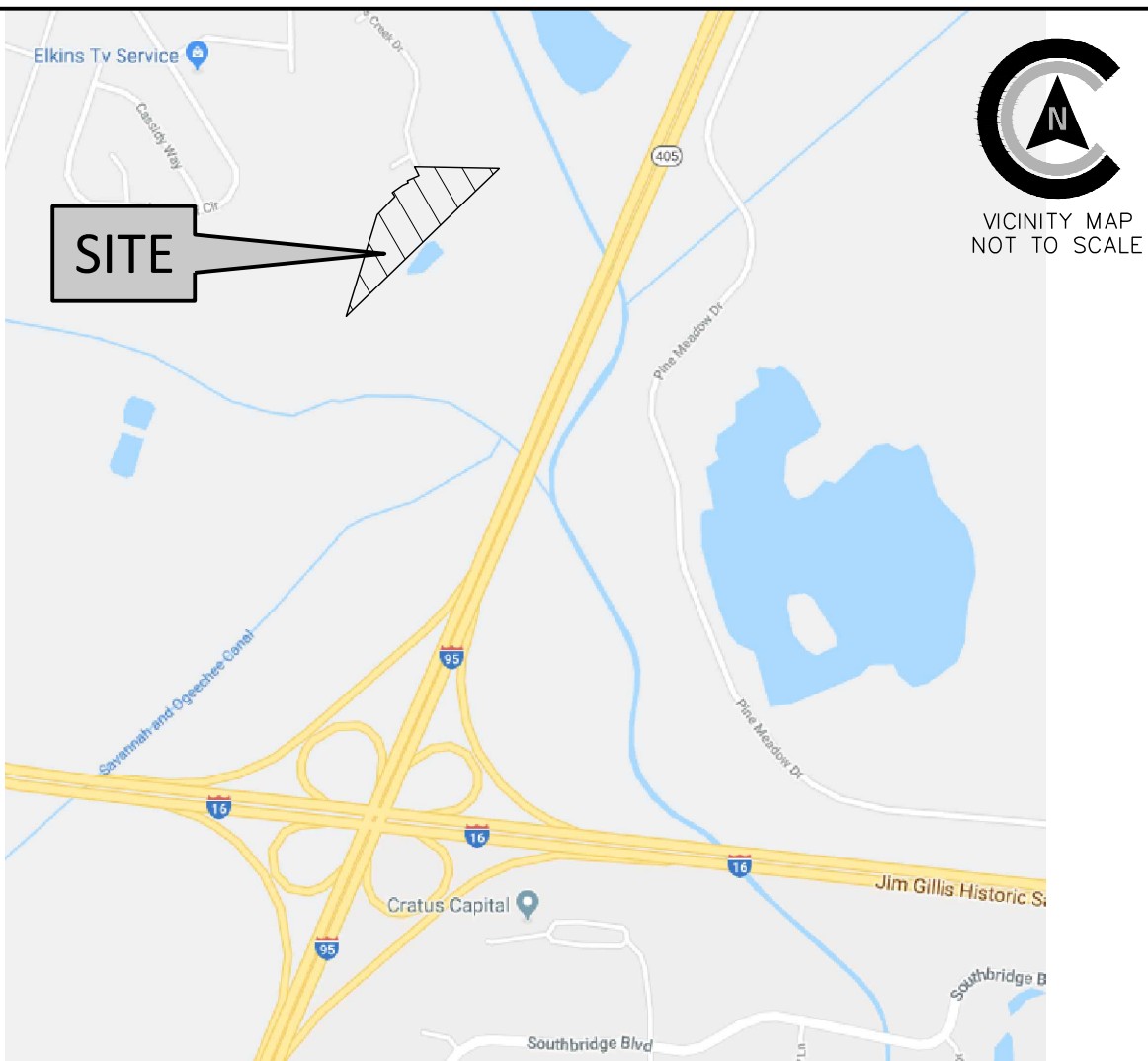


## VICINITY MAP (N.T.S.)



## REVISIONS

[illegible]

PROJECT ADDRESS:	PINE BARREN ROAD
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	89.72 ACRES
DISTURBED AREA:	± 26.00
ZONING:	JABOT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X,AE
WATER & SEWER PROVIDER:	POOLER
PINS:	51010 01001A
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT	32.0878 LAT - (-)81.2464
LOCATION:	LONG

## SHEET INDEX

Sheet Number	Sheet Title	C8.3	CONSTRUCTION DETAILS
COV	COVER	LP1.0	LIGHTING PLAN
C0.0	CONSTRUCTION NOTES	COV	ES&PC COVER SHEET
C1.0	SHEET INDEX	CE1.0	INITIAL ES&PC PLAN
C2.0	EXISTING CONDITIONS	CE1.1	INITIAL ES&PC PLAN
C2.1	EXISTING CONDITIONS	CE2.0	INTERM ES&PC PLAN
C3.0	STAKING PLAN	CE2.1	INTERM ES&PC PLAN
C3.1	STAKING PLAN	CE3.0	FINAL ES&PC PLAN
C3.2	STAKING PLAN	CE3.1	FINAL ES&PC PLAN
C4.0	GRADING PLAN	CE4.0	EROSION CONTROL DETAILS
C4.1	GRADING PLAN	CE4.1	EROSION CONTROL DETAILS
C5.0	NEIGHBORHOOD GRADING PLAN	CE5.0	NPDES PERMIT NOTES
C5.1	NEIGHBORHOOD GRADING PLAN	CE5.1	NPDES PERMIT NOTES
C6.0	UTILITY PLAN	L1.0	Existing Conditions
C6.1	UTILITY PLAN	L1.1	Existing Conditions
C7.0	WATER PROFILES	L2.0	Landscape Plan
C7.1	SEWER PROFILES	L2.1	Landscape Plan
C7.2	STORM PROFILES	L3.0	Landscape Details
C7.3	ROAD PROFILES	L3.1	Landscape Details
C8.0	CONSTRUCTION DETAILS		
C8.1	CONSTRUCTION DETAILS		
C8.2	CONSTRUCTION DETAILS		




**DEPARTMENT OF  
PLANNING & DEVELOPMENT**


APPROVED BY: rlarles

DATE: 04:03 pm, Dec 11 2025

I CERTIFY THAT THIS DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

  
\_\_\_\_\_  
ENGINEER OF RECORD

DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
CSWCC LEVEL II CERTIFICATION NUMBER: 44944



**COLEMAN COMPANY**  
**ENGINEERS • SURVEYORS**  
ColemanCompanyInc.com (912) 200-5041 | Savannah, GA

## NOT FOR CONSTRUCTION



VISIONS:

CROSS CREEK SUBDIVISION PHASE 3  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

PB NUMBER: 23-652.000  
 DATE: 09/08/2025  
 DRAWN BY: WAM  
 CHECKED BY: NPM  
 SCALE: AS NOTED

OVER

HEET:

COV





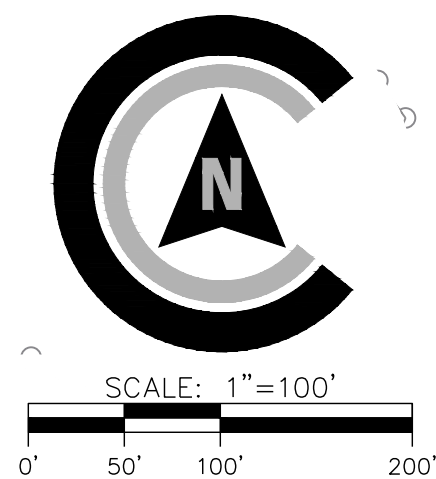
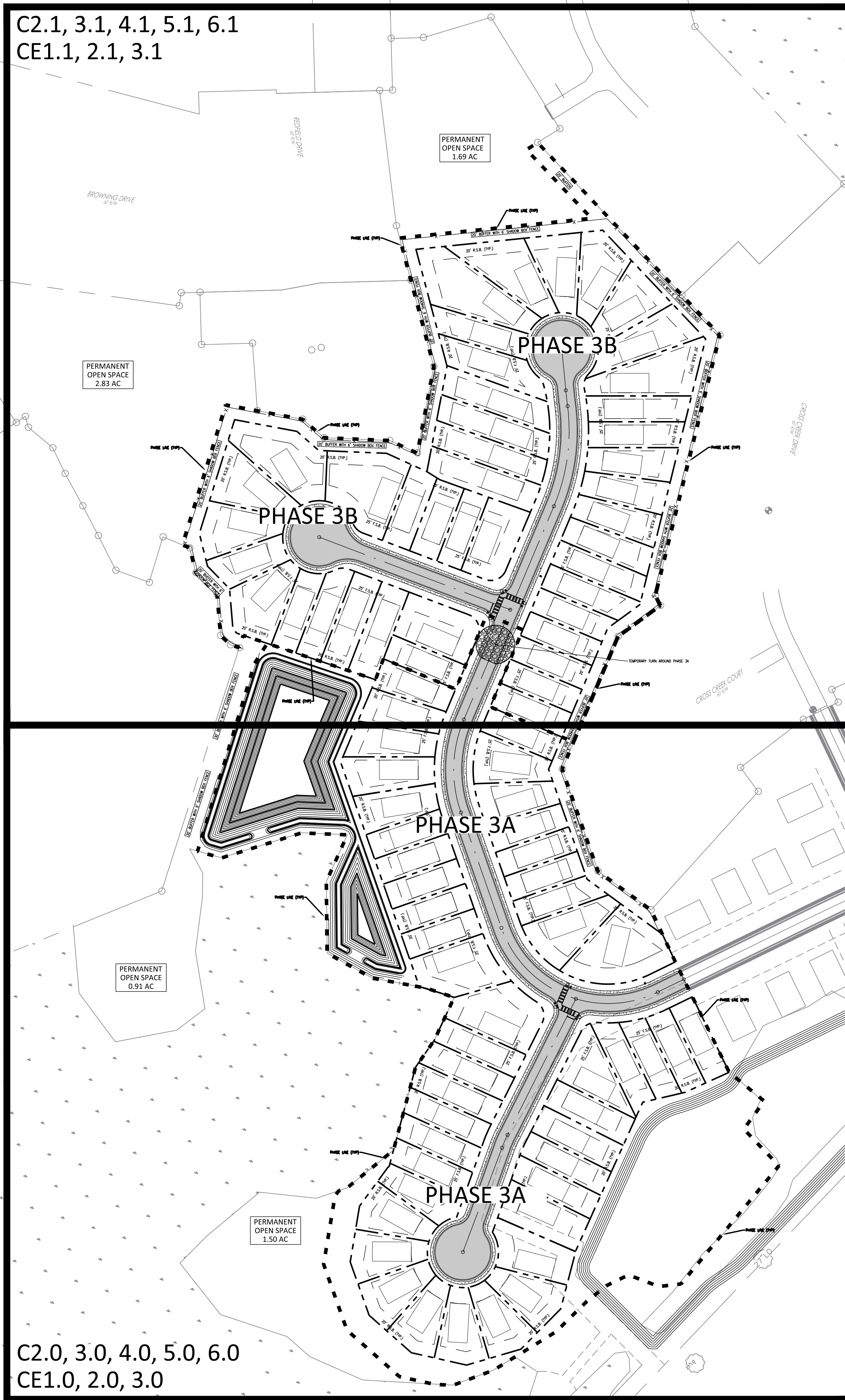


© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 11/15/2025 11:57 AM BY: Walker MacDonald DRAWING PATH: Q:\2023\23452.000\DWG\Civil\3A\23452.000\_3A\_STAGING.dwg

LOT COUNT  
3A:46  
3B:42

C2.1, 3.1, 4.1, 5.1, 6.1  
CE1.1, 2.1, 3.1

C2.0, 3.0, 4.0, 5.0, 6.0  
CE1.0, 2.0, 3.0



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**NOT FOR CONSTRUCTION**

GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
No. PE036982  
4/08/25  
NEIL P. MCKENTIE

REVISIONS:

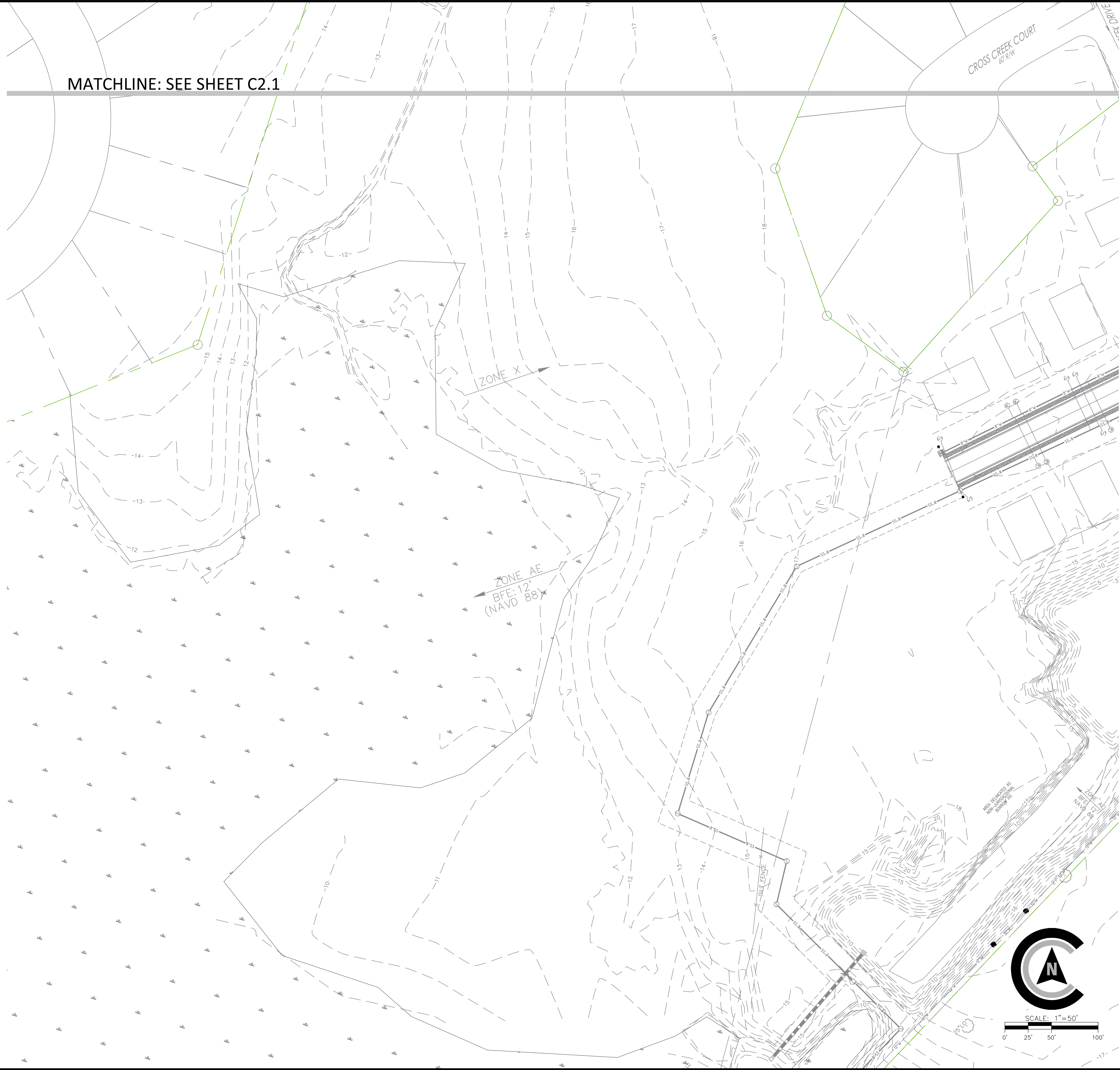
CIVIL CONSTRUCTION PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

SHEET INDEX

SHEET:  
**C1.0**





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**NOT FOR CONSTRUCTION**

GEORGIA  
REGISTERED  
No. PE036962  
PROFESSIONAL  
9/08/25  
ENGINEER  
NEIL P. MCKENTIE

REVISIONS:


CIVIL CONSTRUCTION PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
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PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING  
CONDITIONS

SHEET:  
**C2.0**





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**NOT FOR CONSTRUCTION**

GEORGIA  
REGISTERED  
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PROFESSIONAL  
9/08/25  
ENGINEER  
NEIL P. MCKENTIE

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DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING  
CONDITIONS

SHEET:  
**C2.1**

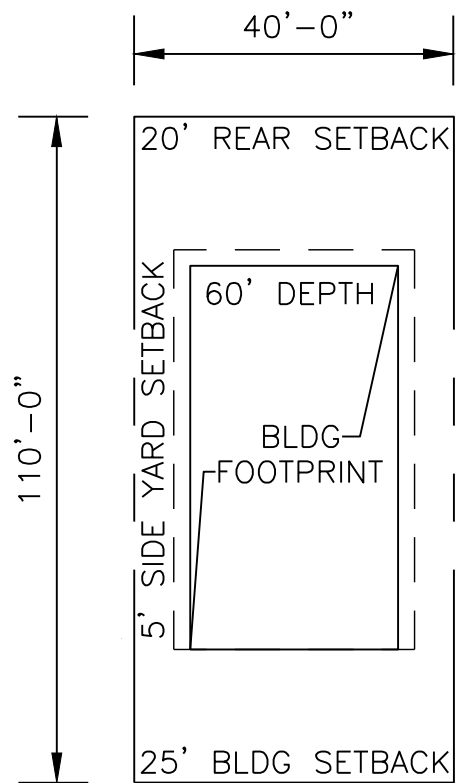


Curve Table			
Curve #	Length	Radius	Delta
C115	35.296	205.000	009.8650
C116	41.618	205.000	011.6318
C117	10.707	25.000	024.5387
C118	33.380	205.000	009.3294
C119	19.025	25.000	043.6032
C120	18.024	139.500	007.4030
C121	55.730	55.000	058.0560
C122	27.220	55.000	028.3560
C123	27.795	55.000	028.9550
C124	27.795	55.000	028.9550
C125	25.981	55.000	027.0650
C127	27.795	55.000	028.9550
C128	20.609	55.000	021.4689
C130	28.829	55.000	030.0329
C131	31.233	55.000	032.5370
C132	25.575	199.500	007.3450
C133	50.424	205.000	014.0931
C134	36.616	25.000	083.9180
C135	85.330	205.000	023.8490
C136	16.088	230.000	004.0078

Curve Table			
Curve #	Length	Radius	Delta
C137	40.243	230.000	010.0249
C138	41.130	230.000	010.2460
C139	36.116	230.000	008.9968
C140	35.758	230.000	008.9078
C141	40.172	25.000	092.0670
C143	19.674	25.154	044.8139
C144	41.702	56.500	042.2895
C145	20.513	56.500	020.8019
C146	43.391	56.500	044.0021
C147	26.500	56.500	026.8737
C148	27.292	56.500	027.6759
C149	38.335	56.500	038.8747
C150	58.308	56.500	059.1295
C151	20.751	25.000	047.5578
C152	38.368	25.000	087.9330
C153	22.193	270.000	004.7095
C154	40.249	270.000	008.5411
C155	41.364	270.000	008.7777
C156	49.392	270.000	010.4814
C157	15.280	25.000	035.0187

Curve Table			
Curve #	Length	Radius	Delta
C158	25.983	270.000	005.5138
C159	42.125	56.500	042.7183
C161	32.099	56.500	032.5516
C162	28.016	56.500	028.4108
C163	28.016	56.500	028.4108
C164	28.016	56.500	028.4108
C165	33.470	56.500	033.9418
C166	46.502	56.500	047.1574
C168	46.502	56.500	047.1574
C169	40.240	330.000	006.9866
C170	15.240	25.000	034.9283
C171	40.031	330.000	006.9503
C172	36.779	330.000	006.3857
C173	37.203	330.000	006.4593
C174	31.771	330.000	005.5162
C175	31.771	330.000	005.5162
C176	83.228	170.000	028.0508
C177	35.605	170.000	012.0001
C178	35.605	170.000	012.0001
C179	92.452	145.000	036.5316

Curve Table			
Curve #	Length	Radius	Delta
C180	92.452	145.000	036.5316
C181	145.034	145.000	057.3092



TYPICAL 40' LOT LAYOUT  
NTS

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C109	175.000	295.379	N67° 39' 41.18"W	(941332.6065,759229.4562)	(941090.6908,759328.8633)
C111	200.000	147.248	N01° 47' 03.86"E	(941028.1392,759507.4100)	(941032.6215,759651.2847)
C112	300.000	158.211	N07° 46' 04.78"E	(941171.8941,759981.3736)	(941193.0313,760136.3229)
C113	750.000	24.562	N06° 24' 06.79"W	(941193.0313,760136.3229)	(941190.2927,760160.7307)
C110	169.500	21.803	S23° 18' 17.20"W	(941100.1538,759008.4898)	(941091.5338,759898.4791)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L392	44.878	S63° 59' 03.77"W	(941372.9372,759249.1405)	(941332.6065,759229.4562)
L395	189.187	N19° 18' 26.14"W	(941090.6908,759328.8633)	(941028.1392,759507.4100)
L396	358.267	N22° 52' 33.86"E	(941032.6215,759651.2847)	(941171.8941,759981.3736)
L398	64.159	N05° 27' 49.26"W	(941190.2927,760160.7307)	(941184.1838,760224.5984)
L393	235.579	S26° 40' 07.07"W	(941205.8886,759219.0072)	(941100.1538,759008.4898)
L394	172.315	S20° 31' 41.41"W	(941091.5338,758988.4791)	(941031.1084,758827.1059)
L397	316.104	N69° 11' 27.25"W	(941104.2897,759821.1449)	(940808.8057,759933.4424)

MATCHLINE: SEE SHEET C3.1

POND C1  
TOP = 15.50  
BOTTOM = 0.00  
STATIC = 9.75  
1YR = 12.21  
10YR = 13.09  
25YR = 13.81  
50YR = 14.41  
100YR = 14.90

POND C2  
TOP = 15.50  
BOTTOM = 5.00  
STATIC = 9.75  
1YR = 12.22  
10YR = 13.10  
25YR = 13.81  
50YR = 14.42  
100YR = 14.91

- SITE NOTES:
- ALL PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.
  - IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
  - LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
  - CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
  - THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN THE RIGHT OF WAY.
  - PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS.
  - SELECT FILL SHALL BE USED IN ALL ROADS.
  - ROAD FILL SHALL BE COMPACTED 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR. (ASTM D698 OR ASTM D1557)
  - TRAFFIC SIGNS WITHIN THE R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
  - 20 FT BUFFERS WITH 6 FT SHADOW BOX FENCE ARE TO BE SELECTIVELY GRADED IN ORDER TO INSTALL THE FENCE.

PERMANENT  
OPEN SPACE  
1.50 AC

PERMANENT  
OPEN SPACE  
0.91 AC

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GEORGIA  
REGISTERED PROFESSIONAL ENGINEER  
No. PE036982  
4/08/25  
NEIL P. MCKENTIE

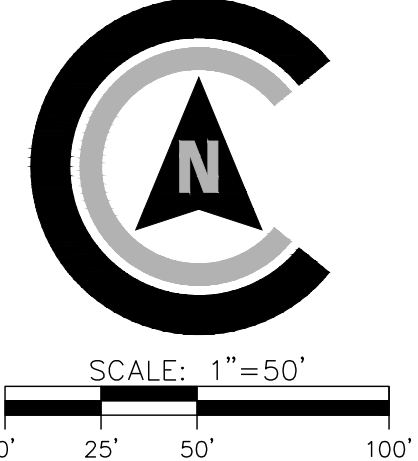
REVISIONS:


CIVIL CONSTRUCTION PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

STAKING PLAN

SHEET:  
**C3.0**









LINE TABLE		
LINE #	LENGTH	DIRECTION
L402	130.000	S26° 00' 56.23"E
L400	128.919	N26° 00' 56.23"W
L404	129.831	N26° 00' 56.23"W
L409	131.975	N26° 00' 56.23"E
L413	161.452	N26° 00' 56.23"W
L418	135.423	N63° 19' 52.93"W
L422	137.291	N63° 19' 52.93"W
L425	139.150	N63° 27' 04.41"W
L429	139.617	N63° 27' 04.41"W
L434	136.374	N63° 27' 04.41"W
L442	114.335	N75° 33' 27.17"W
L446	114.960	N45° 18' 39.39"W
L450	114.960	N16° 21' 21.30"W
L454	114.960	N12° 35' 56.76"E
L458	114.960	N41° 33' 14.87"E
L463	114.960	N70° 30' 32.96"E
L467	114.960	S80° 32' 08.95"E
L472	117.130	S53° 53' 46.31"E
L476	125.575	S65° 32' 49.86"E
L482	128.932	S65° 32' 49.86"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L486	132.288	S65° 32' 49.86"E
L490	137.717	S65° 32' 49.86"E
L495	143.070	S65° 32' 49.86"E
L500	137.286	S65° 32' 49.86"E
L504	138.250	S65° 32' 49.86"E
L508	92.276	N74° 02' 27.46"E
L401	40.000	N63° 59' 03.77"E
L419	83.578	N26° 40' 07.07"E
L423	45.000	N26° 40' 07.07"E
L426	45.052	N26° 40' 07.07"E
L430	1.155	N19° 37' 10.87"E
L432	20.870	N26° 40' 07.07"E
L435	40.294	N19° 37' 10.87"E
L438	62.496	N19° 37' 10.87"E
L444	24.149	N19° 37' 10.87"E
L477	33.239	S19° 37' 10.87"W
L483	40.143	S19° 37' 10.87"W
L487	40.143	S19° 37' 10.87"W
L493	11.005	S19° 37' 10.87"W
L496	40.030	S26° 40' 07.07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L501	40.030	S26° 40' 07.07"W
L505	40.030	S26° 40' 07.07"W
L511	55.517	S26° 40' 07.07"W
L500	41.000	S19° 18' 26.14"E
L523	41.000	S19° 18' 26.14"E
L527	41.000	S19° 18' 26.14"E
L531	41.000	S19° 18' 26.14"E
L535	41.000	S19° 18' 26.14"E
L540	23.925	S19° 18' 26.14"E
L565	37.861	S22° 52' 33.86"W
L569	39.995	S22° 52' 33.86"W
L572	99.020	S69° 11' 27.25"E
L574	49.125	S22° 52' 33.86"W
L576	45.000	S69° 11' 27.25"E
L579	22.782	S69° 11' 27.25"E
L580	22.218	S69° 11' 27.25"E
L683	0.208	N69° 11' 27.25"W
L627	32.701	N69° 11' 27.25"W
L632	45.000	N69° 11' 27.25"W
L636	45.000	N69° 11' 27.25"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L607	22.945	N17° 11' 51.41"E
L608	30.185	N17° 11' 51.41"E
L609	63.849	N17° 11' 51.41"E
L610	33.940	N17° 11' 51.41"E
L613	6.308	S79° 23' 56.14"E
L614	44.913	S48° 51' 01.14"E
L615	13.197	S87° 33' 21.14"E
L618	33.499	N17° 11' 51.41"E
L619	91.656	S79° 23' 56.14"E
L621	84.384	S87° 33' 21.14"E
L622	7.628	S87° 33' 21.14"E
L623	32.828	S65° 31' 01.14"E
L624	8.882	S65° 31' 01.14"E
L629	26.695	S65° 31' 01.14"E
L644	40.484	N10° 48' 28.86"E
L648	0.101	N10° 48' 28.86"E
L649	40.394	N10° 48' 28.86"E
L652	3.771	N10° 48' 28.86"E
L653	36.724	N10° 48' 28.86"E
L656	14.246	N10° 48' 28.86"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L657	30.513	N10° 48' 28.86"E
L663	30.513	N10° 48' 28.86"E
L664	51.009	N14° 53' 56.14"W
L665	25.439	N14° 53' 56.14"W
L669	88.102	N14° 53' 56.14"W
L670	88.102	N14° 53' 56.14"W
L671	43.879	N84° 09' 00.89"E
L674	107.946	N84° 09' 00.89"E
L675	16.048	N84° 09' 00.89"E
L680	89.190	N84° 09' 00.89"E
L681	33.383	N84° 09' 00.89"E
L682	64.632	S43° 25' 56.14"E
L685	55.522	S43° 25' 56.14"E
L686	36.738	S43° 25' 56.14"E
L691	69.817	S43° 25' 56.14"E
L692	90.961	S13° 53' 43.86"W
L696	90.961	S13° 53' 43.86"W
L700	90.961	S13° 53' 43.86"W
L701	41.036	S13° 53' 43.86"W
L702	41.036	S13° 53' 43.86"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L705	41.206	S13° 53' 43.86"W
L706	55.134	S13° 53' 43.86"W
L711	55.134	S13° 53' 43.86"W
L714	50.059	S13° 53' 43.86"W
L715	52.355	S13° 53' 43.86"W
L719	39.260	S13° 53' 43.86"W
L722	39.260	S13° 53' 43.86"W
L723	40.496	S13° 53' 43.86"W
L726	40.496	S13° 53' 43.86"W
L727	41.516	S53° 46' 43.86"W
L730	20.258	S53° 46' 43.86"W
L731	22.618	S22° 42' 29.75"W
L734	40.000	S22° 42' 29.75"W
L737	40.000	S22° 42' 29.75"W
L740	33.726	S22° 42' 29.75"W
L743	33.726	S22° 42' 29.75"W
L744	40.000	S22° 42' 29.75"W
L745	39.888	S22° 42' 29.75"W
L748	39.888	S22° 42' 29.75"W
L752	14.115	S22° 42' 29.75"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L639	40.000	N69° 11' 27.25"W
L641	98.008	S22° 52' 33.86"W
L643	40.000	N69° 11' 27.25"W
L647	22.848	S22° 52' 33.86"W
L717	38.878	N22° 52' 33.86"E
L721	40.000	N22° 52' 33.86"E
L725	40.000	N22° 52' 33.86"E
L729	40.000	N22° 52' 33.86"E
L733	40.000	N22° 52' 33.86"E
L736	40.000	N22° 52' 33.86"E
L739	40.000	N22° 52' 33.86"E
L742	40.000	N22° 52' 33.86"E
L747	33.943	N22° 52' 33.86"E
L751	33.943	N22° 52' 33.86"E
L756	32.165	N19° 18' 26.14"W
L763	43.862	N19° 18' 26.14"W
L766	40.000	N19° 18' 26.14"W
L771	40.000	N19° 18' 26.14"W
L775	33.160	N19° 18' 26.14"W
L782	44.878	S63° 59' 03.77"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L519	119.926	N70° 40' 45.88"E
L399	40.015	S65° 31' 54.75"W
L403	5.324	S76° 46' 48.57"W
L407	34.821	S65° 31' 54.75"W
L408	25.154	S76° 46' 48.57"W
L411	15.864	S76° 46' 48.57"W
L412	25.176	S24° 17' 29.05"W
L416	21.153	S76° 46' 48.57"W
L417	2.949	S24° 17' 29.05"W
L421	45.039	S24° 17' 29.05"W
L424	37.894	S24° 17' 29.05"W
L427	6.905	S24° 17' 29.05"W
L428	40.031	S24° 17' 29.05"W
L433	37.889	S24° 13' 42.84"W
L436	2.143	S24° 17' 29.05"W
L439	53.082	S24° 13' 42.84"W
L440	2.277	S14° 37' 53.46"W
L441	53.488	S14° 37' 53.46"W
L445	51.276	S44° 41' 20.61"W
L448	38.239	S14° 37' 53.46"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L449	51.276	S73° 38' 38.70"W
L452	36.224	S44° 41' 20.61"W
L453	51.276	N77° 24' 03.22"W
L456	36.224	S73° 38' 38.70"W
L457	51.276	N48° 26' 45.13"W
L461	36.224	N77° 24' 03.22"W
L462	51.276	N19° 29' 27.04"W
L465	36.224	N48° 26' 45.13"W
L466	51.276	N09° 27' 51.05"E
L470	36.224	N19° 29' 27.04"W
L471	47.606	N36° 06' 13.69"E
L474	36.224	N09° 27' 51.05"E
L475	4.868	N14° 53' 24.73"E
L479	26.131	N36° 06' 13.69"E
L480	3.249	N48° 47' 52.00"E
L481	8.142	N14° 53' 24.73"E
L484	32.422	N14° 53' 24.73"E
L485	8.569	N14° 53' 24.73"E
L488	31.995	N14° 53' 24.73"E
L489	40.564	N14° 53' 24.73"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L753	19.303	S19° 18' 26.14"E
L756	36.555	S19° 18' 26.14"E
L760	22.763	S19° 18' 26.14"E
L761	15.647	S19° 18' 26.14"E
L764	40.000	S19° 18' 26.14"E
L767	24.353	S19° 18' 26.14"E
L768	15.647	S19° 18' 26.14"E
L769	40.842	S53° 49' 36.14"E
L772	40.842	S53° 49' 36.14"E
L776	23.467	S53° 49' 36.14"E
L777	80.062	S53° 49' 36.14"E
L780	80.062	S53° 49' 36.14"E
L783	140.088	S42° 31' 08.25"W
L770	142.964	S70° 24' 47.97"W
L765	120.000	S70° 41' 33.86"W
L766	120.000	S70° 41' 33.86"W
L757	120.000	S70° 41' 33.86"W
L754	120.124	S73° 17' 38.91"W
L749	121.851	S88° 04' 39.22"W
L746	120.543	N67° 18' 18.69"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L534	119.964	N70° 40' 45.88"E
L538	120.536	N70° 40' 45.88"E
L568	122.498	S67° 07' 26.14"E
L564	121.159	S67° 07' 58.36"E
L558	120.440	S72° 01' 24.41"E
L554	126.476	S81° 01' 12.94"E
L547	142.352	N89° 58' 58.53"E
L543	128.927	N80° 59' 10.00"E
L589	126.391	N20° 57' 35.89"E
L583	132.548	N20° 57' 35.89"E
L578	148.833	N20° 57' 35.89"E
L575	147.052	N20° 57' 35.89"E
L611	151.254	S48° 15' 47.90"E
L604	124.877	S78° 02' 39.24"E
L599	125.955	N70° 31' 26.58"E
L593	104.666	N64° 13' 10.17"E
L616	77.965	S02° 26' 38.86"W
L625	125.663	S20° 48' 32.75"W
L631	120.345	S20° 48' 32.75"W
L635	120.084	S20° 48' 32.75"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L638	120.806	S20° 48' 32.75"W
L658	165.111	S70° 13' 28.22"E
L654	177.783	S70° 13' 28.22"E
L650	181.844	S70° 13' 28.22"E
L645	179.651	S70° 13' 28.22"E
L634	40.007	S70° 13' 28.22"E
L637	40.007	S70° 13' 28.22"E
L640	68.530	S70° 13' 28.22"E
L660	143.417	S73° 13' 42.42"E
L666	158.407	S73° 13' 42.42"E
L676	127.238	S25° 15' 00.37"E
L672	187.905	S53° 39' 39.26"E
L687	132.458	S59° 58' 56.29"W
L683	120.206	S31° 34' 17.40"W
L678	129.034	S03° 09' 38.52"W
L741	120.543	N67° 07' 26.14"W
L738	120.426	N67° 07' 26.14"W
L735	120.309	N67° 07' 26.14"W
L732	120.191	N67° 07' 26.14"W
L728	120.074	N67° 07' 26.14"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L494	8.478	N34° 50' 22.95"E
L497	4.305	N14° 53' 24.73"E
L498	27.802	N14° 53' 24.73"E
L499	36.230	N34° 50' 22.95"E
L502	4.437	N34° 50' 22.95"E
L503	35.872	N24° 52' 55.04"E
L506	1.643	N34° 50' 22.95"E
L507	2.513	N24° 52' 55.04"E
L512	4.148	N24° 52' 55.04"E
L513	30.523	N24° 52' 55.04"E
L514	10.306	N71° 29' 51.85"W
L515	40.873	N72° 46' 04.83"W
L516	4.981	N79° 26' 51.57"W
L517	37.356	N19° 19' 14.12"W
L518	8.243	N19° 19' 14.12"W
L524	36.382	N19° 19' 14.12"W
L524	4.618	N19° 19' 14.12"W
L528	35.397	N19° 19' 14.12"W
L529	5.603	N19° 19' 14.12"W
L532	34.397	N19° 19' 14.12"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L533	6.603	N1

