CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

PREPARED FOR HARMONY PARTNERS, LLC

24-HOUR CONTACT:
COLE CHENOWITH (678) 491-1210

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

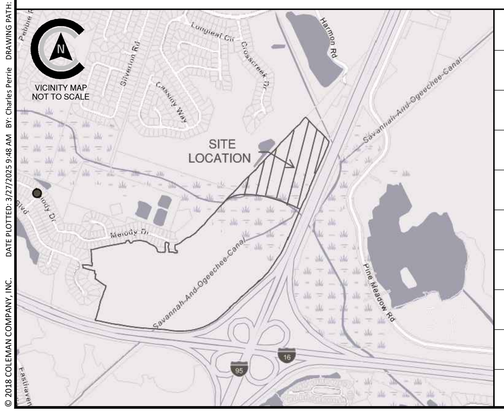
I CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN. (42-183.4 (5))

OWNER: HARMONY PARTNERS, LLC

I CERTIFY THAT THE DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (ART. V. 42-183.4(5)), EXCEPT WHERE EXEMPTED BY (42-180.3(2)(f)).

NEIL P. MCKENZIE, PE - PLAN PREPARER

VICINITY MAP (N.T.S.)



REVISIONS

1	8/9/2024 | PER CITY OF POOLER COMMENTS
2	11/13/2024 | PER CITY OF POOLER COMMENTS

PROJECT SITE DATA

PROJECT ADDRESS:	ANTHEM MILL DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	18.89 AC.
DISTURBED AREA:	9.27 AC.
ZONING:	JABOT TRACT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	ZONE X, ZONE AE
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	N032.08414, W081.24438

SHEET INDEX

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: riarles
DATE: 09:36 am, Jun 23 2025

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:
COV

DATE PLOTTED: 3/27/2025 9:48 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_COVER-PHASE 1.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.

2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.

3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.

4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.

5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOP OF 5%.

6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.

7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.

8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.

9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.

10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.

11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.

13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.

16. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.

17. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES OR OTHER APPROVED SILT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.

18. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.

19. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.

20. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.

22. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.

23. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.

24. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

25. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

26. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

27. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.

28. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGES POINTS, PLUS, OR MINUS, OF OPTIMUM..

29. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.

30. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.

31. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".

32. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.

33. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.

34. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.

35. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.

36. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.

37. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.

38. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.

39. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.

40. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.

41. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.

42. TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.

43. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

44. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

45. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.

46. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS..

47. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.

48. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

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

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

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

49. INTERNATIONAL FIRE CODE, 2012 EDITION:

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

SECTION 3313
WATER SUPPLY FOR FIRE PROTECTION
3313.1 AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 3313.2 THROUGH 3313.5.

50. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

51. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY INTO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC RIGHT OF WAY. THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, MATERIALS, DIMENSIONS, ETC. AS DESCRIBED IN THE CURRENT VERSION OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S "MANUAL FOR EROSION AND SEDIMENT CONTROL".

MAXIMUM BUILDING HEIGHT IS TO BE 45' PER SECTION III B. RESIDENTIAL - HARMONY TOWNHOMES OF THE JABOT PUD DOCUMENTS.

ADA NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   A. 0 TO 1/4" : NO REQUIREMENTS
   B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
   C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
   - MAX RAMP SLOPE 8.33% (1:12)
   - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
   - MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
   - MAX CROSS SLOPE OF RAMP 2% (1:50)

   A. LANDINGS :
      - RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
      - LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
      - LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
      - IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
      - ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

   B. HANDRAILS:
      - HANDRAILS ARE REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
      - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
      - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
      - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
      - STAIRS ARE NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT THEY SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS :
   - MAX SLOPE OF CURB RAMP 8.33%
   - MAX SLOPE OF SIDE FLARES 10%
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS :
   - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES :
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE :
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
8. ACCESSIBLE ROUTES :
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

WATER - SEWER NOTES:

1. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

2. ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

3. MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

4. WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

5. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.

6. MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.

8. ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.

9. INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.

10. INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.

11. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

SITE INFORMATION:

PARENT PIN: 51010 01046

ZONING DISTRICT: JABOT TRACT PUD

FLOOD ZONE: ZONE X, ZONE AE

SIZE: 18.89 AC.

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL - TOWNHOMES

GROSS DENSITY: 172 UNITS TOTAL (PHASES 1 -3)/18.89 ACRES = 9.10 UNITS/ACRE

PARKING RATIO PER DWELLING UNIT: 1.75 SPACES/DWELLING UNIT.

LAND COVERAGE BY USE:

BUILDINGS: 4.79 ACRES (25%)
ROADWAYS: 2.45 ACRES (13%)
DRIVEWAYS - 0.79 ACRES (4%)
SIDEWALKS - 1.27 ACRES (7%)
PONDS - 1.15 ACRES (6%)
OPEN SPACE - 8.44 AC (45%)

TOTAL - 18.89 ACRES (100%)

EROSION CONTROL NOTES:

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

2. NARRATIVE DESCRIPTION:

LOCATION: ANTHEM MILL DRIVE POOLER,GEORGIA

PINS: 51010 01046

NATURE OF WORK: PHASE 1 WILL CONSTRUCT50 SINGLE-FAMILY TOWNHOMES AND THE CORRESPONDING INFRASTRUCTURE WHICH INCLUDES WATER AND SEWER UTILITIES AS WELL AS STORMWATER PIPES, STRUCTURES AND PONDS.

SIZE:
TOTAL PROPERTY ACREAGE: 18.89 AC.
DISTURBED ACREAGE: 9.27 AC.

ZONING CLASSIFICATION: JABOT TRACT PUD

3. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.

4. THERE ARE APPARENT WETLANDS PRESENT ON THE PROPERTY.

5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.

6. THE SOILS ON SITE ARE : Cc - CAPE FEAR SOILS, Mn - MASCOTTE SAND, Oj - OCILLA COMPLEX, Ok - OGEECHEE LOAMY FINE SAND

7. THIS SITE IS CURRENTLY UNDEVELOPED

8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.

9. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.

10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES APPEAR TO LIE IN A FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0128G EFFECTIVE DATE: AUGUST 16, 2018.

14. CONTACT INFORMATION:

CIVIL ENGINEER:
NEIL P. MCKENZIE, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PKWY,
SAVANNAH, GA 31405
P: 912.200.3041
F: 912.200.3056

OWNER/REPRESENTATIVE CONTACT:
HARMONY PARTNERS, LLC
ATTN: COLE CHENOWITH
2702 WHATLEY AVENUE
SAVANNAH, GA 31404
cchenowith@landmark24.com

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS AN UNNAMED TRIBUTARY TO SAVANNAH AND OGEECHEE CANAL, AND THE FINAL RECEIVING WATERS IS LITTLE OGEECHEE RIVER.

17. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.

18. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.

19. ALL TEMPORARY BMPS FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

DEPARTMENT OF
PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:36 am, Jun 23 2025

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NOT FOR CONSTRUCTION

No. PE036652
04.02.2024
NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

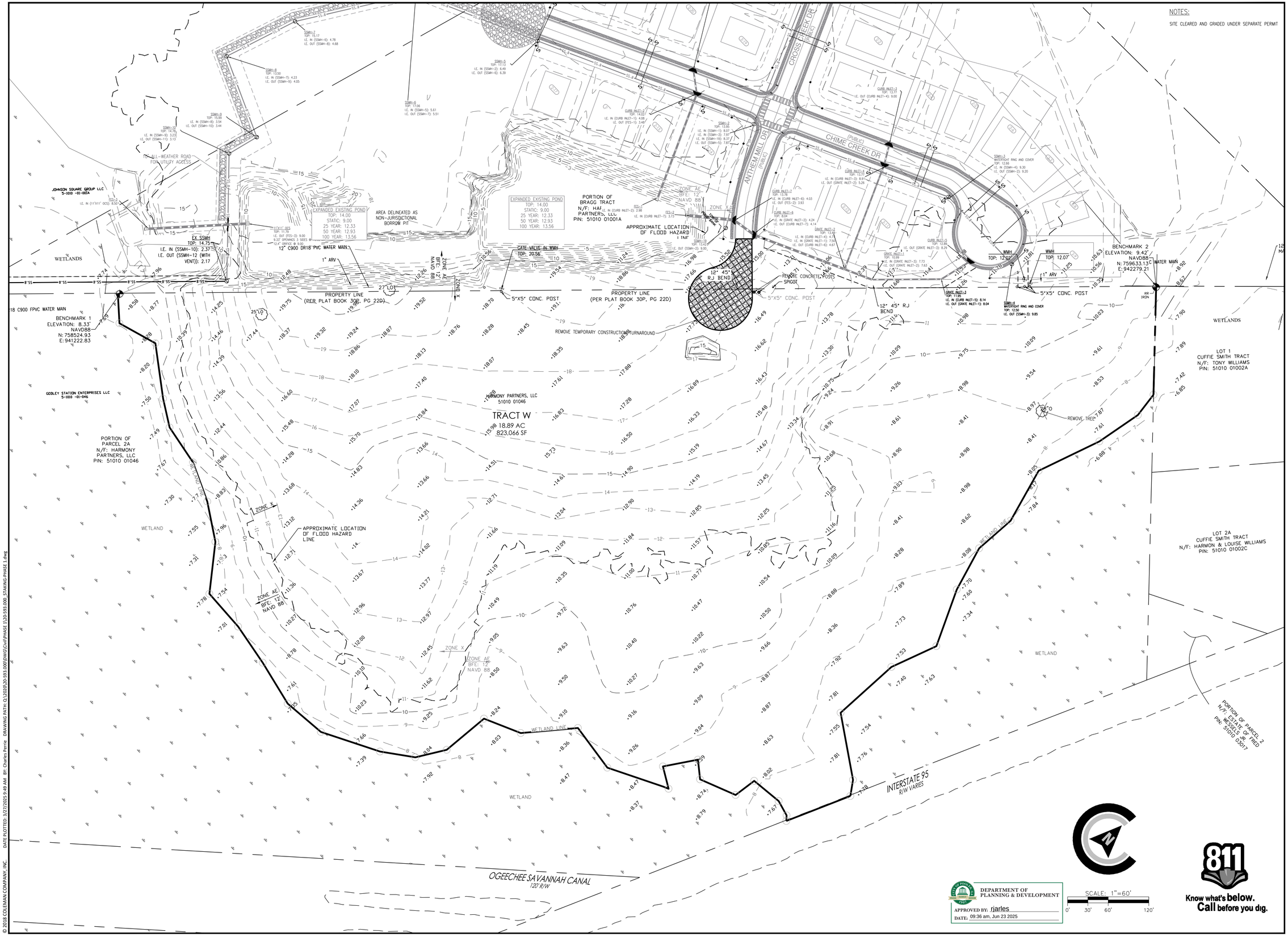
CONSTRUCTION NOTES

SHEET:
C0.0

DATE PLOTTED: 3/27/2025 9:48 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_COVER-PHASE 1.dwg

NOTES:

SITE CLEARED AND GRADED UNDER SEPARATE PERMIT



DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rfarles
DATE: 09:36 am, Jun 23 2025

SCALE: 1"=60'
0' 30' 60' 120'

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GEORGIA REGISTERED No. PE030866 PROFESSIONAL 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

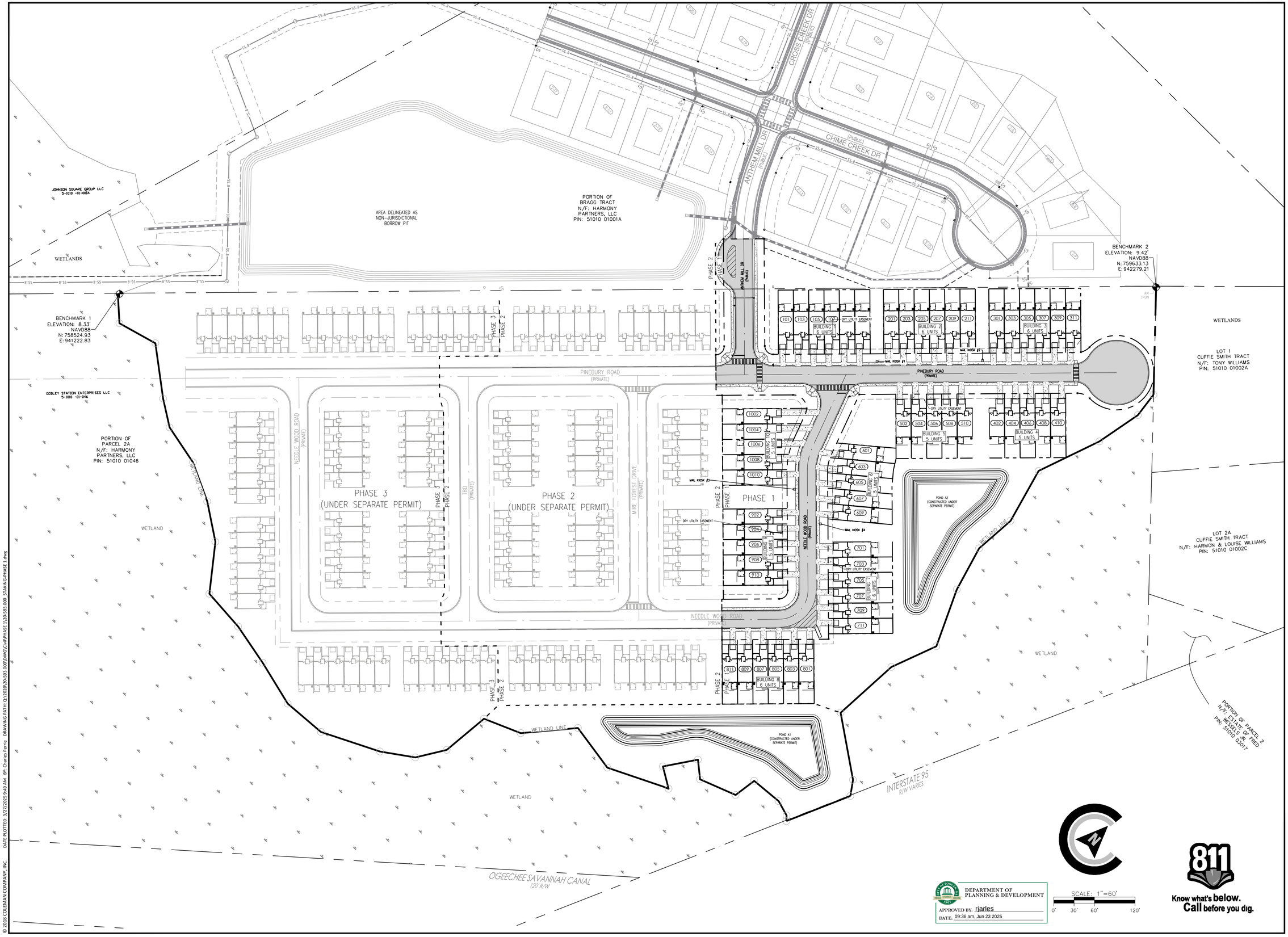
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET: C1.0

DATE PLOTTED: 3/27/2025 9:49 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_STAKING-PHASE 1.dwg



DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:36 am, Jun 23 2025

SCALE: 1"=60'
0' 30' 60' 120'

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GEORGIA REGISTERED No. PE036866 PROFESSIONAL 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

OVERALL SITE PLAN

SHEET:
C2.0

NOTES:

1. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
2. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
3. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
4. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT-OF-WAY.
5. PETROMAT, SUPEX, OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS.
6. SELECT FILL SHALL BE USED IN ALL ROADS TO BE DEDICATED TO THE CITY.
7. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR.
8. TRAFFIC SIGNS INSTALLED INSIDE PUBLIC RIGHT-OF-WAY MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
9. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.

INTERSECTION STATION EQUALITIES:

INTERSECTION
GENTRY PINES ROAD
STA 5+36.91, ELEV. 14.88'
ANTHEM MILL DR EXT
STA 6+80.23, ELEV. 14.88'
INTERSECTION
GENTRY PINES ROAD
STA 3+99.42, ELEV. 14.13'
NEEDLE WOOD ROAD
STA 0+00.00, ELEV. 14.13'

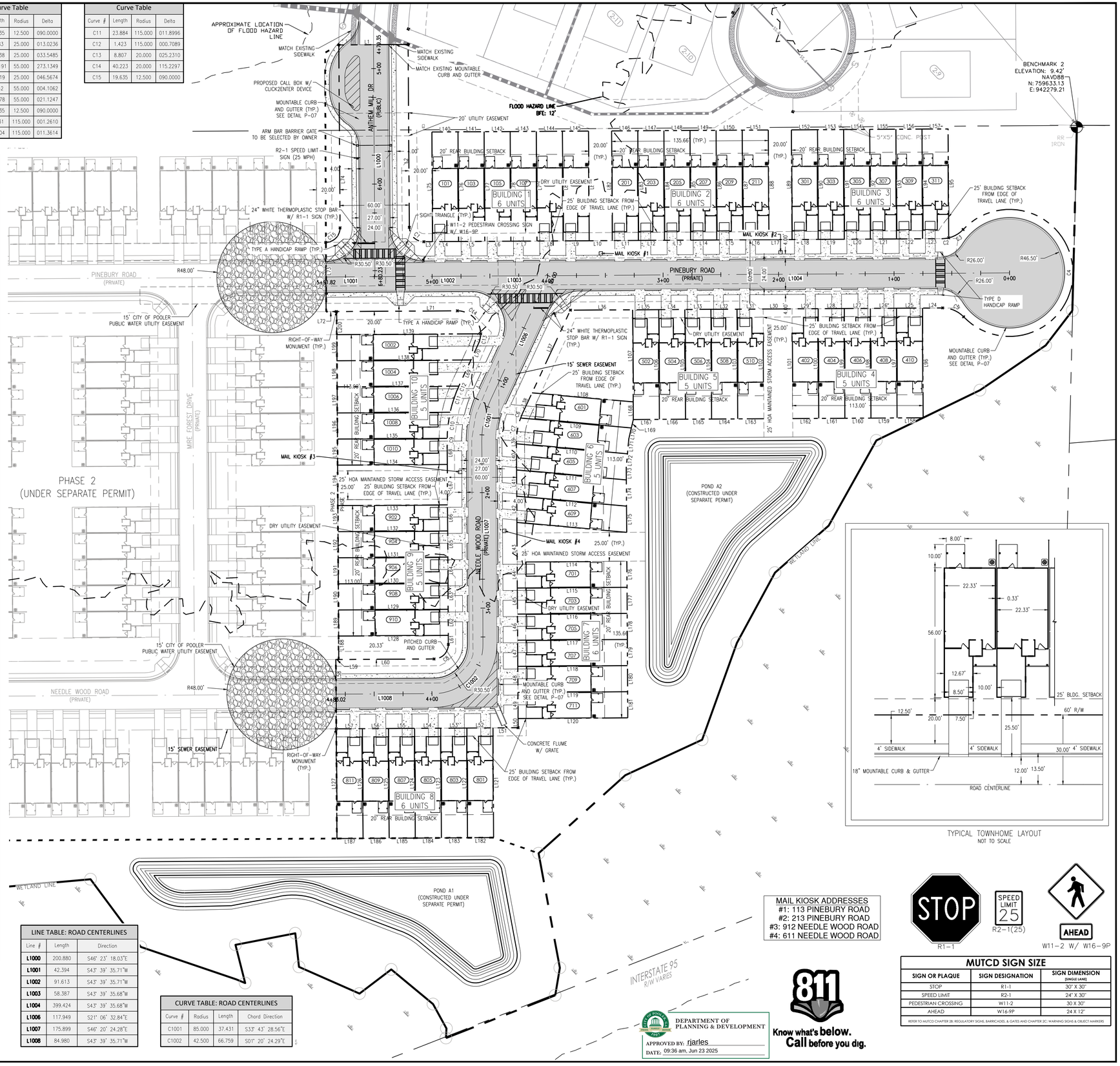
Curve Table				
Curve #	Length	Radius	Delta
C1	19.635	12.500	090.0000
C2	5.683	25.000	013.0236
C3	14.638	25.000	033.5485
C4	262.191	55.000	273.1349
C5	20.319	25.000	046.5674
C6	3.942	55.000	004.1062
C7	20.278	55.000	021.1247
C8	19.635	12.500	090.0000
C9	2.531	115.000	001.2610
C10	22.804	115.000	011.3614

