

CLEAR LAKE VISTA

100 E MARKETPLACE WAY
POOLER, GA 31322

FOR

VISTA RESIDENTIAL PARTNERS

2964 PEACHTREE ROADSUITE 585
ATLANTA, GA 30305
PHONE: 770-862-1573

PREPARED BY:



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200 PEACHTREE CORNERS, GA 30092 P: (770) 451-2741

CITY OF POOLER NOTES:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS SPECIFICATIONS OR DETAILS, THE CITY OF POOLER'S STANDARDS ARE TO TAKE PRECEDENCE.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

GENERAL NOTES:

1. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
2. IF THE CONTRACTOR, DURING THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL IMMEDIATELY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATION. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL VERIFY UTILITIES AND THEN MARK OR REMOVE THEIR FACILITIES.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXCLUSION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
7. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. SHOWING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHOWING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF AGC/CAI PRACTICE IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
9. ANY AND ALL WALLS SHOWN HEREIN ARE FOR LAYOUT PURPOSES ONLY. WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL INSTALL FALL PROTECTION AND SYSTEMS FOR ALL WALLS 36 INCHES IN HEIGHT OR GREATER UNLESS OTHERWISE SPECIFIED BY STATE AND/OR LOCAL CODES, RULES OR REGULATIONS. FALL PROTECTION RAIL SYSTEMS SHALL BE IN ACCORDANCE WITH OSHA STANDARD 1926 SUBPART M - FALL PROTECTION.
10. ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES (875) NOR MORE THAN 38 INCHES (975) ABOVE THE LEADING EDGE OF A WALK SURFACE. HANDRAILS SHALL FORM PART OF A REGULATORY WALK SURFACE OF 36 INCHES (915) MIN.
11. ALL WALL TOPS TO BE SIX INCHES (6") ABOVE GRADE UNLESS OTHERWISE NOTED.
12. MAXIMUM CUT OR FILL SLOPE IS 2:1 UNLESS OTHERWISE SPECIFIED. SLOPES EQUAL TO OR STEEPER THAN 2.5:1 V AND WITH HEIGHT OF 10' OR GREATER SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.

SITE INFORMATION

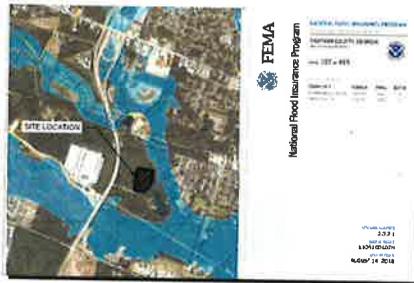
1. TOTAL EXISTING AREA: 14.85 ACRES / TOTAL AREA DISTURBED: 4.258 ACRES. TOTAL IMPERVIOUS AREA: 838 ACRES.
2. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ENG ENGINEERING SERVICES, P.C., DATED 4/11/2024.
3. THE FLOODING EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERED 13010201M, EFFECTIVE DATE: 8/20/2018, HAS EXAMINED AND NO PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE OR AREAS OF 100-YEAR FLOOD OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).
4. THERE ARE NO STATE WATERBODIES LOCATED ON OR WITHIN 300 FEET OF THE SITE.
5. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
6. THE EROSION CONTROL HEIGHTS, ELEVATIONS AND CONTROLS SHOWN HEREIN WERE DEVELOPED BY A COMBINATION OF FIELD SURVEYS BY LAC LAND SURVEYING & CONSULTING, LLC, DATED 4/11/2024 AND CHATHAM COUNTY GIS.

SITE DATA

ADDRESS: 100 E MARKETPLACE WAY
POOLER, GA 31322
SITE AREA: 14.85 AC
ZONING: R-3-C
DISTRICT: 8TH G.M.
LAND LOT: 5



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO. 13010201M
NOT TO SCALE

24 HOUR CONTACT:
CHASE BEASLEY @ 770-862-1573

CONTACT INFORMATION:

ENGINEER:	DANIEL HAMKER, P.E. PLANNERS AND ENGINEERS COLLABORATIVE	OWNER:	CHASE BEASLEY VISTA RESIDENTIAL PARTNERS
ADDRESS:	350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092	ADDRESS:	2964 PEACHTREE ROAD SUITE 585 ATLANTA, GA 30305
PHONE:	770-451-2741	PHONE:	770-862-1573
EMAIL:	DHAMKER@PECPLUS		

DEVELOPMENT SERVICES PERMITTING DISCLAIMER:

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/USER TO DETERMINE WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

SHEET INDEX	
SHEET NO.	SHEET NAME
C0 00	COVER SHEET
C0 01 - C0 03	STANDARD SPECIFICATIONS
SURV	BOUNDARY AND TOPOGRAPHIC SURVEY
C2 00	DEMOLITION PLAN
C3 00	MASTER SITE PLAN
C3 01 - C3 02	SITE PLAN
C3 50	FIRE ACCESS PLAN
C4 00	MASTER GRADING PLAN
C4 01 - C4 02	GRADING PLAN
WQI	WATER QUALITY UNIT DETAILS AND SPECIFICATIONS
C5 00	MASTER UTILITY PLAN
C5 01 - C5 02	UTILITY PLAN
C6 00 - C6 03	EROSION CONTROL NOTES
C6 10	INITIAL EROSION CONTROL PLAN
C6 20	INTERMEDIATE EROSION CONTROL PLAN
C6 30	FINAL EROSION CONTROL PLAN
C6 40 - C6 43	EROSION CONTROL DETAILS
C7 00	SANITARY SEWER PROFILES
C7 30 - C7 32	STORM SEWER PROFILES
C7 53	PIPE CHART
C8 00 - C8 01	SIGHT DISTANCE PROFILES
C8 00 - C8 05	CONSTRUCTION DETAILS
TPR 1 - TPR 3	TPR PLANS
PM 1 - PM 3	PHOTOMETRIC LIGHTING PLAN

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



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REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	8-15-2024	DH	1ST SUBMITTAL
-2	10-18-2024	DH	2ND SUBMITTAL
-3	12-03-2024	DH	3RD SUBMITTAL
-4	1-6-2025	DH	4TH SUBMITTAL
-5	1-28-2025	DH	5TH SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000087022 EXP. 05/23/2025

COVER SHEET

SCALE: N/A
DATE: 1/28/2025
PROJECT: 24087.00

C0.00

SHEET

PLANNERS AND ENGINEERS COLLABORATIVE STANDARDS AND SPECIFICATIONS

WATER (CONT'D)

- J. ALL PIPING SHALL BE PROPERLY AND ADEQUATELY SUPPORTED. SUPPORTS SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. IF THE METHOD OF SUPPORT IS NOT INDICATED ON THE DRAWINGS, PIPING SHALL BE SUPPORTED AS DIRECTED BY THE OWNER.
- K. THE PROPER NUMBER OF GASKETS AND ALL NECESSARY JOINT MATERIALS PLUS ONE EXTRA GASKET FOR EVERY 50 JOINTS OR FRACTION THEREOF SHALL BE FURNISHED WITH THE PIPE AND FITTINGS.
- L. PIPE EMBLEMMENT SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. BEDDING AND BACKFILL FOR PIPE SHALL BE AS SHOWN ON THE DRAWINGS.
- M. PIPE SUPPORTS AND THRUST BLOCKS
 - 1. ALL PIPING SHALL BE PROPERLY AND ADEQUATELY SUPPORTED. CONCRETE TIE-IN AND PADS SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. IF THE METHOD OF SUPPORT IS NOT INDICATED ON THE DRAWINGS, EXPOSED PIPING SHALL BE SUPPORTED AS DIRECTED BY THE OWNER.
 - 2. CONTINGENTIAL THRUST ALONG PRESSURIZED PIPELINES AT BENDS, TEES, REDUCIONS, AND CAPSPLUGS SHALL BE COUNTERACTED BY ENOUGH WEIGHT OF CONCRETE TO COUNTERBALANCE THE VERTICAL AND HORIZONTAL THRUST FORCES.
 - 3. JOINTS SHALL BE PROTECTED BY FLEXIBLE JOINTING TAPE A PRIOR TO PLACING CONCRETE THRUST BLOCK.
 - 4. SPACING AREA OF THRUST BLOCKS SHALL BE ADEQUATE TO PREVENT ANY SETTLEMENT OF THE FITTING AND SHALL BE OF THE SIZE AND DIMENSIONS AS SHOWN ON THE DRAWINGS.
 - 5. CONCRETE FOR THRUST BLOCKING SHALL BE 3000 PSI MINIMUM. CONCRETE SHALL BE PLACED AGAINST VIBRO-TURNED MATERIAL AND SHALL NOT COVER JOINTS, ROOTS, OR SLEETS OR OTHERWISE SET WITH THE REMOVAL OF ANY JOINT. MODULAR SOLE FORMS SHALL BE PROVIDED FOR THRUST BLOCKS.
 - 6. REINFORCED CONCRETE AND/OR CONCRETE MODDING WEDGE ACTION REINFORCEMENTS SHALL BE USED IN ACCORDANCE WITH STANDARDS DETAILS AND/OR WHEN SPECIFICALLY INDICATED.

- N. CLEANING MAINT.
 - 1. AT THE CONCLUSION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE NEW PIPE LINE BY FLOWING WITH WATER OR AIR MEANS TO REMOVE ALL DIRT, STONES, DEBRIS OF WOOD, OR OTHER MATERIALS, WHICH MAY HAVE ENTERED DURING THE CONSTRUCTION PERIOD. IF OBSTRUCTIONS REMAIN AFTER THIS CLEANING, THEY SHALL BE REMOVED.

ACCESSIBILITY

- CONTRACTOR TO DEVELOP SITE TO ENSURE COMPLIANCE WITH THE FOLLOWING:
 - AMERICANS WITH DISABILITIES ACT, TITLE II (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES 2010 EDITION)
 - SECTION 3604 OF THE FAIR HOUSING AMENDMENTS ACT OF 1988 (FAIR HOUSING ACCESSIBILITY GUIDELINES) SAFE HARBOR AND AT 17.1.1003
 - ANSI A117.1-2008 AS THE ACCESSIBILITY CODE REFERRED TO IN IBC 2018

SOME COMMON ISSUES THAT NEED TO BE CONSIDERED ARE AS FOLLOWS:

ADA 2010.2.2.1 (1) FLOOR OR CURB SURFACE
 PARKING SPACES AND ACCESSIBLE SERVING THEM SHALL COMPLY WITH 302. ACCESSIBLE SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPT FOR SLOPES NOT STEEPER THAN 1:8 SHALL BE PERMITTED.

ADA 2010.2.2.1 (2) SIGNAGE
 PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

FAIR HOUSING DESIGN MANUAL, PAGE 1.8 - ACCESSIBLE SITE FACILITIES ON ACCESSIBLE ROUTES. THE GUIDELINES REQUIRE ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS. ALL FACILITIES, ELEMENTS, AND SPACES THAT ARE PART OF PUBLIC AND COMMON USE AREAS MUST MEET AND MEET THROUGHOUT AND MUST BE ON AN ACCESSIBLE ROUTE FROM COVERED DWELLING UNITS. SUCH FACILITIES MIGHT INCLUDE OUTSIDE MAILBOXES, SITE FURNISHINGS, OUTSIDE STORAGE AREAS, REFUSE DISPOSAL AREAS, PLAYING FIELDS, AMPHITHEATERS, POND SITES, SWIMMING POOLS AND SUN DECKS, TENNIS COURTS, CLUBHOUSE, PLAYGROUND, GARDENS, PARKING AREAS, AND ALL OR PART OF NATURE TRAILS AND JOGGING PATHS.

ADA 2010.2.2.1 (3) CURB
 FLOOR SURFACES SHALL BE STAIR-FREE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 302. CHANGES IN LEVEL IN FLOOR SURFACES SHALL COMPLY WITH SECTION 302.

ADA 2010.2.2.1 (4) SLOPE
 CHANGES IN LEVEL GREATER THAN 1/4 INCH (6.4 MM) IN HEIGHT AND NOT MORE THAN 1/4 INCH (6.4 MM) MAXIMUM HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

ADA 2010.2.2.1 (5) RAMP
 CHANGES IN LEVEL GREATER THAN 1/4 INCH (6.4 MM) IN HEIGHT SHALL BE BY A RAMP COMPLYING WITH SECTION 405 OR BY A CURB RAMP COMPLYING WITH SECTION 406.

ADA 2010.2.2.1 (6) PROTRUSION LIMITS
 OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2032 MM) ABOVE THE FLOOR SHALL PROTRUDE 4 INCHES (100 MM) MAXIMUM HORIZONTAL AND A CIRCULATION PATH. EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES (115 MM) MAXIMUM.

ADA 2010.2.2.1 (7) POST-MOUNTED OBJECTS
 OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4 INCHES (100 MM) MAXIMUM WHEN MORE THAN 27 INCHES (685 MM) AND NOT MORE THAN 80 INCHES (2032 MM) ABOVE THE FLOOR. OBJECTS ON POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN POSTS OR PYLONS IS GREATER THAN 12 INCHES (305 MM) SHALL HAVE THE LOWEST PART OF SUCH OBJECT EITHER 27 INCHES (685 MM) MAXIMUM OR 80 INCHES (2032 MM) MAXIMUM ABOVE THE FLOOR. EXCEPTION: SLOPING PORTIONS OF HANDRAILS BETWEEN THE TOP AND BOTTOM RISER OF STAIRS AND ABOVE THE RAMP RUN SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION.

ADA 2010.2.2.1 (8) VERTICAL CLEARANCE
 VERTICAL CLEARANCE SHALL BE 80 INCHES (2032 MM) MINIMUM. RAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2032 MM). THE LEADING EDGE OF SUCH RAILS OR BARRIERS SHALL BE LOCATED 27 INCHES (685 MM) MAXIMUM ABOVE THE FLOOR.

ADA 2010.2.2.1 (9) APPROACHES
 WHERE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE EDGE OF THE CLEAR FLOOR SPACE IS 10 INCHES (255 MM) MAXIMUM FROM THE ELEMENT, THE HIGH SIDE REACH SHALL BE 48 INCHES (1220 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (380 MM) MINIMUM ABOVE THE FLOOR.

ADA 2010.2.2.1 (10) HEIGHT
 OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 308.

ADA 2010.2.2.1 (11) COMPONENTS
 ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20; DOORS AND DOORWAYS, CASES, HAMPERS, CURB RAMP; EXCLUDING THE FLANGES, BLENDED TRANSITIONS, ELEVATORS AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE PORTIONS OF THIS STANDARD.

