MERLOT RETAIL BUILDING

FOR

MARCHESE CONSTRUCTION LLC

POOLER, GA

KC PROJECT #: 230143.000

MARCH 2025

CITY OF POOLER — PRIDE — PROGRESS — 1905

DEPARTMENT OF PLANNING & DEVELOPMENT

APPROVED BY: rjarles

DATE: 01:39 pm, May 06 2025

GENERAL NOTES:

1. NO STATE WATERS ON PROJECT SITE.
2. NO WETLANDS ON PROJECT SITE.
3. NO SIGNIFICANT TREES ON PROJECT SITE.

NRCS REVISION DATE:

NOTE: CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER PER SEC. 74-133(j).

☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

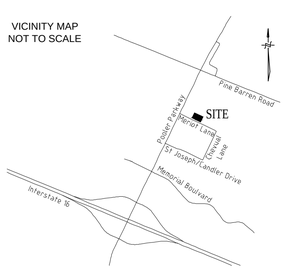
DATE: _____ BY: _____

PROJECT PREPARED BY:

PROJECT SITE DATA:

INDEX OF DRAWINGS:

VICINITY MAP
NOT TO SCALE



Kern & Co., LLC

Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

INITIAL APPROVAL BY GOVERNING AGENCY DATE:

REVISIONS

REV NO.	DATE	DESCRIPTION	SHEETS

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DISTURBANCE: 1.26 AC

ZONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 1359

LOT NUMBER: 8

OWNER NAME: MARCHESE CONSTRUCTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF SURVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

	COVER SHEET	DET-1	STANDARD DETAILS
N1	GENERAL NOTES	DET-2	STANDARD DETAILS
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SESC NOTES:

1. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING AS TEMPORARY AND PERMANENT STABILIZATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATIVE ON ALL STOCKPILED SOILS.
4. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE 1.5"–3.5" STONE 6" THICK, 50' MIN. LONG BY 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.
6. 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.
7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S, STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS
8. TESTING – COORDINATE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
9. 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.
10. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
11. 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.
12. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACK FILLED WITH APPROVED FULL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557. TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
13. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD, UNLESS NOTED OTHERWISE, BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SOIL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
14. THE SUBGRADE SHOULD BE PROOF ROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD 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 SHOULD 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 SHOULD 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.
15. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHOULD BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
16. ANY FOOTING EXCAVATIONS THAT ARE DIRECTLY ADJACENT TO THE EXISTING FOUNDATIONS SHOULD BE DONE IN SMALL INCREMENTS TO AVOID UNDERMINING THEM AND CAUSING A LOSS OF SUPPORT TO THE EXISTING STRUCTURE. IF NECESSARY, THE EXCAVATIONS SHOULD BE SHEETED AND BRACED OR THE SOIL IN THE AFFECTED AREA SHOULD BE STABILIZED BY GROUTING.
17. THE FOOTING EXCAVATIONS AND ALL OF THE PREPARED SLAB UPGRADE SHOULD BE MAINTAINED IN A DRY AND COMPACTED CONDITION UNTIL THE CONCRETE IS PLACED. AREAS THAT ARE SOFTENED BY WATER OR BY CONSTRUCTION ACTIVITY BEARING. SHOULD BE REWORKED AND RECOMPUTED TO THE REQUIRED DENSITY AND BEARING.
18. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
19. ALL CONSTRUCTION WITHIN THE CITY'S RIGHT–OF–WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS PERMIT PRIOR TO CONSTRUCTION.
20. ALL CONSTRUCTION SHALL CONFORM TO GOVERNING AGENCY'S TECHNICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
21. THE 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 THIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
22. SEDIMENTATION BASIN SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK.

WATER – SEWER NOTES:

1. FOR ALL WATER, SANITARY SEWER LINES AND STORM DRAINAGE INSTALLATION, CALL – ONE CALL UTILITIES PROTECTION CENTER BEFORE YOU DIG DIAL 811 OR 1–800–282–7411. WWW.GEORGIA811.COM CALL 3 WORKING DAYS BEFORE YOU DIG.
2. 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.
3. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.
4. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND OTHER FOREIGN MATTER AT ALL TIMES.
5. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
6. CLEAN THE INTERIORS OF ALL PIPE BY WASHING OUT ALL DIRT BEFORE LAYING.
7. FLUSH THE NEW PIPE LINES UNTIL WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. A MINIMUM TIME OF 2 MINUTES AND UNTIL THE WATERMAIN RUNS CLEAR IS REQUIRED IN ORDER TO PURGE THE LINE OF ANY FOREIGN MATERIALS.
8. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, AR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
9. MAINTAIN A MINIMUM OF EIGHTEEN (18") INCH VERTICAL SEPARATION DISTANCE BETWEEN ALL WATER LINE/LATERALS AND ALL STORM DRAIN LINES AND SANITARY SEWER LINES/LATERALS.
10. IF AN IRRIGATION SYSTEM IS PROPOSED FOR SUBJECT DEVELOPMENT, COMPLY WITH THE FOLLOWING REQUIREMENTS BEFORE ANY CONNECTION TO THE CITY WATER SYSTEM:
    (A) SUBMIT PLANS AND SPECIFICATIONS FOR SUBJECT IRRIGATION SYSTEM.
    (B) INSTALL AN APPROVED BACKFLOW PREVENTOR ON THE IRRIGATION SYSTEM.(C) METER THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE GOVERNING AGENCY'S SPECIFICATIONS.
    (D) RESTRAIN ALL CRITICAL BENDS AND CONNECTIONS.
    (E) PROVIDE ERU CALCULATIONS FOR THE IRRIGATION SYSTEM
11. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE GOVERNING AGENCY'S WATER OPERATION DEPARTMENT.
12. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DONE BY THE CORE DRILL METHOD.
13. THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE METERS. THE PUBLIC WORKS DEPARTMENT WILL ONLY MAKE THE WET TAP. THE GOVERNING AGENCY WILL NOT INSTALL THE WATER SERVICE LATERAL.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CERTIFICATIONS OF BACKFLOW DEVICES TO THE ENGINEER.
15. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE GOVERNING AGENCY'S LATEST CONSTRUCTION SPECIFICATION AND DETAILS.
16. LOCATE HIGHPOINT OF WATERMAIN AND INSTALL AIR RELIEF VALVE TO FACILITATE AIR REMOVAL FROM WATERMAIN.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
18. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
19. SEE ARCHITECTURAL PLUMBING PLAN FOR EXACT TIE LOCATION & LINE SIZES.
20. ALL WATER METERS AND STRAINERS SHALL BE PURCHASED FROM THE CITY.
21. THE INDIVIDUAL REQUESTING WATER SERVICE SHALL BE RESPONSIBLE FOR EXCAVATION, TAPPING, AND BACKFILLING THE WATER MAIN FROM WHICH THE SERVICE IS REQUIRED.
22. ALL MATERIAL USED FROM TAP TO DISCHARGE PIPE SHALL BE M.J. DUCTILE IRON, RESTRAINED JOINT, INCLUDING BY–PASS.
23. ALL VALVES 4–INCHES OR LARGER SHALL BE INSTALLED IN A MANHOLE, FOR THE TAPPING VALVE ONLY.
24. ALL TAPPING SLEEVES SHALL BE DUCTILE IRON, MJ, AND PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF ONE HOUR WITH A PRESSURE LOSS NO GREATER THAN 1 PSI.
25. THE GOVERNING AGENCY'S WATER DEPARTMENT SHALL INSPECT THE PRESSURE TEST, IF THE CITY DOES NOT INSPECT THE PRESSURE TEST, THE CITY WILL NOT ACCEPT ANY RESPONSIBILITY OF MAINTENANCE FOR THE TAPPING VALVE OR SLEEVE.
26. THE TAPPING GATE VALVE SHALL BE RESILIENT SEAT, EPOXY COATED, M.J. BY FLANGE, DOMESTIC MADE.
27. ALL MATERIAL USED AND WHICH COMES IN CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY OR PUBLIC HEALTH. MATERIALS MUST BE CERTIFIED FOR CONFORMATION WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
28. BACKFLOW PREVENTOR, VALVES AND POST INDICATOR VALVES FOR FIRE SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A TAMPER SWITCH INSTALLED IN ACCORDANCE WITH NFPA72.
29. IF THIS IS AN EXISTING FACILITY, THE WATER METER AND BACKFLOW PREVENTOR WILL NEED TO MEET THE CURRENT STANDARDS.
30. FOR FORCE MAIN DISCHARGE MANHOLES (INCLUDING THE TWO (2) MANHOLES DOWNSTREAM OF THE DISCHARGE MANHOLE, FOR A TOTAL OF THREE (3) MANHOLES), DROP MANHOLES AND LIFT STATION WETWELLS: THE PROTECTIVE COATING SHALL BE A POLYMER BASED POLYURETHANE OR A HIGH–BUILD, SOLVENT–FREE EPOXY COATING. FOR SMALL LIFT STATIONS AT THE DISCRETION OF THE CITY, THE NUMBER OF MANHOLES REQUIRING COATING MAY BE REDUCED.
31. FOR LIFT STATION WETWELLS, THE COATING LIMITS SHALL INCLUDE FROM THE BOTTOM OF FILLET, WETWELL WALLS, AND ROOF. COATING SYSTEM SHALL OVERLAP 1' TO 2' WHERE HATCHES SIT ON THE ROOF; BUT SHALL EXCLUDE THE WETWELL FLOOR. FOR MANHOLES, THE COATING LIMITS SHALL INCLUDE FROM THE FLOW LINE IN THE TROUGH OF THE INVERT UP TO THE RING WITH A 1' TO 2' OVERLAY ON THE RING.
32. 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 30" 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'.
33. 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 AN TRACER WIRE AS DESCRIBED ABOVE.
34. 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'.
35. 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 AN TRACER WIRE AS DESCRIBED ABOVE.
36. ALL SIGNS SHALL BE 30" HIGH INTENSITY OR DIAMOND GRADE.
37. THREE INCH AND LARGER WATER METER AND STRAINERS SHALL BE PURCHASED FROM THE CITY.

***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 216' OF 4" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 700' OF 6" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE REQUIRES CLEANOUT EVERY 100' & AT TURNS > 45 DEGREES.

ADA NOTES:

1. 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 SHOULD 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 1/2" IN WIDTH.
2. 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
3. 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)

A. LANDINGS:
- RAMPS 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 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 NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. 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.
5. PAVEMENT MARKINGS:
   - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES:
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - 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
7. 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 (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).
8. ACCESSIBLE ROUTES:
   MUST COMPLY WITH ADA. THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

SITE NOTES:

1. THE GOVERNING AGENCY RESERVES THE RIGHT TO ACCESS PROPERTY FOR ON SITE INSPECTIONS.
2. PROPOSED DETENTION AND/OR SEDIMENTATION POND SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK OR BUILDING ERECTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY ON SITE INSPECTION.
4. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF CONTROL STRUCTURE & DETENTION POND UPON COMPLETION OF THE CONTRACT.
5. CONTRACTOR WILL NEED TO OBTAIN A RIGHT OF WAY PERMIT PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE CITY'S/COUNTY'S RIGHT OF WAY.
6. NO TREE MULCHING WITHIN OR ON TOP OF THE DETENTION BASIN.
7. ALL DRAINAGE STRUCTURES GREATER THAN 3 FEET SHOULD HAVE STEPS FOR EASY ACCESS.
8. AS–BUILT SHALL CONTAIN ACCURATE INFORMATION INCLUDING DEPTH, LENGTH, SIZE, SLOPE OF PIPES. ALSO REQUIRED ARE SPOT ELEVATIONS ON THE STORMWATER DETENTION FACILITY, PAVEMENTS TO ENSURE THE SITE GRADING PLAN AND THE CAPACITY OF THE DETENTION FACILITY ARE BUILT ACCORDING TO THE ACCEPTED CONSTRUCTION PLANS. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILTS" PROPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY 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 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; AND ANY OTHER REQUIREMENT MADE BY THE GOVERNING AGENCY'S.
9. THE GOVERNING AGENCY MAY RESERVE THE RIGHT TO REQUIRE TELEVISING, PER CITY TELEVISING MANUAL, OF ALL SANITARY SEWER LINES 8" OR LARGER, ALL NEWLY CONSTRUCTED STORMWATER LINES AND STORMWATER LINES WHERE DAMAGE COULD OCCUR DURING CONSTRUCTION.
10. 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.
11. 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 ABUTTING 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, AND OBTAINED UTILITY LOCATES AS REQUIRED.
12. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE–CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
13. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
14. 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.
15. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM. NAVD 88.
16. 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 MAXIMUM CROSS SLOPE OF 2%.
17. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT– OF–WAY AT 1% MINIMUM.
18. UNSUITABLE SUBGRADE MATERIAL WILL BE DETECTED BY PROOF ROLLING A MINIMUM OF 2 PASSED WITH A MINIMUM TRUCK WEIGHT OF 40 KIPS AFTER ROADWAY HAS BEEN BROUGHT TO APPROXIMATE SUBGRADE ELEVATION, TO BE OBSERVED BY ENGINEER AND GOVERNMENTAL INSPECTOR.
19. 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.
20. SUBGRADE WILL BE COMPACTED FOR A DEPTH OF 24" EXTENDING 24" BEYOND PAVEMENT EDGES, TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY AS MEASURED A.A.S.H.O. METHOD T–99.
21. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKING WILL BE AN ENGINEER APPROVED VEHICULAR TRAFFIC PAINT. (WHITE IN COLOR & 4" WIDE)
22. 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.
23. SAW–CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
24. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR BACK OF CURBING.
25. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
26. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
27. SEE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
28. ALL UTILITIES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
29. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
30. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYATEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.

Required Notes

Include the following notes as applicable to the project:

1. _______ "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."
2. _______ Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)
3. _______ Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. _______ "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. _______ Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. _______ When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. _______ Select fill SHALL be use in all roads to be dedicated to the City
8. _______ Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. _______ Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. _______ Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. _______ The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. _______ The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-132; Chapter 42, Article V, Section 42-156; Appendix B, Article VI, Section 602

1. _______ Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)
2. _______ Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)
3. _______ Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)
4. _______ Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. _______ Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high

City of Pooler • Planning & Zoning Department • 100 US Hwy 80 SW • Pooler, Georgia 31322 • (912) 748-7261
planning@pooler-ga.gov | www.pooler-ga.gov

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: ____________ BY: __________

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:
No. 32285
PROFESSIONAL
3/31/25
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS
FOR
MERLOT RETAIL
POOLER, GA

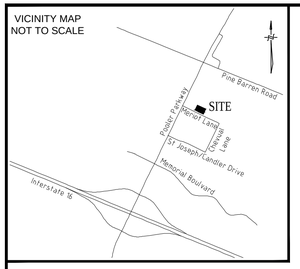
DRAWING TITLE:
GENERAL NOTES

SCALE: 1" = 200'
PROJECT NO: 210226.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ
SHEET NO: N1

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:54 pm, May 06 2025

Tue, 01 Apr 2025 - 7:57am cstrouser
DRAWING PATH: G:\2023\230143.000\dwg\230143-SITE.dwg

VICINITY MAP
NOT TO SCALE



RECORD NORTH
PER RECORD BOOK 389, PAGE 13

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 20.50'
NAVD 88

SURVEY CONTROL:
1/2" IRON ROD
N 762,437.99
E 933,255.35

Tract A
A Major Subdivision Plat of Lot 5, Pooler Parkway LLC
being a portion of Parcel 2 of the Armstrong Tract
Plat Record Book 389, Page 13
N/F Wal-Mart Stores East, LP
Deed Book 3321 Page 703
PIN: 51010 01056

Outlot #7
A Minor Subdivision Plat of Lot 8 Outlot #8
and Lot 7 Outlot #7 of Pooler Parkway LLC
being a portion of Tract C, Pooler Parkway
Plat Book 51, Page 53
N/F Rock Oaks 2, LLC
Deed Book 2933 Page 166
PIN: 51010 01074

Outlot #8
1.265 Acres

(PRIVATE ROADWAY)

MERLOT LANE
(PRIVATE ROADWAY)
80' R/W

EXISTING WATER MAIN

Existing Curb Inlet
Top = 20.86'
TH = 20.04'
I.E. (N)= 15.4'
I.E. (E)= 15.51'
I.E. (W)= 15.46'

Existing Curb Inlet
Top = 20.78'
TH = 20.12'
I.E. (N)= 15.53'
I.E. (E)= 15.65'
I.E. (W)= 15.68'

Existing Curb Inlet
Top = 20.94'
TH = 20.11'
I.E. (N)= 15.65'
I.E. (E)= 15.77'
I.E. (W)= 15.89'

Existing Curb Inlet
Top = 21.25'
TH = 20.54'
I.E. (N)= 16.22'

Storm Manhole
Top = 21.76'
I.E. (N)= 15.81'
I.E. (S)= 15.81'
I.E. (W)= 15.66'

Storm Manhole
Top = 20.79'
I.E. = 16.90'

Existing Storm Manhole
Top = 20.86'
I.E. = 15.20'

Sanitary Manhole
Top = 21.25'
I.E. (S)= 7.66'
I.E. (W)= 7.92'

Sanitary Manhole
Top = 21.55'
I.E. (N)= 8.65'
I.E. (S)= 8.37'
I.E. (E)= 8.35'

Sanitary Manhole
Top = 23.79'
I.E. (S)= 6.43'
I.E. (E)= 6.73'

Sanitary Manhole
Top = 19.34'
I.E. (N)= 7.33'
I.E. (E)= 7.18'
I.E. (W)= 6.96'

Sanitary Manhole
Top = 23.67'
I.E. (N)= 6.12'

Sanitary Manhole
Top = 21.79'
I.E. (E)= 8.54'
I.E. (W)= 8.49'

Sanitary Manhole
Top = 22.04'
I.E. (S)= 8.89'
I.E. (W)= 8.91'

Sanitary Manhole
Top = 19.96'
I.E. (N)= 13.54'
I.E. (E)= 8.18'
I.E. (W)= 8.26'

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 22.13'
NAVD 88

BENCH MARK:
BENCH TIE IN
OAK
ELEVATION 24.13'
NAVD 88

I.E. = 15.67'
I.E. = 15.80'
I.E. = 15.96'
I.E. = 16.19'
I.E. ± 16.88'

