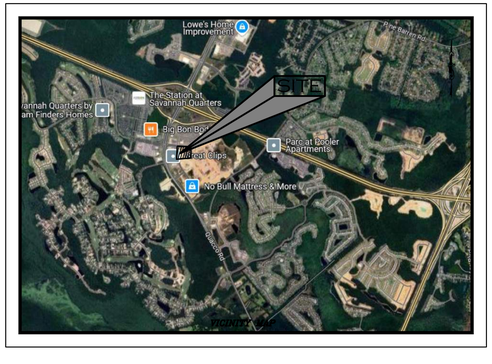
Site Work Plans

FOR

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322

FOR

Mosaic Five, LLC
P.O. Box 6465
Beaufort, South Carolina 29906



September, 2025

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	DEMOLOITION PLAN
C4	STAKING AND SIGNING PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	UTILITY PLAN, NOTES AND DETAILS
C7	PROFILES AND DETAILS
C8	LANDSCAPE PLAN, NOTES AND DETAILS
C9	IRRIGATION PLAN
C10	DETAILS
C11	DETAILS
C12	DETAILS
C13	PAD DETAILS
C14	LIGHTING PLAN AND DETAILS
C15	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C16	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C17	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C18	TRAP DETAILS
C19	NOTES AND DETAILS
C20	NOTES AND DETAILS
C21	NOTES AND DETAILS
C22	NOTES AND DETAILS
C23	NOTES AND DETAILS
C24	NOTES AND DETAILS
C25	NOTES AND DETAILS
C26	NOTES AND DETAILS
C27	TURN RADIUS EXHIBIT
C28	GSWCC CHECKLIST

SCHEDULE OF DRAWINGS

GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 10:07 am, Nov 25 2025

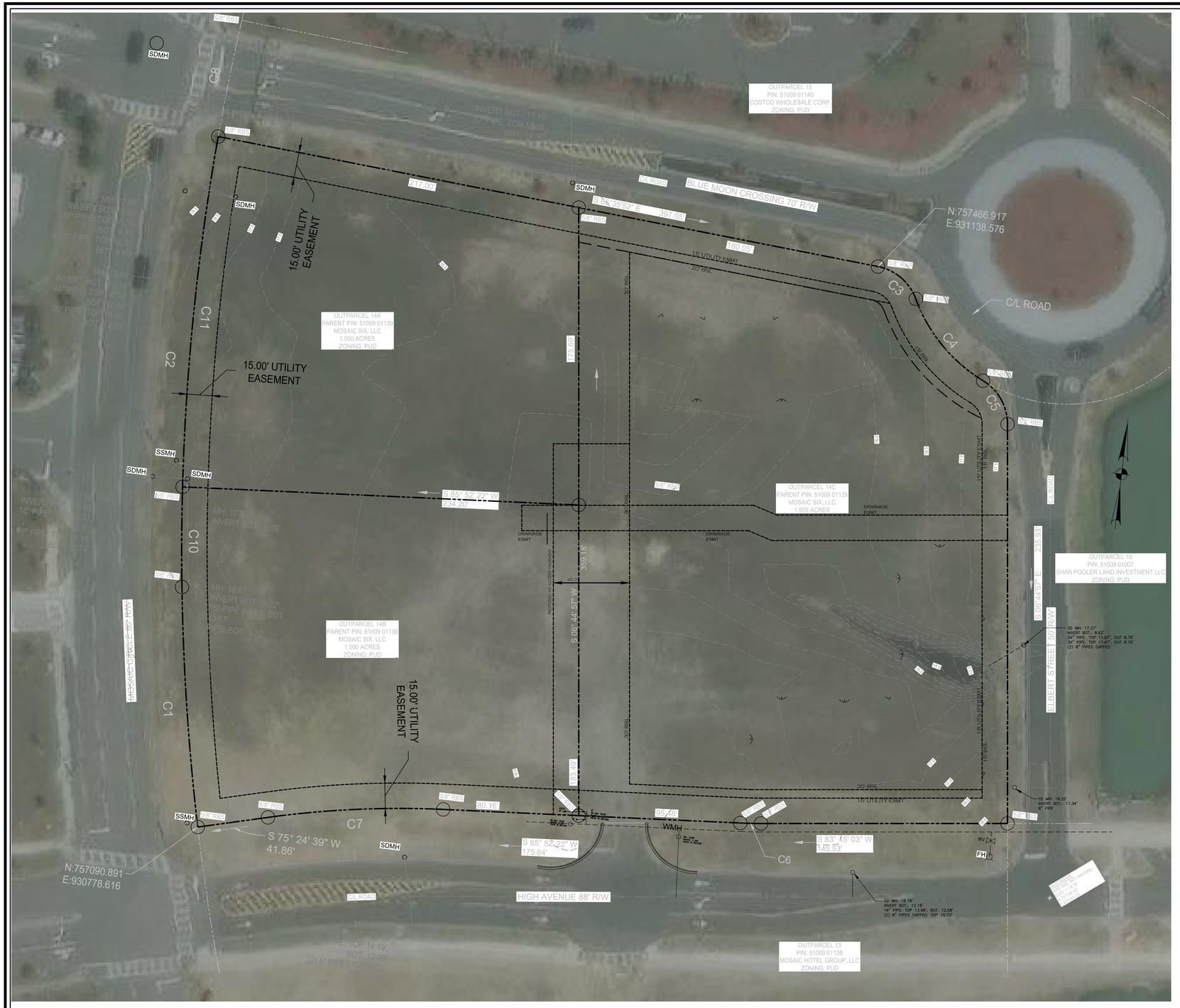
SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

LANDSCAPE AND UTILITY BOND NOTES :

1. ALL LANDSCAPE AND UTILITY BONDS THAT ARE REQUIRED BY THE CITY OF POOLER ARE TO BE SUPPLIED AND MAINTAINED BY THE SITE OWNER.

UTILITIES PROTECTION CENTER
CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411



EXISTING SITE PLAN

1" = 30'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CHORD LENGTH
C1	N 10°30'28" W	142.08'	1403.62'	142.14'
C2	N 02°08'57" W	266.99'	1403.62'	267.40'
C3	S 56°15'50" E	29.39'	30.00'	30.72'
C4	S 46°10'24" E	62.62'	95.00'	63.81'
C5	S 36°04'59" E	29.39'	30.00'	30.72'
C6	S 84°33'43" W	12.26'	268.00'	12.26'
C7	S 80°38'30" W	103.57'	568.00'	103.71'
C8	N 32°40'17" E	188.11'	95.00'	271.63'
C9	N 04°44'14" E	70.00'	1403.62'	70.01'
C10	N 06°23'54" W	59.19'	1403.62'	59.19'
C11	N 00°56'27" W	208.01'	1403.62'	208.20'

LEGEND

NEW	EXISTING	DESCRIPTION
		BUILDING
		RESURFACE ASPHALT PAVEMENT
		ASPHALT PAVEMENT TYPE I
		ASPHALT PAVEMENT TYPE I I
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
— SD —		STORM DRAIN LINE
— SS —	— SS —	SANITARY SEWER LINE
— W —	— W —	WATER LINE
●	Ⓢ	SANITARY SEWER MANHOLE
	G.V.	GAS VALVE
	W.V.	WATER VALVE
■	W.M.	WATER METER
		FIRE HYDRANT
		SIGN
		FLARED END SECTION
	13.00	SPOT ELEVATION
		CONTOUR
I.E.4.13	I.E.4.13	INVERT ELEVATION
	—x—	CHAIN LINK FENCE
		DITCH INVERT
		PROPERTY LINE
	IPF	IRON PIN FOUND
TW 16.83		TOP OF WALK
TP 14.65		TOP OF PAVEMENT
FG 16.1		FINISHED GRADE
TS 16.10		TOP OF STONE
TG 16.10		TOP OF GUTTER
TC 16.10		TOP OF CURB

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

Survey Information :

1. Survey information : Gardner Surveying
2. Date of Onginal Survey : May, 2024
3. Datum : NAVD 88

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSLS, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL F.F. NOTES :

1. CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.
2. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

PROJECT INFORMATION :

P.I.N. : 51009 01139

PROJECT ADDRESS : 125 High Avenue
Pooler, Georgia 31322

CURRENT ZONING : PUD PHASE 7 SAVANNAH QUARTERS

SITE SIZE : 1.91 ACRES

ESTIMATED DISTURBED AREA : 2.5 ACRES

TOTAL PERVIOUS AREA: 0.7 ACRES
TOTAL IMPERVIOUS AREA: 1.2 ACRES (63% IMPERVIOUS)

SETBACKS :
FRONT = 30'
REAR = 15'
SIDE = 20'

MAX. BUILDING HEIGHT = 125'-0"
PROPOSED BUILDING HEIGHT = 21'-3"

OWNER : Mosaic Five, LLC
(contact : D.J. Desai)
P.O. Box 6465
Beaufort, South Carolina 29906

PRIMARY PERMITTEE EMAIL : djdesai@hdcompaniesus.com

PHONE : 843-379-9405

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.
4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 30'
0 30' 60' 75'

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0108 & 13051C0109, MAP REVISED AUGUST 16, 2018 (NAVD 88).
2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. RETAIL = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER CHAPTER 9
3. FIRE PROTECTION IS PROVIDED

Site Fire Protection Notes :

1. ACCESS FOR FIREFIGHTING
3310.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.
2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".
3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 111
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : OCT. 6, 2025

JOB NO. ---

SCALE: as shown

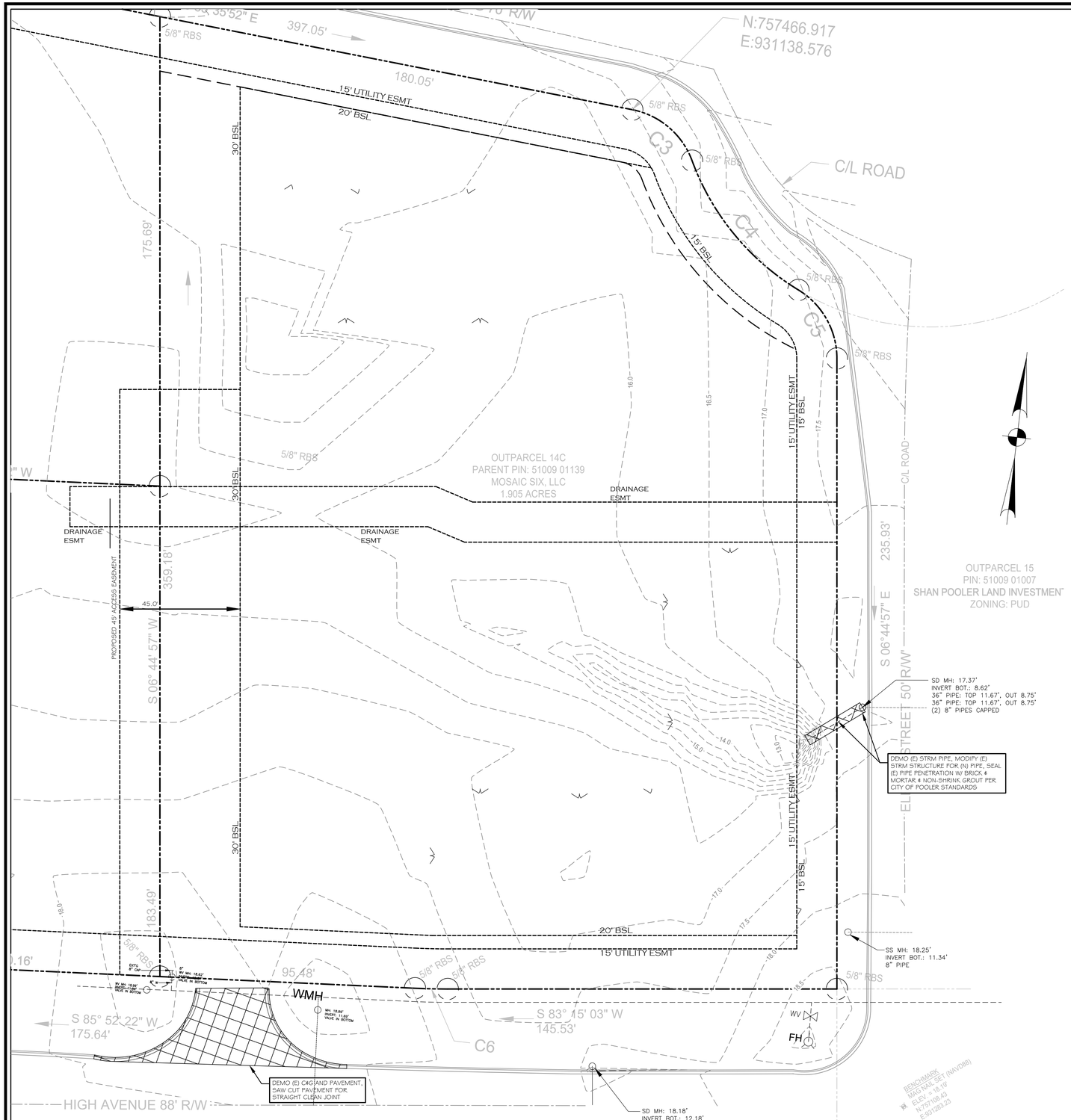
Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
FOR
Mosaic Five, LLC
Beaufort, South Carolina

EXISTING SITE PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
10-6-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-2
2 OF 28 SHEETS



DEMOLITION PLAN

1" = 20'

SPECIAL ORDINANCE NOTE :

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FEMA MAP NOTES :

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2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

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3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.

4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

Survey Information :

1. Survey information : Gardner Surveying

2. Date of Original Survey : May, 2024

3. Datum : NAVD 88

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'

0 20' 40' 50'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
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Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

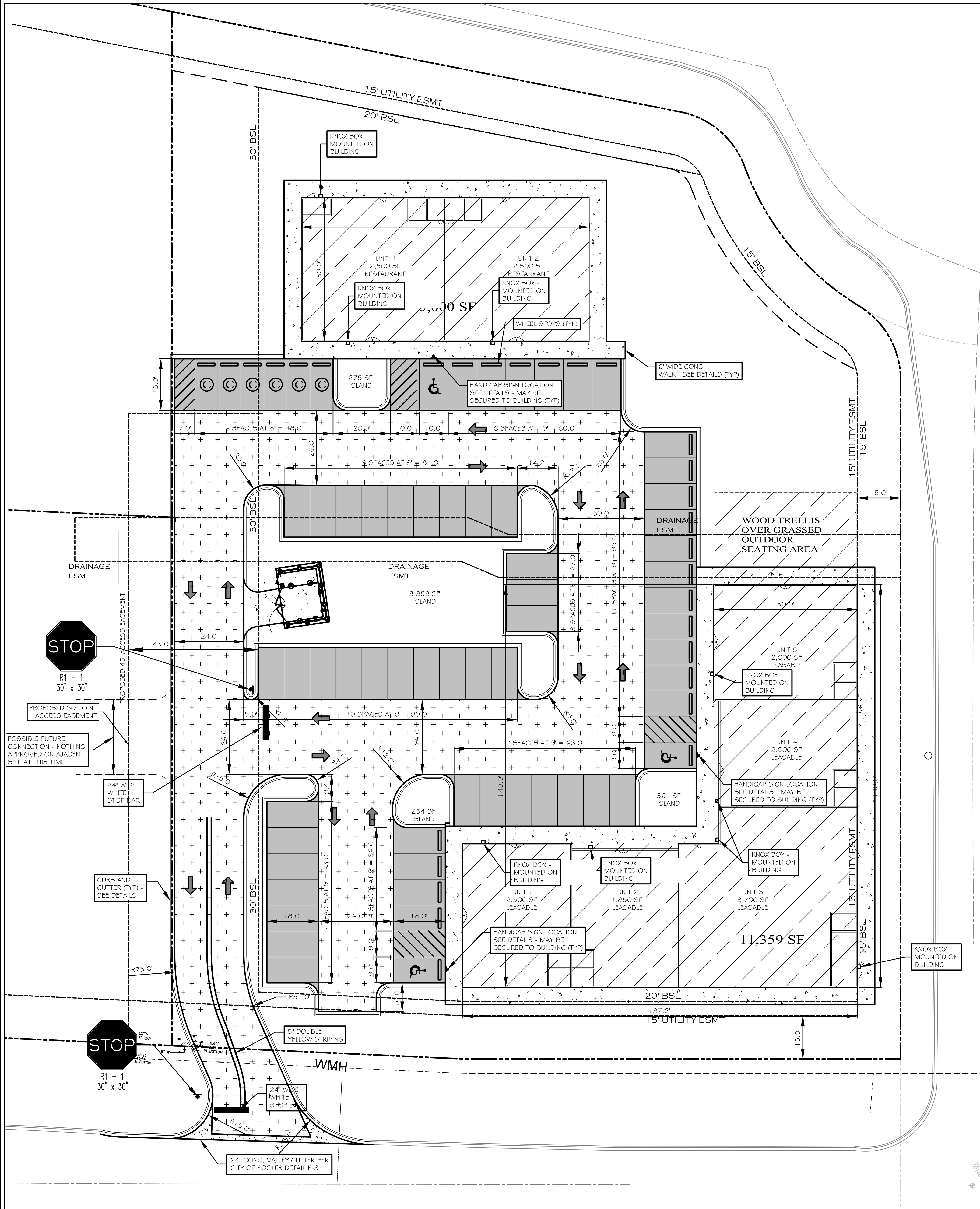
MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC FIVE, LLC
BEAUFORT, SOUTH CAROLINA

DEMOLITION PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

DRAWING NUMBER
C-3
3 OF 28 SHEETS



STAKING AND SIGNING PLAN

1" = 20'

SPECIAL SIGNAGE AND STRIPING NOTES :

1. STOP SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE.
2. PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
3. ALL SIGNS ARE TO BE IN ACCORDANCE WITH MUTCD.

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1. DIMENSIONS ARE IN FEET AND DECIMAL OF FEET UNLESS NOTED OTHERWISE.
2. LIMITS OF CLEARING AND GRUBBING SHALL MATCH THE PROPERTY LINE BOUNDRY OR AS SHOWN ON THE PLANS. COORDINATE ALL CLEARING ACTIVITIES WITH THE ENGINEER/OWNER.
3. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON A SITE COORDINATE SYSTEM. CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION.
4. BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR AS TO LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

GENERAL NOTES:

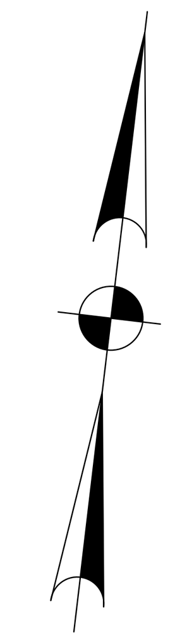
6. CONTRACTOR SHALL VERIFY THAT OVERALL SITE DIMENSIONS AGREE WITH THE INCREMENTAL LAYOUT DIMENSIONS AS SHOWN. ANY DISCREPANCIES WITH DIMENSIONS AND COORDINATES OR PROPERTY LINES SHALL BE ADJUSTED AND APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING HORIZONTAL AND VERTICAL CONTROL ON THE SITE BASED ON EXISTING MONUMENTS. ALL COSTS INVOLVED IN LOCATING THE EXISTING MONUMENTS AND CARRYING THE STAKING LAYOUT TO THE SITE SHALL BE BORNE BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
9. CONTRACTOR TO VERIFY ACTUAL BUILDING DIMENSIONS WITH ARCH. PLANS.
10. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.
5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.
6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.
7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.
8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.
9. IN CHATHAM COUNTY, BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL (INTERIOR, EXTERIOR) INCLUDING DISCONECT BOXES, PLUMBING, HVAC, OUTLETS, SWITCHES, DUCTWORK AND OTHER EQUIPMENT A MINIMUM OF 3' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.



PARKING CALCULATIONS:

NEW RETAIL BUILDINGS = 12,050 SF
NEW RESTAURANTS = 72 SEATS TOTAL

$$\text{REQUIRED RETAIL PARKING} = \left(\frac{1\ \text{SPACE}}{250\ \text{SF}}\right)(12{,}050) = 48\ \text{SPACES REQUIRED}$$

$$\text{REQUIRED RESTAURANT PARKING} = \left(\frac{1\ \text{SPACE}}{4\ \text{SEATS}}\right)(72\ \text{SEATS}) = 18\ \text{SPACES REQUIRED}$$

TOTAL SPACES REQUIRED = 48+ 18 = 66 SPACES REQUIRED
TOTAL SPACES SUPPLIED = 66 SPACES
HANDICAP SPACES SUPPLIED = 3 SPACES
VAN ACCESSIBLE SPACES SUPPLIED = 1 SPACE
(1 VAN SPACE / 6 H.C. SPACES AS PER ADA 208.2.4)

PARKING SPACES BASED ON CITY OF POOLER PARKING ORDINANCE ASSUMING A RETAIL AND RESTAURANT OCCUPANCY

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. RETAIL = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER CHAPTER 9
3. FIRE PROTECTION IS PROVIDED

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

PAVEMENT MARKING NOTES :

1. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN (MUTCD)".

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSL'S, BUFFERS, ETC. WTIH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

SPECIAL HANDICAP RAMP NOTES :

1. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED AND "TINTED" AS PER ADA GUIDELINES AND REQUIREMENTS.

STOP SIGN AND STOP BAR INSTALLATION NOTES :

1. STOP BARS ARE TO BE WHITE, 24" WIDE x 12' LONG, INSTALLED 6'-0" FROM THE INTERSECTING ROAD PAVEMENT EDGE AS PER MUTCD 3B.16.

2. STOP SIGNS ARE TO BE INSTALLED ALLIGNED WITH THE STOP BARS AS PER MUTCD 3B.16.

PAVING SURFACE LEGEND

- HEAVY DUTY
- STANDARD DUTY
- CRUSHER RUN
- CONCRETE
- STABILIZED EARTH
- GDOT PAVING
- FUTURE BUILDING
- DUMPED STON RIP-RAP

CURB RADII NOTE :

ALL CURB RADII ARE 5' U.N.O.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

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2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

GREENSPACE CALCULATIONS :

TOTAL SITE = 1.90 AC.
PAVING / BUILDING / ETC. = 1.20 AC.
GREENSPACE = 0.70 AC.

$$\frac{0.70\ \text{AC}}{1.90\ \text{AC}} = 0.3684 = 37\ \%\ \text{GREENSPACE}$$

SITE LIGHTING NOTE :

ALL SITE LIGHTING IS TO BE AS PER OWNER AND IS TO BE COORDINATED WITH OWNER FOR POLE PLACEMENT, APPROVAL BY POOLER, ETC.

SIDEWALK NOTES :

1. ALL SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 6' WIDE - PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

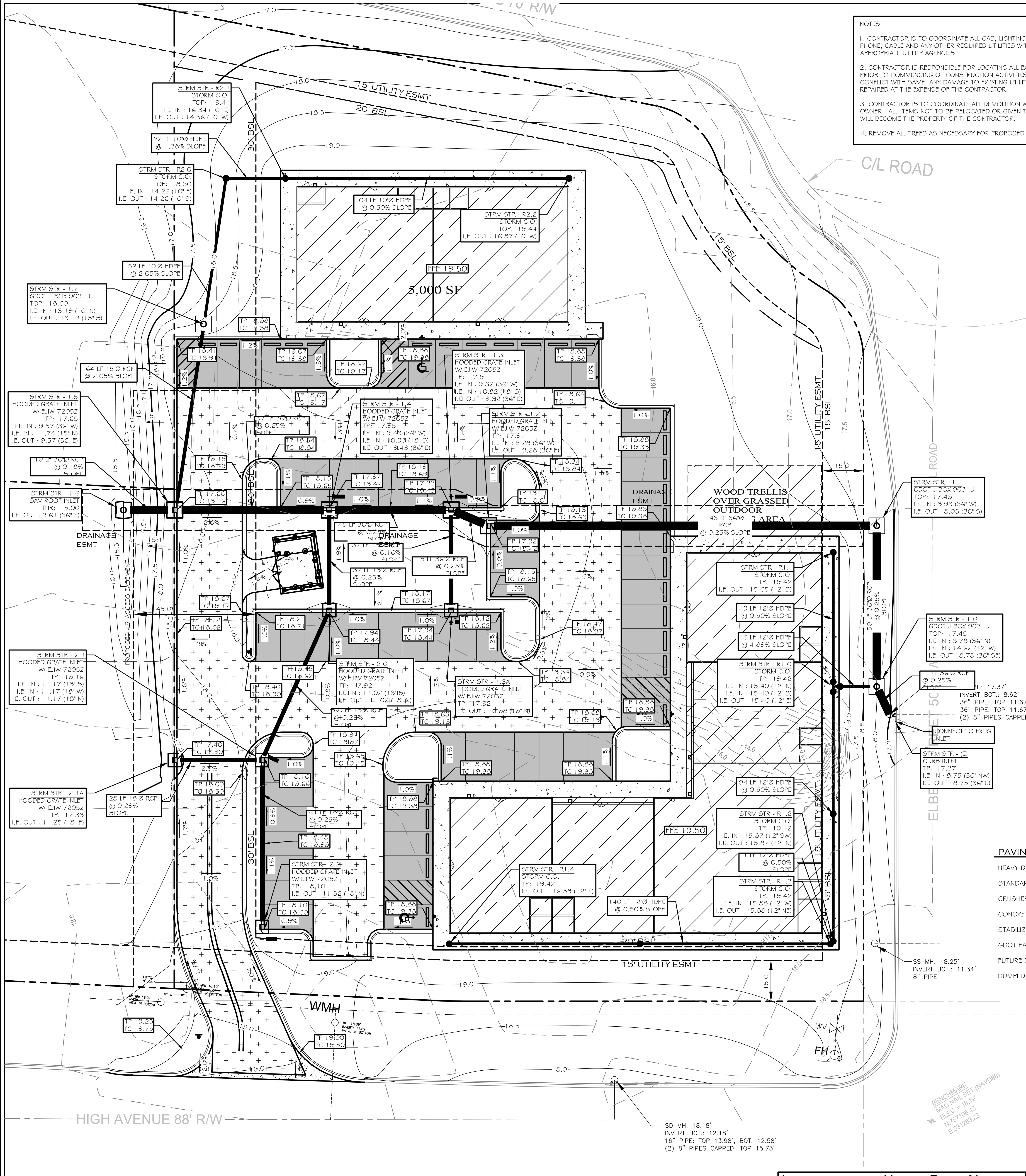
MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC FIVE, LLC
BEAUFORT, SOUTH CAROLINA

STAKING AND SIGNING PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER 10-6-25 MARK A. BOSWELL

DRAWING NUMBER
C-4



PAVING, GRADING AND DRAINAGE PLAN

1" = 20'

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

GEOTECHNICAL NOTES :

1. A GEOTECHNICAL INVESTIGATION SHOULD BE PERFORMED PRIOR TO PAVING ROADS FOR PAVEMENT DESIGN RECOMMENDATIONS AND AS PER THE CITY OF POOLER'S STANDARD DETAIL.

2. IT IS STRONGLY RECOMMENDED THAT A GEOTECHNICAL INVESTIGATION IS PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF GEORGIA PRIOR TO BUILDING SLABS BEING POURED FOR RECOMMENDATIONS FOR SOCK DRAINS, FOUNDATION DESIGN, ETC.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13056IC0108 & 13056IC0109, MAP REVISED AUGUST 16, 2018 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

SPECIAL DETENTION POND NOTE :

1. DETENTION FOR THIS PROJECT IS BEING ACHIEVED BY UTILIZING THE EXT'G PARK DETENTION POND AND THERFOR DETENTION IS NOT BEING PLANNED FOR THIS PROJECT

STORM AND UTILITIES MANHOLE AND BOX NOTES :

1. INVERT ELEVATIONS ARE TO BE CONSIDERED AS PIPE INVERTS AND NOT AS THE INVERT OF THE MANHOLE, BOX, ETC.

FIRE PROTECTION WATER :

AS PER 2018 IBC :

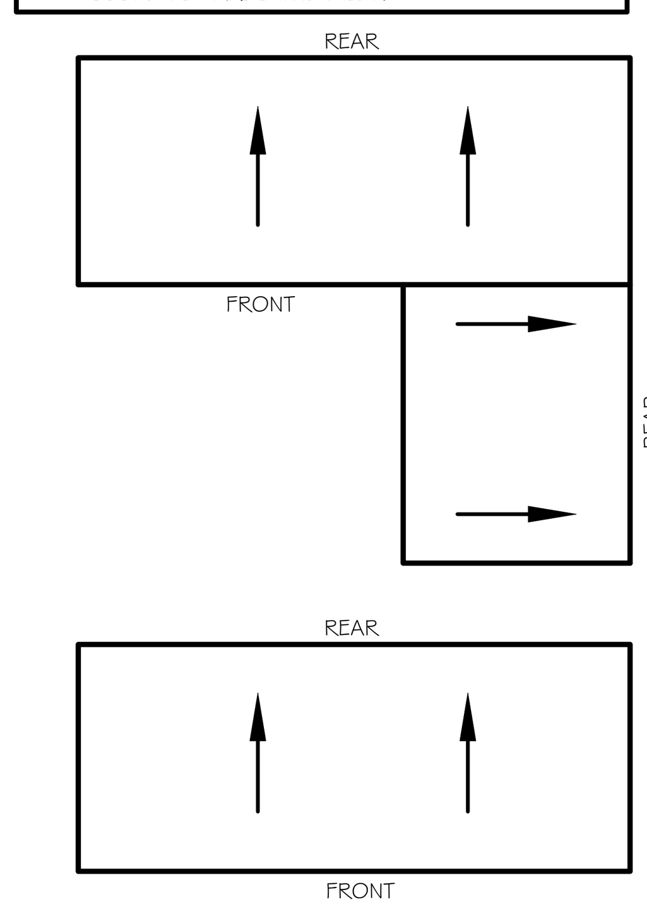
1. RETAIL = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER CHAPTER 9
3. FIRE PROTECTION IS PROVIDED

CULVERT PIPE INSTALLATION NOTES :

1. CULVERTS ARE TO BE INSTALLED AS PER CITY OF POOLER DETAILS AND SPECS.
2. CULVERT DETAILS AND SPECS WERE NOT AVAILABLE AT THE TIME OF THIS SUBMITTAL AND SHALL BE OBTAINED FROM CITY OF POOLER STORMWATER DEPARTMENT.

SUBGRADE DRAIN NOTES :

1. SEE DETIALS.
2. SUBGRADE DRAINS SHALL BE ADDED TO STORM DRAIN INLETS DUE TO GROUND WATER TABLE.
3. SUBGRADE DRAIN WILL CONSIST OF 6" DIA. PERFORATED PIPE EMBEDDED IN GRANULAR MATERIAL.
4. DRAINS SHALL EXTEND 10 LF IN TWO DIRECTIONS FROM THE INLET.
5. DRAINS MAY BE EXTENDED MORE THAN 10 LF IF INSTRUCTED BY OWNER OR HIS/HER REPRESENTITIVE AS CONDITIONS DICTATE.
6. DRAINS SHALL BE INSTALLED AT A UNIFORM SLOPE TOWARDS THE INLET.



TYP ROOF PLAN

PAVING SURFACE LEGEND

- HEAVY DUTY
- STANDARD DUTY
- CRUSHER RUN
- CONCRETE
- STABILIZED EARTH
- GDOT PAVING
- FUTURE BUILDING
- DUMPED STON RIP-RAP

SIDEWALK NOTES :

1. ALL SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 6' WIDE - PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

Survey Information :

1. Survey information : Gardner Surveying
2. Date of Original Survey : May, 2024
3. Datum : NAVD 88

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.

5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.

6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.

7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.

8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.

9. IN CHATHAM COUNTY, BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL (INTERIOR, EXTERIOR) INCLUDING DISCONECT BOXES, PLUMBING, HVAC, OUTLETS, SWITCHES, DUCTWORK AND OTHER EQUIPMENT A MINIMUM OF 3' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

SPECIAL F.F. NOTES ;

1. CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.

2. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

SPECIAL CONSTRUCTION NOTES :

1. SITE AND BUILDING CONTRACTOR IS TO OBTAIN, REVIEW AND FOLLOW THE RECCOMMENDATIONS SET FORTH BY THE GOETECHNICAL REPORT.

2. GROUNDWATER MUST BE LOWERED DURING CONSTRUCTION BY ANY MEANS APPROVED BY THE GEOTECHNICAL ENGINEER.

3. DE-WATERING MAY BE ACCOMPLISHED BY WELLPOINTS AND / OR DITCHES WITH SUMPS AND PUMPS.

4. STIPPING OF PROJECT SITE DEPTHS MAY BE FROM 2 TO IN EXCESS OF 5 FEET BELOW THE GROUND SURFACE.

5. FILL AND / OR BACKFILL SHALL CONSIST OF COARSE-GRAINED SOILS CLASSIFIED AS SW, SP, SM OR SP-SM WITH A MAXIMUM OF 15% PASSING A #200 SIEVE.

6. BACKFILL FOR PAVING SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.

7. ANT TRENCH LEFT VACANT (from relocate) UTILITIES, STUMP HOLES, ETC. SHALL BE BACKFILLED WITH APPROVED SOIL, PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.

8. SUBGRADE SHALL BE PROOF ROLLEN WITH A LOADED DUMP TRUCK. ANY "PUMPING" OR UNSTABLE AREAS SHALL BE REMOVED AND REPLACED AS PER SPECIAL CONSTRUCTION NOTE #6. IN THE CASE OF EXCESSIVE MOISTURE, THE AREA MAY BE ALLOWED TO DRY AND RE-PROOF ROLLED.

9. ALL FILL SOILS FOR THIS PROJECT SHALL BE AS PER SPECIAL CONSTRUCTION NOTE #5.

10. SOILS CLASSIFIED AS MH, CH, CC OR SC WILL NOT BE ACCEPTABLE.

11. ALL FOOTING EXCAVATIONS AND SLAB SUBGRADES SHALL BE COMPACTED TO A MINIMUM OF 95% IN ACCORDANCE WITH ASTM D-1557.

12. SLABS ON GRADE SHOULD BE SUPPORTED BY A MINIMUM OF 4 INCHES OF GRANULAR FREE DRAINING GRAVEL OR COARSE SAND TO REMOVE MOISTURE.

13. A VAPOR RETARDING MEMBRANE SHALL BE PLACED BETWEEN GRANULAR BASE AND CONCRETE TO PREVENT MIGRATION.

GENERAL NOTES:

1. *SEE SHEET C2 FOR LEGEND.*
2. *LIMITS OF GRADING AND GRASSING ARE INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLANS AS "LIMITS OF DISTURBANCE".*
3. *CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.*
4. *ALL DISTURBED AREAS FROM NEW CONSTRUCTION ACTIVITIES WILL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROMOTE A SUFFICIENT GROUND COVER THAT WILL PREVENT SOIL EROSION.*
5. *DRAINAGE: ALL EXCAVATION SHALL BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH EFFECTS THE OPERATIONS WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. SURFACE WATER, GROUNDWATER, OR ANY PERCHED WATER WHICH MIGHT BE ENCOUNTERED DURING EXCAVATIONS SHALL BE REMOVED BY ANY ACCEPTABLE MEANS APPROVED BY THE ENGINEER.*
6. *ELEVATIONS ARE BASED ON NAVD 88 DATUM. SEE C2 FOR ELEVATION DATUM.*
7. *CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED STRUCTURE LOCATIONS (drainage, sanitary, etc.) TOPS AND DEPTHS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.*
8. DETENTION BASIN MAY BE ENLARGED (not deepened) TO GAIN FILL FOR CONSTRUCTION IF THE MATERIAL IS SATISFACTORY.
9. DETENTION BASIN IS TO BE CONSTRUCTED WITH 3:1 SIDESLOPES.
10. DETENTION BASIN IS TO BE SODDED TO PREVENT EROSION.
11. 18" CURB AND GUTTER (if required) TO BE CONCRETE.
12. #12 GA. WIRE SHALL BE INSTALLED ABOVE ALL STORM PIPES AT 1 TO 2 FEET ABOVE PIPE.
13. ALL STORM PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
14. SEE UTILITY PLAN FOR PIPE SEPARATION NOTES.
15. PARKING AREA IS TO BE PRIVATELY OWNED AND MAINTAINED.

LANDSCAPE AND UTILITY BOND NOTES :

1. ALL LANDSCAPE AND UTILITY BONDS THAT ARE REQUIRED BY THE CITY OF POOLER ARE TO BE SUPPLIED AND MAINTAINED BY THE SITE CONTRACTOR.

