
208 Bull Street
Savannah GA 31401

PARID: 70906-04057
Freeup Storage Port Wentworth LLC
17301 W Colfax Ave Ste 120
Golden CO 80401

PARID: 70906 04077
BEP Rice Hope LLC
100 Lakeside BLVD
Port Wentworth GA 31407

PARID: 70906 04063
Buck Island LLC and BEP Land Investors
100 Lakeside BLVD
Savannah GA 31407

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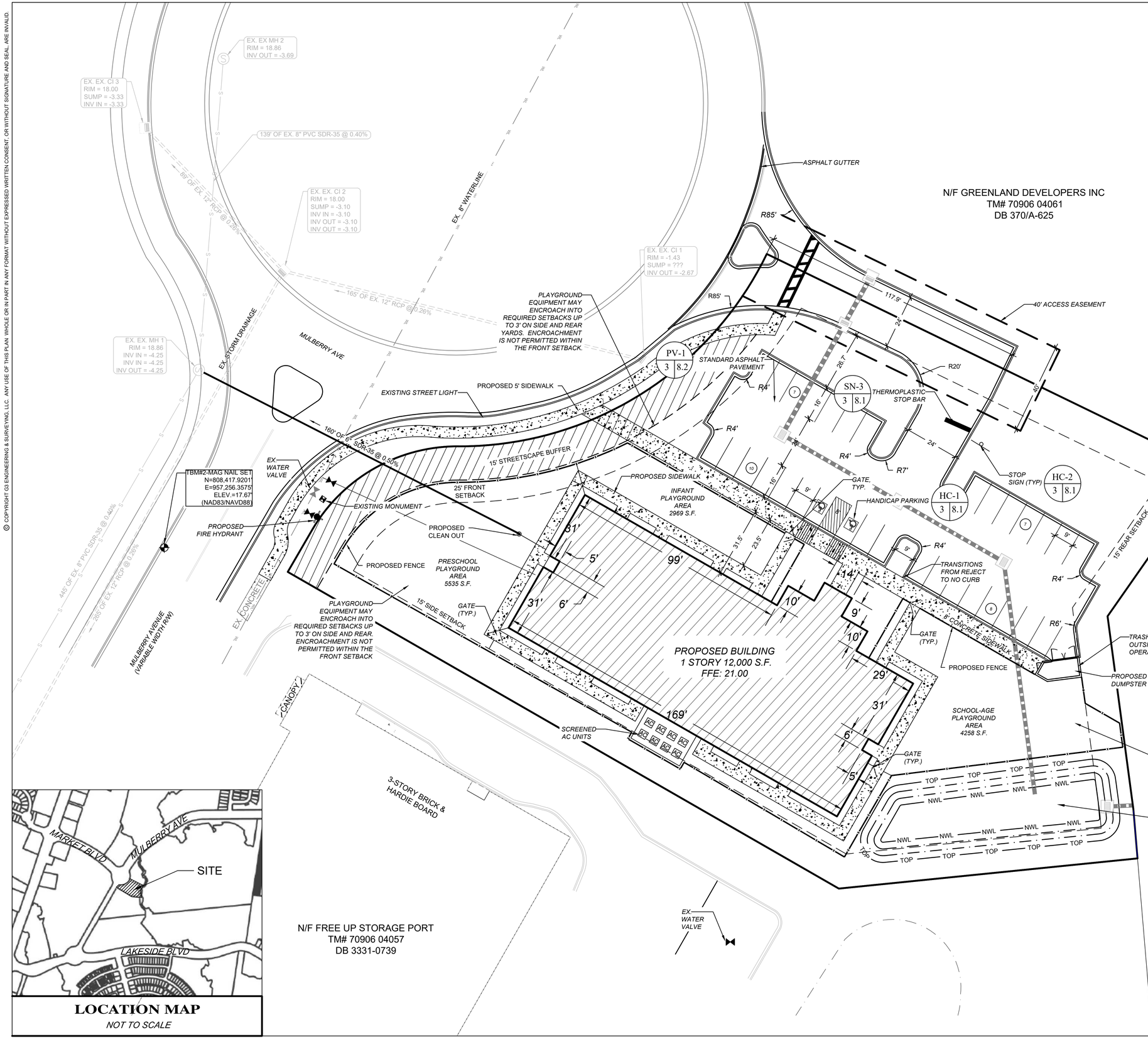

