



CITY OF PORT WENTWORTH
PLANNING COMMISSION
SEPTEMBER 8, 2026

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. ADOPTION OF MINUTES**
- 6. CONSENT AGENDA**
- 7. NEW BUSINESS**

- A. An application for approval of a Special Use Permit, 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).
- B. 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).
- C. 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).

ORDINANCES

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

8. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 09/08/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

An application for approval of a Special Use Permit, 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).

Issue/Item: An application for approval of a Special Use Permit, 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.

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: gniernerg@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

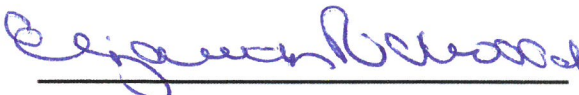
6. **Items Require to be Submitted with this Application.**

- 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.

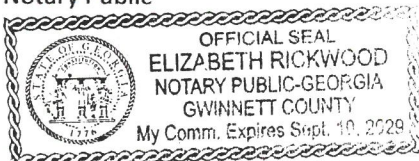
7. **Certified Application**

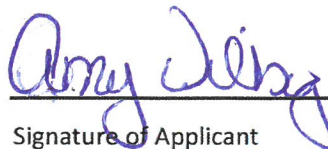
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete 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



Notary Public




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

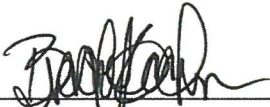


Signature of Owner

Personally appeared before me

JUDITHAN BEUMLEVE

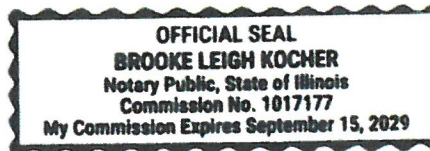
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

7/31/2020

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on 3rd day of August, 202026, 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.

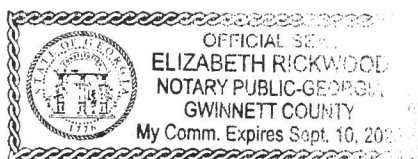
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.


Signature of Applicant

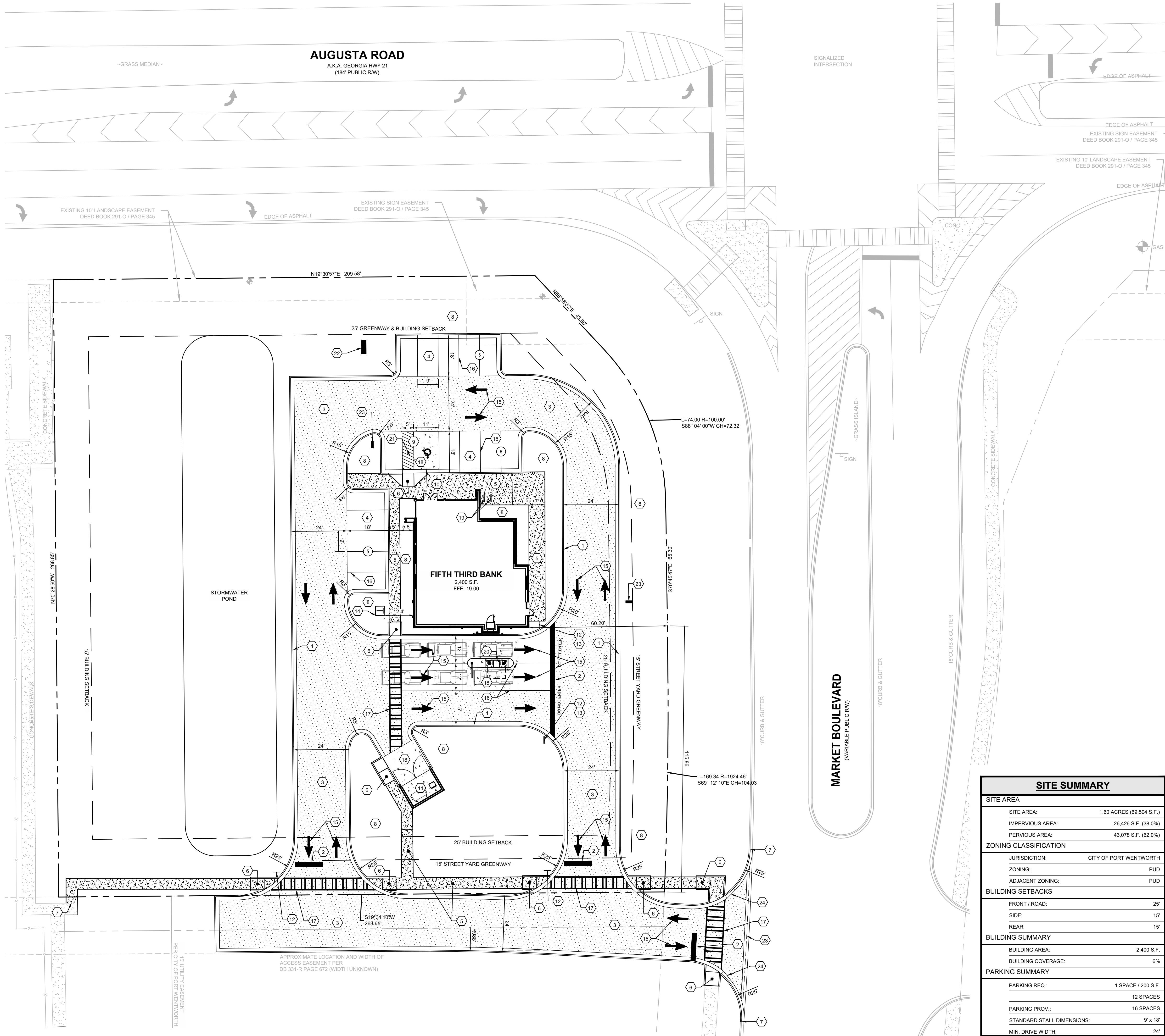
Sworn to and subscribed before me this

3 day of August, 2026


Notary Public



Drawing name: C:\Users\ckentz\gaskins-lecraw\dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth.dwg SITE PLAN Jul 30, 2026 3:24pm by ckentz



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)

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
24	2" WIDE CONCRETE VALLEY GUTTER
25	TAPER FROM 18" CURB & GUTTER TO 24" OVER 5'

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.

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:

NO.	DATE	BY	CHKD.	REV.
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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:

7/30/2026

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY: JOA

DESIGNED BY: MAT

REVIEWED BY: TKS

JOB #: 75670004

DATE: 07.31.2026

SITE PLAN

C-3.0



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 09/08/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

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).

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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.

Funding: N/A

Recommendation:

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: gniernerg@wmgdevelopment.com

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

Amy Wilby
Applicant's Signature

08/03/2026
Date

[Signature]
Owner's Signature (If Different form Applicant)

7/31/2026
Date

Please see page 2 for required submittal checklist

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
Applicant's Signature

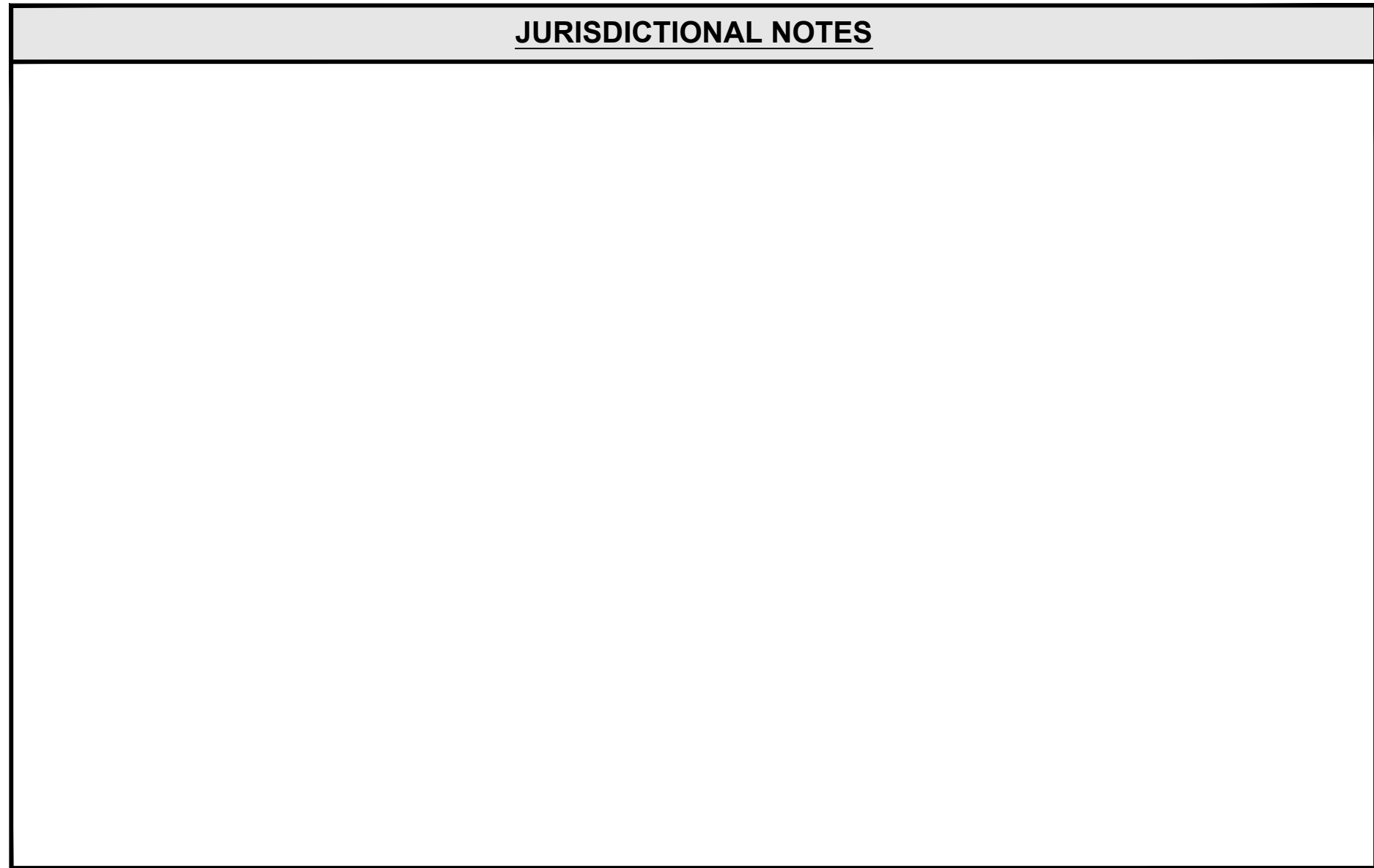
08/03/2026
Date

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

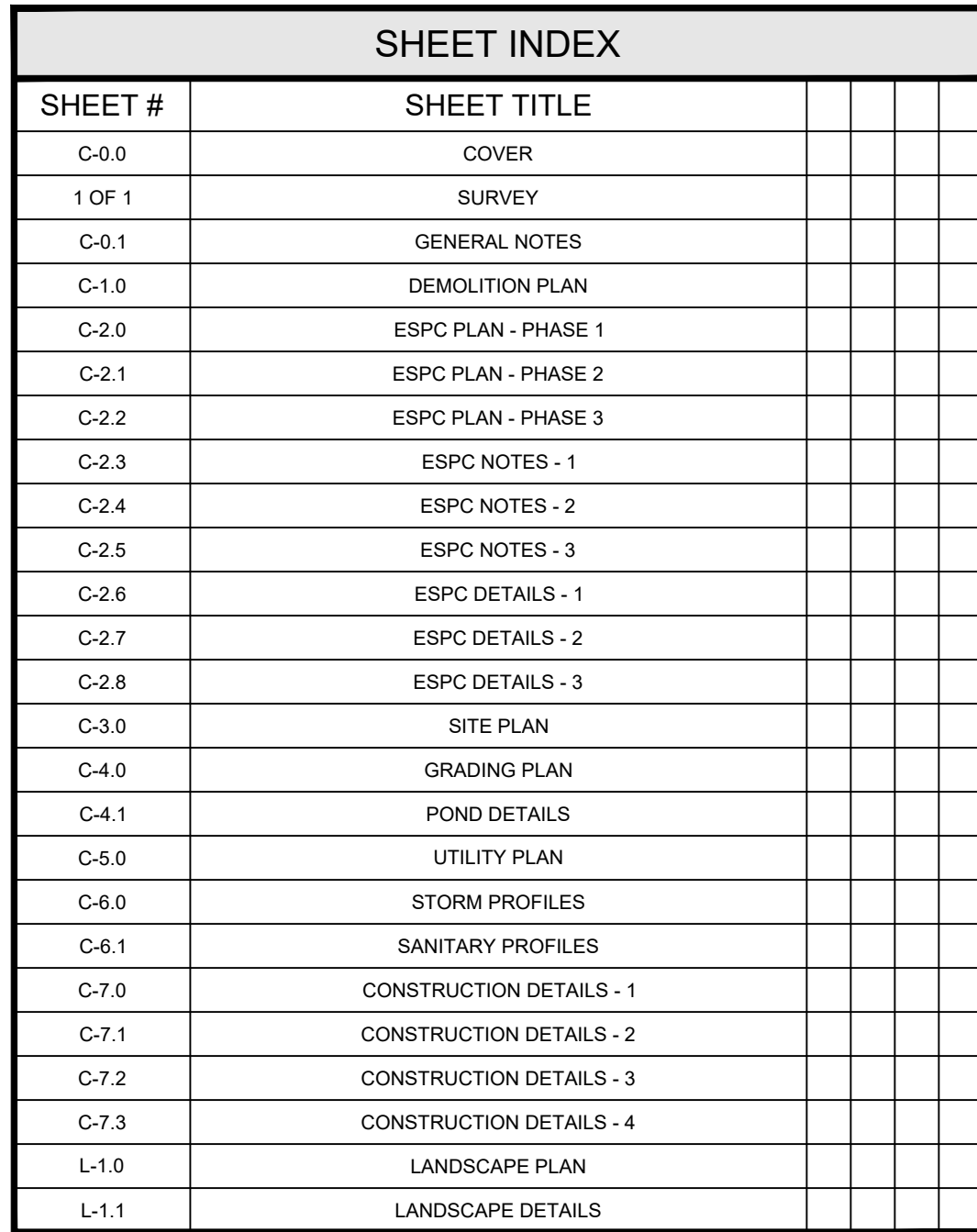


<u>DISTURBED AREA</u>
TOTAL SITE AREA = 1.6 ACRES TOTAL DISTURBED AREA = 1.8 ACRES
<u>24 HOUR CONTACT</u>
DEXTER PATTERSON 678.953.1694 FIFTH THIRD BANK

Drawing name: C:\Users\cklentz\gaskins+lecrew dropbox\shared folders\engineering\175670004 - praxis3 - fifth third - port wentworth ga\CADD\CONSTR\175670004 - 00 - COVER.dwg COVER Jul 30, 2026 3:22pm by: cklentz



SITE SUMMARY	
SITE AREA	
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ZONING:	PUD
ADJACENT ZONING:	PUD
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FRONT / ROAD:	25'
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	2,400 S.F.
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MIN. DRIVE WIDTH:	24'



CLIENT

PRAXIS3

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

PROJECT

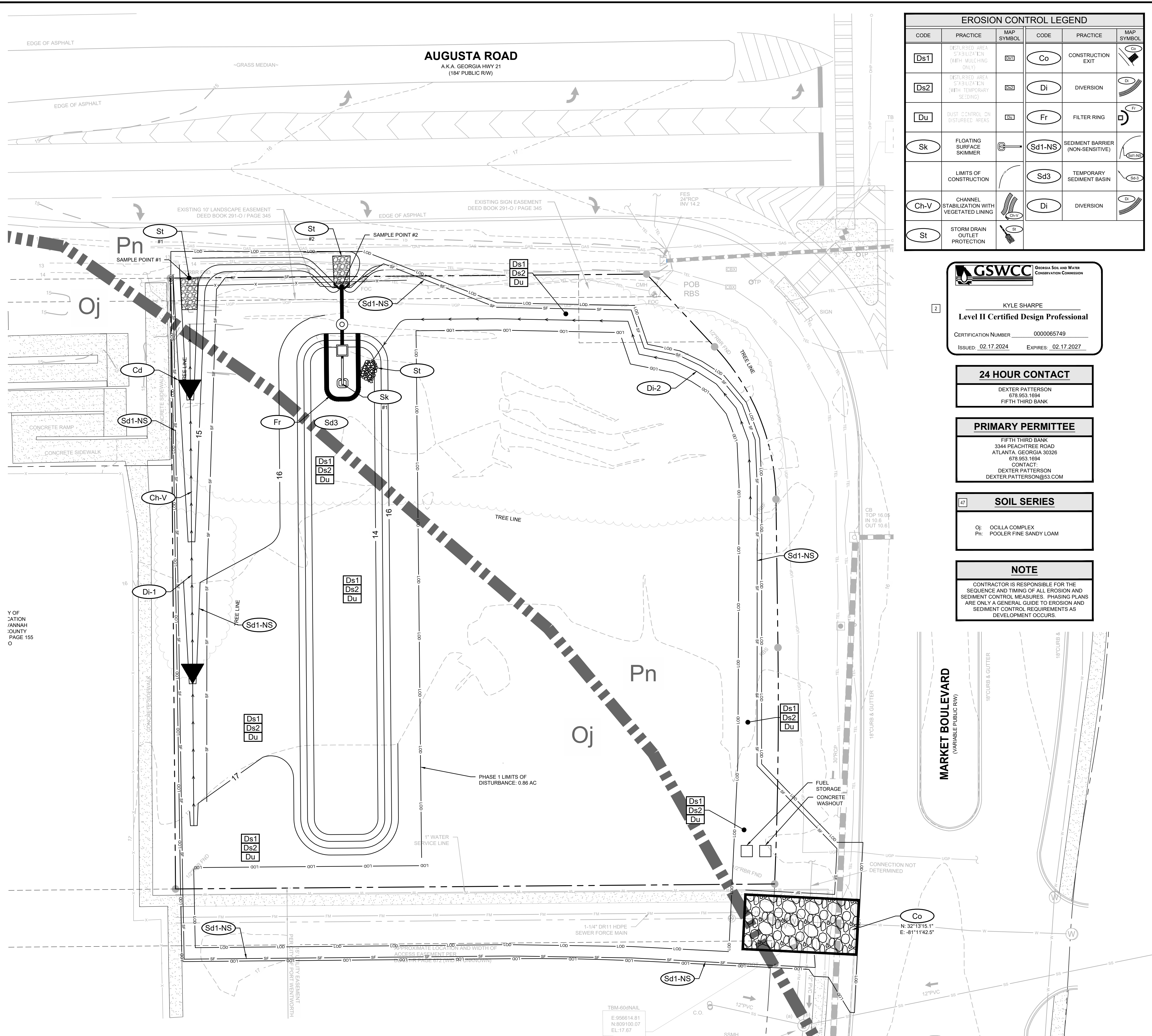
FIFTH THIRD BANK - PORT WENTWORTH, GA

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

SEAL:	
	
7/30/2026	
CALL BEFORE YOU DIG	
	
Know what's below. Call before you dig.	
SCALE & NORTH ARROW:	
	
DESIGN INFO:	
DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026
COVER	
C-0.0	

Drawing name: C:\Users\ckentz\gaskins-lecraw\dropbox\blaned\blaned\engineering\75670004 - praxis3 - fifth third - port wentworth - port wentworth.dwg GENERAL NOTES Ju 30, 2026 3:22pm by: ckentz

GENERAL NOTES		EROSION CONTROL NOTES		GRADING NOTES		DRAINAGE 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 RADI 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.		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 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 PAYING 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%.		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 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 GEOTECHNICAL 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.		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 750 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 1B PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNUALR 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 454420C (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	
TRAFFIC CONTROL NOTES		DEMOLITION NOTES		UTILITY NOTES					
REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.		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. .		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 CLEANED 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.					
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 LEGEND					
CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
Ds1	DISTURBED AREA 5' x 30'0" T.N. (WITH MULCHING ONLY)		Co	CONSTRUCTION EXIT	
Ds2	DISTURBED AREA 5' x 30'0" T.N. (WITH TEMPORARY SEEDING)		Di	DIVERSION	
Du	DUST CONTROL ON DISTURBED AREAS		Fr	FILTER RING	
Sk	FLOATING SURFACE SKIMMER		Sd1-NS	SEDIMENT BARRIER (NON-SENSITIVE)	
	LIMITS OF CONSTRUCTION		Sd3	TEMPORARY SEDIMENT BASIN	
Ch-V	CHANNEL STABILIZATION WITH VEGETATED LINING		Di	DIVERSION	
St	STORM DRAIN OUTLET PROTECTION				

The logo for the Georgia Soil and Water Conservation Commission (GSWCC) is located in the top left corner. It features a stylized graphic of a water drop and a flame, with the acronym "GSWCC" in large, bold, serif capital letters. To the right of the logo, the full name "GEORGIA SOIL AND WATER CONSERVATION COMMISSION" is written in a smaller, sans-serif font. Below the logo, the name "KYLE SHARPE" is printed in a serif font, followed by a horizontal line. Underneath this line, the text "Level II Certified Design Professional" is displayed in a large, bold, serif font. At the bottom of the page, the "CERTIFICATION NUMBER" is listed as "0000065749" and the "ISSUED" date is "02.17.2024". To the right, the "EXPIRES" date is "02.17.2027".

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SOIL SERIES

Oj: OCILLA COMPLEX
Pn: POOLER FINE SANDY LOAM

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, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION (EROSION AND SEDIMENT CONTROL STANDARDS).
- 2) BOUNDARY SURVEY GRAPHIC SURVEY BY GEOSURVEY, DATED 05/04/2026. BENCHMARK IS NOTED ON SURVEY.
- 3) SOIL TYPES FOR ENTIRE DISTURBED AREA IS OJ, PN PER NRCV WEB SOIL SURVEY
- 4) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE EARTH SURFACE.
- 5) 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 OR 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 INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 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 DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 1.6 ACRES
TOTAL DISTURBED AREA = 1.8 ACRES
PHASE 1 DISTURBED AREA = 0.86 ACRES

CERTIFICATION STATEMENT

(CERTIFY THAT THE PERMITEE'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 DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION. THE PLAN PROVIDES THAT NO 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. GR 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

TIMOTHY KYLE SHARPE
GEORGIA LICENSED PROFESSIONAL (PRINT)

036681
GEORGIA PE#

0000065749
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

PREPARED IN THE OFFICE OF:



REVISIONS:

[illegible]CLIENT

PRAXIS3
W - SUITE 1450. ATLANTA, GEORGIA 30303

PROJECT

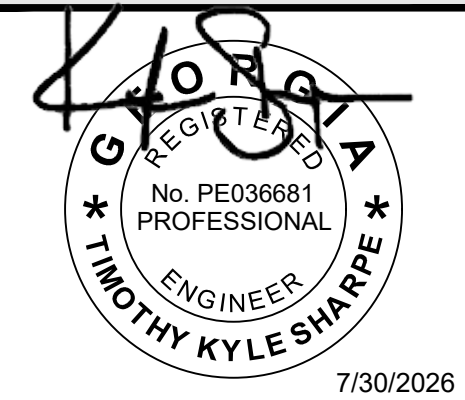
FIFTH THIRD BANK - PORT WENTWORTH, GA

7896 HIGHWAY 21

7896 HIGHWAY 21

PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL



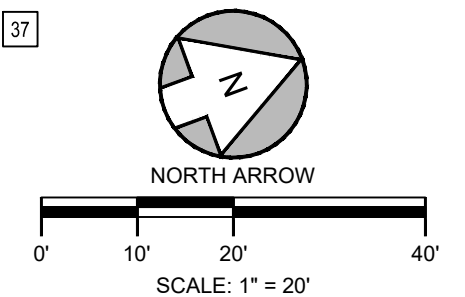
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Call before you dig.