S64°03'59"E 299.50'
N64°03'58"W 299.50'
S25°10'55"W 183.35'
N25°56'01"E 183.35'
300.00'

10' Building Setback
20' Utility Easement
26.6' Utility Easement
60' Building Setback
15' Building Setback

42" RCP
24" RCP
1/2" IRF
FH
WV
OLP
SAN

Ok

SITE DATA:

PROJECT AREA: 1.26 AC
AREA OF DISTURBANCE: 1.26 AC
ZONING: C-2
P.I.N.: 5101001075
PROJECT ADDRESS: 100 MERLOT LANE
PROJECT CITY: POOLER, GA
DISTRICT NUMBER: 1359
LOT NUMBER: 8
OWNER NAME: MARCHESE CONSTRUCTION, LLC
CONTACT: JOE MARCHESE
OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100
OWNER CITY: SAVANNAH, GA 31408
TELEPHONE NO.: 912-330-8575
DATE OF SURVEY: 10/25/23
GOVERNING AGENCY: CITY OF POOLER

UTILITIES PROTECTION CENTER

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KNOW WHAT'S BELOW.
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DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: riarles
DATE: 01:54 pm, May 06 2025

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION
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DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED 003285 PROFESSIONAL ENGINEER 3/31/25 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

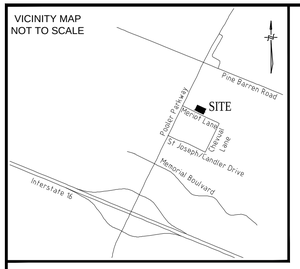
DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

SHEET NO:
EX1

Tue, 01 Apr 2025 - 7:57am - crzimmer
DRAWING PATH: G:\2023\230143.000\dwg\230143-SITE.dwg

VICINITY MAP
NOT TO SCALE



BUILDING HEIGHT -
ROOF - 18'-2"
PARAPET - 22'-0"

EXISTING IMPERVIOUS: 0%

PROPOSED IMPERVIOUS: 78%

OPEN SPACE: 22%

PARKING REQUIREMENTS:

10 SPACES / 1,000 SF @ 3,240 = 32.4 SPACES

6 SPACES / 1,000 SF @ 5,080 (1,650 + 1,630 + 1,800) = 30.5 SPACES

TOTAL REQUIRED: 63 SPACES

TOTAL PROVIDED.: 64 SPACES

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DISTURBANCE: 1.26 AC

ZONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 1359

LOT NUMBER: 8

OWNER NAME: MARCHESE CONSTRUCTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF SURVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

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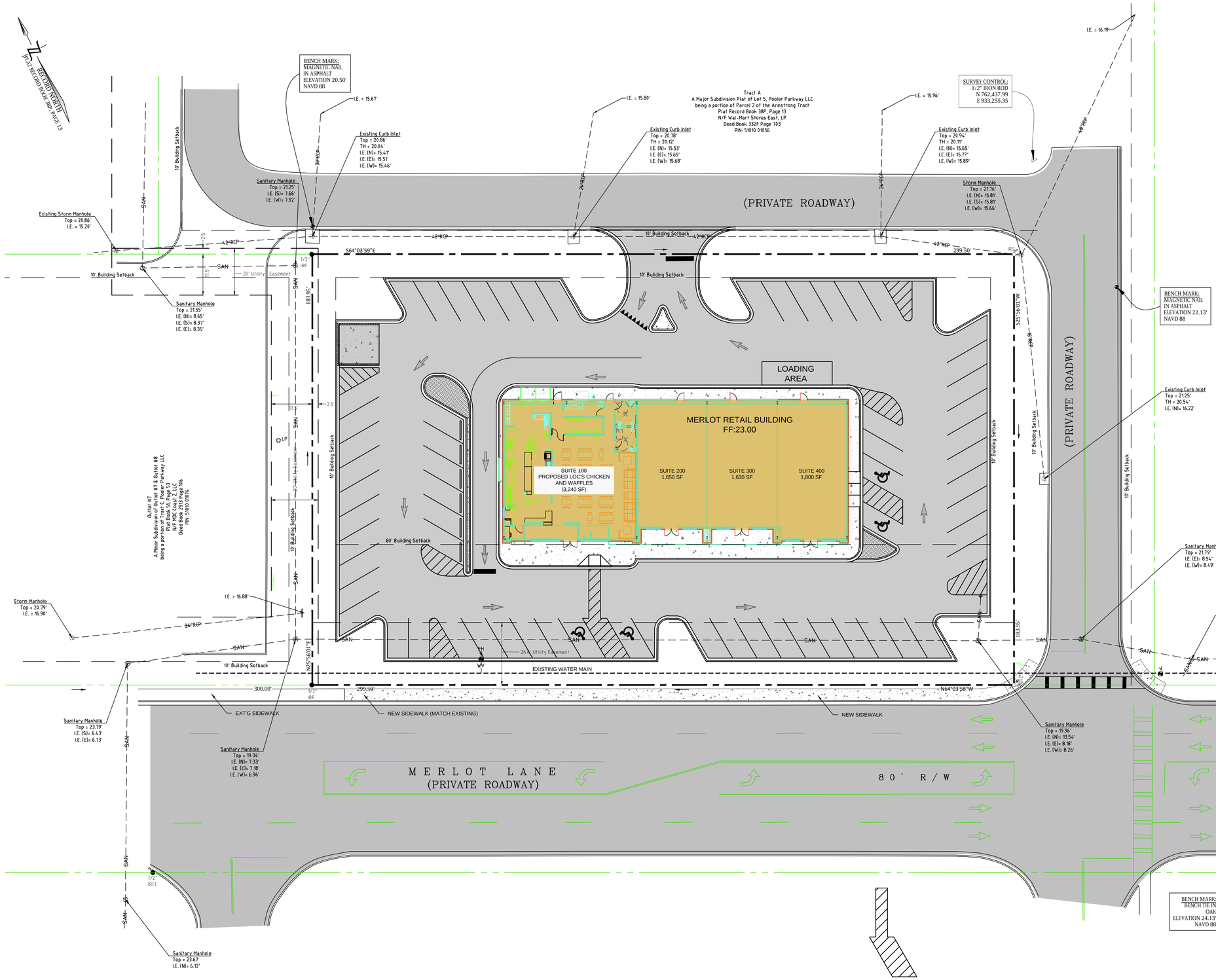
DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rlarles
DATE: 01:54 pm, May 06 2025



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
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Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA
REGISTERED
No. 33285
PROFESSIONAL
3/31/25
ENGINEER
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

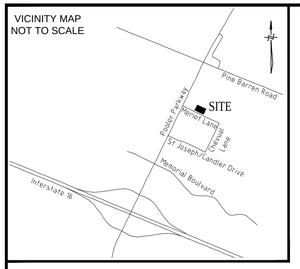
DRAWING TITLE:
SITE PLAN

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

SHEET NO:
C1

Tue, 01 Apr 2025 - 7:57am cstinnett
DRAWING PATH: C:\2023 230143.000\dwg\230143-SITE.dwg

VICINITY MAP
NOT TO SCALE



RECORD NORTH
PER A RECORD PLAT DATED 1/30/2007, PAGE 13

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 20.50'
NAVD 88

SURVEY CONTROL:
1/2" IRON ROD
N 762,437.99
E 933,255.35

Tract A
A Major Subdivision Plat of Lot 5, Pooler Parkway LLC
being a portion of Parcel 2 of the Armstrong Tract
Plat Record Book 38P, Page 13
N/F Wal-Mart Stores East, LP
Deed Book 332F Page 703
PIN: 5101O 01056

ONE WAY

(PRIVATE ROADWAY)

Existing Curb Inlet
Top = 20.86'
I.E. (N)= 15.41'
I.E. (E)= 15.51'
I.E. (W)= 15.46'

Existing Curb Inlet
Top = 20.78'
TH = 20.12'
I.E. (N)= 15.53'
I.E. (E)= 15.65'
I.E. (W)= 15.68'

Existing Curb Inlet
Top = 20.94'
TH = 20.11'
I.E. (N)= 15.65'
I.E. (E)= 15.77'
I.E. (W)= 15.89'

Storm Manhole
Top = 21.76'
I.E. (N)= 15.81'
I.E. (S)= 15.81'
I.E. (W)= 15.66'

Sanitary Manhole
Top = 21.25'
I.E. (S)= 7.66'
I.E. (W)= 7.92'

Existing Storm Manhole
Top = 20.86'
I.E. = 15.29'

Sanitary Manhole
Top = 21.55'
I.E. (N)= 8.65'
I.E. (S)= 8.37'
I.E. (E)= 8.35'

S64°03'59"E 299.50'

N64°03'58"W 299.50'

S25°56'01"E 183.95'

N25°56'01"E 183.95'

10' Building Setback

20' Utility Easement

ONE WAY SIGN

STOP SIGN & STOP BAR

MASONRY DUMPSTER ENCLOSURE MATCH BUILDING COLORS.

PARKING STALL CURB STOPS

LOADING AREA

Outlot #8
MERLOT RETAIL BUILDING
FF:23.00
1.265 Acres
147.00'

SUITE 100
PROPOSED LOCS CHICKEN AND WAFFLES
(3,240 SF)

SUITE 200
1,650 SF

SUITE 300
1,630 SF

SUITE 400
1,800 SF

HANDICAP SIGN

60' Building Setback

STOP SIGN & STOP BAR

SIGN LOCATION

EXISTING WATER MAIN

EXISTING SIGN TO BE REMOVED

Outlot #7
A Minor Subdivision Plat of Lot #7 & Outlot #8
being a portion of Tract C, Pooler Parkway LLC
Plat Book 51, Page 53
N/F Mark Lewis, Jr. & Lisa C.
Deed Book 2983 Page 166
PIN: 5101O 01074

Storm Manhole
Top = 20.79'
I.E. = 16.90'

I.E. = 16.88'

Sanitary Manhole
Top = 23.79'
I.E. (S)= 6.43'
I.E. (E)= 6.73'

Sanitary Manhole
Top = 19.34'
I.E. (N)= 7.33'
I.E. (E)= 7.18'
I.E. (W)= 6.96'

Sanitary Manhole
Top = 23.67'
I.E. (N)= 6.12'

EXT'G SIDEWALK

NEW SIDEWALK (MATCH EXISTING)

NEW SIDEWALK

ADA HC RAMP

5' WIDE CROSS-WALK

Sanitary Manhole
Top = 19.96'
I.E. (N)= 13.54'
I.E. (E)= 8.18'
I.E. (W)= 8.26'

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 22.13'
NAVD 88

Existing Curb Inlet
Top = 21.25'
TH = 20.54'
I.E. (N)= 16.22'

Sanitary Manhole
Top = 21.79'
I.E. (E)= 8.54'
I.E. (W)= 8.49'

NEW STOP SIGN & EXISTING STOP BAR

Sanitary Manhole
Top = 22.04'
I.E. (S)= 8.89'
I.E. (W)= 8.91'

MERLOT LANE
(PRIVATE ROADWAY)

80' R/W

BENCH MARK:
"BENCH TIE IN OAK
ELEVATION 24.13'
NAVD 88

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DISTURBANCE: 1.26 AC

ZONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 1359

LOT NUMBER: 8

OWNER NAME: MARCHESE CONSTRUCTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF SURVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

UTILITIES PROTECTION CENTER

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DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:54 pm, May 06 2025

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Tue, 01 Apr 2025 - 7:57am, cstinnett
DRAWING PATH: C:\2023-23\143.000\dwg\230143-SITE.dwg

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA
REGISTERED
No. 33285
PROFESSIONAL
ENGINEER
3/31/25
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

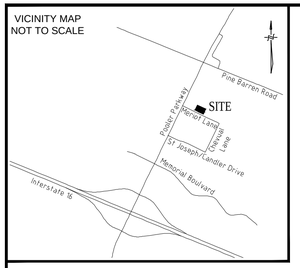
SITE DRAWINGS
FOR
MERLOT RETAIL
POOLER, GA.

DRAWING TITLE:
STAKING PLAN

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

SHEET NO:
C2

VICINITY MAP
NOT TO SCALE



RECORD NORTH
PER RECORD BOOK 38P, PAGE 13

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 20.50'
NAVD 88

SURVEY CONTROL:
1/2" IRON ROD
N 762,437.99
E 933,255.35

Tract A
A Major Subdivision Plat of Lot 5, Pooler Parkway LLC
being a portion of Parcel 2 of the Armstrong Tract
Plat Record Book 38P, Page 13
N/F Wal-Mart Stores East, LP
Deed Book 332F Page 703
PIN: 5101D 01056

Outlot #7
A Major Subdivision Plat of Outlot #7 & Outlot #8
being a portion of Tract C, Pooler Parkway LLC
Plat Book 51, Page 53
N/F Pooler 2013 Partners, LLC
Deed Book 2923F, Page 196
PIN: 5101D 01074

(PRIVATE ROADWAY)

MERLOT LANE
(PRIVATE ROADWAY)
80' R/W

Outlot #8
MERLOT RETAIL BUILDING
FF:23.00
1.265 Acres

SUITE 100
PROPOSED LOCS CHICKEN
AND WAFFLES
(3,240 SF)

SUITE 200
1,650 SF

SUITE 300
1,630 SF

SUITE 400
1,800 SF

LOADING
AREA

Existing Storm Manhole
Top = 20.86'
I.E. = 15.29'

Existing Curb Inlet
Top = 20.86'
TH = 20.04'
I.E. (N)= 15.41'
I.E. (E)= 15.51'
I.E. (W)= 15.46'

Existing Curb Inlet
Top = 20.78'
TH = 20.12'
I.E. (N)= 15.53'
I.E. (E)= 15.65'
I.E. (W)= 15.68'

Existing Curb Inlet
Top = 20.94'
TH = 20.11'
I.E. (N)= 15.65'
I.E. (E)= 15.77'
I.E. (W)= 15.89'

Storm Manhole
Top = 21.76'
I.E. (N)= 15.81'
I.E. (S)= 15.81'
I.E. (W)= 15.66'

Existing Curb Inlet
Top = 21.25'
TH = 20.54'
I.E. (N)= 16.22'

Storm Manhole
Top = 20.79'
I.E. = 16.90'

CONNECT AT IE 15.68

I.E. = 15.67'
I.E. = 15.80'
I.E. = 15.96'
I.E. = 16.19'
I.E. = 16.88'

CI #5
TOP:21.92
THR:20.05
IE:15.74

CI #4
TOP:21.02
THR:20.15
IE:16.08

CI #3
TOP:21.02
THR:20.15
IE:16.33

CI #2
TOP:20.92
THR:20.05
IE:16.04

CI #1
TOP:21.17
THR:20.50
IE:16.42

DOWN SPOUT
TIE-INTO
12 RCP

54 LF 15" RCP @ 30%
133 LF 30" RCP @ 30%
183 LF 30" RCP @ 30%
110 LF 24" RCP @ 30%
125 LF 18" RCP @ 30%

10' Building Setback
60' Building Setback

EXT'G SIDEWALK
NEW SIDEWALK (MATCH EXISTING)
NEW SIDEWALK

1/2" IRF

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 22.13'
NAVD 88

BENCH MARK:
BENCH TIE IN
OAK
ELEVATION 24.13'
NAVD 88

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DISTURBANCE: 1.26 AC

ZONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 1359

LOT NUMBER: 8

OWNER NAME: MARCHESE CONSTRUCTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF SURVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

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DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:54 pm, May 06 2025

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA
REGISTERED
No. 33285
PROFESSIONAL
ENGINEER
3/31/25
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS
FOR
MERLOT RETAIL
POOLER, GA.

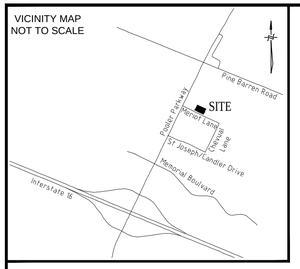
DRAWING TITLE:
PGD
PLAN

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

SHEET NO:
C3

Tue, 01 Apr 2025 - 7:57am, cstinnett
DRAWING PATH: C:\2023\230143.000\dwg\230143-SITE.dwg

VICINITY MAP
NOT TO SCALE



RECORD NORTH
PER RECORD BOOK 38P, PAGE 13

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 20.50'
NAVD 88

SURVEY CONTROL:
1/2" IRON ROD
N 762,437.99
E 933,255.35

Tract A
A Major Subdivision Plat of Lot 5, Pooler Parkway LLC
being a portion of Parcel 2 of the Armstrong Tract
Plat Record Book 38P, Page 13
N/F Wal-Mart Stores East, LP
Deed Book 332F Page 703
PIN: 5101O 01056

(PRIVATE ROADWAY)

Existing Storm Manhole
Top = 20.86'
I.E. = 15.29'

Existing Curb Inlet
Top = 20.86'
TH = 20.04'
I.E. (N)= 15.41'
I.E. (E)= 15.51'
I.E. (W)= 15.46'

Existing Curb Inlet
Top = 20.78'
TH = 20.12'
I.E. (N)= 15.53'
I.E. (E)= 15.65'
I.E. (W)= 15.68'

Existing Curb Inlet
Top = 20.94'
TH = 20.11'
I.E. (N)= 15.65'
I.E. (E)= 15.77'
I.E. (W)= 15.89'

Storm Manhole
Top = 21.76'
I.E. (N)= 15.81'
I.E. (S)= 15.81'
I.E. (W)= 15.66'

Sanitary Manhole
Top = 21.25'
I.E. (S)= 7.66'
I.E. (W)= 7.92'

Sanitary Manhole
Top = 21.55'
I.E. (N)= 8.65'
I.E. (S)= 8.37'
I.E. (E)= 8.35'

I.E. = 15.67'
I.E. = 15.80'
I.E. = 15.96'
I.E. = 16.19'

10' Building Setback
SAN
42"RCP
24"RCP
48"RCP
S64°03'59"E
299.50'
N25°10'59"E
183.95'
S25°10'59"W
N64°03'58"W
87.46'
1/2" IRF
IRS

LOADING AREA

Outlot #1
1.265 Acres

MERLOT RETAIL BUILDING
FF:23.00

SUITE 100
PROPOSED LOC'S CHICKEN
AND WAFFLES
(3,240 SF)

SUITE 200
1,650 SF

SUITE 300
1,630 SF

SUITE 400
1,800 SF

60' Building Setback

CO
TOP:21.71
IE 16.30

4" SDR 26 PVC
SANITARY SEWER
LATERAL @1.00%

CO
TOP:21.60
IE 14.90

90 LF 4" SDR 26 PVC
SANITARY SEWER
LATERAL @1.00%

CO
TOP:20.70
IE 14.00

1500 GALLON
GREASE INCEPTOR

SAMPLING MH
TOP:21.71
IE 15.80

2" POLYETHELENE
WATER LINE

(3)1" POLYETHELENE
WATER LINE

2" WATER METER
2" RPZ BACKFLOW
PREVENTOR

1" IRRIGATION METER
1" RPZ BACKFLOW
PREVENTOR

(3)1" WATER METER
1" RPZ BACKFLOW
PREVENTOR

EXISTING WATER MAIN

FH
WV

Storm Manhole
Top = 20.79'
I.E. = 16.90'

I.E. = 16.88'

24"RCP

Sanitary Manhole
Top = 23.79'
I.E. (S)= 6.43'
I.E. (E)= 6.73'

Sanitary Manhole
Top = 19.34'
I.E. (N)= 7.33'
I.E. (E)= 7.18'
I.E. (W)= 6.96'

Sanitary Manhole
Top = 23.67'
I.E. (N)= 6.12'

EXT'G SIDEWALK

NEW SIDEWALK (MATCH EXISTING)

EXISTING FH TO BE RELOCATED FROM PROPOSED PARKING LOT. NEW TAPPING SLEEVE TO BE PRESSURE TESTED AND WITNESSED BY THE CITY.