LOCATION MAP
NOT TO SCALE

SITE DATA	
PIN	*70906-04060*
DEED REFERENCE	*D.B. 370A, PAGE 625*
OWNER OF RECORD	THE SUNSHINE HOUSE, LLC 601 E MCBEE AVE., SUITE 201 GREENVILLE, SC 29601
MUNICIPALITY	CITY OF PORT WENTWORTH
FLOOD ZONE	*ACCORDING TO F.I.R.M. MAP NO. 13051C0030G, REVISED AUG. 16, 2018, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X*
ZONING	*PUD*
TOTAL AREA	1.32 AC
PROPOSED USE	DAYCARE
BUILDING AREA	12,000 S.F.
IMPERVIOUS AREA	0.776 AC
PERVIOUS AREA	0.544 AC
DISTURBED AREA	1.32 AC
PARKING PROPOSED	32
PARKING REQUIRED	1 PARKING SPACE / 2 EMPLOYEES

NOTES:

1. *NO EXISTING STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.*
2. *NO AREAS ARE PROPOSED TO BE DEDICATED OR CONVEYED FOR COMMON OR PUBLIC USE.*
3. *NO PERMANENT DEVELOPMENT SIGNAGE IS PROPOSED AS PART OF THIS ADMINISTRATIVE PLAN.*
4. *POTABLE WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO THE EXISTING PUBLIC WATER AND SANITARY SEWER SYSTEMS SERVING THE SITE.*
5. *THE PROPOSED DEVELOPMENT CONSISTS OF A NEW ONE-STORY, 12,000 SF EARLY LEARNING CENTER WITH 32 PARKING SPACES, FENCED PLAYGROUND AREAS, SIDEWALKS, UTILITIES, STORMWATER MANAGEMENT FACILITIES, AND ASSOCIATED SITE IMPROVEMENTS.*
6. *ADDITIONAL INFORMATION SHALL BE PROVIDED UPON REQUEST BY THE CITY OF PORT WENTWORTH.*
7. *ALL EXISTING TREES ON THE SUBJECT PROPERTY SHALL BE REMOVED. NO EXISTING TREES ARE PROPOSED TO REMAIN. ALL LANDSCAPING SHOWN HEREON IS PROPOSED.*
8. *REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS, ELEVATIONS, MATERIALS, COLORS, DETAILS, AND OTHER ARCHITECTURAL INFORMATION.*

G.U.P.S
1-800-282-7411
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GEORGIA UTILITY PROTECTION SERVICE

REV #	DESCRIPTION	BY	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

G3 ENGINEERING & SURVEYING
4710 OLEANDER DR., SUITE 200
MYTLE BEACH, SC 29577
PHONE: 843.237.1001
www.G3Engineering.org

FOUNDATIONS EARLY LEARNING CENTER
MULBERRY AVE
CHATHAM COUNTY, PORT WENTWORTH, GEORGIA
PREPARED FOR
THE SUNSHINE HOUSE, LLC
OVERALL SITE PLAN