SCALE & NORTH ARROW:



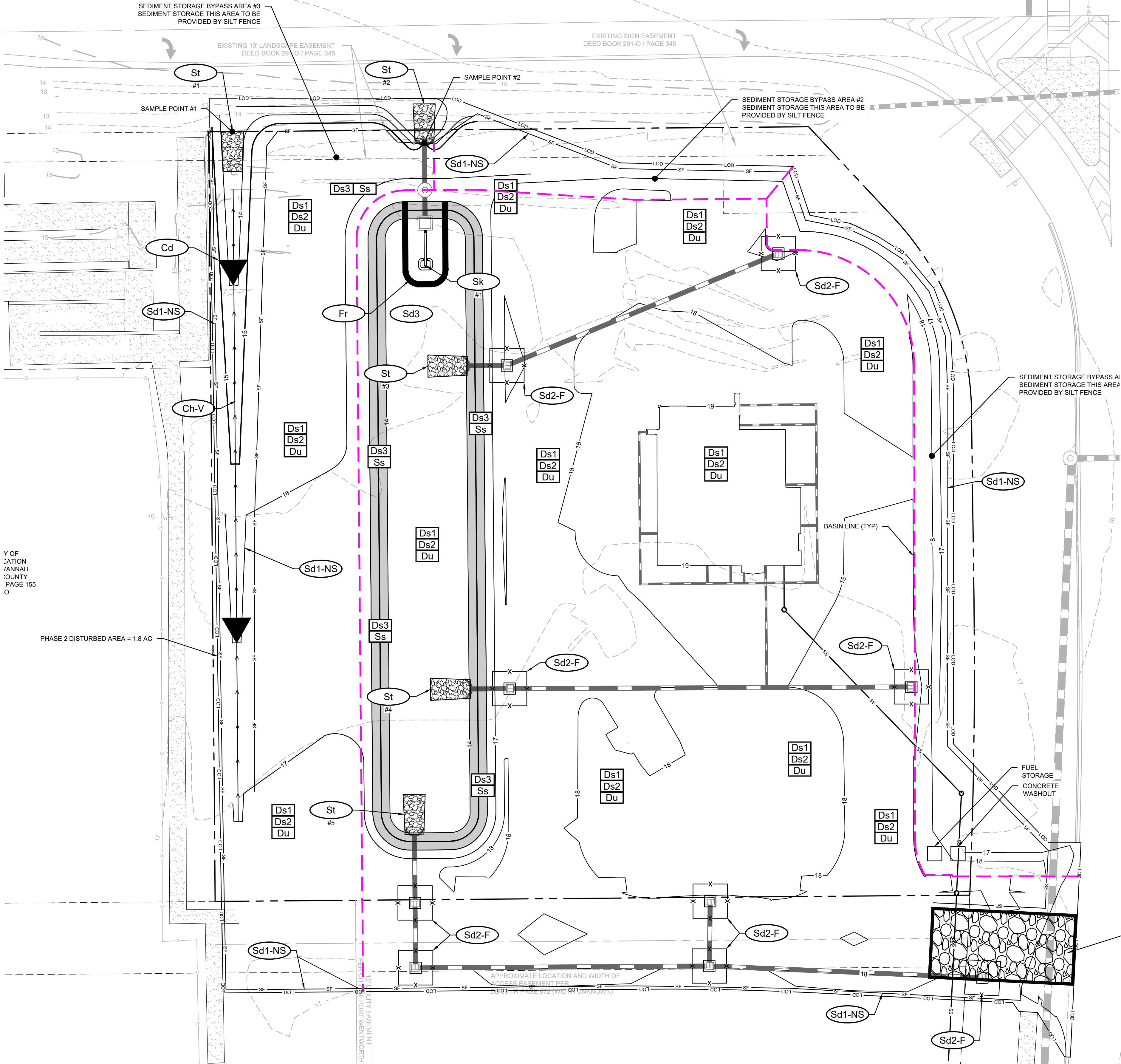
DESIGN INFO:

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

ESPC PLAN - PHASE 1

C-2.0

AUGUSTA ROAD
A.K.A. GEORGIA HWY 21
(184' PUBLIC R/W)



EROSION CONTROL LEGEND

CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	Co	CONSTRUCTION EXIT	Co
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2	Sd2-F	TEMPORARY INLET SEDIMENT TRAP (FILTER FABRIC W/ SUPPORTING FRAME)	Sd2-F
Du	DUST CONTROL ON DISTURBED AREAS	Du	Fr	FILTER RING	Fr
Sk	FLOATING SURFACE SKIMMER	Sk	Sd1-NS	SEDIMENT BARRIER (NON-SENSITIVE)	Sd1-NS
	LIMITS OF CONSTRUCTION		Sd3	TEMPORARY SEDIMENT BASIN	Sd3
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3	Ss	SLOPE STABILIZATION	Ss
St	STORM DRAIN OUTLET PROTECTION	St	Cd-S	STONE CHECKDAM	Cd-S

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

KYLE SHARPE
Level II Certified Design Professional

CERTIFICATION NUMBER 0000065749
ISSUED: 02.17.2024 EXPIRES: 02.17.2027

24 HOUR CONTACT

DEXTER PATTERSON
678.953.1694
FIFTH THIRD BANK

PRIMARY PERMITTEE

FIFTH THIRD BANK
3344 PEACHTREE ROAD
ATLANTA, GEORGIA 30326
678.953.1694
CONTACT:
DEXTER PATTERSON
DEXTER.PATTERSON@53.COM

SOIL SERIES

OJ: OJILLA COMPLEX
Pt: POOLER FINE SANDY LOAM

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

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- 8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 1.6 ACRES
TOTAL DISTURBED AREA = 1.8 ACRES
PHASE 2 DISTURBED AREA = 1.8 ACRES

CERTIFICATION STATEMENT

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

TIMOTHY KYLE SHARPE
GEORGIA LICENSED PROFESSIONAL (PRINT)

036681
GEORGIA PE#

0000065749
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

PHASE 2 - SEDIMENT STORAGE TABLE

Rt-P - Retrofit with Perforated Half Round			
Drainage Area	55181.9	SF =	1.27 AC
Req Stormwater Storage	2810	CF	
Req Sediment Storage	2292	CF	(DA x 67 cft/ac x 27 cft/cy)
Total Required Storage	5101	CF	
Available Storage	5860	CF	
Is the available storage greater than the required storage?	YES		
Cleanout Elevation	13.64	FT	
Is the L:W Ratio ≥ 2:1	Yes		
Half Round CMP Diameter	2.25	FT	
Half Round CMP Height	1.25	FT	

Phase 2 - Bypass Sub-Basin #1			
Disturbed Area to Silt Fence	3837	SF =	0.09 AC
LF of Silt Fence Required	35	LF	(100 LF per 0.25 AC)
LF of Silt Fence Provided	271	LF	
Silt Fence Storage Capacity	0.6775	AC =	1225.598 CF
Phase 2 - Bypass Sub-Basin #2			
Disturbed Area to Silt Fence	2018	SF =	0.05 AC
LF of Silt Fence Required	19	LF	(100 LF per 0.25 AC)
LF of Silt Fence Provided	150	LF	
Silt Fence Storage Capacity	0.375	AC =	678.375 CF
Phase 2 - Bypass Sub-Basin #3			
Disturbed Area to Silt Fence	11304	SF =	0.26 AC
LF of Silt Fence Required	104	LF	(100 LF per 0.25 AC)
LF of Silt Fence Provided	291	LF	
Silt Fence Storage Capacity	0.7275	AC =	1316.048 CF

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
a PAPE-DAWSON company
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3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

NO.	DESCRIPTION	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:

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

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Know what's below.
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SCALE & NORTH ARROW:

SCALE: 1" = 20'

NORTH ARROW

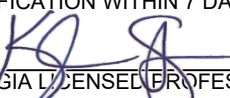
DESIGN INFO:

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

ESPC PLAN - PHASE 2

C-2.1

21			
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/TRETTROT			
DEMOLITION, CLEARING, AND GRUBBING			
GRADING			
TEMPORARY MULCHING/SEEDING AS REQ'D TO STABILIZE @ 14 DAY INTERVALS			
UTILITIES (STORM)			
PAVING			
FINAL STABILIZATION/PERMANENT AS REQ'D AT 30 DAY INTERVALS			
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 BMPs 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	ALL EROSION CONTROL MEASURES	ALL AREAS WHICH HAVE UNDERGONE FINAL STABILIZATION	
PETROLEUM FERTILIZER PAINT CONCRETE DETERGENTS TAR CLEANING SOLVENTS WOOD/MASONRY ROOFING MATERIAL METAL STUDS OTHER HAZARDOUS MATERIALS	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 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.			

12		13		14	
GSWCC DESIGN PROFESSIONAL					
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 WATERS(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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UPON THE INSTALLATION OF THE PHASE I 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 I BMPs.					
		7/30/26 DATE		036681 GEORGIA PE#	
TIMOTHY KYLE SHARPE GEORGIA LICENSED PROFESSIONAL (SIGN)					
TIMOTHY KYLE SHARPE GEORGIA LICENSED PROFESSIONAL (PRINT)		0000065749 GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3			
GSWCC DESIGN PROFESSIONAL					

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

PROJECT
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PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:



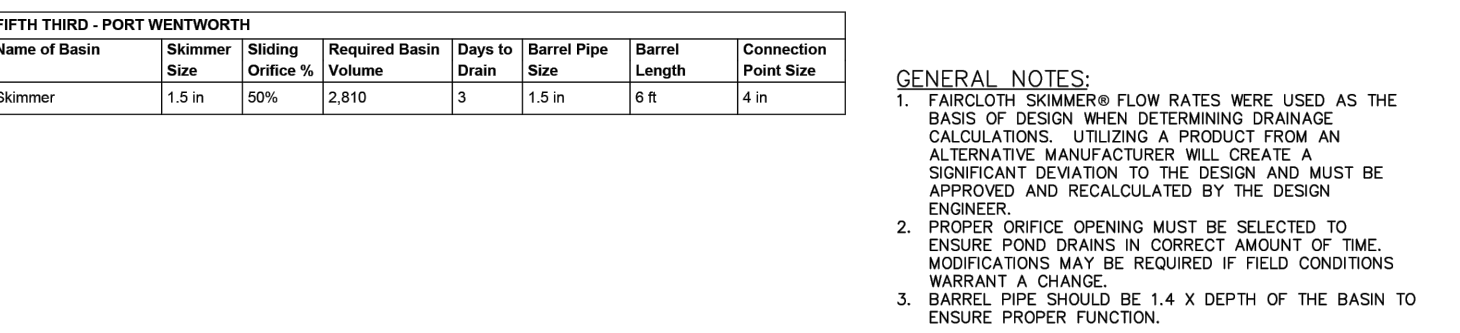
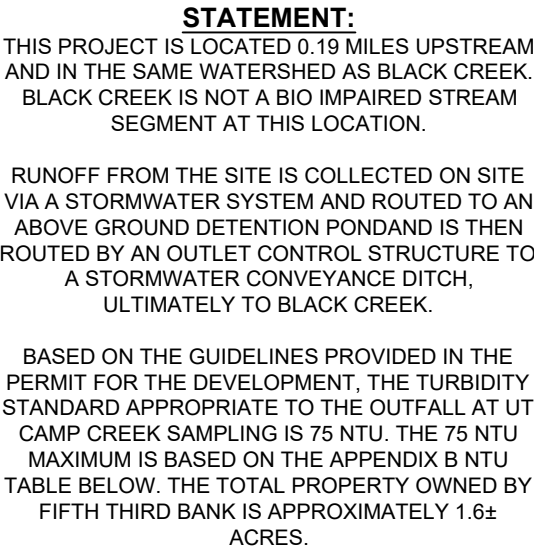
7/30/2026

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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 - 3	
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FAIRCLOTH SKIMMER
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
U.S. SALES@FAIRCLOTHSKIMMER.COM

MULCHING / FERTILIZER RATES



CERTIFICATION STATEMENT (ENGINEER)

Materials—Ensure that riprap consists of a well-graded mixture of stone. Larger stone should predominate, with sufficient smaller sizes to fill the voids between the stones. The diameter of the largest stone size should be no greater than 1.5 times the d_{10} size.

Thickness—Make the minimum thickness of riprap 1.5 times the maximum stone diameter.

Stone quality—Select stone for riprap from field stone or quarry stone. The stone should be hard, angular, and highly weather-resistant. The specific gravity of the individual stones should be at least 2.5.

Filter—Install a filter to prevent soil movement through the openings in the riprap. The filter should consist of a graded gravel layer or a synthetic filter cloth. Design filter blankets by the method described in Practice 6.15.

CITY APPROVAL STAMP

PREPARED IN THE OFFICE OF:



PEF008127

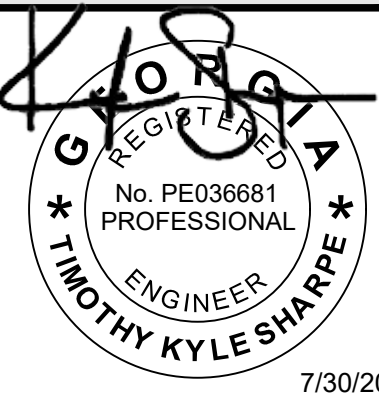
REVISIONS:

[illegible]

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

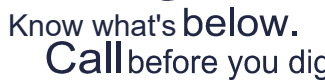
PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7806 HIGHWAY 21
PIN: 70306 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:



7/30/2026

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SCALE & 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

ESPC DETAILS - 3

C-2.8

Drawing name: C:\Users\ckentz\gaskins-lecraw\dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth - espc details.dwg EROSION CONTROL DETAILS - 4 - Jun 30, 2026 9:32pm By: ckentz

Temporary Sediment Basin Design Sheet (**MINIMUM REQUIREMENTS**)

Project Name: Fifth Third - Port Wentworth Computed By: CMK Date: 07/30/2026
Project Number: 75670004 Checked By: TKS Date: 07/30/2026
Basin No.:
Total Area:
Draining To Basin = 1.47 acres
Disturbed Area:
Draining To Basin = 0.86 acres

Volume:

- Compute minimum required storage volume (V_s).
 $V_s = 67 \text{ cylacre} \times 1.47 \text{ acres} = 98.49 \text{ cy} = 2659 \text{ cf}$
- Compute volume of basin at clean-out (V_c).
 $V_c = 22 \text{ cylacre} \times 1.47 \text{ acres} = 32.34 \text{ cy} = 873 \text{ cf}$
- Determine elevation corresponding to minimum required storage volume, V_s .
Minimum riser crest elevation = 13.97 feet
(determined by stage/storage relationship)
- Determine elevation corresponding to clean-out volume, V_c .
Clean-out elevation = 13.66 feet (determined by stage/storage relationship)
Note: Clean-out elevation shall be clearly marked on the riser or marked by a post near the riser.
- Compute Length of riser.
Riser length = Minimum elevation of riser crest - Lowest elevation of pipe at riser
Riser length = 13.97 feet - 13.50 feet
Riser length = 0.47 feet

Stormwater Runoff:

6. Compute peak discharge from a 2-yr, 24-hr storm event. Assume $T_c = 5 \text{ min}$
 $Q_2 = 3.19 \text{ cfs}$ $c = 0.5$
 $i = 7.43$
7. Compute peak discharge from a 25-yr, 24-hr storm event. $c = 0.5$
 $Q_{25} = 4.95 \text{ cfs}$ $i = 11.5$

Surface Area/Configuration Design:

8. Compute minimum basin surface area (S_{bmin}).
 $S_{bmin} = 0.01 \text{ ac/cfs} \times Q_2 \text{ cfs} = 0.03 \text{ ac}$
 $S_{bmin} = 0.01 \text{ ac/cfs} \times Q_{25} \text{ cfs} = 0.05 \text{ ac}$
 $S_{bmin} = 0.03 \text{ ac}$ $43550 \text{ sf/ac} = 1391.70 \text{ sf}$

9. Check available area at elevation of riser crest.
Available Area = 5,261.00 sf
Available Area $\geq S_{bmin}$? Yes/No: Yes (determined by stage/storage relationship)
10. Compute required length at elevation of riser crest.
Average Width = 25.00 ft
Required length = 2 * average width = 50.00 ft
Required length = 50.00 ft
Required length = 50.00 ft
Available Length = 210.00 ft
2:1 L:W ratio satisfied? Yes
If "no," refer to Figure 6-22.2 for baffle designs.
Note any required baffles on E&SC plan and include calculations and details for baffles.

Principal Spillway (ps)

11. Determine maximum principal spillway capacity.
 $Q_{psw} = Q_2 = 3.19 \text{ cfs}$
12. Compute the vertical distance between the centerline of the outlet pipe and the emergency spillway crest (H).
 $H = 1.57 \text{ ft}$
13. Compute the total pipe length of the principal spillway, L, using Figure 6-22.3.
 $L = [A(B+C)/2][Zu+Zd]+T+E$
 $A = 18.25 \text{ ft}$ Top Of Dam Elevation
 $B = 13.50 \text{ ft}$ Lowest Elevation of Pipe At Riser
 $C = 13.50 \text{ ft}$ Lowest Elevation of Pipe At Outlet
 $E = 13.00 \text{ ft}$ Extended length of pipe beyond toe of dam
 $T = 8.00 \text{ ft}$ Top Width of Dam
 $Zu = 1.00:1$ Upstream Side Slope
 $Zd = 1.00:1$ Downstream Side Slope
 $L = 28.00 \text{ ft}$
14. Determine diameter of principal spillway (D_{ps}) and flow through the principal spillway (Q) from Table 6-29.1 using H and Q_{psw} .
 $D_{ps} = 18.00 \text{ in}$ $Q = 9.48 \text{ cfs}$ (value directly from table)
15. Compute actual flow through the principal spillway, using Table 6-29.1 to determine the correction factor for pipe length, L.
 $Q_{ps} = Q \times \text{correction factor}$
 $Q_{ps} = 12.23$
16. Compute riser diameter (D_r).
 $D_r \geq 1.5 \times D_{ps}$
 $D_r > 1.50$
 $D_r = 36.00 \text{ in}$
17. Compute trash rack diameter (D_t).
 $D_t \geq 1.4 \times D_r$
 $D_t = 1.40$
 $D_t = 54.00 \text{ in}$
18. Determine the minimum distance between the riser crest and the emergency spillway crest, h, using Table 6-29.2, D_r , and Q_{ps} .
 $h = 0.60 \text{ feet}$

Concrete Riser Base Design

19. Determine the volume of concrete per vertical foot of riser height needed, from Table 6-29.3 to prevent floatation.
Required volume of concrete per vertical foot: = 6.18 cft/ft
20. Compute total volume of concrete required.
Total volume of concrete required = Required volume per vertical foot * Riser length
Total volume of concrete required = 6.18 cft/ft * 0.47 ft
Total volume of concrete required = 2.90 cf
21. Assume base thickness, B (usually 18").
 $B = 18.00 \text{ in} = 1.50 \text{ ft}$
22. Compute required surface area.
Required surface area = Total volume required/B
Required surface area = 2.90 cf / 1.50 ft
Required surface area = 1.94 sf
23. Compute riser base length (l) and width (w) (assume square base).
 $l = w = \text{required surface area}^{1/2}$
 $l = w = 1.39 \text{ ft} = 16.70 \text{ in}$
 $l = w = 24.00 \text{ in}$

Anti-Seep Collar Design

24. Determine if anti-seep collar is required. If yes to any of the following conditions, a collar is required.
N The settled height of the dam is greater than 15 feet.
Y The principal spillway diameter (D_{ps}) is smooth pipe larger than 8".
N The principal spillway diameter (D_{ps}) is corrugated metal pipe larger than 12".
25. Determine size of anti-seep collar required.
Y 18-inch projection (for heads (H) less than or equal to 10 feet).
N 24-inch projection (for heads (H) greater than 10 feet).

Emergency Spillway (es)

26. Compute minimum capacity of emergency spillway (Q_{es}).
 $Q_{es} = Q_{25} - Q_{ps}$
 $Q_{es} = \text{N/A}$ cfs
27. Determine stage (H_3), bottom width (b), velocity (V), and minimum exit slope (S) using Table 6-29.4 and Q_{es} .
 $H_3 = 0.00 \text{ ft}$
 $b = 0.00 \text{ ft}$
 $V = 0.00 \text{ fps}$
 $S = 0.00 \%$
28. Actual entrance channel slope.
 $S_e = 0.00 \%$
29. Actual exit channel slope.
 $S_e = 0.00 \%$
Is S_e Steeper than S (from Table 6-29.4)? No
If Yes, calculate new exit velocity (V_e).
 $V_e = V \times (S_e/S)^{1/3} \text{ fps}$
 $V_e = 0.00 \text{ fps}$ * 0.00 % / 0.00 %
 $V_e = \text{N/A}$ fps
Note: Refer to Channel Stabilization (Ch) to determine the proper lining for the emergency spillway.
N Grass Rip-Rap Concrete
(< 5 fps) (> 5 fps) (> 10 fps)

Design Elevations

30. Riser Crest Elevation = 13.97 ft
31. Compute minimum emergency spillway crest elevation.
Minimum emergency spillway crest elevation = Riser crest elevation + h
Minimum emergency spillway crest elevation = 13.97 ft + 0.60 ft
Minimum emergency spillway crest elevation = 14.57 ft
32. Determine design high water elevation.
Design high water elevation = Minimum emergency spillway crest elevation + Stage elevation (H_3)
Design high water elevation = 14.57 ft
33. Determine elevation of top of dam.
Elevation of top of dam = Design high water elevation + 1 ft (at least) freeboard
Elevation of top of dam = 14.57 ft + 1.00 ft
Elevation of top of dam (min) = 15.57 Actual top of dam elevation 16.25

***PLEASE NOTE THAT DESIGN VALUES DETERMINED BY THIS SHEET REPRESENT THE MINIMUM REQUIREMENTS FOR A TEMPORARY SEDIMENT BASIN.

Temporary Sediment Basin Design Sheet (**MINIMUM REQUIREMENTS**)

Project Name: Fifth Third - Port Wentworth Computed By: CMK Date: 07/30/2026
Project Number: 75670004 Checked By: TKS Date: 07/30/2026
Basin No.:
Total Area:
Draining To Basin = 1.47 acres
Disturbed Area:
Draining To Basin = 1.27 acres

Volume:

- Compute minimum required storage volume (V_s).
 $V_s = 67 \text{ cylacre} \times 1.47 \text{ acres} = 98.49 \text{ cy} = 2659 \text{ cf}$
- Compute volume of basin at clean-out (V_c).
 $V_c = 22 \text{ cylacre} \times 1.47 \text{ acres} = 32.34 \text{ cy} = 873 \text{ cf}$
- Determine elevation corresponding to minimum required storage volume, V_s .
Minimum riser crest elevation = 13.97 feet
(determined by stage/storage relationship)
- Determine elevation corresponding to clean-out volume, V_c .
Clean-out elevation = 13.66 feet (determined by stage/storage relationship)
Note: Clean-out elevation shall be clearly marked on the riser or marked by a post near the riser.
- Compute Length of riser.
Riser length = Minimum elevation of riser crest - Lowest elevation of pipe at riser
Riser length = 13.97 feet - 13.50 feet
Riser length = 0.47 feet

Stormwater Runoff:

6. Compute peak discharge from a 2-yr, 24-hr storm event. Assume $T_c = 5 \text{ min}$
 $Q_2 = 4.72 \text{ cfs}$ $c = 0.5$
 $i = 7.43$
7. Compute peak discharge from a 25-yr, 24-hr storm event. $c = 0.5$
 $Q_{25} = 7.30 \text{ cfs}$ $i = 11.5$

Surface Area/Configuration Design:

8. Compute minimum basin surface area (S_{bmin}).
 $S_{bmin} = 0.01 \text{ ac/cfs} \times Q_2 \text{ cfs} = 0.01 \text{ ac}$
 $S_{bmin} = 0.01 \text{ ac/cfs} \times Q_{25} \text{ cfs} = 0.05 \text{ ac}$
 $S_{bmin} = 0.05 \text{ ac}$ $43550 \text{ sf/ac} = 2055.19 \text{ sf}$

9. Check available area at elevation of riser crest.
Available Area = 5,261.00 sf
Available Area $\geq S_{bmin}$? Yes/No: Yes (determined by stage/storage relationship)
10. Compute required length at elevation of riser crest.
Average Width = 25.00 ft
Required length = 2 * average width = 50.00 ft
Required length = 50.00 ft
Required length = 50.00 ft
Available Length = 210.00 ft
2:1 L:W ratio satisfied? Yes
If "no," refer to Figure 6-22.2 for baffle designs.
Note any required baffles on E&SC plan and include calculations and details for baffles.