ADA 2010.2.2.1 (12) FLOOR SURFACE
 FLOOR SURFACES SHALL COMPLY WITH SECTION 302.

ADA 2010.2.2.1 (13) SLOPE
 THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.

ADA 2010.2.2.1 (14) FLOOR SURFACE
 FLOOR SURFACES WITHIN THE MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.

ADA 2010.2.2.1 (15) SWINGING DOORS AND GATES
 SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.3.2.

TABLE 404.2.3.2 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

TYPE OF USE	MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS		
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH UNLESS NOTED)	
FROM FRONT	PULL	55 INCHES	18 INCHES
FROM FRONT	PUSH	52 INCHES*	2 INCHES*
FROM REAR SIDE	PULL	60 INCHES	28 INCHES
FROM REAR SIDE	PULL	54 INCHES	43 INCHES
FROM REAR SIDE	PUSH	42 INCHES*	32 INCHES**
FROM LATCH SIDE	PULL	48 INCHES*	24 INCHES
FROM LATCH SIDE	PUSH	42 INCHES*	24 INCHES

*ADD 6 INCHES (150 MM) IF CLOSURE AND LATCH PROVIDED.
 **ADD 6 INCHES (150 MM) IF CLOSURE PROVIDED.
 *BEYOND INCHES SIDE.
 *IN EXISTING BUILDINGS AND FACILITIES, THE DIMENSION PERPENDICULAR TO THE DOOR OR GATE FOR THE FRONT DIRECTION ON THE PUSH SIDE SHALL BE 48 INCHES (1220 MM).

- ADA 2010.2.2.1 (16) RAMP**
 RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12.
- ADA 2010.2.2.1 (17) HANDRAILS**
 RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505.
- ADA 2010.2.2.1 (18) CURB**
 CURB RAMP AND BLENDED TRANSITIONS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 406.
- ADA 2010.2.2.1 (19) FLOOR SURFACE**
 PARKING SPACES AND ACCESSIBLE SHALL COMPLY WITH SECTION 302 AND HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESSIBLE SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
- ADA 2010.2.2.1 (20) SIGNAGE**
 WHERE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS, THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 703.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES (1525 MM) MINIMUM ABOVE THE FLOOR OF THE PARKING SPACE, MEASURED TO THE BOTTOM OF THE SIGN.

DRAWING LEGEND

- FFE XX.XX FINISHED FLOOR ELEVATION
 - BFE XX.XX BASEMENT FLOOR ELEVATION
 - 10.72 SPOT ELEVATION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED WATER LINE
 - PROPOSED WATER METER
 - PROPOSED VALVE & END CAP
 - PROPOSED FIRE HYDRANT & FDC
 - PROPOSED TEE, BEND & INTERSECTION
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED GREASE TRAP
 - PROPOSED STORM LINE
 - PROPOSED JUNCTION BOX
 - PROPOSED DROP INLET
 - PROPOSED YARD INLET
 - PROPOSED CURB INLET
 - PROPOSED WEIR INLET
 - PROPOSED CATCH BASIN
 - PROPOSED HEADWALL
 - PROPOSED OUTLET CONTROL STRUCTURE
- TYPICAL WALL LABELS**
- TW = TOP OF WALL
 - TFG = TOP FINISHED GRADE
 - BFG = BOTTOM FINISHED GRADE
 - TF = TOP OF FOOTING
 - BF = BOTTOM OF FOOTING

SHEET NUMBERING STANDARDS

NO.	DESCRIPTION
C0 00	COVER SHEET
C0 01 - C0 99	STANDARD SPECIFICATIONS & GENERAL NOTES
C1 00 - C1 49	ZONING CONDITIONS
C1 50 - C1 99	PRELIMINARY PLAT & ZONING SITE PLANS
C2 00 - C2 99	DISPOSITION PLAN
C3 00 - C3 01	SITE PLAN
C3 10 - C3 19	DIMENSION PLAN
C3 20 - C3 29	SIGNAGE & STRIPING PLAN
C3 30 - C3 39	LOT LAYOUT
C3 40 - C3 49	FIRE ACCESS
C3 50 - C3 59	ADA ACCESSIBILITY PLAN
C3 60 - C3 99	MISCELLANEOUS SITE PLANS
C4 00 - C4 19	GRADING PLAN
C4 20 - C4 39	DRAINAGE PLAN
C4 40 - C4 99	STORMWATER MANAGEMENT
C5 00 - C5 49	UTILITY PLAN
C5 50 - C5 99	WATER PLAN
C6 10 - C6 99	MISCELLANEOUS UTILITY PLANS
C6 00 - C6 09	EROSION CONTROL NOTES
C6 10 - C6 19	INITIAL EROSION CONTROL
C6 20 - C6 29	FINAL EROSION CONTROL
C6 30 - C6 39	FINAL EROSION CONTROL
C6 40 - C6 99	EROSION CONTROL DETAILS
C6 00 - C6 49	SANITARY SEWER PROFILES
C7 50 - C7 99	STORM SEWER PROFILES
C8 00 - C8 99	SIGHT DISTANCE PROFILES
C8 50 - C8 99	ROAD PROFILES
C9 00 - C9 99	CONSTRUCTION DETAILS

NOTE: THE ABOVE TABLE SHOWS THE TYPICAL NUMBERING SCHEME FOR CONSTRUCTION PLANS AND IS NOT REPRESENTATIVE OF THE DRAWINGS INCLUDED IN THIS SET OF PLANS. REFER TO THE SHEET INDEX SHOWN ON THE COVER SHEET (C0 00) FOR THE SHEET INDEX REPRESENTATIVE OF THIS SET OF PLANS.

- DETAIL
- TYPICAL DRAWING SET

P: (770) 451-2741 F: (770) 451-3915



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 ARCHITECTURE • SURVEYING & CONSTRUCTION • WATER RESOURCES
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PROJECT

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 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

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 PODLER, GA 31322

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VISTA RESIDENTIAL PARTNERS
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STANDARD SPECIFICATIONS

SCALE: N/A
 DATE: 1/28/2025
 PROJECT: 24087.00

C0.03
 SHEET

NO	REVISION DESCRIPTION	DATE



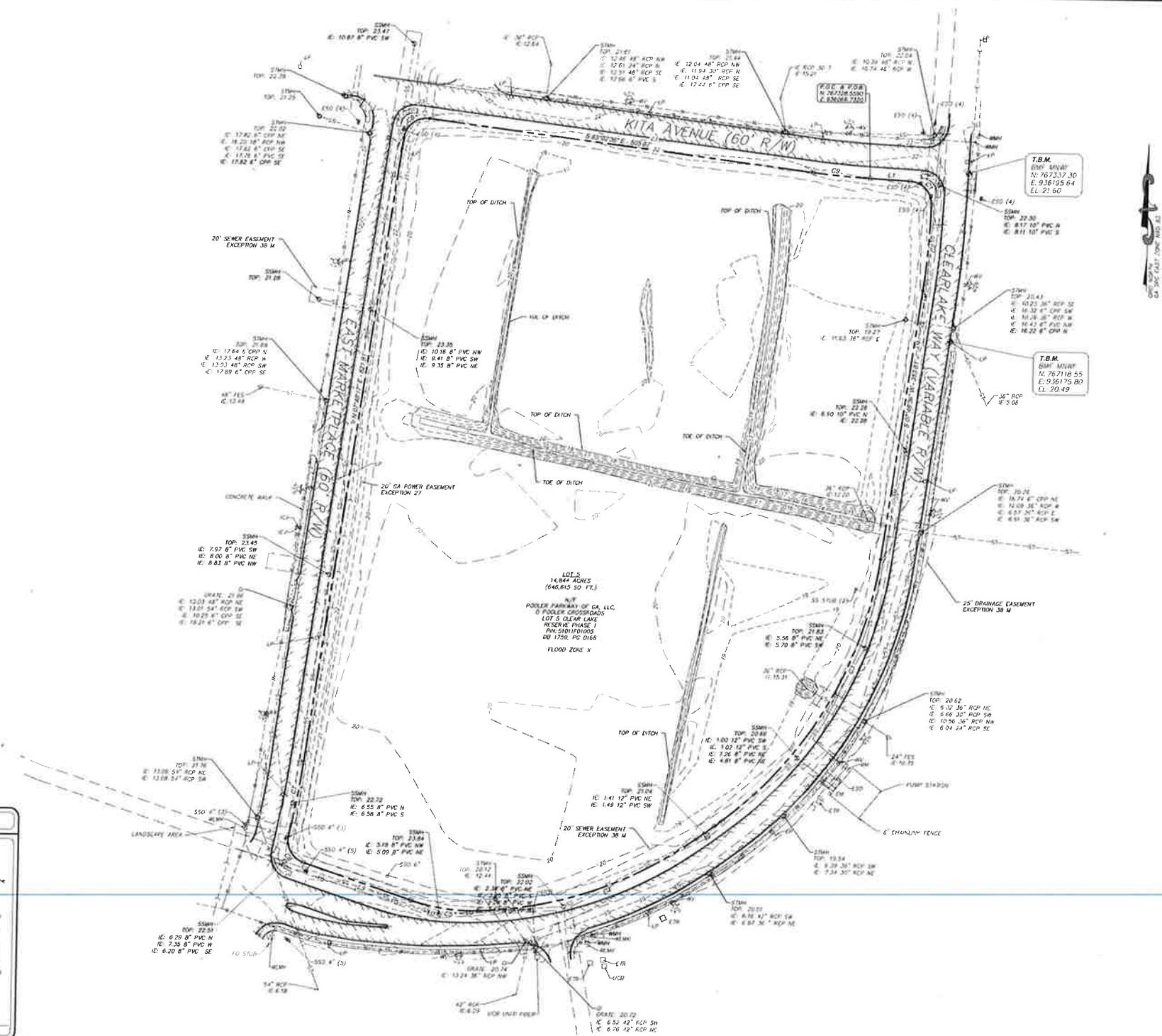
EMC ENGINEERING SERVICES, INC.
 27 Chatham Center Square, Suite A
 Savannah, GA 31405
 Ph: (912) 332-5533
 savannah@emc-eng.com
 www.emc-eng.com

ENVIRONMENTAL
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ALTA / NSPS SURVEY
LOT 5 CLEAR LAKE VISTA
 8th G.M. DISTRICT
 POOLER, CHATHAM COUNTY, GEORGIA
 Prepared for:
VISTA RESIDENTIAL PARTNERS

PROJECT NO.:	21-0033
DRAWN BY:	JRH
DESIGNED BY:	JRH
SURVEYED BY:	GRS
SURVEY DATE:	04/04/2024
CHECKED BY:	JRT
SCALE:	1" = 60'
DATE:	11/01/2024

SHEET
2
 OF 2



CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S42° 58' 38.72"	41.86	33.07	46.20
C2	S54° 31' 24.74"	111.37	82.64	111.44
C3	S30° 53' 08.74"	403.84	320.72	418.14
C4	S20° 48' 10.74"	238.24	516.47	302.51
C5	N02° 18' 16.74"	80.02	242.69	90.33
C6	N02° 17' 45.74"	40.49	30.51	44.27
C7	N10° 27' 5.74"	93.55	133.93	95.58
C8	N52° 23' 0.74"	42.11	30.00	48.63
C9	S00° 07' 46.74"	75.00	108.22	75.11

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S84° 12' 40.72"	52.67
L2	S54° 20' 06.74"	27.77
L3	S61° 55' 27.74"	149.32

SURVEYOR'S CERTIFICATION

To INCORPORATE:
 TITLE COMPANY & POLICY #

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, fully established and adopted by ALTA and NSPS and previous editions, I, S. A. B. Rios, Surveyor, License No. 11581, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Georgia and that I am duly qualified to perform the services herein stated and that I am duly qualified to perform the services herein stated and that I am duly qualified to perform the services herein stated.

DRAFT

DATE

0:\PROJECTS\0073_CLEAR LAKE VISTA\WORKSPACE\2024\11\01\2024_0327.dwg



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PROJECT

CLEAR LAKE VISTA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
100 E MARKETPLACE WAY
POOLER, GA 31322

FOR
VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE ROAD
SUITE 585
ATLANTA, GA 30305
P. 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	8-15-2024	DH	1ST SUBMITTAL
-2	10-18-2024	DH	2ND SUBMITTAL
-3	12-03-2024	DH	3RD SUBMITTAL
-4	1-6-2025	DH	4TH SUBMITTAL
-5	1-28-2025	DH	5TH SUBMITTAL

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CERTIFICATION # 0000081029 EXP. 09/22/2025

MASTER SITE PLAN



SCALE: 1" = 60'
DATE: 1/28/2025
PROJECT: 24087.00

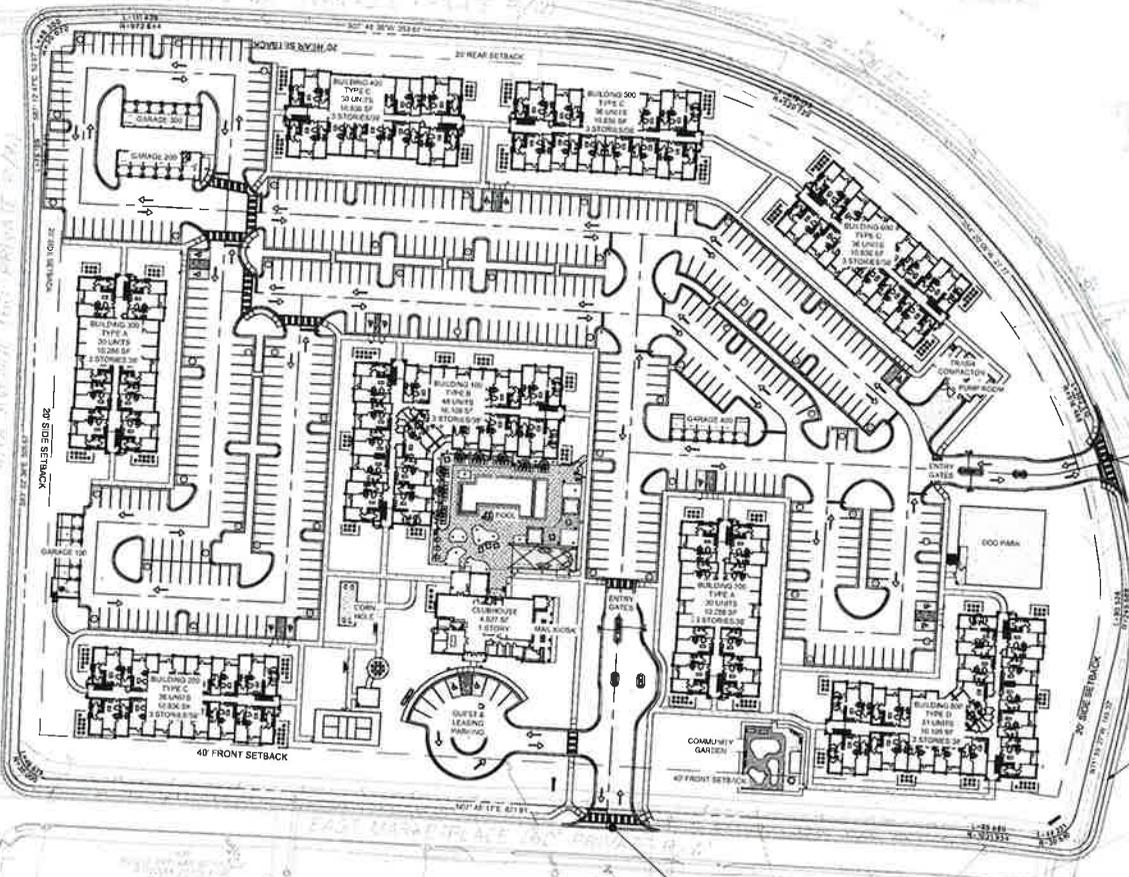
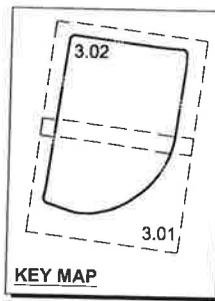


