CONSTRUCTION PLANS

FOR

FIFTH THIRD BANK - POOLER

510 Pooler Parkway

SHEET INDEX

LEGEND:

- EXIST. POWER POLE
- EXIST. POWER POLE W/GUY WIRE
- EXIST. LIGHT STANDARD
- EXIST. ELECTRIC BOX/TRANSFORMER
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. UNKNOWN UTILITY STRUCTURE
- EXIST. TELEPHONE MONUMENT
- EXIST. TELEPHONE BOX
- EXIST. GAS METER
- EXIST. GAS VALVE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. CLEAN OUT
- EXIST. JUNCTION BOX/STORM SEWER MANHOLE
- EXIST. CATCH BASIN
- EXIST. DROP INLET
- EXIST. STORM SEWER LINE
- EXIST. FLARED END SECTION
- EXIST. YARD INLET
- S — EXIST. SANITARY SEWER LINE
- OHP — EXIST. OVERHEAD POWER LINE
- T — EXIST. OVERHEAD TELEPHONE LINE
- UP — APPROX. LOCATION UNDERGROUND POWER LINE
- UT — APPROX. LOCATION UNDERGROUND TELEPHONE LINE
- G — APPROX. LOCATION UNDERGROUND GAS LINE
- W — APPROX. LOCATION UNDERGROUND WATER LINE
- CHW — APPROX. LOCATION CHILLED WATER LINE
- STM — APPROX. LOCATION STEAM WATER LINE
- X — EXIST. FENCE LINE (AS NOTED)
- EXIST. SIGN (AS NOTED)
- EXIST. TREE (AS NOTED)
- TEMPORARY BENCHMARK (TBM)
- CONCRETE MONUMENT FOUND
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- x 638.25 — EXIST. SPOT ELEVATION
- 638 — EXIST. CONTOUR ELEVATION
- IPS — IRON PIN SET (1/2" REBAR)
- IPF — IRON PIN FOUND
- P.O.B. — POINT OF BEGINNING
- R/W — RIGHT-OF-WAY
- N/F — NOW OR FORMERLY
- BSL — BUILDING SETBACK LINE
- D.B. — DEED BOOK
- PG. — PAGE
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- PVC — POLYVINYL CHLORIDE PIPE
- DIP — DUCTILE IRON PIPE
- HDPE — HIGH DENSITY POLYETHYLENE
- INV. — INVERT
- THT. — THROAT
- CONC. — CONCRETE
- C&G — CURB & GUTTER
- ADA — AMERICANS WITH DISABILITIES ACT
- S — NEW SANITARY SEWER LINE
- CHW — NEW CHILLED WATER LINE
- STM — NEW STEAM WATER LINE
- F — NEW FIRE LINE
- W — NEW WATER LINE
- G — NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- 15.51 — NEW SPOT ELEVATION
- 50 — NEW CONTOUR
- 3 — NEW NUMBER OF PARKING SPACES
- 1 — STORM STRUCTURE IDENTIFICATION
- A1 — SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- EXISTING PAVEMENT/ C&G TO BE REMOVED
- XXXXX — STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW ADA ACCESSIBLE SYMBOL

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

GENERAL NOTES:

1. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
2. All pipe lengths are scaled lengths from center of structure. Contractor shall verify prior to ordering pipe.
3. All dimensions are to face of curb, face of building, or center of structure, unless otherwise noted.
4. All curb radii are 5', unless otherwise noted.
5. Contractor shall verify the location of All utilities. Contractor shall have All utilities flagged with invert elevations Prior to construction. Notify engineer of All discrepancies or additional utilities encountered.
6. There are **no** waters of the state within 200' of the site.
7. There are **no** wetlands located on the site.
8. All construction shall conform to CITY OF POOLER CHATHAM COUNTY and/or **Georgia D.O.T.** Standards and Specifications.
9. All non-paved disturbed areas to be seeded with material suitable to season and to be maintained until stabilized.
10. Notify Inspector 24 hours prior to construction at (404) 371-2117.
11. All junction boxes to have ring and cover access.
12. **Project Benchmark: ELEV = 22.72'**
13. No parking, storage, or other construction site activities are to occur within tree protection areas.
14. No bury pits are proposed for this site.
15. Approved street addresses shall be provided for new building so that the number of address is plainly visible & legible from the street.
16. Boundary & Topographic information shown hereon has been taken from **ALTA/NSPS LAND TITLE SURVEY for PRAXIS3, prepared by Travis Pruitt & Associates, Inc., dated: 07-22-2024.**

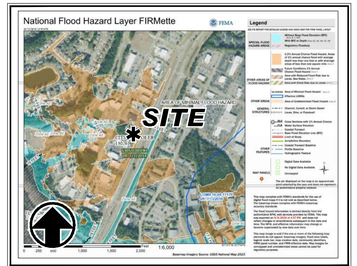
CITY OF POOLER NOTES:

1. In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications, or details, the City of Pooler requirements shall be required.
2. 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)).
3. The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the costal stormwater supplement to the Georgia Stomwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5)).

EROSION CONTROL NOTES:

1. Silt fence must meet the requirements of Section 171 - Temporary Silt Fence, of the Department of Transportation, State of Georgia, Standard Specifications, latest edition.
2. Additional erosion control measures will be employed where determined necessary by actual site conditions.
3. Provisions to prevent erosion of soil from the site shall be, as minimum, in conformance with the requirements of the City/County/State Erosion and Sedimentation Ordinance and the City/County/State Code of Laws dealing with erosion and sedimentation.
4. Prior to any other construction, a stabilized construction entrance shall be constructed at each point of entry to/or exit from the site.
5. The construction exits shall be maintained in a condition which will prevent tracking or flow of mud onto Public right of way. This may require periodic top dressing with stone, as conditions demand, and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicle or site onto Public roadway or into storm drain must be removed immediately.
6. Prior to commencing land disturbance activity, the limits of Land Disturbance shall be clearly and accurately demarcated with stakes, ribbons, or other appropriate means. The location and extent of all authorized land disturbance activity shall be demarcated for the duration of the construction activity. No Land Disturbance shall occur outside the approved limits indicated on the approved plans.
7. Immediately after the establishment of construction entrances/exits, all perimeter erosion control devices and storm water management devices shall be installed prior to any other construction.
8. The Owner agrees to provide and maintain off-street parking on the subject property during the entire construction period.
9. The Contractor shall furnish and maintain all necessary barricades while roadway frontage improvements are being made.
10. The construction of the site will initiate with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all upstream ground within the construction area has been completely stabilized with permanent vegetation and all roads/driveways have been paved.
11. Erosion control devices shall be installed immediately after ground disturbance occurs. The location of some of the erosion control devices may have to be altered from that shown on the approved plans if drainage patterns during construction are different from the final proposed drainage patterns. It is the Contractor's responsibility to accomplish erosion control for all drainage patterns created at various stages during construction. Any difficulty in controlling erosion during any phase of construction shall be reported to the Engineer immediately.
12. All silt barriers must be placed as access is obtained during clearing. No grading shall be done until silt barrier installation and detention facilities are constructed.
13. The Contractor shall maintain all erosion control measures until permanent vegetation has been established. The Contractor shall clean out all sediment ponds when required by the Project Engineer or City/County/State Inspector. The Contractor shall inspect erosion control measures at the end of each working day to insure measures are functioning properly.
14. The Contractor shall remove accumulated silt when the silt is within one-third of the height of the silt fence utilized for erosion control. In the detention pond, silt shall be removed when the storage volume has been reduced by one-third.
15. Failure to install, operate or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to City/County/State Standards.
16. All construction shall conform to City/County/State Standards and Specifications, whether or not the review comments were made.
17. A copy of the approved land disturbance plan and permit shall be present on the site whenever land disturbance activity is in progress.
18. All sewer easements disturbed must be dressed and grassed to control erosion.
19. All open swales must be grassed, and rip-rap must be placed as required to control erosion.
20. Silt barriers to be placed at downstream toe of all cut and fill slopes.
21. Provide silt gates at all inlet headwalls.
22. Provide sediment traps at all catch basins, junction boxes, manholes, and drop inlets.
23. When any construction borders a drainage course:
    a. The Contractor is responsible for removing any building or other excavation spoil dirt, construction trash or debris, etc. from the drainage areas shown hereon in an expeditions manner as construction progresses.
    b. The Contractor hereby agrees to stop all work and restore these areas immediately upon notification by the City/County/State Inspector and/or the Professional Engineer.
    c. Upon completion of restoration, a professional engineer shall certify in writing to the Development Department that all clean up is complete and the drainage course restored to original conditions and grade.
24. Amendments / Revisions to ESPCP which have significant effect on BMPS with Hydraulic component must be certified by the design professional.
25. **"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."**
26. **"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."**
27. **"Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."**

LOCATION MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE

DEVELOPER

CBRE Global Workplace Solutions
201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

TAX PARCEL ID: 50017B03024

SITE AREA: 0.88 ACRES

DISTURBED AREA: ±0.66 ACRES

BUILDING SETBACK LINES:

FRONT YARD: 50 FT.
REAR YARD: 30 FT.
SIDE YARD: 25 FT.

BUILDING SUMMARY:

1 - STORY
BUILDING FOOT PRINT: 1,900 SQ.FT.
BUILDING HEIGHT: 19 FT. (MAX 60 FT.)

NOTE: SETBACKS IN COVENANTS USED AS THEY EXCEED ZONING SETBACKS.

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	5	10
ADA ACCESSIBLE PARKING:	1	1
TOTAL PARKING SPACES:	6	11

*ONE SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.

SITE PLAN SPECIFICATIONS:

Gross Floor Area: 1,900 Sq. Ft.
Floor Area Ratio: 5.0 %
Net Land Area: 0.88 Acres or 38,325 Sq. Ft.
Gross Land Area: 21,780 Sq. Ft.
Street Frontage: 346.58 Ft.
Beltline Corridor Frontage: N/A
Building Coverage: 5.0 %
Exterior Public Space Area: 1,500 Sq. Ft.
Proposed Lot Impervious Area: 16,553 Sq. Ft.
Proposed Lot Coverage (After Construction): 43.2 %
OPEN SPACE: 56.8 %

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13051C0019H, DATED 7/7/2014.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:43 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

COVER SHEET

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 05/01/2025 ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C1.1

FILED FOR RECORD
1999 DEC 15 AM 10:50
CLERK SUPERIOR COURT
CHATHAM COUNTY, GEORGIA

After recording return to:
John G. Lientz, Esq.
Beehan, Williams & Levy LLP
447 Bull Street
Savannah, Georgia 31401

BK-PG "INSTRUMENT NO. 1999047604"

BOOK 208 R PAGE 370

DECLARATION OF RESTRICTIVE COVENANTS FOR GODLEY STATION

THIS DECLARATION ("Declaration") is made as of 14th day of December, 1999 by U.C. Realty Corp., a Delaware corporation ("Declarant").

BACKGROUND STATEMENT

Godley Station is a mixed use, planned community located in Chatham County, Georgia. Declarant anticipates the development of residential, commercial, retail, and recreational elements within the community. This Declaration sets forth the Development Guidelines (as hereinafter defined) for the non-residential properties within the Southern Portion of Godley Station. The property described on Exhibit "A" hereto, together with all property which is from time to time subjected hereto pursuant to the terms of this Declaration (collectively hereinafter, the "Property"), is referred to herein as "Godley Station."

Declarant desires to provide for the harmonious relationship among structures and other improvements, to contribute to a favorable environment for the owners and occupants of the affected properties and to preserve confidence that the quality of overall development will remain high.

Declarant hereby reserves the right, without obligation, to delegate its rights, responsibilities, and obligations under this Declaration, or any portion thereof, to any entity formed by Declarant or the owners of property within Godley Station which is subject to this Declaration.

NOW, THEREFORE, Declarant hereby declares that all of the real property described on Exhibit "A" and such other real property which may be submitted to this Declaration as provided herein shall be held, sold, and conveyed subject to the covenants, terms, conditions, and obligations contained in the Development Guidelines for the Southern Portion of Godley Station, prepared by Wood & Partners, Inc., dated October 11, 1999, a copy of which is attached hereto as "Exhibit B" and incorporated by reference herein ("Development Guidelines"), which are made for the express benefit of the Declarant and the present and future owners of property at Godley Station. The covenants, terms, conditions, and obligations contained herein shall run with the title to the Property and bind all parties having any right, title, or interest in any portion of the Property, their heirs, successors, and

BOOK 208 R PAGE 371

assigns, and shall inure to the benefit of Declarant and each owner of all or any portion of the Property. All references to Declarant in the Development Guidelines shall be deemed to include U.C. Realty Corp. as Declarant.

Article I
GENERAL

1. Enforcement. The obligations created hereunder shall inure to the benefit of, and may be enforced by, the Declarant and each owner of all or any portion of the Property by arbitration with the agreement of all parties, or by any means at law or in equity as may be more specifically set forth herein.

2. Annexation. (a) Declarant may from time to time subject to the provisions of this Declaration additional property by filing a supplemental declaration with the Office of the Clerk of the Superior Court of Chatham County, Georgia, describing the additional property to be subjected. A supplemental declaration filed pursuant to this Section shall not require the consent of any person except the owner of such property, if other than Declarant. In addition, with the consent of Declarant, an owner of property within Godley Station, may join in this Declaration and subject its property thereafter by executing a document in the form of the Joinder of Property attached hereto as "Exhibit C" and filing such document in the Office of Clerk, Superior Court, Chatham County, Georgia.

(b) Nothing in this Declaration shall be construed to require the Declarant or any successor to subject additional property to this Declaration or to develop any of the property in Godley Station in any manner whatsoever.

3. Amendment. This Declaration may be amended only with the written consent of Declarant and upon the affirmative vote or written consent, or any combination thereof, of a majority of the owners whose property is subject to this Declaration. Amendments to this Declaration shall become effective upon recordation in the Office of the Clerk of the Superior Court of Chatham County, Georgia, unless a later effective date is specified therein. If an individual or entity consents to any amendment to this Declaration, it will be conclusively presumed that such individual or entity has the authority so to consent, and no contrary provision in any mortgage or contract between such individual or entity and a third party will affect the validity of such amendment. No amendment may remove, revoke, or modify any right or privilege of the Declarant without the written consent of the Declarant or the assignee of such right or privilege.

4. Duration. Unless prohibited or limited by law, this Declaration shall have perpetual duration. If Georgia law limits the period during which covenants may run with the land, then to the extent consistent with such law, this Declaration shall run for the maximum length permitted and automatically be extended at the expiration of such period for successive periods of 10 years each.

5. Interpretation. This Declaration shall be governed by and construed under the laws of the State of Georgia.

6. Waiver. No failure of Declarant or any party which is the owner of property subject to this Declaration to exercise any power under this Declaration or insist upon strict compliance with this Declaration and no custom or practice at variance with the terms of this Declaration shall constitute a waiver of the right to demand exact compliance with the terms of this Declaration.

BOOK 208 R PAGE 372

7. Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until 21 years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

8. Notice. Any notice provided for in this Declaration shall be served personally or shall be mailed by registered or certified. All such notices shall for all purposes, be deemed delivered (a) upon personal delivery to the party or address specified above or (b) on the third day after mailing when mailed by registered or certified mail, postage prepaid, and properly addressed.

9. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

10. Severability. Invalidation of any provision of this Declaration, in whole or in part, or any application of a provision of this Declaration by judgment or court order shall in no way affect other provisions or applications.

11. Captions. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

IN WITNESS WHEREOF, U.C. Realty Corp. has caused this Declaration to be granted and executed this 14th day of December, 1999.

DECLARANT: U.C. REALTY CORP., a Delaware corporation

By: [signature]
Title: Vice President

Signed, sealed, and delivered
this 14th day of December,
1999, in the presence of:

Witness: [signature]

Attest: [signature]
Title: Asst. Secretary

(Corporate Seal)

Notary Public, Chatham County, Georgia
My Commission Expires November 30, 2002

BETTIE M. GUATTLEBAUM
Notary Public, Chatham County, GA
My Commission Expires November 30, 2002

CERTIFICATE OF APPROVAL

THE SOUTHERN PORTION OF GODLEY STATION ASSOCIATION, INC.

WE DO HEREBY CERTIFY that the undersigned members of the Board of Directors and the Architectural Review Board of the Southern Portion of Godley Station Association, Inc. (the "Association") do hereby adopt the following resolutions in full compliance with the By-Laws of the Association and the laws of the State of Georgia; and that the business contemplated by the resolutions is authorized by the said By-Laws; and that the resolutions are still of full force and effect and have not been amended or rescinded.

APPROVED by the Board of Directors and Architectural Review Board of the Association that the submission for the Fifth Third Bank including all Signage is Approved on 502 Pooler Parkway in Pooler, GA. No other variances are requested, and no other submissions are required.

WE FURTHER CERTIFY that there is no provision in the Articles of Incorporation or By-Laws of the Association limiting the power of the Board of Directors and the Architectural Review Board to pass the foregoing resolutions, and that the same are in conformity with the provisions of said Articles of Incorporation and By-Laws.

Executed as of this 2 of October.

Jack B Wardlaw

Do Not Remove - Office Copy

P.U.D. MASTER PLAN FOR: GODLEY STATION POOLER, GEORGIA

PREPARED BY:
WOOD + PARTNERS INC.
LANDSCAPE ARCHITECTS / LAND PLANNERS
HILTON HEAD ISLAND, SOUTH CAROLINA

HUSSEY, GAY, BELL & DeYOUNG ENGINEERS
ENGINEERS
SAVANNAH, GEORGIA

OCTOBER 10, 1997

TABLE OF CONTENTS

EXHIBITS LIST
Note: All exhibits are included with this application booklet

A. Boundary Map
B. Wetlands/Floodplain Map
C. Godley Station PUD Master Plan
D. Topographic Survey
E. Archeological Data
F. Drainage Master Plan
G. Utilities Master Plan

Project Developers and Consultants

The Branigar Organization is pleased to list the initial professional development team that has been consulted to prepare the Godley Station PUD Master Plan:

DEVELOPER:	The Branigar Organization	Mr. Chuck Mitchell
LAND PLANNING/ LANDSCAPE ARCHITECTURE:	Wood+Partners Inc.	Mr. Perry Wood Mr. Bruce Boysen
ENGINEERING:	Hussey, Gay, Bell & DeYoung, Inc.	Mr. Steven Wohlfeil
ENVIRONMENTAL CONSULTANTS:	Newkirk Environmental Consultants, Inc.	Mr. Stuart Sligh
ARCHAEOLOGICAL CONSULTANTS:	Brockington and Associates, Inc.	Dr. Eric C. Poplin
ECONOMIC AND DEVELOPMENT CONSULTANTS:	William Christian and Associates	Mr. William Christian

I. Project Introduction

This application is for approval for a PUD under Article IV Section I, Paragraph C of the code of ordinances of the City of Pooler, Georgia which allows planned unit development as a zoning district, to establish the Godley Station PUD.

The property consists of approximately ±1,750 acres. The property is currently zoned for single family residential, multifamily residential, heavy commercial and heavy industrial districts.

Total residential density for the ±1,750 acres (+1,108 net acres) of residential development within the PUD shall not exceed 4,432 dwelling units or 4.DU per net acre of both single family and multifamily development. No individual residential zone shall exceed the maximum allowed density as described in Appendix "A" Article IV, Section I paragraph C, 4.b. of the Code of Ordinances of the City of Pooler Georgia. All other acreage within the PUD shall be for commercial development and industrial development. Details of all individual tracts within the PUD are described under Section III of this application and the accompanying Exhibit C - Godley Station PUD - Master Plan.

The existing conditions of the site are explained under Section II of this application and the full development plan proposed for Godley Station PUD is set forth under Section III. This entire written narrative, together with all exhibits hereto, constitute the full application.

This preliminary PUD zoning ordinance has been submitted for approval to set standards for a quality PUD development. However, if there is a shift in acceptable planning practices or market conditions, future final PUD submissions may request variances from the standards established herein. If this occurs, it is hoped these variance requests will be handled and reviewed on a case-by-case basis in the context of the then present quality PUD development practices.

The applicant respectfully requests that the Pooler Planning Board, City Council and Mayor approve this application for the Godley Station PUD.

II. Existing Conditions

The subject property is owned by U.C. Realty Corporation. The Branigar Organization is a subsidiary of U.C. Realty Corporation and is full authority to submit this application.

This application seeks rezoning of the ± 1,750 acre property in order to create a PUD for the development of the project as provided for by Pooler City Law.

The Godley Station PUD is that portion of Union Camp's Godley Tract within the political jurisdiction of Pooler lying west of I-95, north of US Highway 80 and both east and west of the Pooler Parkway. The ± 1,750 acre Godley Station PUD will be bounded on the north by lands within the City of Savannah and lands of U.C. Realty Corporation, on the south and west residential properties within the City of Pooler and on the east by lands of

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:43 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
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1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc. — CONSULTING ENGINEERS — ENVIRONMENTAL SCIENTISTS — LANDSCAPE ARCHITECTS

ZONING NOTES

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C1.2

W:\2024\240306\Engineering\CAD\Drawings\240306PN.dwg, Zoning Notes 1, aukrainskiy, Apr. 30, 25-4:58:14 PM, 1:1

Rebecca Benton, the Benton drive right-of-way and existing commercial development of the Zaremba Group at the I-95 exit interchange.

The attached exhibits give detailed information regarding the existing conditions of the property. These items include:

A. Boundary Map (Exhibit A) contains the following information:
   1. Vicinity Map
   2. Boundary and dimensions
   3. Existing easements
   4. Existing roads
   5. Owners of adjacent property
   6. Existing drainage ways

B. Wetlands/Floodplain (Exhibit B)

An existing wetlands and floodplain map is included as Exhibit B and contain the following information:

1. Delineated wetlands

2. Flood hazard areas as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) According to FIRM Community Panel Number 130030 0020 C (revision date May 19, 1987) and Community Panel Number 130261 0001 A (revision date September 30, 1981), there are three FEMA zones in the subject area: Zone X (formerly Zone C) indicating areas outside the 500 year flood plain; shaded Zone X (formerly Zone B) indicating areas of 500-year flood, areas of 100-year flood with average depths less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood; and Zone AE indicating areas of inundation during the 100-year flood, with base flood elevation determined. Base flood elevations range from 16 to 19 in the subject area, as shown on Exhibit A. The finished floor of habitable structures and all other facilities which qualify must be constructed at least one foot above the base flood elevation within FEMA Zone AE, per City of Pooler requirements.

C. Topographic Survey (Exhibit D)

A topographic survey was prepared using data provided by ALTM Aerial Laser Terrain Mapping in March of 1997 and is included as Exhibit C. Elevations range from a high of ± 27 feet M.S.L. to a low of ± 15 feet M.S.L. adjacent to Pipemakers Canal.

D. Archeological Data (Exhibit E)

A Cultural Resources Survey at the Godley Tract was prepared by Brockington and Associates, Inc. in July of 1997. Two archeological sites and eight isolated finds were identified during the survey. Both sites and all isolated finds are not recommended as eligible for the National Register of Historical Places. The survey concluded that ground

disturbing activities in the surveyed area will result in no effect for any significant resources and that the activity should be allowed to proceed.

III. Development Plan

The project will be developed in accordance with the Godley Station PUD Master Plan prepared by Wood+Partners Inc., dated October 10, 1997 and shown on Exhibit C. Amendment to the Godley Station PUD shall be allowed in accordance with Article IV Section 1, paragraph C. 9 a. of current City of Pooler Law. The applicant proposes the uses densities and development standards as described below.

A. Land Uses

The following land uses as designated on the master plan, shall have the following allowed permitted uses and development parameters.

1. Residential Tracts 1, 2, 3, and 4.
   Residential tracts shall have the following uses and densities:

   A. Density - single family detached or multi-family attached up to a total density of 4,432 dwelling units on ±1,086 total residential net acres (4 DU/net AC) (± 3 DU/gross AC). Maximum densities for individual residential tracts shall be as follows:

	Acres	Net Acres	Units (4 DU/Net AC)
1. Residential Tract 1	206	187	748
2. Residential Tract 2	960	657	2,320
3. Residential Tract 3	152	152	608
4. Residential Tract 4	90	90	360
Total	± 1,308 AC	± 1,086 AC	4,036

   Net density for any given residential zone within individual residential tracts shall not exceed the following standards provided the overall density for the tract does not exceed the maximum level set above.

   1. For one story housing - six (6) DU/AC
   2. For two story housing - twelve (12) DU/AC
   3. For three story housing - eighteen (18) DU/AC

   B. Minimum Lot Size

   1. Single family residential (detached) 7,000 SF

   C. Minimum Lot Width

   1. Single family residential (detached) 60'

   D. Minimum Yard Setbacks

   1. Single family residential (detached)
      Measured from the Foundation to the property lines

Front yard	25'
Side yard	5'*
Rear yard	25'

      Corner lots - secondary frontage (street frontage without driveway access) shall have a minimum setback of 15')

      *A minimum 10' side yard setback is required on one side with an allowable (0) zero lot line on the other side.

   2. Multifamily residential (attached)
      Measured from the foundation to internal roads, parking areas, edge of the multi-family zone or between buildings.

Front yard	40' minimum to edge of multi-family zone 15' minimum to internal road or parking area
Side yard	25' minimum building separation (not including detached garages) 40' minimum at edge of multifamily zone
Rear yard	25' minimum building separation (not including detached garages) 40' minimum at edge of multifamily zone

   E. Maximum Impervious Surface Coverage

1. Single family residential (detached)	60% of total lot size
2. Multifamily residential (attached)	60% of total multifamily zone

   F. Maximum Building Height

1. Single family residential (detached)	2 stories
2. Multifamily residential (attached)	3 stories*

   *Buildings with proposed heights greater than 35' shall be subject to the restrictions and required approvals stated in the City of Pooler Zoning Ordinance dated March 4, 1996 Article III Section G (c.).

   G. All Uses In III. A.3. Model Homes/Sales Center

   H. All Uses In III.A.4. Community Recreation Facility

   I. All Uses In III.A.5. Maintenance

   J. Construction/Development Offices and Temporary Construction Facilities

      1. Storage
      2. Temporary office trailers

   K. All conditional uses outlined in the City of Pooler Zoning Ordinance dated March 4, 1996 Article IV Section 5 C. provided the conditional uses meet the standards set by the ordinance.

   L. Public or private schools provided all applicable development standards outlined in the City of Pooler Zoning Ordinance are met.

   M. Open Space

      1. Landscape Areas
      2. Lagoons, Ponds
      3. Freshwater Wetlands and Buffers
      4. Conservation Areas
      5. Recreational Areas
      6. Garden Plots
      7. Pedestrian/Bicycle Paths
      8. Community Ball Fields/Parks
      9. Regulation Size or Par 3 Golf Course

2. Multi-family Tract 1

   Multi-family Tract 1 shall have the following uses and densities:

   a. Multi-family attached up to a total density of 396 dwelling units for the ± 22 total net acres (18 DU/AC max).

      Net density within Multi-family Tract 1 shall not exceed the following standards provided the overall density for the tract does not exceed the maximum level set above:

      1. For one story housing - six (6) DU/AC
      2. For two story housing - twelve (12) DU/AC
      3. For three story housing - eighteen (18) DU/AC

   b. All Uses in III.A.6. Commercial Tracts if not developed in whole or part as multi-family.

   c. All Uses In III.A.3. Model Homes/Sales Center.

   d. All Uses In III.A.4. Community Recreation Facility.

   e. All Uses In III.A.5. Maintenance.

   f. Construction/Development Offices and Temporary Construction Facilities.

      1. Storage
      2. Temporary office trailers

   g. All conditional uses outlined in the City of Pooler Zoning Ordinance dated March 4, 1996 Article IV Section 5 C. provided the conditional uses meet the standards set by the ordinance.

   h. Public or private schools provided all applicable development standards outlined in the City of Pooler Zoning Ordinance are met.

   i. Open Space

      1. Landscape Areas
      2. Lagoons, Ponds
      3. Freshwater Wetlands and Buffers
      4. Conservation Areas
      5. Recreational Areas
      6. Garden Plots
      7. Pedestrian/Bicycle Paths

3. Model Homes/Sales Center

   Model homes/sales centers shall be allowed for each residential tract. This area may include office facilities associated with the primary sale of residential lots and homes.

   Permitted Uses:

   a. Temporary sales, financial services and contractors offices
   b. Model homes
   c. Single family residential (detached) as outlined herein
   d. Multifamily residential (attached) as outlined herein
   e. All uses in 3 community recreation facilities

4. Community Recreation Facilities

   This category allows for the recreational complexes to service the Godley Station PUD. These areas may be constructed in phases throughout the duration of the development. Outdoor recreational facilities may include but are not limited to, pools, tennis courts, parks, playgrounds, ball fields, trails and paths and other similar

uses. These facilities may have indoor recreation, meeting, banquet, hobby and exercise areas.

Permitted Uses:

   a. Recreational buildings
   b. Community activities center
   c. Community/golf clubhouse
   d. Community offices
   e. Indoor/outdoor recreation facilities
   f. Maintenance and storage facilities

5. Maintenance

   The maintenance area will contain the facilities, tools and equipment necessary to maintain the common properties and amenities. These facilities may be congregated at one central site or located in separate convenient sites for different services.

   Permitted Uses:

   a. Vehicle maintenance
   b. Storage of vehicles and parts, boats, recreational vehicles and resident storage units
   c. Fuel Storage
   d. Shops for woodwork, metalwork and painting for maintenance of community, greenhouses and pump station
   e. Offices associated with community and maintenance
   f. Storage of chemicals and bulk materials, as permitted by law.

6. Commercial Tracts 1, 2, 3, 4, 5, 6 and 7

   Commercial tracts shall have the following permitted uses:

   a. All uses and development standards as set forth in the City of Pooler Zoning Ordinance dated March 4, 1996 for C-2 Heavy Commercial District.

7. Industrial Tract 1

   Industrial tracts shall have the following permitted uses:

   a. All uses and development standards as set forth in the City of Pooler Zoning Ordinance dated March 4, 1996 for I-1 Light Industrial District.