PARKING OWNERSHIP NOTES :

1. PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'

REVISIONS

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MAILING : 103 NASSAU DRIVE
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912 - 897 - 6932
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DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

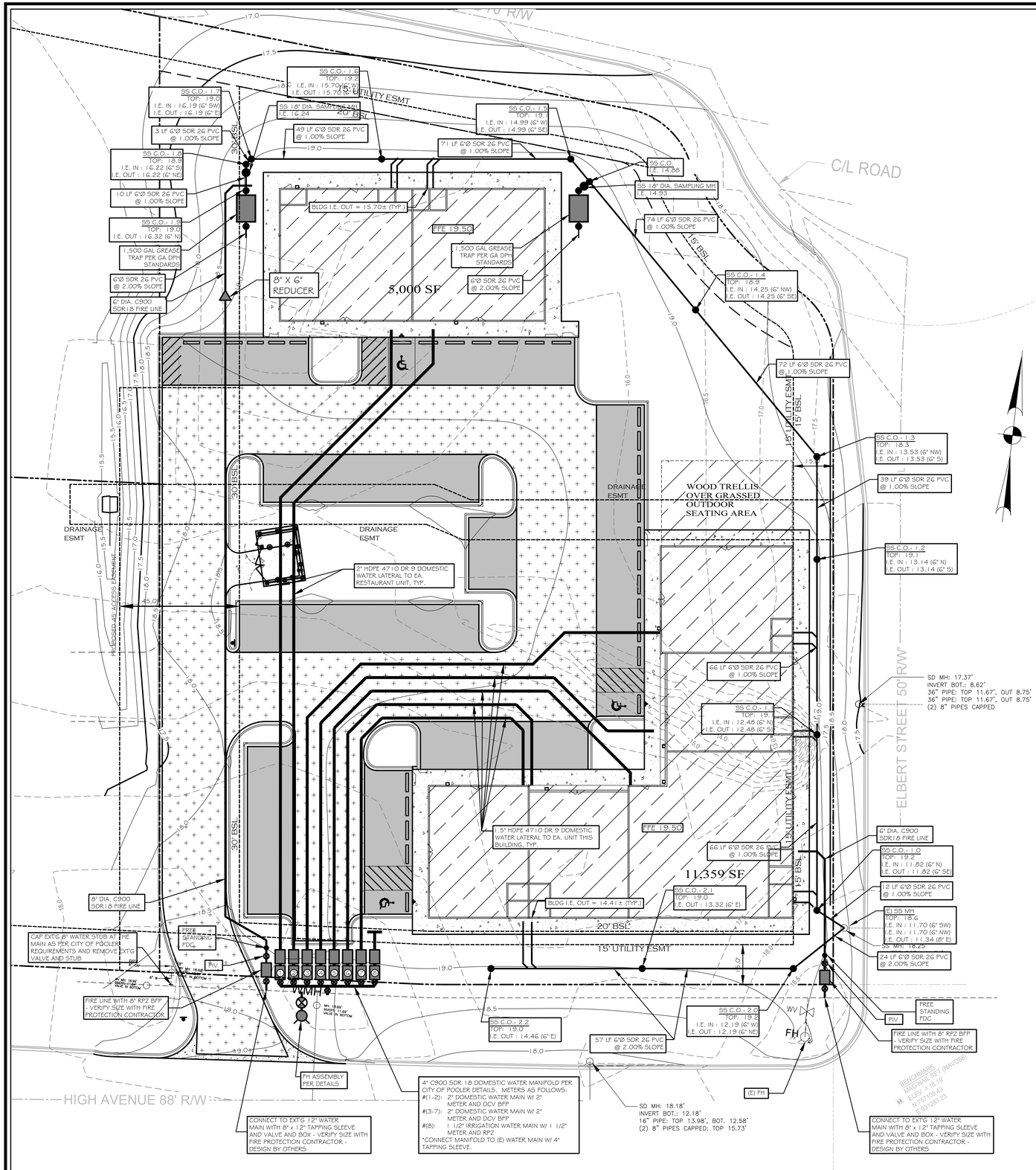
MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC FIVE, LLC
BEAUFORT, SOUTH CAROLINA

PAVING, GRADING AND DRAINAGE PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

Drawing Number
C-5



UTILITY PLAN

1" = 20'

SPECIAL UTILITY TERMINATION NOTES :

1. ALL UTILITIES (WATER, SEWER, GAS, ELECTRIC, ETC.) NOT TO BE USED ON THIS PROJECT ARE TO BE TERMINATED AS PER THE UTILITY PROVIDERS INSTRUCTIONS.

2. ALL UTILITY TERMINATIONS ARE TO BE COORDINATED WITH THE UTILITY PROVIDER, OWNER AND CITY OF POOLER.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0108 & 13051C0109, MAP REVISED AUGUST 16, 2018 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

UTILITY OWNERSHIP NOTES :

1. WATER SYSTEMS BEHIND METERS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
2. SANITARY SEWER SYSTEMS UPSTREAM OF SS MH NO. 1 ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SPECIAL WATER LINE NOTES :

1. ALL WATER METERS ENCOUNTERED ON THE PROJECT SITE, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE DISCONNECTED AND RETURNED TO THE CITY OF POOLER WATER AND SEWER DEPARTMENT.

2. ALL LATERALS WHICH ARE REMOVED FROM SERVICE SHALL BE CAPPED AS CLOSE TO THE MAIN AS PRACTICAL WITHOUT REMOVING ROADWAY. THIS WORK IS TO BE COORDINATED WITH THE CITY OF POOLER WATER AND SEWER DEPARTMENT.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

TRACER WIRE NOTES :

1. ALL WATER MAINS, WATER LATERALS AND FIRE HYDRANTS ARE TO HAVE A #12 GAUGE SOLID COPPER WIRE INSTALLED WITH EACH UTILITY. IT SHALL BE INSTALLED IN SUCH A MANNER THAT THE WIRES ARE CONNECTED TO EACH OTHER AND CAN BE CONTINUOUSLY TRACED. THE WATER DEPARTMENT SHALL CONDUCT A TRACING TEST TO ENSURE COMPLIANCE.

DROP MANHOLE NOTES :

1. DROP MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C478 AND SHALL BE BUILT AT THE LOCATIONS AND IN CONFORMANCE WITH THE DETAILS SHOWN WHERE THE DIFFERENCE IN IE ELEVATION BETWEEN THE INCOMING PIPE AND MANHOLE IE IS MORE THAN 2 FEET.
2. PROTECTIVE COATINGS ARE REQUIRED FOR ALL WET WELLS, RECEIVING MANHOLES, DROP MANHOLES, ANY STRUCTURE WHERE A FORCE MAIN TERMINATES OR HIGH LEVELS OF CORROSION ARE ANTICIPATED.

SPECIAL WATER LINE NOTES :

1. Pipe, fittings, valves and other accessories shall, unless otherwise directed, be unloaded at the point of delivery and stored where they will be protected and will not be hazardous to traffic. They shall at all times be handled with care to avoid damage. The interior of all pipe, fittings and other accessories shall be kept free from dirt and foreign matter at all times.

2. Any defective, damaged, or unsound pipe shall be rejected. All foreign matter or dirt shall be removed from the inside of the pipe before it is lowered into it's position in the trench and shall be kept clean by approved means during and after laying. Care shall be taken to prevent dirt from entering the joint space. During installation, when pipe laying is not in progress, a mechanical joint plug or cap, or approved equal, will be used to form a water tight seal at both ends of the line being laid and no trench water shall be permitted to enter the pipe.

3. Clean the interiors of all pipe by brushing, swabbing or washing out all dirt before placement.

4. Flush the new pipe lines until the water runs clear at the end of all mains and laterals. This should be done after the pressure test and before disinfection. Minimum flush time and velocity are to be 2.5 fps which is necessary to purge the line of foreign material.

5. All materials used and come into contact with drinking water during its distribution shall not adversely affect drinking water quality and public health and must be certified for conformance with Amercan National Standards Institute/National Sanitation Foundation Standard 61 (ANSI/NSF Standard 61).

6. All new sanitary sewer laterals and new mains are required to be televised at the owner's / contractor's expense.

7. All sanitary sewer laterals are required to be capped.

8. All sanitary sewer laterals shall be connected to the sewer main at a 90 degree angle.

VALVE NOTES :

1. ALL TAPPING VALVES SHALL BE GATE VALVES WITH STAINLESS STEEL BOLTS.
2. ALL 2" GATE VALVES UPSTREAM OF EACH MANIFOLD METER IS TO HAVE STAINLESS STEEL BOLTS.
3. ALL TAPS FOR METERS SHALL HAVE A MINIMUM OF 3' SEPARATION FROM EACH OTHER OR ANY BELL OR FITTING.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. RETAIL = B OCCUPANCY (SECTION 304.1)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER CHAPTER 9
3. FIRE PROTECTION IS PROVIDED

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
331.0.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

LANDSCAPE AND UTILITY BOND NOTES :

1. ALL LANDSCAPE AND UTILITY BONDS THAT ARE REQUIRED BY THE CITY OF POOLER ARE TO BE SUPPLIED AND MAINTAINED BY THE SITE CONTRACTOR.

SPECIAL GREASE INTERCEPTOR NOTES :

1. ALL GREASE INTERCEPTORS ARE REQUIRED TO HAVE A SAMPLING MANHOLE NOT LESS THAN 18" IN DIAMETER INSTALLED AT THE EFFLUENT SIDE OF THE INTERCEPTOR PRIOR TO THE SANITARY SEWER CONNECTION.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

Survey Information :

1. Survey information : Gardner Surveying
2. Date of Original Survey : May, 2024
3. Datum : NAVD 88

SCALE: 1" = 20'

0 20' 40' 50'

REVISIONS

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DESIGNED ---- | DRAWN MAB | CHECKED ----
DATE : OCT. 6, 2025
JOB NO. ----
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322

Mosaic Five, LLC
Beaufort, South Carolina

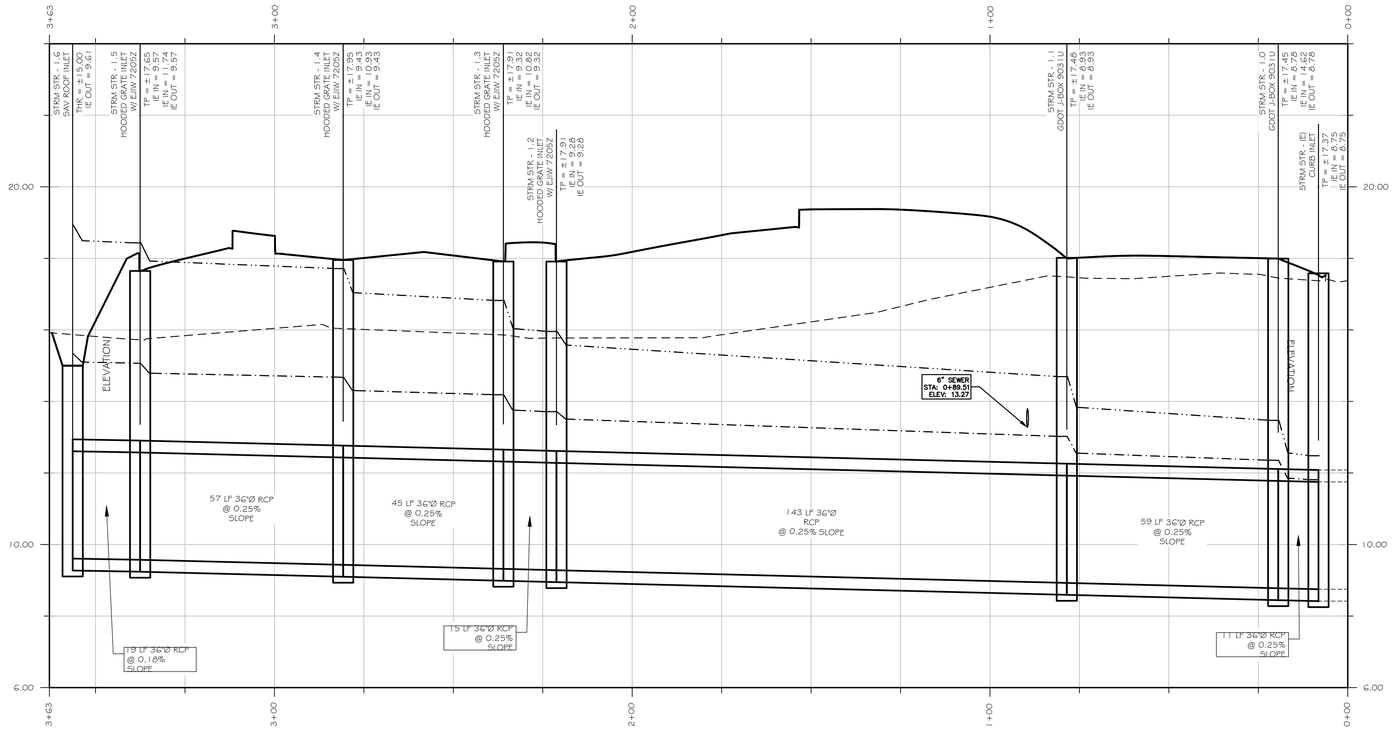
UTILITY PLAN, NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

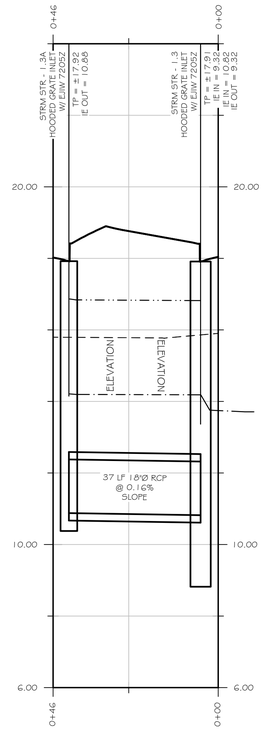
GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-6-25 ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-6
6 OF 28 SHEETS

STORM ALIGN 1.0 - 1.6
STATION: 0+00.00 THRU 3+62.89



STORM ALIGN 1.3 - 1.3A
STATION: 0+00.00 THRU 0+46.15



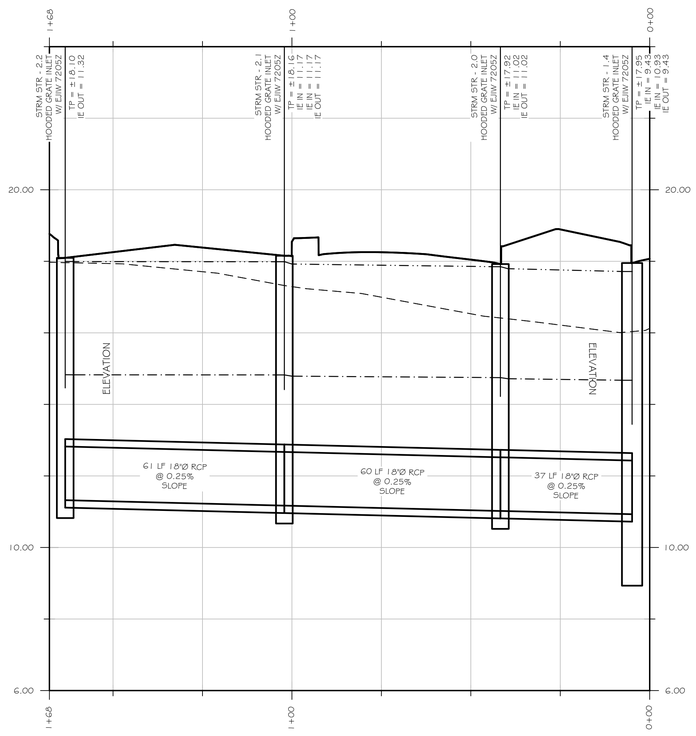
EXISTING GRADE

PROPOSED GRADE

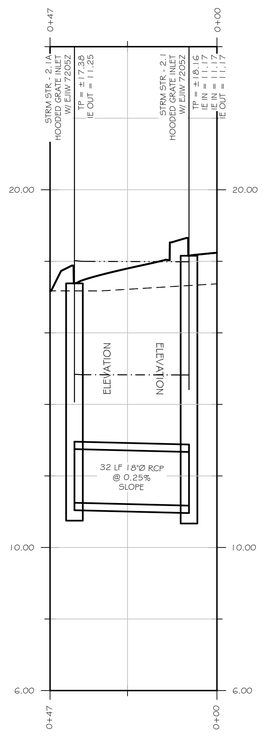
25-YEAR HGL

100-YEAR HGL

STORM ALIGN 1.4 - 2.2
STATION: 0+00.00 THRU 1+67.78



STORM ALIGN 2.1 - 2.1A
STATION: 0+00.00 THRU 0+46.66



SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

VERTICAL SCALE: 1" = 2'

0 2' 4' 5'

HORIZONTAL SCALE: 1" = 20'

0 20' 40' 50'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
UNIT K, SUITE 1
MAILING: 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE: OCT. 6, 2025

JOB NO. ---

SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
For:
Mosaic Five, LLC
Beaufort, South Carolina

PROFILES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING

GEORGIA UTILITIES PROTECTION CENTER, INC. GEORGIA811.COM

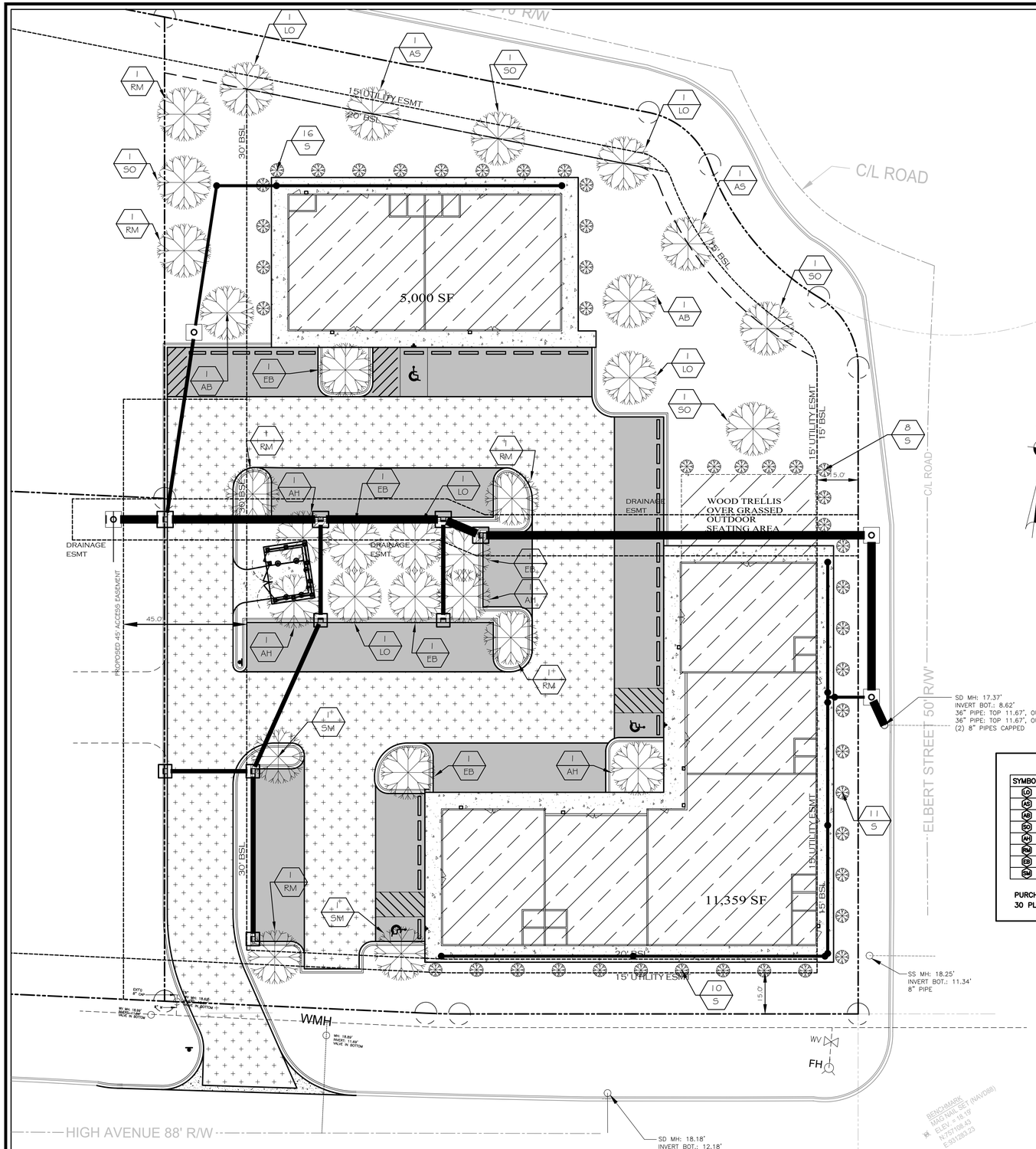
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
10-6-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER

C-7

7 OF 28 SHEETS



LANDSCAPE PLAN
1" = 20'

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

GREENSPACE CALCULATIONS :

TOTAL SITE = 1.90 AC.
PAVING / BUILDING / ETC. = 1.20 AC.
GREENSPACE = 0.70 AC.

$\frac{0.70\ AC}{1.90\ AC}$ = 0.3684 = 37 % GREENSPACE

LANDSCAPE NOTES:

TREE PLANTING REQUIREMENTS
TREES REQUIRED = 15 TREES PER DISTURBED ACREAGE
ONSITE DISTURBED = 1.90 AC
REQUIRED = 1.90 x 15 = 29 TREES
TREES TO REMAIN = 0
TREES TO BE PLANTED = 29

~~TREE CREDIT PRICING~~

~~17 CREDITS X $ 475 PER CREDIT = $ 8,075~~

~~OWNER IS TO PAY A FEE OF $ 8,075 TO THE POOLER TREE FUND~~

PLANTED TREES AND SHRUBS

SYMBOL	NUMBER	NAME	SIZE	MATURE SIZE	QUALITY
LO	5	LIVE OAK	3" CAL.	LARGE	PREFERRED
AS	2	AMERICAN SYCAMORE	3" CAL.	LARGE	PREFERRED
AB	2	AMERICAN BEECH	3" CAL.	LARGE	PREFERRED
SO	4	SHUMARD OAK	3" CAL.	LARGE	PREFERRED
AH	4	AMERICAN HOLLY	2" CAL.	MEDIUM	PREFERRED
RM	6	RED MAPLE	2" CAL.	MEDIUM	PREFERRED
EB	5	EASTERN REDBUD	2" CAL.	SMALL	PREFERRED
SM	2	SWEETBAY MAGNOLIA	2" CAL.	SMALL	PREFERRED
	30				

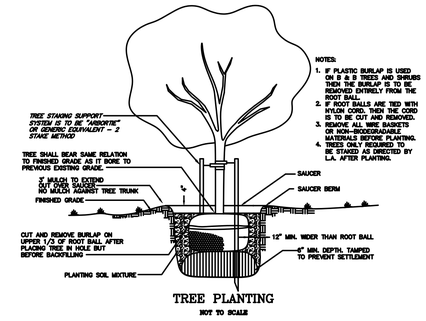
PURCHASE CREDITS FOR 0 TREES
30 PLANTED + 0 CREDITS = 30 TREES

LANDSCAPE AND UTILITY BOND NOTES :

1. ALL LANDSCAPE AND UTILITY BONDS THAT ARE REQUIRED BY THE CITY OF POOLER ARE TO BE SUPPLIED AND MAINTAINED BY THE SITE OWNER.

(S) SHRUB NOTES :

1. S = SHRUB TO BE 12" - 18" IN HEIGHT (MIN) AND A SPECIES THAT CAN BE MAINTAINED WITH A SHAPED APPEARANCE.
2. S = SHRUB SPECIES TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.



TREE PLANTING
NOT TO SCALE

PLANT LEGEND

KEY	SCIENTIFIC & COMMON NAME
– / –	PLANT QUANTITY / PLANT KEY

LANDSCAPE LEGEND

PROPOSED TREE OR SHRUB

EXISTING TREE OR SHRUB

PROPOSED ACCENT PLANT

SPECIAL / GENERAL IRRIGATION NOTES :

1. IRRIGATION PIPE SHALL BE PURPLE PIPE.

2. IRRIGATION PIPING, VALVES AND SPRAY HEADS SHALL BE DENOTED FOR FUTURE REUSE WATER.

3. THIS IRRIGATION SYSTEM IS TO BE CONSIDERED A GUIDE ONLY AND NOT A DESIGN.

4. FINAL IRRIGATION SYSTEM AND WELL IS TO BE DESIGNED BY A QUALIFIED LANDSCAPER OR LANDSCAPE ARCHITECT.

5. FINAL IRRIGATION SYSTEM IS TO BE APPROVED BY THE CITY OF POOLER DPW DEPARTMENT.

4. THIS PLAN IS ASSUMING A ZONED SYSTEM OF 15 GPM PER ZONE WITH ZONING TIMERS AND CONTROLLERS. A SYSTEM WHICH IS CAPABLE OF SUPPLYING 25 PSI AT THE MAIN.

5. THIS PLAN IS ASSUMING A LOOPED MAIN OF 1 1/2" DIA.

6. THIS PLAN IS ASSUMING INDIVIDUAL WATER LAT'S OF 1" DIA.

LANDSCAPE NOTES:

1. ALL TREE PLANTING PRACTICES ARE TO BE IN ACCORDANCE WITH THE CITY OF POOLER'S MOST RECENT TREE ORDINANCE.

2. A HORIZONTAL SEPARATION OF 10 FEET (mn.) SHALL BE MAINTAINED BETWEEN PROPOSED TREES AND ANY UTILITIES(existing or proposed) OR UNDER POWER LINES.

3. PLANTED TREES MUST MEET OR EXCEED THE MINIMUM SIZES AT PLANTING IN ORDER FOR TREE QUALITY POINTS:

LARGE HARDWOOD TREE SPECIES — 3" CALIPER (diameter of stem measured six inches above the ground)

CONIFERS, MEDIUM TREE SPECIES, SMALL TREE SPECIES, — 2" CALIPER

SHRUBS — 3 GALLON

4. AREAS USED FOR TREE PLANTING AREAS SHALL NOT BE USED FOR STORAGE, PARKING, ETC.

5. TREE POINTS SHALL BE PURCHASED FROM CHATHAM COUNTY, IF NECESSARY, TO OBTAIN THE REQUIRED NUMBER OF POINTS.

6. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE GRASSED.

7. ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH 3" OF PINE STRAW, SHREDDED WOOD CHIPS OR PINE BARK.

8. IRRIGATION NOTES :
A. A HOSE BIBB FOR WATERING PLANTS IS TO BE LOCATED WITHIN 100' OF EACH PLANT. SEE PLANS FOR LOCATIONS.

9. TRUNK FLARE (ON ALL TREES) SHALL BE VISIBLE AT THE TIME OF PLANTING & INSPECTION.

SCALE: 1" = 20'
0 20' 40' 50'

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REVISIONS

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JOB NO. ---
SCALE: as shown

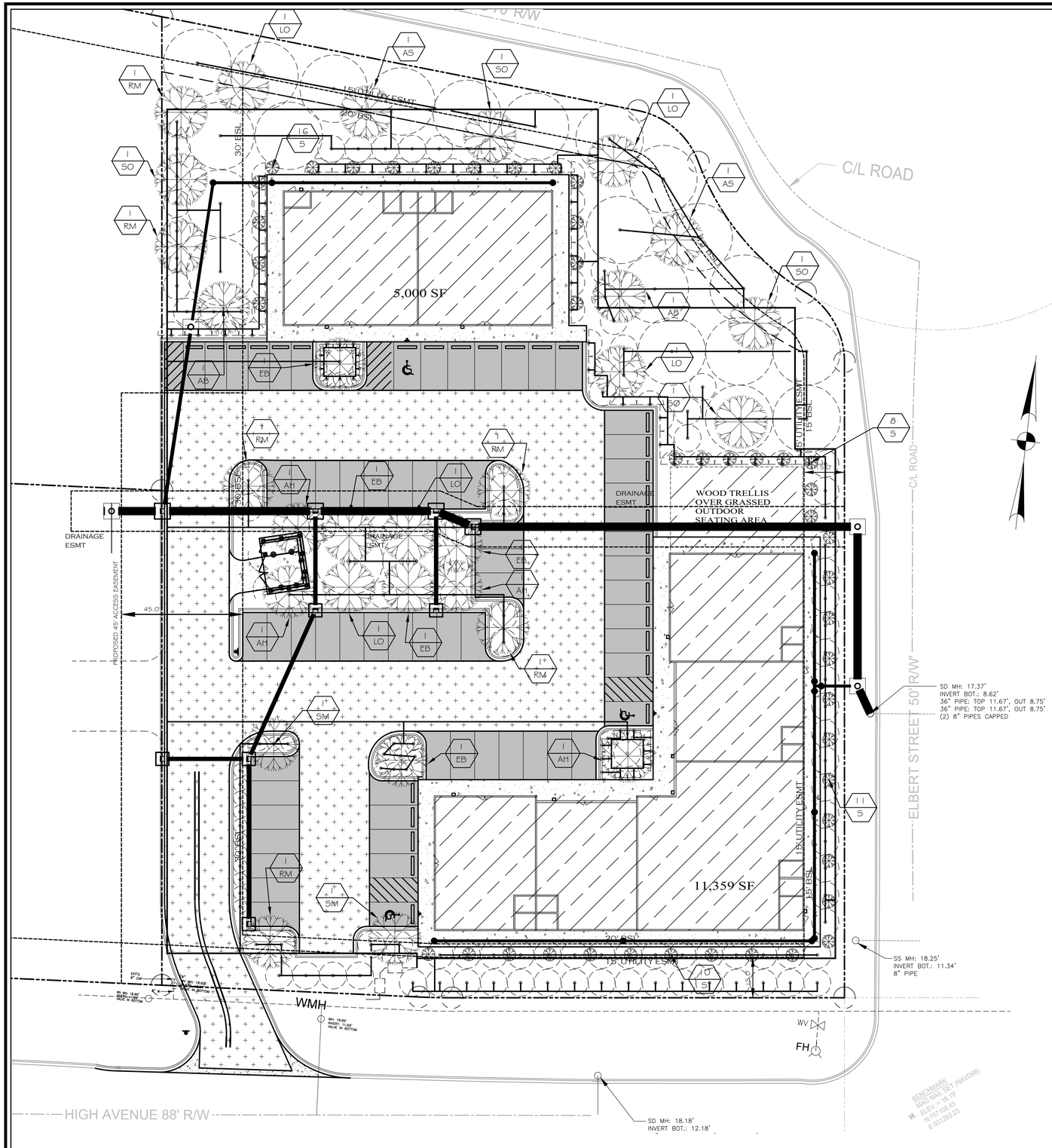
Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
FOR:
Mosaic, LLC
Beaufort, South Carolina

LANDSCAPE PLAN, NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-6-25 LANDSCAPE ARCHITECT MARK A. BOSWELL

DRAWING NUMBER
C-8
8 OF 28 SHEETS



Irrigation Plan

1" = 30'

Special / General Irrigation Notes :

1. IRRIGATION PIPE SHALL BE PURPLE PIPE.
2. IRRIGATION PIPING, VALVES AND SPRAY HEADS SHALL BE DENOTED FOR FUTURE REUSE WATER.
3. THIS IRRIGATION SYSTEM IS TO BE CONSIDERED A GUIDE ONLY AND NOT A DESIGN.
4. FINAL IRRIGATION SYSTEM AND WELL IS TO BE DESIGNED BY A QUALIFIED LANDSCAPER OR LANDSCAPE ARCHITECT.
5. FINAL IRRIGATION SYSTEM IS TO BE APPROVED BY THE CITY OF POOLER ENGINEERING DEPARTMENT.
4. THIS PLAN IS ASSUMING A ZONED SYSTEM OF 50 GPM PER ZONE WITH ZONING TIMERS AND CONTROLLERS.
5. THIS PLAN IS ASSUMING INDIVIDUAL WATER LAT'S OF 1" DIA.

Landscape and Utility Bond Notes :

1. ALL LANDSCAPE AND UTILITY BONDS THAT ARE REQUIRED BY THE CITY OF POOLER ARE TO BE SUPPLIED AND MAINTAINED BY THE SITE CONTRACTOR.

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MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC FIVE, LLC
BEAUFORT, SOUTH CAROLINA

IRRIGATION PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
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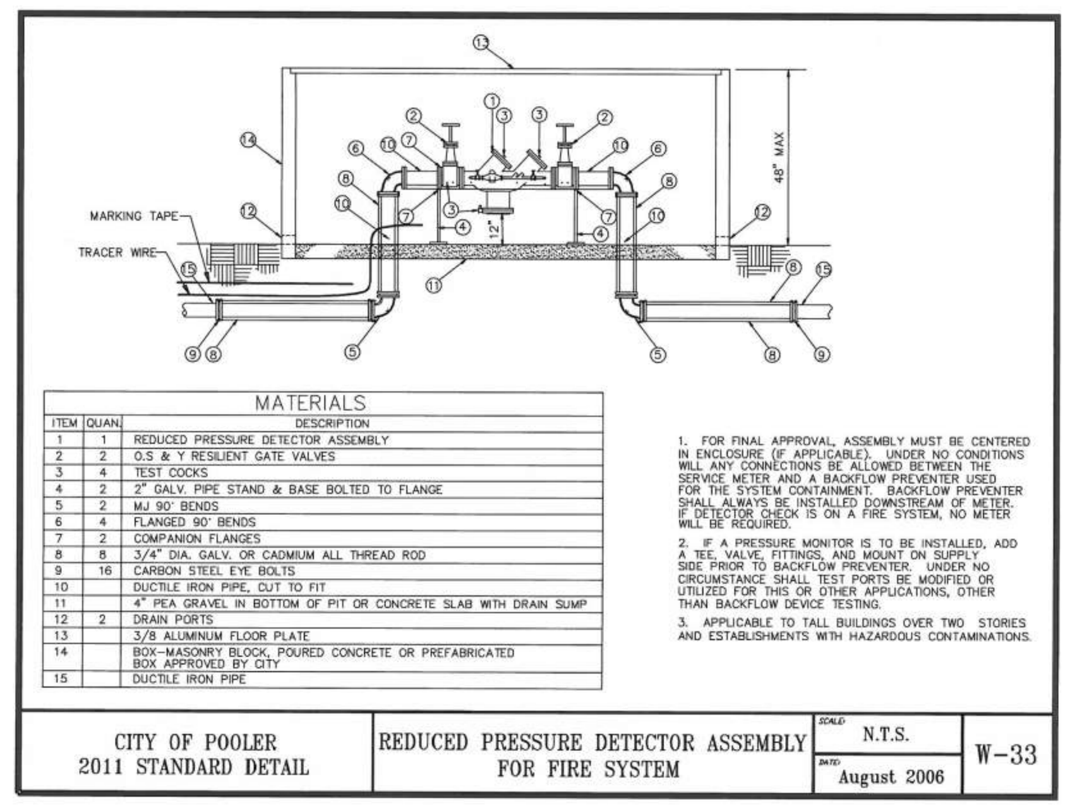
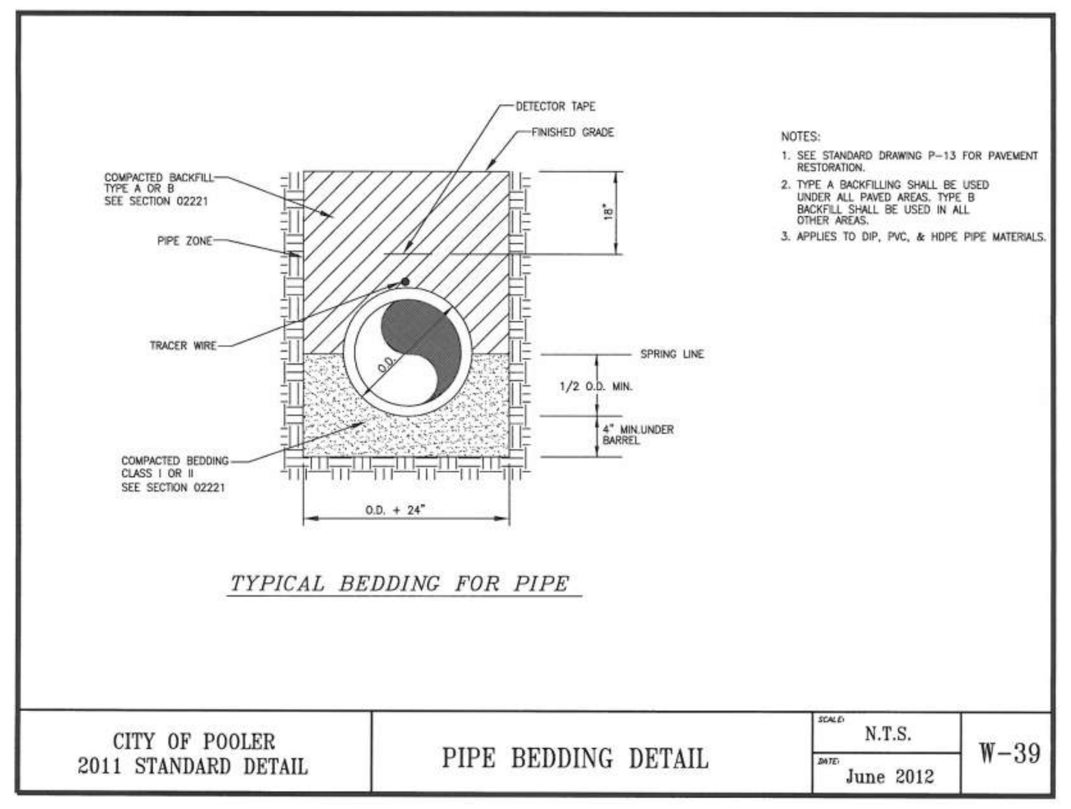
1-800-282-7411

