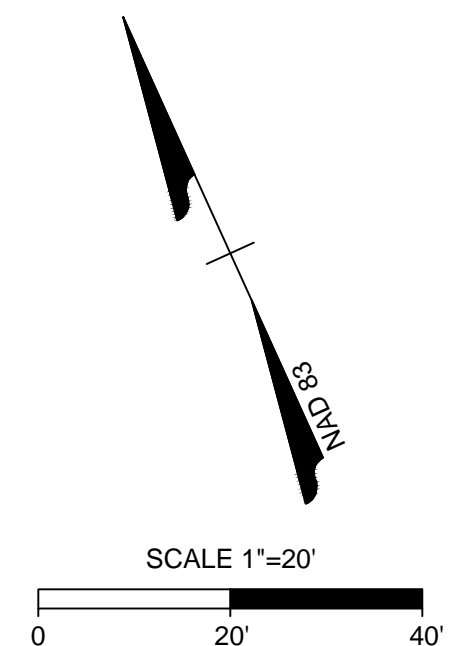
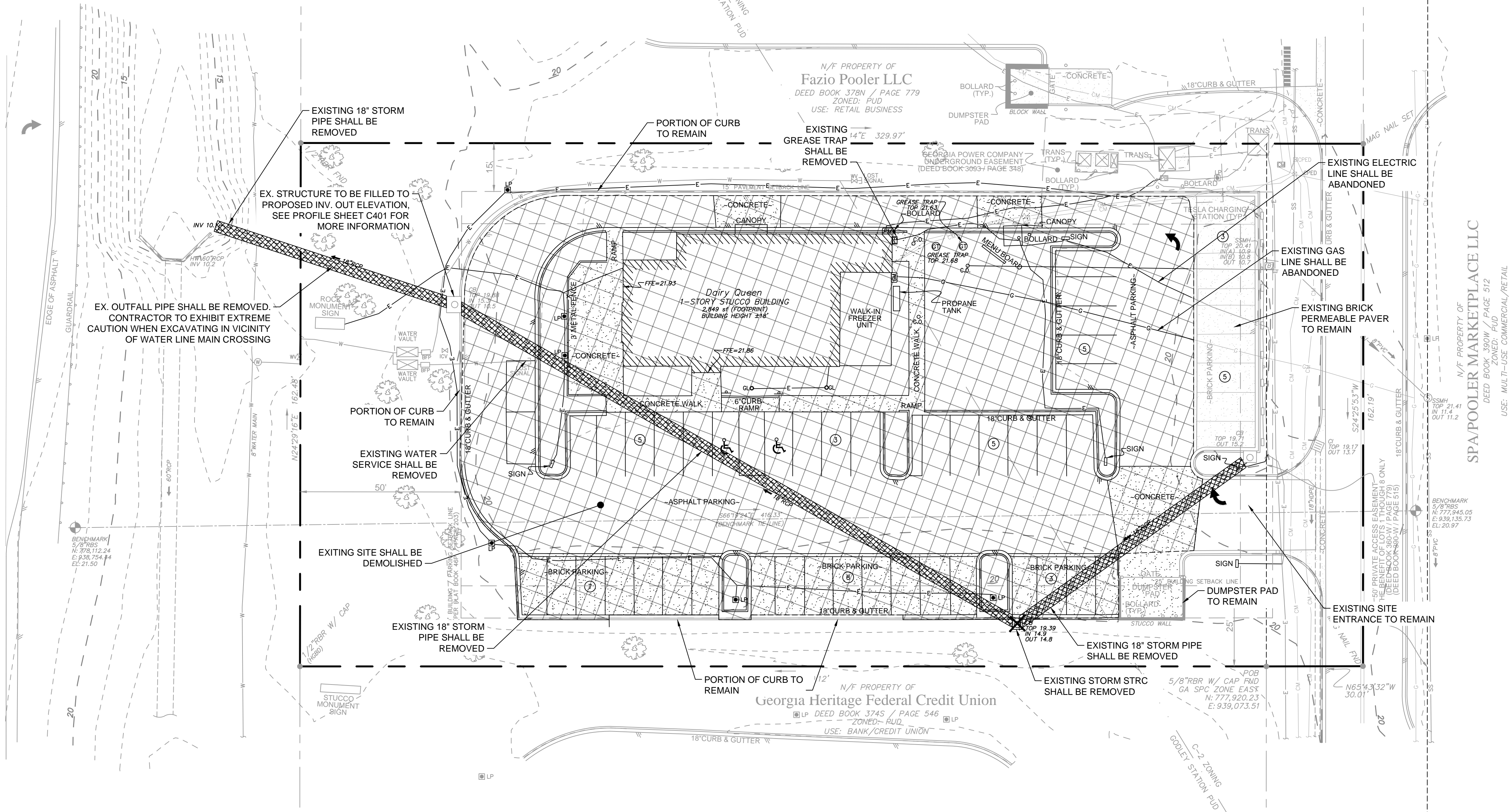


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Pooler Parkway
(275 ROW)
(PLAT BOOK 46P / PAGE 203)



NOTE: INFORMATION REGARDING THE EXISTING PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO TIMMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD ONE TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED BY THE OWNER, EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS. TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD ONE TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED BY THE OWNER, EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS. TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD ONE TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED BY THE OWNER, EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS.

DEMOLITION PLAN LEGEND

- R/W, PROPERTY LINE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- X REMOVE STORMWATER PIPE AND STRUCTURE
- REMOVE TREES
- REMOVE CURB AND GUTTER

GENERAL CLEARING NOTES

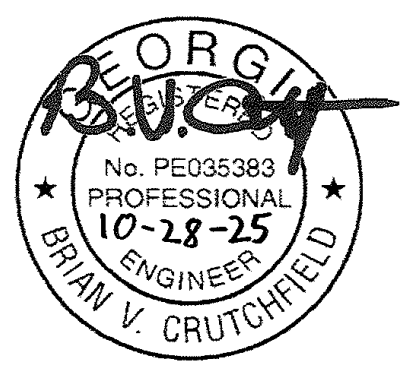
1. THE CONTRACTOR SHALL VERIFY ALL TREES TO BE PROTECTED AND IS TO PROTECT THESE TREES AS SPECIFIED IN THE TREE PROTECTION DETAIL.
2. THE CONTRACTOR SHALL MEET WITH THE PROJECT'S LANDSCAPE VEGETATION TO REMAIN.
3. ANYTHING REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR ACCORDING TO THE MUNICIPALITY'S REQUIREMENTS.
4. REMOVAL OF VEGETATION OUTSIDE OF WHAT IS DEPICTED ON THESE PLANS IS PROHIBITED UNLESS DISCUSSED WITH BOTH THE ENGINEER AND THE MUNICIPALITY.
5. SITE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ANY WILLFUL OR ACCIDENTAL DESTRUCTION OF PROTECTED VEGETATION WILL REQUIRE MITIGATION APPROVED BY THE ENGINEER, OWNER, AND THE MUNICIPALITY.
6. THE APPROVAL OF ALL TREE BARRICADES WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT AREA.
8. CONTRACTOR TO ENSURE THE PROTECTION OF ALL EXISTING UTILITIES INCLUDED BUT NOT LIMITED TO WATER MAINS, SEWER LATERALS, VALVE BOXES, FIRE HYDRANTS, SEWER MAINS, SEWER STRUCTURES, ETC. THROUGHOUT ALL PHASES OF CONSTRUCTION. IF ANY EXISTING UTILITY ITEM IS DAMAGED OR DESTROYED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE SAID ITEMS WITH THE SAME OR SIMILARLY APPROVED EQUIVALENT.

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DEMOLITION OR RELOCATION WITH APPLICABLE UTILITY COMPANIES, IE, GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, ETC.
3. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE. THE OWNER WILL PAY TO MOVE OR REPAIR ANY UTILITIES ENCOUNTERED DURING CONSTRUCTION WHICH ARE NOT IDENTIFIED ON CONSTRUCTION DOCUMENTS OR SITE SURVEY.
4. ALL WASTE MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES, RECYCLING TO THE GREATEST EXTENT POSSIBLE.
5. SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS.
6. MOSAIC CIRCLE SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES.
7. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OR INSTALLATION WORK ALONG MOSAIC CIRCLE WITH THE CITY OF POOLER.
8. DEMOLITION OF STORM DRAINAGE AND SANITARY SEWER SYSTEM(S) BY CONTRACTOR SHALL ALLOW FOR CONTINUOUS USE OF THE SYSTEM(S).
9. REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.
10. NO HEAVY EQUIPMENT SHALL BE ALLOWED WITHIN ANY PROPOSED TREE PROTECTION ZONE.
11. CONTRACTOR SHALL ENGAGE A UTILITY LOCATING COMPANY TO IDENTIFY EACH UTILITY ALONG MOSAIC CIRCLE WITHIN LIMITS OF CONSTRUCTION AND PROVIDE LOCATIONS AND DEPTH. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
12. EROSION AND SEDIMENT CONTROL DEVICES MUST BE IN PLACE PRIOR TO DEMOLITION.
13. CONTRACTOR SHALL GRADE DEMOLISHED AREAS TO DRAIN.

EXISTING UTILITY NOTE

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, SEWER, TELEPHONE, GAS, STORM DRAINAGE, ETC.) WITHIN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION. THE OMISSION OF OR INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



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REVISION DESCRIPTION	DATE
REVISED PER CITY OF POOLER COMMENTS	7/14/25
REVISED PER CITY OF POOLER COMMENTS	10/09/25
REVISED PER CITY OF POOLER COMMENTS	10/28/25

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DRAWN BY
L. GATEWOOD
DESIGNED BY
J. CONDON
CHECKED BY
J. CONDON
SCALE
1" = 20'

TIMMONS GROUP
WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
DEMOLITION PLAN






JOB NO.
71664
SHEET NO.
C100

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1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED

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	R/W, PROPERTY LINE	-/-
	1'-6" CURB AND GUTTER	C-600
	STOP SIGN	-/-
	STANDARD DUTY ASPHALT	C-600
	CONCRETE	C-600

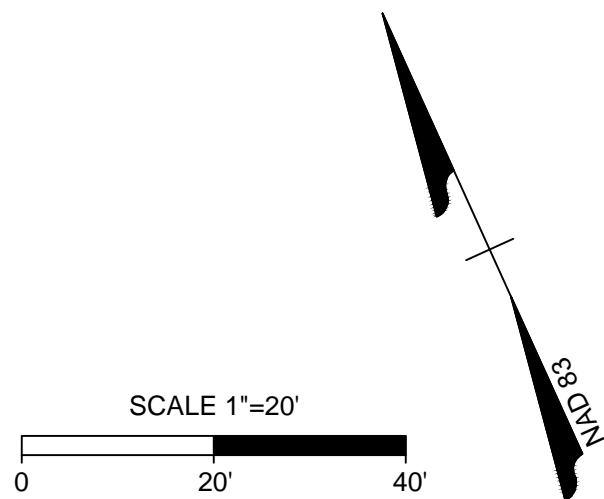
PROJECT NAME:

WELLS FARGO - POOLER SITE

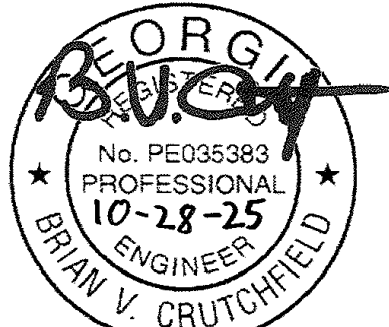
TYPE OF PLAN:

- COMMERCIAL SITE PLAN
- ZONING: PUD
- JURISDICTION: CITY OF POOLER
- PIN: 50017A01088 (PLAT BOOK/PAGE 1343/434)
- TOTAL ACREAGE: 1.23 ACRES
- SITE ADDRESS: 439 POOLER PKWY, POOLER, GA 31322
- PROPOSED LAND USE: BANK / ATM
- SETBACKS:
- | | |
|------------|-----------------------|
| FRONT | 50 FEET (POOLER PKWY) |
| SIDES/REAR | 25 FEET (BUILDING) |
| | 15 FEET (PAVEMENT) |
- BUILDING HEIGHT:
- | | |
|-----------|-------------------------------|
| ALLOWED: | 50 FEET (NON-RESIDENTIAL USE) |
| PROPOSED: | SINGLE STORY (22.25 FEET) |
- BUILDING SF:**
4,020 SF
- TOTAL AREA DISTURBED:**
0.76 AC
- PARKING SUMMARY:
- REQUIRED: 1 SPACE PER 300 SF = 14 SPACES (4,020 SF / 300)
- | | |
|---------------------|---------------|
| PROVIDED ON-STREET | 0 SPCS |
| PROVIDED OFF-STREET | 31 SPCS |
| PROVIDED TOTAL | 31 SPCS TOTAL |
- VEHICLE STD. 90d PARKING DIMS = 9'W x 20'L
- ACCESSIBLE SPACES:
- REQUIRED: 2 TOTAL AND 1 MUST BE VAN ACCESSIBLE TOTAL
PROVIDED: 2 TOTAL (1 VAN ACCESSIBLE + 1 STD. ACCESSIBLE)

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DETERMINE IF THERE ARE ANY DISCREPANCIES FROM THE PLANS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO USE ARCHITECTURAL DRAWINGS FOR EXIST. DIMENSIONS OF THE BUILDING.
3. CONTRACTOR TO FOLLOW AND UTILIZE ALL CITY OF POOLER AND DOT TRAFFIC CONTROL GUIDELINES SET FORTH FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY. CONTRACTOR TO COORDINATE AND CALL FOR INSPECTIONS AS SPECIFIED IN THE PERMIT.
4. CONTRACTOR IS TO CUT A CLEAN EDGE ALONG EXISTING PAVEMENT PRIOR TO TYING IN NEW DRIVE NEW ASPHALT, BASE MATERIAL, AND PAVEMENT CONSTRUCTION METHODS SHALL MEET MINIMUM REQUIREMENTS OF THE CITY OF POOLER AND DOT.
5. ALL TRAFFIC SIGNAGE AND STREET MARKINGS IN THE RIGHT-OF-WAY SHALL USE REFLECTIVE SHEETING THAT MEETS THE REQUIREMENTS OF ASTM 04956-09.
6. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. ALL RADII SHALL BE 5' (P.O.C.) UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
11. ALL SIDEWALKS SHALL BE MINIMUM 5'-0" UNLESS OTHERWISE NOTED.
12. PARKING SPACE DIMENSIONS ARE 20.0' x 9.0' WIDE UNLESS OTHERWISE NOTED.
13. NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
14. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
15. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITION WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
16. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
17. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
18. ALL UTILITIES WILL BE UNDERGROUND.
19. OFF-SITE CONSTRUCTION OR GRADING REQUIRES A LETTER FROM THE AFFECTED PROPERTY OWNER GRANTING PERMISSION.
20. CONTRACTOR TO USE PLASTIC SHEETING, TEMPORARY ROOFS, OR OTHER EFFECTIVE SOLUTIONS TO COVER BUILDING MATERIALS.



NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO THE OWNER BY OTHER SOURCES. THE OWNER ASSURES THE CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD CONTRADICT OR QUESTION THE ACCURACY OF THIS INFORMATION. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS AT ANY TIME. TIMMONS GROUP AND ITS EMPLOYEES, CONSULTANTS AND CONTRACTORS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION, INFORMATION WITH RESPECT TO ABOVEGROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL SURVEY DATA.



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WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA

SITE LAYOUT PLAN

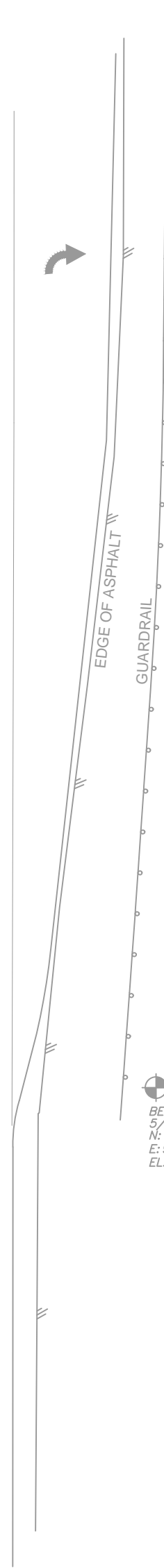
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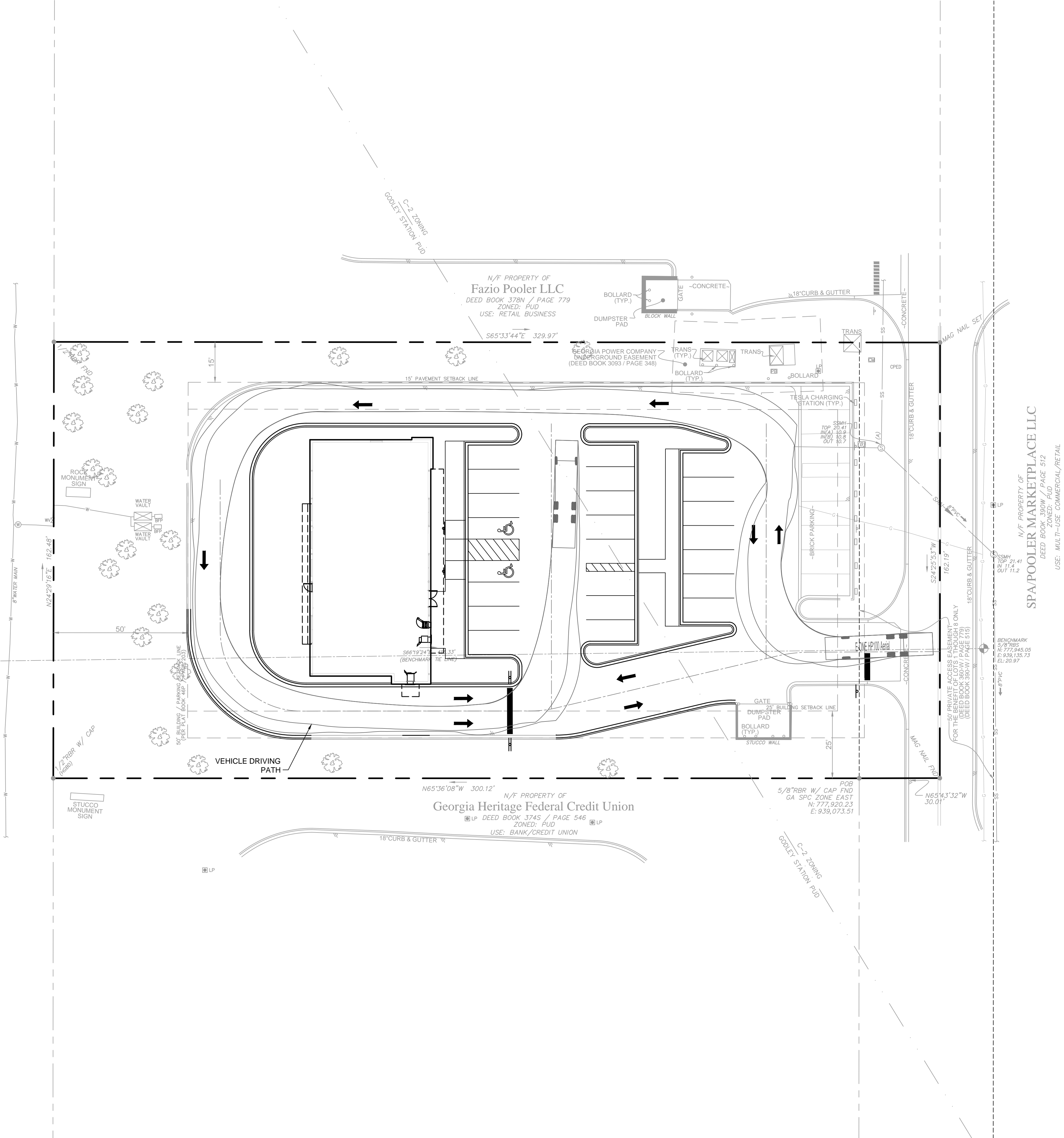
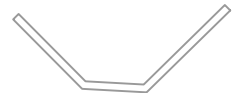
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Pooler Parkway
(275 ROW)
(PLAT BOOK 46P / PAGE 203)



BENCHMARK
S: 27.005
N: 778.112.24
E: 838.754.44
EL: 21.50



SCALE 1"=20'



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TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA

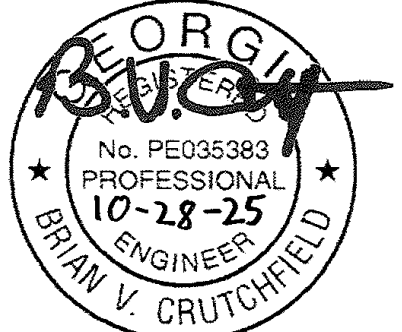
FIRE APPARATUS TURNING MOVEMENT

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DATE	REVISION DESCRIPTION
9/15/25	REVISED PER CITY OF POOLER COMMENTS
10/09/25	REVISED PER CITY OF POOLER COMMENTS
10/28/25	REVISED PER CITY OF POOLER COMMENTS



DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT:

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.

DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT:

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (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. GAR 100001

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

EROSION CONTROL PLAN LEGEND

----- R/W, PROPERTY LINE
----- LOD
----- LIMITS OF DISTURBANCE

EROSION CONTROL NOTES

- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- ANY GRADING BEYOND THE DENUDE LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
- ALL PERIMETER AREAS AND SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS. GROUND STABILIZATION ON ALL OTHER AREAS MUST BE COMPLETED WITHIN 14 DAYS. REFER TO THE EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY.
- A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
- TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN DOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
- STABILIZATION MEASURES SHALL BE INITIALED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES AT HIS EXPENSE TO REDUCE EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL CLEANUP AND REPAIR ON SITE AND DOWNSTREAM DUE TO EROSION AND SILTATION.

E&SC SEQUENCE - PHASE I (INITIAL PHASE)

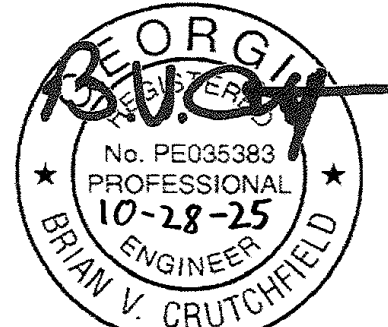
- EROSION AND SEDIMENT CONTROL DEVICES / BMPs FOR THE INITIAL PHASE INCLUDE THE IMPLEMENTATION OF:
 - CONSTRUCTION EXIT - INCLUDED TO PREVENT VEHICLES FROM TRACKING SEDIMENT INTO ROADWAY AND ALLOW CONTINUOUS STORMWATER FLOW THAT MATCHES PRE-EXISTING CONDITIONS.
 - SILT FENCE - SILT FENCE PLACED AROUND THE SITE IN LOW AREAS TO CATCH SEDIMENT

ALL CONTROL DEVICES / BMPs SHALL BE MAINTAINED AS NECESSARY UNTIL FULL STABILIZATION OF SITE.

CONSTRUCTION SEQUENCE

- RECEIVE LAND DISTURBANCE APPROVAL FROM THE CITY OF POOLER AND APPROVAL FROM STATE OF GEORGIA.
- HOLD A PRE-CONSTRUCTION MEETING WITH OPERATORS, ENGINEERS, AND CITY OF POOLER AND STATE OF GEORGIA STORMWATER MANAGEMENT STAFF.
- NOTIFY THE CITY OF POOLER AND STATE OF GEORGIA UTILITIES & ENGINEERING STAFF (INCLUDING STORMWATER) 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
- INSTALLATION OF CONSTRUCTION ENTRANCE(S).
- CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
- INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE).
- CLEARING AND GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
- ROUGH GRADING
- INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
- FINE GRADING, PAVING, ETC.
- PERMANENT/FINAL STABILIZATION.
- REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED.
- SUBMIT NOTICE OF TERMINATION (NOT) TO CITY OF POOLER AND/OR STATE OF GEORGIA MS4 AS APPROPRIATE.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.



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REVISION	DATE	REVISION DESCRIPTION
REVISED PER CITY OF POOLER COMMENTS	9/15/25	
REVISED PER CITY OF POOLER COMMENTS	10/09/25	
REVISED PER CITY OF POOLER COMMENTS	10/28/25	

DRAWN BY
L. GATEWOOD

DESIGNED BY
J. CONDON

CHECKED BY
J. CONDON

SCALE
1" = 20'

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
EROSION CONTROL PLAN PHASE I

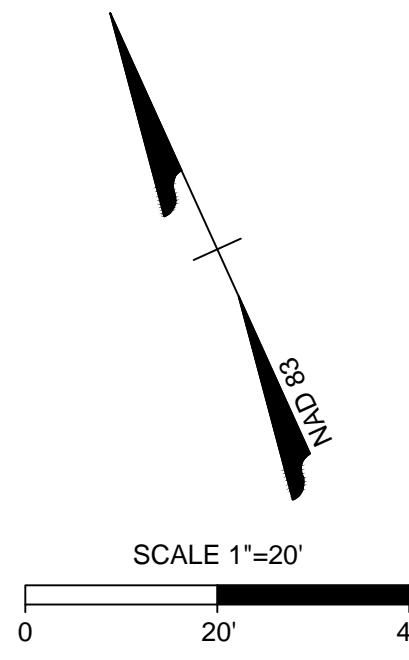
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SHEET NO.
C300

TIMMONS GROUP

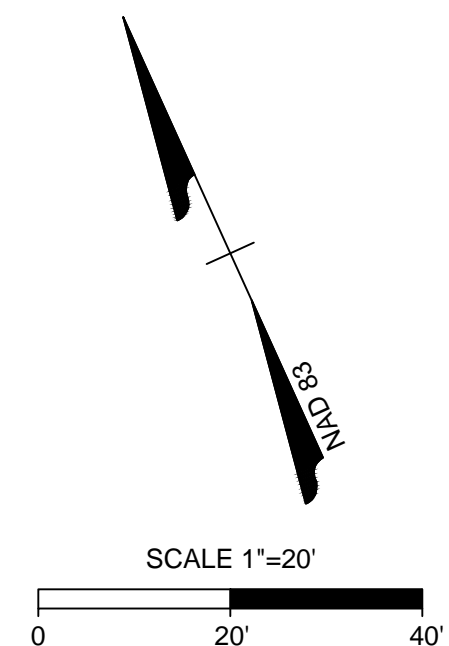


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Pooler Parkway
(275 R/W)
(PLAT BOOK 46P / PAGE 202)

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— — — — — R/W, PROPERTY LINE
 ——— LOD ——— LIMITS OF DISTURBANCE

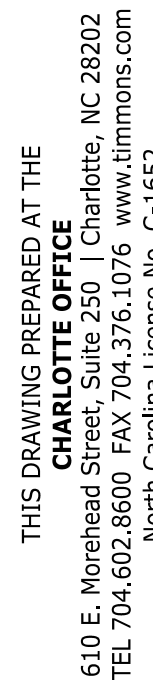
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. ANY GRADING BEYOND THE DENUMED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
6. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
7. ALL PERIMETER AREAS AND SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS. GROUND STABILIZATION ON ALL OTHER AREAS MUST BE COMPLETED WITHIN 14 DAYS. REFER TO THE EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY.
9. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
10. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN DOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:
 - 12.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - 12.2. CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
13. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL EROSION CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
14. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES AT HIS EXPENSE TO REDUCE EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL CLEANUP AND REPAIR ON SITE AND DOWNSTREAM DUE TO EROSION AND SILTATION.
15. SEE LANDSCAPING SHEETS (L-100 AND L-101) FOR VEGETATIVE STABILIZATION DELINEATION AND DETAILS - TREES, SHRUBS, AND SOD.

1. EROSION AND SEDIMENT CONTROL DEVICES FOR THE INTERMEDIATE PHASE INCLUDE THE CONTINUED MAINTENANCE OF:
 - A. CONSTRUCTION EXIT - AS GRADING OCCURS ALONG WITH THE INSTALLATION OF STORMWATER INFRASTRUCTURE, THE CONSTRUCTION EXIT SHALL BE ADJUSTED AND MAINTAINED THROUGHOUT THE INTERMEDIATE PHASE AS NECESSARY TO PREVENT VEHICLES FROM TRACKING SEDIMENT INTO ROADWAY.
 - B. SILT FENCE - SHOULD REMAIN AND BE MAINTAINED AS NECESSARY AS CONSTRUCTION PROCEEDS
2. EROSION AND SEDIMENT CONTROL DEVICES FOR THE INTERMEDIATE PHASE INCLUDE THE IMPLEMENTATION OF:
 - A. INLET PROTECTION - LOCATED AT BOTH PROPOSED CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER INFRASTRUCTURE.

1. AS FINE GRADING OCCURS, PERMANENT SEEDING IS TO OCCUR TO ACHIEVE STABILIZATION IN NON-IMPERVIOUS AREAS
2. AS CURB AND GUTTER, CONCRETE, AND SIDEWALK ARE INSTALLED AS PART OF THE FINAL GRADING, INLET PROTECTION MAY BE ADJUSTED FROM FABRIC AND SUPPORTING FRAME TO CURB INLET FILTER "PIGS IN BLANKET". INLET SEDIMENT TRAP IS TO BE REMOVED SIMULTANEOUSLY AS INSTALLATION OF CURB AND GUTTER AND ROAD STABILIZATION TAKES PLACE, HOWEVER INLET PROTECTION AND ALL OTHER MEASURES ARE TO REMAIN.
3. ONCE STABILIZATION IS COMPLETE, EROSION CONTROL MEASURES CAN BE REMOVED.

1. RECEIVE LAND DISTURBANCE APPROVAL FROM THE CITY OF POOLER.
2. HOLD A PRE-CONSTRUCTION MEETING WITH CITY OF POOLER AND STATE OF GEORGIA STORMWATER MANAGEMENT STAFF.
3. NOTIFY THE CITY OF FLORENCE UTILITIES & ENGINEERING STAFF (INCLUDING STORMWATER) 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
4. INSTALLATION OF CONSTRUCTION ENTRANCE(S).
5. CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE).
7. CLEARING AND GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
8. ROUGH GRADING
9. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
10. FINE GRADING, PAVING, ETC.
11. PERMANENT/FINAL STABILIZATION.
12. SUBMIT NOTICE OF TERMINATION (NOT) TO CITY OF POOLER AND/OR STATE OF GEORGIA M54 OR DHEC AS APPROPRIATE.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.



YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
REVISED PER CITY OF POOLER COMMENTS
REVISED PER CITY OF POOLER COMMENTS
REVISED PER CITY OF POOLER COMMENTS

DATE	7/14/25
DRAWN BY	L. GATEWOOD
DESIGNED BY	J. CONDO
CHECKED BY	J. CONDO

SCALE
1" = 20'

WELLS FARGO - POOLER SITE

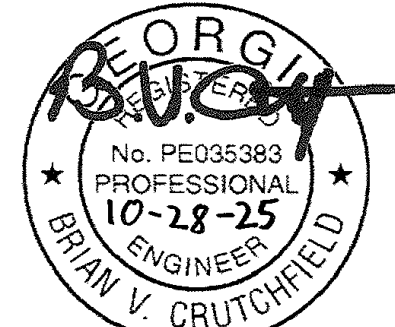
CITY OF POOLER, GEORGIA

JOB NO.
71664

SHEET NO
C301

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NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AT THE LOCATIONS SHOWN ON THIS DRAWING WAS OBTAINED FROM THE TITIMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, THE TITIMONS GROUP HAS NO NOTICE OR REASONABLE FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE OWNED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS SUBCONTRACTORS AND HIS CONTRACTORS. THE TITIMONS GROUP HAS NO KNOWLEDGE OR UNDERSTANDING OF ANY SUCH UTILITIES OR STRUCTURES. THE TITIMONS GROUP IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION, INFORMATION WITH RESPECT TO THE TITIMONS GROUP'S OWNERSHIP OF THE LAND, OR THE TITIMONS GROUP'S OWNERSHIP OF THE LAND.

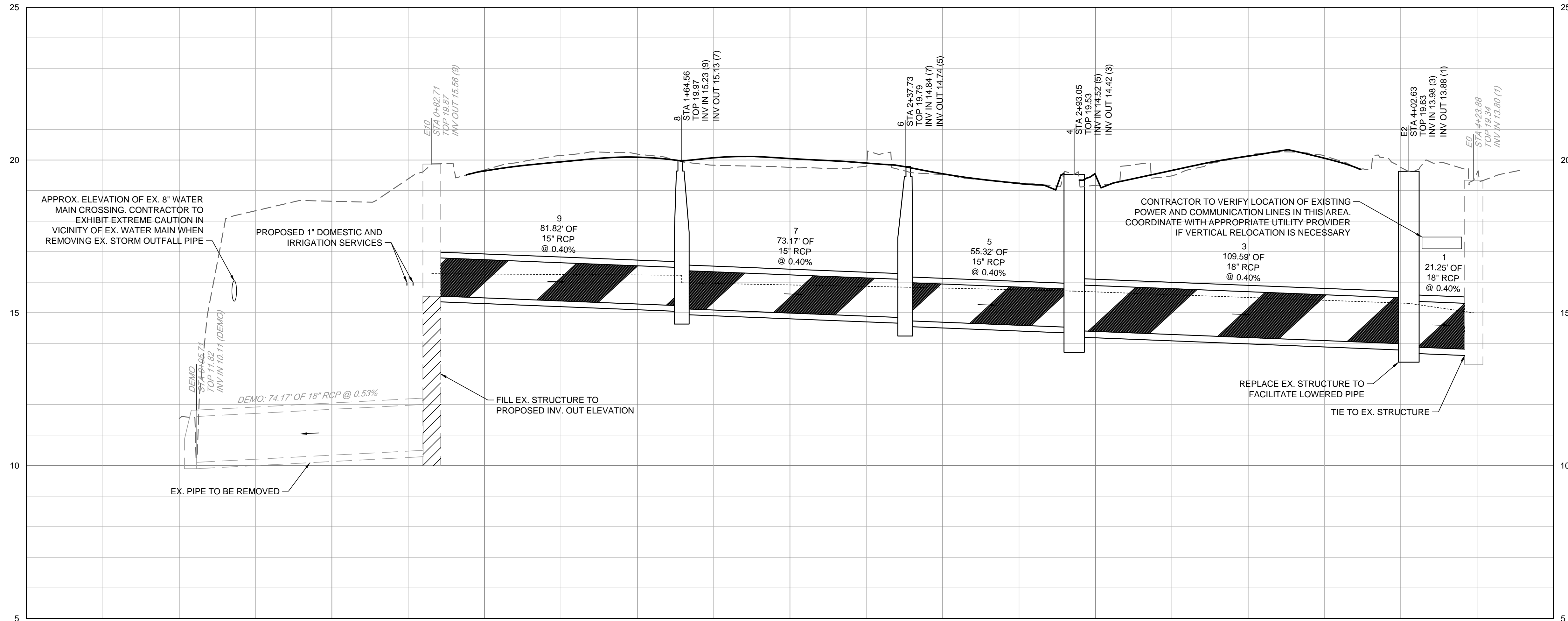
ROL

CITY OF POOLER, GEORGIA
GRADING PLAN

SHEET NO.
C400

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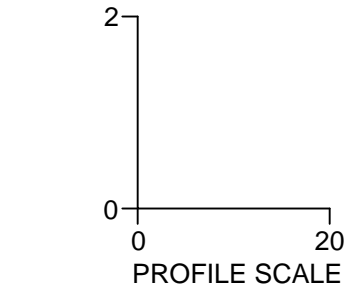
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E0 TO E10 PROFILE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
1	18"	E2 - E0	13.88	13.80	0.40%	21.25 LF	18 inch RCP
3	18"	4 - E2	14.42	13.98	0.40%	109.59 LF	18 inch RCP
5	15"	6 - 4	14.74	14.52	0.40%	55.32 LF	15 inch RCP
7	15"	8 - 6	15.13	14.84	0.40%	73.17 LF	15 inch RCP
9	15"	E10 - 8	15.56	15.23	0.40%	81.82 LF	15 inch RCP

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
E0	19.34	5.54'	STD. CURB INLET P-19 - TYPE A
E2	19.63	5.75'	PRECAST STORM MANHOLE P-23
E10	19.87	9.37'	PRECAST STORM MANHOLE P-23
4	19.53	5.32'	EX. DROP INLET
6	19.78	5.25'	STD. CURB INLET P-19 - TYPE A (REPLACED)
8	19.97	5.04'	STD. CURB INLET P-19 - TYPE A (MODIFIED)



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TIMMONS GROUP

WELLS FARGO - POOLER SITE

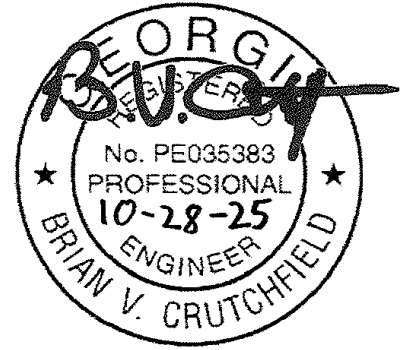
CITY OF POOLER, GEORGIA
STORMWATER PROFILES AND SCHEDULE

JOB NO.
71664
SHEET NO.
C401

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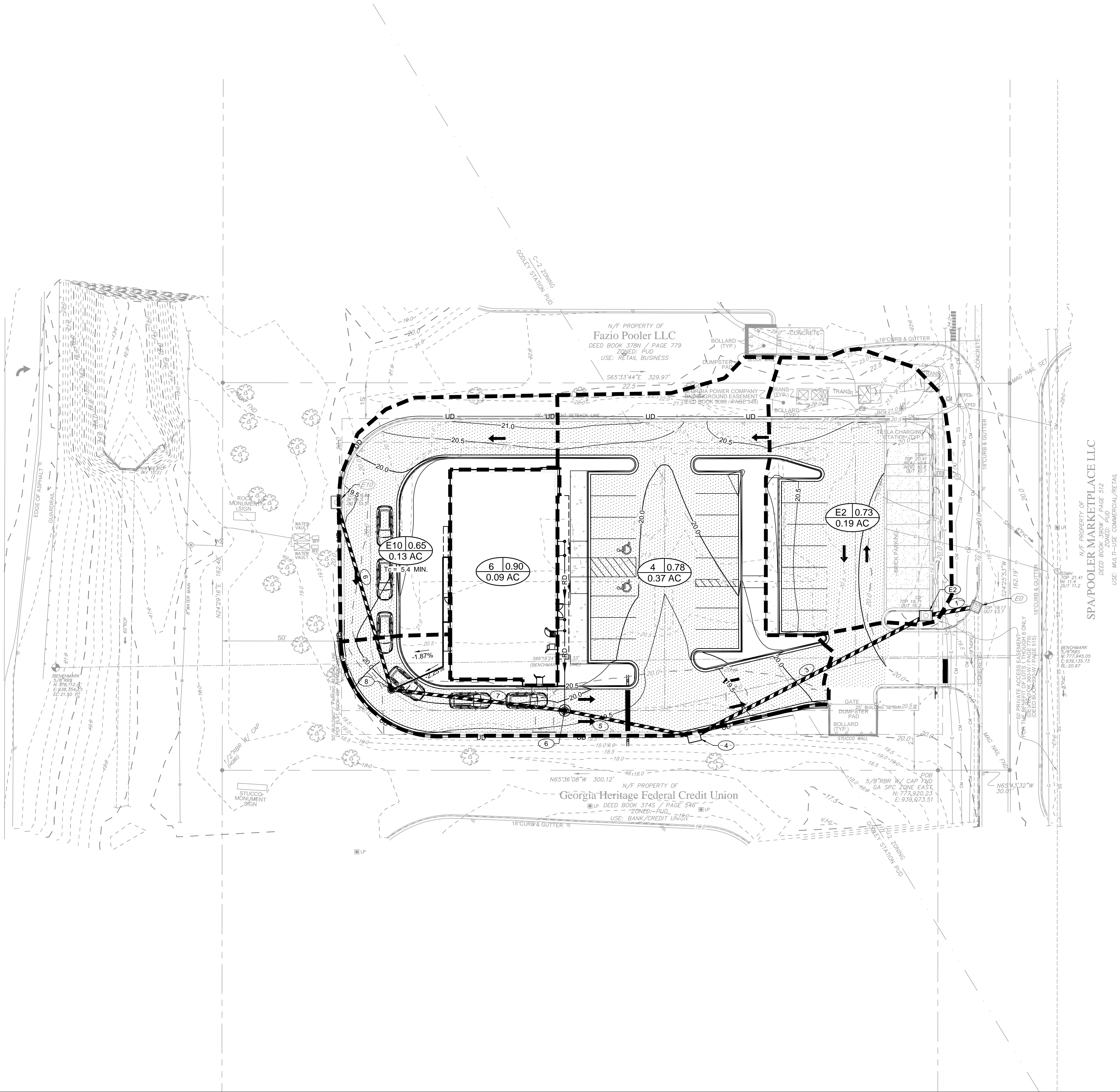
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REVISION DESCRIPTION	
DATE	REVISOR
9/15/25	REVISED PER CITY OF POOLER COMMENTS
10/09/25	REVISED PER CITY OF POOLER COMMENTS
10/28/25	REVISED PER CITY OF POOLER COMMENTS