Curve Table				
Curve #	Length	Radius	Delta
C11	23.884	115.000	011.8996
C12	1.423	115.000	000.7089
C13	8.807	20.000	025.2310
C14	40.223	20.000	115.2297
C15	19.635	12.500	090.0000

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.000	S43° 36' 41.97"W
L2	158.380	N46° 23' 18.03"W
L3	7.494	S43° 39' 52.16"W
L4	22.611	S43° 39' 52.16"W
L5	22.611	S43° 39' 52.16"W
L6	22.611	S43° 39' 52.16"W
L7	22.611	S43° 39' 52.16"W
L8	22.611	S43° 39' 52.16"W
L9	22.611	S43° 39' 52.16"W
L10	20.000	S43° 38' 42.27"W
L11	22.611	S43° 39' 52.16"W
L12	22.611	S43° 39' 52.16"W
L13	22.611	S43° 39' 52.16"W
L14	22.611	S43° 39' 52.16"W
L15	22.611	S43° 39' 52.16"W
L16	22.611	S43° 39' 52.16"W
L17	20.000	S43° 42' 00.16"W
L18	22.611	S43° 39' 52.16"W
L19	22.611	S43° 39' 52.16"W
L20	22.611	S43° 39' 52.16"W
L21	22.611	S43° 39' 52.16"W
L22	22.611	S43° 39' 52.16"W
L23	16.977	S43° 39' 52.16"W
L24	17.415	N43° 39' 35.71"E
L25	22.600	N43° 39' 35.71"E
L26	22.600	N43° 39' 35.71"E
L27	22.600	N43° 39' 35.71"E
L28	22.600	N43° 39' 35.71"E
L29	22.600	N43° 39' 35.71"E
L30	25.000	N43° 39' 35.71"E
L31	22.600	N43° 39' 35.71"E
L32	22.600	N43° 39' 35.71"E
L33	22.600	N43° 39' 35.71"E
L34	22.600	N43° 39' 35.71"E
L35	22.600	N43° 39' 35.71"E
L36	166.889	N43° 39' 35.71"E
L37	98.922	N21° 06' 32.84"W
L38	20.025	N21° 06' 32.84"W
L39	2.527	N46° 20' 24.11"W
L40	22.703	N46° 20' 24.29"W
L41	22.703	N46° 20' 24.29"W
L42	22.703	N46° 20' 24.29"W
L43	34.099	N46° 20' 24.29"W
L44	22.611	N46° 20' 24.29"W
L45	22.611	N46° 20' 24.29"W
L46	22.611	N46° 20' 24.29"W
L47	22.611	N46° 20' 24.29"W
L48	22.611	N46° 20' 24.29"W
L49	22.611	N46° 20' 24.29"W
L50	8.000	N46° 20' 24.29"W
L51	21.816	N43° 39' 35.71"E
L52	22.611	N43° 39' 35.71"E
L53	22.611	N43° 39' 35.71"E
L54	22.611	N43° 39' 35.71"E
L55	22.611	N43° 39' 35.71"E
L56	22.611	N43° 39' 35.71"E
L57	22.611	N43° 39' 35.71"E
L58	60.000	S46° 20' 24.29"E
L59	2.480	S43° 39' 35.71"W
L60	82.500	S43° 39' 35.71"W
L61	175.899	S46° 20' 24.28"E
L62	22.600	S46° 20' 24.29"E
L63	22.600	S46° 20' 24.29"E
L64	22.600	S46° 20' 24.29"E
L65	22.600	S46° 20' 24.29"E
L66	22.600	S46° 20' 24.29"E
L67	175.899	S46° 20' 24.28"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L68	20.069	S46° 20' 24.26"E
L69	23.556	S21° 06' 32.84"E
L70	15.559	S21° 06' 32.84"E
L71	104.553	N43° 39' 35.71"E
L72	9.138	N43° 39' 35.71"E
L73	59.964	S46° 20' 24.29"E
L74	158.380	S46° 23' 18.03"E
L75	94.965	N46° 20' 24.29"W
L76	94.967	S46° 20' 24.29"E
L77	94.968	S46° 20' 24.29"E
L78	94.970	S46° 20' 24.29"E
L79	94.972	S46° 20' 24.29"E
L80	94.974	S46° 20' 24.29"E
L81	94.976	S46° 20' 24.29"E
L82	94.977	N46° 20' 24.29"W
L83	94.979	S46° 20' 24.29"E
L84	94.981	S46° 20' 24.29"E
L85	94.983	S46° 20' 24.29"E
L86	94.984	S46° 20' 24.29"E
L87	94.986	S46° 20' 24.29"E
L88	94.988	S46° 20' 24.29"E
L89	94.990	N46° 20' 24.29"W
L90	94.991	S46° 20' 24.29"E
L91	94.993	S46° 20' 24.29"E
L92	94.995	S46° 20' 24.29"E
L93	94.997	S46° 20' 24.29"E
L94	94.999	S46° 20' 24.29"E
L95	94.357	S46° 20' 24.29"E
L96	95.000	S46° 20' 24.29"E
L97	95.000	N46° 20' 24.29"W
L98	95.000	N46° 20' 24.29"W
L99	95.000	N46° 20' 24.29"W
L100	95.000	N46° 20' 24.29"W
L101	95.000	N46° 20' 24.29"W
L102	95.000	S46° 20' 24.29"E
L103	95.000	N46° 20' 24.29"W
L104	95.000	N46° 20' 24.29"W
L105	95.000	N46° 20' 24.29"W
L106	95.000	N46° 20' 24.29"W
L107	79.753	N46° 20' 24.29"W
L108	87.923	N49° 07' 50.46"E
L109	96.312	S49° 07' 50.46"W
L110	96.511	S49° 07' 50.46"W
L111	95.435	S49° 07' 50.46"W
L112	95.435	S49° 07' 50.46"W
L113	95.435	S49° 07' 50.46"W
L114	95.000	N43° 39' 35.71"E
L115	95.000	S43° 39' 35.71"W
L116	95.000	S43° 39' 35.71"W
L117	95.000	S43° 39' 35.71"W
L118	95.000	S43° 39' 35.71"W
L119	95.000	S43° 39' 35.71"W
L120	95.000	S43° 39' 35.71"W
L121	95.000	S46° 20' 24.29"E
L122	95.000	N46° 20' 24.29"W
L123	95.000	N46° 20' 24.29"W
L124	95.000	N46° 20' 24.29"W
L125	95.000	N46° 20' 24.29"W
L126	95.000	N46° 20' 24.29"W
L127	95.000	N46° 20' 24.29"W
L128	95.000	S43° 39' 35.71"W
L129	95.000	N43° 39' 35.71"E
L130	95.000	N43° 39' 35.71"E
L131	95.000	N43° 39' 35.71"E
L132	95.000	N43° 39' 35.71"E
L133	95.000	N43° 39' 35.71"E
L134	95.000	S43° 39' 35.71"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L135	95.028	N43° 39' 35.71"E
L136	97.779	N43° 39' 35.71"E
L137	105.373	N43° 39' 35.71"E
L138	116.013	N43° 39' 35.71"E
L139	124.553	N43° 39' 35.71"E
L140	22.611	N43° 39' 35.71"E
L141	22.611	N43° 39' 35.71"E
L142	22.611	N43° 39' 35.71"E
L143	22.611	N43° 39' 35.71"E
L144	22.611	N43° 39' 35.71"E
L145	22.611	N43° 39' 35.71"E
L146	22.611	N43° 39' 35.71"E
L147	22.611	N43° 39' 35.71"E
L148	22.611	N43° 39' 35.71"E
L149	22.611	N43° 39' 35.71"E
L150	22.611	N43° 39' 35.71"E
L151	22.611	N43° 39' 35.71"E
L152	22.611	N43° 39' 35.71"E
L153	22.611	N43° 39' 35.71"E
L154	22.611	N43° 39' 35.71"E
L155	22.611	N43° 39' 35.71"E
L156	22.611	N43° 39' 35.71"E
L157	22.611	N43° 39' 35.71"E
L158	22.600	S43° 39' 35.71"W
L159	22.600	S43° 39' 35.71"W
L160	22.600	S43° 39' 35.71"W
L161	22.600	S43° 39' 35.71"W
L162	22.600	S43° 39' 35.71"W
L163	22.600	S43° 39' 35.71"W
L164	22.600	S43° 39' 35.71"W
L165	22.600	S43° 39' 35.71"W
L166	22.600	S43° 39' 35.71"W
L167	22.600	S43° 39' 35.71"W
L168	15.247	N46° 20' 24.29"W
L169	7.493	S32° 56' 39.70"E
L170	9.787	S32° 56' 39.70"E
L171	12.906	S40° 52' 09.54"E
L172	11.242	S40° 52' 09.54"E
L173	11.410	S46° 20' 24.29"E
L174	22.703	S46° 20' 24.29"E
L175	22.703	S46° 20' 24.29"E
L176	22.611	S46° 20' 24.29"E
L177	22.611	S46° 20' 24.29"E
L178	22.611	S46° 20' 24.29"E
L179	22.611	S46° 20' 24.29"E
L180	22.611	S46° 20' 24.29"E
L181	22.611	S46° 20' 24.29"E
L182	22.611	S43° 39' 35.71"W
L183	22.611	S43° 39' 35.71"W
L184	22.611	S43° 39' 35.71"W
L185	22.611	S43° 39' 35.71"W
L186	22.611	S43° 39' 35.71"W
L187	22.611	S43° 39' 35.71"W
L188	301.328	S46° 20' 24.29"E
L189	22.600	N46° 20' 24.29"W
L190	22.600	N46° 20' 24.29"W
L191	22.600	N46° 20' 24.29"W
L192	22.600	N46° 20' 24.29"W
L193	22.600	N46° 20' 24.29"W
L194	301.328	S46° 20' 24.29"E
L195	22.600	N46° 20' 24.29"W
L196	22.600	N46° 20' 24.29"W
L197	22.600	N46° 20' 24.29"W
L198	22.600	N46° 20' 24.29"W
L199	22.600	N46° 20' 24.29"W
L200	301.328	S46° 20' 24.29"E



TYPICAL TOWNHOME LAYOUT
NOT TO SCALE

LINE TABLE: ROAD CENTERLINES		
Line #	Length	Direction
L1000	200.880	S46° 23' 18.03"E
L1001	42.394	S43° 39' 35.71"W
L1002	91.613	S43° 39' 35.71"W
L1003	58.387	S43° 39' 35.68"W
L1004	399.424	S43° 39' 35.68"W
L1006	117.949	S21° 06' 32.84"E
L1007	175.899	S46° 20' 24.28"E
L1008	84.980	S43° 39' 35.71"W

CURVE TABLE: ROAD CENTERLINES			
Curve #	Radius	Length	Chord Direction
C1001	85.000	37.431	S33° 43' 28.56"E
C1002	42.500	66.759	S01° 20' 24.29"E

MAIL KIOSK ADDRESSES
#1: 113 PINEBURY ROAD
#2: 213 PINEBURY ROAD
#3: 912 NEEDLE WOOD ROAD
#4: 611 NEEDLE WOOD ROAD

MUTCD SIGN SIZE		
SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION (SINGLE LANE)
STOP	R1-1	30" X 30"
SPEED LIMIT	R2-1	24" X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
AHEAD	W16-9P	24 X 12"

REFER TO MUTCD CHAPTER 2B: REGULATORY SIGNS, BARRICADES, & GATES AND CHAPTER 2C: WARNING SIGNS & OBJECT MARKERS

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:36 am, Jun 23 2025

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

SCALE: 1"=40'
0' 20' 40' 80'

DATE PLOTTED: 3/27/2025 9:49 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000 STAKING PHASE 1.dwg

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE030662 PROFESSIONAL 04.02.2024 ENGINEER NEIL C. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

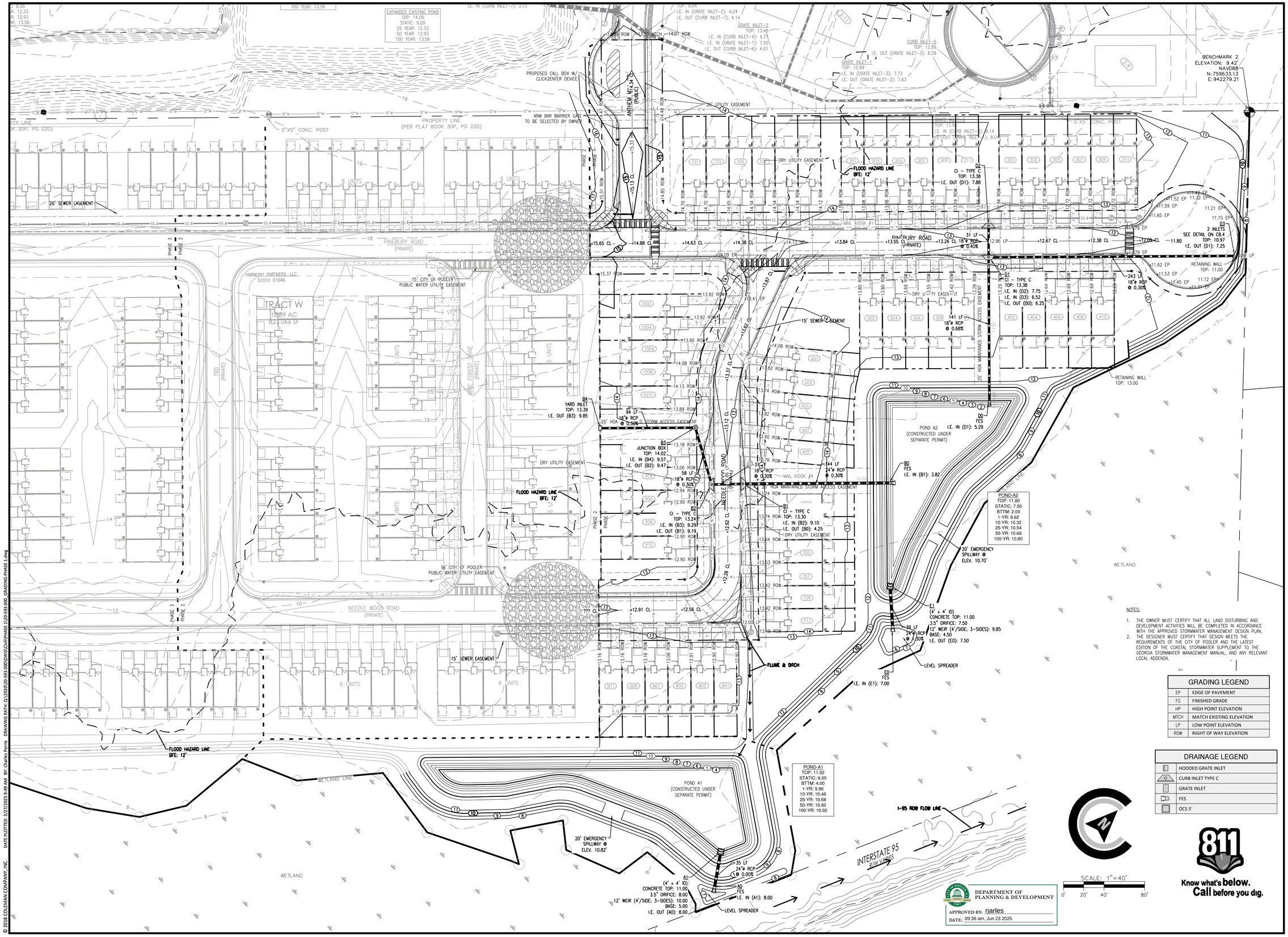
PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

STAKING PLAN

SHEET:
C3.0



DATE PLOTTED: 3/27/2025 9:49 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_GRADING PHASE 1.dwg

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE030866 PROFESSIONAL 04.02.2024 ENGINEER NEIL C. McKENZIE

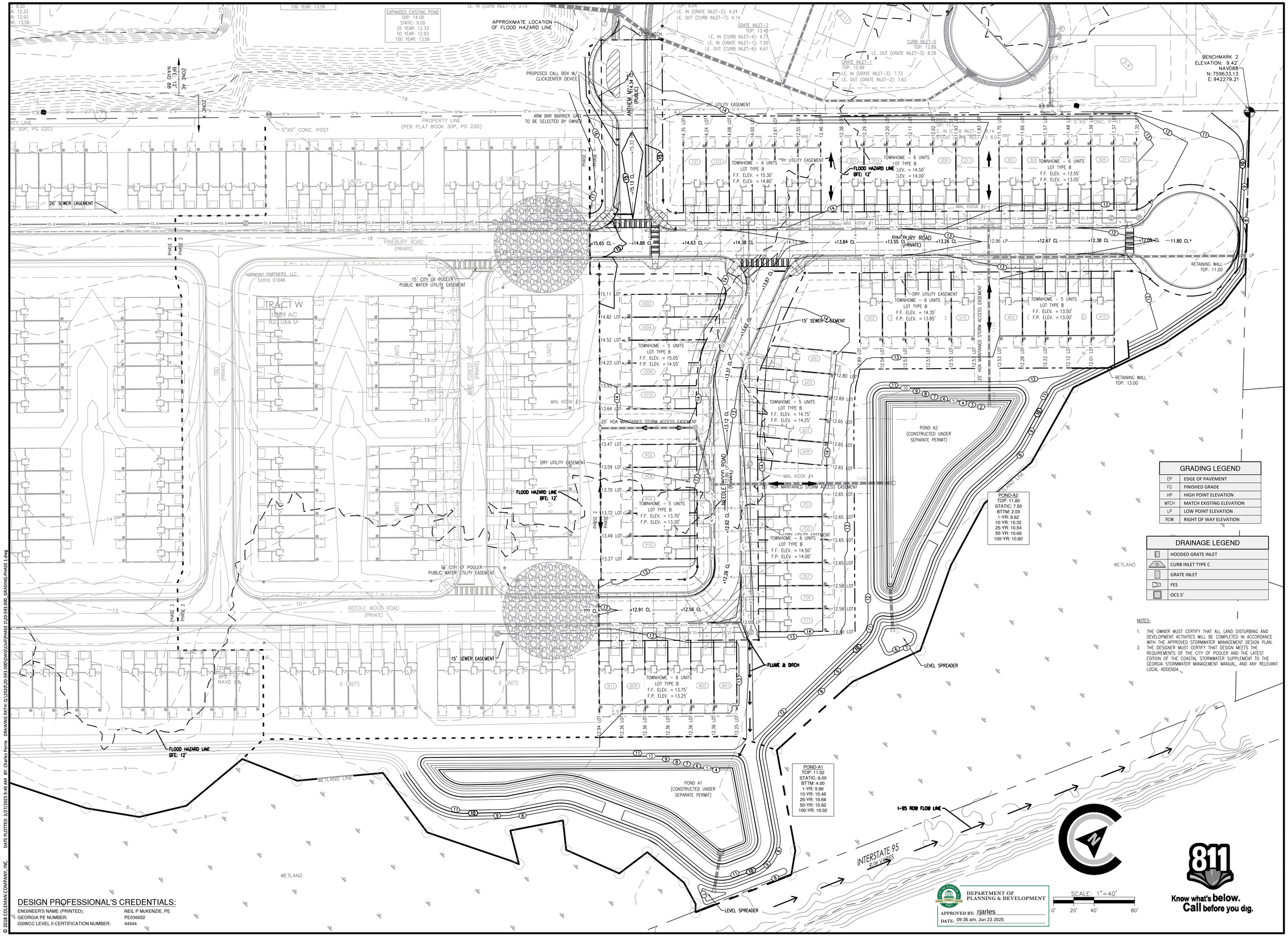
REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