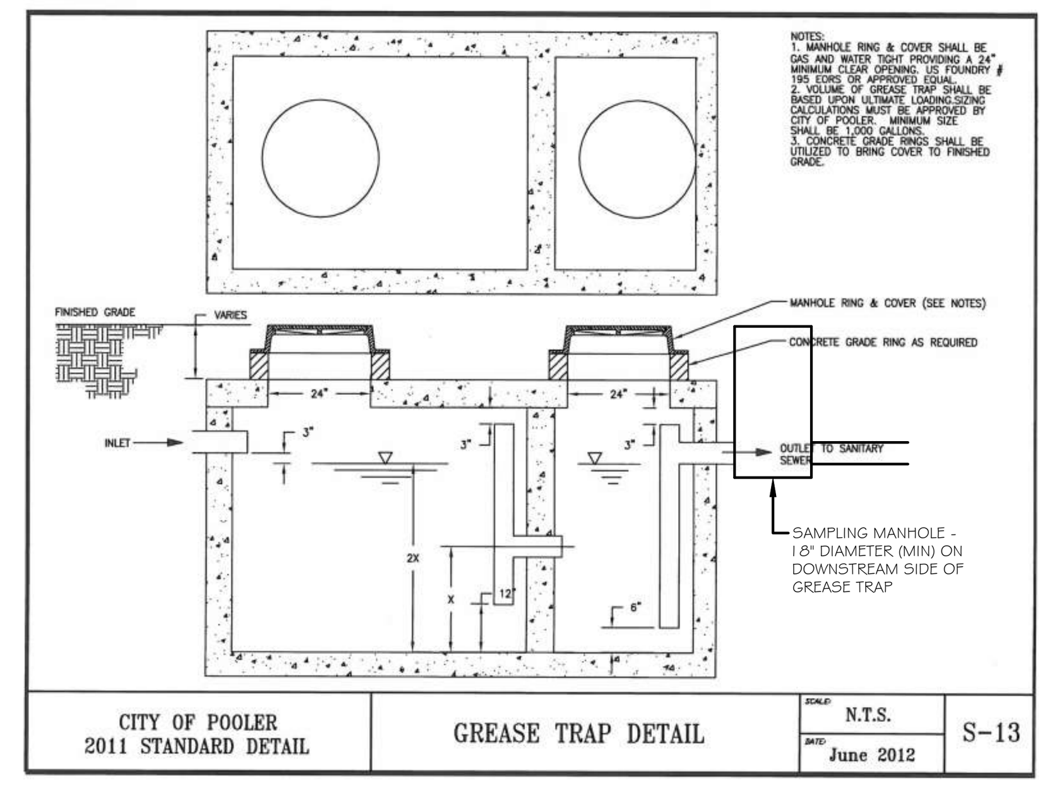
GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
10-6-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-9

9 OF 28 SHEETS

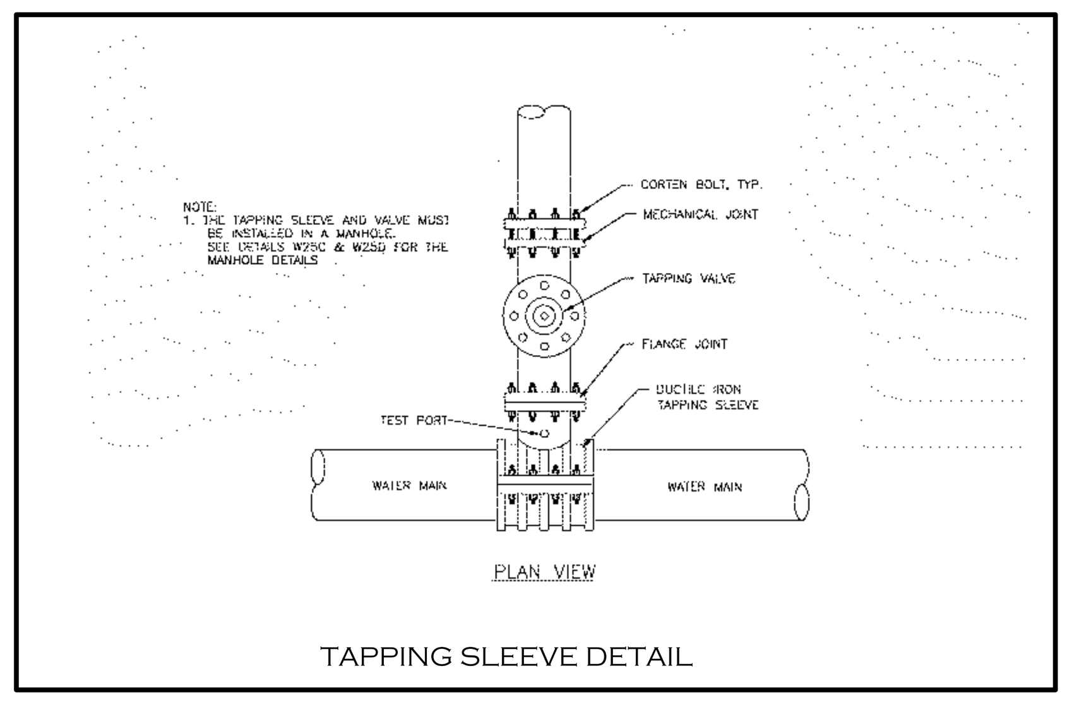


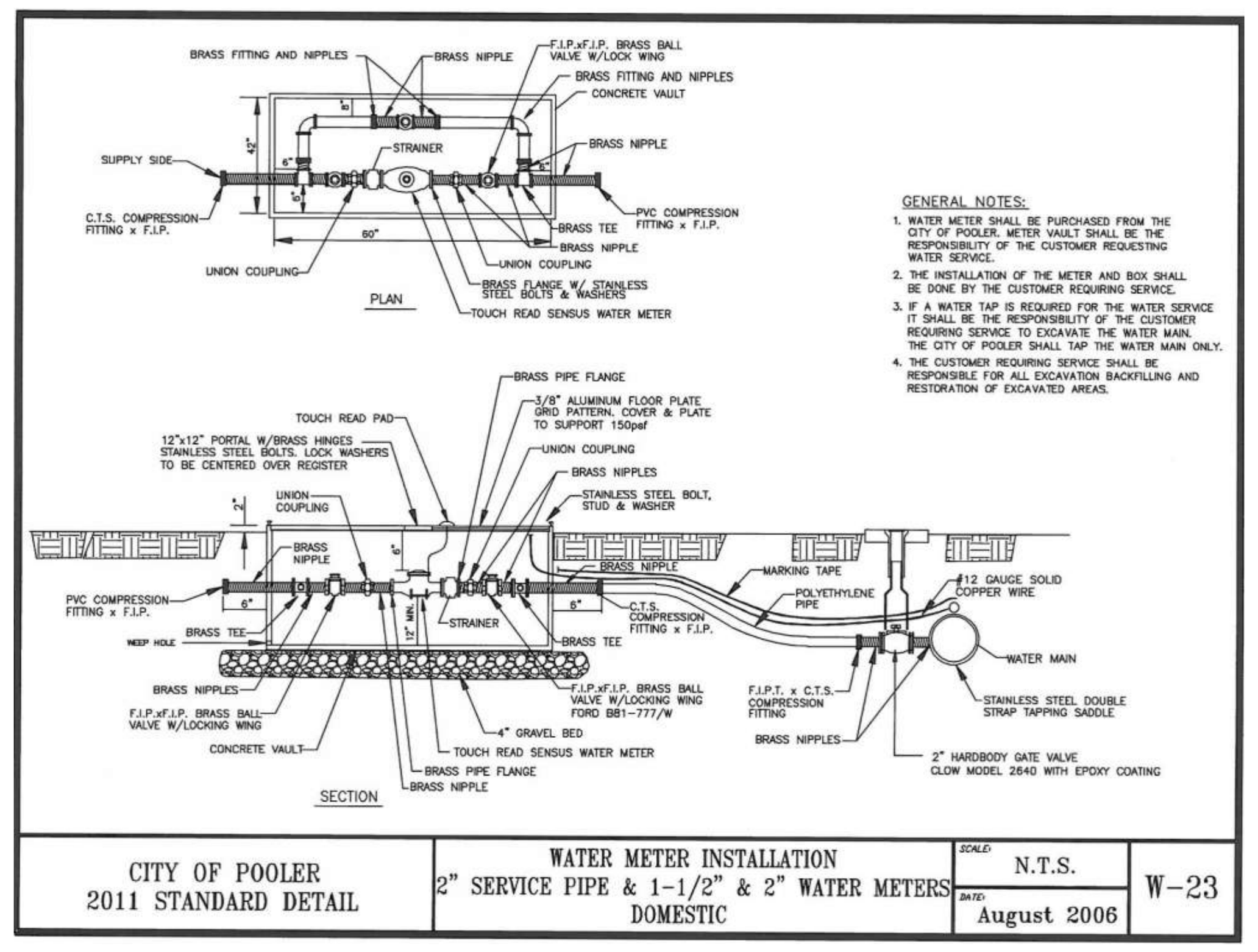


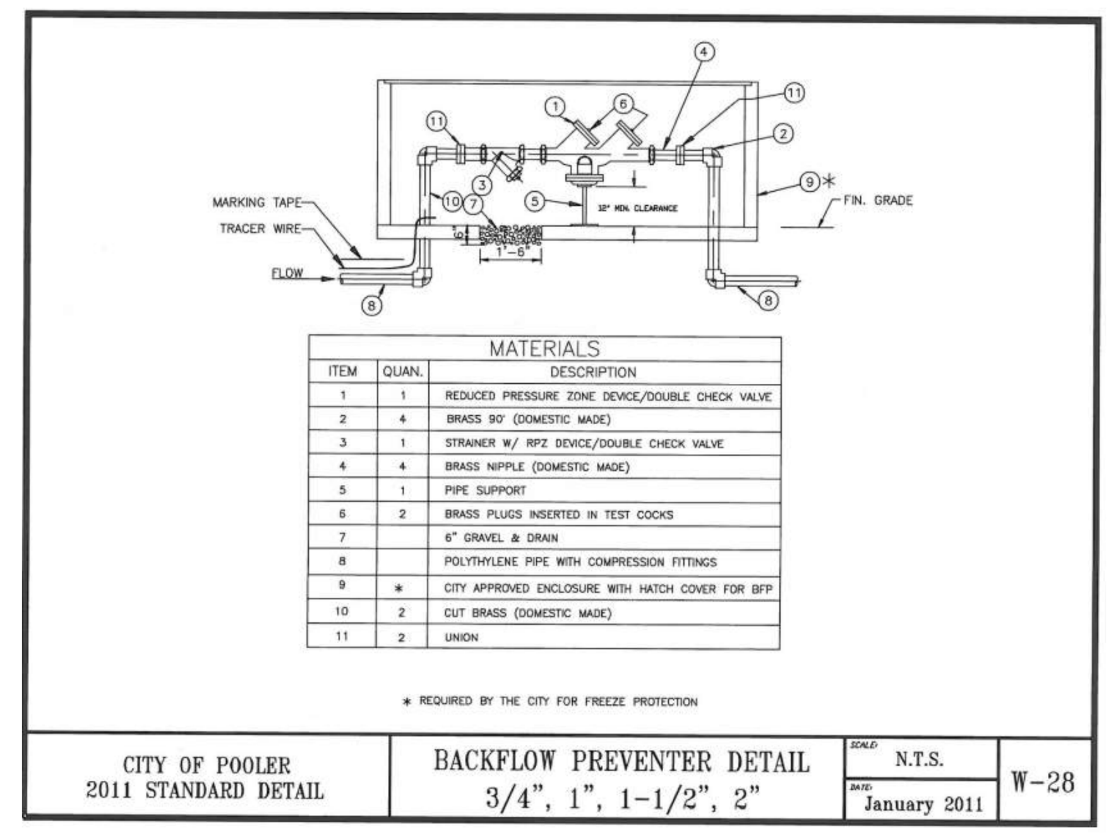


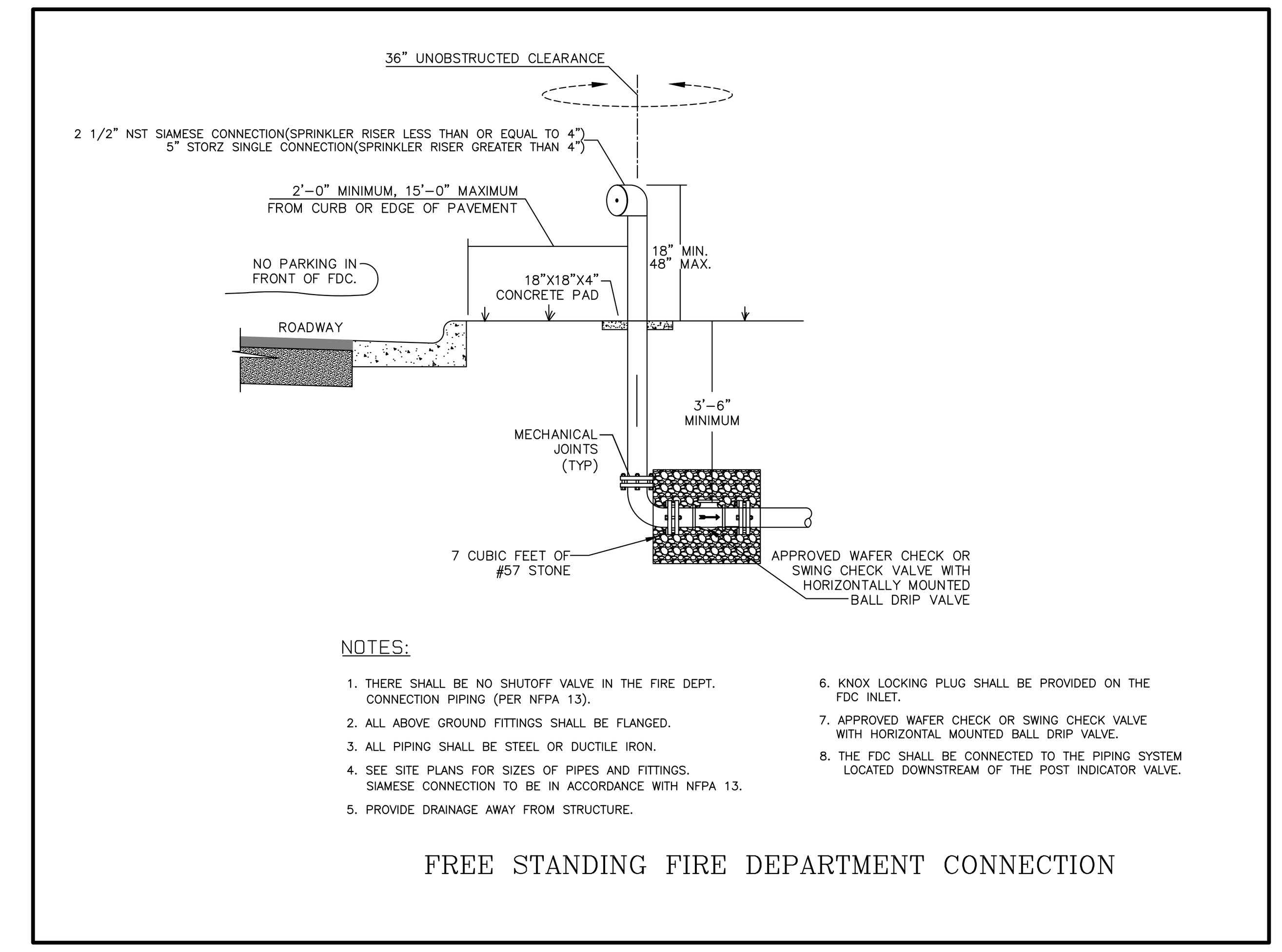
Special Grease Interceptor Notes :

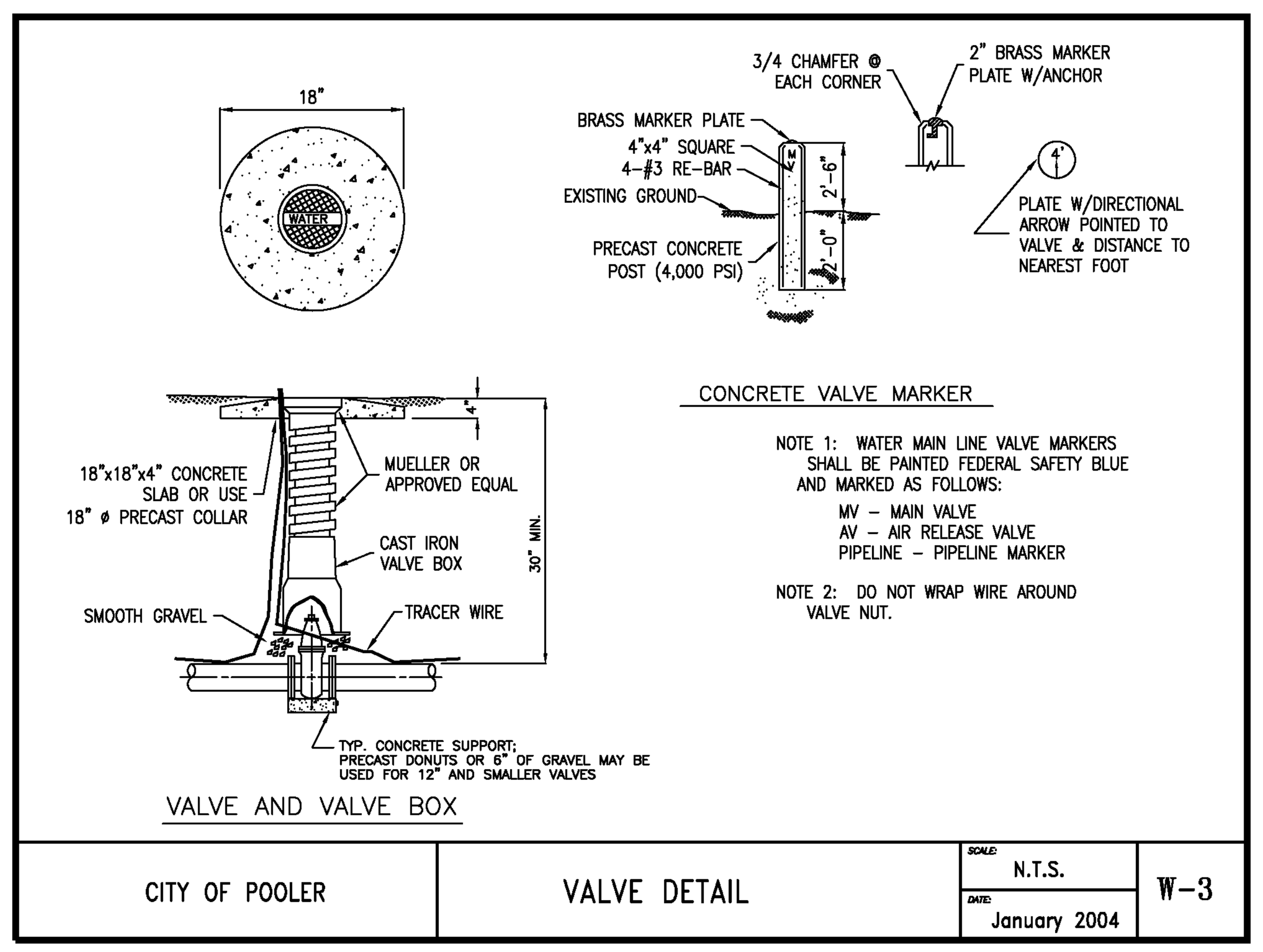
1. ALL GREASE INTERCEPTORS ARE REQUIRED TO HAVE A SAMPLING MANHOLE NOT LESS THAN 18" IN DIAMETER INSTALLED AT THE EFFLUENT SIDE OF THE INTERCEPTOR PRIOR TO THE SANITARY SEWER CONNECTION.