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Pooler Parkway
(275 ROW)
(PLAT BOOK 46P / PAGE 203)



GRADING & STORM DRAINAGE PLAN LEGEND

---	R/W, PROPERTY LINE	-/-
---	LIMITS OF DISTURBANCE	-/-
---	EXISTING GRADE/CONTOUR	-/-
---	PROPOSED GRADE/CONTOUR	-/-
---	SPOT ELEVATION	-/-
---	STORM DRAINAGE PIPE (RCP)	-/-

TIMMONS GROUP

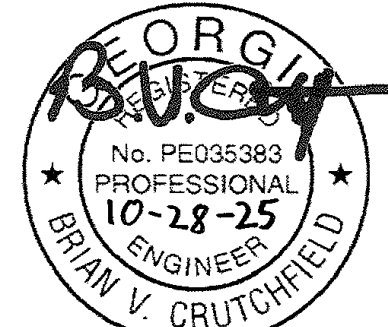
WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
DRAINAGE AREA MAP

JOB NO.
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SHEET NO.
C402

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10/09/25	REVISED PER CITY OF POOLER COMMENTS
10/28/25	REVISED PER CITY OF POOLER COMMENTS

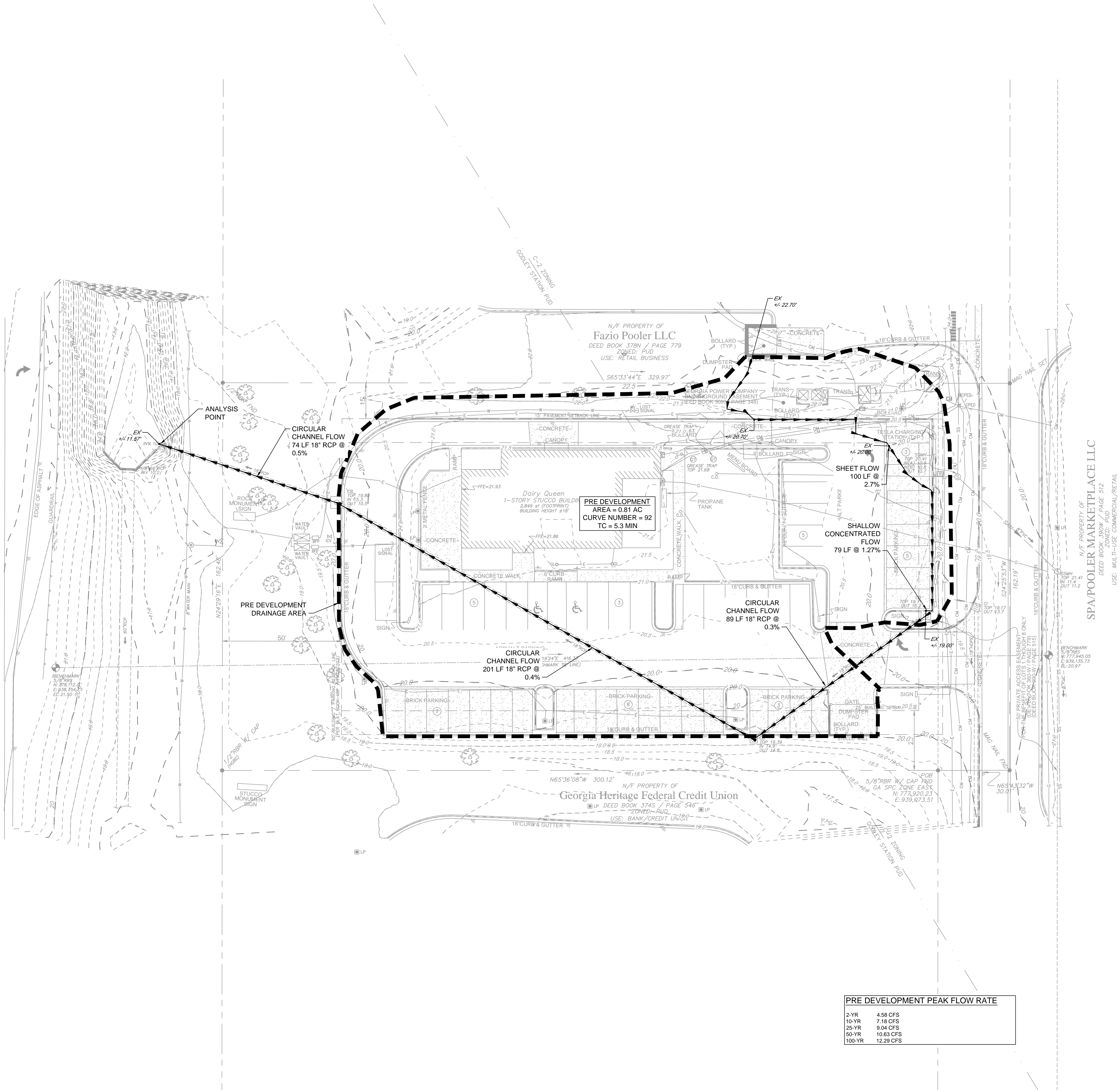


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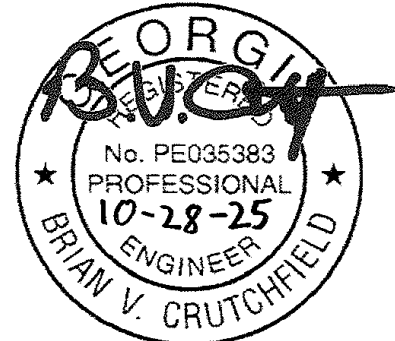
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Pooler Parkway
(275 ROW)
(PLAT BOOK 46P / PAGE 203)



PRE DEVELOPMENT PEAK FLOW RATE	
2-YR	4.58 CFS
10-YR	7.18 CFS
25-YR	9.04 CFS
50-YR	10.63 CFS
100-YR	12.29 CFS

SOIL TYPE:
Meggett Loam (Mba) - C/D
Olustee Fine Sand (OI) - C



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REVISION DESCRIPTION	DATE
REVISED PER CITY OF POOLER COMMENTS	9/15/25
REVISED PER CITY OF POOLER COMMENTS	10/09/25
REVISED PER CITY OF POOLER COMMENTS	10/28/25

DATE
7/14/25
DRAWN BY
L. GATEWOOD
DESIGNED BY
J. CONDON
CHECKED BY
J. CONDON
SCALE
1" = 20'

TIMMONS GROUP

WELLS FARGO - POOLER SITE

CITY OF POOLER, GEORGIA

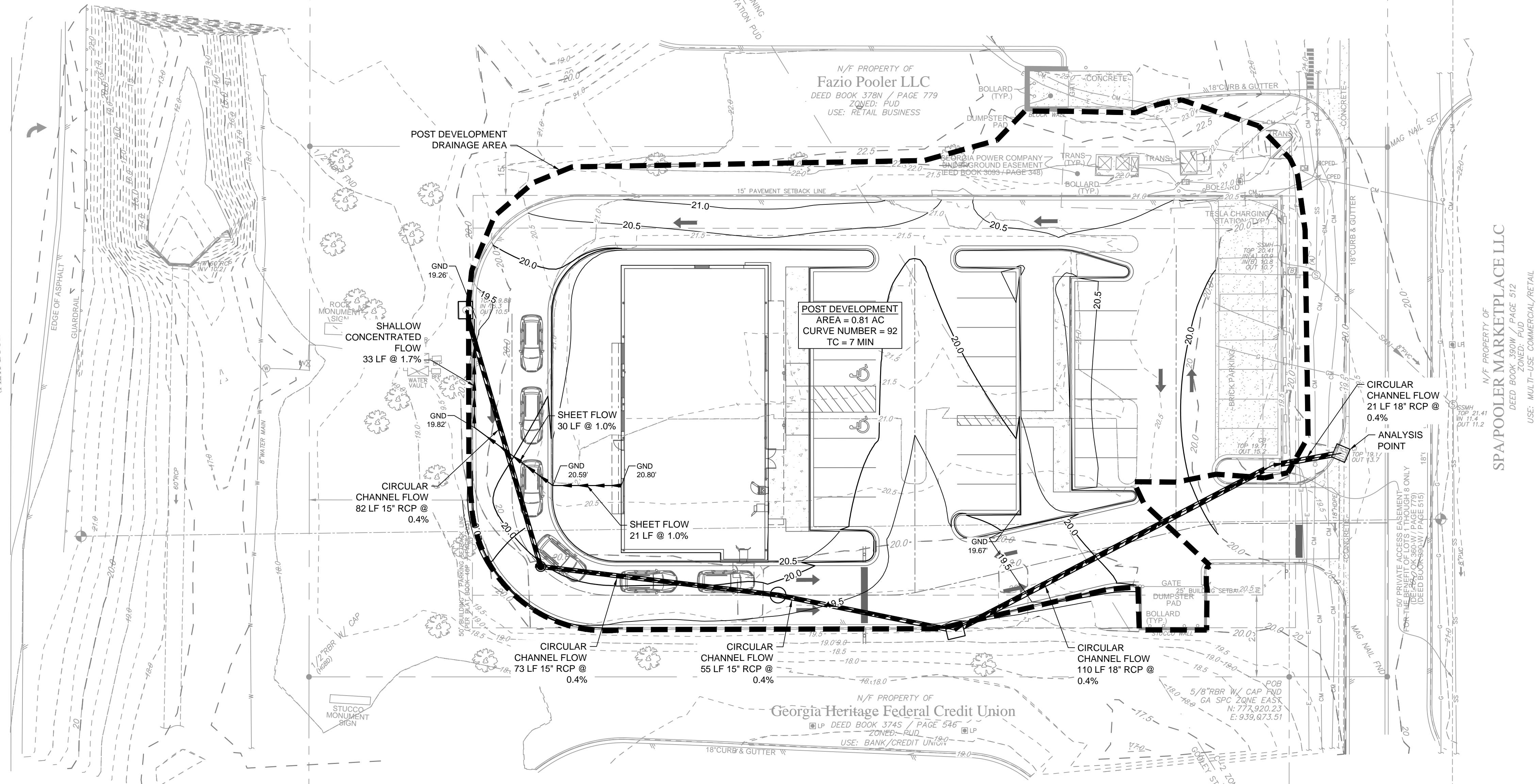
PRE-DEVELOPMENT DRAINAGE AREA

JOB NO.
11664
SHEET NO.
C403



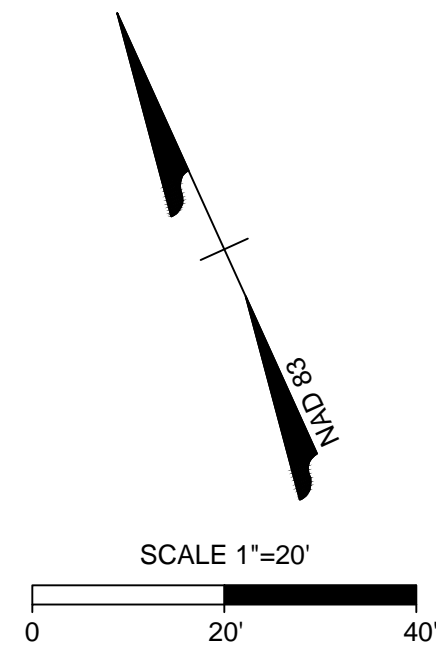
NOTE: INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO TIMMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS AGENTS AND HIS CONTRACTORS. TIMMONS GROUP SHALL HEREBY EXPLICITLY UNDERSTAND THAT TIMMONS GROUP IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVEGROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

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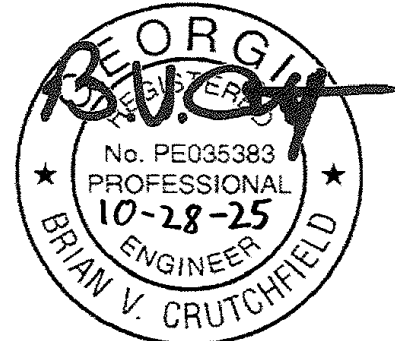


POST DEVELOPMENT PEAK FLOW RATE	
2-YR	4.59 CFS
10-YR	7.19 CFS
25-YR	9.06 CFS
50-YR	10.65 CFS
100-YR	12.31 CFS

SOIL TYPE:
Meggett Loam (Mba) - C/D
Olustee Fine Sand (Ol) - C



NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO THE OWNER BY OTHER SOURCES. THE OWNER ACCEPTS THE CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. HOWEVER, TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD CONTRADICT OR CORRECT THE INFORMATION SHOWN ON THIS DRAWING. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS AT ANY TIME. TIMMONS GROUP AND ITS EMPLOYEES, AGENTS AND CONTRACTORS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION, INFORMATION WITH RESPECT TO ABOVEGROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD SURVEY.



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J. CONDON

CHECKED BY
J. CONDON

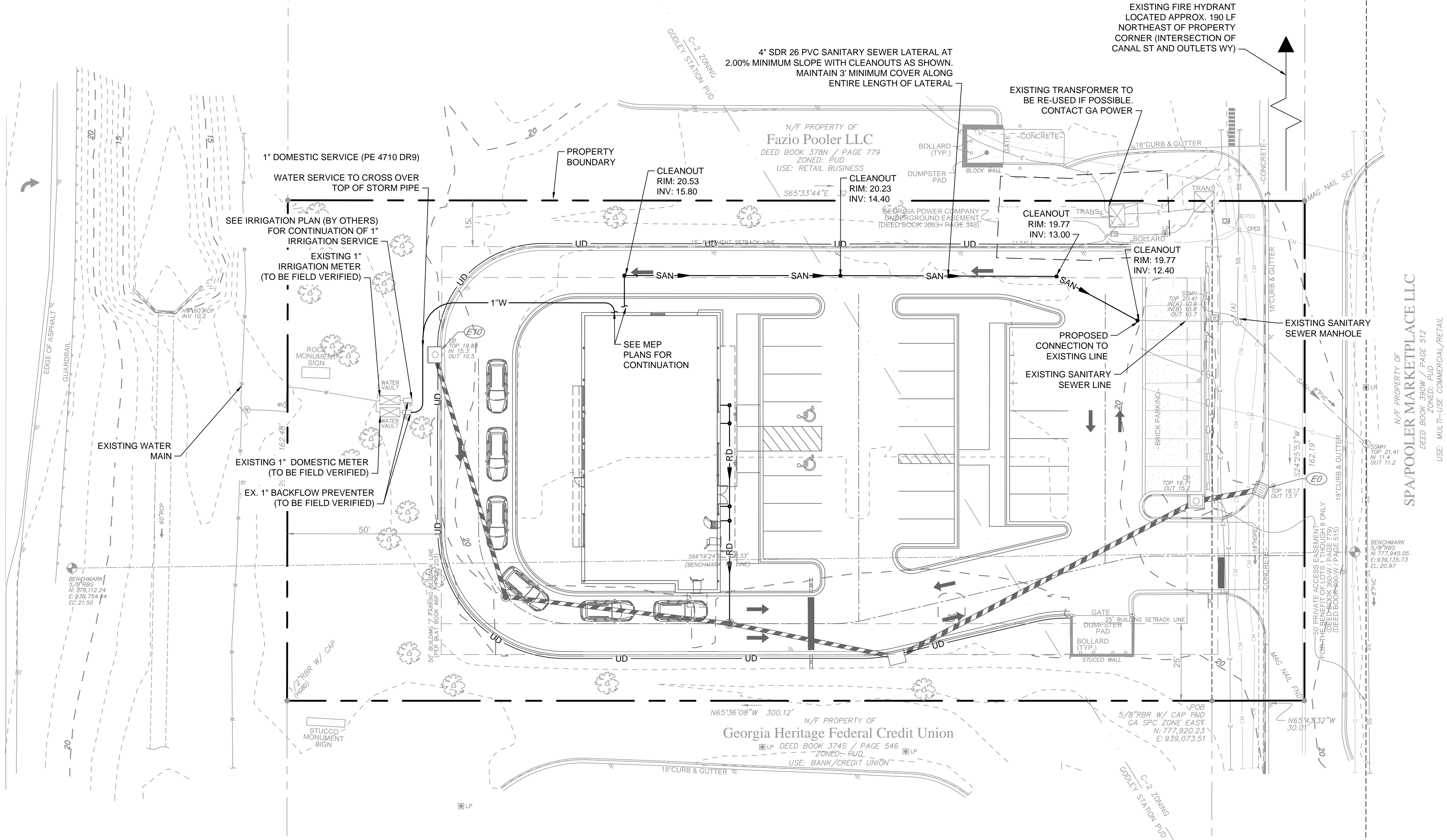
SCALE
1" = 20'

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
POST-DEVELOPMENT DRAINAGE AREA

JOB NO.
71664
SHEET NO.
C404

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Pooler Parkway
(275 ROW)
(PLAT BOOK 46P / PAGE 202)



SITE AND UTILITY PLAN LEGEND

- W --- R/W, PROPERTY LINE
- SAN --- EXISTING WATER LINE
- W --- EXISTING SEWER LINE
- SAN --- WATER LINE
- SAN --- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- WATER STRUCTURE

WATER SYSTEM NOTES:

1. WATER INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL UTILITY, CITY OF POOLER AND GEORGIA STATE REQUIREMENTS/GUIDELINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL TAPS. TAPS REQUIRING A SLEEVE SHALL BE NO CLOSER TO A JOINT THAN 4 FEET.
3. THRUST BLOCKING SHALL BE USED ONLY ON WET TAPS. CONTRACTOR SHALL NOTIFY UTILITY INSPECTOR 72 HOURS (THREE FULL WORKING DAYS) PRIOR TO MAKING ANY WET TAP.
4. ROUGH GRADING SHALL BE DONE PRIOR TO INSTALLATION OF WATER MAINS.
5. CONTRACTOR SHALL MAINTAIN BETWEEN 36"-48" COVER OVER TOP OF PIPE.
6. ALL COMPONENTS OF THE PIPING SYSTEM SHALL BE PER LOCAL UTILITY STANDARDS.
7. RETRAINED LENGTHS SHALL BE IN MULTIPLES OF A FULL LENGTH OF PIPE.
8. USE 45° OR FLATTER BENDS WHEN GOING UNDER RCP AND NOT INSTALL VALVES, HYDRANTS, OR SERVICES ON DEEP PIPE SECTIONS.
9. WHERE POSSIBLE, HORIZONTAL WATERLINES SHALL BE DEFLECTED IN LIEU OF USING BENDS. DEFLECTIONS SHALL NOT EXCEED 15% OF MANUFACTURER'S SPECIFICATIONS.
10. WHERE WATER AND SANITARY SEWER LINES CROSS WITHIN 18", THE LINE LAID LAST SHALL HAVE A FULL LENGTH OF PIPE INSTALLED WITH ITS MIDPOINT VERTICALLY IN LINE WITH THE OTHER LINE. THE CROSSING SHALL BE AT NOT LESS THAN A 45° ANGLE.
11. ALL MATERIAL SHALL CONFORM TO LOCAL UTILITY SPECIFICATIONS AS TO MANUFACTURER, TYPE, AND DESIGN.
12. COORDINATE INSPECTION AND TESTING OF THE BACKFLOW DEVICES WITH UTILITY CROSS CONNECTION DEPARTMENTS. WATER SERVICES SHALL NOT BE TURNED ON UNTIL ALL BACKFLOW DEVICES HAVE PASSED INSPECTION AND TESTING.
13. CONDITION OF WATER METER AND BACKFLOW PREVENTER TO BE FIELD VERIFIED AND REPLACED AS NECESSARY.