GRADING & DRAINAGE PLAN

SHEET:
C4.0



GRADING LEGEND	
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
HP	HIGH POINT ELEVATION
MTCH	MATCH EXISTING ELEVATION
LP	LOW POINT ELEVATION
ROW	RIGHT OF WAY ELEVATION

DRAINAGE LEGEND	
	HOODED GRATE INLET
	CURB INLET TYPE C
	GRATE INLET
	FES
	OCS 5'

NOTES:

1. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
2. THE DESIGNER MUST CERTIFY THAT DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:36 am, Jun 23 2025

SCALE: 1"=40'
0' 20' 40' 80'

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

DATE PLOTTED: 3/27/2025 9:49 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_GRADING PHASE 1.dwg

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GEORGIA REGISTERED PROFESSIONAL No. PE036652 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
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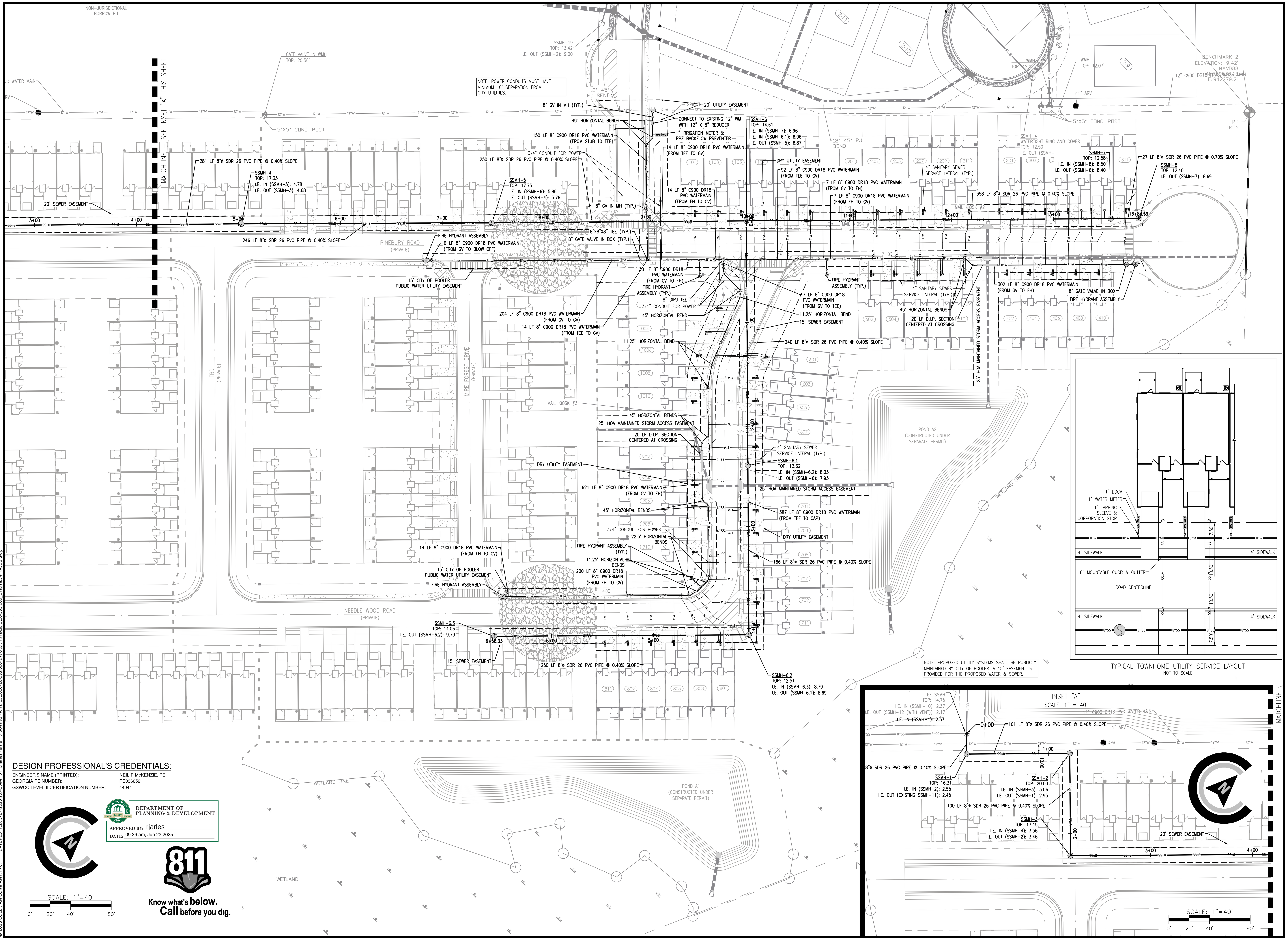
CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

NEIGHBORHOOD GRADING PLAN

SHEET:
C5.0



DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): NEIL P McKENZIE, PE
GEORGIA PE NUMBER: PE036652
GSWCC LEVEL II CERTIFICATION NUMBER: 44944

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:36 am, Jun 23 2025

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

SCALE: 1"=40'

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GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER 04.02.2024 NEIL P. McKENZIE

REVISIONS:
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CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
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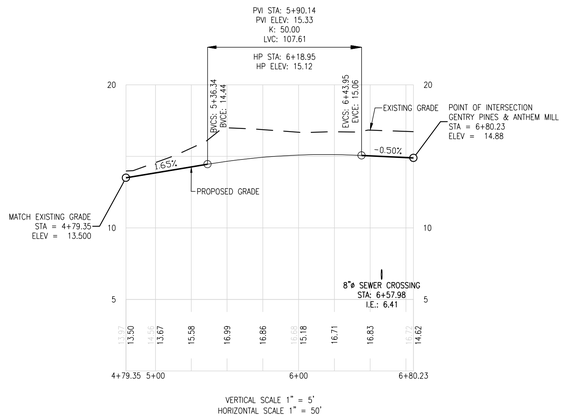
SCALE:	AS NOTED

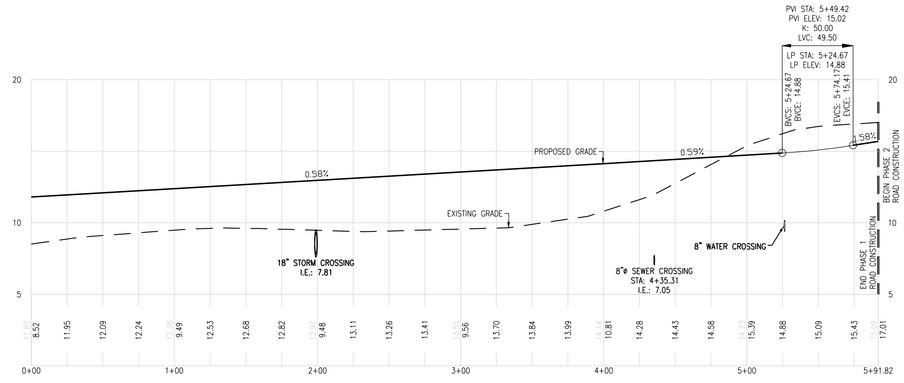
UTILITY PLAN

SHEET:
C6.0



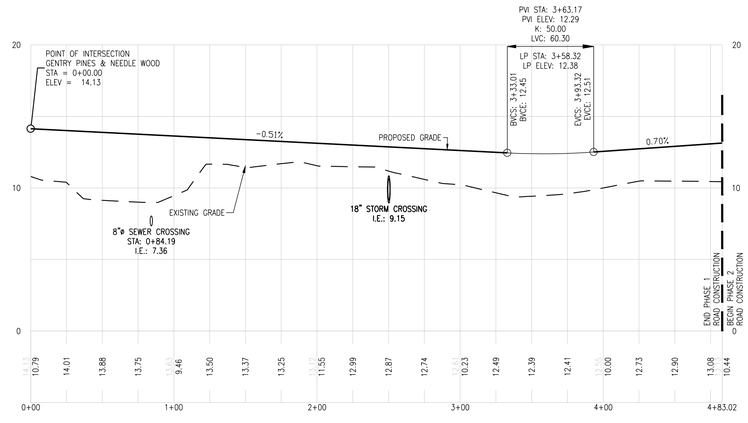
VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

ANTHEM MILL ROAD EXT CENTERLINE PROFILE
STA. 4+79.35 TO STA. 6+80.23



VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

GENTRY PINES ROAD CENTERLINE PROFILE
STA. 0+00.00 TO STA. 5+91.82



VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

NEEDLE WOOD ROAD CENTERLINE PROFILE
STA. 0+00.00 TO STA. 4+83.02

DATE PLOTTED: 3/27/2025 9:50 AM BY: Charles Perrin DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_UTILITIES-PHASE 1.dwg

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GEORGIA REGISTERED No. PE036862 PROFESSIONAL 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
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11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

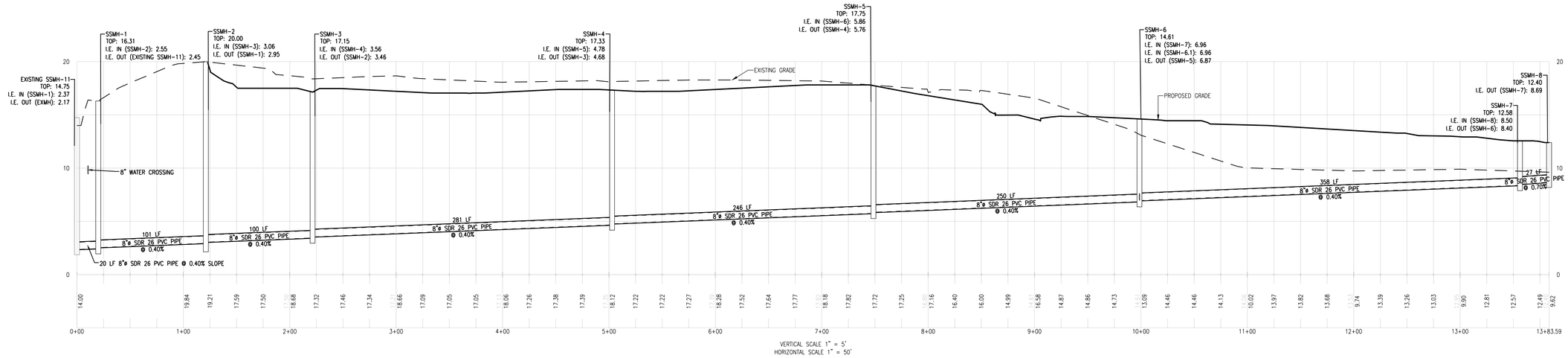
JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

PROFILES - ROAD CENTERLINE

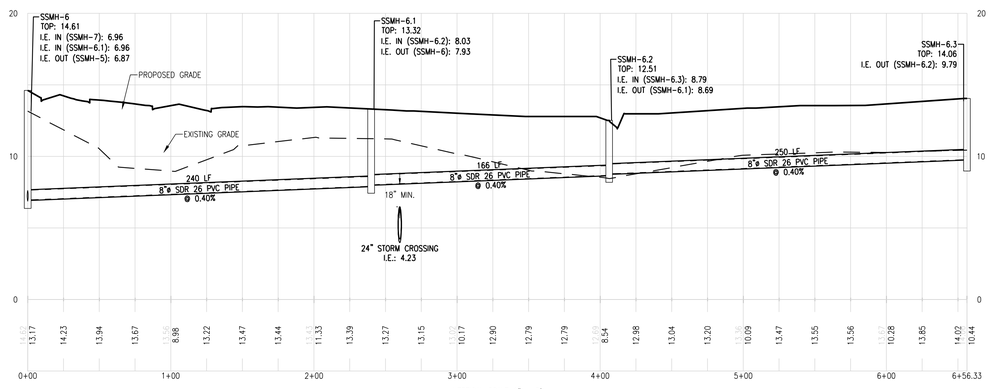
SHEET:
C7.0

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:36 am, Jun 23 2025

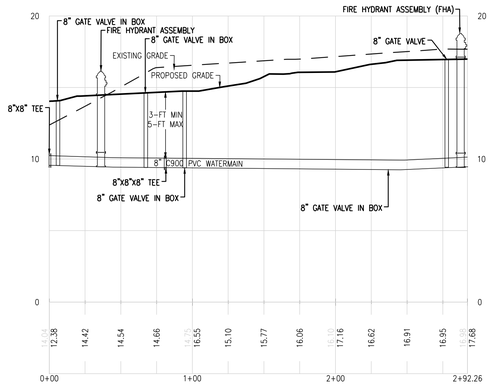
811 Know what's below. Call before you dig.



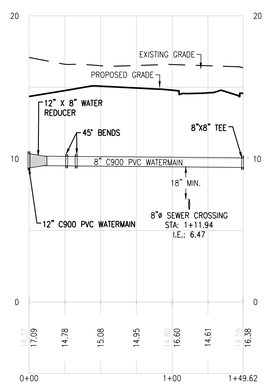
SANITARY SEWER PROFILE: SSMH-1 TO SSMH-8
STA. 0+00.00 TO STA. 13+83.59



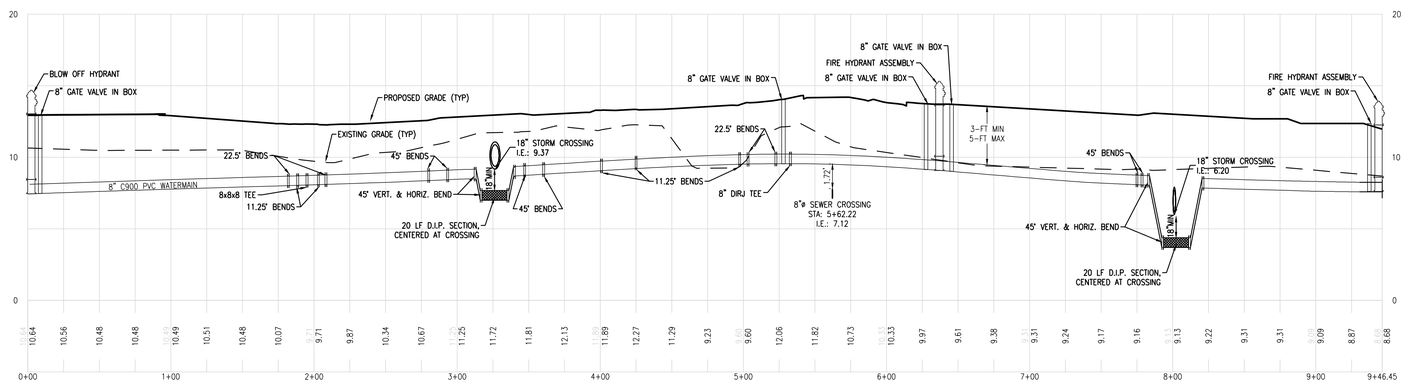
SANITARY SEWER PROFILE: SSMH-6 TO SSMH-6.2
STA. 0+00.00 TO STA. 6+56.33



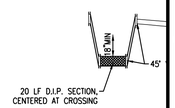
WATER – TEE TO TEE PROFILE
STA. 0+00.00 TO STA. 2+92.26



WATERMAIN TIE IN EXTENSION PROFILE
STA. 0+00.00 TO STA. 1+49.62



WATER CENTERLINE PROFILE
STA. 0+00.00 TO STA. 9+46.45



DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rlarles
DATE: 09:36 am, Jun 23 2025

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GEORGIA REGISTERED PROFESSIONAL No. PE030662 04.02.2024 ENGINEER NEIL C. McKENZIE

REVISIONS:
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11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

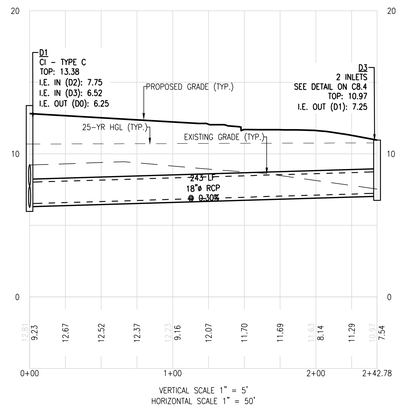
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

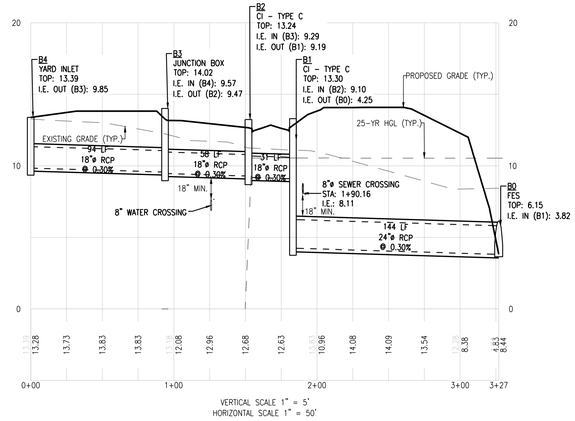
PROFILES - UTILITIES

SHEET: C7.1

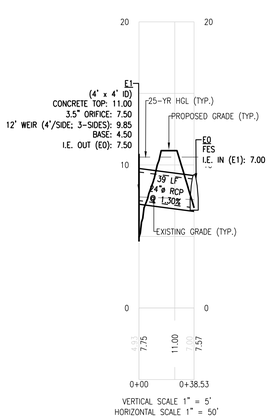
DATE PLOTTED: 3/27/2025 9:50 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000 UTILITIES-PHASE 1.dwg



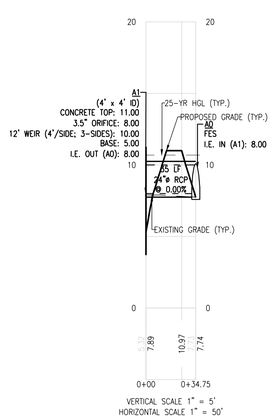
STORM SEWER PROFILE D1 – D3
STA. 0+00.00 TO STA. 2+42.78



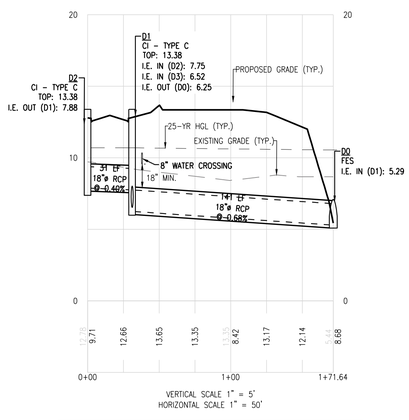
STORM SEWER PROFILE B0 – B4
STA. 0+00.00 TO STA. 3+27.00



STORM SEWER PROFILE E0 – E1
STA. 0+00.00 TO STA. 0+38.53



STORM SEWER PROFILE A0 –A1
STA. 0+00.00 TO STA. 0+34.75



STORM SEWER PROFILE D0 – D1
STA. 0+00.00 TO STA. 1+71.64

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:36 am, Jun 23 2025

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DATE PLOTTED: 3/27/2025 9:50 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_GRADING PHASE 1.dwg

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GEORGIA REGISTERED No. PE036652 PROFESSIONAL 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
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11/13/2024 | PER CITY OF POOLER COMMENTS

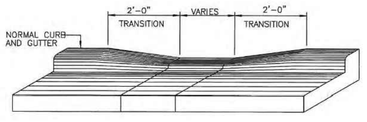
CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

PROFILES - STORM

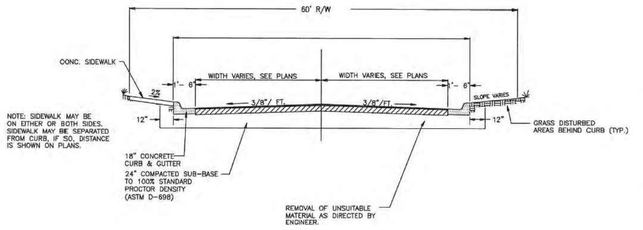
SHEET:
C7.2

 DATE PLOTTED: 3/27/2025 9:50 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_COVER-PHASE 1.dwg