   B. Site Design and Development Standards

   1. Setbacks and Buffers

      All setbacks and buffer for the Godley Station PUD shall be in accordance with the City of Pooler Zoning Ordinance dated March 4, 1997 or as modified herein.

      a. Residential Development - Setbacks and buffers for residential development shall be as outlined in III d. above.
      b. At Major Roads - Setbacks and buffers at major roads (right-of-way greater than 100') shall be 50' on both sides of the road.
      c. At Local Roads - Setbacks and buffer at local roads (roads that serve commercial and industrial sites with right-of-way less than 100') shall be 25' on both sides of the road. 30' Commercial 20'
      d. At Wetlands - Setbacks and buffers from the edge of wetlands shall meet or exceed the minimum set forth in the individual wetlands fill permit approved by the Army Corps of Engineers.
      e. Between Dissimilar Uses - Setbacks and buffers between zones of dissimilar uses (i.e., between residential and commercial) shall be 50' on each side of the zone line (100' total).

      side / 25' building
      / 15 parking

   2. Roads and Parking

      a. Right-of-way
         Right-of-way widths for residential development shall be 60' except at cul-de-sac which access 15 lots or less where a 50' right-of-way shall be allowed. All other right-of-way widths shall be set according to the City of Pooler zoning ordinance dated March 4, 1996.
      b. Road Construction Standards
         Road construction standards shall be in accordance with the standard set forth in the City of Pooler Zoning Ordinance dated March 4, 1996.
      c. Parking Standards
         Parking standards for the Godley Station PUD shall meet or exceed the minimum requirements set forth in the City of Pooler Zoning Ordinance dated March 4, 1996.

   3. Tree Preservation

      Tree preservation and protection within the Godley Station PUD shall conform to the City of Pooler Tree Preservation and Protection Ordinance.

   4. Open Space Standards

      Adequate open space will be required for each individual subdivision within the Godley Station PUD and the total open space requirement for each individual subdivision will be calculated for the boundary of the subdivision. Total open space

required within each subdivision shall be calculated based on the following aggregate sum of respective open space percentages.

Single family residential (detached)	10%
Multifamily residential (attached):	
2 DU/AC	20%
3-8 DU/AC	30%
9-18 DU/AC	40%
Commercial development	15%
Industrial development	20%

      Open space shall consist of all area not utilized for buildings, sidewalks, roads and parking. Areas qualifying as open space are community parks, conservation areas, landscape areas, lakes, ponds, wetlands, buffer areas and ancillary recreational amenities such as swimming pools, tennis courts, and golf courses.

   5. Other Development Standards

      All other design standards not listed herein shall be in compliance with the City of Pooler Zoning Ordinance dated March 4, 1996.

C. Proposed Infrastructure

   1. Potable Water (Exhibit G)

      Provision for potable water shall be according to the contract between the City of Pooler and U.C. Realty Corporation dated 12/18/96, the contract between the City of Savannah and U.C. Realty Corporation dated 12/5/97 and the contract between the City of Pooler and the City of Savannah dated 7/25/96.

      Potable water will be provided by the City of Pooler. A 16-inch main within the right-of-way of Pooler Parkway crosses the subject area and connects near the Pooler/Savannah city limits line on future Benton Drive with a 16-inch City of Savannah main. An 8-inch branch line to Pooler pump station no. 4 also provides service. Future extensions will be made by developers to serve development as it occurs, following review and approval of construction plans by the City of Pooler and the Environmental Protection Division of the Georgia Department of Natural Resources. Existing potable water mains and a schematic representation of future facilities are shown on Exhibit G, Utilities Master Plan.

   2. Wastewater (Exhibit G)

      Provision for wastewater shall be according to the contract between the City of Pooler and U.C. Realty Corporation dated 12/18/97, the contract between the City of Savannah and U.C. Realty Corporation dated 12/5/97 and the contract between the City of Pooler and the City of Savannah dated 7/25/96.

Wastewater will be collected by a system of gravity mains and pump stations and delivered to two existing pump stations constructed and maintained by the City of Pooler. By agreement with the City of Savannah, up to 400,000 gallons per day of wastewater will be pumped from Pooler pump station no. 3 to a gravity main along future Benton Drive, for treatment at Travis Field Wastewater Treatment Plant. Wastewater flows in excess of 400,000 gallons per day will be pumped from Pooler pump station no. 4 to the Pooler wastewater treatment plant on Hardin Canal, via a 12-inch force main to be built by the City of Pooler. All other future wastewater collection and pumping facilities will be built by developers to serve development as it occurs, following review and approval of construction plans by the City of Pooler and the EPD of Georgia DNR. Existing wastewater collection and pumping systems, and a schematic representation of future facilities are shown on Exhibit G, Utilities Master Plan.

   3. Drainage Master Plan (Exhibit F)

      The Drainage Master Plan will be designed to meet current City of Pooler ordinances as well as applicable state and federal standards. The outfalls from the subject area will discharge into Pipemakers Canal and wetlands that drain to St. Augustine's Creek. The drainage system will be designed to limit the post-development rate of stormwater runoff to the pre-development rate for the design storm events. The system will include inlets, manholes, pipes, outfall structures, open ditches, freshwater wetlands and retention/detention basins. Facilities will be constructed by developers to serve development as it occurs, following review and approval by the City of Pooler.

      The Drainage Master Plan is subject to modification as development progresses. Exact locations of basins, connector pipes and outfalls for each phase will be determined prior to submitting to the City of Pooler for permitting.

   4. Other Utilities

      Electric power, telephone, gas, and cable television trunk lines will be located in a 30-foot easement along major thoroughfares (Pooler Parkway and future Benton Drive north of Pooler Parkway), as indicated on the Utility Master Plan. Future distribution extensions will be made by the respective utilities as development progresses. Wherever possible, these utilities will be installed underground.

   5. Government Services

      The applicant shall reserve for the City of Pooler a government facility site of approximately 6 acres to be located within Commercial Tract 2. The site shall be such as to allow reasonably convenient access to the internal road system of the PUD and integration with other land uses within the PUD. The reservation shall restrict use of the site to governmental purposes (fire station, EMS, etc.) and provide for a reversion to the applicant should the site be utilized for any other purpose or should the County fail to begin such utilization within 10 years of

conveyance or should the County abandon use of the property for governmental purposes. Reasonable rights of architectural review shall be retained by Applicant to assure that any building landscaping or other improvement is undertaken in a manner compatible with development of the remainder of the PUD. In the event of reversion, the Applicant may utilize the property as additional Commercial area, subject to all site development standards allowed under the Commercial Tract provisions herein.

   D. Phasing

      The Godley Station PUD will be constructed in phases over an estimated 10-15 year period. A proposed phasing schedule is included below. The phasing sequence depicted in the proposed phasing schedule is the suggested primary phasing sequence for the Godley Station PUD and may be adjusted based upon sales absorption over the life of the development.

      Godley Station PUD Phasing Assumptions

Activity	Date
Obtain Preliminary PUD Zoning on 1,750 acres	November, 1997
Obtain Final PUD Zoning on 100 acre Tract #1	November, 1997
Development of Residential Tract #1	1998 - 2002
Development of Multi-Family Tract #1	1998 - 2002
Development of Residential Tract #2	1999 - 2009
Development of Commercial Tract #3 & #4	1999 - 2003
Development of Commercial Tract #6	1999
Development of Commercial Tract #1	2000 - 2003
Development of Commercial Tracts #2 & #5	2001 - 2002
Development of Residential Tract #4	2003 - 2006
Development of Residential Tract #3	2004 - 2008

NO	DATE	DESCRIPTION	BY
7			
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1			

REVISIONS

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SURVEYORS · ENGINEERS · ENVIRONMENTAL SCIENTISTS · LANDSCAPE ARCHITECTS
Travis Pruitt & Associates, Inc.

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

ZONING NOTES

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD
05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

CITY OF POOLER · Pooler · DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:43 am, Jun 23 2025

DATE: 09-30-2024	
SCALE: N/A	
CN: 240306PN	
JN: 1-24-0306	
FN: 173-D-191	
SHEET NO:	C1.3

General Specifications

General:

1. The following specifications will apply unless superseded by the following:
   a. Project Specifications
   b. The project geotechnical engineer's report
   c. Specifications or technical requirements of an authority having jurisdiction.
   d. Exceptions specifically noted on the plan.
2. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor and engineer are not responsible for the correctness or sufficiency of this information.

Demolition

1. The contractor shall conduct demolition activities without interfering with vehicle and pedestrian traffic in adjacent areas.
2. Contractor shall protect utilities and benchmarks not scheduled for demolition from damage. At no additional cost to owner, the contractor shall replace or repair items damaged beyond the limits of the demolition shown.
3. Remove existing above/below grade construction, as indicated to be removed, to the limit indicated.
4. Disconnect and seal off abandoned utilities to be removed prior to the start of any demolition activities. Utilities shall be disconnected below existing grade level, or outside of contract limits by representatives of the public utility being disconnected. Maintain utility service to facilities in use.
5. Except for items designated to be removed or reused in the work, all materials resulting from this work shall become the property of the contractor, and shall be promptly removed from the site. Storage or sale of removed materials will not be permitted on project site.
6. Remove all debris, rubbish, and waste materials from the site. Do not stockpile debris on site.
7. All materials shall be disposed of in a legal manner.
8. Contractor shall obtain any permits required by local municipality.
9. All land disturbance to be stabilized with vegetation upon completion of demolition.
10. All trees to remain shall have proper protection unless approved plans indicates otherwise.
11. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way.
12. Sawcut pavements & curb & wall whole to provide smooth transition between improvements to remain & new improvements.
13. Existing conditions and site demolition plan does not show all trees on the subject property. Contractor shall be responsible for the removal of all trees located within the limits of disturbance that conflict with proposed site improvements.

Clearing, Grubbing, Earthwork, and Grading

1. Completely clear and grub to remove all trees, brush, undergrowth, debris, stumps, roots and other objectionable matter. Remove all roots larger that 1-1/2 inches in diameter and longer than 3 feet within 6 inches of the ground surface.
2. In all areas of clearing and grubbing, surface rocks and boulders shall be grubbed from the soil and removed from the site, if not suitable for use on site as rip rap.
3. GDOT 810 Class I or II Soils shall be used for all embankments, and under all structures and pavement. Other soils may be used when approved by the engineer.
4. Fill shall be placed in lifts not exceeding 8".
5. Compact all fill and subgrades to the fraction of Standard Proctor maximum theoretical density listed below:
   a. Below structures: 100%
   b. Top 8' of all embankments & below pavement: 98%
   c. Embankments below top 8', utility backfill, and general fill conditions: 95%
   d. Lawn and unpaved areas: 90%
6. No slope may exceed 2H:1V unless specifically noted on the plan.
7. Where spot elevations are provided, landscape areas shall be ±0.1' of the specified grade.
8. The contractor is responsible for compliance with OSHA and other applicable safety regulations.
9. The contractor is responsible for ensuring the safety and stability of the of all temporary and permanent slopes. If shoring it required, the contractor is required to provide it and ensure that it is designed by a competent professional.
10. Slope all grades to direct water away from buildings and prevent ponding.
11. All unpaved areas shall be scarified and receive 6" of topsoil prior to stabilization with permanent vegetation.

Concrete Work:

1. Site work concrete shall be 3000 psi minimum 28-day compressive strength per ACI 318-14, Table 19.3.2.1., unless shown otherwise on the Plans.
2. Design concrete with a maximum slump of four (4) inches and a minimum slump of two (2) inches.
3. If a slump greater than four (4) inches is desired it shall be achieved with a high-range water reducer. The maximum slump after high-range water reducers are added shall be 6 inches.
4. Normal weight concrete shall have a fresh unit weight of 140 to 152 pcf.
5. Exposure class for all concrete covered by this specification is Category F1 per ACI 318-14 Table 19.3.1.1.
6. For normal weight concrete, entrained air content shall be 5.5 percent in accordance with ACI 318-14, Table 19.3.3.1, plus or minus one and one half percent, unless specified otherwise.
7. Water cement ratio shall comply with ACI 318-14, Table 19.3.2.1 for the exposure class specified herein.
8. Portland cement shall conform to ASTM C150, Type I, unless noted otherwise. Use one brand only.
9. Reinforcing steel shall conform to ASTM A615, Grade 60 minimum
10. Welded steel wire fabric shall conform to ASTM A1064.
11. Mix, convey, place, and cure concrete in accordance with ACI 301, ACI 304, ACI 306, ACI 308, ACI 309, and ACI 318. Wet forms before placing concrete.
12. Maximum time limits for placement of concrete shall be 1 ½ hours from first addition of water to the mix in accordance with ASTM C94
13. Provide construction joints in accordance with ACI 318
14. Asphalt impregnated pre-molded fiberboard expansion joint filler shall conform with ASTM D1751 and be 1/2-inch thick by full thickness of slab or joint, unless indicated otherwise on the Drawings.
15. Finished work shall comply with ACI 117 tolerances.
16. Finish concrete in accordance with ACI 301, ACI 117, and ACI 302.1.
17. Concrete sidewalks, curb and gutter, pavement and ramps shall receive stiff broom finish. For concrete sidewalks, pavement and ramps, broom at right angles to the slope of the surface.
18. All exposed surfaces of concrete retaining walls (exterior walls) shall receive a smooth hand rubbed finish. Not later than one day after form removal, fill all form tie holes, strike off or otherwise remove all fins and laitance, then moisten concrete surfaces and rub with carborundum brick or other abrasive to produce a uniform color and texture. Do not apply cement grout other than that created by the rubbing process.

Asphalt

1. Prepared subgrade shall be free of loose, soft, or organic material and stones larger than 2" in diameter. Subgrade shall be proof rolled in the presence of and accepted by the owner's representative.
2. Aggregate base course material shall conform with Section 815 of the Georgia DOT Standard Specifications. Material shall meet all requirements of Paragraph 815.2.01 and 815.2.02. Material may be Group 1 or Group 2.
3. Aggregate base course shall be applied over the prepared subgrade and compacted in accordance with Section 310 of the GDOT Standard Specifications.
4. Aggregate for base course shall be delivered as uniform mixture of fine and coarse aggregate and shall be spread in layers without segregation. Aggregate base course material shall be free from pockets of large and fine material. Segregated materials shall be re-mixed until uniform.
5. Aggregate base course 6 inches or less in thickness may be spread and compacted in one layer. For thickness greater than 6 inches, the aggregate base course shall be spread and compacted in two or more layers of uniform thickness not greater than 6 inches each.
6. Relative compaction of each layer of compacted aggregate base material shall be not less than 98 percent as determined by ASTM D1557
7. Thickness of finished base course shall not vary more than 1/2 inch from the indicated thickness at any point and shall not vary more than 1/2 inch above or below the indicated grade.
8. The contractor shall obtain approval of the base course from the owner's representative prior to proceeding with the application of the asphalt wearing surface.
9. Asphaltic Concrete Mixtures shall be in conformance to and applied according to Section 400 and Section 828 of the GDOT Standard Specifications. Asphalt shall only be applied during appropriate weather conditions.
10. Aggregates for Asphaltic Concrete shall be as specified in Section 802 of the GDOT Standard Specifications.
11. Tack Coat shall me performance grade PG 58-22, PG 64-22, or PG 67-22 in conformance with and applied according to Section 413 of the GDOT Standard Specifications. Bituminous tack coat shall be applied at the rate of 0.02 to 0.10 gallons per square yard. Bituminous tack coat shall be placed between each layer of asphalt.
12. Where cold joints are indicated or necessary, cut back the placed and compacted cold asphalt a minimum of 3 inches with a concrete or masonry power saw, so that a vertical face of compacted full thickness material is exposed. Treat this surface with bituminous tack coat before proceeding with placement of asphaltic concrete surfacing.
13. Finish paving shall conform to finish grade elevations shown on the Plans within plus or minus 0.02 of a foot and shall be level to within plus or minus 1/4 inch in 10 feet when measured with a 10-foot straightedge in any direction.
14. After completion of paving work, all paving shall be flooded with water, and any resulting birdbaths or areas of ponding shall be ringed with chalk. All birdbaths and areas of ponding shall be corrected with addition of asphalt paving materials and re-rolling until all paving is free from birdbaths and areas of ponding.
15. Allowable variation in thickness:
    a. Graded Aggregate Base course: +/- 1/2".
    b. Asphalt base and binder courses: +/- 1/4"
    c. Asphalt surface course: +/- 1/8"
16. All pavement markings on private property shall be painted traffic striping in accordance with GDOT Section 652.

Storm Drain

1. Precast structures shall comply with ASTM C478 and ASTM C858 as applicable, GDOT Specifications Section 866, and applicable manufacturers' standards.
2. Precast structure installation shall comply with ASTM C891, ASTM C1821, and applicable GDOT Standard Specifications for Construction of Transportation Systems.
3. All structures in traffic areas shall be designed and constructed to support HS20 loads.
4. Manhole Steps shall meet ASTM A48, Class 30B, integrally cast into manhole sidewalls.
5. Structure rims shall be adjusted to provide positive drainage for adjacent areas.
6. Drainage structures shall be precast unless shown otherwise on the Plans. Construction is to conform to the following:
   a. Holes for Pipe: Each unit to be cast with pipe holes of the specific number and dimensions necessary to incorporate the unit into the drainage system as shown on the plans. In the event conditions during the installation require additional pipe for which no holes have been cast, the Contractor may, with approval of Owner, make such holes provided he replaces or repairs any damaged units to the satisfaction of the Owner.
   b. Pipe Connections - RCP, Ductile Iron, & HDPE 12" & greater: Pipe to be connected to units with either shrinkproof mortar or Class "A" Concrete. Pipe connections shall be mortared on both the inside and the outside of the structures prior to backfilling.
   c. Pipe Connections - PVC and HDPE less than 12": Connections of PVC and HDPE pipes to structures shall be made with flexible boot connectors, Kor-n-Seal or approved equal. Flexible boot connectors shall be installed in accordance with the manufacturer's recommendations.
   d. Precast concrete structures shall be set to within 1/2" +/- of grade on a bed of graded aggregate, which is approximately 6 to 8 inches thick. Graded aggregate shall be ASTM C-33 gradation #57 or #67 stone.
7. Inverts shall be constructed in all storm drainage and sanitary sewer structures
8. Ferrous Castings:
   a. Metal used in manufacture of castings shall conform to ASTM A48, Class 35B for Gray Iron, or ASTM A536, Grade 65-45-12 for Ductile Iron.
   b. Castings shall be of uniform quality, free from blowholes, shrinkage, distortion or other defects. Castings shall be smooth and cleaned by shotblasting.
   c. Minimum tensile strength shall be 35,000 psi.
   d. Castings shall be manufactured true to pattern; component parts shall fit together in a satisfactory manner. Round frames and covers shall have continuously machined bearing surfaces to prevent rocking and rattling.
   e. Where castings will be subjected to loads of H20 or greater, as indicated, provide ductile iron castings.
9. Polyvinyl Chlorine Pipe and Fittings
   a. Where noted on the Plans, P.V.C. indicates pipe constructed of polyvinyl chloride. Pipe shall be Schedule 40 minimum.
   b. Jointing of polyvinyl chloride pipe is to be accomplished by means of elastomeric gasket joints conforming to ASTM D3212. Gasket material shall conform to ASTM F477.
   c. All PVC pipe shall be installed in accordance with ASTM D2321 and ASTM F1668. Pipe bedding material shall be clean natural or manufactured sand per Georgia DOT Section 801, with 4-inches minimum below the pipe.
10. Reinforced Concrete Pipe
    a. Where noted on the Plans, RCP indicates reinforced concrete pipe. Pipe is to conform to ASTM C76 and be of sizes shown on Plans. All reinforced concrete pipe shall be Class III minimum. Pipe class provided shall be in accordance with Georgia DOT Standard 1030-D based on depth of cover, as measured from the existing ground surface or the final ground surface elevation as shown on the Plans, whichever is greater.
    b. Joints are to be bell and spigot type with O-ring gaskets.
    c. Gaskets shall conform to ASTM C443.
11. Ductile Iron Pipe and Fittings
    a. Where noted on the Plans, D.I. indicates ductile iron pipe. Ductile iron pipe is to be manufactured in accordance with AWWA Standard C151 (ANSI A21.51). Pipe is to be cement lined as per AWWA C104 (ANSI A21.4) and coated inside and outside with an approved coal-tar coating. Pipe joints are to be push-on or mechanical in accordance with AWWA Standard C111 (ANSI A21.11).
    b. Ductile iron pipe shall be Pressure Class 350 unless noted otherwise on the Plans.
    c. Fittings for ductile iron pipe shall be ductile or cast iron fittings meeting the requirements of AWWA Specification C110/ANSI A21.10, or ductile iron compact fittings per AWWA C153/ANSI A21.53. The pressure rating must be 350 psi for fittings up to 12 inches and a minimum of 150 psi for larger sizes unless otherwise noted on the Plans. All fittings to be cement lined and coated inside and outside with coal-tar enamel. Fittings shall be by same manufacturer as ductile iron pipe provided. Fittings shall be of domestic manufacture.
12. High Density Polyethylene Pipe
    a. Where noted on the Plans, HDPE indicates high density polyethylene pipe.
    b. Pipe and fitting material are to be high-density polyethylene meeting ASTM D 3350 minimum cell classification 324420C for 4- through 10-inch diameters or 335420C for 12- through 60-inch diameters. Pipe manufactured for this specification is to comply with the requirements for test methods, dimensions, and markings found in AASHTO M252, AASHTO M294 and/or AASHTO MP7-97. The specified pipe sizes are nominal inside diameters. Pipe sizes are to be no less than 99% of nominal inside diameter and have a minimum laying length of 20 feet.
    c. For 4 to 10 inch (100 to 250mm) diameters, the pipe supplied is to be smooth interior and Annular Exterior Corrugated High Density Polyethylene (HDPE) meeting requirements of AASHTO M252, Type S.
    d. For 12 to 48 inch (300 to 1200mm) diameters, the pipe supplied is to be smooth interior and Annular Exterior Corrugated High Density Polyethylene (HDPE) meeting requirements of AASHTO M294, Type S.
    e. Fittings shall conform to AASHTO M252 or M294. Fabricated fittings are to be welded on the interior and exterior at all junctions.
    f. Backfill the pipe with material meeting the requirements of ASTM D2321 Class I, II or III subject to approval of the Design Professional.
    g. Trench width should be wide enough to place and compact backfill around the entire pipe. The trench width is to be outside diameter +24" for pipe sizes 12" to 30" and outside diameter +36" for pipe sizes 36" to 60".
    h. All HDPE pipe shall be furnished with bell and spigot type watertight joints and gaskets.
    i. All HDPE pipe shall be installed in accordance with ASTM D2321 and ASTM F1668.
13. Laying Pipe: Install piping beginning at low point, true to grades and alignment indicated with unbroken continuity of invert. Place bell ends of piping facing upstream. Install gaskets, seals, sleeves, and couplings according to manufacturer's written instructions for use of lubricants, cements, and other installation requirements. If pipe is of the bell-and-spigot type, lay bells in cross-cuts cut in trench. Remove pipe that is cracked, checked, spalled, or damaged from the work.

Utility Services

1. All public utilities shall be installed in accordance with the standards and specifications of the public utility authority.
2. Water and sewer services shall be installed in accordance with applicable plumbing codes.
3. All connections to public water mains shall have appropriate means of backflow prevention installed in accordance with state Department of Public Health and local cross connection regulations.
4. Private fire mains shall conform to National Fire Protection Association (NFPA) Publication 24 and other applicable standards.

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REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
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e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc. — CONSULTING ENGINEERS · ENVIRONMENTAL SCIENTISTS · SURVEYORS · LANDSCAPE ARCHITECTS

PROJECT SPECIFICATIONS

FIFTH THIRD BANK - POOLER

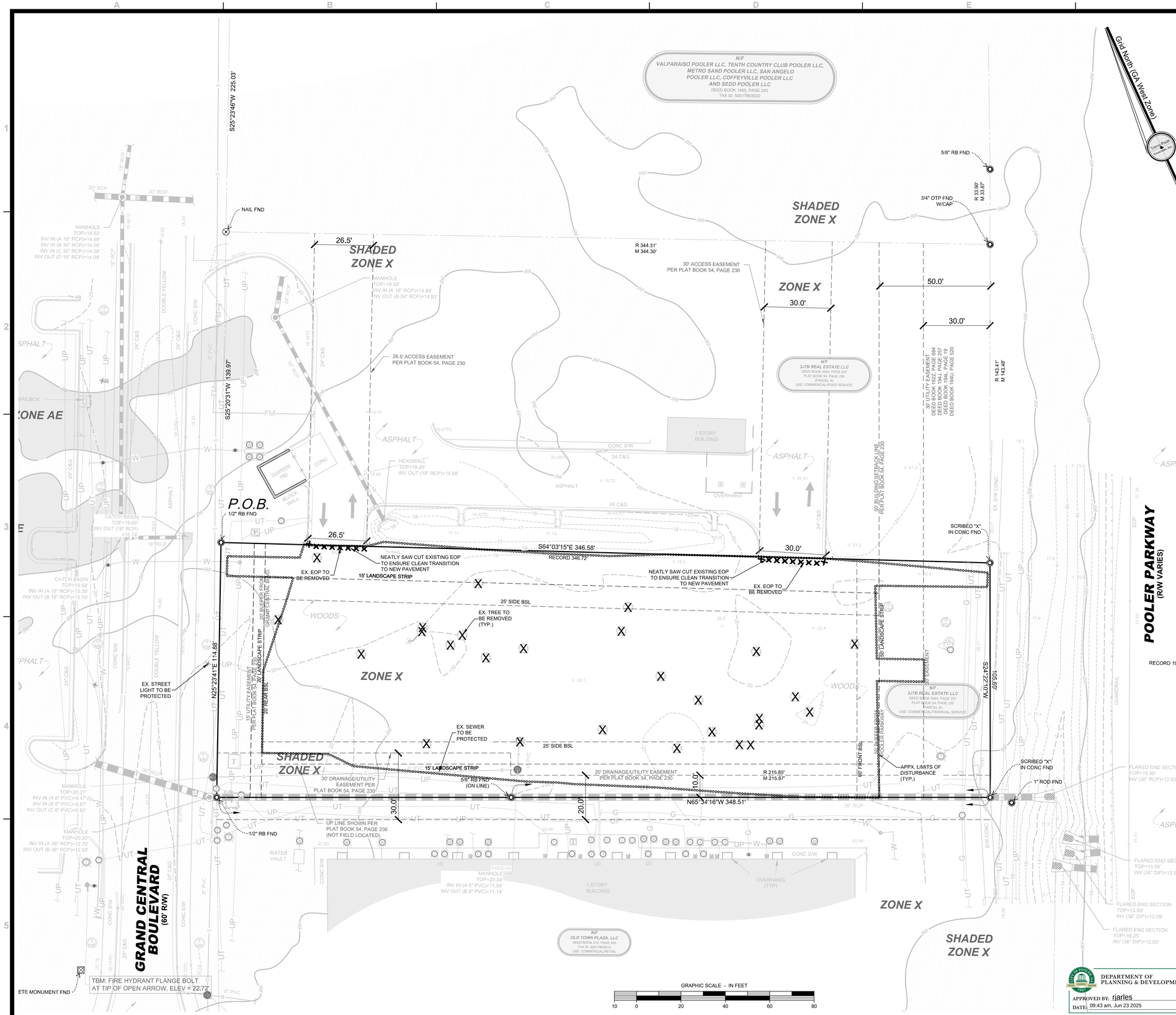
510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD
05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:43 am, Jun 23 2025

DATE:	09-30-2024
SCALE:	N/A
CN:	240306PN
JN:	1-24-0306
FN:	173-D-191
SHEET NO:	C1.4



LOCATION MAP
NOT TO SCALE

DEVELOPER
CBRE Global Workplace Solutions
201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES WITHOUT INTERFERING WITH VEHICLE AND PEDESTRIAN TRAFFIC IN ADJACENT AREAS.
2. CONTRACTOR SHALL PROTECT UTILITIES AND BENCHMARKS NOT SCHEDULED FOR DEMOLITION FROM DAMAGE. AT NO ADDITIONAL COST TO OWNER, THE CONTRACTOR SHALL REPLACE OR REPAIR ITEMS DAMAGED BEYOND THE LIMITS OF THE DEMOLITION SHOWN.
3. REMOVE EXISTING ABOVE/BELOW GRADE CONSTRUCTION, AS INDICATED TO BE REMOVED, TO THE LIMIT INDICATED.
4. DISCONNECT AND SEAL OFF ABANDONED UTILITIES TO BE REMOVED PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE LEVEL, OR OUTSIDE OF CONTRACT LIMITS BY REPRESENTATIVES OF THE PUBLIC UTILITY BEING DISCONNECTED. MAINTAIN UTILITY SERVICE TO FACILITIES IN USE.
5. EXCEPT FOR ITEMS DESIGNATED TO BE REMOVED OR REUSED IN THE WORK, ALL MATERIALS RESULTING FROM THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE PROMPTLY REMOVED FROM THE SITE. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE PERMITTED ON PROJECT SITE.
6. REMOVE ALL DEBRIS, RUBBISH, AND WASTE MATERIALS FROM THE SITE. DO NOT STOCKPILE DEBRIS ON SITE.
7. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
8. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY LOCAL MUNICIPALITY.
9. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
10. ALL TREES TO REMAIN SHALL HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
11. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
12. SAWCUT PAVEMENTS & CURB & WALL WHOLE TO PROVIDE SMOOTH TRANSITION BETWEEN IMPROVEMENTS TO REMAIN & NEW IMPROVEMENTS.
13. EXISTING CONDITIONS AND SITE DEMOLITION PLAN DOES NOT SHOW ALL TREES ON THE SUBJECT PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREES LOCATED WITHIN THE LIMITS OF DISTURBANCE THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:43 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
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REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
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CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc. — Surveyors, Engineers, Environmental Scientists, Landscape Architects

EXISTING CONDITIONS & SITE DEMOLITION PLAN

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER 05/01/2025 ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C2.1

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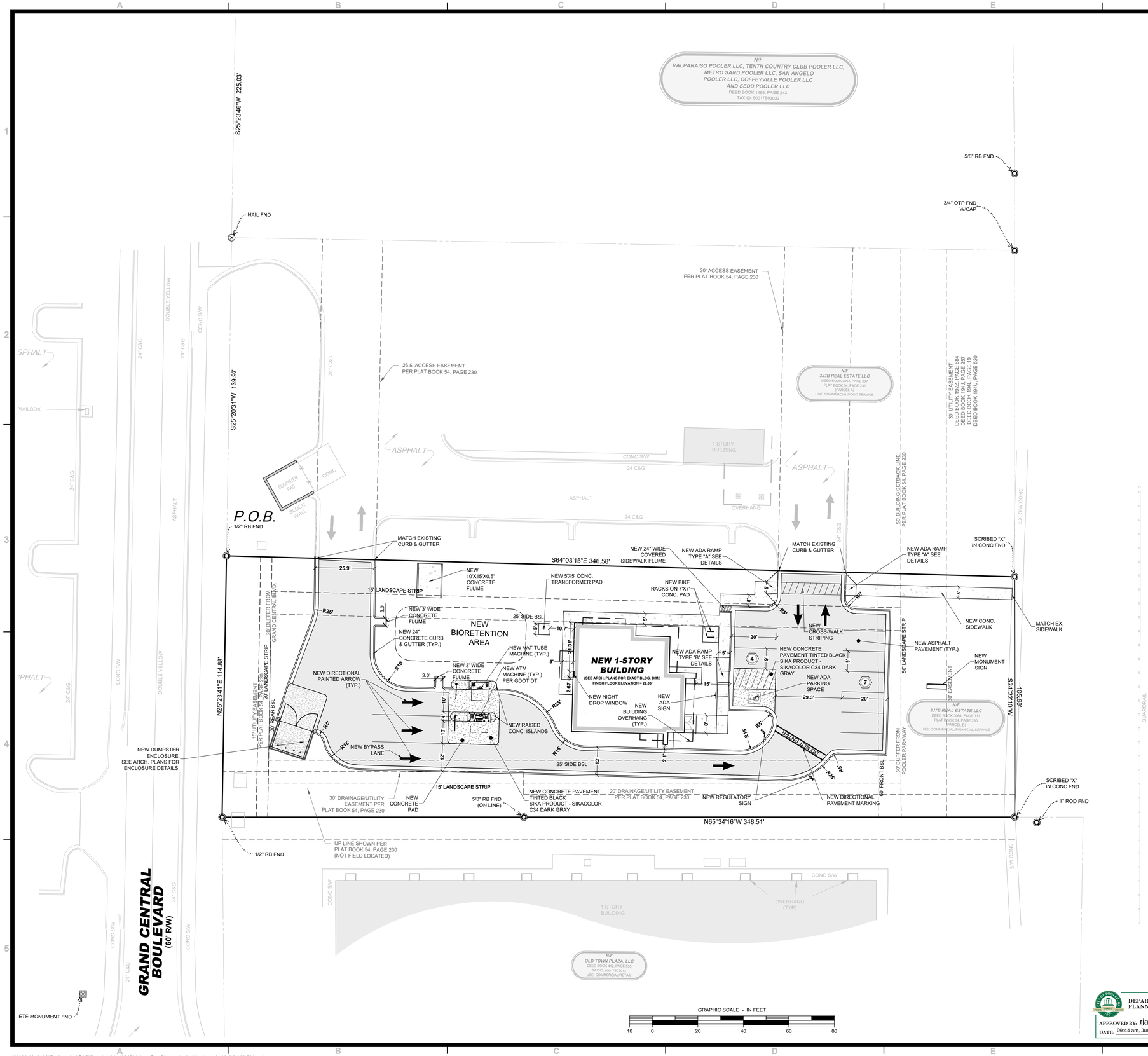

LOCATION MAP
NOT TO SCALE

DEVELOPER

CBRE Global Workplace Solutions

201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

SITE ZONING: PUD

SITE AREA: 0.88 ACRES

DISTURBED AREA: ±0.66 ACRES

TAX PARCEL ID: 50017B03024

BUILDING SETBACK LINES:

FRONT YARD: 50 FT.
REAR YARD: 30 FT.
SIDE YARD: 25 FT.