EXISTING FH TO BE RELOCATED FROM PROPOSED PARKING LOT. VALVE BOX TO BE REMOVED AND LINE PLUGGED.

NEW SIDEWALK

MERLOT LANE
(PRIVATE ROADWAY)

80' R/W

Sanitary Manhole
Top = 19.96'
I.E. (N)= 13.54'
I.E. (E)= 8.18'
I.E. (W)= 8.26'

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 22.13'
NAVD 88

Existing Curb Inlet
Top = 21.25'
TH = 20.54'
I.E. (N)= 16.22'

CONTRACTOR TO VERIFY
DEPTH AND CONDITION OF
SANITARY LATERAL. LATERAL
TO BE EXPOSED AND INSPECTED
BY PUBLIC WORKS PRIOR TO CONNECTION.
RELAY IF NECESSARY..

Sanitary Manhole
Top = 21.79'
I.E. (E)= 8.54'
I.E. (W)= 8.49'

Sanitary Manhole
Top = 22.04'
I.E. (S)= 8.89'
I.E. (W)= 8.91'

BENCH MARK:
BENCH TIE IN
OAK
ELEVATION 24.13'
NAVD 88

Outlot #1
A Major Subdivision Plat of Lot 5 & Outlot #8
being a portion of Tract C, Pooler Parkway LLC
Plat Book 51, Page 53
N/F Pooler Crossing, LLC
Deed Book 49BK, Page 266
PIN: 51010 01074

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DISTURBANCE: 1.26 AC

ZONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 1359

LOT NUMBER: 8

OWNER NAME: MARCHESE CONSTRUCTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF SURVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

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DEPARTMENT OF
PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:54 pm, May 06 2025

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Tue, 01 Apr 2025 - 5:57pm, cstinson
DRAWING PATH: C:\2023\230143.000\dwg\230143-SITE.dwg

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STAMP:
GEORGIA
REGISTERED
No. 33285
PROFESSIONAL
3/31/25
ENGINEER
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

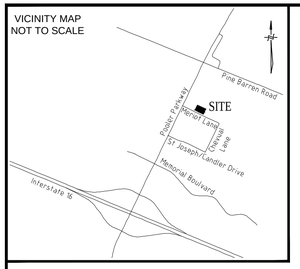
SITE DRAWINGS
FOR
MERLOT RETAIL
POOLER, GA.

DRAWING TITLE:
UTILITY PLAN

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

SHEET NO:
C4

VICINITY MAP
NOT TO SCALE



NO WETLANDS TO BE IMPACTED WITH ASSOCIATED DEVELOPMENT.

NO STATE WATERS WITH WRESTED VEGETATION EXIST ON THE SITE.
NO BUFFER IS REQUIRED.

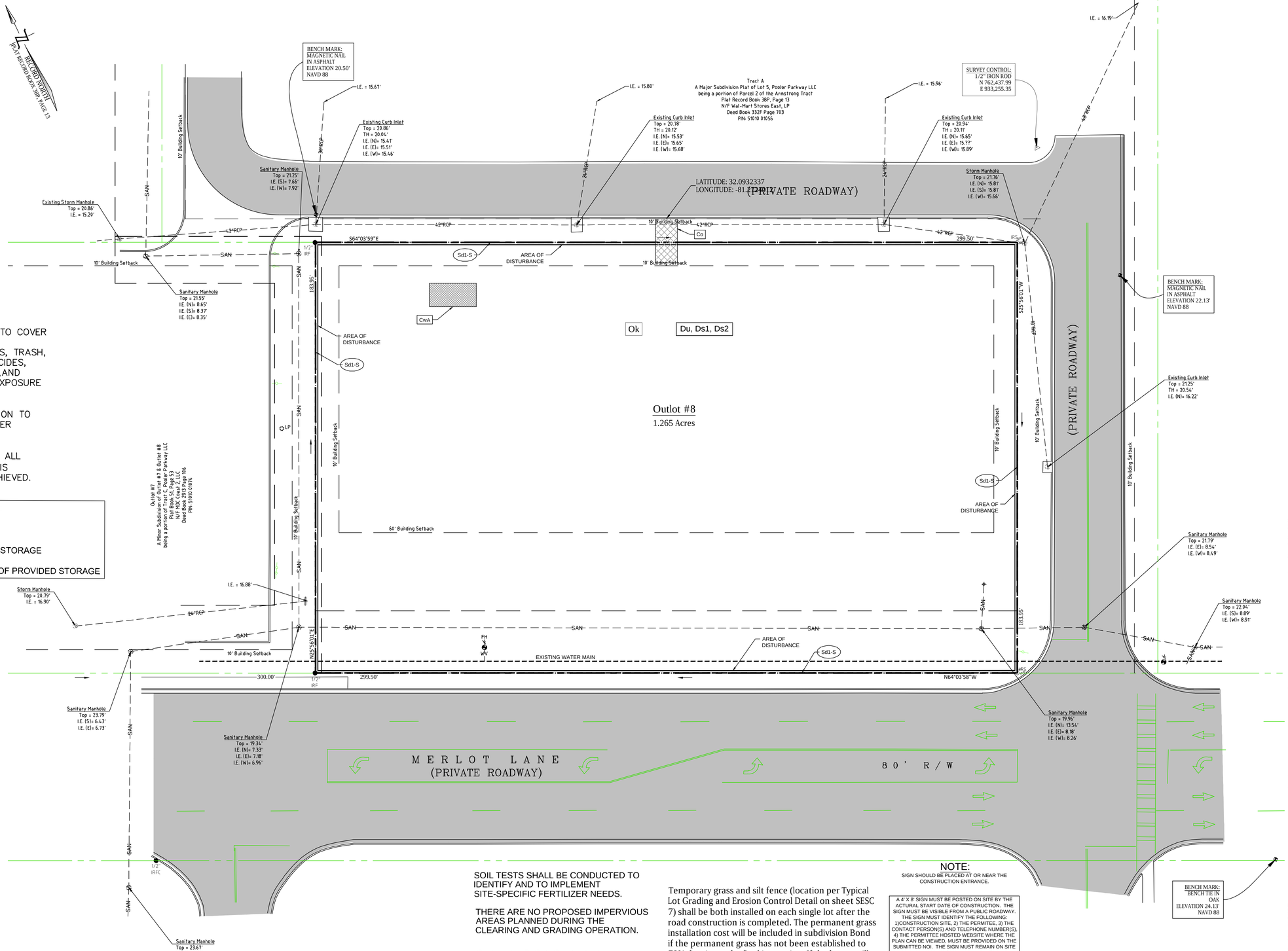
NOTES:
PLASTIC SHEETING OR TEMPORARY ROOFS, TO COVER BUILDING MATERIALS,
BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE,AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER

DETENTION PONDS, PERMANANT/STABILIZATION TO CONTROL POLLUTANTS IN STORMWATER AFTER CONSTRUCTION.

DO NOT REMOVE TEMPORARY BMP'S UNTILL ALL CONSTRUCTION/LAND DISTRUBING ACTIVITY IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA =1.26 AC
REQUIRED STORAGE:
67 CY/AC x 1.26 AC = 84 CY
84 CY x 27 CF/CY = 2,268 CF OF REQUIRED STORAGE
PROVIDED STORAGE:
967 LF SILT FENCE X 3 SF PER LF= 2,901 CF OF PROVIDED STORAGE



SITE DATA:

PROJECT AREA: 1.26 AC
AREA OF DISTURBANCE: 1.26 AC
ZONING: C-2
P.I.N.: 5101001075
PROJECT ADDRESS: 100 MERLOT LANE
PROJECT CITY: POOLER, GA
DISTRICT NUMBER: 1359
LOT NUMBER: 8
OWNER NAME: MARCHESE CONSTRUCTION, LLC
CONTACT: JOE MARCHESE
OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100
OWNER CITY: SAVANNAH, GA 31408
TELEPHONE NO.: 912-330-8575
DATE OF SURVEY: 10/25/23
GOVERNING AGENCY: CITY OF POOLER

SOIL TESTS SHALL BE CONDUCTED TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

THERE ARE NO PROPOSED IMPERVIOUS AREAS PLANNED DURING THE CLEARING AND GRADING OPERATION.

SEDIMENT STORAGE BMPs IN TIMELINE ARE TO BE INSTALLED BEFORE ANY CLEARING AND GRUBBING ACTIVITIES NOT ESSENTIAL TO INSTALLATION

Temporary grass and silt fence (location per Typical Lot Grading and Erosion Control Detail on sheet SESC 7) shall be both installed on each single lot after the road construction is completed. The permanent grass installation cost will be included in subdivision Bond if the permanent grass has not been established to 70% density at the final inspection. If the house will not be constructed within six (6) months after the final, the permanent grass shall be planted

NOTE:
SIGN SHOULD BE PLACED AT OR NEAR THE CONSTRUCTION ENTRANCE.

A 4' X 8' SIGN MUST BE POSTED ON SITE BY THE ACTURAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: 1)CONSTRUCTION SITE, 2) THE PERMITEE, 3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), 4) THE PERMITTEE HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED. MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL THE NOT HAS BEEN SUBMITTED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

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DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rlarles
DATE: 01:54 pm, May 06 2025

Tue, 01 Apr 2025 - 7:57am czittrouer
DRAWING PATH: C:\2023 230143.000\dwg\230143-SITE.dwg

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED No. 33285 PROFESSIONAL 3/31/25 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:
INITIAL SESC PLAN

SCALE:	1" = 20'
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
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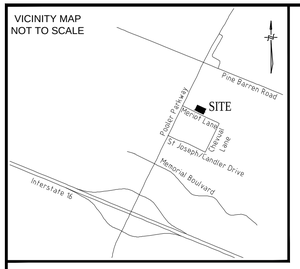
DATE: _____ BY: _____

SHEET NO:
SESC-1

VICINITY MAP
NOT TO SCALE



NO WETLANDS TO BE IMPACTED WITH ASSOCIATED DEVELOPMENT.

NO STATE WATERS WITH WRESTED VEGETATION EXIST ON THE SITE. NO BUFFER IS REQUIRED.

NOTES:
PLASTIC SHEETING OR TEMPORARY ROOFS, TO COVER BUILDING MATERIALS,
BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE,AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER

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SEDIMENT STORAGE CALCULATIONS:

DISTURBED AREA =1.26 AC
REQUIRED STORAGE:
67 CY/AC x 1.26 AC = 84 CY
84 CY x 27 CF/CY = 2,268 CF OF REQUIRED STORAGE
PROVIDED STORAGE:
967 LF SILT FENCE X 3 SF PER LF= 2,901 CF OF PROVIDED STORAGE

SITE DATA:

PROJECT AREA: 1.26 AC
AREA OF DISTURBANCE: 1.26 AC
ZONING: C-2
P.I.N.: 5101001075
PROJECT ADDRESS: 100 MERLOT LANE
PROJECT CITY: POOLER, GA
DISTRICT NUMBER: 1359
LOT NUMBER: 8
OWNER NAME: MARCHESE CONSTRUCTION, LLC
CONTACT: JOE MARCHESE
OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100
OWNER CITY: SAVANNAH, GA 31408
TELEPHONE NO.: 912-330-8575
DATE OF SURVEY: 10/25/23
GOVERNING AGENCY: CITY OF POOLER

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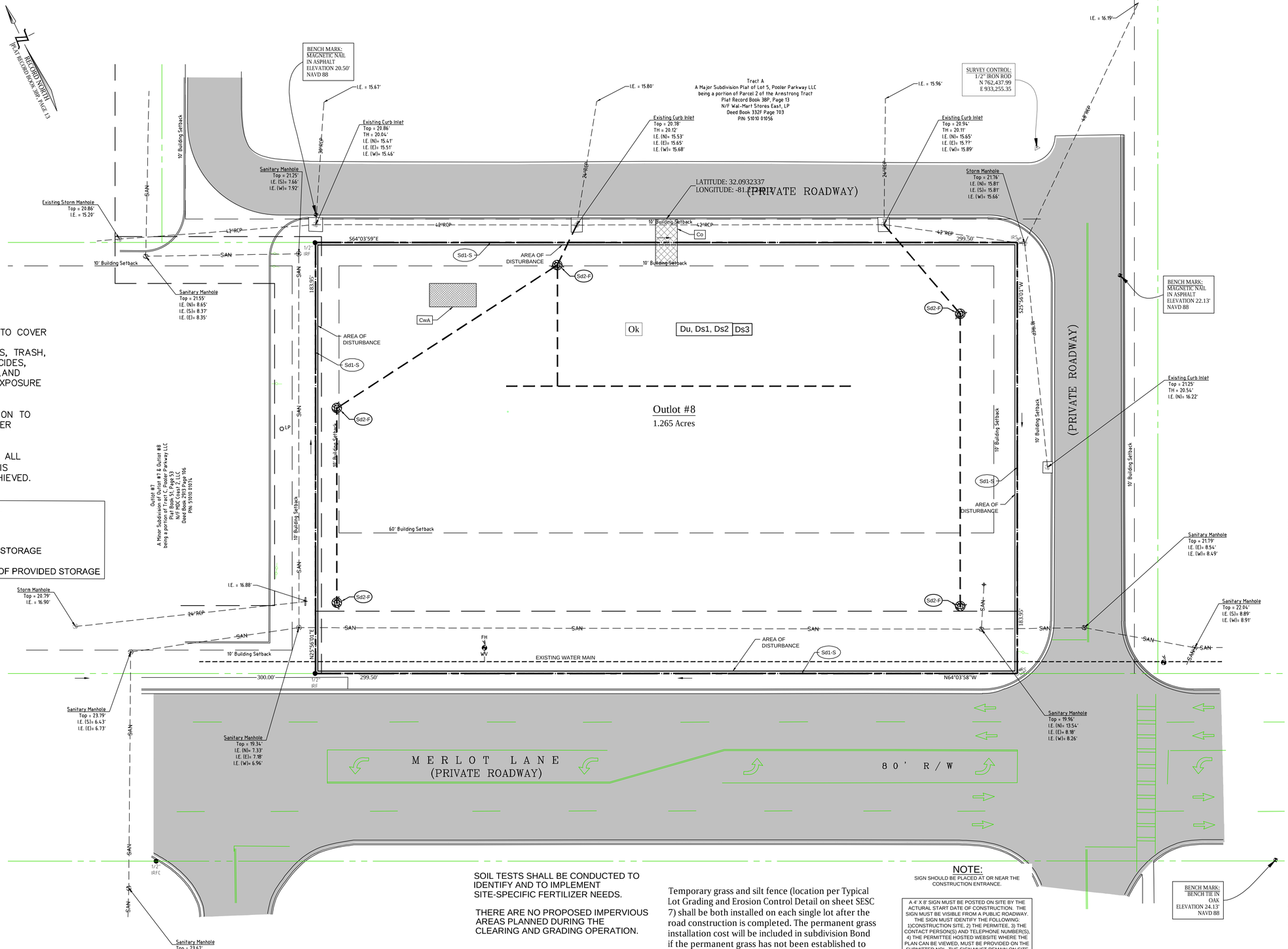
DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:54 pm, May 06 2025



SOIL TESTS SHALL BE CONDUCTED TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

THERE ARE NO PROPOSED IMPERVIOUS AREAS PLANNED DURING THE CLEARING AND GRADING OPERATION.

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NOTE:
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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED No. 33285 PROFESSIONAL 3/31/25 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

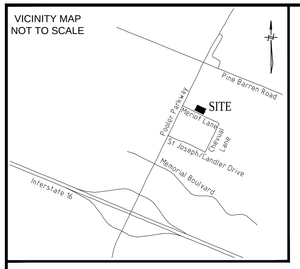
DRAWING TITLE:
INTERMEDIATE SESC PLAN

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

SHEET NO:
SESC-2

Tue, 01 Jul 2025 - 7:57am czittrouer
DRAWING PATH: G:\2023\230143.000\dwg\230143-SITE.dwg

VICINITY MAP
NOT TO SCALE



NO WETLANDS TO BE IMPACTED WITH ASSOCIATED DEVELOPMENT.

NO STATE WATERS WITH WRESTED VEGETATION EXIST ON THE SITE.
NO BUFFER IS REQUIRED.

NOTES:
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84 CY x 27 CF/CY = 2,268 CF OF REQUIRED STORAGE
PROVIDED STORAGE:
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SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DISTURBANCE: 1.26 AC

ZONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 1359

LOT NUMBER: 8

OWNER NAME: MARCHESE CONSTRUCTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF SURVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

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CITY OF POOLER
DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:54 pm, May 06 2025

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THERE ARE NO PROPOSED IMPERVIOUS AREAS PLANNED DURING THE CLEARING AND GRADING OPERATION.