SCALE: 1" = 20'
0 10 20 40

DESIGNED:
DRAWN: GD
APPROVED: BLR
PROJ. NO. 26047
DATE: 7/6/2026

SHEET C-3

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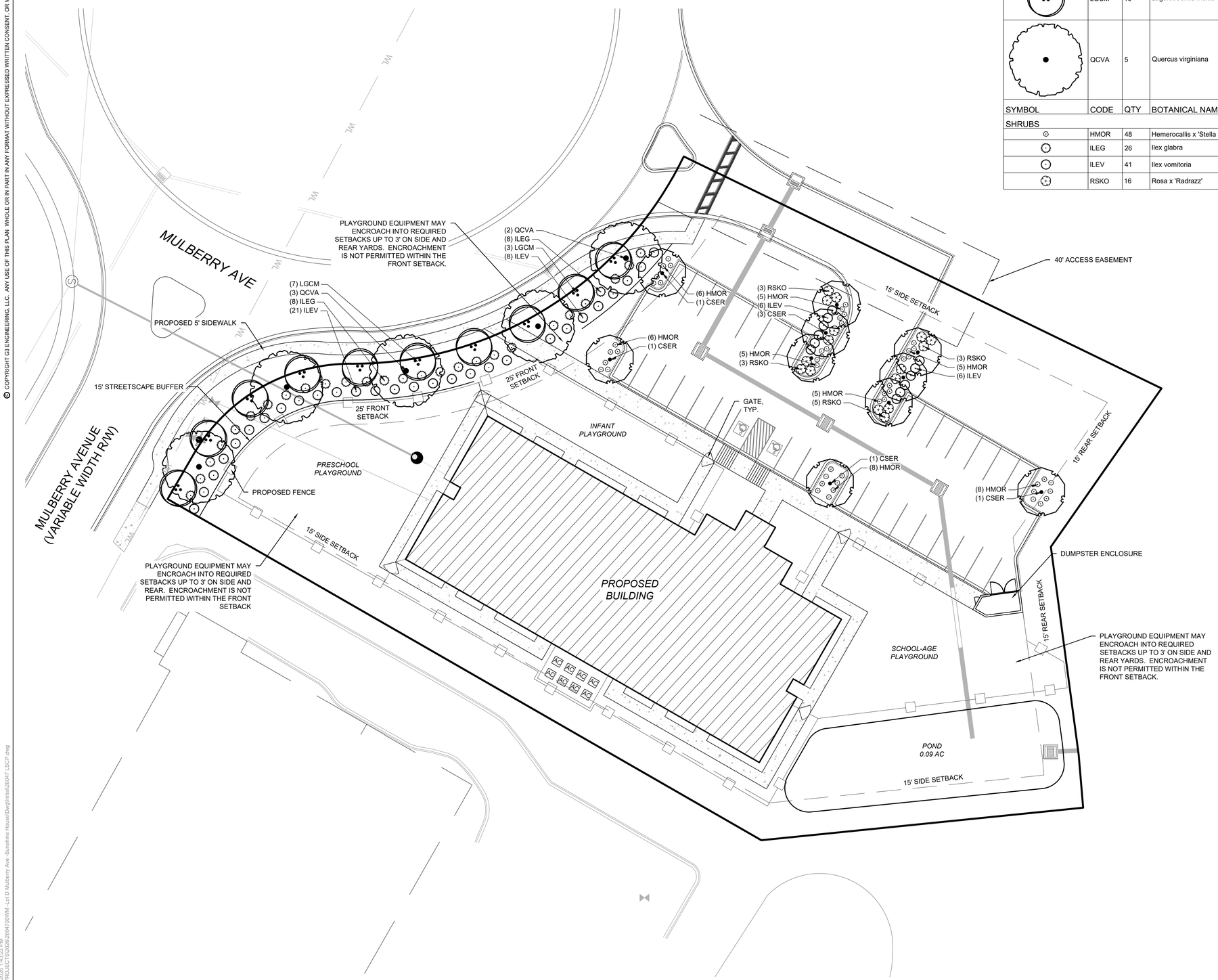


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
TREES							
	CSER	10	Cercis canadensis	Eastern Redbud	2" Cal. / 10` Ht.	B&B	
	LGCM	10	Lagerstroemia indica	Crape Myrtle	1.5" Cal. / 6' Ht.	B&B	Multi-stemmed – one-half (½) inch on any cane
	QCVA	5	Quercus virginiana	Southern Live Oak	3" Cal. / 16' Ht.	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CON.	REMARKS
SHRUBS							
	HMOR	48	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	24" Ht.	Pot/Container	
	ILEG	26	Ilex glabra	Inkberry Holly	24" Ht.	Pot/Container	
	ILEV	41	Ilex vomitoria	Yaupon Holly	24" Ht.	Pot/Container	
	RSKO	16	Rosa x 'Radrazz'	Knock Out® Shrub Rose	24" Ht.	Pot/Container	