SITE DATA:

ADDRESS:	100 E MARKETPLACE WAY POOLER, GA 31322
SITE AREA:	14.83 AC
ZONING:	R-3-C
ZONING JURISDICTION:	CITY OF POOLER
DEVELOPMENT STANDARDS:	
TOTAL UNITS:	281 UNITS
UNIT DENSITY:	1900 UNITS/AC
FRONT YARD:	45 FEET
REAR YARD:	20 FEET
REAR YARD:	20 FEET
MAX HEIGHT OF BUILDING:	30 FEET
OPEN SPACE:	6.18 AC (41.8% OF SITE AREA)
TOTAL IMPERVIOUS AREA:	836 AC
PARKING:	
REQUIRED PARKING (1.75 SP. PER UNIT):	492 SPACES
REQUIRED ADA PARKING (2% OF TOTAL REQUIRED):	11 SPACES
REQUIRED ADA GARAGE PARKING:	1 SPACE
ADA GARAGE PARKING PROVIDED:	1 SPACE
ADA SPACES PROVIDED:	14 SPACES
STANDARD SPACES PROVIDED:	483 SPACES
GARAGE SPACES PROVIDED:	23 SPACES
TOTAL SPACES PROVIDED:	531 SPACES
PROPOSED BUILDING HEIGHTS:	
BUILDING 100:	38 FEET
BUILDING 200:	38 FEET
BUILDING 300:	38 FEET
BUILDING 400:	38 FEET
BUILDING 500:	38 FEET
BUILDING 600:	38 FEET
BUILDING 700:	38 FEET
BUILDING 800:	38 FEET

- SITE NOTES:**
- ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
 - AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 3 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MEET CITY OF POOLER REQUIREMENTS AND THE SIDEWALK REPLACED.
 - PROVIDE TO THE DEEDGRANTOR AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF POOLER. "AS-BUILT" DRAWINGS AND CONSTRUCTION MAINTENANCE NOTES ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE CONNECTION WITH PROFESSIONAL TESTING AND REPORTS. SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
 - INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CITY OF POOLER CODE. SIDEWALKS AND CONCRETE CURBS AND GUTTERS SHALL CONFORM TO THE CITY OF POOLER STANDARD DETAILS. LOCATION OF SIDEWALKS AND STRIPINGS SHALL BE SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF POOLER, GEORGIA REGULATIONS AND CODES AND O.E.H.A. STANDARDS.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 - BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
 - SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
 - SITE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WITHIN 5' OF THE BUILDINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING ALL 4" UTILITY, 12" UTILITY, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLE, ETC. GOVERNING AGENCIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH AGENCY. ALL COSTS SHALL BE INCLUDED IN BIDDING.
 - TYPICAL RADIIES FOR THE SITE IS 28'. DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
 - ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
 - OPEN BURNING OR BURN PITS ARE NOT ALLOWED.
 - THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
 - ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
 - HEAVY DUTY PARKING TO BE USED IN ALL DRIVE ARRES. STANDARD DUTY IN PARKING STALLS AND CONCRETE FOR ADA SPACES.

- CITY OF POOLER NOTES:**
- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCE, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
 - ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
 - THERE SHALL BE PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY (STANDARD SPECIFICATIONS 0250.2.06).
 - SELECT FILL SHALL BE USED IN ALL ROADS TO BE DEDICATED TO THE CITY.
 - ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D1557 OR ASTM D1557).
 - TRAFFIC SIGNS SHALL BE PLACED INSIDE THE PUBLIC ROW MUST HAVE HIGH VISIBILITY ON DAMAGED GRADE SIGNS TAG.
 - STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (CHAPTER 74, ARTICLE V, SECTION 74-131).
 - THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 43, ARTICLE V, SECTION 43-183.4(B)).
 - THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE CONSTRUCTION STANDARDS SUPPLEMENT TO THE GEORGIA STANDARD SPECIFICATIONS MANUAL, AND ANY RELEVANT LOCAL ORDINANCES (CHAPTER 42, ARTICLE V, SECTION 42-183.4(B)).



THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PEC PLUS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PEC PLUS.



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PEACHTREE CORNERS, GA 30092

PROJECT:

CLEAR LAKE VISTA
A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
100 E MARKETPLACE WAY
POOLER, GA 31322

FOR
VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE ROAD
SUITE 5B5
ATLANTA, GA 30305
P: 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8-15-2024	DH	1ST SUBMITTAL
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3	12-03-2024	DH	3RD SUBMITTAL
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5	1-28-2025	DH	5TH SUBMITTAL

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CERTIFICATION # 0000087022 EXP. 05/22/2025

FIRE ACCESS PLAN



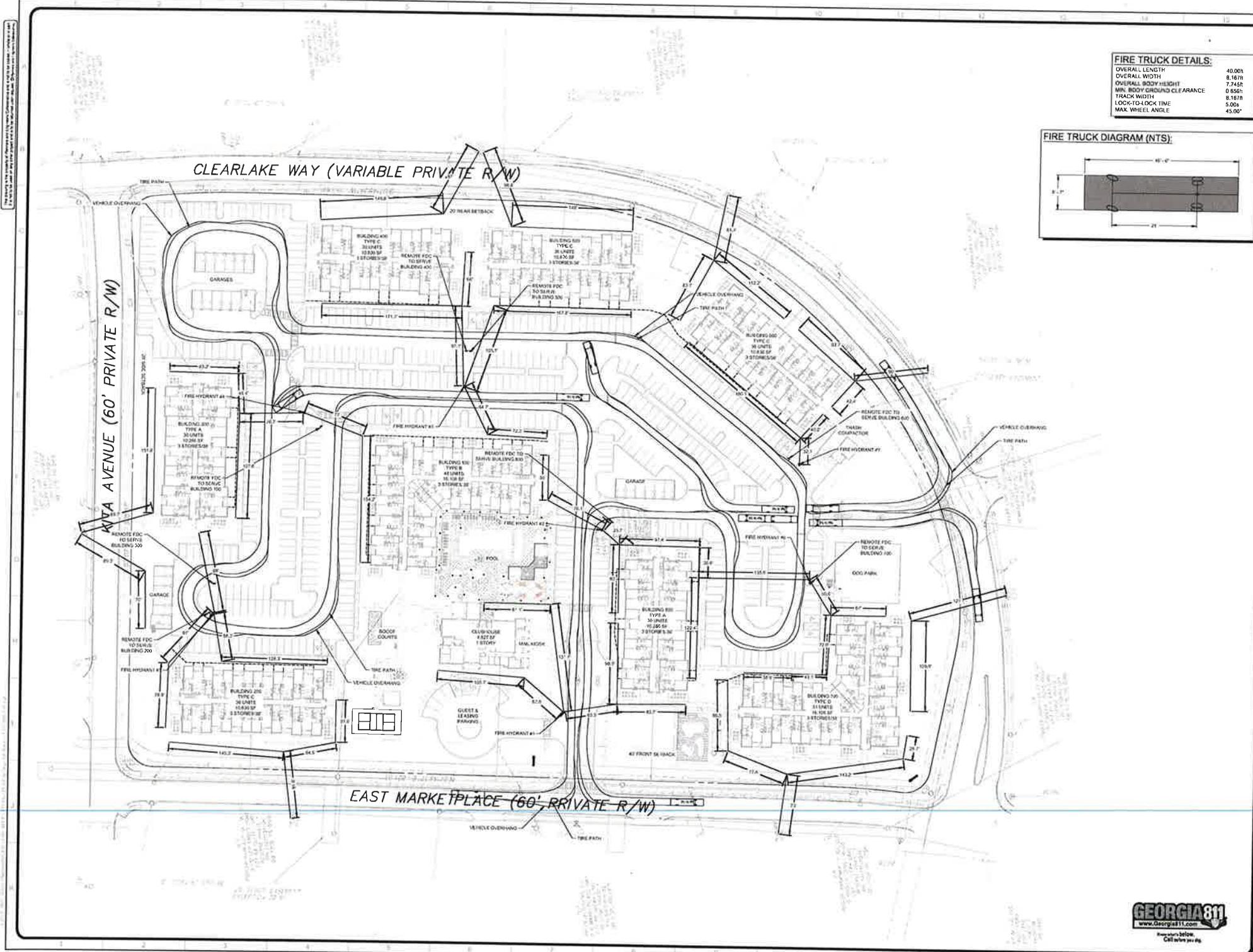
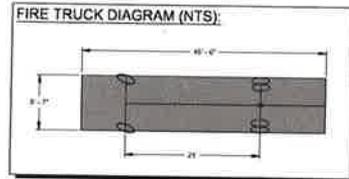
SCALE: 1" = 50'
DATE: 1/28/2025
PROJECT: 24087.00



C3.50
SHEET

FIRE TRUCK DETAILS:

OVERALL LENGTH	40.00'
OVERALL WIDTH	8.167'
OVERALL BODY HEIGHT	7.745'
MIN. BODY GROUND CLEARANCE	0.656'
TRACK WIDTH	8.167'
LOCK-TO-LOCK TIME	5.00s
MAX. WHEEL ANGLE	45.00°





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CLEAR LAKE VISTA
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
 100 E MARKETPLACE WAY
 POOLER, GA 31322

FOR
VISTA RESIDENTIAL PARTNERS
 2964 PEACHTREE ROAD
 SUITE 585
 ATLANTA, GA 30305
 P: 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
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GSWCC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 0000187022 EXP. 03/22/2025

MASTER GRADING PLAN



SCALE: 1" = 50'
 DATE: 1/28/2025
 PROJECT: 24087.00



C4.00

SHEET

- GRADING NOTES:**
1. DISTURBED AREAS LEFT IN PLACE FOR FOURTEEN DAYS AND NOT TO FINAL GRADE SHALL BE ESTABLISHED TO TEMPORARY VEGETATION (D2). DISTURBED AREAS LEFT IN PLACE FOR MORE THAN 14 DAYS SHALL BE ESTABLISHED TO PERMANENT VEGETATION (D3). ALL AREAS TO FINAL GRADE SHALL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
 2. WHEN LAND PLANTING MULCH (LUMP OR STRAW) SHALL BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
 3. DURING UNSUITABLE GROWING SEASONS, MULCH SHALL BE USED AS A TEMPORARY COVER (D1) ON SLOPES THAT ARE 4:1 OR STEEPER. MULCH SHALL BE ANCHORED.
 4. CITY OF POOLER LAND DISTURBANCE PERMIT MUST BE OBTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND MUST BE IN VIEW FROM A COUNTY ROAD OR STREET.
 5. SOILWORK (EROSION CONTROL) DEVICES MUST BE CHECKED AFTER EACH 5' GRADE EVENT. EACH DEVICE SHALL BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED OR EXCEEDED THE CAPACITY OF THE DEVICE.
 6. THE SITE'S CONSTRUCTION SHALL DEMONSTRATE ADEQUATE CONFORMANCE WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATIONS SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL SANDFILL PULL, AND SUCCESSFUL LEAK DOWN PRESSURE TEST.
 7. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF POOLER GEORGIA REGULATIONS AND CODES AND O.S.V.A. STANDARDS.
 8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
 9. SITE CONTRACTOR SHALL FURNISH AS BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO: UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POI'S, ETC. GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 11. OPEN BURNING OR BURY PREPARE NOT ALLOWED.
 12. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.

- STORM NOTES:**
1. ALL PIPES SHALL BE 18" DIAMETER HOPE WITH A MINIMUM SLOPE OF 0.5% UNLESS OTHERWISE SPECIFIED ON PLANS.
 2. MINIMUM 2" COVER OVER ALL PIPES IN NON-TRAFFIC AREAS; 0" MINIMUM COVER UNDER PAVEMENT AND DRIVEWAYS.
 3. BEDDING FITTINGS AND CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
 4. LOCATION OF ROOF LEADERS NOT KNOWN AT THE TIME OF THIS PERMIT SEE CONTRACTOR TO CONTACT ROOF LEADERS WITH 9" DIA. HOPE WHERE FEASIBLE. CONTRACTOR TO CONTACT ENGINEER IF CONTACT OCCURS.
 5. GRATE AND YARD INLETS SHALL BE 15" OR EQUIVALENT GRATE INLETS IN DRIVE AREA SHALL BE TRAFFIC RATED. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.