BUILDING SUMMARY:

1 - STORY
BUILDING FOOT PRINT: 1,900 SQ.FT.
BUILDING HEIGHT: 19 FT. (MAX 60 FT.)

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	5	10
ADA ACCESSIBLE PARKING:	1	1
TOTAL PARKING SPACES:	6	11

*ONE SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.

PROJECT DESCRIPTION:

1,900 SF FIFTH THIRD BANK FACILITY W/ PARKING LOT AND DRIVE-THRU LANES

SITE PLAN SPECIFICATIONS:

Gross Floor Area: 1,900 Sq. Ft.
Floor Area Ratio: 5.0 %
Net Land Area: 0.88 Acres or 38,325 Sq. Ft.
Gross Land Area: 21,780 Sq. Ft.
Street Frontage: 346.58 Ft.
Beltline Corridor Frontage: N/A
Building Coverage: 5.0 %
Exterior Public Space Area: 1,500 Sq. Ft.
Proposed Lot Impervious Area: 16,553 Sq. Ft.
Proposed Lot Coverage (After Construction): 43.2 %
OPEN SPACE: 56.8 %

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY GEORGIA COMMUNITY PANEL NUMBER 13051C0019H, DATED 7/7/2014.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
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REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
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Fax: (770) 416-6759
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CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com
Travis Pruitt & Associates, Inc. — CIVIL ENGINEERS · SURVEYORS · ENVIRONMENTAL SCIENTISTS · LANDSCAPE ARCHITECTS

SITE PLAN

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 05/01/2025 ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C3.1

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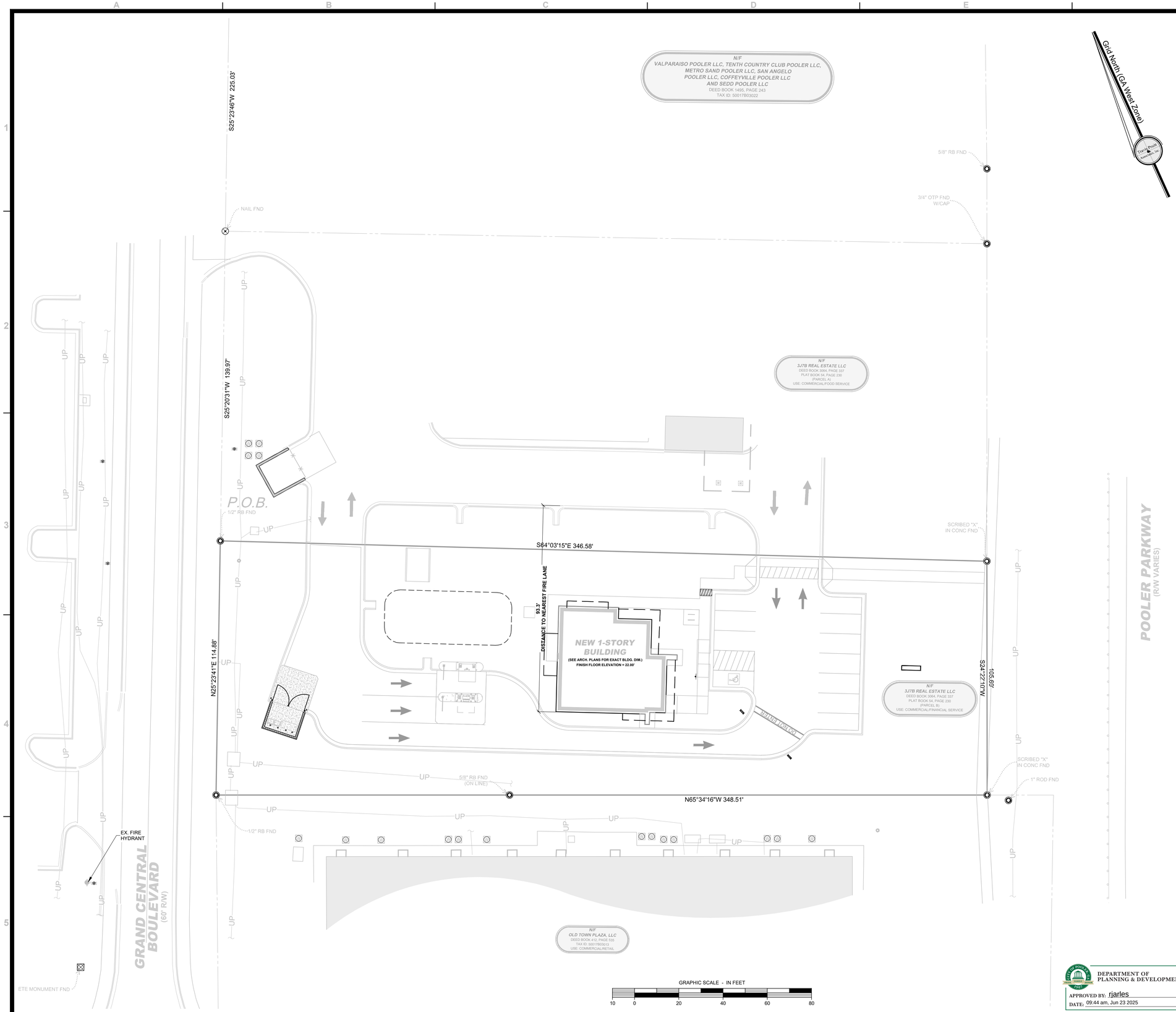

LOCATION MAP
NOT TO SCALE

DEVELOPER

CBRE Global Workplace Solutions

201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

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Travis Pruitt & Associates, Inc.
CIVIL ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS • LANDSCAPE ARCHITECTS

FIRE DEPARTMENT ACCESS PLAN

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

FLOOD HAZARD NOTE:

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GEORGIA 811 Utilities Protection Center, Inc.
1-800-282-7411
Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: riarles
DATE: 09:44 am, Jun 23 2025

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 05/01/2025 ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C3.2

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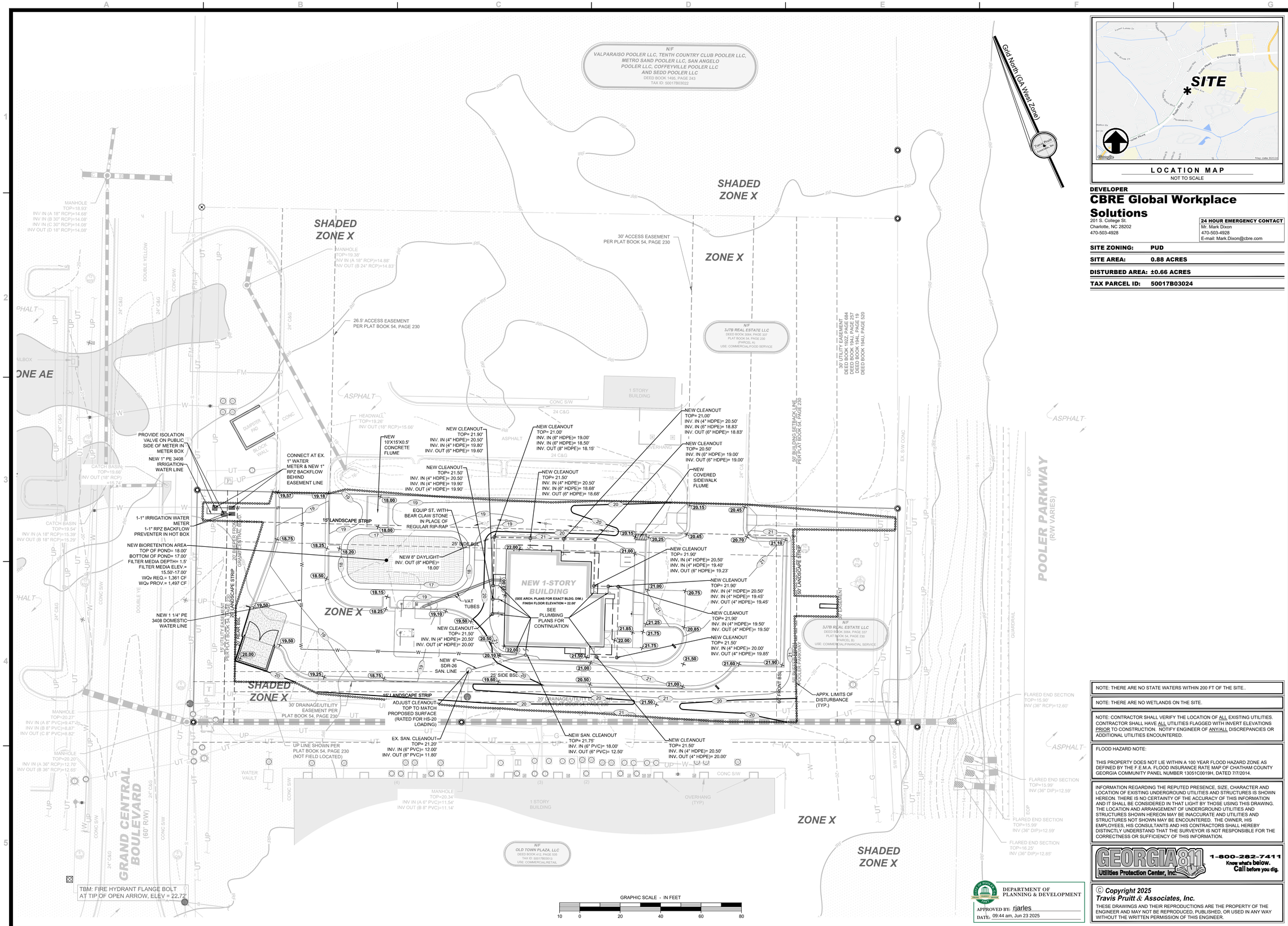

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Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

SITE ZONING:	**PUD**
SITE AREA:	**0.88 ACRES**
DISTURBED AREA:	**±0.66 ACRES**
TAX PARCEL ID:	**50017B03024**

NO	DATE	DESCRIPTION	BY
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e-mail: awhitehead@travispruitt.com

GRADING & UTILITY PLAN

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NO WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

DATE:	09-30-2024
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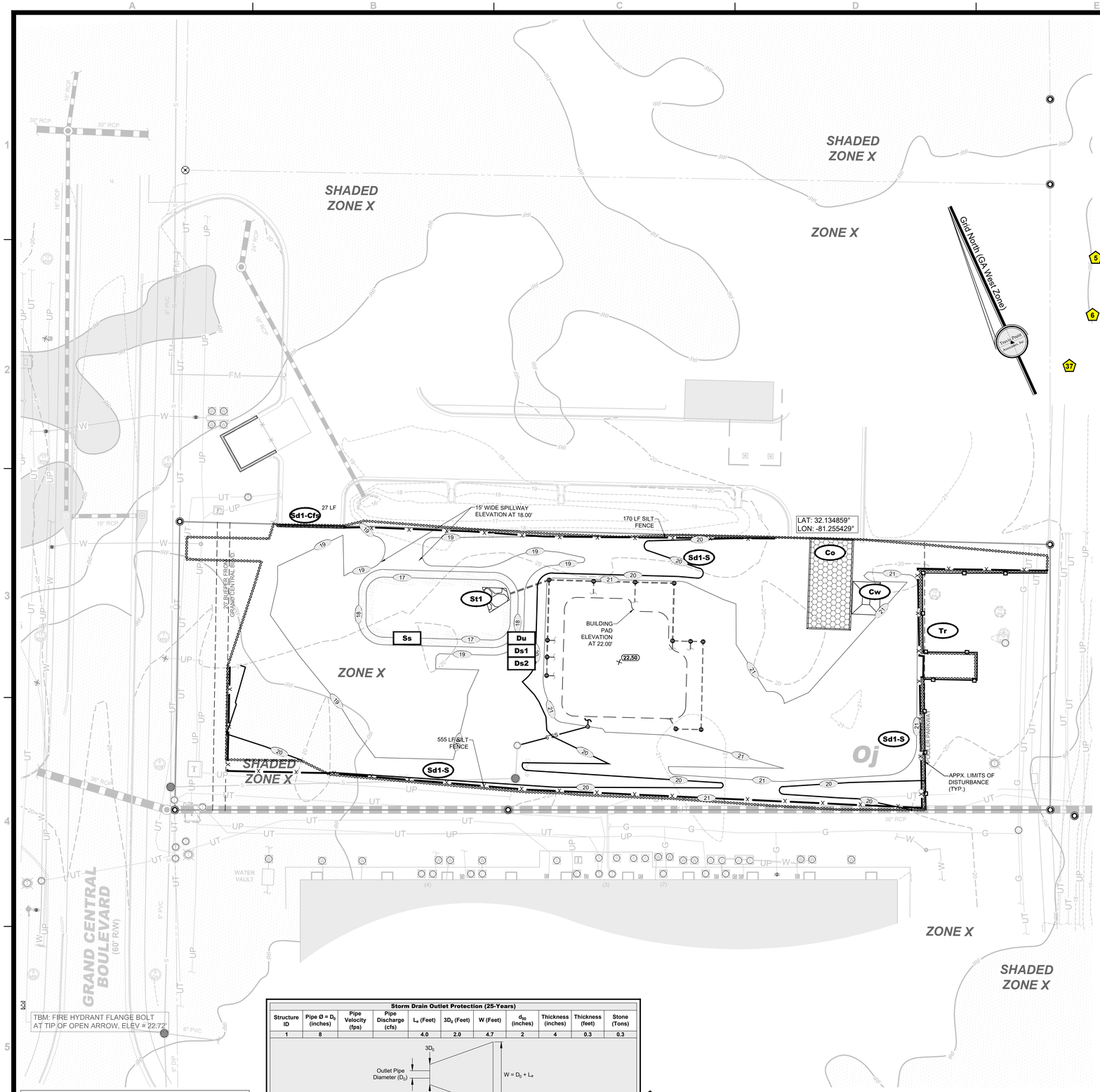
SHEET NO:	C4.1



10 LOCATION MAP
NOT TO SCALE

DEVELOPER

5 **CBRE Global Workplace Solutions**
201 S. College St.
Charlotte, NC 28202
470-503-4928
E-mail: Mark.Dixon@cbre.com

4 **24 HOUR EMERGENCY CONTACT**
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

6 **DISTURBED AREA: ±0.66 ACRES**

IMPERVIOUS AREA
SITE AREA: ± 0.88 ACRES
IMPERVIOUS AREA : ± 0.38 ACRES
PERCENT IMPERVIOUS: 43.2%

50 **EROSION CONTROL LEGEND**

STRUCTURAL PRACTICES

GASWCC CODE	SYMBOL	DESCRIPTION
Cd-S		STONE CHECK DAM
Co		CONSTRUCTION EXIT
Cd-Hb		HAYBALE CHECK DAM
Dc-A		STREAM DIVERSION CHANNEL
Di		DIVERSION
Dn1		TEMPORARY DOWNDRAIN STRUCTURE
Fr		FILTER RING
Lv		LEVEL SPREADER
Rd		ROCK FILTER DAM
Rt-P	N/A	RETROFITTING (PERFORATED HALF-ROUND PIPE WITH STONE FILTER)
Sd1-S		SILT FENCE - SENSITIVE AREAS
Sd2-Bg		BLOCK AND GRAVEL DROP INLET PROTECTION
Sd2-F		INLET SEDIMENT TRAP WITH SUPPORTING FRAME
Sd2-P		CURB INLET PROTECTION
Sd3	N/A	TEMPORARY SEDIMENT BASIN
Sk		FILTER SURFACE SKIMMER
Sr-C		TEMPORARY CULVERT CROSSING
St		STORM DRAIN OUTLET PROTECTION
Su	N/A	SURFACE ROUGHENING
Tp	N/A	TOPSOILING
Tr		TREE SAVE FENCE
N/A		LIMITS OF CLEARING / CONSTRUCTION
N/A		STREAM BUFFER
N/A		STREAM CENTERLINE
N/A		100 YEAR PONDING LIMITS

EROSION CONTROL LEGEND

VEGETATIVE MEASURES

GASWCC CODE	SYMBOL	DESCRIPTION
Ds1	N/A	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	N/A	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	N/A	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	N/A	DISTURBED AREA STABILIZATION (WITH SODDING)
Ss		SLOPE STABILIZATION
Du	N/A	DUST CONTROL ON DISTURBED AREAS

NO	DATE	DESCRIPTION	BY
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REVISIONS

8

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Norcross, Georgia 30093
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CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc. — Surveyors, Engineers, Environmental Scientists, Landscape Architects

EROSION CONTROL PLAN

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

NOTE: ALL REQUIRED BUFFERS WILL BE CLEARLY DELINEATED AND FLAGGED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

NOTE: THIS SHEET FOR EROSION CONTROL PURPOSES ONLY

7 NOTE: CONSTRUCTION ENTRANCE IS LOCATED AT THE FOLLOWING LOCATION: LAT: 32.134859; LONG: -81.255429

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

42 NOTE: ALL WETLANDS OR STATE WATERS ON OR WITHIN 200 FEET OF THIS PROJECT HAVE BEEN DELINEATED.

11 NOTE: THE RECEIVING WATERS CONSIST OF THE PIPE MAKERS CANAL, LOCATED OFF SITE. 2,000 FEET SOUTH OF SITE.

NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NO WETLANDS ON THE SITE.

FLOOD HAZARD NOTE:

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GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: fjarles
DATE: 09:44 am, Jun 23 2025

GSWCC No. 0000095341

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD
Andrew W. Whitehead
05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

2

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C5.1

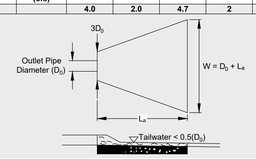
9

SOIL CLASSIFICATION LEGEND

SOIL SYMBOL	SOIL NAME	DEPTH (in) OR SOIL TYPE	SOIL TEXTURE	PERMEABILITY
Oj	Ocilla Complex	0 to 28 28 to 59 59 to 67	loamy fine sand sandy clay loam sandy clay loam	0.20 to 1.98 in/hr

Storm Drain Outlet Protection (25-Years)

Structure ID	Pipe Ø = D_o (inches)	Pipe Velocity (fps)	Pipe Discharge (cfs)	L_a (Feet)	$3D_o$ (Feet)	W (Feet)	d_{50} (inches)	Thickness (inches)	Thickness (feet)	Stone (Tons)
1	8			4.0	2.0	4.7	2	4	0.3	0.3



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37 GRAPHIC SCALE - IN FEET
10 0 20 40 60 80

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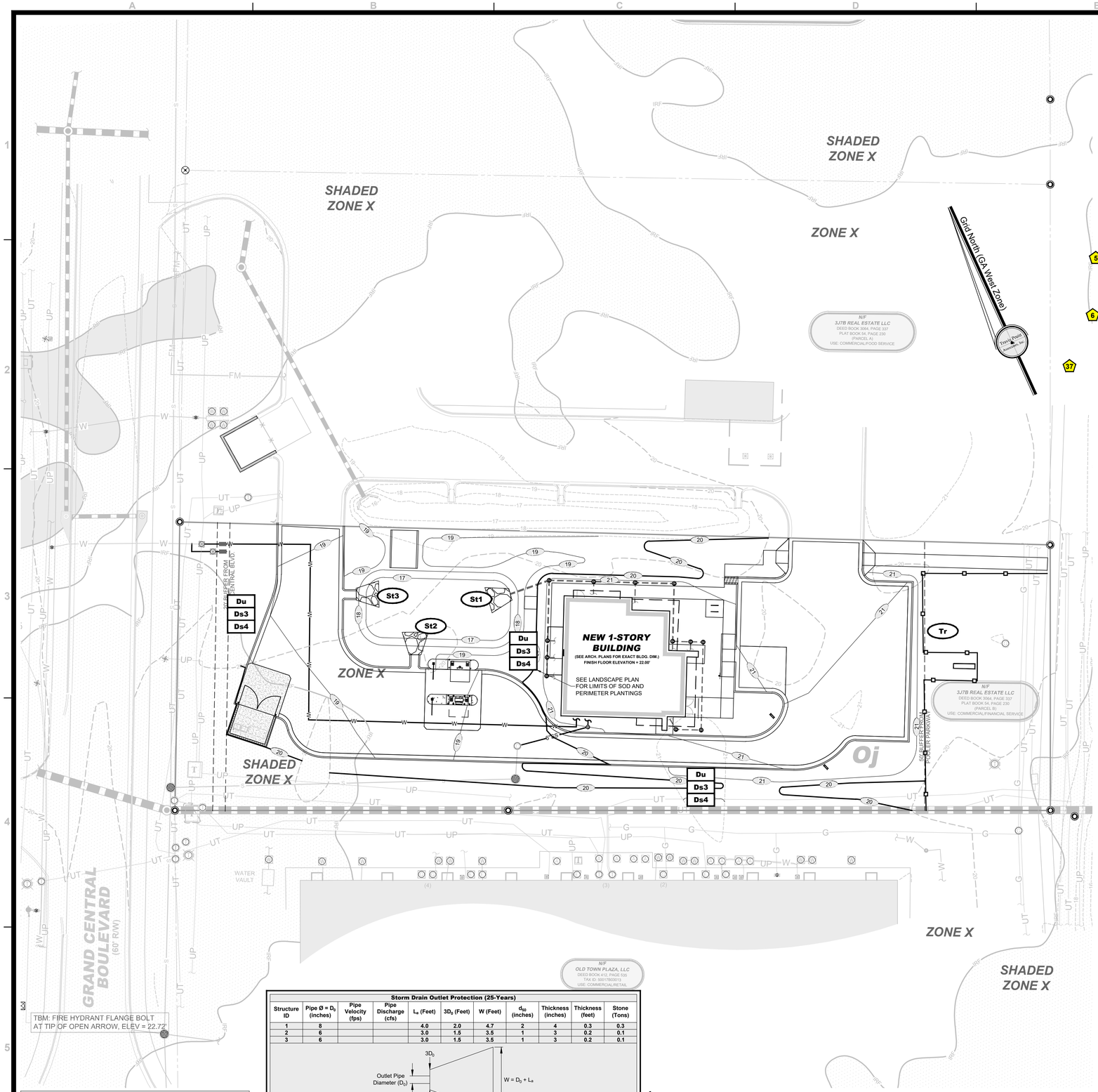


10 LOCATION MAP
NOT TO SCALE

DEVELOPER

5 **CBRE Global Workplace Solutions**
201 S. College St.
Charlotte, NC 28202
470-503-4928
E-mail: Mark.Dixon@cbre.com

4 **24 HOUR EMERGENCY CONTACT**
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

6 **DISTURBED AREA: ±0.66 ACRES**

IMPERVIOUS AREA

SITE AREA: ± 0.88 ACRES
IMPERVIOUS AREA : ± 0.38 ACRES
PERCENT IMPERVIOUS: 43.2%

50 EROSION CONTROL LEGEND

STRUCTURAL PRACTICES

GASWCC CODE	SYMBOL	DESCRIPTION
Cd-S		STONE CHECK DAM
Co		CONSTRUCTION EXIT
Cd-Hb		HAYBALE CHECK DAM
Dc-A		STREAM DIVERSION CHANNEL
Di		DIVERSION
Dn1		TEMPORARY DOWNDRAIN STRUCTURE
Fr		FILTER RING
Lv		LEVEL SPREADER
Rd		ROCK FILTER DAM
Rt-P	N/A	RETROFITTING (PERFORATED HALF-ROUND PIPE WITH STONE FILTER)
Sd1-S		SILT FENCE - SENSITIVE AREAS
Sd2-Bg		BLOCK AND GRAVEL DROP INLET PROTECTION
Sd2-F		INLET SEDIMENT TRAP WITH SUPPORTING FRAME
Sd2-P		CURB INLET PROTECTION
Sd3	N/A	TEMPORARY SEDIMENT BASIN
Sk		FILTER SURFACE SKIMMER
Sr-C		TEMPORARY CULVERT CROSSING
St		STORM DRAIN OUTLET PROTECTION
Su	N/A	SURFACE ROUGHENING
Tp	N/A	TOPSOILING
Tr		TREE SAVE FENCE
N/A		LIMITS OF CLEARING / CONSTRUCTION
N/A		STREAM BUFFER
N/A		STREAM CENTERLINE
N/A		100 YEAR PONDING LIMITS

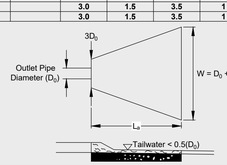
EROSION CONTROL LEGEND

VEGETATIVE MEASURES

GASWCC CODE	SYMBOL	DESCRIPTION
Ds1	N/A	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	N/A	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	N/A	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	N/A	DISTURBED AREA STABILIZATION (WITH SODDING)
Ss		SLOPE STABILIZATION
Du	N/A	DUST CONTROL ON DISTURBED AREAS

Storm Drain Outlet Protection (25-Years)

Structure ID	Pipe Ø = D_o (inches)	Pipe Velocity (fps)	Pipe Discharge (cfs)	L_a (Feet)	$3D_o$ (Feet)	W (Feet)	d_{50} (inches)	Thickness (inches)	Thickness (feet)	Stone (Tons)
1	8			4.0	2.0	4.7	2	4	0.3	0.3
2	6			3.0	1.5	3.5	1	3	0.2	0.1
3	6			3.0	1.5	3.5	1	3	0.2	0.1



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SOIL CLASSIFICATION LEGEND

SOIL SYMBOL	SOIL NAME	DEPTH (in) OR SOIL TYPE	SOIL TEXTURE	PERMEABILITY
Oj	Ocilla Complex	0 to 28 28 to 59 59 to 67	loamy fine sand sandy clay loam sandy clay loam	0.20 to 1.98 in/hr

37 GRAPHIC SCALE - IN FEET
10 0 20 40 60 80

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NOTE: ALL REQUIRED BUFFERS WILL BE CLEARLY DELINEATED AND FLAGGED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

NOTE: THIS SHEET FOR EROSION CONTROL PURPOSES ONLY.

7 NOTE: CONSTRUCTION ENTRANCE IS LOCATED AT THE FOLLOWING LOCATION: LAT: 32.134859; LONG: -81.255429

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

42 NOTE: ALL WETLANDS OR STATE WATERS ON OR WITHIN 200 FEET OF THIS PROJECT HAVE BEEN DELINEATED.

11 NOTE: THE RECEIVING WATERS CONSIST OF THE PIPE MAKERS CANAL, LOCATED OFF SITE. 2,000 FEET SOUTH OF SITE.

NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NO WETLANDS ON THE SITE.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY GEORGIA COMMUNITY PANEL NUMBER 13051C0019H, DATED 7/7/2014.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

NO	DATE	DESCRIPTION	BY
7			
6			
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4			
3			
2			
1			

REVISIONS

8

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc. — CIVIL ENGINEERS · ENVIRONMENTAL SCIENTISTS · SURVEYORS · LANDSCAPE ARCHITECTS

EROSION CONTROL PLAN - FINAL PHASE

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

2

GSWCC No. 0000095341

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	09-30-2024
SCALE:	1" = 20'
CN:	240306PN
JN:	1-24-0306
FN:	173-D-191
SHEET NO:	C5.2

8

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EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN

1. Stripping of vegetation, regrading, and other development activities shall be conducted in such a manner so as to minimize erosion. The minimum area of disturbance for this Project has been shown on the Plans. Refer to the Construction Plans for the limits of clearing for this Project.