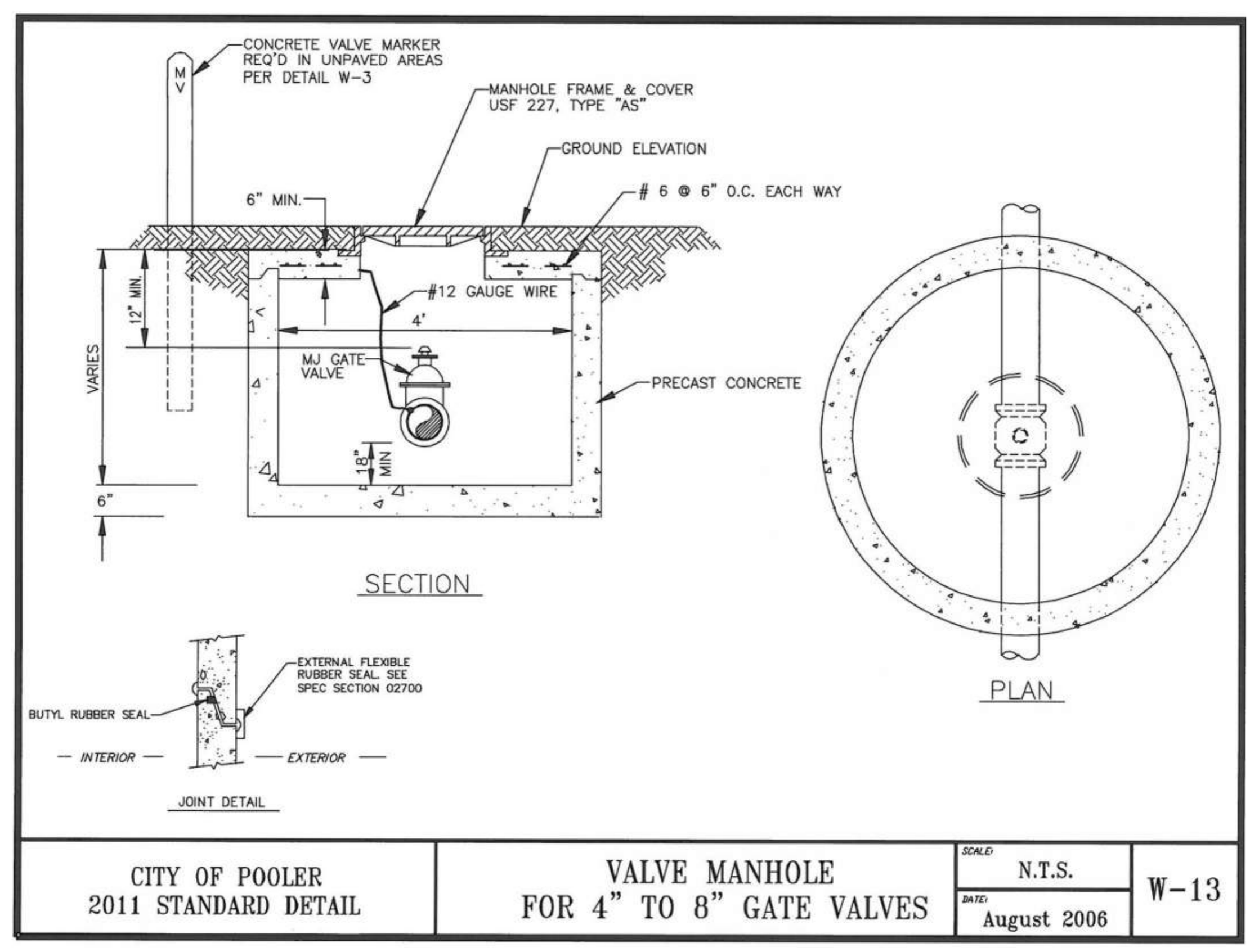


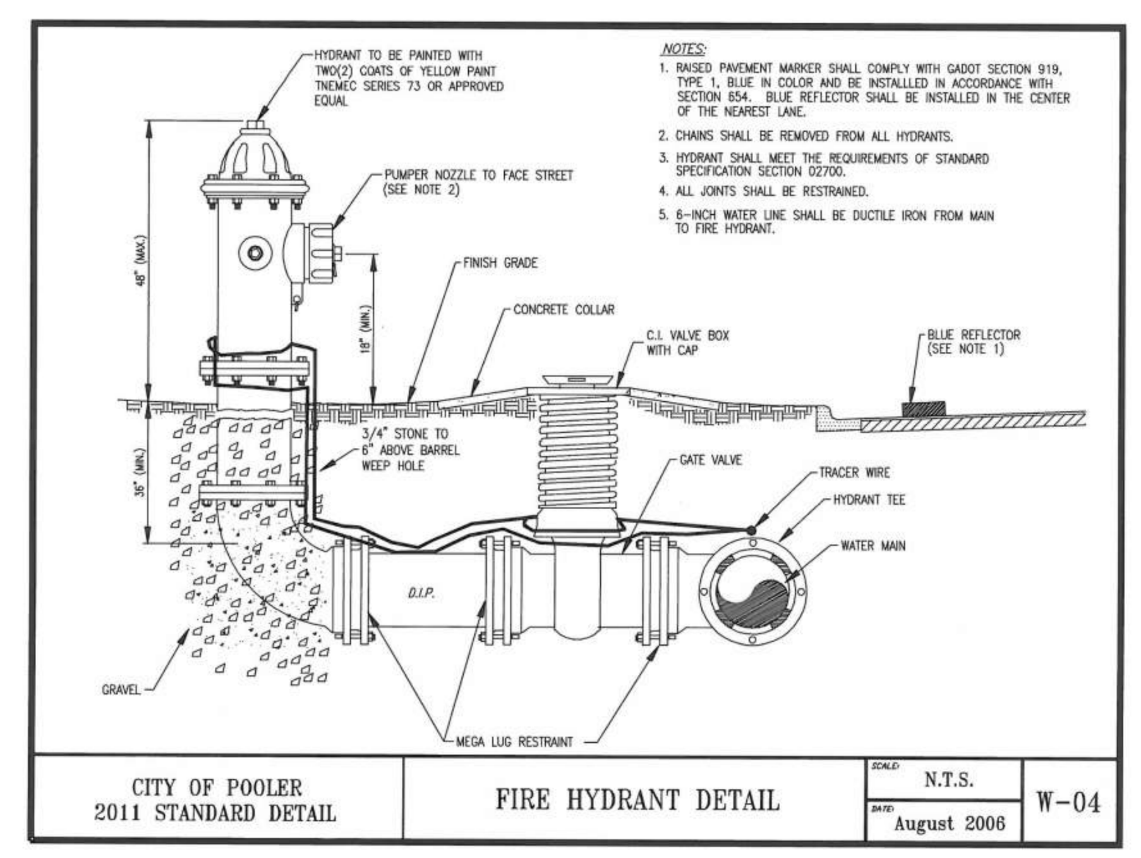


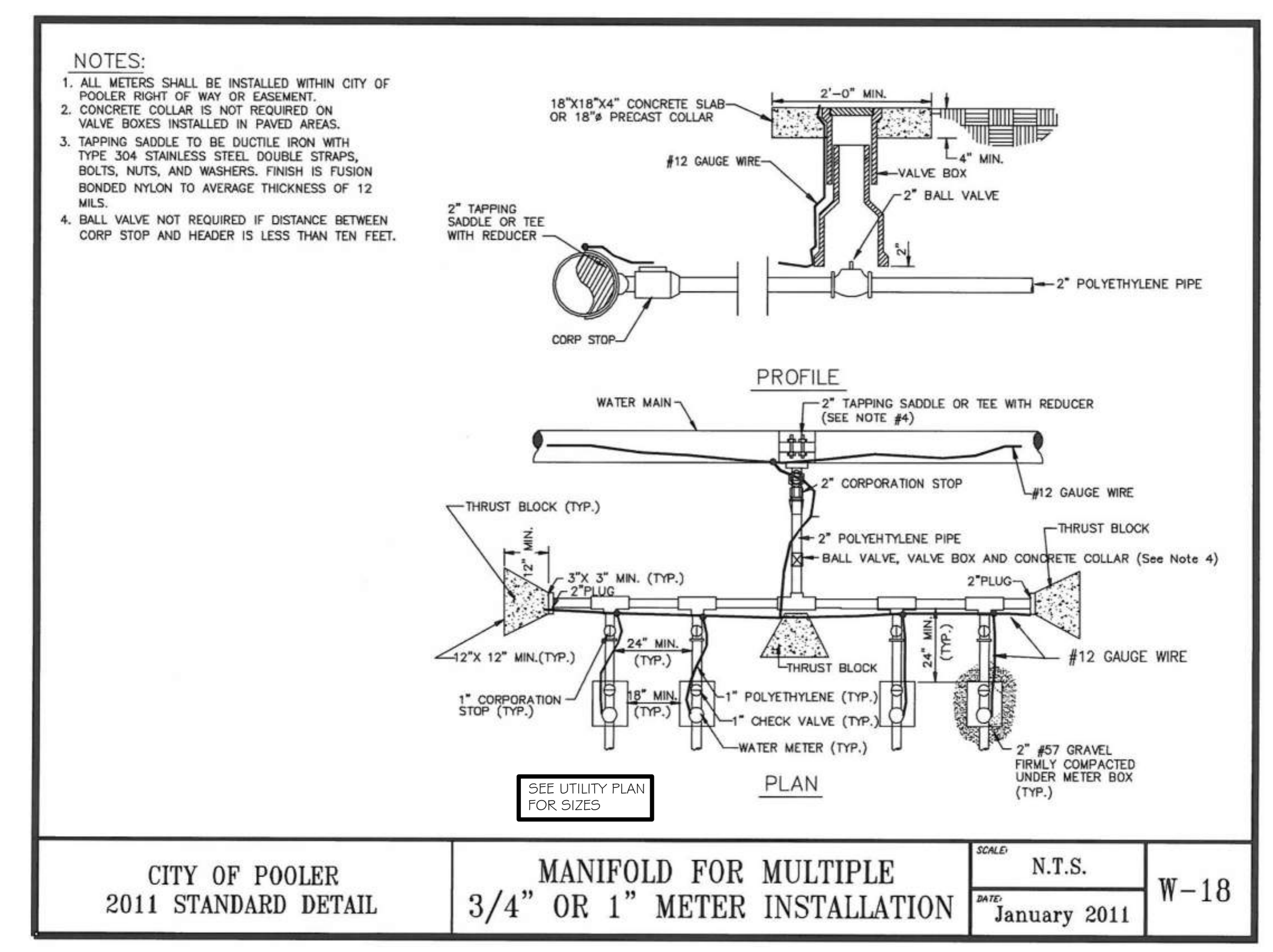


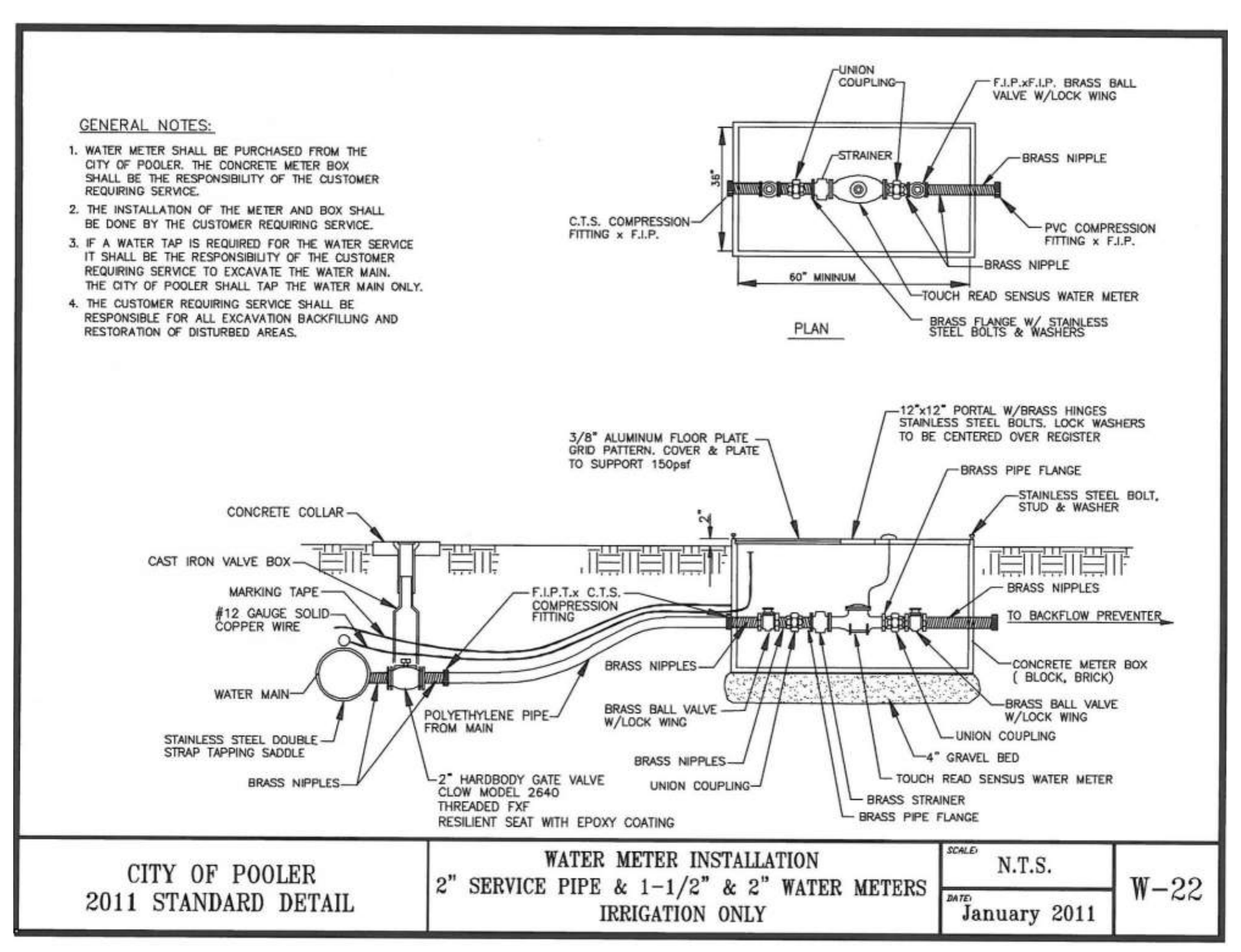


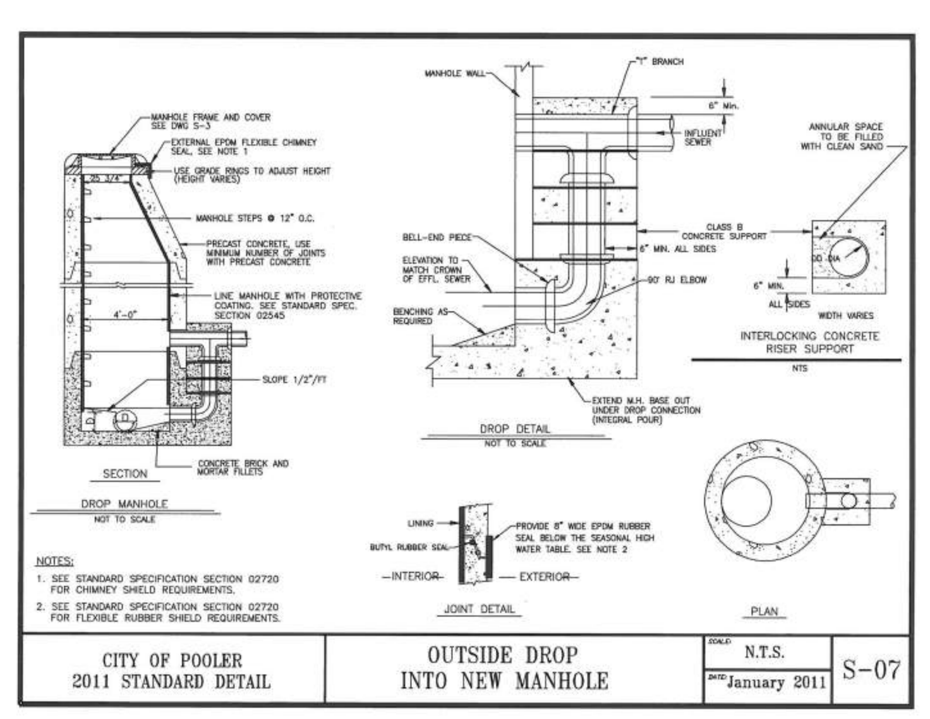


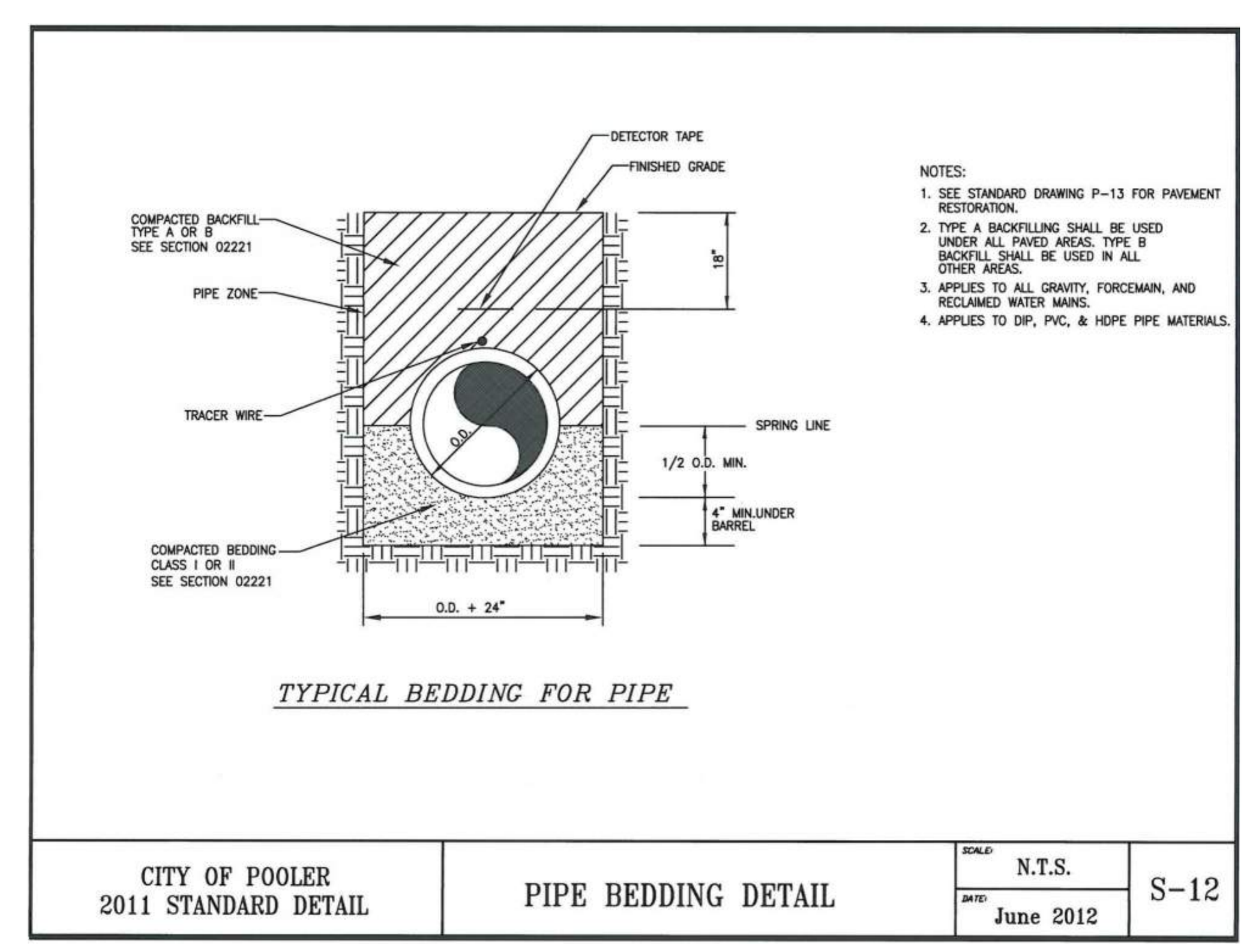


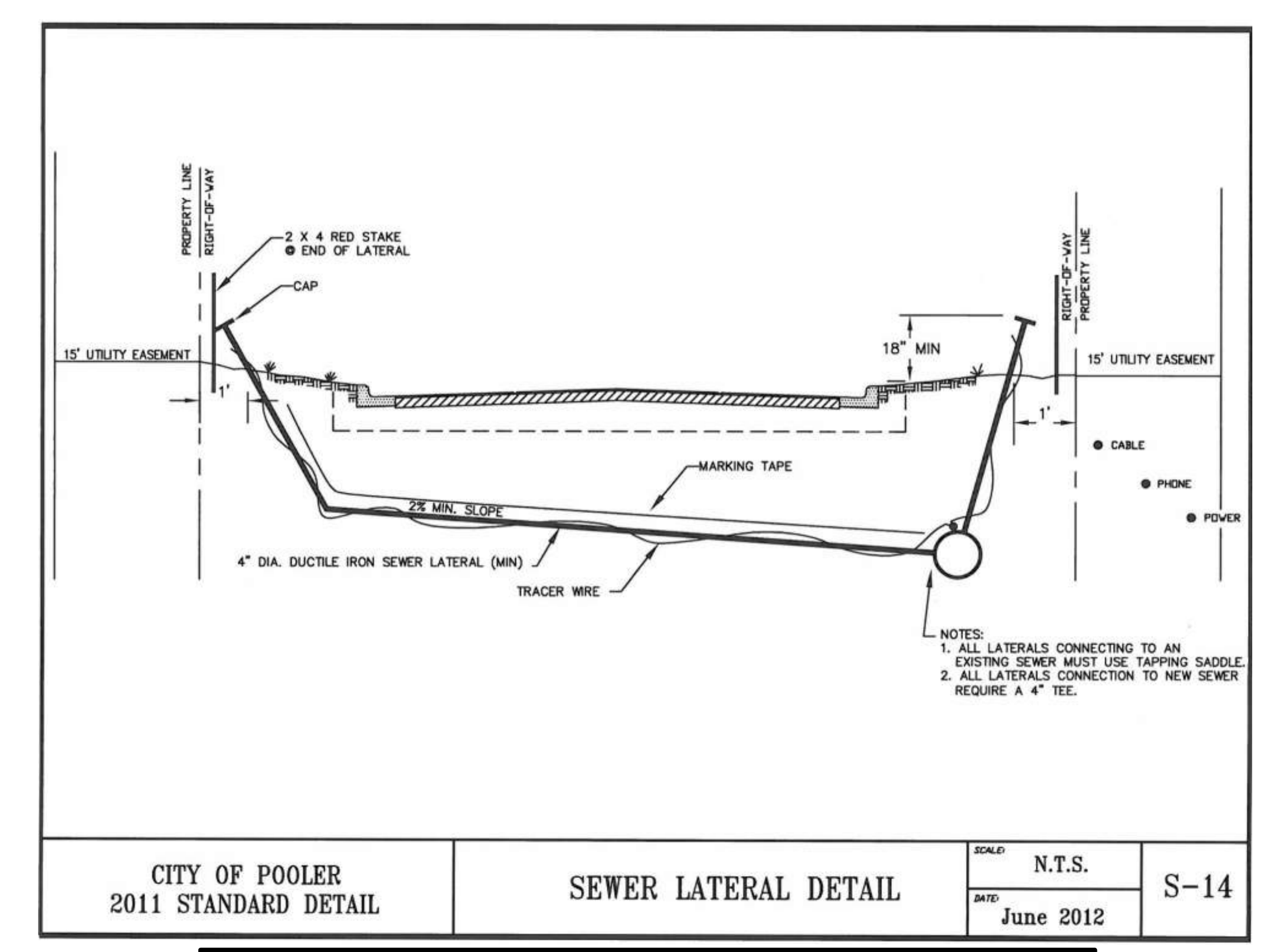












Tracer Wire Notes :

1. ALL WATER MAINS, WATER LATERALS AND FIRE HYDRANTS ARE TO HAVE A #12 GAUGE SOLID COPPER WIRE INSTALLED WITH EACH UTILITY. IT SHALL BE INSTALLED IN SUCH A MANNER THAT THE WIRES ARE CONNECTED TO EACH OTHER AND CAN BE CONTINUOUSLY TRACED. THE WATER DEPARTMENT SHALL CONDUCT A TRACING TEST TO ENSURE COMPLIANCE.

Special Ordinance Note :

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REVISIONS

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MOSAIC GALLERIA
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FOR
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BEAUFORT, SOUTH CAROLINA

DETAILS

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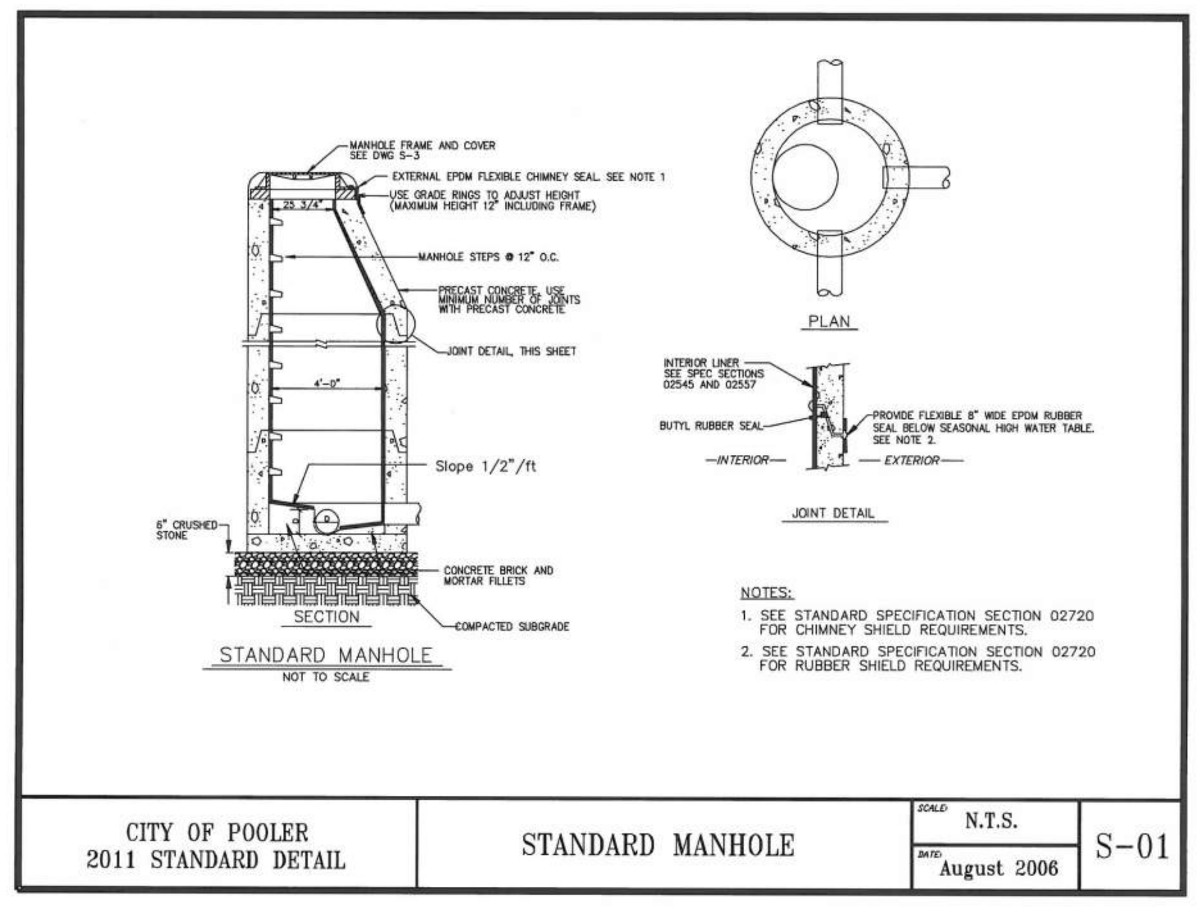
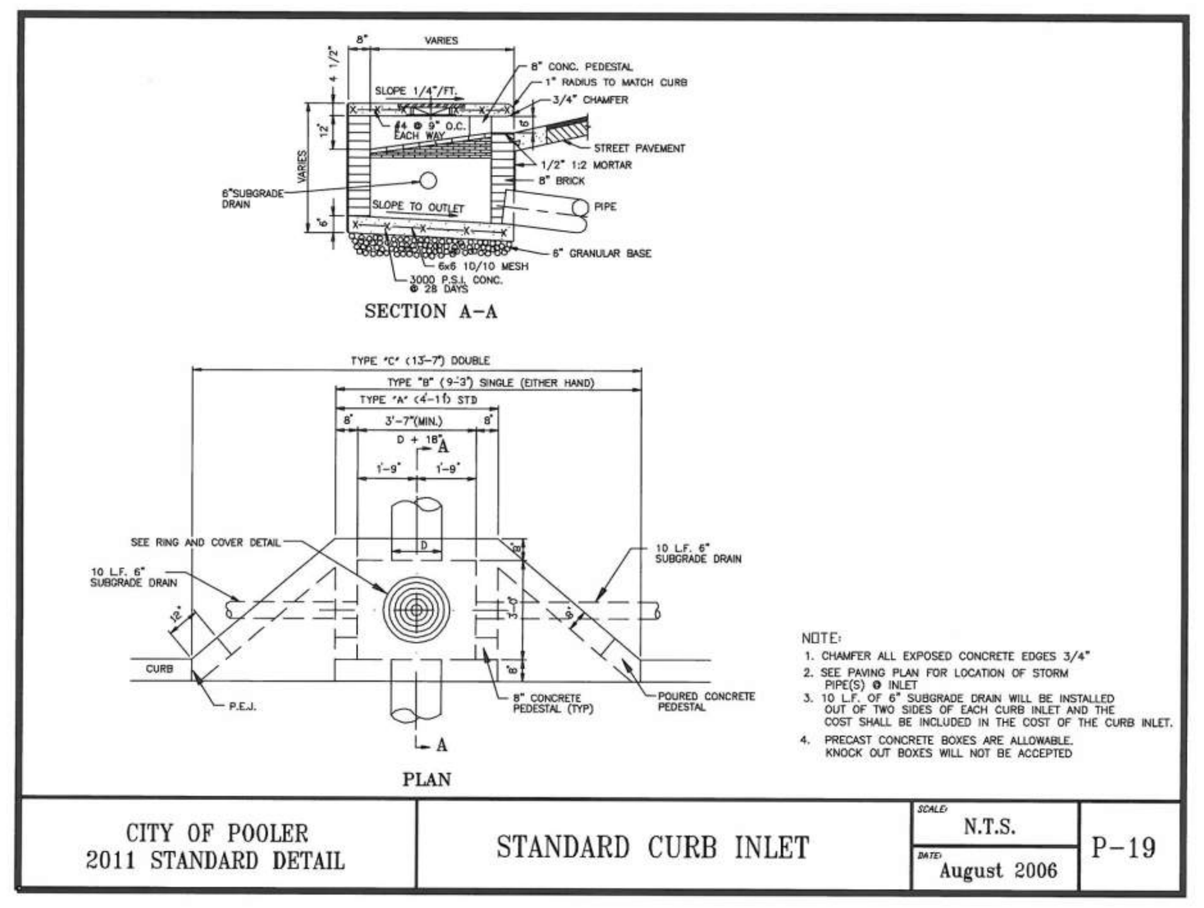
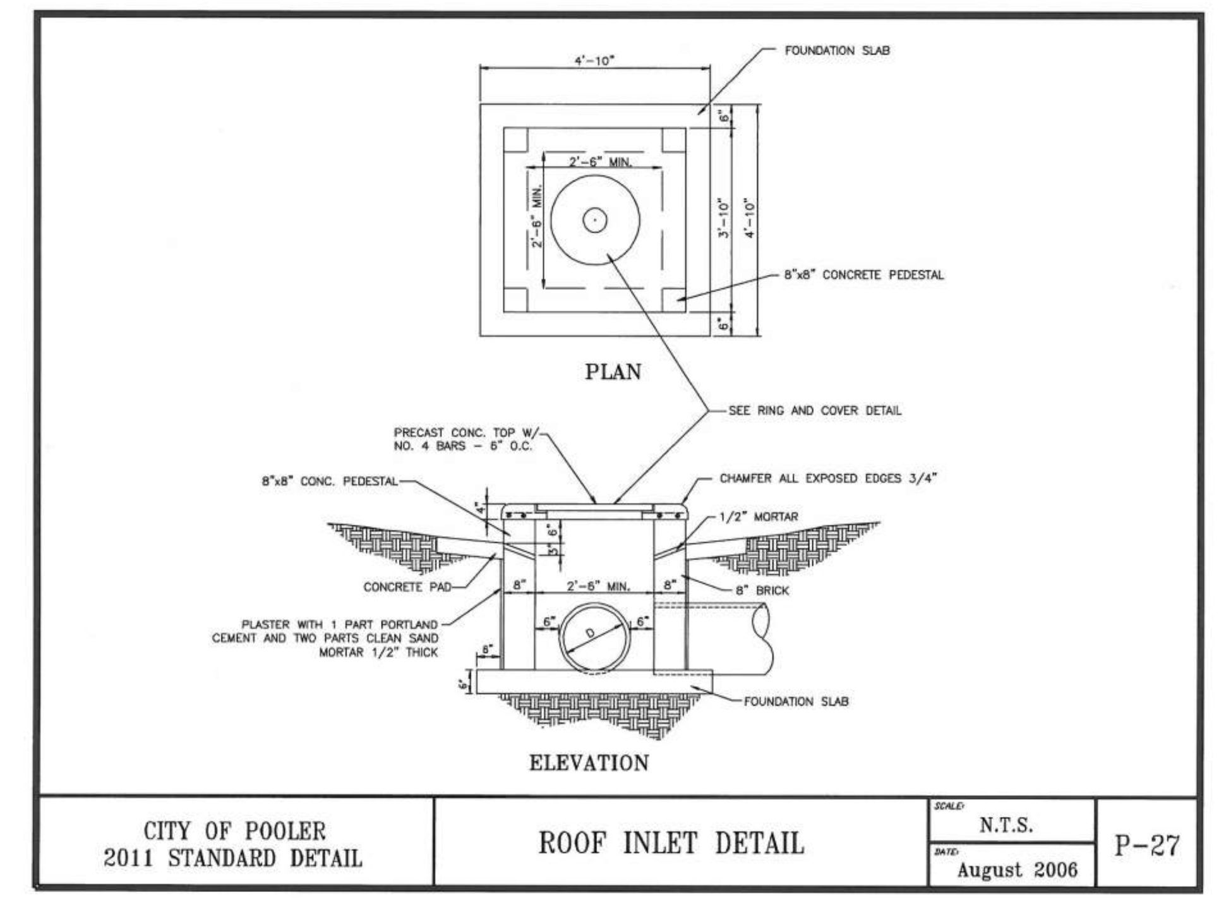
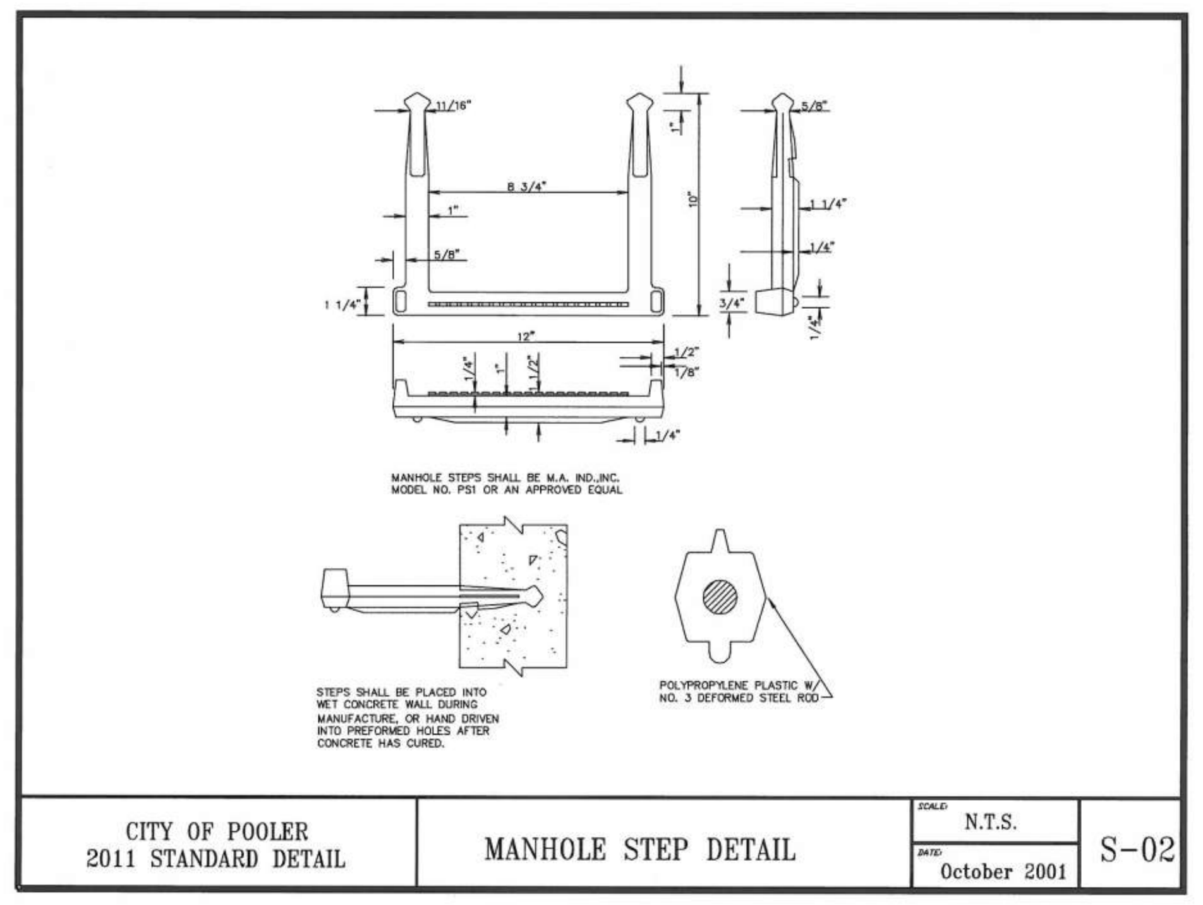
GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER MARK A. BOSWELL 10-6-25

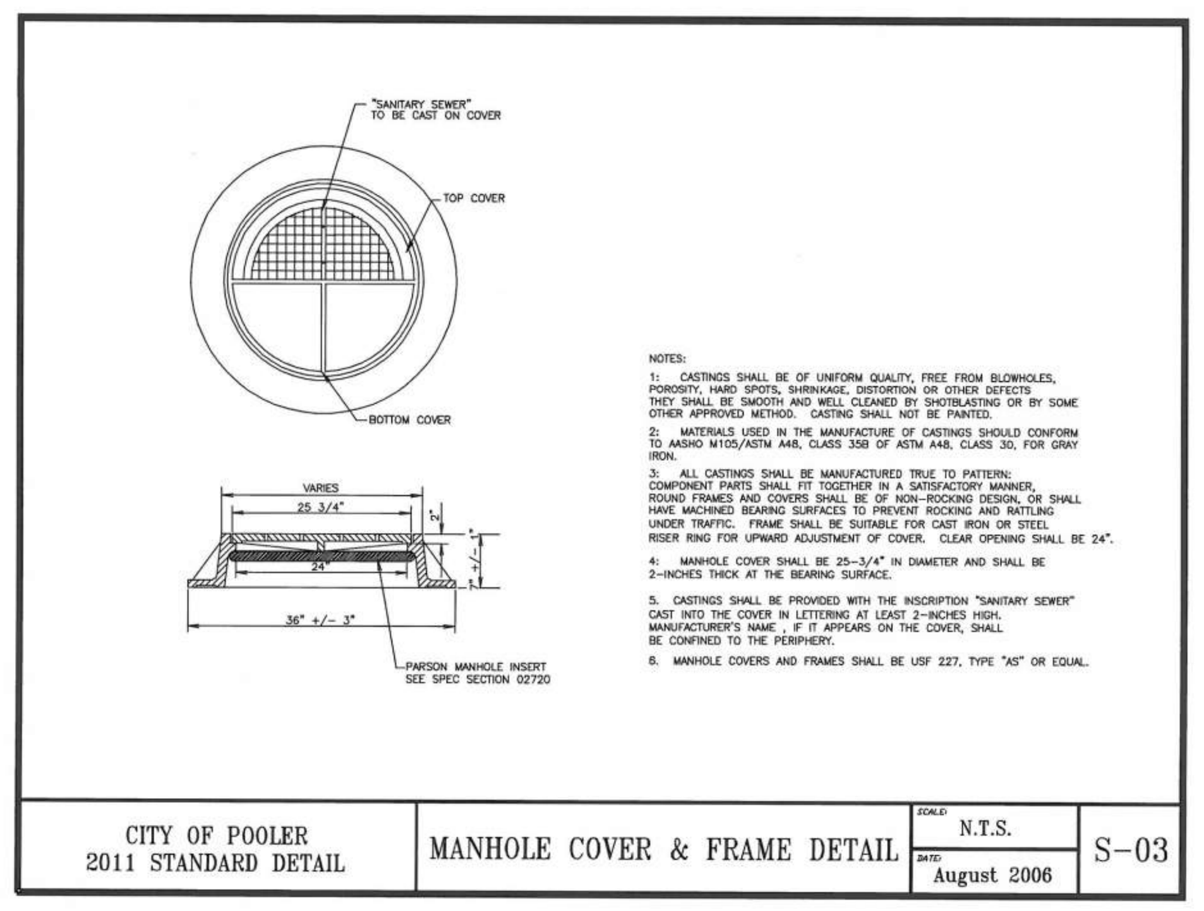
Drawing Number
C-10

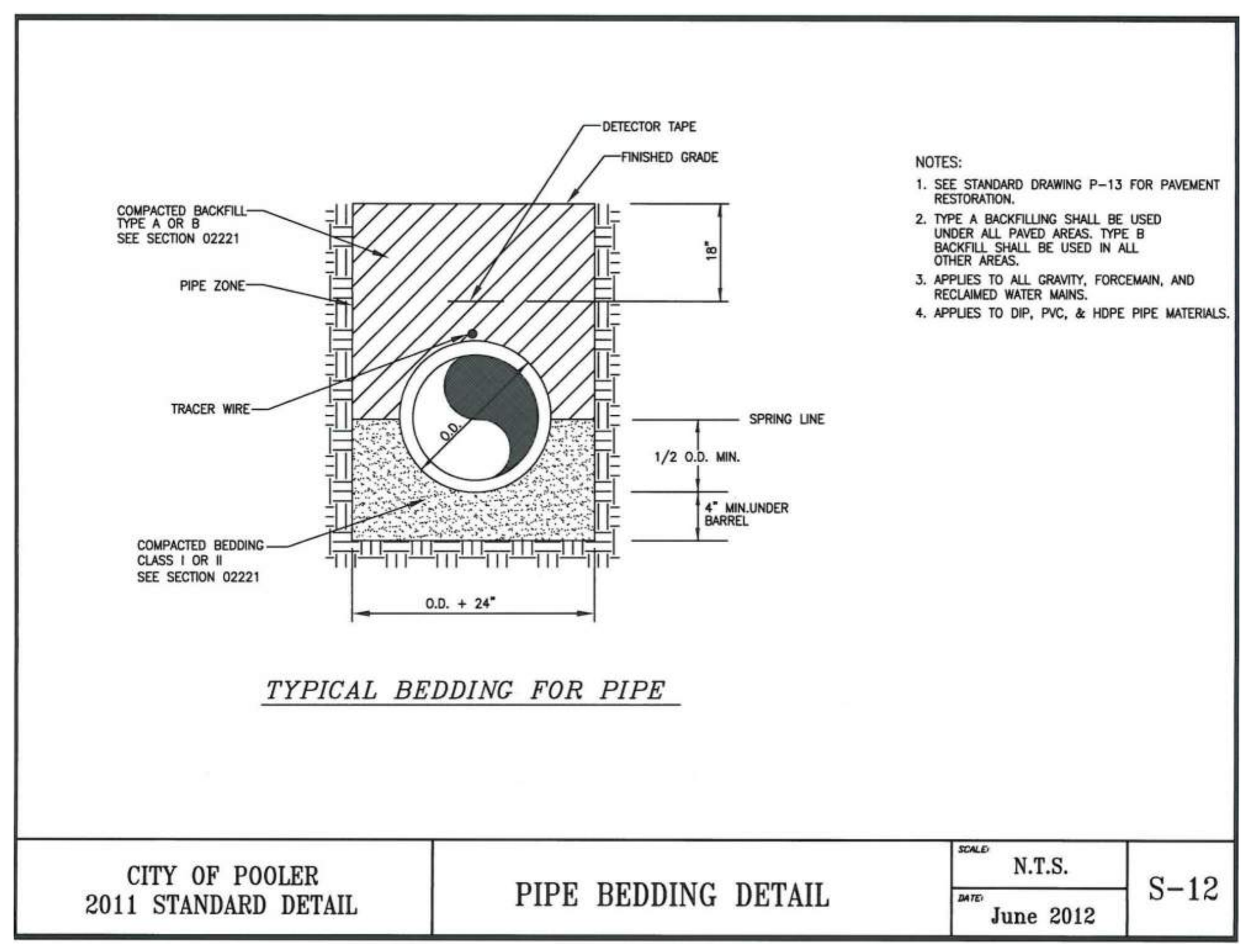


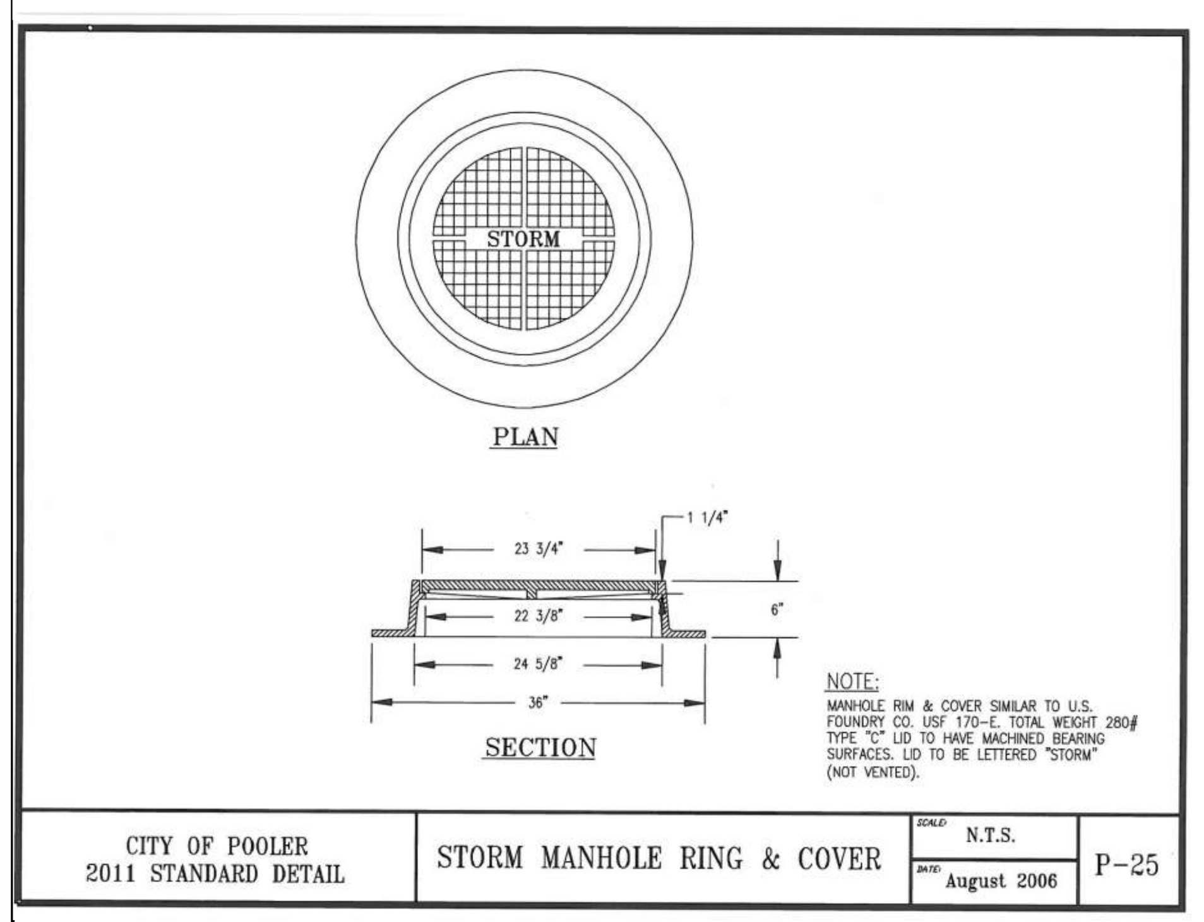


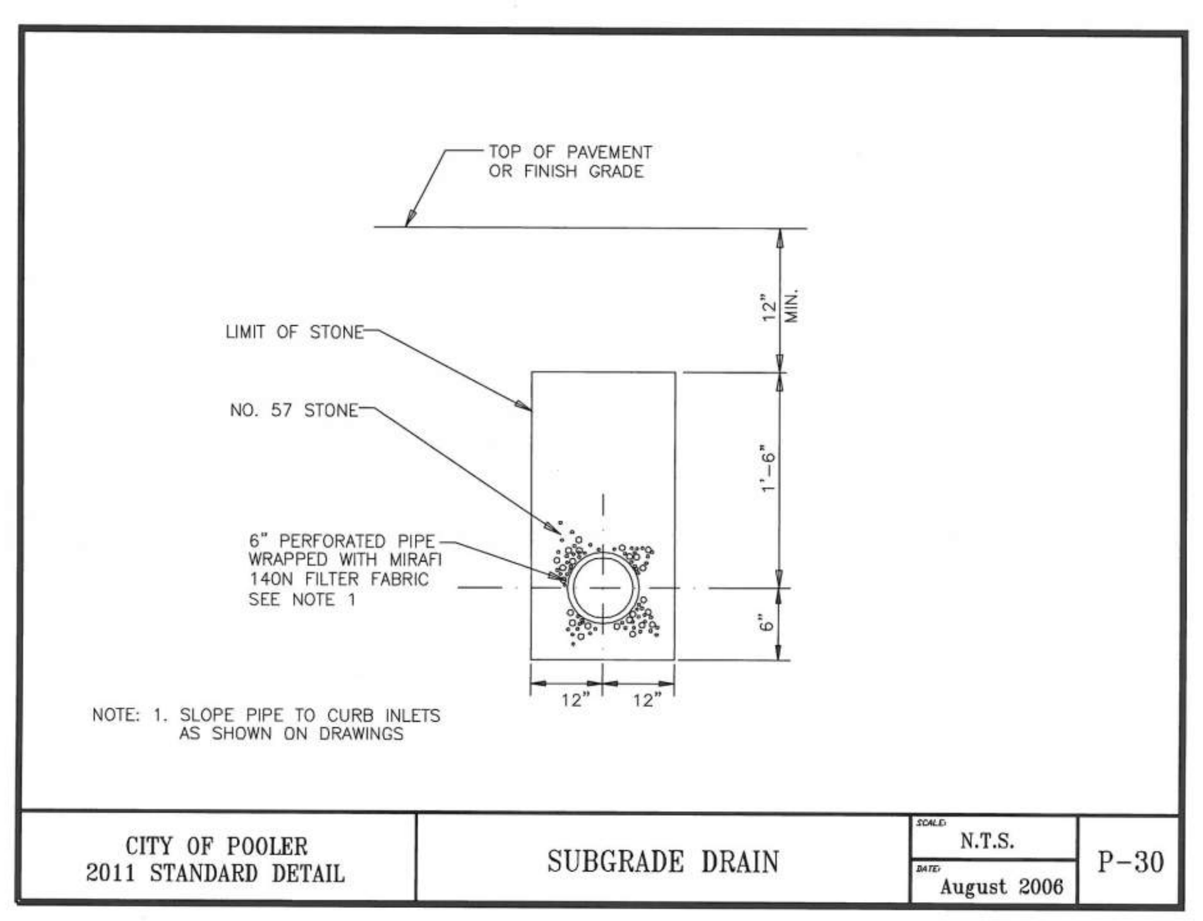


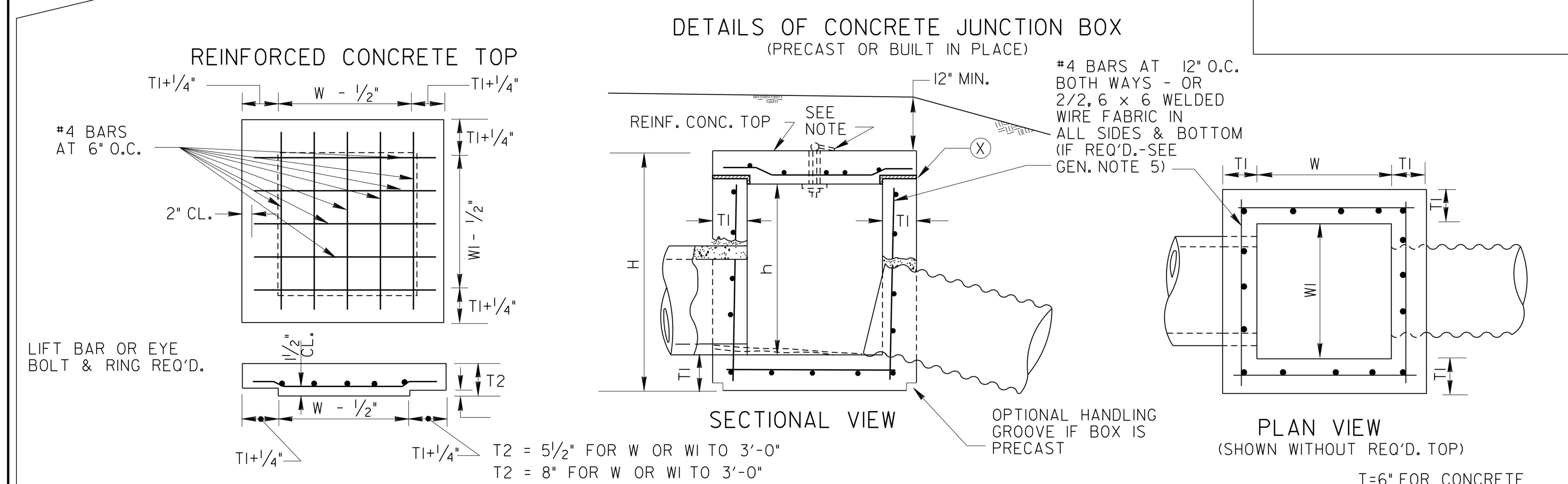






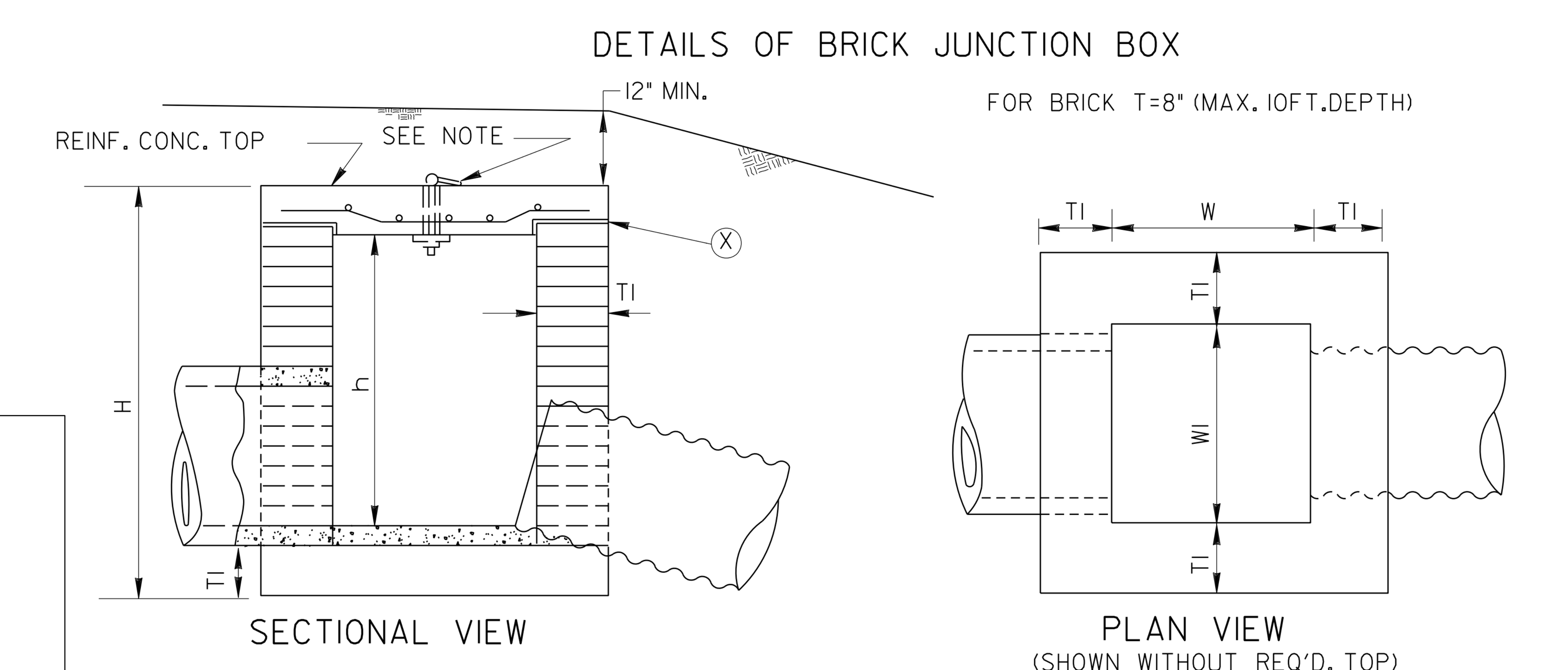






DIMENSIONS FOR BRICK OR REINF. CONC. BOX			
PIPE SIZE	MIN. W OR W1	MIN. h	MIN. H
15"	2' - 0"	1' - 9"	2' - 9"
18"	2' - 3"	2' - 1"	3' - 1"
24"	2' - 10"	2' - 8"	3' - 8"
30"	3' - 5"	3' - 3"	4' - 3"
36"	4' - 0"	3' - 10"	4' - 9"
42"	4' - 7"	4' - 5"	5' - 5"
48"	5' - 2"	5' - 0"	6' - 0"

SEE GEN. NOTE NO.3



Ⓧ PREVENT BOND WITH EITHER 30 LB. ASPHALT SATURATED FELT OR PREFORMED FOAM JOINT FILLER.