SANITARY SEWER NOTES:

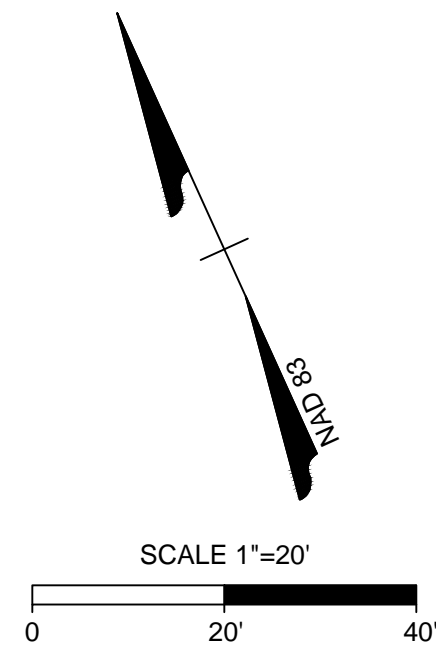
1. WASTEWATER INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL UTILITY, CITY OF POOLER, AND GEORGIA STATE STANDARDS.
2. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE IN THE PRESENCE OF A MPW REPRESENTATIVE. CONTRACTOR SHALL NOTIFY MPW AT LEAST 72 HOURS BEFORE CONNECTION BEGINS.
3. ROUGH GRADING SHALL BE DONE PRIOR TO INSTALLATION OF WASTEWATER MAINS.
4. NO MANHOLE COVERS ARE ALLOWED IN CURBING. MANHOLES SHALL BE LOCATED OUTSIDE CONCRETE AND ASPHALT PAVING WHENEVER POSSIBLE.
5. CONNECTIONS TO GRAVITY LINES AND MANHOLES SHALL BE EQUAL TO OR GREATER THAN 90° TO THE DOWNSTREAM LINE.
6. CONTRACTOR SHALL INSTALL WATERTIGHT RINGS AND COVERS ON ALL MANHOLES.
7. ALL 6" SEWER SERVICES SHALL BE SDR 26 PVC AND LAID ON A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE STATED. THE SERVICES SHALL BE CONNECTED TO MANHOLES WHERE REASONABLY POSSIBLE.
8. ALL GRAVITY MAINS SHALL BE SDR 26 PVC UNLESS CONDITIONS REQUIRE PVC C-900, C-905, OR DUCTILE IRON PIPE.
9. DIP OR PVC C-900/905 FOR WASTEWATER SHALL BE USED; WITH LESS THAN 3" OF COVER; CROSSING OVER STORM DRAINAGE PIPE WITH LESS THAN 2' OF CLEARANCE; CROSSING UNDER STORM DRAINAGE PIPE WITH LESS THAN 3' OF CLEARANCE; CROSSING WATER MAINS WITH LESS THAN 18" CLEARANCE; WITH CASINGS.
10. LINING FOR DIP FOR WASTEWATER SHALL BE PROTECTO 401 AT 40 MILS THICKNESS.
11. SLEEVES SHALL BE USED TO TRANSITION BETWEEN PVC AND DIP. FERNOCO OR SIMILAR COUPLINGS ARE NOT ALLOWED.
12. WHERE WATER AND SANITARY SEWER LINES CROSS, THE LINE LAID LAST SHALL HAVE A FULL LENGTH OF PIPE INSTALLED WITH ITS MIDPOINT VERTICALLY IN LINE WITH THE OTHER LINE. THE CROSSING SHALL BE AT NOT LESS THAN A 45° ANGLE.
13. ALL MATERIAL SHALL CONFORM TO MPW SPECIFICATIONS AS TO TYPE, DESIGN, AND MANUFACTURER.
14. ALL CLEANOUTS INSTALLED WITHIN THE PAVEMENT FOOTPRINT ARE TO BE HS-20 TRAFFIC-RATED.

GENERAL UTILITY NOTES:

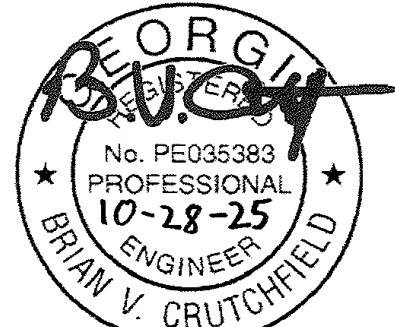
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED WITHIN THE PROJECTED AREA OF WORK ON SITE AND OFF. WHERE SUCH UTILITIES ARE FOUND, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION OF FOUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON A COMBINATION OF THE SURVEYOR'S FIELD LOCATION AND RESEARCH OF RECORDS FROM VARIOUS UTILITY COMPANIES. THESE LOCATIONS ARE BY NO MEANS EXACT OR COMPLETE.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE UNDERGROUND UTILITIES THAT MAY EXIST.
4. THE CONTRACTOR IS TO NOTIFY THE OWNER/UTILITY COMPANY BEFORE ANY UTILITIES ARE CONNECTED TO DISCONNECTED.
5. REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION AND SIZE OF THE SANITARY SEWER SERVICE AND WATER SERVICE TO/FROM THE BUILDING. SERVICE CONNECTIONS ARE TYPICALLY 3'-5' FROM THE FACE OF THE BUILDING.
6. A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, AND/OR BLOW OFFS AND ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS.

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT VEHICLE ACCESS INTENDED TO MEET REQUIREMENTS OF THE 2015 INTERNATIONAL FIRE CODE SECTION 503.1 & THAT ARE NOT PART OF THE PUBLIC ROAD SYSTEM WILL BE REQUIRED TO THE CONSTRUCTED AND INSPECTED TO MEET SECTION 503.2. THE DESIGN & INSPECTION OF THE FIRE DEPARTMENT ACCESS WILL REQUIRE SPECIAL INSPECTIONS AS ALLOWED BY IFC SECTION 104.7.2.
2. ACCESS IS PROVIDED WITHIN 150 FEET OF ALL POINTS OF THE STRUCTURE AND THE MINIMUM DRIVE WIDTH OF 20 FEET FOR ALL FIRE ACCESS LINES IS PROVIDED AS NECESSARY.
3. THERE ARE NO SUBSTANTIAL GRADE CHANGES ALONG A FIRE APPARATUS ACCESS ROUTE.
4. STREET ADDRESS TO BE POSTED ON BUILDING AS REQUIRED PER IFC SECTION 505.1.



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REVISION DESCRIPTION	DATE
REVISED PER CITY OF POOLER COMMENTS	7/15/25
REVISED PER CITY OF POOLER COMMENTS	10/09/25
REVISED PER CITY OF POOLER COMMENTS	10/28/25

DRAWN BY
L. GATEWOOD
DESIGNED BY
J. CONDON
CHECKED BY
J. CONDON
SCALE
1" = 20'

