

GENERAL NOTES:

- CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
- A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MINIMUM SLOPE OF 2%.
- MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT-OF-WAY AT 1% MINIMUM.
- REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
- PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
- SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4" DEPTH OF CONCRETE MINIMUM.
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THE INFORMATION, THE ENGINEER WILL OBTAIN THE NEEDED INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL, SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES, THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE, ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE, GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW, THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
- ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
- ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT CARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
- ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
- CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
- ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
- PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
- SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
- ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL, COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
- MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
- ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1" C.C. THREAD.
- ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
- 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
- ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ADJUTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
- CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
- ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
- THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL CURB AND GUTTER TO BE 18" STANDARD PITCH CURB UNLESS OTHERWISE NOTED.
- FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE REPORT OF GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY TERRACON. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM TERRACON OR FROM THE ENGINEER.
- STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN, ION WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.

MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTINGS WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.

MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (ATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER- DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
- INTERNATIONAL FIRE CODE, 2012 EDITION:

SECTION 3310
ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

SECTION 3312
WATER SUPPLY FOR FIRE PROTECTION
3312.1 WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

ADA NOTES:

- ACCESSIBLE ROUTE - EXTERIOR:
MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 12" IN WIDTH.
- FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
A. 0 TO 1/4" - NO REQUIREMENTS
B. 1/4" TO 1/2" - BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" - CONFORM TO REQUIREMENTS FOR RAMP
- RAMPS:
● MAX RAMP SLOPE 8.33% (1:12)
● RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
● MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
● MAX CROSS SLOPE OF RAMP 2% (1:50)
- LANDINGS:
● RAMP SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
● LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
● LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
● IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
● ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
B. HANDRAILS:
● HANDRAILS ARE REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS)
● WHEN RAMP RISE IS GREATER THAN 6"
● PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
● PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
● ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
● STAIRS ARE NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT TRY SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
- CURB RAMPS:
● MAX SLOPE OF CURB RAMP 8.33%
● MAX SLOPE OF SIDE FLARES 10%
● MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
● MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
● DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
- PAVEMENT MARKINGS:
● AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
- PARKING SPACES:
● MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
● MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
● MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
- SIGNAGE:
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
- ACCESSIBLE ROUTES:
MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 042072
GSWCC LEVEL II CERTIFICATION NUMBER: 27405

WATER - SEWER NOTES:

- HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST COUNTY OF CHATHAM CONSTRUCTION SPECIFICATIONS.
- ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST COUNTY OF CHATHAM CONSTRUCTION SPECIFICATIONS.
- MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST COUNTY OF CHATHAM CONSTRUCTION SPECIFICATIONS.
- WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST COUNTY OF CHATHAM CONSTRUCTION SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
- MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST COUNTY OF CHATHAM CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
- ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.
- INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.
- INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.
- IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK: 25 FT
SIDE YARD SETBACKS: 10 FT
REAR YARD SETBACK: 10 FT

20% OPEN SPACE REQ'D: 12.08 X 0.2 = 2.42 AC
OPEN SPACE PROVIDED: 5.324 AC

"PER PUD - FRONT SETBACK CAN VARY TO A MIN. 10' FROM R.O.W. TO PROMOTE STAGGERED FRONTAGES CANOPY SETBACK FROM R.O.W. 45.22"

BUILDING AREA = N/A
PARKING REQUIRED = N/A
PARKING PROVIDED = N/A

SITE INFORMATION:

PARENT PIN: 51011 01072, 51011 01035
ZONING DISTRICT: PUD
FLOOD ZONE: X
SIZE: 15.72 AC

PROPOSED LAND USE: PRIVATE FUELING STATION

EROSION CONTROL NOTES:

- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) DURING ALL PHASES OF CONSTRUCTION AND SHALL INSTALL & MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".

2. NARRATIVE DESCRIPTION:

LOCATION: S.H. MORGAN PKWY POOLER, GEORGIA

PINS: 51011 01072, 51011 01035

NATURE OF WORK: CONSTRUCTION OF PRIVATE FUELING STATION
SIZE:
TOTAL PROPERTY ACREAGE: 15.72 AC
DISTURBED ACREAGE: 13.55 AC

ZONING CLASSIFICATION: PUD

MAXIMUM BUILDING HEIGHT: 60 FT

PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.
- THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
- THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
- ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
- THE SOILS ON SITE ARE: POOLER FINE SANDY LOAM (Pn), CAPE FEAR SOILS (Cg), WAHEE SANDY LOAM.
- THIS SITE IS CURRENTLY A CLEARED AREA WITH TWO EXISTING DETENTION PONDS
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN AN FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 1305C10109F EFFECTIVE DATE: AUGUST 18, 2008.
- CONTACT INFORMATION:
CIVIL ENGINEER:
DOUGLAS L. FAIRCLOTH, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PKWY,
SAVANNAH, GA 31405
P: 912-200-3041
F: 912-200-3056

24-HR CONTACT:
BEAU BRACKEN
CAPITAL DEVELOPMENT PARTNERS
1480 CHATHAM PKWY, SAVANNAH, GA 31405
P: 404-990-0817
E: BEAUBRACKEN@CAP.PARTNERS
- OWNER/REPRESENTATIVE CONTACT:
CAPITAL DEVELOPMENT PARTNERS
ATTN: SEAN CARPENTER
- THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE HARDIN CANAL.
- ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
- SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
- ALL TEMPORARY BMP'S FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

WATER - SEWER NOTES:

- HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
- MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
- ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.
- INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.
- INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.
- IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

RELEASED FOR CONSTRUCTION



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

SAVANNAH PORT LOGISTICS CENTER

PHASE 3

LOCATED IN POOLER, GEORGIA

PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

CONSTRUCTION
NOTES

SHEET:

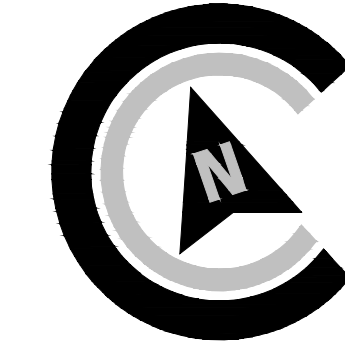
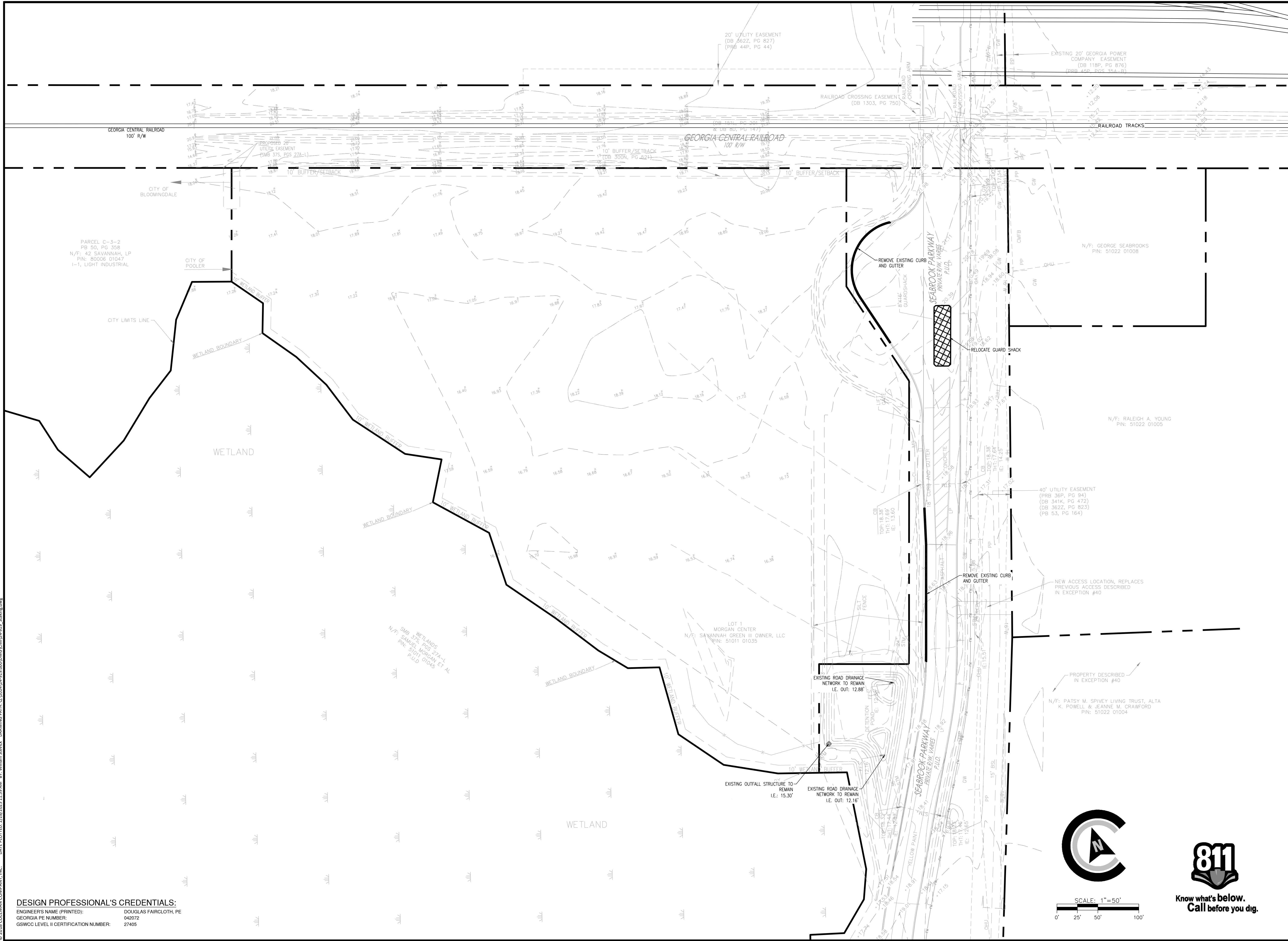
C1.0



Know what's below.
Call before you dig.

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/28/2025 11:59 AM BY: William Steuck DRAWING PATH: Q:\2024\24-919\2025\DWG\Civil\24-919 Staking.dwg

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 042072
GSWOC LEVEL II CERTIFICATION NUMBER: 27405



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



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-2641 | CCI-SAV.COM



RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

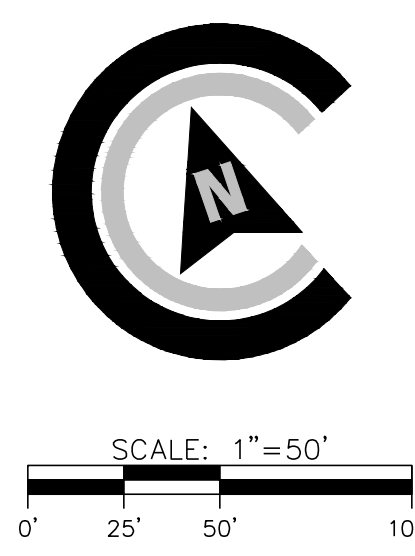
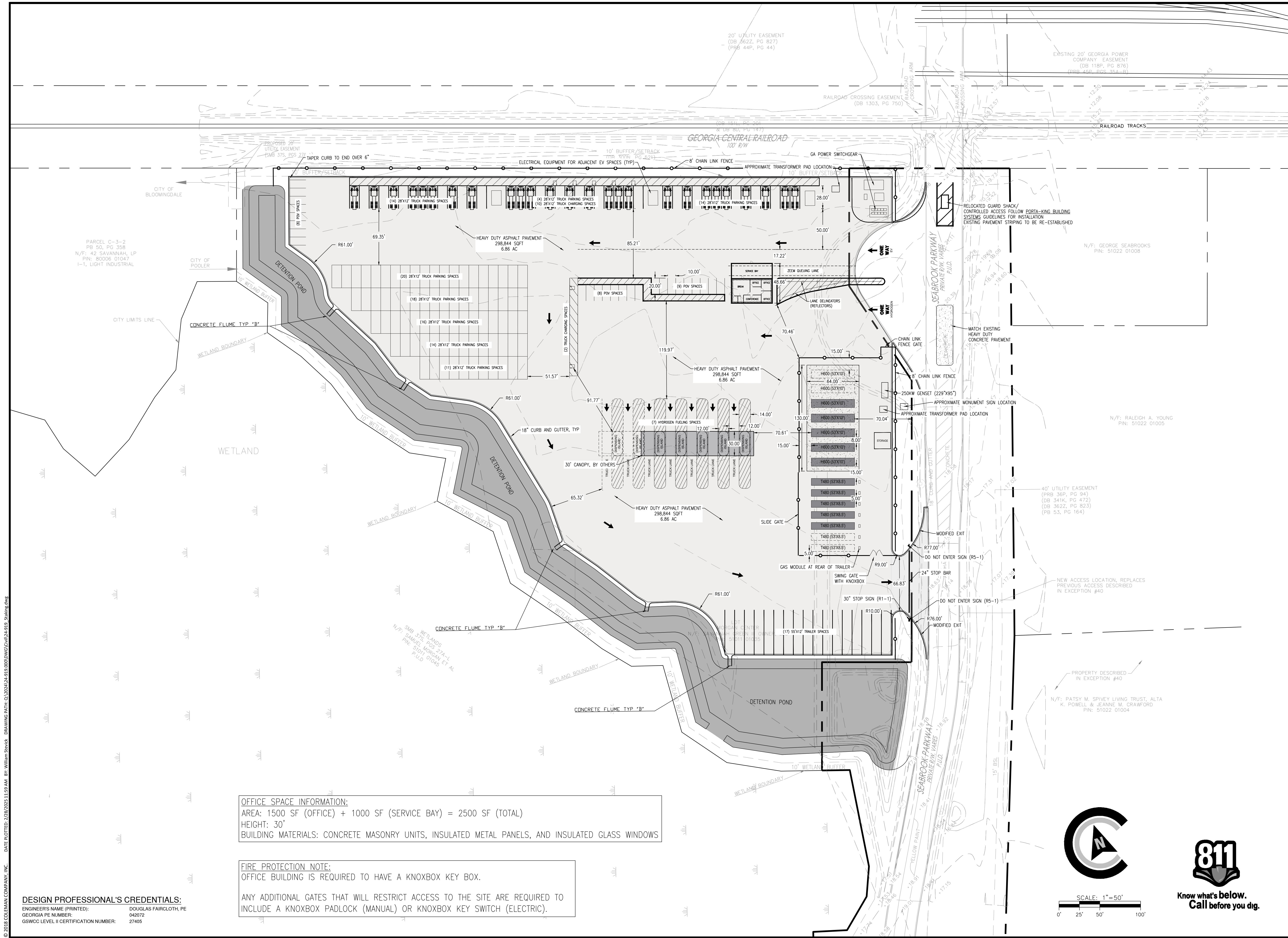
EXISTING
CONDITIONS

SHEET:
C2.0

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 042072
GSWOC LEVEL II CERTIFICATION NUMBER: 27405

OFFICE SPACE INFORMATION:
AREA: 1500 SF (OFFICE) + 1000 SF (SERVICE BAY) = 2500 SF (TOTAL)
HEIGHT: 30'
BUILDING MATERIALS: CONCRETE MASONRY UNITS, INSULATED METAL PANELS, AND INSULATED GLASS WINDOWS

FIRE PROTECTION NOTE:
OFFICE BUILDING IS REQUIRED TO HAVE A KNOXBOX KEY BOX.
ANY ADDITIONAL GATES THAT WILL RESTRICT ACCESS TO THE SITE ARE REQUIRED TO INCLUDE A KNOXBOX PADLOCK (MANUAL) OR KNOXBOX KEY SWITCH (ELECTRIC).



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | CCI-SAV.COM

RELEASED FOR CONSTRUCTION

GEORGIA
REGISTERED PROFESSIONAL
SURVEYOR
DOUGLAS L. FAIRCLOTH
#14745

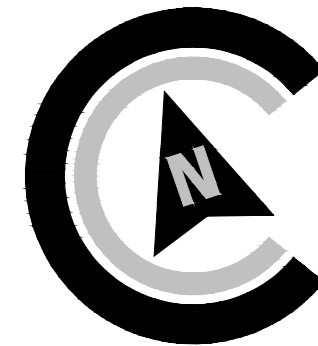
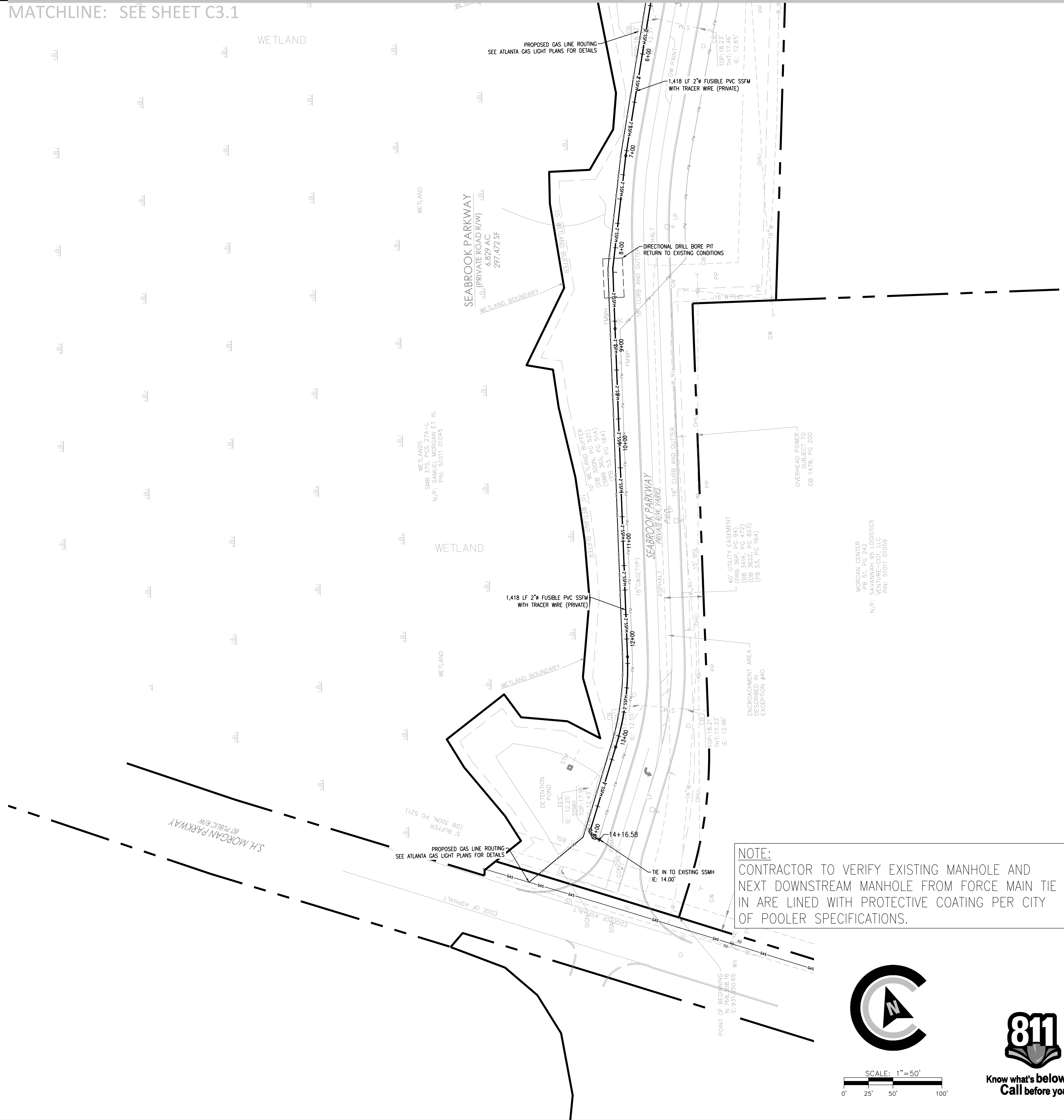
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

STAKING PLAN

SHEET:
C3.0



SCALE: 1"=50'

A horizontal scale bar with alternating black and white segments. It is marked with '0'', '25'', '50'', and '100'' at the ends. Above the bar, the text 'SCALE: 1"=50'' is written.