EARTHWORK CALCULATIONS - ALW 12-3-24

Design Volume: Cut = 8,630 CY
Fill = 8,234 CY

Grading Area = 421,848 SF

Adjustments:

Item	Area	Factor	Volume
Compaction	1,110 SF	0.95	1,054.5 CY
Regular Pavement	149,220 SF	0.15	22,383 CY
Heavy Duty Pavement	54,242 SF	0.15	8,136.3 CY
Sidewalks	24,601 SF	0.15	3,690.15 CY
Pipes	442 CY	1.00	442 CY
Total Volume of Grading and Pipes			836 CY

Adjusted Volumes:

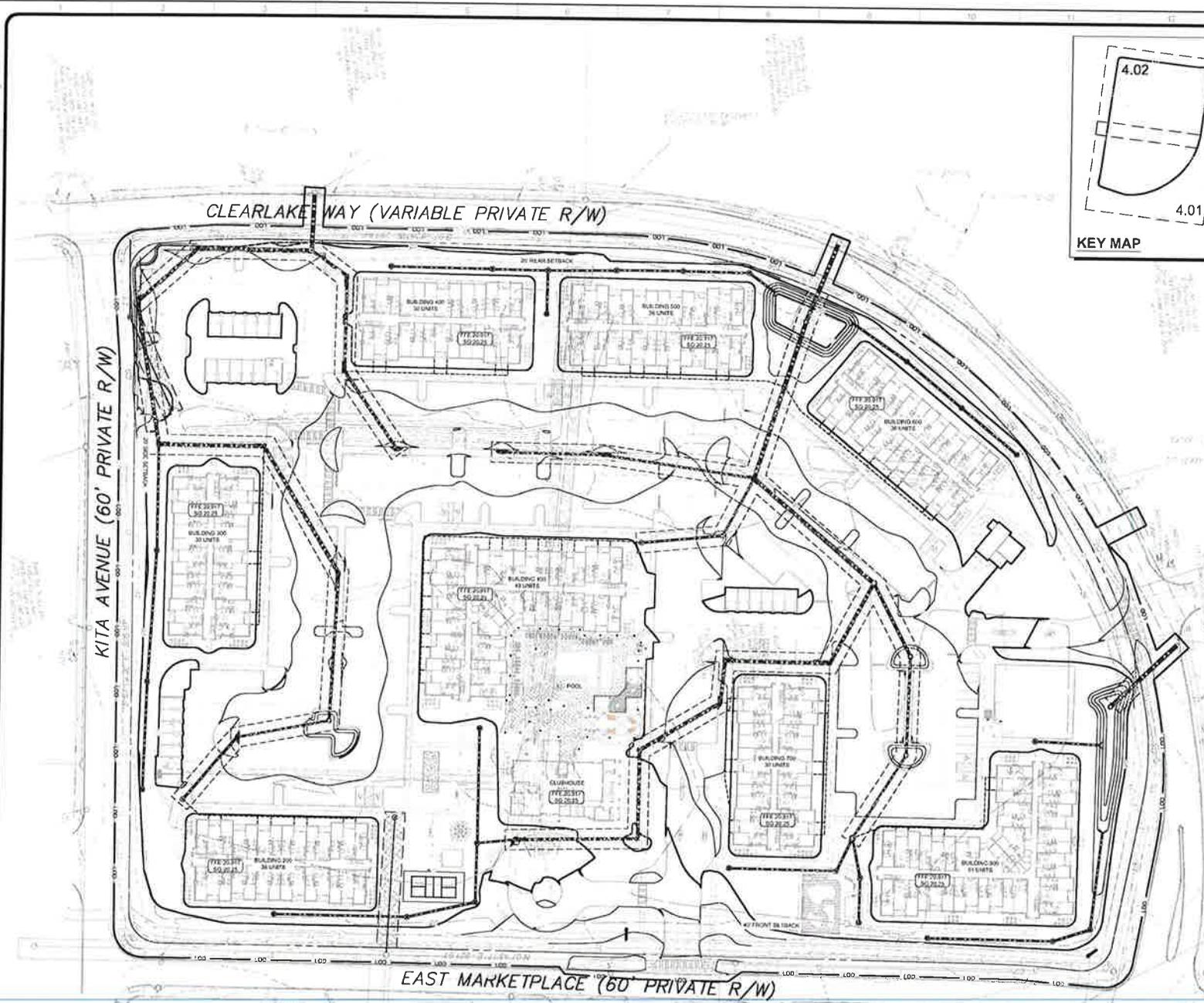
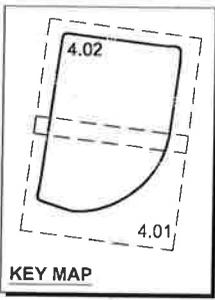
Total Adjusted Cut = 13,963 CY
 Total Adjusted Fill = 9,480 CY
 Net Volume = 4,483 CY
 Site Adjustment = 2.3 inches

Topsoil Estimate:

Item	Volume
Estimated Topsoil Depth	11,518 CY

NOTE: CUT AND FILL VOLUMES INCLUDE TOPSOIL. ALL TOPSOIL REQUIREMENTS TO BE PLACED UNDER IN NON-STRUCTURAL FILL AREAS.

CONTRACTOR SHALL PERFORM AND CONCLUDE EARTHWORK CALCULATIONS INDEPENDENTLY AND SHALL NOT RELY ON THESE OR WORK VOLUMES VOLUMES STATED ARE USED TO SECURE A HAUL ROUTE PERMIT ONLY.



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PROJECT:

CLEAR LAKE VISTA

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT

100 E MARKETPLACE WAY
POOLER, GA 31322

FOR

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE ROAD
SUITE 585
ATLANTA, GA 30305
P: 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
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-3	12-03-2024	DH	3RD SUBMITTAL
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CERTIFICATION # 0000087022 EXP. 05/22/2028

GRADING PLAN

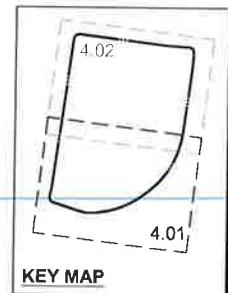
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SCALE: 1" = 30'
DATE: 1/28/2025
PROJECT: 24087.00



C4.01

SHEET

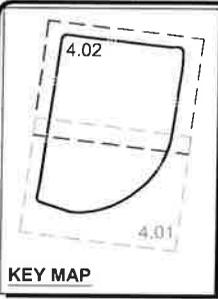


KEY MAP



PRIVATE R/W

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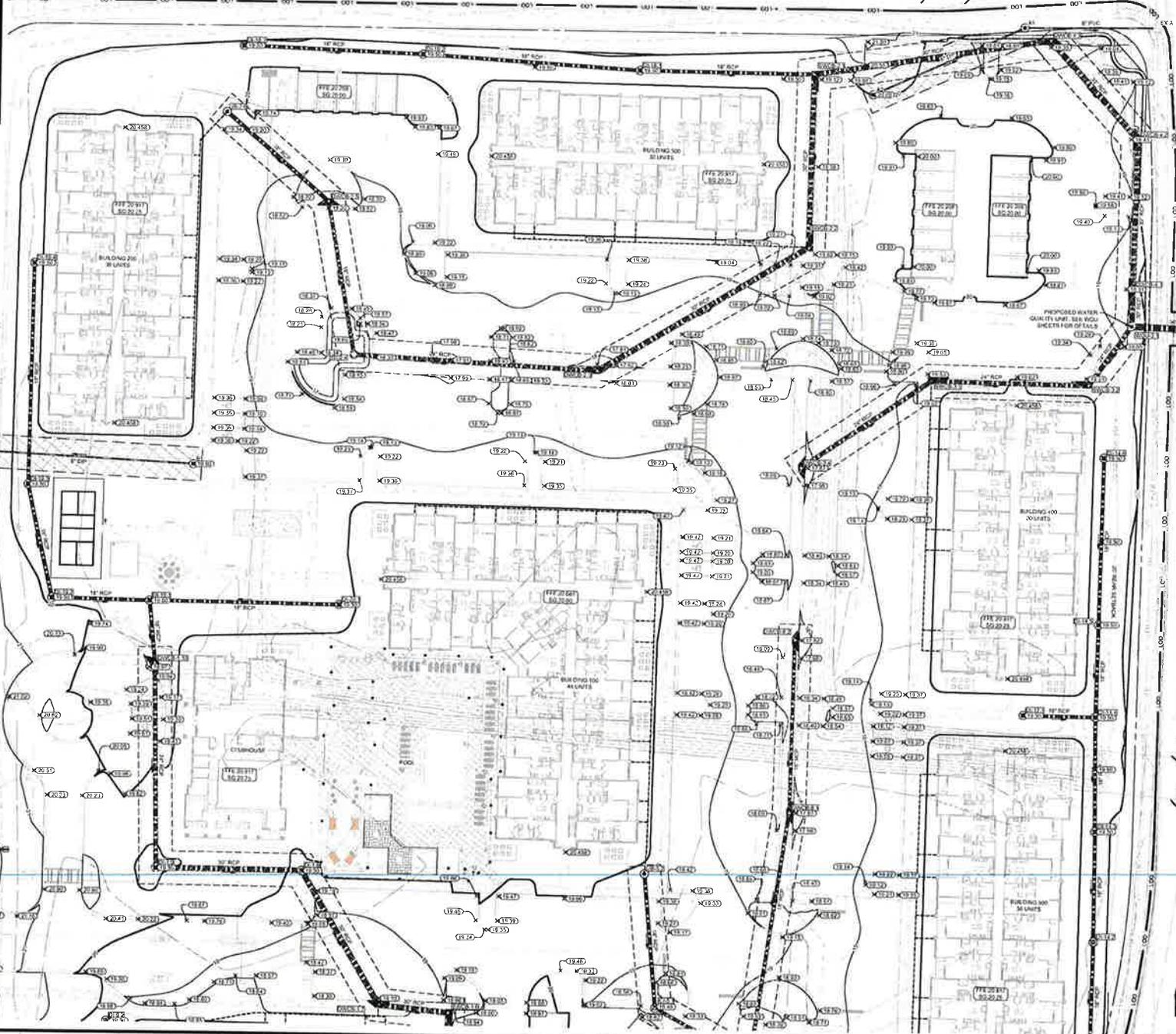


KEY MAP

KITA AVENUE (60' PRIVATE R/W)

EAST MARKETPLACE (60' PRIVATE)

CLEARLAKE WAY (VARIABLE PRIVATE R/W)



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CERTIFICATION # 0000087022 EXP. 05/02/2025

GRADING PLAN



SCALE: 1" = 30'
DATE: 1/28/2025
PROJECT: 24087.00



C4.02

SHEET





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-5	2-28-2025	DH	5TH SUBMITTAL

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GSWCC LEVEL II DESIGN PROFESSIONAL
 CREDIT QUALIFICATION # 0000881027 & 0000000000

UTILITY PLAN



SCALE: 1" = 30'
 DATE: 1/28/2025
 PROJECT: 24087.00

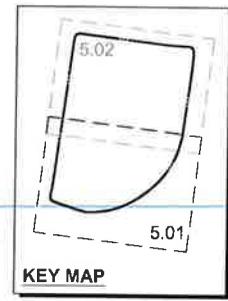
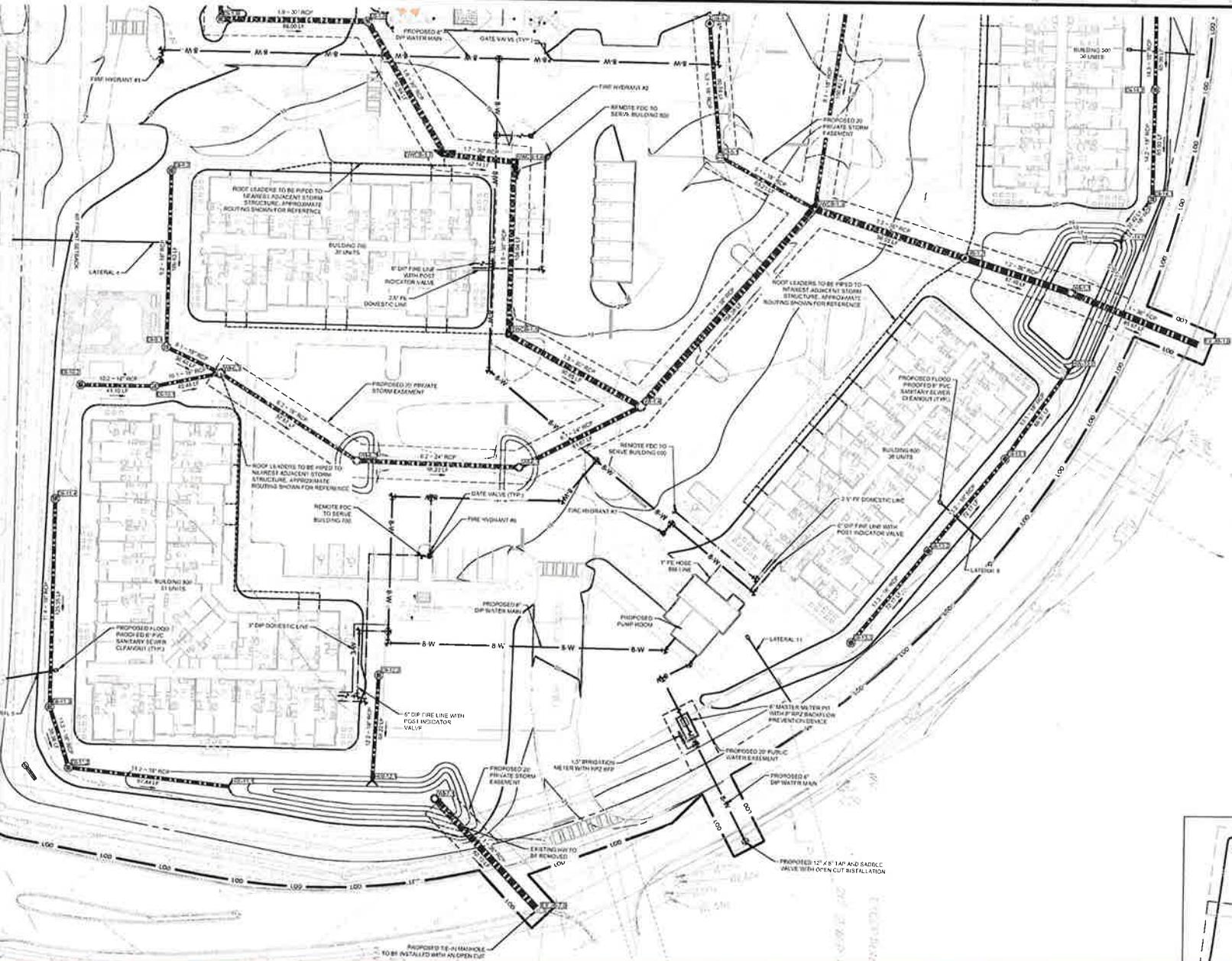


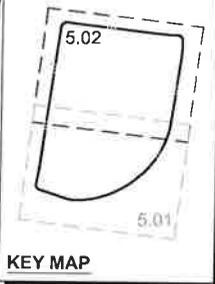
C5.01

SHEET

THE DESIGN OF THIS PROJECT HAS BEEN REVIEWED BY THE ENGINEER AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA PROFESSIONAL ENGINEERING ACT.