Principal Spillway (ps)

11. Determine maximum principal spillway capacity.
 $Q_{psw} = Q_2 = 4.72 \text{ cfs}$
12. Compute the vertical distance between the centerline of the outlet pipe and the emergency spillway crest (H).
 $H = 1.57 \text{ ft}$
13. Compute the total pipe length of the principal spillway, L, using Figure 6-22.3.
 $L = [A(B+C)/2][Zu+Zd]+T+E$
 $A = 18.25 \text{ ft}$ Top Of Dam Elevation
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 $D_r \geq 1.5 \times D_{ps}$
 $D_r > 1.50$
 $D_r = 36.00 \text{ in}$
17. Compute trash rack diameter (D_t).
 $D_t \geq 1.4 \times D_r$
 $D_t = 1.40$
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 $h = 0.60 \text{ feet}$

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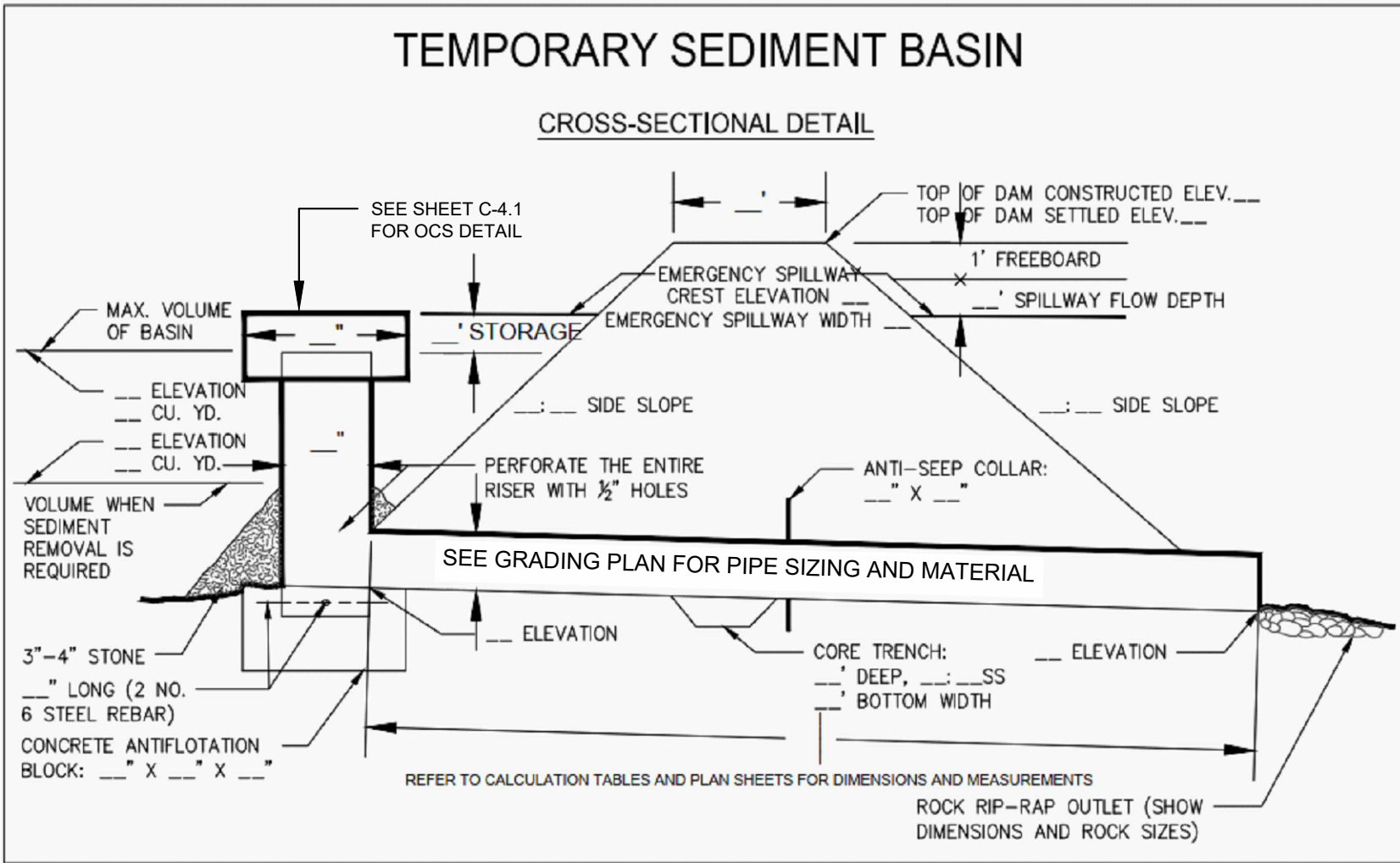
Emergency Spillway (es)

26. Compute minimum capacity of emergency spillway (Q_{es}).
 $Q_{es} = Q_{25} - Q_{ps}$
 $Q_{es} = \text{N/A}$ cfs
27. Determine stage (H_3), bottom width (b), velocity (V), and minimum exit slope (S) using Table 6-29.4 and Q_{es} .
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 $b = 0.00 \text{ ft}$
 $V = 0.00 \text{ fps}$
 $S = 0.00 \%$
28. Actual entrance channel slope.
 $S_e = 0.00 \%$
29. Actual exit channel slope.
 $S_e = 0.00 \%$
Is S_e Steeper than S (from Table 6-29.4)? No
If Yes, calculate new exit velocity (V_e).
 $V_e = V \times (S_e/S)^{1/3} \text{ fps}$
 $V_e = 0.00 \text{ fps}$ * 0.00 % / 0.00 %
 $V_e = \text{N/A}$ fps
Note: Refer to Channel Stabilization (Ch) to determine the proper lining for the emergency spillway.
N Grass Rip-Rap Concrete
(< 5 fps) (> 5 fps) (> 10 fps)

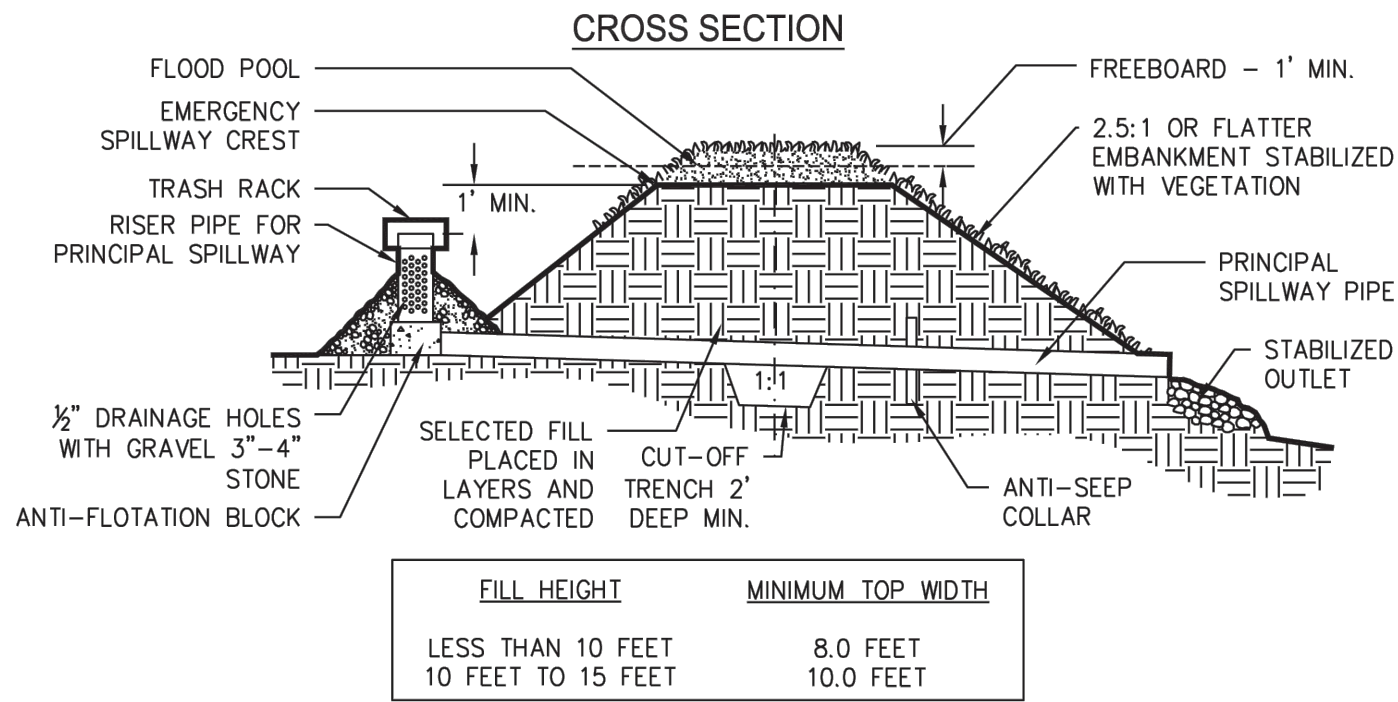
Design Elevations

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Minimum emergency spillway crest elevation = 13.97 ft + 0.60 ft
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Elevation of top of dam = Design high water elevation + 1 ft (at least) freeboard
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Elevation of top of dam (min) = 15.57 Actual top of dam elevation 16.25

***PLEASE NOTE THAT DESIGN VALUES DETERMINED BY THIS SHEET REPRESENT THE MINIMUM REQUIREMENTS FOR A TEMPORARY SEDIMENT BASIN.



BASIC COMPONENTS OF TEMPORARY SEDIMENT BASIN



PLAN VIEW

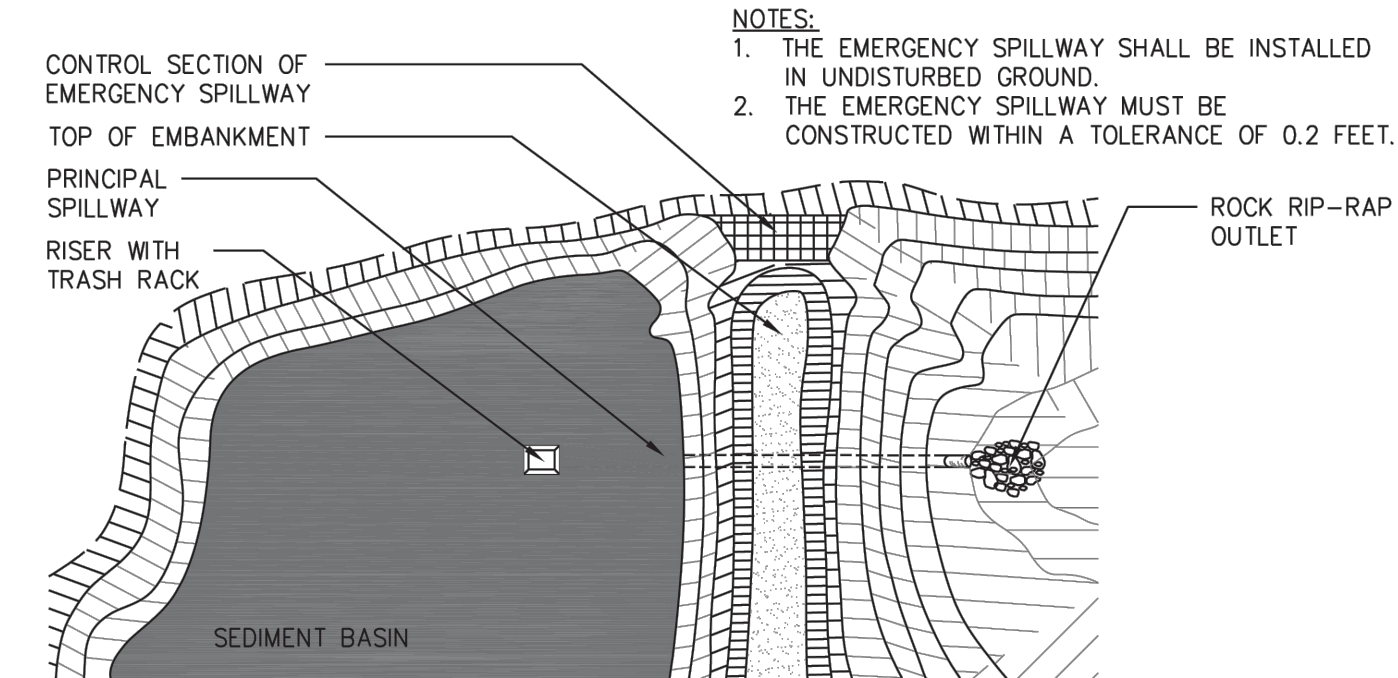


Figure 6-29.1

GSWCC 2016 Edition

6-163

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

TIMOTHY KYLE SHARPE
GEORGIA LICENSED PROFESSIONAL (PRINT)

036681
GEORGIA PE#
0000065749
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

CERTIFICATION STATEMENT (ENGINEER)

PREPARED IN THE OFFICE OF:

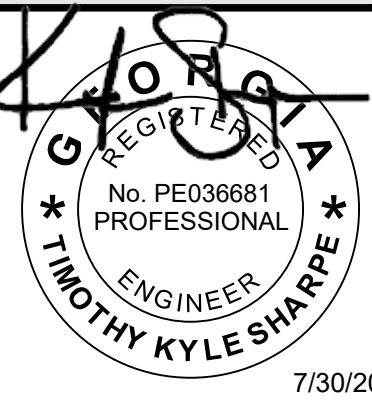
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a PAPE-DAWSON company
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3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

NO.	DATE	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
7886 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:



7/30/2026

CALL BEFORE YOU DIG



SCALE & 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

ESPC DETAILS - 4

C-2.9

[illegible]

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

7/30/

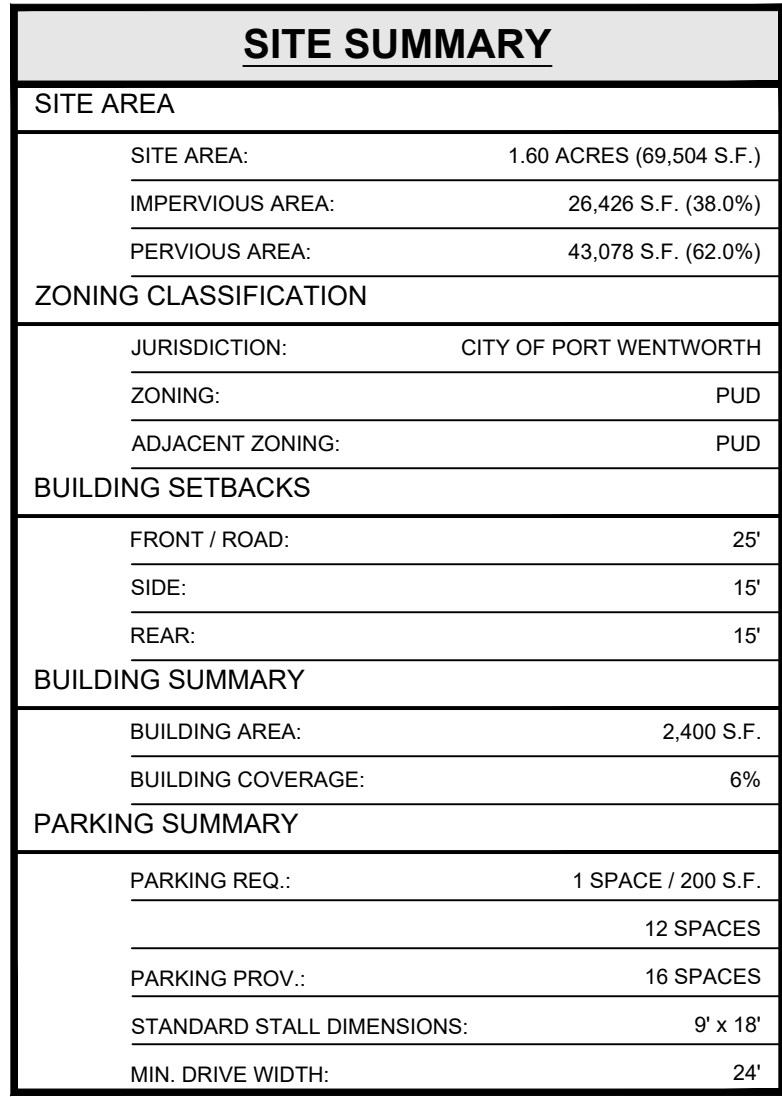
Know what's below.
Call before you dig.

A north arrow pointing upwards and a scale bar marked from 0 to 40 feet in increments of 10 feet.

OWN BY:	JOHN
SIGNED BY:	MA
VIEWED BY:	TK
#:	7567000
DATE:	07.31.202

C-30

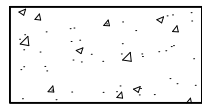
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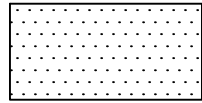
SITE AREA	
SITE AREA:	1.60 ACRES (69,504 S.F.)
IMPERVIOUS AREA:	26,426 S.F. (38.0%)
PERVIOUS AREA:	43,078 S.F. (62.0%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF PORT WENTWORTH
ZONING:	PUD
ADJACENT ZONING:	PUD
BUILDING SETBACKS	
FRONT / ROAD:	25'
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	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'

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

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

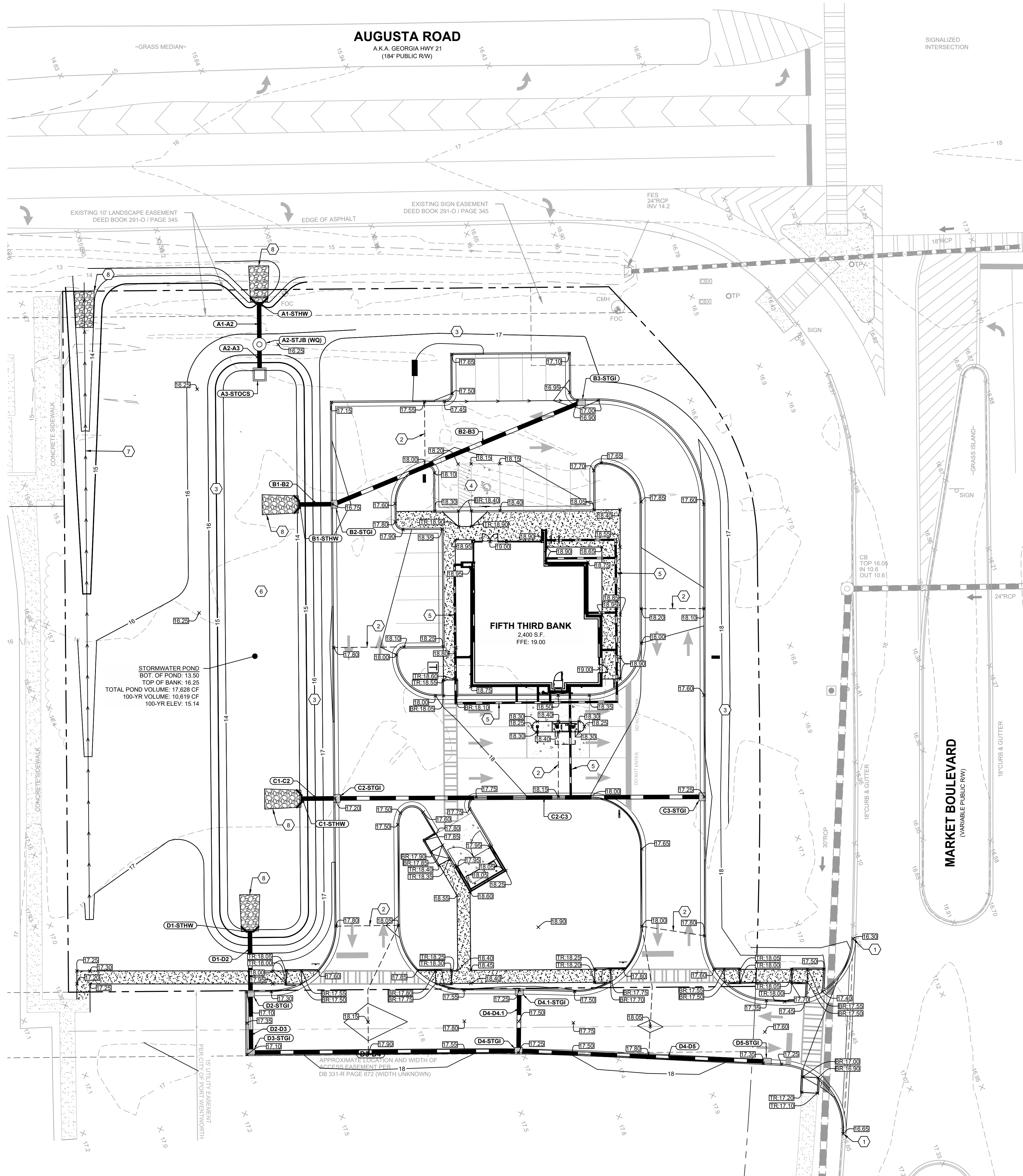


CONCRETE PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC,
DATED 05.11.2026)

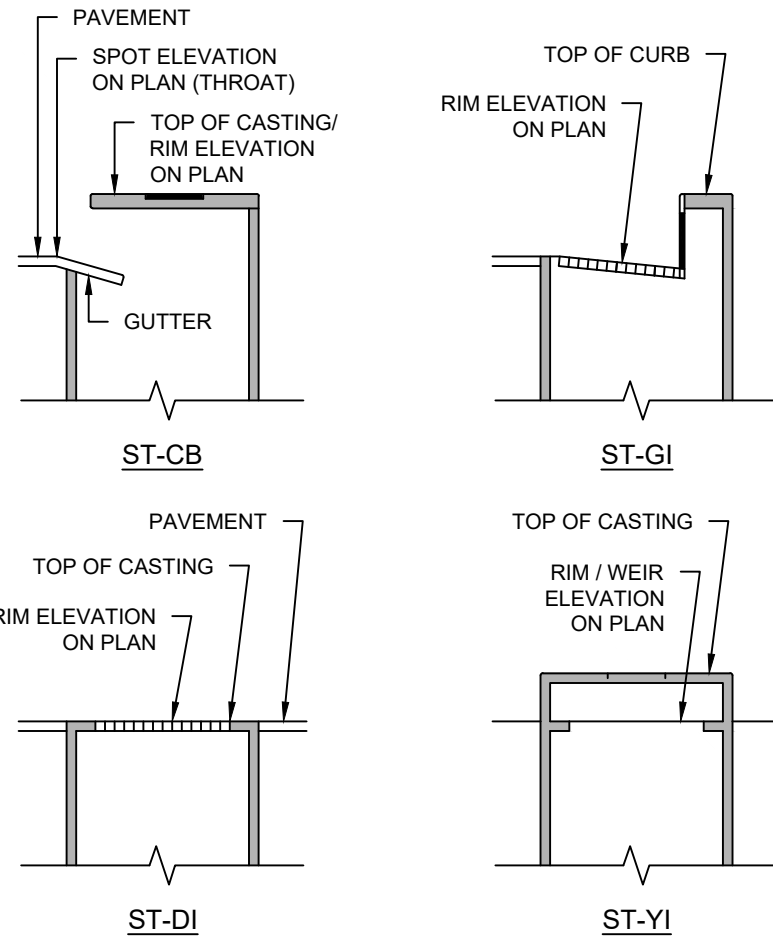


HEAVY DUTY PAVEMENT
(SEE GEOTECH REPORT BY ECS SOUTHEAST, LLC,
DATED 05.11.2026)

Drawing name: C:\Users\clentz\gaskins-lecraw\dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth - grading.dwg Jul 30, 2026 3:24pm by: clentz



DEFINITION OF STRUCTURE SPOT ELEVATIONS



SPOT ELEVATION LEGEND

BR: BOTTOM OF RAMP TR: TOP OF RAMP
BW: BOTTOM OF WALL TW: TOP OF WALL
LP: LOW POINT HP: HIGH POINT
*ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.

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

GENERAL GRADING NOTES

- 1) ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 2) NO SLOPES ARE TO BE STEEPER THAN 2:1.
- 3) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 4) BOUNDARY & TOPOGRAPHIC INFORMATION FROM SURVEY BY GEOSURVEY, DATED 05.04.2026.
- 5) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0030G, DATED 08.16.2018.
- 6) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 7) OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
- 8) 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.
- 9) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
- 10) SIDEWALKS ADJACENT TO BUILDING AND ALONG ADA ROUTES TO HAVE MAXIMUM CROSS SLOPE OF 2%.

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	3:1 SLOPE
4	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
5	8" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1%
6	STORMWATER POND
7	3' WIDE DRAINAGE SWALE @ 1.5% MIN. SLOPE
8	RIPRAP APRON. REFER TO ESPC DRAWINGS FOR SIZING.