SEDIMENT STORAGE BMPs IN TIMELINE ARE TO BE INSTALLED BEFORE ANY CLEARING AND GRUBBING ACTIVITIES NOT ESSENTIAL TO INSTALLATION

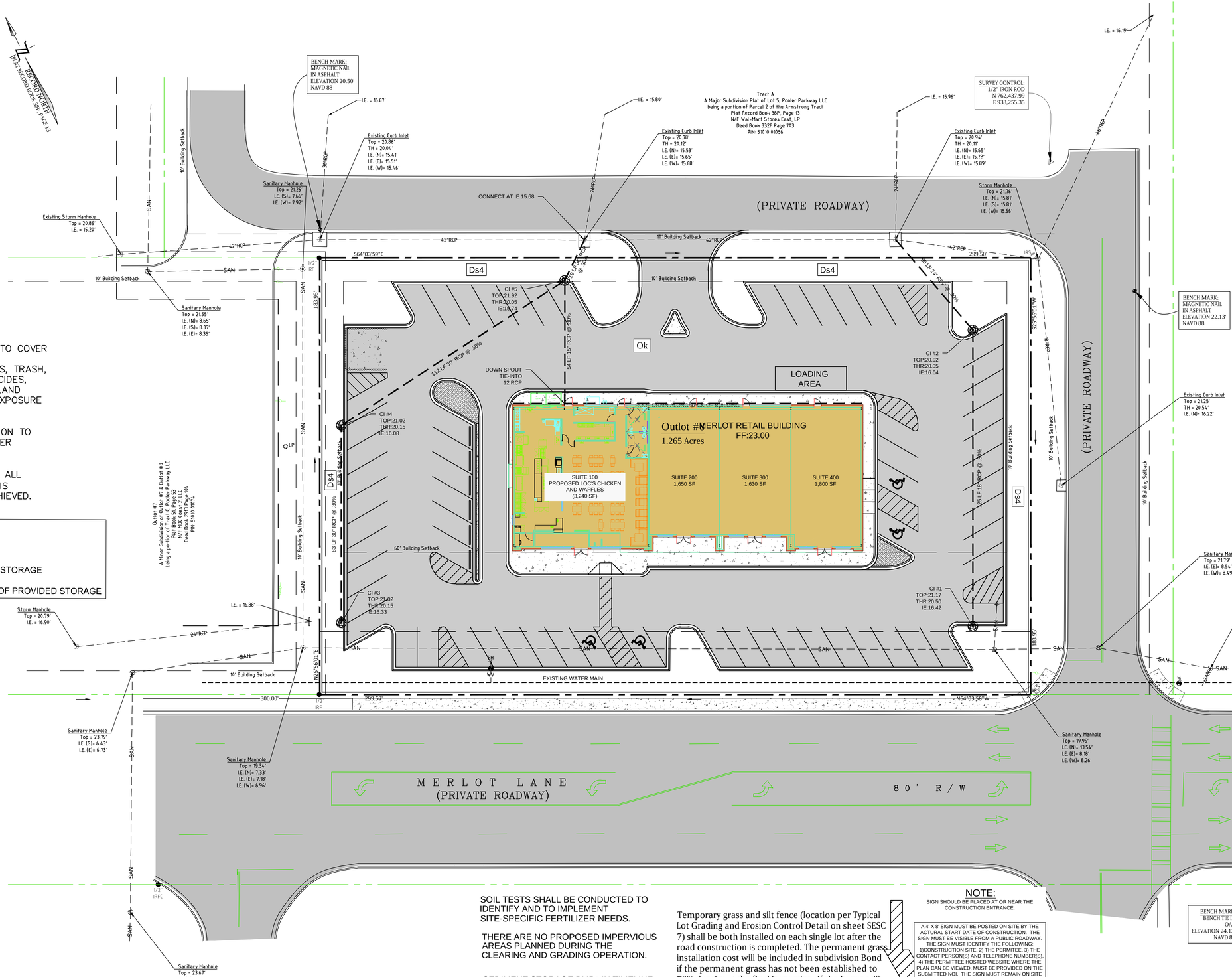
Temporary grass and silt fence (location per Typical Lot Grading and Erosion Control Detail on sheet SESC 7) shall be both installed on each single lot after the road construction is completed. The permanent grass installation cost will be included in subdivision Bond if the permanent grass has not been established to 70% density at the final inspection. If the house will not be constructed within six (6) months after the final, the permanent grass shall be planted

NOTE:
SIGN SHOULD BE PLACED AT OR NEAR THE CONSTRUCTION ENTRANCE.

A 4' X 8' SIGN MUST BE POSTED ON SITE BY THE ACTURAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: 1)CONSTRUCTION SITE, 2) THE PERMITEE, 3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), 4) THE PERMITTEE HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED, MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL THE NOT HAS BEEN SUBMITTED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150



Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED No. 33285 PROFESSIONAL 3/31/25 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:
FINAL SESC PLAN

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
SESC-3

Tue, 01 Apr 2025 - 7:57am cstinnett
DRAWING PATH: C:\2023\230143.000\dwg\230143-SITE.dwg

EROSION AND SEDIMENTATION CONTROL ACTIVITIES SCHEDULE

TENTAIVE VS. SPECIFIC BEGIN/END DATES	FEBRUARY 2024	MARCH 2024	APRIL 2024	MAY 2024	JUNE 2024	JULY 2024
INSTALL TREE PROTECTION FENCING						
IMPLEMENTATION OF SILT FENCE & CONSTRUCTION EXIT						
CLEARING AND GRUBBING						
EXCAVATION AND RDUGH GRADING						
CONSTR. OF TEMPORARY & PERMANENT SEDIMEN-TATION CONTROL & TEMP. GRASSING						
MAINTENANCE OF BMP'S						

NOTE: NO CLEARING AND/OR GRUBBINGACTIVITIES WILL COMMENCE PRIOR TO THE INITIAL PERIMETER & SEDIMENT STORAGE BMP'S ARE IMPLEMENTED UNLESS THOSE ACTIVITIES ARE STRICTLY TO INSTALL SAID BMP'S.

Ds1

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO AMINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE.
2. WOOD WASTER SHALL BE APPLEIED AT A DEPTHH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE SHOULD REMAIN ON SITE, BECHIPED AND APPLIED AS MULCH.
3. POLYEHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION.

APPLYING MULCH
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS BE APPLIED UNIFORMLY BYHAND 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..

Ds2

Table 6.4.1: Temporary Cover or Companion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS

Species	Broadcast Rates		Resource Area	Planting Dates by Resource Area	Remarks
	Pure live seed (PLS) per 1000 sqft	Rate per Acre			
BARLEY *Hordeum vulgare*					
alone	3 lbs. (144 lbs)	3.3 lbs	M-L	August - November	14,000 seed per pound. Winter hardy.
in mixture	1/2 lbs. (24 lbs)	0.6 lb	P	August - December	Use on productive soils.
			C	September - December	
LESPEDEZA, ANNUAL *Lespedeza striata*					
alone	40 lbs	0.9 lb	M-L	February - April	200,000 seed per pound. May volunteer
in mixture	10 lbs	0.2 lb	P	February - April	For several years. Use inoculant EL
			C	January - March	
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L	March - June	1,500,000 seed per pound. May last for
in mixture	2 lbs	0.05 lb	P	March - June	several years. Mix with Sericea lespedeza.
			C	February - June	
MILLET, BROWNTOP *Panicum fasciculatum*					
alone	40 lbs	0.9 lb	M-L	April - June	197,000 seed per pound. Quick dense
in mixture	10 lbs	0.2 lb	P	April - July	cover. Will provide excessive competion
			C	April - July	in mixtures if seeded at high rate.
MILLET, PEARL *Pennesetum glaucum*					
alone	50 lbs	1.1 lbs	M-L	March - July	88,000 seed per pound. Quick dense
			P	April - August	cover. May reach 5feet in height. Not
			C	April - August	recommended for mixtures.
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L	September - November	13,000 seed per pound. Use on
in mixture	1 bu. (32 lbs)	0.7 lb	P	September - November	productive soils. Not as a winter hardy
			C	September - November	as rye or barley.
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L	July - November	18,000 seed per pound. Quick cover.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P	August - December	Drought tolerant and winter hardy.
			C	January - February September - December	
RYEGRASS, ANNUAL *Lolium temulentum*					
alone	40 lbs	0.9 lb	M-L	January - April August - December	227,000 seed per pound. Dense cover.
			P	January - April August - December	Very competitive and is not to be
			C	January - March August - December	used in mixtures.
SUDANGRASS *Sorghum sudanese*					
alone	60 lbs	1.4 lbs	M-L	April - August	55,000 seed per pound. Good on
			P	April - August	droughty sites. Not recommended for
			C	March - July	mixtures.
TRITICALE *x Triticosecale*					
alone	3 bu. (144 lbs)	3.3 lbs	C	January, September-October, December	Use on lower part of Southern Coastal
in mixture	1/2 bu. (24 lbs)	0.6 lb			Plain and in Atlantic Coastal Flatwoods
					only.
WHEAT *Triticum aestivum*					
alone	3 bu. (180 lbs)	4.1 lbs	M-L	September - December	15,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (30 lbs)	0.7 lb	P	October - December	
			C	January, October-December	

Temporary cover crops are very competitive and will crowd out perennials if r eeded too heavily
Reduce seeding rates by 50 % when drilled.
M-L represents the Mountains, Blue Ridge, and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH.

Table 6.5.2: Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates		Resource Area[4]	Planting Dates by Resource Area	Remarks
	Pure live seed (PLS) per 1000 sqft	Rate per Acre[1]			
BAHIA, PENSACOLA *Paspalum notatum*					
alone or with tem porary cover		60 lbs	1.4 lbs	P	March - June	196,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread
with other perennials		30 lbs	0.7 lb	C	February - May	
BAHIA, WILMINGTON *Paspalum notatum*					
alone or with tem porary cover		60 lbs	1.4 lbs	M-L	March - May	
with other perennials		30 lbs	0.7 lb	P	February - May	Same
BERMUDA, COMMON *Cynodon dactylon*					
hulled seed				P	April - May	1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
alone		10 lbs	0.2 lb	C	April - May	
with other perennials		6 lbs	0.7 lb			
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled seed						
with tem porary cover		10 lbs	0.2 lb	P	January - May October - December	Plant with winter annuals
with other perennials		6 lbs	0.1 lb	C	January November - December	Plant with Tall Fescue
BERMUDA SPRINGS *Cynodon dactylon*					
Coastal, Common, Midland, or Tift 44	40 sq ft or sod plugs 3' x 3'	0.9 cu ft	M-L	April - June	A cubic f oot contains approximately 650 springs. A bushel contains 1.25 cubic feet or approximately 800 springs
			P	April - June	
Coastal, Common, of Tift 44			C	March - May	Same as above
Tifs 78			C	April - May	Southern Coastal Plain only
CENTIPEDE *Eremochloa Ophiuroides*					
	Block sod only		P	January - May November - December	Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far as north Athens and Atlanta.
			C	January - May November - December	
CROWNVETECH *Coronilla varia*					
with winter annuals or cool season grasses		15 lbs	0.3 lb	M-L	September - October	100, sed per pound. Dense growth. Drought tolerant and f ire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pounds of Tall f escue or 15 pounds of rye. Inoculate see with M inoculant. Use f rom North Atlanta and Northward.
			P	September - October	
FESCUE, TALL *Festuca arundinacea*					
alone		50 lbs	1.1 lb	M-L	March - April August - October	227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or Crownvetch Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic f ields.
with other perennials		10 lbs	0.7 lb	P	August - October	
KUDZU *Pueraria thumbergiana*					
Plants or crowns		3' - 7' apart		ALL	January - March	Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDEZA SERICEA *Lespedeza cuneata*					
				M-L	April - May	350,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall f escue. Takes 2 to 3 years to become f ully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
scarified		60 lbs	1.4 lb	P	March - May	
				C	February - May	
unscarified		75 lbs	1.7 lb	M-L	January - February	
				P	January - February	
				C	January - February	
seed - bearing hay		3 tons	1338 lbs	M-L	January - February	Mix with Tall f escue or winter annuals. Cut when seed mixture is mature, but before, it shatters. Add Tall f escue or winter annuals.
				P	January	
				C	January	
LESPEDEZA *Kobe - Korean - Lespedeza cuneata (Dumont) G. Don)* **Appalow** *Lespedeza cuneata*						300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall f escue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop soil d stands. Inoculate seed with EL inoculant.
				M-L	March - May	
				P	March - May	
scarified		60 lbs	1.4 lb	C	February - May	
unscarified		75 lbs	1.7 lb	M-L	January - February	
				P	January - February	
				C		
LESPEDEZA, SHRUB *Lespedeza bicolor - Lespedeza thumbergii*						
				M-L	January - March	
				P	January - March	
plants		3' x 3'		C	January - February	Provide weed f ree bed and cover.
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone		4 lbs	0.1 lb	M-L	March - May	1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
				P	March - May	
with other perennials		2 lbs	0.05 lb	C	March - May	
MAIDENCANE *Panicum hemitomon*					
sprigs		7' x 3' spacing		ALL	February - April	For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL *Panicum amarum var amarulum*					
				P	March - April	Grows well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
		10 lbs	0.5 lb	C	March - April	
REED CANARY GRASS *Phalaris arundinacea*					
alone		50 lbs	1.1 lb	M-L	August - October	
with other perennials		10 lbs	0.7 lb	P	August - October	Grows similar to Tall fescue.
SUNFLOWER, "APEX" MAXIMILLIAN *Helianthus maximilloni*					
				M-L	April - May	227,000 seed per pound. Mix with Weeping lovegrass or other low-growing grasses or legumes.
				P	April - May	
		10 lbs	0.2 lb	C	April - May	

1 Reduce seeding rates by 50% when drilled.
2 PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications.
3 M-L represents to Mountains, Blue Ridge, and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents the Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs. See Figure 6.4.1

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH.

TABLE 6 G.1. FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT (N-P-K)	RATE	N TOP DRESSING RATE
1. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2/
	Second	6-12-12	1000 lbs./ac.	
	Maintenance	10-10-10	400 lbs./ac.	30
2. Cool season grasses and legumes	First	06-12-12	1500 lbs./ac.	0-50 lbs./ac. 1/
	Second	0-10-10	1000 lbs./ac.	
	Maintenance	0-10-10	400 lbs./ac.	
3. Ground covers	First	10-10-10	1300 lbs./ac. 3/	
	Second	10-10-10	1300 lbs./ac. 3/	
	Maintenance	10-10-10	1300 lbs./ac.	
4. Pine seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	
5. Shrub Lespedeza	First	0-10-10	700 lbs./ac.	
	Maintenance	0-10-10	700 lbs./ac.	
6. Temporary cover crops seeded alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Warm season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/6/
	Second	6-12-12	800 lbs./ac.	50-100 lbs./ac. 2/
	Maintenance	10-10-10	400 lbs./ac.	50 lbs./ac.
8. Warm season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac./6/
	Second	0-10-10	1000 lbs./ac.	
	Maintenance	0-10-10	400 lbs./ac.	

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.

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

COASTAL
Project Name: MERLOT RETAIL BUILDING
Address: MERLOT LANE
City/County: POOLER/CHATAHAM COUNTY, GEORGIA
Date on Plans: 11/15/23
NAME AND EMAIL: JOE MARCHESE CONSTRUCTION
1525 DEAN FORREST ROAD, UNIT 100
SAVANNAH, GA 31408
joe@marchese.construction

TO BE SHOWN ON ES&PC PLAN

PAGE #	Y/N		
	Y	1.	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1of the year in which the land-disturbing activity was permitted.(The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
	Y	2.	Level II certification number issued by the Commission, signature and seal of the certified design professional.(Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
	N/A	3.	Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.*(A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.)
SESC 6	Y	4.	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
SESC6	Y	5.	Provide the name, address and phone number of primary permittee.
ALL	Y	6.	Note total and disturbed acreage of the project or phase under construction.
SESC1	Y	7.	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
COVER	Y	8.	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
SESC6	Y	9.	Description of the nature of construction activity.
ALL	Y	10.	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
SESC6	Y	11.	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
SESC5	Y	12.	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC plan as stated on part iv page 23 of the permit.
SESC5	Y	13.	Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on part iv pg 22 of the permit.*
SESC5	Y	14.	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."*
SESC6	Y	15.	Clearly note the statement that 'Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25 feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits.'
	N/A	16.	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
SESC5	Y	17.	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."*
SESC5	Y	18.	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."*
SESC6	Y	19.	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
SESC6	Y	20.	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
SESC6	Y	21.	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
SESC6	N/A	22.	Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Biota Impaired Stream Segment must comply with Part III. C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment.*
SESC6	N/A	23.	If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 21 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.*
SESC5	Y	24.	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drumat the construction site is prohibited.*
SESC5	Y	25.	Provide BMPs for the remediation of all petroleum spills and leaks.
SESC6	Y	26.	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*
SESC6	Y	27.	Description of practices to provide cover for building materials and building products on site.
SESC4	Y	28.	Description of the practices that will be used to reduce the pollutants in storm water discharges.*
SESC4	Y	29.	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).

PAGE #	Y/N		
SESC5	Y	30.	Provide complete requirements of inspections and record keeping by the primary permittee.*
SESC5	Y	31.	Provide complete requirements of sampling frequency and reportinof sampling results.*
SESC5	Y	32.	Provide complete details for retention of records as per Part IV.F. of the permit.*
SESC5	Y	33.	Description of analytical methods to be used to collect and analyze the samples from each location.*
SESC6	Y	34.	Appendix B rationale for NTU values at all outfall sampling points where applicable.*
NA	Y	35.	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.*
SESC6	Y	36.	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase.*
SESC1,2,3	Y	37.	Graphic scale and north arrow.
	N/A	38.	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

	N/A	39.	Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
ALL	Y	40.	Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 edition*
ALL	Y	41.	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
NA	Y	42.	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
HYDRO	Y	43.	Delineation and acreage of contributing drainage basins on the project site.
PRE&POST	Y	44.	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
SESC6	Y	45.	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
NA	Y	46.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion.Identify/Delineate all storm water discharge points.
ALL	Y	47.	Soil series for the project site and their delineation.
SESC1,2,3	Y	48.	The limits of disturbance for each phase of construction.
SESC2	Y	49.	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofited detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.
SESC7	Y	50.	Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
SESC7,8	Y	51.	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
SESC6,7,8	Y	52.	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

*If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.