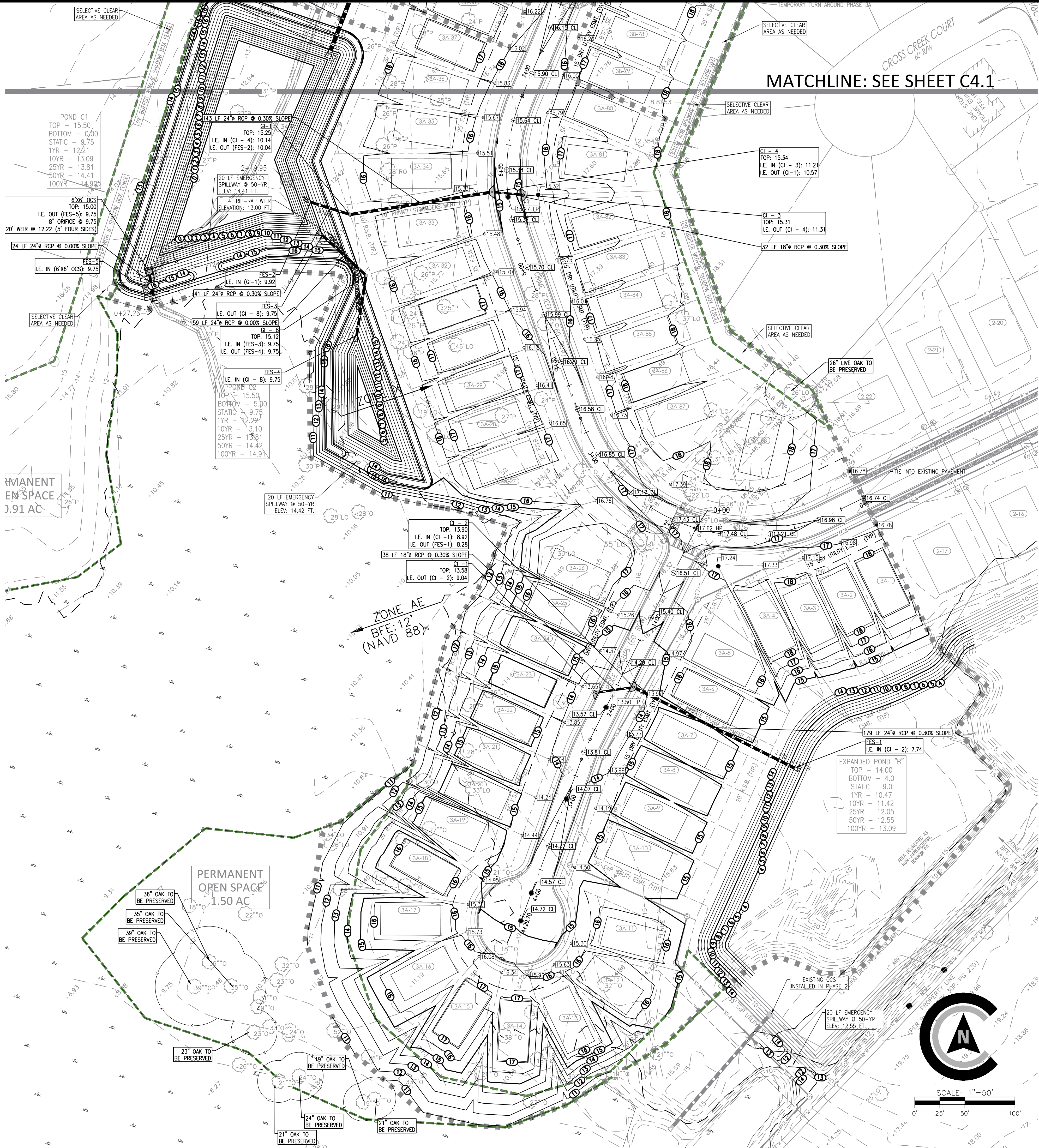


FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BFE OF 12 FT. WHICH IS IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP #13051C0109F DATED 08/16/2018.

CONTRACTOR NOTE:

- THE MINIMUM HOUSE AND GARAGE FINISH FLOOR ELEVATIONS ARE 15 FT.
- THE DRAINAGE ARROWS SHOWN ON THIS PLAN ARE FOR GUIDANCE PURPOSES ONLY.



MATCHLINE: SEE SHEET C4.1

NOT FOR CONSTRUCTION

REVISIONS:

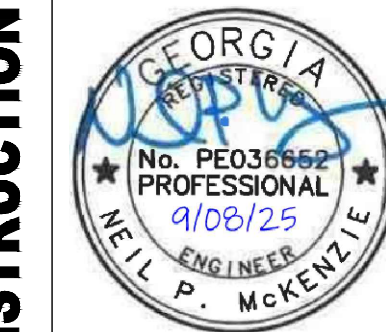
CIVIL CONSTRUCTION PLANS FOR  
CROSS CREEK SUBDIVISION PHASE 3  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
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SCALE: AS NOTED

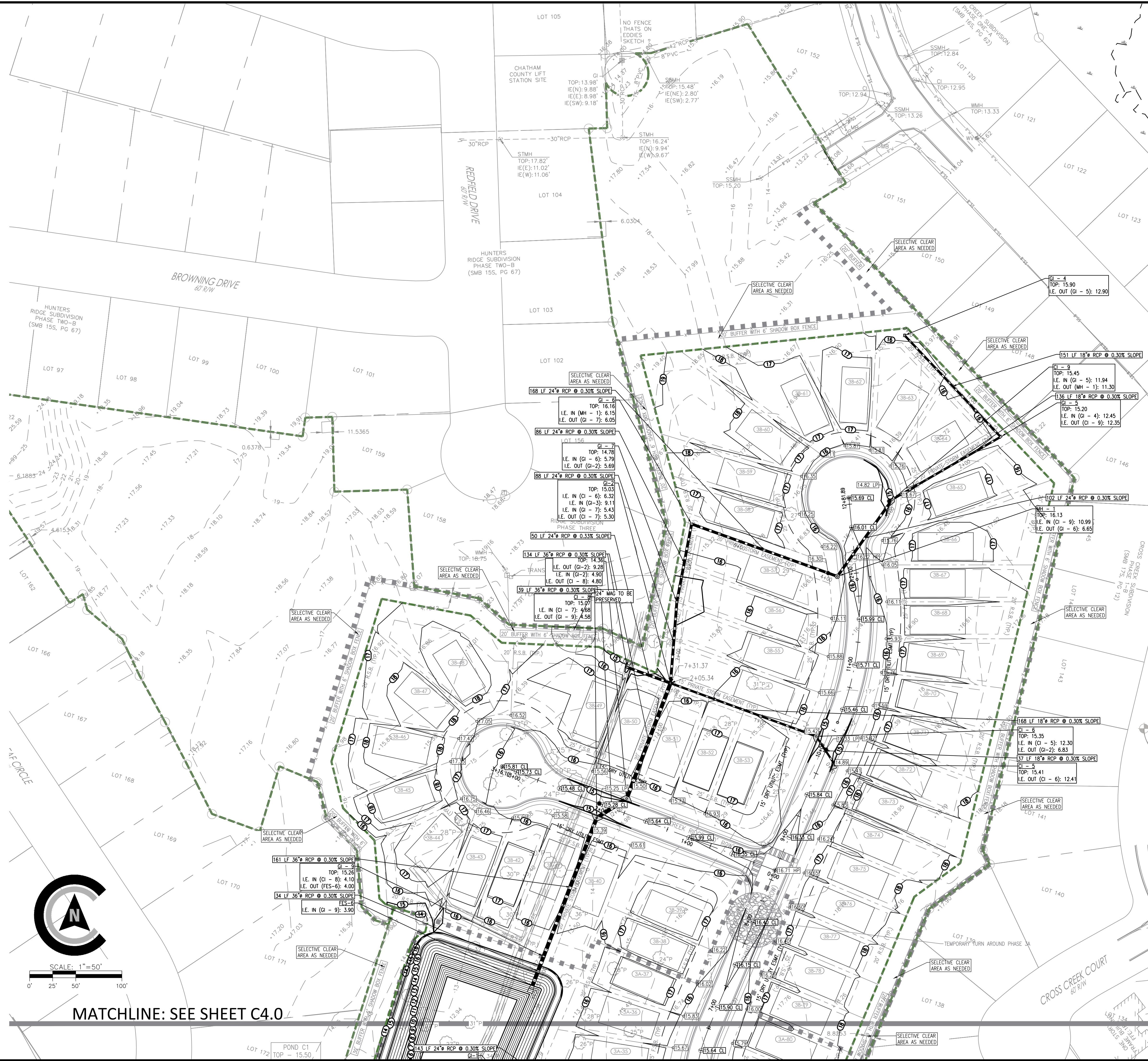
GRADING PLAN

SHEET:

C4.0







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GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
No. PE036562  
4/08/25  
NEIL P. MCKENZIE

REVISIONS:


CIVIL CONSTRUCTION PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

GRADING PLAN

SHEET:  
**C4.1**



FLOOD NOTE:

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CONTRACTOR NOTE:

- THE MINIMUM HOUSE AND GARAGE FINISH FLOOR ELEVATIONS ARE 15 FT.
- THE DRAINAGE ARROWS SHOWN ON THIS PLAN ARE FOR GUIDANCE PURPOSES ONLY.

Surface Properties - FM CUTFILL	
Information	Definition
Analysis	Statistics
Statistics	Value
General	
TIN	
Volume	
Base Surface	EXISTING COMBINED
Comparison Surface	ELEVATION 12
Cut Factor	1.000
Fill Factor	1.000
Cut volume (adjusted)	21.91 Cu. Yd.
Fill volume (adjusted)	1323.66 Cu. Yd.
Net volume (adjusted)	1301.75 Cu. Yd.<Fill>
Cut volume (unadjusted)	21.91 Cu. Yd.
Fill volume (unadjusted)	1323.66 Cu. Yd.
Net volume (unadjusted)	1301.75 Cu. Yd.<Fill>

FLOOD PLAIN MITIGATION:  
FILL VOLUME TO BE MITIGATED: 1,324 CY  
CUT VOLUME FOR MITIGATION: 22 CY

AFTER MITIGATION IS ACCOUNTED FOR A REMAINDER OF 1,302 CY MITIGATION IS REQUIRED

BASED ON THE POND "C" MITIGATION CALCULATIONS THERE IS 2,857 CY OF MITIGATION AVAILABLE. AFTER THE 1,302 CY OF FILL NEEDED TO BE ACCOUNTED FOR STILL FROM THE FLOOD PLAIN IS DEDUCTED FORM THE 2,857 CY OF ALLOWABLE CUT AVAILABLE FROM POND "C" IS DEDUCTED THERE IS 1,555 CY OF CUT STILL AVAILABLE FOR MITIGATION FROM POND "C"

SEE SUPPLEMENTARY CALCULATIONS BELOW

POND "C" MITIGATION AVAILABLE :  
STATIC ELEVATION AREA (9.75 FT.): 30,662 SF  
12 FT POND "C" AREA: 37,907 SF

( STATIC ELEV. AREA + 12 FT POND AREA ) / 2 =  
ANSWER \* ( 12 FT POND ELEV. - STATIC POND ELEV. ) =  
ANSWER (FT^3) / 27= ANSWER (CY)

( 30,662 SF + 37,907 SF ) = 68,569 SF / 2 =  
34,284.5 SF  
34,284.5 SF \* 2.25 FT = 77,140.125 FT^3  
77,140.125 FT^3 / 27 = 2,857 CY

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BFE OF 12 FT. WHICH IS IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP #13051C0109F DATED 08/16/2018.



MATCHLINE: SEE SHEET C5.1



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CIVIL CONSTRUCTION PLANS FOR  
CROSS CREEK SUBDIVISION PHASE 3  
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PREPARED FOR HARMONY PARTNERS, LLC

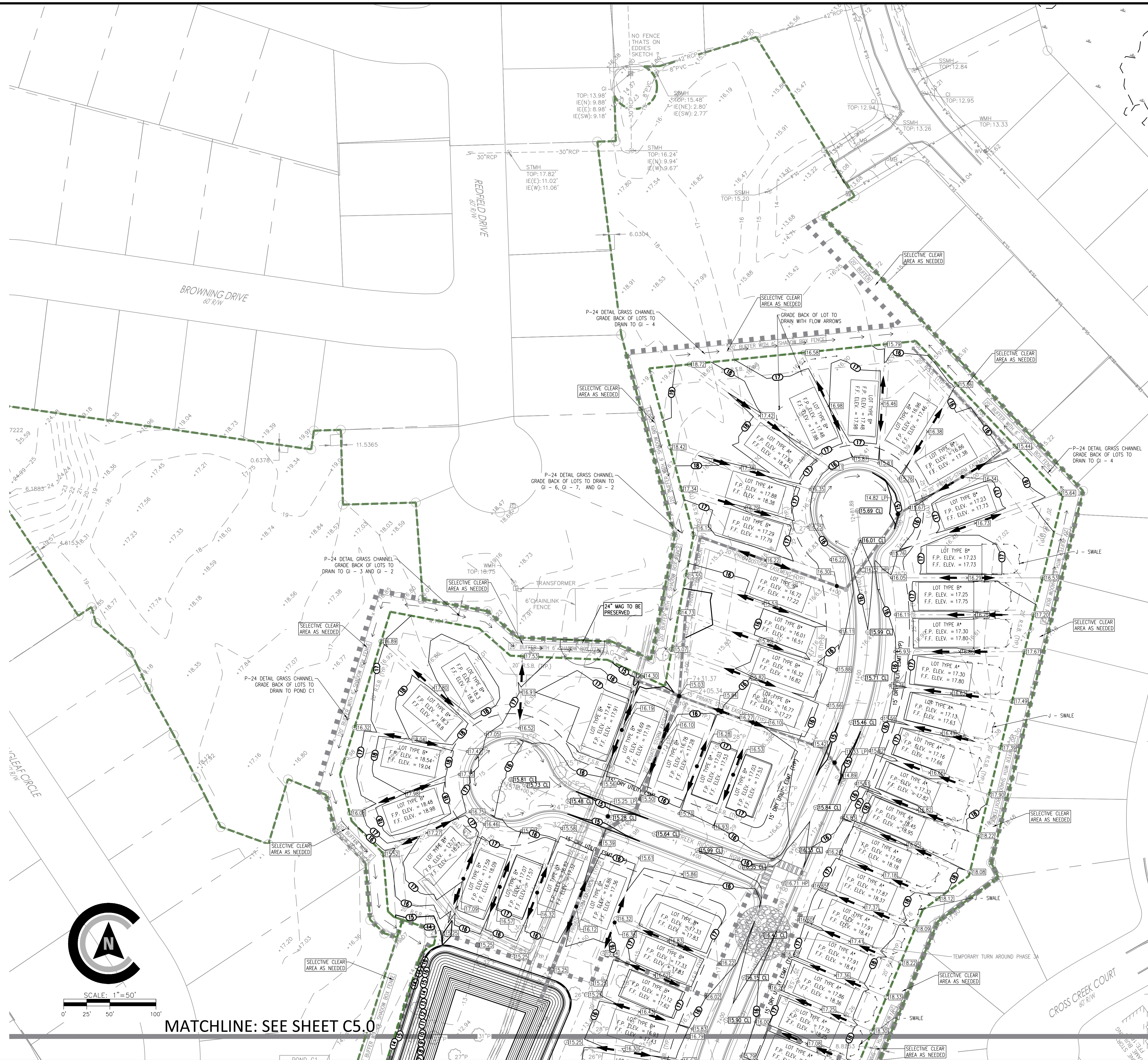
JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

NEIGHBORHOOD  
GRADING PLAN

SHEET:

C5.0





REVISIONS:

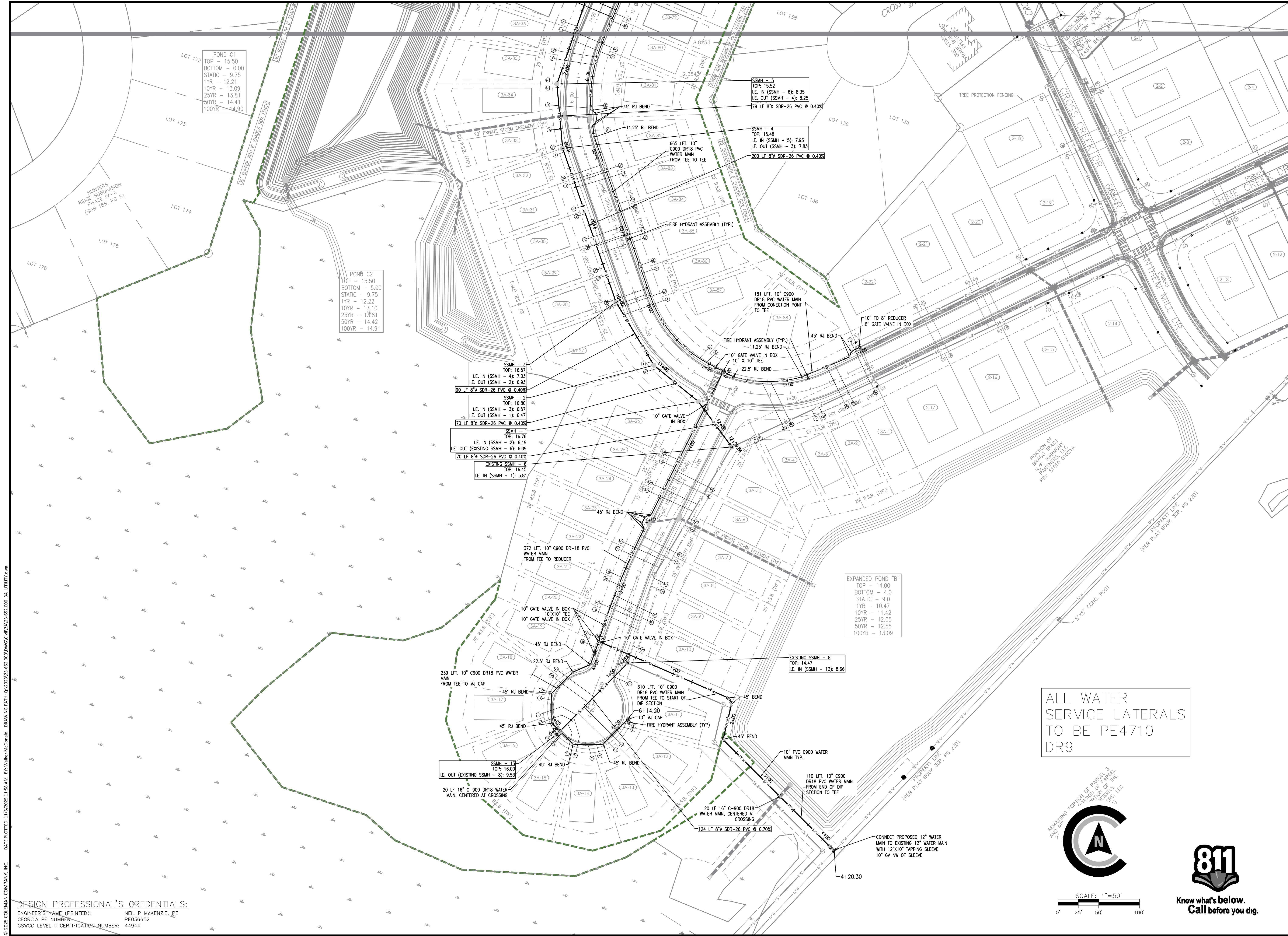

CIVIL CONSTRUCTION PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
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SCALE: AS NOTED

NEIGHBORHOOD  
GRADING PLAN

SHEET:  
**C5.1**





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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, P.E.  
GEORGIA P.E. NUMBER: PE036652  
GSWCC LEVEL II CERTIFICATION NUMBER: 44944

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GEORGIA

REGISTERED

PROFESSIONAL

ENGINEER

NEIL P. MCKENZIE

No. PE036652

4/08/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

CROSS CREEK SUBDIVISION

PHASE 3

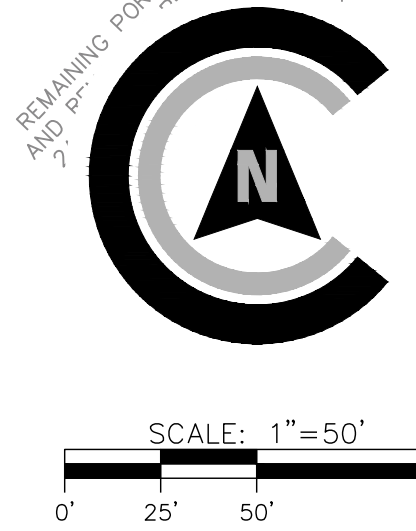
LOCATED IN POOLER, GEORGIA

PREPARED FOR HARMONY PARTNERS, LLC

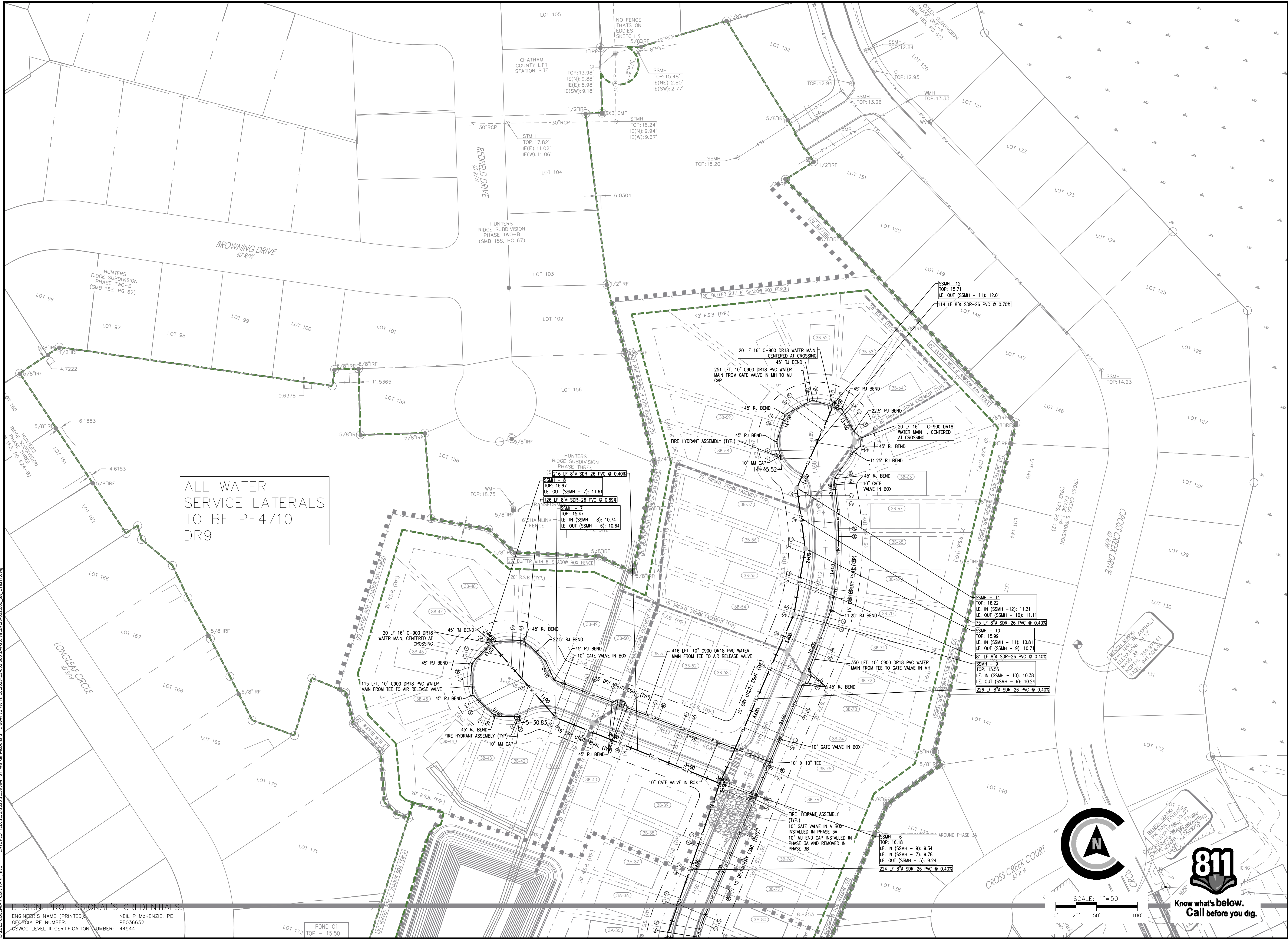
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DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

UTILITY PLAN

SHEET:  
C6.0

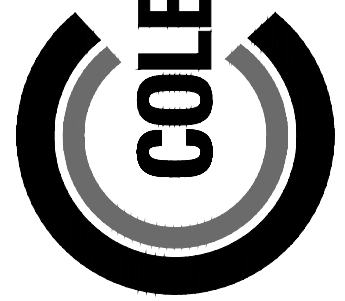






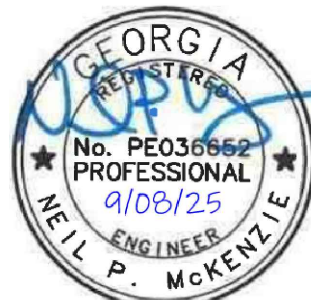
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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
CSWCC LEVEL II CERTIFICATION NUMBER: 44944



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NEIL P. MCKENZIE  
REGISTERED PROFESSIONAL ENGINEER  
4/08/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