WELLS FARGO - POOLER SITE

CITY OF POOLER, GEORGIA

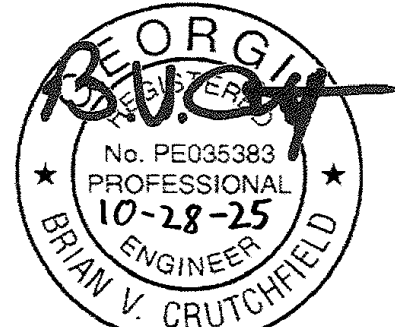
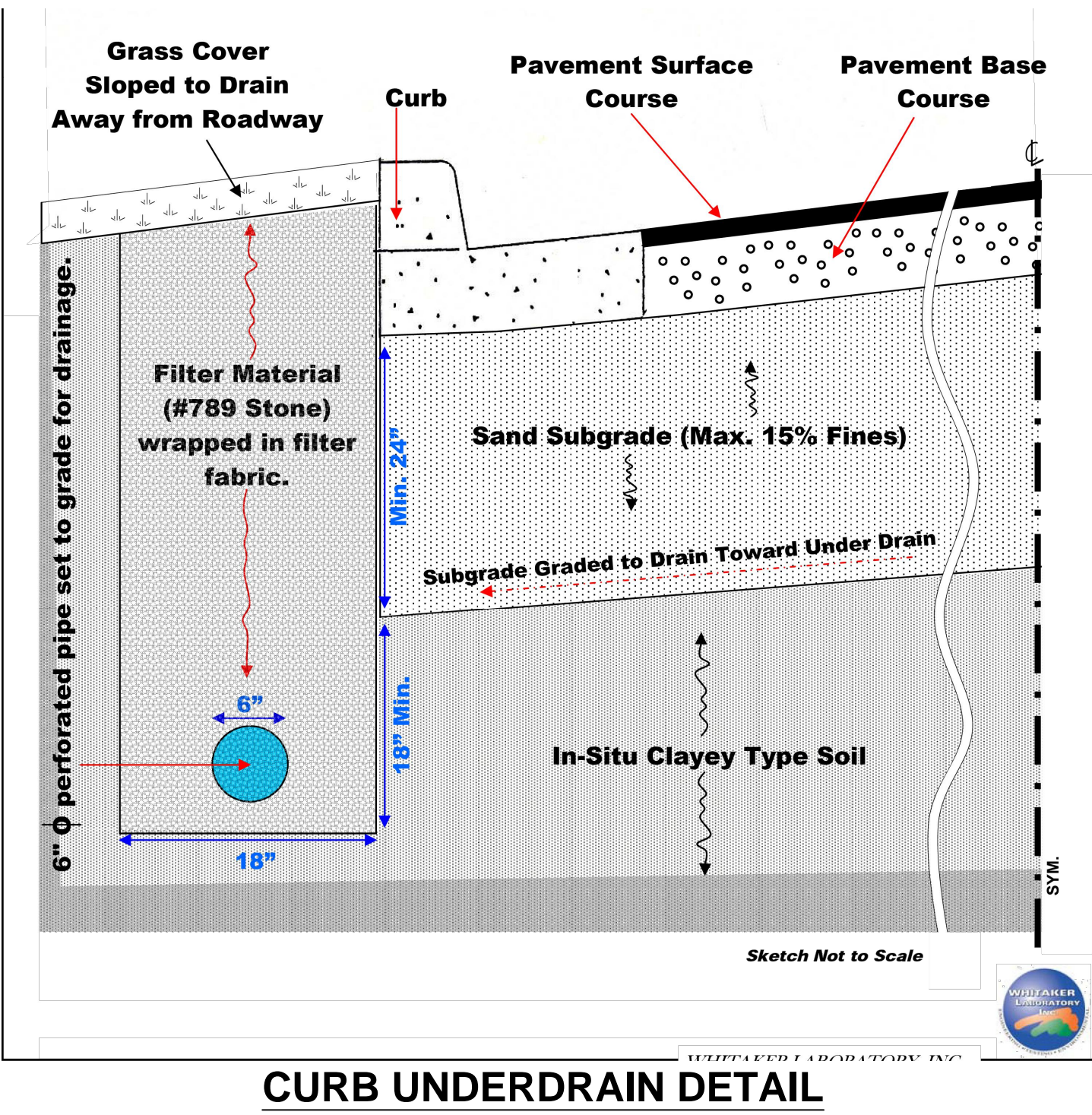
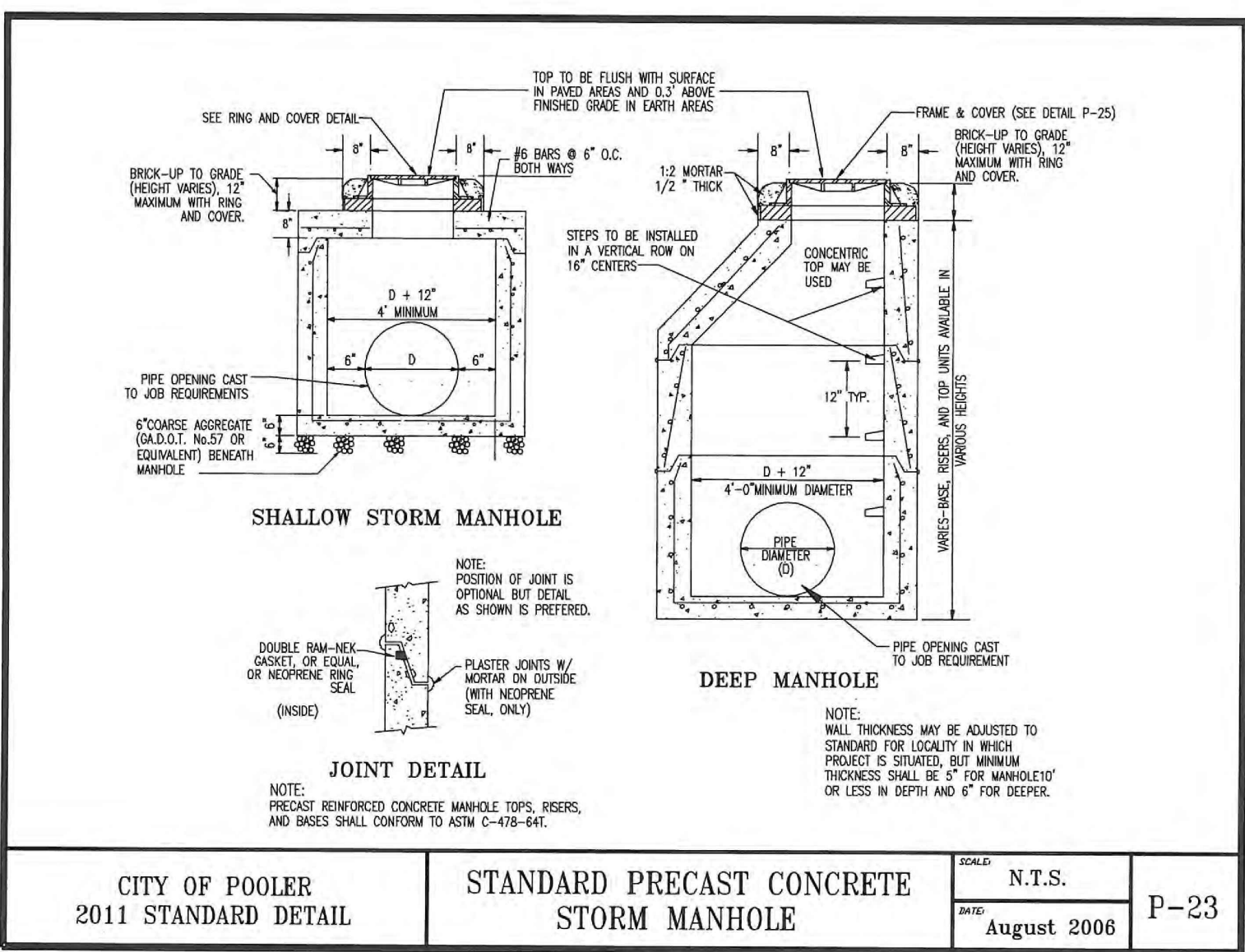
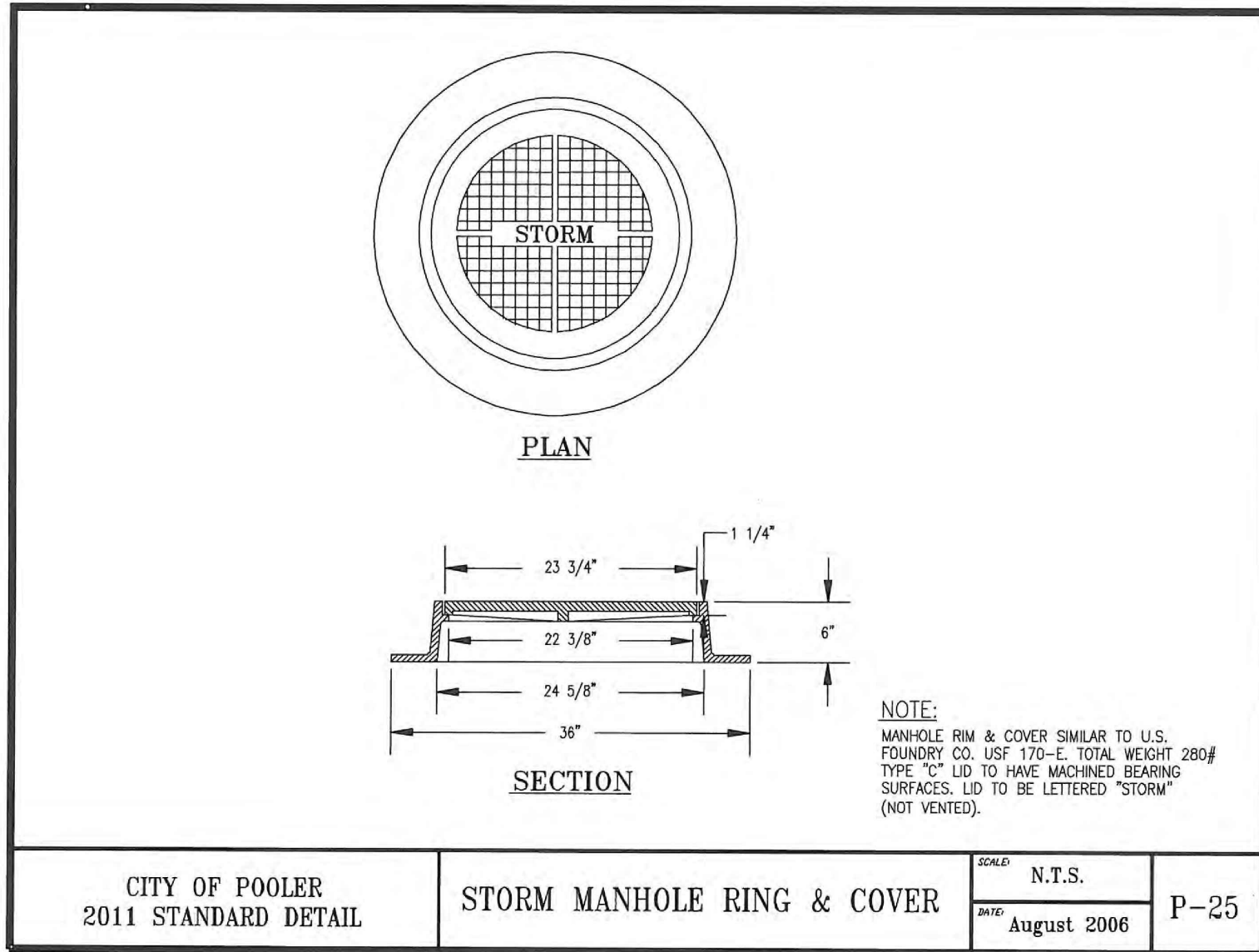
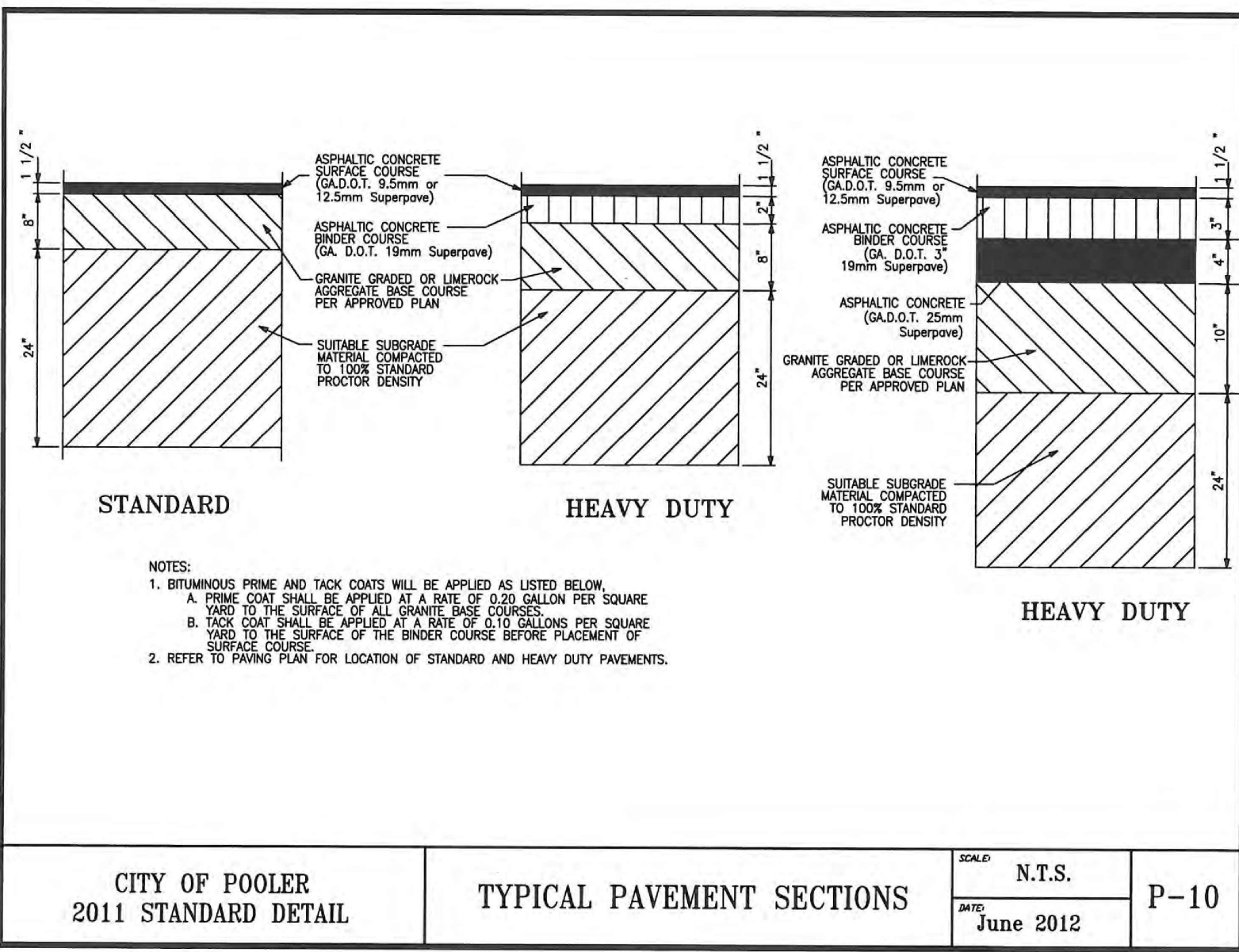
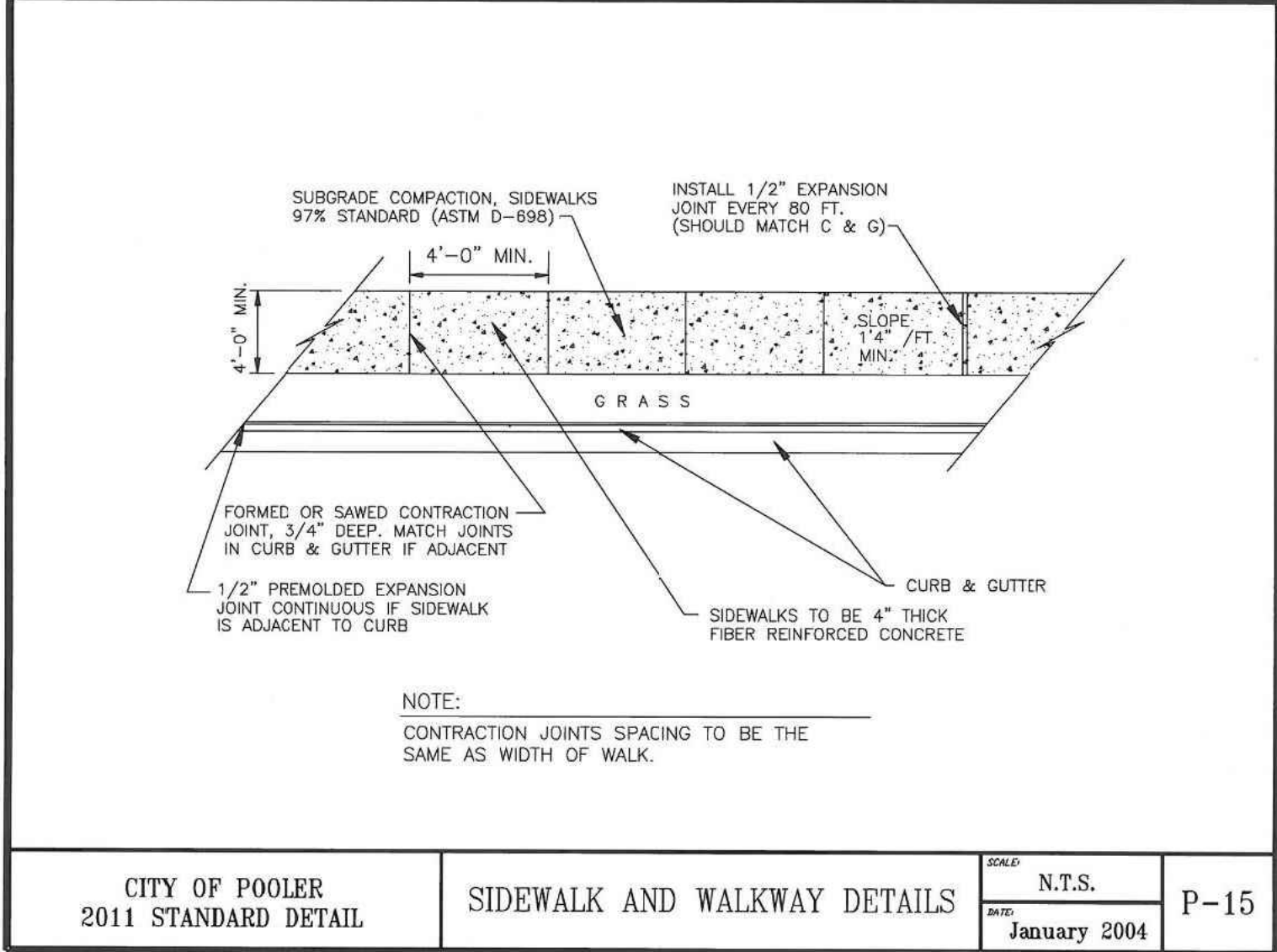
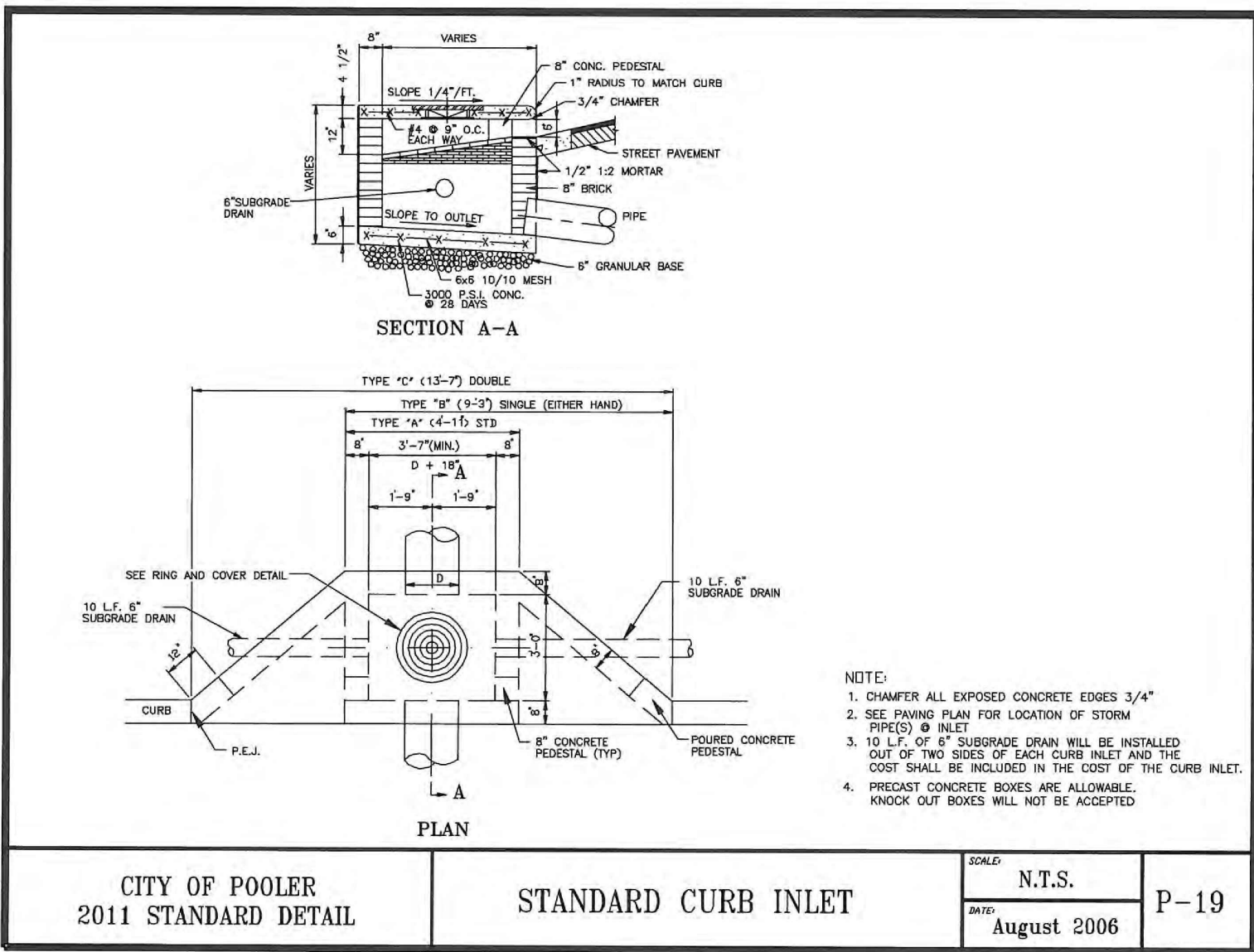
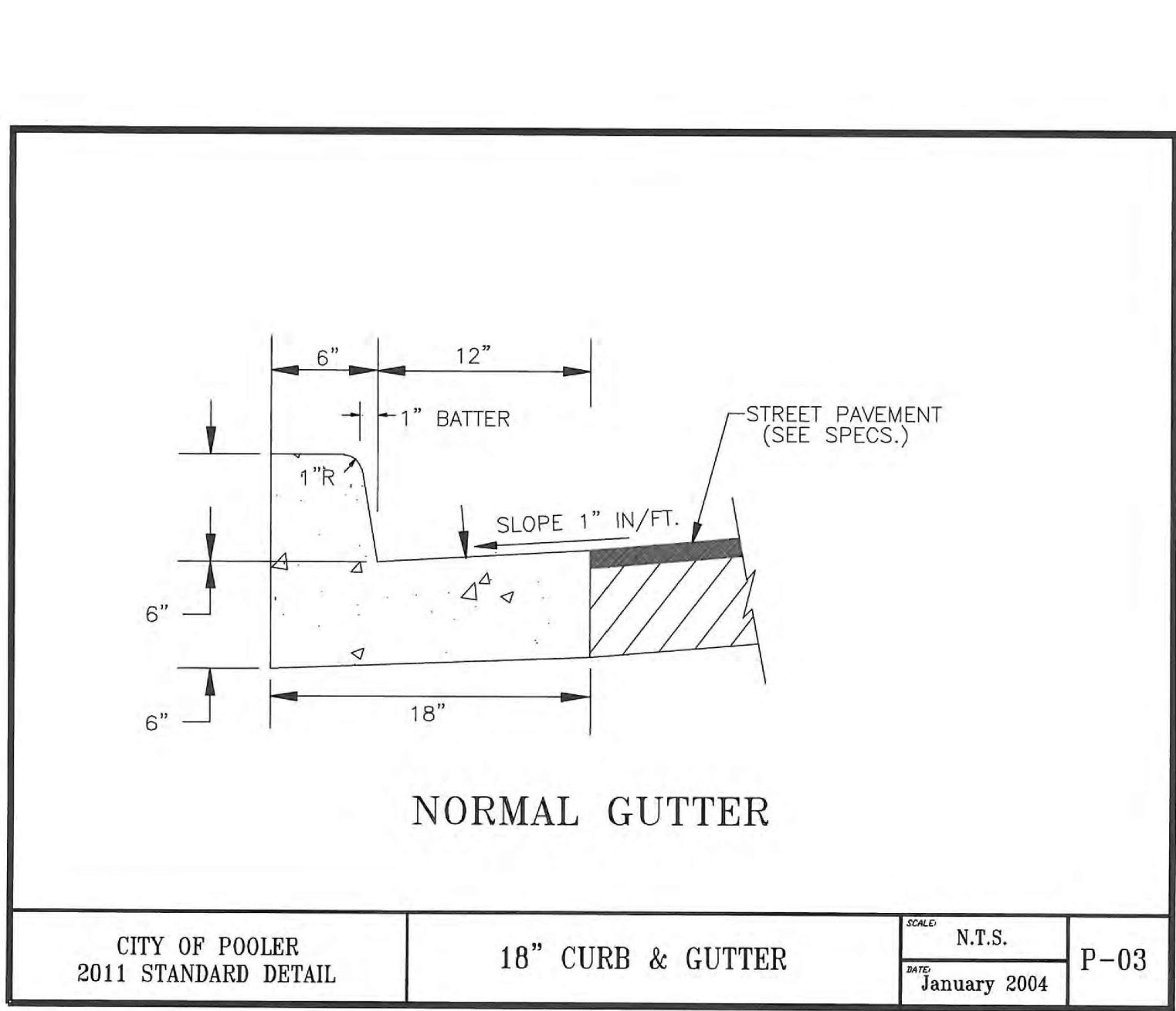
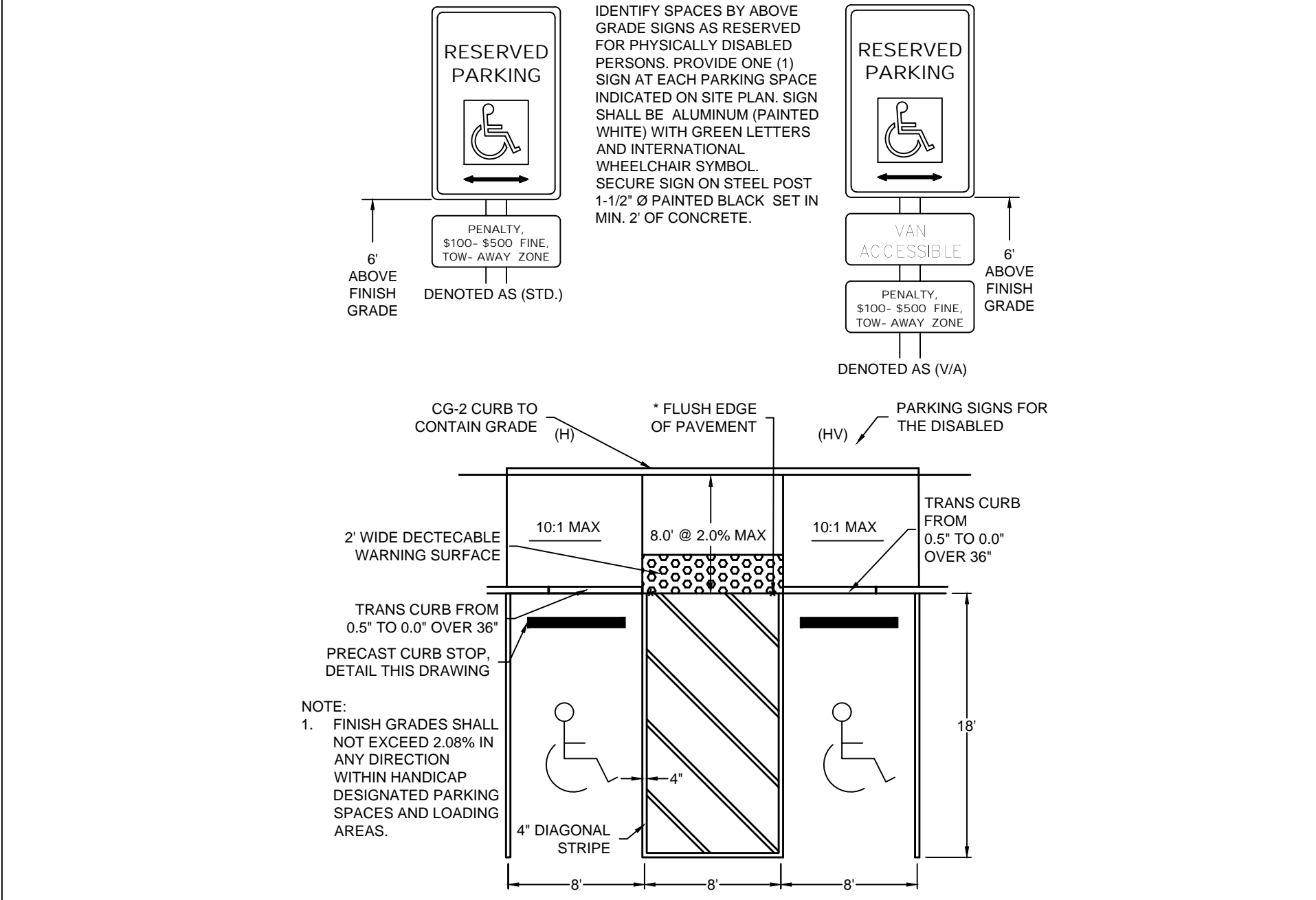
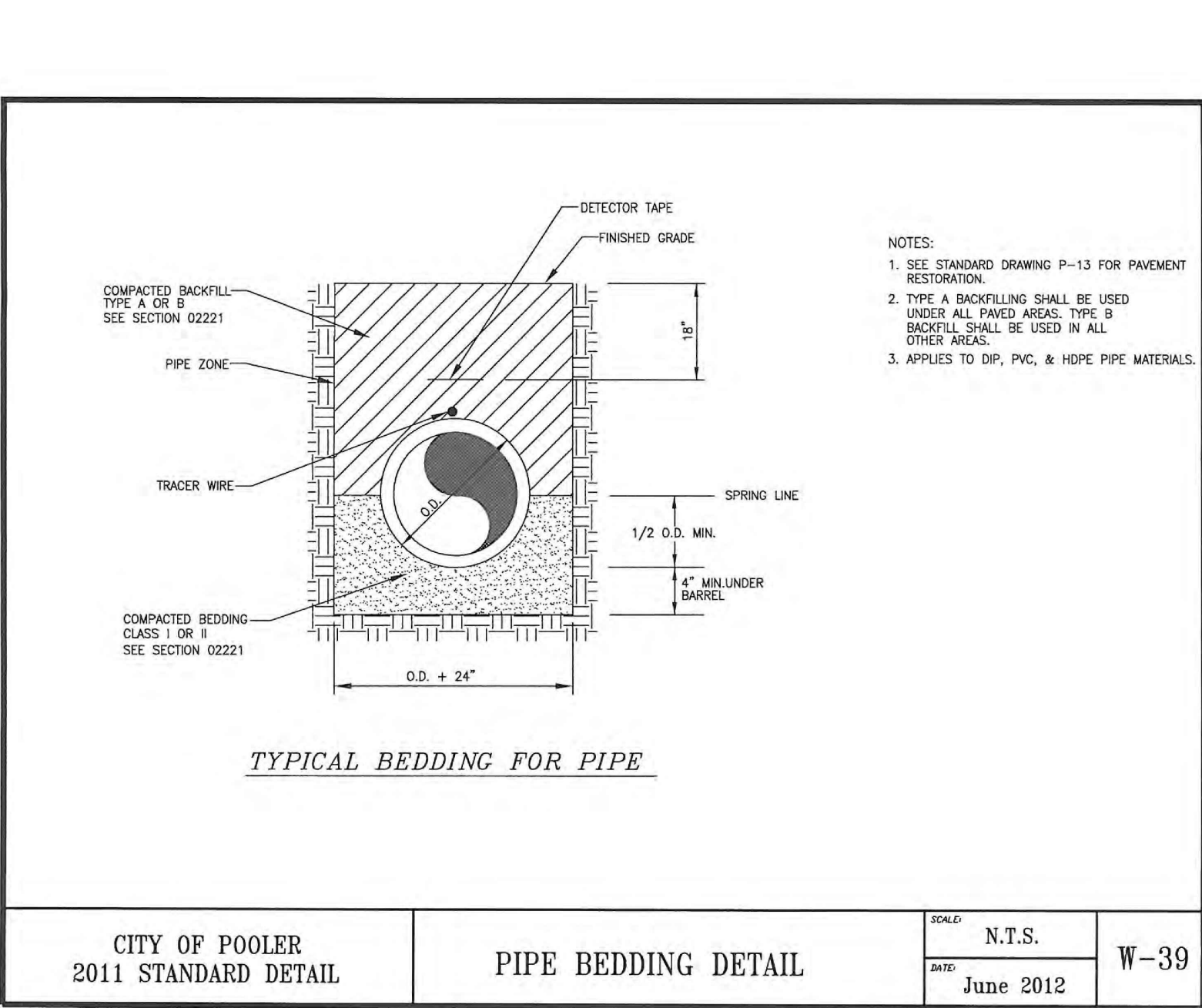
UTILITY PLAN