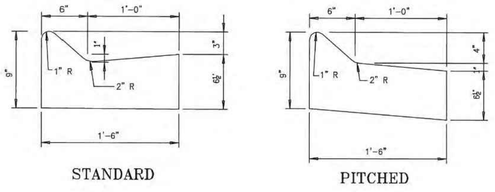


NOTE:
DRIVES ONLY, FOR HANDICAP SEE P-16

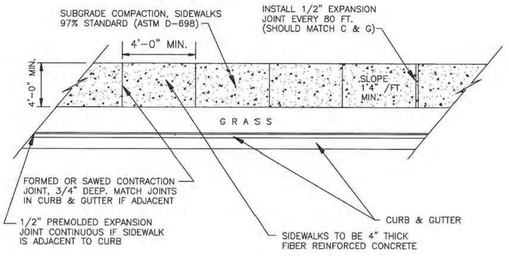
CITY OF POOLER 2011 STANDARD DETAIL	DEPRESSED CURB	SCALE: N.T.S. DATE: August 2006	P-01



CITY OF POOLER 2011 STANDARD DETAIL	TYPICAL SECTION THRU ROADWAY	SCALE: N.T.S. DATE: August 2006	P-12

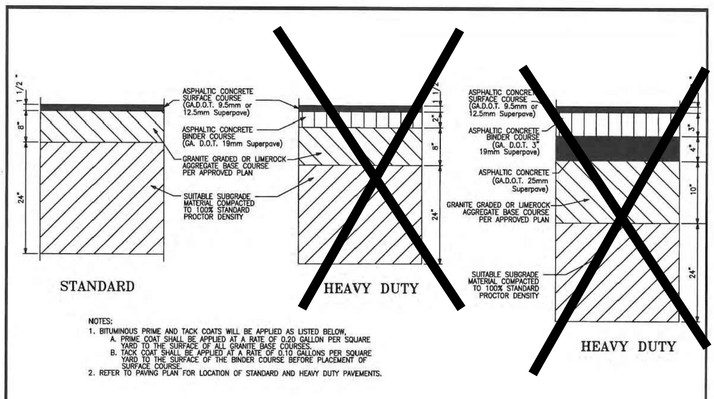


CITY OF POOLER 2011 STANDARD DETAIL	MOUNTABLE CONCRETE CURB & GUTTER	SCALE: N.T.S. DATE: August 2006	P-07



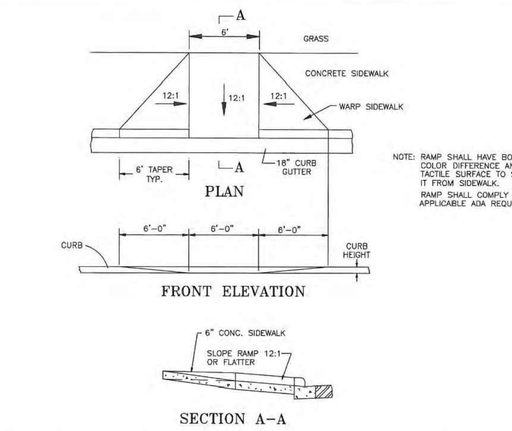
NOTE:
CONTRACTION JOINTS SPACING TO BE THE SAME AS WIDTH OF WALK.

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



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

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



NOTE: RAMP SHALL HAVE BOTH A VISIBLE COLOR DIFFERENCE AND A RAISED TACTILE SURFACE TO SEPARATE IT FROM SIDEWALK.
RAMP SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS.

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

Know what's below. Call before you dig. 811

APPROVED BY: fdavis
DATE: 09:36 am, Jun 23 2025
DEPARTMENT OF PLANNING & DEVELOPMENT

SHEET: C8.0

CONSTRUCTION DETAILS

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: MTM
SCALE: AS NOTED

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER Brian J. McKenzie

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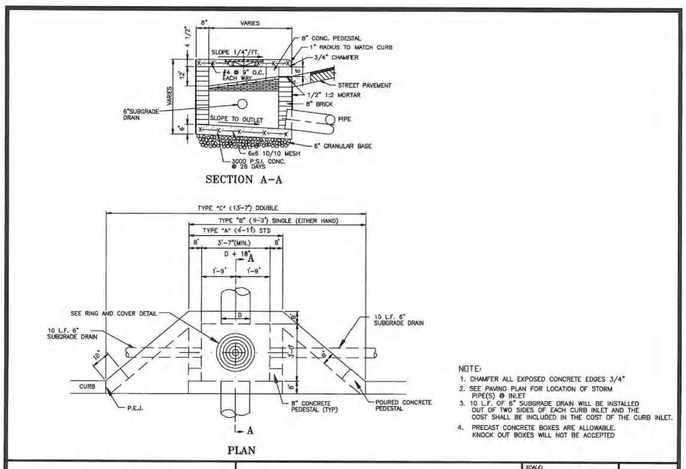
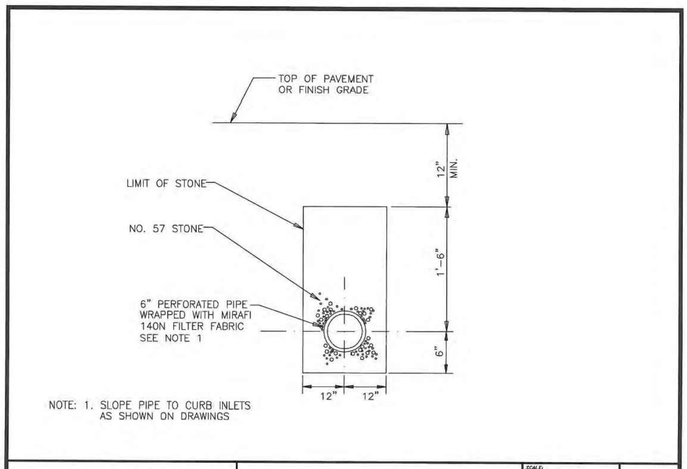
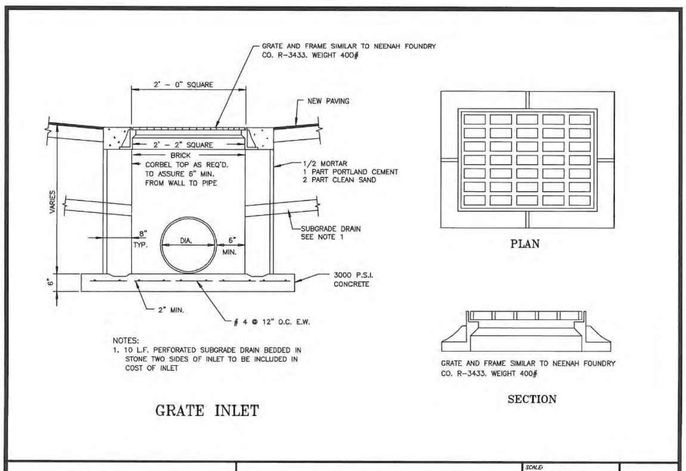


CITY OF POOLER 2011 STANDARD DETAIL	STANDARD CURB INLET	SCALE: N.T.S. DATE: August 2006	P-19



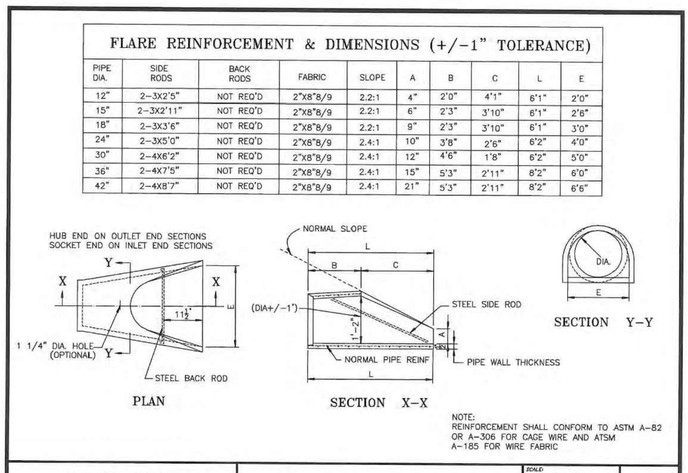
CITY OF POOLER 2011 STANDARD DETAIL	SUBGRADE DRAIN	SCALE: N.T.S. DATE: August 2006	P-30



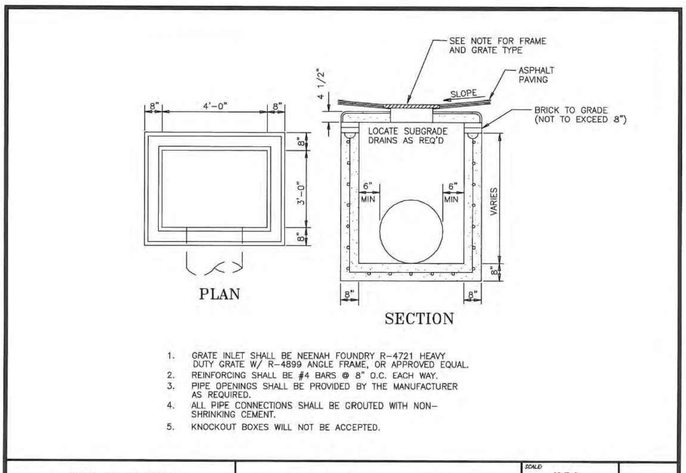
CITY OF POOLER 2011 STANDARD DETAIL	GRATE INLET W/ FRAME	SCALE: N.T.S. DATE: August 2006	P-20

FLARE REINFORCEMENT & DIMENSIONS (+/-1" TOLERANCE)

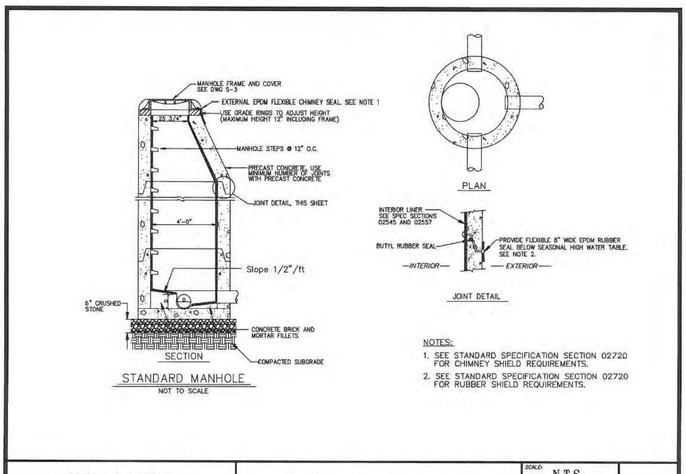
PIPE DIA.	SIDE RODS	BACK RODS	FABRIC	SLOPE	A	B	C	L	E
12"	2-3X2'5"	NOT REQ'D	2"X8"8/9	2.2:1	4"	2'0"	4'1"	6'1"	2'0"
15"	2-3X2'11"	NOT REQ'D	2"X8"8/9	2.2:1	6"	2'3"	3'10"	6'1"	2'6"
18"	2-3X3'6"	NOT REQ'D	2"X8"8/9	2.2:1	9"	2'3"	3'10"	6'1"	3'0"
24"	2-3X5'0"	NOT REQ'D	2"X8"8/9	2.4:1	10"	3'8"	2'6"	6'2"	4'0"
30"	2-4X6'2"	NOT REQ'D	2"X8"8/9	2.4:1	12"	4'6"	1'8"	6'2"	5'0"
36"	2-4X7'5"	NOT REQ'D	2"X8"8/9	2.4:1	15"	5'3"	2'11"	6'2"	6'0"
42"	2-4X8'7"	NOT REQ'D	2"X8"8/9	2.4:1	21"	5'3"	2'11"	8'2"	6'6"



CITY OF POOLER 2011 STANDARD DETAIL	FLARED END SECTION DETAIL	SCALE: N.T.S. DATE: August 2006	P-32



CITY OF POOLER 2011 STANDARD DETAIL	PRECAST GRATE INLET DETAIL	SCALE: N.T.S. DATE: August 2006	P-21



CITY OF POOLER 2011 STANDARD DETAIL	STANDARD MANHOLE	SCALE: N.T.S. DATE: August 2006	S-01

Know what's below. Call before you dig. 811

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rparles
DATE: 09:37 am, Jun 23 2025

SHEET: C8.1

CONSTRUCTION DETAILS

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NTM
SCALE: AS NOTED

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER Nicholas McKenzie

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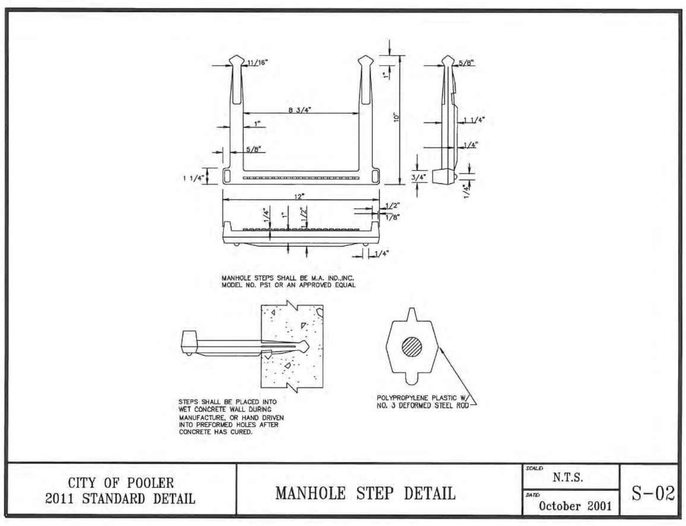
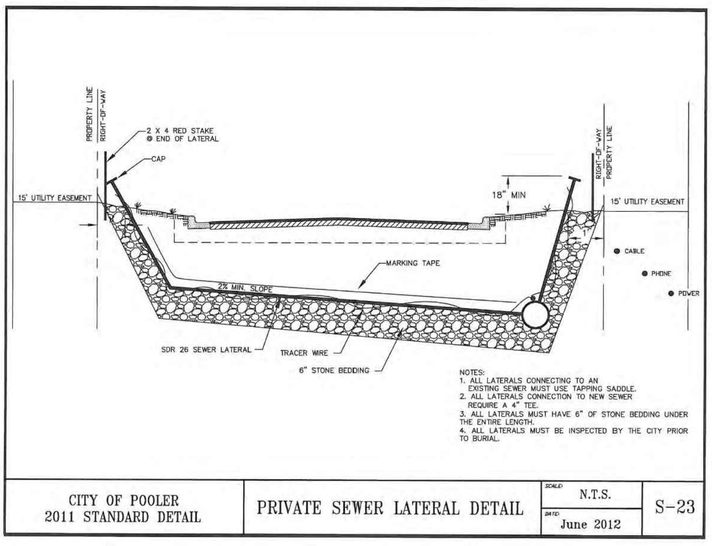
Savannah, Georgia | (912) 200-3041 | CCI-SAV.COM

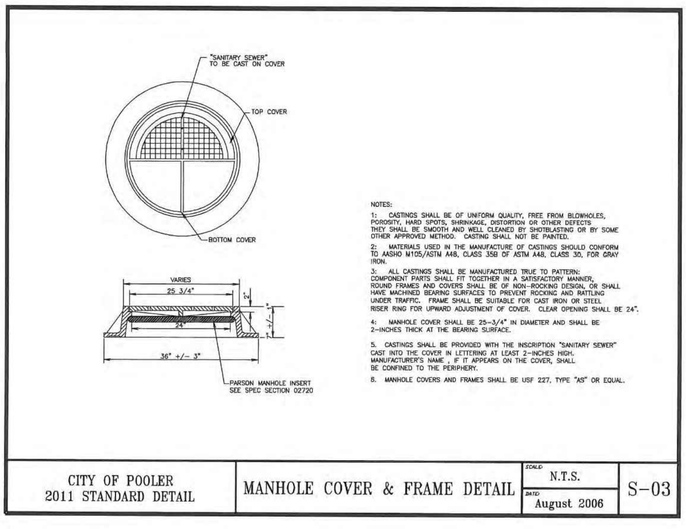
 DATE PLOTTED: 3/27/2025 9:50 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_COVER-PHASE 1.dwg



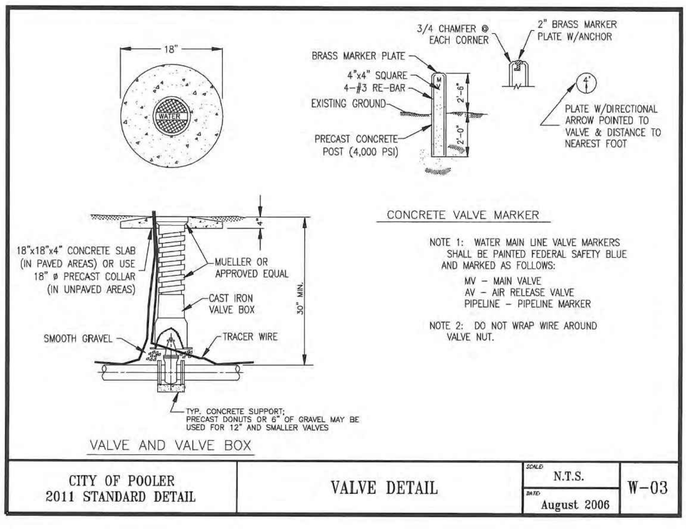
CITY OF POOLER 2011 STANDARD DETAIL	MANHOLE STEP DETAIL	SCALED: N.T.S. DATED: October 2001	S-02



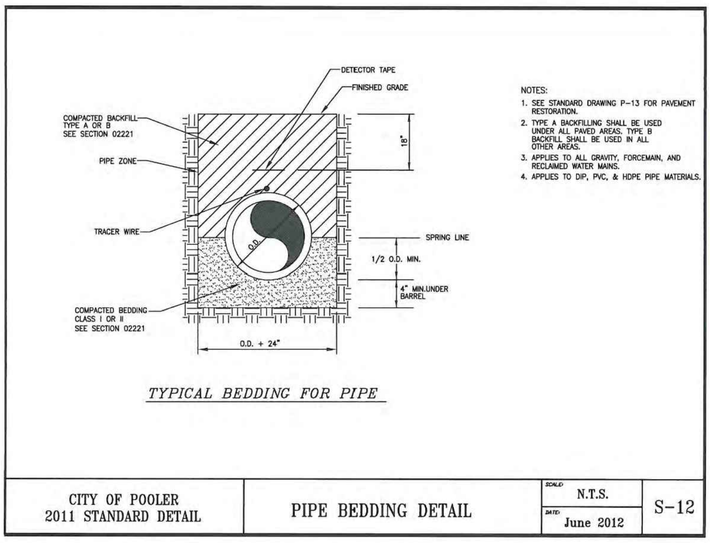
CITY OF POOLER 2011 STANDARD DETAIL	PRIVATE SEWER LATERAL DETAIL	SCALED: N.T.S. DATED: June 2012	S-23