STORM PIPES

NAME:	SIZE:	LENGTH:	SLOPE:	INV UP:	INV DOWN:	MATERIAL:
A1-A2	18"	15.69	1.00%	13.16 (A2-STJB (WQ))	13.00 (A1-STHW)	HDPE
A2-A3	18"	11.50	1.00%	13.27 (A3-STOCs)	13.16 (A2-STJB (WQ))	HDPE
B1-B2	18"	13.19	0.25%	13.53 (B2-STGI)	13.50 (B1-STHW)	HDPE
B2-B3	18"	102.59	0.25%	13.53 (B2-STGI)	13.79 (B3-STGI)	HDPE
C1-C2	18"	13.19	0.25%	13.50 (C1-STHW)	13.53 (C2-STGI)	HDPE
C2-C3	18"	140.35	0.25%	13.88 (C3-STGI)	13.53 (C2-STGI)	HDPE
D1-D2	18"	23.50	0.25%	13.56 (D2-STGI)	13.50 (D1-STHW)	RCP
D2-D3	18"	22.67	0.25%	13.62 (D3-STGI)	13.56 (D2-STGI)	RCP
D3-D4	18"	102.63	0.25%	13.87 (D4-STGI)	13.62 (D3-STGI)	RCP
D4-D4.1	18"	22.67	0.25%	13.93 (D4.1-STGI)	13.87 (D4-STGI)	RCP
D4-D5	18"	95.53	0.25%	14.11 (D5-STGI)	13.87 (D4-STGI)	RCP

STORM STRUCTURES

NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
A1-STHW	HEADWALL	0+10.50	15.00	13.00 (A1-A2)	
A2-STJB (WQ)	JUNCTION BOX W/ WATER QUALITY UNIT	0+26.19	16.25	13.16 (A2-A3)	13.16 (A1-A2)
A3-STOCs	OUTLET CONTROL STRUCTURE	0+37.69	13.50		13.27 (A2-A3)
B1-STHW	HEADWALL	0+05.00	14.32	13.50 (B1-B2)	
B2-STGI	HOOD & GRATE INLET	0+18.19	16.77	13.53 (B2-B3)	13.53 (B1-B2)
B3-STGI	HOODED GRATE INLET	1+20.78	16.94		13.79 (B2-B3)
C1-STHW	HEADWALL	0+05.00	14.32	13.50 (C1-C2)	
C2-STGI	HOODED GRATE INLET	0+18.19	17.21	13.53 (C2-C3)	13.53 (C1-C2)
C3-STGI	HOODED GRATE INLET	1+58.54	17.26		13.88 (C2-C3)
D1-STHW	HEADWALL	0+05.00	14.32	13.50 (D1-D2)	
D2-STGI	HOODED GRATE INLET	0+28.50	17.15	13.56 (D2-D3)	13.56 (D1-D2)
D3-STGI	HOODED GRATE INLET	0+51.17	17.15	13.62 (D3-D4)	13.62 (D2-D3)
D4-STGI	HOODED GRATE INLET	1+53.80	17.26	13.87 (D4-D4.1) 13.87 (D4-D5)	13.87 (D3-D4)
D4.1-STGI	HOODED GRATE INLET	0+22.67	17.26		13.93 (D4-D4.1)
D5-STGI	HOODED GRATE INLET	2+49.32	17.34		14.11 (D4-D5)

PREPARED IN THE OFFICE OF:



REVISIONS:

NO.	DATE	BY	CHKD	REV #
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CLIENT

PRAXIS3

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

PROJECT

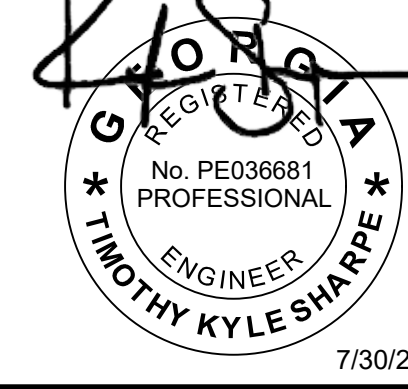
FIFTH THIRD BANK - PORT WENTWORTH, GA

7896 HIGHWAY 21

PIN: 70906 04044

PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

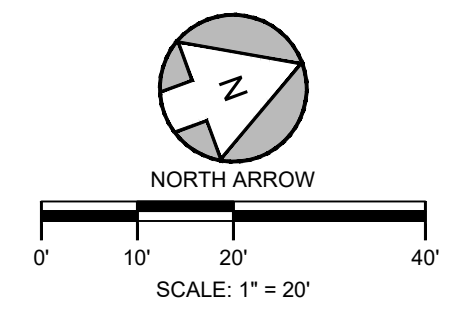


7/30/2026

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SCALE & NORTH ARROW:



DESIGN INFO:

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

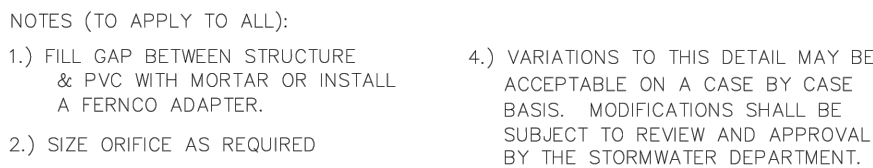
GRADING PLAN

C-4.0



DENSITY OF WATER	62.4 LB/CF
BUOYANT FORCE	1,560 LB/VERT. FT OF OCS (5'X5' OUTSIDE DIM.)
RISER HEIGHT.: TOTAL BUOYANT FORCE:	2.75 FT (16.25 - 13.50) 4,290 LB
DENSITY OF CONCRETE:	150 LB/CF
VOLUME OF CONCRETE PER V.F. OF OCS:	9 CF (5'X5' - 4'X4')
RISER WEIGHT:	3,713 LB (2.75" X 9CF X 150 LB/CF)
BOTTOM SLAB WEIGHT:	1,875 LB (5" X 5' X 0.5" X150 LB/CF)
FEDESTAL TOP WEIGHT:	1,640 LB (5'X5' LID MINUS ACCESS COVER AREA)
TOTAL STRUCTURE WEIGHT:	7,228 CF => NO ADDITIONAL CONCRETE REQUIRED

POND DETAIL



<u>OUTLET</u> <u>ORIFICE DIAMETER</u>	<u>PIPE SIZE</u>
<3"	6"
3" TO <5"	8"
5" TO <11"	12"


 WINNETT COUNTY
 DEPARTMENT OF PLANNING & DEVELOPMENT
 STANDARD DRAWING
 ORIFICE END-CAP DETAILS



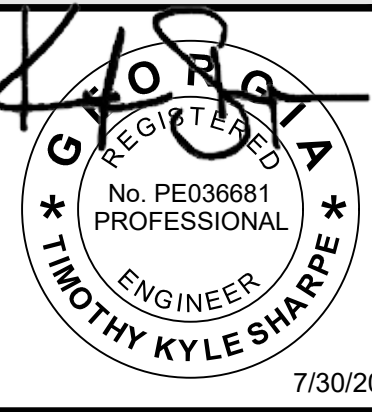
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION 

IF IN DOUBT ASK

DATE: _____ SCALE: _____

SEAL:



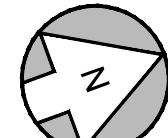
7/30/2026

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Call before you dig.

SCALE & NORTH ARROW



DESIGN INFO:

DRAWN BY: JOA

DESIGNED BY: MAT

REVIEWED BY: _____ TKS _____

JOB #:	75670004
DATE:	07.01.2006

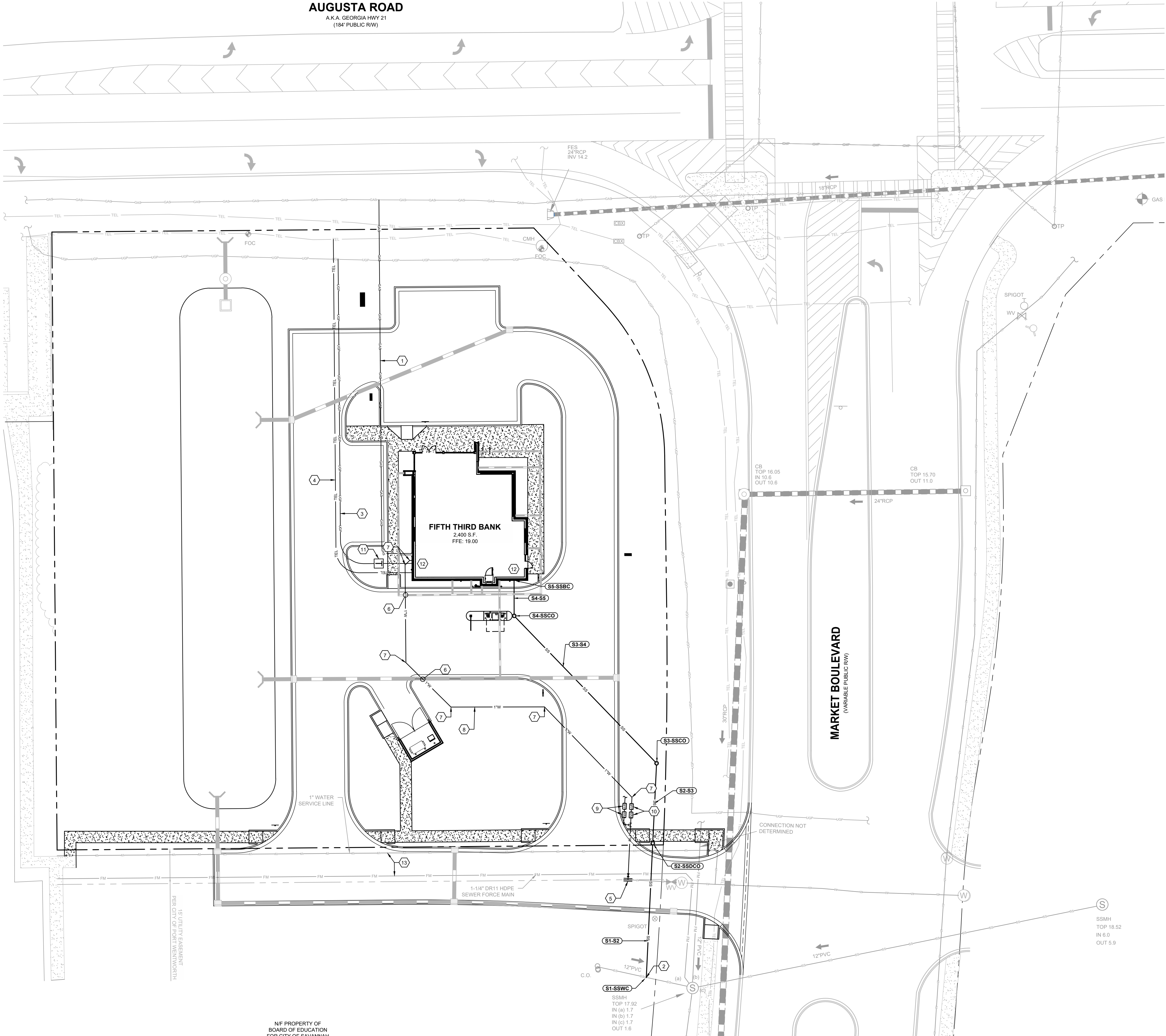
DATE:	07.31.2020
BOND DETAILS	

POND DETAILS

C-4.1

Drawing name: C:\Users\cklenz\Documents\dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth - janCADD\CONSTR\75670004 - 08 - UTILITY.dwg UTILITY PLAN Jul 30, 2026 3:30pm by: cklenz

AUGUSTA ROAD
A.K.A. GEORGIA HWY 21
(184' PUBLIC RW)



N/F PROPERTY OF
BOARD OF EDUCATION
FOR CITY OF DAVANNAH

CITY APPROVAL STAMP

GENERAL UTILITY NOTES

- CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.
- 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.
- MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
- REFER TO ARCH/MEP PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
- VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

KEY NOTES

- UNDERGROUND GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
- 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.
- UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
- UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
- PROPOSED TAPPING SADDLE AND VALVE
- CONTRACTOR TO BEND WATER LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE
- HORIZONTAL PIPE BEND
- 1" PVC DOMESTIC WATER LINE
- 1" DOMESTIC WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS
- 1" IRRIGATION WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS
- PROPOSED TRANSFORMER PAD PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS
- REFER TO ARCH PLANS FOR ALL LOCATIONS AND INTERNAL CONNECTIONS
- 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
SSBC: BUILDING CONNECTION
SSWC: WYE CONNECTION
SSMH: MANHOLE
SSDCO: DROP CLEANOUT

CAUTION

THE UTILITIES 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-SSCC)	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-SSCC	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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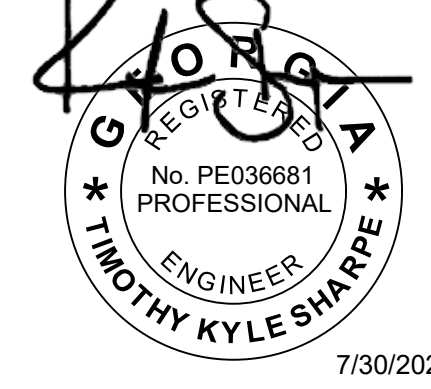
REVISIONS:

REV #	DATE	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:

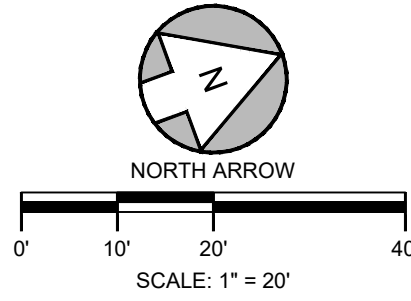


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Call before you dig.

SCALE & NORTH ARROW:



DESIGN INFO:

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

UTILITY PLAN

C-5.0

STSWCB:	GDOT STD 1033D	STDWCB:	GDOT STD 1034D
STSWCB:	GDOT STD 1019A TYPE A	STVI:	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

STSWCB:	GDOT STD 1033D	STDWCB:	GDOT STD 1034D
STSWCB:	GDOT STD 1019A TYPE A	STVI:	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

EXISTING GRADE: _____

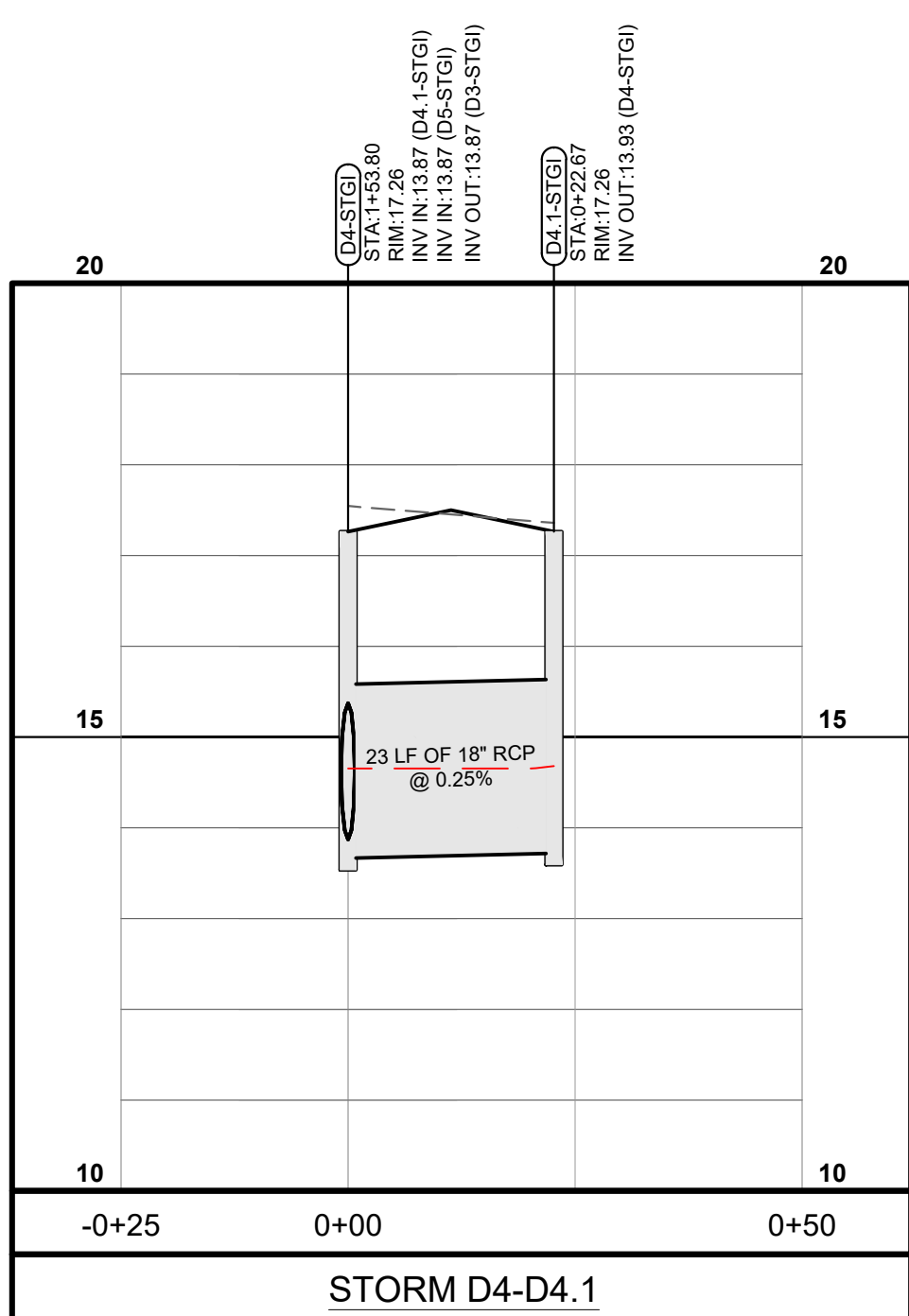
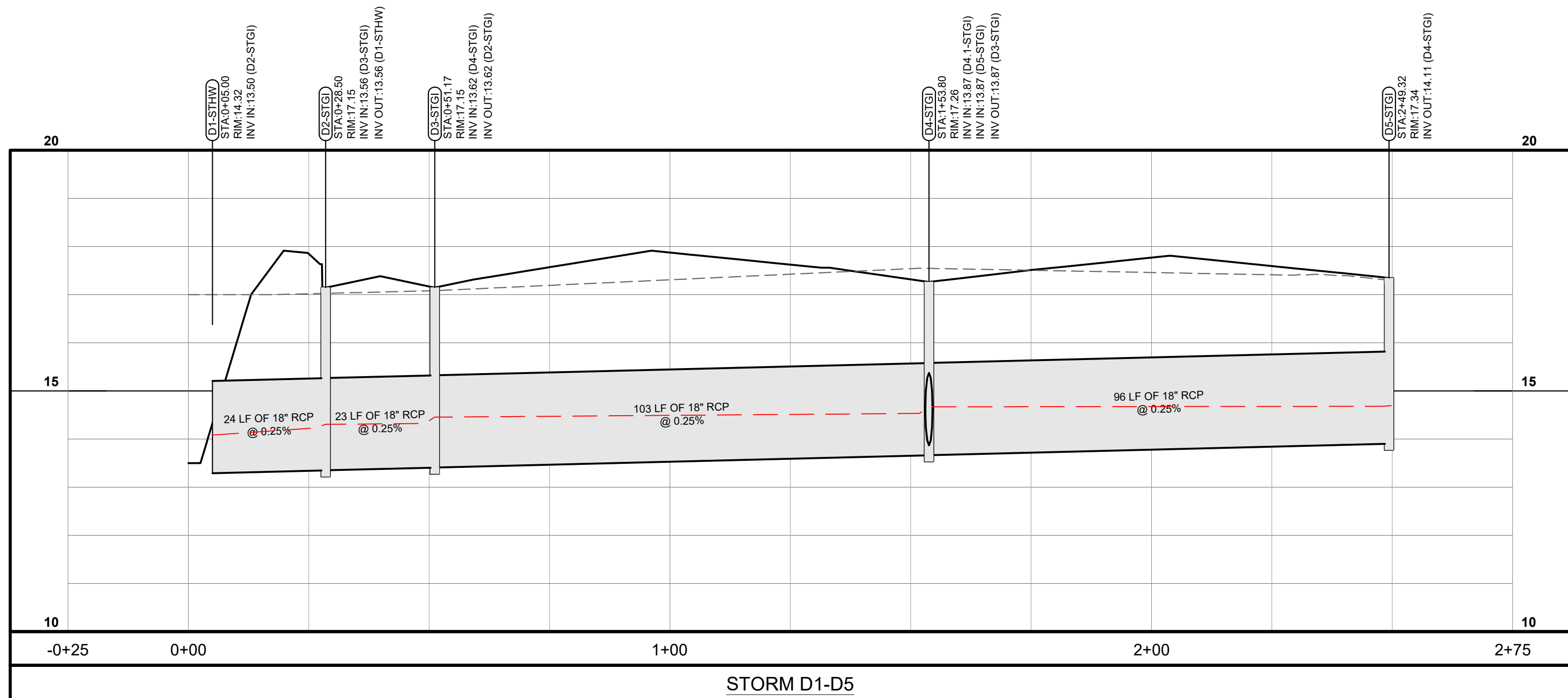
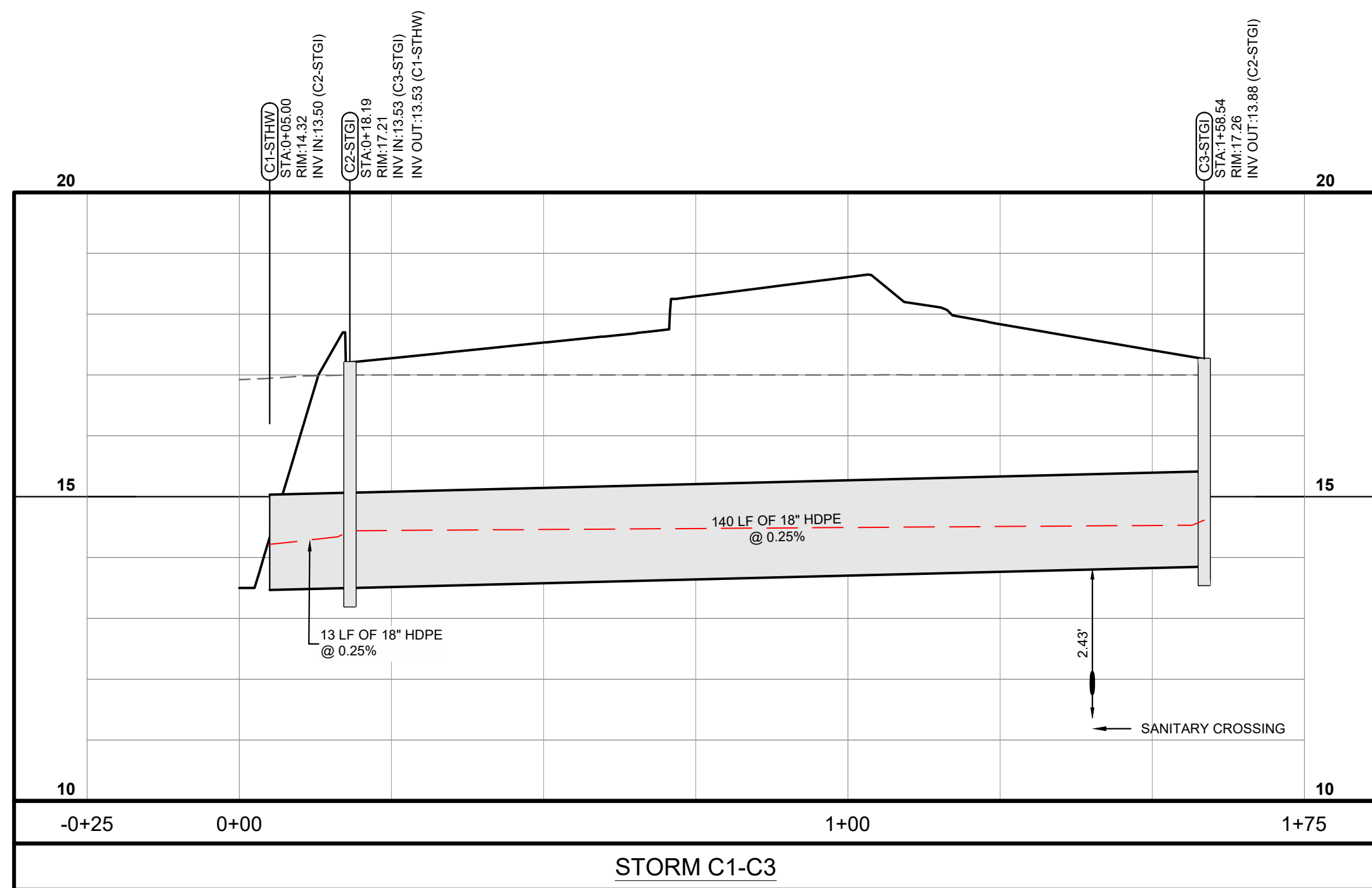
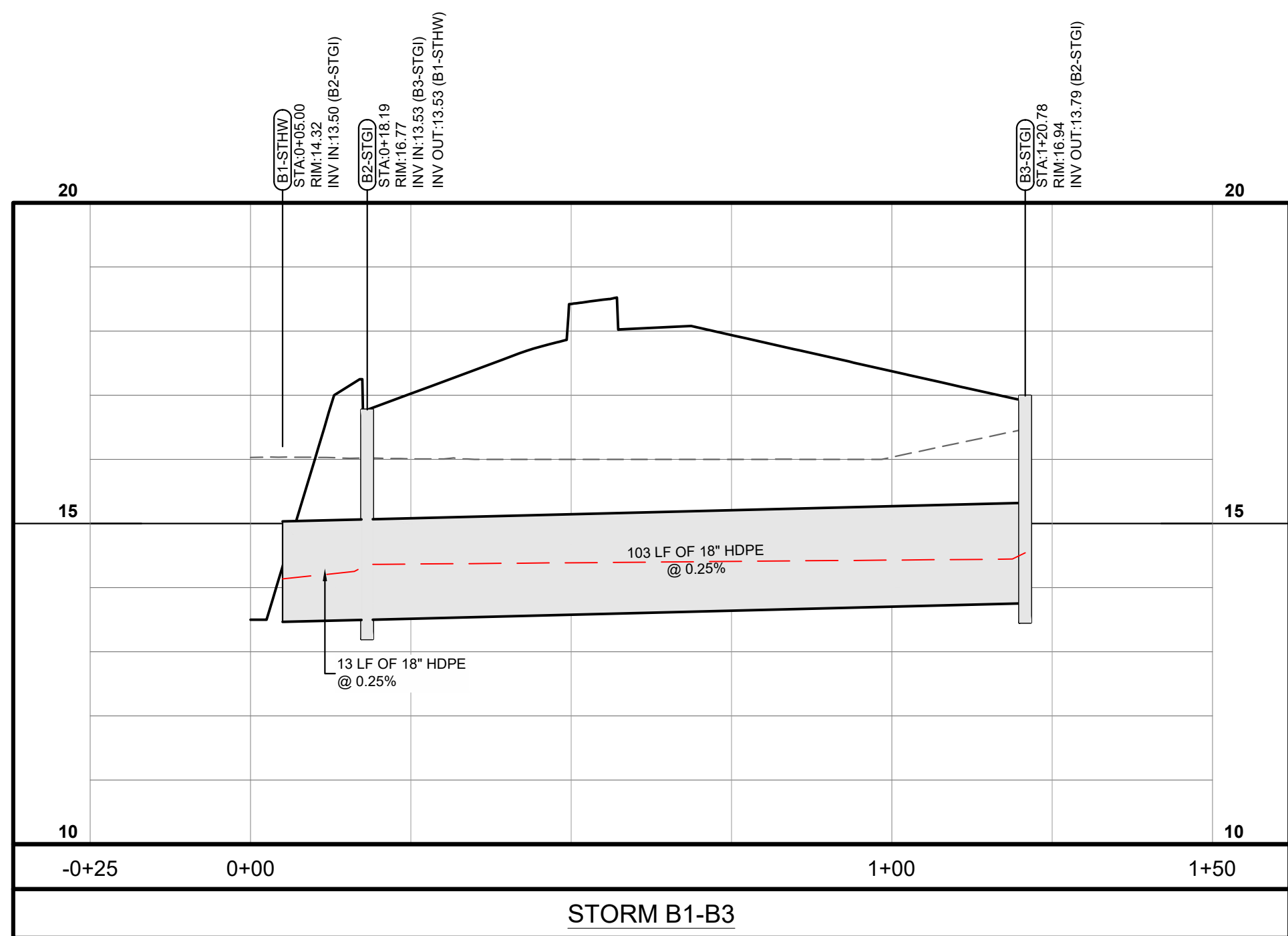
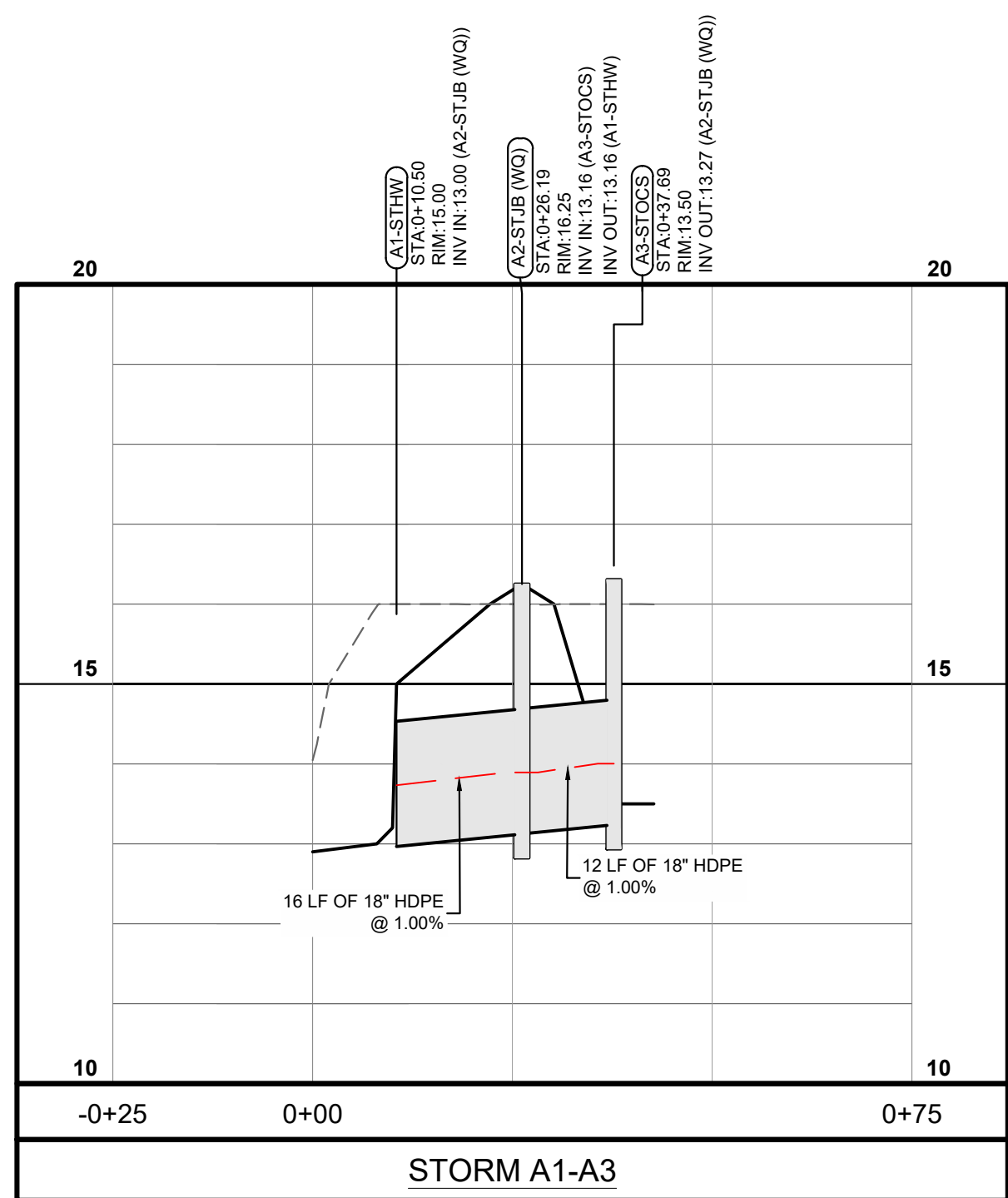
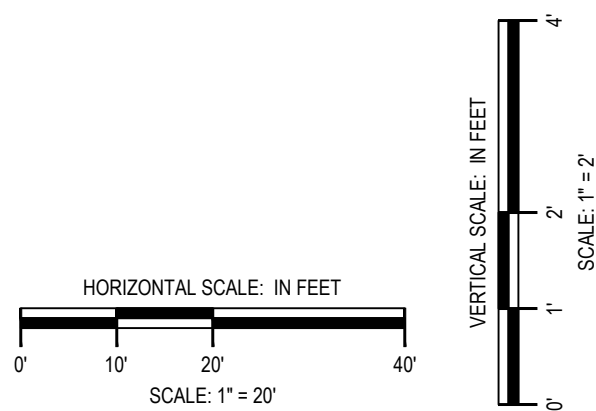
PROPOSED GRADE: _____