**CROSS CREEK SUBDIVISION**

PHASE 3

LOCATED IN POOLER, GEORGIA

PREPARED FOR HARMONY PARTNERS, LLC

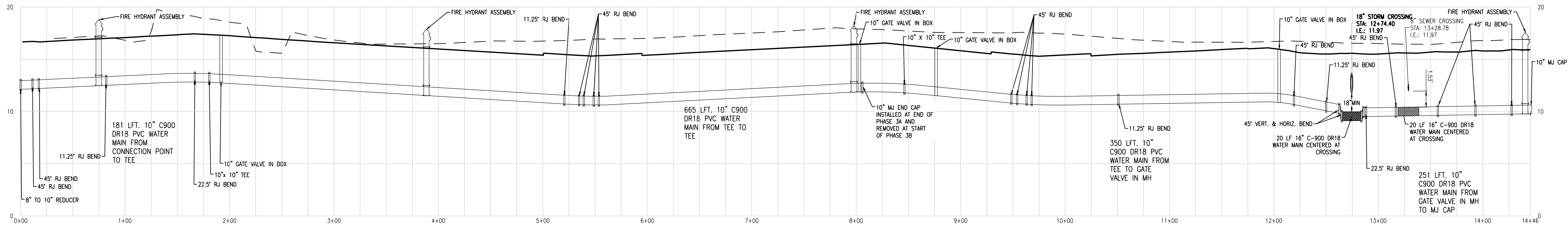
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DATE:	09/08/2025
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SCALE:	AS NOTED

UTILITY PLAN

SHEET:  
**C6.1**

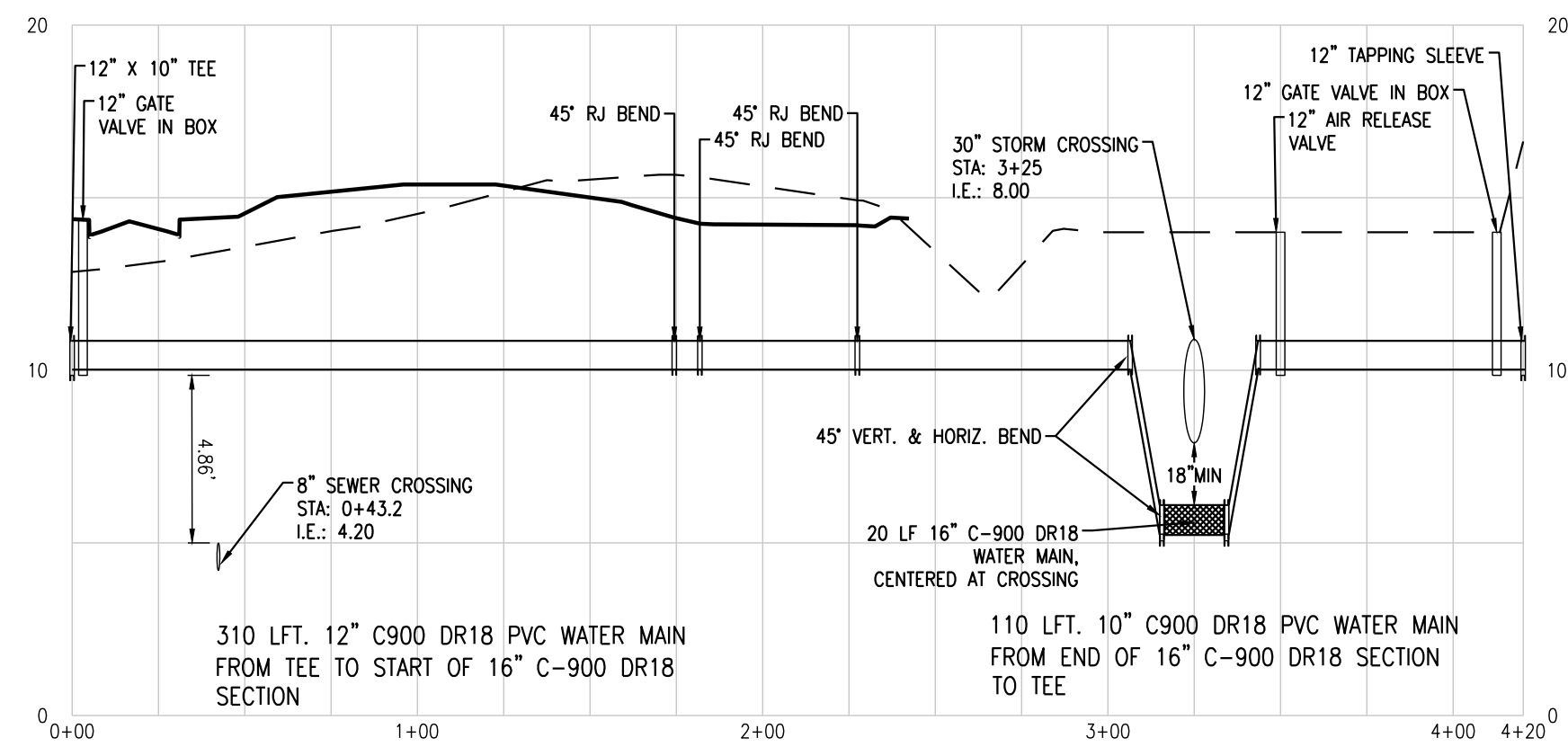






WATER RUN 1.0 PROFILE  
STA. 0+00.00 TO STA. 14+45.52

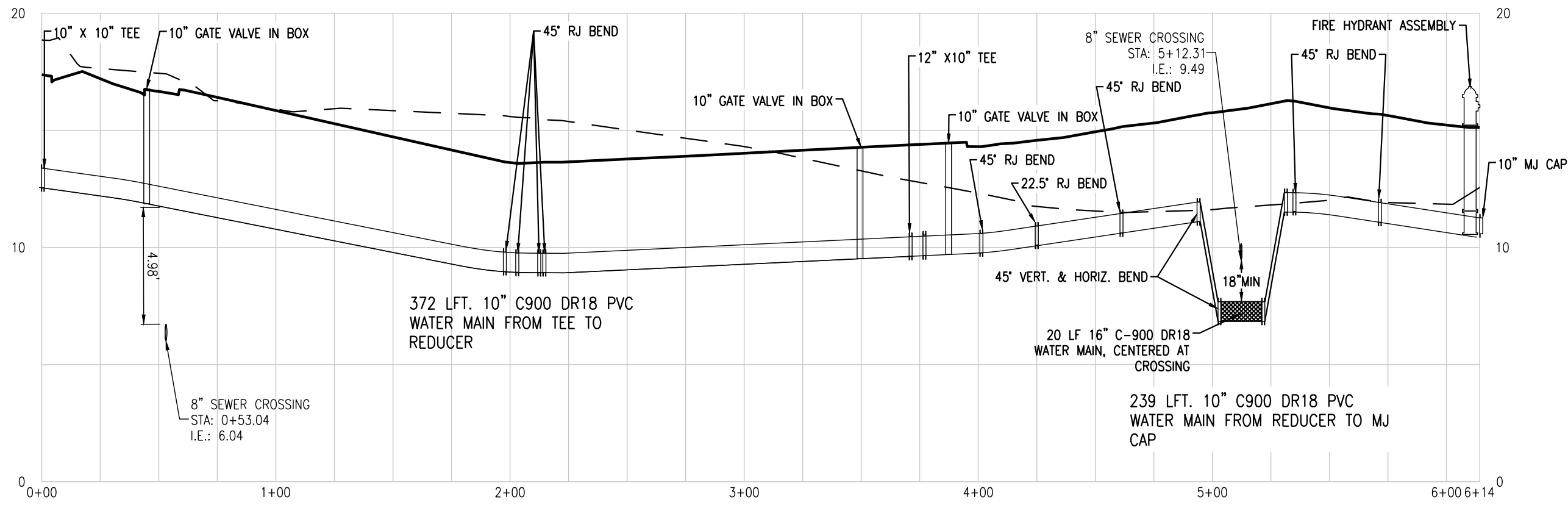
VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



WATER TRUNK LINE PROFILE  
STA. 0+00.00 TO STA. 4+20.30

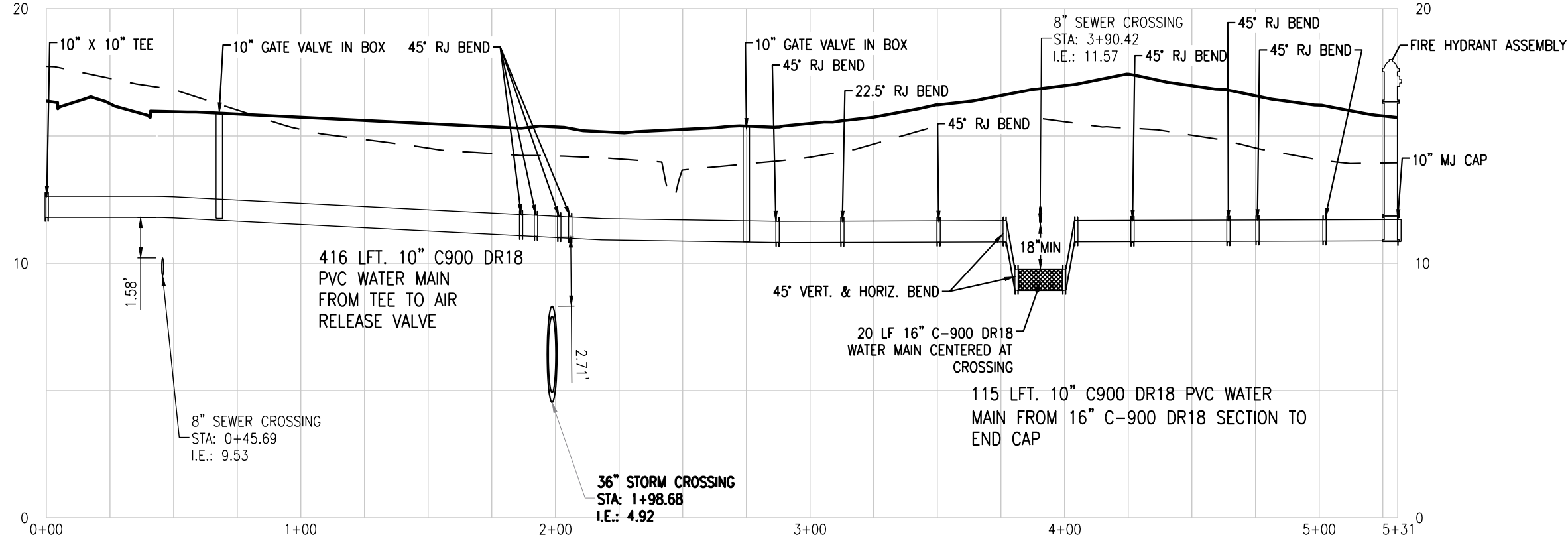
VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'

GENERAL NOTE:  
36" MIN. COVER AT ROAD CROSSINGS  
MEASURED FROM CROWN OF PIPE TO START  
OF SUB-GRADE



WATER RUN 2.0 PROFILE  
STA. 0+00.00 TO STA. 6+14.20

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



WATER MAIN RUN 3.0 PROFILE  
STA. 0+00.00 TO STA. 5+30.83

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



Know what's below.  
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CIVIL CONSTRUCTION PLANS FOR  
**CROSS CREEK SUBDIVISION**  
PHASE 3  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

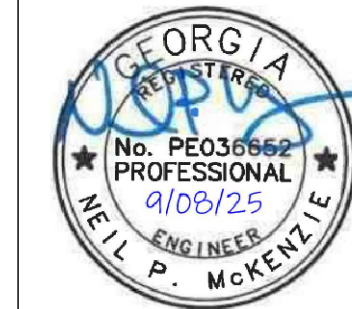
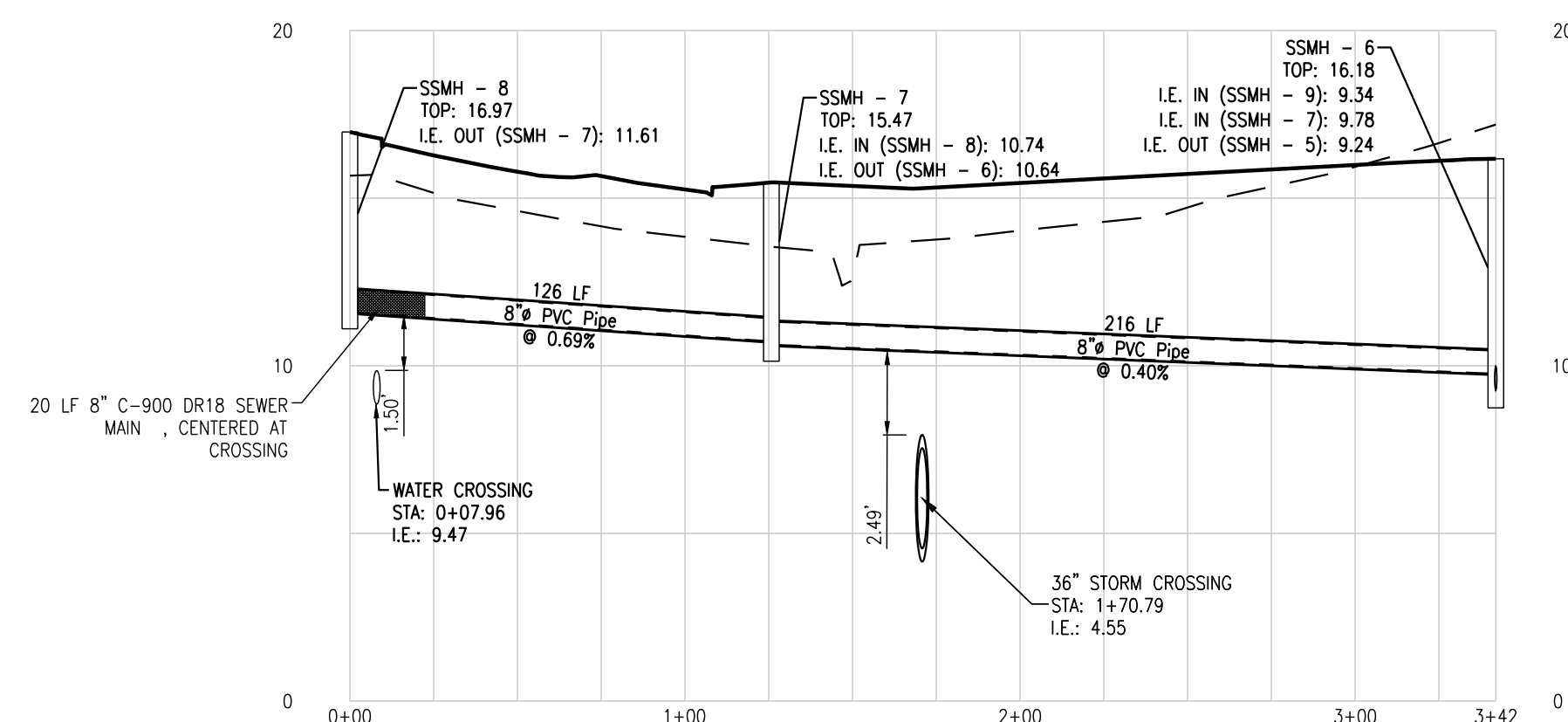
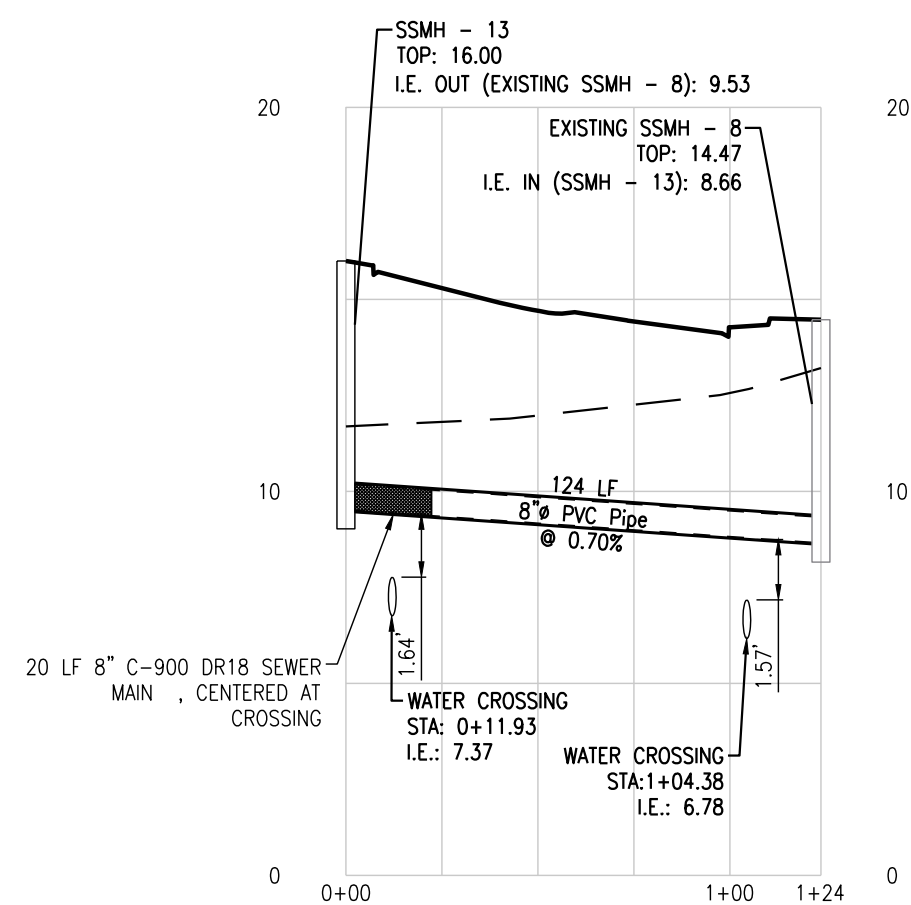
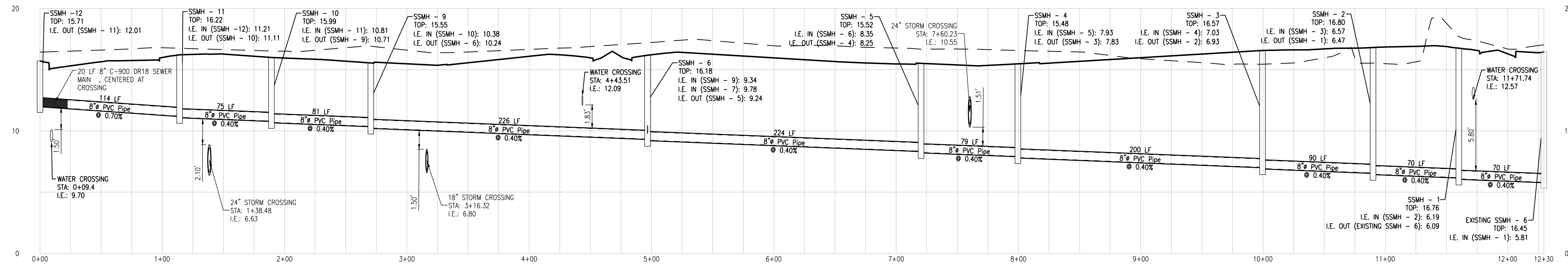
JOB NUMBER: 23-652.000  
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DRAWN BY: WAM  
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SCALE: AS NOTED

WATER PROFILES

SHEET:

C7.0





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PHASE 3  
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JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

SEWER PROFILES

SHEET:

C7.1

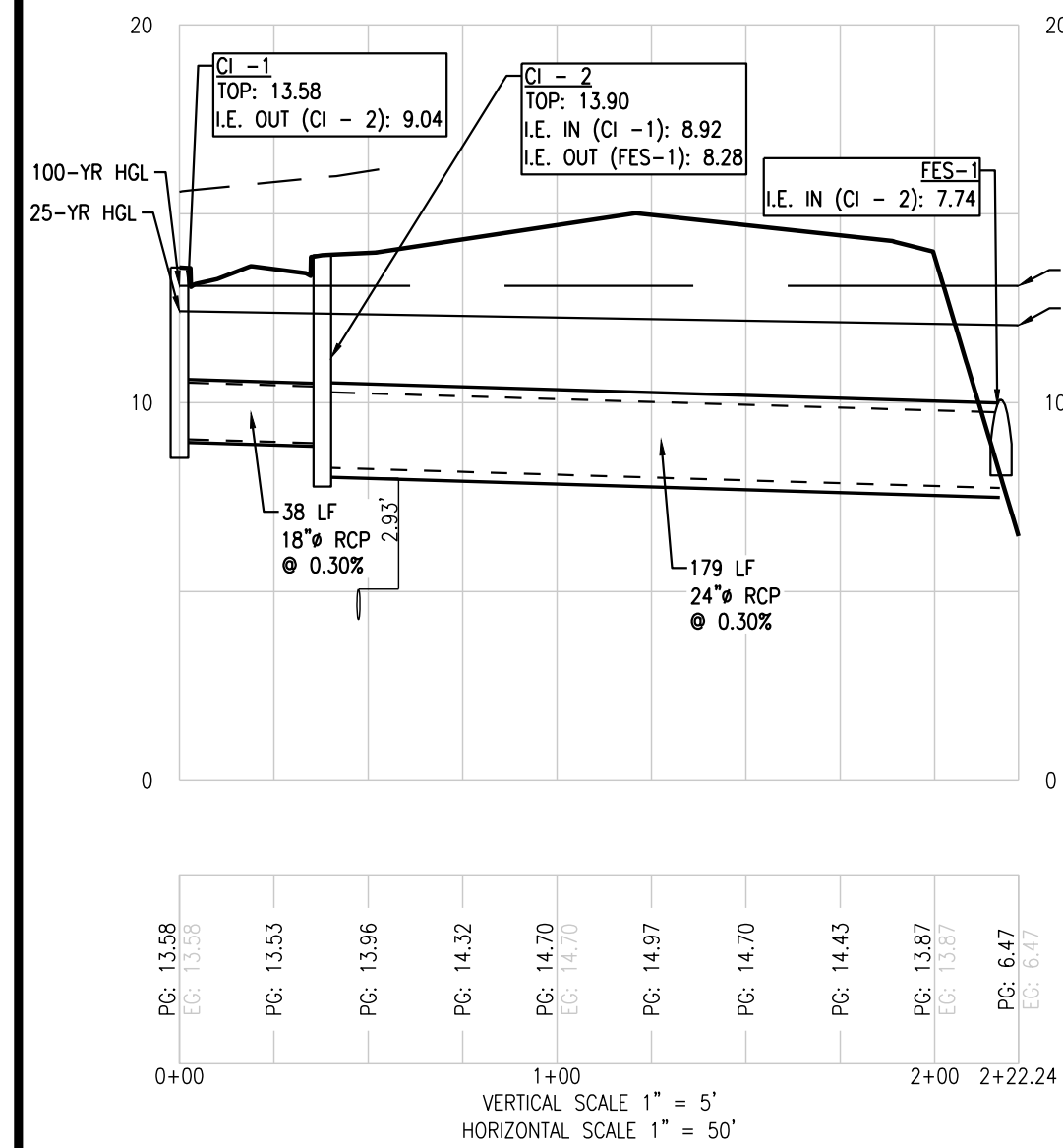


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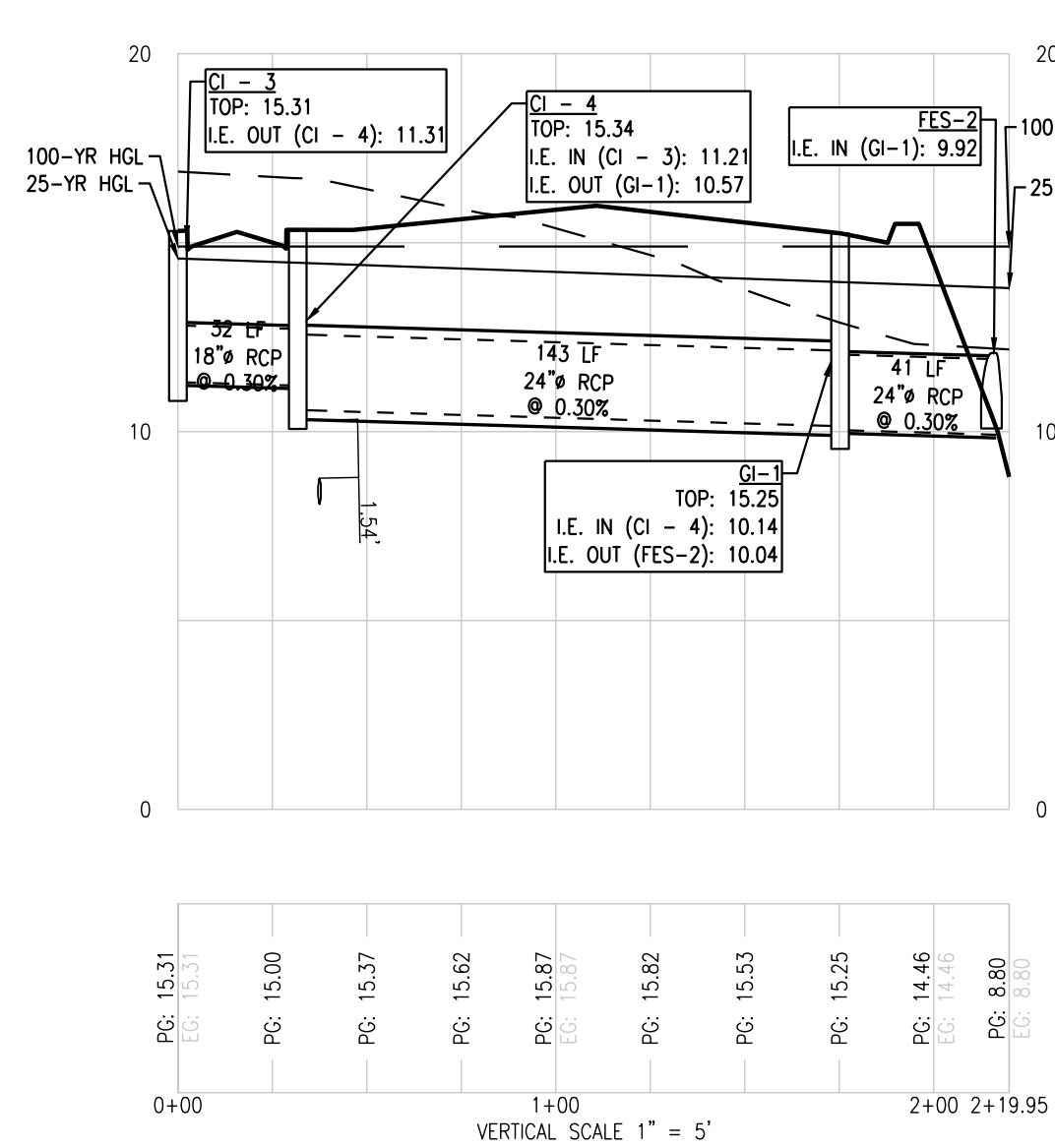


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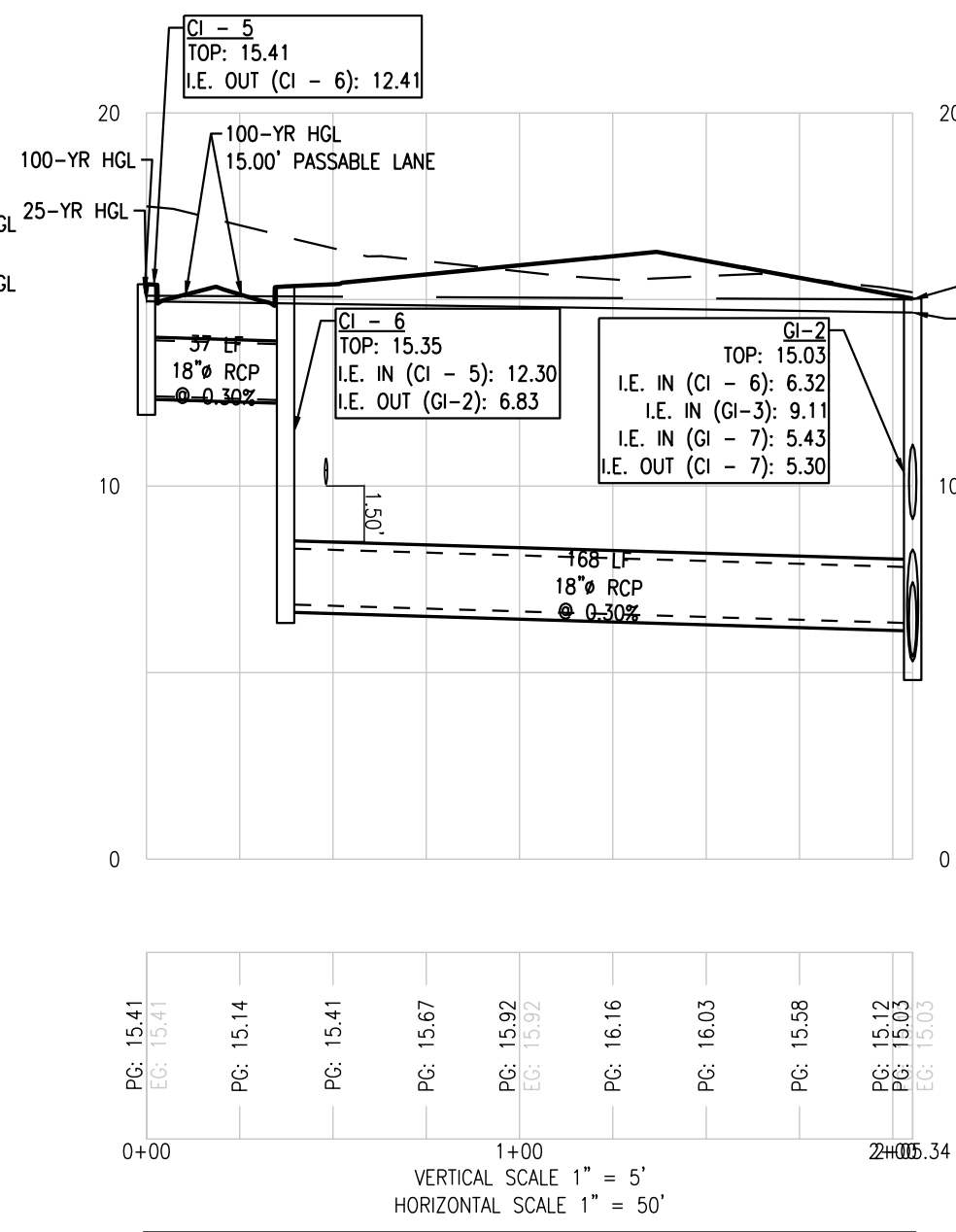