CITY OF POOLER 2011 STANDARD DETAIL	MANHOLE COVER & FRAME DETAIL	SCALED: N.T.S. DATED: August 2006	S-03

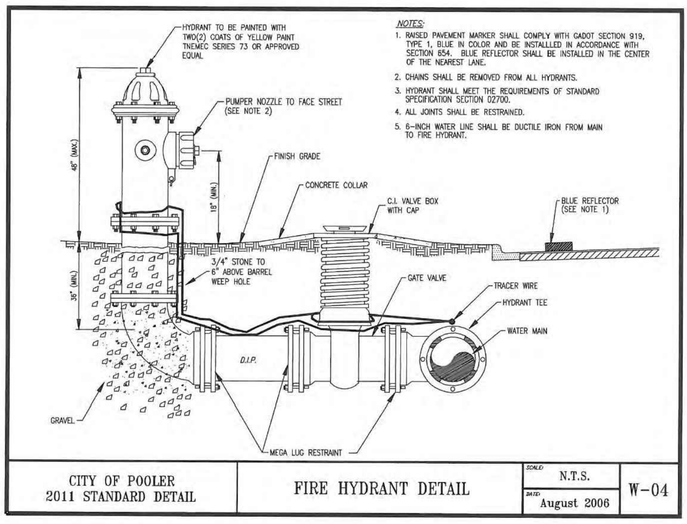


CITY OF POOLER 2011 STANDARD DETAIL	VALVE DETAIL	SCALED: N.T.S. DATED: August 2006	W-03



TYPICAL BEDDING FOR PIPE

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



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

Know what's below. Call before you dig. 811

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

SHEET: C8.2

CONSTRUCTION DETAILS

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: MTM
SCALE: AS NOTED

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER Charles Perrie McKenzie

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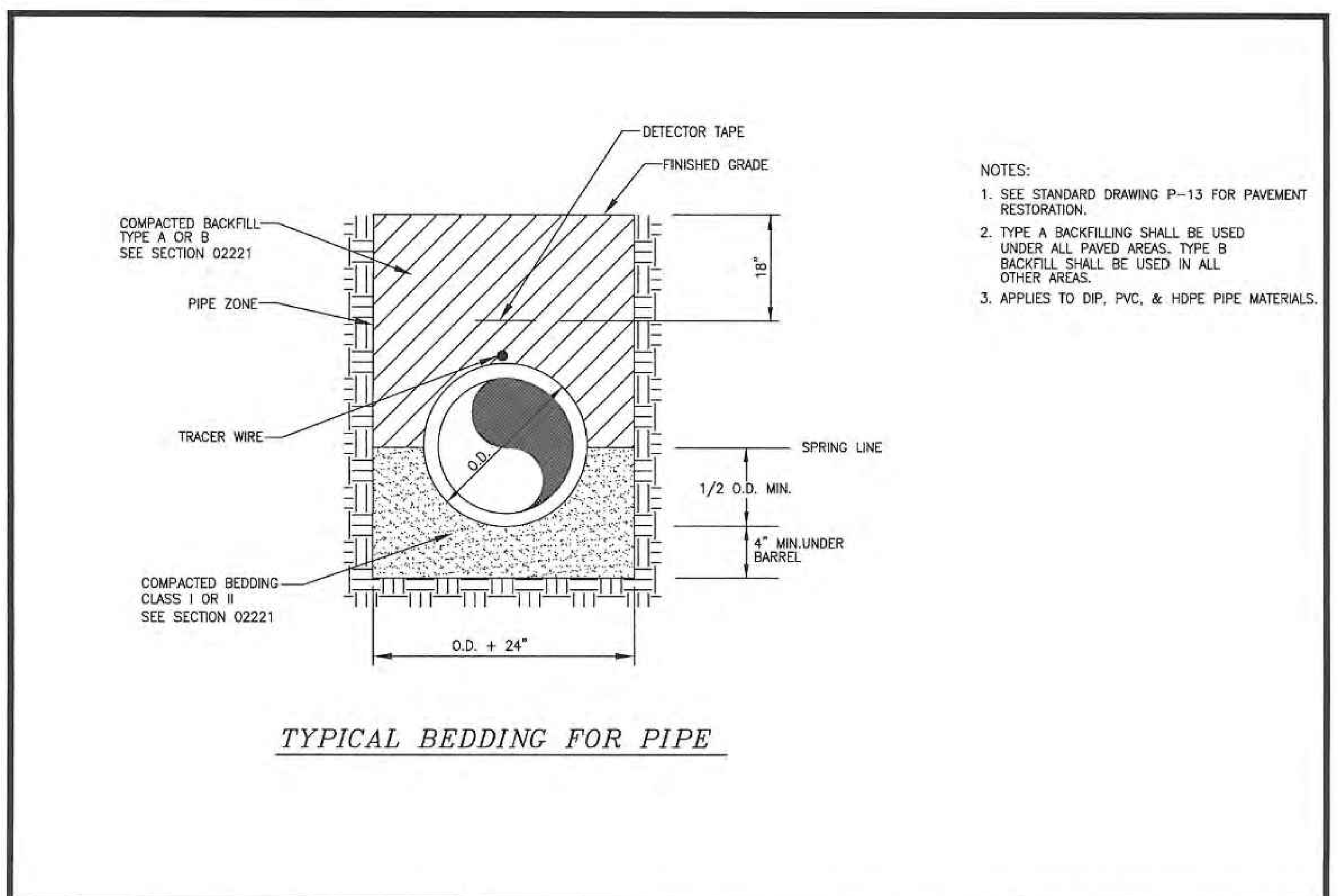
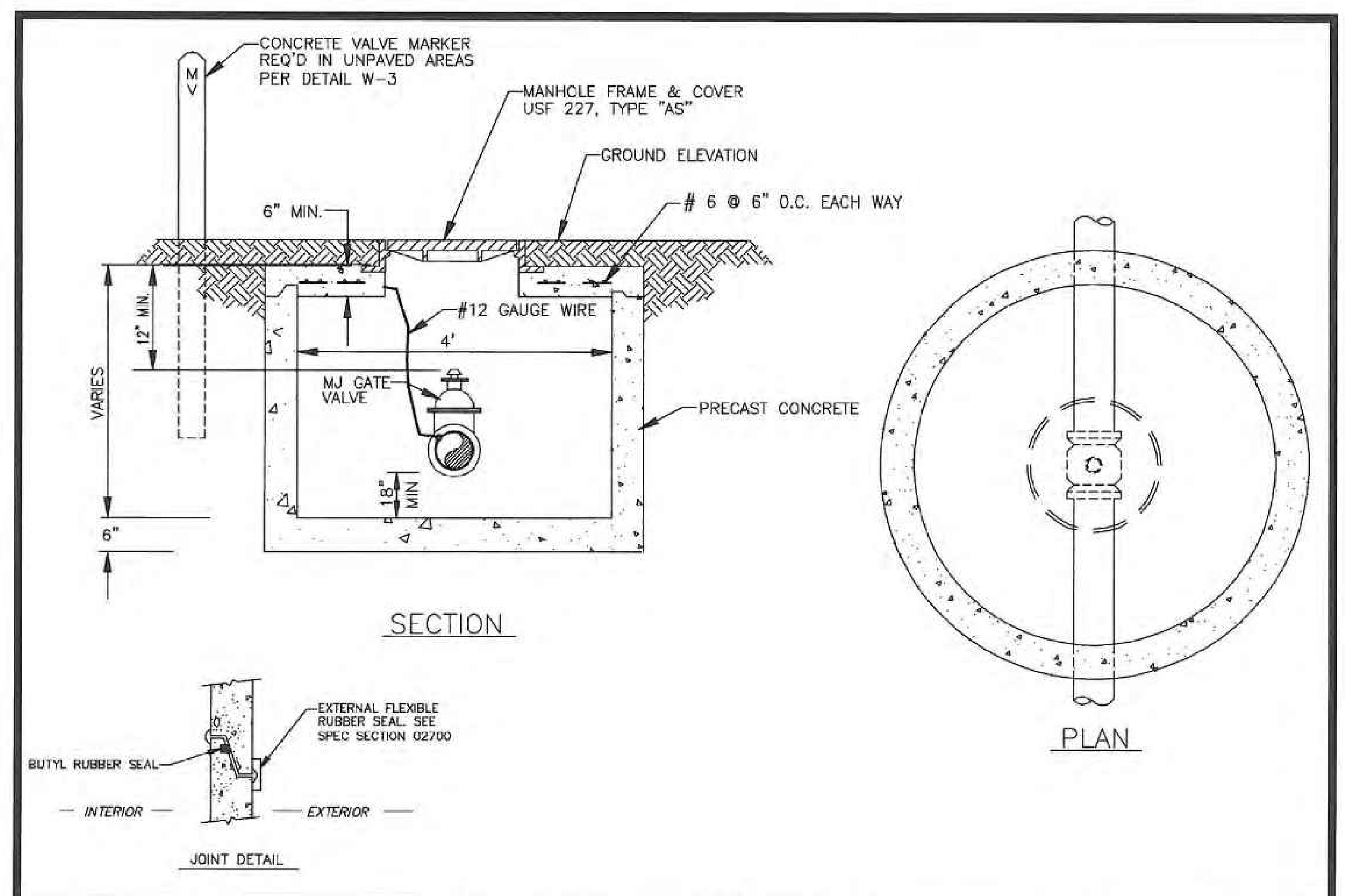
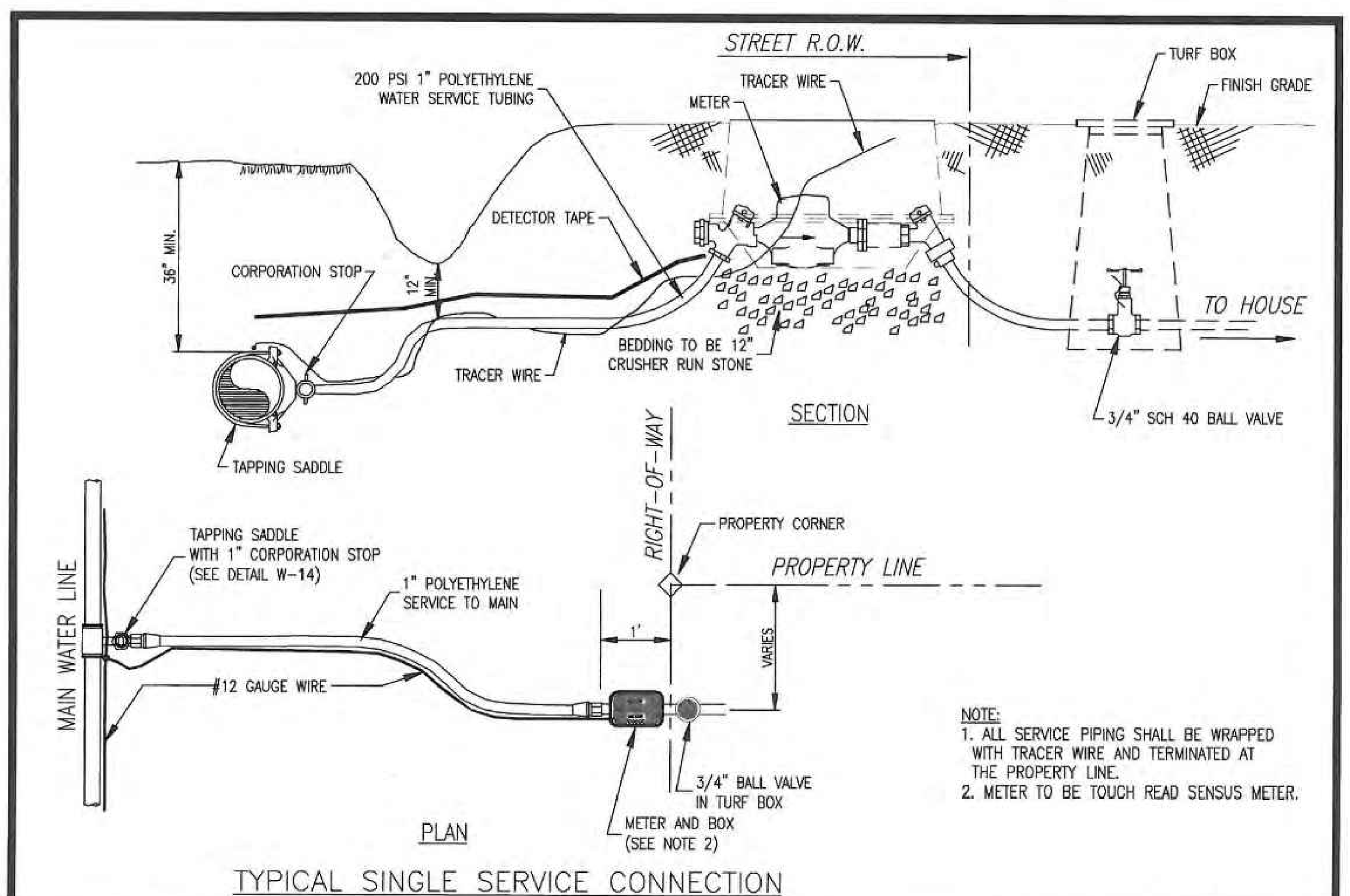


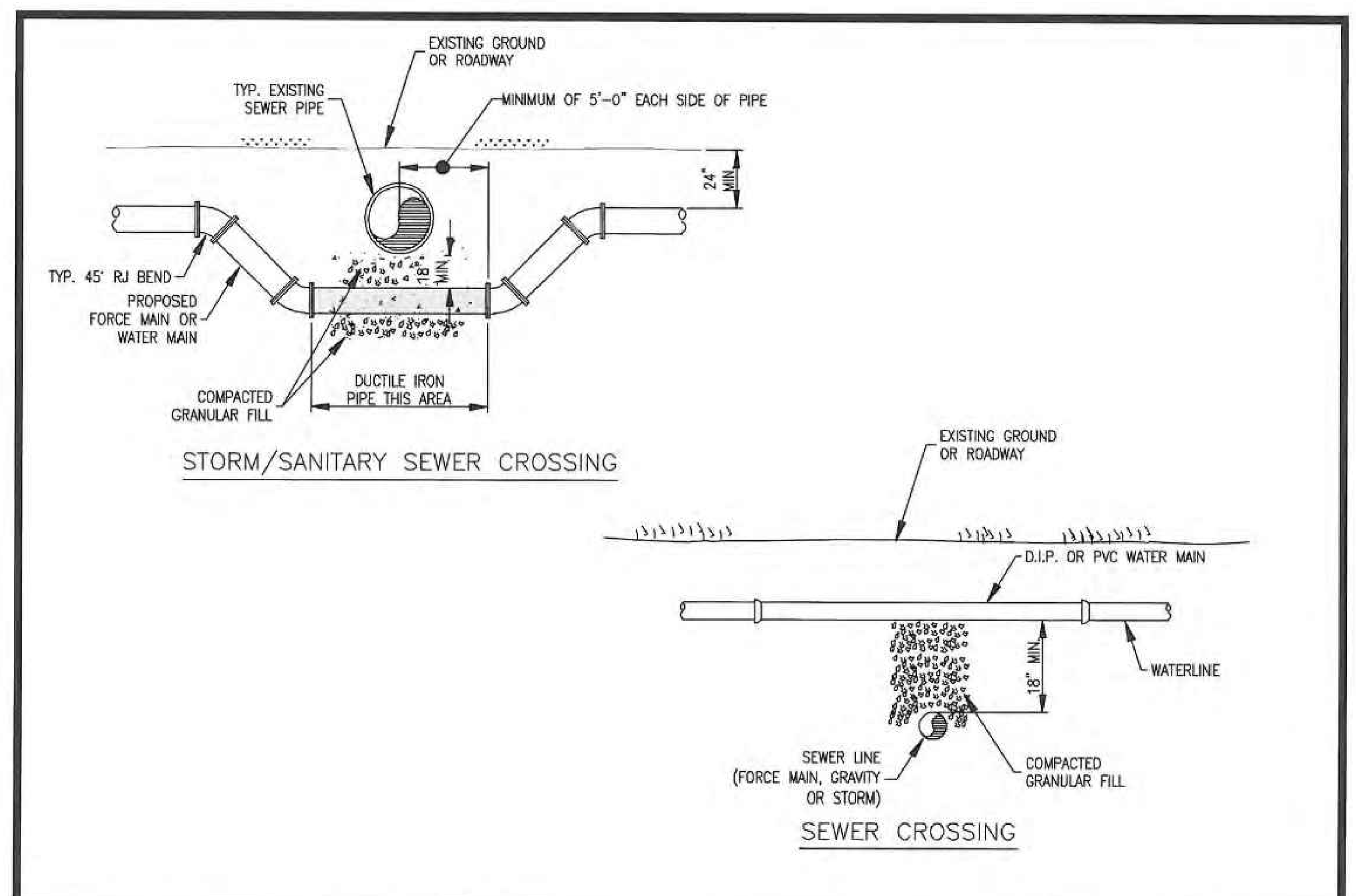
CITY OF POOLER 2011 STANDARD DETAIL	PIPE BEDDING DETAIL	SCALE: N.T.S. DATE: June 2012	W-39



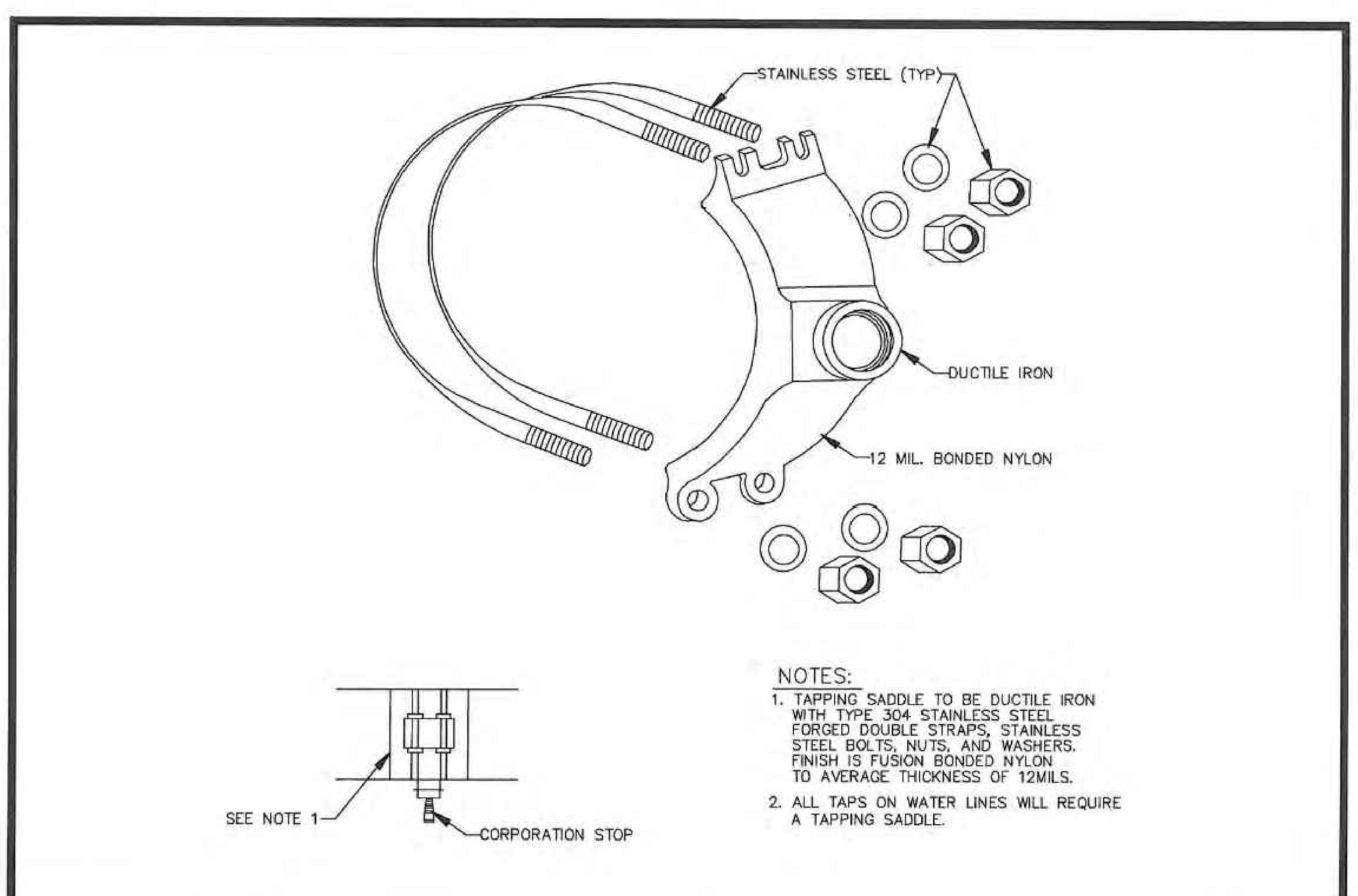
CITY OF POOLER 2011 STANDARD DETAIL	VALVE MANHOLE FOR 4" TO 8" GATE VALVES	SCALE: N.T.S. DATE: August 2006	W-13