25 YR. HGL: _____

EXISTING GRADE: _____

PROPOSED GRADE: _____

25 YR. HGL: _____



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REVISIONS:

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PRAXIS3

PROJECT

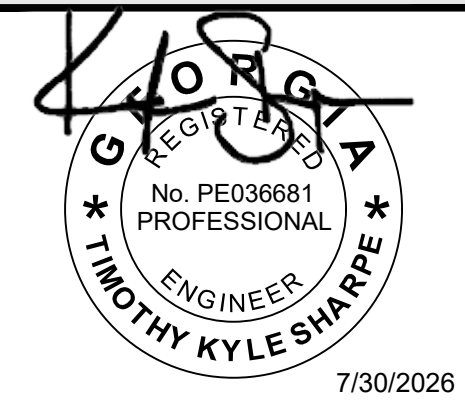
FIFTH THIRD BANK - PORT WENTWORTH, GA

7896 HIGHWAY 21

7896 HIGHWAY 21
PIN: 70906 04044

PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL



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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\cklenz\gaskins-lecraw\dropbox\shared folders\engineering\75670004 - praxis3 - fifth third - port wentworth - sanitary profiles - profiles.dwg Jul 30, 2026 3:24pm by: cklenz

STRUCTURE TYPES

SSCO: CLEANOUT

SSBH: BUILDING CONNECTION

SSWC: WYE CONNECTION

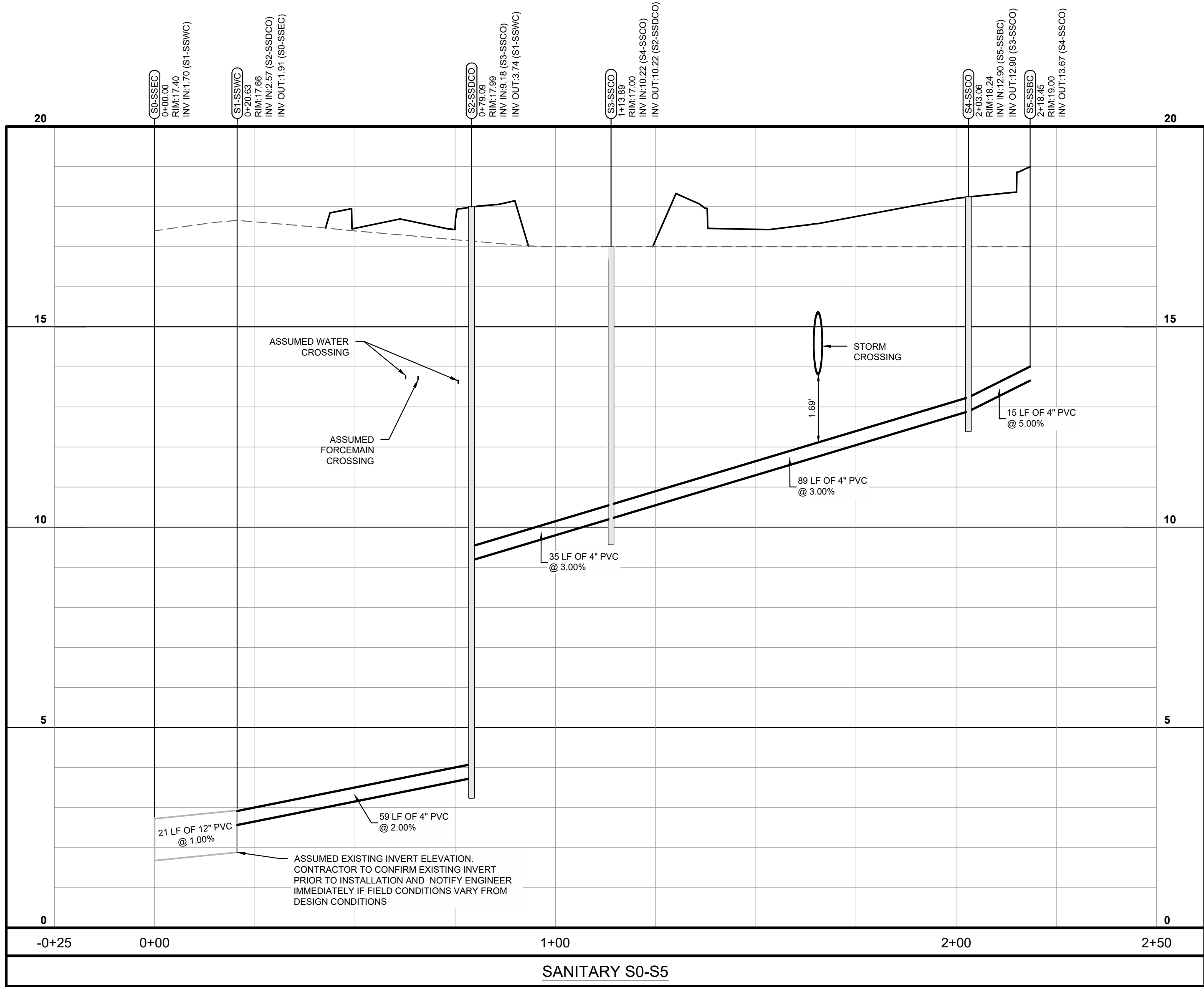
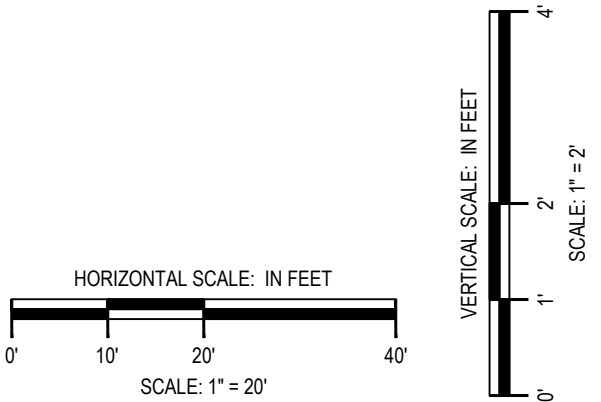
SSMH: MANHOLE

SSDCO: DROP CLEANOUT

PROFILE LEGEND

EXISTING GRADE: - - - - -

PROPOSED GRADE: _____



CITY APPROVAL STAMP

PREPARED IN THE OFFICE OF:

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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:

7/30/2026

ENGINEER

PROFESSIONAL

No. PE036681

REGISTERED

THOMAS KYLE SHARP

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

DATE: 07.31.2026

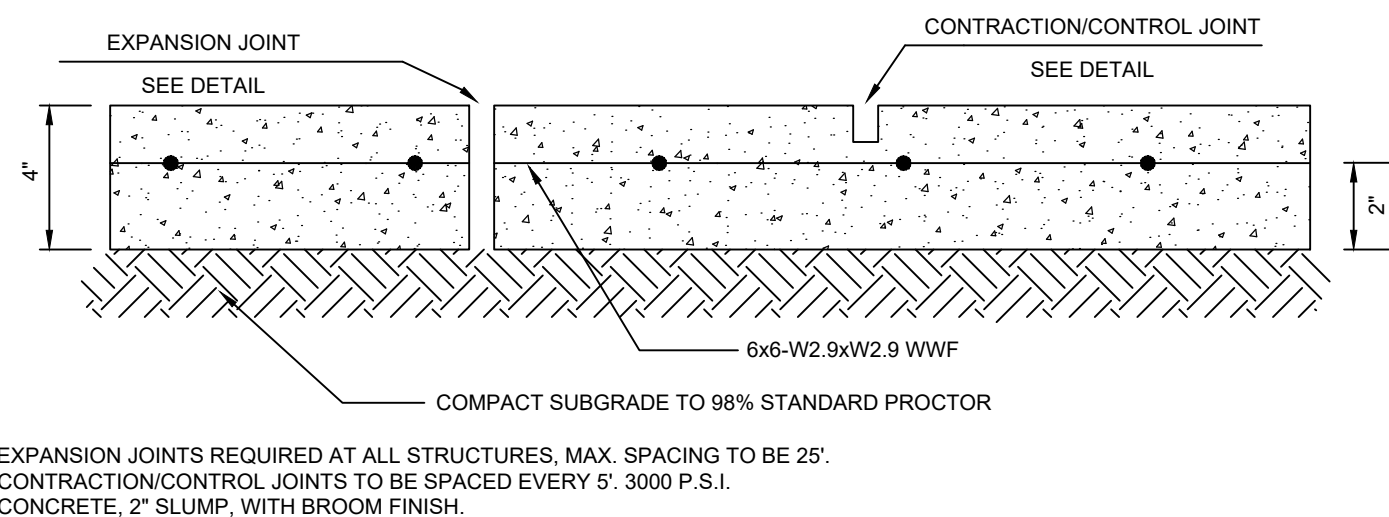
SANITARY PROFILES

C-6.1

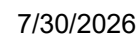


REVISIONS

22



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SCALE & NORTH ARROW:

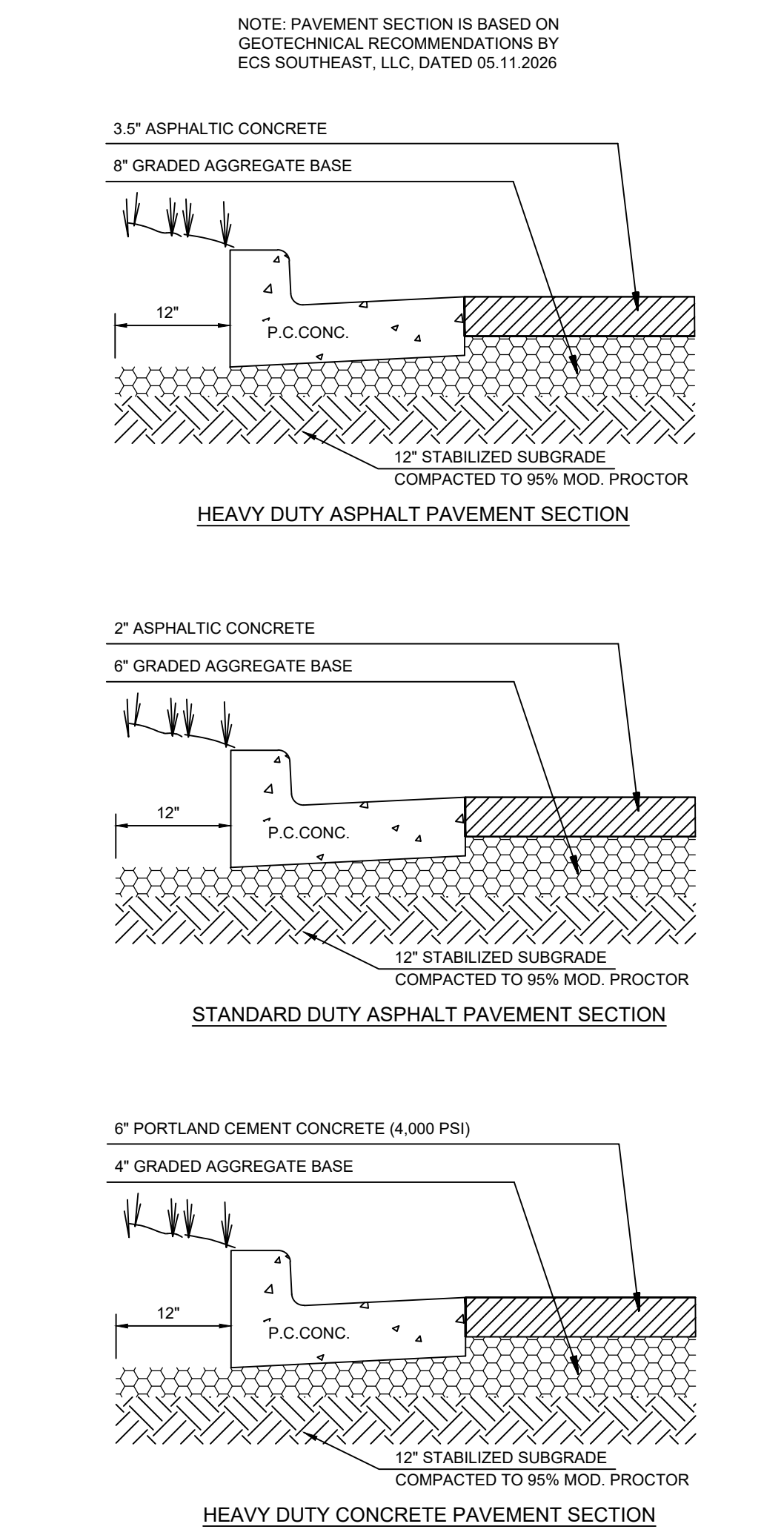
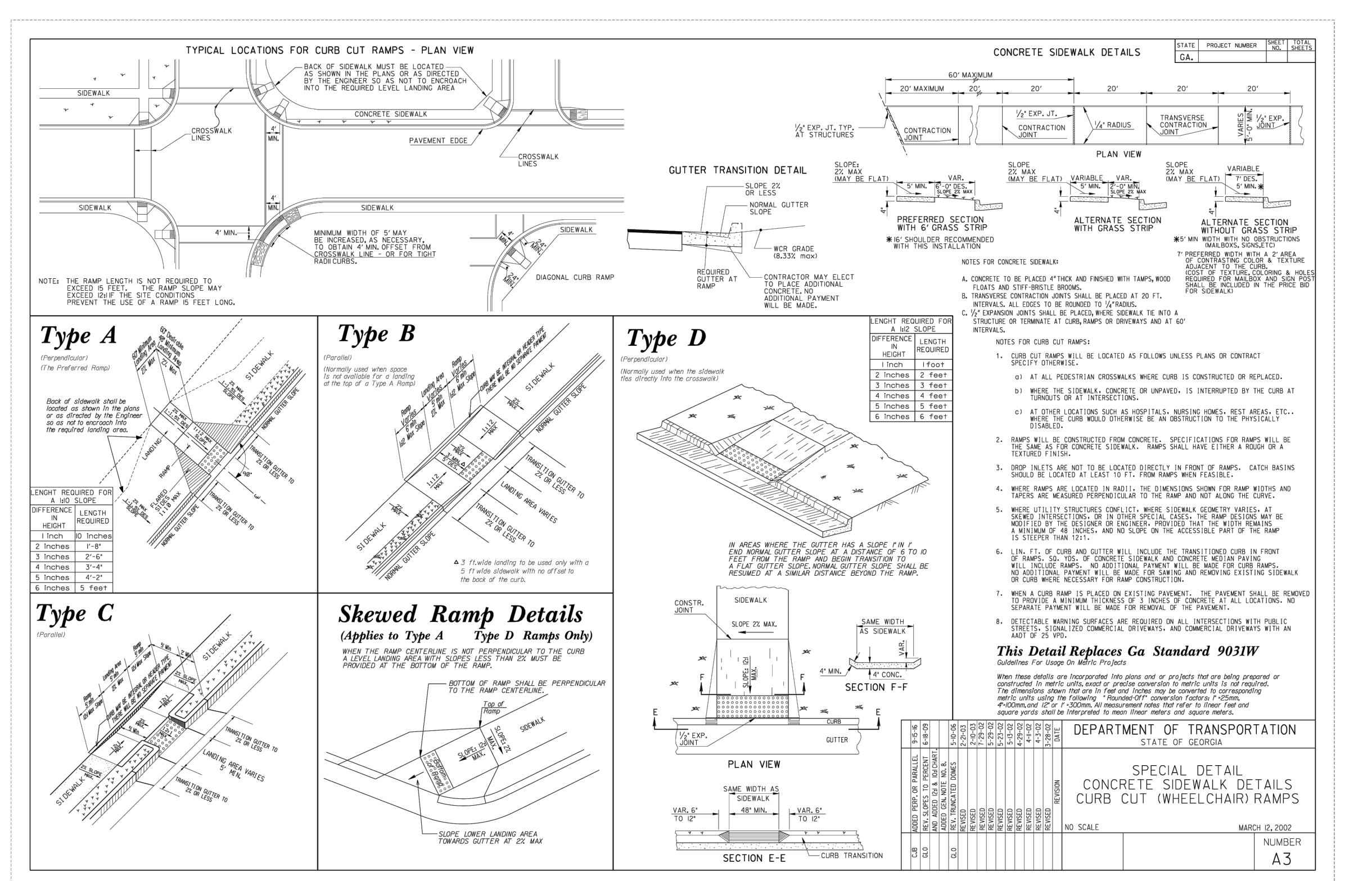
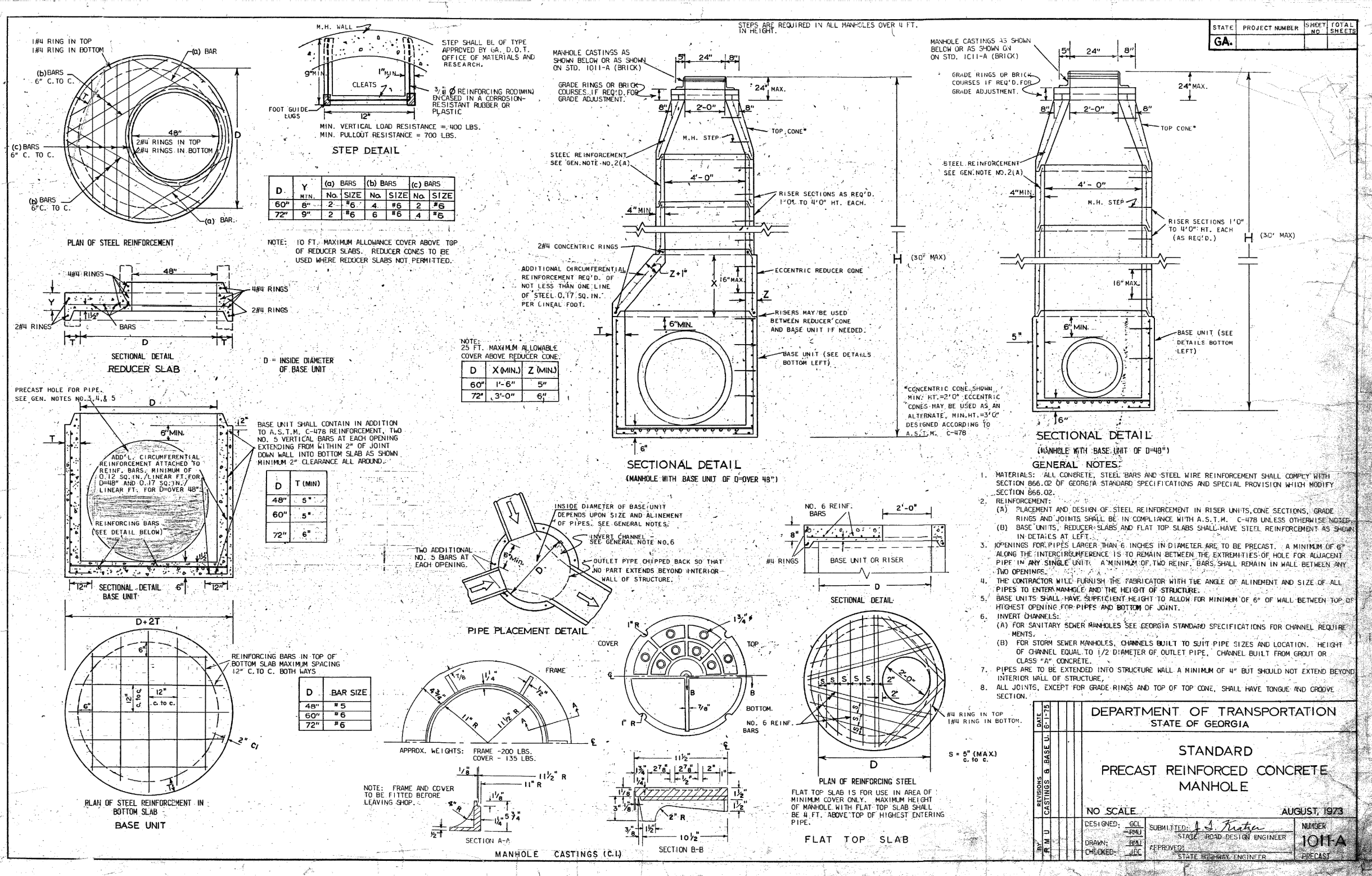
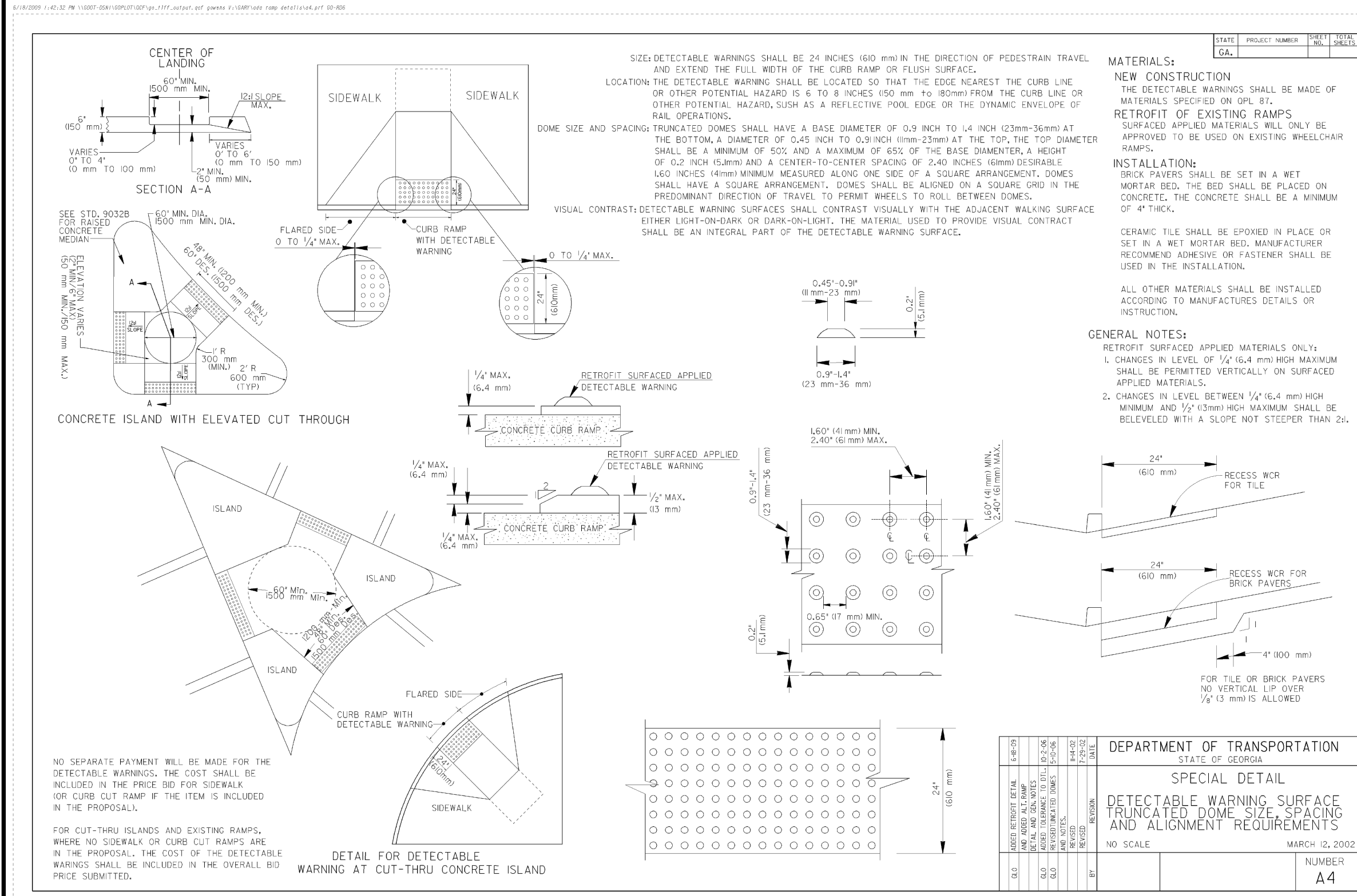
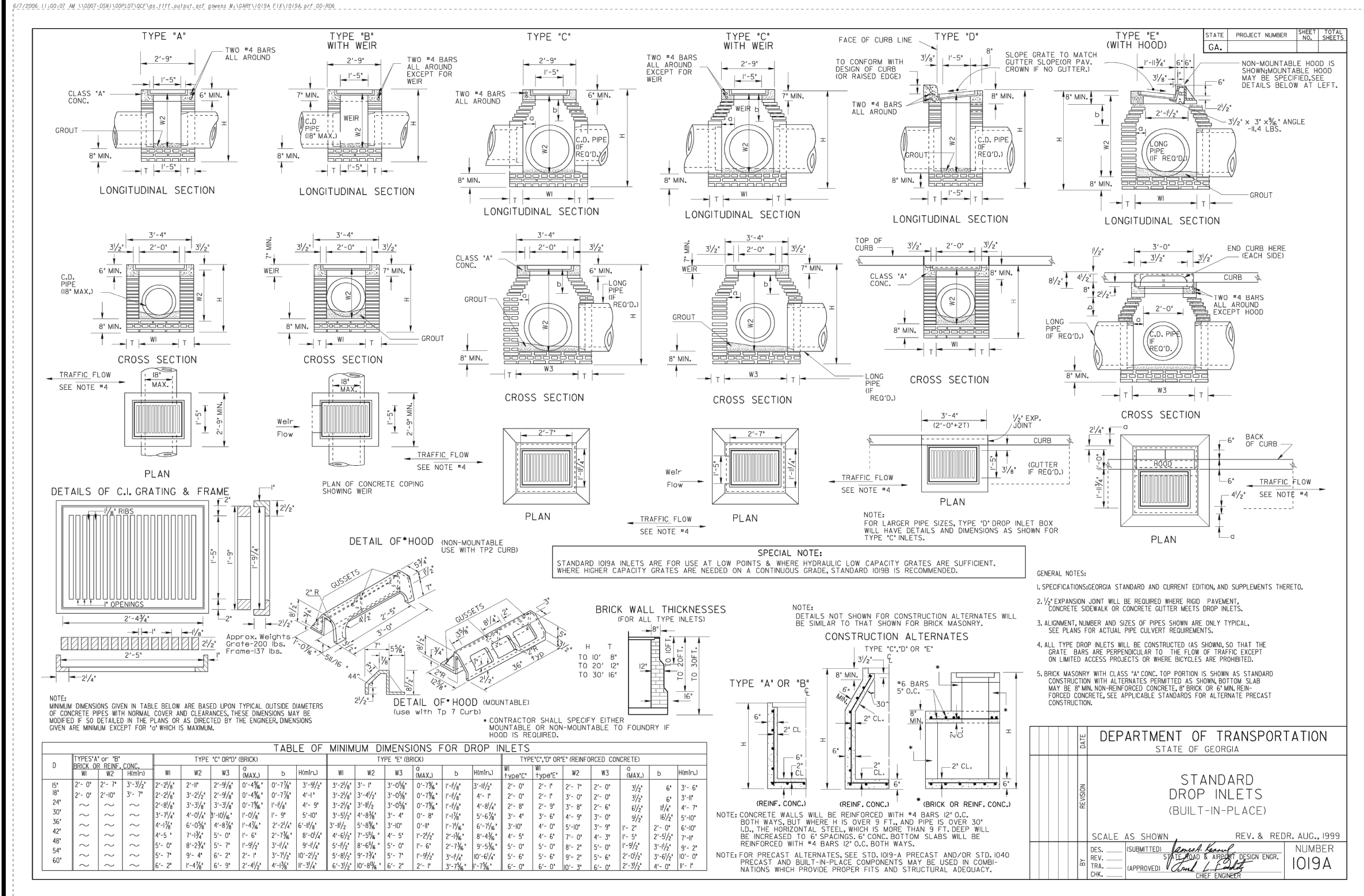
DETAILS ARE
NOT
DRAWN TO SCALE