**Know what's below.
Call before you dig.**

RELEASED FOR CONSTRUCTION



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

SAVANNAH PORT LOGISTICS CENTER

PHASE 3

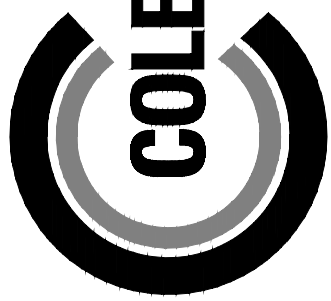
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

UTILITY PLAN (2)

SHEET:

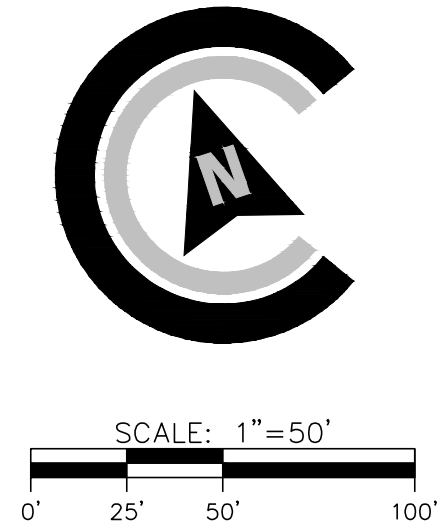
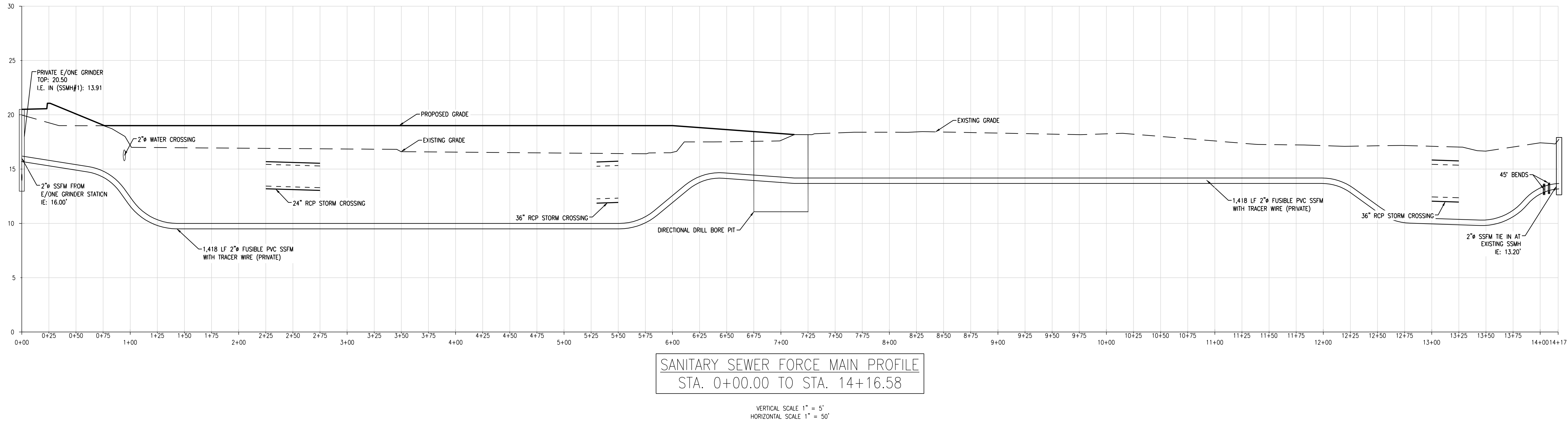
C3.2



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | CCI-SAV.COM

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/28/2025 12:00 PM BY: William Steink Drawing Path: C:\2024\24-919\DWG\Civil\24-919_Utility.dwg

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 042072
GSWCC LEVEL II CERTIFICATION NUMBER: 27405



Know what's below.
Call before you dig.

RELEASED FOR CONSTRUCTION

REVISIONS:	

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

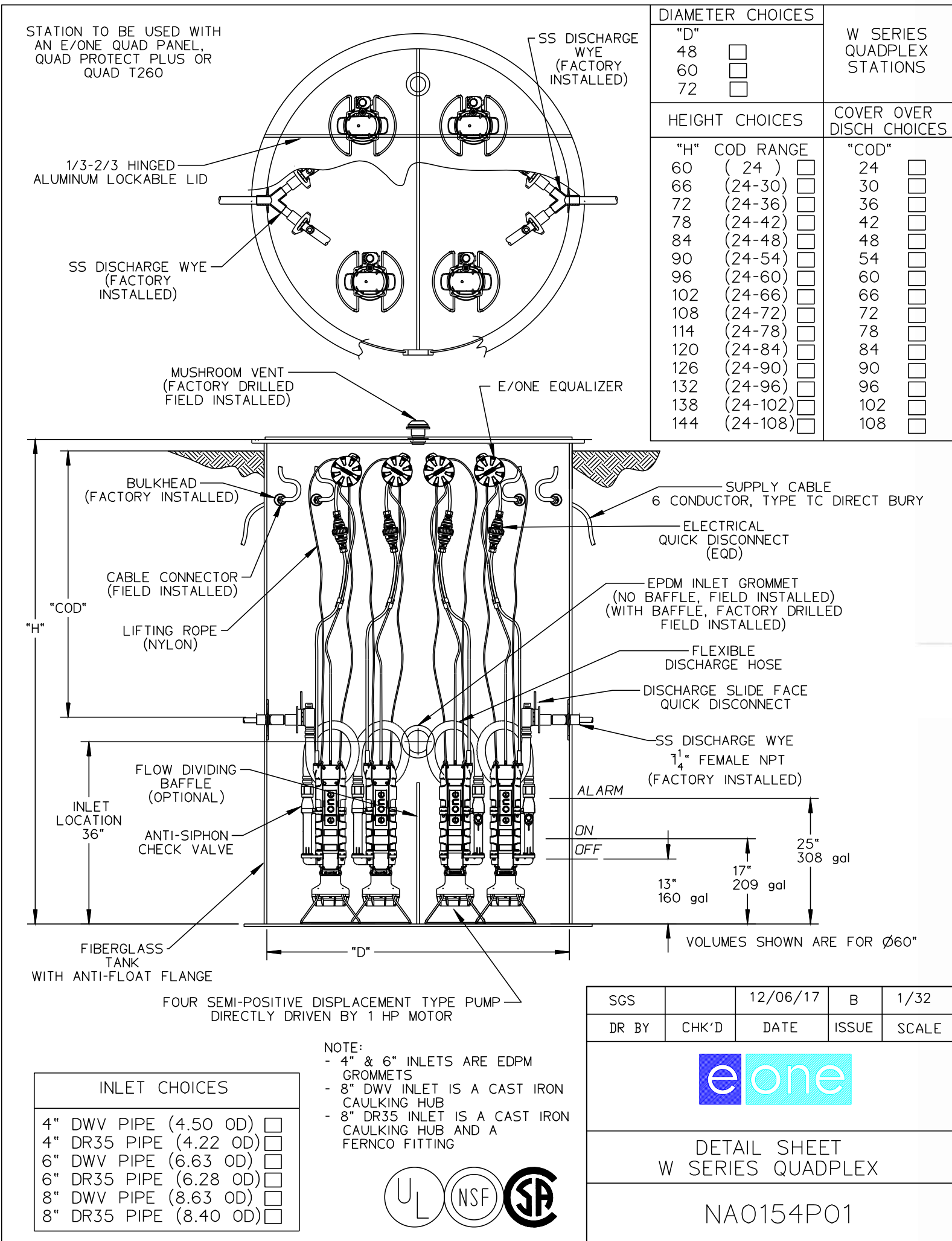
UTILITY PLAN (3)

SHEET:

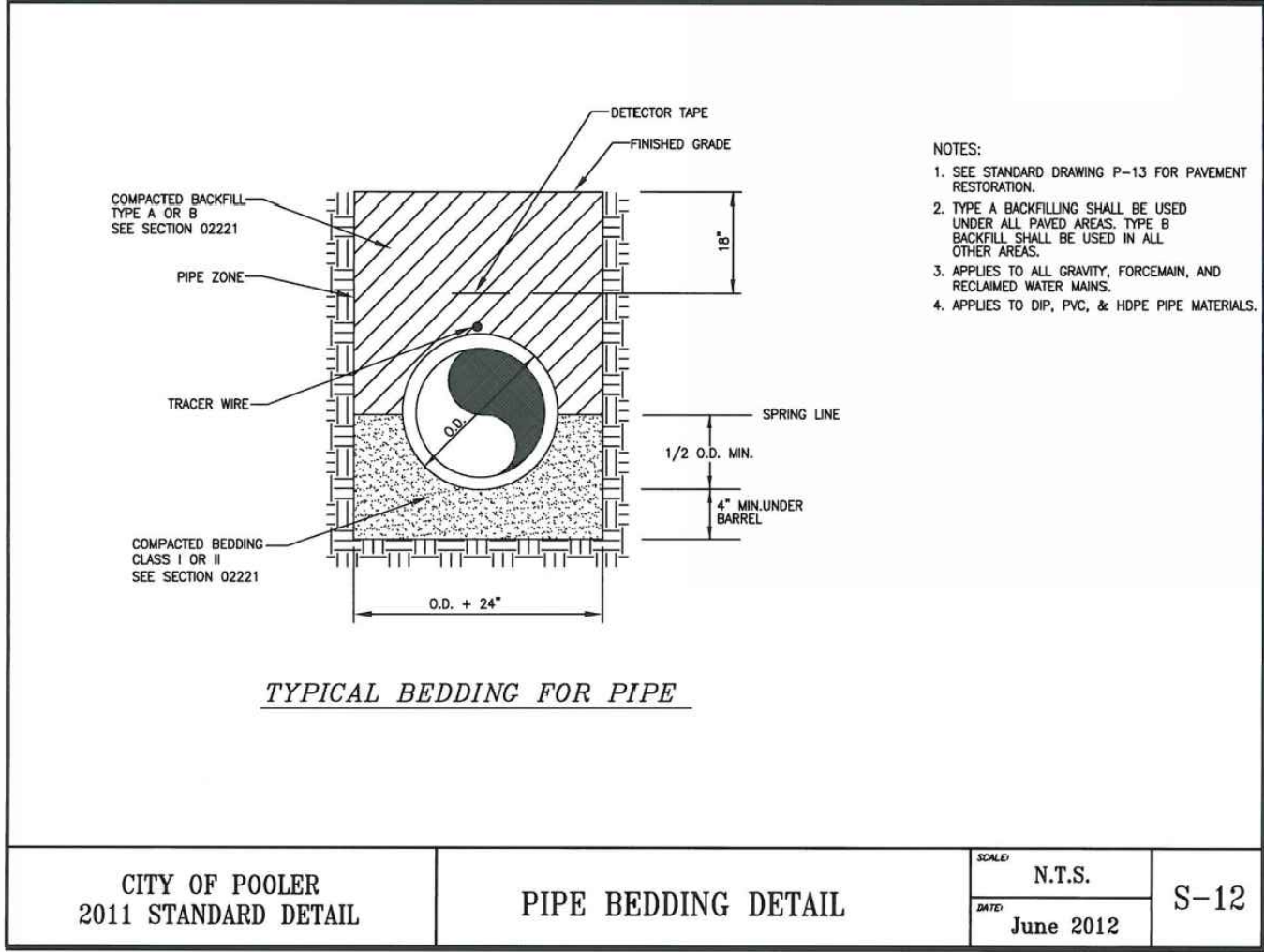
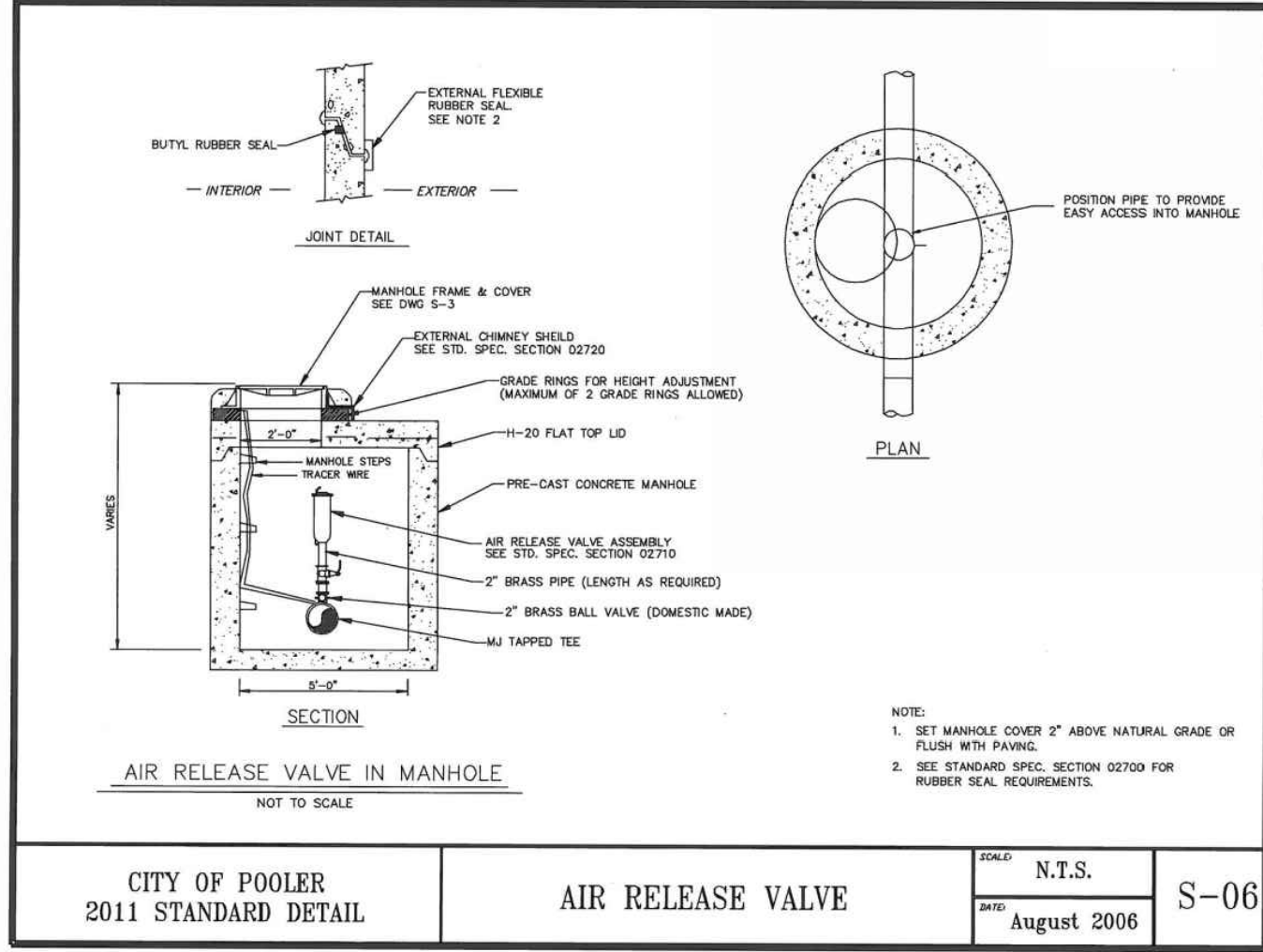
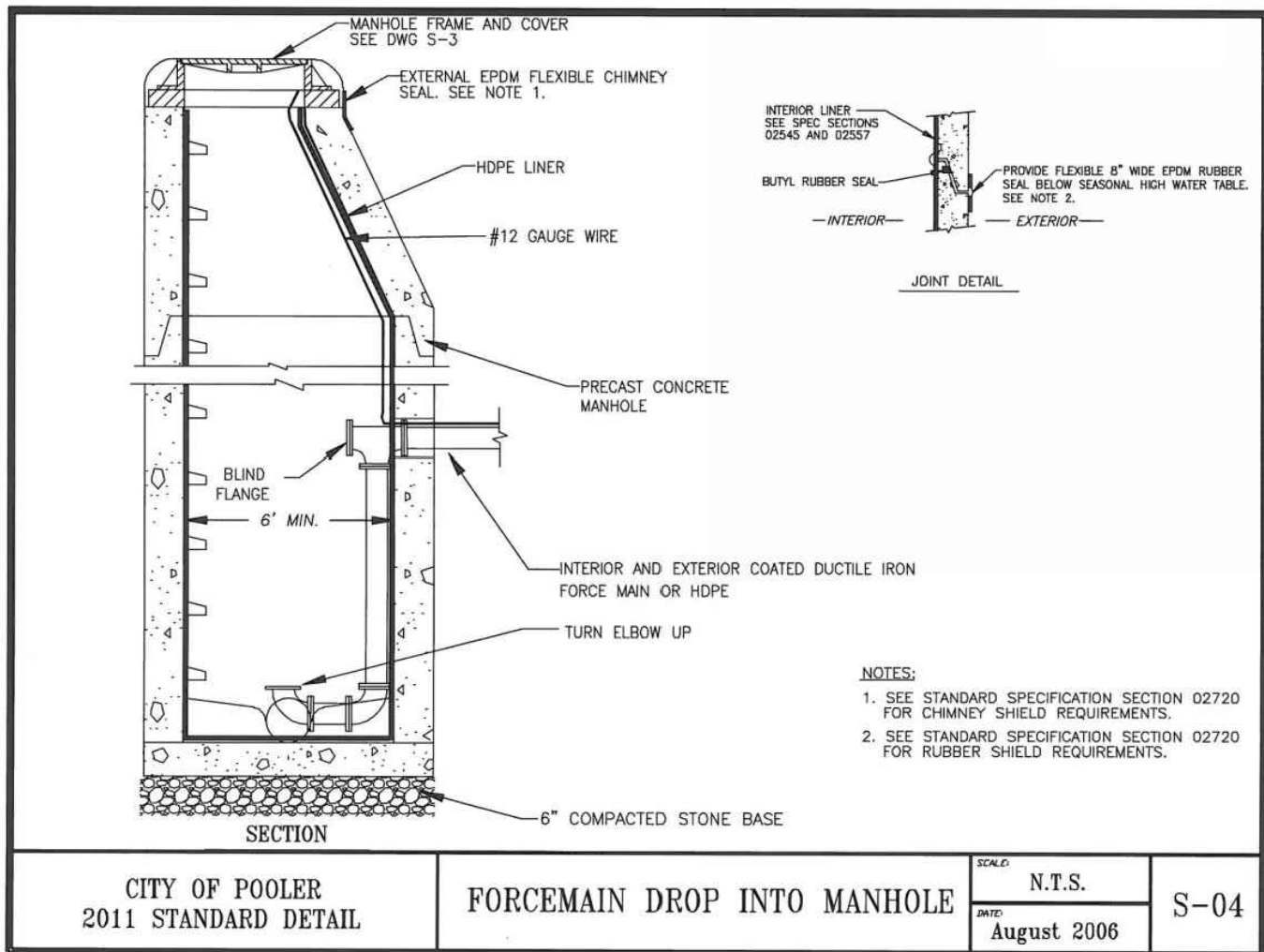
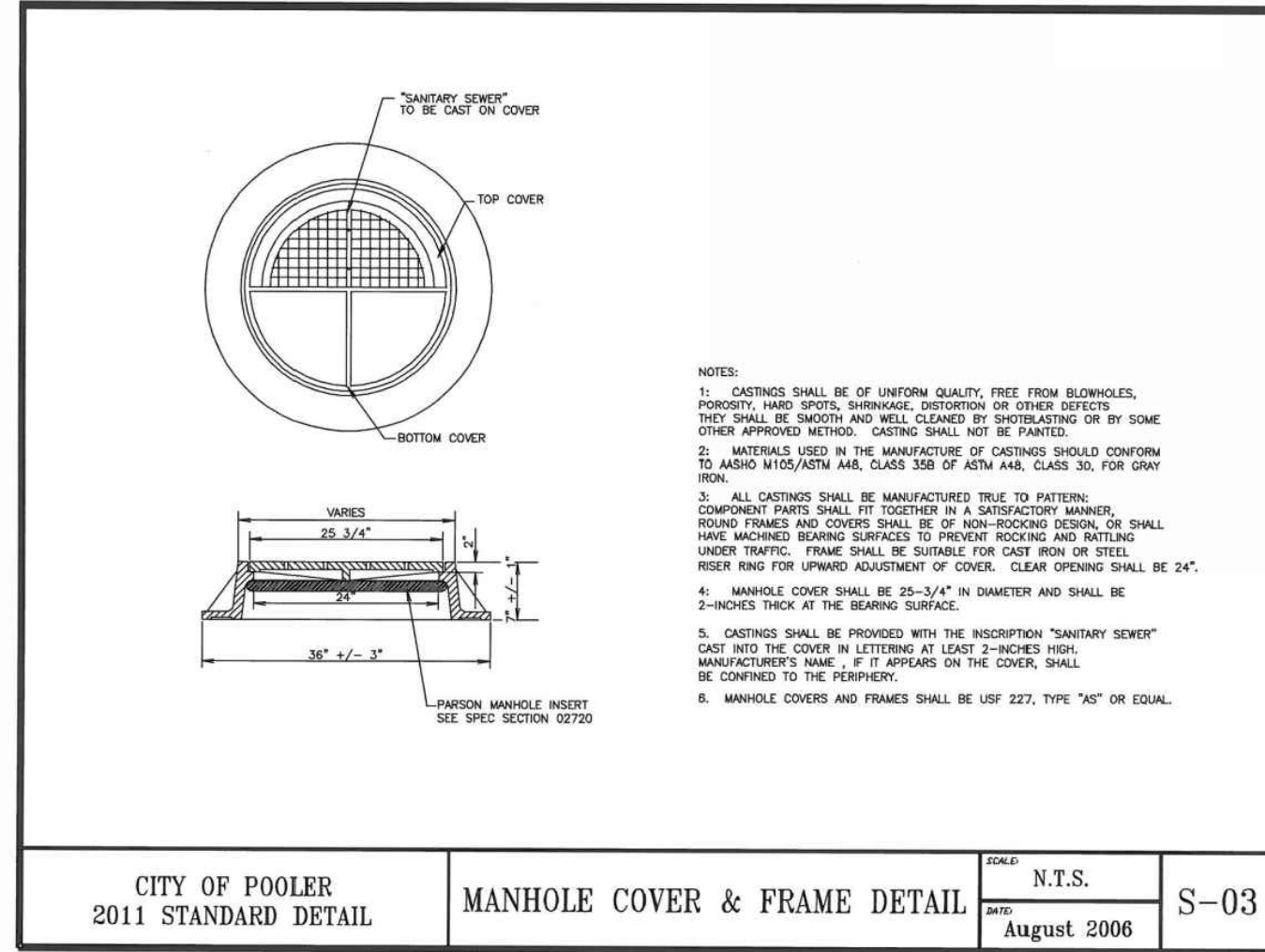
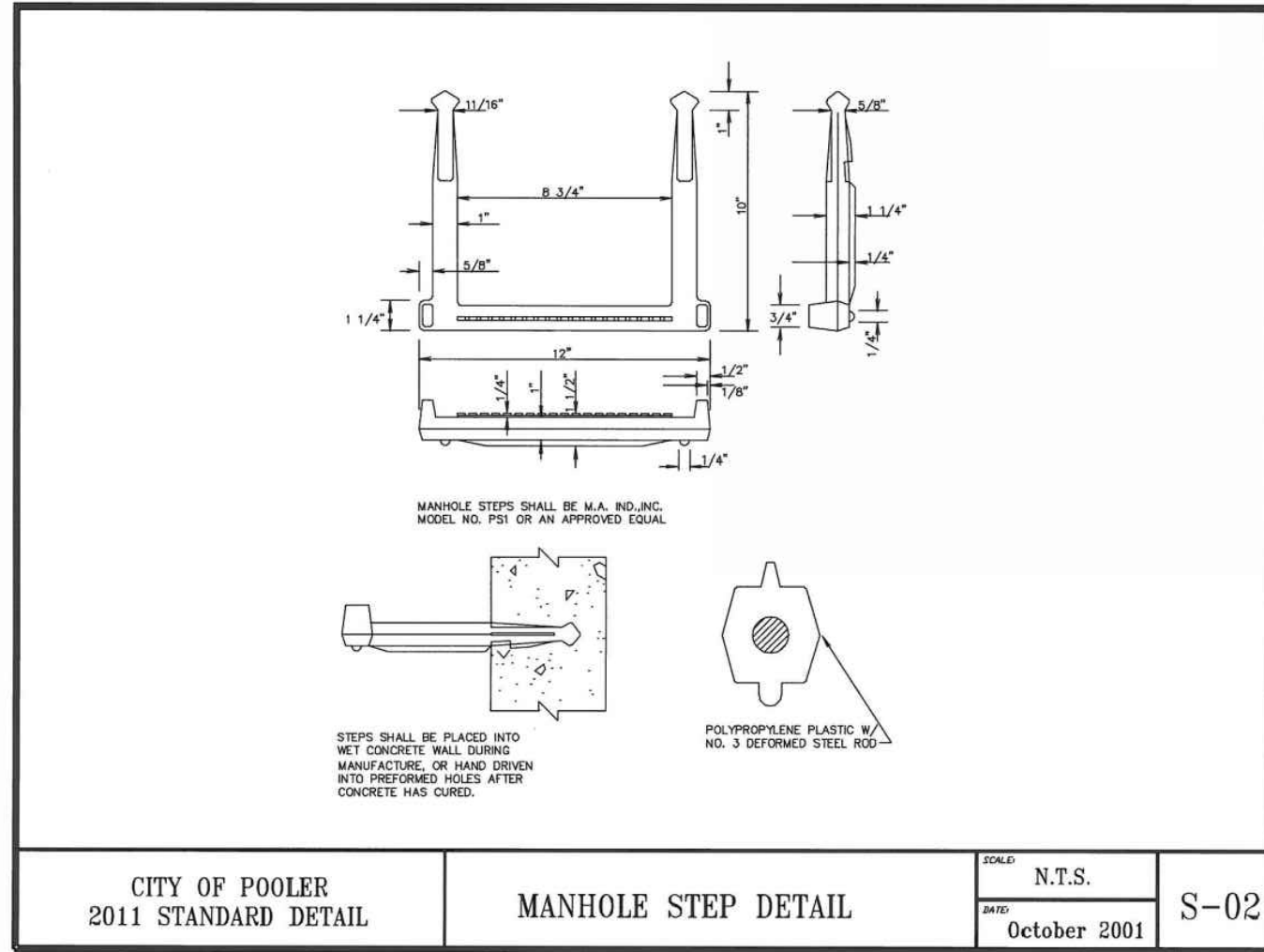