Effective January 1, 2024

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: jfarles
DATE: 01:54 pm, May 06 2025

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED 000032585 PROFESSIONAL 3/31/25 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE: SESC NOTES

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ
SHEET NO: SESC-4

Thu, 01 Jan 2025 - 7:58am, czittrouer
DRAWING PATH: G:\2023\230143.000\dwg\230143-SITE.dwg

Hazardous Wastes:

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

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

Sanitary Wastes:

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

All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharge is negligible. Additional containment BMP's must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the Intermediate Erosion Control Plan Sheet by the contractor once the locations have been determined.
Sanitary Sewer will be provided by Municipal Authority/Septic System at the completion of this project.

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

Waste Materials:

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

All personnel will be instructed on proper procedures for waste disposal. A notice stating these practices will be posted at the jobsite and the contractor will be responsible for seeing that these procedures are followed.
ALL DISCHARGES FROM THIS SITE SHALL BE COMPOSED ENTIRELY OF STORM WATER WITH THE FOLLOWING EXCEPTIONS:

ACCEPTABLE NON-STORM WATER DISCHARGES

Storm water discharge from a construction site or construction activities that is mixed with a storm water discharge from an industrial source or activity other than construction where:

a. the industrial source or activity other than construction is located on the same site as the construction activity and is an integral part of the construction activity;

b. the storm water discharges associated with industrial activity from the areas of the site where construction activities are occurring are in compliance with the terms of NPDES Permit No. GAR100001; and

c. storm water discharges associated with industrial activity from the areas of the site where industrial activity other than construction are occurring are covered by a different NPDES general permit or individual permit authorizing such discharges and the discharges are in compliance with a different NPDES permit.

d. discharges from fire fighting activities; fire hydrant flushing; potable water sources including water line flushing; irrigation drainage; air conditioning condensate; springs; uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials or pollutants.

Spill Cleanup and Control Practices:

— Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
— Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly Labeled plastic and metal waste containers.
— Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
— All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.
— FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
— FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITH IN 24 HOURS AT 1-800-424-8802.
— FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE EPD WILL BE CONTACTED WITHIN 24 HOURS.
— FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

Product Specific Practices:

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

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

Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

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

Building Materials – No building or construction materials will be buried or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.

INSPECTIONS:

Permittee Requirements.

(1). Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect:(a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the primary permitee's site where vehicles enter or exit the site for evidence of off-site sediment tracking for the evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination has been submitted.
(2). Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
(3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.
(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination has been submitted) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible , they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).
(5). Based on the results of each inspection,the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.
(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5)..of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/ or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify an incident, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

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

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

a. Sampling Requirements shall include the following:
(1). A USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is equal to or more detailed that a 1:24000 map showing the location of the site or the common development (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during mandatory field verification, into which the storm water is discharged and (b) the receiving water and/or outfall sampling locations. When the permittee has chosen to use a USGS topographic map and the receiving water(s) must be hand-drawn on the USGS topographic map from where the storm water(s) enter the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map;
(2). A written method of site specific analytcal methods used to collect, handle and analyze the samples including quality control/quality assurance procedures. This narrative must include precise sampling methodology for each sampling location;
(3). When the permittee has determined that some or all outfalls will be sampled, a rationale must be included on the Plan for the NTU limit(s) selected from Appendix B. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries); and
(4). Any additional information EPD determines necessary to be part of the Plan. EPD will provide written notice to the permittee of the information necessary and the timeline for submittal.

b. Sample Type. All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titles "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.
(1). Sample containers should be labeled prior to collecting the samples.
(2). Samples should be well mixed before transferring to a secondary container.
(3). Large mouth, clean and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.
(4). Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized, and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed using a direct reading, properly calibrated turbidimeter. Samples are not required to be cooled.
(5). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E.

c. Sampling Points
(1). For construction activities the primary permittee must sample all receiving waters, or all outfalls, or a combination of receiving waters and outfalls. Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving waters and/or the storm water outfalls using the following minimum guidelines:
(a) The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first storm water discharge from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of any other storm water discharges not associated with the permitted activity. Where appropriate, several upstream samples from across the receiving waters may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.
(b). The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last storm water discharge from the permitted activity (i.e.,the discharge furthest downstream at the site) but upstream of any other storm water discharge not associated with permitted activity. Where appropriate, several downstream samples from across the receiving waters may need to be taken and arithmetic average of the turbidity of these samples used for the downstream turbidity value.
(c) Ideally the samples should be taken from horizontal and vertical center of the receiving waters or the storm water outfall channels.
(d) Care should be taken to avoid stirring the bottom sediments in the receiving waters or in the outfall storm water channel.
(e) The sampling container should be held so that the opening faces upstream.
(f) The samples should be kept free from floating debris.
(g) Permittees do not have to sample sheet flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section , stabilized shall mean, for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region).
(h) All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency)as to accurately reflect whether storm water runoff from the construction site is in compliance with the standard set forth in Parts III.D.3. or III.D.4., whichever is applicable.

d. Sampling Frequency.
(1) The primary permittee must sample in accordance with Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any storm water discharge to a monitored receiving water and.or from a monitored outfall within forty-five (45) minutes or as soon as possible.
(2) However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittes control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after beginning of the storm water discharge.
(3) Sampling by the permittee shall occur for the following qualifying events:
(a) For each area of the site that discharges to a receiving water or from an outfall, the first rain event reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit after all clearing and grubbig operations have been completed, but prior to submittal of a NOT, in the drainage area of the loaction selected as the sampling location, whichever comes first;
(b) In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first;
(c) At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed , installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs ar properly designed, installed and maintained;
(d) Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6)., must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and
(e) Existing construction activities , i.e., those that are occurring on or before the effective date of this permit, that that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.
*Note that the Permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.
(7) Non-storm water discharges. Except for flows from fire fighting activities, sources of non-storm water listed in Part III.A.2. of this permit that are combined with stormwater discharge associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for non-storm water components of the discharge.

A. Reporting

1. The applicable permittees are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth day of the month following the report period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any storm water discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.
2. All sampling reports shall include the following information:
a. The rainfall amount, date, exact place and time of sampling or measurements;
b. The name(s) of the certified personnel who performed the sampling and measurements;
c. The date(s) analyses were performed;
d. The time(s) analyses were initiated;
e. The name(s) of the certified personnel who performed the analyses;
f. References and written procedures, when available, for the analytical techniques or methods used;
g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results;
h. Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU," and
i. Certification statement that sampling as conducted as per the Plan.
3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of the submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

F. Retention of Records

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
a. A copy of all Notices of Intent submitted to EPD;
b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
d. A copy of all sampling information, results, and reports required by this permit;
e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit.
f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.

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

STORMWATER SAMPLING
SAMPLE ANALYSIS

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

Storm water is to be sampled for nephelometric turbidity units (NTU) at the outfall location. A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation for each day on which such condition results in the turbidity of the discharge exceeding 75, the value that was selected from Appendix B in Permit No. GAR100001. The NTU is based upon the disturbed acreage of 76.8 acres for the project site, the surface water drainage area of 0-4.99 square miles, and receiving water which supports warm water fisheries.

An "Erosion & Sedimentation Inspection and Maintenance Report" sheet is attached. Should inspection reveal any deficiencies, a copy of the report shall be sent to:

ATTN: Kern & Co.
7 Mall Court
Savannah, GA 31406
912-354-8400

Governing Agency: Georgia Environmental Protection Division
Coastal District – Brunswick Office
One Conservation Way
Brunswick, GA 31520
1-800-241-4113

The design professional who prepared the ES&PC plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DATE OF INSPECTION: _____

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

_____
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

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

_____

_____

_____

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

ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

CHAD ZITTROUER GSWCC CERTIFICATION # 8150

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

CHAD ZITTROUER GSWCC CERTIFICATION # 8150

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: riarles
DATE: 01:54 pm, May 06 2025

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL 3/31/25 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:
SESC NOTES

SCALE:	1" = 20'
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:
SESC-5

Tue, 01 Apr 2025 - 7:58am cottrouer
DRAWING PATH: G:\2021\230143.000\dwg\230143-SITE.dwg

APPENDIX B

Nephelometric Turbidity Unit (NTU) Tables

Cold Water (Trout Stream)

Site Size, acres	Surface Water Drainage Area, square miles							
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	25	50	75	150	300	500	500	500
10.01-25	25	25	50	75	150	200	500	500
25.01-50	25	25	25	50	75	100	300	500
50.01-100	20	25	25	35	59	75	150	300
100.01+	20	20	25	25	25	50	60	100

Warm Water (Supporting Warm Water Fisheries)

	Surface Water Drainage Area, square miles							
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

To use these tables, select the size (arces) of the facility or common development. Then, select the surface water drainage area (square miles). The NTU matrix value arrived at from the above tables is the one to use.

EROSION AND SEDIMENT NARRATIVE NOTES

1. DESCRIPTION: THE PROJECT CONSIST OF THE CLEARING AND GRADING OF 1.26 ACRES FOR THE DEVELOPMENT OF A RETAIL CENTER LOCATED IN POOLER GA.
2. SOILS, TOPOGRAPHIC AND DRAINAGE INFORMATION: FOR INFORMATION REGARDING THE SOILS, TOPOGRAPHIC AND DRAINAGE INFORMATION PLEASE REFERENCE THE PAVING, GRADING, AND DRAINAGE PLAN, AND THE SOIL EROSION PLAN OF THE CONSTRUCTION DRAWINGS. THE ENTIRE SITE IS COMPOSED OF OGEECHE LOAMY FINE SAND.
3. VEGETATION: THE EXISTING SITE IS CURRENTLY GRASSED.
4. EROSION CONTROL PROGRAM: VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. LAND WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES WILL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. EROSION AT THE EXITS OF ALL STORM WATER STRUCTURES WILL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES. STORM DRAIN OUTLET PROTECTION DEVICES.
5. SEDIMENT CONTROL PROGRAM: SEDIMENT CONTROL WILL BE ACCOMPLISHED BY THE INSTALLATION OF SILT FENCE. A CONSTRUCTION EXIT BE INSTALLED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
6. STANDARDS AND SPECIFICATIONS: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
7. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
8. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT FENCES, AND THE BARRIERS WILL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE DEVICES WILL THEN BE VEGETATED. GUIDELINES FOR THE MAINTENANCE OF ESTABLISHED VEGETATION WILL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED.
9. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
11. "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."
12. THERE ARE STATE WATERS ON OR WITHIN 200' OF THIS SITE. NO WRESTED VEGETATION – NO BUFFER REQUIRED.
13. ALL NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AAS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION WITHOUT FIRST ACQUIREING THE NECESSARY VARIANCES AND PERMITS.
14. THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:
    KERN & CO., LLC
    P.O. BOX 15179
    SAVANNAH, GA 31416
    912.354.8400
15. DEVELOPER/OWNER/PRIMARY PERMITTEE:
    NAME: MARCHESE CONSTRUCTION
    ADDRESS: 1525 DEAN FORREST ROAD, UNIT 100
    ADDRESS: SAVANNAH, GA 31408
    PHONE #: 912-330-8575
16. TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL: SHERRY KERN, KERN & CO., LLC
    912-547-8402
17. DRAINAGE FLOWS THROUGH THE LITTLE OGEECHEE RIVER AND THEN INTO ATLANTIC OCEAN.
18. RUNOFF COEFFICIENT
    PRE DEVELOPED: 68
    POST DEVELOPED: 72
19. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
20. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
21. ALL GRASSING SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 1983 EDITION
22. CONTRACTOR SHOULD BE RESPONSIBLE FOR NOTIFYING THE ENGINEER SEVEN DAYS PRIOR TO CONSTRUCTION. IF CONTRACTOR FAILS TO NOTIFY ENGINEER A $1,000.00 FINE SHOULD BE ACCESSED.
23. HYDRAULIC SEEDING SHALL INCLUDE THE SEED, FERTILIZER, & WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER. APPLY IN A SLURRY UNIFORMLY OVER THE AREA AT A RATE OF 500 LBS/ACRE.
24. THE OPERATOR WILL ENSURE THAT ALL MEASURES AND FACILITIES FOR CONTROL OF EROSION AND SEDIMENTATION DURING SITE PREPARATION, OPERATION, AND/OR RECLAMATION ACTIVITIES SHALL ADHERE TO THE FOLLOWING:
25. ALL EROSION AND SEDIMENTATION CONTROL MEASURES OR FACILITIES, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONTINUOUSLY MAINTAINED BY THE OPERATOR, SO AS TO BE EFFECTIVE.
26. SEDIMENT IN SURFACE RUNOFF WATER SHALL BE TRAPPED BY USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS, SEDIMENT BARRIERS OR SIMILAR STRUCTURES.
27. PERMANENT VEGETATION SHALL BE INSTALLED AS SOON AS POSSIBLE. TEMPORARY VEGETATION AND/OR MULCH SHALL BE EMPLOYED WHERE NECESSARY TO PROTECT EXPOSED CRITICAL AREAS UNTIL PERMANENT VEGETATION OR STABILIZATION IS ATTAINED.
28. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED WHEREVER FEASIBLE TO PROVIDE FOR NATURAL BUFFER AREAS.
29. DIVERSIONS, DIKES, AND BERMS SHALL BE EMPLOYED TO RETAIN, DIRECT AND CONTROL SURFACE WATER RUNOFF FROM AFFECTED AREAS INTO SEDIMENT CONTROL STRUCTURES.
30. ALL SURFACE WATER DISCHARGES SHALL BE CONTROLLED AND RELEASED AT A NON-EROSIVE VELOCITY ONTO STABILIZED AREAS OR INTO STABILIZED CHANNELS.
31. DETENTION PONDS, PERMANANT/STABILIZATION TO CONTROL POLLUTANTS IN STORMWATER AFTER CONSTRUCTION.

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:54 pm, May 06 2025

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED No. 33285 PROFESSIONAL ENGINEER 3/31/25 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE: SESC NOTES

SCALE:	1" = 20'
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO: SESC-6

Tue, 06 May 2025 - 7:58am - ctittrouer
DRAWING PATH: G:\2023\230143.000\dwg\230143-SITE.dwg

GEORGIA

UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		Co	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr	A traveleay constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Dn1	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn2	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

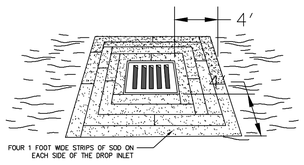
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING		Sr	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN		Tc	A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		Tp	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		Tr	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

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

INLET SEDIMENT TRAP

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



Sd2-F

A PERMANENT VEGETATION USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

* BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES OR GRAVEL TYPE SOILS. Ds4
* TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DO NOT USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.
* MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 1.

Fertilizer Requirements for soil Surface Application

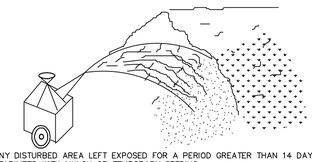
Fertilizer Type	Fertilizer Type (lbs./acre)	Fertilizer Type (lbs./sq.ft.)	Season
10-10-10	1000	.025	Fall

* AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.
* LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD.
* ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS.
* INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
* IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.
* SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER.
* IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	---	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER

ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR DENUDED AREAS.



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

* SITE PREPARATION
  - -GRADING AND SHAPING
  - -SEEDBED PREPARATION
  - -APPLY LIME AND FERTILIZER
  - -PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION
  - -APPLY MULCHING MATERIAL IF NEEDED
  - -IRRIGATE IF NEEDED BUT NOT AT RATE TO CAUSE EROSION

*PLANTING DATES DEPEND ON SPECIES AND REGION (MOUNTAIN, PIEDMONT OR COASTAL)

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

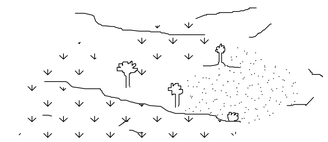
SEEDING RATES FOR TEMPORARY SEEDINGS

SPECIES	RATE PER 1,0000 SQ. FT.	RATE PER ACRES¶	PLANTING DATES§ MTS-L'STONE	PIEDMONT	COASTAL
RYEGRASS	0.9 POUNDS	40-50 LBS.	8/1-12/1	8/15-1/1	8/15-3/1
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	3/1-4/1	3/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 POUNDS	4-6 LBS.	3/15-8/1	3/1-8/15	2/15-8/15

* ALL SEEDING NUMBERS ARE ALONE FOR MIXTURE NUMBER SEE MANUAL FOR EROSION AND SEDIMENT TABLE 6-24.1 PAGES 6-134 - 6-136.

¶ UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
§ SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

Ds3 ESTABLISHING A PERMANENT VEGETATIVE COVER AS A DISTURBED AREA.
- -TO STABILIZE THE SOIL
- -TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS
- -TO IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES



*APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS"

INCLUDING:
- -CUT OR FILL SLOPES
- -EARTH SPILLWAYS
- -BORROW AREAS
- -CHANNEL BANKS
- -BERMS
- -ROADSIDES
- -SPOILS AREAS
- -GULLIED LANDS

*GRADING AND SHAPING REQUIRED WHERE FEASIBLE PRACTICAL
*SEEDED PREPARATION
- -NOT REQUIRED IF USING HYDRAULIC SEEDING AND FERTILIZING
- -WHEN REQUIRED:

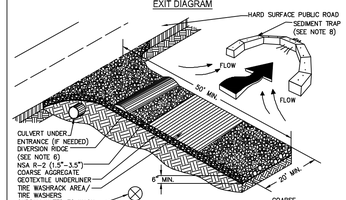
SLOPE	SEEDBED
3:1 OR FLATTER	≥ 4" DEEP
2:1 TO 3:1	1" TO 4" DEEP
2:1 OR STEEPER	DEPRESSION EVERY 6'-8" WITH HAND TOOL

*HAVE SOIL ANALYZED FOR LIME AND FERTILIZER RATE
*MULCH ALL SLOPES STEEPER THAN 3¥ AND IN BOTTOM OF SPILLWAYS AND ON ROAD BANKS
*ANCHOR MULCH IMMEDIATELY

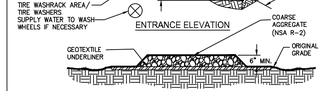
DISTURBED AREA STABILIZATION
(With Permanent Vegetation)

CRUSHED STONE CONSTRUCTION EXIT Co

EXIT DIAGRAM



ENTRANCE ELEVATION



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

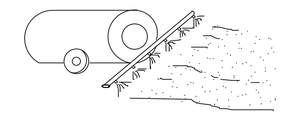
STRIPPING AND STORING FERTILE TOPSOIL TO BE RESPREAD AFTER CONSTRUCTION.