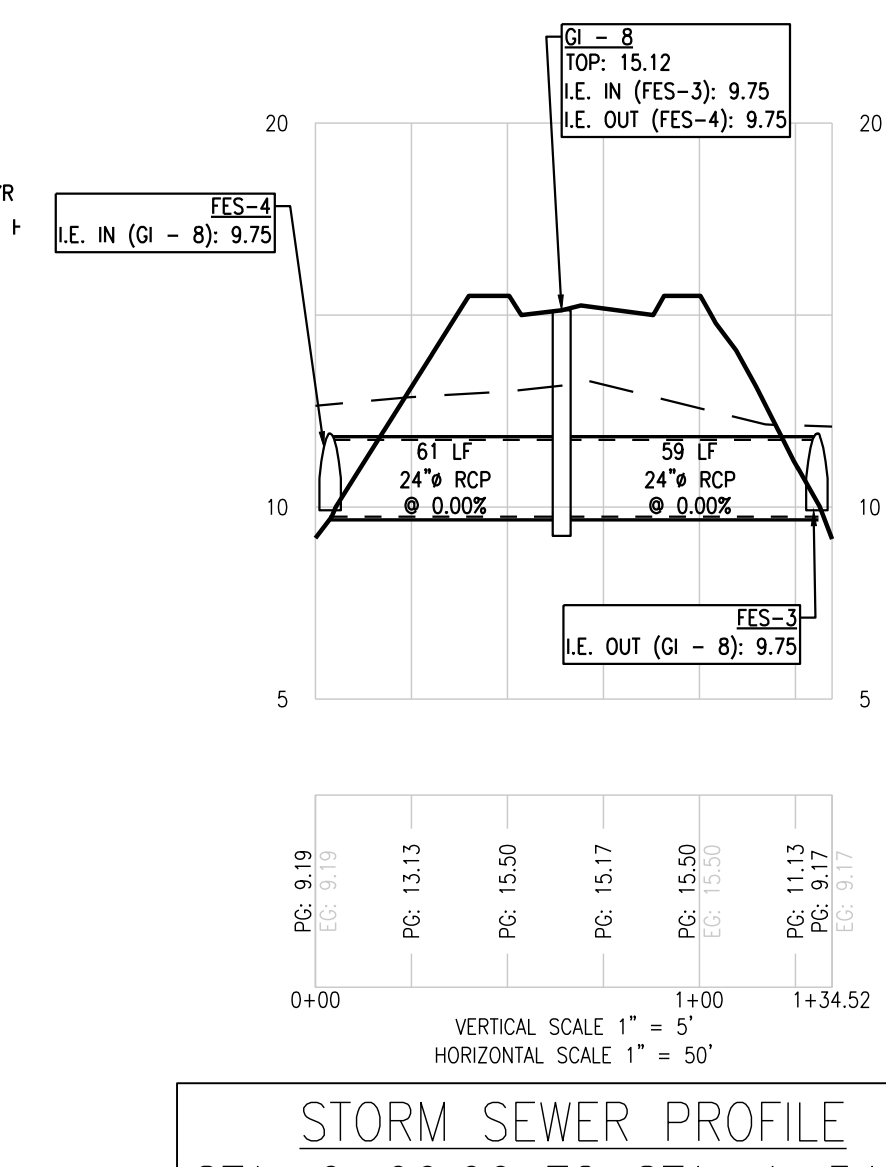
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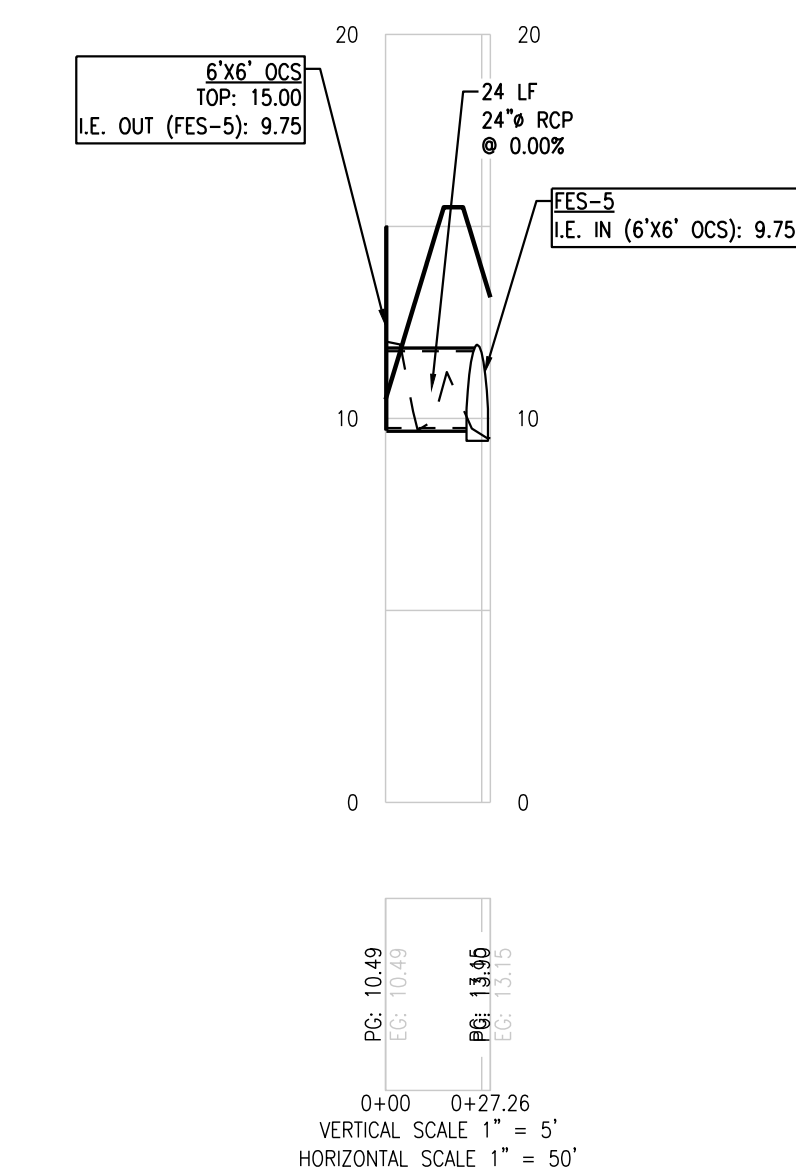
STORM SEWER PROFILE  
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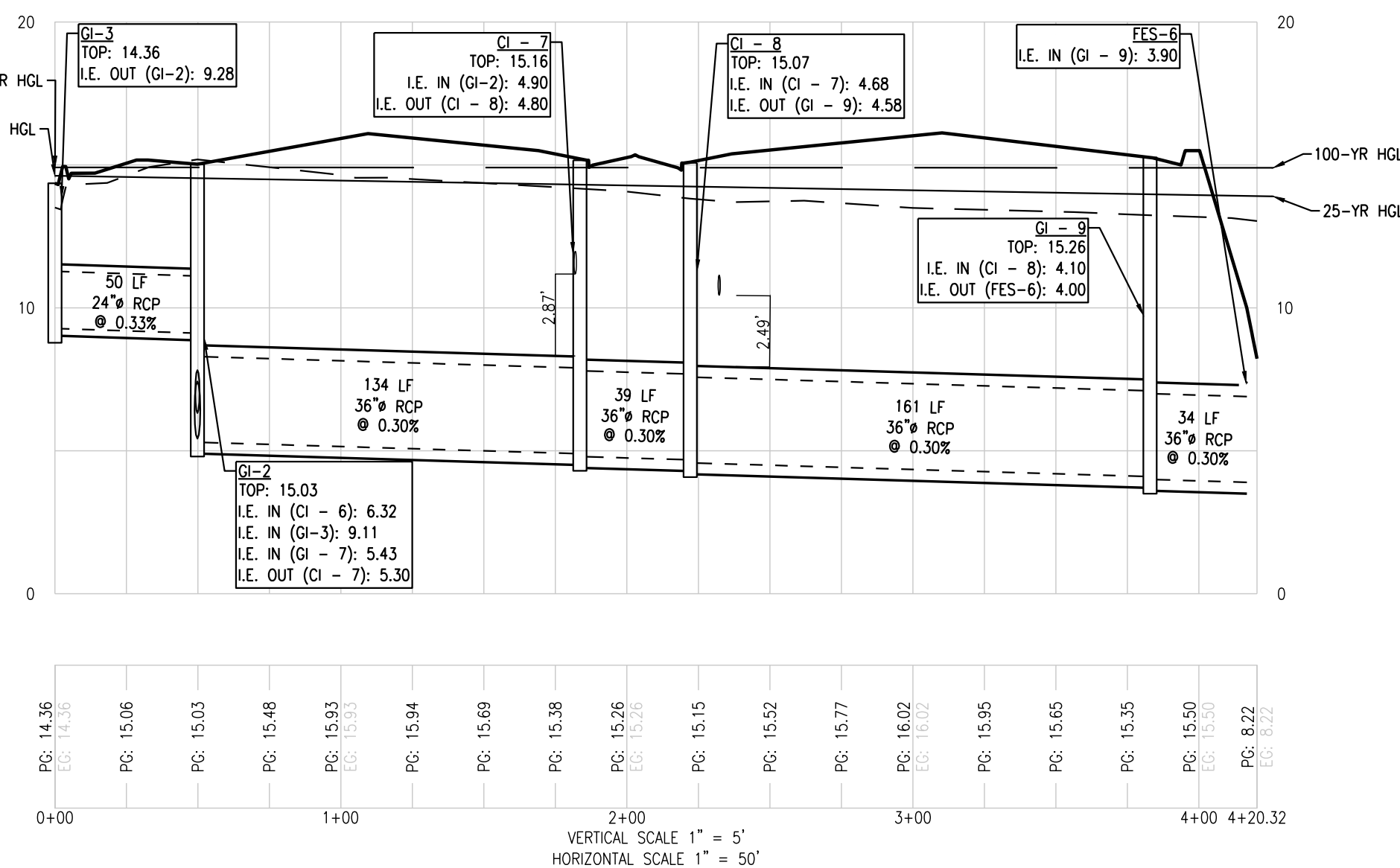
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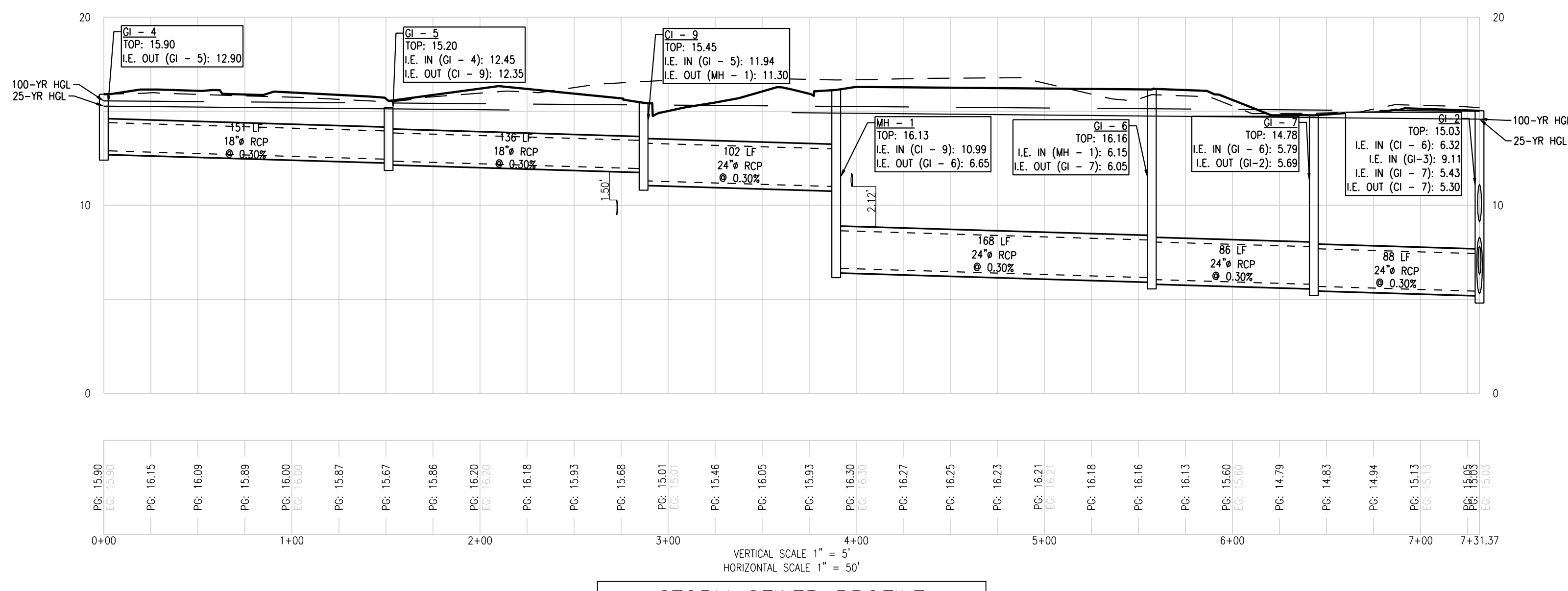
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STORM SEWER PROFILE  
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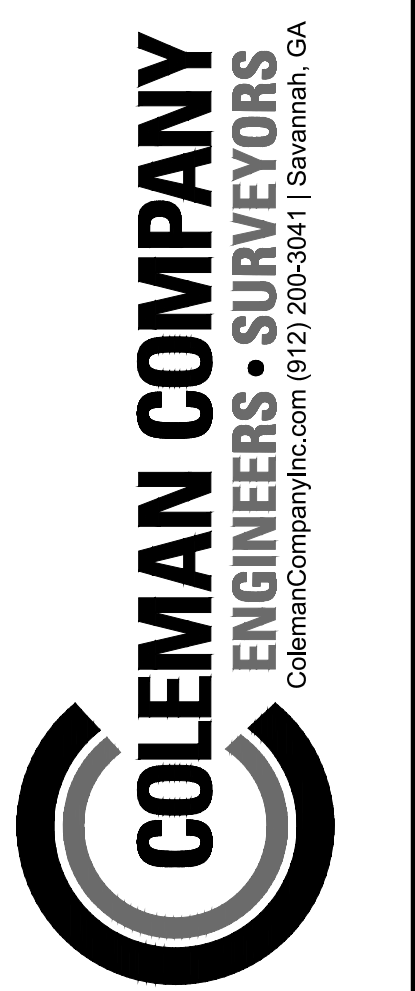
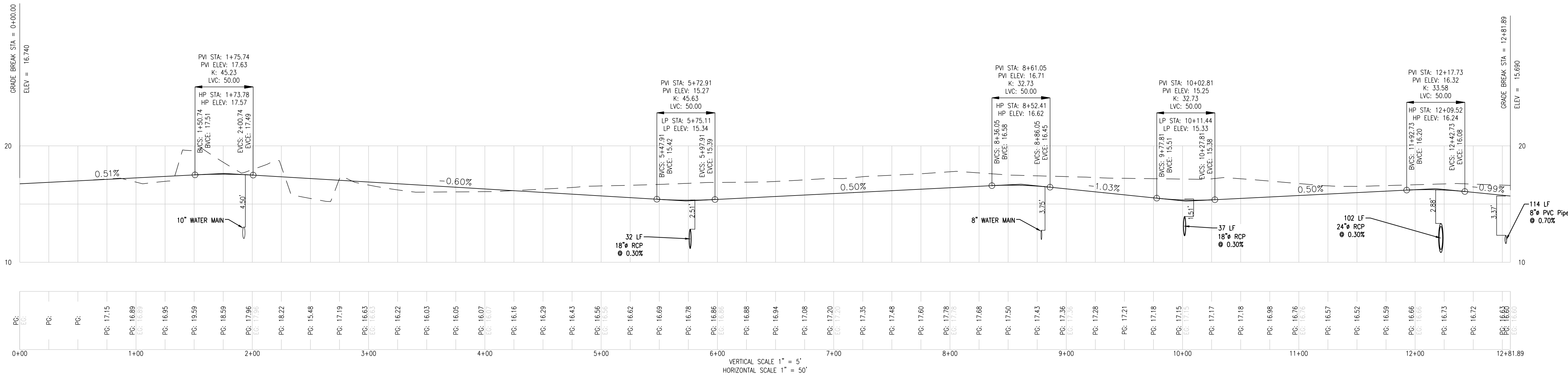
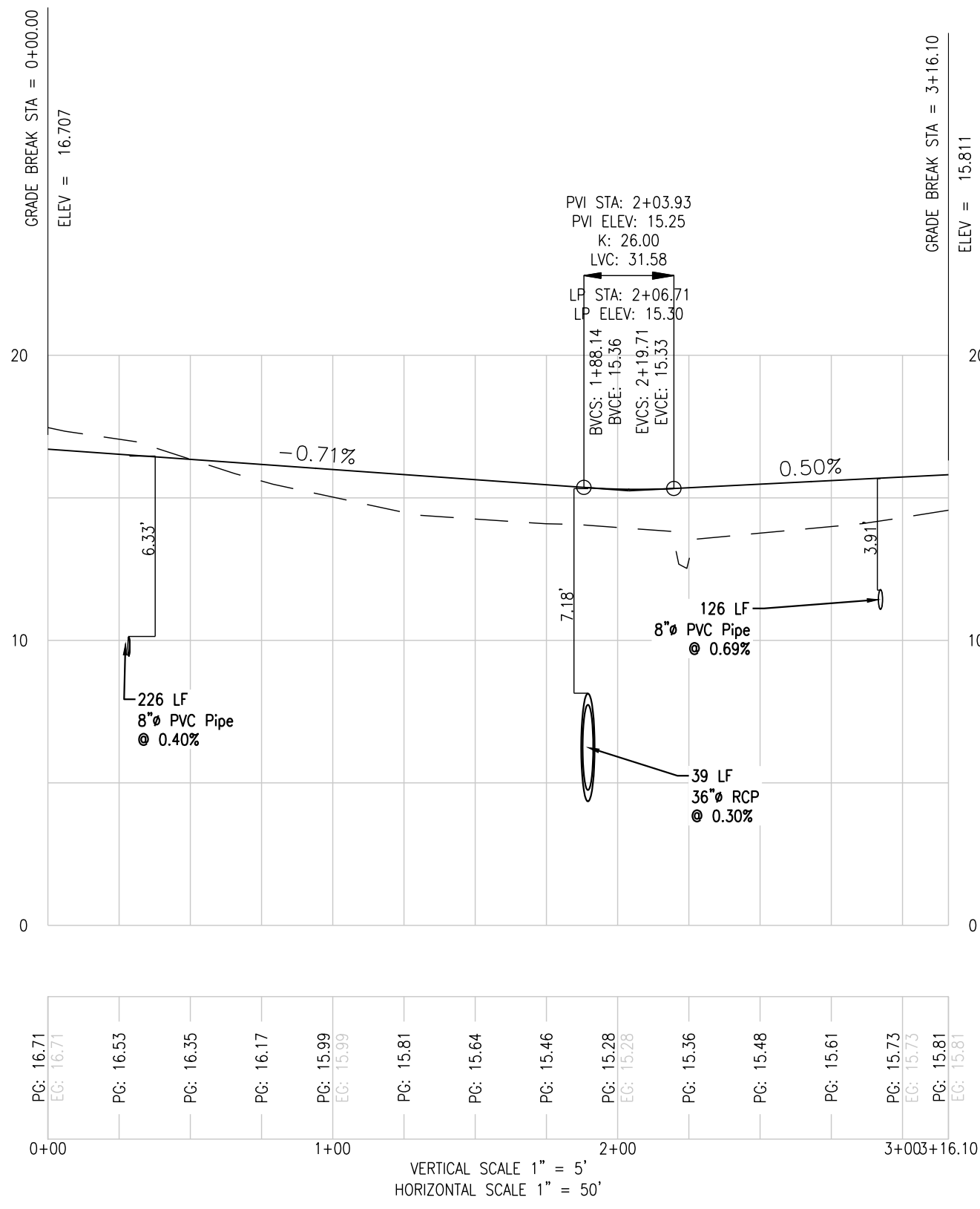
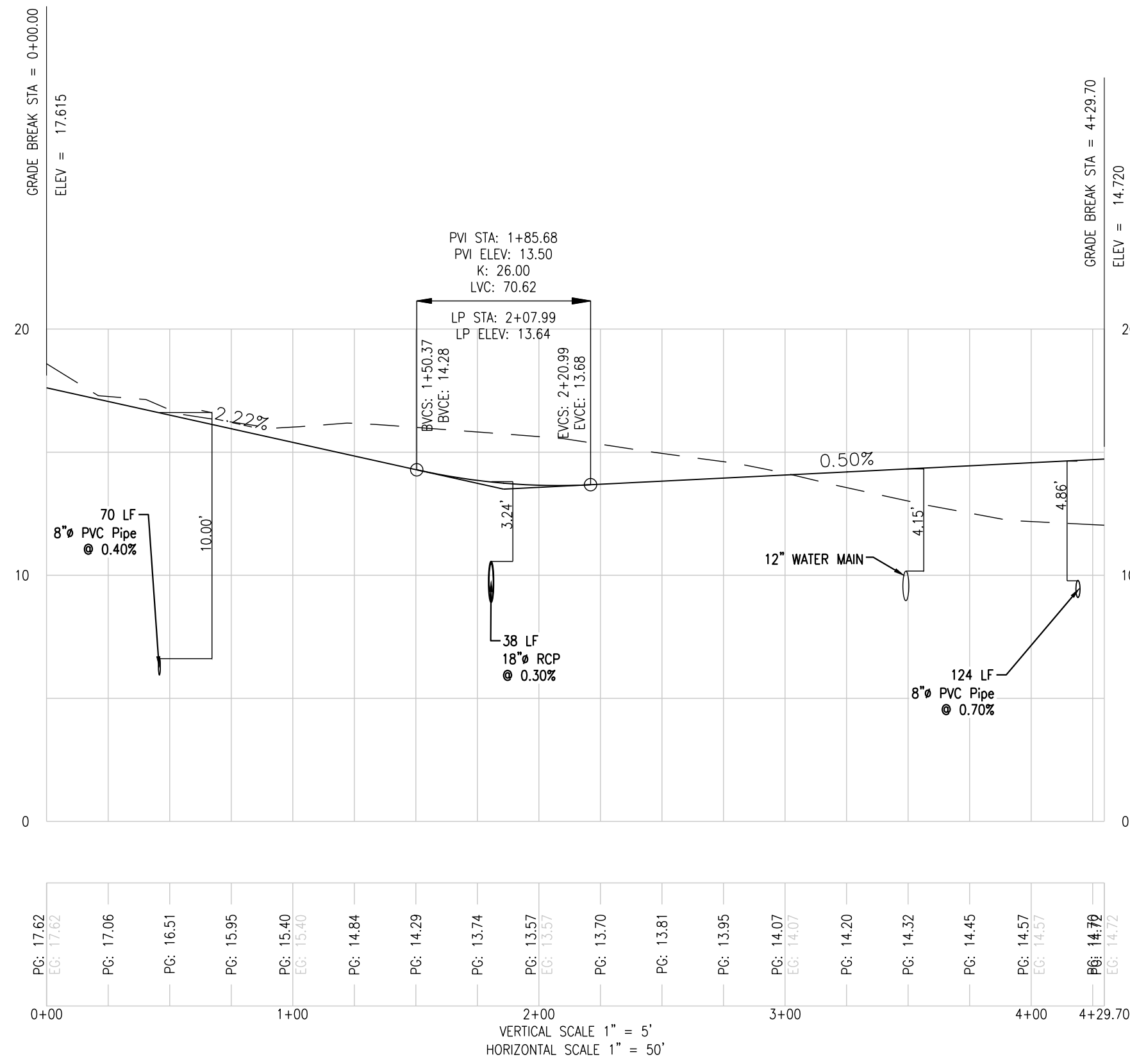


STORM SEWER PROFILE  
STA. 0+00.00 TO STA. 4+20.32



STORM SEWER PROFILE  
STA. 0+00.00 TO STA. 7+31.37





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GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. PE0305582  
4/08/25  
NEIL P. MCKENZIE

REVISIONS:

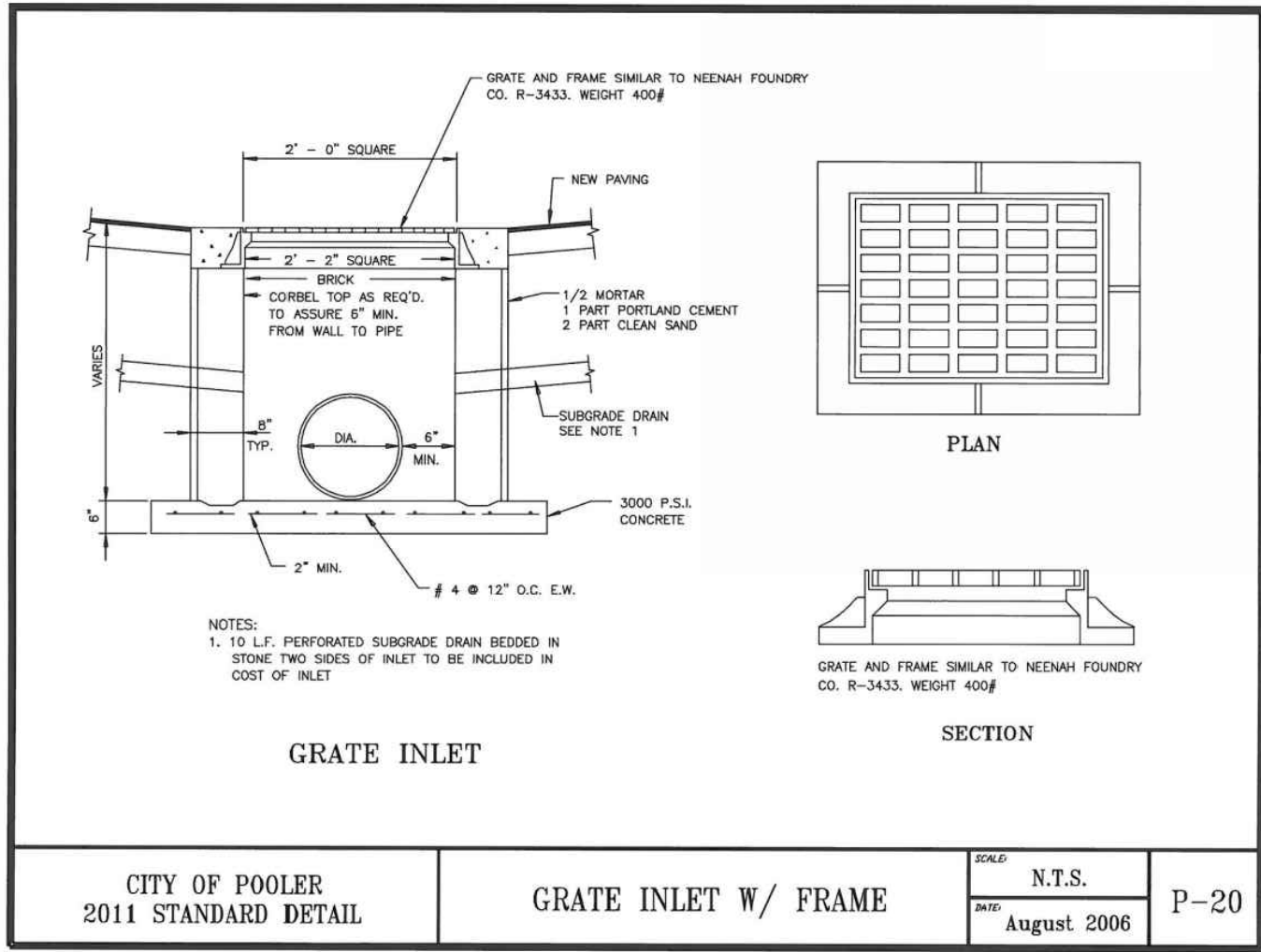
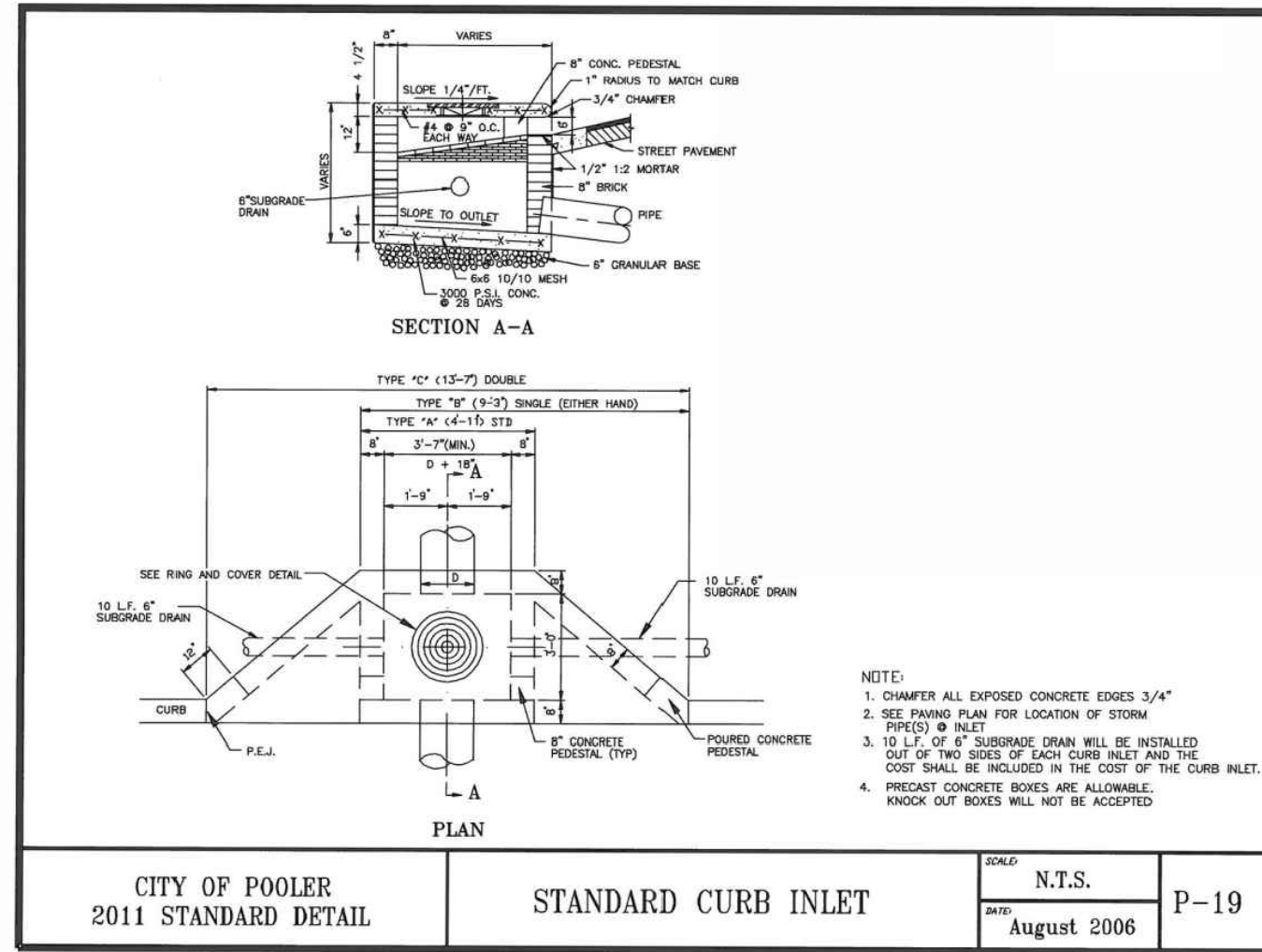
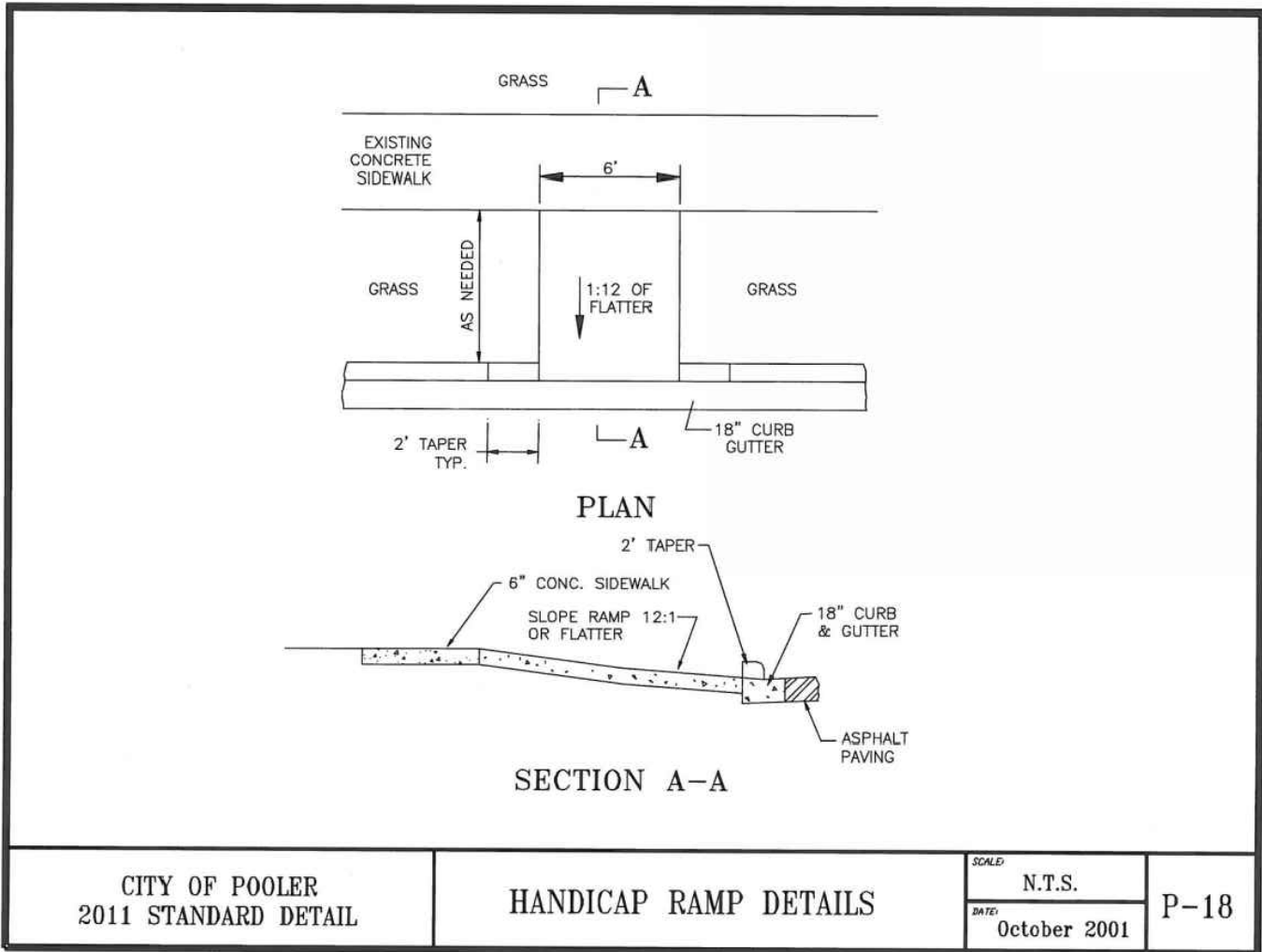
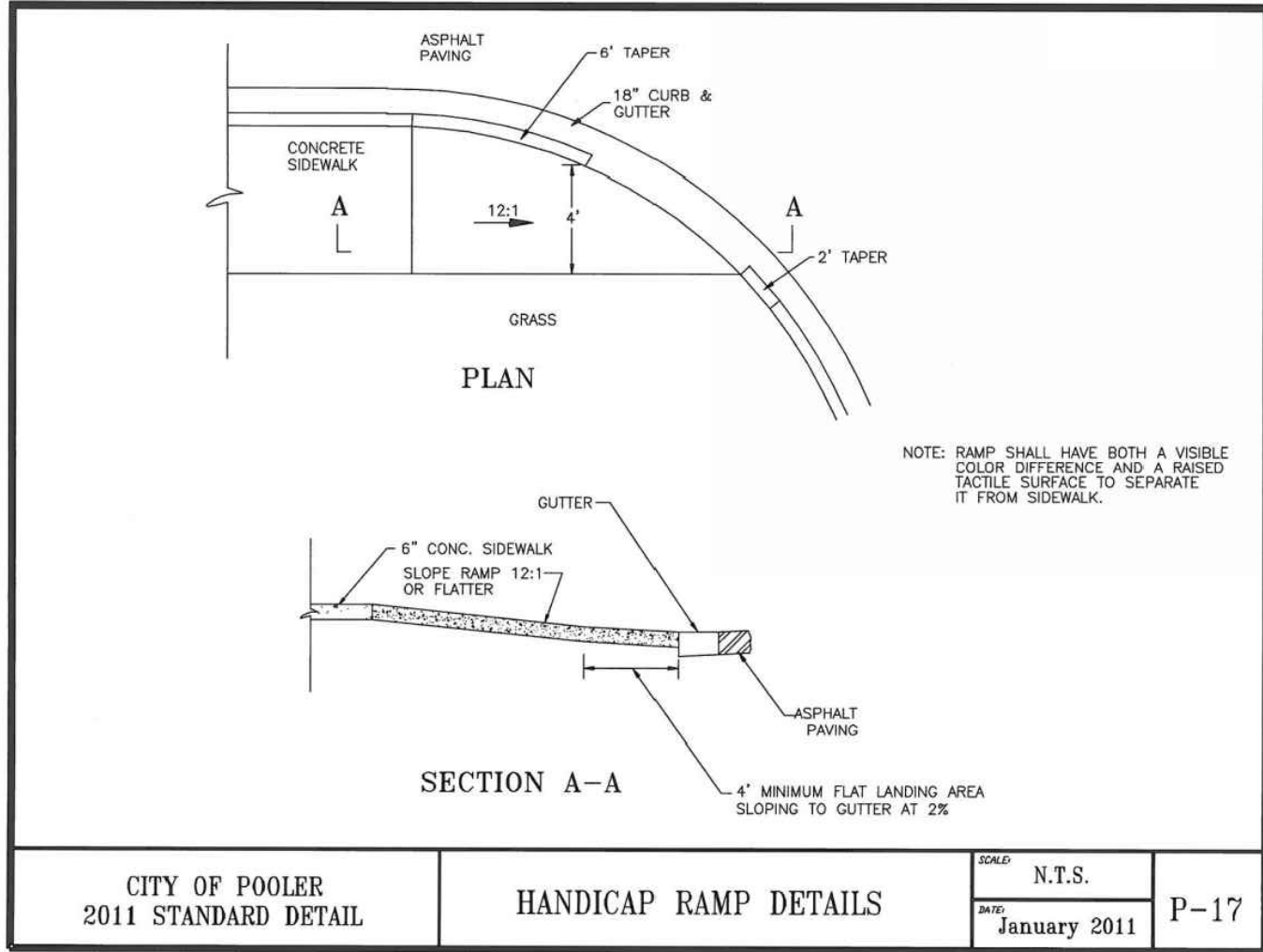
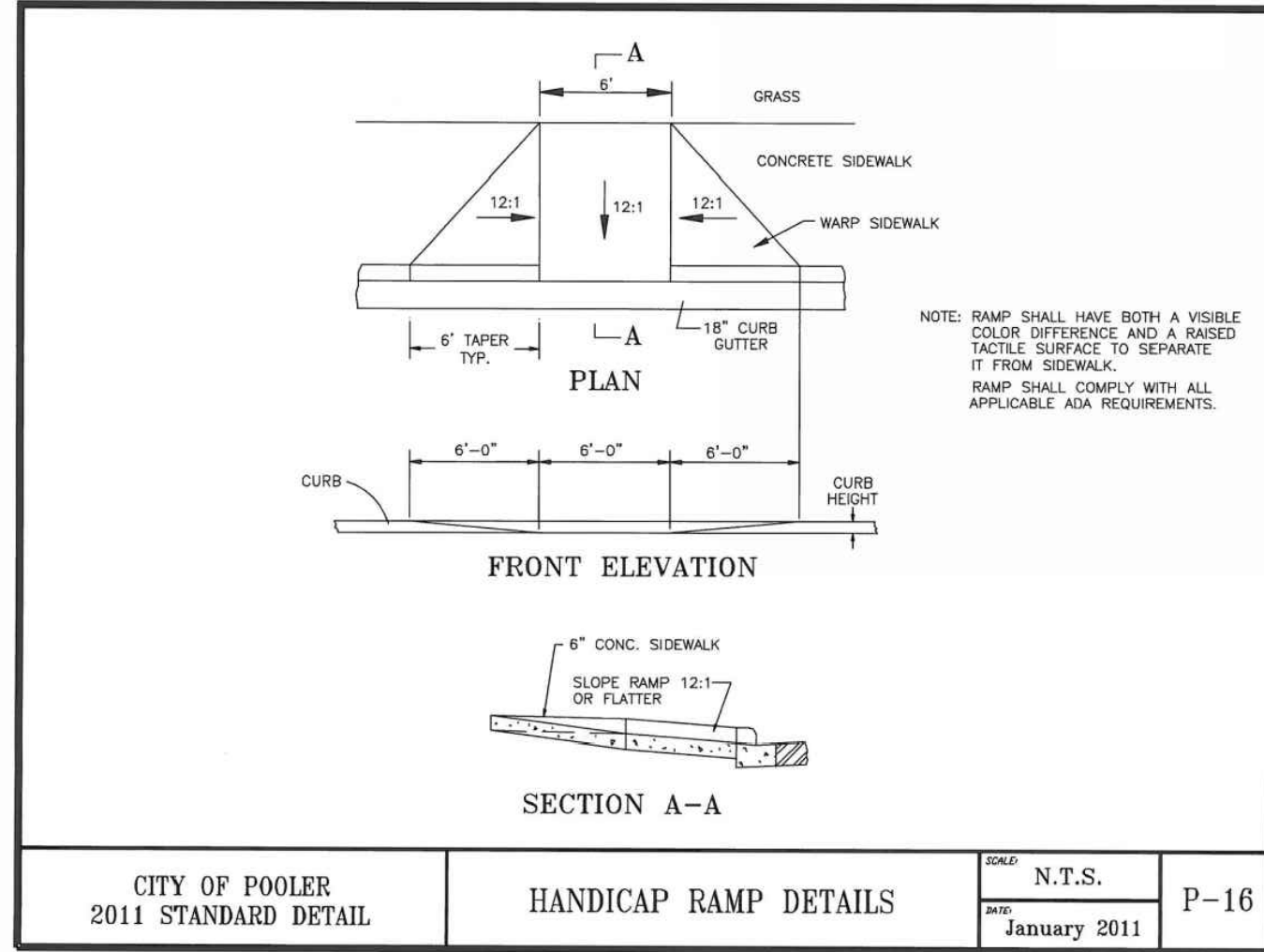
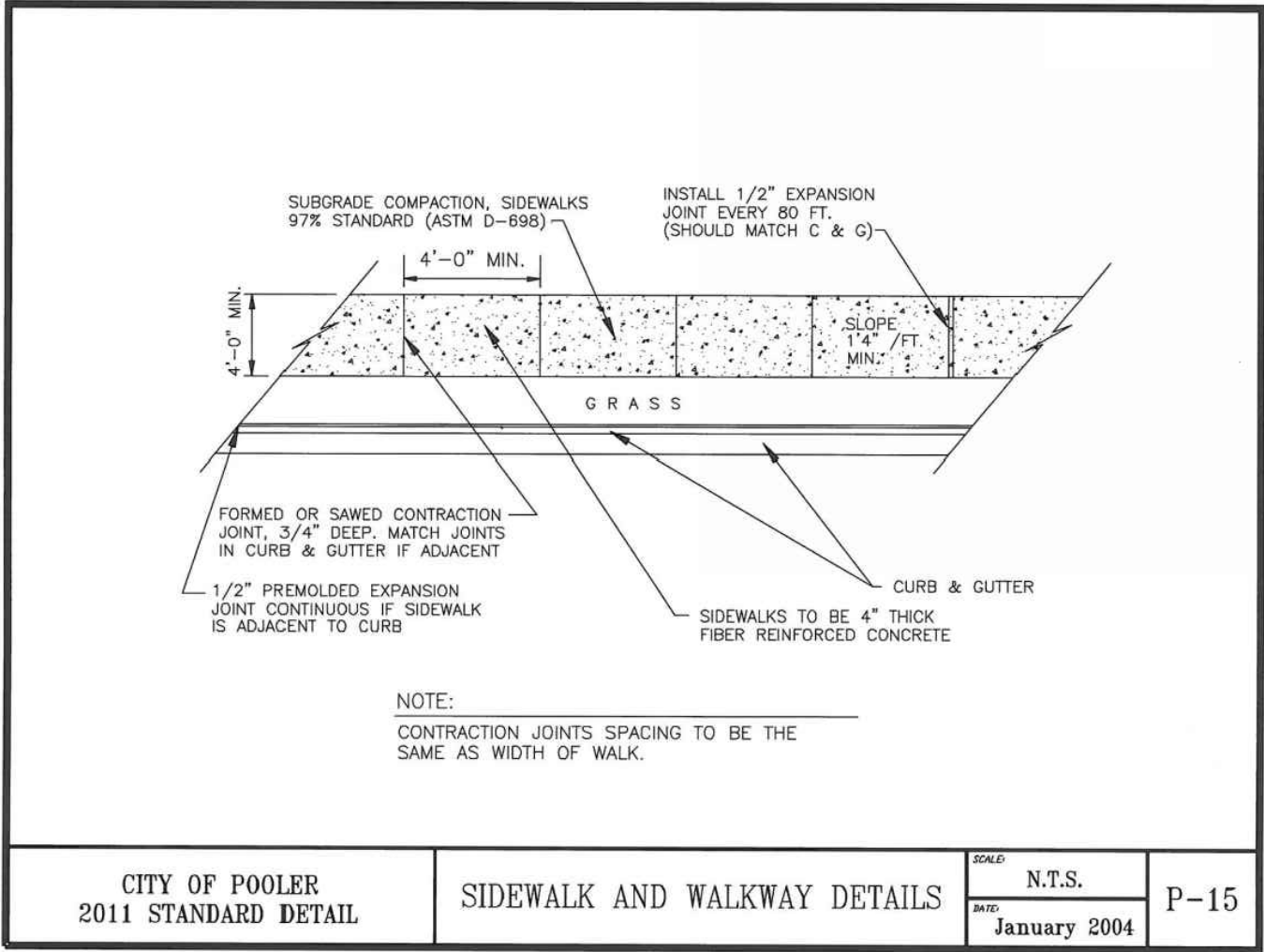
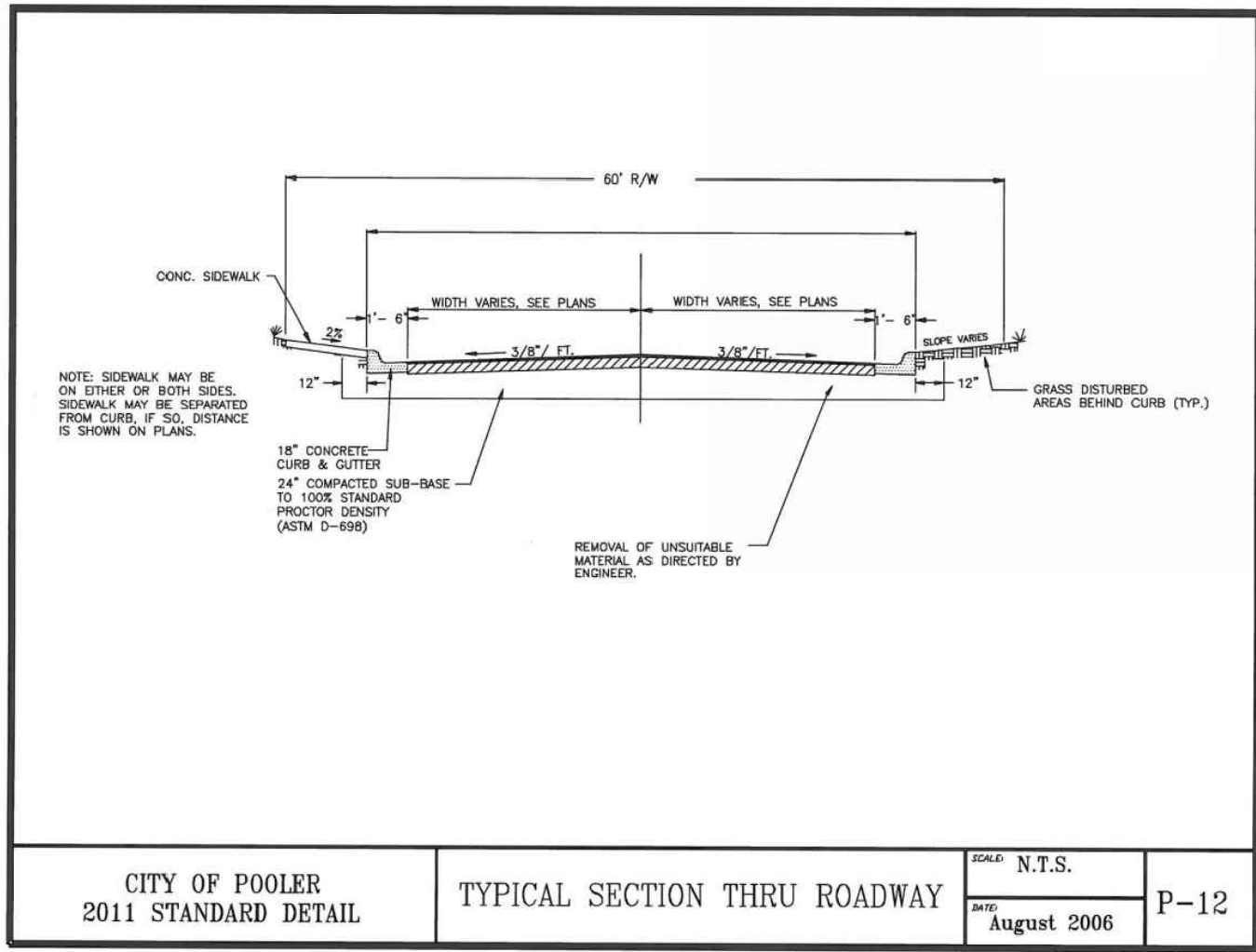
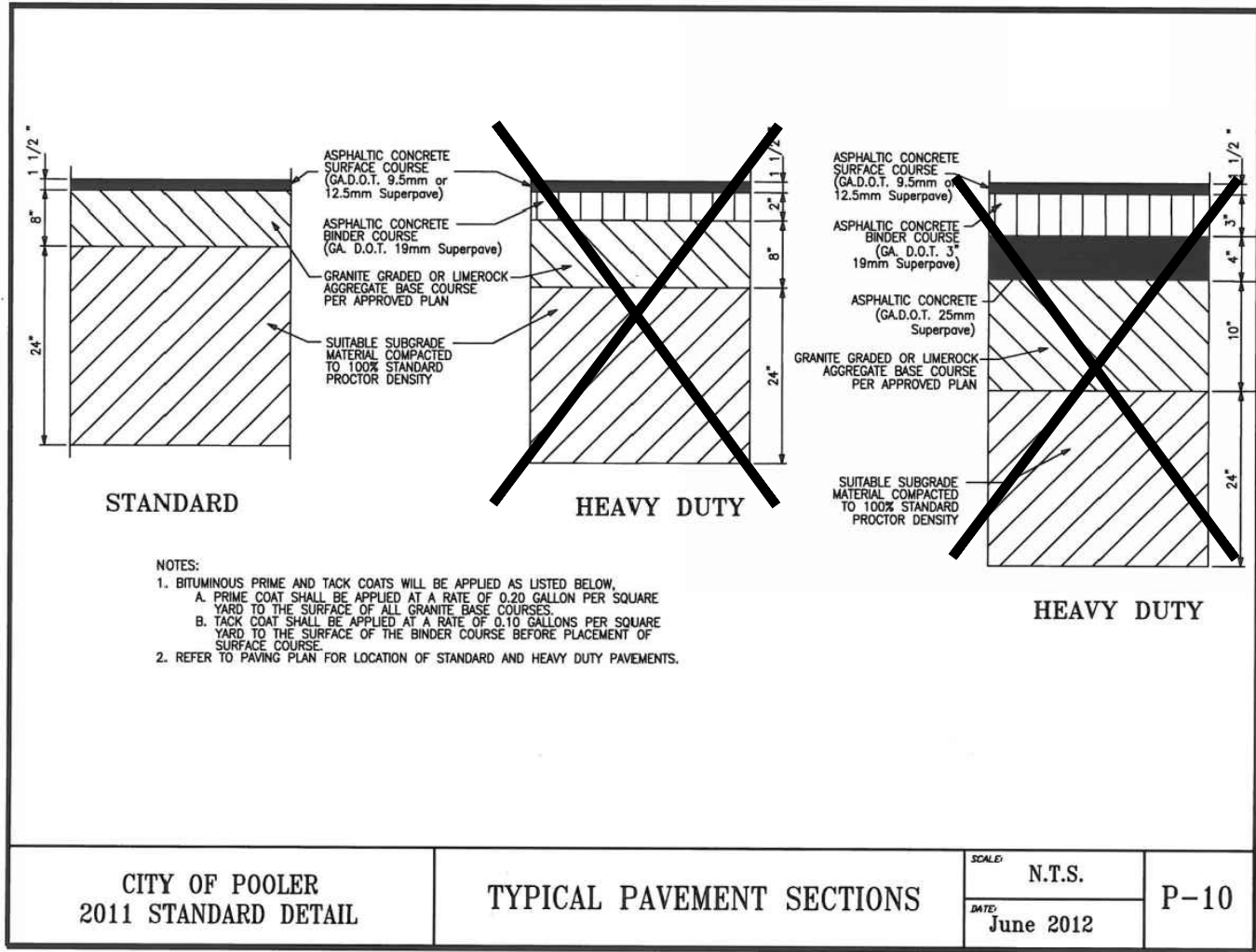
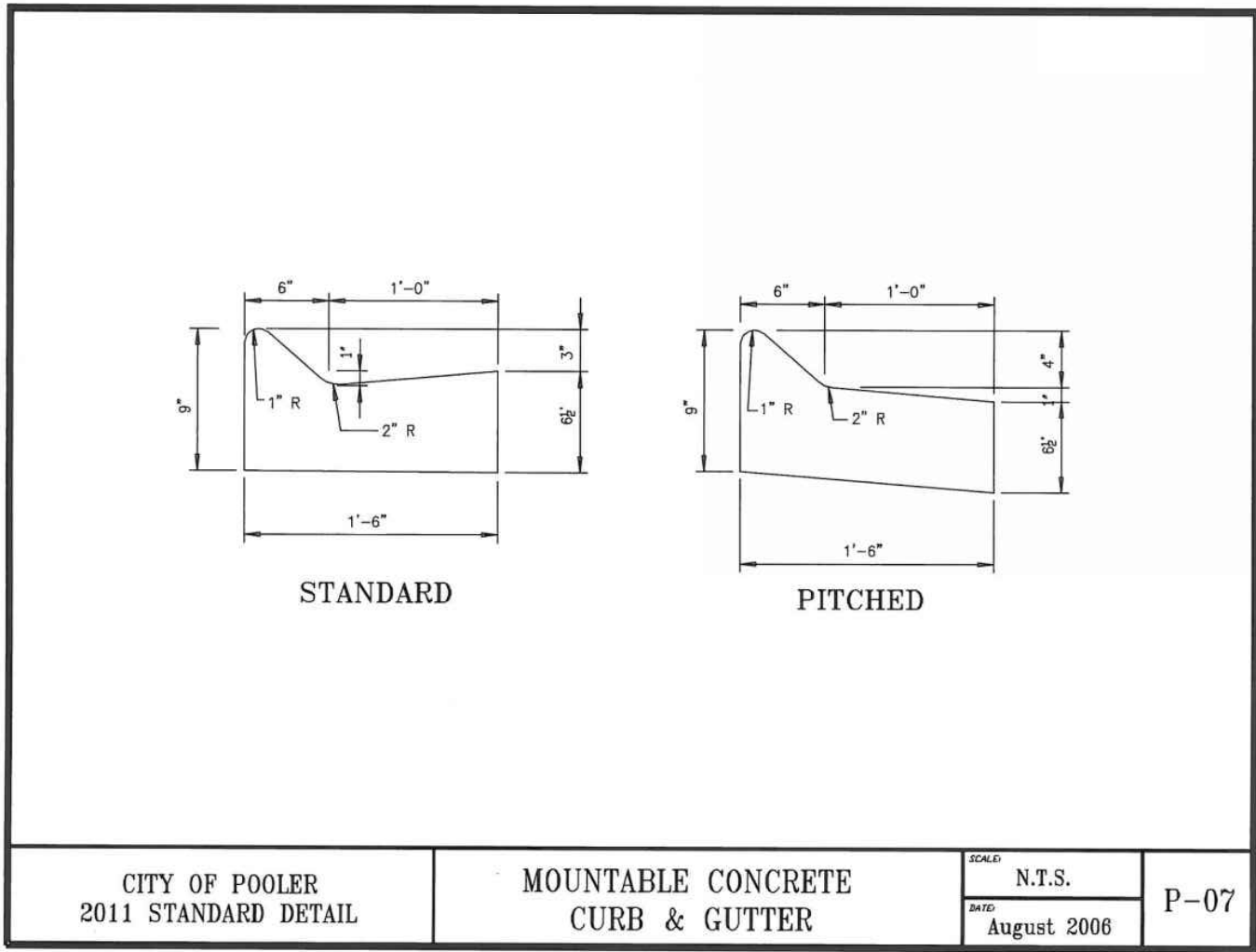

CIVIL CONSTRUCTION PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

ROAD PROFILES

SHEET:  
**C7.3**









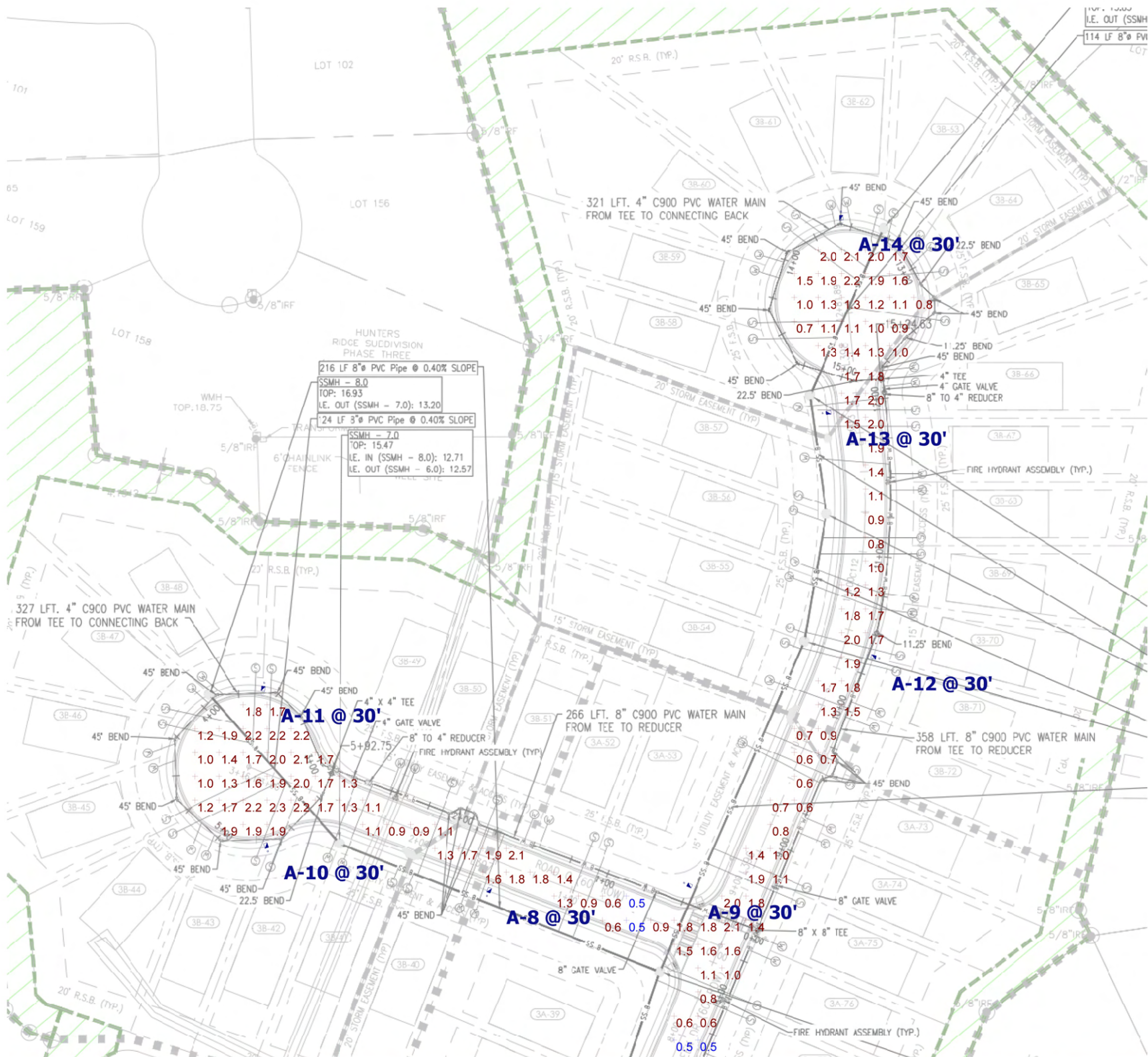




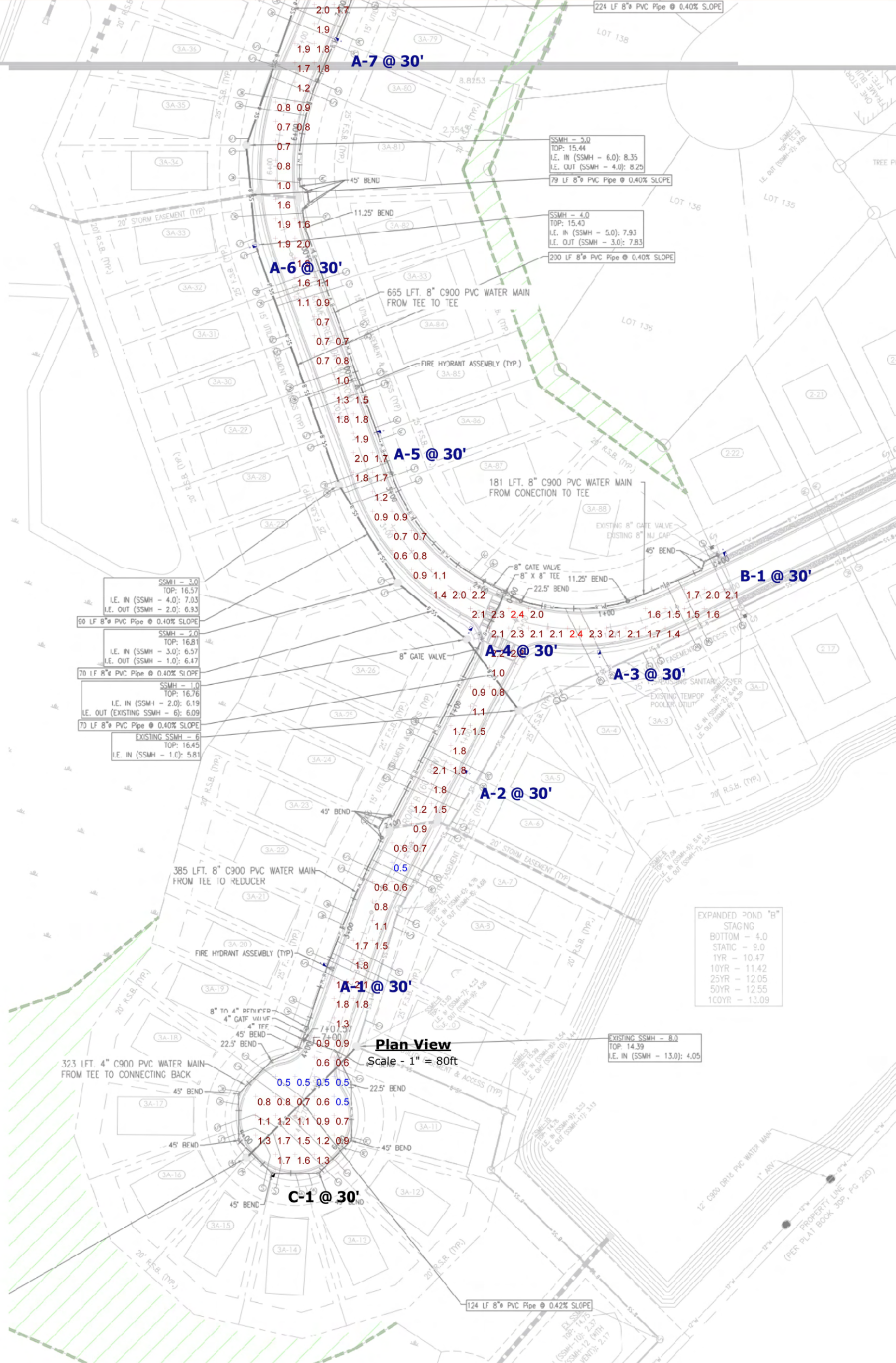








Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power



**Disclaimer**  
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	14	ARCH-M-PA2-120-740-U-T3	ARCHEON-M ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 785mA LIGHT ENGINES WITH 16 LEDES AND TYPE III OPTICS	0.912	122
	B	1	ARCH-M-PA2-120-740-U-T3	EXISTING LOCATION FROM PHASE II - ARCHEON-M ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 785mA LIGHT ENGINES WITH 16 LEDES AND TYPE III OPTICS	0.912	122
	C	1	ARCH-M-PA2-120-740-U-T4W	ARCHEON-M ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 785mA LIGHT ENGINES WITH 16 LEDES AND TYPE IV WIDE OPTICS	0.912	122