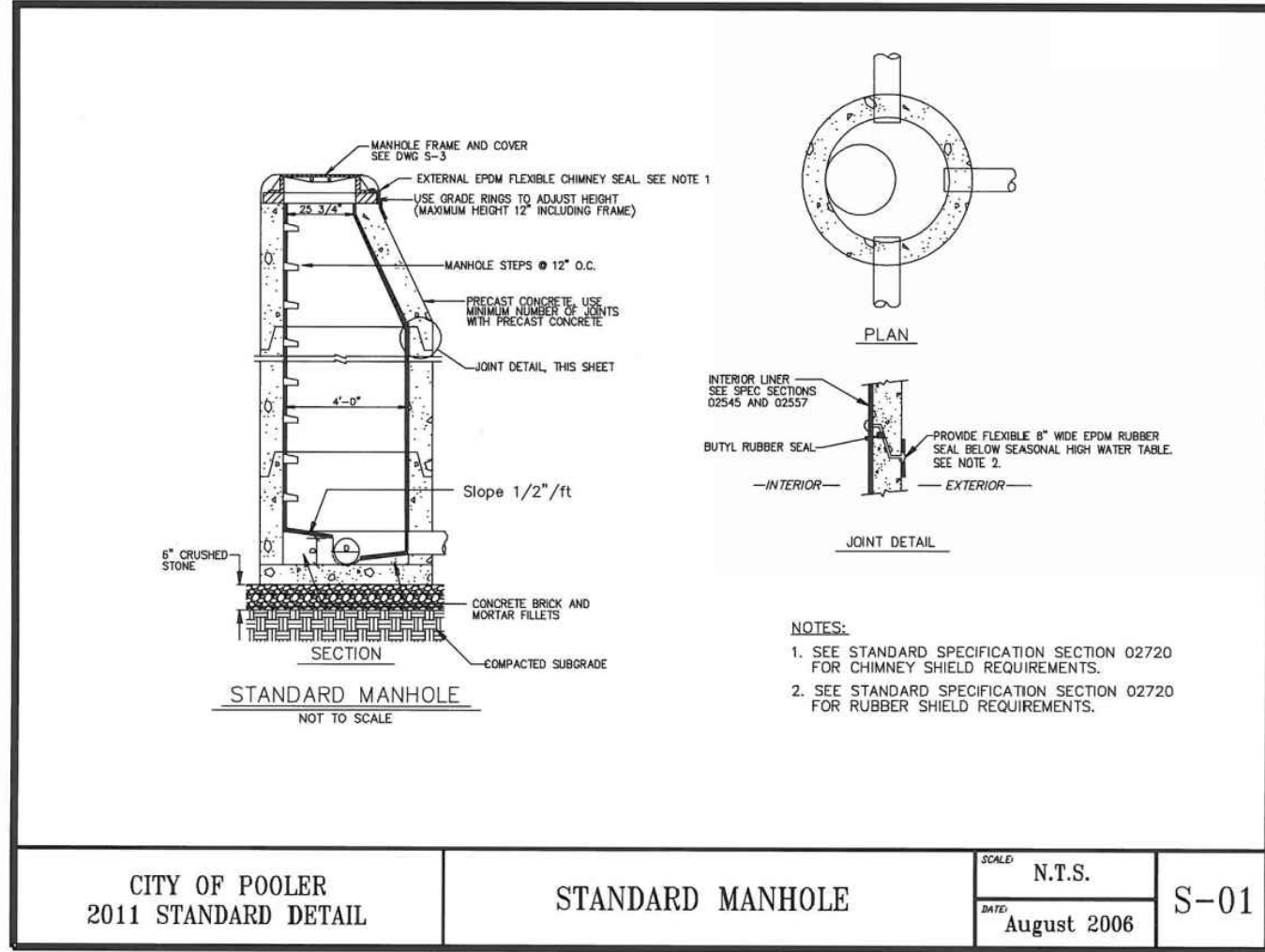
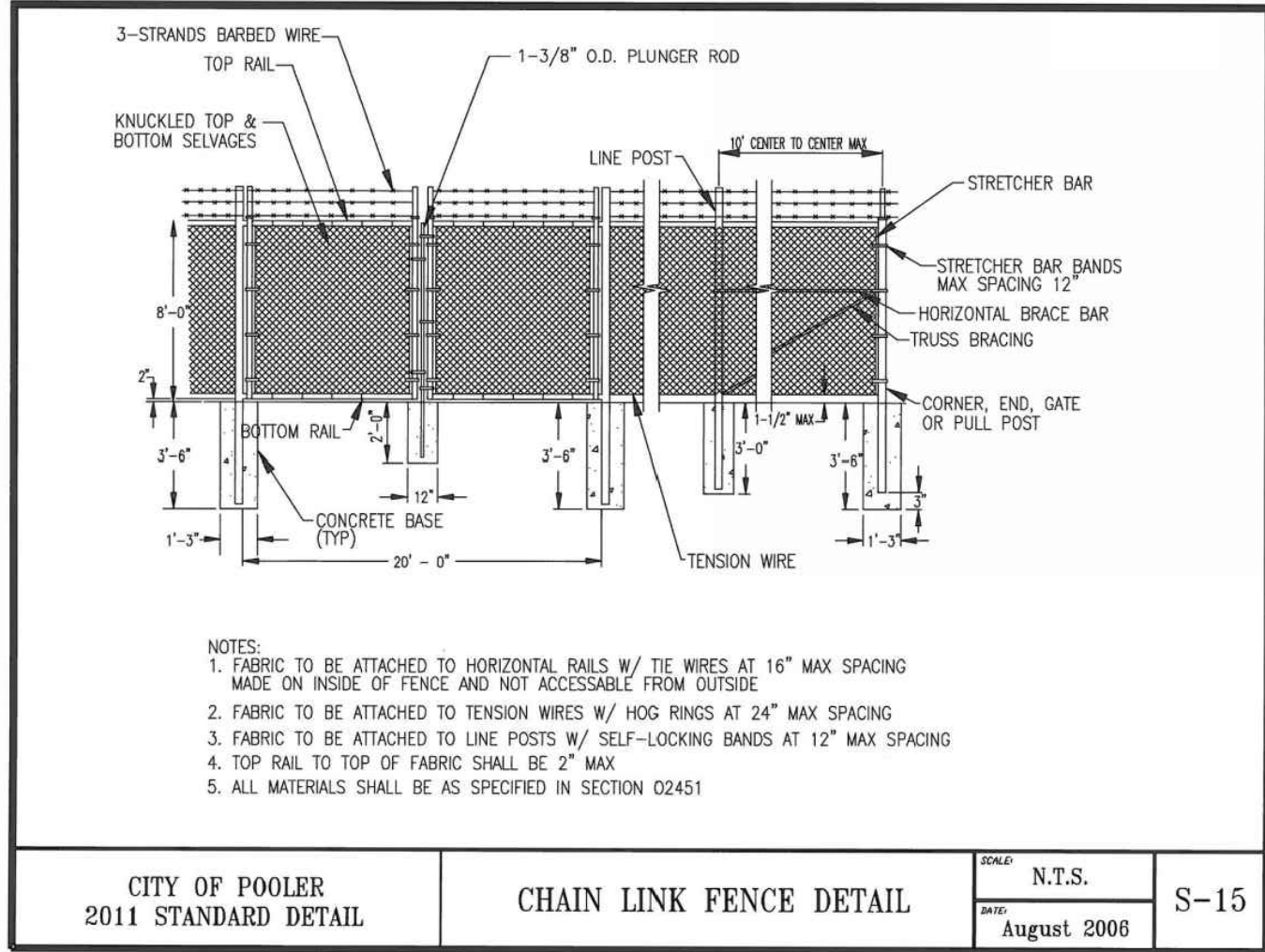
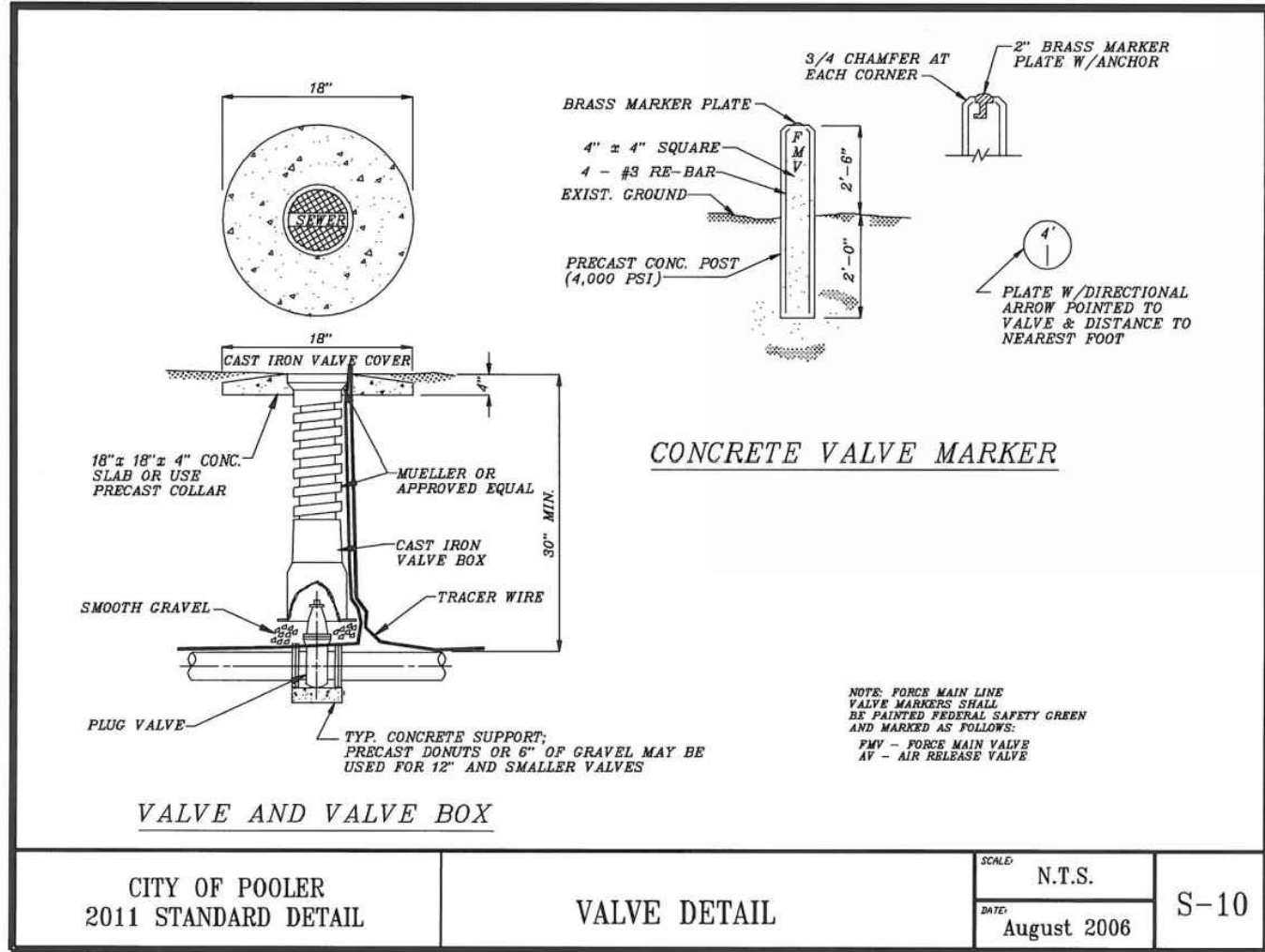
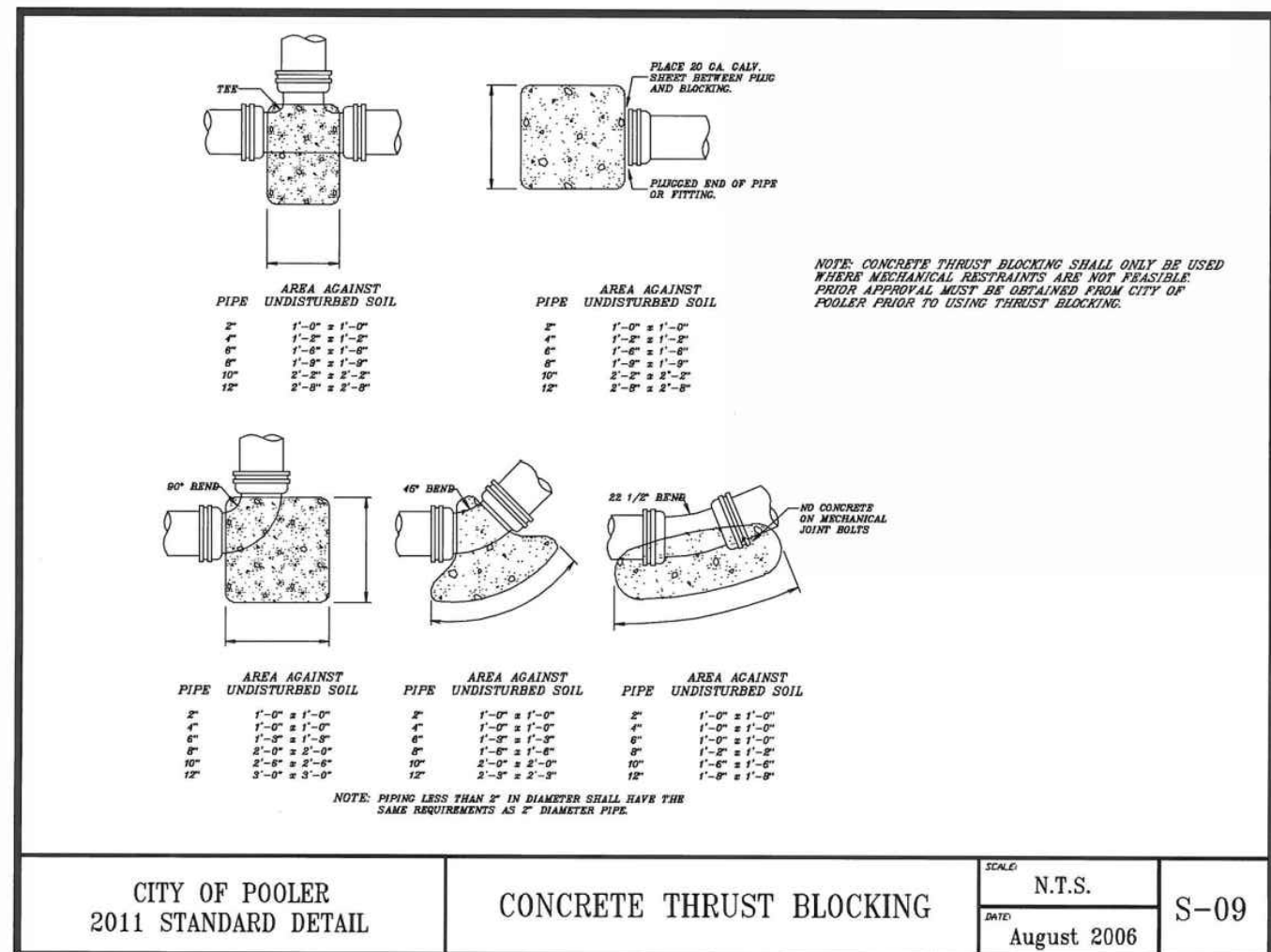
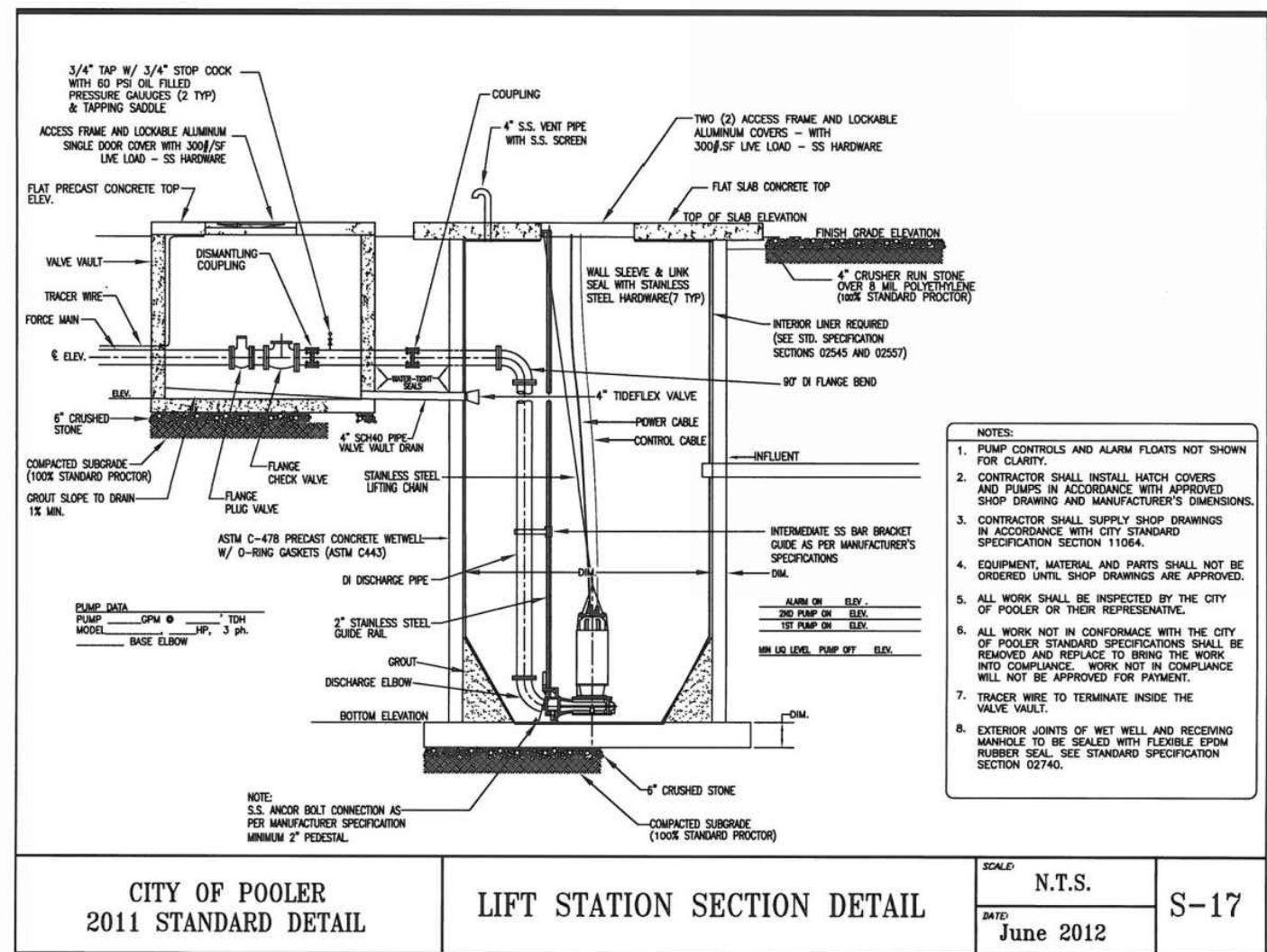
C3.3



DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 040072
GSWCC LEVEL II CERTIFICATION NUMBER: 27405



E/ONE GRINDER STATION NOTE:
DUPEX GRINDER STATION TO BE USED UTILIZING A QUADPLEX WET WELL.
TWO PUMPS TO BE INSTALLED AND TWO RAILS TO BE LEFT OPEN FOR FUTURE USE.



RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

SAVANNAH PORT LOGISTICS CENTER

PHASE 3

LOCATED IN POOLER, GEORGIA

PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

UTILITY DETAILS (1)

SHEET:

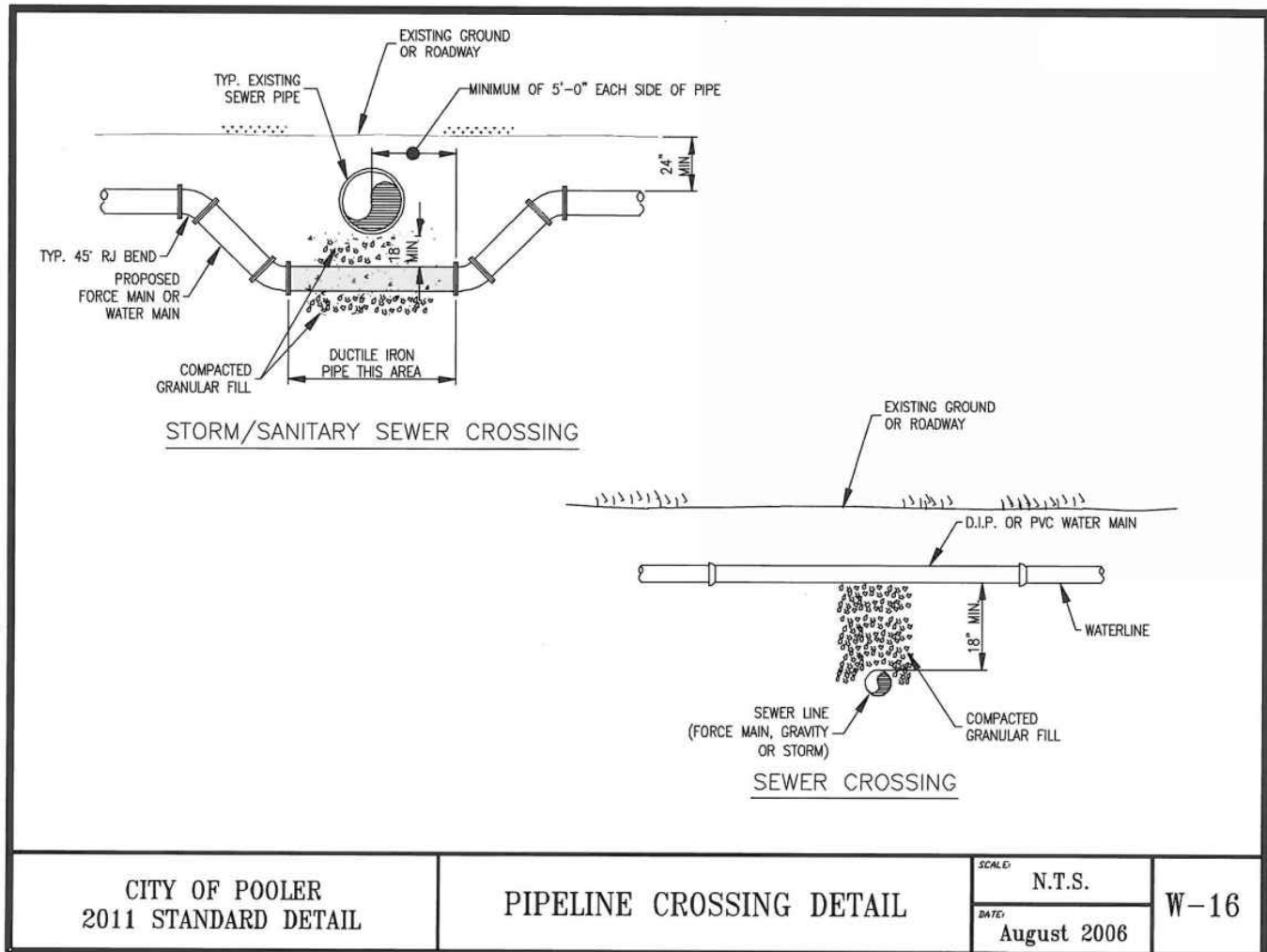
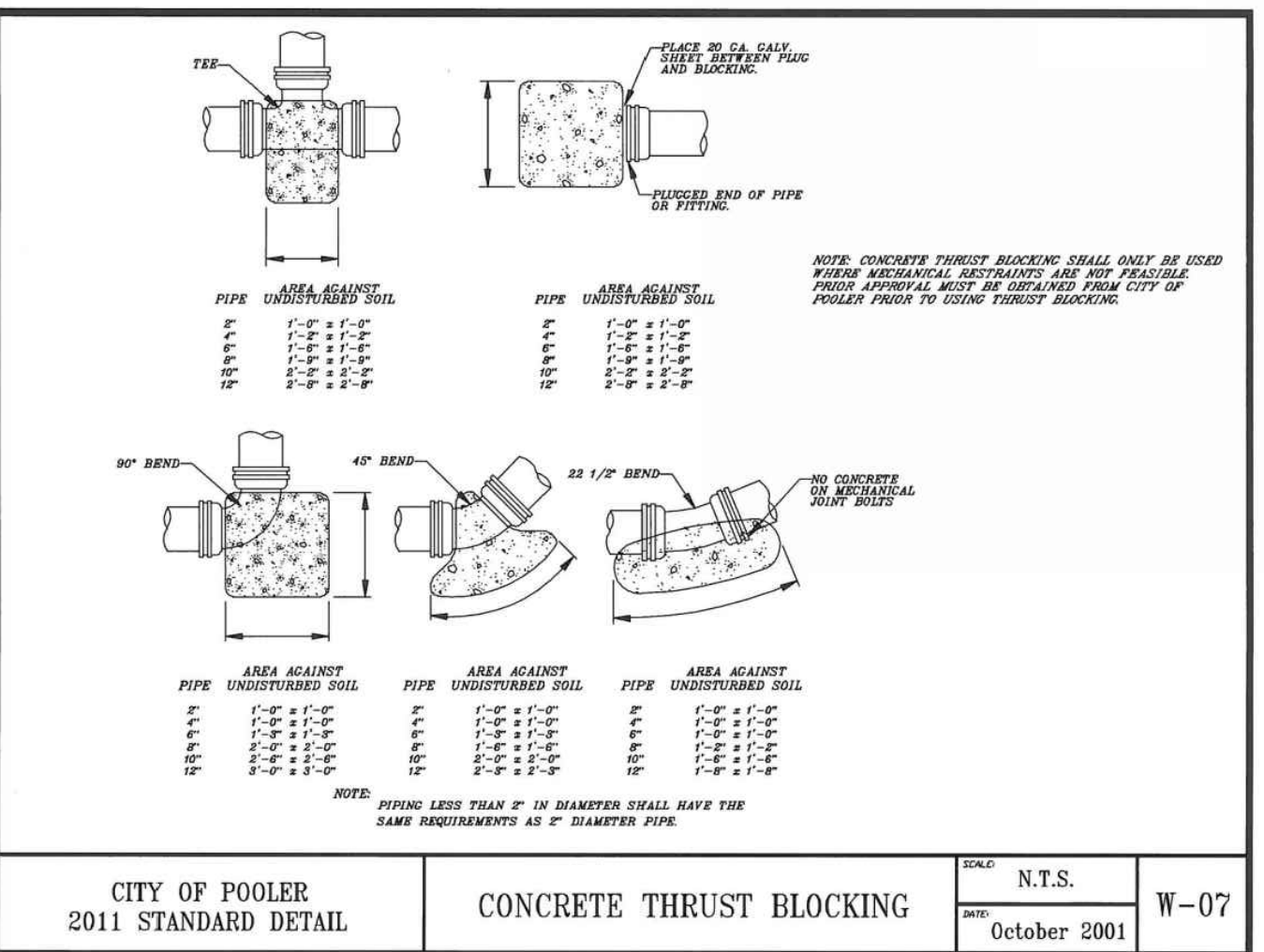
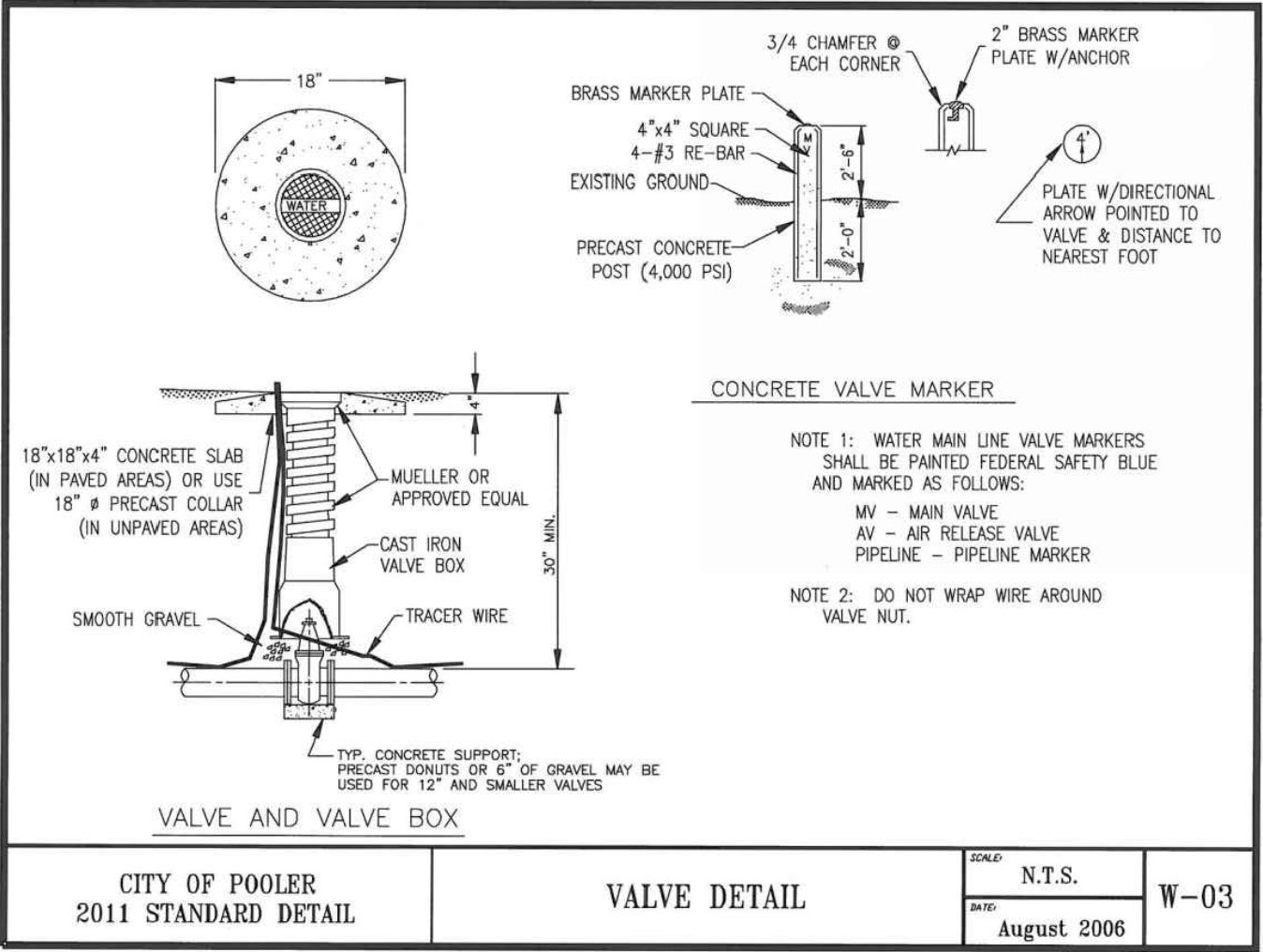
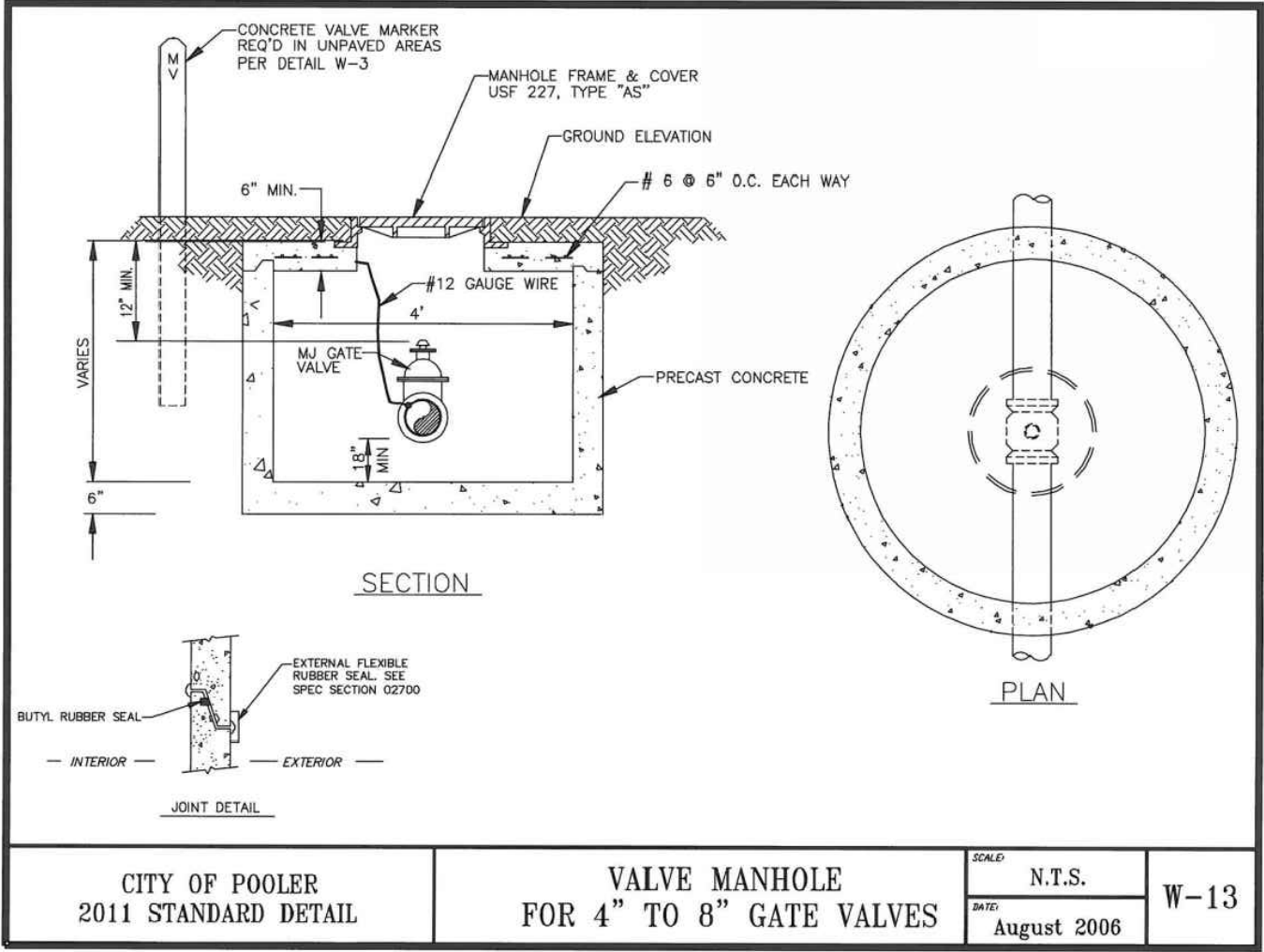
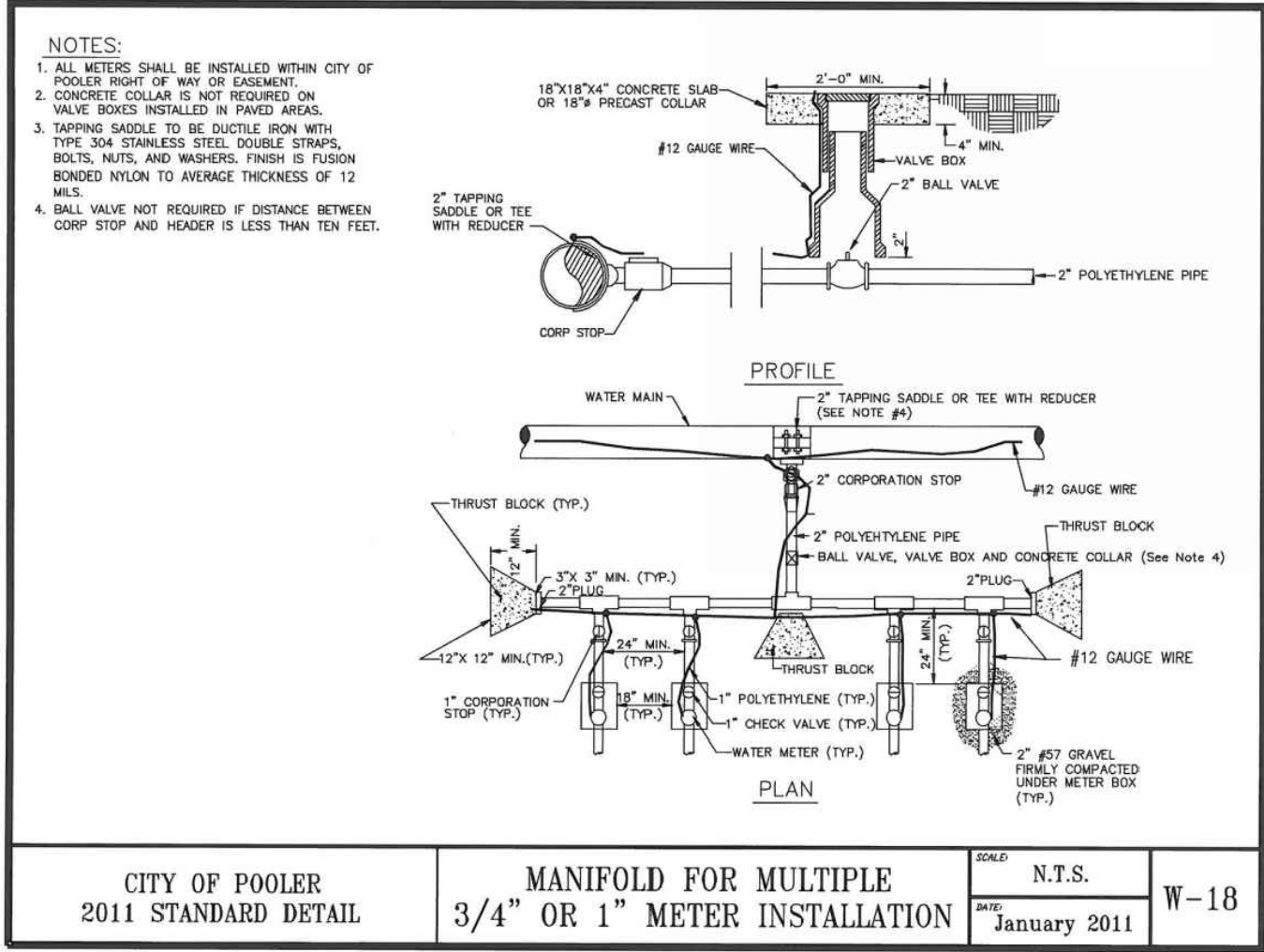
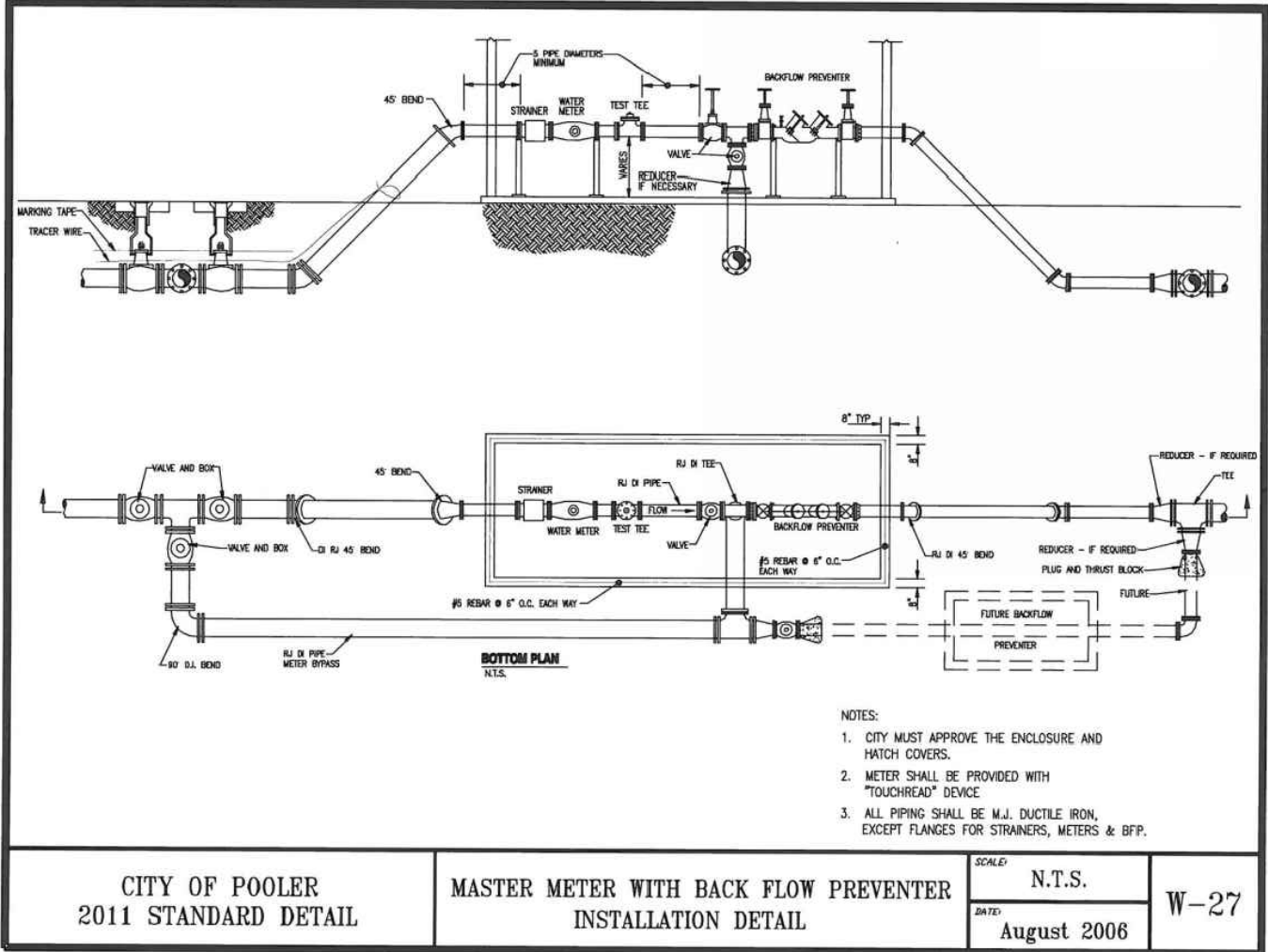
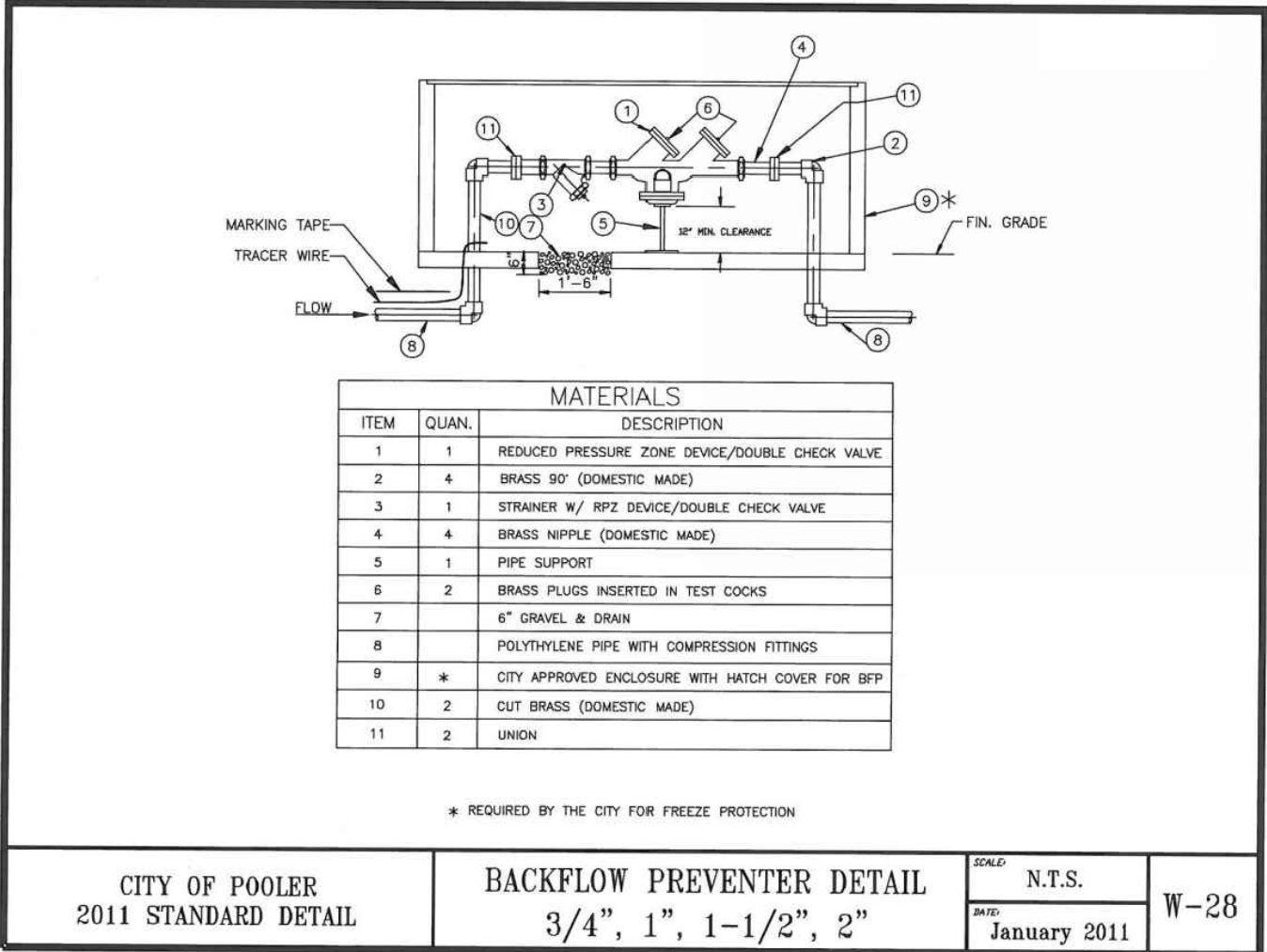
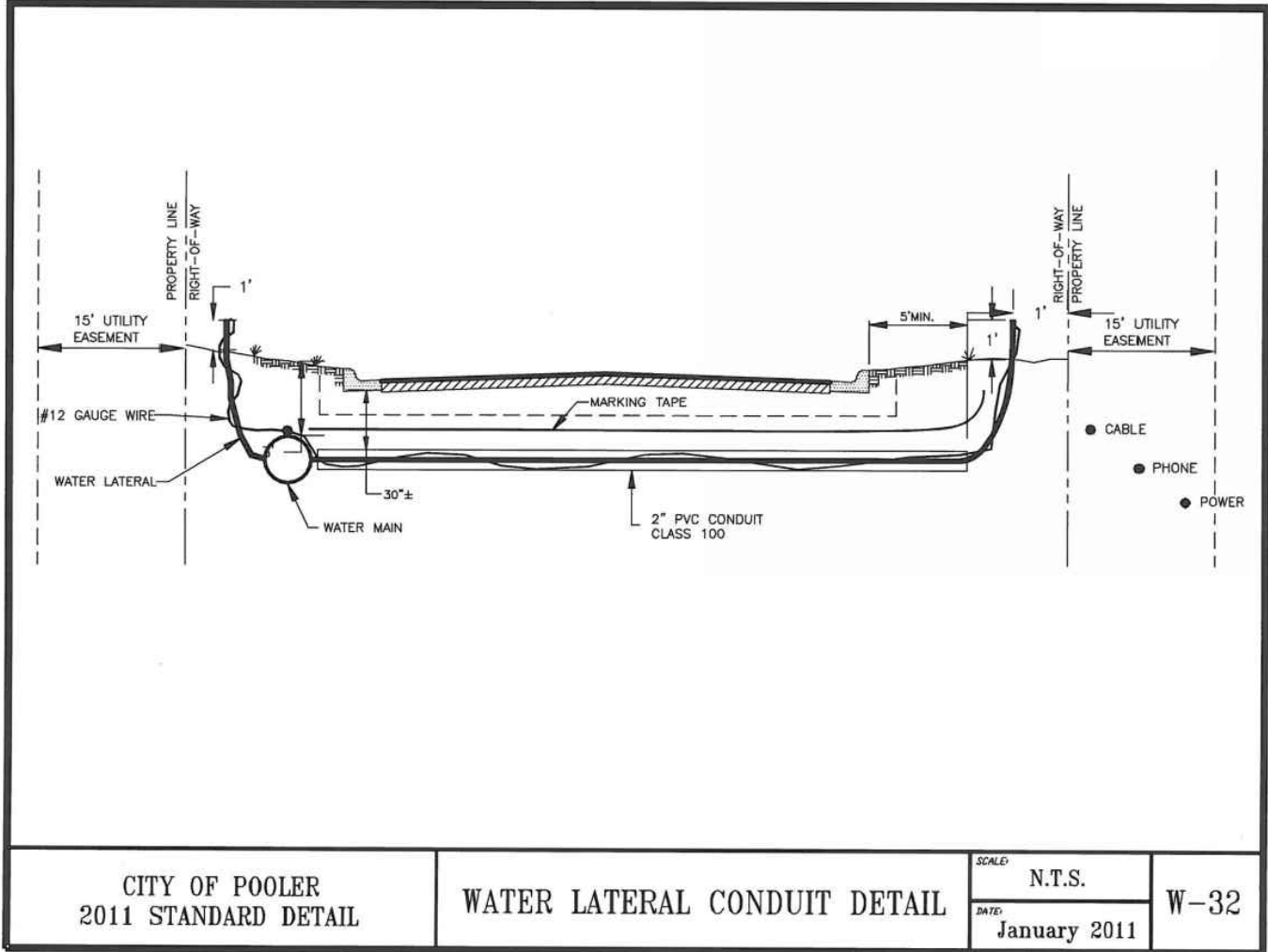
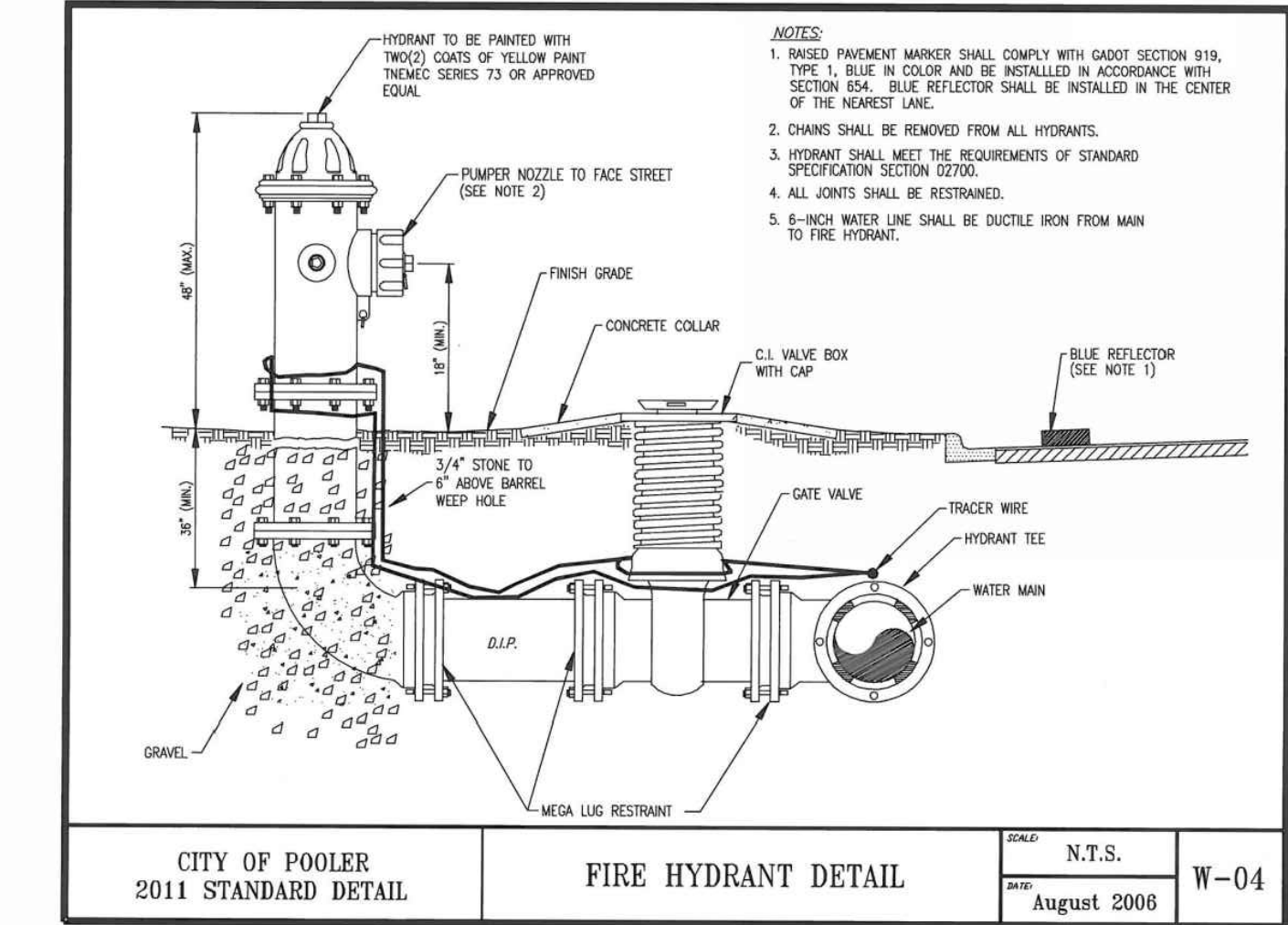
C3.4