JOB NO.
71664
SHEET NO.
C500

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DESIGNED BY: J. CONDON
CHECKED BY: J. CONDON
SCALE: NA

REVISION DESCRIPTION
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REVISED PER CITY OF POOLER COMMENTS
REVISED PER CITY OF POOLER COMMENTS

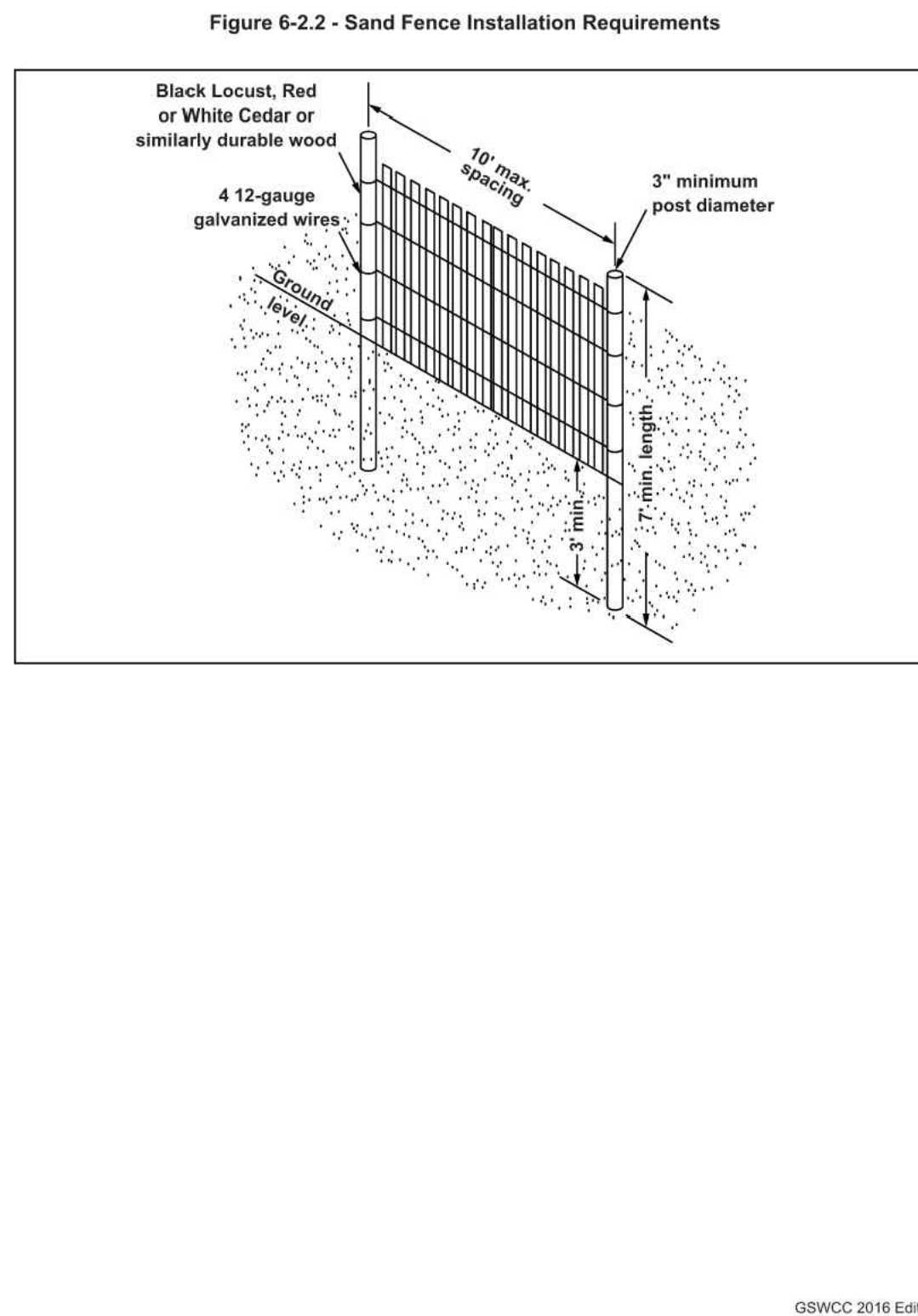
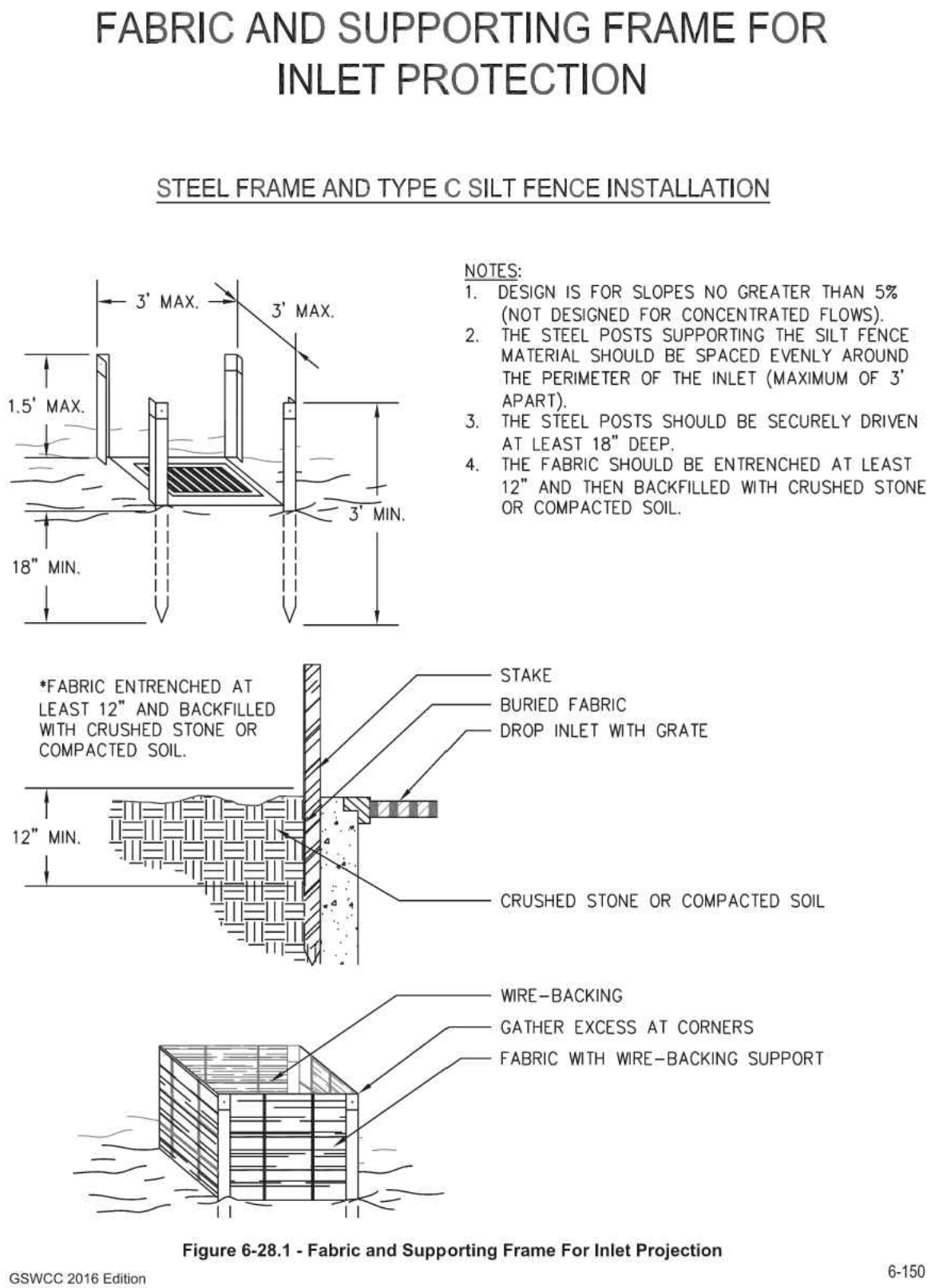
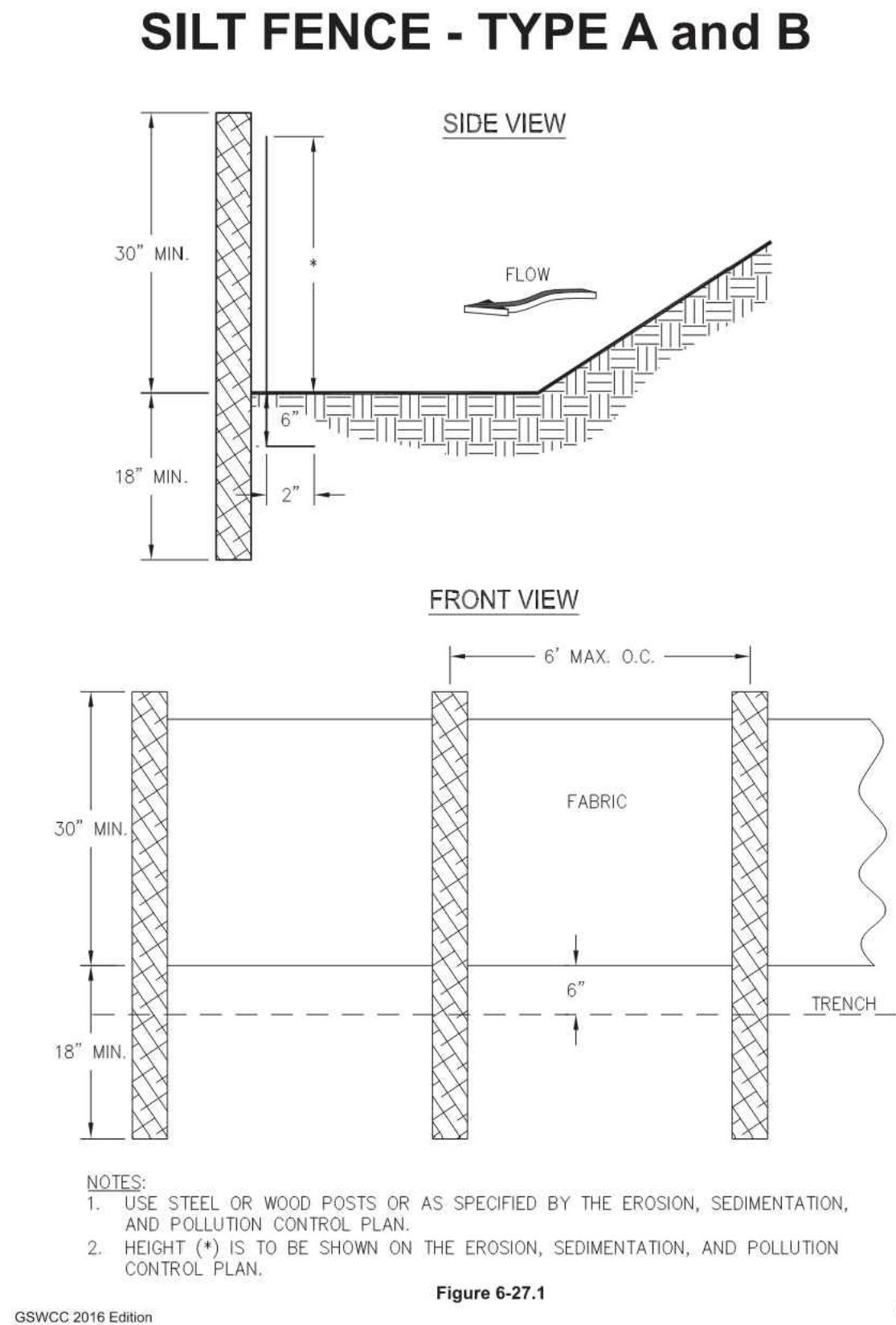
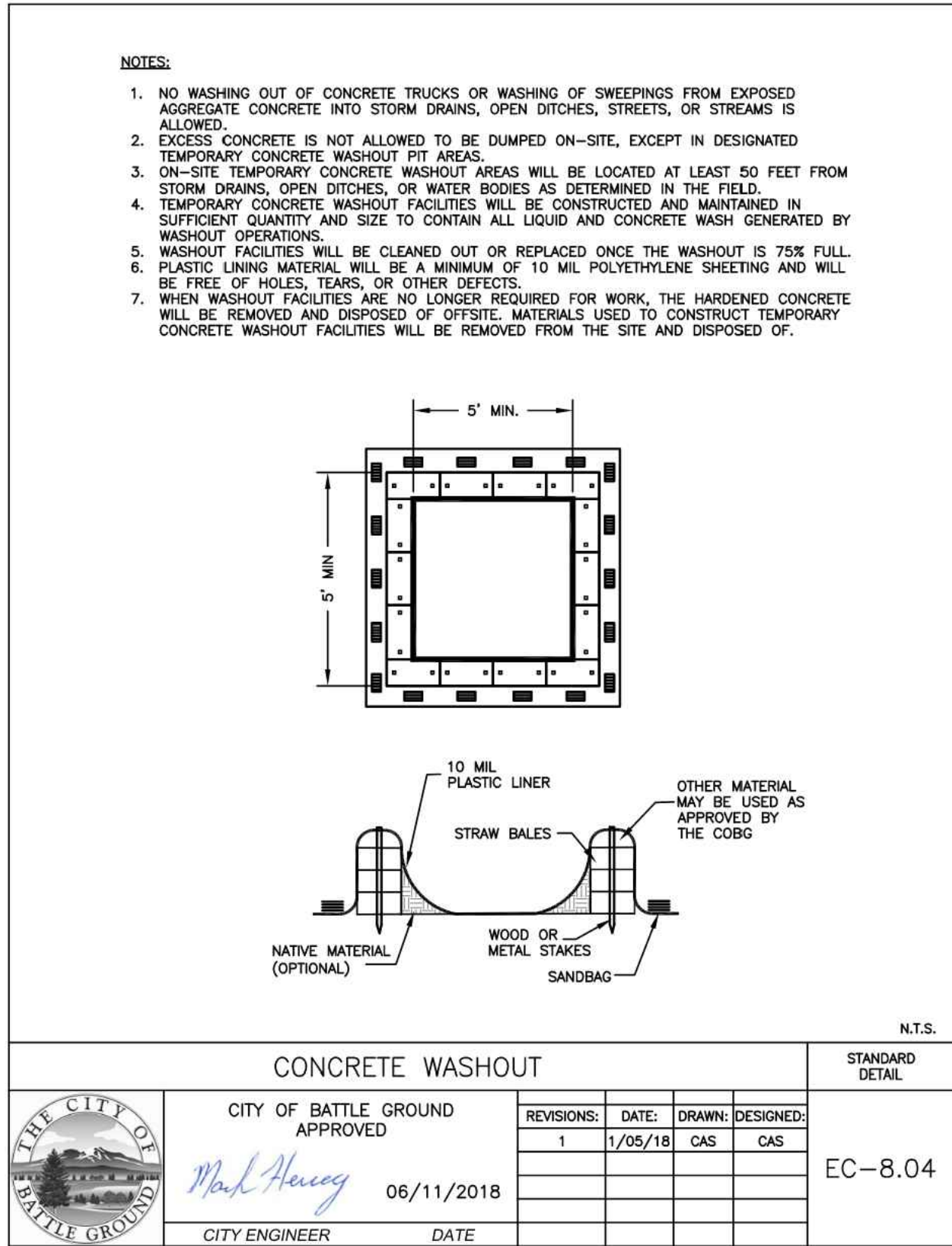
WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA

SITE NOTES & DETAILS

JOB NO. 71664
SHEET NO. C600

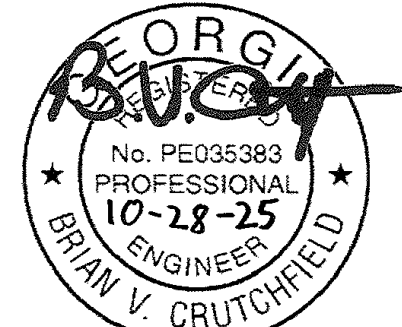
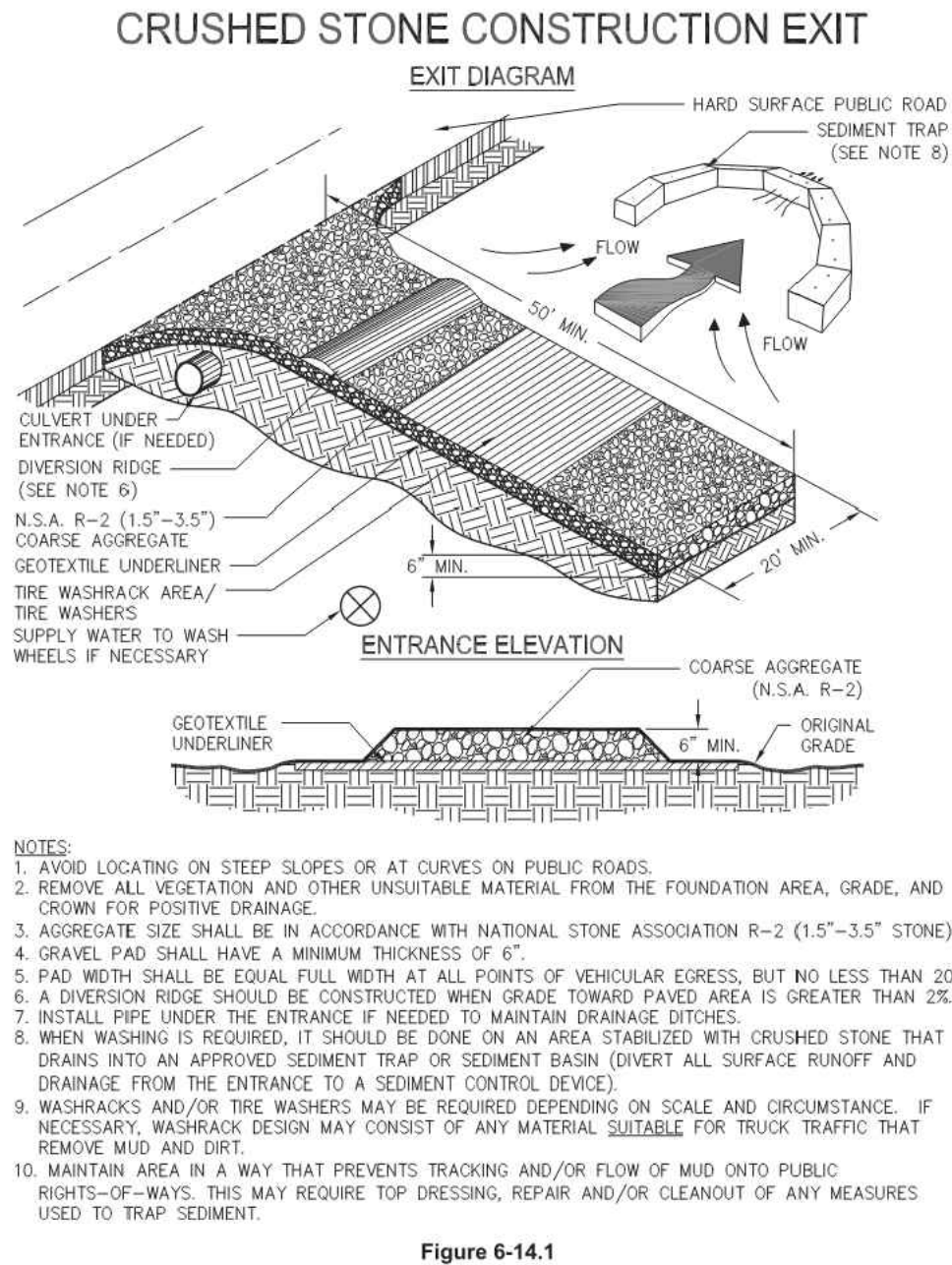
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MAINTENANCE

The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.