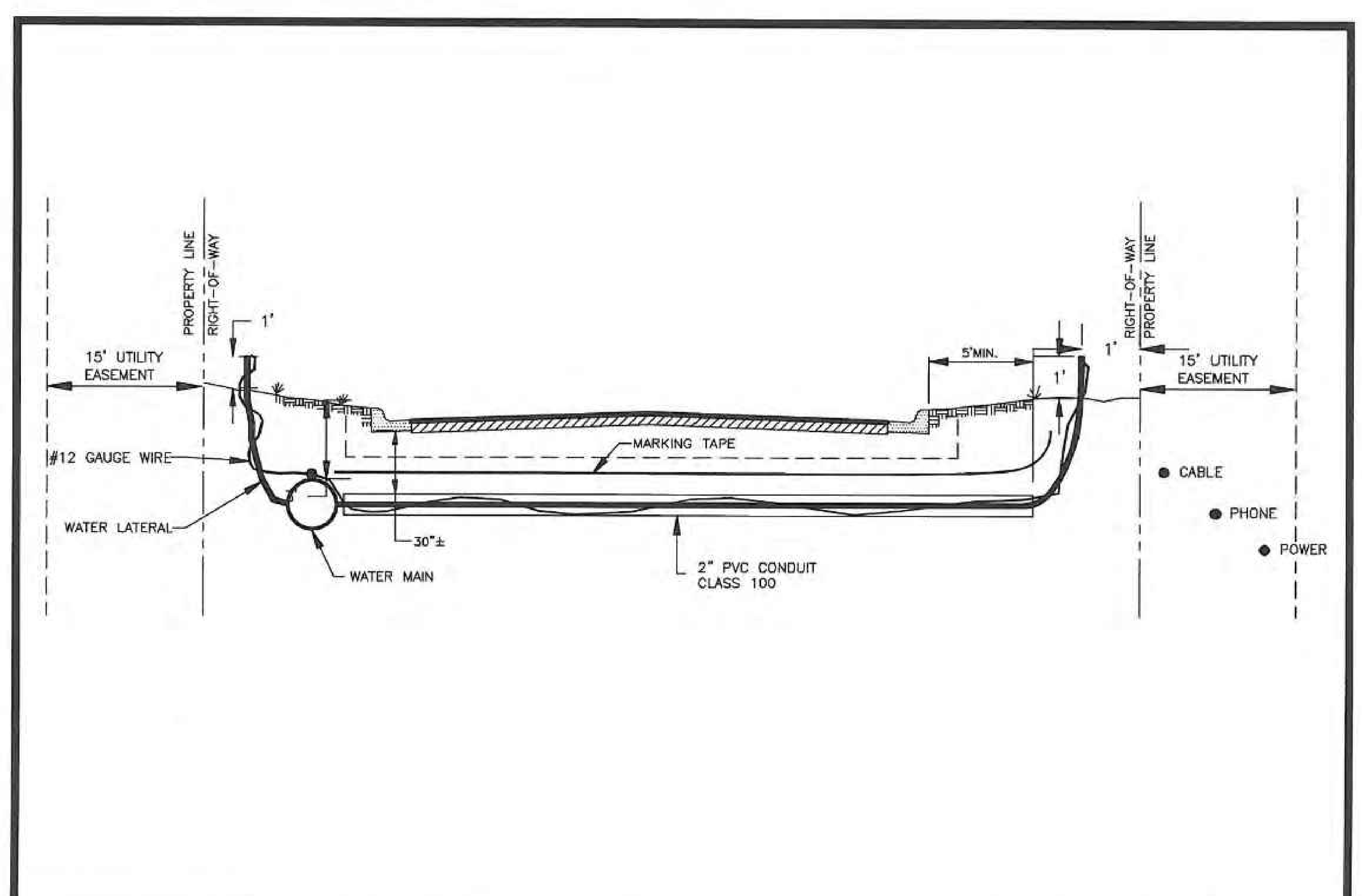
CITY OF POOLER 2011 STANDARD DETAIL	SERVICE CONNECTION DETAIL	SCALE: N.T.S. DATE: January 2011	W-10



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



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



CITY OF POOLER 2011 STANDARD DETAIL	WATER LATERAL CONDUIT DETAIL	SCALE: N.T.S. DATE: January 2011	W-32

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

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

SHEET: C8.3

CONSTRUCTION DETAILS

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036562 PROFESSIONAL ENGINEER 04.02.2024 NEIL P. McKENZIE

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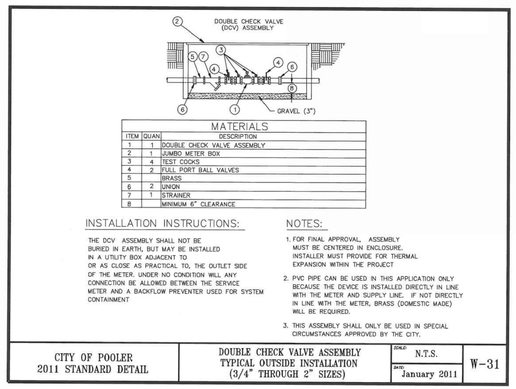


MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	1	DOUBLE CHECK VALVE ASSEMBLY
2	1	JUMBO METER BOX
3	4	TEST COCKS
4	2	FULL PORT BALL VALVES
5		BRASS
6	2	UNION
7	1	STRAINER
8		MINIMUM 6" CLEARANCE

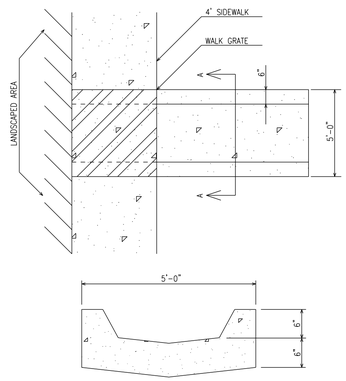
INSTALLATION INSTRUCTIONS:

THE DCV ASSEMBLY SHALL NOT BE BURIED IN EARTH, BUT MAY BE INSTALLED IN A UTILITY BOX ADJACENT TO OR AS CLOSE AS PRACTICAL TO, THE OUTLET SIDE OF THE METER. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT

NOTES:

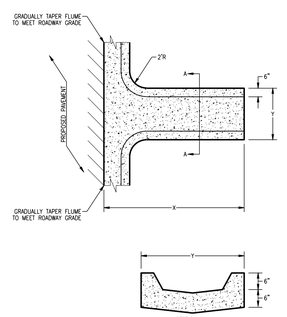
1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. INSTALLER MUST PROVIDE FOR THERMAL EXPANSION WITHIN THE PROJECT
2. PVC PIPE CAN BE USED IN THIS APPLICATION ONLY BECAUSE THE DEVICE IS INSTALLED DIRECTLY IN LINE WITH THE METER AND SUPPLY LINE. IF NOT DIRECTLY IN LINE WITH THE METER, BRASS (DOMESTIC MADE) WILL BE REQUIRED.
3. THIS ASSEMBLY SHALL ONLY BE USED IN SPECIAL CIRCUMSTANCES APPROVED BY THE CITY.

CITY OF POOLER 2011 STANDARD DETAIL	DOUBLE CHECK VALVE ASSEMBLY TYPICAL OUTSIDE INSTALLATION (3/4" THROUGH 2" SIZES)	SCALE: N.T.S. DATE: January 2011	W-31



CONCRETE FLUME W/ WALK GRATE

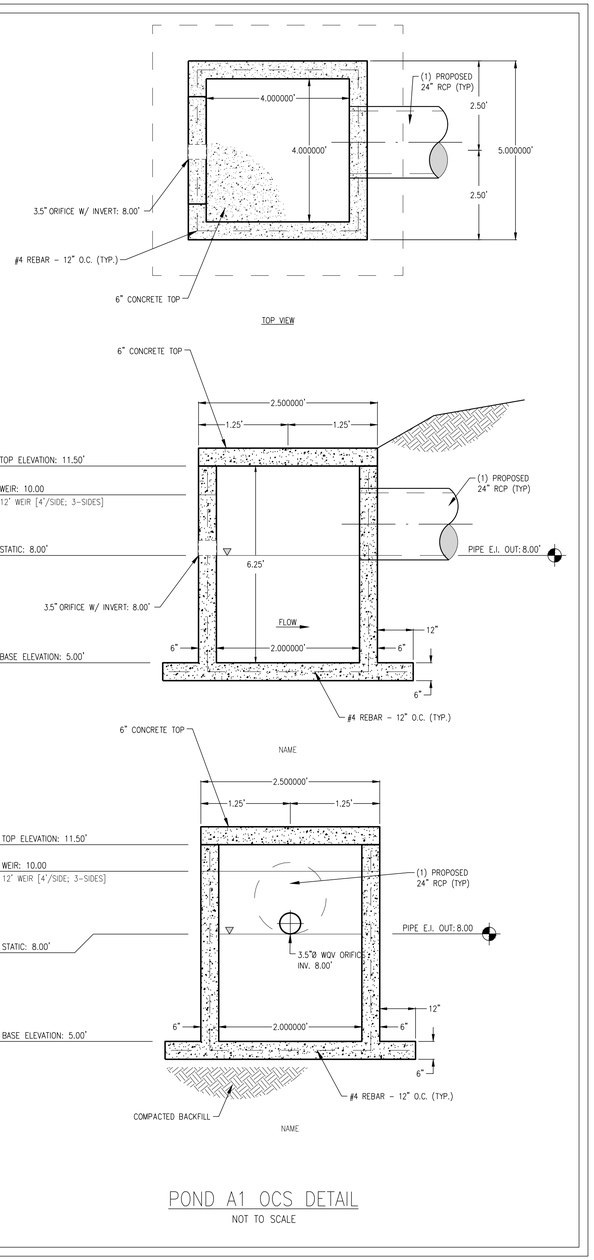
NOT TO SCALE



FLUME SIZE		
PLAN #	X	Y
1	15'	5'

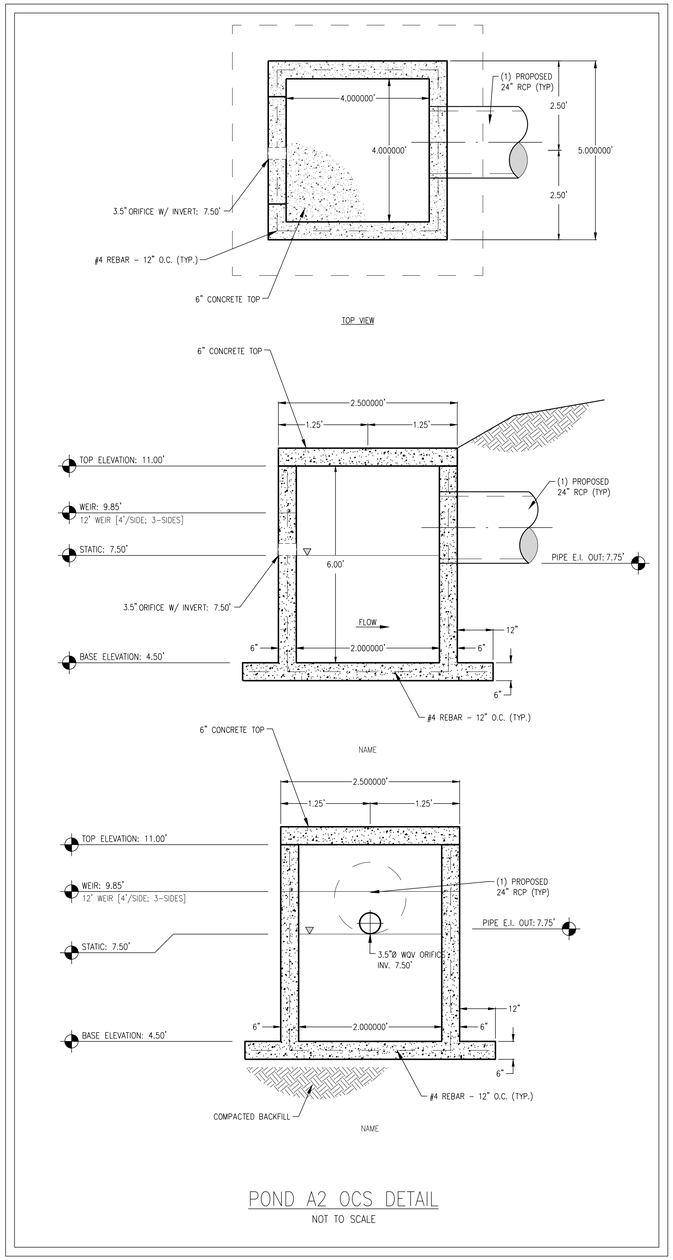
D-21 CONCRETE FLUME

NOT TO SCALE



POND A1 OCS DETAIL

NOT TO SCALE

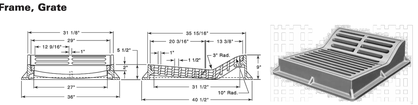


POND A2 OCS DETAIL

NOT TO SCALE

R-3501-HL
Mountable Curb Frame, Grate

Heavy Duty



CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3501-HL	D	3.3	5.8

USE THIS OR EQUIVALENT FOR BOTH D3 STRUCTURES

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE030662 PROFESSIONAL ENGINEER 04.02.2024 NEIL C. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

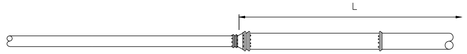
DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

Know what's below. Call before you dig.

CONSTRUCTION DETAILS

SHEET:
C8.4

DATE PLOTTED: 2/27/2025 9:50 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_COVER PHASE 1.dwg



PVC LINE

REDUCER	L
6X4	29
8X4	52
8X6	31
10X4	71
10X6	53
10X8	29
12X4	89
12X6	74
12X8	54
12X10	30
16X6	111
16X8	96
16X10	78
16X12	56
20X10	117
20X12	100
20X16	56
24X12	137
24X16	101
24X20	56

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

POLYETHELYNE WRAPPED DUCTILE IRON LINE

REDUCER	L
6X4	43
8X4	77
8X6	45
10X4	104
10X6	79
10X8	43
12X4	131
12X6	110
12X8	80
12X10	45
16X6	163
16X8	141
16X10	115
16X12	82
20X10	172
20X12	147
20X16	82
24X12	201
24X16	149
24X20	82

U = MINIMUM UNINTERUPTED STRAIGHT RUN OF PIPE ON SMALL SIDE OF REDUCER.
L = MINIMUM RESTRAINED LENGTH.
* WHERE MINIMUM "U" IS NOT MET, PIPE ON LARGE SIDE OF REDUCER SHALL BE RESTRAINED FOR A MINIMUM OF "L" FEET.

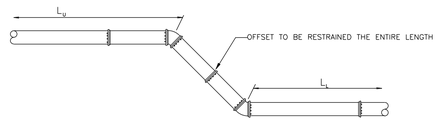
NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET. FITTING DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

REDUCER RESTRAINT

STANDARD CONSTRUCTION DETAILS

CITY OF Savannah
WATER RESOURCES AND PUBLIC WORKS BUREAU
Planning & Engineering

SCALE: N.T.S.
DATED: JAN 2017
PLATE NUMBER: W33



PVC LINE

PIPE DIA.	BEND ANGLE 11 1/4° L_U	11 1/4° L_L	22 1/2° L_U	22 1/2° L_L	45° L_U	45° L_L
4	4	1	8	2	17	3
6	6	1	11	2	23	4
8	8	2	15	3	30	6
10	9	2	18	4	36	7
12	11	2	21	4	43	8
16	10	3	21	5	42	10
20	13	3	25	6	51	12
24	15	4	29	7	60	15

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

POLYETHELYNE WRAPPED DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE 11 1/4° L_U	11 1/4° L_L	22 1/2° L_U	22 1/2° L_L	45° L_U	45° L_L
4	6	1	12	2	24	4
6	9	2	17	3	34	5
8	11	2	22	3	45	7
10	13	2	26	4	53	8
12	15	3	30	5	63	9
16	19	3	39	6	80	12
20	23	4	47	7	97	15
24	27	4	55	8	113	17

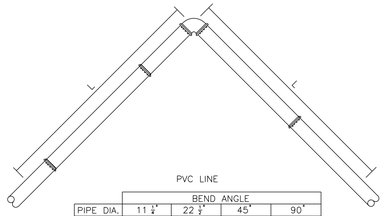
PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET. PIPE DIA. IS IN INCHES
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER

VERTICAL BEND RESTRAINT

STANDARD CONSTRUCTION DETAILS

SCALE: N.T.S.
DATED: JAN 2017
PLATE NUMBER: W29



PVC LINE

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	2	4	8	18
6	3	5	11	25
8	4	7	14	33
10	4	8	16	39
12	5	9	19	45
16	5	9	19	45
20	6	11	23	54
24	8	16	26	62

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

POLYETHYLENE WRAPPED DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	3	5	9	20
6	3	6	12	28
8	4	8	16	36
10	5	9	19	43
12	6	11	22	51
16	7	14	28	65
20	8	16	33	79
24	9	19	38	92

PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

MINIMUM RESTRAINED LENGTH (L)

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET. PIPE DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER

HORIZONTAL BEND RESTRAINT

STANDARD CONSTRUCTION DETAILS

SCALE: N.T.S.
DATED: JAN 2017
PLATE NUMBER: W28

POLYETHYLENE WRAPPED DUCTILE IRON LINE

PIPE DIA.	L
4	58
6	82
8	107
10	128
12	151
16	193
20	234
24	273

PVC LINE

PIPE DIA.	L
4	39
6	55
8	72
10	87
12	102
16	131
20	159
24	185

MINIMUM RESTRAINED LENGTH (L)

PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

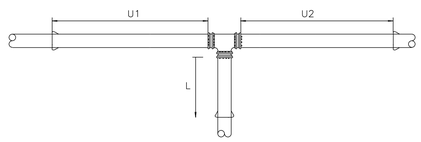
PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET. FITTING DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W34), THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.
4. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

DEAD END RESTRAINT

STANDARD CONSTRUCTION DETAILS

SCALE: N.T.S.
DATED: JAN 2017
PLATE NUMBER: W32



PVC

PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

TEE Ur	10'	20'
4X4	3	*
6X4	*	*
6X6	5	*
8X4	*	*
8X6	*	*
8X8	18	*
10X4	*	*
10X6	*	*
10X8	8	*
10X10	28	11
12X4	*	*
12X6	*	*
12X8	*	*
12X10	20	*
12X12	39	3
16X6	*	*
16X8	*	*

TEE Ur	10'	20'
16X10	4	*
16X12	25	*
16X16	61	24
20X6	*	*
20X8	*	*
20X10	*	*
20X12	10	*
20X16	48	2
20X20	81	44
24X6	*	*
24X8	*	*
24X10	*	*
24X12	*	*
24X16	35	*
24X20	69	25
24X24	101	63

RESTRAIN AT TEE ONLY.