811

Know what's below.
Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-2641 | CCI-SAV.COM

GEORGIA
REGISTERED PROFESSIONAL
24142
DOUGLAS L. FAIRCLOTH



RELEASED FOR CONSTRUCTION



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

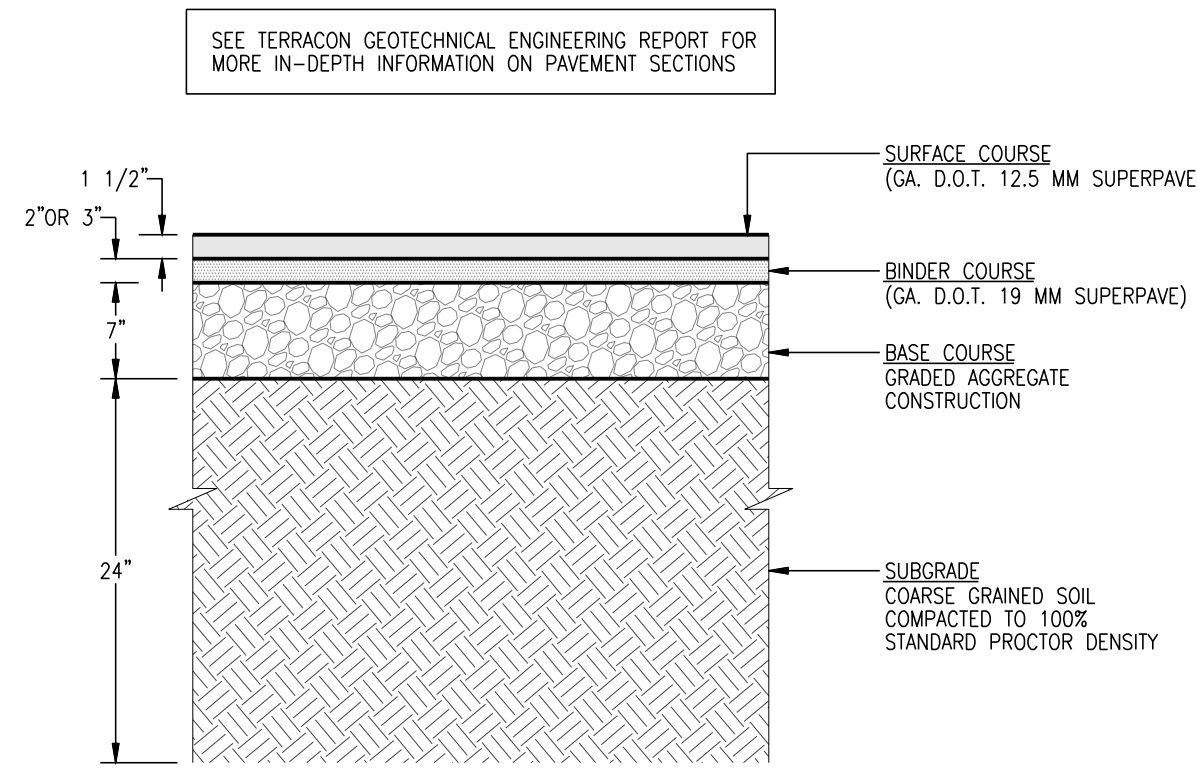
UTILITY DETAILS (2)

SHEET:
C3.5

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 042072
GSWCC LEVEL II CERTIFICATION NUMBER: 27405

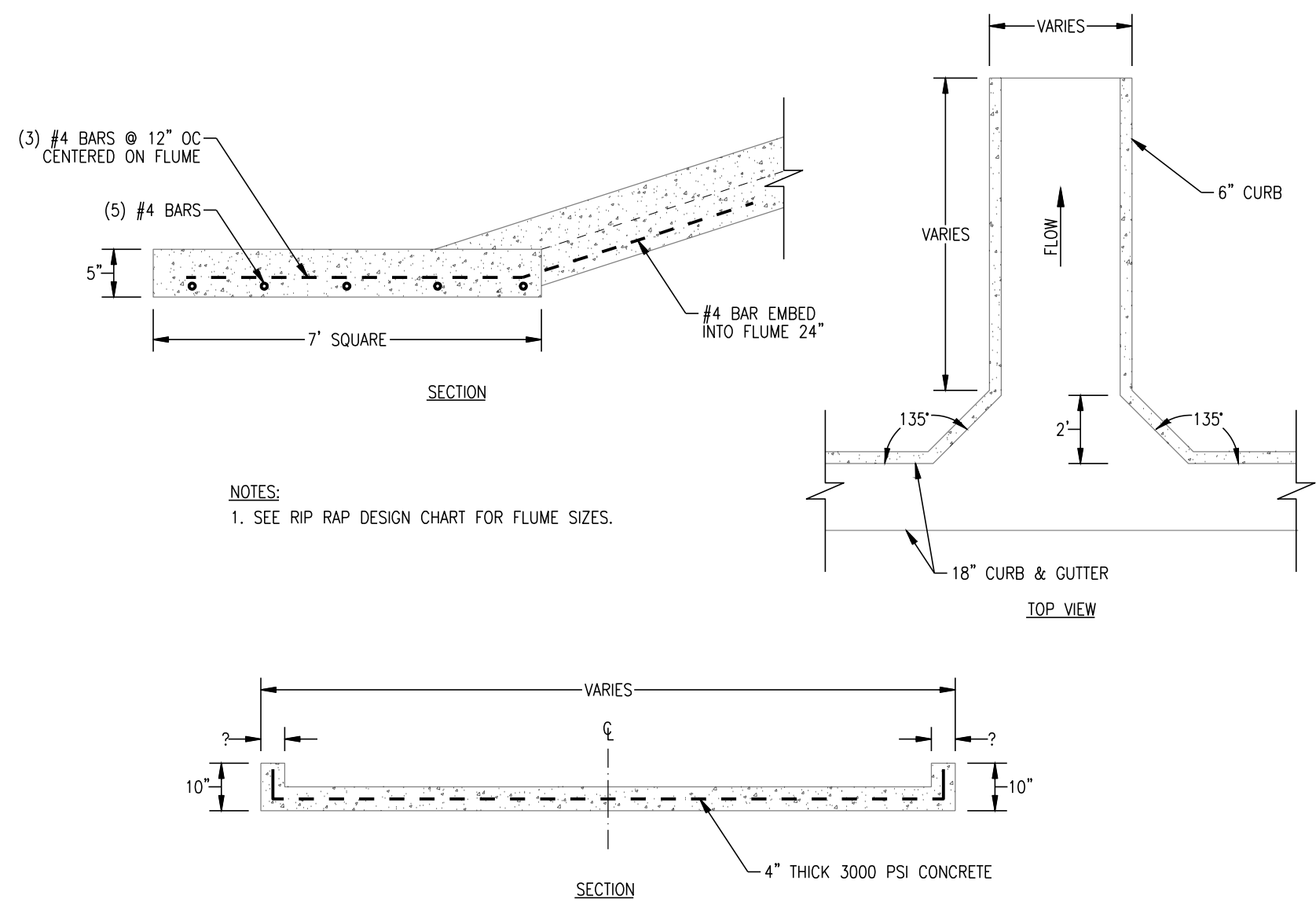


© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/28/2025 12:00 PM BY: William Stewick DRAWING PATH: C:\2024\24-919\DWG\Civil\24-919 Cover.dwg

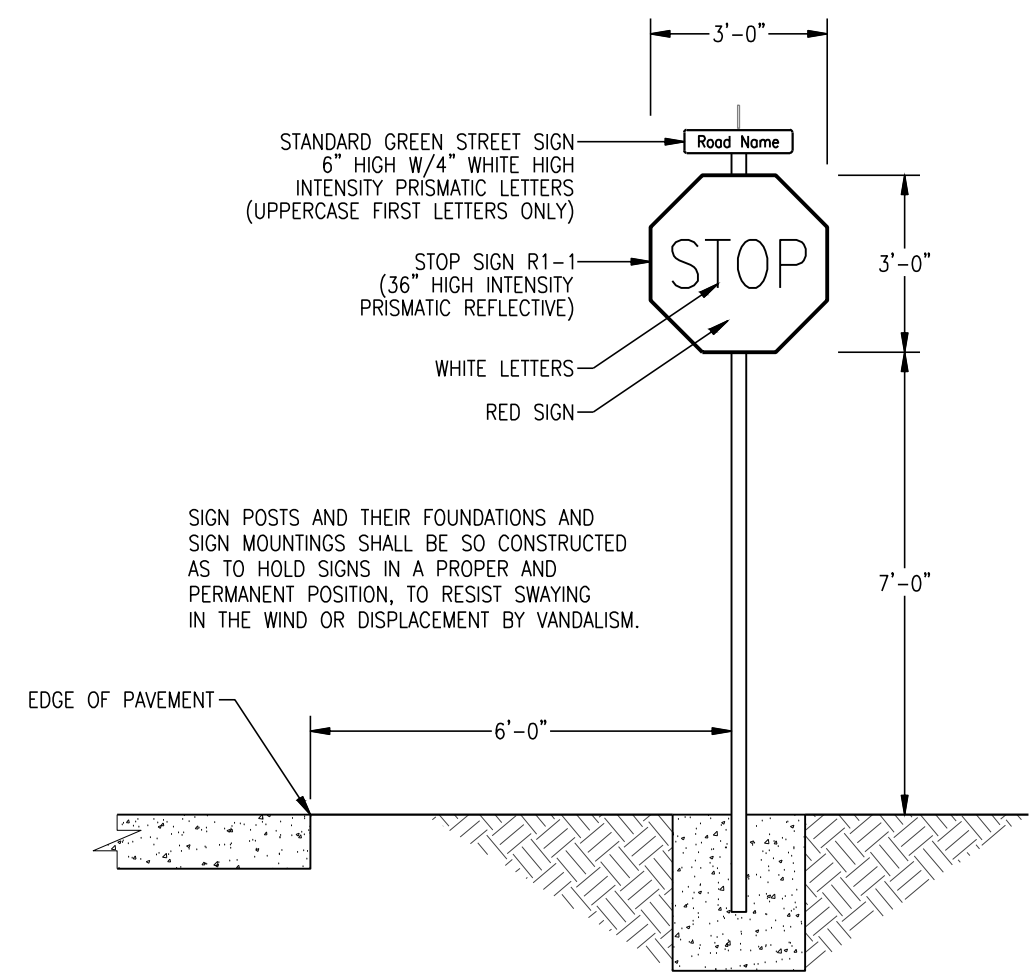


- NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
 2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.
 3. BINDER COURSE IS TO BE 3" THICK WHEN PLACED INSIDE THE ALL PUBLIC ROWS, OTHERWISE USE 2".

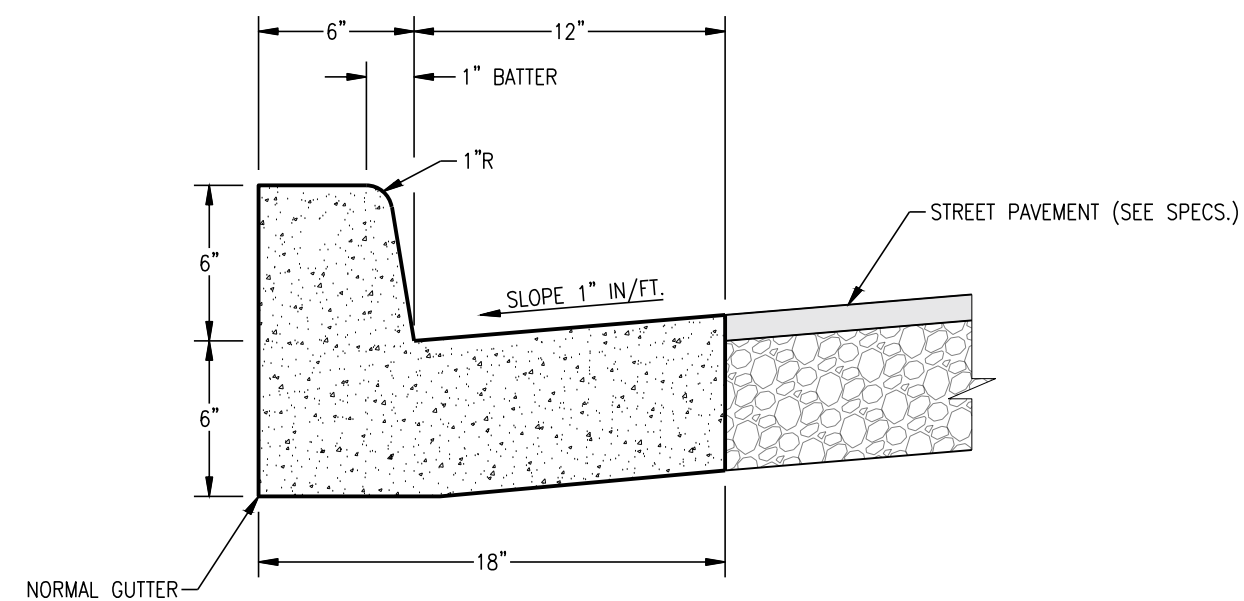
P-11 HEAVY DUTY PAVEMENT SECTION NOT TO SCALE