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		1.4 fc	2.4 fc	0.5 fc	4.8:1	2.8:1


- Notes**
1. Readings are shown in units of maintained footcandles.
  2. Total Light Loss Factor (LLF) = .912 LLF for LED
  3. Test Plane = 0' Above grade
  4. Fixture Mounting Height = See Plan view.
  5. Fixture Spacing = See Plan view.
  6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
  7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Designer  
KF  
Date  
4/28/2025  
Scale  
As Shown  
Drawing No.  
S4542481  
Summary



ENGINEER'S NAME (PRINTED): NEIL P McKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
GSWCC LEVEL II CERTIFICATION NUMBER: 44944

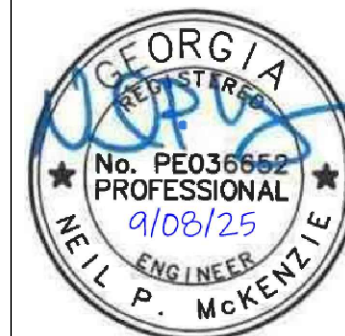
VICINITY MAP  
NOT TO SCALE



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REVISIONS:

ES&PC PLANS FOR  
CROSS CREEK SUBDIVISION PHASE 3  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2023  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

ES&PC COVER  
SHEET

SHEET:

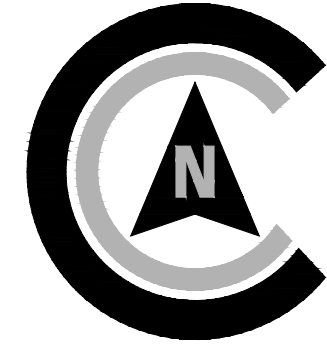
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© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 11/2/2025 11:58 AM BY: Walker McDonald DRAWING PATH: Q:\2023\23-652.000\DWG\Civil\23-652.000\_3A\_ES&C.dwg

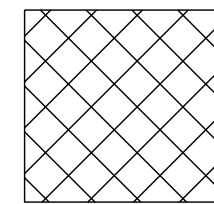
DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
GSWC LEVEL II CERTIFICATION NUMBER: 44944

MATCHLINE: SEE SHEET CE1.1



**TEMPORARY SEDIMENT STORAGE REQUIREMENTS - BASIN #1**  
AREA: 7.04 ACRES  
REQUIRED STORAGE: 7.04 AC. X 67 C.Y./AC. = 471.7 C.Y. = 12,735.4 C.F.  
  
POND STORAGE PROVIDED: EXPANDED EXISTING POND\_B  
STATIC ELEV. 9.00 = AREA 1: 117,155.17 S.F.  
BOTTOM ELEV. 4.00 = AREA 2: 94,302.85 S.F.  
  
(STATIC ELEV. AREA + BOTTOM ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF POND IN FEET = C.F. (AVERAGE END METHOD)  
AREA 1: (117,155.17 + 94,302.85)/2 = 211,458.02/2 = 105,729.01 S.F. X 5' DEPTH = 528,645.05 C.F.  
  
TEMPORARY SEDIMENT STORAGE = 528,645.05 C.F.  
  
528,645.05 C.F. > 12,735.4 C.F. THEREFORE ADEQUATE STORAGE PROVIDED

**TEMPORARY SEDIMENT STORAGE REQUIREMENTS - BASIN #2**  
AREA: 15.36 AC.  
REQUIRED STORAGE: 15.36 AC. X 67 C.Y./AC. = 1,029.12 C.Y. = 27,786.24 C.F.  
  
POND STORAGE PROVIDED: PROPOSED POND\_C  
TOP ELEV. 9.75 = AREA 1: 31,192.12 S.F.  
BOTTOM ELEV. 5.00 = AREA 2: 21,546.36 S.F.  
  
(TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = AREA IN S.F. X DEPTH OF POND IN FEET = C.F. (AVERAGE END METHOD)  
AREA 1: (31,192.12 + 21,546.36)/2 = 52,738.48/2 = 26,369.24 S.F. X 4.75' DEPTH = 125,253.89 C.F.  
  
TEMPORARY SEDIMENT STORAGE = 125,253.89 C.F.  
  
125,253.89 C.F. > 27,225 C.F. THEREFORE ADEQUATE STORAGE PROVIDED



DO NOT CLEAR  
HATCHED AREA

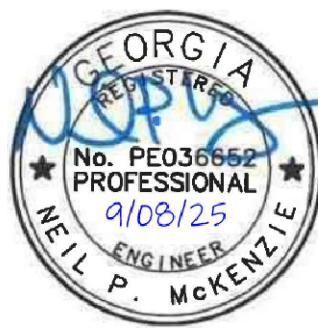
SOILS LEGEND	
Bp	BARROW PITS
Cc	CAPE FEAR SOILS
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Oi	OLUSTEE FINE SAND
W	WATER

RIP RAP APRON DESIGN				Date: 8/20/2024			
CROSS CREEK PHASE 3 - INITIAL				CCI#: 23-652			
	Outlet Pipe Diameter	Velocity	Total Outflow	La and Do from figure 6-24.1 in green book		W=Do+La	Depth of Apron=1.5'D 50 (6"min)
APRON	D- ft.	V- fps	Q- cfs	L- ft.	D- in.	W2 ft.	H in.
St #1	—	2.00	2.98	6.00	6.00	9.00	9.00
St #2	2.50	2.90	12.50	11.00	6.00	13.00	9.00
St #3	—	2.00	3.12	6.00	6.00	9.00	9.00



SCALE: 1"=50'  
0' 25' 50' 100'

RELEASED FOR CONSTRUCTION



REVISIONS:

ES&PC PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

INITIAL ES&PC PLAN

SHEET:

CE1.0

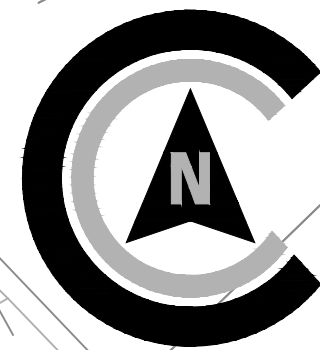
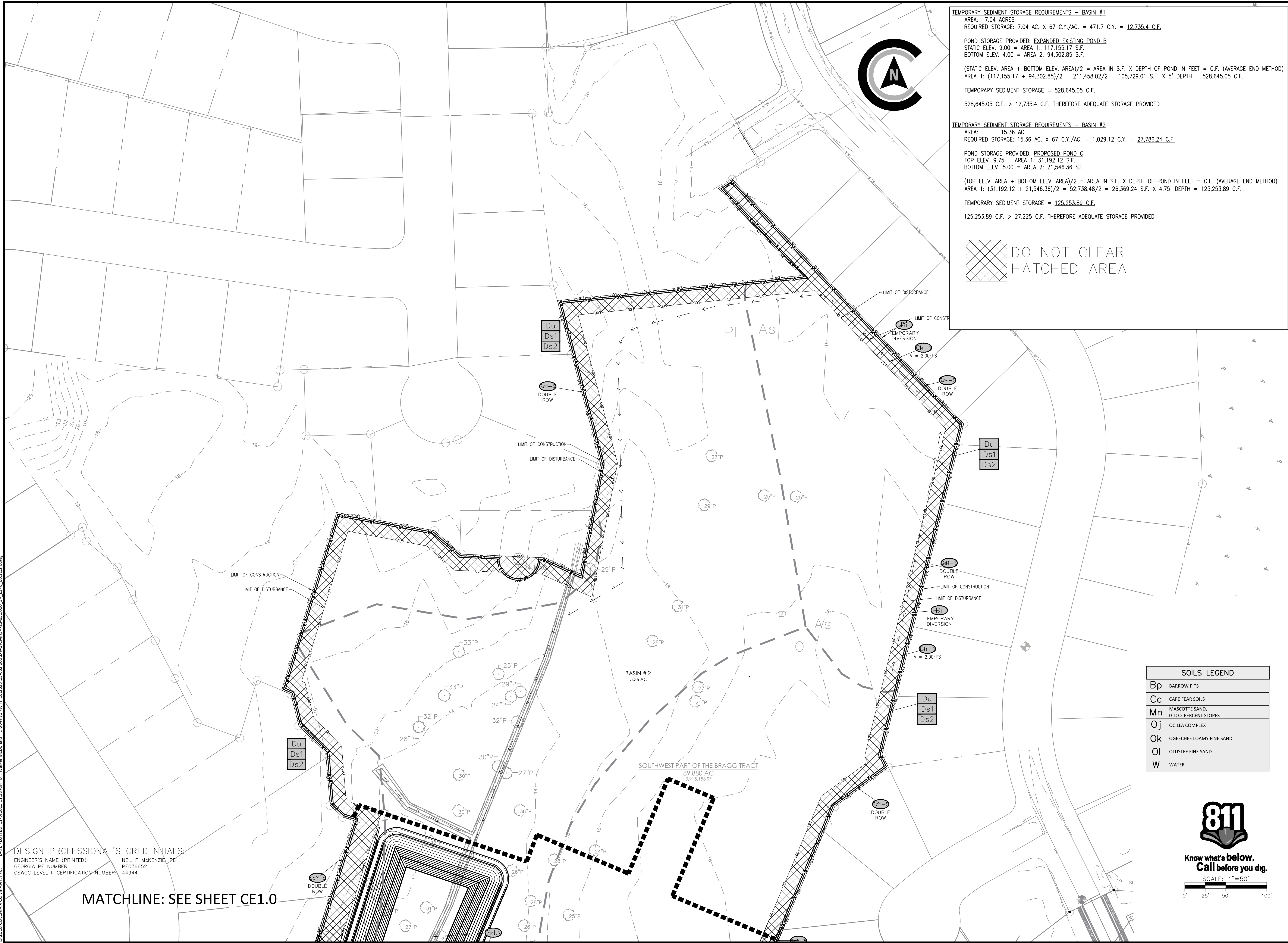




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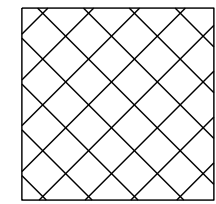
DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
GSWCC LEVEL II CERTIFICATION NUMBER: 44944

MATCHLINE: SEE SHEET CE1.0



TEMPORARY SEDIMENT STORAGE REQUIREMENTS - BASIN #1  
AREA: 7.04 ACRES  
REQUIRED STORAGE: 7.04 AC. X 67 C.Y./AC. = 471.7 C.Y. = 12,735.4 C.F.  
  
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528,645.05 C.F. > 12,735.4 C.F. THEREFORE ADEQUATE STORAGE PROVIDED

TEMPORARY SEDIMENT STORAGE REQUIREMENTS - BASIN #2  
AREA: 15.36 AC  
REQUIRED STORAGE: 15.36 AC. X 67 C.Y./AC. = 1,029.12 C.Y. = 27,786.24 C.F.  
  
POND STORAGE PROVIDED: PROPOSED POND C  
TOP ELEV. 9.75 = AREA 1: 31,192.12 S.F.  
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TEMPORARY SEDIMENT STORAGE = 125,253.89 C.F.  
  
125,253.89 C.F. > 27,225 C.F. THEREFORE ADEQUATE STORAGE PROVIDED



DO NOT CLEAR  
HATCHED AREA

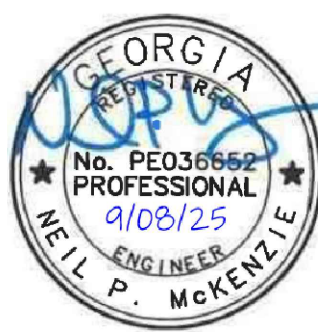
SOILS LEGEND	
Bp	BARROW PITS
Cc	CAPE FEAR SOILS
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Oi	OLLUSTEE FINE SAND
W	WATER



Know what's below.  
Call before you dig.

SCALE: 1"=50'  
0' 25' 50' 100'

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REVISIONS:

ES&PC PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

INITIAL ES&PC PLAN

SHEET:

CE1.1

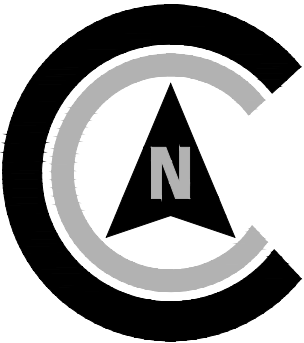
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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE#NUMBER: PE036652  
GSWCC LEVEL II CERTIFICATION NUMBER: 44944



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0' 25' 50' 100'

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GEORGIA  
REGISTERED PROFESSIONAL  
No. PE036652  
9/08/25  
NEIL P. MCKENZIE  
ENGINEER

REVISIONS:


ES&PC PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
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JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

INTERM ES&PC  
PLAN

SHEET:  
**CE2.0**



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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
GSWCC LEVEL II CERTIFICATION NUMBER: 44944

MATCHLINE: SEE SHEET CE2.0



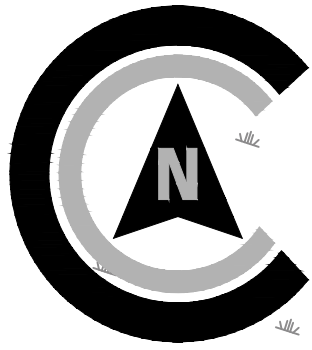
DO NOT CLEAR  
HATCHED AREA

SOILS LEGEND	
Bp	BARROW PITS
Cc	CAPE FEAR SOILS
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Oi	OLUSTEE FINE SAND
W	WATER



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JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
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SCALE: AS NOTED

INTERM ES&PC  
PLAN

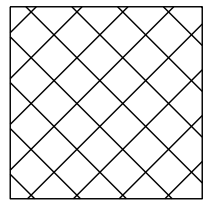
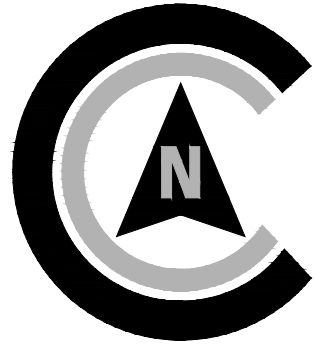
SHEET:

CE2.1



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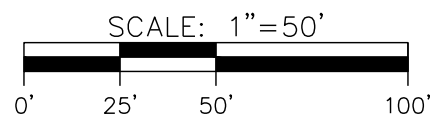


DO NOT CLEAR  
HATCHED AREA

SOILS LEGEND	
Bp	BARROW PITS
Cc	CAPE FEAR SOILS
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
GSWCC LEVEL II CERTIFICATION NUMBER: 44944



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ES&PC PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
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JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

FINAL ES&PC PLAN

SHEET:

CE3.0



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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GEORGIA PE NUMBER: PE036652  
GSWCC LEVEL IN CERTIFICATION NUMBER: 44944

MATCHLINE: SEE SHEET CE3.0



Know what's below.  
Call before you dig.

SCALE: 1"=50'  
0' 25' 50' 100'

SOILS LEGEND	
Bp	BARROW PITS
Cc	CAPE FEAR SOILS
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Oi	OLUSTEE FINE SAND
W	WATER

DO NOT CLEAR  
HATCHED AREA

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DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

FINAL ES&PC PLAN

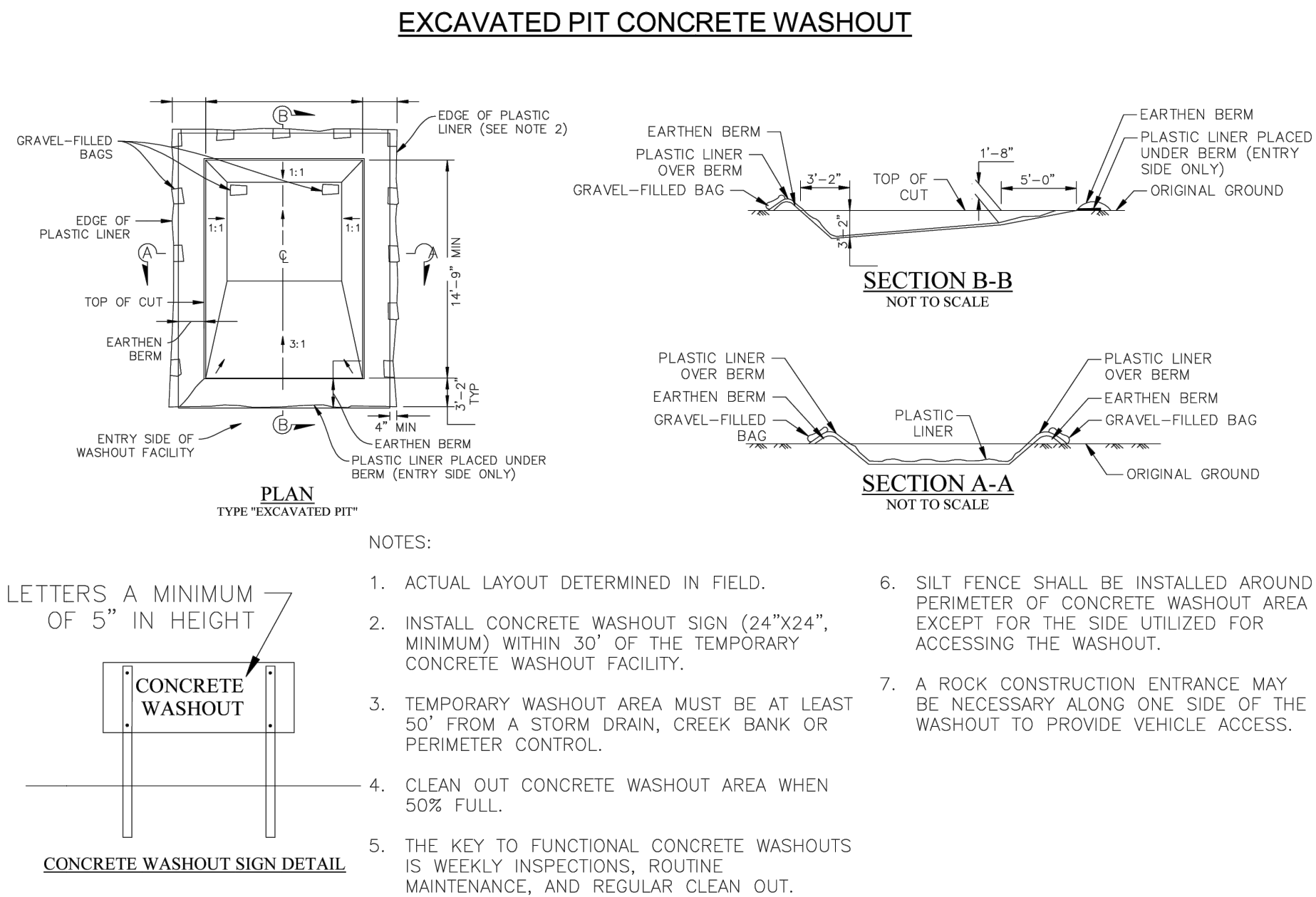
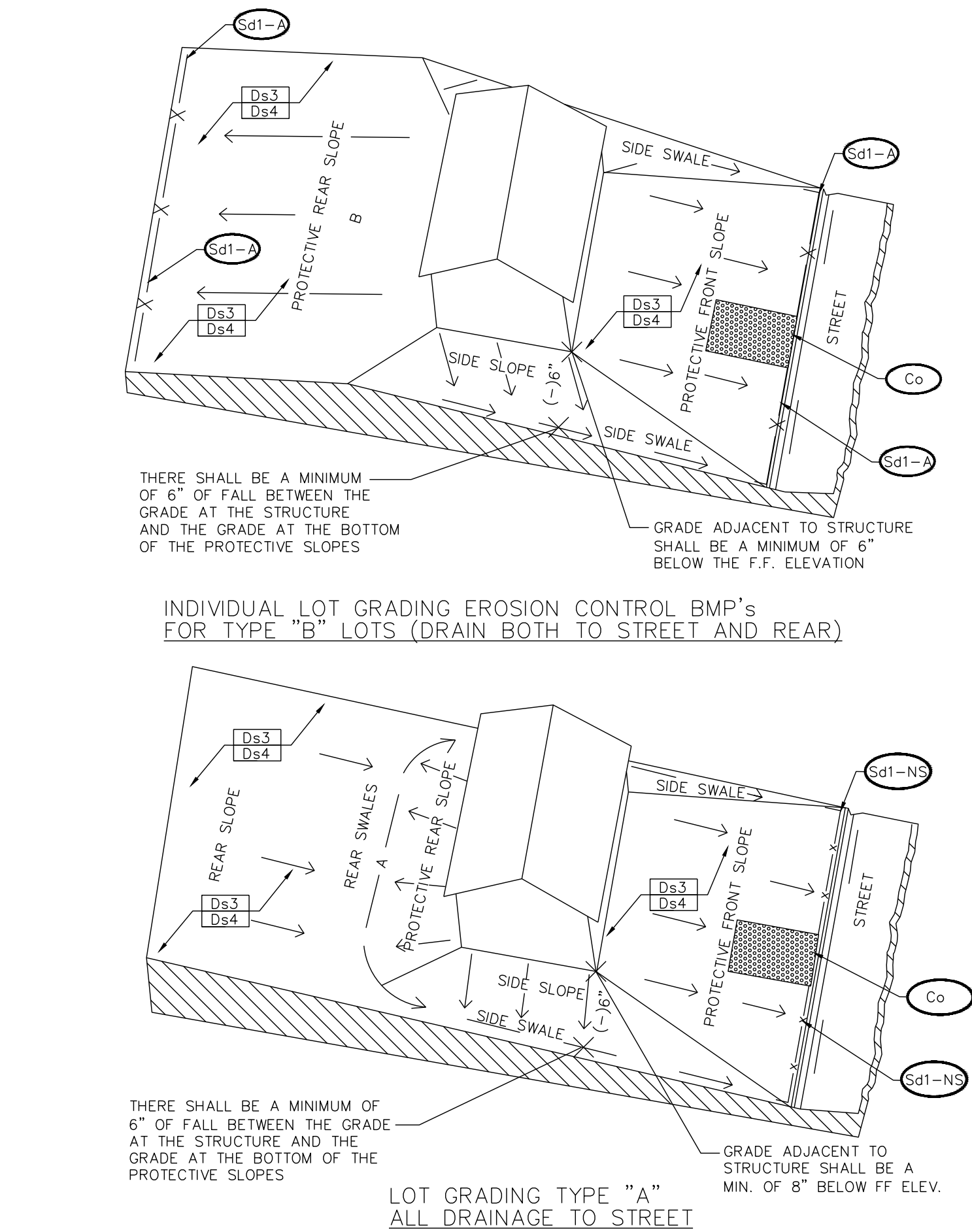
SHEET:

CE3.1









TEMPORARY SEDIMENT STORAGE REQUIREMENTS - BASIN #1  
AREA: 7.04 ACRES  
REQUIRED STORAGE: 7.04 AC. X 67 C.Y./AC. = 471.7 C.Y. = 12,735.4 C.F.

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AREA 1: (117,155.17 + 94,302.85)/2 = 211,458.02/2 = 105,729.01 S.F. X 5' DEPTH = 528,645.05 C.F.

TEMPORARY SEDIMENT STORAGE = 528,645.05 C.F.

528,645.05 C.F. > 12,735.4 C.F. THEREFORE ADEQUATE STORAGE PROVIDED

TEMPORARY SEDIMENT STORAGE REQUIREMENTS - BASIN #2  
AREA: 15.36 AC.  
REQUIRED STORAGE: 15.36 AC. X 67 C.Y./AC. = 1,029.12 C.Y. = 27,786.24 C.F.