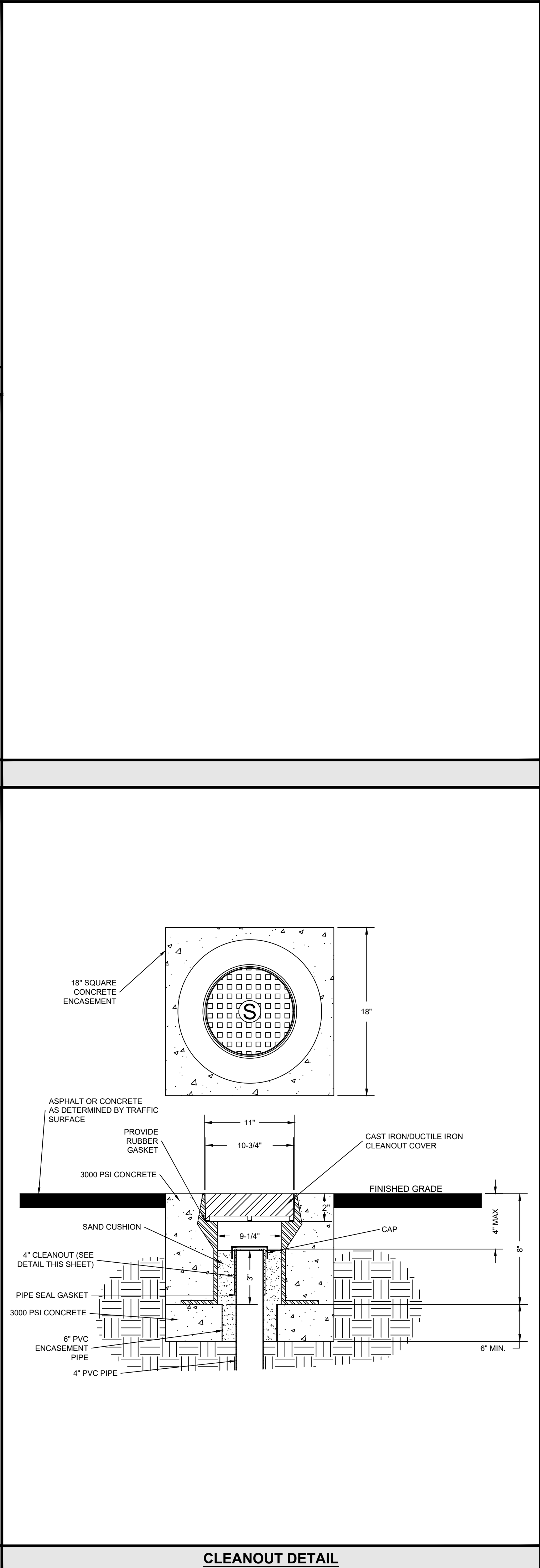
DESIGN INFO:

DRAWN BY:	JOA
DESIGNED BY:	MAT
REVIEWED BY:	TKS
JOB #:	75670004
DATE:	07.31.2026
CONSTRUCTION DETAILS - 1	

CONSTRUCTION DETAILS - 1

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PRAxis3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

PROJECT

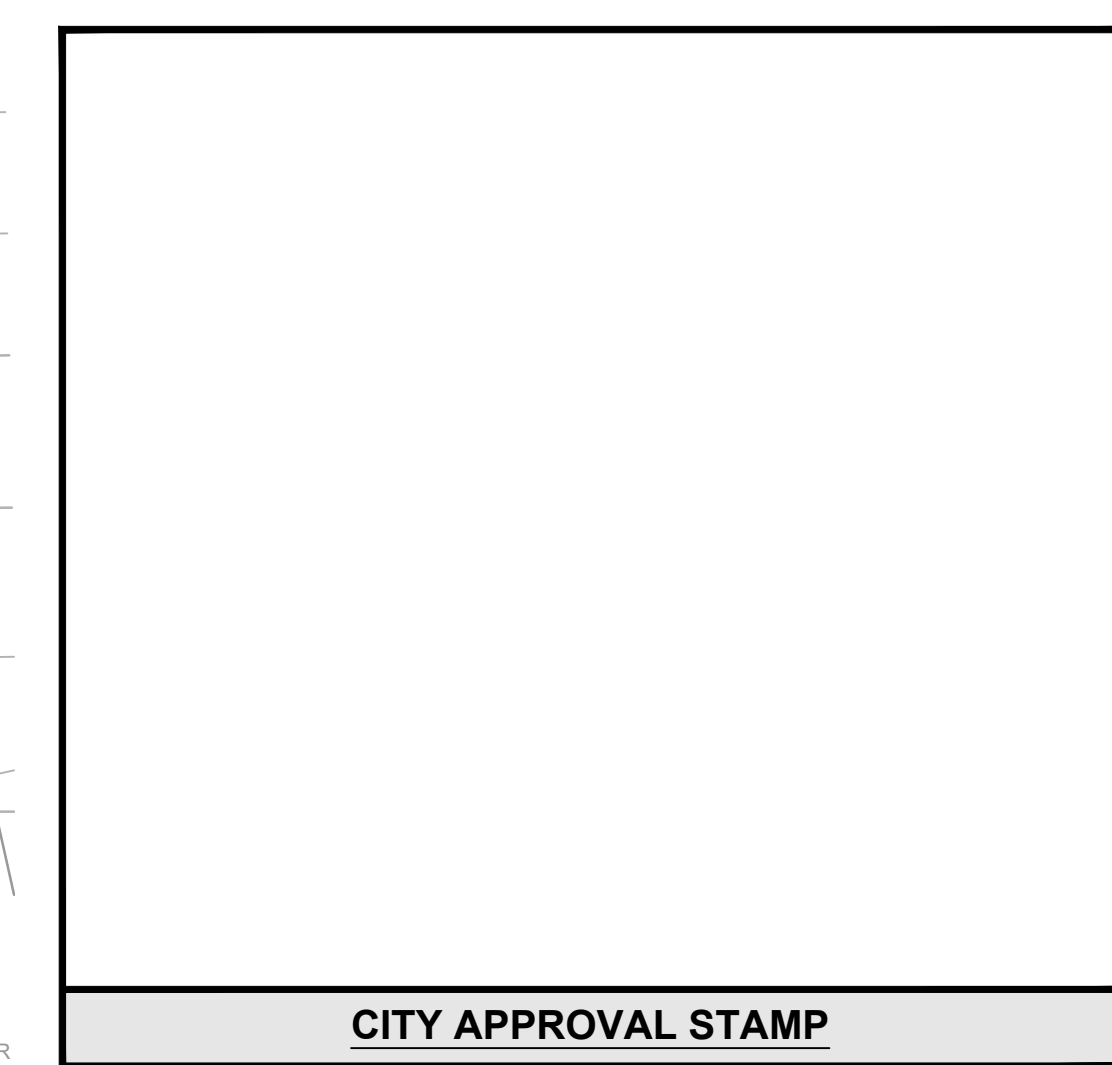
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7886 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATTAHOOCHIE COUNTY, GEORGIA



Know what's below.
Call before you dig.

OWN BY:	JO
IGNED BY:	MA
EWED BY:	TK
#:	7567000
E:	07.31.202

L-1.0



STREET YARD GREENWAY REQUIREMENT		
AUGUSTA ROAD (95' LINEAR)		
1 CANOPY TREE / 50' LINEAR =		2 TREES
4 SMALL CANOPY / 100' LINEAR =		4 TREES
<i>DOUBLE STAGGERED ROW OF EVER GREEN SHRUBS</i>		
MARKET BOULEVARD (230' LINEAR)		
1 CANOPY TREE / 50' LINEAR =		5 TREES
<i>DOUBLE STAGGERED ROW OF EVER GREEN SHRUBS</i>		
SITE FRONTAGE (104' LINEAR)		
1 CANOPY TREE / 50' LINEAR =		2 TREES
<i>DOUBLE STAGGERED ROW OF EVER GREEN SHRUBS</i>		
STREET YARD TREES REQUIRED =		13 TREES
STREET TREES PROVIDED =		13 TREES
PARKING LOT REQUIREMENTS		16 SPACES
PARKING LOT LANDSCAPE REQUIREMENTS DO NOT APPLY TO THIS SITE DUE TO PROPOSED PARKING BEING LESS THAN 20 SPACES		
OUTDOOR STORAGE, SERVICE, AND DUMPSTER AREAS SHALL BE ADEQUATELY SCREENED		

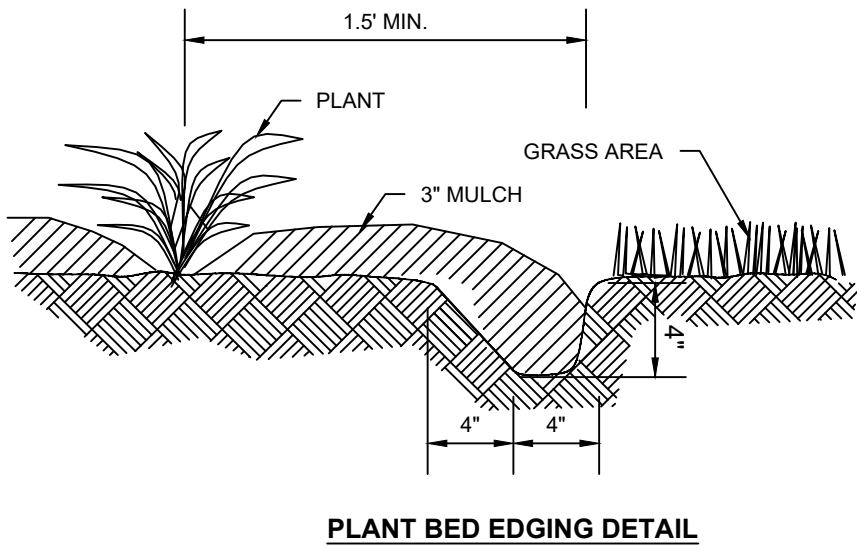
SITE AREA	
SITE AREA:	1.60 ACRES (69,504 S.F.)
IMPERVIOUS AREA:	26,426 S.F. (38.0%)
PERVIOUS AREA:	43,078 S.F. (62.0%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF PORT WENTWORTH
ZONING:	PUD
ADJACENT ZONING:	PUD
BUILDING SETBACKS	
FRONT / ROAD:	25'
SIDE:	15'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	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'

<u>SYMBOL</u>	<u>COMMON NAME</u>
TREES	
	CRAPE MYRTLE
	EASTERN REDBUD
	SOUTHERN LIVE OAK
	SOUTHERN MAGNOLIA
SHRUBS	
	ANISE
	DWARF YAUAPON HOLLY
	MUHLY GRASS
	WALTER'S VIBURNUM
	WAX MYRTLE

ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY.
CONTRACTOR SHALL CONFIRM ALL QUANTITIES
PRIOR TO BIDDING AND INSTALLATION.
GASKINS + LECRAW, INC. SHALL TAKE NO
RESPONSIBILITY FOR THE ACCURACY OF THE
QUANTITIES PROVIDED.

PLANT LIST						
TREES:	COMMON NAME	BOTANICAL NAME	QUANTITY	MIN. SIZE	MIN. SPACING	NOTES
	Dark Pink Crepe Myrtle	Lagerstroemia x 'Tuscarora'	4	1'5" CAL/ 6'HT.	15' O.C.	B&B - HEALTHY, ONE CENTRAL LEADER
	Eastern Redbud	Cercis canadensis	3	2" CAL/ 10'HT.	20' O.C.	B&B - HEALTHY, ONE CENTRAL LEADER
	Live Oak	Quercus virginiana	6	3" CAL/ 16'HT.	40' O.C.	B&B - HEALTHY, FULL TO GROUND
	Southern Magnolia	Magnolia grandiflora	1	3" CAL/ 16'HT.	25' O.C.	B&B - HEALTHY, FULL TO GROUND
	TOTAL NUMBER OF TREES:		14			
SHRUBS/HERBACEOUS ORNAMENTALS:						
	Florida Sunshine Anise	Illicium parviflorum 'Florida Sunshine'	8	24" HT.	7' O.C.	FULL, FREE OF PEST & DISEASE
	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	45	24" HT.	5' O.C.	FULL, FREE OF PEST & DISEASE
	Pink Muhly Grass	Muhlenbergia capillaris	21	24" HT.	3' O.C.	FULL, FREE OF PEST & DISEASE
	Water's Viburnum	Viburnum coccineum	15	24" HT.	5' O.C.	FULL, FREE OF PEST & DISEASE
	Dwarf Wax Myrtle	Myrica pusilla	25	24" HT.	5' O.C.	FULL, FREE OF PEST & DISEASE
	TOTAL NUMBER OF SHRUBS:		114			
GROUNDCOVERS/VINES/PERENNIALS:						
	Pinestraw	Mulch A	5,000 S.F.			
	Sod	---	8,500 S.F.			

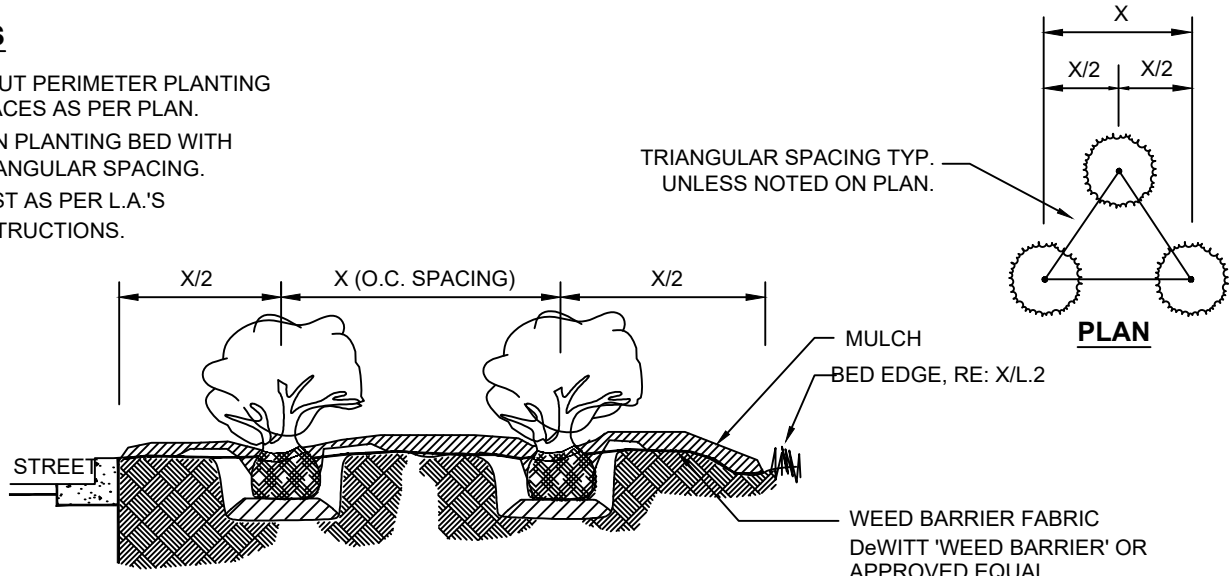
1. CONTRACTOR SHALL LOCATE UTILITIES AND SERVICES IN AND AROUND THE SITE PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL MAKE ALL EFFORTS TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING, AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR OF DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION. REPAIRS SHALL BE COMPLETED AT NO ADDITIONAL 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.



NOTES

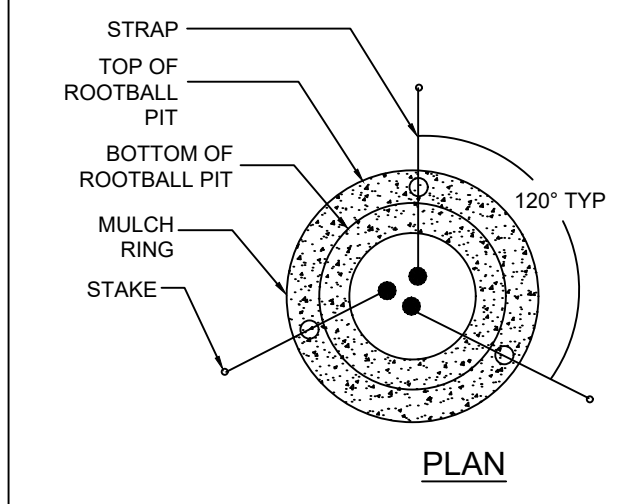
- LAYOUT PERIMETER PLANTING SPACES AS PER PLAN.
- FILL IN PLANTING BED WITH TRIANGULATED SPACING.
- ADJUST AS PER I.A.'S INSTRUCTIONS.