2. Cut and fill operations shall be kept to a minimum. The minimum amount of grading for this Project has been shown on the Plans. Refer to the Construction Plans for the proposed grading of this Project.

3. Development plans must conform to topography and soil type, so as to create the lowest practical erosion potential. The layout of the Project was designed to conform to the topography and soil type within the Project wherever possible except where the property lines, easements and buffers have modified this layout. The lowest practical erosion potential has been designed into the Plans. Erosion control measures have been installed to reduce the erosion potential in critical areas. Refer to the Construction Plans for the location of the vegetative and structural erosion control measures for this Project.

4. Whenever feasible, natural vegetation shall be retained, protected, and supplemented. The minimum area of disturbance for this Project has been shown on the Plans. Tree Protection fence or tape has been installed at the limits of clearing. Additional vegetation has been added to compensate for the removal of the existing vegetation as required by the Issuing Authority. Refer to the Construction Plans for the limits of clearing, tree protection measures and landscaping for this Project.

5. The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum. The minimum area of disturbance for this Project has been shown on the Plans. All disturbed areas are to be seeded within 14 days of completion of disturbance. Temporary seeding may be required during construction depending on the site conditions. Refer to the Construction Plans for the limits of clearing for this Project.

6. Disturbed soil shall be stabilized as quickly as practicable. Temporary seeding may be required during construction depending on the site conditions. Refer to the Construction Plans for the stabilization methods for this Project.

7. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development. All disturbed areas are to be seeded within 14 days of completion of disturbance. Temporary seeding may be required during construction depending on the site conditions. Refer to the Construction Plans for the stabilization methods and critical areas for this Project.

8. Permanent vegetation and structural erosion control measures shall be installed as soon as practicable. All disturbed areas are to be seeded within 14 days of completion of disturbance. Temporary seeding may be required during construction depending on the site conditions. Refer to the Construction Plans for the stabilization methods and structural erosion control measures for this Project.

9. To the extent necessary, sediment in run-off water shall be trapped by the use of debris basins, silt traps, or similar measures until the disturbed area is stabilized. Refer to the Construction Plans for the location of the structural erosion control measures for this Project.

10. Adequate provisions shall be provided to minimize damage from surface water to the cut face of excavations or the sloping surfaces of fills. All slopes are to be surfaced roughened prior to placement of seed. All slopes are to be seeded within 14 days of completion of disturbance. Mulching shall be placed on all slopes that have not been stabilized prior to the arrival of inclement weather. Temporary seeding may be required during construction depending on the site conditions. Down drain structures (temporary or permanent) and diversions are to be installed where shown. Erosion control matting and blankets are to be installed where shown. Refer to the Construction Plans for the location of the structural erosion control measures for this Project.

11. Cuts and fills shall not endanger adjoining property. Refer to the Construction Plans for the location of the top and toe of the cut and fill slopes for this development. Adequate provisions have been made to protect the adjacent property from the slopes of this Project.

12. Fills shall not encroach upon natural water courses or constructed channels in a manner so as to adversely affect other property owners. Refer to the Construction Plans for the location of the toe of the fill slopes adjacent to the natural water courses within this Project.

13. Grading equipment shall cross flowing streams by the means of bridges or culverts, except when such methods are not feasible, provided in any case that such crossings shall be kept to a minimum. Refer to the Construction Plans for the location of any stream crossing and the structural erosion control measures for this Project.

14. Provisions shall be provided for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on site or preclude sedimentation or adjacent waters beyond the levels specified in this permit. Refer to the Construction Plans for the location of the structural erosion control measures for this Project. Refer to the Comprehensive Monitoring Program for the monitoring procedures of the structural erosion control measures for this Project.

15. Except as provided in Note 16, below, no construction activities shall be conducted within a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director has determined to allow a variance that is at least as protective of natural resources and the environment in accordance with the provisions of O.C.G.A. 12-7-6, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented, or along any emphemeral stream, or where bulkheads and seawalls must be constructed to prevent the erosion of the shoreline on Lake Oconee and Lake Sinclair. Refer to the Construction Plans for the location of any state waters buffer disturbance for this Project. Buffer disturbance is limited to storm water detention. "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and Permit."

16. No construction activities shall be conducted within a 50 foot buffer, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as 'trout streams' except when approval is granted by the Director for alternate buffer requirements in accordance with the provisions of O.C.G.A. 12-7-6, or where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as 'trout streams' which discharge an average annual flow of 25 gallons per minute or less shall have a 25 foot buffer or they may be piped, at the discretion of the permittee, pursuant to the terms of a rule providing for a general variance promulgated by the Board of Natural Resources including notification of such to EPD and the Local Issuing Authority of the location and extent of the piping and prescribed methodology for minimizing the impact of such piping and for measuring the volume of water discharged by the stream. Any such pipe must stop short of the downstream permittee's property, and the permittee must comply with the buffer requirements for any adjacent trout streams. Refer to the Construction Plans for the location of any trout stream buffer disturbance for this Project. No trout streams are located within the limits of this Project.

17. Except as provided above, for buffers required pursuant to Notes 15 and 16, no construction activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Between the time final stabilization of the site is achieved and upon the submittal of a Notice of Termination, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed. Buffer disturbance is limited to storm water detention.

POTENTIAL SOURCES OF POLLUTION

SEDIMENT
- Sediment from Clearing and Grubbing
- Sediment from Construction

LITTER
- Shipping/packing material
- Food/drink containers
- Illegal dumping

PETROLEUM
- Fuel tanks
- Fuel drums/cans
- Heavy Equipment

SITE DESCRIPTION AND INFORMATION

1. **A DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY:** Scope of work includes removing and replacing existing sidewalks, curb and gutters and parking spaces to bring the site into compliance with ada requirements for ada accessible accessible parking spaces and ada accessible access routes. Existing ada accessible parking: spaces and ramps do not meet current ada requirements for size and slope, therefore, noncompliant sidewalks, ramps, and parking spaces are being removed and relocated. New ada accessible parking: spaces need to be regraded to meet ada slope requirements and adjacent asphalt areas are to be replaced to provide transition back to existing grade. new curb ramp, sidewalks, and curb and gutter are to be installed to provide ada accessible accessible route that complies with ada requirements.

2. **A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOIL FOR MAJOR PORTIONS OF THE SITE:** Refer to the Construction Plans for the description of the intended sequence of major activities and the approximate schedule for these activities.

3. **TOTAL AREA OF SITE:** 0.88 ACRES
TOTAL DISTURBED AREA OF SITE: 0.66 ACRES
PRE-CONSTRUCTION RUNOFF COEFFICIENT: CN=0.85
POST-CONSTRUCTION RUNOFF COEFFICIENT: CN=0.85
EXISTING SOIL DATA: Refer to the Construction Plans for the Soil Type Chart.

4. **A SITE MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES, AREAS OF SOIL DISTURBANCE, AN OUTLINE OF AREAS WHICH ARE NOT TO BE DISTURBED, THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS) AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER:** Refer to the Construction Plans for the drainage patterns and slopes, limits of clearing, location of structural and non structural control items, location and types of stabilization practices, location of surface waters and storm water discharge locations.

5. **RECEIVING WATERS:** PIPE MAKERS CANAL
AREA OF WETLANDS: 0.0 ACRES

6. **EXISTING SOILS INFORMATION:** Refer to Soil Chart

7. **EXISTING RUNOFF WATER QUALITY:** None available

8. **LOCATION OF SURFACE WATERS ON THE CONSTRUCTION SITE:** Refer to the Construction Plans for the location and limits of any surface waters on this site.

CONTROLS

1. **STABILIZATION MEASURES:** A description of interim and permanent stabilization measures, including site-specific scheduling of the implementation of the measures. Refer to the Construction Plans for the description and schedule of the interim and permanent stabilization measures. Site plans should ensure that existing vegetation is preserved and that disturbed portions of the site are stabilized. Refer to the Construction Plans for the limits of clearing and disturbed area stabilization. Stabilization measures may include: temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Refer to the Construction Plans for stabilization methods and location within the Project. Stabilization shall also include impervious surfaces. A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included in the Plan. Refer to the Construction Plans for the approximate dates of the construction activities. Except as provided below, stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Refer to the Construction Plans for type of stabilization methods and the approximate date. All disturbed areas shall be seeded or stabilized within 7 days of disturbance.

2. **STRUCTURAL PRACTICES:** A description of structural practices to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drainage inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins. Structural practices should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 of the CWA. Refer to the Construction Plans for the location, size and type of the structural practice within the Project.

3. **ALTERNATE AND HIGH PERFORMANCE BMPs.** The use of alternate BMPs whose performance has been documented to be equivalent or superior to conventional BMPs as certified by a Design Professional may be allowed (unless disapproved by EPD or the State Soil and Water Conservation Commission). The use of infiltration trenches, seep berms, sand filters, dry wells, polyacrylamide, etc. for minimizing point source discharges except for large rainfall events is encouraged. The location of the alternate and high performance BMPs, if they are being used, are shown on the plans. The performance data is included with the detail.

4. **STORM WATER MANAGEMENT:** A description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. Structural measures should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 of the CWA. This permit only addresses the installation of storm water management measures, and not the ultimate operation and maintenance of such structures after the construction activities have been completed and the site has undergone final stabilization. Operators are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site, and are not responsible for maintenance after storm water discharges associated with construction activity have been eliminated from the site. Refer to the Construction Plans for the location and design of the measures of the storm water management facilities. Refer to the Hydrology Study for the design calculations of the storm water management facilities. Additional water quality volume and/or channel storage volume has been provided to allow additional settlement of suspended soils and for the treatment of pollutants as required by local ordinances.

5. Velocity dissipation devices shall be placed at discharge locations and along the length of any outfall channel for the purpose of providing a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected [e.g. no significant changes in the hydrological regime of the receiving water(s)]. Refer to the Construction Plans for the location and size of the rip-rap storm drainage outlet protection, check dams and rock filter dams. These structures will provide velocity dissipation of the developed flow to a non-erosive velocity in the watercourse.

6. **WASTE DISPOSAL:** No solid materials, including building materials, shall be discharged to waters of the State, except as authorized by a Section 404 permit. Refer to the Construction Plans for the location of the solid waste collection area. All solid waste shall be disposed in the solid waste collection container and taken to an approved landfill. No onsite burial of solid waste will be allowed without an approved solid waste landfill permit. "Waste materials shall not be discharged to waters of the States, except as authorized by Section 404 permit." *

7. Off-site vehicle tracking of dirt, soils, and sediments and the generation of dust shall be minimized or eliminated to the maximum extend practical. The Plan shall include the best management practice to be implemented at the site or common development. Refer to the Construction Plans for the location of the construction exit to control the off-site vehicle tracking of dirt, soils and sediments. All vehicles leaving the Project shall exit via the construction exit. All disturbed areas shall be covered with mulch, temporary or permanent vegetation and/or impervious surfaces as soon as practical. All other areas shall be sprayed with an adhesive-water solution as required to control dust from the Project. Construction traffic shall be kept off of these areas as much as possible.

8. All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and/or local waste disposal, sanitary sewer or septic tank regulations. Refer to the Construction Plans for the location of the solid waste collection area. All solid waste from this Project shall be disposed in the solid waste collection container and taken to an approved landfill. Refer to the Construction Plans for the location and size of the sanitary sewer or septic tank design. The sanitary sewer or septic tank design shall be approved by the Local Jurisdiction prior to construction.

9. The Plan shall include best management practices for the remediation of all petroleum spills and leaks as appropriate. Refer to the Construction Plans for the location of the fueling and equipment storage area for the Project. All fuel storage shall be provided off-site. All fueling and equipment storage shall be performed at the designated location shown on the Plans. A covered fifty-five gallon drum and a shovel shall be placed at this location. All spills during fueling or leaks from the equipment shall be removed to full depth of soil contamination and the soil shall be placed in the drum. When the drum is full, the drum shall be properly disposed of at an approved hazardous waste landfill. Any spill of over twenty-five gallons must be reported to the Georgia Environment Protection Department at 1-800-241-4113 and the National Response Center at 1-800-424-8802. The Plan does not authorize the discharge of hazardous substances or oil resulting from an onsite spill.

10. **MAINTENANCE:** 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 in good and effective operating condition. Refer to the Construction Plans for all maintenance and operation procedures of the vegetation, erosion and sediment control measures and other protective measures. The Owner of the property is responsible to ensure that proper maintenance is performed on all measures.

OTHER CONTROLS

WASTE DISPOSAL:

Waste Materials

All waste materials will be collected and stored in a securely lidded metal dumpster ented from a licensed solid waste management company in the project county. The dumpster will meet all local and any State 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 twice per week or more often if necessary, and the trash will be hauled to an approved solid waste landfill. No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer and 24-hour emergency contact will be responsible for seeing that these procedures are followed.

Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices and 24-hour emergency contact will be responsible for seeing that these practices are followed.

Sanitary Waste

All sanitary waste will be collected from the portable units a minimum or three times per week by a licensed sanitary waste management contractor, as required by local regulation.

OFFSITE VEHICLE TRACKING:

A stabilized construction entrance has been provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling material form the construction site will be covered with a tarpaulin.

MAINTENANCE/ INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.

All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.

Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.

Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.

The sediment basin will be inspected for depth of sediment, and built up sediment will be removed when it reaches one-third of the design capacity or at the end of the job.

Diversion dike will be inspected and any breaches promptly repaired.

Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

A maintenance inspection report will be made after each inspection.

The 24-hour emergency contact will select individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Personnel selected for inspection and maintenance responsibilities will receive training from the 24-hour emergency contact. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

Approved plans must be onsite at all times.

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

Concrete
Detergents
Paints(enamel and latex)
Metal Studs
Concrete
Tar
Fertilizers
Petroleum Based Products
Cleaning Solvents
Wood
Masonry Block
Roofing Shingles

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to water runoff.

GOOD HOUSEKEEPING:

The following good housekeeping practices will be followed onsite during the construction project.

An effort will be made to store only enough product required to do the job.

All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.

Products will be kept in their original containers with the original manufacture's label.

Substances will not be mixed with one another unless recommended by the manufacturer

Whenever possible, all of a product will be used up before disposing of the container.

Manufacturers' recommendations for proper use disposal will be followed.

The site superintendent will inspect daily to ensure proper use disposal of materials onsite.

HAZARDOUS PRODUCTS:

These practices are used to reduce the risks associated with hazardous materials.

Products will be kept in original containers unless they are not resealable

Original labels and material safety data will be retained; they contain important product information

If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

PRODUCT SPECIFIC PRACTICES

The following product specific practices will be followed onsite:

PETROLEUM PRODUCTS:

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

FERTILIZERS:

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

PAINTS:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or State and local regulations.

CONCRETE TRUCKS:

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

Temporary, below ground concrete washout pits will be constructed in designated areas. The concrete washout pits will have a length and width sufficient to contain entire concrete mixer trucks. The concrete washout pits will have sufficient quantity and volume to contain all liquid and concrete waste generated by the washout operations. The washout pits will be lined with plastic sheeting at least 10 mils thick and free of any holes or tears. Signs will be posted marking the location of the washout pits to ensure that concrete equipment operators use the proper facility. A pit should be at least 10' long by 6' wide x 4' deep. Only concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles will be discharged to the washout pits. When the temporary washout pits have reached capacity or are no longer needed, the hardened concrete and materials used to construct the pits will be removed and disposed of in accordance with local and state regulations. Washout of the drum at the construction site is prohibited.

Washout pits that have reached capacity but are still needed will be replaced with new pits or re-lined with new plastic sheeting after the hardened concrete and material used to construct the pits have been removed. Washout pits that are no longer needed will be backfilled, graded and stabilized after the hardened concrete and material used to construct the pits have been removed.

The washout areas will be checked daily to ensure that all concrete washing is being discharged into the washout pits, no leaks or tears or present and to identify when concrete waste needs to be removed.
Additional information about best management practices for concrete washout is available at www.epa.gov/npdes/pubs/concretewashout.pdf. All permittees are required to minimize the discharge of pollutants from dewatering trenches and excavations. Discharges are prohibited unless managed by appropriate controls.

SPILL CONTROL PRACTICES

In addition to good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

All spills will be cleaned up immediately after discovery.

The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.

The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

The 24-hour emergency contact will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

GENERAL EROSION CONTROL NOTES:

1. Silt fence must meet the requirements of Section 171 - Temporary Silt Fence, of the Department of Transportation, State of Georgia, Standard Specifications, latest edition.
2. Additional erosion control measures will be employed where determined necessary by actual site conditions.
3. Provisions to prevent erosion of soil from the site shall be, as minimum, in conformance with the requirements of the City/County/State Erosion and Sedimentation Ordinance and the City/County/State Code of Laws dealing with erosion and sedimentation.
4. Prior to any other construction, a stabilized construction entrance shall be constructed at each point of entry to/or exit from the site.
5. The construction exits shall be maintained in a condition which will prevent tracking or flow of mud onto Public right of way. This may require periodic top dressing with stone, as conditions demand, and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicle or site onto Public roadway or into storm drain must be removed immediately.
6. Prior to commencing land disturbance activity, the limits of Land Disturbance shall be clearly and accurately demarcated with stakes, ribbons, or other appropriate means. The location and extent of all authorized land disturbance activity shall be demarcated for the duration of the construction activity. **No Land Disturbance** shall occur outside the approved limits indicated on the approved plans.
7. Immediately after the establishment of construction entrances/exits, all perimeter erosion control devices and storm water management devices shall be installed prior to any other construction.
8. The Owner agrees to provide and maintain off-street parking on the subject property during the entire construction period.
9. The Contractor shall furnish and maintain all necessary barricades while roadway frontage improvements are being made.
10. The construction of the site will initiate with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all upstream ground within the construction area has been completely stabilized with permanent vegetation and all roads/driveways have been paved.
11. Erosion control devices shall be installed immediately after ground disturbance occurs. The location of some of the erosion control devices may have to be altered from that shown on the approved plans if drainage patterns during construction are different from the final proposed drainage patterns. It is the Contractor's responsibility to accomplish erosion control for all drainage patterns created at various stages during construction. Any difficulty in controlling erosion during any phase of construction shall be reported to the Engineer immediately.
12. All silt barriers must be placed as access is obtained during clearing. No grading shall be done until silt barrier installation and detention facilities are constructed.
13. The Contractor shall maintain all erosion control measures until permanent vegetation has been established. The Contractor shall clean out all sediment ponds when required by the Project Engineer or City/County/State Inspector. The Contractor shall inspect erosion control measures at the end of each working day to insure measures are functioning properly.
14. The Contractor shall remove accumulated silt when the silt is within one-third of the height of the silt fence utilized for erosion control. In the detention pond, silt shall be removed when the storage volume has been reduced by one-third.
15. Failure to install, operate or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to City/County/State Standards.
16. All construction shall conform to City/County/State Standards and Specifications, whether or not the review comments were made.
17. A copy of the approved land disturbance plan and permit shall be present on the site whenever land disturbance activity is in progress.
18. All sewer easements disturbed must be dressed and grassed to control erosion.
19. Silt barriers to be placed at downstream toe of all cut and fill slopes.
20. Provide silt gates at all inlet headwalls.
21. Provide sediment traps at all catch basins, junction boxes, manholes, and drop inlets.
22. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with temporary seeding.
23. When any construction borders a drainage course:
    a. The Contractor is responsible for removing any building or other excavation spoil dirt, construction trash or debris, etc. from the drainage areas shown hereon in an expeditions manner as construction progresses.
    b. The Contractor hereby agrees to stop all work and restore these areas immediately upon notification by the City/County/State Inspector and/or the Professional Engineer.
    c. Upon completion of restoration, a professional engineer shall certify in writing to the Development Department that all clean up is complete and the drainage course restored to original conditions and grade.
23. Amendments / Revisions to ESPCP which have significant effect on BMPS with Hydraulic component must be certified by the design professional.
24. "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."
25. "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."
26. "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
27. Building materials, building products, construction waste, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site, will be covered with plastic sheeting or temporary roof to minimize the exposure of these products to precipitation and to stormwater, or similarly effective means designed to minimize the discharge of pollutants from these areas.
28. Minimization of exposure is not required in cases where exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk to stormwater contamination, such as final products and materials intended for outdoor use.

29 APPROXIMATE CONSTRUCTION SCHEDULE

ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
	TIME (WEEKS)																				
INSTALL TREE PROTECTION MEASURES	▨																				
INSTALL CONSTRUCTION EXIT, SEDIMENT BARRIERS & OTHER PERIMETER CONTROLS	▨																				
TIMBER SALVAGE OPERATIONS		▨																			
DEMOLITION		▨																			
CLEARING & GRUBBING OF AREAS NECESSARY FOR THE INSTALLATION OF SEDIMENT RETENTION BASINS & RELATED STRUCTURES			▨			▨															
INSTALLATION OF SEDIMENT BASINS & RELATED STRUCTURES				▨																	
CLEARING & GRUBBING OF REMAINING AREAS				▨	▨																
ROUGH GRADING						▨	▨														
INSTALLATION OF SANITARY SEWER SYSTEM								▨	▨												
INSTALLATION OF STORMWATER MANAGEMENT SYSTEM									▨	▨											
INSTALLATION OF CURB & GUTTER										▨											
FINAL GRADING											▨										
INSTALLATION OF WATER SYSTEM												▨									
INSTALLATION OF GRAVEL SUBBASE FOR ROADS													▨	▨							
ASPHALT PAVING															▨						
BUILDING CONSTRUCTION											▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	
INSTALLATION OF UNDERGROUND UTILITIES																					
TEMPORARY STABILIZATION / LANDSCAPING			▨		▨		▨		▨		▨		▨		▨		▨		▨		
PERMANENT STABILIZATION / LANDSCAPING																				▨	
REMOVAL OF EROSION & SEDIMENT CONTROL MEASURES																					▨
MAINTENANCE OF EROSION CONTROL MEASURES	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨
MAINTENANCE OF TREE PROTECTION MEASURES	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨	▨

APPROXIMATE PROJECT START DATE: January 2025
APPROXIMATE PROJECT COMPLETION DATE: June 2025
29

1. Sd2-F sediment traps to be installed at all drop inlets and replaced with Sd2-P sediment traps after grates and curb and gutter have been installed.

2. All Sd2-F to remain on all junction boxes until tops have been installed

3. The contractor is responsible for removing all temporary erosion control measures and cleaning out all storm structures and pipes once site has been permanently stabilized.

4. **Any disturbed area left idle for a period greater than 14 days shall be stabilized with mulch or temporary seeding. Disturbed areas idle for more than 30 days shall be stabilized with with permanent vegetation.**

5. Erosion and sedimentation control measures shall be inspected at least weekly, after each rain, and repaired as necessary.

6. Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.

7. Silt fence shall meet the requirements of section 171-type c temporary silt fence, of the Georgia Department of Transportation Standard Specification, Latest Edition.

8. Sediment storage maintenance indicators must be installed in sediment storage structures, indicating the ⅓ full volume.

9. Maintenance of all soil erosion and sedimentation control measures and practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

10. All fill slopes shall have silt fence placed at the slope's toe.

11. Concentrated flow areas and all slopes steeper than 2.5:1 with a height of ten or greater shall be stabilized with the appropriate erosion control matting or blanket.

SITE AREA:	**0.88 ACRES**
DISTURBED AREA:	**0.66 ACRES**
TOTAL AREA OF WETLAND:	**0.0 ACRES**
DISTURBED AREA OF WETLAND:	**0.0 ACRES**
DISTURBED LENGTH OF WETLAND:	**0.0 FEET**

NARRATIVE DESCRIPTION:

1. **OVERALL PROJECT**

LOCATION: Refer to the Construction Plans for the location of the Project. A location sketch has been provided on the cover sheet.

GPS LOCATION OF THE CONSTRUCTION EXIT FOR SITE:
Latitude: 32.134859
Longitude: -81.255429

NATURE: New Bank building & site improvements.

NEW ADA ACCESSIBLE PARKING: 1 New ADA accessible parking space proposed.

SIZE: Refer to the Construction Plans for the total area of the Project.

ZONING: Refer to the Construction Plans for the zoning of the Project.

2. **CURRENT PHASE OF DEVELOPMENT**

LOCATION: Refer to the Construction Plans for the location of the current phase of the Project. A location sketch has been provided on the cover sheet.

NATURE: New Bank building & site improvements.

EXISTING ADA ACCESSIBLE PARKING: 0 Existing ADA accessible parking spaces on site.
NEW ADA ACCESSIBLE PARKING: 1 New ADA accessible parking space proposed.

SIZE: Refer to the Construction Plans for the area of the current phase of the Project.

3. **SIZE AND TYPE OF STRUCTURAL UNITS:** Refer to the Construction Plans for the Project for the size, type, method and location of the structural units.
SIZE AND TYPE OF PAVED AREA: Refer to the Construction Plans for the size, type and location of the paved areas within the Project.
SIZE AND TYPE OF GREENBELT AREA: Refer to the Construction Plans for the size, type and location of the greenbelt areas within the Project.

4. **STARTING DATE OF INITIAL LAND DISTURBING ACTIVITY:** January 2025
EXPECTED FINAL STABILIZATION WILL BE COMPLETE: June 2025

5. **EXISTING EROSION AND SEDIMENT CONTROL PROBLEMS:** There are no existing erosion and sediment control problems known to this engineer.

PROPOSED EROSION AND SEDIMENT CONTROL PROBLEMS: The construction and maintenance of all erosion and sediment control features as shown on the Construction Plans will provide sediment control for this Project.

6. **PURPOSE OF PROPOSED SEDIMENT CONTROL PROGRAM:** The purpose of the proposed sediment control program is to control soil erosion and sediment deposition.
NATURE OF PROPOSED SEDIMENT CONTROL PROGRAM: Refer to the Construction Plans for the Project for the nature of the proposed sediment control facilities.
EXTENT OF PROPOSED SEDIMENT CONTROL PROGRAM: Refer to the Construction Plans for the Project for the extent of the proposed sediment control facilities.

7. **PROPOSED STORM WATER MANAGEMENT PROGRAM FOR THE DEVELOPMENT:** Detention has been provided for this development to control the peak discharge rate. Refer to the Hydrology Study and the Construction Plans for the Project for details of the storm water management program.

EFFECT OF THE DEVELOPMENT ON DOWNSTREAM FACILITIES: This development will have no adverse effect on the downstream facilities. Detention has been provided for this development that will reduce the developed peak rate of runoff to a discharge rate less than or equal to the existing peak rate of runoff. The velocity of the discharge system has been reduced to a non-erosive velocity.

8. **MAJOR TOPOGRAPHIC FEATURES, STREAMS, EXISTING SOIL TYPES AND VEGETATION LOCATED ON THE PROJECT SITE:** Refer to the Construction Plans for this Project for these items.

9. **MAINTENANCE PROGRAMS FOR THE SEDIMENT CONTROL FACILITIES**

INSPECTION FREQUENCY: All sediment control facilities will be inspected weekly and after each rainfall event by the General Contractor.

VEGETATIVE PROGRAMS: Refer to the Construction Plans for the Project for the location and type of plantings required for this development.

REPAIR PROCEDURES: The Contractor is to repair all sediment control facilities to the minimum standards shown on the Construction Plans immediately. The Contractor is to notify the Engineer of any problem with sediment control on the project.

FREQUENCY OF REMOVAL AND DISPOSITION OF SOLID WASTE: The Contractor is to remove sediment from the sediment control facility (i.e. sediment basins, silt fences, etc.) whenever the sediment has deposited to a depth of 1/3 of the total depth of the sediment control facility.

DISPOSITION OF TEMPORARY SEDIMENT STRUCTURAL MEASURES: The temporary sediment structural measures shall remain in place until the site has been stabilized. The structures should then be removed and all disturbed areas should be re-stabilized.

AS THE PROJECT WILL DISTURB LESS THAN 1 ACRE, NO NPDES PERMITTING WILL BE REQUIRED.