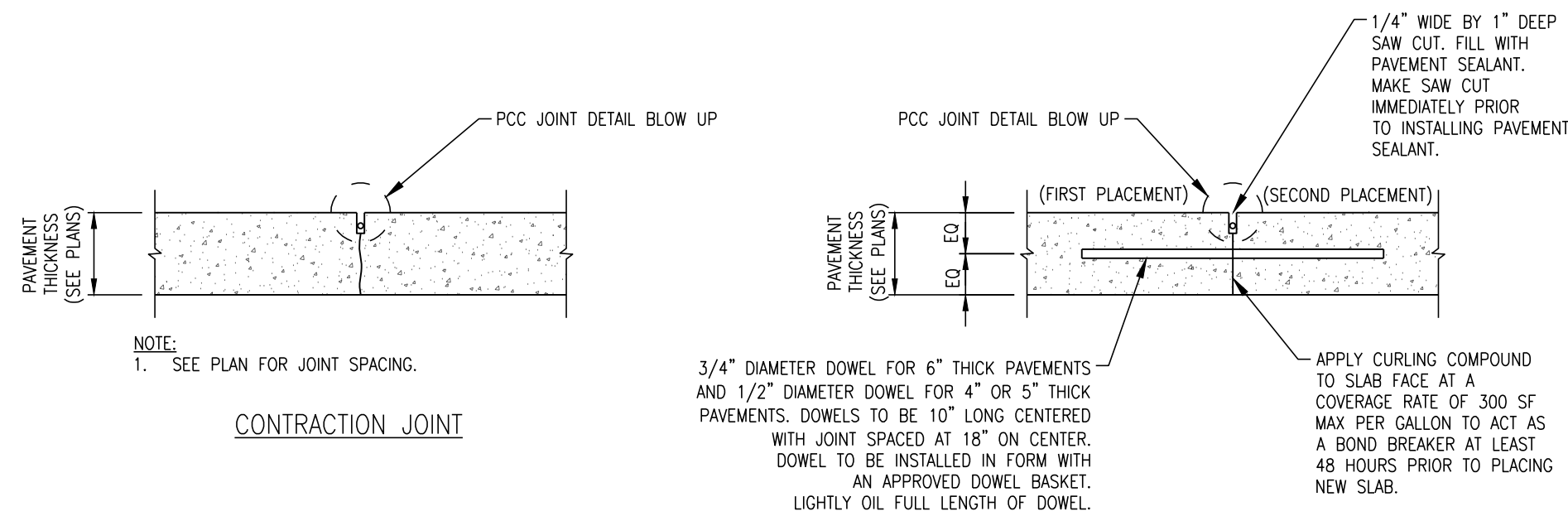
CONCRETE FLUME NOT TO SCALE



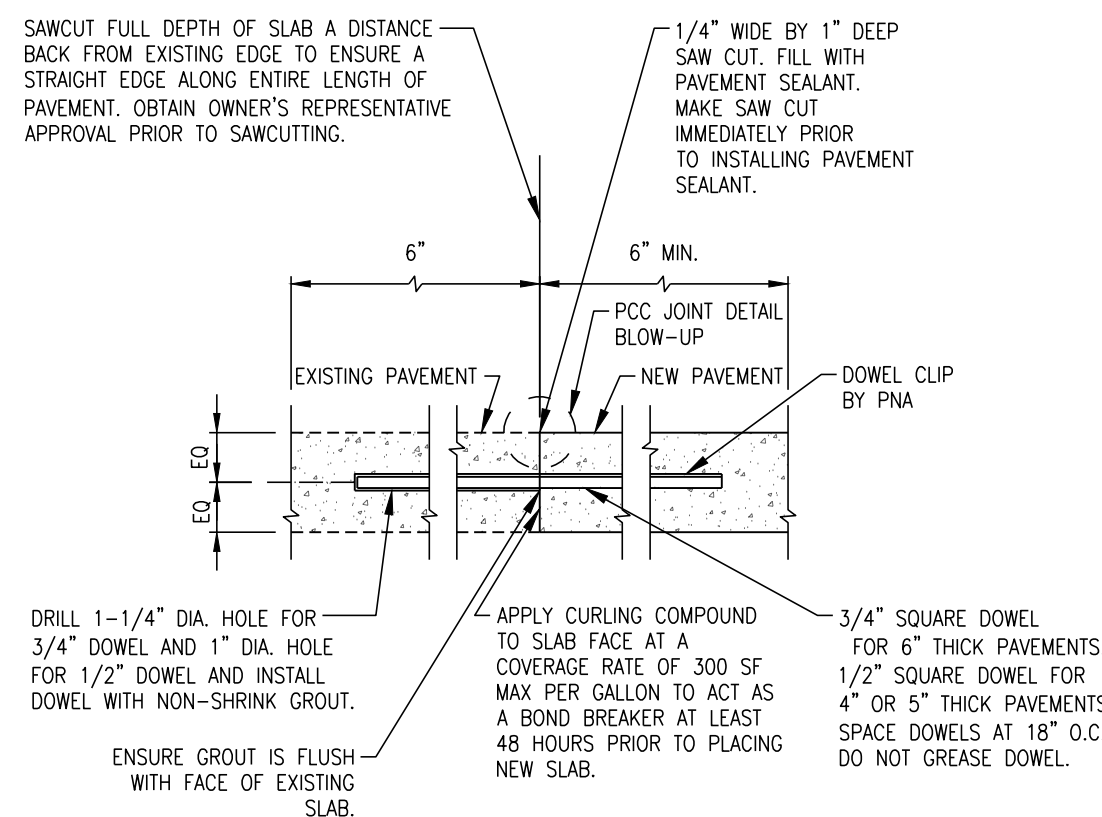
P-26 TYPICAL STOP SIGN NOT TO SCALE



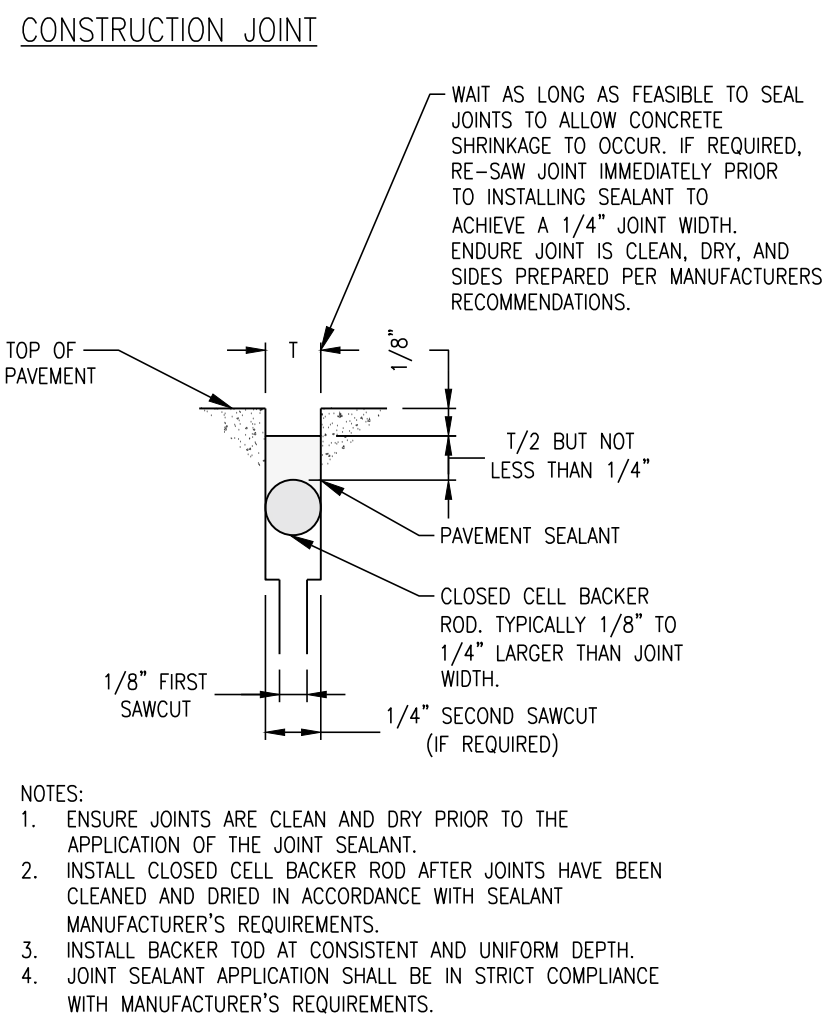
P-3 18" CURB & GUTTER NOT TO SCALE



CONTRACTION JOINT

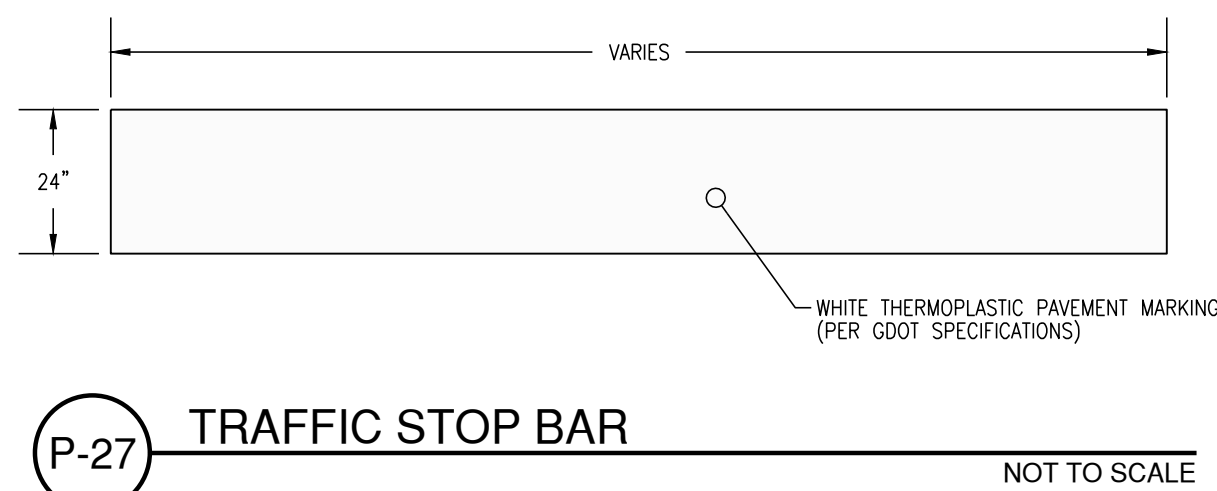


CONSTRUCTION JOINT TO EXISTING PAVEMENT

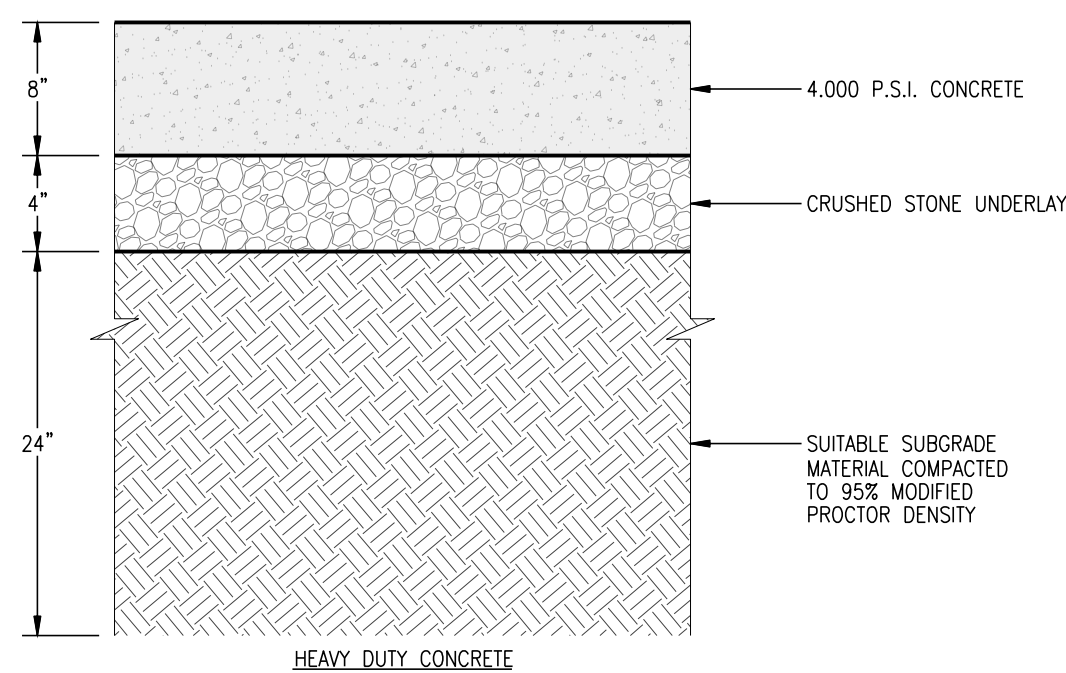


PCC JOINT DETAIL BLOW-UP (TYP.)

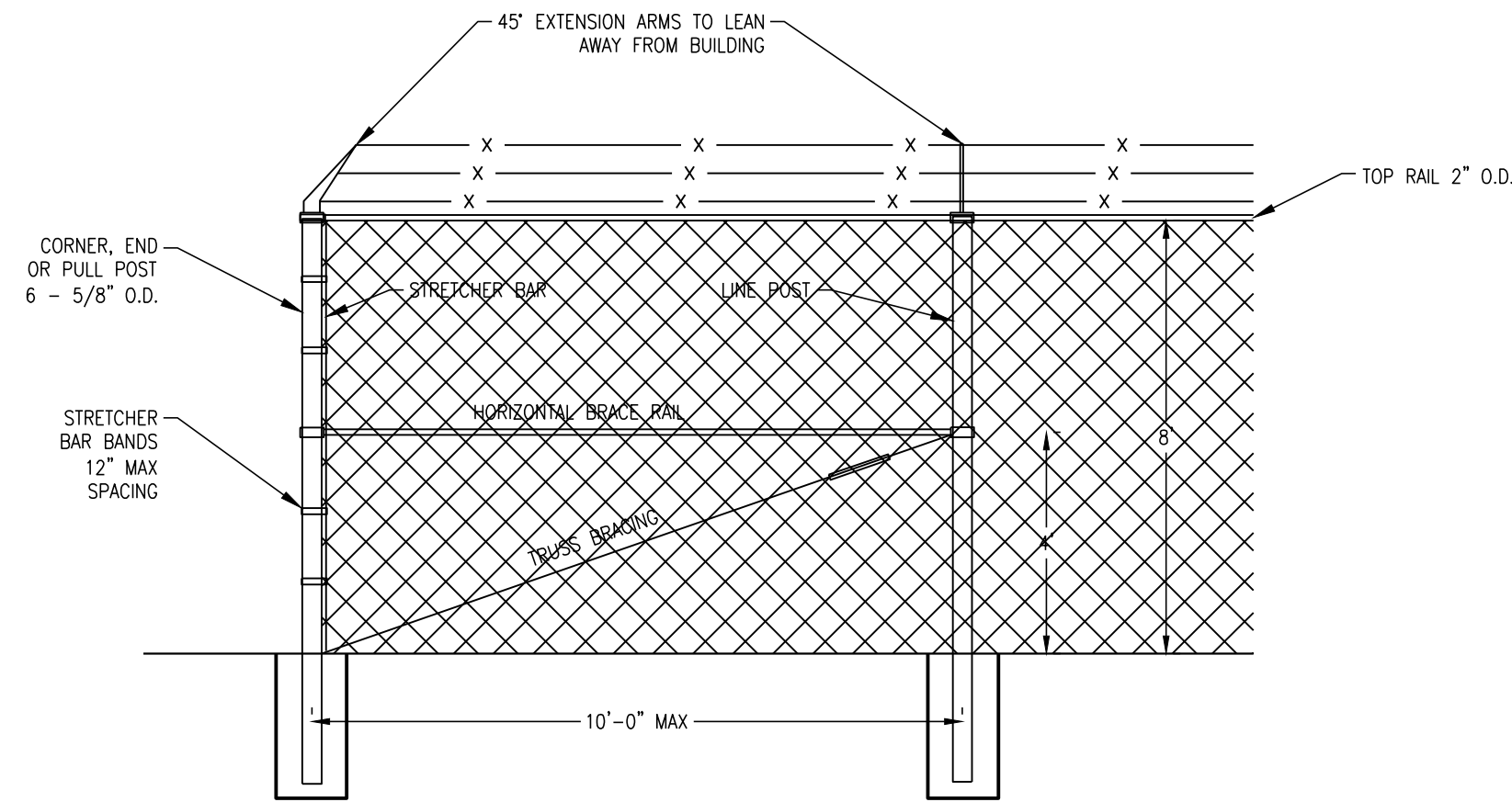
D-1A CONCRETE JOINT DETAILS NOT TO SCALE



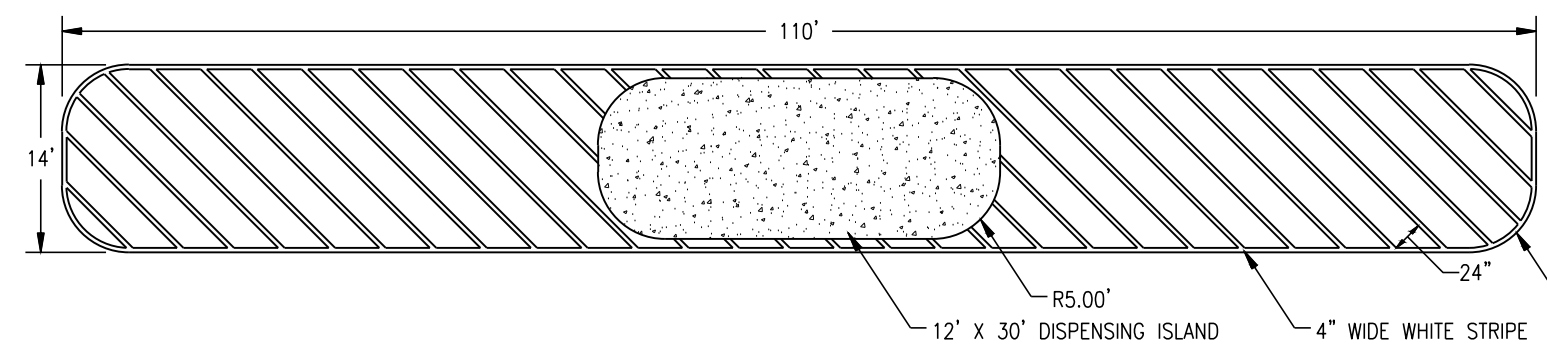
P-27 TRAFFIC STOP BAR NOT TO SCALE



P-20 HEAVY DUTY CONCRETE SECTION NOT TO SCALE



P-60A HEAVY DUTY SECURITY FENCE DETAIL NOT TO SCALE



P-43 DETAIL OF DISPENSING ISLAND (TYP) NOT TO SCALE

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 042072
GSWCC LEVEL II CERTIFICATION NUMBER: 27405



Know what's below.
Call before you dig.