PRIVATE R/W

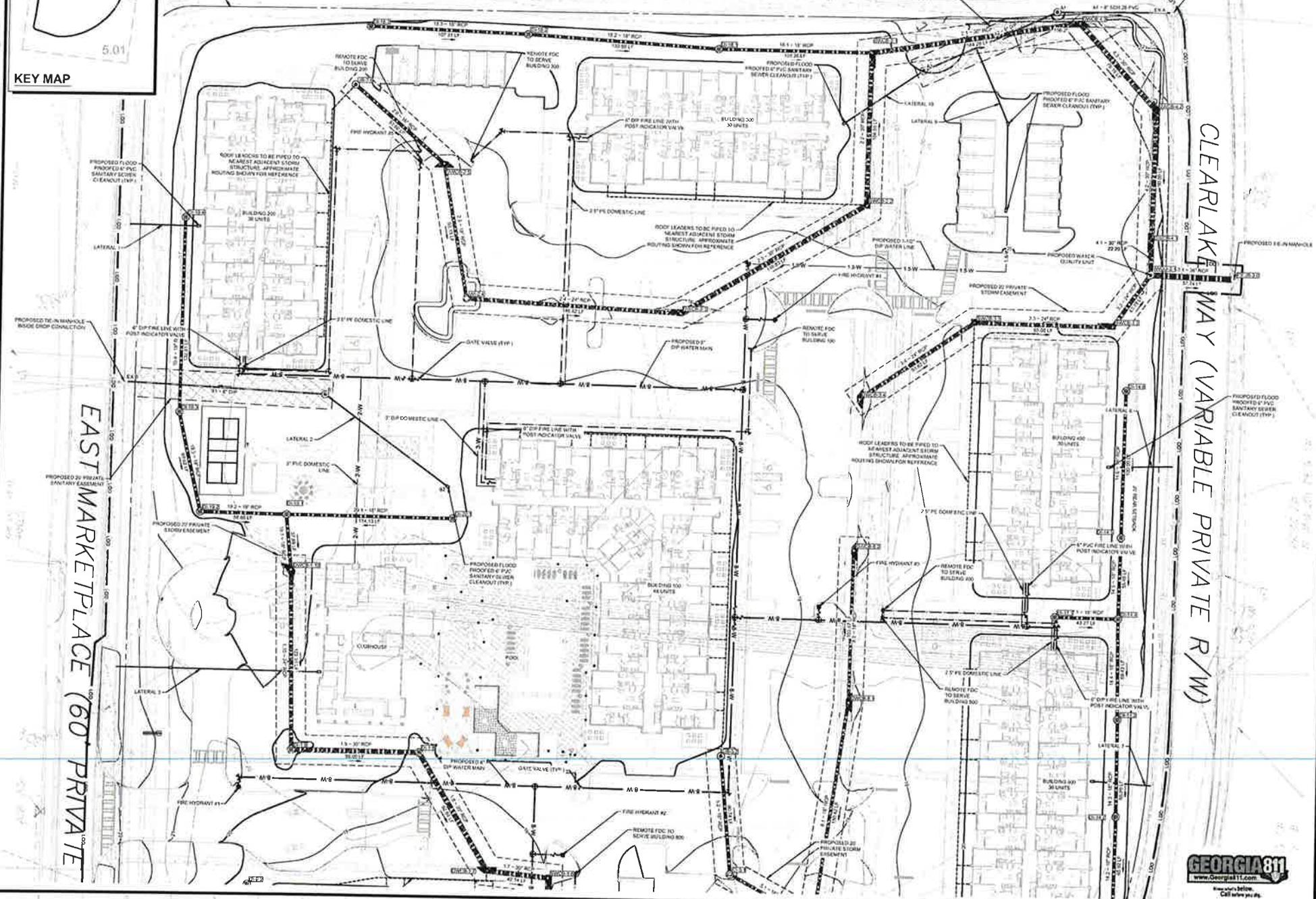




KEY MAP

KITA AVENUE (60' PRIVATE R/W)

CLEARLAKE WAY (VARIABLE PRIVATE R/W)



EAST MARKETPLACE (60' PRIVATE)

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CERTIFICATION # 0000087022 EXP. 05/22/2025

UTILITY PLAN



SCALE: 1" = 30'
DATE: 1/28/2025
PROJECT: 24087.00



C5.02

SHEET



EROSION CONTROL NOTES

- 1. The applicable Erosion, Sedimentation and Pollution Control Plan Check is shown on the previous drawing.
2. Level II Design Professional: DANIEL HAWKER
Level II Certification No.: 0500087022
Level II Registration Date: 5/22/2025
3. The limits of disturbance are NOT greater than 30 acres at any one time.
4. 24-hour Contact Name: CHASE BEASLEY
Primary Contact Phone Number: 770-862-1573
5. Professional Engineer Name: CHASE BEASLEY
Address: 2984 PEACHTREE ROAD, ATLANTA, GA 30305
Phone Number: 770-862-1573
Email Address: CB@VISTA-FIRM.COM
6. Disturbed Acreage:
Initial: 16.08 acres
Intermediate: 16.08 acres
Final: 16.08 acres
7. The GPS location for the Construction Exit(s):
Construction Exit #1: N32.10388W W81.28377E
Construction Exit #2: N32.10319W W81.26493E

- 8. The initial date of the plans is shown on every sheet. If each required final revision date and proposed entry is shown on the cover sheet and each sheet that has been revised.
9. The construction activity will consist of a mooring and/or engineering in a limited area to create a uniform surface to meet City of Peachtree County. The existing land use is undeveloped forest and land.
10. Vicinity Map



11. The receiving waters for this project include Little Creek. The discharge is NOT through a municipal sewer system. The receiving water(s) support stream water fisheries.
12. Verify under penalty of law that the Plan was prepared after a site visit by the Designer described here by myself or my authorized agent, under my supervision.
13. Verify that the permittee Erosion, Sedimentation and Pollution Control Plan complies with all applicable 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 1st of the year in which the land-disturbing activity was permitted, provided that the design of the receiving water(s) or the handling of the storm water runoff and that the design of the Best Management Practices and sampling methods is designed to meet the requirements contained in the General NPDES Permit, GA# 10001-1.

14. The design professional who prepared the EBPAC Plan is to inspect the installation of the initial sedimentation, erosion and sedimentation control BMPs within 7 days after installation. The permittee shall retain the design professional who prepared the Plan, except when the Primary Permittee has been notified in writing that the EBPAC was approved to be installed. The design professional shall inspect the installation of the initial sedimentation, erosion and sedimentation control BMPs within the design professional's written seven (7) day after installation. The design professional shall maintain a file of all inspection reports and are being maintained as designed. The design professional shall report the results of the inspection to the primary permittee within seven (7) days and the permittee must correct all deficiencies within two (2) business days of receipt of the inspection report from the design professional unless weather related conditions are such that additional time is required.
15. Non-stormwater activities shall NOT be conducted within the 20 or 30-foot undisturbed stream buffers as measured from the point of measured vegetation or within 25 feet of the coastal marshland buffers as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits.
16. There are NO buffer encroachments. A buffer variance is NOT required.
17. Any deviations from the EBPAC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional.
18. Materials, including solid waste, shall not be discharged to waters of the State, except as authorized by a Section 404 permit. Where attainable, locate

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EROSION CONTROL NOTES

- waste collection areas, dumpsters, trash cans and portable toilets in the contractor's staging areas and least 50 feet away from streams, gulches, watercourses and storm drains as shown on the plan. Secondary containment shall be provided around liquid waste collection areas to minimize the likelihood of contaminated discharges. The Contractor shall comply with applicable state and local waste storage and disposal regulations and obtain all necessary permits.
A. Concrete catchment of leaks including drums, tanks and any other containers or equipment at the construction site which are not otherwise covered under OSHA 1910.104.
B. Containers for liquids and solids such as fuels, lubricants and tires will be required for leaks and spills. This includes waste vehicles and machinery daily inspections and regular preventive maintenance of all equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage paths. In addition, temporary storage areas shall have a secondary containment system in place. Discharge of oil, fuel, lubricants and other hazardous materials will be prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and state regulations.
C. All petroleum-based products will be stored in tightly sealed metal containers when not in use. Excess products will not be discharged to storm water collection systems. Excess products will be disposed of with these products and product containers will be disposed of according to applicable regulations and record-keeping.
D. All hazardous materials will be stored in areas that do not exceed the manufacturer's specifications or above the guidelines set forth in the company establishment or in the OSHA 1910.104 Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under cover or in suitable containers.
E. No flammable materials or petroleum products shall be disposed of at the construction site. All materials will be disposed of in a manner consistent with state and/or local regulations.
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- 22. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch and temporary seeding.
23. There are NO wetland areas shown on the plan. The wetland areas shown on the plan are not wetland areas.
24. A TMDL Implementation Plan is NOT applicable to the receiving water and within the same watershed.
25. Wetland of streams, bays, rivers, creeks, ponds, and wetlands near a stream or the construction site. The wetland areas shown on the plan are not wetland areas.
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GOOD HOUSEKEEPING
(1) Quantities of products stored onsite will be limited to the amount needed for the job.
(2) Products and materials will be stored in a neat, orderly manner in appropriate containers protected from rainfall, where possible.
(3) Products will be kept in their original containers with manufacturer labels legible and visible.
(4) Product mixing, storage and disposal of product containers will be according to the manufacturer's instructions.
(5) The contractor will inspect each material to ensure proper use, storage and disposal.

SPLITS, CATCH AND CONTROL PRACTICES
(1) Local soil and manufacturer recommended methods for erosion control will be clearly defined and protocols will be made available to all personnel.
(2) Materials and equipment necessary for split cleanup will be kept in the material storage areas. Typical materials and equipment include: catch, filter, sand, sump, and properly labeled drums and metal waste barrels.
(3) Split prevention practices and procedures will be reviewed 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 waters (leaves a stain on surface water), the National Response Center (NRC) within 24 hours at 1-800-424-9802.
(6) For spills of an unknown amount, the National Center (NRC) will be contacted within 24 hours at 1-800-424-9802.
(7) For spills greater than 25 gallons and no surface water impacts, the Georgia EPCO 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 notified as required.

28. Measures implemented during the construction process include: stormwater detention and retention structures, vegetative buffers and natural riparian buffers for flow attenuation. Alternative where flow exceed predevelopment levels, these measures were chosen to minimize post-development flows and low velocities. Velocity reduction devices must be placed at discharge locations and along the length of any surface channel, as shown on the Erosion and Sedimentation Control Plan(s), in order to provide a non-erosive flow thereby protecting the water course's morphological and biological characteristics.
29. Measures used during construction to minimize the exposure of any soil and building materials, including: erosion control, concrete, brick, landscape materials, mulch, peat-based mulch, mulch, landscape materials, and other materials, to precipitation and/or other stormwater runoff. Mulch shall be applied during the construction process.
30. Measures used to reduce pollution to storm water discharge include: spill and leak containment events, all lighting and dust control BMPs to minimize the amount of sediment leaving the site. Erosion control measures include: stabilization, temporary seeding, (if not Phase) and permanent seeding.
31. All methods of the intended sequence of major stabilizing activities can be found on the final Erosion and Sedimentation Control Notes sheet.

32. INSPECTIONS AND RECORD KEEPING
A. Permittee Requirements
(1) Each day when any type of construction activity has taken place at a primary permittee's site, a certified personnel provided by the primary permittee shall inspect 50% of all areas at the primary permittee's site where petroleum products are stored, kept, or handled for spills and leaks from vehicles and equipment and (2) all locations at the primary permittee's site where vehicles and equipment are parked for evidence of oil or petroleum products. These inspections will be conducted until a notice of termination is submitted to the primary permittee.
(3) Measures and report shall be submitted within the areas of the site that have not been first stabilized once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal Holiday. The date collected for the purpose of compliance with this permit shall be representative of the monitoring activity. Measurement of rainfall may be supplemented if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target beneficials appropriate for the region.
(4) 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 or greater (unless a higher amount is specified on any Friday or on any non-working Saturday, non-working Sunday or any

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(4) 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 or greater (unless a higher amount is specified on any Friday or on any non-working Saturday, non-working Sunday or any

EROSION CONTROL NOTES

- Non-working Federal Holiday in which case the inspection shall be completed by the end of the next business day after working day, whichever occurs later.
(1) Disturbed areas of the primary permittee's construction site.
Areas used by the primary permittee for storage of materials that are exposed to precipitation.
(2) Structures, equipment, erosion and sediment control measures installed in the Plan applicable to the primary permittee's site shall be inspected to ensure that they are operating correctly. Where discharge locations or points are applicable, they shall be inspected to ensure that they are operating correctly. For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target beneficials appropriate for the region, these areas shall be inspected to ensure that they are operating correctly. For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target beneficials appropriate for the region, these areas shall be inspected to ensure that they are operating correctly.
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34. SAVING FREQUENCY AND REPORTING OF SAMPLING RESULTS
A. SAMPLING REQUIREMENTS
This permit requires the monitoring of sediment and turbidity in receiving water(s) or outlets in accordance with the permit. The permittee shall not apply to any law or regulation associated with the distribution of single-family homes which are not part of a subdivision or planned community development unless the area is shown on the plan. The following procedures constitute EPCO's guidelines for sampling turbidity.
B. SAMPLING PROCEDURES shall include the following:
(1) A USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.
(3) The permittee shall use a USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.

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EROSION CONTROL NOTES

- permitted activity. Where appropriate, several downstream samples from the outlet of the disturbed area may be required to be taken and the sediment, turbidity or turbidity of those samples used for the downstream turbidity monitoring.
(f) The sampling container should be held so that the opening faces upstream.
(g) The samples should be kept free from floating debris.
(h) The permittee shall not have to sample flow that flows into undisturbed areas or areas established by the permittee for purposes of this section.
(i) The permittee shall not have to sample flow that flows into undisturbed areas or areas established by the permittee for purposes of this section.
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EROSION CONTROL NOTES

- accordance with Part VI
a. A copy of all Notices of Intent submitted to EPCO.
b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit.
c. The design professional BMPs report of the results of the inspection conducted in accordance with Part IV.A.4 of this permit.
d. A copy of all sampling information, results, and reports required by the permit.
e. A copy of all reports generated in accordance with Part IV.D.4.a (1)A. in these notes of this permit.
f. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)B. in these notes of this permit.
g. Daily rainfall information collected in accordance with Part IV.D.4.a (1)C. in these notes of this permit.
h. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)D. in these notes of this permit.
i. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)E. in these notes of this permit.
j. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)F. in these notes of this permit.
k. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)G. in these notes of this permit.
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m. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)I. in these notes of this permit.
n. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)J. in these notes of this permit.
o. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)K. in these notes of this permit.
p. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)L. in these notes of this permit.
q. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)M. in these notes of this permit.
r. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)N. in these notes of this permit.
s. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)O. in these notes of this permit.
t. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)P. in these notes of this permit.
u. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)Q. in these notes of this permit.
v. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)R. in these notes of this permit.
w. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)S. in these notes of this permit.
x. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)T. in these notes of this permit.
y. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)U. in these notes of this permit.
z. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)V. in these notes of this permit.
aa. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)W. in these notes of this permit.
ab. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)X. in these notes of this permit.
ac. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)Y. in these notes of this permit.
ad. A copy of all violation notices and non-compliance reports generated in accordance with Part IV.D.4.a (1)Z. in these notes of this permit.