47 SOIL CLASSIFICATION LEGEND

SOIL SYMBOL	SOIL NAME	DEPTH (in) OR SOIL TYPE	SOIL TEXTURE	PERMEABILITY
Oj	Ocilla Complex	0 to 28 28 to 59 59 to 67	loamy fine sand sandy clay loam sandy clay loam	0.20 to 1.98 in/hr

GEORGIA 811
Utilities Protection Center, Inc.
1-800-282-7411
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DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
7			
6			
5			
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3			
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REVISIONS

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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

Travis Pruitt & Associates, Inc.
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

EROSION SEDIMENTATION & POLLUTION CONTROL NOTES

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GSWCC No. 0000095341

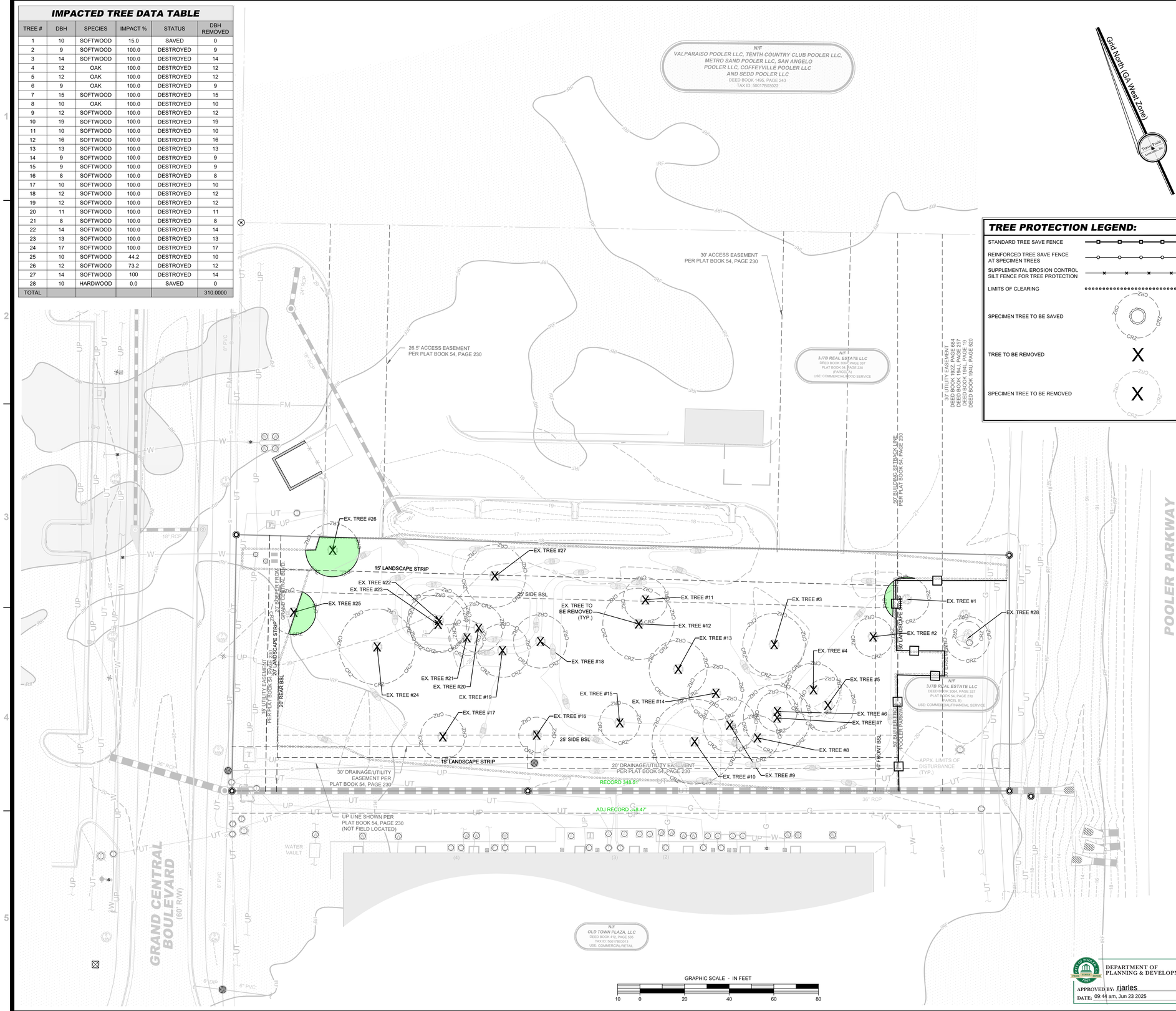
No. 041526
05/01/2025
ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C6.1

IMPACTED TREE DATA TABLE

TREE #	DBH	SPECIES	IMPACT %	STATUS	DBH REMOVED
1	10	SOFTWOOD	15.0	SAVED	0
2	9	SOFTWOOD	100.0	DESTROYED	9
3	14	SOFTWOOD	100.0	DESTROYED	14
4	12	OAK	100.0	DESTROYED	12
5	12	OAK	100.0	DESTROYED	12
6	9	OAK	100.0	DESTROYED	9
7	15	SOFTWOOD	100.0	DESTROYED	15
8	10	OAK	100.0	DESTROYED	10
9	12	SOFTWOOD	100.0	DESTROYED	12
10	19	SOFTWOOD	100.0	DESTROYED	19
11	10	SOFTWOOD	100.0	DESTROYED	10
12	16	SOFTWOOD	100.0	DESTROYED	16
13	13	SOFTWOOD	100.0	DESTROYED	13
14	9	SOFTWOOD	100.0	DESTROYED	9
15	9	SOFTWOOD	100.0	DESTROYED	9
16	8	SOFTWOOD	100.0	DESTROYED	8
17	10	SOFTWOOD	100.0	DESTROYED	10
18	12	SOFTWOOD	100.0	DESTROYED	12
19	12	SOFTWOOD	100.0	DESTROYED	12
20	11	SOFTWOOD	100.0	DESTROYED	11
21	8	SOFTWOOD	100.0	DESTROYED	8
22	14	SOFTWOOD	100.0	DESTROYED	14
23	13	SOFTWOOD	100.0	DESTROYED	13
24	17	SOFTWOOD	100.0	DESTROYED	17
25	10	SOFTWOOD	44.2	DESTROYED	10
26	12	SOFTWOOD	73.2	DESTROYED	12
27	14	SOFTWOOD	100	DESTROYED	14
28	10	HARDWOOD	0.0	SAVED	0
TOTAL					310.0000



TREE PROTECTION LEGEND:

- STANDARD TREE SAVE FENCE
- REINFORCED TREE SAVE FENCE AT SPECIMEN TREES
- SUPPLEMENTAL EROSION CONTROL SILT FENCE FOR TREE PROTECTION
- LIMITS OF CLEARING
- SPECIMEN TREE TO BE SAVED (CRZ)
- TREE TO BE REMOVED (X)
- SPECIMEN TREE TO BE REMOVED (CRZ, X)

LOCATION MAP
NOT TO SCALE

DEVELOPER

CBRE Global Workplace Solutions
201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

PLANTING NOTES:

1. Size and grading standards of plant material shall conform to the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen.
2. The landscape contractor must contact the engineer if existing conditions on site differ significantly different from the plan.
3. See Construction Detail sheets for planting details.
4. For new planting areas, contractor shall remove all pavement, gravel sub-base and construction debris. Remove compacted soil, and add 6" of topsoil, or amend the top 18" of existing soil to meet specifications, unless noted otherwise.
5. The planting soil for shrubs will consist of 33% ground pine bark humus, well-mixed with 67% of improved soil, which is excavated soil having rocks, clumps, and debris greater than 2" in diameter removed. No additional soil amendments are required for trees. Groundcover and perennial beds shall be prepared and amended according to specifications.
6. All strapping and top 12" of wire baskets shall be cut away and removed from the root ball by the contractor prior by the contractor to backfill of planting hole. Contractor shall remove top 1/3 of burlap from the root ball.
7. Contractor shall mulch all shrub beds and under trees with 3" (settled depth) of clean pinestraw, unless noted otherwise.
8. Minimum (9) sq.ft. planting area provided for each tree.
9. All disturbed areas to be seeded with an appropriate perennial grass, unless otherwise noted. Appropriate perennial grasses to be approved by owner's representative.
10. All areas designated for sod or seed must be fine-graded. Level any undulations or irregularities, while maintaining positive drainage. Hand rake and smooth, removing all rocks larger than 1" from the surface. Use metal screen or wooden drag on larger surfaces. Contact the landscape architect for an inspection of the fine-graded surface prior to any sod installation.
11. All slopes steeper than 3:1 shall be planted with groundcovers or shrubs.

TREE DENSITY UNITS REQUIRED

15 EX. TREES TO BE RETAINED PER ACRE (EXCLUDING BUFFERS AND WETLANDS PER SEC. 42-197)

0.88 TOTAL ACRES - 0.19 ACRES (BUFFERS) = 0.69 ACRES TO BE REPLANTED

0.69 X 15 = 10.35 REQ. TREES TO BE RETAINED

0 TOTAL EX. TREES (OUTSIDE OF BUFFERS) SCHEDULED TO BE RETAINED

11 NEW 2.5" DIA. TREES (SPECIES PER SEC. 42-198) REQUIRED TO BE PLANTED ON SITE OUTSIDE OF BUFFERS

SPECIMEN TREE NOTE:

NO EXISTING SPECIMEN TREES DISCOVERED ON SITE.

PREPARED BY: Andrew Whitehead
GSWCC LEVEL II CERTIFICATION No.: 0000095341
EXPIRATION DATE: 08/27/2027

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NO WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY GEORGIA COMMUNITY PANEL NUMBER 13051C0019H, DATED 7/7/2014.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
7			
6			
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2			
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REVISIONS

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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

TREE PROTECTION PLAN

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER 05/01/2025 ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C7.1

W:\2024\240306\Engineering\CAD\Drawings\240306PN.dwg, Tree Protection Plan, aukrainskiy, May. 1, 25-8:40:12 AM, 1:1

Tree Schedule

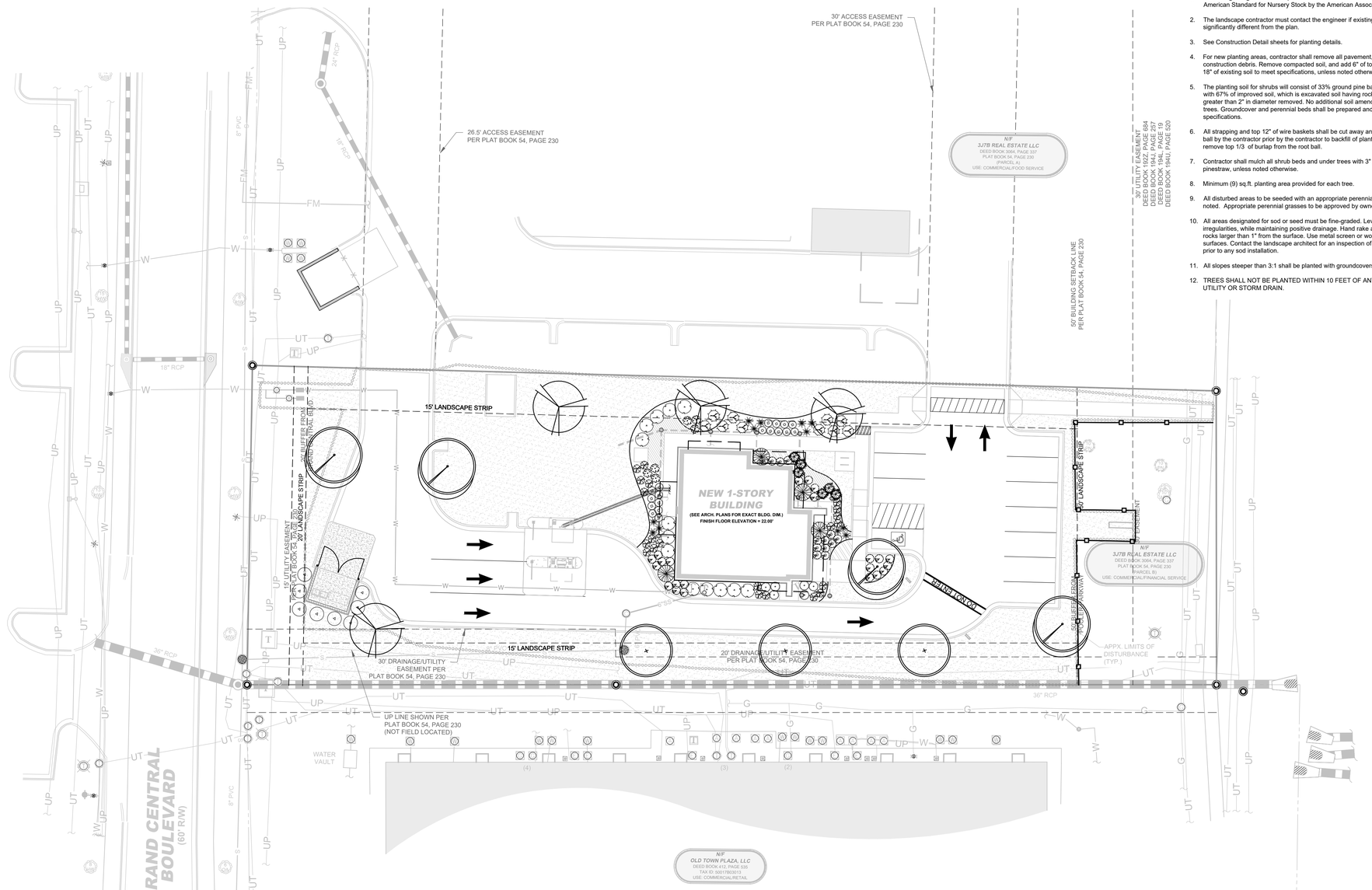
SYM	COUNT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
RM	4	Acer rubrum 'Red Vase'	RED MAPLE	2.5" cal 8 - 10' ht	b&b	ai	Matching
WO	3	Quercus phellos	WILLOW OAK	2.5" cal 8 - 10' ht	b&b	ai	Matching
PE	4	Ulmus americana 'Princeton'	PRINCETON ELM	2.5" cal 8 - 10' ht	b&b	ai	Matching
TOTAL	11						

GROUNDCOVERS

SYM	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
	LM	±200 s.f.	Liriope muscarii 'Big Blue'	BIG BLUE LIRIOPE	2.25"	pot	1" oc
	LM "V"	±70 s.f.	Liriope muscarii 'Variegata'	VARIEGATED LIRIOPE	2.25"	pot	1" oc
SOD							
	±15,400 s.f.		T-419 HYBRID BERMUDA				

Shrubs

SYM	COUNT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
CJ	6	Camelia japonica 'Shishi Gishira'	SHISHI GISHIRA CAMELIA	3 gal	con	3'oc	
CA	4	Camellia japonica	CAMELLIA	10-12' ht 2-2.5" cal	b&b	6' oc	
HG	6	Chamaecyaris pisifera 'Kings Gold'	Kings Gold Thread Cypress	3 gal	con	4'oc	
CG	13	Gardenia augusta 'Radicans'	CREEPING GARDENIA	3 gal	con		
OH	6	Hydrangea quercifolia 'Ruby Slippers'	DWARF OAKLEAF HYDRANGEA	3 gal	con	3'oc	
BH	8	Ilex cornuta 'Burfordii'	BURFORD HOLLY	3 gal	con	5' oc	
IH	10	Ilex glabra 'Nigra'	INKBERRY HOLLY	3 gal	con	4'oc	
SA	13	Illicium floridanum 'Alba'	FLORIDA ANISE	3 gal	con	4' O.C.	3' at time of planting
LP	22	Loropetalum chinense 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con	3'oc	
SG	12	Pennisetum Alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	3 gal	con	3'oc	
PT	21	Pittosporum tobira 'Mojo'	DWARF PITTOSPORUM	3 gal	con		
AZ	18	Rhododendron sp. 'Red Ruffle'	RED RUFFLE AZALEA	3 gal	con	2.5' oc	
TOTAL	139						



TREE PROTECTION LEGEND:

STANDARD TREE SAVE FENCE

REINFORCED TREE SAVE FENCE AT SPECIMEN TREES

SUPPLEMENTAL EROSION CONTROL SILT FENCE FOR TREE PROTECTION

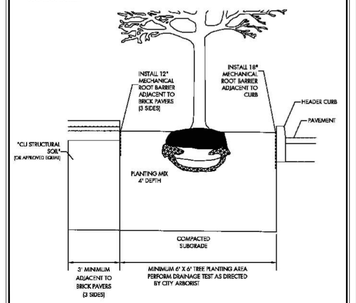
LIMITS OF CLEARING

SPECIMEN TREE TO BE SAVED

TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

NOTES:
1. INSTALLATION OF "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) AND BRICK PAVING MUST BE UNDERTAKEN BY AN DIFFERENCED CONTRACTOR. THE CONTRACTOR MUST HAVE DIFFERENCE WORKING WITH THE SPECIFIED MATERIALS AND BE ABLE TO SHOW PROOF OF THIS DIFFERENCE. SAMPLES OF ALL MATERIALS MUST BE SUBMITTED AND BE APPROVED BY THE CITY. THIS WORK WILL BE SUPERVISED BY THE CITY.
2. IN AREAS NOT ADJACENT TO A TREE PLANTING AREA, THE "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) EXTENDS TO THE BACK OF CURB.
3. LOCATE ALL UTILITIES PRIOR TO DIGGING TREE PITS. DO NOT SPRAY PAINT NEW PAVERS AND CONCRETE INDICATED TO REMAIN. IF AT ALL POSSIBLE WHEN LOCATING UTILITIES, NOTIFY ENGINEER OF ANY CONFLICTS WITH UTILITY LINES.
4. REFERENCE CITY LANDSCAPE DETAILS FOR ADDITIONAL INFORMATION ON TREE PLANTING, ANCHORING AND ROOT BARRIER.



PLANTING NOTES:

1. Size and grading standards of plant material shall conform to the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen.
2. The landscape contractor must contact the engineer if existing conditions on site differ significantly different from the plan.
3. See Construction Detail sheets for planting details.
4. For new planting areas, contractor shall remove all pavement, gravel sub-base and construction debris. Remove compacted soil, and add 6" of topsoil, or amend the top 18" of existing soil to meet specifications, unless noted otherwise.
5. The planting soil for shrubs will consist of 33% ground pine bark humus, well-mixed with 67% of improved soil, which is excavated soil having rocks, clumps, and debris greater than 2" in diameter removed. No additional soil amendments are required for trees. Groundcover and perennial beds shall be prepared and amended according to specifications.
6. All strapping and top 12" of wire baskets shall be cut away and removed from the root ball by the contractor prior by the contractor to backfill of planting hole. Contractor shall remove top 1/3 of burlap from the root ball.
7. Contractor shall mulch all shrub beds and under trees with 3" (settled depth) of clean pinestraw, unless noted otherwise.
8. Minimum (9) sq.ft. planting area provided for each tree.
9. All disturbed areas to be seeded with an appropriate perennial grass, unless otherwise noted. Appropriate perennial grasses to be approved by owner's representative.
10. All areas designated for sod or seed must be fine-graded. Level any undulations or irregularities, while maintaining positive drainage. Hand rake and smooth, removing all rocks larger than 1" from the surface. Use metal screen or wooden drag on larger surfaces. Contact the landscape architect for an inspection of the fine-graded surface prior to any sod installation.
11. All slopes steeper than 3:1 shall be planted with groundcovers or shrubs.
12. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.

DEVELOPER

CBRE Global Workplace Solutions
201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

TREE DENSITY UNITS REQUIRED

15 EX. TREES TO BE RETAINED PER ACRE (EXCLUDING BUFFERS AND WETLANDS PER SEC. 42-197)

0.88 TOTAL ACRES - 0.19 ACRES (BUFFERS) = 0.69 ACRES TO BE REPLANTED

0.69 X 15 = 10.35 REQ. TREES TO BE RETAINED

0 TOTAL EX. TREES (OUTSIDE OF BUFFERS) SCHEDULED TO BE RETAINED

11 NEW 2.5" DIA. TREES (SPECIES PER SEC. 42-198) REQUIRED TO BE PLANTED ON SITE OUTSIDE OF BUFFERS

SPECIMEN TREE NOTE:

NO EXISTING SPECIMEN TREES DISCOVERED ON SITE.

PARKING LOT COVERAGE

**Requirement: 1 tree for every 12 parking spaces.*

11 PARKING SPACES TOTAL
11 / 12 = 0.91 TREES REQUIRED / 2 PROPOSED

SITE PLAN SPECIFICATIONS:

Gross Floor Area: 1,900 Sq. Ft.
Floor Area Ratio: 5.0 %
Net Land Area: 0.88 Acres or 38,325 Sq. Ft.
Gross Land Area: 21,780 Sq. Ft.
Street Frontage: 346.58 Ft.
Beltline Corridor Frontage: N/A
Building Coverage: 5.0 %
Exterior Public Space Area: 1,500 Sq. Ft.
Proposed Lot Impervious Area: 16,553 Sq. Ft.
Proposed Lot Coverage (After Construction): 43.2 %
OPEN SPACE: 56.8 %

PREPARED BY: Andrew Whitehead
GSWCC LEVEL II CERTIFICATION No.: 0000095341
EXPIRATION DATE: 08/27/2027

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NO WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY GEORGIA COMMUNITY PANEL NUMBER 13051C0019H, DATED 7/7/2014.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

LANDSCAPE PLAN

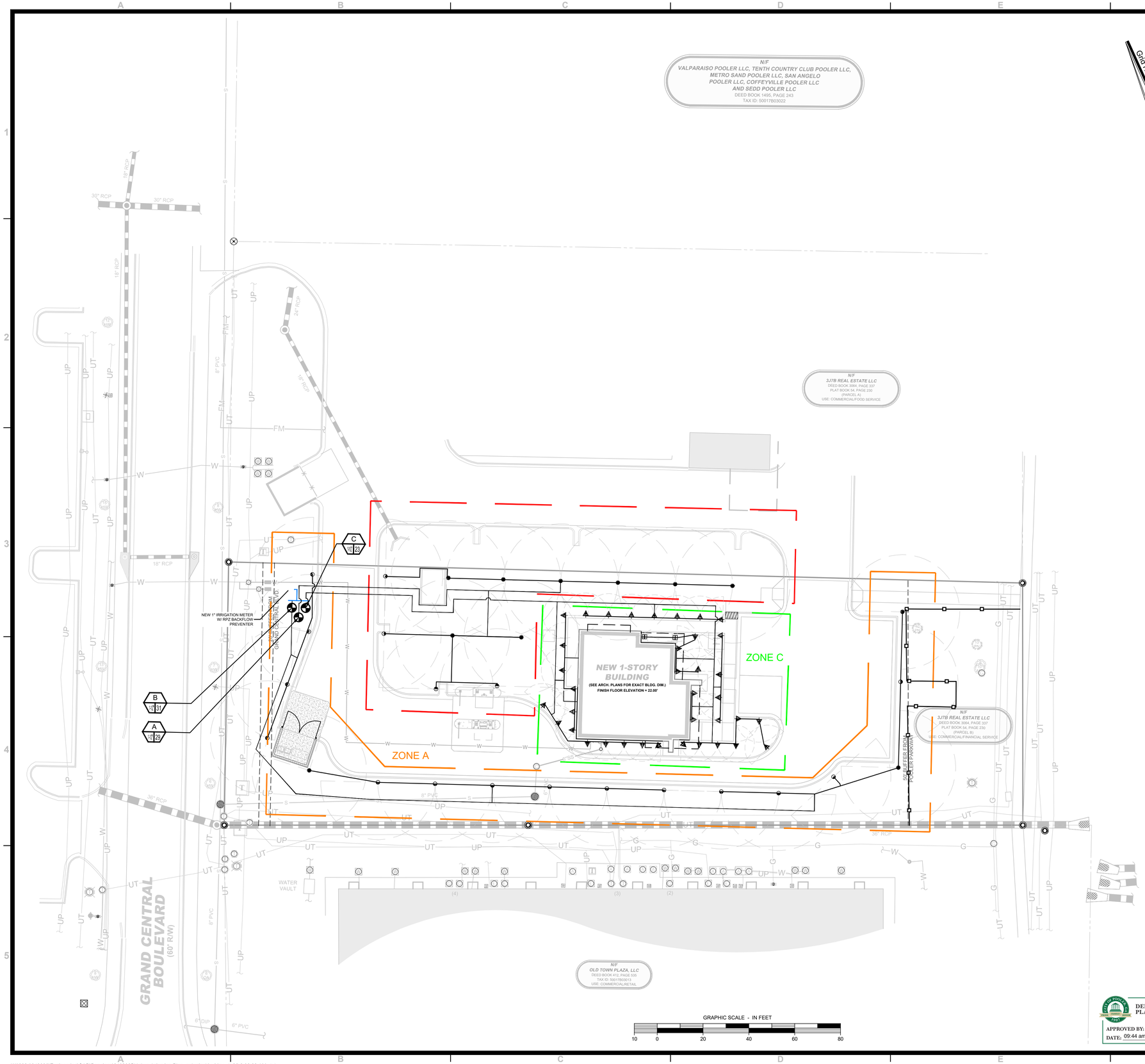
FIFTH THIRD BANK - POOLER

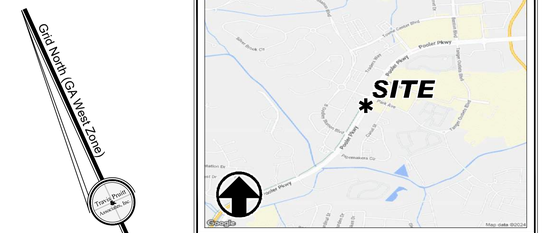
510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER 05/01/2025 ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C8.1





10 LOCATION MAP
NOT TO SCALE

DEVELOPER

CBRE Global Workplace Solutions

201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

IRRIGATION ZONES

ZONE	POP-UP SPRAY SPRINKLER	ROTOR POP-UP SPRINKLER	RADIUS	GPM	GPM TOTAL
A		14 / 3	25H / 22PC	1.54 / 2.31	28.49
B		4 / 8	25H / 22F	1.54 / 3.08	30.08
C	8 / 1 / 8 / 17 / 2		8H / 8T / 10Q / 10H / 15EST	0.52 / 0.78 / 0.39 0.79 / 0.45	22.39

LEGEND:

- COVERAGE AREA
- HEAD
- LATERAL LINES
- ELECTRIC VALVE
- MAINLINE
- ELECTRIC VALVE - RAINBIRD 2" PEB-PRS-D
- MAIN LINES
- LATERAL LINES (size per industry standard)
- PIPE SLEEVE
- RAINBIRD ESP-20LX PLUS 20 STATION CONTROLLER
- STATION NUMBER
- GALLONS PER MINUTE
- LARGEST PIPE SIZE
- GATE VALVE
- WEATHERMATIC SL600 SMARTLINE CONTROLLER W/ SMARTLINKK AIRCARD - COORDINATE POWER REQUIREMENT WITH GENERAL CONTRACTOR
- WEATHERMATIC SLW5 WIRELESS ON SITE WEATHER SENSOR. COORDIANTE LOCATION WITH ENGINEER/ARCHITECT

IRRIGATION HEADS

- RAINBIRD 1812-MPR-15EST
- RAINBIRD 1812-MPR-APPRS-8H
- RAINBIRD 1812-MPR-APPRS-8T
- RAINBIRD 1812-MPR-APPRS-10Q
- RAINBIRD 1812-MPR-APPRS-10H
- RAINBIRD R-25F-5004-MPR-SAM
- RAINBIRD R-25H-5004-MPR-SAM
- RAINBIRD R-25T-5004-MPR-SAM

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

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GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
7			
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1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com
Travis Pruitt & Associates, Inc. — Civil Engineers • Surveyors • Landscape Architects • Environmental Scientists

IRRIGATION PLAN

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C8.2

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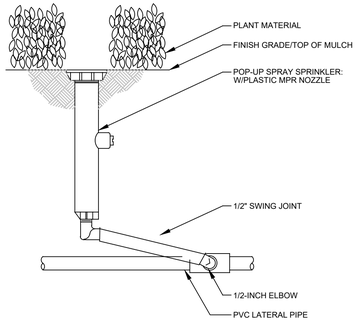
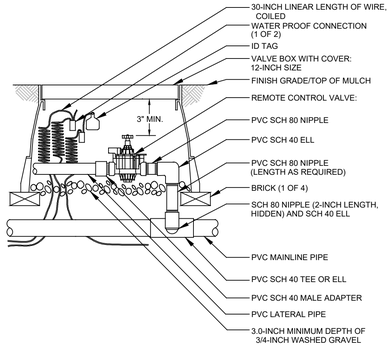
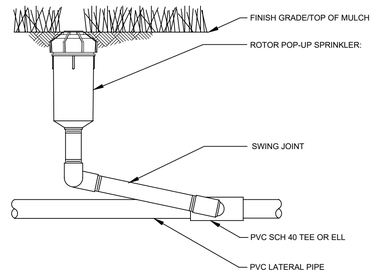


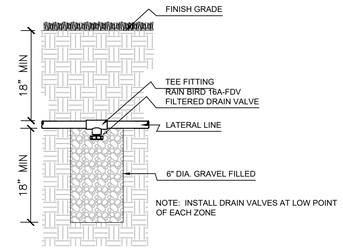
① POP-UP SPRAY SPRINKLER



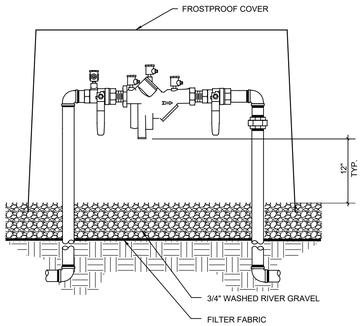
② REMOTE CONTROL VALVE



③ ROTOR POP-UP SPRINKLER

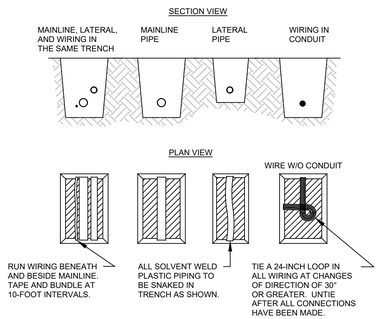


④ LOW PRESSURE DRAIN DETAIL

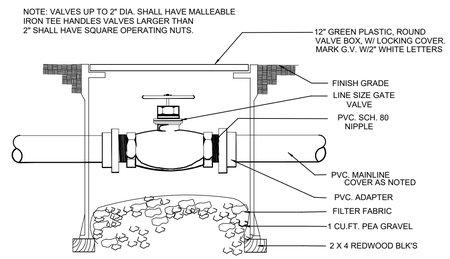


NOTE: PIPE MATERIAL AND CONNECTIONS SHALL BE AS DICTATED BY SOUTHERN BUILDING CODE FOR PLUMBING AND COUNTY.

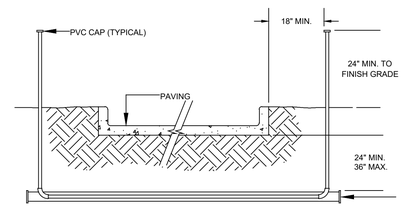
⑤ BACKFLOW PREVENTER



⑥ PIPE & WIRE TRENCHING



⑦ GATE VALVE



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. OBTAIN APPROVAL AND PERMITS TO CROSS STREETS WITH IRRIGATION LINES

⑧ SLEEVING DETAIL

FIFTH THIRD BANK

CHANGE DIRECTIVE
Construction Documents
Number: 23.002
Prototype Version: v23.1
Issue Date: 1/20/2023
Effective Date: 2/1/2023
Revit Year: 2021

Weathermatic Clarifications

The actions below may apply to the following:

Project Type: ☑ Ground-Up ☑ Renovation ☐ Refresh

Project Subtype: ☑ Freestanding ☐ In-Line

Project Size: ☑ 1900N ☑ 1900S ☑ 2400 ☑ 2800 ☑ 3600

Issue Summary:
This document is being issued at the request of Design and Construction management to communicate the updated irrigation controller and accessories per the Fifth Third Design Approval of December 2022.