RELEASED FOR CONSTRUCTION

REVISIONS:

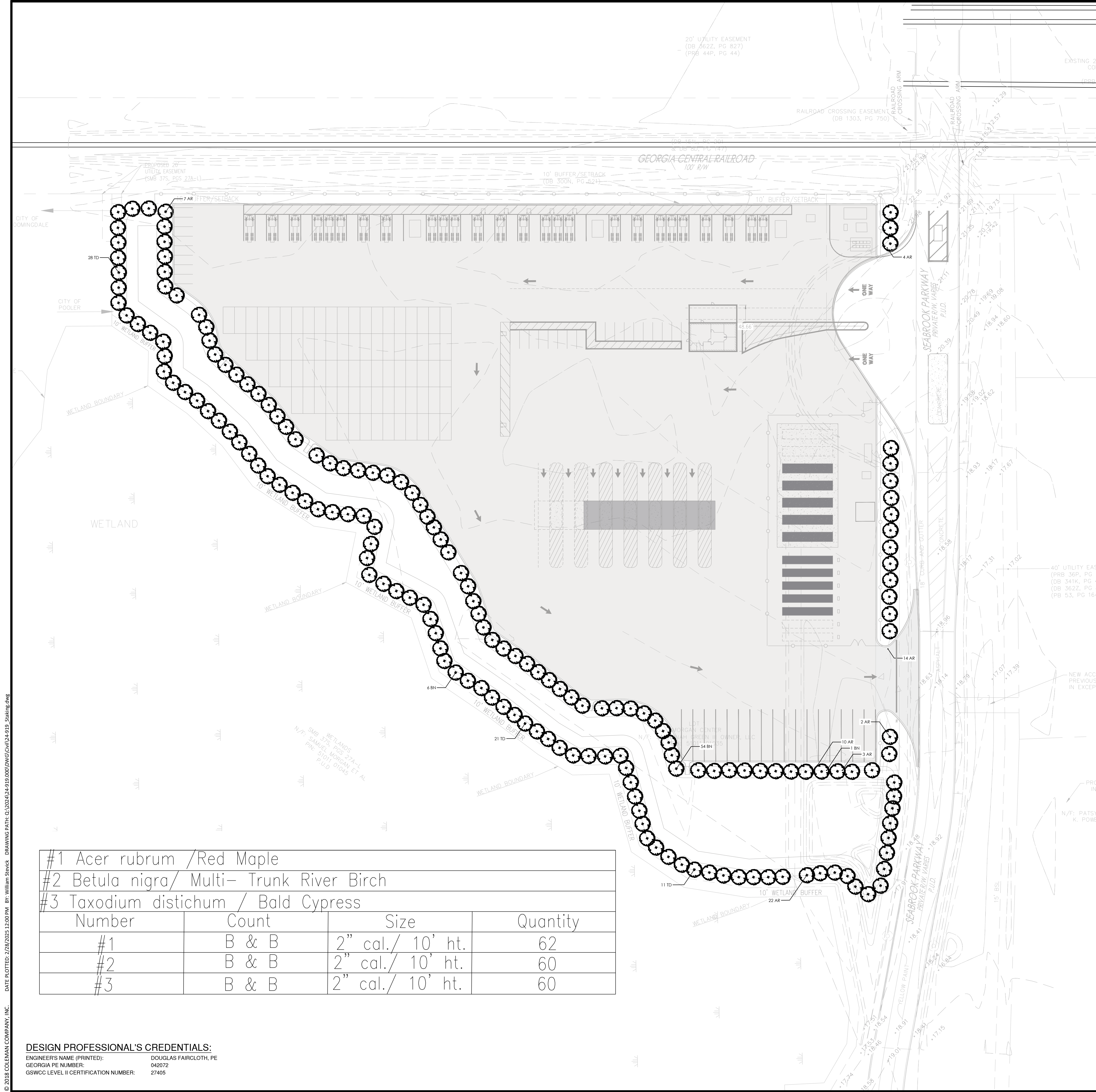
CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

CONSTRUCTION
DETAILS

SHEET:

C5.0



#1 Acer rubrum /Red Maple			
#2 Betula nigra/ Multi- Trunk River Birch			
#3 Taxodium distichum / Bald Cypress			
Number	Count	Size	Quantity
#1	B & B	2" cal./ 10' ht.	62
#2	B & B	2" cal./ 10' ht.	60
#3	B & B	2" cal./ 10' ht.	60

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER: 042072
GSWOC LEVEL II CERTIFICATION NUMBER: 27405

CITY OF POOLER LANDSCAPE REQUIREMENTS

TOTAL AREA: 12.08 AC
TOTAL DISTURBED AREA: 9.93 AC

TREE REQUIREMENT: 15 TREES PER ACRE.
TOTAL AMENITY PROPERTY REQUIREMENT = (15) TREES PER ACRE x 12.08 AC = 182 TREES

TREES PROVIDED = 182

NO SIGNIFICANT TREES TO BE REMOVED

PLANTED TREES SHALL BE "HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL." POOLER, GEORGIA, CODE OF ORDINANCES >> PART II - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE VI. TREE PROTECTION >> SEC. 42-199. REPLACEMENT.

PREFERRED TREE LIST
LARGE SPECIES: AMERICAN BEECH, AMERICAN ELM HYBRIDS, AMERICAN SYCAMORE, GREEN ASH, WHITE ASH, BALD CYPRESS, POND CYPRESS, GINKGO (MALE), HICKORY SPECIES, SOUTHERN MAGNOLIA, LIVE OAK, NUTTALL OAK, OVERCUP OAK, SHUMARD OAK, WHITE OAK, WILLOW OAK, SOUTHERN RED OAK, AND YELLOW POPLAR.
MEDIUM SPECIES: AMERICAN HOLLY, RED MAPLE, FLORIDA MAPLE, TRIDENT MAPLE, EASTERN RED CEDAR
SMALL SPECIES: EASTERN REDBUD, ATTENUATA HYBRIDS HOLLY, YAUPON HOLLY, SWEETBAY MAGNOLIA, FRINGE TREE

NO MORE THAN 30% OF SMALL SPECIES CAN BE USED FOR TREE REPLACEMENT, MINIMUM 500 SF OF PLANTING AREA PER TREE

- IRRIGATION AND MAINTENANCE NOTES
- ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR.
 - ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICIAL SHALL BE REPLACED WITH A TWO AND ONE-HALF-INCH DBH TREE OF THE SAME TYPE.

- NOTES:
- PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
 - ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
 - THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES $\pm 0.2'$ WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
 - SEE SPECIFICATIONS ON SHEET L3.0 FOR FURTHER INSTRUCTIONS.
 - TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE.
 - ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-2641 | CCI-SAV.COM

RELEASED FOR CONSTRUCTION

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
24121
DOUGLAS L. FAIRCLOTH

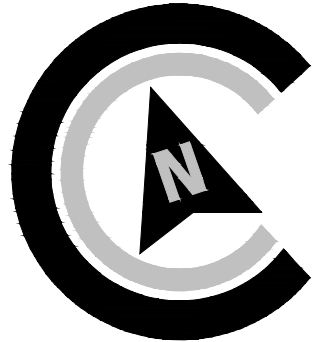
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

LANDSCAPE PLAN

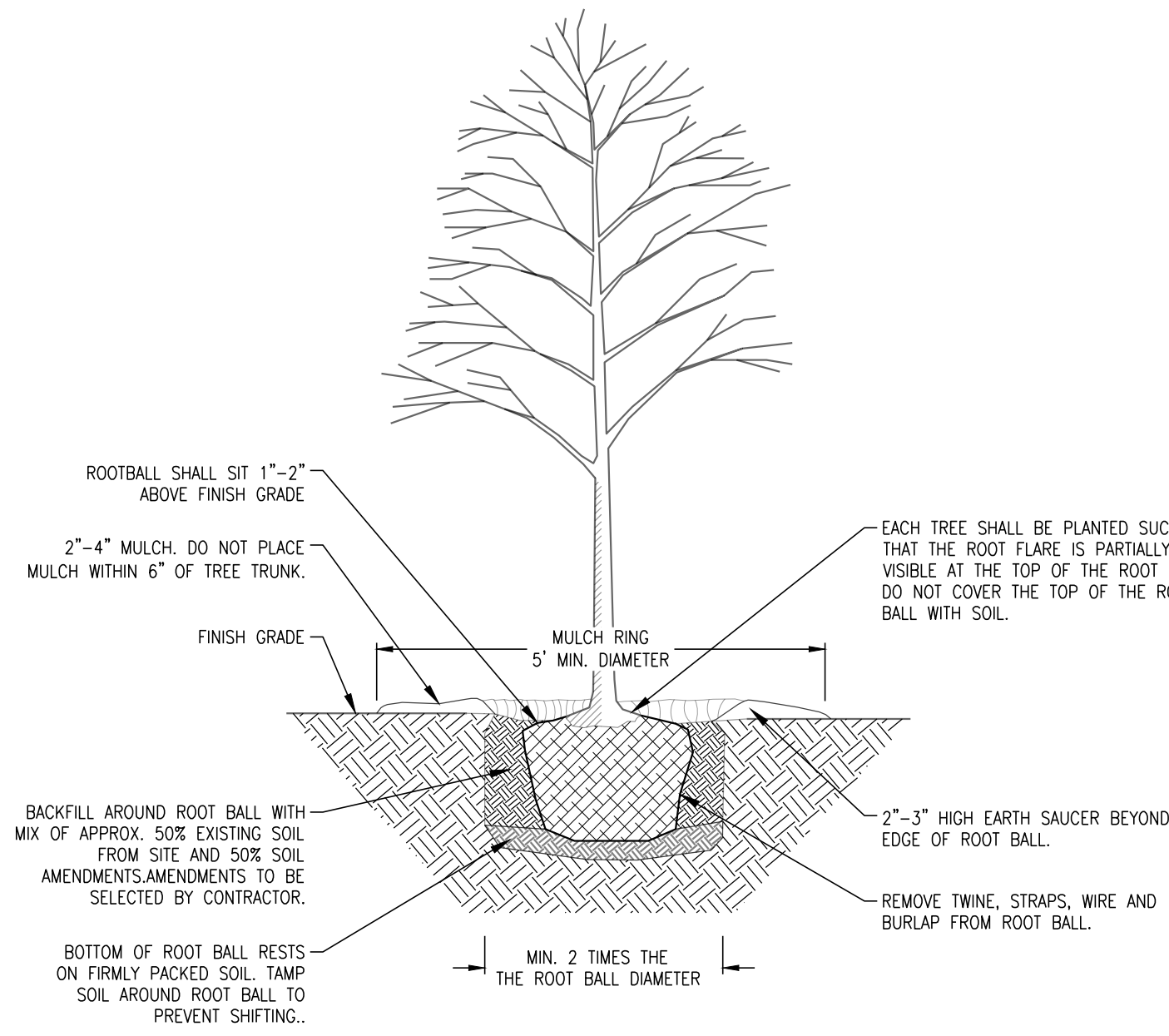
SHEET:
L0.0



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



Know what's below.
Call before you dig.

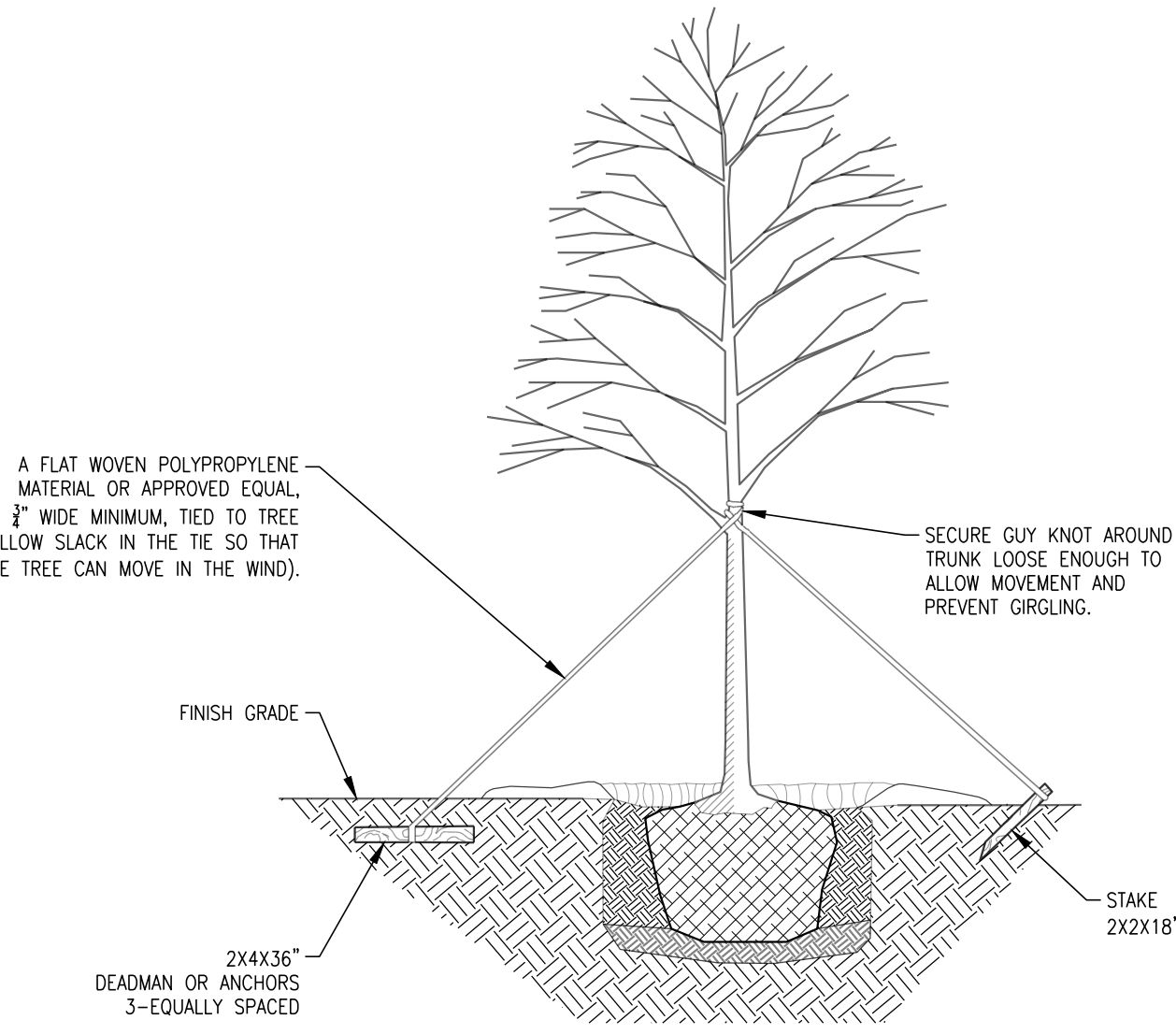


NOTE:

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

TREE PLANTING DETAIL

NOT TO SCALE

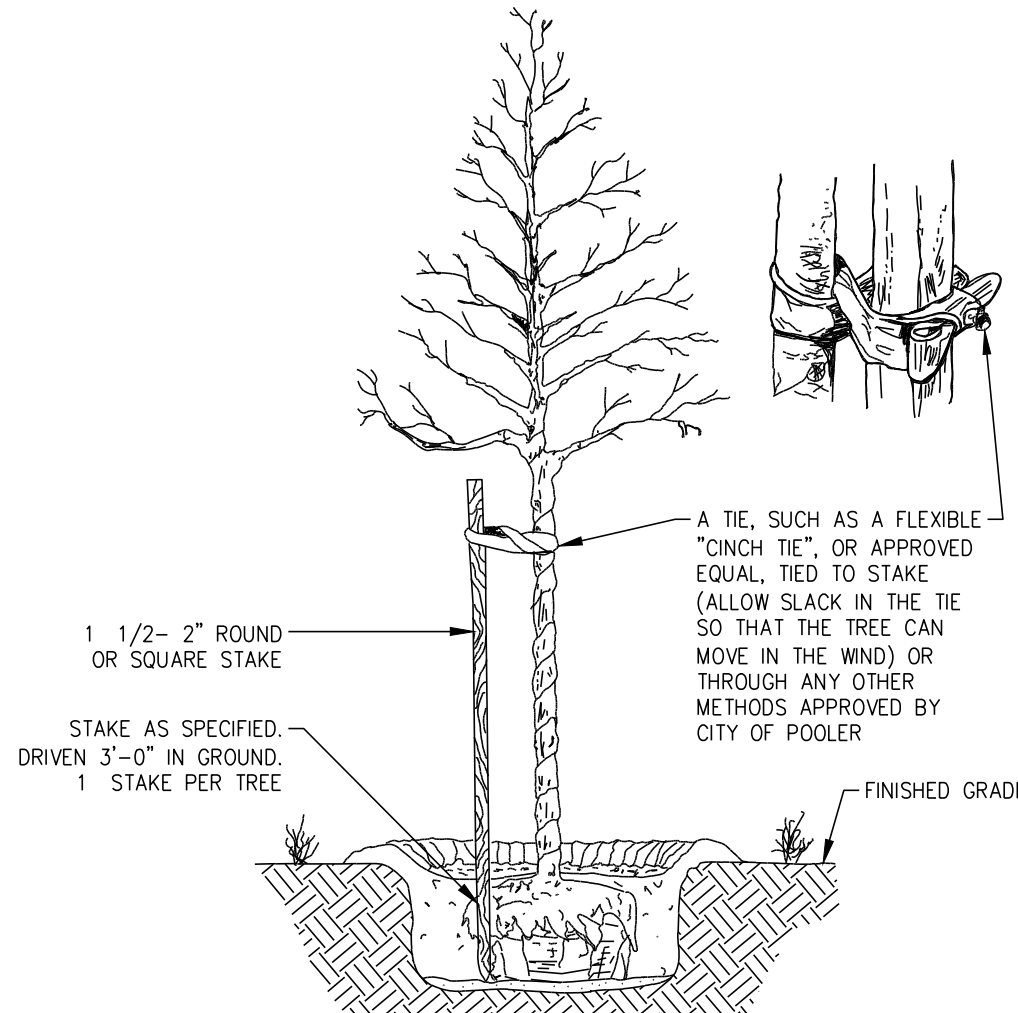


NOTE:

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

TREE STAKING
2" CAL. AND ABOVE

NOT TO SCALE



1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY MUNICIPALITY.

ALTERNATIVE TREE STAKING

NOT TO SCALE

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN 1/4" OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.

PLANT QUALITY:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUND COVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION db/a AMERICAN HORT.
2. ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
4. ALL PLANTS SHALL BE COMMERCIAL GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA.
5. ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
6. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
7. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO REPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

ROOT SYSTEM:

1. ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NOR BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
3. THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
4. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE ALL OF THE BURLAP, WIRE BASKETS AND TYING TWINE REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED.

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

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

FERTILIZER:

1. CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.
2. IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

MULCH:

1. ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF DOUBLE-GROUND HARDWOOD SHREDDED BARK.
2. ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF DOUBLE-GROUND HARDWOOD SHREDDED BARK.
3. ACCEPTABLE MULCHING MATERIAL INCLUDES SHREDDED BARK, HARDWOOD SPECIES, DOUBLE GROUND.

WATERING:

1. ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUND COVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
2. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
3. CONTRACTOR WILL CONTINUE WATERING OF ALL PLANT MATERIAL, SODDED AREA AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF INSTALLATION.

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

RELEASED FOR CONSTRUCTION



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

SAVANNAH PORT LOGISTICS CENTER

PHASE 3

LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER: 24-919
DATE: 02/28/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

LANDSCAPE PLAN

SHEET:

L1.0