MINIMUM RESTRAINED LENGTH (L)

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET. FITTING DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. U1 AND U2 = UNINTERUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
4. Ur = THE SMALLER OF U1 OR U2.
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
6. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90° HORIZONTAL BEND.
7. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

TEE RESTRAINT (PVC PIPE)

STANDARD CONSTRUCTION DETAILS

SCALE: N.T.S.
DATED: JAN 2017
PLATE NUMBER: W30

COLEMAN COMPANY
ENGINEERS • SURVEYORS
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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE030660 PROFESSIONAL 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

CONSTRUCTION DETAILS

SHEET: C8.5

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

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

DATE PLOTTED: 3/27/2025 9:51 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_COVER-PHASE 1.dwg

EROSION, SEDIMENT & POLLUTION CONTROL PLANS FOR

TRACT W TOWNHOMES

PHASE 1

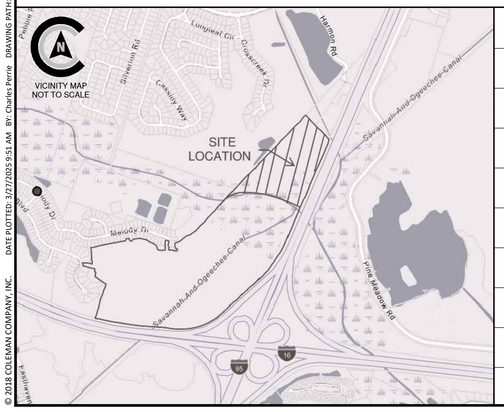
PREPARED FOR HARMONY PARTNERS, LLC

NRCS ORIGINAL SUBMITTAL:	08/12/2024
NRCS SECOND SUBMITTAL:	08/26/2024

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

VICINITY MAP (N.T.S.)



REVISIONS

1	8/26/2024 | PER GSWCC COMMENTS

PROJECT SITE DATA

PROJECT ADDRESS:	ANTHEM MILL DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	18.89 AC.
DISTURBED AREA:	9.27 AC.
ZONING:	JABOT TRACT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	ZONE X, ZONE AE
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	N032.08414, W081.24438

SHEET INDEX

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

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Savannah, Georgia | (912) 200-3041 | COLEMANCO.COM

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL 04.02.2024 ENGINEER NEIL P. McKENZIE

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

ESPC COVER

SHEET:
COV

DATE PLOTTED: 3/27/2025 9:51 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000 ESPC-PHASE 1.dwg

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL.
3. INSTALL SEDIMENT BASINS FOR SEDIMENT STORAGE.
4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN. (SILT FENCE, CONSTRUCTION ENTRANCE AND TEMPORARY SEDIMENT BASINS).

INTERMEDIATE PHASE:
1. CLEAR REMAINING PORTIONS OF SITE.
2. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
3. INSTALL INLET PROTECTION AROUND SPECIFIED INLETS AND RETROFIT PROPOSED PERMANENT PONDS.
4. MASS GRADE SITE TO FINAL ELEVATIONS. ON-SITE DRUM WASH-OUT IS PROHIBITED.

FINAL PHASE:
1. REMOVE SEDIMENT STORAGE AROUND SPECIFIED INLETS
2. INSTALL CURBING, SIDEWALKS, PAVEMENT SECTIONS, PAVEMENT INLET PROTECTIONS AND FINE GRADE SITE FOR LANDSCAPING.
3. INSTALL LANDSCAPING AND STABILIZE ALL REMAINING DISTURBED AREAS.
4. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

JOHNSON SQUARE GROUP LLC
5-1010 -01-001A

EXPANDED EXISTING POND
TOP: 14.00
STATIC: 9.00
25 YEAR: 12.33
50 YEAR: 12.93
100 YEAR: 13.56

AREA DELINEATED AS NON-JURISDICTIONAL BORROW PIT

EXPANDED EXISTING POND
TOP: 14.00
STATIC: 9.00
25 YEAR: 12.33
50 YEAR: 12.93
100 YEAR: 13.56

PORTION OF BRAGG TRACT
N/F: HARMONY PARTNERS, LLC
PIN: 51010 01001A

ZONE AE
BFE: 12'
NAVD 88

ZONE X

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

SOIL CLASS DELINEATION (TYP.)

Co
N032.08414
W081.24438

CROSS CREEK DR (PUBLIC)

ANTHEM MILL DR (PUBLIC)

CHIME CREEK DR (PUBLIC)

SOIL CLASS DELINEATION (TYP.)

BENCHMARK 2
ELEVATION: 9.42'
NAVD88
N: 759633.13
E: 942279.21

Sd1-NS
SINGLE ROW

Mn

5"X5" CONC. POST

WETLANDS

CONCRETE WASHOUT

BENCHMARK 1
ELEVATION: 8.33'
NAVD88
N: 758524.93
E: 941222.83

Sd1-NS
SINGLE ROW

0j

SOIL CLASS DELINEATION (TYP.)

SOIL CLASSIFICATION (TYP.)

Ok

SOIL CLASS DELINEATION (TYP.)

Sd1-S
DOUBLE

LOT 1
CUFFIE SMITH TRACT
N/F: TONY WILLIAMS
PIN: 51010 01002A

GODLEY STATION ENTERPRISES LLC
5-1010 -01-046

PRE BASIN #2
AREA: 5.17 ACRES

Sd1-NS
SINGLE ROW

SOIL CLASSIFICATION (TYP.)

0j

PORTION OF PARCEL 2A
N/F: HARMONY PARTNERS, LLC
PIN: 51010 01046

WETLAND LINE

SOIL CLASSIFICATION (TYP.)

ZONE X

Ok

WETLAND

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

ZONE AE
BFE: 12'
NAVD 88

Cc

PRE BASIN #1
AREA: 4.10 ACRES

Sd1-NS
SINGLE ROW

Du
Ds1
Ds2

Sd4-C
#2

Sd1-S
DOUBLE

SD4-C EMERGENCY SPILLWAY
ELEV: 10.70'
WIDTH: 20.00'

LOT 2A
CUFFIE SMITH TRACT
N/F: HARMON & LOUISE WILLIAMS
PIN: 51010 01002C

SOIL CLASS DELINEATION (TYP.)

ZONE X

ZONE AE
BFE: 12'
NAVD 88

Dj
TEMPORARY DIVERSION

Sd4-C
#1

Cd-S

Sd1-S
DOUBLE

WETLAND LINE

WETLAND

PORTION OF PARCEL 2
N/F: ESTATE OF WESLEY G. FRED JR.
PIN: 51010 01017

INTERSTATE 95
R/W VARIES

SD4-C EMERGENCY SPILLWAY
ELEV: 10.82'
WIDTH: 20.00'

Cc
SOIL CLASSIFICATION (TYP.)

OGEECHEE SAVANNAH CANAL
120' R/W

INITIAL PHASE SEDIMENT STORAGE REQUIREMENTS:

INITIAL BASIN #1:
DRAINAGE AREA: ± 4.10 AC
REQUIRED STORAGE: 4.10 AC X 67 C.Y./AC = 274.70 C.Y. X 27 C.F./C.Y. = 7,416.90 C.F.

STORAGE PROVIDED:
SD4-C #1 – STATIC ELEVATION @ 8.00'
TOP ELEVATION: 11.00' – EMERGENCY SPILLWAY @ 10.82'
BOTTOM ELEVATION: 4.00'
AREA @ 8.00' = 12,682 SF
AREA @ 10.82' = 19,197 SF
AVAILABLE STORAGE = (10.82' – 8.00') X ((19,197 + 12,682)/2) = 44,949.39 CF

44,949 CF > 7,417 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

INITIAL BASIN #2:
DRAINAGE AREA: ± 5.17 AC
REQUIRED STORAGE: 5.17 AC X 67 C.Y./AC = 346.39 C.Y. X 27 C.F./C.Y. = 9,352.53 C.F.

STORAGE PROVIDED:
SD4-C #2 – STATIC ELEVATION @ 7.50'
TOP ELEVATION: 11.00' – EMERGENCY SPILLWAY @ 10.70'
BOTTOM ELEVATION: 2.00'
AREA @ 7.50' = 13,229 SF
AREA @ 10.70' = 19,171 SF
AVAILABLE STORAGE = (10.70' – 7.50') X ((19,171 + 13,229)/2) = 51,840 CF
51,840 CF > 9,353 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

NRCS ORIGINAL SUBMITTAL:	08/12/2024
NRCS SECOND SUBMITTAL:	08/26/2024

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

SCALE: 1"=60'
0' 30' 60' 120'

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER NEIL P. McKENZIE 04.02.2024

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR

TRACT W TOWNHOMES

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

INITIAL ES&PC PLAN

SHEET:
CE1.0

DATE PLOTTED: 3/27/2025 9:51 AM BY: Charles Perrin DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_ESPC-PHASE 1.dwg

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL.
3. INSTALL SEDIMENT BASINS FOR SEDIMENT STORAGE.
4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN. (SILT FENCE, CONSTRUCTION ENTRANCE AND TEMPORARY SEDIMENT BASINS).

INTERMEDIATE PHASE:
1. CLEAR REMAINING PORTIONS OF SITE.
2. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
3. INSTALL INLET PROTECTION AROUND SPECIFIED INLETS AND RETROFIT PROPOSED PERMANENT PONDS.
4. MASS GRADE SITE TO FINAL ELEVATIONS. ON-SITE DRUM WASH-OUT IS PROHIBITED.

FINAL PHASE:
1. REMOVE SEDIMENT STORAGE AROUND SPECIFIED INLETS
2. INSTALL CURBING, SIDEWALKS, PAVEMENT SECTIONS, PAVEMENT INLET PROTECTIONS AND FINE GRADE SITE FOR LANDSCAPING.
3. INSTALL LANDSCAPING AND STABILIZE ALL REMAINING DISTURBED AREAS.
4. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

INITIAL PHASE SEDIMENT STORAGE REQUIREMENTS:

POST BASIN #1:
DRAINAGE AREA: ± 3.29 AC
REQUIRED STORAGE: 3.29 AC X 67 C.Y./AC = 220.43 C.Y. X 27 C.F./C.Y. = 5,951.61 C.F.

STORAGE PROVIDED:
POND A1 - STATIC ELEVATION @ 8.00'
TOP ELEVATION: 11.00' - EMERGENCY SPILLWAY @ 10.82'
BOTTOM ELEVATION: 4.00'
AREA @ 8.00' = 12,682 SF
AREA @ 10.82' = 19,197 SF
AVAILABLE STORAGE = (10.82' - 8.00') X ((19,197 + 12,682)/2) = 44,949.39 CF

44,949 CF > 5,952 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

POST BASIN #2:
DRAINAGE AREA: ± 5.98 AC
REQUIRED STORAGE: 5.98 AC X 67 C.Y./AC = 400.66 C.Y. X 27 C.F./C.Y. = 10,817.82 C.F.

STORAGE PROVIDED:
POND A2 - STATIC ELEVATION @ 7.50'
TOP ELEVATION: 11.00' - EMERGENCY SPILLWAY @ 10.70'
BOTTOM ELEVATION: 2.00'
AREA @ 7.50' = 13,229 SF
AREA @ 10.70' = 19,171 SF
AVAILABLE STORAGE = (10.70' - 7.50') X ((19,171 + 13,229)/2) = 51,840 CF
51,840 CF > 10,818 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

RT-B CALCULATION: POND A2
1. REQUIRED STORMWATER STORAGE = 12,123 CF
2. REQUIRED SEDIMENT STORAGE = 5.98 AC X 67 CY/AC X 27 CF/CY = 10,818 CF
3. TOTAL REQUIRED STORAGE = 12,123 CF + 10,818 CF = 22,941 CF
4. AVAILABLE STORAGE = 51,840 CF
5. IS THE AVAILABLE STORAGE GREATER THAN THE TOTAL REQUIRED STORAGE?
   X YES ____NO
6. IF 'NO', THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED.

**AN RT-B IS BEING USED BECAUSE IT IS BETTER SUITED FOR AN OUTLET CONTROL STRUCTURE WITH A WEIR. THE RT-B CAN REMAIN FOR MULTIPLE PHASES AS OPPOSED TO A SKIMMER. SKIMMERS HAVE SLOWER RELEASE RATES WHICH IS INFEASIBLE FOR A LARGER DEVELOPMENT SUCH AS TRACT W TOWNHOMES.

RT-B CALCULATION: POND A1
1. REQUIRED STORMWATER STORAGE = 5,343 CF
2. REQUIRED SEDIMENT STORAGE = 3.29 AC X 67 CY/AC X 27 CF/CY = 5,952 CF
3. TOTAL REQUIRED STORAGE = 5,343 CF + 5,952 CF = 11,295 CF
4. AVAILABLE STORAGE = 44,949 CF
5. IS THE AVAILABLE STORAGE GREATER THAN THE TOTAL REQUIRED STORAGE?
   ____X____YES ____NO
6. IF 'NO', THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED.

**AN RT-B IS BEING USED BECAUSE IT IS BETTER SUITED FOR AN OUTLET CONTROL STRUCTURE WITH A WEIR. THE RT-B CAN REMAIN FOR MULTIPLE PHASES AS OPPOSED TO A SKIMMER. SKIMMERS HAVE SLOWER RELEASE RATES WHICH IS INFEASIBLE FOR A LARGER DEVELOPMENT SUCH AS TRACT W TOWNHOMES.

NRCS ORIGINAL SUBMITTAL:	08/12/2024
NRCS SECOND SUBMITTAL:	08/26/2024

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

SCALE: 1"=60'
0' 30' 60' 120'

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

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DATE PLOTTED: 2/27/2025 9:51 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_ESPC PHASE 1.dwg

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL No. PE036652 ENGINEER NEIL P. McKENZIE 04.02.2024

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

INTERM ES&PC PLAN

SHEET:
CE2.0

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL.
3. INSTALL SEDIMENT BASINS FOR SEDIMENT STORAGE.
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1. CLEAR REMAINING PORTIONS OF SITE.
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44,949 CF > 5,952 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

POST BASIN #2:
DRAINAGE AREA: ± 5.98 AC
REQUIRED STORAGE: 5.98 AC X 67 C.Y./AC = 400.66 C.Y. X 27 C.F./C.Y. = 10,817.82 C.F.

STORAGE PROVIDED:
POND A2 - STATIC ELEVATION @ 7.50'
TOP ELEVATION: 11.00' - EMERGENCY SPILLWAY @ 10.70'
BOTTOM ELEVATION: 2.00'
AREA @ 7.50' = 13,229 SF
AREA @ 10.70' = 19,171 SF
AVAILABLE STORAGE = (10.70' - 7.50') X ((19,171 + 13,229)/2) = 51,840 CF
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NRCS ORIGINAL SUBMITTAL:	08/12/2024
NRCS SECOND SUBMITTAL:	08/26/2024

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

SCALE: 1"=60'
0' 30' 60' 120'

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE036652
04.02.2024
NEIL P. McKENZIE

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

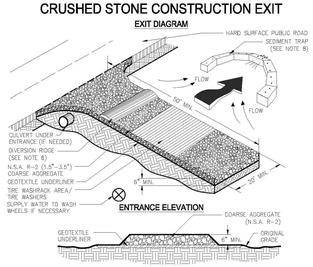
JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

FINAL ES&PC PLAN

SHEET:
CE3.0

Co

CRUSHED STONE CONSTRUCTION EXIT

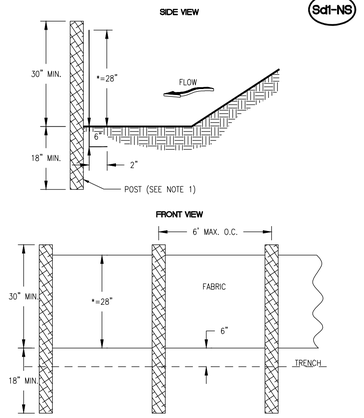


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD 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.

Figure 6-14.1

SILT FENCE – TYPE NS (NON-SENSITIVE)

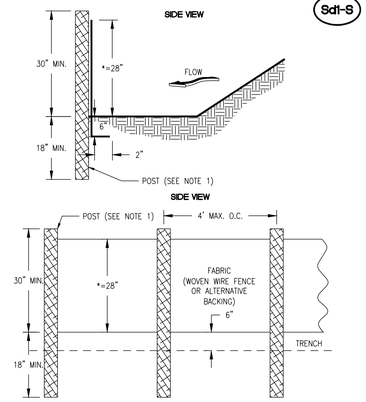
Sd1-NS



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.

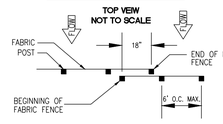
SILT FENCE – TYPE S (SENSITIVE)

Sd1-S

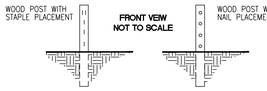


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

OVERLAP AT FABRIC ENDS



FASTENERS FOR SILT FENCES



POST SIZE

TYPE	MIN. LENGTH	TYPE OF POST	SIZE OF POST
NS	4'	OAK	1.5"x1.5"
		STEEL	1.15 LB/FT MIN.
S	4'	SOFT WOOD	3" DIA. OR 2"x4"
		OAK	2"x2"
		STEEL	1.15 LB/FT MIN.

FASTENERS FOR WOOD POST (WIRE STAPLES)

GAUGE	CROWN	LEGS	STAPLES/POST
17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.

FASTENERS FOR WOOD POST (NAILS)

GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
14 MIN.	1"	3/4"	4 MIN.

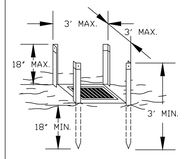
NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS OR ANY METHOD PROVIDED MINIMUM P-FACTOR, AS REQUIRED BY GSWCC, IS MET.

NOTES:
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.

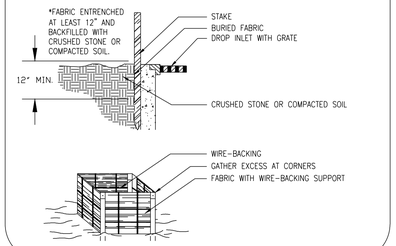
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

Sd2-F

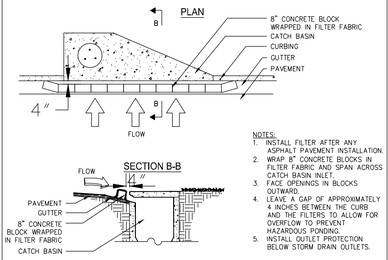
STEEL FRAME AND SILT FENCE INSTALLATION



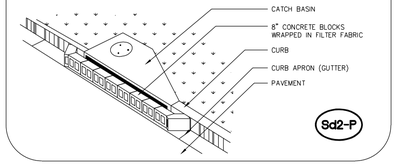
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC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



CURB INLET FILTER "PIGS IN BLANKET"



NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

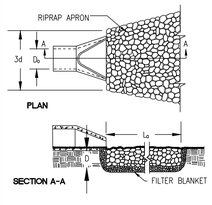


Sd2-P

RIPRAP OUTLET PROTECTION

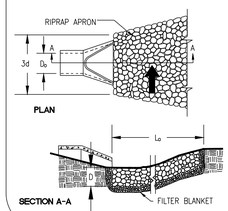
St

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. L_a IS THE LENGTH OF THE RIPRAP 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 TAILWATER 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 THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL



NOTES:
1. L_a IS THE LENGTH OF THE RIPRAP APRON.
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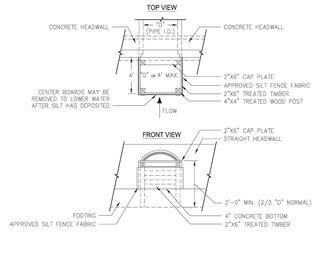
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

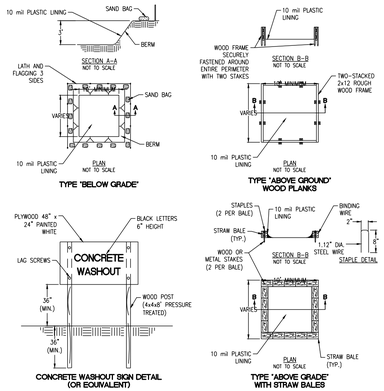
SLOTTED BOARD DAM WITH STONE RING

Rt-B



NOTES:
1. SLOTTED BOARD DAM SHALL BE INSTALLED WITH MINIMUM SIZE 4" X 4" POSTS.
2. BOARDS SHOULD HAVE A 0.5" TO 1"SPACE BETWEEN THEM AND MUST HAVE GROUND OR BOTTOM OF CONCRETE CONTACT.
3. MINIMUM SIZE 3-4" STONE FILTER SHALL BE INSTALLED AROUND THE UPSTREAM SIDE OF THE BOARD DAM.
4. POSTS FOR THE SILT CONTROL GATE SHALL BE 4: X 4" TREATED LUMBER AND FACE BOARDS SHALL BE 2" X 6" TREATED LUMBER WITH NO SPACING ALLOWED BETWEEN BOARDS.
5. AN APPROVED SILT FENCE FABRIC SHALL BE SECURELY FASTENED TO THE FRONT OF THE STRUCTURE USING STABLES (BE SURE TO HAVE SILT FENCE ON UPSTREAM SIDE OF STRUCTURE).
6. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT GATE. FILTER FABRIC SHALL BE REPLACED WHEN DAMAGED AND/OR DETERIORATED.
7. ALL DISTURBED AREAS SHALL BE VEGETATED IMMEDIATELY AFTER CONSTRUCTION WITH PERMANENT VEGETATION.