46. SAMPLING PROCEDURES shall include the following:
(1) A USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.
(2) The permittee shall use a USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.

Table for Surface Water Drainage Area, square miles. Columns: 0-5, 5-10, 10-25, 25-50, 50-100, 100-200, 200-500, 500-1000. Rows: 1.00-1.99, 2.00-2.99, 3.00-3.99, 4.00-4.99, 5.00-5.99, 6.00-6.99, 7.00-7.99, 8.00-8.99, 9.00-9.99, 10.00-10.99, 11.00-11.99, 12.00-12.99, 13.00-13.99, 14.00-14.99, 15.00-15.99, 16.00-16.99, 17.00-17.99, 18.00-18.99, 19.00-19.99, 20.00-20.99, 21.00-21.99, 22.00-22.99, 23.00-23.99, 24.00-24.99, 25.00-25.99, 26.00-26.99, 27.00-27.99, 28.00-28.99, 29.00-29.99, 30.00-30.99, 31.00-31.99, 32.00-32.99, 33.00-33.99, 34.00-34.99, 35.00-35.99, 36.00-36.99, 37.00-37.99, 38.00-38.99, 39.00-39.99, 40.00-40.99, 41.00-41.99, 42.00-42.99, 43.00-43.99, 44.00-44.99, 45.00-45.99, 46.00-46.99, 47.00-47.99, 48.00-48.99, 49.00-49.99, 50.00-50.99, 51.00-51.99, 52.00-52.99, 53.00-53.99, 54.00-54.99, 55.00-55.99, 56.00-56.99, 57.00-57.99, 58.00-58.99, 59.00-59.99, 60.00-60.99, 61.00-61.99, 62.00-62.99, 63.00-63.99, 64.00-64.99, 65.00-65.99, 66.00-66.99, 67.00-67.99, 68.00-68.99, 69.00-69.99, 70.00-70.99, 71.00-71.99, 72.00-72.99, 73.00-73.99, 74.00-74.99, 75.00-75.99, 76.00-76.99, 77.00-77.99, 78.00-78.99, 79.00-79.99, 80.00-80.99, 81.00-81.99, 82.00-82.99, 83.00-83.99, 84.00-84.99, 85.00-85.99, 86.00-86.99, 87.00-87.99, 88.00-88.99, 89.00-89.99, 90.00-90.99, 91.00-91.99, 92.00-92.99, 93.00-93.99, 94.00-94.99, 95.00-95.99, 96.00-96.99, 97.00-97.99, 98.00-98.99, 99.00-99.99, 100.00-100.99.

47. SAMPLING PROCEDURES shall include the following:
(1) A USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.
(2) The permittee shall use a USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.

48. SAMPLING PROCEDURES shall include the following:
(1) A USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.
(2) The permittee shall use a USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.

49. SAMPLING PROCEDURES shall include the following:
(1) A USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or outlet sampling locations. When the permittee has option 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 indicated on the USGS topographic map from which the storm water(s) enters the receiving water(s) to the spot where the receiving water(s) enters the receiving water(s) from the USGS topographic map.
(2) The permittee shall use a USGS topographic map, a topographic map showing the location of the site, a USGS topographic map, and all other pertinent information streams and other water bodies located during necessary field verification, in which the storm water is collected and (2) the receiving water and/or

EROSION CONTROL NOTES

INITIAL PHASE(S)

- PRIOR TO LAND DISTURBING ACTIVITY, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.
- THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.
- NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, FUEL STORAGE, OR DEBRIS BURNING AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS OR STREAM BUFFERS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.
- PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE ON TO ANY PUBLIC ROADWAY.
- THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED **PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY**:
 - THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS
 - IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION EXIT, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION AND SEDIMENTATION CONTROL PLANS.
 - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
- WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORSEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.
- AFTER APPROVAL OF INITIAL EROSION CONTROL MEASURES, THE CONTRACTOR MAY PROCEED WITH CLEARING AND CURBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT SEDIMENT PONDS AS SHOWN ON PLANS (IF APPLICABLE).
- NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.
- MULCH OR TEMPORARY GRASSING (WHICHEVER IS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLANS) SHALL BE APPLIED WITHIN FOURTEEN (14) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION. PERMANENT VEGETATION SHALL BE PLANTED IF THE AREA IS TO BE LEFT UNDISTURBED FOR GREATER THAN 6 MONTHS.
- SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH QUALIFYING RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
- THE CONSTRUCTION EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ON TO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ONE (1) INCH TO THREE (3) INCHES OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ON TO PUBLIC ROADWAY OR INTO STORM DRAIN(S) MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF QUALIFYING RAIN EVENT TO ENSURE THEY ARE PROPERLY FUNCTIONING.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

EROSION CONTROL NOTES

INTERMEDIATE PHASE(S)

- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES, AND LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.
- EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS (IF APPLICABLE TO THIS PROJECT) SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND ALTER THE LOCATION OF EROSION CONTROL DEVICES AS NECESSARY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
- THE CONTRACTOR SHALL ESTABLISH BARRIERS AT THE TOES OF ALL SLOPES UNDER CONSTRUCTION (UNLESS OTHERWISE NOTED ON PLANS).
 - CUT SLOPES ARE NOT TO EXCEED 2H:1V
 - FILL SLOPES ARE NOT TO EXCEED 2H:1V
- STORM DRAIN OUTLET PROTECTION (IF APPLICABLE TO THIS PROJECT) SHALL BE PLACED AT ALL OUTLET HEADWALLS IMMEDIATELY AFTER THE HEADWALL IS CONSTRUCTED.
- ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER IMMEDIATELY AFTER FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN FOURTEEN (14) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.
- THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND IF APPLICABLE TO THIS PROJECT UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE-THIRD OF THE DESIGN DEPTH OF THE BASIN.
- MULCH OR TEMPORARY GRASSING (WHICHEVER IS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLANS) SHALL BE APPLIED WITHIN FOURTEEN (14) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION. PERMANENT VEGETATION SHALL BE PLANTED IF THE AREA IS TO BE LEFT UNDISTURBED FOR GREATER THAN 6 MONTHS.
- SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
- THE CONSTRUCTION EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ON TO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ONE (1) INCH TO THREE (3) INCHES OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ON TO PUBLIC ROADWAY OR INTO STORM DRAIN(S) MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF QUALIFYING RAIN EVENT TO ENSURE THEY ARE PROPERLY FUNCTIONING.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

EROSION CONTROL NOTES

FINAL PHASE

- THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND IF APPLICABLE TO THIS PROJECT UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE-THIRD OF THE DESIGN DEPTH OF THE BASIN.
- ALL OPEN AREAS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED.
- SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF QUALIFYING RAIN EVENT TO ENSURE THEY ARE PROPERLY FUNCTIONING.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.
- UPON COMPLETION OF THE PROJECT AND RECEIPT OF THE CERTIFICATE OF COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS OTHERWISE NOTED ON THE PLANS.

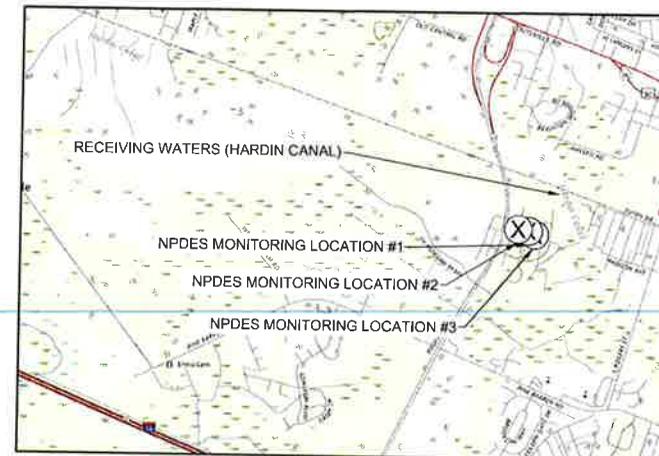
SOILS INFORMATION

THE EXISTING SOILS ON SITE CONSIST OF:
 Cc - Cape Fear Soils
 E1 - Elabette loamy sand
 O - Ocala complex
 Ok - Ogeechee loamy fine sand
 Pl - Pelham loamy sand, 0 to 2 percent slopes, frequently flooded

CONSTRUCTION SCHEDULE

	MAY 2025 - MAY 2026											
	MONTH NO.											
	1	2	3	4	5	6	7	8	9	10	11	12
INSTALL CONSTRUCTION EXIT AND INITIAL EROSION CONTROL												
MAINTENANCE OF EXISTING SWP												
INSTALL SEDIMENT STORAGE SWP(S)												
INSTALL STORMWATER SYSTEM (DRAINAGE & PIPS)												
APPLICATION OF TEMPORARY VEGETATION												
GRASSING												
INTERMEDIATE EROSION CONTROL												
PERMANENT VEGETATION OF AREAS AT FINAL GRADE												
REMOVE TEMPORARY EROSION CONTROL DEVICES												

SECONDARY PERMITTEES			
NAME	COMPANY	ADDRESS	
CITY/STATE/ZIP	LEVEL 1A	SIGNATURE	
NAME	COMPANY	ADDRESS	
CITY/STATE/ZIP	LEVEL 1A	SIGNATURE	
NAME	COMPANY	ADDRESS	
CITY/STATE/ZIP	LEVEL 1A	SIGNATURE	



USGS TOPO
N.T.S.

P: (770) 451-2741 F: (770) 451-3915

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LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
 ARCHITECTURE • SURVEYING & CONSTRUCTION • WATER RESOURCES

350 RESEARCH COURT STE 200
 PEACHTREE CORNERS, GA 30092

PROJECT

CLEAR LAKE VISTA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

100 E MARKETPLACE WAY
 POOLER, GA 31322

FOR

VISTA RESIDENTIAL PARTNERS
 2964 PEACHTREE ROAD
 SUITE 585
 ATLANTA, GA 30305
 P: 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	6-15-2024	DH	1ST SUBMITTAL
-2	10-15-2024	DH	2ND SUBMITTAL
-3	12-03-2024	DH	3RD SUBMITTAL
-4	1-6-2025	DH	4TH SUBMITTAL
-5	1-28-2025	DH	5TH SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 000008/2022 EXP. 05/22/2025

EROSION CONTROL NOTES

SCALE: N/A
 DATE: 1/28/2025
 PROJECT: 24087.00

C6.02

SHEET



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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

CLEAR LAKE VISTA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

100 E MARKETPLACE WAY
POOLER, GA 31322

TEN

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE ROAD
SUITE 585
ATLANTA, GA 30305
P: 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	5-15-2024	DH	1ST SUBMITTAL
-2	10-18-2024	DH	2ND SUBMITTAL
-3	12-03-2024	DH	3RD SUBMITTAL
-4	1-6-2025	DH	4TH SUBMITTAL
-5	1-26-2025	DH	5TH SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000087022 EXP. 05/22/2025

EROSION CONTROL NOTES

SCALE: N/A
DATE: 1/28/2025
PROJECT: 24087.00

C6.03

SHEET

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

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	DECOY			A small temporary barrier or barrier constructed across a gully, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Engineering, construction or planting of permanent stabilizing stream or ditch.
Co	CONCRETE CURB			A finished curb placed at the top of a ditch, gutter or road to provide a grade for stormwater runoff from the adjacent road surface.
Cr	CONCRETE ROAD STABILIZATION			A surface constructed as part of a construction plan that includes roads, parking areas, and other areas subject to erosion control.
Dc	DIAPHRAGM			A barrier or diaphragm constructed to convey flow through a structure and under a permanent structure.
D	DITCH			An earth channel or a ditch below a permanent structure.
Dh1	TEMPORARY DOWNSTREAM STRUCTURE			A feasible structure of temporary nature or material designed to convey runoff from a slope.
Dh2	PERMANENT DOWNSTREAM STRUCTURE			A permanent structure designed to convey runoff from a slope.
F	FILL			A temporary structure constructed or above ground to raise a grade.
G	GASBOW			Open flow devices which are horizontal and project forming a water barrier.
Gf	GRASS STABILIZATION STRUCTURE			Permanent structures installed to assist in erosion control on slopes where the slope would be subject to the erosion water to form gullies.
Lv	LIVE BARRIERS			A barrier structure composed of live plants across the slope where a permanent structure may be designed at a non-erosion velocity and installed after construction is completed.
Rd	ROCK RILL DAM			A barrier structure that is installed across a drainage way to reduce runoff velocity.
Re	RETAINING WALL			A wall installed to retain soil and/or water where a permanent structure is not feasible or a temporary structure is not required.
Rl	RETICULATED BARRIERS			A device or structure placed across a ditch or stream to reduce erosion or to provide a temporary sediment flow.
Sd1	SOIL BUILT BARRIERS			A barrier to prevent erosion from forming the structure on the slope. The structure is built of soil or hay, straw, logs or other natural materials.
Sd2	SOIL BUILT BARRIERS			A barrier to prevent erosion from forming the structure on the slope. The structure is built of soil or hay, straw, logs or other natural materials.
Sd3	TEMPORARY SOIL BUILT BARRIERS			A barrier to prevent erosion from forming the structure on the slope. The structure is built of soil or hay, straw, logs or other natural materials.
Sd4	TEMPORARY SOIL BUILT BARRIERS			A barrier to prevent erosion from forming the structure on the slope. The structure is built of soil or hay, straw, logs or other natural materials.
Sk	SOIL CURB			A barrier to prevent erosion from forming the structure on the slope. The structure is built of soil or hay, straw, logs or other natural materials.
Ss	SOIL CURB			A barrier to prevent erosion from forming the structure on the slope. The structure is built of soil or hay, straw, logs or other natural materials.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
B	TEMPORARY BARRIERS			A temporary barrier to reduce erosion or sediment transport from a ditch or roadway for the purpose of erosion control.
Bc	STONE CURB PROTECTION			A paved or stone curb or barrier of masonry, concrete or other material installed along the edge of a ditch or roadway to prevent erosion.
Bu	STONE CURB PROTECTION			A paved or stone curb or barrier of masonry, concrete or other material installed along the edge of a ditch or roadway to prevent erosion.
Tc	TURF CURB			A barrier to prevent erosion from forming the structure on the slope. The structure is built of turf or other natural materials.
Tp	TURF CURB			A barrier to prevent erosion from forming the structure on the slope. The structure is built of turf or other natural materials.
Tr	TURF CURB			A barrier to prevent erosion from forming the structure on the slope. The structure is built of turf or other natural materials.
W	WATER PROTECTION			To prevent erosion from forming the structure on the slope. The structure is built of water or other natural materials.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BARRIERS			One of the best original vegetation, enhanced or installed, to prevent erosion or the establishment of vegetation barriers along an area of erosion or sediment transport.
C	CORNER PLANTING			Planting vegetation in corners that are subject to erosion or sediment transport.
Dh1	TEMPORARY DOWNSTREAM STRUCTURE			Establishing a temporary structure to convey runoff from a slope.
Dh2	PERMANENT DOWNSTREAM STRUCTURE			Establishing a permanent structure to convey runoff from a slope.
Dh3	PERMANENT DOWNSTREAM STRUCTURE			Establishing a permanent structure to convey runoff from a slope.
Dh4	PERMANENT DOWNSTREAM STRUCTURE			Establishing a permanent structure to convey runoff from a slope.
Du	DIAPHRAGM			Establishing a diaphragm to convey flow through a structure and under a permanent structure.
Lc	LIVE BARRIERS			Establishing live barriers to prevent erosion or sediment transport.
Sd	SOIL BUILT BARRIERS			Establishing soil built barriers to prevent erosion or sediment transport.
Ss	SOIL CURB			Establishing soil curbs to prevent erosion or sediment transport.
Tc	TURF CURB			Establishing turf curbs to prevent erosion or sediment transport.