Summary of Scope Changes:

Weathermatic SL 1600 Smartline Controller
The controller needs an exterior mounting location, preferably near the utility entrance. It installs like a normal controller and the electrical should be hard-wired to the controller, not to an electrical outlet.
Install Instructions:
SL1600 Controller Installation Instructions – Weathermatic

Weathermatic Smart Link Aircard
Must be installed near controller.
Install Instructions:
SmartLink Aircard Installation Instructions – Weathermatic

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FIFTH THIRD BANK

CHANGE DIRECTIVE
Construction Documents
Number: 23.002
Prototype Version: v23.1
Issue Date: 1/20/2023
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Revit Year: 2021

***Landscape architect to certify what was built and installed at the time of punch**
***Zones to be coordinated with weathermatic**

To commission the Weathermatic smart irrigation:
*Confirm that all three pieces of equipment (controller, weather station, and Aircard) are properly installed.
*Contact Weathermatic, Kelsi Vaquera, with the Aircard number (20-digits) and note that this is a Fifth Third Bank corporate location and provide site ID number and address
(kelsi.vaquera@weathermatic.com or 316.516.3625)

Points of Contact:
Fifth Third: EWS Design, ewsdesign@53.com
Robert Woodall, Robert.Woodall@53.com, 256.990.9087
BDG Architects: Asa Santa Cruz, asa.santacruz@bdgllp.com, 704.981.8951

Action:

1. Construction Project Leader and CBRE Project Manager: Coordinate with AOR, GC, and or vendors to determine the cost and adjust the project budget accordingly.

2. AOR: Include the required scope of work for all required projects. Revise Construction Documents as required to reflect the new scope of work.

3. Consultants: Projects under construction and bid will be addressed during submittals and RFIs. Please confirm direction with AOR. Include the required scope of work for all required projects going ***forward.***

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FIFTH THIRD BANK

CHANGE DIRECTIVE
Construction Documents
Number: 23.002
Prototype Version: v23.1
Issue Date: 1/20/2023
Effective Date: 2/1/2023
Revit Year: 2021

Implementation: ☐ Life Safety

These actions shall be implemented on projects that have **YET** to reach the following milestones (as of the issue date of this Communication):
☑ Test Fits ☑ Due Diligence ☑ CDs in Progress
☑ CDs Complete ☐ Bidding Complete ☐ Product(s) Ordered
☐ Day 2 (PPM) ☐ All Projects

The construction documents for all Branch Projects after this implementation date listed below should be verified for compliance. Architect will be required to make this change on all construction documents, including all drawings, project manuals, addendums, etc. moving forward and coordinate with the CBRE PM if conflicts are noted. NO SUBSTITUTIONS to be considered.

Projects Affected:
Please refer to the Smartsheet tracker. It is the responsibility of the CBRE Project Manager to confirm implementation with the AORs.
Change Directive Project Tracker

Impact to Cost:
Cost will be determinized on a project-by-project basis by the Construction Management and Retail Team.

Change Directive Documents:
The following additional documents are provided at the end of the change directive:

IR01.01 Irrigation Plan
L-100 Irrigation Plan

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⑨ WEATHERMATIC SL 1600 SMARTLINE CONTROLLER

⑩ LOCATION MAP
NOT TO SCALE

DEVELOPER
CBRE Global Workplace Solutions
201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

1. THIS SYSTEM WAS DESIGNED USING A STATIC PRESSURE OF 40 PSI, A RESIDUAL WATER PRESSURE OF 25 PSI AND A FLOW OF 42 GPM. THESE FIGURES SHALL BE VERIFIED PRIOR TO INSTALLATION. NOTIFY OWNER'S REPRESENTATIVE IN WRITING OF A SIGNIFICANT DIFFERENCE FROM THESE FIGURES.
2. ALL IRRIGATION ZONES SHALL BE CLEARLY LABELED ON A ZONE CHART TO BE LOCATED IN OR NEAR THE CONTROLLER.
3. CONTRACTOR TO PROVIDE AS-BUILT PLANS UPON COMPLETION OF PROJECT.
4. EACH CONTROL VALVE SHALL BE IDENTIFIED BY CONTROLLER LETTER ZONE NUMBER, SIZE AND GPM.
5. EACH IRRIGATION HEAD SHALL BE IDENTIFIED BY THE MAKE, MODEL, NOZZLE SIZE, PATTERN AND ANY OTHER INCLUDED OPTIONS.
6. ALL WATERING SHALL TAKE PLACE AFTER 2:00 AM. AND BEFORE 7:00 AM.
7. THERE SHALL BE NO WATER SPRAYED ONTO ANY SWALES OR WALKS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE IRRIGATION SYSTEM FOR ONE (1) YEAR AFTER THE COMPLETION OF THE SYSTEM.
9. THIS IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL VERIFY ACTUAL FIELD CONDITIONS AS WELL AS LOCATION OF HEADS, PIPING, SLEEVING, AND SYSTEM CALCULATIONS PRIOR TO INSTALLATION TO OBTAIN A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. REPORT ANY AND ALL LAYOUT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DECISION.
10. CONTRACTOR TO CONFIRM ALL IRRIGATION SLEEVES ARE IN PLACE AND MARKED PRIOR TO START OF IRRIGATION WORK.
11. ALL IRRIGATION LINES RUNNING IN THE SAME TRENCH SHALL BE SEPARATED BY A MIN. OF 3" OF SOIL.
12. IRRIGATION CONTRACTOR TO REQUEST AND CONFIRM ALL ALIGNMENTS AND DEPTHS OF ALL PROPOSED OR EXISTING UTILITY LOCATIONS BEFORE ANY TRENCHING BEGINS.

SPRINKLER HEADS:

1. IRRIGATION HEADS ARE TO BE RAINBIRD 1800 SERIES SPRAY HEADS AND 500O SERIE ROTORS SPRINKLER OR APPROVED EQUALS.
2. APPROXIMATE ARC AND RADIUS OF INDIVIDUAL SPRINKLER HEAD COVERAGE SHALL BE AS ILLUSTRATED.
3. ALL THREADED PIPE CONNECTIONS SHALL BE ASSEMBLED USING TEFLON THREAD SEALING TAPE.

IRRIGATION PIPING:

1. THE BURIAL DEPTH FOR THE MAIN LINE SHALL BE NO LESS THAN 24" AT FINISHED GRADE. BURIAL DEPTH FOR ALL LATERALS SHALL BE NO LESS THAN 18" AT FINISHED GRADE.
2. THE MAIN LINE AND LATERAL LINES SHALL BE PLACED IN COMMON TRENCHES WHERE POSSIBLE. WITH A MINIMUM OF 3" OF SOIL BETWEEN LINES.
3. ALL PIPING SHALL BE CLASS 200 PVC PIPE WITH SCHEDULE 40 FITTINGS UNLESS OTHERWISE NOTED.
4. ALL PIPING RUNS SHALL BE "SNAKED" IN THE TRENCH DURING INSTALLATION TO PREVENT EXCESSIVE STRAIN DUE TO THERMAL EXPANSION AND CONTRACTION.
5. ALL SLEEVING SHALL BE APPROPRIATELY SIZED NON-PERFORATED SCHD. 40 PVC PIPE UNLESS OTHERWISE NOTED. SLEEVING SHALL BE NO LESS THAN 24" DEEP UNDER PAVEMENT.
6. USE PURPLE PRIMER AND GLUE TO CONNECT PIPE.

1. ALL VALVES SHALL BE INSTALLED IN AMETEK VALVE BOXES WITH LIDS, OR APPROVED EQUAL. THEY ARE TO BE MOUNTED AT GRADE LEVEL.
2. ALL REMOTE VALVES SHALL BE ANGLE TYPE, FLOW CONTROL AND BE 1-1/2" SIZE UNLESS OTHERWISE INDICATED ON PLAN.
3. ALL MANUALLY OPERATED VALVES IN THE SYSTEM SHALL BE RATED FOR A WORKING PRESSURE MINIMUM OF 150 PSI.
4. VALVE WIRING SHALL FOLLOW THE MAINLINE PIPING WHERE FEASIBLE AND SHALL BE LAID TO THE SIDE OF THE PIPING IN A COMMON TRENCH.
5. WIRE RUNS SHALL BE INSTALLED WITH ENOUGH SLACK AND/OR OCCASIONAL EXPANSION LOOPS TO PREVENT EXCESSIVE STRAIN DUE TO THERMAL CONTRACTION.
6. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL CODE REQUIREMENTS.
7. VALVE BOX TOPS TO BE LABELED WITH VALUE NUMBER CORRESPONDING TO NUMBER IN CONTROLLER.

CONTROLLER:

1. THE IRRIGATION CONTROLLER SHALL BE MOUNTED ON THE OUTSIDE WALL OF THE BUILDING. THE CONTROLLER SHALL HAVE MORE THAN ENOUGH STATIONS TO HANDLE THE NUMBER OF ZONES SHOWN. (REFER TO PLAN FOR LOCATION)
2. THE CONTRACTOR SHALL INSTALL AND WIRE THE CONTROLLER TO THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE CONTROLLER WITH THE ELECTRICAL CONTRACTOR.
4. ALL ELECTRICAL CONNECTIONS MUST BE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
5. CONTRACTOR TO PROVIDE APPROPRIATE WATERING SCHEDULE BASED ON ZONE NEEDS.

BACKFLOW PREVENTER:

1. BACKFLOW PREVENTION SHALL BE INSTALLED INSIDE BUILDING IN STRICT ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
2. USE "WATTS" No. 909QT-S REDUCED PRESSURE BACKFLOW DEVICE OR APPROVED EQUAL.

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY GEORGIA COMMUNITY PANEL NUMBER 13051C0019H, DATED 7/7/2014.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
7			
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REVISIONS

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Norcross, Georgia 30093
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www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
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SURVEYORS • ENVIRONMENTAL SCIENTISTS • LANDSCAPE ARCHITECTS
Travis Pruitt & Associates, Inc.

IRRIGATION NOTES

FIFTH THIRD BANK - POOLER

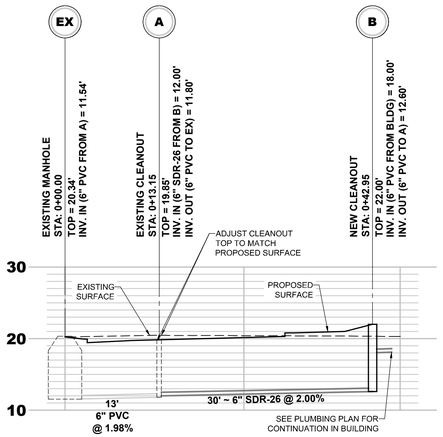
510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

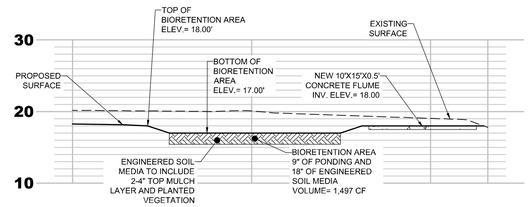
DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C8.3

W:\2024\240306\Engineering\CAD\Drawings\240306PN.dwg, Irrigation Notes, aukrainskiy, May. 1, 25-9:07:12 AM, 1:1



SANITARY SEWER PROFILE EX OF BLDG

Horizontal Scale: 1" = 10'
Vertical Scale: 1" = 10'



BIORETENTION AREA CROSS-SECTION

Horizontal Scale: 1" = 10'
Vertical Scale: 1" = 10'

NOTES:

1. SEE PLAN FOR BIO-RETENTION BED AREA.
2. BOTTOM OF BIORETENTION MEDIA TO BE LEVEL.
3. GEOTEXTILE LINER TO BE ADS GEOSYNTHETICS 601T NON-WOVEN FABRIC OR APPROVED EQUAL.
4. PROTECT SUBGRADE FROM COMPACTION. SCARIFY SUBGRADE PRIOR TO INSTALLING BIO- RETENTION MEDIA.
5. BIO RETENTION MEDIA SPECIFICATION:
   TOPSOIL CONTENT: 20%-30%
   ORGANIC CONTENT: 10%-25%
   MAX CLAY CONTENT: 15%
   SAND CONTENT: 35-65%
   INFILTRATION RATE: 2-4 IN/HR
   pH: 6-8

NOTE: ALL CORRUGATED METAL PIPE (CMP) SHALL BE TYPE II ALUMINIZED PIPE.

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

NO	DATE	DESCRIPTION	BY
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PROFILES

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD 05/01/2025

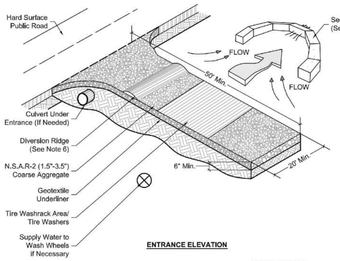
For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C9.1

MAINTENANCE

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

EXIT DIAGRAM

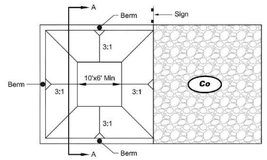


Notes:

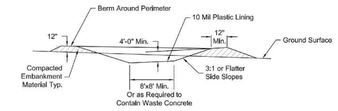
1. Avoid locating on steep slopes or at curves on public roads.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. Aggregate size shall be in accordance with national stone association R-2 (1.5"-3.5" stone).
4. Gravel pad shall 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.

CRUSHED STONE CONSTRUCTION EXIT

NTS — Co



PLAN VIEW
(NTS)



SECTION A-A
(NTS)

CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. See plan view for:
   - Locations of concrete washout area.
2. The concrete washout area shall be installed prior to any concrete placement on site.
3. Vehicle tracking control is required at the access point.
4. Signs shall be placed at the construction entrance at the washout area, and elsewhere as necessary to clearly indicate the location of the concrete washout area to operators of concrete trucks and pump rigs.
5. Excavated material shall be utilized in perimeter berm construction.

CONCRETE WASHOUT AREA MAINTENANCE NOTES:

1. The concrete washout area shall be repaired and enlarged or cleaned out as necessary to maintain capacity for wasted concrete.
2. At the end of construction, all concrete shall be removed from the site and disposed of at an approved waste site.
3. When the concrete washout area is removed, the disturbed area shall be drill seeded and crimp mulched or otherwise stabilized in a manner approved by local authorities.
4. Inspect weekly, during and after any storm event.

CONCRETE WASHOUT DETAIL

NTS — Cw

DEFINITION

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

PURPOSE

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

REQUIREMENT FOR REGULATORY COMPLIANCE

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

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

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

SPECIFICATIONS

Mulching without Seeding

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

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

Mulching Materials

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

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

Applying Mulch

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

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk arrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough no to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

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

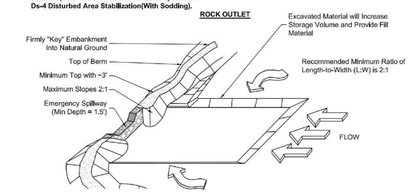
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

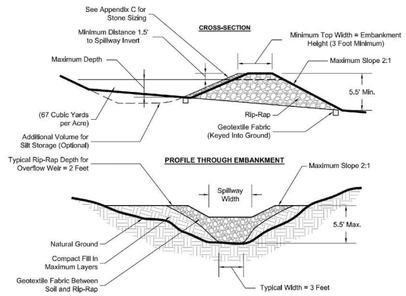
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

NTS — Ds1

MAINTENANCE

Sod inlet protection shall be maintained as specified in **Ds-4 Disturbed Area Stabilization(With Sodding).**





TEMPORARY SEDIMENT TRAP - ROCK OUTLET

NTS — Sd4-C

DEFINITION

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

PURPOSE

To reduce runoff and sediment damage of downstream resources; to protect the soil from erosion; to improve wildlife habitat; to improve aesthetics; to improve tilth, infiltration and aeration as well as organic matter for permanent plantings.

REQUIREMENT FOR REGULATORY COMPLIANCE

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

CONDITIONS

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

SPECIFICATIONS

GRADING AND SHAPING

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others. No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

SEEDBED PREPARATION

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall. When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be plowed, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

LIME AND FERTILIZER

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

SEEDING

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

MULCHING

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

IRRIGATION

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

SUGGESTED SEEDBED DEPTHS

Slope	Seedbed Depths
3:1 or Flatter	Less Than 4" Depth
2:1 to 3:1	1" to 4" Depth
2:1 or Steeper	Depressions Every 6" to 8" Hand Dug, if Necessary

MAINTENANCE

Re-seed areas where an adequate stand of temporary vegetation fails to emerge or where a poor stand exists.

PLANTS, PLANTING RATES AND PLANTING DATES FOR TEMPORARY COVER OF COMPANION CROPS 1

Species	Broadcast Rates [2] Per Acre	Broadcast PLS Per 1000 sq.ft.	Resource Area [3]	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
Barley (Hordeum vulgare)			M-L P C		14,000 seed per pound Winterhardy. Use on productive soils.
alone	3 bu. (144 lbs.)	3.3 lbs.		J F M A M J J A S O N D	
in mixture	1/2 bu. (24 lbs.)	0.6 lbs.		J F M A M J J A S O N D	
Lespedeza, Annual (Lespedeza striata)			M-L P C		200,000 seed per pound. May volunteer for several years. Use innoculant EL.
alone	140 lbs.	0.9 lbs.		J F M A M J J A S O N D	
in mixture	10 lbs.	0.2 lbs.		J F M A M J J A S O N D	
Lovegrass, Weeping (Eragrostis curvula)			M-L P C		1,500,000 seed per pound May last for several years. Mix with Sericea lespedeza.
alone	4 lbs.	0.1 lbs.		J F M A M J J A S O N D	
in mixture	2 lbs.	0.05 lbs.		J F M A M J J A S O N D	
Millet, Browntop (Panicum fasciculatum)			M-L P C		137,000 seed per pound Quick dense cover. Will provide too much competition in mixtures if seeded at high rates.
alone	40 lbs.	0.9 lbs.		J F M A M J J A S O N D	
in mixture	10 lbs.	0.2 lbs.		J F M A M J J A S O N D	
Millet, Pearl (Pennesetum glaucum)			M-L P C		88,000 seed per pound Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
alone	50 lbs.	1.1 lbs.		J F M A M J J A S O N D	
Oats (Avena sativa)			M-L P C		13,000 seed per pound Use on productive soils. Not as winterhardy as rye or barley.
alone	4 bu. (128 lbs.)	2.9 lbs.		J F M A M J J A S O N D	
in mixture	1 bu. (32 lbs.)	0.7 lbs.		J F M A M J J A S O N D	
Rye (Secale cereale)			M-L P C		18,000 seed per pound Quick cover. Drought tolerant and winterhardy.
alone	3 bu. (168 lbs.)	3.9 lbs.		J F M A M J J A S O N D	
in mixture	1/2 bu. (28 lbs.)	0.6 lbs.		J F M A M J J A S O N D	
Ryegrass, Annual (Lolium temulentum)			M-L P C		227,000 seed per pound Dense cover. Very competitive and is NOT to be used in mixtures.
alone	40 lbs.	0.9 lbs.		J F M A M J J A S O N D	
Sudangrass (Sorghum sudanese)			M-L P C		55,000 seed per pound Good on drought sites. NOT recommended for mixtures.
alone	60 lbs.	1.4 lbs.		J F M A M J J A S O N D	
Triticale (X-Triticosecale)			C		Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
alone	3 bu. (144 lbs.)	3.3 lbs.		J F M A M J J A S O N D	
in mixture	1/2 bu. (24 lbs.)	0.6 lbs.		J F M A M J J A S O N D	
Wheat (Triticum aestivum)			M-L P C		15,000 seed per pound Winter hardy.
alone	3 bu. (180 lbs.)	4.1 lbs.		J F M A M J J A S O N D	
in mixture	1/2 bu. (30 lbs.)	0.7 lbs.		J F M A M J J A S O N D	

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

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

NTS — Ds2

DEFINITION

Paved and/or rip-rapped channel sections, placed below storm drain outlets.

PURPOSE

To reduce velocity of flow before entering receiving channels below storm drain outlets.

CONDITIONS

This standard applies to all storm drain outlets, road culverts, paved channel outlets, etc., discharging into natural or constructed channels. Analysis and/or treatment will extend from the end of the conduit, channel or structure to the point of entry into an existing stream or publicly maintained drainage system.

DESIGN CRITERIA

Structurally lined aprons at the outlets of pipes and paved channel sections shall be designed according to the following criteria.

Capacity

Peak storm flow from the 25-year, 24-hour frequency storm or the storm specified in Title 12-7-1 of the Official Code of Georgia Annotated or the design discharge of the water conveyance structure, whichever is greater.

Tail Water Depth

The depth of tail water immediately below the pipe outlet must be determined for the design capacity of the pipe. Manning's Equation may be used to determine tail water depth. If the tail water depth is less than half the diameter of the outlet pipe, it shall be classified as a Minimum Tail water Condition. If the tail water depth is greater than half the pipe diameter, it shall be classified as a Maximum Tail water Condition. Pipes which outlet onto flat areas with no defined channel may be assumed to have a Minimum Tail water Condition.

Apron Length and Thickness

The apron length and d50, stone median size, shall be determined from the curves according to tail water conditions: Minimum Tailwater=Use Figure 6-24.1* Maximum Tailwater=Use Figure 6-24.2* Maximum Stone Size=1.5xd50 Apron Thickness=1.5xdmax

Apron Width

If the pipe discharges directly into a well-defined channel, the apron shall extend across the channel bottom and up the channel banks to an elevation one foot above the maximum tail water depth or to the top of the bank (whichever is less). If the pipe discharges onto a flat area with no defined channel, the width of the apron shall be determined as follows:

a. The upstream end of the apron, adjacent to the pipe, shall have a width three times the diameter of the outlet pipe.

b. For a Minimum Tail water Condition, the downstream end of the apron shall have a width equal to the pipe diameter plus the length of the apron. Refer to Figure 6-24.1

c. For a Maximum Tail water Condition, the downstream end shall have a width equal to the pipe diameter plus 0.4 times the length of the apron. Refer to Figure 6-24.2.

Bottom Grade

The apron shall be constructed with no slope along its length (0.0% grade). The invert elevation of the downstream end of the apron shall be equal to the elevation of the invert of the receiving channel. There shall be no overfall at the end of the apron.

Side slope

If the pipe discharges into a well-defined channel, the side slopes of the channel shall not be steeper than 2:1.

Alignment

The apron shall be located so that there are no bends in the horizontal alignment.

Geotextile

Geotextiles should be used as a separator between the grade stone, the soil base, and the abutments. The geotextile will prevent the migration of soil particles from the subgrade stone. The geotextile should be specified in accordance with AASHTO M288-06 Section 8, Geotextile Property Requirements. The geotextile should be placed immediately adjacent to the subgrade without any voids.

Materials

The apron may be lined with riprap, grouted riprap, or concrete. The median sized stone for rip rap, d50, shall be determined from the curves, according to the tail water condition. The gradation, quality and placement of rip rap shall conform to Appendix C.*

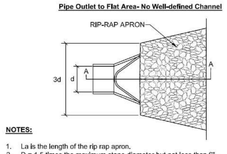
CONSTRUCTION SPECIFICATIONS

1. Ensure that the subgrade for the filter and rip rap follows the required lines and grades shown on the plan. Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade on undisturbed soil may also be filled by increasing the rip rap thickness.
2. The rip rap and gravel filter must conform to the specified grading limits shown on the plans.
3. Geotextile must meet design requirements and be properly protected from punching or tearing during installation. Repair any damage by removing the rip rap and placing another piece of filter fabric over the damaged area. All connecting joints should overlap a minimum of 1 ft. If the damage is extensive, replace the entire filter fabric.
4. Rip rap may be placed by equipment, but take care to avoid damaging the filter.
5. The minimum thickness of the rip rap should be 1.5 times the maximum stone diameter.
6. Construct the apron on zero grade with no overfall at the end. Make the top of the rip rap at the downstream end level with the receiving area or slightly below it.
7. Ensure that the apron is properly aligned with the receiving stream and preferably straight throughout its length. If a curve is needed to fit site conditions, place it in the upper section of the apron.
8. Immediately after construction, stabilize all disturbed areas with vegetation.
9. Stone quality - Select stone for rip rap from field stone or quarry stone. The stone should be hard, angular, and highly weather-resistant. The specific gravity of the individual stones should be at least 2.5.
10. Filter - Install a filter to prevent soil movement through the openings in the rip-rap The filter should consist of a graded gravel layer or a synthetic filter cloth.

MAINTENANCE

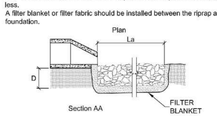
Inspect rip rap outlet structures after heavy rains to see if any erosion around or below the rip rap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

Pipe Outlet to Flat Area- No Well-defined Channel

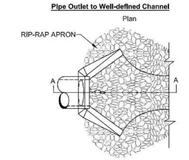


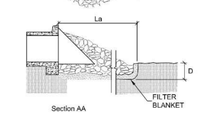
NOTES:

1. La is the length of the rip rap apron.
2. D = 1.5 times the maximum stone diameter but not less than 6".
3. In a well-defined channel extend the apron up the channel banks to an elevation of 6" above the maximum tail water depth or to the top of the bank, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.



Pipe Outlet to Well-defined Channel





STORM DRAIN OUTLET PROTECTION

NTS — St

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

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Norcross, Georgia 30093
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CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 05/01/2025 ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

DATE: 09-30-2024	
SCALE: N/A	
CN: 240306PN	
JN: 1-24-0306	
FN: 173-D-191	
SHEET NO:	C10.1

DEFINITION

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

PURPOSE

To protect the soil surface from erosion; to reduce damage from sediment and runoff to downstream areas; to improve wildlife habitat and visual resources; to improve aesthetics.

REQUIREMENT FOR REGULATORY COMPLIANCE

This practice shall be applied immediately to rough graded areas that will be undisturbed for longer than six months. This practice or sodding shall be applied immediately to all areas at final grade. Final Stabilization means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, and areas located outside waste disposal limits of a landfill cell that has been certified by the GA EPD of waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% Or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent stabilization measures. Permanent vegetation shall consist of, planted trees, shrubs, perennial vines; or a crop of perennial vegetation appropriate for the region, such that within the growing season a 70% coverage by perennial vegetation shall be achieved. Final stabilization applies to each phase of construction. For linear construction projects on land used for agricultural or sivicultural purposes, final stabilization may be accomplished by stabilizing the disturbed land for its agricultural or silvicultural use. Until this standard is satisfied and permanent control measures and facilities are operational, interim stabilization measures and temporary erosion and sedimentation control measures shall not be removed.

CONDITIONS

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

PLANNING CONSIDERATIONS

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

WILDLIFE PLANTINGS

Commercially available plants beneficial to wildlife species include the following:

Mast Bearing Trees

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

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

Shrubs and Small Trees

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

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

Grasses, Legumes, Vines and Temporary Cover

Bahiagrass, Bermudagrass, Grass-Legume mixtures, Partridge Pea, Annual Lespedeza, Orchardgrass (for mountains), Browntop Millet (for temporary cover), and Native grapes. Provides herbaceous cover in clearings for a game bird brood-rearing habitat. Appropriate legumes such as vetches, clovers, and lespedezas may be mixed with grass, but they may die out after a few years.

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment. When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation. Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

LIME AND FERTILIZER RATES AND ANALYSIS

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture. Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10-mesh sieve, not less than 50 percent will pass through a 50-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Fast acting lime spread by hydraulic seeding equipment shouldl be "finely ground limestone." spanning from the 180 micron size to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 20-mesh sieve and not less than 70 percent will pass through a 100-mesh sieve.

It is desirable to use dolomitic limestone in the Sand Hills, Southern Coastal Plain and Atlantic Coast Flatwoods MLRAs. Agricultural lime is generally not required where only trees are planted. Initial fertilization, nitrogen, topdressing, and maintenance fertilizer requirements for each species or combination of species are listed in the tables that follow this section.

LIME AND FERTILIZER APPLICATION

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

Finely ground limestone can be applied in the mulch slurry or in combination with the top dressing. When "conventional planting" is to be done, lime and fertilizer shall be applied uniformly in one of the following ways:

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

PLANT SELECTION

Approved species are listed in the tables following this section. Species not listed shall be approved by the State Resource Conservationist of the Natural Resources Conservation Service before they are used. Plants shall be selected on the basis of species characteristics, site and soil conditions, planned use and maintenance of the area; time of year planting, method of planting; and the needs and desires of the land user. Some perennial species are easily established and can be planted alone. Examples of these are Common Bermuda, Tall Fescue and Weeping Lovegrass. Other perennials, such as Bahia Grass and Sericea Lespedeza, are slow to become established and should be planted with another perennial species. The additional species will provide quick cover and ample soil protection until the target perennial species become established. For example, Common seeding combinations are 1) Weeping Lovegrass with Sericea Lespedeza (scarified) and 2) Tall Fescue with Sericea Lespedeza (unscarified). Plant selection may also include annual companion crops. Annual companion crops should be used only when the perennial species are no planted during their optimum planting period. A common mixture is Brown Top Millet with Common Bermuda in mid-summer. Care should be taken in selecting companion crop species and seeding rates because annual crops will compete with perennial species for water, nutrients, and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

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

SEED QUALITY

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

EXAMPLE:

Common bermuda seed 70% germination, 80% purity

PLS = 70% germination x 80% purity
PLS = 56%

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

$$\frac{10 \text{ lbs. PLS/acre}}{56\% \text{ PLS}} = 17.9 \text{ lbs/acre}$$

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

SEEDBED PREPARATION

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

Broadcast plantings

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

Indivual Plants

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

INOCULANTS

All legume seed shall be inoculated with appropriate nitrogen-fixing bacteria. The inoculant shall be a pure culture prepared specifically for the seed species and used within the dates on the container. A mixing medium recommended by the manufacturer shall be used to bond the inoculant to the seed. For conventional seeding, use twice the amount of inoculant recommended by the manufacturer. For hydraulic seeding, four times the amount of inoculate recommended by the manufacturer shall be used. All inoculated seed shall be protected from the sun and high temperatures and shall be planted the same day inoculated. No inoculated seed shall remain in the hydroseeder longer than one hour.

PLANTING

Hydraulic Seeding

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

Conventional Seeding

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

No-Till Seeding

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

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface.

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

MULCHING

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

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

Wood cellulose and wood pulp fibers shall no contain germination or growth inhibiting factors.They shall be evenly dispersed when agitated in water.The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

APPLYING MULCH

STRAW or HAY MULCH will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% or the soil surface. WOOD CELLULOSE or WOOD FIBER MULCH shall be applied uniformly with hydraulic seeding equipment.

ANCHORING MULCH

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

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

BEDDING MATERIAL

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

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

IRRIGATION

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

TOPDRESSING

Topdressing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species. Recommended rates of application are listed in the tables following this section.