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10/09/25	REVISED PER CITY OF POOLER COMMENTS
10/28/25	REVISED PER CITY OF POOLER COMMENTS

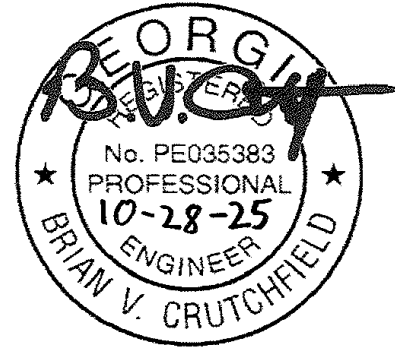
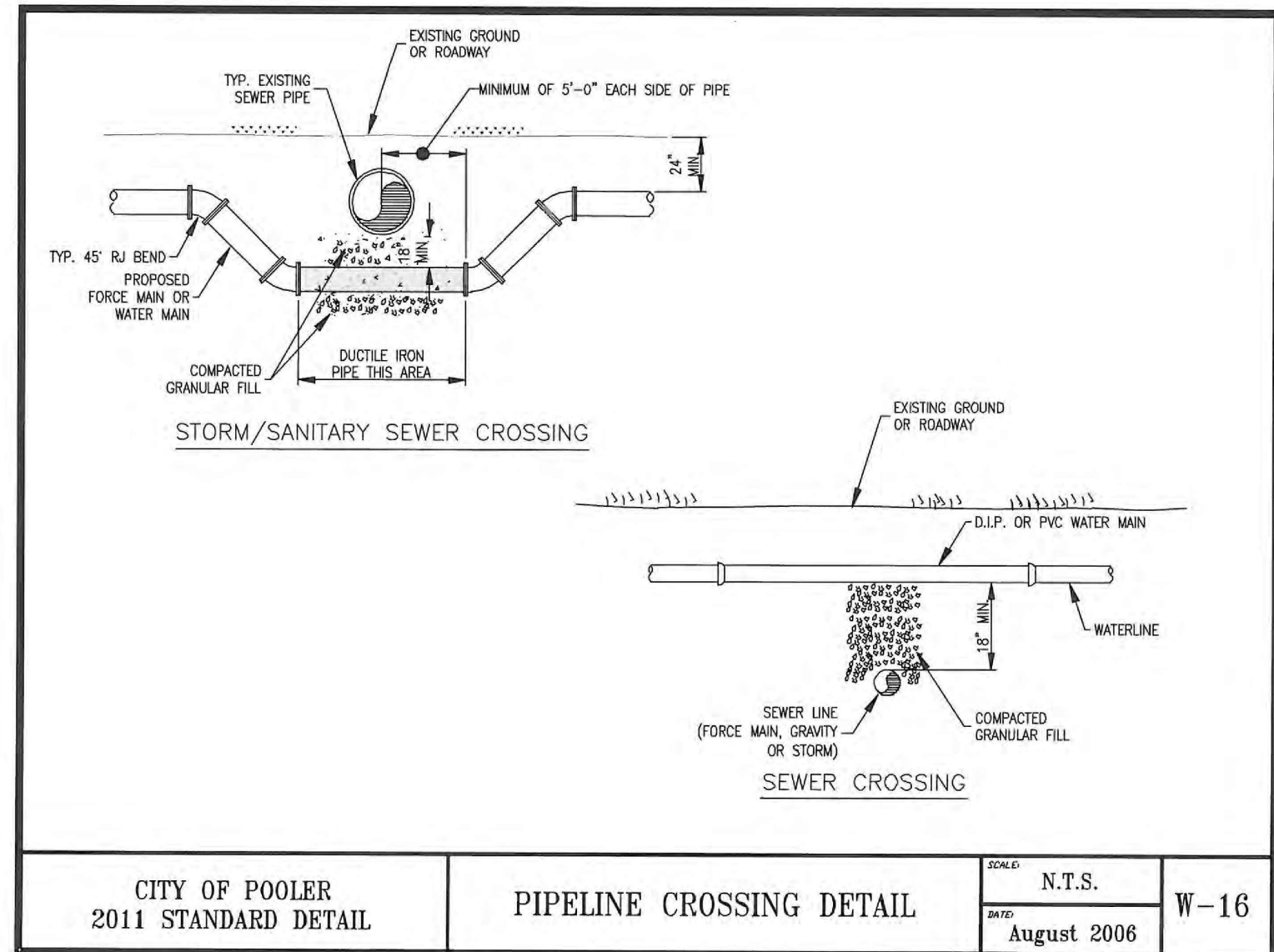
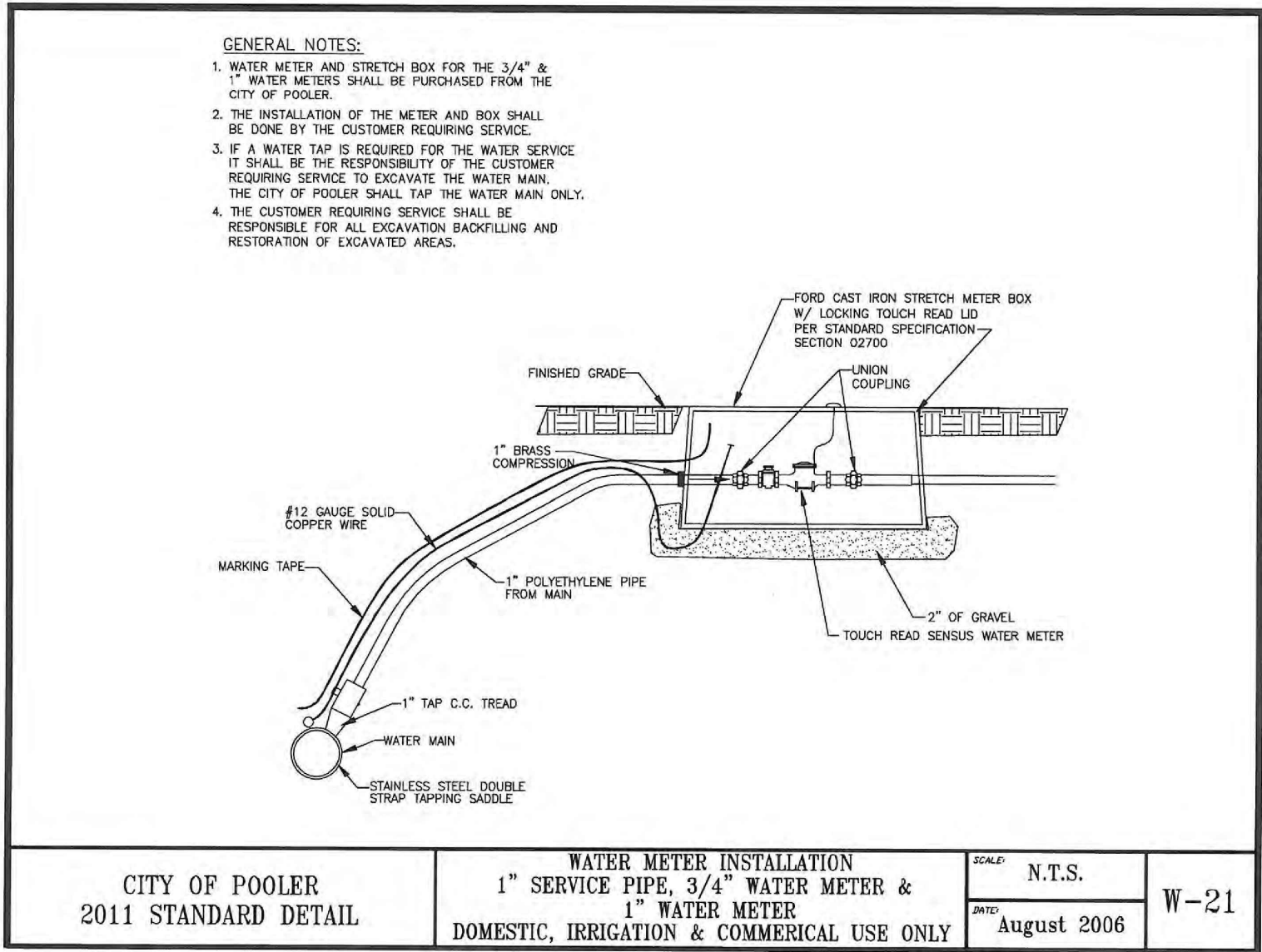
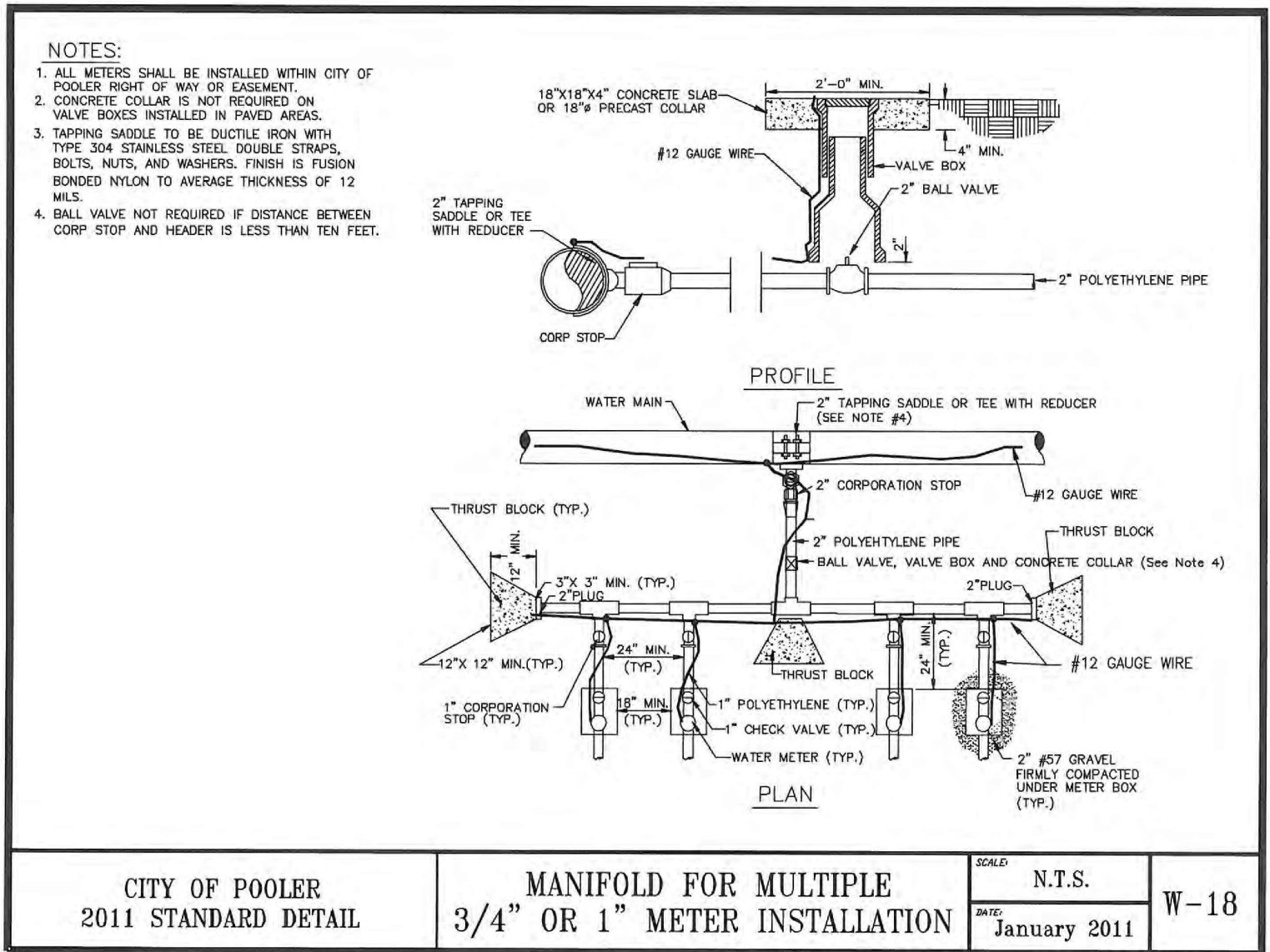
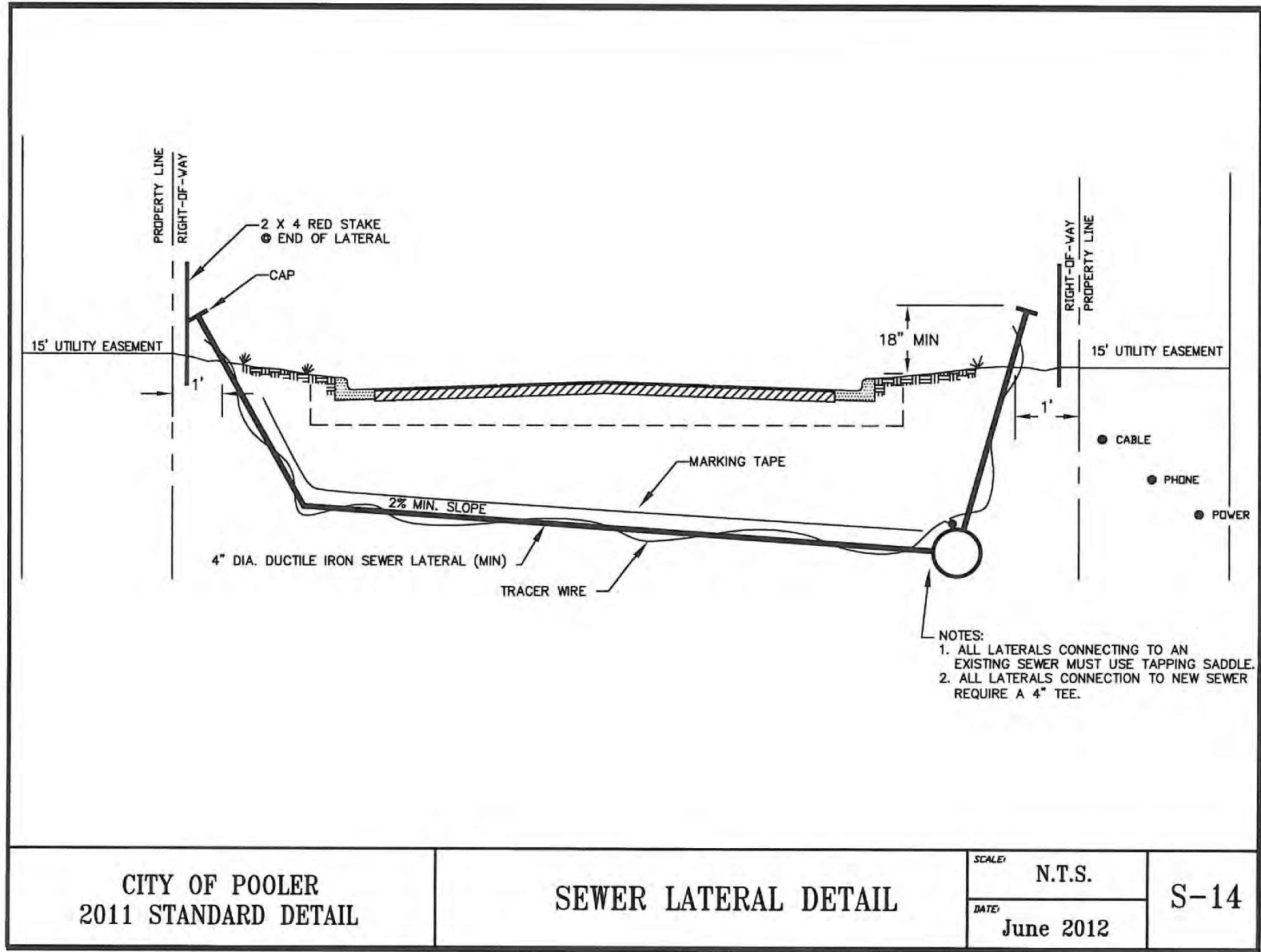
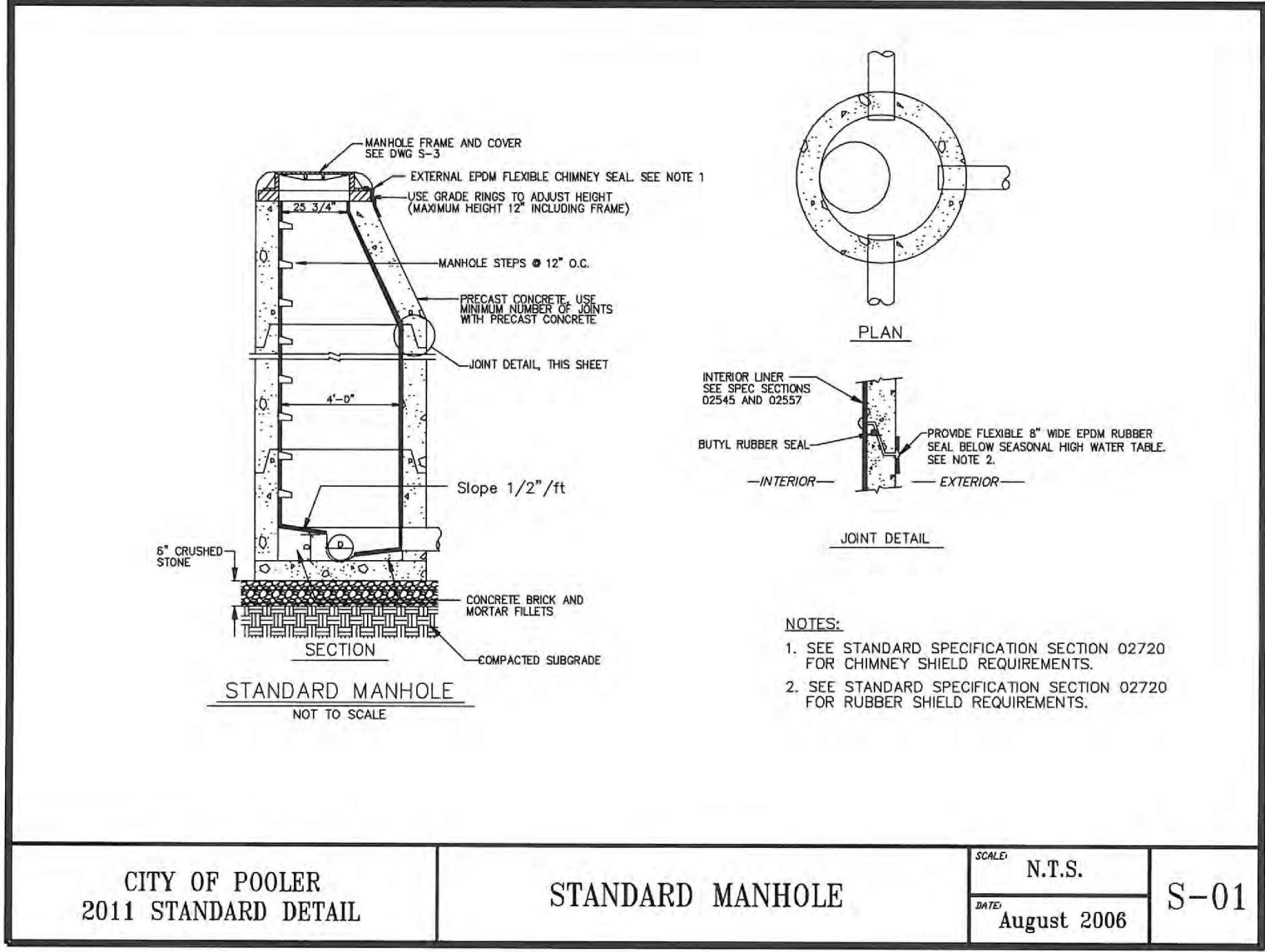
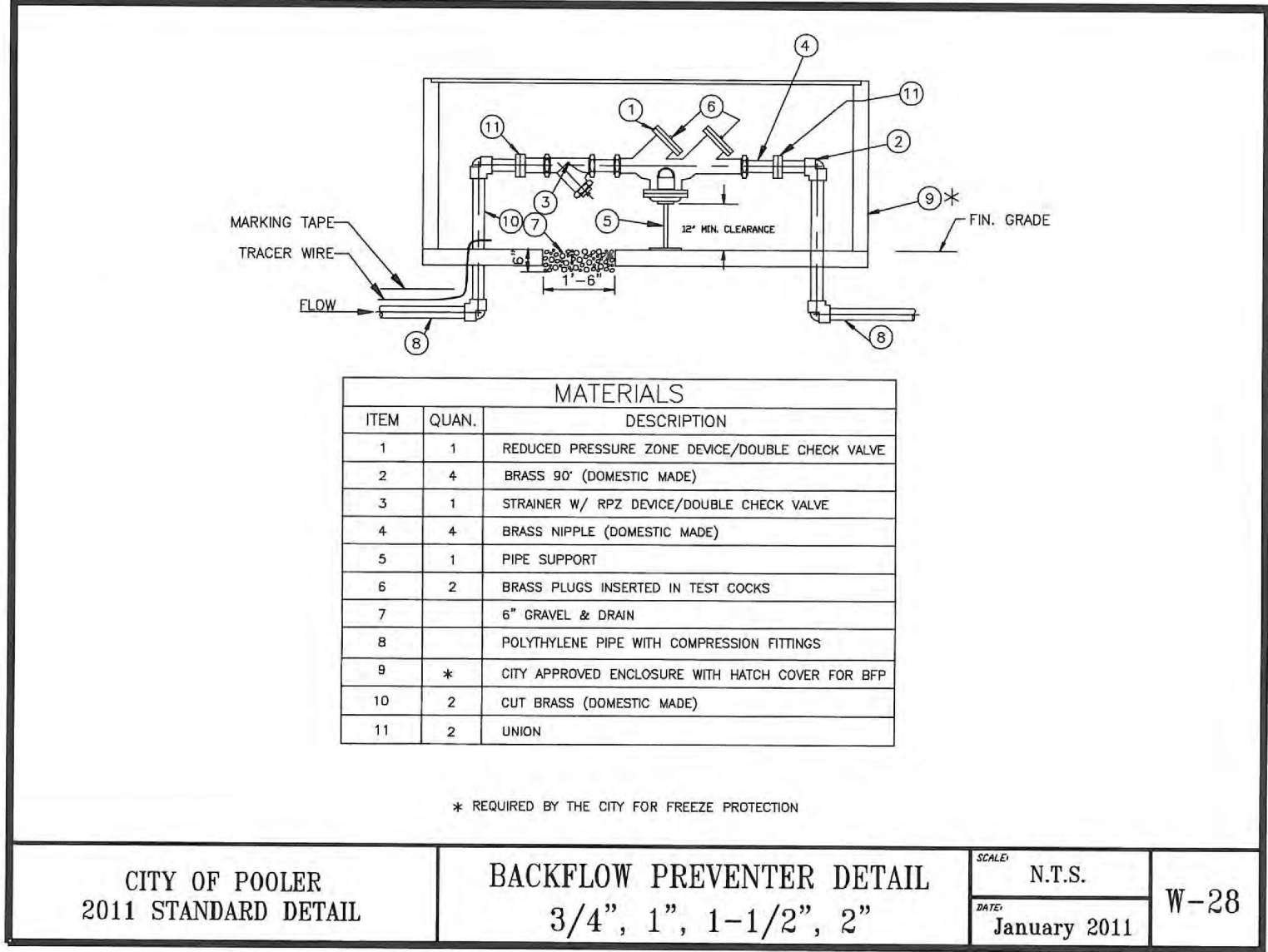
TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
EROSION CONTROL NOTES & DETAILS