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PROJECT

CLEAR LAKE VISTA

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

100 E MARKETPLACE WAY
POOLER, GA 31322

FOR

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE ROAD
SUITE 585
ATLANTA, GA 30305
P: 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	8-15-2024	DH	1ST SUBMITTAL
-2	10-18-2024	DH	2ND SUBMITTAL
-3	12-03-2024	DH	3RD SUBMITTAL
-4	1-6-2025	DH	4TH SUBMITTAL
-5	7-28-2025	DH	5TH SUBMITTAL

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CREDENTIAL # 000000022 EXP. 06/30/2027

INTERMEDIATE EROSION CONTROL PLAN



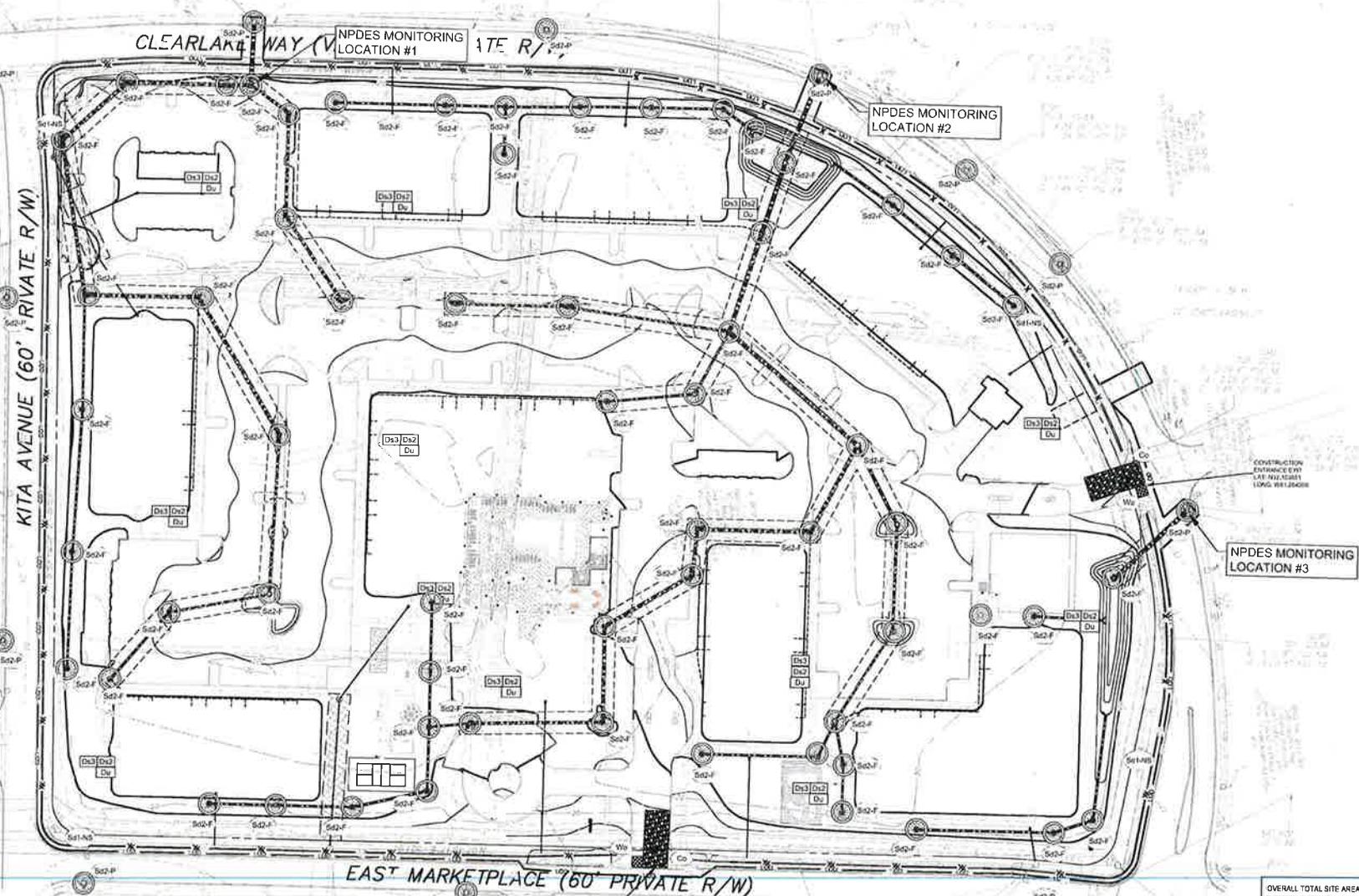
SCALE: 1" = 50'
DATE: 1/28/2025
PROJECT: 24087.00



C6.20

SHEET

THE SHEETS IN THIS PROJECT SHALL BE CONSIDERED AS ONE COMPLETE SET. NO SHEET SHALL BE USED UNLESS IT IS PART OF THE COMPLETE SET. ANY SHEET NOT SHOWN HEREIN IS NOT TO BE USED.



OVERALL TOTAL SITE AREA 14.85 ACRES
INTERMEDIATE DISTURBED AREA 16.088 ACRES

THERE ARE NO KNOWN STATE WATERS ON THE PROPERTY
THERE ARE NO IMPAIRED STREAMS NEAR THE SITE
THERE ARE NO WETLANDS ON THE PROPERTY

24 HOUR CONTACT:
CHASE BEASLEY
770-862-1573





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CERTIFICATION # 0000081022 EXP 05/22/2025

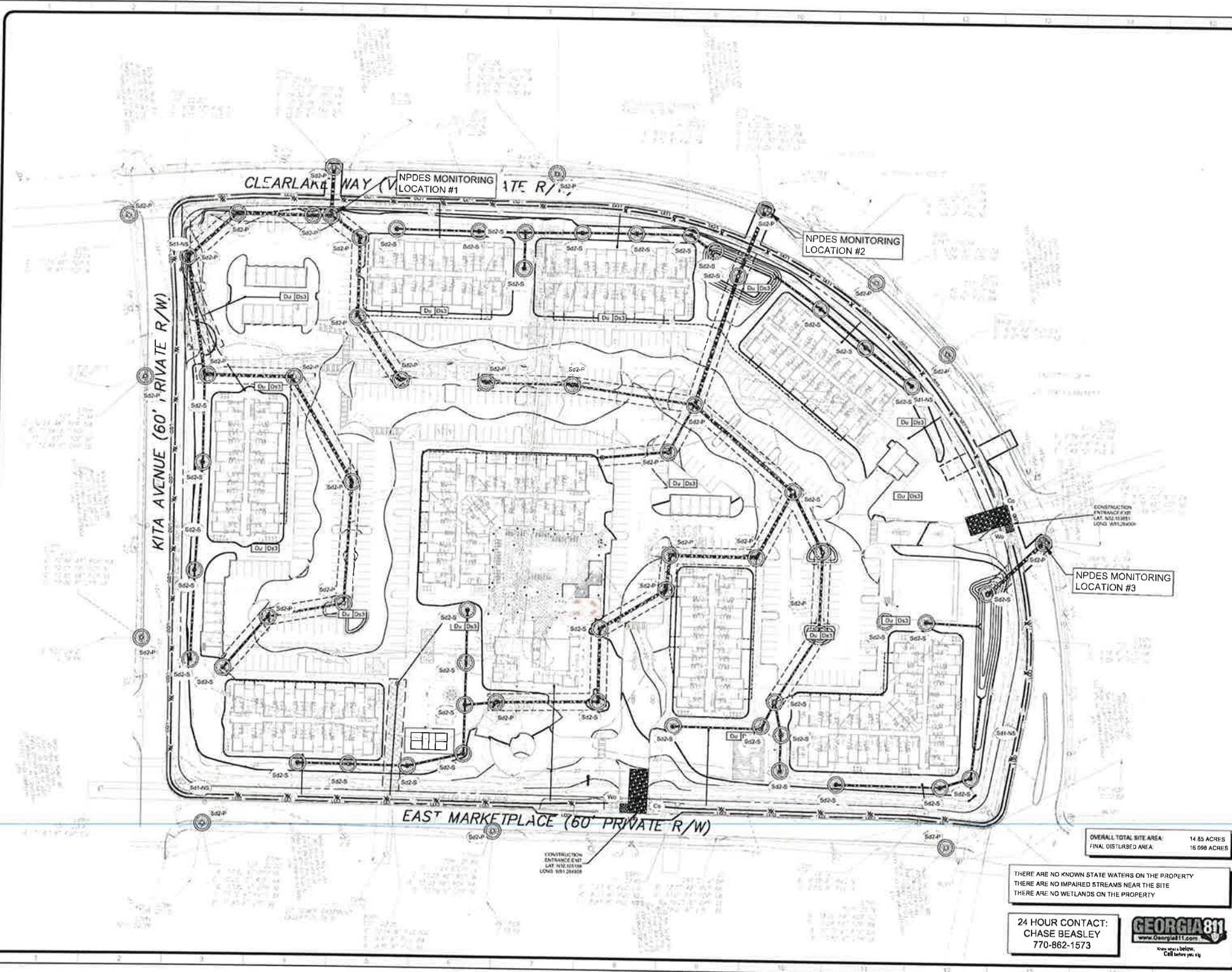
FINAL EROSION CONTROL PLAN



SCALE: 1" = 50'
DATE: 1/28/2025
PROJECT: 24087.00



C6.30
SHEET



OVERALL TOTAL SITE AREA: 14.85 ACRES
FINAL DISTURBED AREA: 16.098 ACRES

THERE ARE NO KNOWN STATE WATERS ON THE PROPERTY
THERE ARE NO IMPAIRED STREAMS NEAR THE SITE
THERE ARE NO WETLANDS ON THE PROPERTY

24 HOUR CONTACT:
CHASE BEASLEY
770-862-1573



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Du DUST CONTROL ON DISTURBED AREAS

DEFINITION

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

CONDITIONS

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

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard Da1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to manufacturer's instructions. Resins such as Curaflo or Terraclad should be used according to manufacturer's recommendations.

Vegetative Cover. See standard Da2 - 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 manufacturer's instructions.

Tillage. This practice is designed to loosen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of area. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which 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, snow fences, 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 13 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May require reapplication.

B. PERMANENT METHODS

Permanent Vegetation. See standard Da3 - 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 erodible soil material. See standard Tp - Topsoiling.

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

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

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

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a regular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 80% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months, if an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Da2, Da3, and Da4.

SPECIFICATIONS

MULCHING WITHOUT SEEDING. The standard applies to grades or cleared areas where seedlings may not have a suitable growing season to produce an erosion resistant 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 stone ditches, berms, terraces and sediment basins.
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 to a depth of 2 to 4 inches providing complete soil coverage. One advantage of the 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 reused.

APPLYING MULCH

When mulch is used without seeding, mulch shall be applied to provide 100% 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.

2. Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders, and hydraulic mulch can be substituted for emulsified asphalt. Please refer to specification Tac-Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

3. 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.

4. Polyethylene film shall be anchored (trrenched) at the top as well as incrementally as necessary.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

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

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. 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.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre*	PLANTING DATES**
Rye	3.8 pounds	3 bu.	9/15-11/30
Ryegrass	0.8 pounds	40 lbs.	9/1-12/15
Annual Lupesolene	0.8 pounds	40 lbs.	3/1-3/31
Weeping Lovegrass	1.4 pounds	4 lbs.	4/1-5/31
Budagras	0.1 pounds	80 lbs.	5/1-1/31
Bromgrass	0.8 pounds	40 lbs.	4/15-6/30
Millet	4.1 pounds	3 bu.	10/1-12/15
Wheat	4.1 pounds	3 bu.	10/1-12/15

* Unusual site conditions may require heavier seeding rates.
** Seeding dates may need to be altered to fit temperature variations and conditions.

SPECIFICATIONS

GRADING AND SHAPING

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as cross drains, ditches, dikes, overflows, sediment barriers and others.

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.

LINE AND FERTILIZER

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soil can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-18 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before final preparation and incorporated with a disk, ripper or chisel.

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, outdragger seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or outdragger 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.

MULCHING

Temporary vegetation can, in most places, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Da1 - 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 ensure germination of the seed. Subsequent applications should be made when needed.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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.

CONDITIONS

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

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. Diversion and other treatment practices shall conform with the appropriate standards and specifications.

LINE APPLICATION RATES

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.