SECOND YEAR AND MAINTENANCE FERTILIZATION

Second year fertilizer rate and maintenance fertilizer rate are listed in the tables following this section.

LIME MAINTENANCE APPLICATION

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

USE AND MANAGEMENT

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

Bermudagrass, Bahiagrass, and Tall Fescue may be mowed as desired. Maintain at least 6 inches of top growth under any use and management. Moderate use of top growth is beneficial after establishment. Exclude traffic until the plants are well established. Because of the quail nesting season, mowing should no take place between may and September.

DURABLE SHRUBS AND GROUND COVERS FOR PERMANENT COVER

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

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

COMMON NAME	SCIENTIFIC NAME	MATURE HEIGHT	PLANT SPACING	COMMENTS
Abelia	Abelia grandiflora	3 - 4 feet	5 feet	Also a prostrate from 2 feet high. Sun, semi-shade. Semi-evergreen.
Carolina Yellow Jasmine	Gelsemium sempervirens	low	3 feet	Vine. Yellow, trumpet-like flowers. Hardy, one of the best vines. Evergreen. Native to Georgia.
Carpet Bugle	Ajuga reptans	2-4 in.	3 ft.	Needs good drainage, partial shade. Blue or white flowers. Evergreen.
Bearberry Cotoneaster	Cotoneaster dammeri	2-4 ft.	5 ft.	White flowers, red fruit. Sun, Evergreen
Ground Cover Cotoneaster	Cotoneaster salicifoluis 'Repens'	1-2 ft.	5 ft.	White flowers, red fruit. Sun, Evergreen
Rock Cotoneaster	Cotoneaster horizontalis	1-2 ft.	5 ft.	Semi-evergreen. Sun.
Virginia Creeper	Parthenocissue quinquefolia	low	3 ft.	Red in fall. Vine. Deciduous. Native to Georgia.
Daylily	Hemerocallis spp. quinquefolia	2-3 ft.	2 ft.	Many flower colors. Full sun. Very hardy.
English Ivy	Hedera helix	low	3 ft.	Shade only. Climbs.
Compacta Holly	Ilex crenata 'Compacta'	3-4 ft.	5 ft.	Sun, semi-shade.
Chinese Holly	Ilex cornuta 'Rotunda'	3-4 ft.	5 ft.	Very durable. Sun, semi-shade.
Dwarf Burford Holly	Ilex burfordii 'Nana'	5-8 ft.	8 ft.	
Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3-4 ft.	5 ft.	Very durable. Sun, semi-shade.
Repandens Holly	Ilex crenata 'Repandens'	2-3 ft.	5 ft.	Sun, semi-shade.
Andorra Juniper	Juniperus horizontalis 'Plumosa'	2-3 ft.	5 ft.	Excellent for slopes. Sun.
Andorra Compacta Juniper	Juniperus horizontalis 'Plumosa compacta'	1-2 ft.	5 ft.	More compact than andorra.
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	8-10 in.	4 ft.	
Blue Rug Juniper	Juniperus horizontalis 'Wiltonii'	4-6 in.	3 ft.	Very low. Sun.
Parsons Juniper	Juniperus davurica 'Expansa' (Squamata Parsoni)	18-24 in.	5 ft.	One of the best, good winter cover.
Pfitzer Juniper	Juniperus chinensis 'Pfitzerana'	6-8 ft.	6 ft.	Needs room.
Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	8-10 in.	4 ft.	Feathery appearance.
Sargent Juniper	Juniperus chinensis 'Sargentii'	1-2 ft.	5 ft.	Full sun. Needs good drainage. Good winter color.
Shore Juniper	Juniperus conferta	2-3 ft.	5 ft.	Emerald Sea or Blue Pacicfic cultivars are good.
Liriope	Liriope muscari	8-10 in.	3 ft.	
Creeping Liriope	Liriope spicata	10-12 in.	1 ft.	Spreads by runners.
Big Leaf Periwinkle	Vinca major	12-15 in.	4 ft.	Lilac flowers in spring. Semi-shade.
Common Periwinkle	Vinca minor	5-6 in.	4 ft.	Lavender-blue flowers in spring. Semi-shade.
Cherokee Rose	Rose laevigata	2 ft.	5 ft.	Rampant grower. Not for restricted spaces. State flower.
Memoria Rose	Rose weuchuriana	2 ft.	5 ft.	Rampant grower.
St. Johnswort	Hypericum calycenum	8-12 in.	3 ft.	Semi-shade.
Anthony Water Spirea	Spirea bumalda	3-4 ft.	5 ft.	Sun.
Thunberg Spirea	Spirea thinbergii	3-4 ft.	5 ft.	Sun.

TREES FOR EROSION CONTROL

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

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

[2] Type of Planting

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

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

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

FERTILIZER REQUIREMENTS FOR SOD

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

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

PLANTS, PLANTING RATES AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates [2] Per Acre	Broadcast PLS Per 1000 sq.ft.	Resource Area [3]	Planting Dates by Resource Areas: Planting Dates. Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. J F M A M J J A S O N D	Remarks
BAHIA, PENSICOLA (Paspalum notatum) alone or with temporary cover with other perennials	 60 lbs. 30 lbs.	 1.4 lb. 0.7 lb.	P C		166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza or weeping lovegrass.
BAHIA, WILMINGTON (Paspalum notatum) alone or with temporary cover with other perennials	 60 lbs. 30 lbs.	 1.4 lb. 0.7 lb.	M-L P		Same as above.
BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone with other perennials	 10 lbs. 6 lbs.	 0.2 lb. 0.01 lb.	P C		1,787,000 seed per pound Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
BERMUDA, COMMON (Cynondon dactylon) Unhulled sees with temporary cover with other perennials	 10 lbs. 6 lbs.	 0.2 lb. 0.1 lb.	P C		Plant with winter annuals. Plant with Tall fescue.
BERMUDA SPRIGS (Cynodon dactylon) Coastal, Common, Midland, or Tift 44 Coastal, Common, or Tift 44 Tift 78	40 lbs. or sod plugs 3 ft x 3 ft	0.9 lb.	M-L P C C		A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs. Same as above. Southern Coastal Plain only.
CENTIPEDE (Erimochloa ophiuriodes)	Block sod only		P C		Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far north as Athens and Atlanta.
CROWNETCH (Cornilla varia) with winter annuals or cool season grasses	15 lb.	.03 lb.	M-L P		100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms sring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. inoculant seed with M inoculant. Use from North Atlanta and northward.
FESCUE, TALL (Festuca arundinacea) alone with other perennials	50 lb. 30 lb.	1.1 lb. .7 lb.	M-L P		227,000 seed per pound. Use alone only on better sites. Not for droughty soils. Mix with perennial lespedezas or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
LESPEDEZA, SERICEA (Lespedeza cuneata) scarified unscarified seed-bearing hay	 60 lbs. 75 lbs. 3 tons	 1.4 lbs. 1.7 lbs. 1338 lbs.	M-L P C M-L P C M-L P C		Weeping lovegrass, Common 350,000 seed per pound. Widely adapted. Low maintenance. Mix with bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculant seed with EL inoculant. Mix with Tall fescue or winter annuals. Cut when seed is mature, but before it shatters. Add Tall fescue or winter annuals.
LESPEDEZA Ambro virgata (Lespedeza virgata DC) or Appalow (Lespedeza cuneata [Dumont] G. Don) scarified unscarified	 60 lbs. 75 lbs.	 1.4 lbs. 1.7 lbs.	M-L P C M-L P C		300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading- type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop solid stands. Inoculant seed with EL inoculant.
LESPEDEZA, SHRUB (Lespedeza bicolor) (Lespedeza thumbergii) plants	3 ft. x 3 ft.		M-L P C		Provide wildlife food and cover.
LOVEGRASS, WEEPING (Eragrostis curvula) alone with other perennials	 4 lb 2 lb.	 0.1 lb 0.05 lb.	M-L P C		1,500,00 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
MAIDENCANE (Panicum hemitomon) sprigs	2 ft. x 3 ft. spacing		ALL		For very wet sites. May clog channels. Dig springs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL (Panicum amarum var. amarulum)	20 lb.	0.5 lb.	P C		Grows well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
REED CANARY GRASS (Phalaris arundinacea) alone with other perennials	 50 lb. 30 lb.	 1.1 lb. 0.7 lb.	M-L P		Grows similar to tall fescue.
SUNFLOWER. 'AZTEC' MAXIMILLIAN (Helianthus maximiliani)	10 lb.	0.2 lb.	M-L P C		227,000 seed per pound. Mix with Weeping lovegrass or other low-growing grasses or legumes.

[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 Mountain; Blue Ridge; and Ridges and Valleys MLRAs.
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain; Sand Hills; Black Lands and Atlantic Coastal Flatwoods MLRA

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGITATION)

NTS

Ds3

SOIL PREPARATION

1. Bring soil surface to final grade. Clear surface of trash woody debris, stones and clods larger than 1". Apply sod to soil surfaces or gravel type soils.
2. Topsoil properly applied will help guarantee a stand. Do not use topsoil recently treated with herbicides or soil sterilants.
3. Mix fertilizer into soil surface. Fertilize based on soil tests or table 1. 4.) agricultural lime should be applied based on soil tests or a rate of 1 to 2 tons per acre.

INSTALLATION

1. Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
2. On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
3. Installed sod should be rolled or tamped to provide good contact between sod and soil.
4. Irrigate sod and soil to a depth of 4" immediately after installation.
5. Sod should not be cut or spread in extremely wet or dry weather.
6. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS:

1. Sod selected should be certified. sod grown in the general area of the project is desirable.
2. Sod should be machine cut and contain 3/4" (±1/4") of soil, not including shoots or thatch.
3. Sod should be cut to the desired size within ±5%%%. Torn or uneven pads should be rejected.
4. Sod should be cut and installed within 36 hours of digging.
5. Avoid planting when subject to frost heave or hot weather irrigation is not available.
6. The sod type should be shown on the plans or installed according to table 2.

MAINTENANCE:

1. Re-sod areas where an adequate stand of sod is not obtained.
2. New sod should be mowed sparingly. Grass height should not be cut less than 2" - 3" or as specified.
3. Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
4. Fertilize grasses in accordance with soil tests to table 3.

Table 1
Fertilizer Requirements for Sod Surface Application

Fertilizer Type	Fertilizer Rate (lbs./acre)	Fertilizer Rate (lbs./acre)	Seasons
10-10-10	1000	0.025	FALL

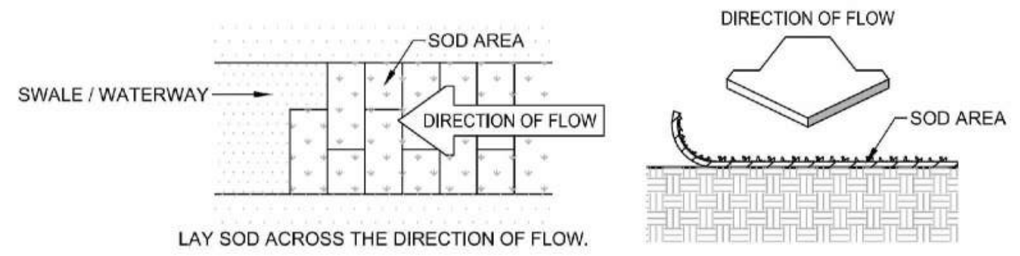
Table 2
Sod Planting Requirements

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 3
Fertilizer Requirements for Sod

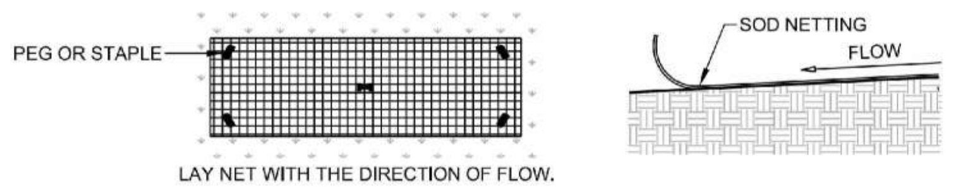
Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50 - 100 - 30
warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50 - 100 50 -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

SODDED WATERWAYS
SOD DIRECTIONS



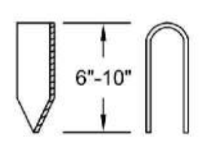
LAY SOD ACROSS THE DIRECTION OF FLOW.

NETTING DIRECTIONS



LAY NET WITH THE DIRECTION OF FLOW.

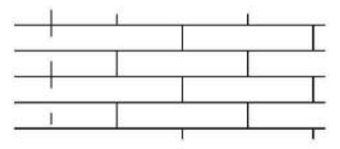
PEG DETAIL



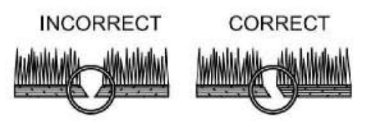
IN CRITICAL AREAS, SECURE SOD WITH NETTING USING STAPLES. USE PEGS OR STAPLES TO FASTEN SOD FIRMLY -- AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

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.

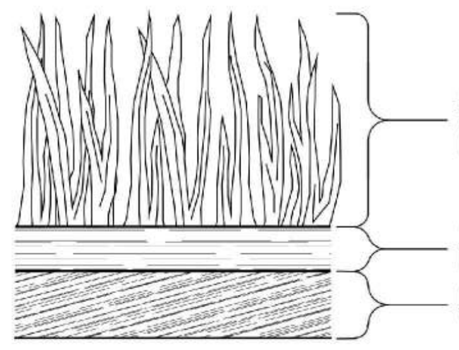


BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

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.

DISTURBED AREA STABILIZATION (WITH SODDING)

NTS

Ds4

NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			

REVISIONS

Travis Pruitt & Associates, Inc.
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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
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CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

Andrew W Whitehead
No. 041526
05/01/2025
ANDREW THOMAS WHITEHEAD

For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C10.2

DEFINITION

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

PURPOSE

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

CONDITIONS

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

Method and materials

A. Temporary methods

1. Mulches.

   See standard Ds1 - disturbed area stabilization (with mulching only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification tac - tackifiers. Resins should be used according to manufacturer's recommendations.

2. Vegetative cover.

   See specification Ds2 - Disturbed area stabilization (with temporary seeding).

3. Spray-on adhesives.

   These are used on mineral soils (not effective on muck soils). keep traffic off these areas. refer to standard Tac-Tackifiers.

4. Tillage.

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

5. Irrigation.

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

6. Barriers.

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

7. Calcium chloride.

   Apply at rate that will keep surface moist. may need re-treatment.

B. Permanent methods

1. PERMANENT VEGETATION.

   See specification Ds3 - disturbed area stabilization (with permanent vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

2. Topsoiling.

   This entails covering the surface with less erosive soil material. see specification Tp - topsoiling.

3. Stone

   Cover surface with crushed stone or coarse gravel. see specification Cr - construction road stabilization.

DUST CONTROL ON DISTURBED AREA

NTS

Du

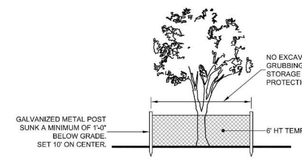
DEFINITION

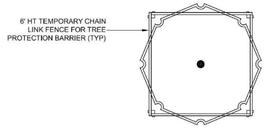
To protect desirable trees from injury during construction activity.

PURPOSE

To insure the survival of desirable trees where they will be effective for erosion and sediment control, watershed protection, landscape beautification, dust and pollution control, noise reduction, shade and other environmental benefits while the land is being converted from forest to urban-type uses.

CHAIN LINK FENCE DETAIL





FOR ADDED PROTECTION

- Provide 4" deep organic mulch over any unprotected root zone.
- Provide temporary irrigation where practical and feasible.

TREE PROTECTION

NTS

Tr

DEFINITION

A protective covering (blanket) or soil stabilization mat used to establish permanent vegetation on steep slopes, channels, or shorelines.

PURPOSE

1. To provide a microclimate which protects young vegetation and promotes its establishment.
2. To reinforce the turf to resist forces of erosion during storm events.

CONDITIONS

Matting and blankets can be applied on steep slopes where erosion hazard is high and planting is likely to be too slow in providing adequate protective cover. CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS. Maintenance of final vegetative cover must be considered when choosing blankets verses matting. On streambanks or tidal shorelines where moving water is present, matting can prevent new plantings from being washed away.

Planning Considerations

Care must be taken to choose the type of blanket or matting which is most appropriate for the specific needs of a project. Two general types of blankets and mats are discussed within this specification. Due to the abundance or erosion control matting and blanket products available, all of the advantages, disadvantages, and specifications of all manufactured products will not be discussed in this manual. Manufacturer's instructions and recommendations, as well as a site visit by designer and plan reviewer is highly recommended to determine a product's appropriateness.

TEMPORARY EROSION CONTROL BLANKETS

This includes TEMPORARY "combination" blankets (rolled erosion control blankets-RECB) consisting of a plastic netting which covers and is interwinded with a natural organic or manmade mulch: or, a jute mesh which is typically homogeneous in design and can act alone as a soil stabilization blanket. Temporary blankets as a minimum shall be used to stabilize concentrated flow areas with a velocity less than 5ft/sec and slopes 2.5:1 or steeper with a height of 10 feet or greater. Because temporary blankets will deteriorate in a short period of time, they provide no enduring reduction in erosion protection.

Benefits of using erosion control blankets include the following:

1. Protection of the seed and soil from raindrop impact and subsequent displacement.
2. Thermal consistency and moisture retention for seedbed area.
3. Stronger and faster germination of grasses and legumes.
4. Planing off excess stormwater runoff.
5. Prevention of sloughing of topsoil added to steeper slopes.

Permanent Erosion Control Matting

Consists of a PERMANENT non-degradable, three-dimensional plastic structure which can be filled with soil prior to planting. These mats are also known as (PERMANENT SOIL REINFORCING MATS (turf reinforcement matting). Roots penetrate and become entangled in the matrix, forming a continuous anchorage for surface growth and promoting enhanced energy dissipation. Matting shall be used when a vegetative lining is desired in stormwater conveyance channels where the velocity is between five and ten feet per second.

Benefits of using erosion control matting include the following:

1. All benefits gained from using erosion control blankets.
2. Causes soil to drop out of stormwater and fill matrix with fine soils which become the growth medium for the development of roots.
3. Acts with the vegetative root system to form an erosion resistant cover which resists hydraulic lift and shear forces when embedded in the soil within stormwater channels.

MATERIALS

All blanket and matting materials shall be on the Georgia Department of Transportation Qualified Products List (QPL #62 for blankets, QPL #49 for matting). All blankets shall be nontoxic to vegetation and to the germination of seed and shall not be injurious to the unprotected skin of humans. At a minimum, the plastic netting shall be interlinked with the mulching material/fiber to maximize strength and provide for ease of handling.

Temporary Blankets

Machine produced TEMPORARY combination blankets shall have a consistent thickness with the organic material evenly distributed over the entire blanket area. All combination blankets shall have a minimum width of 48 inches. Machine produced combination blankets include the following:

a. STRAW BLANKETS are combination blankets that consist of weed-free straw from agricultural crops formed into a blanket. Blankets with a top side of photodegradable plastic mesh with a maximum mesh size of 5/16 x 5/16 inch and sewn to the straw with biodegradable thread is appropriate for slopes. The blanket shall have a minimum thickness of 3/8 inch and minimum dry weight of 0.5 pounds per square yard.
b. EXCELSIOR BLANKETS are combination blankets that consist of curled wood excelsior (80% of fibers are six inches or longer) formed into a blanket. The blanket shall have clear markings indicating the top side of the blanket and be smolder resistant. Blankets shall have photodegradable plastic mesh having a maximum mesh size of 1 1/2 x 3 inches. The blanket shall have a minimum thickness of 1/4 of an inch and a dry weight of 0.8 pounds per square yard. Slopes require excelsior matting with the top side of the blanket covered in the plastic mesh, and for waterways, both sides of the blankets require plastic mesh.
c. COCONUT FIBER BLANKETS are combination blankets that consist of 100% coconut fiber (into a blanket. The minimum thickness of the blanket shall be 1/4 of an inch with a minimum dry weight of 0.5 pounds per square yard. Blankets shall have photodegradable plastic mesh, with a maximum mesh size of 5/8 x 5/8 inch and sewn to the fiber with a breakdown synthetic yarn. Plastic mesh is required on both sides of the blanket if used in waterways. A maximum of two inches is allowable for the stitch pattern and row spacing.
d. WOOD FIBER BLANKETS are combination blankets that consist of reprocessed wood fibers that do not possess or contain any growth or germination inhibiting factors. The blankets shall have a photodegradable plastic mesh, with a maximum mesh size of 5/8 x 3/4 inch, securely bonded to the top of the mat. The blankets shall have a minimum dry weight of 0.35 pounds per square yard. A maximum of two inches is allowable for the stitch pattern and row spacing. This practice shall be applied only to slopes.
e. JUTE MESH can be applied to slopes. Jute mesh with a 48 inch width shall show between 76 and 80 warplings and a one yard length shall show between 39 to 43 weftings. The woven mesh shall be at least 45 inches wide. Yarn shall have a unit weight of at least 0.9 pounds per square yard, but not more than 1.5 pounds per square yard.

Permanent Matting

Permanent matting shall consist of a lofty web of mechanically or melt bonded polymer nettings, monofilaments or fibers which are entangled to form a strong and dimensionally stabile matrix. Polymer weldling, thermal or polymer fusion, or the placement of fibers between two high strength, biaxially oriented nets bound securely together by parallel lock stitching with polyolefin, nylon or polyester threads are all appropriate bonding methods. Mats shall maintain their shape before, during, and after installation under dry or water saturated conditions. Mats must be stabilized against ultraviolet degradation and shall be inert to chemicals normally encountered in a natural soil environment.

The mat shall conform to the following physical properties:

PROPERTY	MINIMUM VALUE
Thickness Weight Roll	0.5 inch
Width Tensile Strenght	0.6 PSY
Length (50% elongation)	38 inches
Length (ultimate) Width	15 lbs./in.
(50% elongation) Width	20 lbs./in.
(ultimate)	5 lbs./in.
(ASTM D 1682 - 6" strip)	10 lbs./in.
Ultraviolet Stability	80%

(1000 hrs. In an Atlas ARC Weatherometer, ASTM G 23, Type D In accordance with ASTM D 822)

Site Preparation

After the site has been shaped and graded to the approved design, prepare a friable seedbed relatively free from clods and rocks more than one inch in diameter, and any foreign material that will prevent contact of the soil stabilization mat with the soil surface. Surface must be smooth to ensure proper contact of blankets or matting to the soil surface. If necessary, redirect any runoff from the ditch or slope during installation.

Staples

The following are considered appropriate stapling and staking material.

Temporary Blankets

This includes straw, excelsior, coconut fiber, and wood fiber blankets. Staples shall be used to anchor temporary blankets. U-shaped wire (11 gauge or greater) staples with legs at least 6 inches in length and a crown of one inch or appropriate biodegradable staples can be used. Staples shall be of sufficient thickness for soil penetration without undue distortion.

Permanent Matting

Sound wood stakes, 1 x 3 inches stock sawn in a triangular shape, shall be used. Depending on the compaction of the soil, select stakes with a length from 12 to 18 inches. U-shaped staples shall be 11 gauge steel or greater, with legs at a minimum of 6 inches length with a 2 inch crown.

Planting

Lime, fertilizer and seed shall be applied in accordance with seeding or other type of planting plan completed prior to installation of temporary combination blankets or jute mesh. For permanent mats, the area must be brought to final grade, plowed, limed, and fertilized. After the permanent mat has been installed and backfilled, the entire area shall be grassed. Refer to specification Ds3-Disturbed Area Stabilization (with Permanent Vegetation).

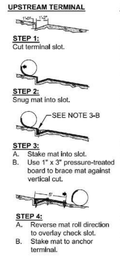
Installation

See Figure 6-7.1 for typical installation guidelines. Follow manufacturer's recommendations for laying and stapling.

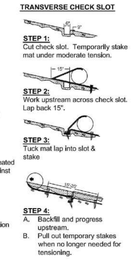
Maintenance

All erosion control blankets and matting should be inspected periodically following installation, particularly after rainstorms to check for erosion and undermining. Any dislocation or failure should be repaired immediately. If washouts or breakage occurs, reinstall the material after repairing damage to the slope or ditch. Continue to monitor these areas until they become permanently stabilized.

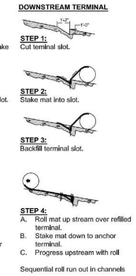
UPSTREAM TERMINAL

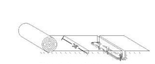


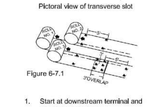
TRANSVERSE CHECK SLOT



DOWNSTREAM TERMINAL







1. Start at downstream terminal and progress upstream.
2. First roll is centered longitudinally in mid channel and pinned with temporary stakes to maintain alignment.
3. Subsequent rolls follow in staggered sequence behind first roll. use center roll for alignment to channel center.
4. Work outwards from channel center to edge.
5. Use 3" overlap and stake at 5' Interval along seam 6. use 3' overlaps and shingle downsteam to connect lining at roll ends.

SLOPE STABILIZATION

NTS

Ss

TABLE 6-27.2 POST SIZE

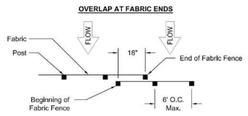
Type Length	Min Post	Type	Size of Post
NS	4'	Soft Wood Oak Steel	3" Dia or 2x4 1.5"x1.5" 1.5 Lb/Ft Min.
S	4'	Steel Oak	1.15-1.25 Lb/Ft Min. 2"x2"

TABLE 6-27.3 FASTENERS FOR WOOD POST

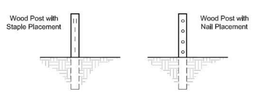
Fastener Type	Gauge	Crown	Legs	Staple/Post
Wire Staples	17 MIN.	¾" WIDE	½" LONG	5 MIN.
Fastener Type	**Gauge**	**Length**	**Button Heads**	**Nail/Post**
Nails	14 Min	1"	⅜"	4 Min.

Note: Filter fabric may also be attached to the post by wire, cords, and pockets.

OVERLAP AT FABRIC ENDS



TOP VIEW
NTS



FRONT VIEWS
NTS

Note:

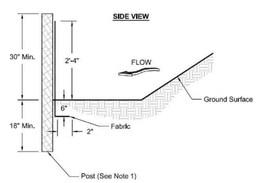
1. The fabric and wire should be securely fastened to posts and fabric ends must be overlapped a minimum of 18" or wrapped together around a post to provide a continuous fabric barrier around the inlet.

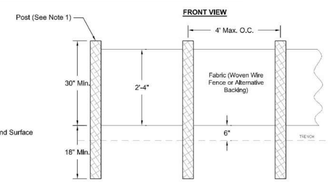
FASTENERS FOR SILT FENCE

TABLE 6-27.4

Type Fence	A	B	C
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp - 120 Fill - 100	Warp - 120 Fill - 100	Warp - 260 Fill - 180
Elongation (% Max.) (ASTM D-4632)	40	40	40
Elongation (% Max.) (ASTM D-4632)	#30	#30	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25	25	70
Ultraviolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80	80	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175	175	175
Minimum Fabric Width (Inches)	36	22	36

(1) Minimum roll average of five specimens.
(2) Percent of required initial minimum tensile strength





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 C

NTS

Sd1-S

FILTER MEDIA SOCK SPECIFICATIONS

Compost filter media used for sediment barrier filter material shall be weed free and derived from a well-decomposed source of organic matter. **Filter Media Sock is classified as a Type B, non-sensitive application.** The compost shall be produced using aerobic compositing process meeting CFR 503 regulations including time and temperature data. The compost shall be free of any refuse, contaminants or other materials toxic to plant growth. Non-composted products will not be accepted without applicable water quality test results. Test methods for the items below should follow US Compositing Council Test Methods for the Examination of Compositing and Compost guidelines for laboratory procedures:

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

B. Particle size - 99% passing a 2 inch (50mm) sieve, in accordance with TMECC 02.02-B, "Sample Sieving for Aggregate Size Classification". (Note: In the field, product commonly is between 1/2 In./12.5mm and 2 in./50mm in particle size).

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

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

E. Sock containment system for compost filter media shall be a photodegradable or biodegradable knitted mesh material and should have 1/8 in. to 3/8 in., openings.

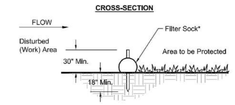
MAINTENANCE

Sediment shall be removed once it has accumulated to one-half the original height of the barrier.

Sediment barriers shall be replaced whenever they have deteriorated to such an extent that the effectiveness of the product is reduced (approximately six months) or the height of the product is not maintaining 80% of its properly installed height.

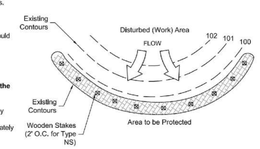
Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

CROSS-SECTION



Note: Filter Sock Sized to Suit Conditions and at Least 18" Dia (See Equivalent List)

PLAN



*Height is to be shown on the Erosion, Sedimentation and Pollution Control Plan.