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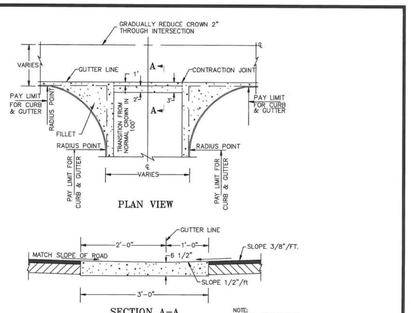
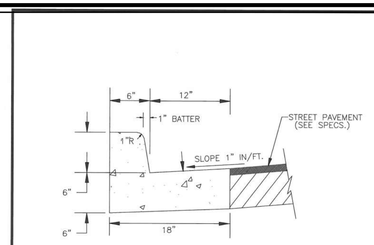
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 28372 10-6-25 MARK A. BOSWELL

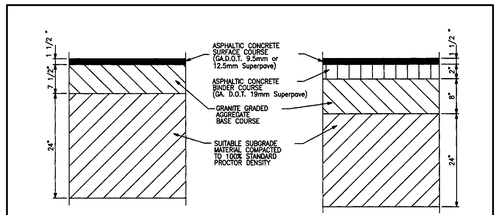
DRAWING NUMBER
C-11



CITY OF POOLER 2011 STANDARD DETAIL	CONCRETE SWALE WITH FILLETS	SCALE: N.T.S. DATE: August 2006	P-31

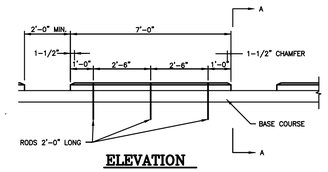


CITY OF POOLER 2011 STANDARD DETAIL	18" CURB & GUTTER	SCALE: N.T.S. DATE: January 2004	P-03

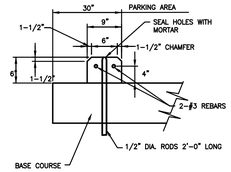


NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

PRIVATE PROPERTY PAVEMENT SECTIONS



ELEVATION

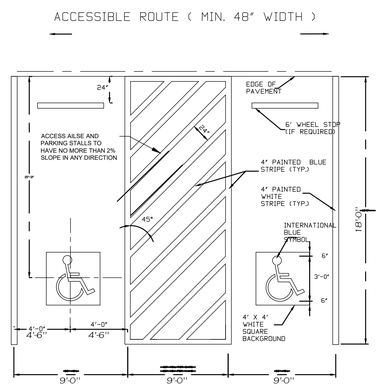


SECTION A-A

NOTE: ANCHOR RODS TO BE SLEEVED OR GREASED THRU CONCRETE CURBS TO PERMIT RELOCATION OF CURBS.

WHEEL STOP DETAIL

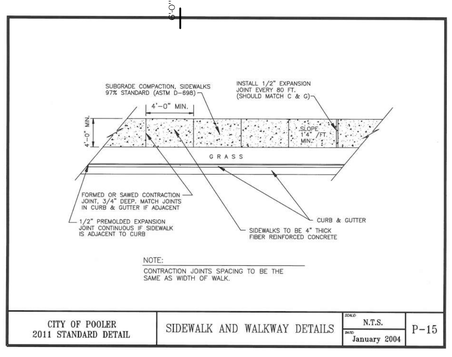
N.T.S.



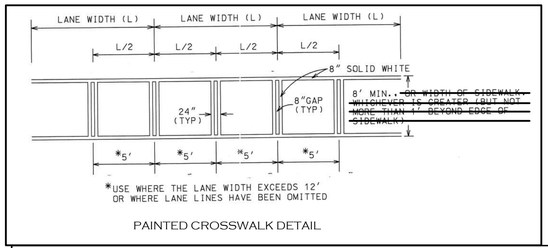
NOTE:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF POOLER CODES AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ADA HANDICAP PARKING SPACE STRIPING DETAIL

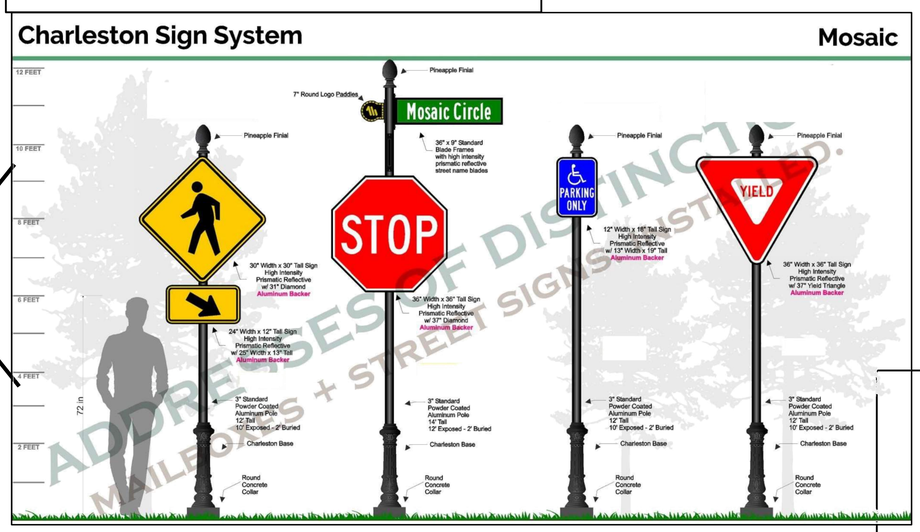


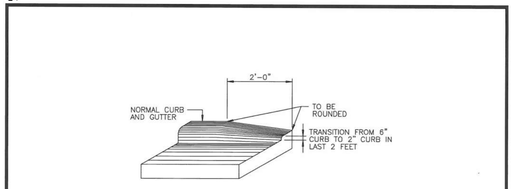
CITY OF POOLER 2011 STANDARD DETAIL	SIDEWALK AND WALKWAY DETAILS	SCALE: N.T.S. DATE: January 2004	P-15



*USE WHERE THE LANE WIDTH EXCEEDS 12' OR WHERE LANE LINES HAVE BEEN OMITTED

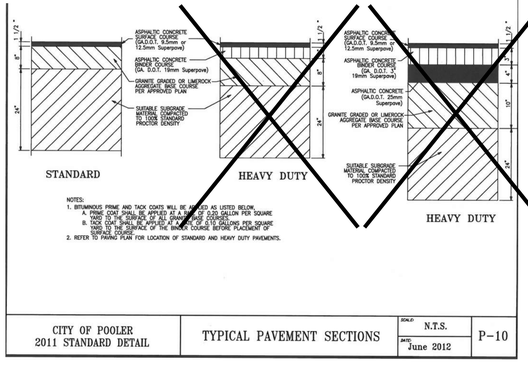
PAINTED CROSSWALK DETAIL





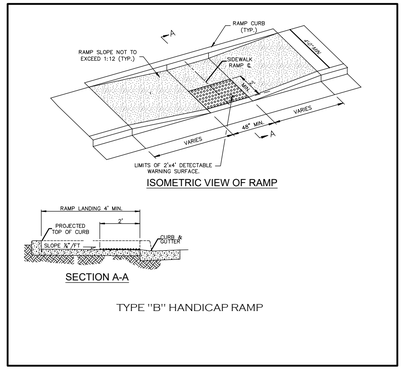
NOTE: THIS OCCURS AT END OF CURB AND GUTTER WHERE CALLED FOR ON PLANS

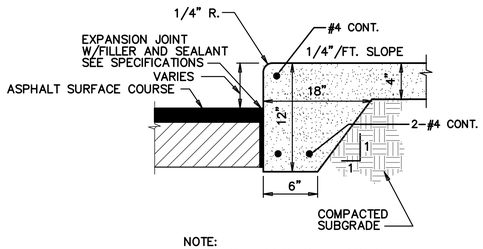
CITY OF POOLER 2011 STANDARD DETAIL	FEATHERING OF CONCRETE CURB & GUTTER	SCALE: N.T.S. DATE: October 2001	P-02



NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

CITY OF POOLER 2011 STANDARD DETAIL	TYPICAL PAVEMENT SECTIONS	SCALE: N.T.S. DATE: June 2012	P-10

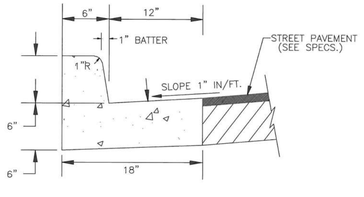




NOTE:
DOES NOT APPLY TO HANDICAP PARKING SPACES AND RAMPS – SEE PGD SHEET FOR GRADES

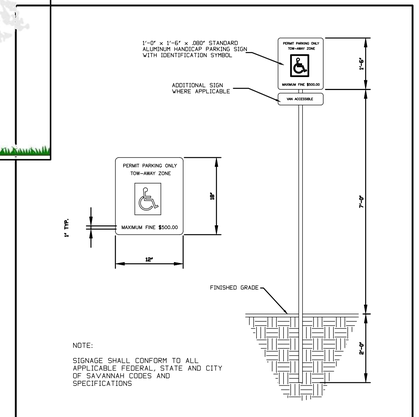
MONOLITHIC SIDEWALK

NOT TO SCALE



NORMAL GUTTER

CITY OF POOLER 2011 STANDARD DETAIL	18" CURB & GUTTER	SCALE: N.T.S. DATE: January 2004	P-03



HANDICAP PARKING SIGN DETAIL

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
Unit K, Suite 103
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE: OCT. 6, 2025
JOB NO. ---
SCALE: as shown

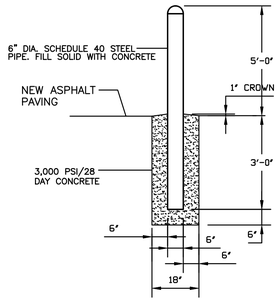
MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR:
MOSAIC, LLC
BEAUFORT, SOUTH CAROLINA

DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

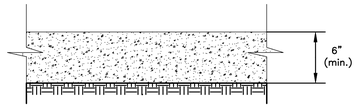
DRAWING NUMBER
C-12
12 OF 28 SHEETS



NOTE: PAINT FINISH COAT: 2 COATS T Thermec– GLOSS OR 2 COATS V 34 SERIES OR 2 COATS C–5550–5552 EPOXIDE – TOTAL DRY FILM THICKNESS 3.0 TO 5.0 MILS. PRIME COAT AS PER PAINT MANUFACTURER'S INSTRUCTIONS. COLOR TO BE YELLOW OR AS DIRECTED BY THE ENGINEER.

BOLLARD DETAIL

NOT TO SCALE

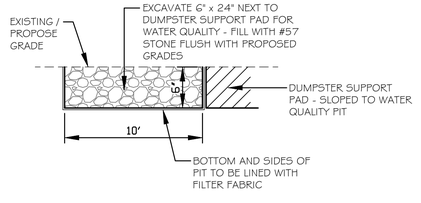


APPROACH NOTES :

1. DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 100% AS PER SECTION 02200, PART 3.01 B.

2. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5,000 psi AS PER SECTION 03300, PART 3.2 IN CITY OF SAVANNAH R.O.W. AND ELSEWHERE.

DUMPSTER PAD AND APPROACH PAD DETAIL



DUMPSTER PAD WATER QUALITY PIT DETAIL

NOT TO SCALE

Special Ordinance Note :

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SPECIAL CONSTRUCTION NOTE:

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REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 101
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE: OCT. 6, 2025
JOB NO. ---
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
For:
Mosaic Five, LLC
Beaufort, South Carolina

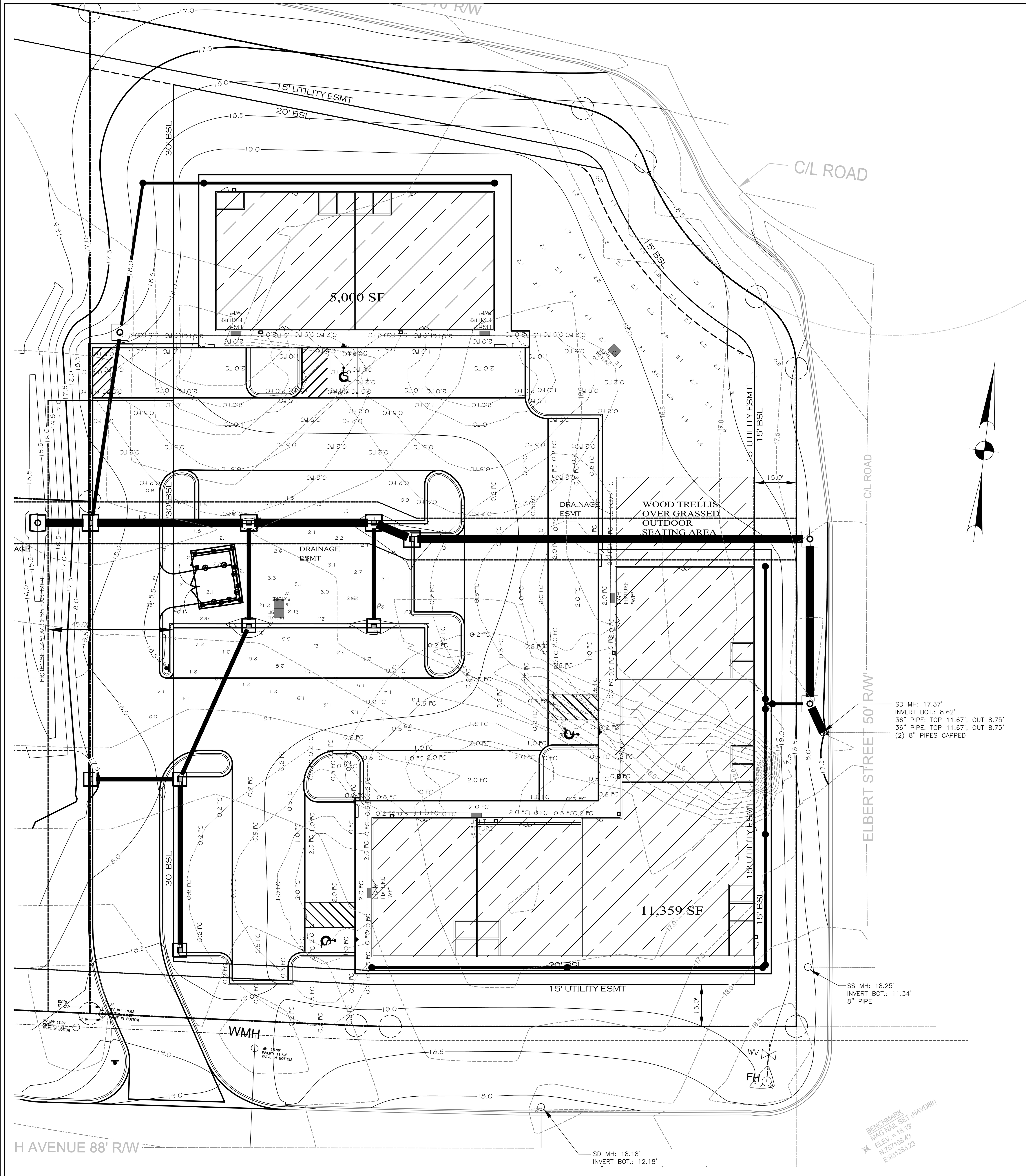
DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC. GA811.COM
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER
LO-G-25
MARK A. BOSWELL

DRAWING NUMBER
C-13

13 OF 28 SHEETS



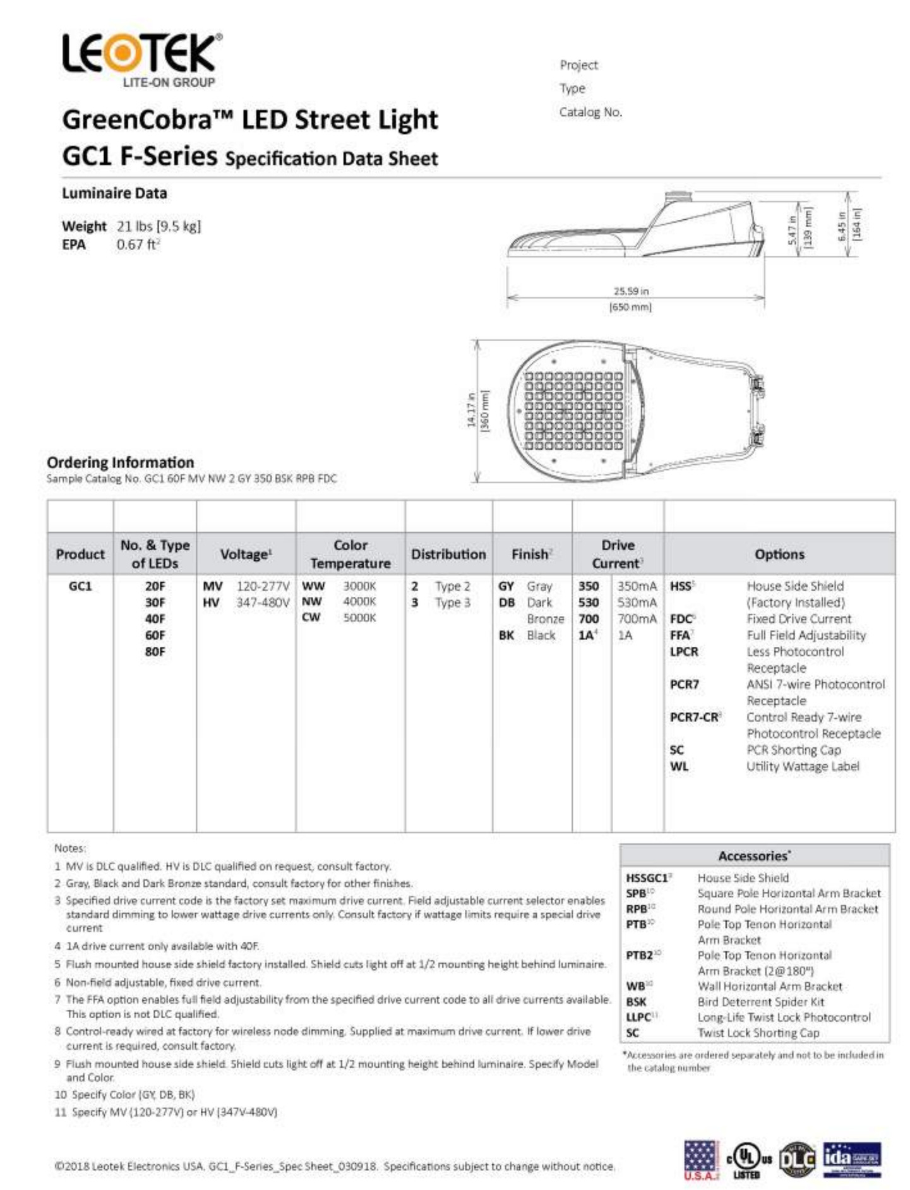
Lighting Plan

Mounting Height Notes :

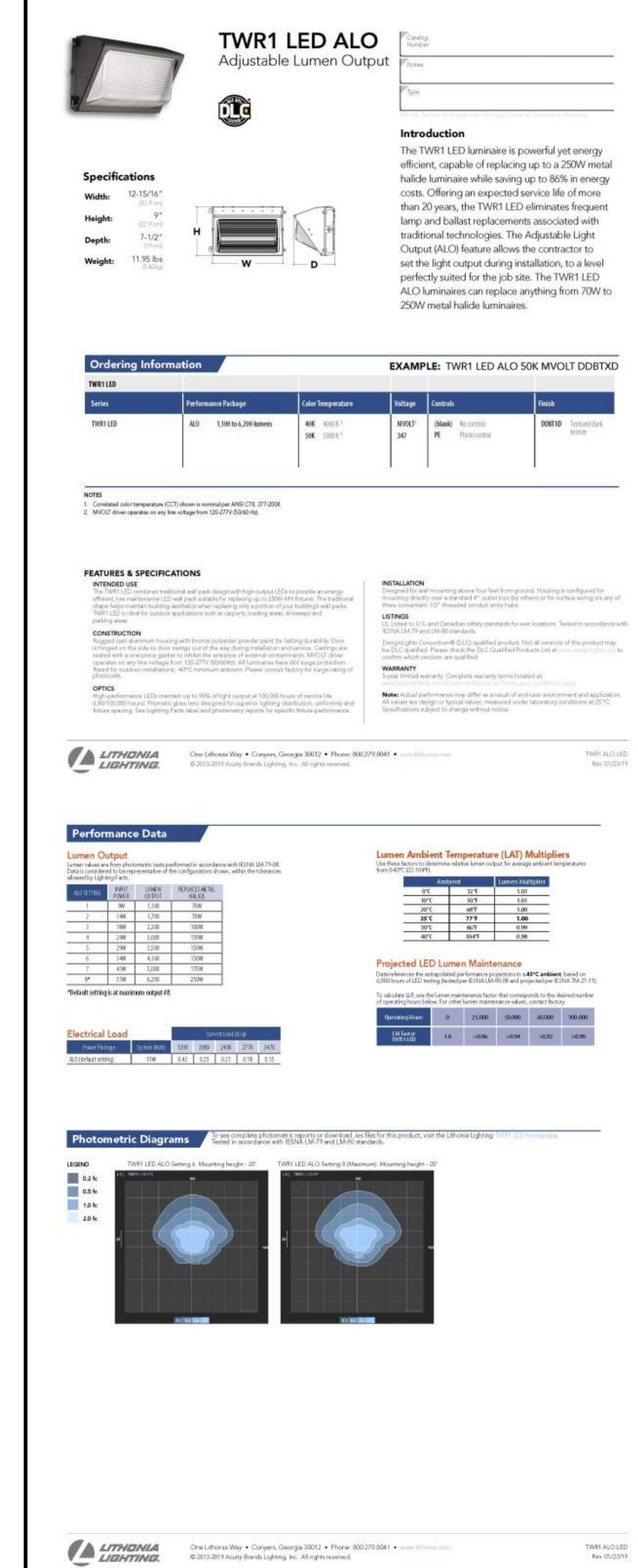
1. ~~MOUNTING HEIGHT FOR LAYDOWN YARD AREA LIGHTS ARE TO BE 30' MAX.~~
2. MOUNTING HEIGHT FOR BUILDING MOUNTED WALL PACKS ARE TO BE 15' MAX.

Site Lighting Ordinance Notes :

1. ALL SITE LIGHTING SHALL MEET IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA STANDARDS.
2. MAXIMUM LIGHT LEVELS PERMITTED AT PROPERTY INE SHALL BE AS FOLLOWS :
   A. 0.5 FC AT ANY PROPERTY LINE ADJACENT TO A CONSERVATION OR RESIDENTIAL ZONING DISTRICT OR A CONFORMING RESIDENTIAL USE
   B. 1.0 FC AT ANY PROPERTY LINE ABUTTING ANY MIXED-USE OR NON-RESIDENTIAL ZONING DISTRICT
   C. 3.0 FC AT ANY PROPERTY LINE ALONG ANY STREET RIGHTS OF WAY



5 WALL PACKS MOUNTED ON BUILDING EXTERIOR



FINAL LIGHTING PLAN IS TO BE COORDINATED, DESIGNED AND APPROVED BY GEORGIA POWER

Special Ordinance Note :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

Site Lighting Notes :

1. PARKING AND SITE LIGHTING IS TO BE INSTALLED UTILIZING CUT OFF FIXTURES SO AS TO NOT CAUSE NEW LIGHT TO "SPILL OVER" ONTO ADJACENT PROPERTIES.
2. FINAL LIGHTING PLAN IS TO BE COORDINATED, AND SUPPLIED BY THE OWNER.
3. FINAL LIGHTING IS TO BE APPROVED BY THE CITY OF POOLER.

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	~~2~~ 3	LEOTEK ELECTRONICS USA CORP.	GC1-80F-MV-NW-3-GY-700	25-1/2"L. X 14-1/4"W. X 6-1/2"H. LED LUMINAIRE LEDS WITH OPTICS		1	GC1-80F-MV--NW-3-GY-700 L09135007.ies	17850.55	0.91	181.98
	B	1	LEOTEK ELECTRONICS USA CORP.	GC2-100F-MV-NW-3-GY-700	LED LUMINAIRE LEDS WITH OPTICS		1	GC2-100F-MV-NW-3-GY--700 L10132731.IES	23206.04	0.91	226.6
	C	1	LEOTEK ELECTRONICS	GC2-100F-MV-NW-2-GY-700	25-1/2"L. X 14-1/8"W. X 6-1/2"H. LED LUMINAIRE LEDs WITH OPTICS		1	VC_GC2-100F-MV-NW--2-GY-700 L03141602S.ies	25543.7	1	251

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

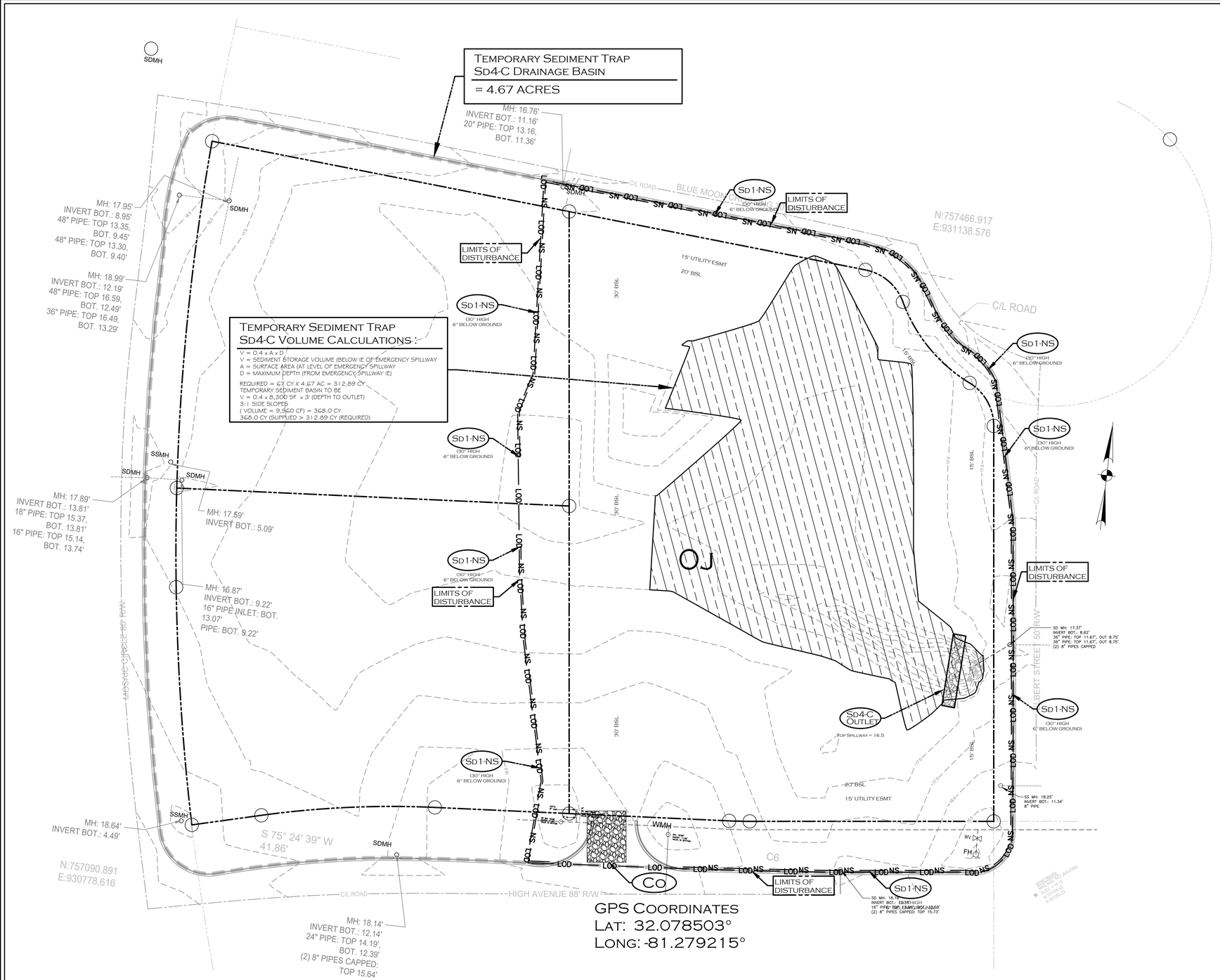
Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
for
Mosaic Five, LLC
Beaufort, South Carolina

Lighting Plan and Details

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER MARK A. BOSWELL 10-6-25

Drawing Number
C-14

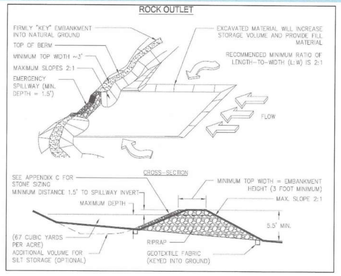


SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

1" = 30'

Sd4-C Detail

Sd4



Sd4-C Detail

Sd4

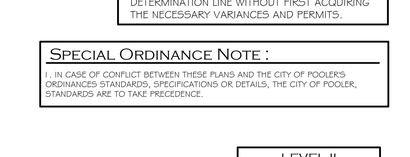


Figure 6-30.3

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL ORDINANCE NOTE :

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LEVEL II CERTIFICATION NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-26

SCALE: 1" = 30'
0 30' 60' 75'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
Unit K, Suite 111
MAILING: 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE: OCT. 6, 2025
JOB NO. ---
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
For
Mosaic Five, LLC
Beaufort, South Carolina

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA 811 UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED Mark A. Boswell No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

DRAWING NUMBER
C-15
15 OF 28 SHEETS

Silt Fence Sediment Storage Volume Calculations :

5 CF SEDIMENT STORAGE/ LF OF SILT FENCE

TOTAL SILT FENCE = 1,143 LF * 5 CF/LF = 5,715 CF = 212 CY

TOTAL STORAGE BEHIND SILT FENCES = 212 CY

Typical Excavated Sediment Trap (1 Tot.) Sd2-B* (Excavated) Volume Calculations :

1. DRAINAGE AREA = 0.5 AC
2. REQ'D SED STORAGE = 67 CY/AC * DA
   REQ'D SED STORAGE = 67 CY/AC *0.3AC = 20.1 CY = 543 CF
3. ASSUME EXCAVATION DEPTH (MIN OF 1.5 FT) = 1.5 FT
4. ASSUME SIDE SLOPES (2:1 MAX) = 2:1
5. DETERMINE REQ'D SURFACE AREA
   SAmn = 543 CF/ 1.5 FT
   SAmn = 362 SF
6. ASSUME SHAPE OF EXCAVATION AND DETERMINE DIMENSIONS
   (A RECTANGULAR SHAPE W/ 2:1 LENGTH TO WIDTH RATIO IS RECOMMENDED)
   SHAPE:
   DIMENSIONS: l = 15 FT W= 36 FT DIA. = NA FT

Typical Excavated Sediment Trap (9 Tot.) Sd2-F* (Excavated) Volume Calculations :

1. DRAINAGE AREA = AVG. OF 0.1AC
2. REQ'D SED STORAGE = 67 CY/AC * DA
   REQ'D SED STORAGE = 67 CY/AC *0.15 AC = 10.0 CY = 270 CF
3. ASSUME EXCAVATION DEPTH (MIN OF 1.5 FT) = 1.5 FT
4. ASSUME SIDE SLOPES (2:1 MAX) = 2:1
5. DETERMINE REQ'D SURFACE AREA
   SAmn = 270 CF/ 1.5 FT
   SAmn = 720 SF
6. ASSUME SHAPE OF EXCAVATION AND DETERMINE DIMENSIONS
   (A RECTANGULAR SHAPE W/ 2:1 LENGTH TO WIDTH RATIO IS RECOMMENDED)
   SHAPE:
   DIMENSIONS: l = 16 FT W= 16 FT DIA. = NA FT

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

Special Ordinance Note :

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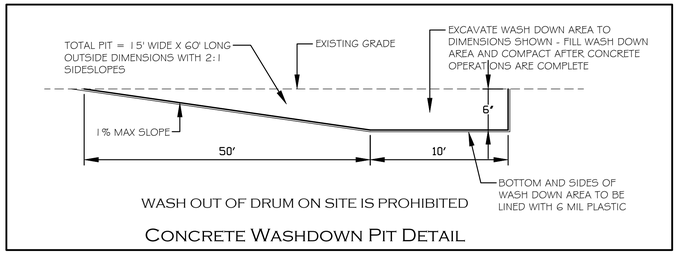
Stream Buffer Encroachment Notes :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.



WASH OUT OF DRUM ON SITE IS PROHIBITED

Concrete Washdown Pit Detail

Equivalent Controls Note :

1. SINCE THE DETENTION IS AN EXTENDED DISTANCE DOWNSTREAM FROM THE PROPOSED SITE, EQUIVALENT CONTROLS MAY BE USED FOR PHASES II AND III.