JOB NO.
71664
SHEET NO.
C601

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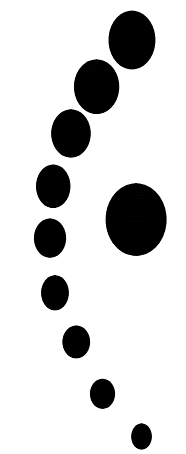


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DATE	7/14/25
DRAWN BY	L. GATEWOOD
DESIGNED BY	J. CONDON
CHECKED BY	J. CONDON
SCALE	NA



TIMMONS GROUP

WELLS FARGO - POOLER SITE

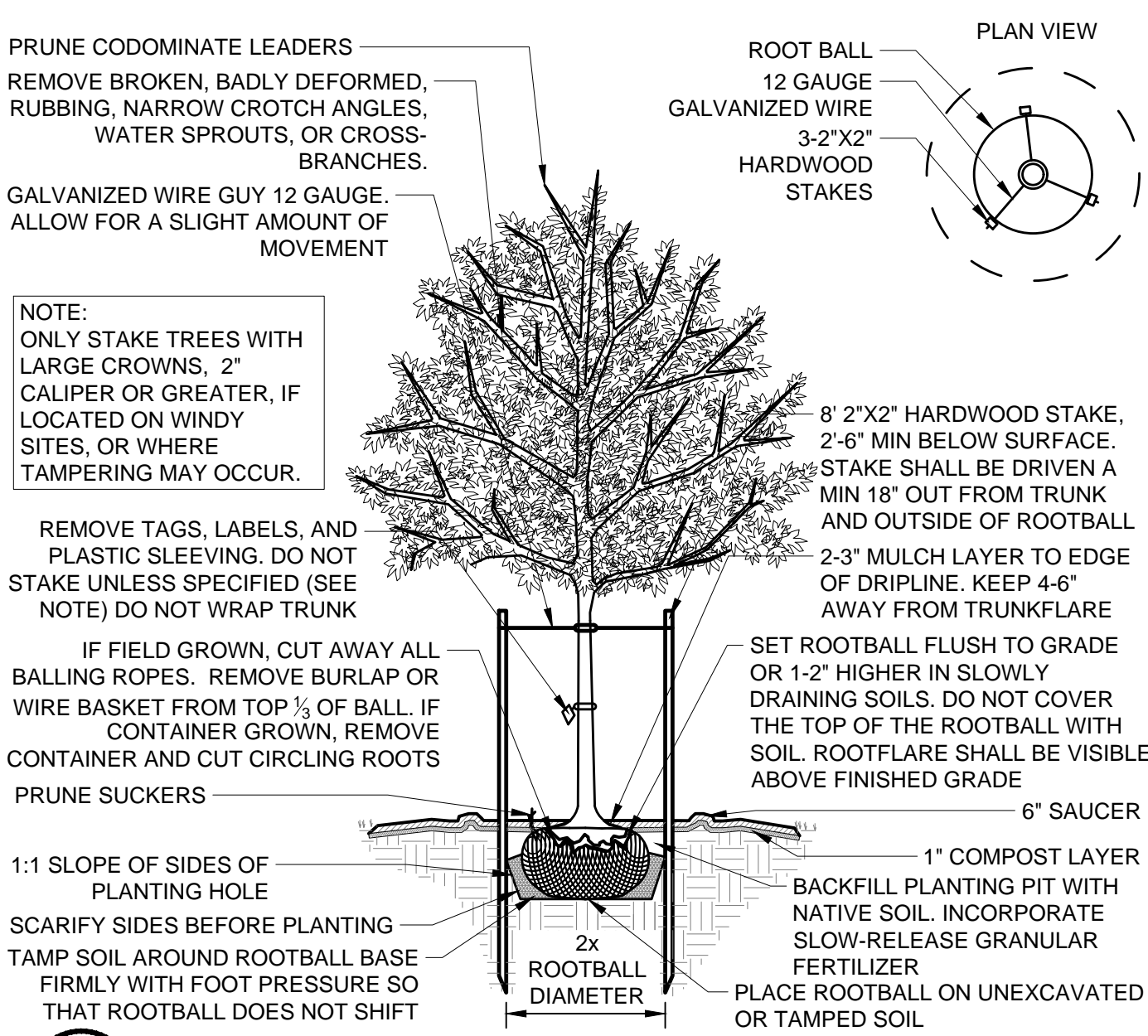
CITY OF POOLER, GEORGIA

UTILITY NOTES & DETAILS

JOB NO.	71664
SHEET NO.	C602

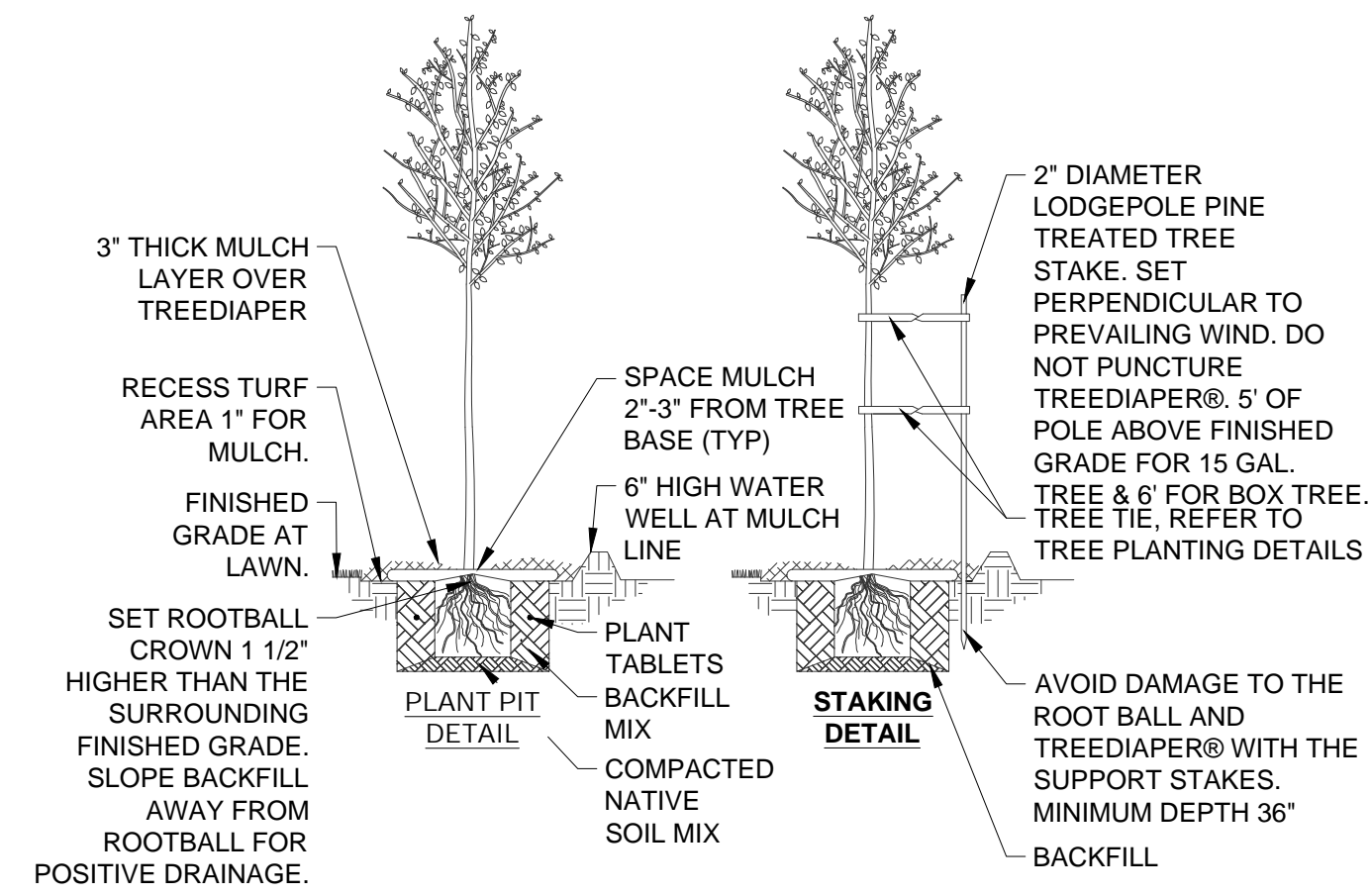
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PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
TREES						
CHI VIR	2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2.5" CAL.	B&B	
ILE AME	4	ILEX OPACA	AMERICAN HOLLY	2.5" CAL.		
MAG SWE	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL.	B&B	
QUE PHE	1	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	
QUE VIR	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5" CAL.	B&B	
TAX DIS	1	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	B&B	
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
SHRUBS						
ABE GRA	14	ABELIA X GRANDIFLORA	GLOSSY ABELIA	24" HT./SPRD.	3 GAL.	48" o.c.
BER HFB	15	BERBERIS MICROPHYLLA 'NANA'	DWARF BOXLEAF BARBERRY	24" HT./SPRD.		36" o.c.
EUO MIC	4	EUONYMUS JAPONICUS 'MICROPHYLLA VARIEGATA'	VARIEGATED BOXLEAF EUONYMUS	48" HT./SPRD.	3 GAL.	72" o.c.
HYD MAC	3	HYDRANGEA MACROPHYLLA	LARGELEAF HYDRANGEA	24" HT./SPRD.	3 GAL.	48" o.c.
ITE V12	12	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" HT./SPRD.	3 GAL.	48" o.c.
SAB SER	28	SABAL SERRULATA	SAW PALMETTO	24" HT./SPRD.		36" o.c.
YUC FIL	21	YUCCA FILAMENTOSA	ADAM'S NEEDLE	24" HT./SPRD.	3 GAL.	36" o.c.



1 DECIDUOUS TREE PLANTING DETAIL
NTS

NOTES:	ROOTBALL PIT DEPTH:	ROOTBALL PIT WIDTH:
15 GAL.	20"	32"
24" BOX	22"	48"
30" BOX	26"	60"
36" BOX	30"	72"



2 TREE DIAPER
1" = 30'

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

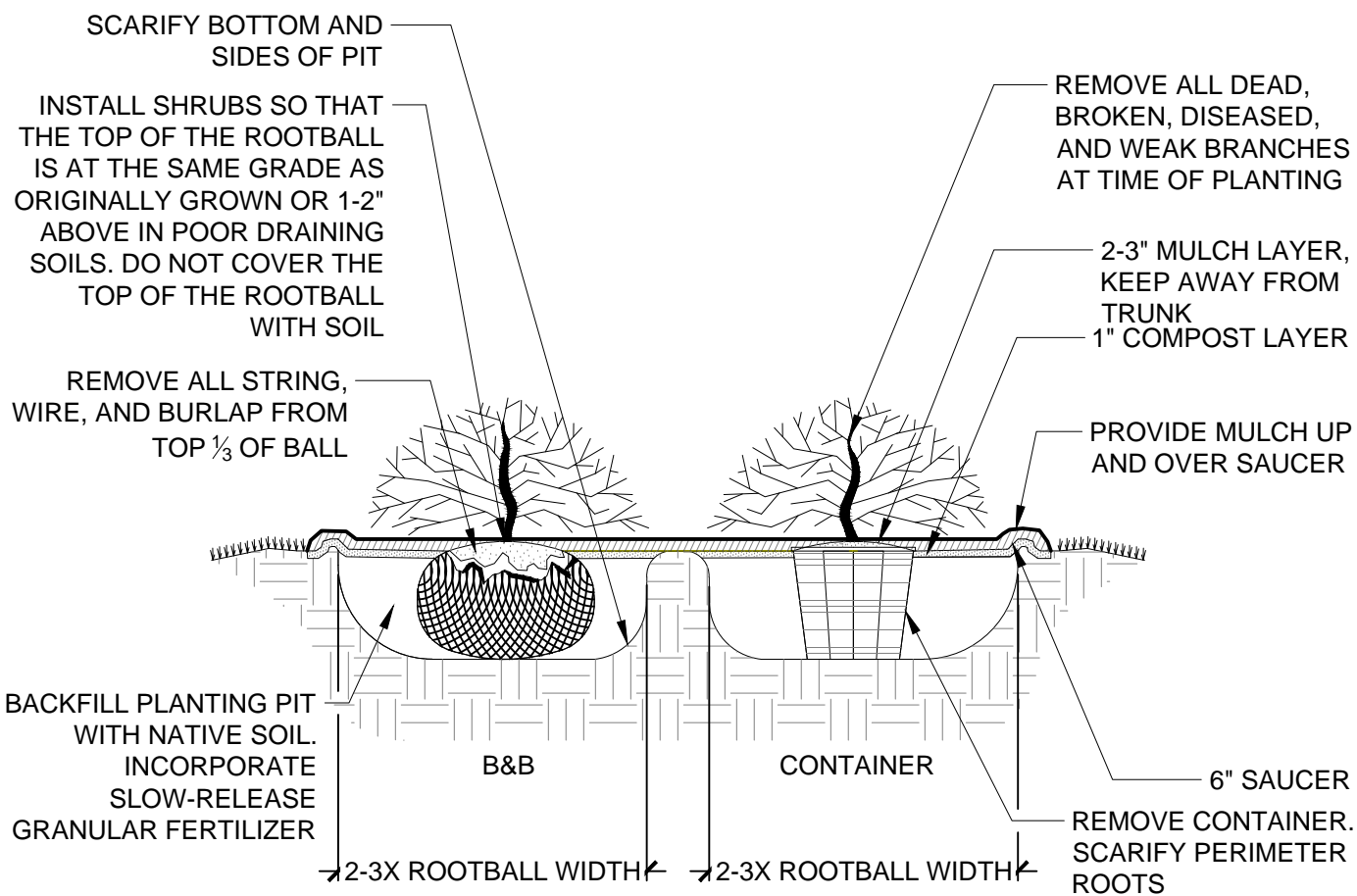
CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

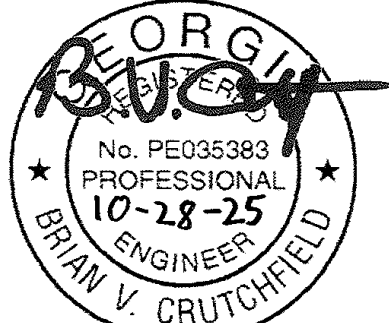
4 GENERAL NOTES NTS



3 SHRUB PLANTING DETAIL
NTS



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J. CONDON
CHECKED BY
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SCALE

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TIMMONS GROUP
WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
LANDSCAPE NOTES AND DETAILS
JOB NO.
71664
SHEET NO.
L701