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA G3 ENGINEERING & SURVEYING LLC CERTIFICATE OF AUTHORIZATION No. 4350

PRELIMINARY

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 20553 DAMIEN B. GREEN

NOT FOR CONSTRUCTION

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001
www.G3Engineering.org

FOUNDATIONS EARLY LEARNING CENTER
MULBERRY AVE
CHATHAM COUNTY, PORT WENTWORTH, GEORGIA

PREPARED FOR
THE SUNSHINE HOUSE, LLC

OVERALL LANDSCAPE PLAN

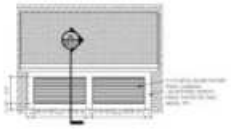
SCALE: 1" = 20'
0 10 20 40

DESIGNED:	SAB
DRAWN:	SAB
APPROVED:	
PROJ. NO.	26047
DATE:	08-05-2026

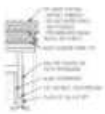
SHEET L1.0

Shantae Brown
8/5/2026 1:43:23 PM
S:\PROJECTS\2026\26047\01\M. Lot D Mulberry Ave -Sunshine House\Dwg\Initial\26047 LSCP.dwg

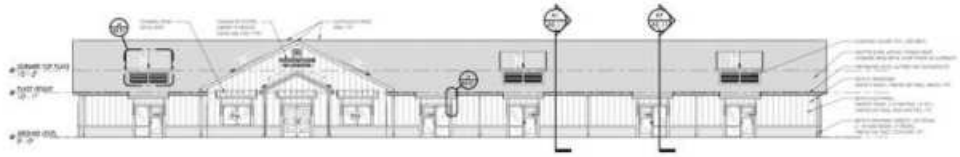
J1 GABLE VENT ELEVATION



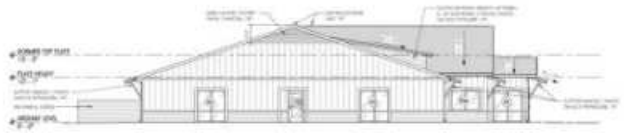
J4 TYP. DORMER ELEVATION



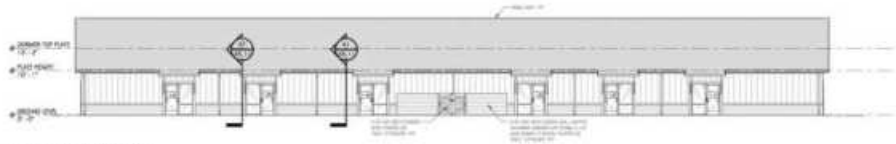
J7 TYP. DOOR CANOPY ELEVATION



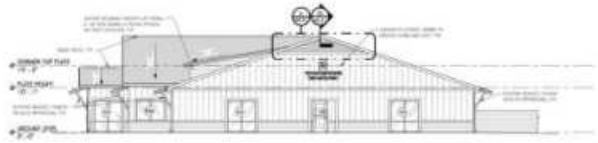
G1 SOUTH ELEVATION



E1 WEST ELEVATION



C1 NORTH ELEVATION



A1 EAST ELEVATION

ELEVATION LEGEND

GMC

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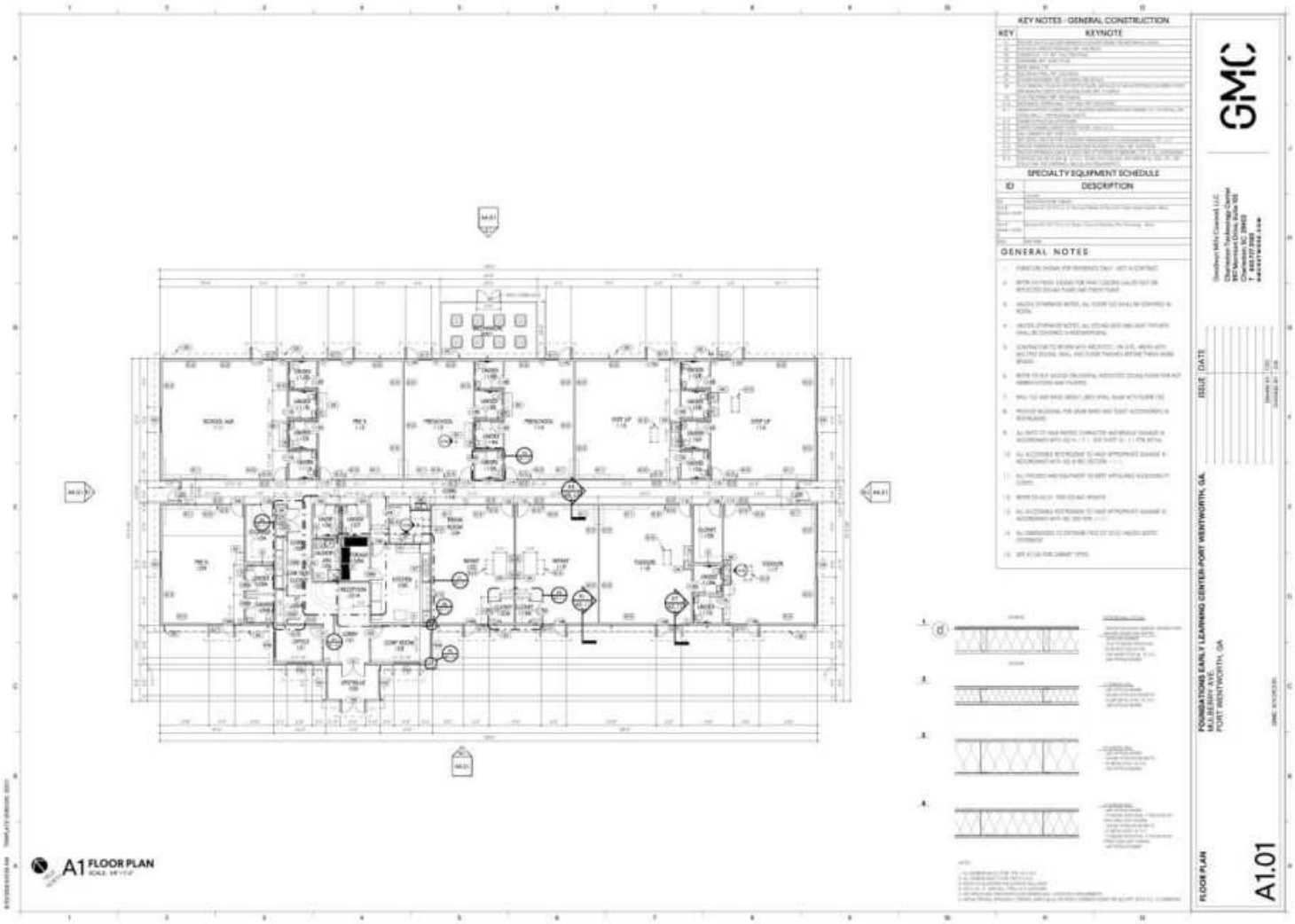
ISSUE	DATE

FOUNDATIONS EARLY LEARNING CENTER-PORT WENTWORTH, GA.
KB BUILDERS, INC.
PORT WENTWORTH, GA

EXTERIOR ELEVATIONS

A4.01

GMC 8/17/2020


KEY NOTES - GENERAL CONSTRUCTION
KEY
KEYNOTE
SPECIALTY EQUIPMENT SCHEDULE
ID
DESCRIPTION
GENERAL NOTES
GMC
ISSUE DATE
FOUNDATIONS EARLY LEARNING CENTER-PORT WENTWORTH, GA.
FLOOR PLAN
A1.01
A1 FLOOR PLAN