GPS Coordinates
Lat: 32.078503°
Long: -81.279215°

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LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-26

SCALE: 1" = 30'
0 30' 60' 75'

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

1" = 30'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
Unit K, Suite 104
MAILING: 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE: OCT. 6, 2025

JOB NO. ---

SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
FOR
Mosaic PLL, LLC
Beaufort, South Carolina

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 28372
10-6-25
MARK A. BOSWELL

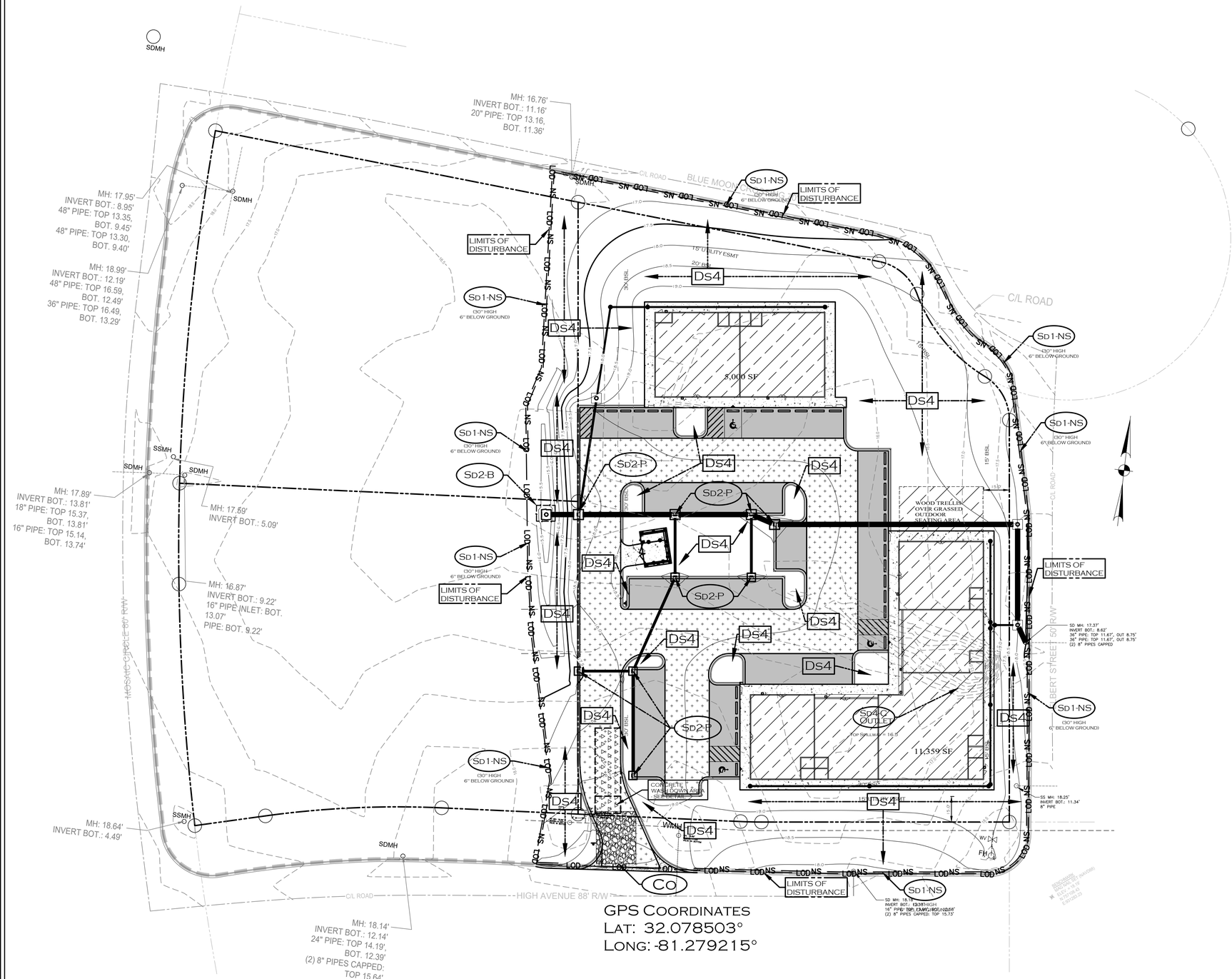
Drawing Number
C-16
16 of 28 sheets

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

1" = 30'

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

EQUIVALENT CONTROLS NOTE :

1. SINCE THE DETENTION IS AN EXTENDED DISTANCE DOWNSTREAM FROM THE PROPOSED SITE, EQUIVALENT CONTROLS MAY BE USED FOR PHASES II AND III.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

LEVEL II CERTIFICATION NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-26

SCALE: 1" = 30'
0 30' 60' 75'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING: 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE: OCT. 6, 2025
JOB NO. ---
SCALE: as shown

MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR:
MOSAIC DRIVE, LLC
BEAUFORT, SOUTH CAROLINA

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC.
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER
Mark Boswell
10-6-25
MARK A. BOSWELL

DRAWING NUMBER
C-17
17 OF 28 SHEETS

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

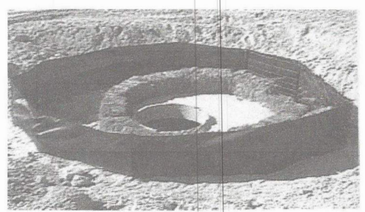
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

LEVEL II
CERTIFICATION
NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-26

Sd2 **INLET SEDIMENT TRAP**

DEFINITION

A temporary sediment barrier placed around a storm drain drop inlet.



PURPOSE

Prevent sediment from entering storm drainage systems.

INSTALLATION

- Install according to approved plan, if shown.
- Do not install where vehicular traffic will be affected.
- Install at or around all storm drain drop inlets that receive runoff from disturbed areas.
- Construct on natural ground surface, excavated surface, or on machine compacted fill.

Excavated Sediment Traps

- Minimum of 1.5 feet of sediment storage in excavated sediment traps.
- Must be self-draining unless otherwise protected.

Sd2

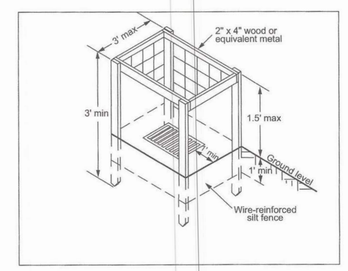
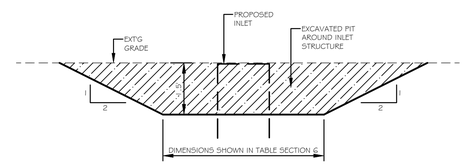


Figure 1. Fabric and supporting Frame for Inlet Protection (Sd2-F)



Sd2-F EXCAVATED SEDIMENT TRAP DETAIL
NOT TO SCALE

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

SPECIAL CONSTRUCTION NOTE:

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"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC FL, LLC
BEAUFORT, SOUTH CAROLINA

EXCAVATED INLET SEDIMENT TRAP DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL LO-G-25 ENGINEER MARK A. BOSWELL
Mark Boswell

DRAWING NUMBER
C-18
18 OF 28 SHEETS

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. NARRATIVE: THE EXISTING SITE IS VACANT AND THE GROUND IS GENERALLY FLAT WITH SLOPES BETWEEN 0 AND FOUR PERCENT WITH FEW TREES. THE PROPOSED DEVELOPMENT WILL BE TWO NEW RETAIL BUILDINGS AND TWO NEW RESTAURANTS AND WILL HAVE PAVING, GRADING, DRAINAGE AND UTILITIES. DETENTION WILL BE ACHIEVED BY UTILIZING THE EXISTING PARK POND. THE TOTAL SITE IS APPROXIMATELY 1.9 ACRES WITH THE DISTURBED AREA BEING APPROXIMATELY 2.5 ACRES.

2. DEVELOPER / OWNER : MOSAIC FIVE, LLC
D.J. DESAI (CONTACT)
P.O. BOX 6465
BEAUFORT, SOUTH CAROLINA 29906

PRIMARY PERMITTEE EMAIL : DJDESAI@HDCOMPANIES.COM

3. 24 HOUR CONTACT : D.J. DESAI
843-379-9405

4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CURRENT STATE SOIL AND WATER CONSERVATION COMMITTEE OF GEORGIA "MANUAL FOR EROSION CONTROL IN GEORGIA.

5. PRIOR TO ANY OTHER CONSTRUCTION, STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. ALL ENTRANCES TO THE SITE WHICH ARE NOT PROTECTED SHALL BE BARRICADED.

6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

7. ADDITIONAL 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 PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING ANY PHASE OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY !

8. THE LOCATIONS OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES IN ORDER TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.

9. THE FAILURE OF ANY EROSION CONTROL DEVICE TO FUNCTION AS INTENDED, FOR ANY REASON, SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY !

10. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED PERIODS OF CONTINUOUS RAINFALLS.

11. EROSION CONTROL DEVICES SHALL BE CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT.

12. EROSION CONTROL DEVICES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.

13. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED AND THEN REMOVED SO THAT DRAINAGE FROM THE SITE IS NOT IMPAIRED.

14. STORM WATER DETENTION DEVICES SHALL BE CLEANED AS SPECIFIED ABOVE AND AFTER PERMANENT GROUND COVER HAS BEEN ESTABLISHED.

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

16. ANY DISTURBED AREAS WITH SLOPES 2:1 OR FLATTER WHICH ARE NOT STABILIZED BY ANY OTHER MEASURES SHALL BE SEEDED AS SPECIFIED IN "PERMANENT SEEDING".

17. VEGETATIVE METHODS:
A VEGETATIVE COVER SHALL BE ESTABLISHED AND MAINTAINED OVER ALL FINAL GRADING AND OTHER DISTURBED AREAS OF THE SITE. SEE COASTAL PLAIN VEGETATIVE COVERS FOR AN OUTLINE OF THE ESTABLISHMENT OF VEGETATIVE COVERS.

WEEKLY INSPECTION OF THE GRASS COVER SHALL BE PERFORMED TO IDENTIFY AREAS REQUIRING RE-ESTABLISHMENT OF GRASS.

LIME RATE: 1 TO 2 TONS PER ACRE
FERTILIZER: 1500 POUNDS OF 6-12-12 PER ACRE

18. MULCH:
MULCH SHALL BE UNCHOPPED, UNROTTED, SMALL GRAIN DRY STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MATERIAL SHALL BE RELATIVELY FREE FROM ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS WHICH ARE AS FOLLOWS : CANADA THISTLE, JOHNSONGRASS AND QUACKGRASS. SPREAD MULCH MECHANICALLY OR UNIFORMLY BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDPLACEMENTPIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY PEG AND TWINE METHOD, MULCH ANCHORING TOOL, NETTING OR LIQUID MULCH BINDERS.

19. SOIL TYPE: THE SOILS IN THIS AREA HAVE BEEN CLASSIFIED BY THE SOIL CONSERVATION SERVICE AS : Oj (Ocilla Complex) and Waf (Wahee Sandy Loam)Waf (Wahee Sandy Loam).

20. THIS DEVELOPMENT IS WITHIN MINIMAL ZONING AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0109G, MAP REVISED 8-16-18.

21. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

SPECIAL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTEDED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

2. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

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

4. CITY OF POOLER PERSONNEL SHALL HAVE THE RIGHT TO INSPECT STORMWATER FACILITIES AT ALL TIMES.

5. STATE WATERS DO NOT EXIST ON THIS PROPERTY.

6. FRESH WATER WETLANDS DO NOT EXIST ON THIS PROPERTY.

7. THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER HAS VISITED THE SITE PRIOR TO DESIGN OF THE E & SC PLANS.

8. THE RECEIVING WATERS FOR THIS PROJECT IS THE EXISTING POOLER DRAINAGE SYSTEM, PARK POND, SEVERAL UN-NAMED CONVEYANCES, OGEECHEE RIVER AND ULTIMATELY THE ATLANTIC OCEAN.

9. ANY DISTURBANCE AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABALIZED WITH TEMPORARY SEEDING.

10. AMENDMENTS OR REVISIONS TO THE ES & PC PLAN WHICH HAVE A HYDRAULIC EFFECT ON THE PROJECT MUST BE APPROVED BY THE DESIGN ENGINEER.

CLEARING NOTES:

1. ALL ELEVATIONS ARE BASED ON 88 NAVD DATUM.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. ALL WORK SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER. SEE LAND DISTURBING PLAN.

4. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED AS DESCRIBED ON THE LAND DISTURBING ACTIVITY PLAN.

5. EGRESS FROM THE SITE WILL BE SUCH THAT ALL VEHICLES MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES BEFORE ENTERING ANY PAVED PUBLIC HIGHWAY.

6. BALES OF HAY, STRAW OR SILT FENCE SHALL BE PLACED AROUND ALL STORM INLETS TO PREVENT SEDIMENT FROM ENTERING NEW PIPE OR DRAINAGE WAYS DURING CONSTRUCTION. THESE MEASURES ARE TEMPORARY.

7. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE OF ALL AREAS WITHIN THE PROJECT SITE INCLUDING RIGHTS-OF-WAYS, EASEMENTS AND LOTS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY FILL AND OR GRADING TO MEET THE FINISHED PLAN GRADES AND ELIMINATE ANY AND ALL AREAS WHICH ARE LOW AND DO NOT DRAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE CHANGED AS A RESULT OF FIELD ADJUSTMENTS TO THE CONSTRUCTION PLANS.

8. THE CONTRACTOR WILL NOT BEGIN CLEARING OR ANY CONSTRUCTION ACTIVITY UNTIL THE APPROPRIATE PERMITS HAVE BEEN ISSUED.

9. IF REQUIRED, TREE PROTECTION BARRICADES SHALL BE INSTALLED PRIOR TO ANY CLEARING ACTIVITY AND MAINTAINED UNTIL INSTRUCTED BY OWNER OR ENGINEER TO REMOVE THEM.

10. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID DAMAGE TO TREES AND ROOT SYSTEMS WHILE WORKING WITHIN TREE PROTECTION BARRICADES. THE CONTRACTOR SHALL NOT WORK WITHIN TREE PROTECTION BARRICADES WITHOUT A REPRESENTATIVE FROM THE OWNER OR ENGINEER PRESENT.

11. PRUNING OF TREE LIMBS, BRANCHES AND ROOTS OF TREES WHICH ARE WITHIN TREE PROTECTION BARRICADES SHALL BE DONE IN CONFORMANCE WITH SPECIFICATIONS AND RECOMMENDATIONS OF THE "NATIONAL ARBORIST ASSOCIATION" (N.A.A.) IN "PRUNING STANDARDS FOR SHADE TREES". ANY VARIATION FROM THE RECOMMENDATION OF THE N.A.A. SHALL BE APPROVED BY THE OWNER IN WRITING PRIOR TO ANY PRUNING.

12. LIMITS OF GRADING AND GRASSING ARE INDICATED ON PLANS AS "LIMITS OF DISTURBANCE".

13. ALL DISTURBED AREAS FROM NEW CONSTRUCTION ACTIVITIES WILL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROMOTE A SUFFICIENT GROUND COVER THAT WILL PREVENT SOIL EROSION. SUFFICIENT COVERAGE SHALL BE AS SPECIFIED IN "EROSION CONTROL GRASSING".

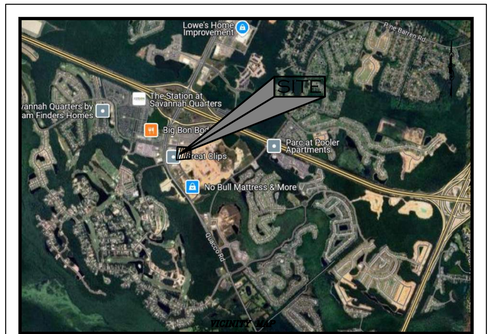
14. DRAINAGE: ALL EXCAVATION SHALL BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH EFFECTS THE OPERATIONS WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. SURFACE WATER, GROUNDWATER, OR ANY PERCHED WATER WHICH MIGHT BE ENCOUNTERED DURING EXCAVATIONS SHALL BE REMOVED BY ANY ACCEPTABLE MEANS APPROVED BY THE ENGINEER.

TENTATIVE ACTIVITY SCHEDULE

	2025					
	APR	MAY	JUNE	JULY	AUG	SEPT
DEMOLITION, CLEARING, GRUBBING						
INSTALLATION OF SEDIMENT CONTROLS AND TREE PROTECTION BARRICADES						
TEMPORARY GRASSING						
SITE GRADING						
UTILITY INSTALLATION						
BUILDING CONSTRUCTION						
PERMANENT GRASSING						
PAVING						
MAINTENANCE OF SEDIMENT CONTROL						
REMOVAL OF SEDIMENT CONTROL						

SITE DATA

ZONE.....X"
TOTAL ACREAGE.....1.9 ACRES
DISTURBED ACREAGE.....2.5 ACRES (OFFSITE + R/W)
S.C.S. SOIL SURVEY MAP AS PER WEB SOIL SURVEY



Co

CRUSHED STONE CONSTRUCTION EXIT

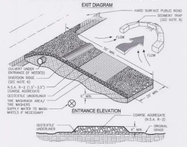


Figure 1. Crushed Stone Construction Exit Installation Requirements

Figure 2. Geotextile Underliner

MAINTENANCE

- Periodically dress with 1.5"-3.5" stone.
- Maintain in a condition that will prevent tracking or flow of mud onto public rights-of way.
- Immediately remove mud and debris tracked or spilled onto roadways.

Co

CONSTRUCTION EXIT

DEFINITION

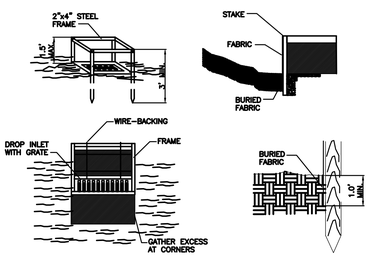
A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk, or parking area.

PURPOSE

- Reduce or eliminate the transport of mud from the construction area onto public right-of-ways.

INSTALLATION

- Install according to the approved plan.
- Use 1.5"-3.5" stone.
- Minimum pad thickness of 6".
- Minimum pad width of 20 ft.
- Minimum pad length of 50 ft.
- When the construction is less than 50 ft from the paved access, the length shall be from the edge of the existing pavement to the permitted building being constructed.
- When washing is required, conduct on an area stabilized with crushed stone and route runoff to an approved sediment trap or sediment basin.
- Place the geotextile liner the full length and width of the entrance.



1. FOR STAKES, USE 2x4 INCH WOOD (PREFERRED) OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
2. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND SECURELY DRIVE THEM INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP.
3. TO PROVIDE NEEDED STABILITY TO THE INSTALLATION, FRAME WITH 2x4 INCH WOOD STRIPS AROUND THE CREST OF THE OVERFLOW AREA AT MAXIMUM OF 1.5 FEET ABOVE THE DROP INLET CREST.
4. PLACE THE BOTTOM 12 INCHES OF THE FABRIC IN TRENCH AND BACKFILL THE TRENCH WITH AT LEAST 4 INCHES OF CRUSHED STONE OR 12 INCHES OF COMPACTED SOIL.
5. FASTEN FABRIC SECURELY TO THE STAKES AND FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.
6. THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.

INLET SEDIMENT TRAP DETAIL (Sd2-F)
FILTER FABRIC WITH SUPPORTING FRAME
N.T.S.

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

STREAM BUFFER ENCROACHMENT NOTES :

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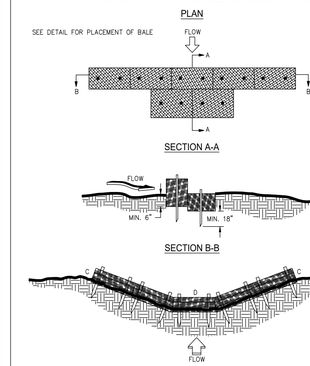
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

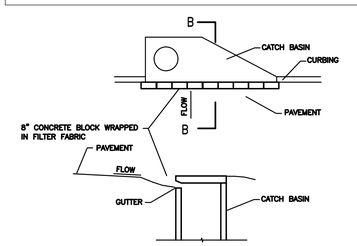
WEIGHTED RUN-OFF COEFFICIENTS :
PRE-DEVELOPED = 74
POST-DEVELOPED = 89

TYPICAL STRAW BALE CHECK DAM



NOTES:
1. BALES SHOULD BE BOUND WITH WIRE OR NYLON STRING AND SHOULD BE PLACED IN ROWS WITH BALE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. REMOVE #4 REBAR AFTER STRAW BALES ARE NO LONGER IN PLACE.
3. POINT C OF SECTION B-B SHOULD ALWAYS BE HIGHER THAN POINT D.

CD-HB



SECTION B-B

NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVMENT INSTALLATION

INLET SEDIMENT TRAP DETAIL (Sd2-P)
CURB INLET FILTER ("PIGS IN BLANKET")

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-26

REVISIONS
△ 2025/06/03 REVISED PER CITY REVIEW COMMENTS

BOSWELL DESIGN SERVICES, INC.
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Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
FOR:
Mosaic Five, LLC
Beaufort, South Carolina

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC.
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

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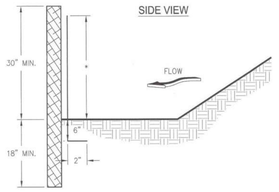
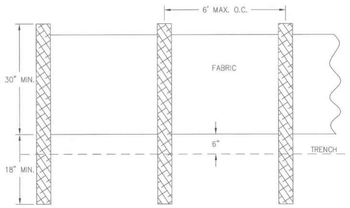
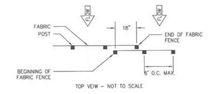
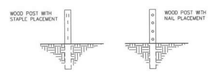
19 OF 28 SHEETS









SILT FENCE - TYPE NON-SENSITIVE

PERFORMANCE EVALUATION

For a product or practice to be approved as a sediment barrier, that product or practice must have a documented P-factor no greater than 0.045 for non-sensitive areas or a P-factor no greater than 0.030 for sensitive areas, as specified by GSWCC. For complete test procedures and approved products list please visit www.gaswcc.georgia.gov.

Table 6-27.1 Criteria for Sediment Barrier

Land Slope	Maximum Slope Length Above Fence
Percent	Feet
< 2	100
2 to 5	75
5 to 10	50
10 to 20	25
>20*	15

*In areas where the slope is greater than 20%, a flat area length of 10 feet between the toe of slope to the barrier should be provided.

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

Figure 6-27.1

Table 6-27.2 Post Size

Type	Min Length	Type of Post	Size of Post
NS	4'	Soft wood Oak Steel	3"dia or 2x4 1.5" x1.5" 1.3lb./ft. min
S	4"	Steel Oak	1.3lb./ft. min 2"x2"

Table 6-27.3 Fasteners for Wood Posts

	Guage	Crown	Legs	Staples / Post
Wire Staples	17 min.	3/4" wide	1/2" long	5 min.
	Guage	Length	Button Heads	Nail/ Post
Nails	14 min.	1"	3/4"	4 min.

Note: Filter Fabric may also be attached to the post by wire, chors, and pockets or any other method provided mimimum P-factor, as required by GSWCC, is met.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS

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

Figure 6-27.5

SD1-NS DETAIL

Soil Erosion Drainage Exhibit

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			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.
Ga	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 where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A storm flow outlet device constructed at zero grade across the slope whereby 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 drainageways 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 obtainable. Each situation will require special design.
Rt	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.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
SpB	SEEP BERM			A linear control device constructed as a diversion perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN 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 boom, silt barrier, or silt curtain).
Tp	TOPSOILING			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.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GSWCC 2016 Edition

2-12

Storm and Utilities Manhole and Box Notes :

1. INVERT ELEVATIONS ARE TO BE CONSIDERED AS PIPE INVERTS AND NOT AS THE INVERT OF THE MANHOLE, BOX, ETC.

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

SPECIAL SOIL EROSION PREVENTION NOTES :

1. The state of Georgia requires that the initial soil erosion prevention measures shall be inspected by the designer within 7 days after installation.

2. It is the responsibility of the contractor to notify the soil erosion prevention plan designer within 7 days after the initial soil erosion measures are in place for inspection.

3. Soil erosion prevention plans shall be kept current and on site or readily accessible at all times during the duration of the project until after final stabilization has occurred.

~~4. Primary permittee must provide a copy of the soil erosion prevention plans to each secondary permittee.~~

5. Contractor is to keep a record of his inspections of the soil erosion control measures to include at least the following:
   a. date and scope of the inspection
   b. name of person performing inspection
   c. major observations (including noncompliance incidents)

Inspection reports are to be kept current and on site or readily accessible at all times during the duration of the project until after final stabilization has occurred.

6. Sampling of the outfall is the responsibility of the primary permittee and sampling requirements are to be as per the NPDES general permit.

7. Silt fencing is to remain in place until final stabilization.

8. Waste materials shall not be discharged to state waters except as authorized by a section 404 permit.

9. These ES & PC plans are in compliance with waste disposal, sanitary sewer and septic tank regulations.

10. Great care shall be taken to prevent oil spills and leaks. In the event that a spill shall occur, stop the spill source immediately and implement BMP's and clean-up for the spill.

BMP REMOVAL NOTE :

1. RETROFITS, PERIMETER SILT FENCE AND CONSTRUCTION EXIT TO BE LEFT IN PLACE UNTIL FINAL STABILIZATION HAS OCCURED.

2. ONCE THE SITE IS PAVED THE CONSTRUCTION EXIT IS NO LONGER NEEDED.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

Erosion and Sediment Control Phasing

Initial Phase (Phase I)

1. This phase shall include Silt fencing and construction exits and sediment and detention ponds to be installed prior to any land disturbing activities to prevent sediment from leaving the site.

Intermediate Phase (Phase II)

1. This phase shall include construction of any outlet structures, retrofits, check dams, inlets protection and temporary grassing.

Final Phase (Phase III)

1. This phase shall include outfall protection, any revised inlet protection and any other permanent devices.

Phase I
Required Temporary Sediment Storage

SEDIMENT STORAGE WILL BE ACHIEVED IN BOTTOM OF TEMPORARY POND

REQUIRED SEDIMENT STORAGE TEMPORARY BASIN 1:

$\frac{67\text{ C.Y.}}{\text{ACRE}}$ x 4.67 ACRES DISTURBED = 312.9 C.Y. REQUIRED

SILT STORAGE:

TEMPORARY SEDIMENT TRAP = 368 CY
368 CY (supplied) > 312.9 CY (required)

Phase II and Phase III
Required Sediment Storage Calculations

SEDIMENT STORAGE WILL BE ACHIEVED BEHIND SILT FENCES AND WITHIN SEDIMENT TRAPS

REQUIRED SEDIMENT STORAGE:

$\frac{67\text{ C.Y.}}{\text{ACRE}}$ x 4.67 ACRES DISTURBED = 312.9 C.Y. REQUIRED

SILT STORAGE:

BEHIND SIFT FENCE = 212 CY
WITHIN TRAPS = 2,844 CF = 105 CY (SEE C-16 AND C-19 FOR DETAILS)
TOTAL SEDIMENT STORAGE = 105 + 212 = 317 CY
317 CY (supplied) > 312.9 CY (required)

Description of Storm Water Pollution Discharge Prevention Practices

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   A. CONSTRUCTION EXIT
   B. SILT FENCING
   ~~C. TEMPORY SEDIMENT BASINS~~
   ~~D. HAY BALE CHECK DAMS~~
   E. STONE CHECK DAMS
   ~~F. STORM OUTLET PROTECTION~~
   G. GRASSING
   ~~H. DETENTION POND~~
   ~~I. SKIMMER~~
   J. DUST CONTROL
   K. CONCRETE WASHDOWN PIT
   L. TEMPORARY SEDIMENT TRAPS

Special Ordinance Note :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

LEVEL II
CERTIFICATION
NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-26

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
for
Mosaic Five, LLC
Beaufort, South Carolina

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

Mark Boswell
No. 28372
10-6-25
MARK A. BOSWELL

Drawing Number
C-20
20 of 28 sheets

7 DAY INSPECTION NOTE :

The design professional is to inspect the installation of the initial sediment storage requirements and perimeter control BMP's. The design professional must be retained by the primary permittee to conduct a site inspection within seven (7) days after the the installation of the initial sediment storage requirements and perimeter control BMP's. The design professional must report the results of the inspection to the primary permittee within seven (7) days and the primary must correct all deficiencies identified in the report within two (2) business days after receiving the report (unless additional time is needed due to adverse weather). The primary permittee may use an alternate design professional to conduct the BMP inspection, provided that they make a written request to EPD to change from the design professional who developed the plan and EPD has agreed.

DESIGN PROFESSIONAL 7 DAY VISIT CERTIFICATION

Date of Inspection :

I certify the site was in compliance with the ES&PC Plan on the date of inspection.

Mark Boswell 2104

GSWC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

Inspection revealed the following discrepancies from the ES&PC Plan.

These deficiencies must be addressed immediately and a re-inspection scheduled. Work shall not proceed on the site until design Professional Certification is obtained.

PRODUCT SPECIFIC PRACTICES

1. Petroleum Based Products – Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels, and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

2. Paints / Finishes / Solvents – All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

3. Concrete Truck Washing

a. Coordinate with site superintendent to excavate a pit deep enough to contain the wash down water.

b. Back equipment into pit.

c. Wash down only the chute hopper and rear of the vehicle. DO NOT WASH OUT DRUM.

d. Make sure wash down water goes into and stays in the pit.

e. Coordinate with site superintendent to fill in pit and smooth out ground.

f. Never allow wash down to enter a storm system.

4. Fertilizer / Herbicides – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guideline set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

5. Building Materials – No building materials will be buried or disposed on-site. All such materials will be disposed of in proper waste disposal procedures.

Soil Cleanup and Control Practices

1. Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.

2. Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, saw dust and properly labeled plastic and metal waste containers.

3. Spill prevention practices and procedures will be reveiwed after a spill and adjusted as necessary to prevent future spills.

4. All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.

5. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

6. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

7. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

8. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

9. The contractor shall notify the licensed professional who prepared this plan if more than 1,320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The Contactor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licenseed professional.

SANITARY WASTES :

1. A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

2. All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharge in negligible. Additional containment BMP's must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the Erosion Control Plan Grading Phase Sheet by the contractor once the locations have been determined.

3. Sanitary Sewer will be provided by Municipal Authority/Septic System at the completion of this project.

HAZARDOUS WASTES :

1. All hazardous waste materials will be disposed of in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The jobsite superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. Material Saftey Data Sheets (MSDS's) for each substance with hazradous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of the MSDS will be maintained in the ESPCP file at the jobsite construction trailer office. Each employee who must handle a substance with hazrdous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

2. The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this ESPCP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled , hazardous materials or hazardous wastes will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be continued on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.

APPENDIX B

Nephelometric Turbidity Unit (NTU) Tables

Cold Water (Trout Stream)

Surface Water Drainage Area, square miles

SITE SIZE ACRES	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	25	50	75	150	300	500	500	500
10.01-25	25	25	50	75	150	200	500	500
25.01-50	25	25	25	50	75	100	300	500
50.01-100	20	25	25	35	50	75	150	300
100.01+	20	20	25	25	25	50	60	100

Warm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

SITE SIZE ACRES	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

DESCRIPTION OF STORM WATER POLLUTION DISCHARGE PREVENTION PRACTICES

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   - A. CONSTRUCTION EXIT
   - B. SILT FENCING
   - ~~C. TEMPORY SEDIMENT BASINS~~
   - ~~D. HAY BALE CHECK DAMS~~
   - E. STONE CHECK DAMS
   - ~~F. STORM OUTLET PROTECTION~~
   - G. GRASSING
   - ~~H. DETENTION POND~~
   - ~~I. SKIMMER~~
   - J. DUST CONTROL
   - K. CONCRETE WASHDOWN PIT
   - L. TEMPORARY SEDIMENT TRAPS

EROSION, SEDIMENT AND POLUTION CONTROL NOTES :

4. Inspections.

a. Permittee requirements.

(1). Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.

(2). Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.

(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination has been submitted) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5). of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction site that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

5. Maintenance. The Plan shall include a description of procedures to ensure the timely maintenance of vegetation, erosion and sediment control measures and other protective measures identified in the site plan.

6. Sampling Requirements. This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a subdivision or planned common development unless five (5) acres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbidity.

a. *Sampling Requirements* shall include the following:

(1). A USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is a scale equal to or more detailed than a 1:24000 map showing the location of the site or the stand alone construction; (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during mandatory field verification, into which the stormwater is discharged and (b) the receiving water and/or outfall sampling locations. When the permittee has chosen to use a USGS topographic map and the receiving water(s) is not shown on the USGS topographic map, the location of the receiving water(s) must be hand-drawn on the USGS topographic map from where the stormwater(s) enters the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map;

(2). A written narrative of site specific analytical methods used to collect, handle and analyze the samples including quality control/quality assurance procedures. This narrative must include precise sampling methodology for each sampling location;

(3). When the permittee has determined that some or all outfalls will be sampled, a rationale must be included on the Plan for the NTU limit(s) selected from Appendix B. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries); and

(4). Any additional information EPD determines necessary to be part of the Plan. EPD will provide written notice to the permittee of the information necessary and the time line for submittal.

b. *Sample Type.* All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.

(1). Sample containers should be labeled prior to collecting the samples.

(2). Samples should be well mixed before transferring to a secondary container.

(3). Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.

(4). Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.

(5). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E.

c. *Sampling Points.*

(1). For construction activities the primary permittee must sample all receiving water(s), or all outfall(s), or a combination of receiving water(s) and outfall(s). Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and/or the stormwater outfalls using the following minimum guidelines:

(a). The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first stormwater discharge from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of any other stormwater discharges not associated with the permitted activity. Where appropriate, several upstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.

Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

5. Maintenance. The Plan shall include a description of procedures to ensure the timely maintenance of vegetation, erosion and sediment control measures and other protective measures identified in the site plan.

6. Sampling Requirements. This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a subdivision or planned common development unless five (5) acres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbidity.

a. *Sampling Requirements* shall include the following:

(1). A USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is a scale equal to or more detailed than a 1:24000 map showing the location of the site or the stand alone construction; (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during mandatory field verification, into which the stormwater is discharged and (b) the receiving water and/or outfall sampling locations. When the permittee has chosen to use a USGS topographic map and the receiving water(s) is not shown on the USGS topographic map, the location of the receiving water(s) must be hand-drawn on the USGS topographic map from where the stormwater(s) enters the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map;

(2). A written narrative of site specific analytical methods used to collect, handle and analyze the samples including quality control/quality assurance procedures. This narrative must include precise sampling methodology for each sampling location;

(3). When the permittee has determined that some or all outfalls will be sampled, a rationale must be included on the Plan for the NTU limit(s) selected from Appendix B. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries); and

(4). Any additional information EPD determines necessary to be part of the Plan. EPD will provide written notice to the permittee of the information necessary and the time line for submittal.

(2). However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the stormwater discharge.

(3). Sampling by the permittee shall occur for the following qualifying events:

(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location;

(b). In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first;

(c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and maintained;

(d). Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6), must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and

(e). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

7. Non-stormwater discharges. Except for flows from fire fighting activities, sources of non-stormwater listed in Part III.A.2. of this permit that are combined with stormwater discharges associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge.

E. Reporting.

1. The applicable permittees are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any stormwater discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD using the electronic submittal service provided by EPD. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.

2. All sampling reports shall include the following information:

a. The rainfall amount, date, exact place and time of sampling or measurements;
b. The name(s) of the certified personnel who performed the sampling and measurements;
c. The date(s) analyses were performed;
d. The time(s) analyses were initiated;
e. The name(s) of the certified personnel who performed the analyses;
f. References and written procedures, when available, for the analytical techniques or methods used;
g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results;
h. Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU;" and
i. Certification statement that sampling was conducted as per the Plan.

3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

GAR100001 PART IV.F (RETENTION OF RECORDS)

State of Georgia
Department of Natural Resources
Environmental Protection Division

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F. Retention of Records.

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

a. A copy of all Notices of Intent submitted to EPD;
b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
d. A copy of all monitoring information, results, and reports required by this permit;
e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
g. Daily rainfall information collected in accordance with Part IV.D.4.a.(1)(c) of this permit.

2. Copies of all Notices of Intent, Notices of Termination, reports, plans, monitoring reports, monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

WASTE MATERIALS :

1. All waste materials will be collected and stored in a securely lidded, metal dumpster. The dumpster will meet all solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary and trash will be hauled as required by local regulations. No construction waste will be buried on-site.

2. All personnel will be instructed on proper procedures for waste disposal. A notice stating these practices will be posted at the jobsite and the Contractor will be responsible for seeing that these procedures are followed.

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

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-26

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED ---
DRAWN MAB
CHECKED ---

DATE : OCT. 6, 2025

JOB NO. ---

SCALE: as shown

MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR :
MOSAIC, LLC
BEAUFORT, SOUTH CAROLINA

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
10-6-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER

C-21

21 OF 28 SHEETS

Dust Control on Disturbed Areas

Du

DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE

- To prevent surface and air movement of dust from exposed soil surfaces.
- To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard **Ds1 - Disturbed Area Stabilization (With Mulching Only)**. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification **Tac - Tackifiers**. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification **Ds2 - Disturbed Area Stabilization (With Temporary Seeding)**.

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification **Tac - Tackifiers**.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See specification **Tp - Topsoiling**.

Stone. Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.

Check Dam

Cd

DEFINITION

A temporary grade control structure, or dam constructed across a swale, drainage ditch, or area of concentrated flow.

PURPOSE

To minimize the erosion rate by reducing the velocity of the storm water in areas of concentrated flow.

CONDITIONS

This practice is applicable for use in small open channels and is not to be used in a live stream. Specific applications include:

1. Temporary or permanent swales or ditches in need of protection during establishment of grass linings.
2. Temporary or permanent swales or ditches that, due to their short length of service or other reasons, cannot receive a permanent non-erodible lining for an extended period of time.
3. Other locations where small localized erosion and resulting sedimentation prob lems exist.