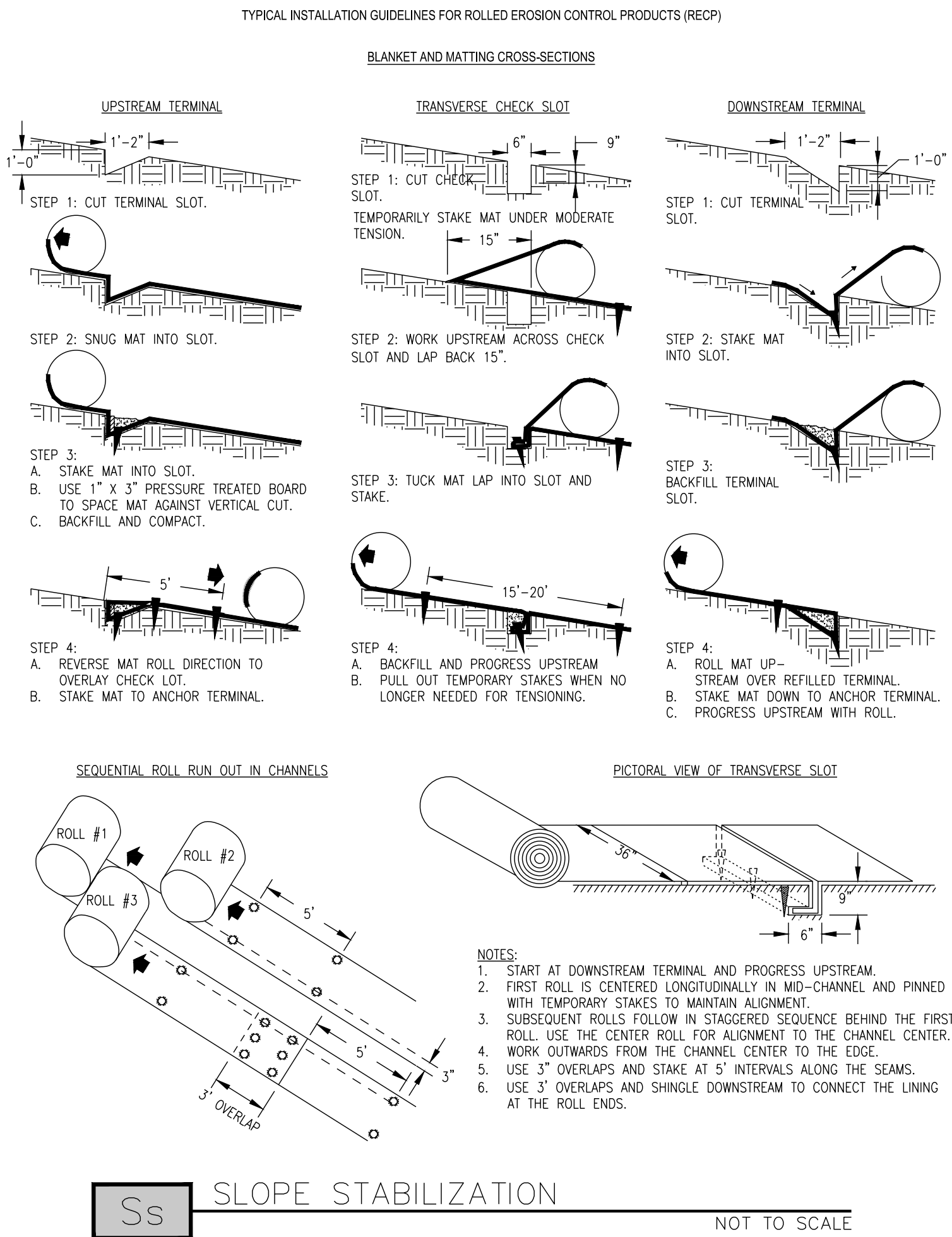
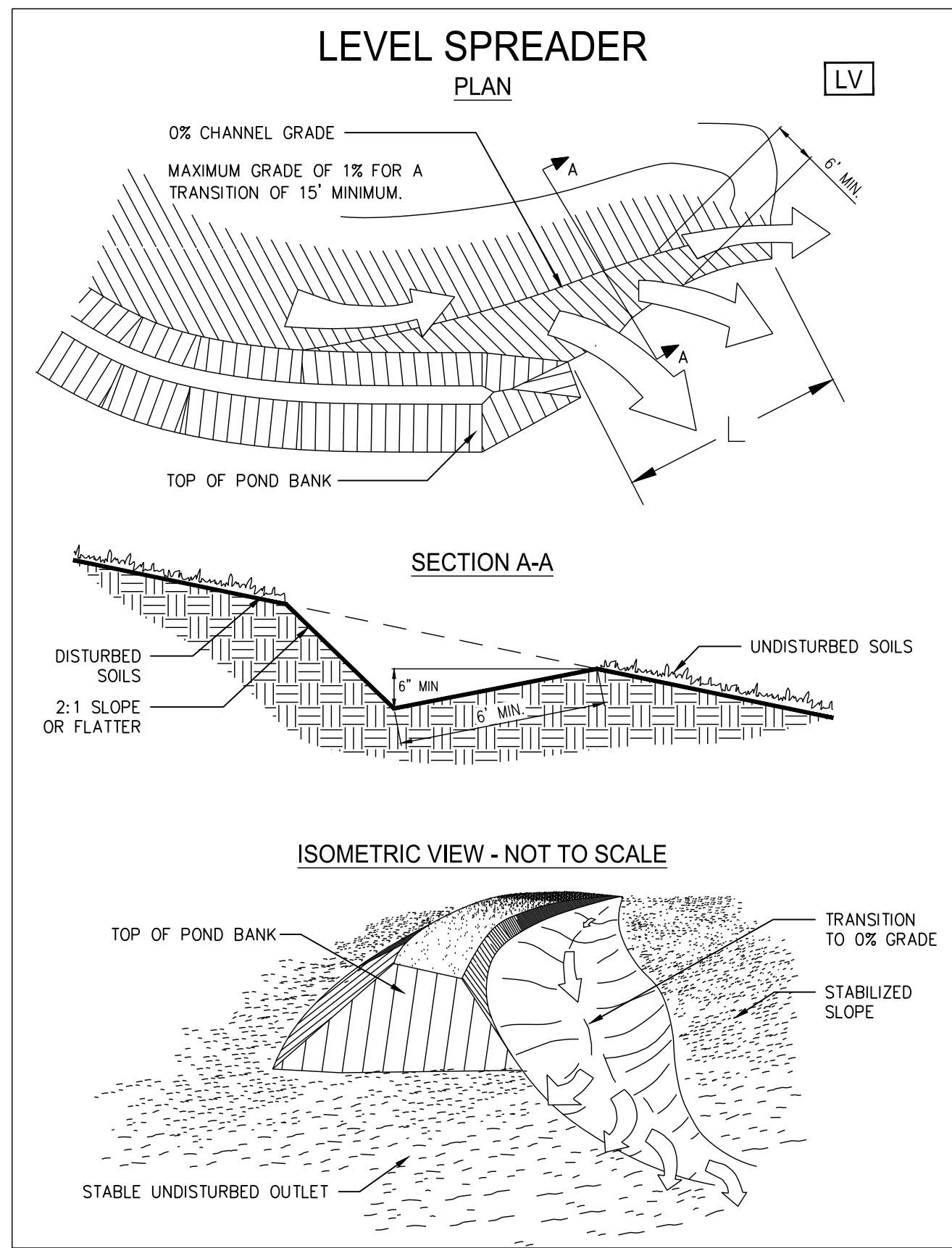
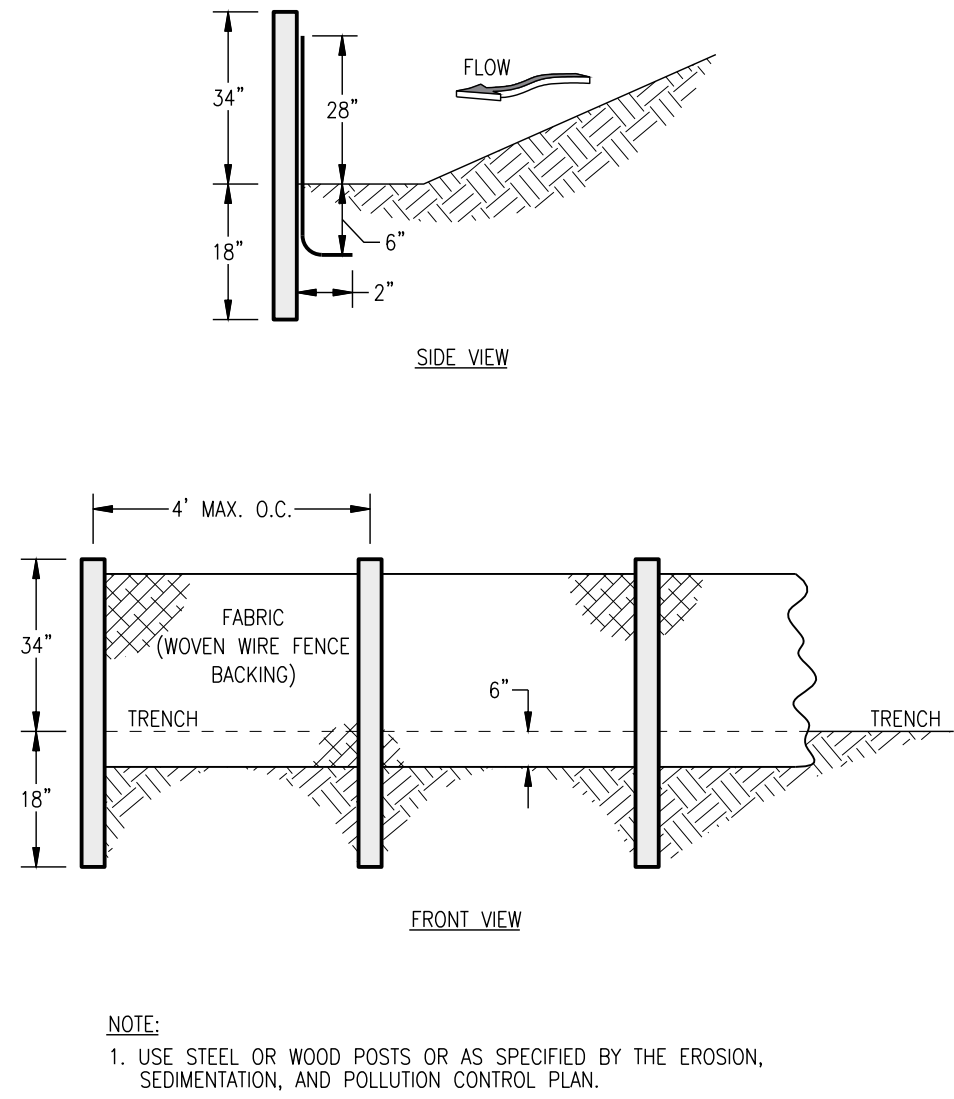
POND STORAGE PROVIDED: PROPOSED POND C  
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BOTTOM ELEV. 5.00 = AREA 2: 21,546.36 S.F.

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AREA 1: (31,192.12 + 21,546.36)/2 = 52,738.48/2 = 26,369.24 S.F. X 4.75' DEPTH = 125,253.89 C.F.

TEMPORARY SEDIMENT STORAGE = 125,253.89 C.F.

125,253.89 C.F. > 27,725 C.F. THEREFORE ADEQUATE STORAGE PROVIDED

RIP RAP APRON DESIGN								Date: 3/28/2024
CROSS CREEK PHASE 3								CC#: 23-652
	Outlet Pipe Diameter	Velocity	Total Outflow	La and Do from figure 6-24.1 in green book		W=Do+La	Depth of Apron=1.5'D 50 (6"min)	
APRON	D. ft.	V. fps	Q=cfs	L. ft.	D. in.	W2. ft.	H. in.	
St #1	1.50	1.54	4.20	9.00	6.00	11.00	9.00	
St #2	2.50	2.90	12.50	11.00	6.00	13.00	9.00	
St #3	2.00	1.97	3.54	9.00	6.00	11.00	9.00	
St #4	2.00	2.70	11.25	9.00	6.00	11.00	9.00	
St #5	2.00	2.30	25.60	11.00	6.00	13.00	9.00	
St #6	3.00	2.30	12.12	9.00	6.00	11.00	9.00	
ST #7	--	2.00	3.51	6.00	6.00	9.00	9.00	



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GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. PE036652  
9/08/25  
NEIL P. MCKENZIE

REVISIONS:


ES&PC PLANS FOR  
**CROSS CREEK SUBDIVISION PHASE 3**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 09/08/2025  
DRAWN BY: WAM  
CHECKED BY: NPM  
SCALE: AS NOTED

EROSION CONTROL DETAILS

SHEET:  
**CE4.1**



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2 DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE  
GSWCC LEVEL II CERTIFICATION NUMBER: 44944  
INITIAL PHASE  
PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.  
THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPING OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.  
THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.  
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY. THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, MATERIALS, DIMENSIONS, ETC. AS DESCRIBED IN THE CURRENT VERSION OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S "MANUAL FOR EROSION AND SEDIMENT CONTROL".

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

- IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.
- TYPE 'NS' & 'S', IF REQUIRED, AND TYPE 'S' AS APPLICABLE, SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLES 6-27.2 AND 6-27.2. AND THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHED ½ THE HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
- INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.
- STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHALL BE REPAIRED IMMEDIATELY.

AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES, AS CLEARING PERMITS THE CONTRACTOR SHALL CONSTRUCT INLET PROTECTION AS SHOWN ON THE INTERMEDIATE PHASE PLAN TO CONTROL EROSION AND STORM WATER RUN OFF.

THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION CONTROL INSTALLATION PLAN WILL INSPECT THE INSTALLATION OF THE BMPS WITHIN SEVEN DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.

INTERMEDIATE PHASE  
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INTERMEDIATE PHASE OF CONSTRUCTION.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURN AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPING OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB PHASES SHOWN ON PLANS.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH ALL DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE 'NS'-SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6.27.1. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT FENCE SHALL BE REMOVED WHEN ACCUMULATION REACHES ½ THE HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIERS SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.

CUT AND FILL SLOPES ARE NOT TO EXCEED '3H:1V'

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL IN AREAS SHOWN ON THE PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND INLET PROTECTION ARE CONSTRUCTED AS SHOWN ON THE INTERMEDIATE PHASE EROSION CONTROL PLAN.

ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171- SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS 2013 EDITION.

ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163, AND 165 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS, 2013 EDITION.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

TYPE 'NS'-SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS, AS SHOWN ON THE PLAN. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

FINAL PHASE  
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION:

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE HALF WAY POINT ON THE RISER OR THE SPECIFIED ELEVATION ON THE CLEANOUT STAKE.

AFTER CURBING, GRADED AGGREGATE BASE, AND PAVEMENT HAVE BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL AREAS ADJACENT TO ROADWAY AND PARKING AREAS SHOULD HAVE A VEGETATIVE COVER APPLIED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF A CERTIFICATE OF OCCUPANCY OR FINAL ACCEPTANCE OF THE SITE, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

PERMIT COVERAGE  
THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD) FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR COMMON DEVELOPMENT (GARI000003).

AUTHORIZED DISCHARGES

- ALL DISCHARGES OF STORM WATER ASSOCIATED WITH COMMON PLANS OF DEVELOPMENT, OR OTHER CONSTRUCTION ACTIVITY WHERE THE PRIMARY PERMITEE CHOOSES TO USE A SECONDARY PERMITEES, THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE ACRE OCCURRING ON OR BEFORE AND CONTINUING AFTER, THE EFFECTIVE DATE OF THIS PERMIT, PART I.C.1.
  - ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART I.C.2 AND PART III.A.2 OF THE PERMIT.
  - AUTHORIZED MIXED STORM WATER DISCHARGES. THIS PERMIT MAY ONLY AUTHORIZE A STORMWATER DISCHARGE FROM A CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES MIXED WITH A STORMWATER DISCHARGE FROM AN INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION WHERE: PART I.C.2  
a. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.  
b. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.  
c. STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.
  - AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2  
a. FIRE FIGHTING ACTIVITIES  
b. FIRE HYDRANT FLUSHING  
c. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING  
d. IRRIGATION DRAINAGE  
e. AIR CONDITIONING CONDENSATE  
f. SPRINGS  
g. UNCONTAMINATED GROUND WATER  
h. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR LULU CONTAMINANTS COVERED BY PART I.C.3
1. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
- A STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
  - DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.
  - STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
  - STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

- THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORMWATER DISCHARGE(S) FROM A SITE SHALL BE PREVENTED - THIS PERMIT DOES NOT RELIEVE THE PERMITEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIALS SPILLS OR RELEASES ACT (O.C.G.A. 12-14-2 ET SEQ), 40 CFR PART 117 AND 40 CFR PART 302. WHERE A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. 12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802. PART III.B.1
- THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON-SITE SPILL. PART III.B.2

NO DISCHARGES AUTHORIZED BY THIS PERMIT SHALL CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03. PART I.C.4

- 35 RETENTION OF RECORDS
- THE PRIMARY PERMITEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:  
a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;  
b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;  
c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;  
d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;  
e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;  
f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D. OF THIS PERMIT; AND  
g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.
  - EACH SECONDARY PERMITEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A FINAL STABILIZATION CERTIFICATION IS SIGNED IN ACCORDANCE WITH PART VI OF THIS PERMIT:  
a. A COPY OF THE CERTIFICATION THAT THE PROVISIONS OF THE PRIMARY PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN APPLICABLE TO THE SECONDARY PERMITEE(S) ACTIVITIES WILL BE ADHERED TO;  
b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;  
c. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.B OF THIS PERMIT; AND  
d. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D. OF THIS PERMIT
  - EACH TERTIARY PERMITEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A N.O.T. IS SUBMITTED IN ACCORDANCE WITH PART VI:  
a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO E.P.D.;  
b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;  
c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;  
d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;  
e. A COPY OF ALL INSPECTION REPORTS GENERATE IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT;  
f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART IV. II.D.2. THIS PERMIT; AND  
g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.C.(2). OF THIS PERMIT.
  - COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION , INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITEE'S PRIMARY PLACE OF BUSINESS ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITEE.

4. EACH SECONDARY PERMITEE SHALL BE PROVIDED WITH A COPY OF THE EROSION CONTROL PLANS OR PORTIONS OF THE PLAN APPLICABLE TO THEIR SITE AND EACH SECONDARY PERMITEE SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE. SECONDARY PERMITEES SIGN WHEN RECEIVING PLANS.

COMMON DEVELOPMENT NAME: DULY AUTHORIZED REPRESENTATIVE  
NAME: PHONE: EMAIL:  
LOT(S):  
COMPANY: ADDRESS: PHONE:

"I CERTIFY THAT I WILL ADHERE TO THE PRIMARY PERMITEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN OR THE PORTION OF THE PLAN APPLICABLE TO MY CONSTRUCTION ACTIVITIES".

NEIL P. MCKENZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

- 46 EACH SECONDARY PERMITEE MUST SIGN A FINAL STABILIZATION CERTIFICATION WHEN FINAL STABILIZATION HAS BEEN ACHIEVED, STORMWATER DISCHARGES HAVE CEASED AND TEMPORARY BMPS HAVE BEEN REMOVED FOR THEIR PORTION ON THE SITE. THE PLAN SHALL CONTAIN THE FOLLOWING CERTIFICATION:
- THE COMMON DEVELOPMENT NAME AND LOT NUMBER(S) FOR WHICH THE CERTIFICATION IS SIGNED OR FOR UTILITY SECONDARY PERMITEES, ONLY THE COMMON DEVELOPMENT NAME.
- THE SECONDARY PERMITEE'S LEGAL NAME, ADDRESS TELEPHONE NUMBER AND EMAIL ADDRESS AND IF APPLICABLE, THE DULY AUTHORIZED REPRESENTATIVE'S LEGAL NAME AND/OR POSITION NAME, TELEPHONE NUMBER, EMAIL ADDRESS AND THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT EITHER: (A) THE PORTION OF THE SITE AS INDICATED ABOVE HAS MET FINAL STABILIZATION, ALL STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AUTHORIZED BY THIS PERMIT HAVE CEASED, THE SITE IS IN COMPLIANCE WITH THIS PERMIT AND ALL TEMPORARY BMPS HAVE BEEN REMOVED OR (B) I AM NO LONGER AN OWNER OR OPERATOR AT THE CONSTRUCTION SITE AND A NEW OWNER OR OPERATOR HAS ASSUMED OPERATIONAL CONTROL OF THE PERMITTED CONSTRUCTION SITE WHERE I PREVIOUSLY HAD OWNERSHIP OR OPERATIONAL CONTROL. I UNDERSTAND THAT BY SIGNING THIS FINAL STABILIZATION CERTIFICATION WHICH HAS BEEN INCORPORATED INTO THE PRIMARY PERMITEE'S PLAN, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY BY THE GENERAL PERMIT, AND THAT DISCHARGING POLLUTANTS IN STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO WATERS OF GEORGIA IS UNLAWFUL UNDER THE GEORGIA WATER QUALITY CONTROL ACT AND THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY A NPDES PERMIT."

47 RUNOFF CURVE NUMBER  
PRE-DEVELOPED 78  
POST-DEVELOPED 89  
(ECS METHOD USED FOR LARGE SITE)

- 49 THE FOLLOWING SOILS SERIES ARE PRESENT ON THE SITE:  
Bp (BARROW PITS), Cc ( CAPE FEAR SOILS), Mn (MASCOTTE SAND), Oj (OOLLA COMPLEX),  
Ok (OGECHEE LOAMY FINE SAND), Oi (OLUSTEE FINE SAND), W (WATER)
- 55 ON SITE CLEARING AND GRADING LEADS TO ONSITE BURNING, A COMMERCIAL BURN PERMIT SHALL BE APPLIED FOR AND/OR ISSUED BY THE CITY OF SAVANNAH FIRE MARSHAL'S OFFICE IN ADDITION TO ANY GEORGIA FORESTRY PERMITS.

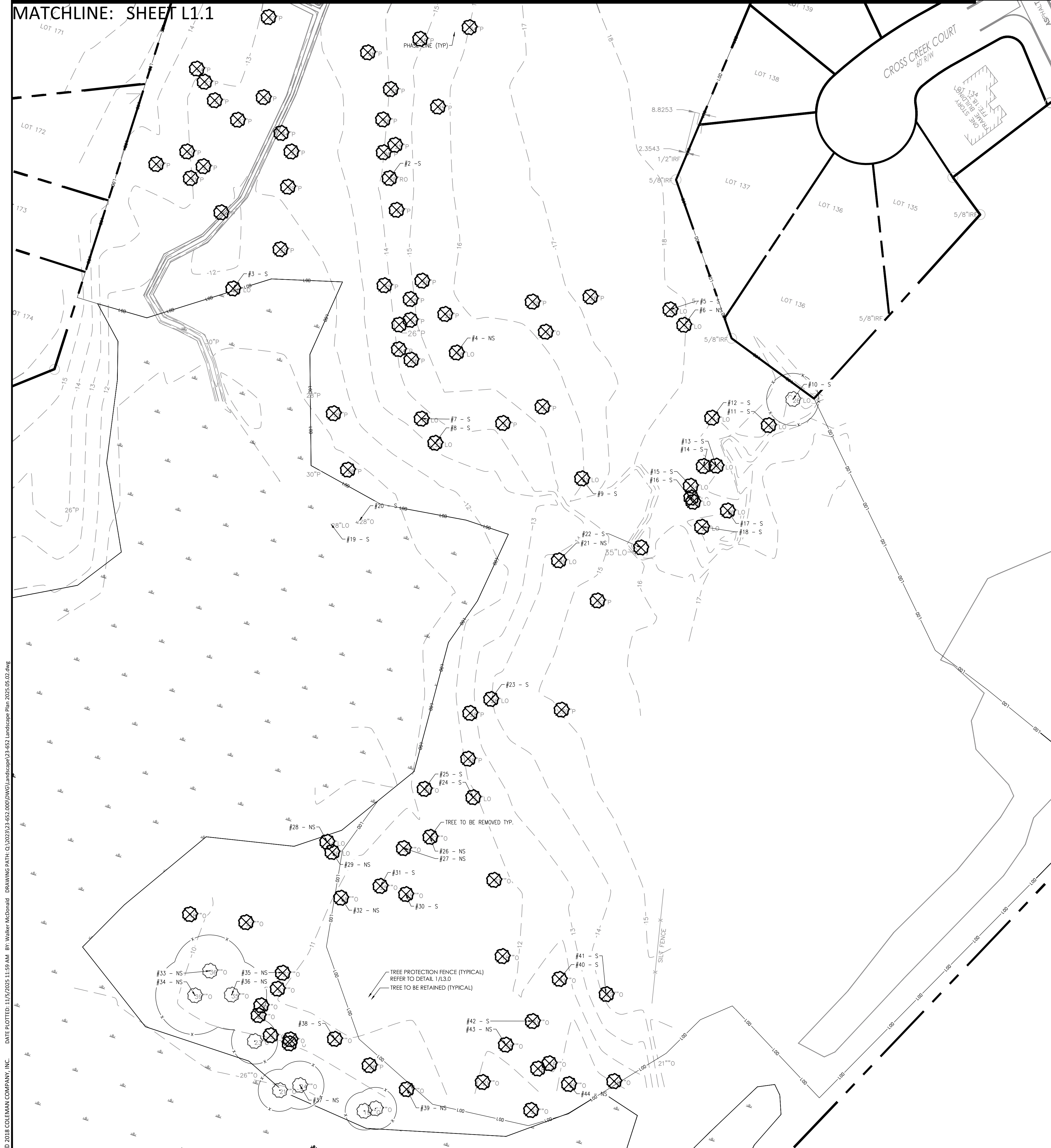
30 TENTATIVE ACTIVITY SCHEDULE						
CONSTRUCTION DATES:	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
CONSTRUCTION EXIT	Ce					
SILT FENCE AND OTHER ES&PC PRACTICES						
RETROFIT	R1					
INLET SEDIMENT TRAP	Se2					
CLEARING AND GRUBBING						
GRADING / UTILITY						
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	DS2					
FINE GRADING AND PAVING						
BUILDING CONSTRUCTION						
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	DS3					
LANDSCAPE INSTALLATION						
MAINTENANCE OF ES&PC BMP's						
THE ESCAPE OF SEDIMENTS FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.						

- 8 ES&PC PLAN CHECKLIST NUMBER

NRCS ORIGINAL SUBMITTAL:

GEORGIA UNIFORM CODING SYSTEM FOR SOIL AND SEDIMENT CONTROL PRACTICES				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ce	OXEODAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cp	CONSTRUCTION ROAD STABILIZATION			A towelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Cc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
D	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dm	TEMPORARY DRAINAGE STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and non-permanent.
Dm2	PERMANENT DRAINAGE STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Gc	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways from erosion. The slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A storm flow outlet device constructed at a stream or waterway to prevent concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.
Rd	ROCK FILTER DAM			A temporary stone filter dam installed across drainage ways or in conjunction with a temporary sediment trap.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not sustainable. Each situation will require special design.
Rf	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sf	FLOATING SURFACE SUMMER			A buoyant device that releases/draws water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Sb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.
Sp	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMWATER OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (It may also be referred to as a floating screen, silt barrier, or silt curtain).
Tp	TOPSOLLING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
W	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, canals, berms, dikes or similar structures.
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection





TREE REMOVAL AND MITIGATION

TREE #	SPECIES	DBH
2	SOUTHERN MAGNOLIA	28
3	LIVE OAK	26
5	LIVE OAK	31
7	LIVE OAK	19
8	LIVE OAK	21
9	LIVE OAK	31
11	LIVE OAK	20
12	LIVE OAK	44
13	LIVE OAK	31
14	LIVE OAK	29
15	LIVE OAK	24
16	LIVE OAK	22
17	LIVE OAK	26
18	LIVE OAK	29
19	LIVE OAK	29
20	WILLOW OAK	28
22	LIVE OAK	35
23	LIVE OAK	26
24	LIVE OAK	33
25	WILLOW OAK	30
30	WILLOW OAK	33
31	WILLOW OAK	25
38	LAUREL OAK	52
40	WILLOW OAK	41
41	WILLOW OAK	32
42	WILLOW OAK	31

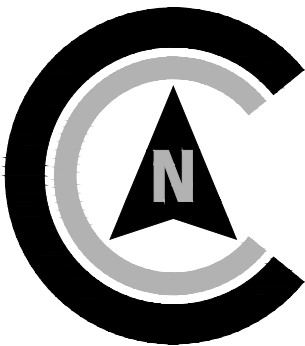
TOTAL MITIGATION

LAUREL OAK	52	9 - 6" CALIPER TREES
LIVE OAK	476	79 - 6" CALIPER TREES
WILLOW OAK	220	37 - 6" CALIPER TREES
SOUTHERN MAGNOLIA	28	5 - 6" CALIPER TREES

SIGNIFICANT TREES TO BE RETAINED

1	SOUTHERN MAGNOLIA	24
10	LIVE OAK	26

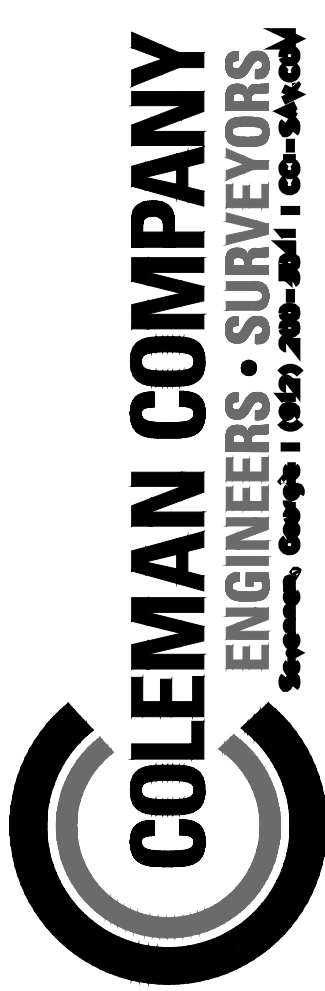
REFER TO SHEET L3.0 FOR ARBORIST REPORT



SCALE: 1"=50'



Know what's below.  
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REVISIONS:

LANDSCAPE PLANS FOR

CROSS CREEK

PHASE 3

LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 2025.09.04  
DRAWN BY: jmg  
CHECKED BY: SMA  
SCALE: AS NOTED

EXISTING  
CONDITIONS

SHEET:

L1.0



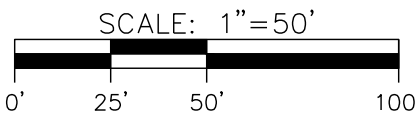
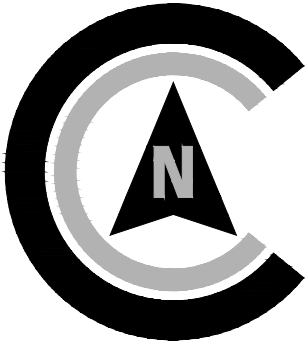


TREE REMOVAL AND MITIGATION		
TREE #	SPECIES	DBH
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9	LIVE OAK	31
11	LIVE OAK	20
12	LIVE OAK	44
13	LIVE OAK	31
14	LIVE OAK	29
15	LIVE OAK	24
16	LIVE OAK	22
17	LIVE OAK	26
18	LIVE OAK	29
19	LIVE OAK	29
20	WILLOW OAK	28
22	LIVE OAK	35
23	LIVE OAK	26
24	LIVE OAK	33
25	WILLOW OAK	30
30	WILLOW OAK	33
31	WILLOW OAK	25
40	WILLOW OAK	41
41	WILLOW OAK	32
42	WILLOW OAK	31

TOTAL MITIGATION			
LIVE OAK	476	79 6" CALIPER TREES	
WILLOW OAK	220	37 6" CALIPER TREES	
SOUTHERN MAGNOLIA	28	5 6" CALIPER TREES	

SIGNIFICANT TREES TO BE RETAINED		
1	SOUTHERN MAGNOLIA	24
10	LIVE OAK	26
38	LAUREL OAK	52

REFER TO SHEET L3.0 FOR ARBORIST REPORT



COLEMAN COMPANY

ENGINEERS • SURVEYORS

Established 1927 280-2411 1 CO-Station

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GEORGIA REGISTERED

JAY M. GEHLER

No. 19273

PROFESSIONAL LANDSCAPE ARCHITECT

9/4/25

REVISIONS:	

LANDSCAPE PLANS FOR

CROSS CREEK

PHASE 3

LOCATED IN POOLER, GEORGIA

PREPARED FOR HARMONY PARTNERS, LLC

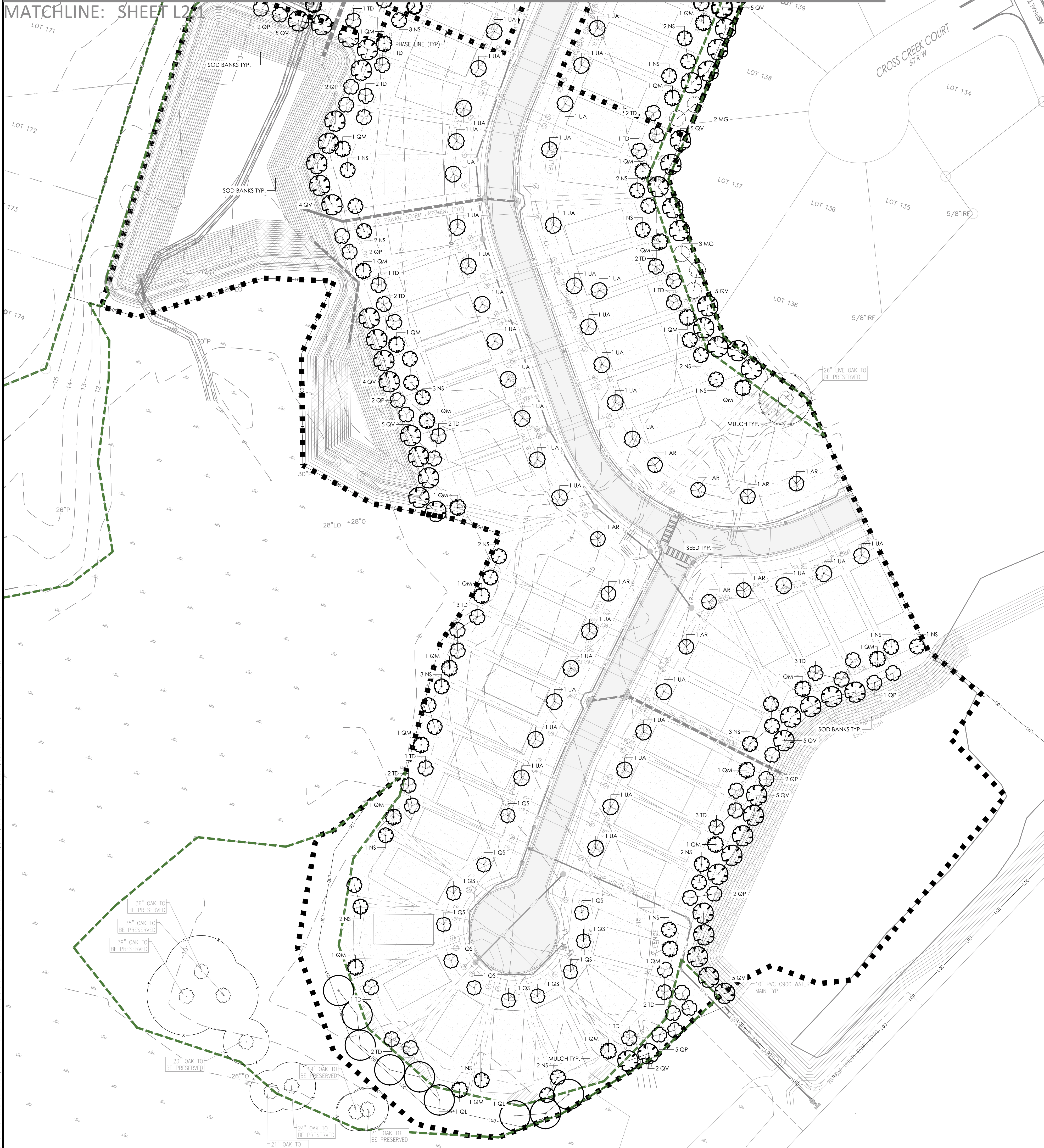
JOB NUMBER:	23-652.000
DATE:	2025.09.04
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:  
L1.1



MATCHLINE: SHEET L2.1



PLANTING key

KEY QUANTITY BOTANICAL NAME COMMON NAME

TREES

AR	16	ACER RUBRUM 'RED SUNSET'	'RED SUNSET' RED MAPLE
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
NS	61	NYSSA SYLVATICA 'DAVID ODOM'	'AFTERBURNER' TUPELO
QL	9	QUERCUS LAURIFOLIA	LAUREL OAK
QM	41	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK
QP	38	QUERCUS PHELLOS	WILLOW OAK
QS	32	QUERCUS SHUMARDII	SHUMARD OAK
QV	79	QUERCUS VIRGINIANA	LIVE OAK
TD	61	TAXODIUM DISTICHUM 'MICKELSON'	'SHAWNEE BRAVE' BALD CYPRESS
UA	53	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM

	SOD	EREMOCHLOA OPHIUROIDES	CENTPEDE GRASS
	SEED	CONTRACTOR'S SE SEED MIX	WWW.HANCOCKSEED.COM
	MULCH	PINESTRAW	

ALL MITIGATION TREES SHALL BE WITHIN THE DESIGNATED BUFFER AREAS.