"Non-Sensitive Application Only"

TYPE B COMPOST FILTER SOCK

NTS

Sd1-Cfs

NO	DATE	DESCRIPTION	BY
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CONTACT PERSON: ANDREW WHITEHEAD
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CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

DATE: 09-30-2024	
SCALE: N/A	
CN: 240306PN	
JN: 1-24-0306	
FN: 173-D-191	
SHEET NO:	C10.3

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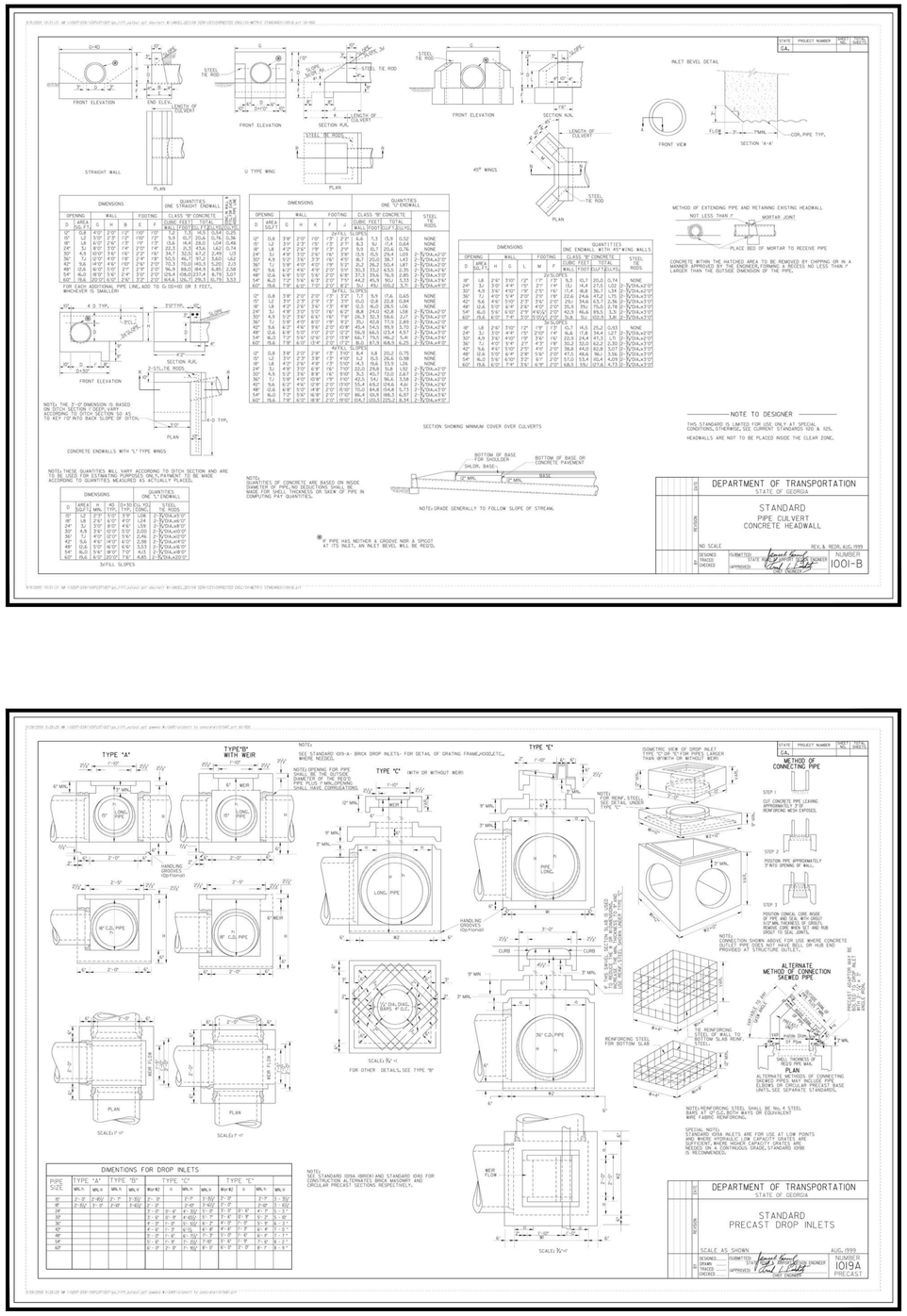

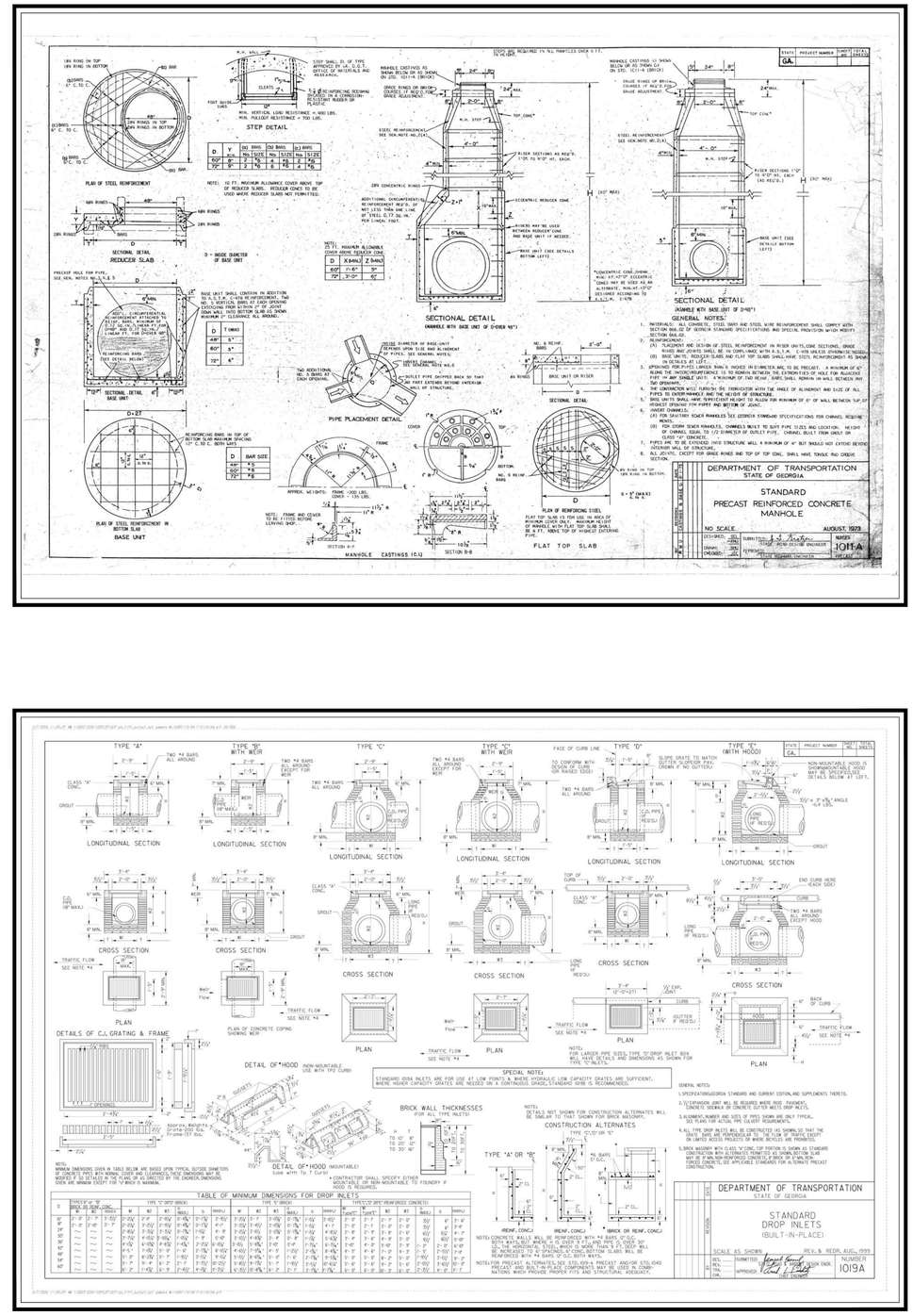

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CONSTRUCTION DETAILS

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CN: 240306PN	
JN: 1-24-0306	
FN: 173-D-191	
SHEET NO:	C10.4

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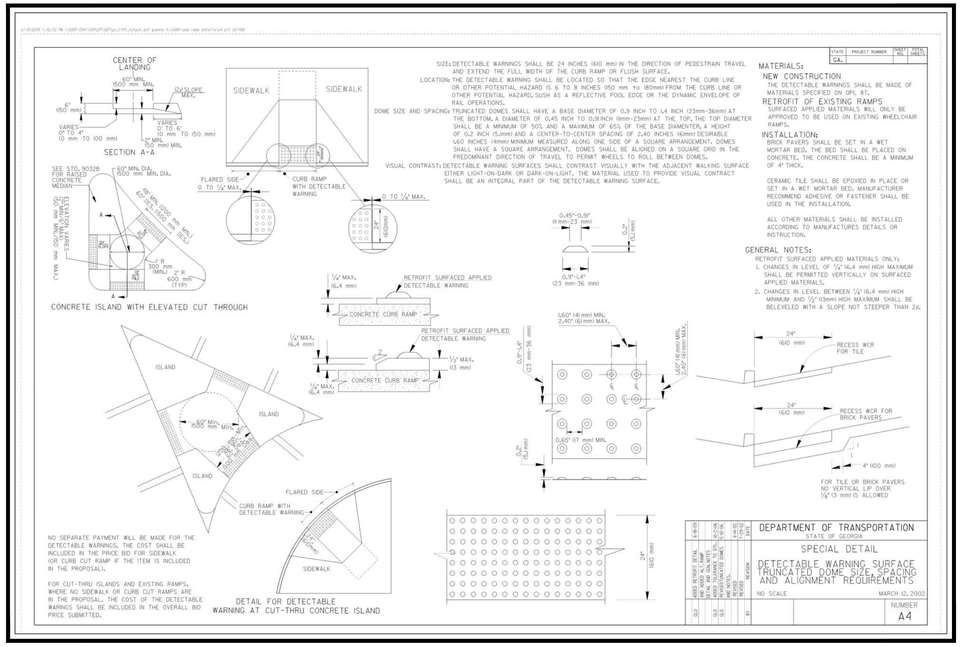

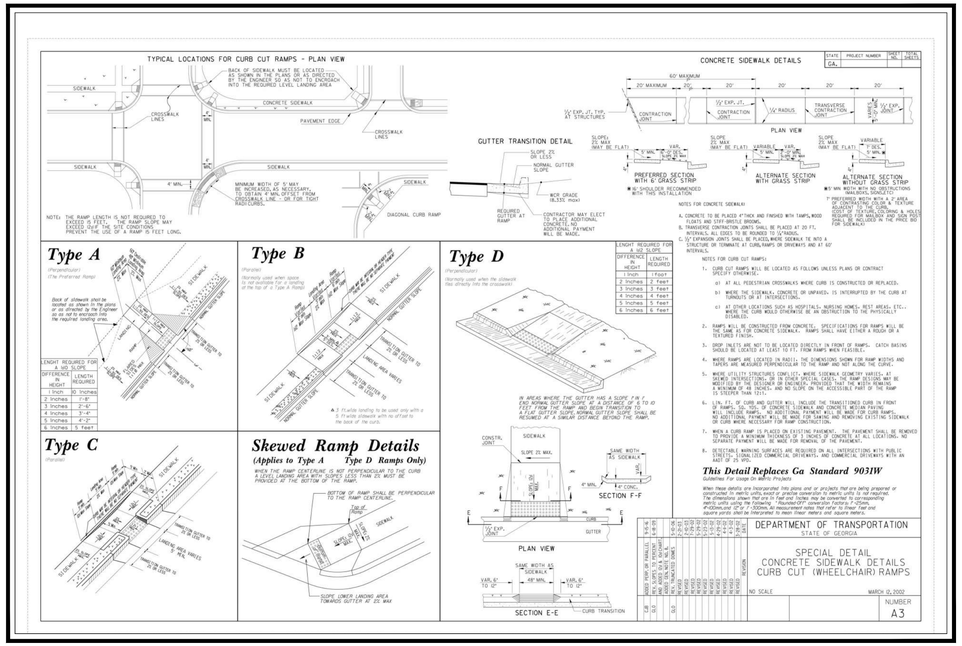

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REVISIONS

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CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

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JN: 1-24-0306	
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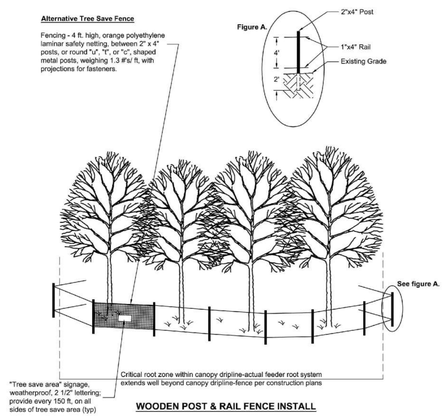
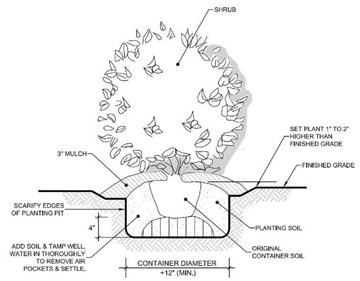


WOODEN POST & RAIL FENCE INSTALL

ACTIVE TREE PROTECTION FENCE

NTS

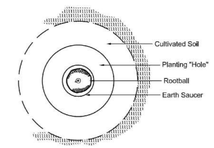


SHRUB PLANTING DETAIL

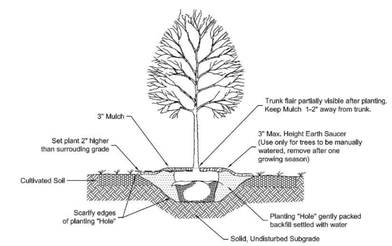
NTS

NOTES:

1. Planting "Hole" to be 3 times as wide as rootball.
2. Cultivated area to be 5 times as wide as rootball.
3. Remove burlap from top third of rootball after placing in hole. Remove all strapping and top 12" of wire baskets.
4. Set tree plumb prior to backfilling.
5. Only stake trees which are subject to vandalism, windy conditions, or planting in unstable soils (See staking details).



PLAN VIEW
NTS



TREE PLANTING DETAIL

NTS

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REVISIONS

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CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

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GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

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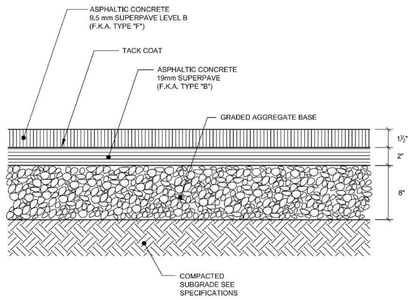
JN: 1-24-0306	
FN: 173-D-191	
SHEET NO:	C10.6



ASPHALT PAVEMENT

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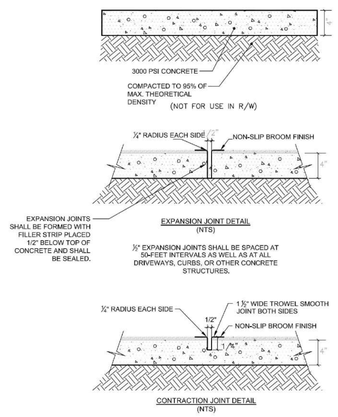

NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS THAT ARE EQUAL TO THE SIDEWALK WIDTH (I.E. 4'-0" INTERVALS FOR 4' WIDE SIDEWALKS)
2. FOR 10' SIDEWALKS, SPACE CONTRACTION JOINTS AT 5'-0" INTERVALS WITH A LONGITUDINAL CONTRACTION JOINT IN THE CENTERLINE OF SIDEWALK.
3. WHEN SIDEWALKS ABUT ROADWAY WHERE THERE IS NO CURB, THICKEN WALK TO 6" IN 3'-0".
4. A LAYER OF 15# BLDG. FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONC. CURB.
5. SIDEWALK CROSS SLOPE SHALL BE ¼" PER FOOT.

CONCRETE SIDEWALK DETAIL

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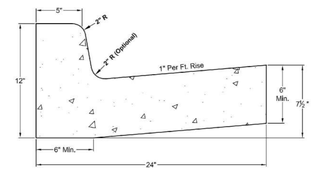
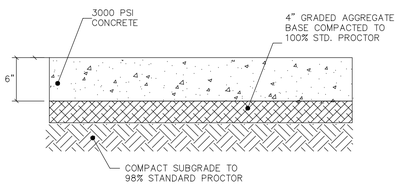


Notes:

1. ½" preformed expansion joints required at all structures & curb returns.
2. Maximum distance between expansion joints = 40.0'
3. Distance between dummy joints = 10.0'
4. Concrete strength = 3000 p.s.i., slump = 2" finish shall be smoothed & evened with a wooden float.

24" CURB & GUTTER

NTS



NOTES:

1. PROVIDE CONTRACTION JOINTS IN RECTANGULAR PATTERN AT 10' MAX. SPACING.
2. CONTRACTION JOINTS SHALL BE ONE AND ONE-HALF INCH DEEP AND EDGED WITH A 1/8" RADIUS.
3. 1/2" EXPANSION MATERIAL REQUIRED WHERE CONCRETE PAVEMENT ABUTS CONCRETE STRUCTURE.

CONCRETE PAVEMENT

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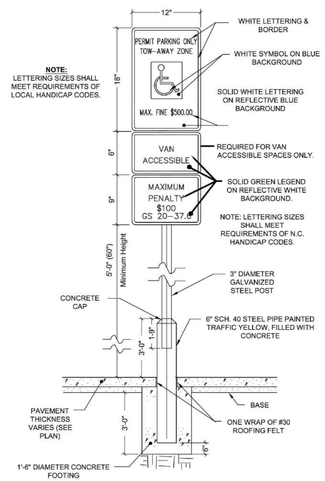

AERIAL ADA SIGN

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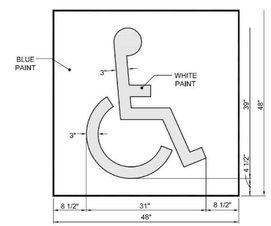
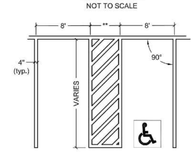


HANDICAP SYMBOL
PAVEMENT DETAIL
NOT TO SCALE



** USE 5' WIDE LOADING ZONE FOR ALL HANDICAP PARKING SPACES UNLESS NOTED AS "VAN ACCESSIBLE". USE 8' WIDE FOR "VAN ACCESSIBLE" SPACES. HANDICAP SPACE STRIPING TO BE WHITE PAINT

90° STALL

TYPICAL PARKING STRIPING

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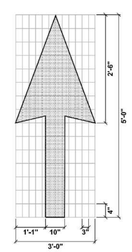

(5.8 SQ.FT.)

TRAFFIC ARROW

NTS

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CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD 05/01/2025

For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

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CN: 240306PN	
JN: 1-24-0306	
FN: 173-D-191	
SHEET NO:	C10.7

DOUBLE DETECTOR CHECK (DDC) VALVE ASSEMBLY

SPECIFICATIONS: THE CUSTOMER/OWNER SHALL FURNISH AND INSTALL A DOUBLE DETECTOR CHECK (DDC) BACKFLOW PREVENTER (BFP) ASSEMBLY IN A SIZE TO MATCH THAT OF THE REQUIRED FIRE LINE SERVICE CONNECTION. THE DEVICE SHALL HAVE A METERED 3/4" BY-PASS LINE AS SHOWN ON THE ILLUSTRATION. THE DDC BFP ASSEMBLY SHALL BE PROVIDED WITH A RESILIENT SEATED OUTSIDE STEM AND YOKE FLANGED GATE VALVE NEAR THE INLET AND OUTLET SIDES OF THE DEVICE. THE DEVICE SHALL BE PROVIDED WITH THREE BRASS BALL VALVE TEST COCKS FITTED WITH BRASS OR PLASTIC THREADED PLUGS. A FOURTH TEST COCK SHALL ALSO BE PROVIDED ON THE UPSTREAM SIDE OF THE INLET SHUT-OFF VALVE. THE METERED BY-PASS LINE ON THE ASSEMBLY SHALL INCLUDE A BRONZE DETECTOR METER AND A DOUBLE CHECK VALVE (DCV) BFP. THE DEVICE AND VALVE BODIES SHALL BE EQUIVALENT TO CAST IRON, COATED INSIDE AND OUT WITH FDA APPROVED FUSED EPOXY COATING AND ASSEMBLED WITH BOLTS THAT ARE RESISTANT TO ELECTROLYSIS. ALL INTERIOR COMPONENTS OF THE CHECKING DEVICES SHALL BE EQUIVALENT TO BRONZE OR STAINLESS STEEL CONSTRUCTION AND BE ACCESSIBLE BY TOP ENTRY FOR MAINTENANCE AND REPAIR.

NOTE: ALL COMPONENTS OF THE ASSEMBLY SHALL BE CLASSIFIED OR LISTED BY THE UNDERWRITERS LABORATORIES AND FACTORY MUTUAL INSURANCE. THE CHECKING DEVICES SHALL HAVE APPROVALS AND CONFORM TO ALL CURRENT REQUIREMENTS OF THE UNIVERSITY OF SOUTHERN CALIFORNIA, FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC-FCCCHR), BE INDIVIDUALLY FACTORY TESTED, SHIPPED AND INSTALLED AS A UNIT.

INSTALLATION INSTRUCTIONS: THE DDC BFP ASSEMBLY SHALL NOT BE BURIED IN EARTH BUT INSTALLED BELOW GROUND AS IN A CONCRETE VAULT AND AS CLOSE AS PRACTICAL TO THE PROPERTY LINE OF THE PREMISES. NOTE: UNDER NO CIRCUMSTANCES WILL ANY CONNECTION BE ALLOWED ON THE SYSTEM OTHER THAN FOR FIRE FIGHTING OR FIRE PROTECTION PURPOSES.

DEVICE TESTING: ALL DDC ASSEMBLIES SHALL BE TESTED AT TIME OF INSTALLATION AND AT LEAST ANNUALLY THEREAFTER.

APPROVED DEVICES: (OR EQUIVALENT)

AMES:	3000 DCDA	4", 6", 8", 10"
FEBCO:	806YD DCDA	3", 4", 6", 8", 10"
HERSEY:	DDC-11	3", 4", 6", 8", 10"
WATTS REGULATOR:	709DDC-OSY-GPM-RW	3", 4", 6", 8", 10"
WILKENS:	950DA	2 1/2", 3", 4", 6", 8"

VAULT SPECIFICATIONS

(1) VAULT SHALL BE PRECAST REINFORCED CONCRETE WITH A MINIMUM THICKNESS OF AT LEAST 6".

(2) VAULT BOTTOM 4" POURED CONCRETE SLAB, SLOPED TO GRAVEL SUMP (4"X4"), SLAB TO BE POURED ON 4" OF NO. 57 COMPACTED STONE.

(3) VAULT TOP SHALL BE REINFORCED CONCRETE WITH 36"X36" ACCESS OPENING, OFFSET TO ONE SIDE.

(4) ACCESS LADDER DOWELED TO WALL AND CENTERED AT ACCESS OPENING.

(5) HATCH COVER: BILCO-ALUMINUM SINGLE MODEL #J-4AL OR EQUIVALENT.

(6) VAULT INLET/OUTLET PIPE OPENINGS TO BE SEALED WITH GROUT OR MORTAR; PIPE MUST NOT SUPPORT VAULT.

(7) BFP DEVICE TO BE SUPPORTED AT TWO POINTS WITH PIPE STAND.

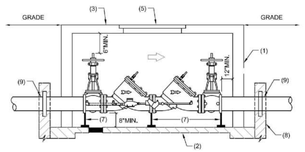
(8) THRUST BLOCKING (AS REQUIRED) SHALL BE IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

(9) THRUST TIE RODS SHALL BE BITUMASTIC COATED AND ALL PIPE AND FITTINGS OF DUCTILE IRON.

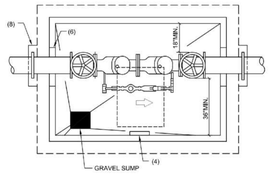
(10) VAULT TO BE INSTALLED ON OWNER'S PRIVATE PROPERTY.

(11) ALL MATERIALS TO BE FURNISHED BY THE CUSTOMER/OWNER.

TYPICAL VAULT INSTALLATION
(MINIMUM CLEARANCE DIMENSIONS)

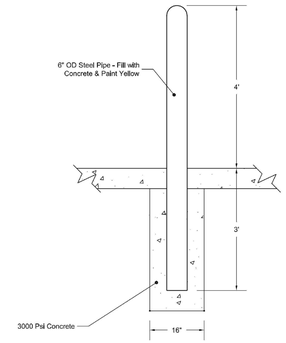


ELEVATION



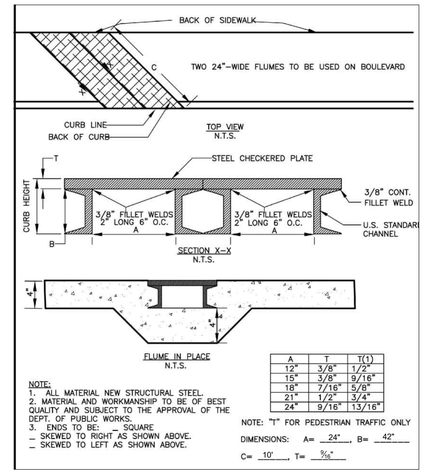
PLAN VIEW

BACKFLOW PREVENTER
NTS



NOTE: DEFER TO ARCH. DRAWINGS IF ANY DISCREPANCIES FROM ARCH. DETAILS

BOLLARD
NTS



NOTE:
1. ALL MATERIAL NEW STRUCTURAL STEEL.
2. MATERIAL AND WORKMANSHIP TO BE OF BEST QUALITY AND SUBJECT TO THE APPROVAL OF THE DEPT. OF PUBLIC WORKS.
3. ENDS TO BE: _ SQUARE
_ SKEWED TO RIGHT AS SHOWN ABOVE.
_ SKEWED TO LEFT AS SHOWN ABOVE.

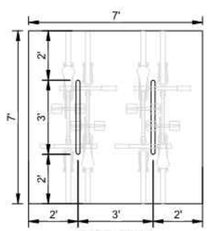
A	T	T(1)
12"	3/8"	1/2"
15"	3/8"	9/16"
18"	7/16"	5/8"
21"	1/2"	3/4"
24"	9/16"	13/16"

NOTE: "T" FOR PEDESTRIAN TRAFFIC ONLY

DIMENSIONS: A= 24", B= 42"
C= 10', T= 9/16"

SIDEWALK FLUME
NTS

ISOMETRIC

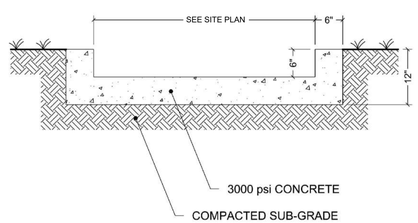


PLAN VIEW

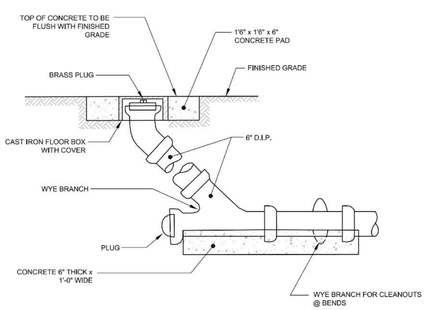
NOTES:

MANUFACTURE:	WAUSAU TILE INC. BRAND
PRODUCT #:	MF9024
SIZE:	36" x 32.5" H
WEIGHT:	81 LB
FINISH:	ALUMINUM
FEATURES:	CIRCLE BIKE RACK
MOUNTING:	SURFACE MOUNT (ASSEMBLY REQUIRED)

BICYCLE RACK | SCALE NTS | 11



CONCRETE FLUME
NTS



CLEANOUT
NTS

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: ANDREW WHITEHEAD
e-mail: awhitehead@travispruitt.com

CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

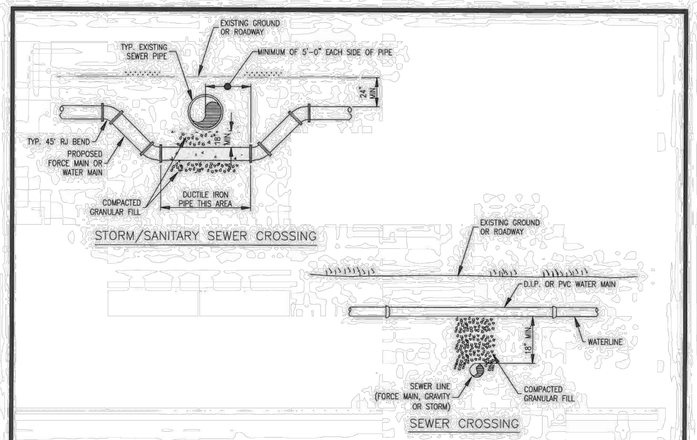
510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041526 ANDREW THOMAS WHITEHEAD 05/01/2025

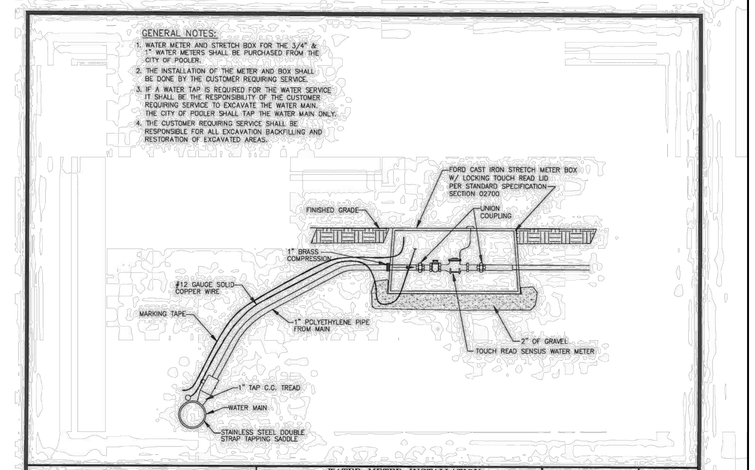
For The Firm
Travis Pruitt & Associates, Inc.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:44 am, Jun 23 2025

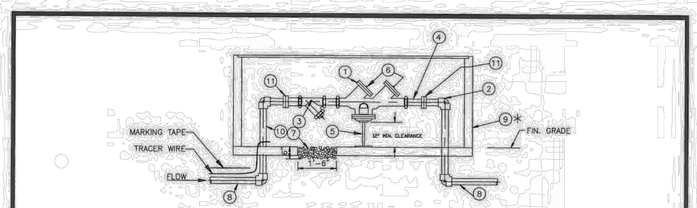
DATE: 09-30-2024	
SCALE: N/A	
CN: 240306PN	
JN: 1-24-0306	
FN: 173-D-191	
SHEET NO:	C10.8



CITY OF POOLER 2011 STANDARD DETAIL	PIPELINE CROSSING DETAIL	SCALE: N.T.S. DATE: August 2006	W-16



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



MATERIALS

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		8" GRAVEL & DRAIN
8		POLYTHYLENE PIPE WITH COMPRESSION FITTINGS
9	*	CITY APPROVED ENCLOSURE WITH HATCH COVER FOR BFP
10	2	CUT BRASS (DOMESTIC MADE)
11	2	UNION

* 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

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1			

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Travis Pruitt & Associates, Inc. — CIVIL ENGINEERS · SURVEYORS · ENVIRONMENTAL SCIENTISTS · LANDSCAPE ARCHITECTS

CONSTRUCTION DETAILS

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

GEORGIA REGISTERED No. 041526 PROFESSIONAL ENGINEER — ANDREW THOMAS WHITEHEAD — 05/01/2025

For The Firm
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SHEET NO:	C10.9