DESIGN CRITERIA

Check dams should be designed using 2.0 cfs. For any flows exceeding 2.0 cfs, check dams may be used in conjunction with other BMPs in the channel. Dam height should be 24 inches maximum measured to the center of the check dam.

Drainage Area

For stone check dams, the drainage area shall not exceed two acres. For straw-bale check dams and compost filter socks, the drainage area shall not exceed one acre.

Side Slopes

Side slopes shall be 2:1 or flatter.

Spacing

Two or more check dams in a series shall be used for drainage areas greater than one (1) acre. Maximum spacing between dams should be such that the toe of the upstream dam is at the same elevation as the top of the downstream dam. (See Figure 6-12.1)

Geotextiles

A geotextile should be used as a separator between the graded stone and the soil base and abutments. The geotextile will prevent the migration of soil particles from the subgrade into the graded stone. The geotextile shall be selected/ specified in accordance with AASHTO M288-06 Section 7.3, *Separation Requirements*, Table 3. Geotextiles shall be "set" into the subgrade soils. The geotextile shall be placed immediately adjacent to the subgrade without any voids and extend five feet beyond the downstream toe of the dam to prevent scour.

CONSTRUCTION SPECIFICATIONS

Stone Check Dams Cd-S

Stone check dams should be constructed of graded size 2-10 inch stone. Mechanical or hand placement shall be required to insure complete coverage of the entire width of the ditch or swale and that the center of the dam is lower than the edges. **The center of the check dam must be at least 9 inches lower than the outer edges.** (See Figure 6-12.2)

Straw-bale Check Dams Cd-Hb

Staked and embedded straw-bales may be used as temporary check dams in concentrated flow areas while vegetation is becoming established. They shall not be used where the drainage area exceeds one acre. Straw-bales should be installed per Figure 6-12.3.

Installation

Bales should be bound with wire or nylon string. Twine bound bales are less durable. The bales should be placed in rows with bale ends tightly abutting the adjacent bales.

Downstream Row (Refer to Figure 6-12.3)

Dig a trench across the small channel, wide enough and deep enough so that the top of the row of bales placed on their long, wide side is level with the ground. The tops of bales across the center of the channel should all be level and set at the same elevation. Place the bales in position and stake them according to the instructions below.

Upstream Row

Dig another trench across the small channel, upstream and immediately adjacent to the first row of bales. The trench should be wide enough to accommodate a row of bales set vertically on their long edge. The trench should be deep enough so that at least 6 inches of each bale is below ground starting with the bale in the channel bottom. The trench should be as level as possible so that the tops of the bales across the center of the channel are level and water can flow evenly across them. Continue this trench up the side slopes of the small channel to a point where the unburied bottom line of the highest bale (Point "C", Figure 6-12.3) is higher than the top of the bales that are in the center of the channel (Point "D", Figure 6-12.3).

Anchorage

Drive standard 2 x 2 stakes or #4 rebar through the bales and into the ground 1 1/2 to 2 feet for anchorage. The first stake in each bale should be driven toward a previously laid bale to force the bales together (See Figure 6-12.3).

Reference: Colorado NRCS Straw Bale Check Dam

Compost Filter Sock Cd-Fs

The filter sock should be staked in the center. If the compost fi lter sock is to be left as a permanent filter or part of the natural landscape, it may be seeded at time of installation for establishment of permanent vegetation.

Compost filter media used for compost filter sock filler material shall be weed free and derived from a well-decomposed source of organic matter.

The compost shall be produced using an aerobic composting process meeting CFR 503 regulations including time and temperature data.

The compost shall be free of any refuse, contaminants or other materials toxic to plant growth. Non-composted products will not be accepted.

Test methods for the items below should follow US Composting Council Test Methods for the Examination of Composting and Compost guidelines for laboratory procedures:

A. pH – 5.0-8.0 in accordance with TMECC 04.11-A, "Electrometric pH Determinations for Compost".

B. Particle size – 99% passing a 2-inch (50 mm) sieve and a maximum of 40% passing a 3/8-inch (~ 9.5 mm) sieve, in accordance with TMECC 02.02-B, "Sample Sieving for Aggregate Size Classification". (Note - In the field, product commonly is between ½ and 2 inches (12.5 and 50 mm) particle size).

C. Moisture content of less than 60% in accordance with standardized test methods for moisture determination.

D. Material shall be relatively free (<1% by dry weight) of inert or foreign manmade materials.

E. Sock containment system for compost filter media shall be a photodegradable or biodegradable knitted mesh material and should have 1/8 to 3/8 inch (3.2 to 9.5 mm) openings.

MAINTENANCE

Periodic inspection and required maintenance must be provided. Sediment shall be removed when it reaches a depth of one-half the original dam height or before. If the area is to be mowed, check dams shall be removed once final stabilization has occurred. Otherwise check dams may remain in place permanently. After removal, the area beneath the dam shall be seeded and mulched immediately.

(b). The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last stormwater discharge from the permitted activity (i.e., the discharge farthest downstream at the site) but upstream of any other stormwater discharge not associated with the permitted activity. Where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity value.

(c). Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the stormwater outfall channel(s).

(d). Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall stormwater channel.

(e). The sampling container should be held so that the opening faces upstream.

(f). The samples should be kept free from floating debris.

(g). Permittees do not have to sample sheet flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section, stabilized shall mean, for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and a seeding of target crop perennials appropriate for the region).

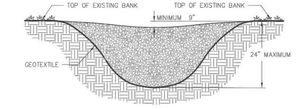
(b). All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency) as to accurately reflect whether stormwater runoff from the construction site is in compliance with the standard set forth in Parts III.D.3. or III.D.4., whichever is applicable.

d. *Sampling Frequency.*

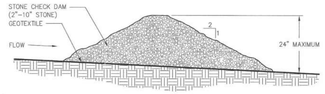
(1). The primary permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any stormwater discharge to a monitored receiving water and/or from a monitored outfall location within in forty-five (45) minutes or as soon as possible.

STONE CHECK DAM

CROSS SECTION



PROFILE VIEW



NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

Figure 6-12.2

Temporary Sediment Trap

Sd4

DEFINITION

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.

PURPOSE

To collect and store sediment from uphill sites cleared and or graded during construction. Intended for use on small tributary areas with no unusual drainage features. Effective against coarse sediment, but not against silt or clay particles that remain suspended.

CONDITIONS

Temporary sediment traps are constructed early in the construction process at locations that will require minimal clearing and grading. Natural draws or swells are favorable locations to build the traps. They should be easily accessible for frequent maintenance and inspections. Temporary sediment traps shall never be placed in live streams.

DESIGN CRITERIA

Design and construction shall comply with laws, ordinances, rules and regulations on the local, state and federal level.

The total drainage area of a temporary sediment trap is up to 5 acres, depending on type of construction.

The height of a temporary sediment trap embankment shall not exceed 5.5 feet as measured from the downstream toe of slope to the top of the berm. Top width of an embankment shall be at least as wide as the height of the sediment trap embankment, with a minimum width of 3 feet.

Maximum pond depth of a sediment trap is 4 feet as measured from the bottom of the trap to the invert of the emergency spillway. Slopes shall not exceed 2:1 (H:V) for excavated areas and for compacted embankments. Side slopes should be (3:1) or flatter allowing people and equipment to safely negotiate slopes or to enter the sediment trap.

The length to width ratio must be greater than (2:1) (L:W) for the principal flowpaths in order to maximize residence time of stormwater within the sediment trap. Baffles may be required to prevent short-circuiting of the flow.

A typical baffle design uses 4'x8' sheets of exterior grade plywood 1/2 inch thick, mounted on 4"x4" hardwood posts.

Volume

Minimum volume of a temporary sediment trap shall be 67 cubic yards per acre for the total drainage area. The volume shall be measured at an elevation equivalent to the spillway invert.

Volume of a temporary sediment trap in heavily disturbed areas should be 134 cubic yards per acre for the total drainage area. This includes an upper area with a minimum of 67 cubic yards per acre drained, which is dewatered using one of the outlet design methods provided, and a lower wet zone for sediment storage and settling.

The volume should be calculated from existing and proposed contours, or by measured cross sections. An approximate method for calculating the volume of traps using a natural draw is:

V = 0.4 x A x D
V = Sediment storage volume (below invert of emergency spillway)
A = Surface area (at level of emerency spillway)
D = Maximum depth (from emergency spillway invert)

The cleanout volume for a temporary sediment trap is 1/3 of the total storage volume. Cleanout volume shall be calculated and marked with a stake at the outlet of the trap.

CONSTRUCTION SPECIFICATIONS

The basic design guidlines are applicable to the type of temporary sediment trap constructed. The main differences are with regards to the type of outlet structures. The following types of construction are acceptable under the designated conditions:

Overflow (Sd4-A)

An overflow temporary sediment trap is acceptable for small areas less than 1 acre, typically with gentle slopes (1 or 2 percent) and without major grading operations. The maximum life span of an overflow trap is 6 months. If water enters the trap with low velocities, the largest amount of water will be slowly displaced and leave the other end of the sediment trap. Silt fence, straw bale barriers or grass filter strips are used to "polish" the overflow water as it leaves the sediment trap. See Figure 6-30.1

Combination Straw Bale and Silt Fence Outlet (Sd4-B)

The combination outlet uses straw bales and silt fence to dewater the sediment trap. Proper installation and staking of the straw bales, and wire backing of the silt fence are required for the material to resist 1 foot or more of ponded water. The combination straw bale and silt fence outlet is limited to 1 acre total drainage area, and has a life span of less than 1 year. This type of outlet requires frequent maintenance and repairs to ensure the released stormwater is free of sediment. See Figure 6-30.2

Rock Outlet (Sd4-C)

The rock outlet relies on filtering through layers of aggregate, rock or riprap material to dewater the sediment trap. It is the sturdiest of the sediment trap designs and generally requires less maintenance. It can be used for drainage area up to 5 acres and has a life span of 1 year. See Figure 6-30.3

Emergency Spillway

The emergency overflow outlet of a temporary sediment trap must be stabilized with rock, geotextile, vegetation, or another suitable material that is resistant to erosion. It must be installed to safely convey stormwater runoff for the 10-year storm event.

REFERENCE:

City of Knoxville BMP Manual Best Management Practices, Knoxville, TN, May 2003

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET

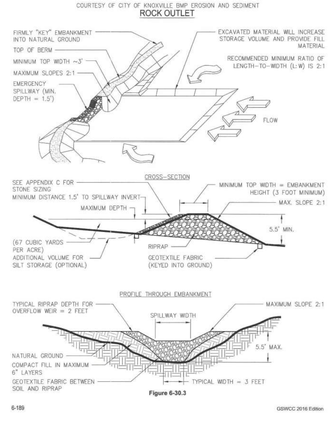


Figure 6-30.3

SD4-C

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

DESCRIPTION OF STORM WATER POLLUTION DISCHARGE PREVENTION PRACTICES

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   - A. CONSTRUCTION EXIT
   - B. SILT FENCING
   - ~~C. TEMPORY SEDIMENT~~ BASINS
   - ~~D. HAY BALE CHECK DAM~~S
   - E. STONE CHECK DAMS
   - ~~F. STORM OUTLET PROTECTION~~
   - G. GRASSING
   - ~~H. DETENTION POND~~
   - ~~I. SKIMMER~~
   - J. DUST CONTROL
   - K. CONCRETE WASHDOWN PIT

WETLAND AREA NOTE :

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-26

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
For
Mosaic, LLC
Beaufort, South Carolina

Notes And Details

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER
Mark Boswell
No. 28572
10-6-25
MARK A. BOSWELL

Drawing Number

C-22

22 of 28 sheets

Inlet Sediment Trap Sd2

DEFINITION
A temporary protective device formed at or around an inlet to a storm drain to trap sediment.

PURPOSE
To prevent sediment from entering a storm drainage systems prior to permanent stabilization of the disturbed area draining to the inlet.

CONDITIONS
All storm drain drop inlets that receive runoff from disturbed areas.

DESIGN CRITERIA
Through testing there are two different categories (high retention and high flow) supported. In areas where BMPs are being used on paved surfaces, or safety is a concern, the potentially negative effects of ponding should be taken into account. In such cases, a high flow BMP is preferred.

On unpaved areas where ponding will not cause a safety hazard, high retention shall be taken into account. If high retention is not used in this situation a rationale shall be given on the plan and an unpaved application should apply.

Sediment traps must be self-draining unless they are otherwise protected in an approved fashion that will not present a safety hazard. The drainage area entering the inlet sediment trap shall be no greater than one acre.

If runoff may bypass the protected inlet, a temporary dike should be constructed on the down slope side of the structure. Also, a stone filter ring may be used on the up slope side of the inlet to slow runoff and filter larger soil particles. Refer to **Fr-Stone Filter Ring**.

CONSTRUCTION SPECIFICATIONS
Excavated Inlet Sediment Trap
An excavation may be created around the inlet sediment trap to provide additional sediment storage. The trap shall be sized to provide a minimum storage capacity calculated at the rate of 67 cubic yards per acre of drainage area. A minimum depth of 1.5 feet for sediment storage should be provided. Side slopes shall not be steeper than 2:1.

Sediment traps may be constructed on natural ground surface, on an excavated surface, or on machine compacted fill, provided they have a non-erodible outlet.

Filter Fabric with Supporting Frame Sd2 -F

This method of inlet protection is applicable where the inlet drains a relatively flat area (slope no greater than 5%) and shall not apply to inlets receiving concentrated flows, such as in street or highway medians. As shown in Figure 6-28.1, Type S silt fence supported by steel posts should be used. The stakes shall be spaced evenly around the perimeter of the inlet a maximum of 3 feet apart, and securely driven into the ground, approximately 18 inches deep. The fabric shall be 36 inches tall and entrenched 12 inches and backfilled with crushed stone or compacted soil. Fabric and wire shall be securely fastened to the posts, and fabric ends must be overlapped a minimum of 18 inches or wrapped together around a post to provide a continuous fabric barrier around the inlet.

Baffle Box Sd2 -B

For inlets receiving runoff with a higher volume or velocity, a baffle box inlet sediment trap should be used. As shown in Figure 6-28.2, the baffle box shall be constructed of 2" x 4" boards spaced a maximum of 1 inch apart or of plywood with weep holes 2 inches in diameter. The weep holes shall be placed approximately 6 inches on center vertically and horizontally. Gravel shall be placed outside the box, all around the inlet, to a depth of 2 to 4 inches. The entire box is wrapped in Type C filter fabric that shall be entrenched 12 inches and backfilled.

Block and Gravel Drop Inlet Protection Sd2 -Bg

This method of inlet protection is applicable where heavy flows are expected and where an overflow capacity is necessary to prevent excessive ponding around the structure. As shown in Figure 6-28.3, one block is placed on each side of the structure on its side in the bottom row to allow pool drainage. The foundation should be excavated at least 2 inches below the crest of the storm drain. The bottom row of blocks is placed against the edge of the storm drain for lateral support and to avoid washouts when overflow occurs. If needed, lateral support may be given to subsequent rows by placing 2" x 4" wood studs through block openings. Hardware cloth or comparable wire mesh with 1/2 inch openings shall be fitted over all block openings to hold gravel in place. Clean gravel should be placed 2 inches below the top of the block on a 2:1 slope or flatter and smoothed to an even grade. DOT #57 washed stone is recommended.

Gravel drop Inlet Protection Sd2-G

This method of inlet protection is applicable where heavy concentrated flows are expected. As shown in Figure 6-28.4, stone and gravel are used to trap sediment. The slope toward the inlet shall be no steeper than 3:1. A minimum 1 foot wide level stone area shall be left between the structure and around the inlet to prevent gravel from entering the inlet. On the slope toward the inlet, stone 3 inches in diameter and larger should be used. On the slope away from the inlet, 1/2 to 3/4 inch gravel (#57 washed stone) should be used at a minimum thickness of 1 foot.

Sod Inlet Protection Sd2-S

This method of inlet protection is applicable only at the time of permanent seeding, to protect the inlet from sediment and mulch material until permanent vegetation has become established. As shown in Figure 6-28.5, the sod shall be placed to form a turf mat covering the soil for a distance of 4 feet from each side of the inlet structure. Sod strips shall be staggered so that adjacent strip ends are not aligned.

Curb Inlet Protection Sd2-P

Once pavement has been installed, a curb inlet filter shall be installed on inlets receiving runoff from disturbed areas. This method of inlet protection shall be removed if a safety hazard is created.

One method of curb inlet protection uses "pigs-in-a-blanket"- 8-inch concrete blocks wrapped in filter fabric. See Figure 6-28.6. Another method uses gravel bags constructed by wrapping DOT #57 stone with filter fabric, wire, plastic mesh, or equivalent material.

A gap of approximately 4 inches shall be left between the inlet filter and the inlet to allow for overflow and prevent hazardous ponding in the roadway. Proper installation and maintenance are crucial due to possible ponding in the roadway, resulting in a hazardous condition. Several other methods are available to prevent the entry of sediment into storm drain inlets.

Figure 6-28.7 shows one of these alternative methods.

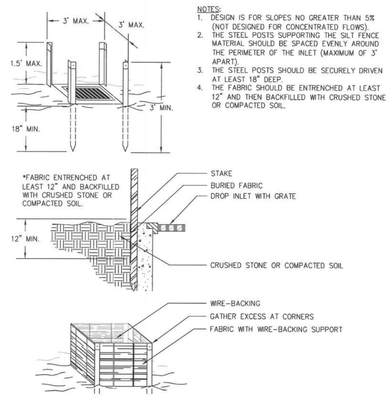
MAINTENANCE
The trap shall be inspected daily and after each rain, and repairs made as needed. Sediment shall be removed when the sediment has accumulated to one-half the height of the trap. Sediment shall be removed from curb inlet protection immediately. For excavated inlet sediment traps, sediment shall be removed when one-half of the sediment storage capacity has been lost to sediment accumulation. Sod inlet protection shall be maintained as specified in **Ds4 - Disturbed Area Stabilization (With Sodding).**

Sediment shall not be washed into the inlet. It shall be removed from the sediment trap, disposed of and stabilized so that it will not enter the inlet again.

When the contributing drainage area has been permanently stabilized, all materials and any sediment shall be removed, and either salvaged or disposed of properly. The disturbed area shall be brought to proper grade, then smoothed and compacted. Appropriately stabilize all disturbed areas around the inlet.

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND TYPE C SILT FENCE INSTALLATION



NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

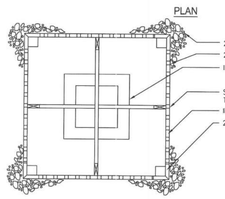
Figure 6-28.1 - Fabric and Supporting Frame For Inlet Projection

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104



SIDE

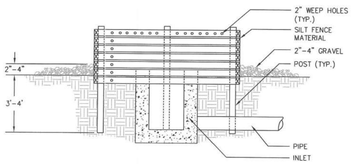
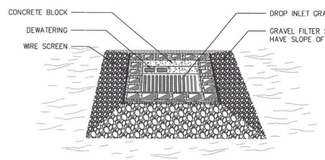
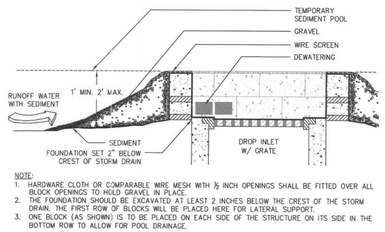


Figure 6-28.2 Baffle Box

BLOCK AND GRAVEL PERSPECTIVE



BLOCK AND GRAVEL SECTION



NOTE:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

Figure 6-28.3 Block and Gravel Drop Inlet Protections

Figure 6-28.4 Gravel Drop Inlet Protection

SOD STRIPS PROTECT INLET AREA FROM EROSION
(SOURCE: VA SWCC)

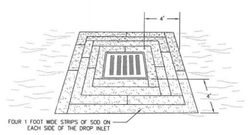
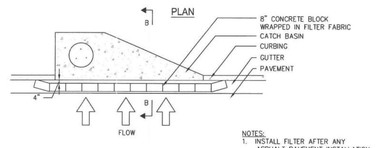
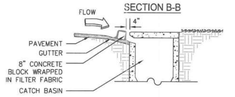


Figure 6-28.5 Sod Inlet Protection

CURB INLET FILTER "PIGS IN BLANKET"





NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

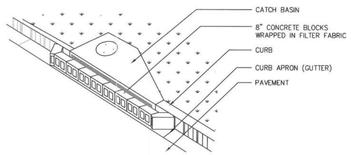


Figure 6-28.6 Curb Inlet Filter "Pigs in Blanket"

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

1. **Drainage area** = _____ ac
2. Required sediment storage = 67 cy/ac * drainage area
   Required sediment storage = 67 cy/ac * _____ ac
   Required sediment storage = _____ cy = _____ cf
3. Assume excavation **depth** (minimum of 1.5 ft.) = _____ ft
4. Assume **slope of sides** (shall not be steeper than 2:1) = ___ :1
5. Determine required surface area
   SA_{ss} = Required sediment storage / excavation depth
   SA_{ss} = _____ cy / _____ ft
   SA_{ss} = _____ cf
6. Assume shape of excavation and determine dimensions.
   (A rectangular shape with 2:1 length to width ratio is recommended.)
   Shape: _____
   Dimensions: l = _____ ft w = _____ ft diameter (*if applicable*) = _____ ft

Provide a detail showing the depth, length and width, or diameter (*if applicable*), and side slopes of the excavation.

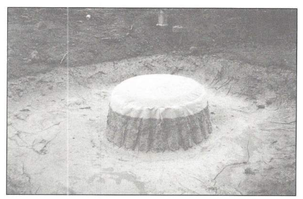


Figure 6-28.7 Equivalent Inlet Sediment Trap

DESCRIPTION OF STORM WATER POLLUTION DISCHARGE PREVENTION PRACTICES

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   A. CONSTRUCTION EXIT
   B. SILT FENCING
   ~~C. TEMPORY SEDIMENT~~ BASINS
   ~~D. HAY BALE CHECK DAM~~S
   E. STONE CHECK DAMS
   ~~F. STORM OUTLET PROTE~~CTION
   G. GRASSING
   ~~H. RETENTION POND~~
   ~~I. SKIMMER~~
   J. DUST CONTROL
   K. CONCRETE WASHDOWN PIT

WASTE DISPOSAL :

1. Locate waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges. Solid materials, including building materials, shall not be discharged to waters of the State, except as authorized by a Section 404 permit.

STORMWATER SAMPLING SAMPLE ANALYSIS

1. Storm water samples are to be analyzed in accordance with methodology and test procedures established by 40 CFR Port 136 and the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001."

2. Storm water is to be for nephelometric turbidity units (NTU) at the outfall location. A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation for each day on which such conditions results in the turbidity of the discharge exceeding 75, the value that was selected from Appendix B in Permit No. GAR 100001. The NTU is based upon the disturbed acreage of 1.50 acres for the project site, the surface water drainage area of < 5.0 square miles, and receiving water which supports warm water fisheries.

27.
BUILDING MATERIALS COVER NOTES :

1. Building materials and building products which are stored outside on site are to be covered as soon as they arrive on site if not used the same day they arrive on site. Cover shall include but not be limited to tarps, heavy plastic or any other impervious materal which will not allow run-off from the materials from rain events.

2. Building materials and building products may be stored inside building if building has been "dried in" in lieu of storing and covering outside.

POLUTANTS POTENTIALLY FOUND ON SITE (DUE TO CONSTRUCTION ACTIVITIES)

1. Gasoline
2. Diesel fuel
3. Motor Oil
4. Hydraulic Fluid
5. Paints
6. Solvents
7. Concrete

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26.
INSTALLED MEASURES TO CONTROL POLLUTANTS AFTER CONSTRUCTION COMPLETION :

1. The storm water detention pond shall remain in place, stabilized and functional at all times after construction has been completed.

2. The storm water pipes and outfall swales shall remian in place, stabilized and funtional at all times after construction has been completed.

3. Rip-rap used at outlets which are used for velocity dispation are to remain in place and funtional at all times. These measures are to provide non-erosive flow so that the natural physical and biological characteristics and funtions of the water course are maintained and protected.

4. Final stabilization shall remain in place (permanent vegetation, sod, vegetated swales,etc.).

5. Installation of these devices may be subject to section 404 of the Federal Clean Water Act.

6. The primary permittee is only responsible for the installation and maintenance of storm water management devices prior to final stabilization of the site and not the operation and maintenance of such structures after construction activities have been completed.

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REVISIONS

DESCRIPTION	DATE
---	---

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE: OCT. 6, 2025
JOB NO.: ---
SCALE: as shown

MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC DEVELOPMENT, LLC
BEAUFORT, SOUTH CAROLINA

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 28372
Mark Boswell
10-6-25
MARK A. BOSWELL

DRAWING NUMBER
C-23
23 OF 28 SHEETS

Disturbed Area Stabilization (With Mulching Only) Ds1

DEFINITION
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE
- To reduce runoff and erosion
- To conserve moisture
- To prevent surface compaction or crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to **Ds2 -Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding)**.

SPECIFICATIONS
Mulching Without Seeding
This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

   Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifers, binders and hydraulic mulch with tackifier specifically designed for tacking straw can be substituted for emulsified asphalt. Please refer to specification **Tac-Tackifers.** Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Disturbed Area Stabilization (With Temporary Seeding) Ds2

DEFINITION
The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE
- To reduce runoff and sediment damage of down stream resources
- To protect the soil surface from erosion
- To improve wildlife habitat
- To improve aesthetics
- To improve tilth, infiltration and aeration as well as organic matter for permanent plantings

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification **Ds1-Disturbed Area Stabilization (With Temporary Seeding).**

Seeding
Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, culti-packer-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand. See Table 6-4.1

Mulching
Temporary vegetation can, in most cases, be established without the use of mulch, provided there is little to no erosion potential. However, the use of mulch can often accelerate and enhance germination and vegetation establishment. Mulch without seeding should be considered for short term protection. Refer to **Ds1 - Disturbed Area Stabilization (With Mulching Only)**.

Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

CONDITIONS
Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate for companion crop plantings because of their potential to out-compete the desired species (e.g. annual ryegrass). Contact NRCS or the local SWCD for more information.

SPECIFICATIONS
Grading and Shaping
Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation
When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer
Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inaccessible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Table 6-4.1 - Temporary Cover or Companion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS [1]

Species	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
BARLEY *Hordeum vulagre*					
alone	3 bu. (144 lbs)	3.3 lbs	M-L		14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24lbs)	0.6 lb	P		
			C		
LESPEDEZA, ANNUAL *Lespedeza striata*					
alone	40 lbs	0.9 lb	M-L		200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixture	10 lbs	0.2 lb	P		
			C		
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L		1,500,000 seed per pound. May last for several years. Mix with *Sericea lespedeza.*
in mixture	2 lbs	0.05 lb	P		
			C		
MILLET, BROWNTOP *Panicum fasciculatum*					
alone	40 lbs	0.9 lb	M-L		137,000 seed per pound. Quick dense cover. Will provide excessive competion in mixtures if seeded at high rate.
in mixture	10 lbs	0.2 lb	P		
			C		
MILLET, PEARL *Pennesetum glaucum*					
alone	50 lbs	1.1 lbs	M-L		88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
			P		
			C		
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L		13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P		
			C		
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L		18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P		
			C		
RYEGRASS, ANNUAL *Lolium temulentum*					
alone	40 lbs	0.9 lb	M-L		227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
			P		
			C		
SUDANGRASS *Sorghum sudanese*					
alone	60 lbs	1.4 lbs	M-L		55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
			P		
			C		
TRITICALE *X-Triticosecale*					
alone	3 bu. (144 lbs)	3.3 lbs	C		Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1/2 bu. (24 lbs)	0.6 lb			
WHEAT *Triticum aestivum*					
alone	3 bu. (180 lbs)	4.1 lbs	M-L		15,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (30 lbs)	0.7 lb	P		
			C		

[1] Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily
[2] Reduce seeding rates by 50% when drilled.
[3] M-L represents the Mountain; Blue Ridge; and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs
(see Figure 6-4.1, p. 6-40)

GEORGIA
Major Land Resource Areas

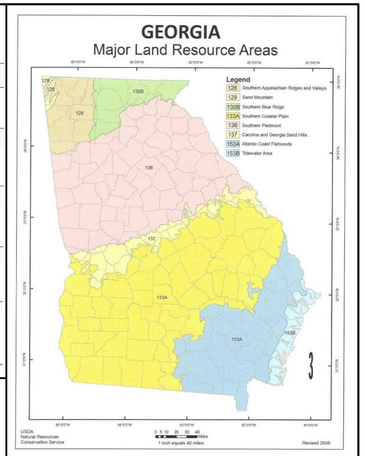

Figure 6-4.1

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

DESCRIPTION OF STORM WATER POLLUTION DISCHARGE PREVENTION PRACTICES

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   - A. CONSTRUCTION EXIT
   - B. SILT FENCING
   - ~~C. TEMPORY SEDIMENT~~ BASINS
   - ~~D. HAY BALE CHECK DAMS~~
   - E. STONE CHECK DAMS
   - ~~F. STORM OUTLET PROT~~ECTION
   - G. GRASSING
   - ~~H. DETENTION POND~~
   - ~~I. SKIMMER~~
   - J. DUST CONTROL
   - K. CONCRETE WASHDOWN PIT

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-26

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 101
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
FOR
Mosaic Five, LLC
Beaufort, South Carolina

Soil Erosion and Sediment Control Notes

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER
Mark Boswell
10-6-25
MARK A. BOSWELL

DRAWING NUMBER
C-24
24 OF 28 SHEETS

Disturbed Area Stabilization (With Permanent Vegetation) Ds3

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

PURPOSE

- To protect the soil surface from erosion
- To reduce damage from sediment and runoff to down-stream areas
- To improve wildlife habitat and visual resources
- To improve aesthetics

REQUIREMENT FOR REGULATORY COMPLIANCE

This practice shall be applied immediately to rough graded areas that will be undisturbed for longer than six months. This practice or sodding shall be applied immediately to all areas at final grade. **Final Stabilization** means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by the GA EPD for waste disposal, 100% of the soil surface is uniformlycovered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures.

Permanent vegetation shall consist of, planted trees, shrubs, perennial vines; or a crop of perennial vegetation appropriate for the region, such that within the growing season a 70% coverage by perennial vegetation shall be achieved. Final stabilization applies to each phase of construction. For linear construction projects on land used for agricultural or silvicultural purposes, final stabilization may be accomplished by stabilizing the disturbed land for its agricultural or silvicultural use. Until this standard is satisfied and permanent control measures and facilities are operational, interim stabilization measures and temporary erosion and sedimentation control measures shall not be removed.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

PLANNING CONSIDERATIONS

1. Use conventional planting methods where possible.
2. When mixed plantings are done during marginal planting periods, companion crops shall be used.
3. No-till planting is effective when planting is done following a summer or winter annual cover crop. Sericea lespedeza planted into no-till into stands of rye is an excellent procedure.
4. Block sod provides immediate cover. It is especially effective in controlling erosion adjacent to concrete flumes and other structures. Refer to Specification **Ds4-Disturbed Area Stabilization (With Sodding)**.
5. Irrigation should be used when the soil is dry or when summer plantings are done.
6. Low maintenance plants, as well as natives, should be used to ensure long-lasting erosion control.
7. Mowing should not be performed during the quail nesting season (May to September).
8. Wildlife plantings should be included in critical area plantings.

Wildlife Plantings

Commercially available plants beneficial to wildlife species include the following:

Mast Bearing Trees

Beech, Black Cherry, Blackgum, Chestnut, Chinkapin, Hackberry, Hickory, Honey Locust, Native Oak, Persimmon, Sawtooth Oak and Sweetgum.

All trees that produce nuts or fruits are favored by many game species. Hickory provides nuts used mainly by squirrels and bear.

Shrubs and Small Trees

Bayberry, Bicolor Lespedeza, Crabapple, Dogwood, Huckleberry or Native Blueberry, Mountain Laurel, Native Holly, Red Cedar, Red Mulberry, Sumac, Wax Myrtle, Wild Plum and Blackberry.

Plant in patches without tall trees to develop stable shrub communities. All produce fruits used by many kinds of wildlife, except for lespedeza that produces seeds used by quail and songbirds.

Grasses, Legumes, Vines and Temporary Cover

Bahiagrass, Bermudagrass, Grass-Legume mixtures, Partridge Pea, Annual Lespedeza, Orchardgrass (for mountains), Browntop Millet (for temporary cover), and Native grapes.

Provides herbaceous cover in clearings for a game bird brood-rearing habitat. Appropriate legumes such as vetches, clovers, and lespedezas may be mixed with grass, but they may die out after a few years.

CONSTRUCTION SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime and Fertilizer Rates and Analysis

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10-mesh sieve, not less than 50 percent will pass through a 50-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Fast-acting lime spread by hydraulic seeding equipment should be "finely ground limestone" meaning from the 180 micron size to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100-mesh sieve.

It is desirable to use dolomitic limestone in the Sand Hills, Southern Coastal Plain and Atlantic Coast Flatwoods MLRAs. (See Figure 6-4.1)

Agricultural lime is generally not required where only trees are planted.

Initial fertilization, nitrogen, topdressing, and maintenance fertilizer requirements for each species or combination of species are listed in Table 6-5.1.

Lime and Fertilizer Application

When *hydraulic seeding* equipment is used, the initial fertilizer shall be mixed with seed, innoculant (if needed), and wood cellulose or wood pulp fiber mulch and applied in a slurry. The innoculant, if needed, shall be mixed with the seed prior to being placed into the hydraulic seeder. The slurry mixture will be agitated during application to keep the ingredients thoroughly mixed. The mixture will be spread uniformly over the area within one hour after being placed in the hydroseeder.

Finely ground limestone can be applied in the mulch slurry or in combination with the top dressing.

When *conventional planting* is to be done, lime and fertilizer shall be applied uniformly in one of the following ways:

1. Apply before land preparation so that it will be mixed with the soil during seedbed preparation.
2. Mix with the soil used to fill the holes, distribute in furrows.
3. Broadcast after steep surfaces are scarified, pitted or trenched.
4. A fertilizer pellet shall be placed at root depth in the closing hole beside each pine tree seedling.

Plant Selection

Refer to Tables 6-4.1, 6-5.2, 6-5.3 and 6-5.4 for approved species. Species not listed shall be approved by the State Resource Conservationist of the Natural Resources Conservation Service before they are used.

Plants shall be selected on the basis of species characteristics, site and soil conditions, planned use and maintenance of the area; time of year of planting, method of planting; and the needs and desires of the land user.

Some perennial species are easily established and can be planted alone. Examples of these are Common Bermuda, Tall Fescue, and Weeping Lovegrass.

Other perennials, such as Bahia Grass and Sericea Lespedeza, are slow to become established and should be planted with another perennial species. The additional species will provide quick cover and ample soil protection until the target perennial species become established. For example, Common seeding combinations are 1) Weeping Lovegrass with Sericea Lespedeza (scarified) and 2) Tall Fescue with Sericea Lespedeza (unscarified).

Plant selection may also include annual companion crops. Annual companion crops should be used only when the perennial species are not planted during their optimum planting period. A common mixture is Brown Top Millet with Common Bermuda in mid-summer. Care should be taken in selecting companion crop species and seeding rates because annual crops will compete with perennial species for water, nutrients, and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

Ryegrass shall not be used in any seeding mixtures containing perennial species due to its ability to out-compete desired species chosen for permanent perennial cover.

Seed Quality

The term "pure live seed" is used to express the quality of seed and is not shown on the label. Pure live seed, PLS, is expressed as a percentage of the seeds that are pure and will germinate. Information on percent germination and purity can be found on seed tags. PLS is determined by multiplying the percent of pure seed with the percent of germination; i.e.,

(PLS = % germination x % purity)

EXAMPLE:

Common Bermuda seed
70% germination, 80% purity

PLS = 70% germination x 80% purity

PLS = 56%

The percent of PLS helps you determine the amount of seed you need. If the seeding rate is 10 pounds PLS and the bulk seed is 56 % PLS, the bulk seeding rate is:

10 lbs. PLS/acre = 17.9 lbs/acre
56% PLS

You would need to plant 17.9 lbs/acre to provide 10 lbs/acre of pure live seed.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used (but is strongly recommended for any seeding process, when possible). When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage, at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Inoculants

All legume seed shall be inoculated with appropriate nitrogen-fixing bacteria. The inoculant shall be a pure culture prepared specifically for the seed species and used within the dates on the container.

A mixing medium recommended by the manufacturer shall be used to bond the inoculant to the seed. For conventional seeding, use twice the amount of inoculant recommended by the manufacturer. For hydraulic seeding, four times the amount of inoculant recommended by the manufacturer shall be used.

All inoculated seed shall be protected from the sun and high temperatures and shall be planted the same day inoculated. No inoculated seed shall remain in the hydroseeder longer than one hour.

Planting

Hydraulic Seeding

Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a culti-packer-seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

Individual Plants

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots.

Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface.

Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% to 100% soil cover. When selecting a mulch, design professionals should consider the mulch's functional longevity, vegetation establishment enhancement, and erosion control effectiveness. Select the mulching material from the following and apply as indicated:

1. *Dry straw or dry hay* of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. *Wood cellulose mulch or wood pulp fiber* shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Dry straw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of *wood cellulose or wood pulp fiber*, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. *Sericea Lespedeza* hay containing mature seed shall be applied at a rate of three tons per acre.
5. *Pine straw or pine bark* shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. *Bituminous treated roving* may be applied on planted areas, slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. *Hay and straw* mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
2. *Synthetic tackifiers, binders or hydraulic mulch specifically designed to tack straw,* shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. All tackifiers, binders or hydraulic mulch specifically designed to tack straw should be verified nontoxic through EPA.2021.0 testing. Refer to **Tackifiers-Tac**
3. *Rye or wheat* can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one-half bushel per acre.
4. *Plastic mesh or netting* with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Bedding Material

Mulch is used as a bedding material to conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas on lawns.

Material	Depth
Grain straw	4" to 6"
Grass Hay	4" to 6"
Pine needles	3" to 5"
Wood waste	4" to 6"

Irrigation

Irrigation will be applied at a rate that will not cause runoff.

Topdressing

Topdressing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species. Recommended rates of application are listed in Table 6-5.1.

Second Year and Maintenance Fertilization

Second year fertilizer rates and maintenance fertilizer rates are listed in Table 6-5.1.

Lime Maintenance Application

Apply one ton of agricultural lime every 4 to 6 years or as indicated by soil tests. Soil tests can be conducted to determine more accurate requirements, if desired.

Use and Management

Mow Sericea Lespedeza only after frost to ensure that the seeds are mature. Mow between November and March.

Bermudagrass, Bahiagrass and Tall Fescue may be mowed as desired. Maintain at least 6 inches of top growth under any use and management. Moderate use of top growth is beneficial after establishment.

Exclude traffic until the plants are well established. Because of the quail nesting season, mowing should not take place between May and September.

Table 6-5.1. Fertilizer Requirements

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 1/2/ 30
2. Cool season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	0-50 lbs./ac. 1/ — —
3. Ground covers	First Second Maintenance	10-10-10 10-10-10 10-10-10	1300 lbs./ac. 3/ 1300 lbs./ac. 3/ 1100 lbs./ac.	— — —
4. Pine seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	—
5. Shrub Lespedeza	First Maintenance	0-10-10 0-10-10	700 lbs./ac. 700 lbs./ac. 4/	—
6. Temporary cover crops seeded alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 800 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 2/6/ 50-100 lbs./ac. 2/ 30 lbs./ac.
8. Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50 lbs./ac./6/

1/ Apply in spring following seeding.
2/ Apply in split applications when high rates are used.
3/ Apply in 3 split applications.
4/ Apply when plants are pruned.
5/ Apply to grass species only.
6/ Apply when plants grow to a height of 2 to 4 inches.

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Pure Live Seed (PLS) Rate Per Acre[2]	Per 1000 sqft			
BAHIA, PENSACOLA *Paspalum notatum*					
alone or with temporary cover	60 lbs	1.4 lbs	P		166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza or weeping lovegrass.
with other perennials	30 lbs	0.7 lb	C		
BAHIA, WILMINGTON *Paspalum notatum*					
alone or with temporary cover	60 lbs	1.4 lbs	M-L		Same as above.
with other perennials	30 lbs	0.7 lb	P		
BERMUDA, COMMON *Cynodon dactylon*					
Hulled seed alone	10 lbs	0.2 lb	P C		1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
with other perennials	6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled seed with temporary cover	10 lbs	0.2 lb	P		Plant with winter annuals.
with other perennials	6 lbs	0.1 lb	C		Plant with Tall Fescue

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Pure Live Seed (PLS) Rate Per Acre[2]	Per 1000 sqft			
BERMUDA SPRIGS *Cynodon dactylon*					
Coastal, Common, Midland, or Tift 44	40 cu ft or sod plugs 3' x3'	0.9 cu ft	M-L P C		A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
Coastal, Common, of Tift 44			C		Same as above.
Tift 78			C		Southern Coastal Plain only
CENTIPEDE *Eremochloa ophuroides*	Block sod only		P C		Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far as north Athens and Atlanta
CROWNVETECH *Coronilla vara*					
with winter annuals or cool season grasses	15 lbs	0.3 lb	M-L P		100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. Inoculate see with M inoculant. Use from North Atlanta and Northward.

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Pure Live Seed (PLS) Rate Per Acre[2]	Per 1000 sqft			
FESCUE, TALL *Festuca arundinacea*					
alone	50 lbs	1.1 lb	M-L P		227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lb			
KUDZU *Pueraria thumbergiana*					
Plants or crowns	3' - 7' apart		ALL		Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDEZA SERICEA *Lespedeza cuneata*					
scarified	60 lbs	1.4 lb	M-L P C		350,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
unscarified	75 lbs	1.7 lb	M-L P C		Mix with Tall fesue or winter annuals.
			M-L P C		Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
seed- bearing hay	3 tons	1338 lbs			

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Pure Live Seed (PLS) Rate Per Acre[2]	Per 1000 sqft			
LESPEDEZA *Ambro virgata* *Lespedeza virgata DC* or *Appalow Lespedeza cuneata (Dumont) G. Don)*					
scarified	60 lbs	1.4 lbs	M-L P C		300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop solid stands. Inoculate seed with EL inoculant.
unscarified	75 lbs	1.7 lb	M-L P C		
LESPEDEZA, SHRUB *Lespedeza bicolor* *Lespedeza thumbergii*					
plants	3' x3'		M-L P C		Provide wildlife food and cover.
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L P C		1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
with other perennials	2 lbs	0.05 lb			

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

pecies	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Rate Per Acre[2]	Pure Live Seed (PLS) Per 1000 sqft			
RITICALE *Triticosecale*					
one	3 bu. (144 lbs)	3.3 lbs	C		Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
mixture	1/2 bu. (24 lbs)	0.6 lb			
HEAT *Ticum aestivum*					
one	3 bu. (180 lbs)	4.1 lbs	M-L		15,000 seed per pound. Winter hardy.
mixture	1/2 bu. (30 lbs)	0.7 lb	P C		

[1]Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily

[2]Reduce seeding rates by 50% when drilled.

[3]M-L represents the Mountain; Blue Ridge; and Ridges and Valleys MLRAs

P represents the Southern Piedmont MLRA

C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs (see Figure 6-4.1, p. 6-40).

Description of Storm Water Pollution Discharge Prevention Practices

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   - A. CONSTRUCTION EXIT
   - B. SILT FENCING
   - ~~C. TEMPORY SEDIMENT BASINS~~
   - ~~D. HAY BALE CHECK DAMS~~
   - E. STONE CHECK DAMS
   - ~~F. STORM OUTLET PROTECTION~~
   - G. GRASSING
   - ~~H. DETENTION POND~~
   - ~~I. SKIMMER~~
   - J. DUST CONTROL
   - K. CONCRETE WASHDOWN PIT

Table 6-5.3.

Durable Shrubs and Ground Covers for Permanent Cover

Ground covers include a wide range of low-growing plants planted together in considerable numbers to cover large areas of the landscape. Ground covers grow slower than grasses. Weeds are likely to compete, especially the first year. Maintenance is needed to insure survival. These ground covers will not be used unless proper maintenance is planned. Maintain mulch at three-inch thickness until plants provide adequate cover.

Fall planting is encouraged because the need for constant watering is reduced and plants have time to establish new roots before hot weather.

Common Name	Scientific Name	Mature Height	Plant Spacing	Comments
Albelia	Abelia grandiflora	3-4 ft.	5 ft.	Also a prostrate form 2 feet high, Sun, semi-shade. Semi-evergreen.
Carolina Yellow Jessamine	Gelsemium sempervirens	low	3 ft.	Vine. Yellow, trumpet-like flowers. Hardy, one of best vines. Evergreen. Native to Georgia
Carpet Blue	Ajuga reptans	2-4 in.	3 ft.	Needs good drainage, partial shade. Blue or white flowers. Evergreen.
Bearberry Cotoneaster	Cotoneaster dammeri	2-4 ft.	5 ft.	White flowers, red fruit. Sun. Evergreen.
Ground Cover Cotoneaster	Cotoneaster salicifolius 'Repens'	1-2 ft.	5 ft.	White flowers, red fruit. Sun. Evergreen.
Rock Cotoneaster	Cotoneaster horizontalis	1-2 ft.	5 ft.	Semi-evergreen. Sun.
Virginia Creeper	Parthenocissus quinquefolia	low	3 ft.	Red in fall. Vine. Deciduous. Native to Georgia.
Daylily	Hemerocallis spp.	2-3 ft.	2 ft.	Many flower colors. Full sun. Very hardy.
English Ivy	Hedera helix	low	3 ft.	Shade only. Climbs.
Compacta Holly	Ilex crenata 'Compacta'	3-4 ft.	5 ft.	Sun, semi-shade.
Chinese Holly	Ilex cornuta 'Rotunda'	3-4 ft.	5 ft.	Very durable. Sun, semi-shade.
Dwarf Burford Holly	Ilex burfordii 'Nana'	5-8 ft.	8 ft.	
Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3-4 ft.	5 ft.	Very durable, sun, semi-shade.

Table 6-5.3. Durable Shrubs and Ground Covers for Permanent Cover

Common Name	Scientific Name	Mature Height	Plant Spacing	Comments
Creeping Liriope	Liriope spicata	10-12 in.	1 ft.	Spreads by runners.
Big Leaf Periwinkle	Vinca major	12-15 in.	4 ft.	Lilac flowers in spring. Semi-shade.
Common Periwinkle	Vinca minor	5-6 in.	4 ft.	Lavender-blue flowers in spring. Semi-shade
Cherokee Rose	Rosa laevigata	2 ft.	5 ft.	Rampant grower. Not for restricted spaces. State flower.
Memoria Rose	Rosa weuchuriana	2 ft.	5 ft.	Rampant grower.
St. Johnswort	Hypericum calycenum	8-12 in.	3 ft.	Semi-shade.
Anthony Waterer Spirea	Spirea bumalda	3-4 ft.	5 ft.	Sun.
Thunberg Spirea	Spirea thinbergii	3-4 ft.	5 ft.	Sun.

Table 6-5.4.

Trees for Erosion Control

SITE	SOIL MATERIAL	COMMON SOILS	PLANTING TREE SPECIES[4]	SPACING	PLANTING DATES[5]
Borrow areas, graded areas, and spoil material	Sandy	Lakeland, Troup	Loblolly pine (Pinus taeda) Longleaf pine (Pinus palustris)	[2]	M-L,P 12/1-3/15 C 12/1-3/1
	Loamy	Orangeburg, Tifton	Loblolly pine Slash pine Loblolly pine	[2]	M-L,P 12/1-3/15 C 12/1-3/1
	Clay	Cecil, Faceville	Slash pine Virginia pine (Pinus virginiana)	[2]	M-L,P 12/1-3/15 C 12/1-3/1
Streambanks			Willows[6] (Salix speciecs)	2 ft x 2 ft	ALL

[1] Other trees and shrubs listed on Table 6-25.3 may be interplanted with the pines for improved wildlife benefits.

[2] Type of Planting | Tree Spacing | No. of Trees Per Acre
Trees alone | 4 ft. x 4 ft. | 2722
Trees in combination with grasses and/or other plants | 6 ft. x 6 ft. | 1210

[3] M-L represents the Mountains; Blue Ridge; and Ridges and Vallevs MLRAs
P represents the Southern Piedmont MLRA
C represents the Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods ML RAs (See Figure 6-4.1).

[4] Fertilization of companion crop is ample for this species.

LEVEL II CERTIFICATION NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-26

SPECIAL CONSTRUCTION NOTE:

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SCALE: 1" = 20'
0 20' 40' 50'

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER..
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

BOSWELL DESIGN SERVICES, INC.
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Unit X, Suite 80
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL NOTES

MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC PV, LLC
BEAUFORT, SOUTH CAROLINA

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 10-6-25 ENGINEER
Mark Boswell
MARK A. BOSWELL

DRAWING NUMBER
C-25
25 OF 28 SHEETS

DISTURBED AREA STABILIZATION (WITH SODDING)

Ds4

DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

PURPOSE

- Establish immediate ground cover.
- Reduce runoff and erosion.
- Improve aesthetics and land value.
- Reduce dust and sediments.
- Stabilize waterways, critical areas.
- Filter sediments, nutrients and bugs.
- Reduce downstream complaints.
- Reduce likelihood of legal action.
- Reduce likelihood of work stoppage due to legal action.
- Increase "good neighbor" benefits.

CONDITIONS

This application is appropriate for areas that require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow.

PLANNING CONSIDERATIONS

Sodding can initially be more costly than seeding, but the advantages justify the increased initial costs:

1. Immediate erosion control, green surface, and quick use.
2. Reduced failure as compared to seed as well as the lack of weeds.
3. Can be established nearly year-round.

Sodding is preferable to seed in waterways and swales because of the immediate protection of the channel after application. Sodding must be staked in concentrated flow areas (See Figure 6-6.1).

Consider using sod framed around drop inlets to reduce sediments and maintaining the grade.

CONSTRUCTION SPECIFICATIONS

Soil Preparation

Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type	Fertilizer Rate (lbs/acre)	Fertilizer Rate (lbs/sq ft)	Season
10-10-10	1000	.025	Fall

Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

1. Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.
2. Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.
3. Sod should be cut and installed within 36 hours of digging.
4. Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
5. The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

Apply one ton of agricultural lime as indicated by soil test or every 4-6 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.2 Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	warm weather
Bahiagrass	Pensacola	P,C	warm weather
Centipede	--	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

Table 6-6.3 Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
cool season grasses	first second maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
warm season grasses	first second maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

DESCRIPTION OF STORM WATER POLLUTION DISCHARGE PREVENTION PRACTICES

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   - A. CONSTRUCTION EXIT
   - B. SILT FENCING
   - ~~C. TEMPORY SEDIMENT~~ BASINS
   - ~~D. HAY BALE CHECK~~ DAMS
   - E. STONE CHECK DAMS
   - ~~F. STORM OUTLET PROT~~ECTION
   - G. GRASSING
   - ~~H. DETENTION POND~~
   - ~~I. SKIMMER~~
   - J. DUST CONTROL
   - K. CONCRETE WASHDOWN PIT

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-26

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SCALE: 1" = 20'

0 20' 40' 50'

REVISIONS

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LAHBOS@Bellsouth.net

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

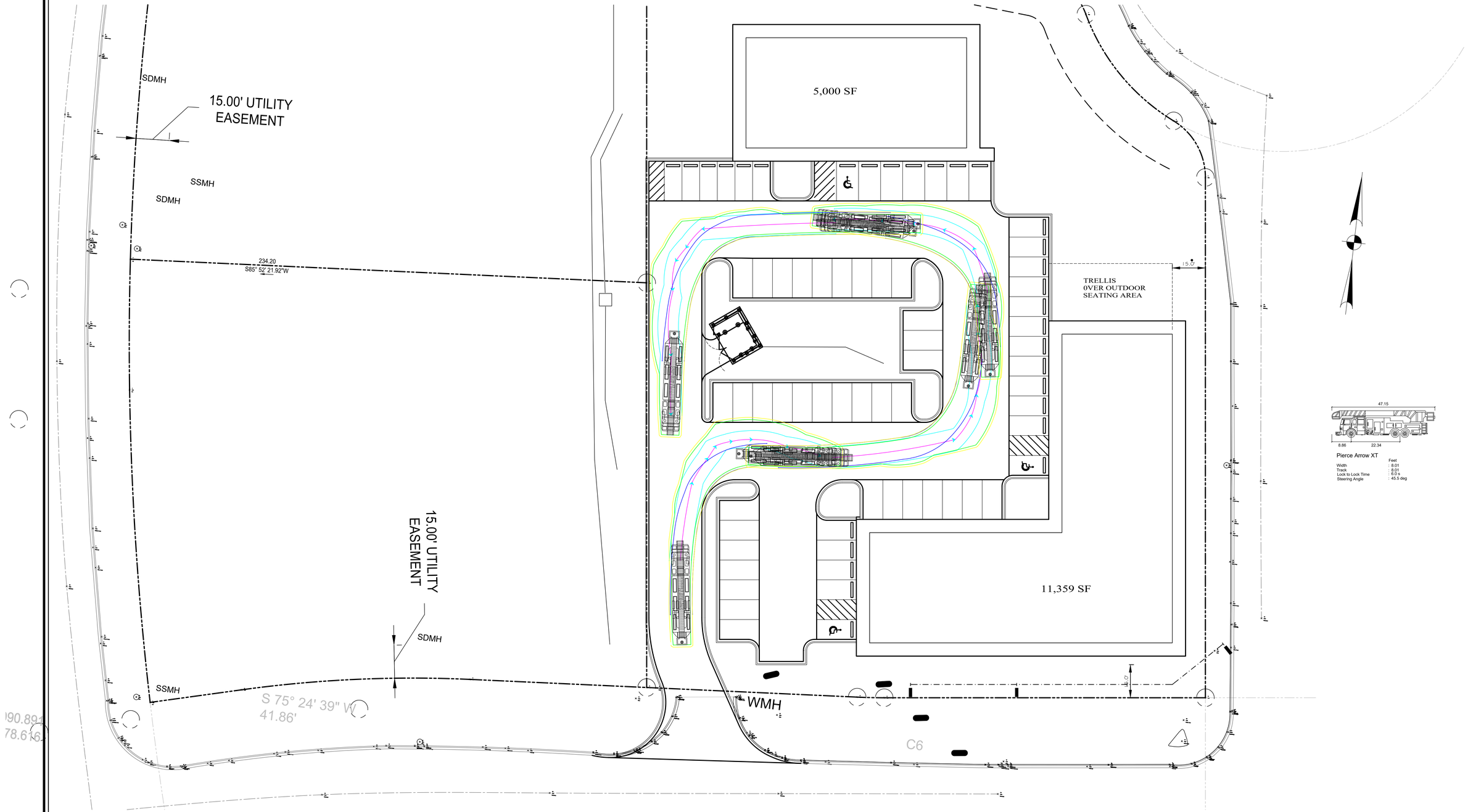
Mosaic Galleria
125 High Avenue
Pooler, Georgia 31322
For:
Mosaic Five, LLC
Beaufort, South Carolina

Soil Erosion And Sediment Control Notes

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 10-6-25 ENGINEER MARK A. BOSWELL

DRAWING NUMBER
C-26
26 OF 28 SHEETS



Turn Exhibit

NOT TO SCALE

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REVISIONS

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MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC PLACE, LLC
BEAUFORT, SOUTH CAROLINA

TURN RADIUS EXHIBIT

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
IT'S THE LAW!!!
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
10-6-25
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-27
27 OF 28 SHEETS

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE GUIDANCE CONSTRUCTION PROJECTS GAR100001

SWCD:
Project Name: SOIL EROSION PLANS **Address:** LOT 14C, MOSAIC CIRCLE
Local Issuing Authority: POOLER **Date on Plans:** MARCH, 2025
Name & Email of person filling out checklist: MARK BOSWELL / LAHBOS@BELLSOUTH.NET

Plan Page # | **Included Y/N**

TO BE SHOWN ON ES&PC PLAN

28 | YES | 1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.
The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed. **Permit IV.D.1. pg 27**

ALL | YES | 2 Level II certification number issued by the Commission, signature and seal of the certified design professional.
Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed. The Level II certification must be issued to the Design Professional, **after completion of a GSWCC approved course**, and whose signature and seal are on the Plan.

15-17 | YES | 3 Limits of disturbance shall be **less than** 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include the GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. *
A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed. **Permit IV.D.3. pg 28**

2,19 | YES | 4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
May be shown on cover sheet, ES&PC Plan, or under ES&PC notes. **Permit II.B.1.c. pg 13**

2,19 | YES | 5 Provide the name, address, email address, and phone number of Primary Permittee.
May be shown on cover sheet, ES&PC Plan, or under ES&PC notes. **Permit II.B.1.b. pg 13**

2,19 | YES | 6 Note total and disturbed acreages of the project or phase under construction.
Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.2.d. pg 27**

NA | NO | 7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
GPS location (decimal degrees) of the construction exit must be shown ES&PC Plan sheets and ES&PC notes. It must match the NOI. **Permit II.B.1.a. pg 13**

ALL | YES | 8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
The initial Plan date should be shown on all pages. With each resubmittal, the revision date and entity requesting revisions should be shown on cover sheet and each sheet that has been revised.

19 | YES | 9 Descriptions of the nature of construction activity and existing site conditions.
Provide a description of the existing site and a description of the proposed project. These must be shown on the ES&PC Plan or under ES&PC notes. **Permit IV.D.2.a. pg 27**

1,19 | YES | 10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
Site location must be delineated showing surrounding area roads and highways. If the project is being done in phases, each individual phase must be delineated and labeled. This information is important for Plan Reviewers if a site visit is needed, or if the site needs to be located on another map.

19 | YES | 11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
The name of the initial receiving water(s) or if unnamed, the first named blue line stream indicated on the appropriate USGS Topographic map, and when the discharge is through a municipal separate storm sewer system (MS4), the name of the local government operating the municipal separate storm sewer system and the name of the receiving water(s) which receives the discharge from the MS4, and the Permittee's determination of whether the receiving water(s) supports warm water fisheries or is a trout stream. Describe any neighboring area which could be affected by the post-developed runoff from the site. **Permit IV.D.2.f. pg 28**

15-26 | YES | 12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 20** of the permit.
The following statement and signature of the design professional preparing the Plan must be shown on the ES&PC Plan or under ES&PC notes. "*I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision*."

15-26 | YES | 13 Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 20** of the permit. *
The following statement and the signature of the design professional must be shown on the ES&PC Plan or under ES&PC notes. "*I certify that the Permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of Best Management Practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of Best Management Practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001*."

21 | YES | 14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect **and certify** the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." *
The Plan must include a statement indicating that the Primary Permittee must retain the design professional who prepared the Plan, except when the Primary Permittee has requested in writing and GAEPD has agreed to an alternate design professional, to inspect **and certify** the installation of the initial sediment storage requirements and perimeter control BMPs which the design professional designed within seven (7) days after installation. The design professional shall determine if these BMPs have been installed and are being maintained as designed. The design professional shall report the results of the inspection to the Primary Permittee within seven (7) days and the permittee must correct all deficiencies within two (2) business days of receipt of the inspection report from the design professional **prior to commencing with construction activities as required by Part III.D.2 of the Permit** unless weather related site conditions are such that additional time is required. **Permit IV.A.5. pg 26**

15-26 | YES | 15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
See **Part IV.(i) - (iv). on pages 20-25** of the permit and show under ES&PC notes.

NA | | 16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
When the project requires an approved State Water or Coastal Marshland Interface buffer variance from the GAEPD, an indication shall be shown on the ES&PC Plan. A description of the encroachment activity must be shown on the ES&PC Plan or under ES&PC notes.

19 | YES | 17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
See **Part IV.C. pg 27** of the permit. This can be clarified in a narrative and shown under ES&PC notes. Revisions or amendments should be submitted to the Local Issuing Authority for review.

21 | YES | 18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
The Plan must include a description of how waste materials, including waste building materials, construction and demolition debris, concrete washout, excavated sediment, etc., will be properly disposed of. Any disposal of solid waste to waters of the State is prohibited unless authorized by a Section 404 permit. **Permit IV.D.3.c.(1) pg 31**

19 | YES | 19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
Must be shown on ES&PC Plan or under ES&PC notes. **Permit III.D.2. pg 18**

19 | YES | 20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.3. pg 28**

19 | YES | 21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
Must be shown on ES&PC Plan or under ES&PC notes. **Permit IV.D.3.a.(1). pg 28**

NA | NO | 22 Any construction activity which discharges storm water into a Biota Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of a Biota Impaired Stream Segment, must comply with **Part III.C.** of the permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
If any storm water associated with construction activities discharges into a Biota Impaired Stream Segment that has been listed for the criteria violated, "Bio F" (Impaired Fish Community) and/or "Bio M" (Impaired Macroinvertebrate Community), within Category 4a, 4b or 5, and the potential cause is either "NP" (nonpoint source) or "UR" (urban runoff), the ES&PC Plan must include at least four (4) of the BMPs listed in **Part III.C.2.a.-u.** of the permit. The Biota Impaired Stream Segment(s) should be delineated on the ES&PC Plan. Georgia's most current and subsequent EPA approved "305(b)/303(d) List Documents" can be viewed on the GAEPD website (www.epd.georgia.gov). Biota impaired waters mapping application can be found on the GSWCC website (www.gaswcc.georgia.gov). **Permit III.C.2.a.-u. pg 16-18**

NA | NO | 23 If a TMDL Implementation Plan for sediment has been finalized for the Biota Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
List of TMDL Implementation Plans can be viewed on the GAEPD website (www.epd.georgia.gov). The applicable TMDL Implementation Plan for sediment should be delineated on the ES&PC Plan. **Permit III.C.1. pg 16**

NA | | 24 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited. *
When the project allows the concrete washdown of tools, concrete mixer chutes, hoppers and rear of the vehicles on the project site, delineate the location of the area provided for washing and provide detail of BMPs that will be used. If the project does not allow the concrete washdown on the project site, note that on the Plan. **Permit IV.D.3.c.(6). pg 32**

21 | YES | 25 Provide BMPs for the remediation of all petroleum spills and leaks.
The Plan must provide BMPs and guidance for the prevention of spills and leaks of petroleum products from any areas where such products are stored or used as well as guidance for the proper remediation of any spills and leaks that do occur. This information can be in the form of a separate Spill Prevention/Spill Response document so long as that information accompanies the Plan. **Permit III.B. pg 15 and IV.D.3.c.(5). pg 31**

23 | YES | 26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
The Plan must contain a description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. These may include storm water detention and retention structures, use of vegetated swales and natural depressions for flow attenuation or a combination of these practices (sequential systems). The Plan must also include a technical explanation of the basis used to select these placed at discharge locations and along the length of any outflow channel in order to provide a non-erosive flow so that the natural physical and biological characteristics and functions of the water course are maintained and protected. The installation of these devices may be subject to Section 404 of the Federal Clean Water Act. Note: The Permittee is only responsible for the installation and maintenance of storm water management devices prior to final stabilization of the site and not the operation and maintenance of such structures after construction activities have been completed. **Permit IV.D.3.b. pg 30**

23 | YES | 27 Description of practices to provide cover for building materials and building products on site. *
The Plan must contain a description of measures, such as plastic sheeting or temporary roofs, to cover building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials in order to minimize exposure to precipitation and to stormwater. **Permit IV.D.3.c.(2). pg 31**

20-26 | YES | 28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
The Plan must identify all potential sources of storm water pollution expected to be present on the site and provide a narrative explaining how the pollutants will be minimized in the storm water discharges. **Permit IV. pg 25**

19 | YES | 29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization).
Activity schedule must be site specific. The narrative description and general timeline for each phase of construction may be shown on ES&PC Plan sheet or under ES&PC notes. **Permit IV.D.2.c. pg 27**

19 | YES | 30 Provide complete requirements of Inspections and record keeping by the Primary Permittee. *
The Plan must include all of the *Inspections* with record keeping requirements of the Primary Permittee as stated in **Part IV.D.4.a. on pages 32-33** of the current permit. The complete Inspection and record keeping requirements shall be shown on the Plan under ES&PS notes.

21 | YES | 31 Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
See **Part IV.D.6.d. pages 36-37** *Sampling Frequency* and **Part IV.E. page 38** *Reporting* in the current permit. Complete Sampling Frequency and Reporting requirements are to be shown on the Plan under ES&PC notes.

21 | YES | 32 Provide complete details for Retention of Records as per **Part IV.F.** of the permit. *
See **Part IV.F. pages 38-39** *Retention of Records* in the current permit. Complete details of Retention of Records are to be shown on the Plan under ES&PC notes.

19 | YES | 33 Description of analytical methods to be used to collect and analyze the samples from each location. *
This narrative must be shown on the Plan under ES&PC notes and shall include quality control/assurance procedures and precise sampling methodology for each sampling location. **Permit IV.D.6.a. - c. pg 34-35**

21 | YES | 34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
When the Permittee has determined that some or all outfalls will be monitored, a rationale must be shown on the Plan under ES&PC notes which includes the NTU limit(s) selected from **Appendix B**. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries). **Permit IV.D.6.a.(3). pg 34**

15-17 | NO | 35 Delineate all sampling locations on **all phases of** the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *
The Plan shall include a USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is a scale equal to or more detailed than a 1:24000 map showing the locations of the site or the stand alone construction. The map must include (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during the mandatory field verification, into which the storm water is discharged and (b) the receiving water and/or outfall sampling locations. When the Permittee has chosen to use a USGS topographic map and the receiving water(s) is not shown on the USGS topographic map, the location of the receiving water(s) must be hand-drawn on the USGS topographic map from where the storm water(s) enters the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map. **Sampling points shall be located on applicable pages of the Initial, Intermediate, and Final phases of the ES&PC Plans**. **Permit IV.D.6.a.(1). pg 34 and IV.D.6.c.(1). pg 35.**

20 | YES | 36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan. *
The Plan must be shown in a minimum of three phases with each phase shown on a separate sheet. Initial phase of the Plan must include the required 67 cy per acre sediment storage, construction exit, tree-save fence, if applicable, and any other BMPs necessary to prevent sediment from leaving the site, such as silt fence, inlet protection on existing storm drain structures, diversions, check dams, temporary ground cover, etc. Limits of disturbance for the initial phase are to be only the areas needed to install initial BMPs. The intermediate phase should show rough grading and utility construction. BMPs should include initial inlet protection, additional silt fence as needed, any revised sediment storage needed as drainage basins are altered, outlet protection, retrofit if applicable, matting with temporary or permanent vegetation as needed, temporary down drains, filter rings, etc. Final phase of Plan should show finished grade, curbing and paving, if applicable, building construction, if applicable, etc. BMPs should include permanent vegetation, appropriate inlet protection, etc. For construction sites where there will be no mass grading and the initial sediment storage requirements and perimeter control BMPs, intermediate grading and drainage BMPs, and the final BMPs are the same, the Plan may combine all BMPs into a single phase Plan. The Plan will include appropriate staging and access requirements for construction equipment. **Permit IV.D.3. pg 28**

ALL | YES | 37 Graphic scale and North arrow.
The defined graphic scale and North arrow must be clearly shown on all phases of the ES&PC Plan sheets.

ALL | YES | 38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2, 5 or 10

The initial, intermediate, and final phase sheets of the Plan must show the proposed grade in bold contour lines with the above intervals overlaying the original contour lines. Elevations of both the existing and proposed contour lines must be shown.

NA | NO | 39 Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
Refer to the Alternative BMP Guidance Document and approved Equivalent BMP List found at www.gaswcc.georgia.gov. **Permit IV.D.3.a.(4). pg 30**

NA | NO | 40 Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *
Refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.

NA | NO | 41 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
The State Law of Georgia mandates these minimum undisturbed buffers, but the Local Issuing Authorities are allowed to require more stringent buffers of State Waters. The minimum undisturbed buffers required by the State and all other buffers of State Waters required by the Issuing Authority must be delineated. Any undisturbed buffer area that is impacted by the project site must be noted on the Plan. **Permit IV.D.2.f.-g. pg 28**

19 | YES | 42 Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
ALL STATE WATERS AND WETLANDS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT SITE MUST BE DELINEATED ON ALL PHASES OF THE PLAN. When a project is located in a jurisdiction with a certified Local Issuing Authority and the LIA must make a determination of State Waters that are not delineated on the Plan, the Plan review could be delayed for beyond the full forty-five day review time allowed to the LIA, or the full thirty-five day review time allowed to the District, if the District is reviewing the Plan. For all projects in a jurisdiction where there is no certified Local Issuing Authority regulating that project, GAEPD is responsible for State waters determinations and there are no time limits for reviewing the Plan. If the Local Issuing Authority requires an undisturbed buffer of wetlands, delineate required buffer.

REPORT | YES | 43 Delineation and acreage of contributing drainage basins on the project site.
All existing drainage basins on the project site and their acreage must be delineated on the existing conditions and/or on the initial phase of the Plan. As the basins are altered or new ones created during intermediate and final phases, the new basins and their acreage must be delineated throughout each phase of the Plan. **Permit IV.D.2.e. pg 28**

REPORT | YES | 44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
Hydrology study and drainage maps should be separate from the Plan. Maps should include each individual basin draining to, through, and from, the project site, with each one delineated, labeled and showing its total acreage. **Permit IV.D.2.e. pg 28**

REPORT | YES | 45 Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. **For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.**
The Plan must provide both pre- and post-construction estimates of the runoff coefficient or peak discharge flow for the site. This can be in the form of a hydrologic study so long as that study is made a part of the Plan and accompanies the Plan. A complete hydrologic study is not a required element of the Plan, only the pre and post-construction estimates of the runoff coefficient or peak discharge flow for the site. **For solar farm projects, solar panels are to be considered impervious areas when determining the calculations and the post-construction impervious area shall be calculated as 70% of the square footage of the solar panels. Permit IV.D.2.e. pg 28**

REPORT | NO | 46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at all storm water discharge points.
The storm-drain pipe and weir velocities must show the flow characteristics of the pipe at full flow including pipe diameter, flow rate (cfs), velocity (fps), and tailwater conditions. The dimensions of the apron must include length (La), width at the headwall (W1), down-stream width (W2), average stone diameter (d50), and stone depth (D) designed in accordance with **Figures 6-34.1 and 6-34.2** in the Manual. These should be shown in a chart on ES&PC intermediate and/or final phase sheet or ES&PC detail sheet with outlet protection. Velocity dissipation devices shall be placed at all discharge locations and along the length of any outfall channel for the purpose of providing a non-erosive velocity flow from the structure to a water course so that the natural physical and biological functions and characteristics are maintained and protected.

15 | YES | 47 Soil series for the project site and their delineation.
Soil series delineations are required for the Plan review and can be found on the NRCS web site. The highest level of soil survey required for the project site, such as a level three or level four survey for projects that will be using septic systems, must be delineated on the Plan. The soil series delineation should be shown on the existing site Plan or the initial phase Plan. A chart listing the soils located on the project should be shown on the sheet with their delineation.

15-17 | YES | 48 The limits of disturbance for each phase of construction.
The limits of disturbance for the initial phase should delineate only the area required to be disturbed for the installation of perimeter control and initial sediment storage. The intermediate phase should delineate the entire area to be disturbed for that phase, such as grading, drainage, utilities installed, etc. The final phase should delineate any additional areas to be disturbed such as individual lots, etc.

20 | YES | 49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
For each common drainage location, a temporary (or Permanent) sediment basin (Sd3, Sd4, Rt, or excavated Sd2) providing at least 67 cubic yards of storage per acre drained, or equivalent control measures, shall be provided until final stabilization of the site. The 67 cubic yards of storage per acre does not apply to flows from off-site areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin. Sediment basins may not be appropriate for some common drainage locations and a written justification explaining the decision not to use sediment basins must be included in the Plan. Worksheets from the Manual must be completed and shown on the Plan or attached to the Plan for each temporary sediment basin designed for the project. All cross sections and details required per the Manual for Sd3s must be shown on the ES&PC detail section of the Plan. Completed worksheets from the Manual must be shown on the Plan for each retrofit and excavated inlet sediment trap. When the design professional chooses to use equivalent controls, the calculations used to obtain the required 67 cubic yards per acre drained must be included on the Plan. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan. **Permit IV.D.3.a.(3) pg 29**

15-20 | YES | 50 Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.
BMPs for all phases of the Plan must be consistent with and no less stringent than the Manual and shown using uniform coding symbols from the Manual. The uniform coding symbols legend from the Manual must be included and may be shown on detail sheet or any of the ES&PC Plan sheets.

15-26 | YES | 51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
The erosion and sediment control detail sheet must show a detailed drawing for each structural BMP shown on the Plan. All BMPs and details shown must, at a minimum, meet the guidelines given in the Manual. Note that a worksheet is provided in the Manual for most structural BMPs that must be included on the ES&PC Plan or detail sheet.

15-17 | YES | 52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.
Must be shown on ES&PC Plan, on the ES&PC detail sheet, or under ES&PC notes.

* **If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.**

Effective January 1, 2025

WETLAND / BUFFER ENCROACHMENT NOTES :
1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

DESCRIPTION OF STORM WATER POLLUTION DISCHARGE PREVENTION PRACTICES

1. THE FOLLOWING IS A DESCRIPTION OF THE PRACTICES TO BE USED BUT NOT LIMITED TO :
   A. CONSTRUCTION EXIT
   B. SILT FENCING
   C. TEMPORY SEDIMENT BASINS
   ~~D. HAY BALE CHECK DAMS~~
   ~~E. STONE CHECK DAMS~~
   ~~F. STORM OUTLET PROTECTION~~
   G. GRASSING
   ~~H. DETENTION POND~~
   ~~I. SKIMMER~~
   J. DUST CONTROL
   K. CONCRETE WASHDOWN PIT

SPECIAL CONSTRUCTION NOTE:
IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

LEVEL II CERTIFICATION
NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-26

REVISIONS

BOSWELL DESIGN SERVICES, INC.
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DESIGNED --- | DRAWN MAB | CHECKED ---
DATE : OCT. 6, 2025
JOB NO. ---
SCALE: as shown

MOSAIC GALLERIA
125 HIGH AVENUE
POOLER, GEORGIA 31322
FOR
MOSAIC FIVE, LLC
BEAUFORT, SOUTH CAROLINA

GSWCC CHECKLIST

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 28372 MARK A. BOSWELL 10-6-25

DRAWING NUMBER
C-28