PLAN



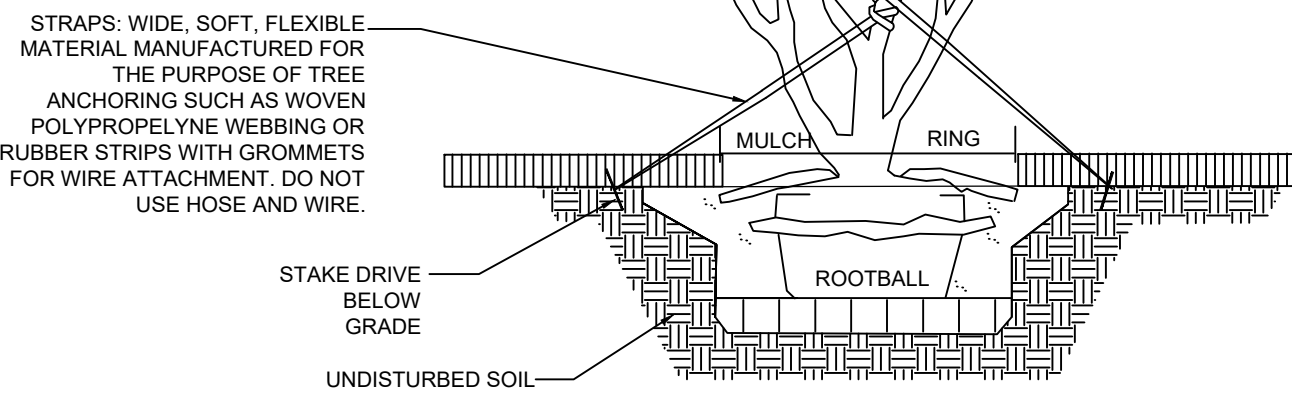
NOTE:

- ATTACH GUYS TO THE CENTRAL LARGEST TRUNK.
- SPACE STAKES EVENLY AROUND ROOTBALL PIT SUCH THAT WIRES DO NOT COME IN CONTACT WITH ANY TRUNK OR BRANCH.



STRAPS: WIDE, SOFT, FLEXIBLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING SUCH AS WOVEN POLYPROPYLENE WEBBING OR RUBBER STRIPS WITH GROMMETS FOR WIRE ATTACHMENT. DO NOT USE HOSE AND WIRE.

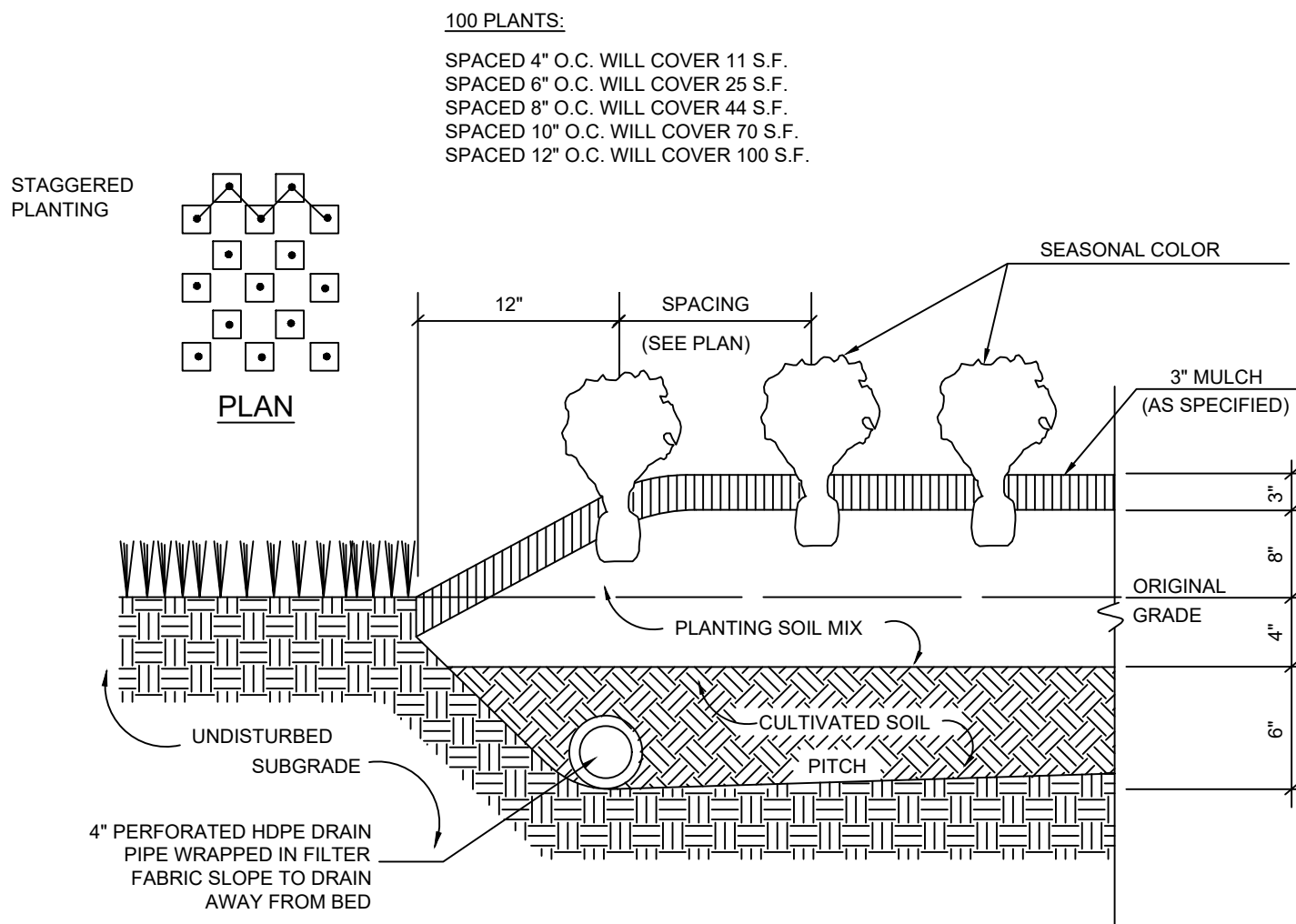
STAKE DRIVE BELOW GRADE



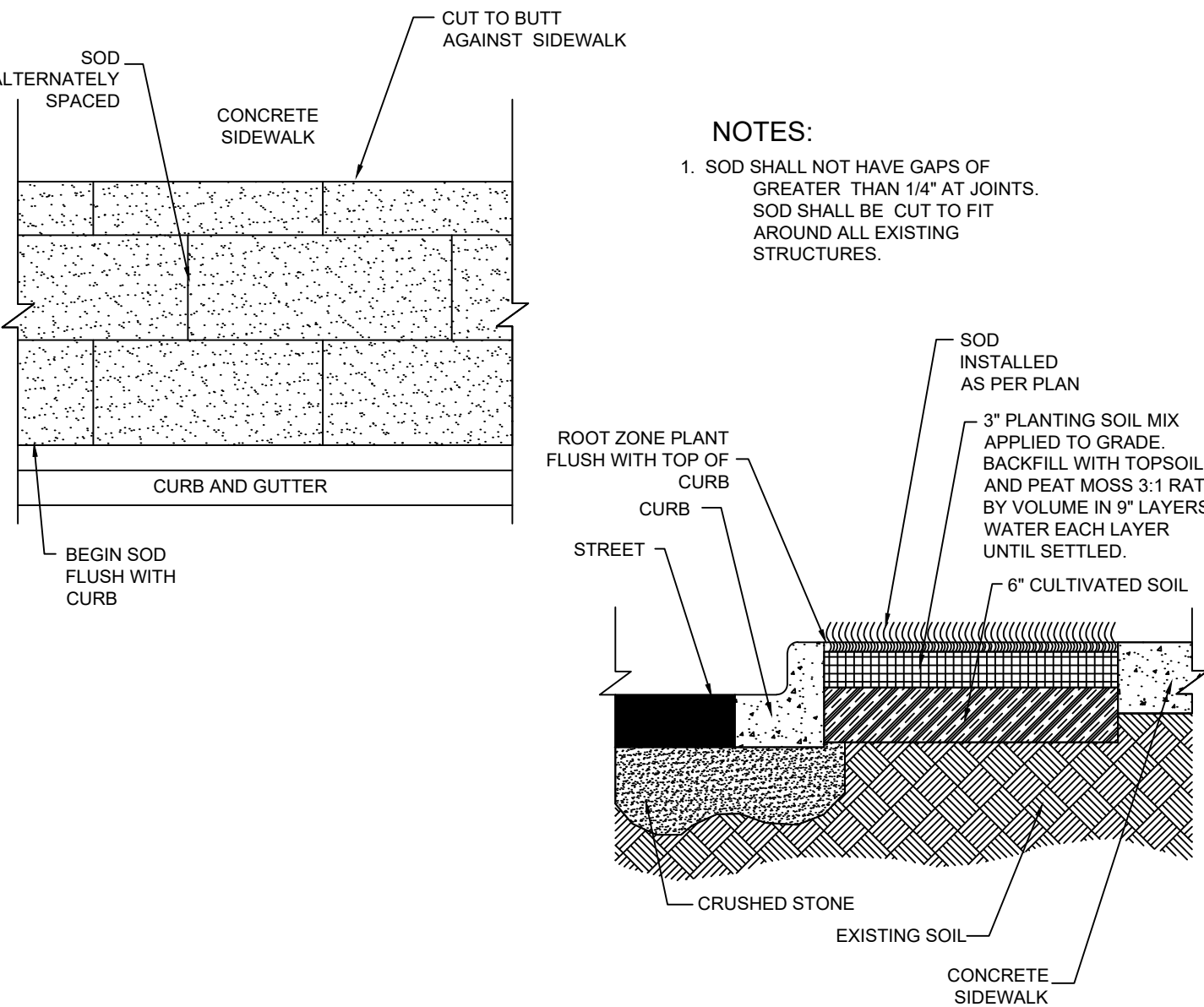
PLANTING PROCEDURE:

- EXCAVATE ROOTBALL PIT.
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
- BACKFILL W/SOIL MIX & "WATER IN"

GENERAL IRRIGATION NOTES

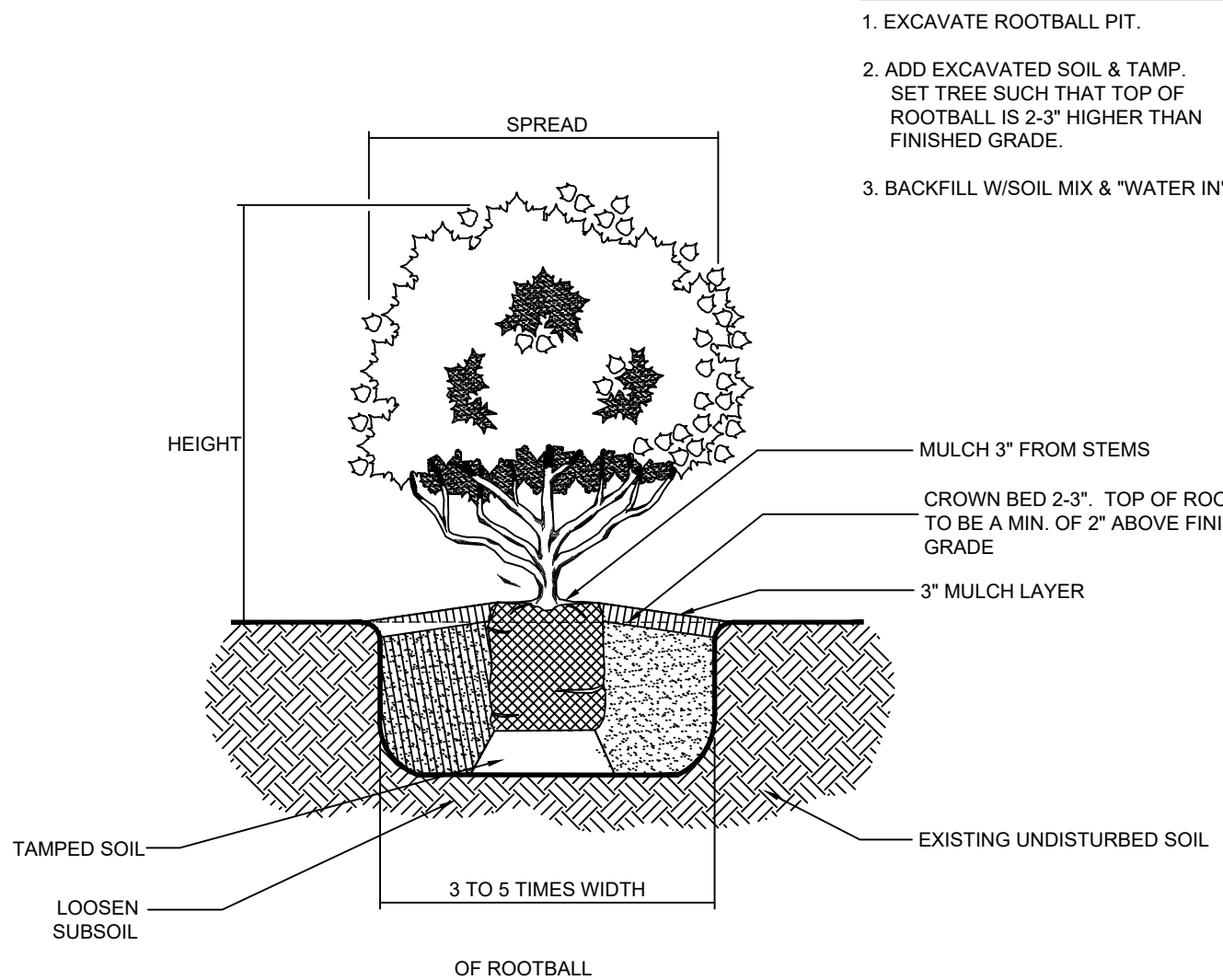


SEASONAL COLOR PLANTING DETAIL



SOD PLACEMENT DETAIL

SHRUB & GROUNDCOVER BED DETAIL



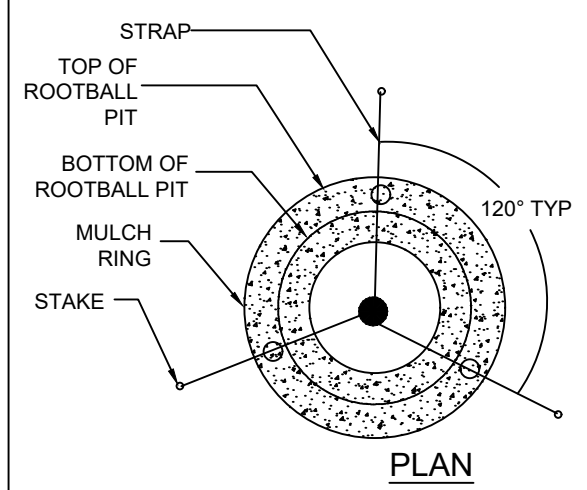
PLANTING PROCEDURE:

- EXCAVATE ROOTBALL PIT.
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
- BACKFILL W/SOIL MIX & "WATER IN"

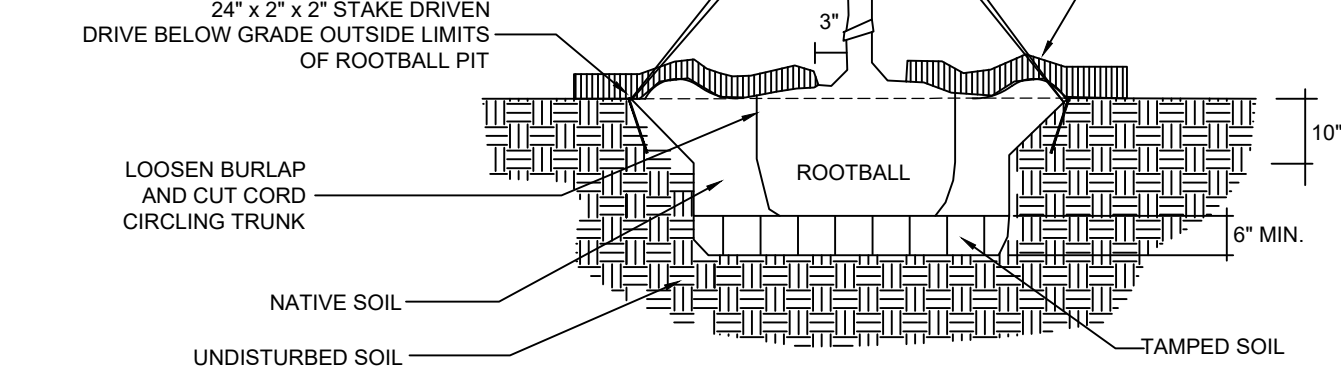
MULTI-TRUNK TREE PLANTING DETAIL

NOTE:

- ATTACH GUYS TO THE CENTRAL LARGEST TRUNK.
- SPACE STAKES EVENLY AROUND ROOTBALL PIT SUCH THAT WIRES DO NOT COME IN CONTACT WITH ANY TRUNK OR BRANCH.

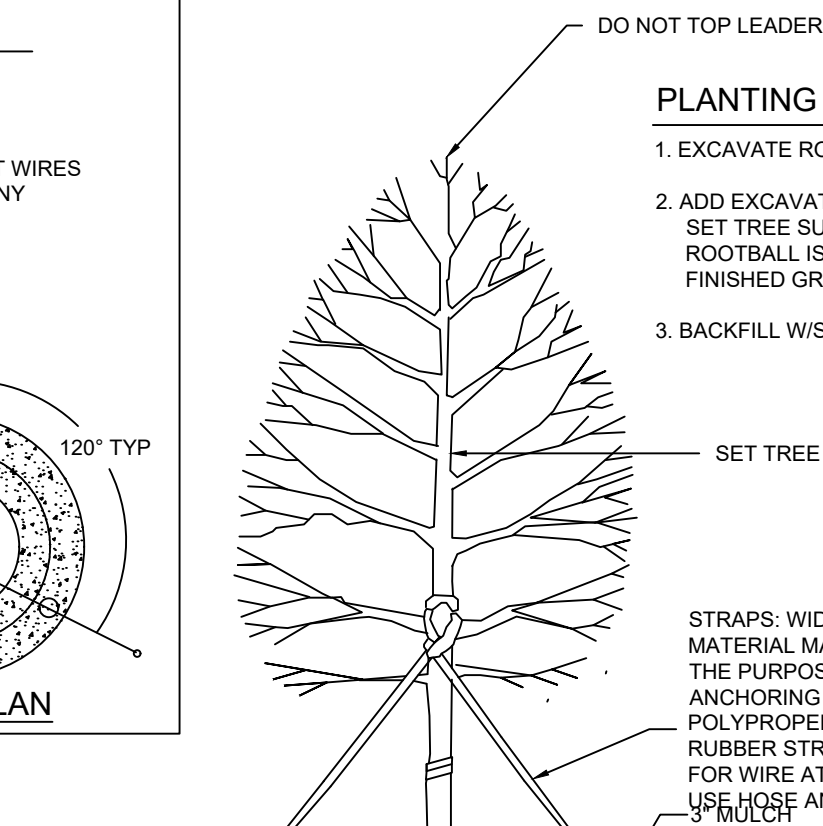


24" x 2" x 2" STAKE DRIVEN DRIVE BELOW GRADE OUTSIDE LIMITS OF ROOTBALL PIT

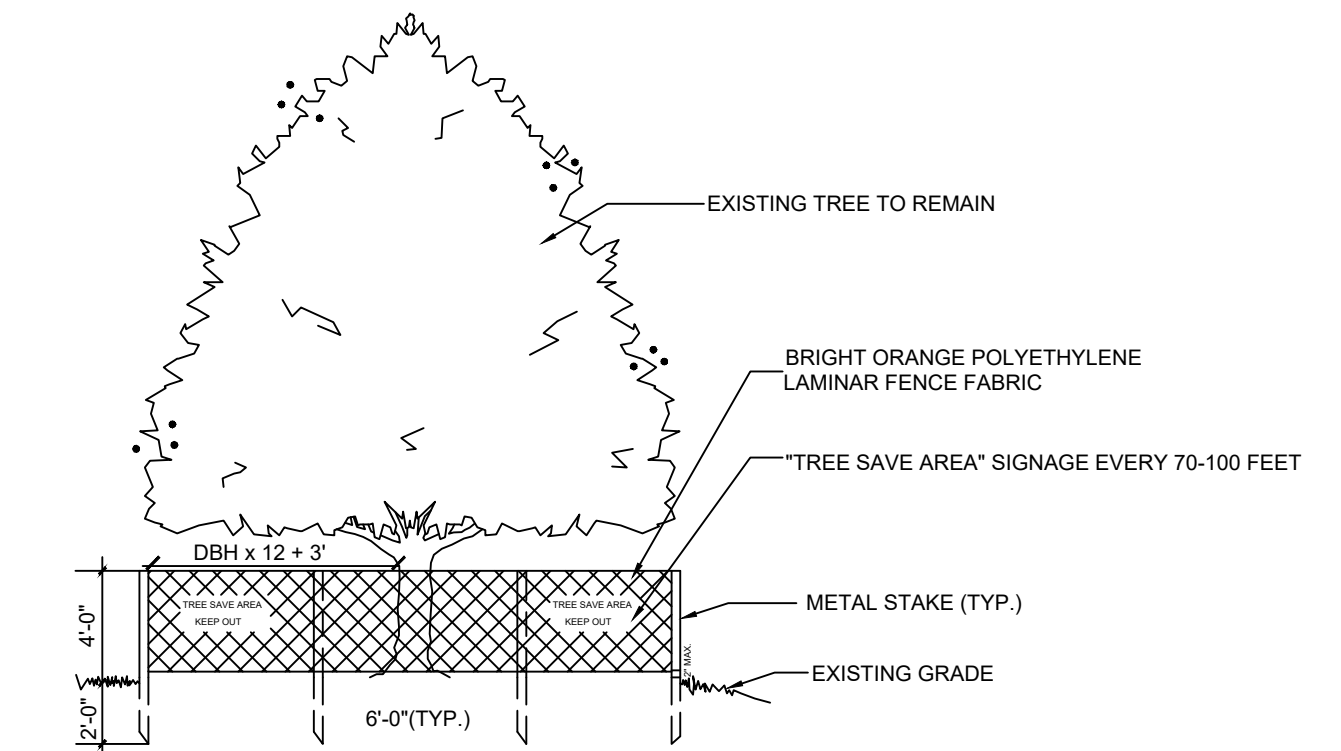


PLANTING PROCEDURE:

- EXCAVATE ROOTBALL PIT.
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
- BACKFILL W/SOIL MIX & "WATER IN"



TYPICAL TREE PLANTING DETAIL



NOTE:

ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES 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 REPAIR 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 DRIFLINE.

TREE PROTECTION DETAIL

CITY APPROVAL STAMP

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS, & FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED & BURLAPPED.
- ALL TREES MUST HAVE A FULL HEAD, STRAIGHT TRUNK, SINGLE DOMINANT LEADER, & MEET ALL REQUIREMENTS SPECIFIED IN PLANT LIST.
- ALL PLANTS ARE SUBJECT TO REJECTION BY THE OWNER BEFORE, DURING, & AFTER INSTALLATION.
- STAKE TREES, IF ENVIRONMENTAL CONDITIONS WARRANT. (I.E. WIND OR STEEP SLOPES)
- ALL PLANTS & PLANT BEDS MUST BE COMPLETELY MULCHED WITH 3" OF CLEAN, ORGANIC MULCH (PINESTRAW, WOOD CHIPS).
- 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 OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS, BEFORE PRICING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- 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.
- THE OWNER WILL CONTRACT FOR A PROGRAM OF LANDSCAPE MAINTENANCE SERVICES THROUGHOUT THE ONE (1) YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- 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).
- THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- WATER TREES AFTER PLANTING.
- MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE.
- DO NOT BREAK ROOT BALL.
- SET TRUNKS PLUMB
- ALL DUG TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM, AT THE NURSERY SOURCE, PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- 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 EXAGGERATED 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.
- 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.
- 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.
- CONTRACTOR SHALL DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.

PREPARED IN THE OFFICE OF:



REVISIONS:

NO.	DATE	BY	CHECKED	REV.
1				
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CLIENT
PRAXIS3
100 PEACHTREE STREET NW - SUITE 1450, ATLANTA, GEORGIA 30303

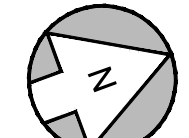
PROJECT
FIFTH THIRD BANK - PORT WENTWORTH, GA
7896 HIGHWAY 21
PIN: 70906 04044
PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

SEAL:

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



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 09/08/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

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.

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, PE, PMP
Wilmington Assistant Branch Manager

G3 Engineering & Surveying
6329 Oleander Drive, Suite 100 Wilmington, NC 28403

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

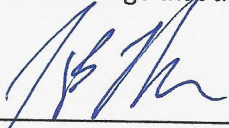
Phone #: 864-990-1820 ext. 742 Email: jmann@sshouse.com

Owner's Name (If Different from Applicant): _____

Mailing Address: _____

Phone #: _____ Email: _____

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


Applicant's Signature

7/27/26
Date

Owner's Signature (If Different from Applicant)

Date

Please see page 2 for required submittal checklist

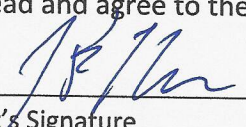
Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☐ 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 Kate*
- 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 separate 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

7/29/26
Date

29

Wednesday July 28, 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 Amy Taub	19 Folly Trail	
2 Adam Allen	37 Arrowhead	
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

TERMINAL

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.