*RECOMMENDED FOR SIDE 2:1 OR FLATTER SLOPES
*TOPSOIL SHOULD BE TESTED TO JUSTIFY STRIPPING
- -pH 5.0 TO 7.5
- -SOLUABLE SALTS ≤ 500 ppm

*STICKPILE SHOULD NOT OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE
*RECOMMEND RESPREADING 5" DEEP

Tp TOPSOILING

CONTROLLING DUST AT THE SITE



*TEMPORARY METHODS:
- -MULCHES
- -TEMPORARY VEGETATIVE COVER
- -SPRAY ON ADHESIVES
- -TELLAGE
- -IRRIGATION
- -BARRIERS
- -CALCIUM CHLORIDE

*PERMANENT METHODS
- -PERMANENT VEGETATION
- -TOPSOILING
- -STONE COVER

*CHEMICAL CONTROL

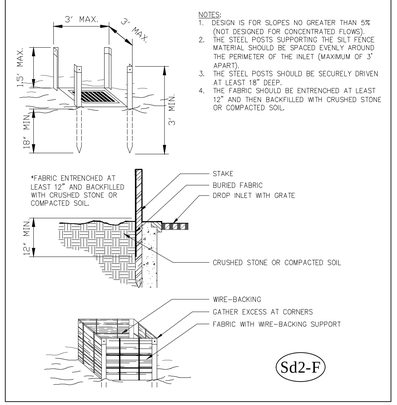
ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7:1	SPRAY	1,200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

Du DUST CONTROL ON DISTURBED AREAS

GaSWCC (Amended - 2013)

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

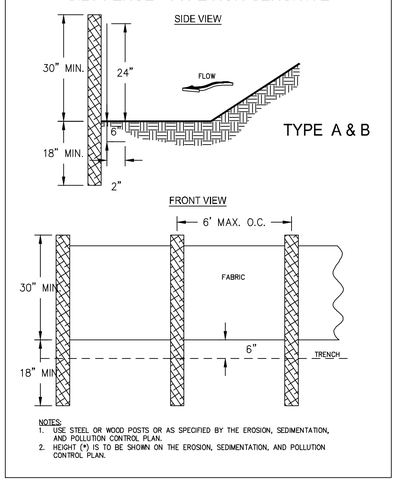
STEEL FRAME AND SILT FENCE INSTALLATION



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

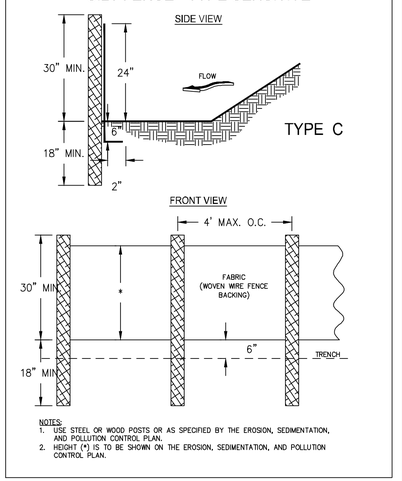
Sd2-F

SILT FENCE - TYPE NON-SENSITIVE



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

SILT FENCE - TYPE SENSITIVE



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

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:55 pm, May 06 2025

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DATE: _____ BY: _____

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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER 3/31/25 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE: SESC DETAILS

SCALE:	1" = 20'
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO: SESC-7

Tue, 01 Apr 2025 - 7:56am, cattrouer
DRAWING PATH: C:\2021\230143.000\dwg\230143-SITE.dwg

DISTURBED AREA STABILIZATION (WITH SODDING) Ds4

DEFINITION

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

PURPOSE

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

CONDITIONS

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

PLANNING CONSIDERATIONS

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

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

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

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

CONSTRUCTION SPECIFICATIONS

Soil Preparation

Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type	Fertilizer Rate (lbs/acre)	Fertilizer Rate (lbs/sq ft)	Season
10-10-10	1000	.025	Fall

Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

1. Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.
2. Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.
3. Sod should be cut and installed within 36 hours of digging.
4. Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
5. The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

Apply one ton of agricultural lime as indicated by soil test or every 4-6 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.2 Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	warm weather
Bahiagrass	Pensacola	P,C	warm weather
Centipede	_	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

Table 6-6.3
Fertilizer Requirements for Sod

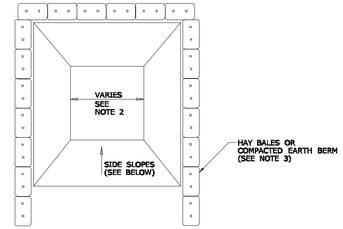
Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
cool season grasses	first second maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
warm season grasses	first second maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

NOTES

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.

   LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

   SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



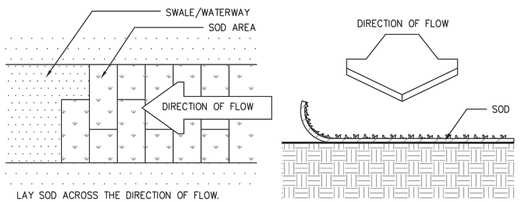
CONCRETE WASHOUT AREA

NOT TO SCALE
(SEE NOTE 2)

CwA

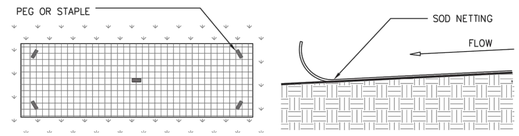
SODDED WATERWAYS

SOD DIRECTIONS



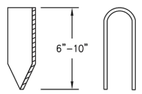
LAY SOD ACROSS THE DIRECTION OF FLOW.

NETTING DIRECTIONS



LAY NET WITH THE DIRECTION OF FLOW.

PEG DETAIL



IN CRITICAL AREAS, SECURE SOD WITH NETTING USING STAPLES.

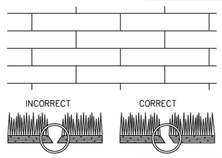
USE PEGS OR STAPLES TO FASTEN SOD FIRMLY -- AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

Source: Va. DSWC

Figure 6-6.1

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

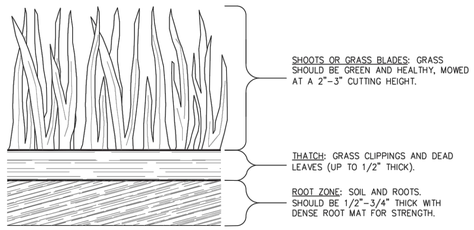
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"–3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES: GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"–3" CUTTING HEIGHT.

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

ROOT ZONE: SOIL AND ROOTS. SHOULD BE 1/2"–3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

Source: Va. DSWC

Figure 6-6.2

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STAMP:

GEORGIA REGISTERED 030328 PROFESSIONAL 3/31/25 ENGINEER CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE: SESC DETAILS

SCALE: 1" = 20'
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRZ

SHEET NO: SESC-8

CHAD ZITTROUER
GSWCC CERTIFICATION # 8150

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:55 pm, May 06 2025

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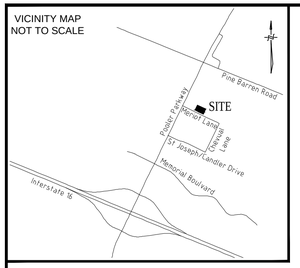
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

VICINITY MAP
NOT TO SCALE



TREE REQUIREMENTS:
TOTAL AREA: 1.26 AC X 15 TREES PER ACRE=19 TREES

TREES TO BE PLANTED:

7-QV (LIVE OAK)

7-AR (RED MAPLE)

7-UA (AMERICAN ELM)

TOTAL: 21 TREES

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DISTURBANCE: 1.26 AC

ZONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 1359

LOT NUMBER: 8

OWNER NAME: MARCHESE CONSTRUCTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF SURVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

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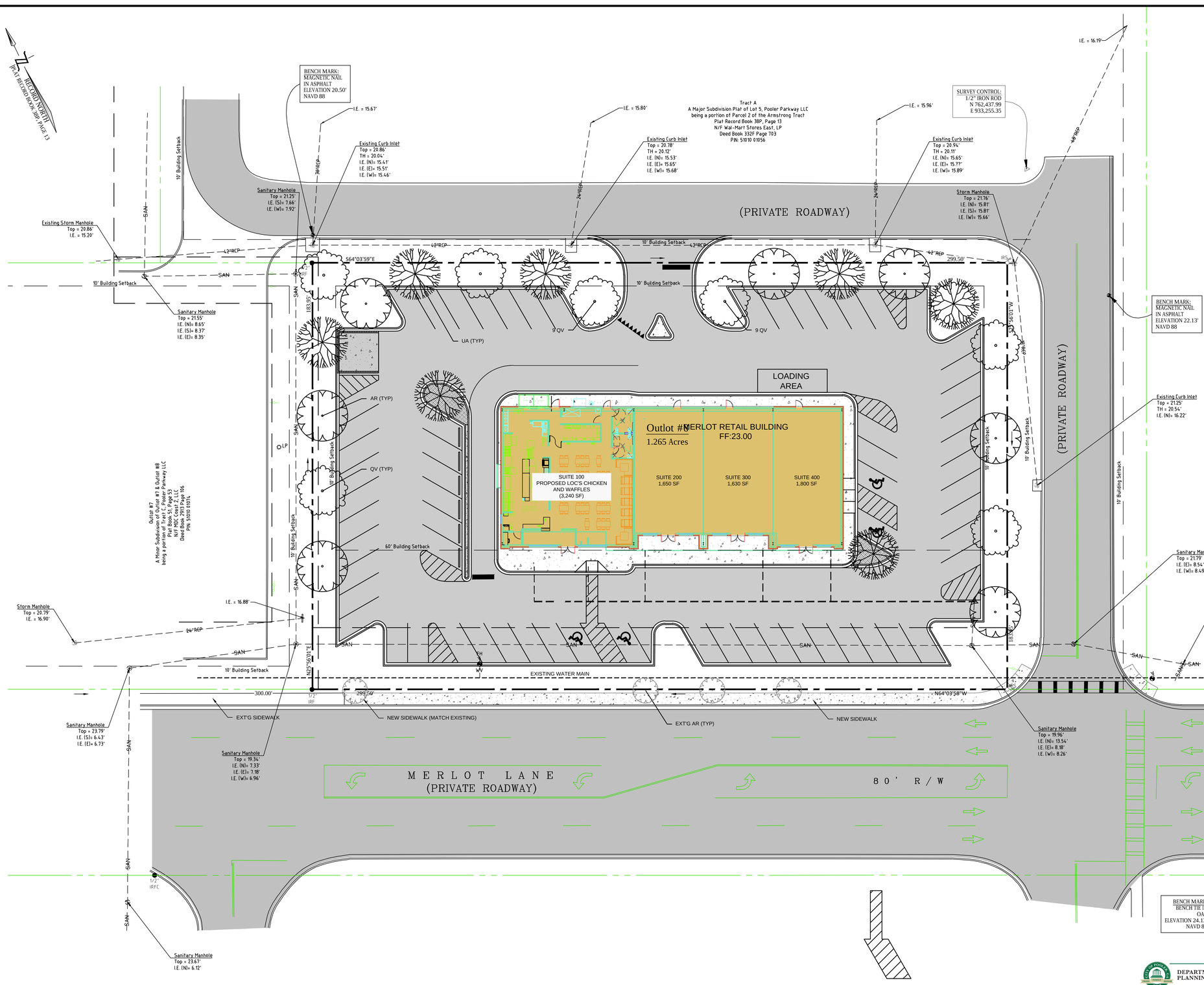

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rlarles
DATE: 01:55 pm, May 06 2025

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GEORGIA REGISTERED No. 33285 PROFESSIONAL 3/31/25 ENGINEER CHADWICK R. ZITTROUER

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SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:

LANDSCAPE PLAN

SCALE:	1" = 20'
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ
SHEET NO:	L1

Tue, 01 Apr 2025 - 7:58am, cstinnett
DRAWING PATH: C:\2023 Projects\230143.000\dwg\230143-SITE.dwg

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES						
"QV"	7	QUERCUS VIRGINIANA	LIVE OAK	10'-12' HIGH 2-1/2" CAL.	40' OC	
"AR"	7	ACER RUBRUM	RED MAPLE	10'-12' HIGH 2 1/2" CAL.	25' OC	
"UA"	7	ULMUS AMERICANA	AMERICAN ELM	10'-12' HIGH 2 1/2" CAL.	30' OC	
SHRUBS						

PLANTING NOTES

GENERAL:

1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED, AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES.
2. ANY DEVIATION FROM THESE PLANS IN EITHER SPECIES OR LAYOUT MUST BE SPECIFICALLY APPROVED BY THE LANDSCAPE ARCHITECT.
3. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE APPROVED PLAN(S).
4. CONTRACTORS ARE RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND MUST PROMPTLY REPORT ANY DISCREPANCIES.
5. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN 10-FEET OF ANY UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES, AND SMALL TREE SPECIES MUST MAINTAIN A MINIMUM 5-FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
6. ALL TREES SHALL BE HEALTHY, VIGOROUS, WITH A NORMAL HABIT OF GROWTH, EVEN DISTRIBUTION OF BRANCHES, A STRAIGHT TRUNK WHICH EXHIBITS GOOD TAPER, WITH LIMBS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT UPON THE SPECIES, AND SHALL BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURY, GIRDLING ROOTS, OR OTHER OBJECTIONABLE FEATURES THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS REQUIREMENTS AND APPROVAL. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING, PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.
8. TREE SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION
9. STAKE TREES ONLY WHEN NECESSARY.

10. PLANT QUALITY:
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES, AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON, D.C. 20005, (202) 789-2900.
12. **ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
13. 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 SHALL BE STRAIGHT AND EXHIBIT GOOD TRUNK TAPER WITH LIMBS 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.
14. ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF CHATHAM COUNTY (A.H.S. PLANT ZONE 8).
15. 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".
16. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
17. **PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS, REQUIREMENTS, AND APPROVAL.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.
18. ROOT SYSTEM:
19. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
20. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
21. 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".
22. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE THE TOP ⅓ OF THE BURLAP REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL , AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED.

SEEDING & SODDING:

21. ALL EXTERIOR GROUND AREAS 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.
22. ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASON'S CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
23. ALL SOD SHALL BE COMMERCIALLY GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
24. ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
25. 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 ROWS 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:

26. CONTRACTOR SHALL PROVIDE A MINIMUM 3" DEPTH OF TOPSOIL IN ALL PLANTING AREAS.
27. 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.
28. TOPSOIL SHALL BE A NATURAL, FERTILE, SANDY LOAM POSSESSING CHARACTERISTICS COMMON TO PRODUCTIVE SOILS IN THE SOUTHEASTERN COASTAL REGION, AND IT SHALL NOT CONTAIN ANY TOXIC SUBSTANCES.

PLANTING:

29. GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
    - 29.1. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
    - 29.2. WHERE GROUND COVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
    - 29.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
30. SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM THE CENTER OF ALL LARGE TREES.
31. 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.
32. 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.
33. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
34. STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:

35. **CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.**
36. 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:

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

WATERING:

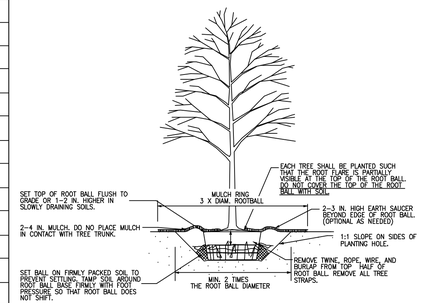
40. ALL AREAS TO BE PLANTED, SEEDED, AND SODDED SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
41. ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
42. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

MAINTENANCE:

43. 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 TO MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
44. OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
45. GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

PLANT ALTERATIONS & SUBSTITUTIONS:

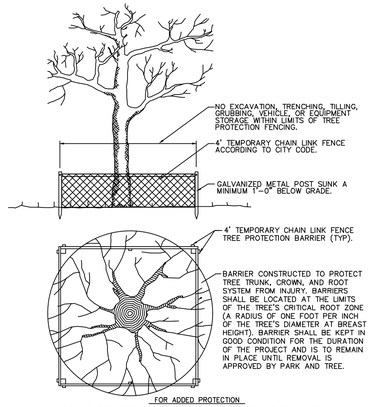
46. **ANY CHANGE IN PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT .**
47. PROJECT LANDSCAPE ARCHITECT WILL ASSIST IN LOCATING PLANTS AS NECESSARY.



NOTES

1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
2. STAKE TREES ONLY WHEN NECESSARY.

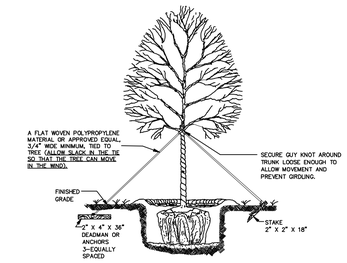
STANDARD CONSTRUCTION DETAILS
TREE PLANTING



FOR ADDED PROTECTION

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

STANDARD CONSTRUCTION DETAILS
TREE PROTECTION



NOTE:
-SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE

NOTES

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE GUY STRAPS WHEN NECESSARY.