NOTE:

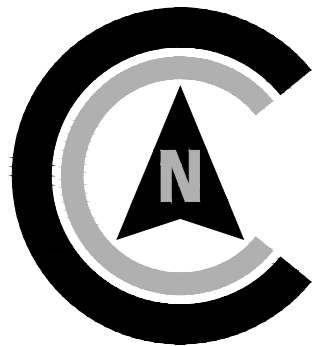
RECOMMEND MULCHING ALL CRITICAL ROOT ZONES (CRZs) UNDER ALL EXISTING TREES.

LANDSCAPE ARCHITECT'S NOTE:

ALL MITIGATION TREES SHALL BE WITHIN THE DESIGNATED BUFFER AREAS.

CANOPY TREES IN FRONT YARD LOCATIONS MAY BE FIELD-ADJUSTED TO ALLOW FOR UNDERGROUND UTILITIES, DRIVEWAYS AND STREET LIGHT STANDARDS.

BY: JAY GEHLER, FASLA



SCALE: 1"=50'



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LANDSCAPE  
PLAN

SHEET:

L2.0

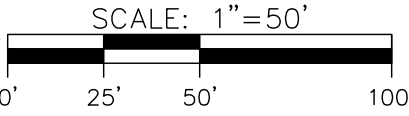
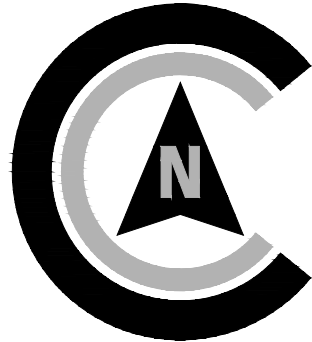




PLANTING key			
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QV	79	QUERCUS VIRGINIANA	LIVE OAK
ID	61	IAXODIUM DISTICHUM 'MICKELSON'	'SHAWNEE BRAVE' BALDCYPRESS
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	SEED	CONTRACTOR'S SE SEED MIX	WWW.HANCOCKSEED.COM
	MULCH	PINESTRAW	

LANDSCAPE ARCHITECT'S NOTE:  
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CANOPY TREES IN FRONT YARD LOCATIONS MAY BE FIELD-ADJUSTED TO ALLOW FOR UNDERGROUND UTILITIES, DRIVEWAYS AND STREET LIGHT STANDARDS.  
BY: JAY GEHLER, FASLA

NOTE:  
RECOMMEND MULCHING ALL CRITICAL ROOT ZONES (CRZs) UNDER ALL EXISTING TREES.



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**COLEMAN COMPANY**  
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Established 1923  
10527 28th Ave S, Suite 100, Atlanta, GA 30328

**NOT FOR CONSTRUCTION**

LANDSCAPE PLANS FOR  
**CROSS CREEK**  
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LOCATED IN POOLER, GEORGIA  
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DRAWN BY: jmg  
CHECKED BY: SMA  
SCALE: AS NOTED

LANDSCAPE PLAN

SHEET:  
**L2.1**



## Ossabaw Consulting

P.O. Box 30012 • Savannah, GA 31410 • ossabawconsulting@gmail.com • (912) 658 8833

### Arborist Site Report

Coleman Company, Inc.  
1480 Chatham Parkway, Suite 100  
Savannah, GA 31405

August 23, 2024

#### Location:

Proposed Cross Creek 3  
Pooler, GA

#### General Information:

Documented trees were assessed to determine if they are healthy, per City of Pooler code for "significant tree". The trees were assessed during August of 2024 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler and this report will be the official opinion of the City of Pooler Arborist.

#### Detained Findings and Recommendations\*:

The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a "significant tree", per City of Pooler code, and the supporting information is provided.

- Tree No. 4: 46-inch Live Oak, this tree is decayed.
- Tree No. 6: 37-inch Live Oak, this tree is decayed and has broken fallen limb.
- Tree No. 21: 39-inch Live Oak, this tree is decayed.
- Tree No. 26: 27-inch Willow Oak, this tree has internal decayed.
- Tree No. 27: 30-inch Willow Oak, this tree has internal decay.
- Tree No. 28: 34-inch Live Oak, this tree is decayed.
- Tree No. 29: 26-inch Live Oak, this tree is decayed.
- Tree No. 32: 58-inch Live Oak, this tree is decayed.
- Tree No. 33: 36-inch Willow Oak, this tree has included bark.
- Tree No. 34: 39-inch Willow Oak, this tree is decayed.
- Tree No. 35: 32-inch Willow Oak, this tree is decayed.
- Tree No. 36: 38-inch Willow Oak, this tree has internal decay.

- Tree No. 37: 24-inch Willow Oak, this tree is decayed.
- Tree No. 39: 33-inch Willow Oak, this tree has internal decay.
- Tree No. 43: 38-inch Willow Oak, this tree has internal decay.
- Tree No. 44: 39-inch Willow Oak, this tree has internal decay.

In the opinion of the inspecting arborist, the following trees would have the potential to be a "significant tree", per City of Pooler code.

- Tree No. 1: 24-inch Southern Magnolia
- Tree No. 2: 28-inch Southern Red Oak
- Tree No. 3: 26-inch Live Oak
- Tree No. 5: 31-inch Live Oak
- Tree No. 7: 19-inch Live Oak
- Tree No. 8: 21-inch Live Oak
- Tree No. 9: 31-inch Live Oak
- Tree No. 10: 26-inch Live Oak
- Tree No. 11: 20-inch Live Oak
- Tree No. 12: 44-inch Live Oak
- Tree No. 13: 31-inch Live Oak
- Tree No. 14: 29-inch Live Oak
- Tree No. 15: 24-inch Live Oak
- Tree No. 16: 22-inch Live Oak
- Tree No. 17: 26-inch Live Oak
- Tree No. 18: 29-inch Live Oak
- Tree No. 19: 28-inch Live Oak
- Tree No. 20: 28-inch Willow Oak
- Tree No. 22: 35-inch Live Oak
- Tree No. 23: 26-inch Live Oak
- Tree No. 24: 33-inch Live Oak
- Tree No. 25: 30-inch Willow Oak
- Tree No. 30: 33-inch Willow Oak
- Tree No. 31: 25-inch Willow Oak
- Tree No. 38: 52-inch Laurel Oak.
- Tree No. 40: 41-inch Willow Oak
- Tree No. 41: 32-inch Willow Oak
- Tree No. 42: 31-inch Will Oak

It is recommended that if any trees remain on site, that they have a tree protection zone to the drip line or at least 1.25ft in radii around the tree for every diameter inch of the trunk, if

possible. Tree protection zones must meet City of Pooler Code. Mulch should be added within the tree protection zone and should be shredded hardwood and not exceed 4 inches in depth; if possible, irrigation should also be installed within the tree protection zone. Trees should be fertilized twice annually for three years to lessen the stress effects of the construction and trees should also be treated to prevent the infestation of wood boring insects.

It is also recommended that all trees that remain on site should be pruned to eliminate any hazardous limbs and improve overall safety. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that no cutting or pruning of tree roots be conducted, however if there is a need for such a practice, an ISA Certified Arborist should direct and supervise the cutting or pruning. In addition to the pruning, all trees that remain on site should be inspected annually by an ISA Certified Arborist.

#### Inspector's information:

Michael W. Pavlis, BS, MS  
ISA Certified Arborist, SO-5588A  
ISA Tree Risk Qualification

Thank you for your consideration,

Michael W. Pavlis  
Ossabaw Consulting, LLC

\*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. Conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.

#### PLANTING NOTES

##### GENERAL:

- CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
- GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN  $\frac{1}{8}$ " OF FINISH GRADE.
- ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER, GA ORDINANCE.
- GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL 'SOIL-CEMENT' OR 'CEMENT-MODIFIED SOIL' CONDITIONS THAT WILL IMPEDE TREE, SHRUB, AND/OR GROUNDCOVER GROWTH.

##### PLANT QUALITY:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON D.C. 20005, (202) 789-2900.
- ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA.
- ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
- CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
- PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

##### ROOT SYSTEM:

- ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
- THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL BALLED AND BURLAPPED PLANTS SHALL HAVE BURLAP REMOVED FROM THE TOP OF THE ROOT BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED. ALL NYLON FABRIC AND/OR PLASTIC TYING TWINE SHALL BE REMOVED.

##### SEEDING AND SODDING:

- ALL EXTERIOR GROUND AREA NOT OCCUPIED BY BUILDINGS, STRUCTURES, PAVEMENT, PLANT MATERIAL, AND MULCH SHALL BE SEED OR SODDED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH LOCAL NURSERY STANDARDS, UNLESS OTHERWISE NOTED.
- ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASON'S CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
- ALL SOD SHALL BE COMMERCIALLY GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
- ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
- SOD SHALL BE LAYED OUT SO THAT NO VOIDS OCCUR AND IN SUCH A MANNER THAT THE END JOINTS BETWEEN INDIVIDUAL SOD PIECES OF ADJOINING ROW DO NOT COINCIDE. SOD SHALL BE LAID ON TOPSOIL AT THE REQUIRED FINISH GRADE AND SHALL BE FLUSH WITH ADJACENT PAVEMENT, CURBS, AND PLANTING BED EDGES.

##### TOPSOIL:

- CONTRACTOR SHALL PROVIDE A MINIMUM 3" DEPTH OF TOPSOIL IN ALL PLANTING AREAS.
- ALL TOPSOIL SHALL BE FREE FROM ROCKS, DEBRIS, NOXIOUS WEEDS, EXCESSIVE WEEDS, PLANT WASTE, SUBSOIL, HEAVY CLAY, ROOTS, STUMPS, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH.
- TOPSOIL SHALL BE NATURAL, FERTILE, SANDY LOAM POSSESSING CHARACTERISTICS COMMON TO PRODUCTIVE SOILS IN THE SOUTHEASTERN COASTAL REGION, AND IT SHALL NOT CONTAIN ANY TOXIC SUBSTANCES.

##### PLANTING:

- GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
  - GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
  - WHERE GROUND COVER ADJUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
  - GROUND COVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
- SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM CENTER OF ALL LARGE TREES.
- SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
- NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
- TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
- STAKE TREES ONLY WHEN NECESSARY.

##### FERTILIZER:

- CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL. SOIL TEST DOCUMENTATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR VERIFICATION.
- IF THE SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

##### MULCH:

- ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
- ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
- ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEEDLES, SHREDDED BARK, AND WOOD CHIPS.

##### WATERING:

- ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
- ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

##### MAINTENANCE:

- CONTRACTOR SHALL INSPECT PLANTS ON A WEEKLY BASIS; MAINTAIN AND WATER ALL SODDED AREAS AND PLANT MATERIALS; AND WEED, PRUNE, AND RE-MULCH PLANTING BEDS AS NECESSARY MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE AND JURISDICTIONAL APPROVAL.
- OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
- GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

##### PLANT ALTERATIONS AND SUBSTITUTIONS:

- ANY CHANGES TO PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.

#### PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MITIGATION	SPACING	COMMENTS
TREES							
AR	16	ACER RUBRUM 'RED SUNSET'	'RED SUNSET' RED MAPLE	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6" CALIPER	5	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
NS	61	NYSSA SYLVATICA 'DAVID ODOM'	'AFTERBURNER' TUPELO	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QL	9	QUERCUS LAURIFOLIA	LAUREL OAK	6" CALIPER	9	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QM	41	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QP	38	QUERCUS PHELLOS	WILLOW OAK	6" CALIPER	38	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QS	32	QUERCUS SHUMARDII	SHUMARD OAK	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QV	79	QUERCUS VIRGINIANA	LIVE OAK	6" CALIPER	79	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
TD	61	TAXODIUM DISTICHUM 'MICKELSON'	'SHAWNEE BRAVE' BALD CYPRESS	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
UA	53	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
SOD	70,100 SF	EREMOCHLOA OPHIUROIDES	CENT PEDE GRASS	-		-	2 YEAR CERTIFIED, SEASON PERMITTING
SEED	687,500 SF	CONTRACTOR'S SEED MIX	WWW.HANCOCKSEED.COM	-		-	4LB / 1,000 SF, SEASON PERMITTING
MULCH	AS NEEDED	PINE STRAW					



NOT FOR CONSTRUCTION



REVISIONS:

LANDSCAPE PLANS FOR

CROSS CREEK

PHASE 3

LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
DATE: 2025.09.04  
DRAWN BY: jmg  
CHECKED BY: SMA  
SCALE: AS NOTED

LANDSCAPE  
DETAILS

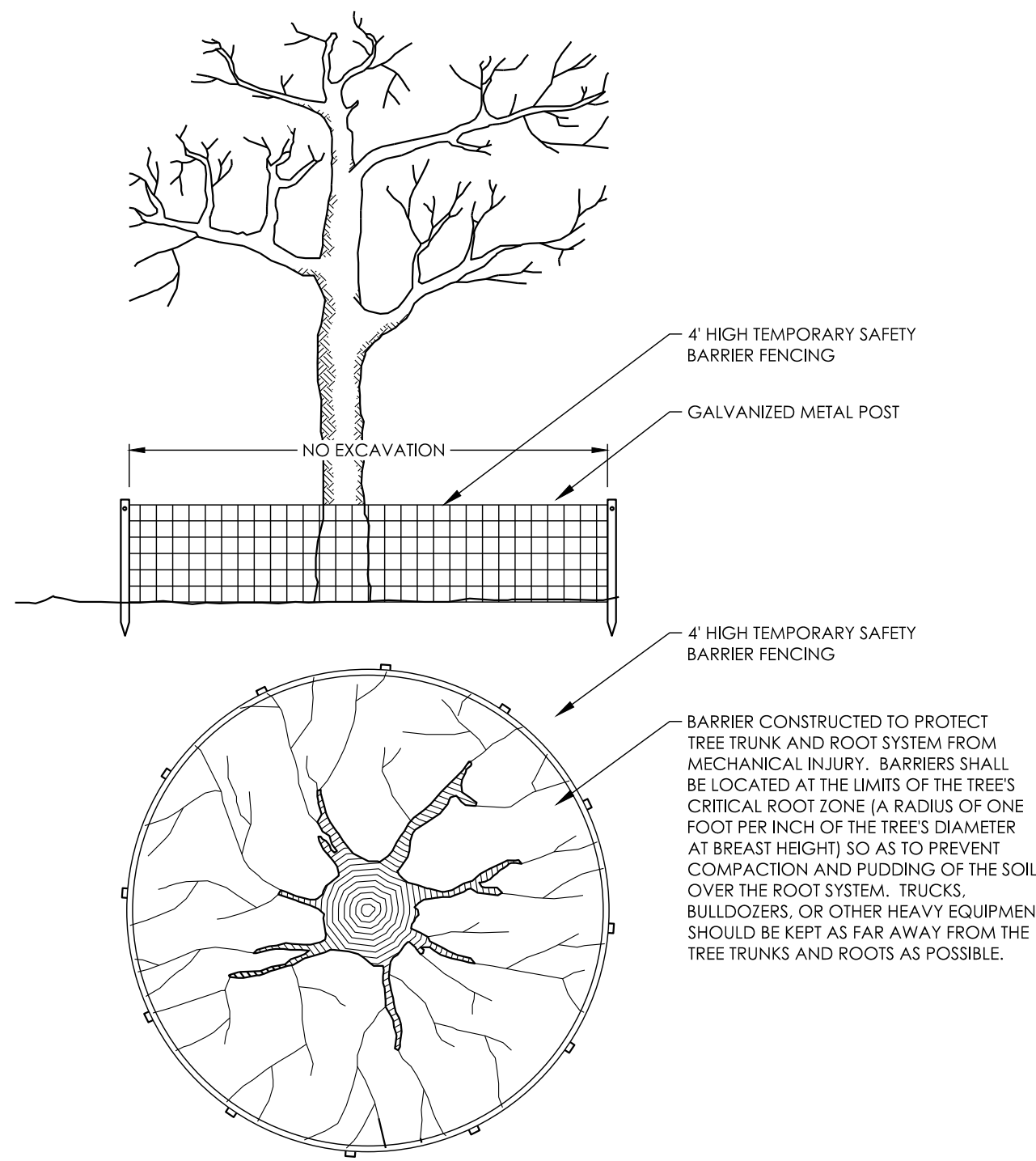
SHEET:

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Know what's below.  
Call before you dig.

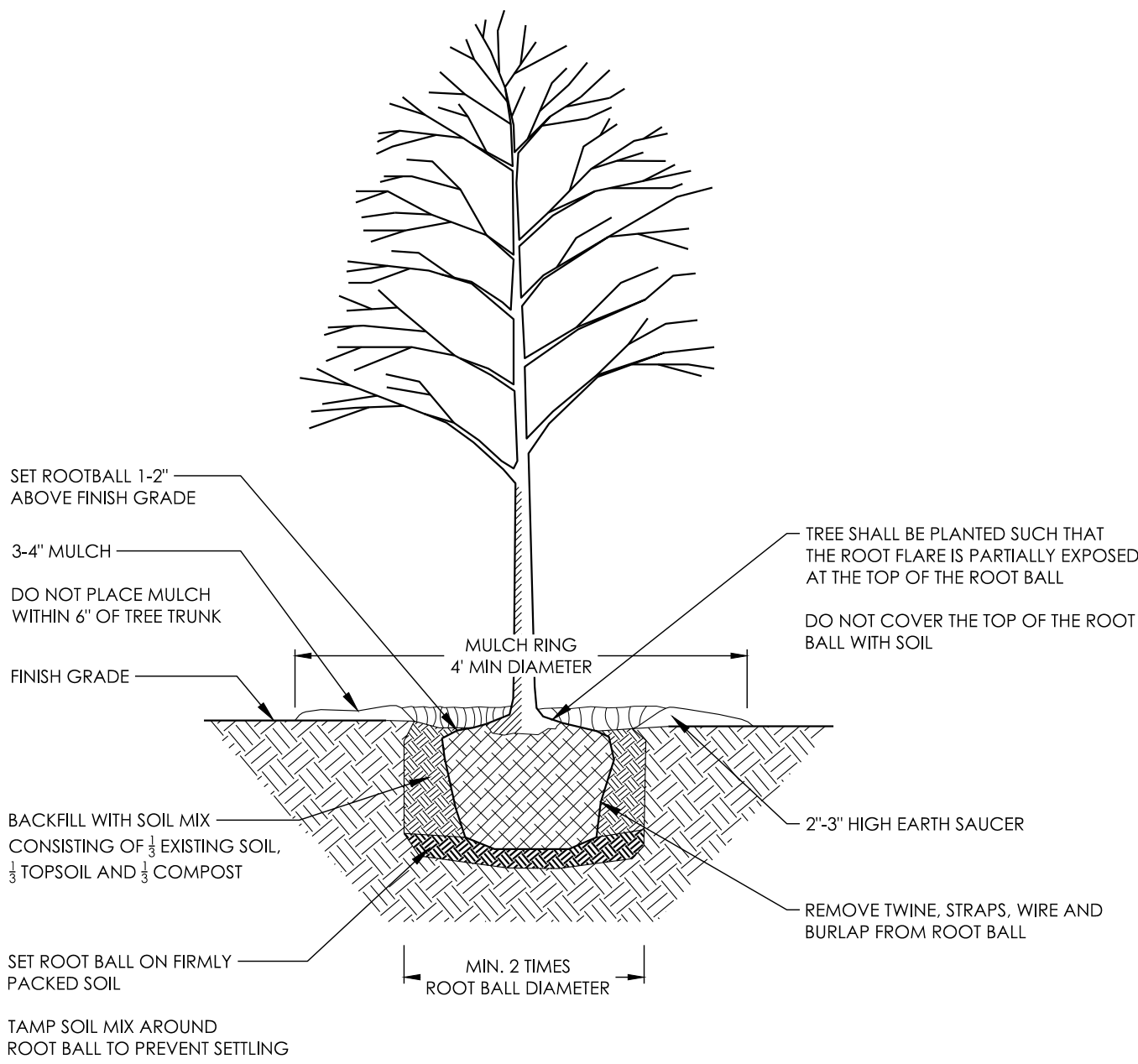




FOR ADDED PROTECTION:

- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

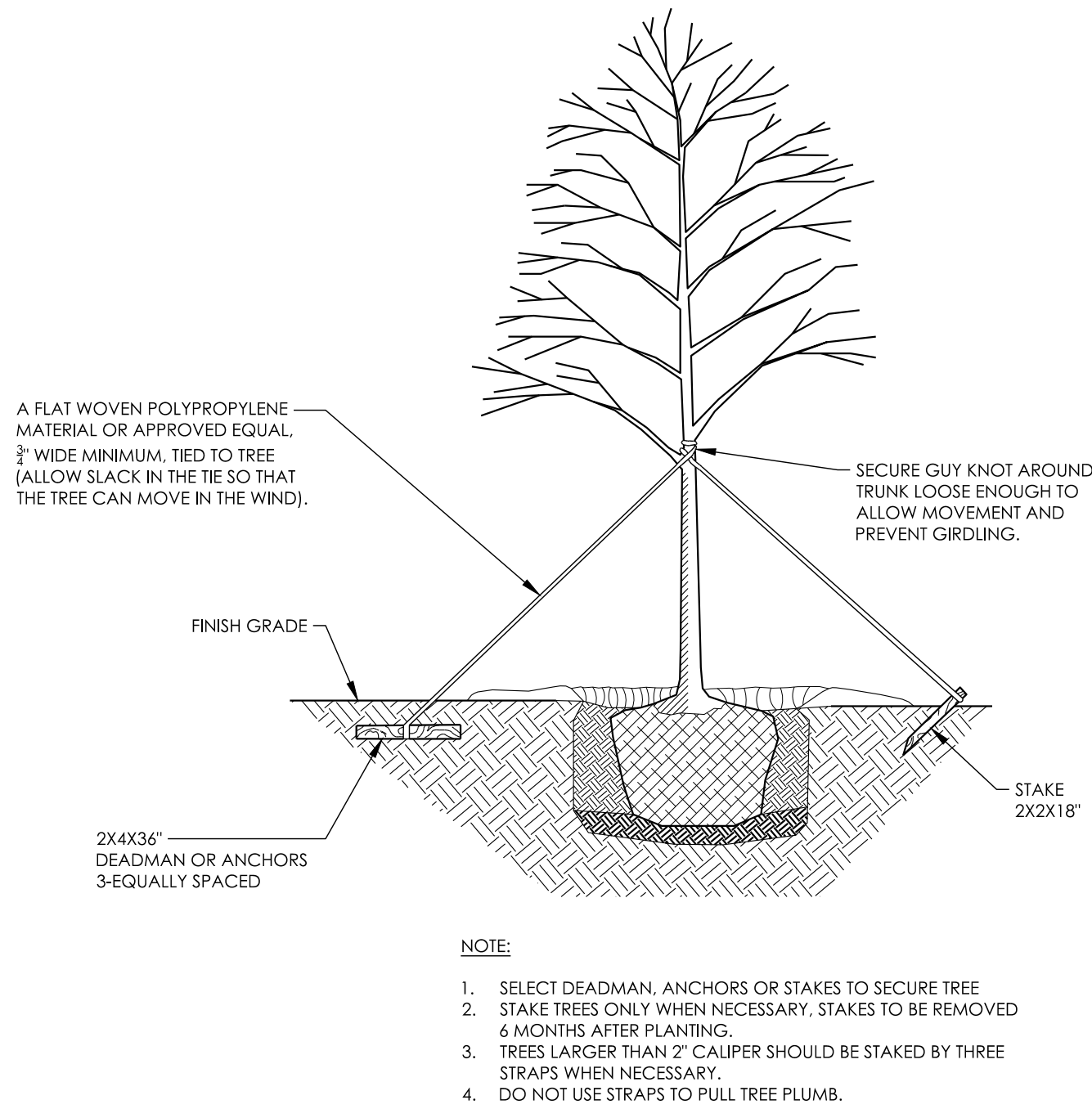
1/L3.1 TREE PROTECTION DETAIL - CRITICAL ROOT ZONE  
NOT TO SCALE



NOTE:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES
2. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN
3. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
4. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING

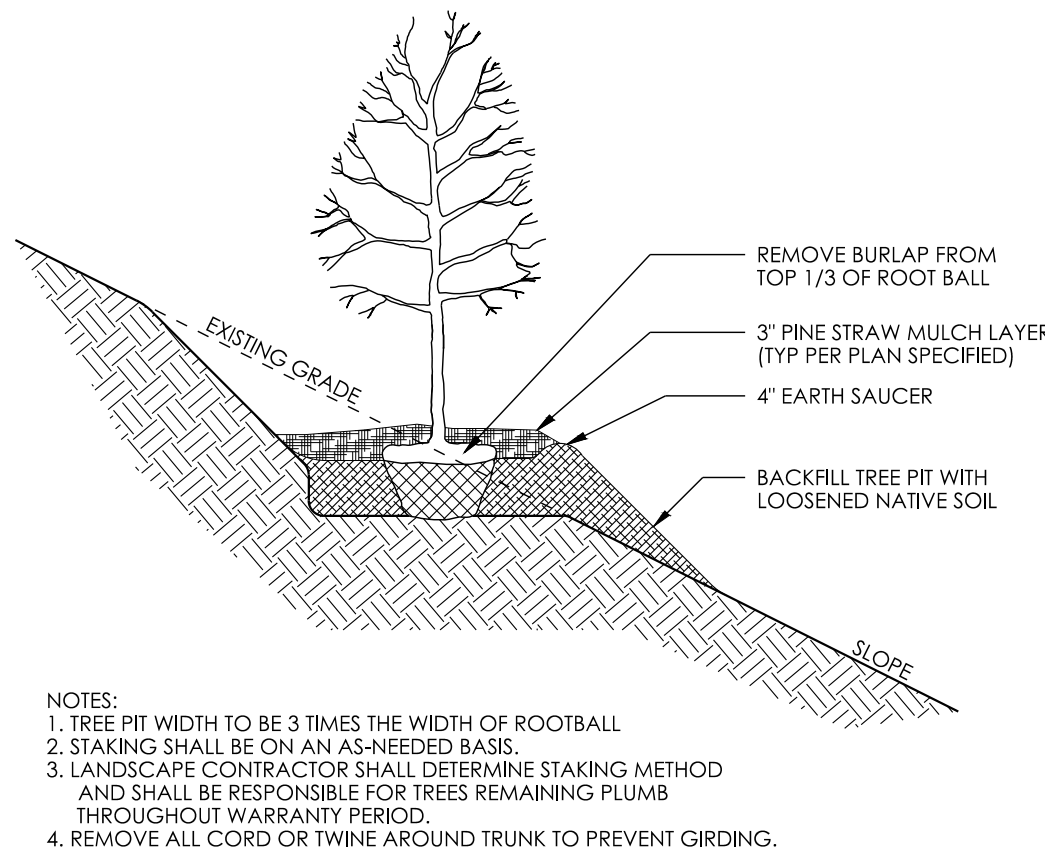
2/L3.1 TREE PLANTING DETAIL  
NOT TO SCALE



NOTE:

1. SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE
2. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
3. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
4. DO NOT USE STRAPS TO PULL TREE PLUMB.

3/L3.1 TREE STAKING DETAIL  
NOT TO SCALE



NOTES:

1. TREE PIT WIDTH TO BE 3 TIMES THE WIDTH OF ROOTBALL
2. STAKING SHALL BE ON AN AS-NEEDED BASIS.
3. LANDSCAPE CONTRACTOR SHALL DETERMINE STAKING METHOD AND SHALL BE RESPONSIBLE FOR TREES REMAINING PLUMB THROUGHOUT WARRANTY PERIOD.
4. REMOVE ALL CORD OR TWINE AROUND TRUNK TO PREVENT GIRDLING.

4/L3.1 TREE PLANTING ON SLOPE DETAIL  
NOT TO SCALE



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LANDSCAPE PLANS FOR

CROSS CREEK

PHASE 3

LOCATED IN POOLER, GEORGIA  
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 23-652.000  
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DRAWN BY: jmg  
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SCALE: AS NOTED

LANDSCAPE  
DETAILS

SHEET:

L3.1