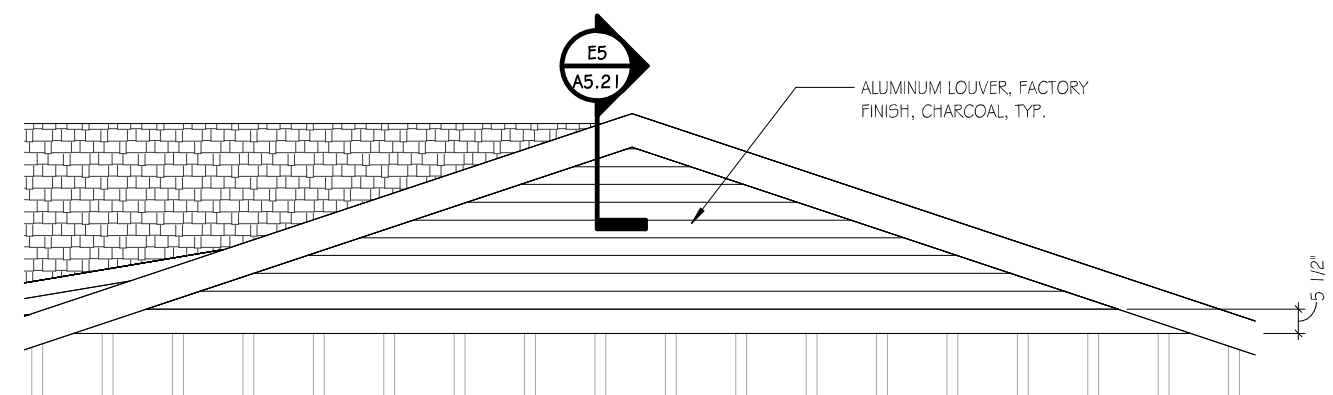
PLAYGROUND EQUIPMENT MAY ENCROACH INTO REQUIRED SETBACKS UP TO 3' ON SIDE AND REAR YARDS. ENCROACHMENT IS NOT PERMITTED WITHIN THE FRONT SETBACK.

POND 1
TOP AREA: 3,827.80 SF (0.09 AC)
TOP: 19.5
NWL: 16.5
25 YR: 18.53
50 YR: 18.66
100 YR: 18.78
STORAGE: 0.13 AC-FT

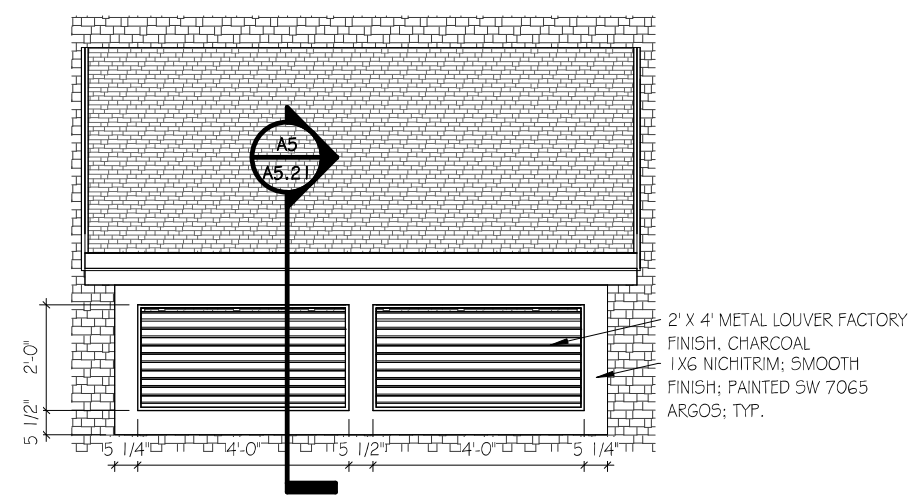
APPROXIMATE LOCATION WETLANDS AS FLAGGED IN FIELD

G.U.P.S
1-800-282-7411
CALL BEFORE YOU DIG
GEORGIA UTILITY
PROTECTION SERVICE

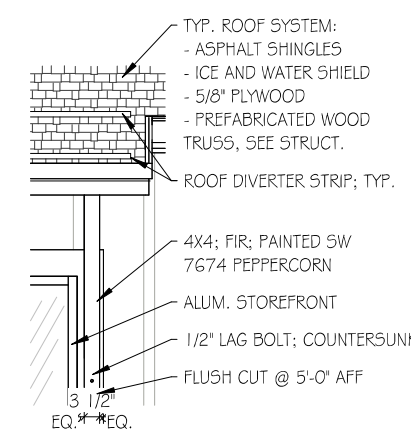
44



J1 GABLE VENT ELEVATION

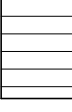
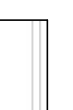


J4 TYP. DORMER ELEVATION
SCALE: 3/8" = 1'-0"

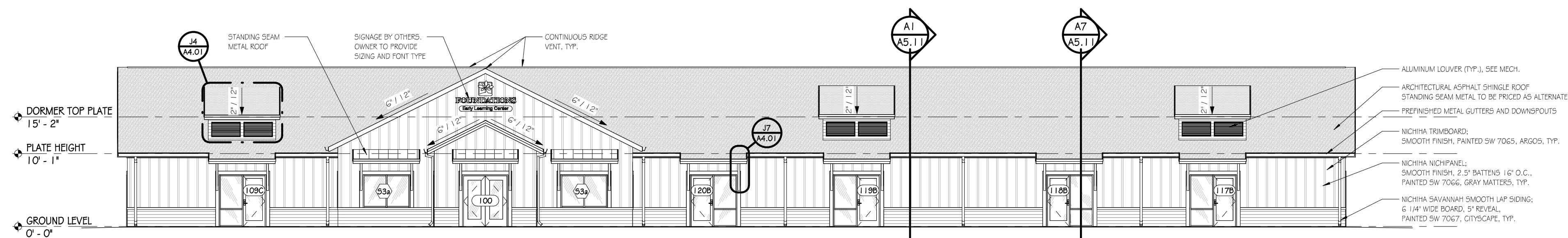


J7 TYP. DOOR CANOPY ELEVATION
SCALE: 3/8" = 1'-0"

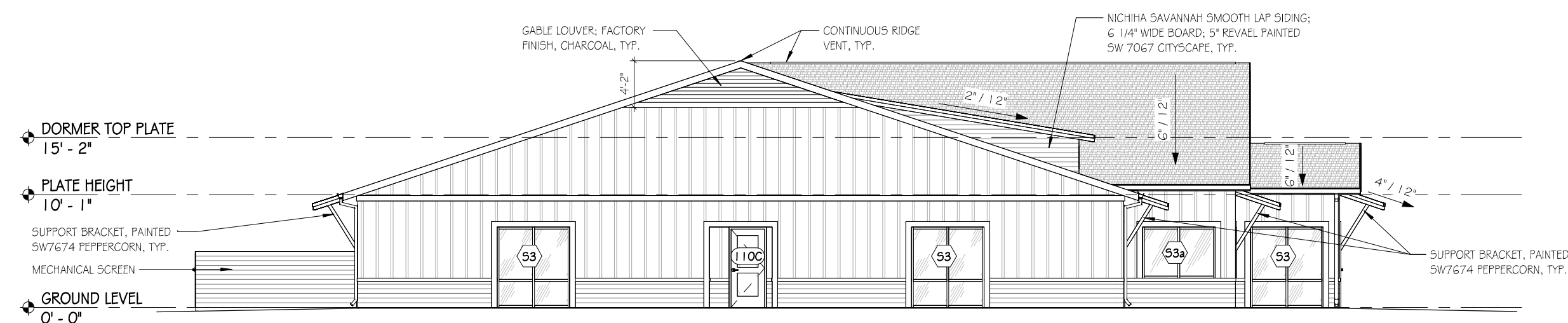
ELEVATION LEGEND

	HORIZONTAL METAL PANEL
	VERTICAL METAL PANEL - 1
	VERTICAL METAL PANEL - 2
	METAL TRIM

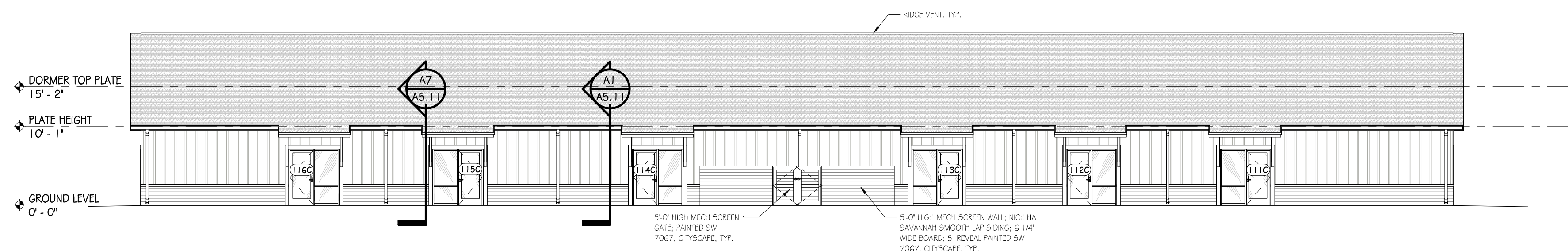
GENERAL NOTES:
 1. SEE FINISH SCHEDULE FOR PAINT COLORS



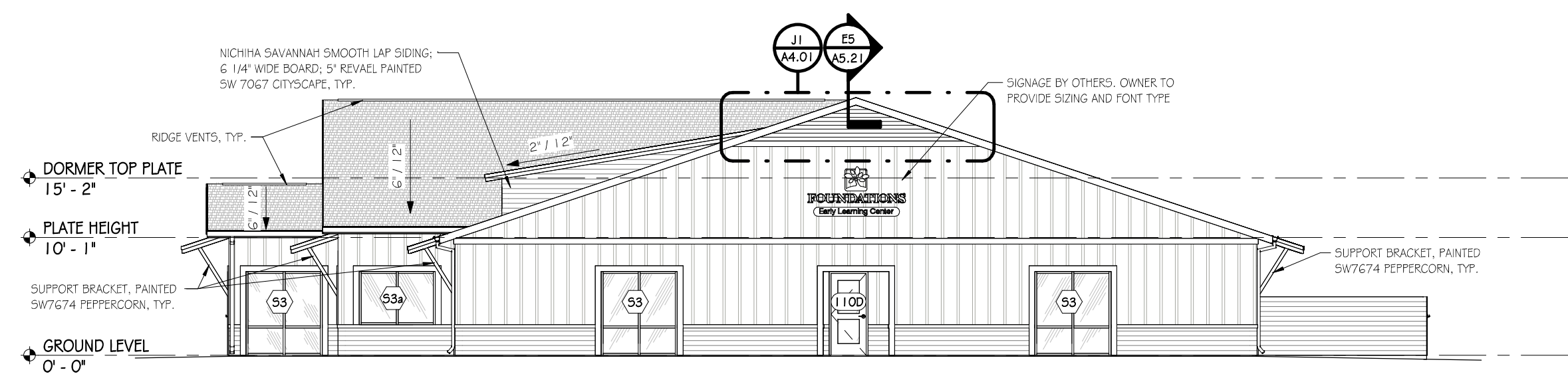
G1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



E1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



C1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

GMC

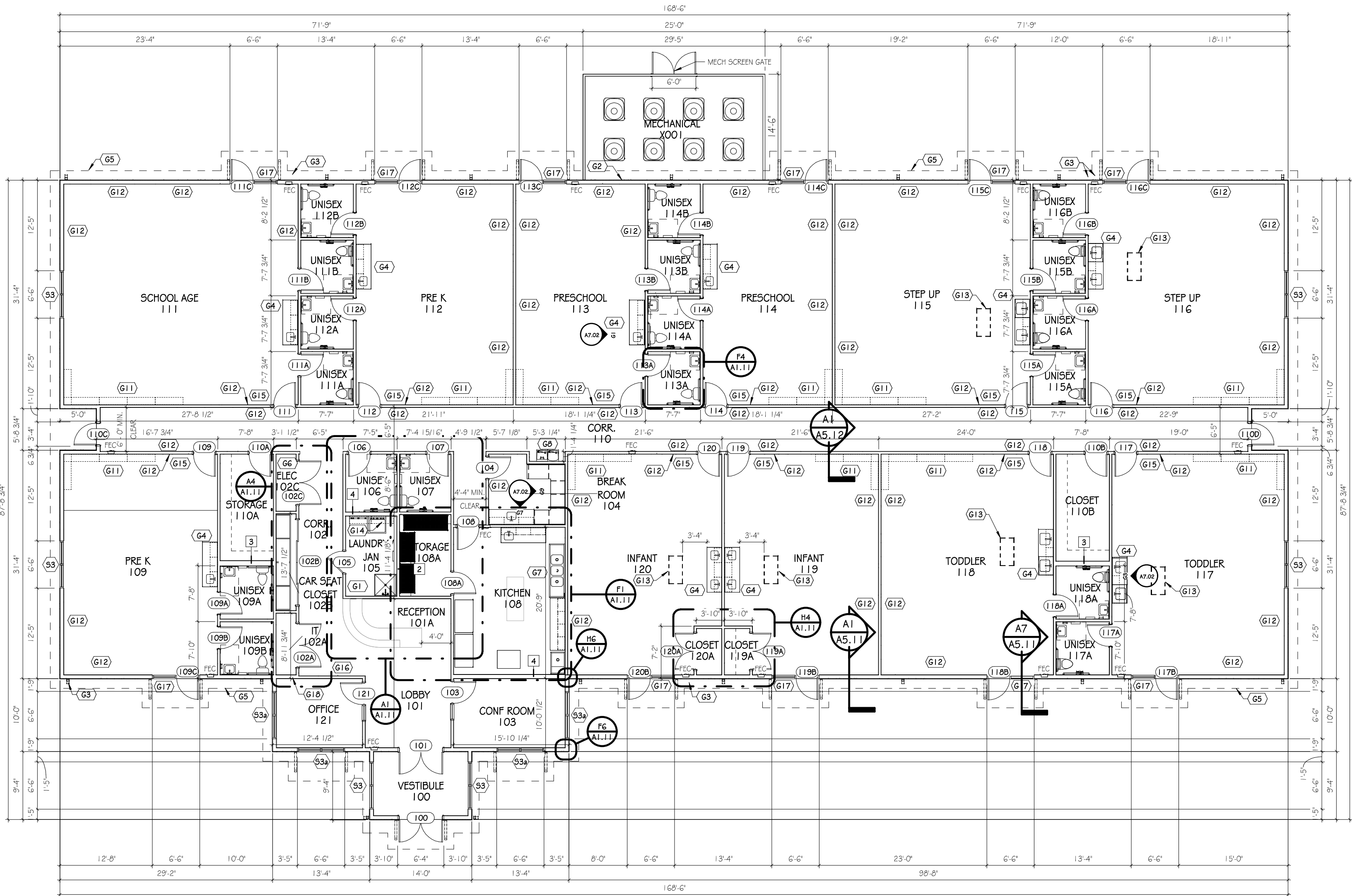
Goodwyn Mills Cawood, LLC
Charleston Technology Center
997 Morrison Drive, Suite 102
Charleston, SC 29403
T 843.727.3140
GSMCNETWORK.COM

[illegible]

FOUNDATIONS EARLY LEARNING CENTER-PORT WENTWORTH, GA.
MULBERRY AVE.
PORT WENTWORTH, GA

A4.01

GMC AC51240015



KEY NOTES - GENERAL CONSTRUCTION

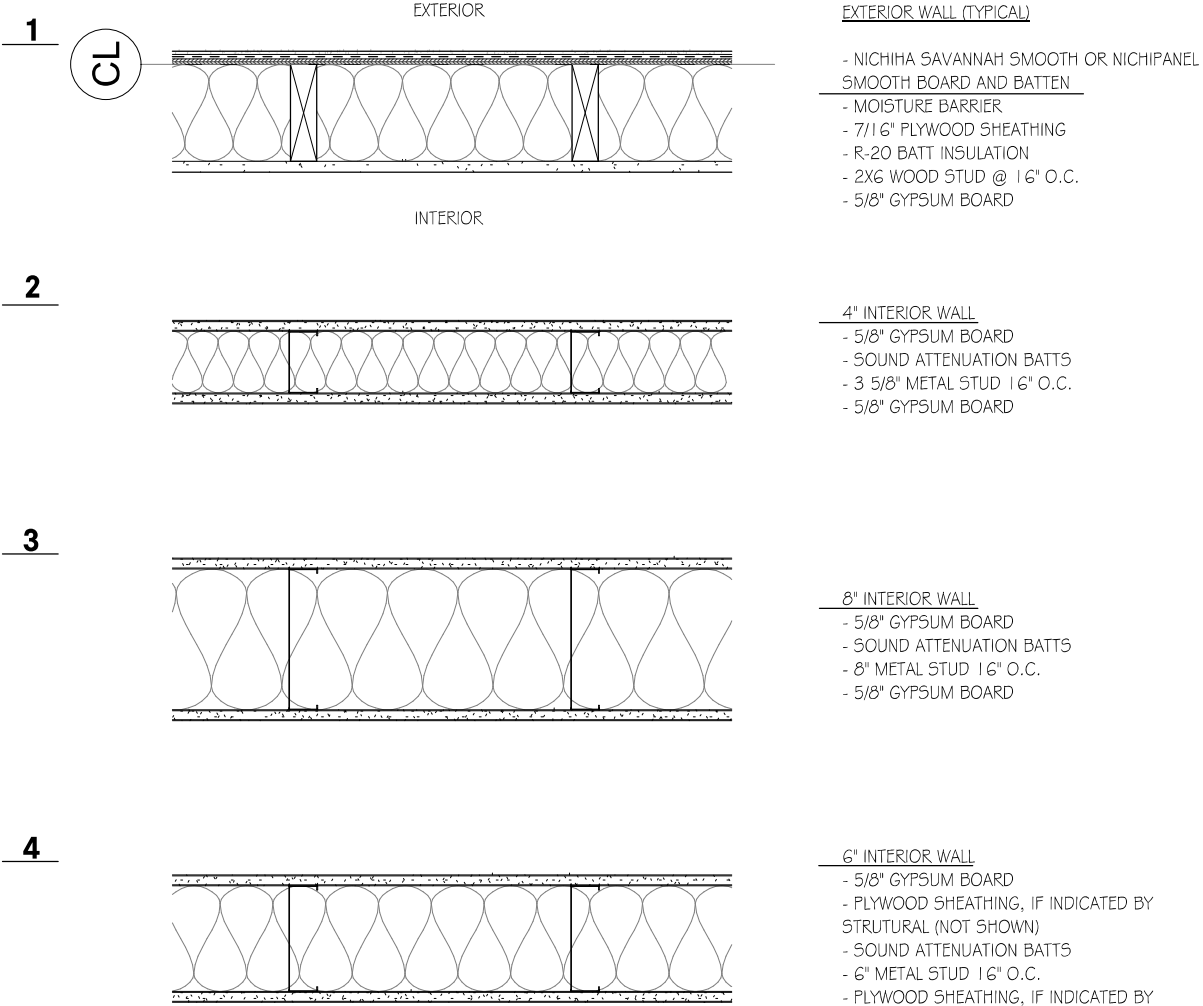
KEY	KEYNOTE
G1	PROVIDE 5/8"UTILE (22"x30" MINIMUM) IN LAUNDRY ROOM FOR MECHANICAL ACCES
G2	ELECTRICAL SERVICE ENTRANCE, REF. ELECTRICAL
G3	DOWNSPOUT, TYP. REF. CIVIL FOR PIPING
G4	CASWORK, REF. SHEET A7.02
G5	ROOF ABOVE, TYP.
G6	ELECTRICAL PANEL, REF. ELECTRICAL
G7	KITCHEN EQUIPMENT, REF. PLUMBING FOR DETAILS
G8	HULO DRINKING FOUNTAIN WITH BOTTLE FILLER, INSTALLED AT ADA-ACCEPTABLE CHILDRENS HEIGHT PER MANUFACTURERS INSTALLATION GUIDE, REF. PLUMBING
G9	HVAC EQUIPMENT, REF. MECHANICAL
G10	MECHANICAL SCREEN WALL, 5'-0" HIGH, REF. ELEVATIONS
G11	OWNER-SUPPLIED CUBBIES, VERIFY BLOCKING REQUIREMENTS WITH OWNER, G.C. TO INSTALL, REF. DETAIL 31A5.1.1 FOR BLOCKING HEIGHTS
G12	OWNER-SUPPLIED BULLETIN BOARD
G13	DIAPER CHANGING CABINET SHOW FOR REF. ONLY, N.I.C.
G14	WALL CABINETS, REF. SHEET A7.02
G15	REF. DETAIL 18A7.02 FOR ACCESSORY ARRANGEMENT AT CLASSROOM DOORS, TYP.: V.I.F
G16	PROVIDE POWER/DATE AND BLOCKING FOR TELEVISION AT WALL, REF. ELECTRICAL
G17	PROVIDE EXPANSION JOINTS AT EACH SIDE OF EXTERIOR STOREFRONT, TYP. AT ALL CLASSROOMS
G18	CONTINUE 2x6 W/5 STUDS @ 16" O.C. TO W/5 STUD COLUMN, 5/8" GWB ON EA. SIDE, TYP., SEE STRUCTURAL FOR SHEARWALL AND COLUMN REQUIREMENTS

SPECIALTY EQUIPMENT SCHEDULE

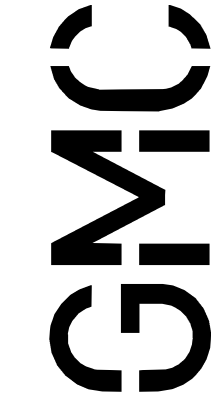
ID	DESCRIPTION
<name>	
FEC	FIRE EXTINGUISHER CABINET
Item #	Kemmore 25132 4.3 cu. ft. Top Load Washer w/ Exclusive Triple Action Impeller - White
026625132000	
0	
Item #	Kemmore 65132 7.0 cu. ft. Electric Dryer w/ SmartDry Plus Technology - White
02665132000	
0	
M501	MOP SINK

GENERAL NOTES

- FURNITURE SHOWN FOR REFERENCE ONLY. NOT IN CONTRACT.
- REFER TO FINISH LEGEND FOR PAINT COLORS CALLED OUT ON REFLECTED CEILING PLANS AND FINISH PLANS.
- UNLESS OTHERWISE NOTED, ALL FLOOR TILE SHALL BE CENTERED IN ROOM.
- UNLESS OTHERWISE NOTED, ALL CEILING GRID AND LIGHT FIXTURES SHALL BE CENTERED IN ROOM/OPENING.
- CONTRACTOR TO REVIEW WITH ARCHITECT, ON SITE, AREAS WITH MULTIPLE CEILING, WALL, AND FLOOR FINISHES BEFORE FINISH WORK BEGINS.
- REFER TO RCP LEGEND ON OVERALL REFLECTED CEILING PLANS FOR RCP ABBREVIATIONS AND FINISHES.
- WALL TILE AND BASE GROUT LINES SHALL ALIGN WITH FLOOR TILE.
- PROVIDE BLOCKING FOR GRAB BARS AND TOILET ACCESSORIES IN RESTROOMS.
- ALL EXITS TO HAVE RAISED CHARACTER AND BRAILLE SIGNAGE IN ACCORDANCE WITH ICC A117.1. SEE SHEET G1.1.1 FOR DETAIL
- ALL ACCESSIBLE RESTROOMS TO HAVE APPROPRIATE SIGNAGE IN ACCORDANCE WITH 2018 IBC SECTION 1111.1.
- ALL FIXTURES AND EQUIPMENT TO MEET APPLICABLE ACCESSIBILITY CODES.
- REFER TO A2.01 FOR CEILING HEIGHTS
- ALL ACCESSIBLE RESTROOMS TO HAVE APPROPRIATE SIGNAGE IN ACCORDANCE WITH IBC SECTION 1111.1.
- ALL DIMENSIONS TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
- SEE A7.02 FOR CABINET TYPES.



- NOTES:
- ALL EXTERIOR WALLS TO BE TYPE 1A U.N.O.
 - ALL INTERIOR WALLS TO BE TYPE 3 U.N.O.
 - REFER TO ELEVATIONS FOR EXTERIOR WALL FINISH
 - SEE A1(A).21 FOR WALL TYPES 3 & 4 LOCATIONS
 - SEE STRUCTURAL FOR SHEAR & LOAD BEARING WALL LOCATIONS & REQUIREMENTS.
 - INSTALL DRYWALL EXPANSION / CONTROL JOINTS @ ALL EXTERIOR & CORRIDOR DOORS AND @ EVERY 30'-0" O.C. IN CORRIDORS.



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gmcnetwork.com

FOUNDATIONS EARLY LEARNING CENTER-PORT WENTWORTH, GA.

MULBERRY AVE
PORT WENTWORTH, GA

FLOOR PLAN

A1.01

GMC AC21240019





Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 09/08/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

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:

Funding:

Recommendation:

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)