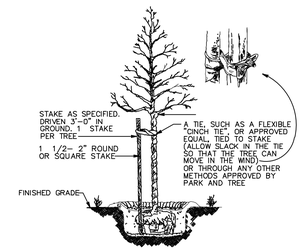
STANDARD CONSTRUCTION DETAILS
TREE STAKING

IRRIGATION NOTES

1. CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL SEEDED AREAS, SODDED AREAS AND PLANTING MATERIAL. THIS SYSTEM SHALL TIE INTO EXITING IRRIGATION LINES IF PRESENT.
2. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN, ASSOCIATED AGENCY APPROVALS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO COMPLETE THE IRRIGATION WORK. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO:
    - 2.1. VERIFICATION OF ALL UNDERGROUND UTILITY LOCATIONS.
    - 2.2. COORDINATION OF IRRIGATION WORK WITH THE WORK OF ALL RELATED TRADES AND SUBCONTRACTORS TO ASSURE SMOOTH PROGRESSION OF PROJECT.
    - 2.3. PROTECTION AND/OR RESTORATION OF ALL EXISTING IMPROVEMENTS.
    - 2.4. TRENCHING AND BACK FILLING FOR ALL PIPES, VALVES, AND DRAIN PITS SPECIFIED.
    - 2.5. FURNISHING AND INSTALLING ALL MAIN LINES, LATERAL LINES, RISERS, FITTINGS, SPRAY HEADS, ROTOR HEADS, QUICK-COUPLING VALVES, GATE VALVES, CONTROL VALVES, CONTROLLERS, ELECTRIC WIRE, AND ALL NECESSARY SPECIALTY ITEMS AND ACCESSORIES.
    - 2.6. FURNISHING AND INSTALLING ALL SLEEVES BENEATH WALKWAYS, ROADS, AND DRIVEWAYS WHERE REQUIRED.
    - 2.7. REGULATING AND ADJUSTING ALL SPRAY HEADS, ROTOR HEADS, DRIP LINES, TIME SEQUENCE CONTROL DEVICES, AND SECTION VALVES.
    - 2.8. TESTING OF IRRIGATION SYSTEM.
    - 2.9. PROVIDING A WARRANTY ON THE IRRIGATION SYSTEM FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
    - 2.10. PROVIDING THAT WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF STATE AND LOCAL AGENCIES, INCLUDING LOCAL HEALTH CODES, PLUMBING CODES, AND ELECTRICAL CODES.
3. CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBMITTALS:
    - 3.1. DIAGRAMMATIC PLANS OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR INCLUSION IN AS-BUILT SET OF DRAWINGS.
    - 3.2. PROPOSED IRRIGATION PLANS TO APPROPRIATE JURISDICTION FOR APPROVAL IF REQUIRED, AND TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

TREE PROTECTION NOTES

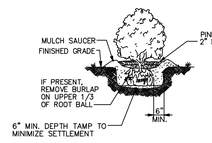
1. TREE PROTECTION DEVICES (UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT. SHALL BE A 4' TEMPORARY CHAIN LINK FENCE CONSTRUCTED AT AND AROUND THE PERIMETER OF THE TREE PROTECTION AONE. THE FENCE SHALL BE ATTACHED TO GALVANIZED METAL POSTS, SPACED NO FURTHER THAN 8' APART.
2. TREE PROTECTION DEVICES SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL SITE AND EXTERIOR BUILDING WORK IS COMPLETED AND LANDSCAPE INSTALLATION HAS BEGUN. BROKEN OR DISLODGED TREE PROTECTION DEVICES SHALL BE IMMEDIATELY REPAIRED.
3. ALL DESIGNATED TREE PROTECTION ZONES MUST BE PROTECTED FROM THE SEDIMENTATION OF EROSION MATERIAL.
4. SILT FENCING SHALL BE PLACED ALONG THE OUTER UPHILL EDGE OF TREE PROTECTION ZONES AT THE LAND DISTURBANCE INTERFACE.
5. SILT FENCING SHALL BE BACKED BY FOUR (4) FOOT CHAIN LINK FENCE IN AREAS OF STEEP SLOPES.
6. NO VEHICLES SHALL BE PARKED, OR CONSTRUCTION MATERIAL STORED OR SUBSTANCES POURED OR DISPOSED OF OR PLACED, WITHIN ANY TREE PROTECTION ZONE AT ANY TIME DURING CLEARING OR CONSTRUCTION OF THE PROJECT.
7. NO CHANGE IN GRADE WITHIN THE TREE PROTECTION ZONE SHALL BE ALLOWED AROUND EXISTING TREES EXCEPT FOR A MAXIMUM ADDITION OF TWO (2) INCHES OF MULCH UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
8. TREES WITHIN A TREE PROTECTION ZONE SHALL NOT BE PRUNED OR REMOVED WITHOUT PRIOR KNOWLEDGE AND CONSENT FROM THE CITY OF POOLER
9. ALL RETAINED OR PLANTED TREES SHALL BE PROTECTED OR STIUATED SO AS TO PREVENT DAMAGE FROM ENVIRONMENTAL CHANGES OR LAND DISTURBANCE RESULTING FROM ANY BUILDING OR FACILITY CONSTRUCTION WITHIN OR IMMEDIATELY ADJACENT TO THE CRITICAL ROOT ZONE OF THE TREE(S).
10. ANY DAMAGE OR INJURY TO EXISTING OR PLANTED TREES SHALL BE REPORTED IMMEDIATELY TO THE CITY OF POOLER.



NOTES

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 PARK AND TREE.

STANDARD CONSTRUCTION DETAILS
ALTERNATIVE TREE STAKING



NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

STANDARD CONSTRUCTION DETAILS
SHRUB PLANTING

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:

GEORGIA REGISTERED 5 PROFESSIONAL ENGINEER CHADWICK R. ZITTROUER 3/31/25

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:

LANDSCAPE DETAILS

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: riarles
DATE: 01:55 pm, May 06 2025

SCALE:	NTS
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:

L2

Tue, 01 Apr 2025 - 7:58am, cstinnett
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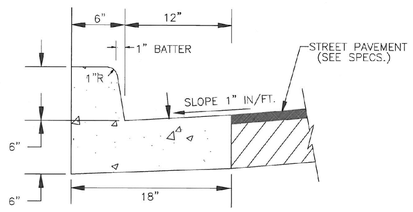
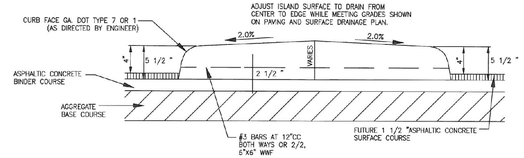


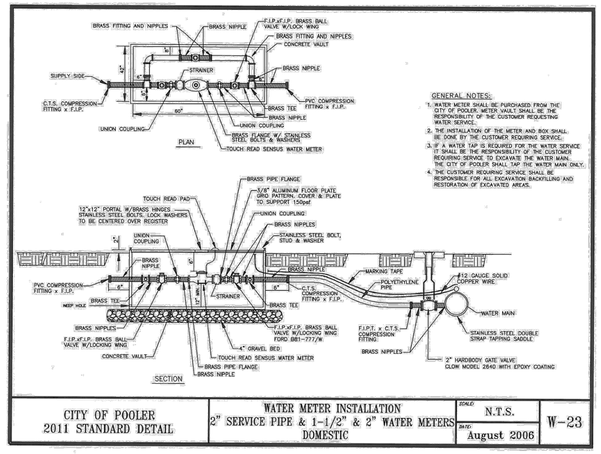
NORMAL GUTTER

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

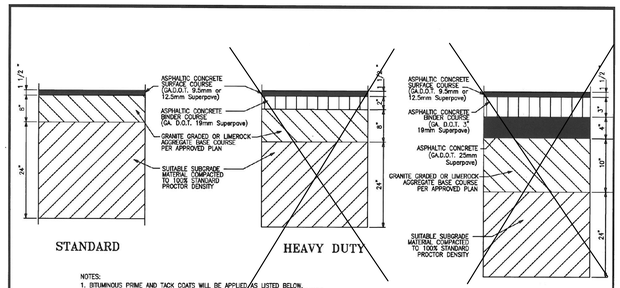


NOTE:
ISLAND SHALL BE CONSTRUCTED OF CONCRETE WITH A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

CITY OF POOLER 2011 STANDARD DETAIL	CONCRETE ISLAND DETAIL	SCALE: N.T.S. DATE: October 2001	P-08

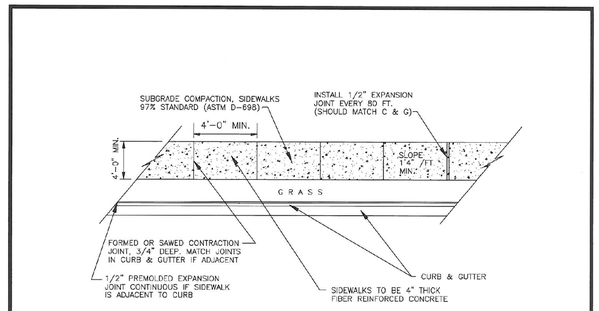


CITY OF POOLER 2011 STANDARD DETAIL	WATER METER INSTALLATION 2" SERVICE PIPE & 1-1/2" & 2" WATER METERS DOMESTIC	SCALE: N.T.S. DATE: August 2006	W-23



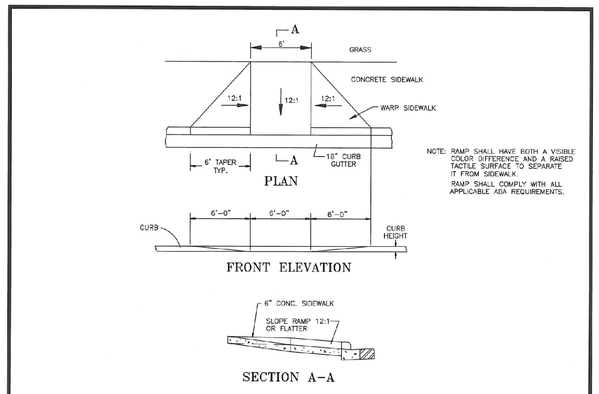
NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.20 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

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

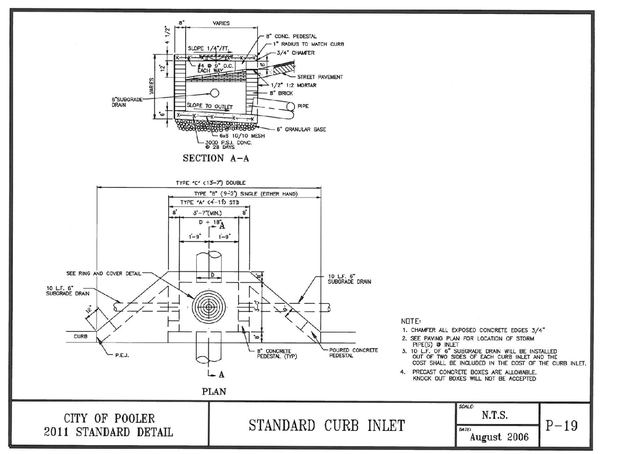


NOTE:
CONTRACTION JOINTS SPACING TO BE THE SAME AS WIDTH OF WALK.

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

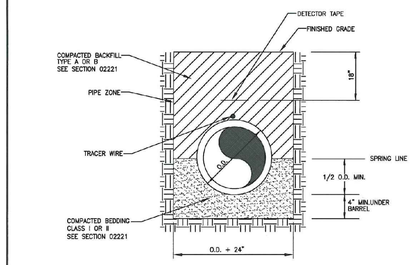


CITY OF POOLER 2011 STANDARD DETAIL	HANDICAP RAMP DETAILS	SCALE: N.T.S. DATE: January 2011	P-16



NOTE:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. SEE PAVING PLAN FOR LOCATION OF STORM INLET(S) @ INLET
3. 10 L.F. OF 6" SUBGRADE DRAIN WILL BE INSTALLED ON EACH SIDE OF EACH CURB INLET AND THE COST SHALL BE INCLUDED IN THE COST OF THE CURB INLET.
4. PRECAST CONCRETE BOXES ARE ALLOWABLE. KNOCK OUT BOXES WILL NOT BE ACCEPTED

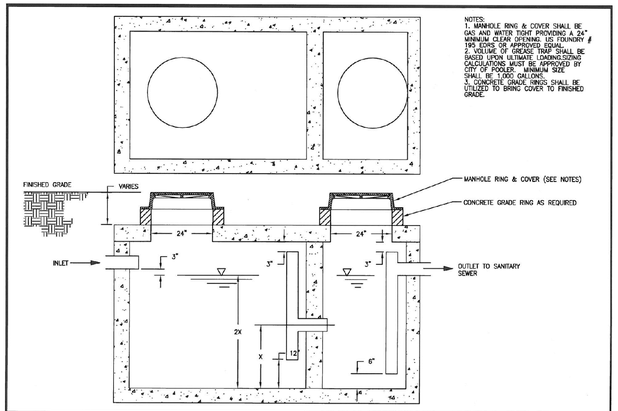
CITY OF POOLER 2011 STANDARD DETAIL	STANDARD CURB INLET	SCALE: N.T.S. DATE: August 2006	P-19



TYPICAL BEDDING FOR PIPE

NOTES:
1. SEE STANDARD DRAWING P-13 FOR PAVEMENT RESTORATION.
2. TYPE A BACKFILLING SHALL BE USED UNDER ALL PAVED AREAS. TYPE B BACKFILL SHALL BE USED IN ALL OTHER AREAS.
3. APPLIES TO ALL GRAVITY, FORCEMAIN, AND RECLAIMED WATER MAINS.
4. APPLIES TO DIP, PVC, & HDPE PIPE MATERIALS.

CITY OF POOLER 2011 STANDARD DETAIL	PIPE BEDDING DETAIL	SCALE: N.T.S. DATE: June 2012	S-12



NOTES:
1. MANHOLE RING & COVER SHALL BE GAD AND WATER TIGHT PROVIDING A 24" MINIMUM CLEAR OPENING. US FOUNDRY # 190, EJIRS OR APPROVED EQUAL.
2. VOLUME OF GREASE TRAP SHALL BE BASED UPON ULTIMATE LOADING/ZONE CALCULATIONS MUST APPROVED BY CITY ENGINEER. MINIMUM SIZE SHALL BE 1,000 GALLONS.
3. CONCRETE GRADE RINGS SHALL BE UTILIZED TO BRING COVER TO FINISHED GRADE.

CITY OF POOLER 2011 STANDARD DETAIL	GREASE TRAP DETAIL	SCALE: N.T.S. DATE: June 2012	S-13

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:

GEORGIA REGISTERED 036228 PROFESSIONAL ENGINEER 3/31/25 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:

STANDARD DETAILS

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:55 pm, May 06 2025

SCALE:	NA
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
DET-1

Thu, 01 Apr 2025, 7:58am, cstinnett
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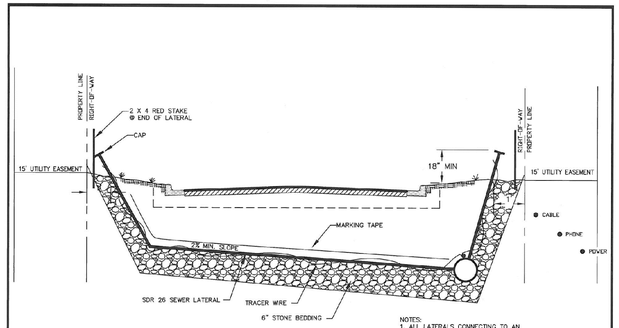
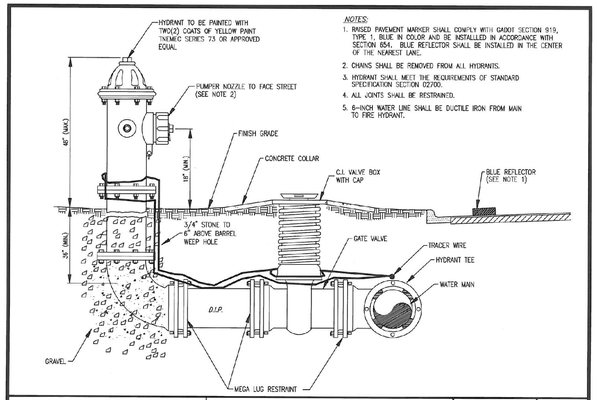


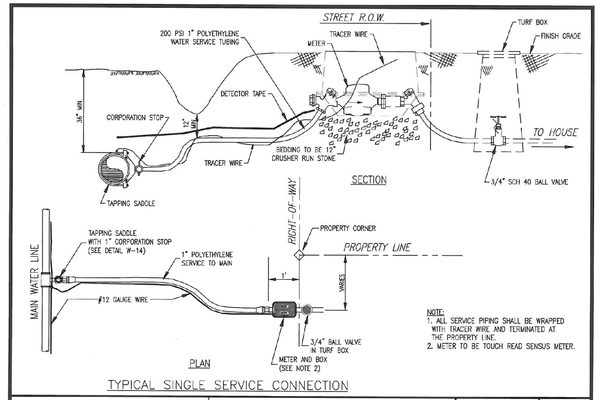
NOTES:
1. ALL LATERALS CONNECTING TO AN EXISTING SEWER MUST USE TAPPING SADDLE.
2. ALL LATERALS CONNECTION TO NEW SEWER REQUIRE A 4" TEE.
3. ALL LATERALS MUST HAVE 6" OF STONE BEDDING UNDER THE ENTIRE LENGTH.
4. ALL LATERALS MUST BE INSPECTED BY THE CITY PRIOR TO BURIAL.

CITY OF POOLER 2011 STANDARD DETAIL	PRIVATE SEWER LATERAL DETAIL	SCALE: N.T.S. DATE: June 2012	S-23



NOTES:
1. RAISED PAVEMENT MARKER SHALL COMPLY WITH GADOT SECTION 619, TYPE 1, BLUE IN COLOR AND BE INSTALLED IN ACCORDANCE WITH SECTION 654. BLUE REFLECTOR SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE.
2. CHAINS SHALL BE REMOVED FROM ALL HYDRANTS.
3. HYDRANT SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 02700.
4. ALL JOINTS SHALL BE RESTRAINED.
5. 6-INCH WATER LINE SHALL BE DUCTILE IRON FROM MAIN TO FIRE HYDRANT.

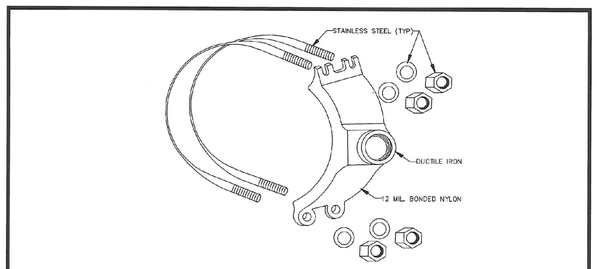
CITY OF POOLER 2011 STANDARD DETAIL	FIRE HYDRANT DETAIL	SCALE: N.T.S. DATE: August 2006	W-04



NOTE:
1. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED AT THE PROPERTY LINE.
2. METER TO BE TOUCH READ SENSUS METER.