SEEDBED PREPARATION

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

1. Broadcast Seeding

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

anchoring of soil, allow for the proper placement of seeds, 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.

II. 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.

PLANTING

1. 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.

II. Conventional Seeding

Seeding will be done on a freshly prepared and firm seedbed. For broadcast planting, use a cultipacker 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.

III. No-Till Seeding

No-till seeding is permissible into annual cover crops when planning is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (desired) 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.

IV. 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 top of stems and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizers 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 receive 75% soil cover. 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. Serotous leguminous 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 ornamental 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 matting may be applied on planned areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated matting 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 mixing 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.

Anchoring Mulch

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

1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is applied from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.
2. The combination of asphalt emulsion and water shall consist of a homogeneous

mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1 or CS-1 emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.

2. 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.

3. Synthetic tackifiers or binders approved by GDOT 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. Refer to Tac-Tackifiers and Binder.

4. 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.

5. 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.

IRRIGATION

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

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre*	PLANTING DATES**
BAHAHA	1.4 pounds	60 lbs.	4/1-5/31
BELMUNGA (Potted) (unmulched)	0.2 pounds	10 lbs.	4/1-5/31
CENTIPED	BL OCK SOD ONLY	BL OCK SOD ONLY	1/1-5/31
LEPPEDEZA (unmulched)	1.7 pounds	75 lbs.	9/1-2/28
WEEPING LOVE GRASS	0.1 pounds	4 lbs.	3/15-5/31
SWITCH GRASS (Bermuda Grass)	0.9 cu. ft.	40 cu. ft.	4/15-6/15

* Unusual site conditions may require heavier seeding rates.
** Seeding dates may need to be altered to fit temperature variations and conditions.

Table 6-5-1. Fertilizer Requirements

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First	8-12-12	1500	30-100 ^{1,2}
	Second	8-12-12	1000	30
Warm Season Grasses & Legumes	First	6-12-12	1600	0-50 ³
	Second	0-10-10	1000	-
Ground Covers	First	10-10-10	1300 ²	-
	Maintenance	10-10-10	400	-
Pine Seedlings	First	20-10-5	one 2 1/2 lb. pellet per seedling placed in clearing hole	-
	Maintenance	0-10-10	700	-
Shrub Landscape	First	0-10-10	700	-
	Maintenance	0-10-10	700 ⁴	-
Temporary cover crops seeded alone	First	10-10-10	500	30 ⁵
	Maintenance	0-10-10	700	-
Warm Season Grasses	First	8-12-12	1500	30-100 ^{4,5}
	Second	8-12-12	800	50-100 ⁶
Warm Season Grasses & Legumes	First	8-12-12	1500	50 ⁶
	Second	0-10-10	800	30

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.

LINE MAINTENANCE APPLICATION

Apply one ton of agricultural lime every 4 to 6 years or as indicated by soil tests

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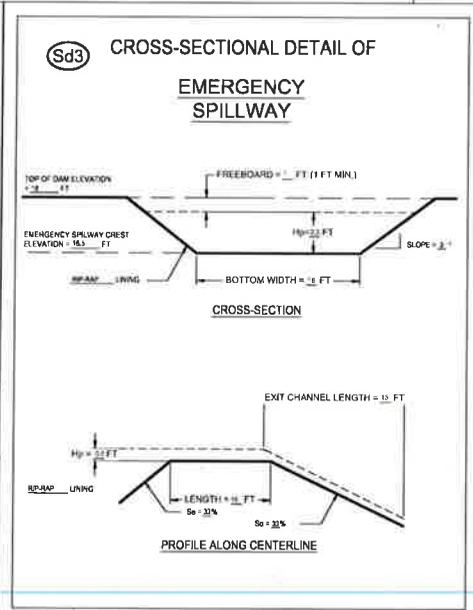
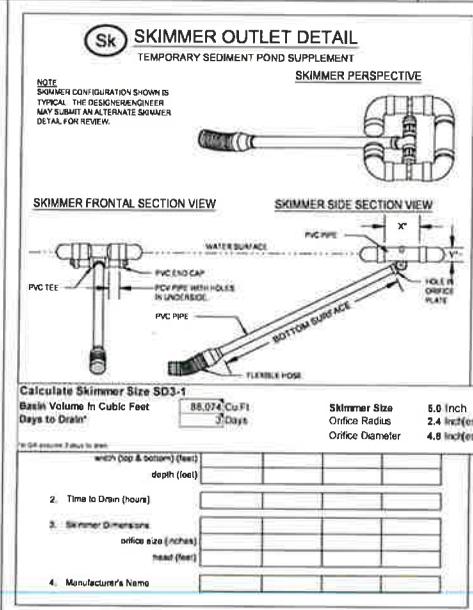
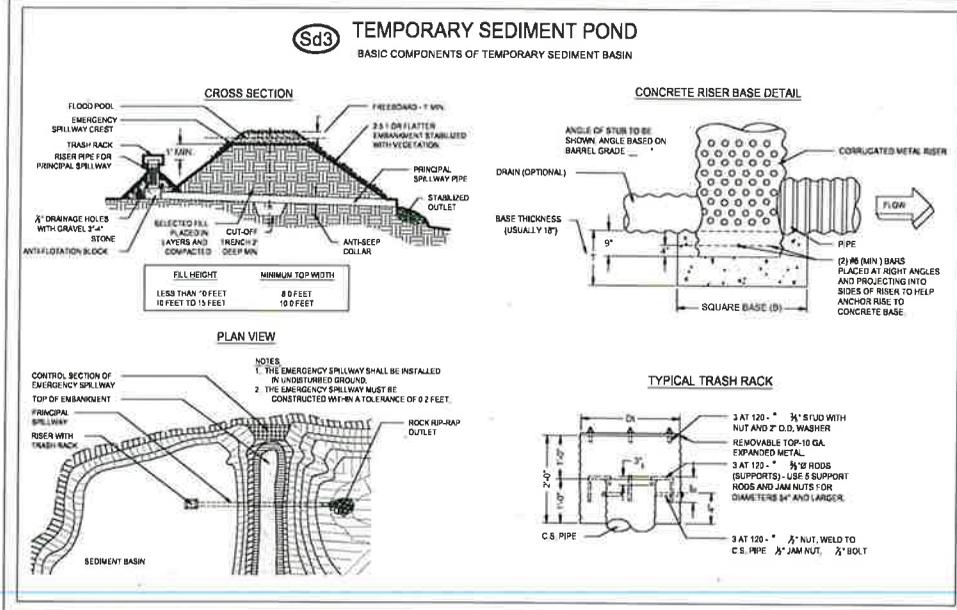
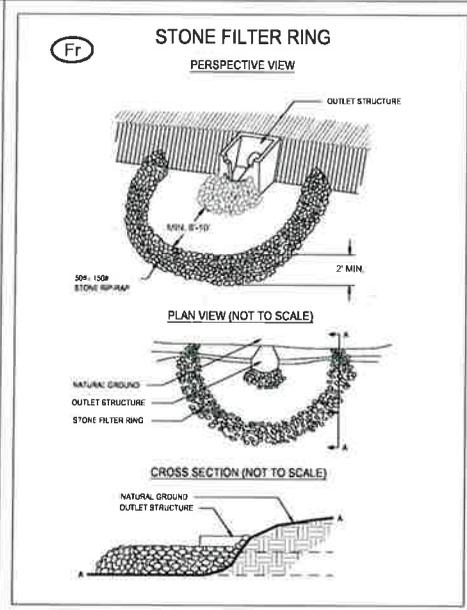
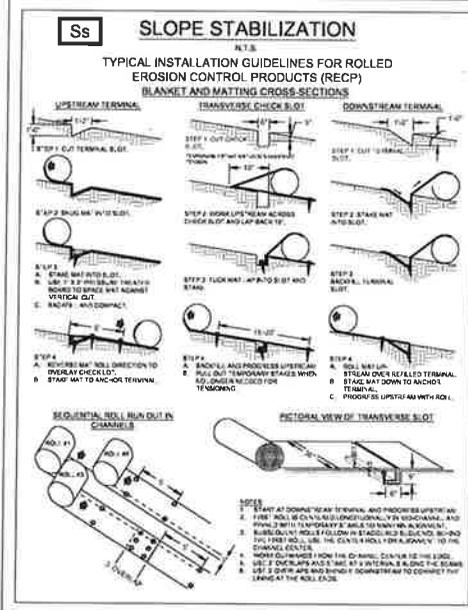
EROSION & SEDIMENT CONTROL DETAILS

SCALE: N/A
DATE: 1/28/2025
PROJECT: 24087.00

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SHEET

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GEORGIA
REGISTERED PROFESSIONAL ENGINEER
DAVID T. HEWER
No. 11578

GEWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000087022 EXP. 05/27/2027

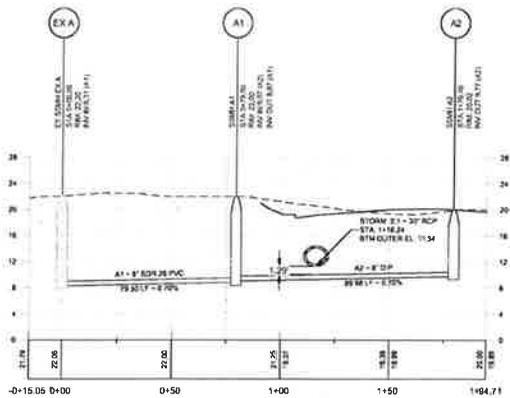
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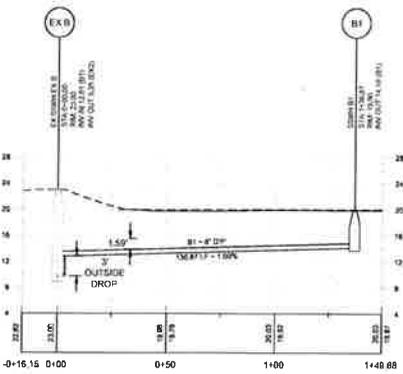
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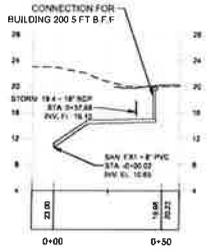
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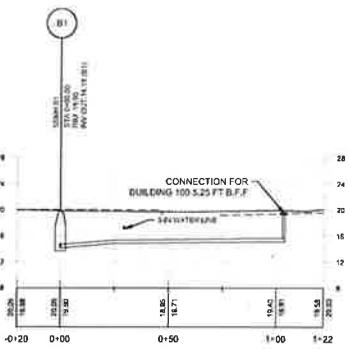
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 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



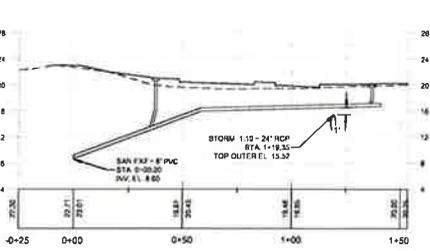
SANITARY LINE B
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



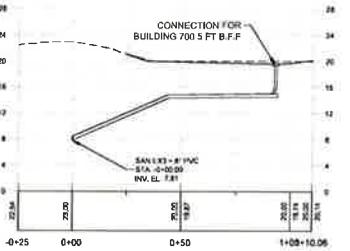
LATERAL 1
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



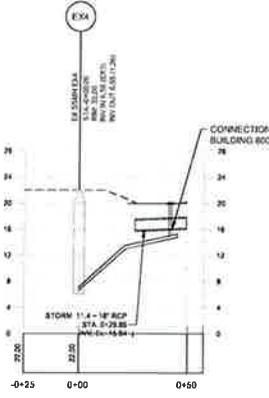
LATERAL 2
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



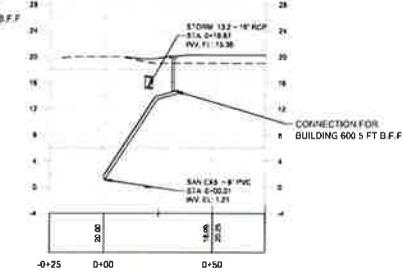
LATERAL 3
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



LATERAL 4
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



LATERAL 5
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



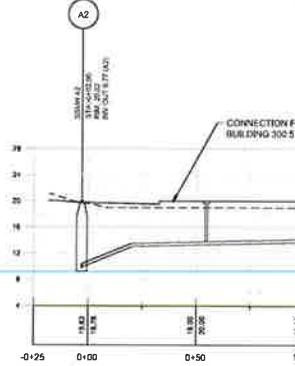
LATERAL 6
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



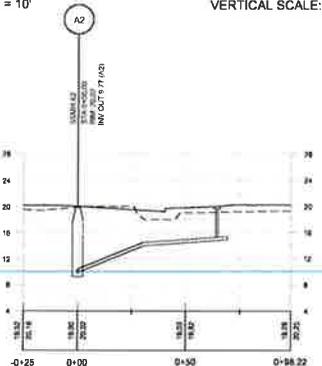
LATERAL 7
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



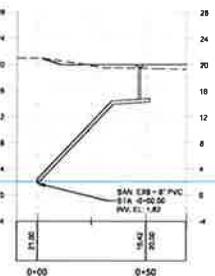
LATERAL 8
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



LATERAL 9
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



LATERAL 10
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



LATERAL 11
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'

LEGEND:
 - - - - - EXISTING GRADE
 ——— PROPOSED GRADE

STRUCTURE NOTE:
 ALL PROPOSED STRUCTURES SHALL BE CONSTRUCTED WITH WATERTIGHT MANHOLE RINGS AND COVERS.

SANITARY LATERAL NOTE:
 ALL PROPOSED SANITARY LATERALS SHALL BE INSTALLED PER CITY OF POOLER DETAIL S-14 ON C8.04

P: (770) 451-2741 F: (770) 451-3915
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CLEAR LAKE VISTA
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
 100 E MARKETPLACE WAY
 POOLER, GA 31322

FOR
VISTA RESIDENTIAL PARTNERS
 2964 PEACHTREE ROAD
 SUITE 585
 ATLANTA, GA 30305
 P: 770-862-1573

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	8-15-2024	DH	1ST SUBMITTAL
-2	10-18-2024	DH	2ND SUBMITTAL
-3	12-03-2024	DH	3RD SUBMITTAL
-4	1-6-2025	DH	4TH SUBMITTAL
-5	1-28-2025	DH	5TH SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 0000087022 EXP. 04/22/2029

SANITARY SEWER PROFILES

SCALE: 1" = 30'
 DATE: 1/28/2025
 PROJECT: 24087.00

C7.00
 SHEET