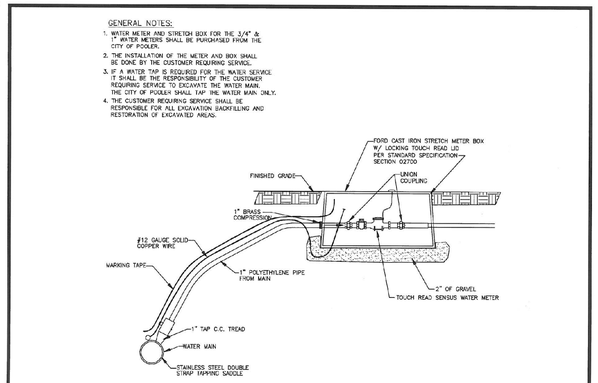
TYPICAL SINGLE SERVICE CONNECTION

CITY OF POOLER 2011 STANDARD DETAIL	SERVICE CONNECTION DETAIL	SCALE: N.T.S. DATE: January 2011	W-10

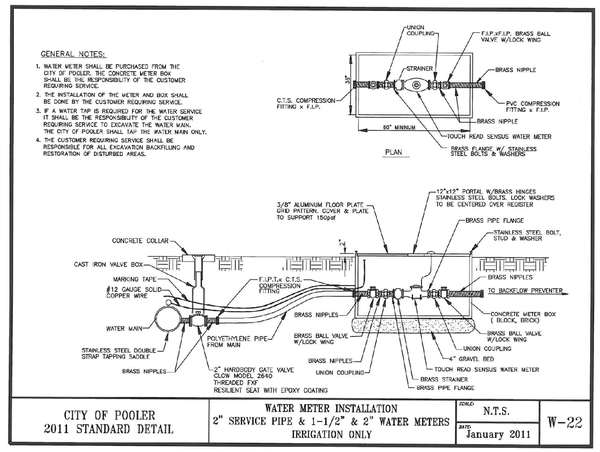


NOTES:
1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS, AND WASHERS. FINISH IS FUSION BONDED NYLON TO AVERAGE THICKNESS OF 12MILS.
2. ALL TAPS ON WATER LINES WILL REQUIRE A TAPPING SADDLE.

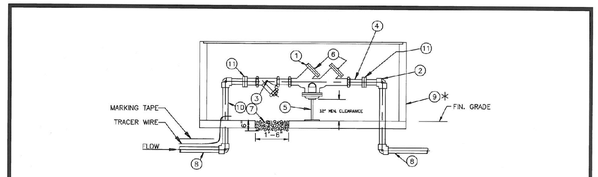
CITY OF POOLER 2011 STANDARD DETAIL	1" & 2" TAPPING SADDLE	SCALE: N.T.S. DATE: August 2006	W-11



CITY OF POOLER 2011 STANDARD DETAIL	WATER METER INSTALLATION 1" SERVICE PIPE, 3/4" WATER METER & 1" WATER METER DOMESTIC, IRRIGATION & COMMERICAL USE ONLY	SCALE: N.T.S. DATE: August 2006	W-21



CITY OF POOLER 2011 STANDARD DETAIL	WATER METER INSTALLATION 2" SERVICE PIPE & 1-1/2" & 2" WATER METERS IRRIGATION ONLY	SCALE: N.T.S. DATE: January 2011	W-22

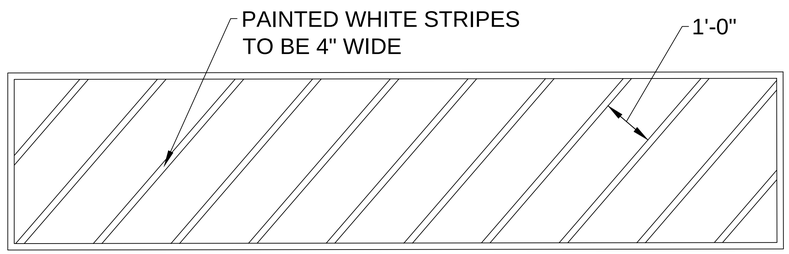


ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE/DOUBLE CHECK VALVE
2	4	BRASS 90° (DOMESTIC MADE)
3	1	STRAINER W/ RPZ DEVICE/DOUBLE CHECK VALVE
4	4	BRASS NIPPLE (DOMESTIC MADE)
5	1	PIPE SUPPORT
6	2	BRASS PLUGS INSERTED IN TEST COCKS
7		6" GRAVEL & DRAIN
8		POLYTHYLENE PIPE WITH COMPRESSION FITTINGS
9	*	CITY APPROVED ENCLOSURE WITH HATCH COVER FOR DEP
10	2	CUT BRASS (DOMESTIC MADE)
11	2	UNION

MATERIALS

* REQUIRED BY THE CITY FOR FREEZE PROTECTION

CITY OF POOLER 2011 STANDARD DETAIL	BACKFLOW PREVENTER DETAIL 3/4", 1", 1-1/2", 2"	SCALE: N.T.S. DATE: January 2011	W-28



P-42

DETAIL OF STRIPED ISLAND (TYP)

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
PE#033285
3/31/25
CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE: STANDARD DETAILS

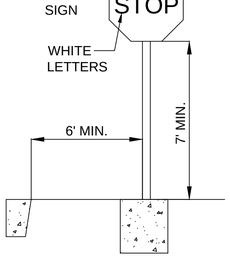
DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:55 pm, May 06 2025

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

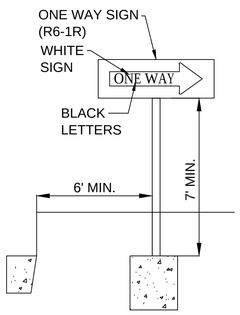
SCALE:	NA
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO: DET-2

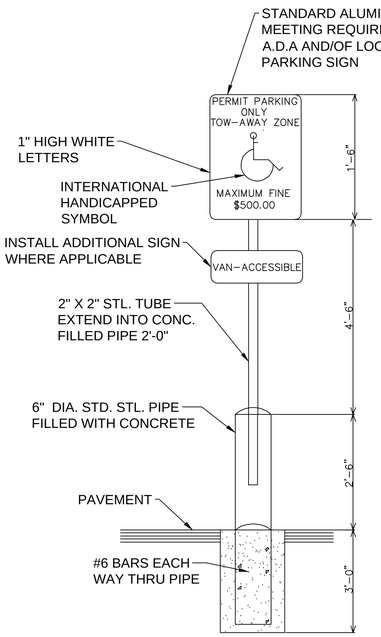
SIGN POSTS AND THEIR FOUNDATIONS AND SIGN MOUNTINGS SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.



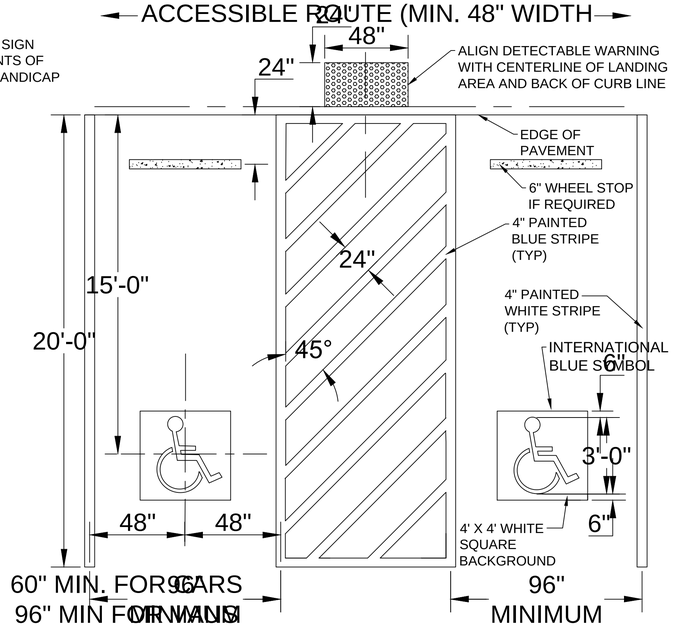
P-25 STOP SIGN



ONE WAY SIGN

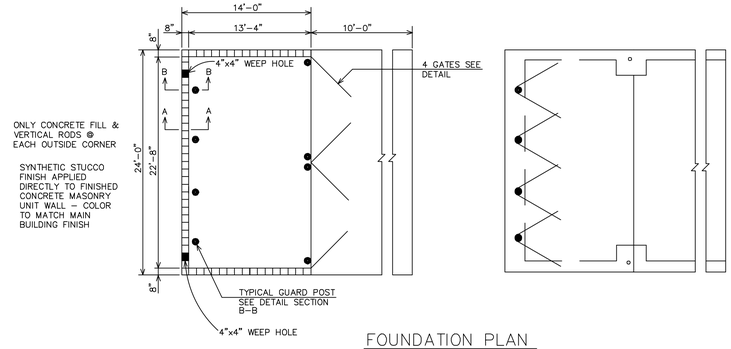


P-36 TYPICAL HANDICAP SIGN



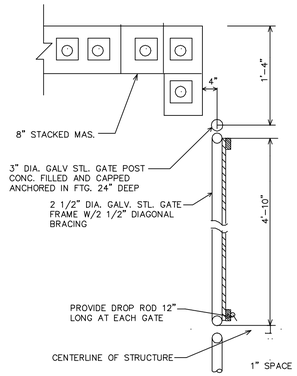
NOTE:
STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND GOVERNING AGENCY CODES AND SPECIFICATIONS

P-34 HANDICAP PARKING STALL STRIPING

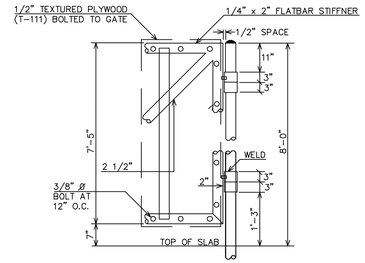


FOUNDATION PLAN

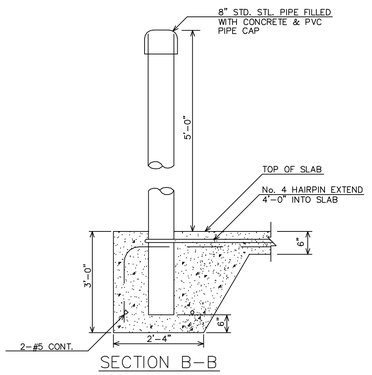
DUMPSTER PAD TO BE SLOPED TO ADJACENT GRASSED AREA.



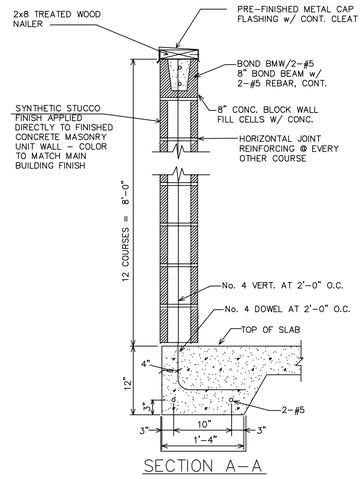
PARTIAL PLAN AT GATE



ELEVATION OF GATE



SECTION B–B



SECTION A–A

P-28 DOUBLE DUMPSTER PAD WITH MASONRY FENCE

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone (912) 225-3373

STAMP:

GEORGIA REGISTERED No. 33285 PROFESSIONAL ENGINEER 3/31/25 CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE: STANDARD DETAILS

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 01:55 pm, May 06 2025

SCALE:	NA
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

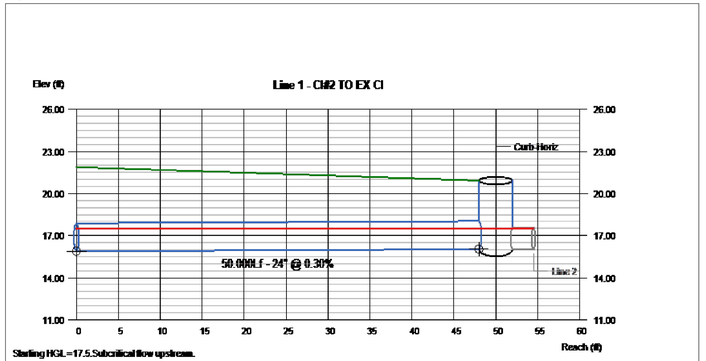
☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO: DET-3

Tue, 01 Apr 2025 - 7:58am - cstinnett
DRAWING PATH: G:\2023\230143.000\dwg\230143-SITE.dwg

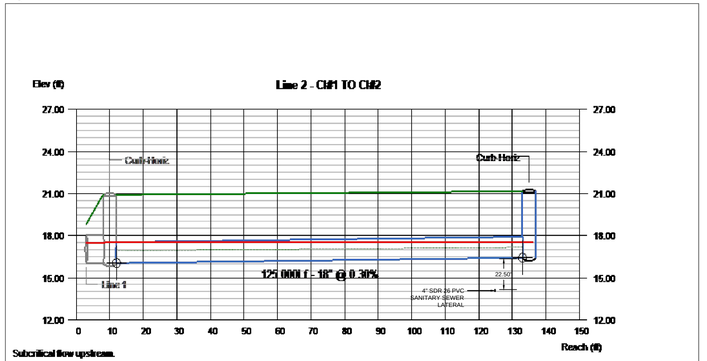
25 YEAR STROM PROFILES

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Proj. file: STORM PIPE SIZING.stm



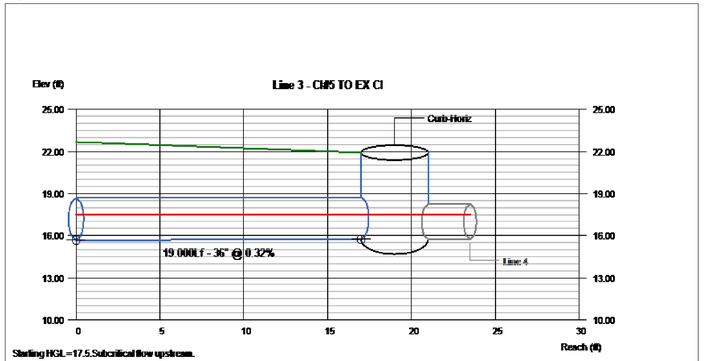
Storm Sewers

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Proj. file: STORM PIPE SIZING.stm



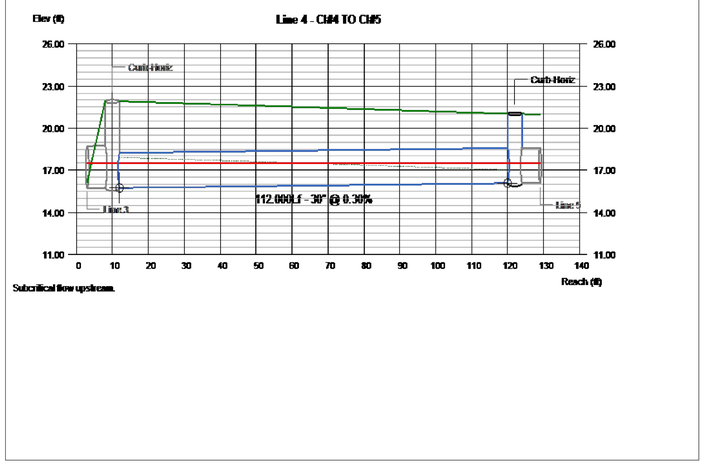
Storm Sewers

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Proj. file: STORM PIPE SIZING.stm



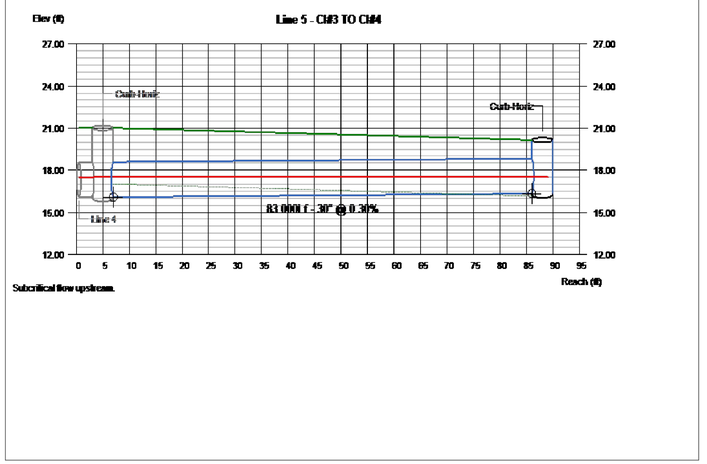
Storm Sewers

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Proj. file: STORM PIPE SIZING.stm



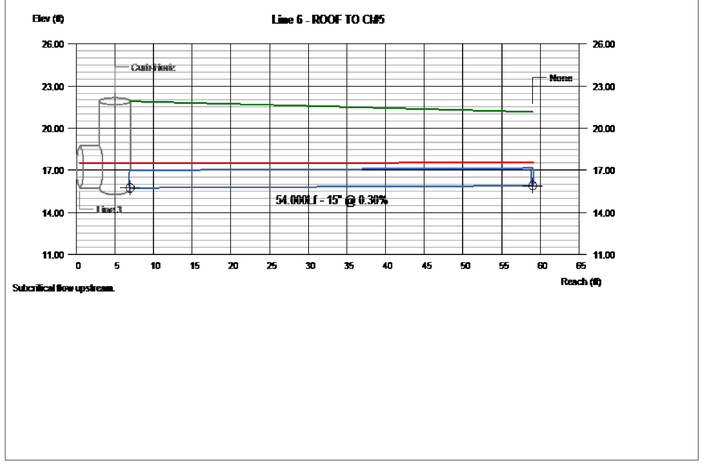
Storm Sewers

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Proj. file: STORM PIPE SIZING.stm



Storm Sewers

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Proj. file: STORM PIPE SIZING.stm



Storm Sewers

CITY OF POOLER, GA. — PRIDE FAMILY HONOR — 1901

DEPARTMENT OF PLANNING & DEVELOPMENT

APPROVED BY: rjarles

DATE: 01:36 pm, May 06 2025

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)

1 inch = 20 ft.

☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

Tue, 01 Apr 2025 - 7:58am - cstinson
DRAWING PATH: G:\2023\230143.000\dwg\230143-SITE.dwg

Kern & Co., LLC
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7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
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STAMP:

GEORGIA — REGISTERED — No. 36285 PROFESSIONAL ENGINEER — 3/31/25 — CHADWICK R. ZITTROUER

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:

STORM PROFILES

SCALE:	1" = 20'
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRZ

SHEET NO:

PRO-1