USES: A SILT CONTROL GATE IS A STRUCTURE PLACED ON A PIPE, SINGLE BARREL BOX CULVERT, OR DROP INLET TO FORM A BASIN TO TRAP SILT.
NOTE: SILT CONTROL GATES SHALL NOT BE USED ON STRUCTURES THAT CONVEY STATE WATERS.



CONCRETE WASHOUT DETAIL

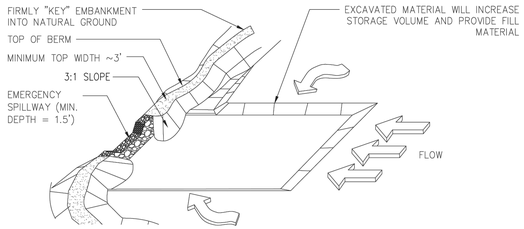
NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
5. MUST BE LOCATED >50 FT AWAY FROM INLETS/WATERWAYS UNLESS THERE IS NO OTHER PRACTICAL ALTERNATIVE.

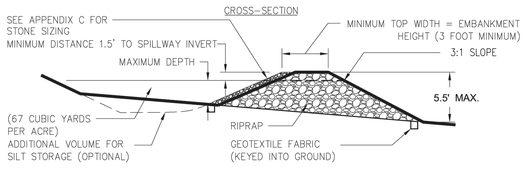
Sd4-C

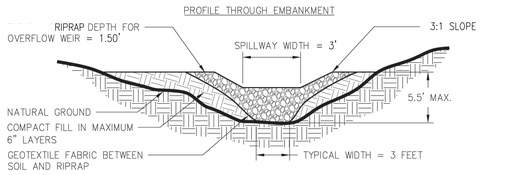
TEMPORARY SEDIMENT TRAP

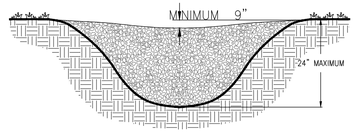
COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET







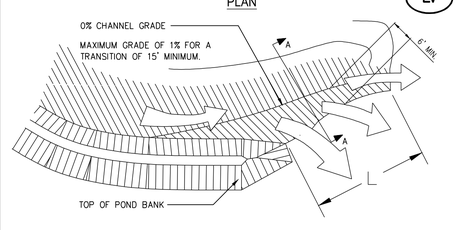


CROSS SECTION

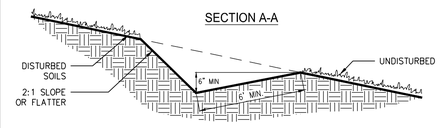
LEVEL SPREADER

Lv

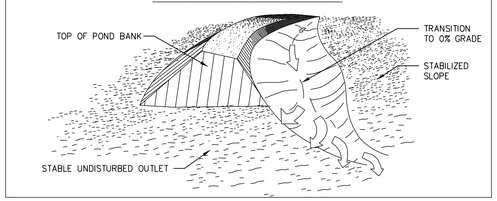
PLAN

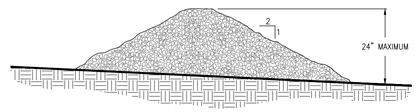


SECTION A-A



ISOMETRIC VIEW - NOT TO SCALE





PROFILE VIEW

NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rlarles
DATE: 09:37 am, Jun 23 2025

Cd-S STONE CHECK DAM — NOT TO SCALE

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

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL No. PE036862 04.02.2024 ENGINEER NEIL C. McKENZIE

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

EROSION CONTROL DETAILS

SHEET:
CE4.0

DATE PLOTTED: 3/27/2025 9:51 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_ESPC-PHASE 1.dwg

Ds1

DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

DEFINITION

A temporary cover of plant residues or other suitable materials, produced on site if possible, applied to the soil surface.

PURPOSE

- Reduce runoff and erosion
- Modify soil temperature
- Conserve moisture
- Prevent surface compaction and crusting
- Control undesirable vegetation
- Increase biological activity in the soil

INSTALLATION

- Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance.
- Applicable to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover.
- Mulch can be used as a singular erosion control device for up to 6 months.
- Apply at the appropriate depth. Refer to Table 1 for specific materials.

Site Preparation

- Grade to permit the use of equipment for applying and anchoring mulch

Ds1

- Install needed erosion control measures such as dikes, berms, and sediment barriers.
- Loosen compacted soil to a minimum depth of 3".

Applying Mulch

- Apply dry straw or hay and wood chips uniformly by hand or by mechanical equipment.
- Apply 20-30 lbs of nitrogen/acre if the area will eventually be covered with perennial vegetation.
- Apply polyethylene film on exposed areas.

Anchoring Mulch

- Press straw or hay into the soil with a disk harrow immediately after application. Tackifiers may be used when spreading mulch with blower-type equipment.
- Anchor wood waste using the appropriate size netting
- Trench polyethylene at the top as well as incrementally as necessary.

Table 1. Mulching Application Requirements

Material	Rate	Depth
Straw or hay	-	2" to 4"
Wood waste, chips, sawdust, bark	-	2" to 3"
Polyethylene film	Secure with soil, anchors, weights	-
Geotextiles, jute matting, netting, etc.	See manufac-turer's recom-mentations	-

MAINTENANCE

- The appropriate depth and 90% cover shall be maintained at all times.

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

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

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

INCLUDING:

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

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

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

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

Table 1. Some Permanent Plant Species, Seeding Rates, and Planting Dates

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region			Remarks
			M- L	P	C	
Bahia, Pensacola Alone or with temporary cover With other perennials	60 lbs. 30 lbs.	1.4 lbs. 0.7 lb.	---	4/1 -5/31	3/1-5/31	Low growing; sod producing; will spread into Bermuda lawns.
Bahia, Wilmington Alone or with temporary cover With other perennials	60 lbs. 30 lbs.	1.4 lbs. 0.7 lb.	3/15-5/31	3/1-5/31	___	Same as above
Bermuda, Common (Hulled seed) Alone With other perenials	10 lbs. 6 lbs.	0.2 lb. 0.1 lb.	---	4/1-5/31	3/15-5/31	Quick cover; low growing; sod forming; needs full sun.
Bermuda, Common (Unhulled seed) With temporary cover With other perennials	10 lbs. 6 lbs.	0.2 lb. 0.1 lb	---	10/1-2/28	11/1-1/31	Plant with Winter annuals. Plant with Tall Fescue

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region			Remarks
			M- L	P	C	
Bermuda Springs Common lawn and forage hybrids	40 cu. ft. Sod plugs 3' x3'	0.9 cu.ft.	4/15-6/15	4/1-6/15	4/1-5/31	1 cu. ft. = 650 sprigs 1 bu. = 1.25 cu. ft. or 800 sprigs
Centipede	Blcok Sod Only	Block Sod Only	---	11/1-5/31	11/1-5/31	Drought tolerant. Full sun or partial shade.
Crown Vetch With winter annuals or cool season grasses	15 lbs.	0.3 lb.	9/1-10/15	9/1-10/15	--	Mix with 30 lbs. Tall Fescue or 15 lbs. Rye; inoculate seed; plant only North of Atlanta.
Fescue, Tall Alone With other perennials	50 lbs. 30 lbs.	1.1 lbs. 0.7 lb.	3/1-4/15 or 8/15-10/15	9/1-10/15	---	Can be mixed with perennial Lespedezas or Crown Vetch; not for droughty soils or heavy use areas

Ds3

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region			Remarks
			M- L	P	C	
Lespedeza, Sericea Scarified	60 lbs.	1.4 lbs.	4/1-5/31	3/15-5/31	3/1-5/15	Widely adapted and low maintenance; takes 2-3 years to establish; inoculate seed with EL inoculant; mix with Weeping lovegrass, Common Bermuda, Bahia or Tall Fescue.
Unscarified	75 lbs.	1.7 lbs.	9/1-2/28	9/1-2/28	9/1-2/28	Mix with Tall Fescue or winter annuals.
Seed-bearing hay	3 tons	138 lbs.	10/1-2/28	10/1-1/31	10/15-1/15	Cut when seed is mature but before it shatters. Add Tall Fescue or winter annuals.

Ds2–Ds3 NOTES:

Ds2
1. FOR TEMPORARY GRASSING SEE SEEDING RATES FOR TEMPORARY & PERMANENT COVER. THE TEMPORARY GRASSING SHALL BE APPLIED WITHIN 14 DAYS OF DISTURBANCE.
2. A 6–12–12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.

Ds3
1. FOR PERMANENT GRASSING SEE SEEDING RATES FOR TEMPORARY & PERMANENT COVER. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
2. A 6–12–12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
3. DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER–TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

LIME
APPLY ONE (1) TON OF AGRICULTURAL LIME EVERY 4 TO 6 YEARS OR AS INDICATED BY SOIL TEST. SOIL TESTS CAN BE CONDUCTED TO DETERMINE MORE ACCURATE REQUIREMENTS.

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

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

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

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

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

SEEDING RATES FOR TEMPORARY SEEDINGS

SPECIES	RATE (ñ) PER 1,000 SQ FT	RATE (ñ) PER ACRES	PLANTING DATES (ô) MTS–L'STONE	PIEDMONT	COASTAL
RYEGRASS	0.9 POUNDS	40 LBS	8/15–11/15	9/1–12/15	9/15–12/31
ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	3/1–3/31	3/1–3/31	2/1–2/28
WEEPING LOVEGRASS	0.1 POUNDS	4 LBS.	4/1–5/31	4/1–5/31	3/1–5/31

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

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

Table 1. Some Permanent Plant Species, Seeding Rates, and Planting Dates (continued)

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region			Remarks
			M- L	P	C	
Lespedeza Ambro Virgata or Appalow Scarified Unscarified	60 lbs. 75 lbs.	1.4 lbs. 1.7 lbs.	4/1-5/31 9/1-2/28	3/15-5/31 9/1-2/28	3/1-5/15 9/1-2/28	Spreading growth with height of 18"-24"; good in urban areas; slow to develop good stands; mix with Weeping Lovegrass, Common Bermuda, Bahia Tall Fescue or winter annuals; do not mix with Sericea Lespededeza; inoculate seed with EL inoculant.
Lespedeza, Shrub (Lespedeza Bicolor or Lespedeza Thumbergii) Plants	3' x 3' spacing		10/1-3/31	11/1-3/15	11/15-2/28	Plant in small clumps for wildlife food and cover.

Ds3

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region			Remarks
			M- L	P	C	
Lovegrass, weeping Alone With other perennials	4 lbs. 2 lbs.	0.1 lb. 0.05 lb.	4/1-5/31	3/15-5/31	3/1-5/31	Quick cover; drought tolerant; grows well with Sericea Lespedeza on road-banks and other steep slopes; short lived.
Maidencane sprigs	2' x 3' spacing		2/1-3/31	2/1-3/31	2/1-3/31	For very wet sites such as river banks and shorelines. Dig sprigs locally.
Panicgrass, Altantic Coastal	20 lbs.	0.5 lb.	---	3/1-4/30	3/1-4/30	Grows well on coastal sand dunes; mix with Sericea Lespedeza but not on sand dune.
Red Canary Grass With other perennials	50 lbs. 30 lbs.	1.1 lbs. 0.7 lb.	8/15-10/15	9/1-10/15	___	Grows similar to Tall Fescue; for wet sites

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region			Remarks
			M- L	P	C	
Sunflower, Aztec Maximillian	10 lbs.	0.2 lb.	4/15-5/31	4/15-5/31	4/1-5/31	Mix with Weeping Lovegrass or other low growing grasses or legumes.

1. Rates are for broadcasted seed. If a seed drill is used, reduce the rates by one-half.
2. PLS is an abbreviation for Pure Live Seed. Refer to Glossary for an explanation of this term.
3. The resource areas are defined in the Glossary. See page 60 for Resource Area.
4. Seeding rates are based on pure live seeds (PLS).

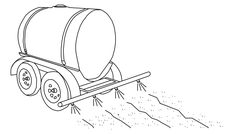
Table 2. Fertilizer Requirements for Permanent Vegetation

Ds3

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./ acre)	N 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
Cool grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30
Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 1000 400	50 --- ---

DUST CONTROL ON DISTURBED AREAS

Du



CONTRACTOR SHALL EMPLOY THE FOLLOWING TEMPORARY METHODS TO LIMIT THE SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES:

*TEMPORARY METHODS:
- –MULCHES
- –SPRAY ON ADHESIVES
- –TILLING
- –IRRIGATION
- –BARRIERS
- –CALCIUM CHLORIDE

*PERMANENT METHODS
- –PERMANENT VEGETATION
- –TOPSOIL
- –STONE COVER

*CHEMICAL CONTROL

ADHESIVE ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7:1	SPRAY	1200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN–IN–WATER EMULSION	4:1	FINE SPRAY	300

RIP RAP APRON DESIGN

Date: 08/12/2024

TRACT W

CCI#: 20-593.000

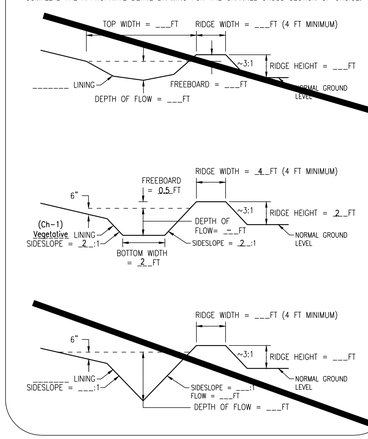
	Outlet Pipe Diameter / Width	Velocity	Total Outflow	Tailwater Depth < or > 0.5Do	La and Do from figure 6-34.1-2 in green book		W=Do+La or W=Do+0.4La	Depth of Apron=1.5*D 50 (6"min)	3Do	RIP RAP VOLUME
APRON	D_o ft.	V_r fps	Q_{25} cfs	< >	L ft.	D_{50} in.	W_1 ft.	H in.	W_2 ft.	VOLUME cy
APRON#1	2.00	6.90	21.67	<	13.00	6.00	15.00	9.00	6.00	4
APRON#2	2.00	7.10	22.30	<	13.00	6.00	15.00	9.00	6.00	4
APRON#3	2.00	0.73	2.28	>	13.00	6.00	7.20	9.00	6.00	2
APRON#4	2.00	1.33	4.19	>	13.00	6.00	7.20	9.00	6.00	2

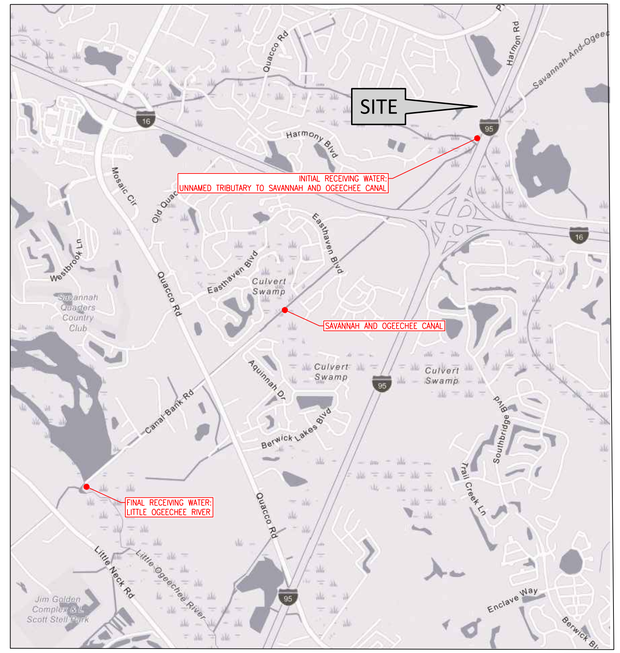
DIVERSION CHANEL

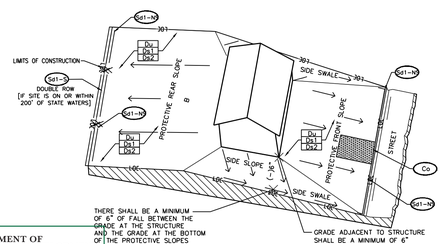
Di

NOT TO SCALE

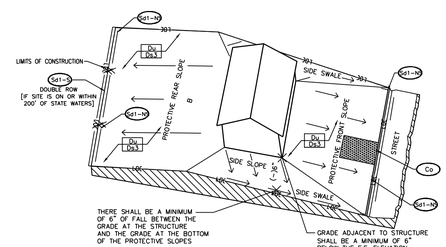
COMPLETE THE APPROPRIATE DETAIL DRAWING FOR THE CHANNEL CROSS SECTION OF CHOICE:







INDIVIDUAL LOT GRADING EROSION CONTROL BMP's FOR TYPE "B" LOTS (DRAIN BOTH TO STREET AND REAR)
INITIAL/INTERMEDIATE PHASE



INDIVIDUAL LOT GRADING EROSION CONTROL BMP's FOR TYPE "B" LOTS (DRAIN BOTH TO STREET AND REAR)
FINAL PHASE

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: riarles
DATE: 09:37 am, Jun 23 2025

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

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036866 PROFESSIONAL 04.02.2024 ENGINEER NEIL C. McKENZIE

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

EROSION CONTROL DETAILS

SHEET:
CE4.1

DATE PLOTTED: 3/27/2025 9:51 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_ESPC PHASE 1.dwg

④ TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL

COLE CHENOWITH
2702 WHATLEY AVENUE
SAVANNAH, GA 31405
(678) 491-1210

⑤ PRIMARY PERMITTEE / DEVELOPER / OWNER

HARMONY PARTNERS, LLC
2702 WHATLEY AVENUE
SAVANNAH, GA 31405
(678) 491-1210
cchenowith@landmark24.com

⑥ THE TOTAL ACREAGE FOR THE SITE IS 18.89 AC.
DISTURBED ACREAGE IN THIS PHASE IS 9.27 AC.

⑦ THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE IS 32.08414° LATITUDE, -81.24438° LONGITUDE

⑨ DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS
TRACT W IS AN 18.89 AC.,UNDEVELOPED SITE. PHASE ONE WILL DEVELOP 55 TOWNHOMES WITH THE SUPPORTING INFRASTRUCTURE WHICH INCLUDES WATER AND SEWER UTILITIES, AND STORMWATER MANAGEMENT PIPES, STRUCTURES AND PONDS.

㊾ THE EXISTING SITE HAS THE FOLLOWING
Cc - CAPE FEAR SOILS, Mn - MASCOTTE SAND, Oj - OCILLA COMPLEX, Ok - OGEECHEE LOAMY FINE SAND

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NEIL P McKENZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

⑫ I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

NEIL P McKENZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

⑬ I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

NEIL P McKENZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

⑭ FOR COMMON DEVELOPMENT PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED. "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION"

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DATE OF INSPECTION:

I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION.

NEIL P. McKENZIE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 44944

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN:

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

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PRODUCT SPECIFIC PRACTICES

-CONTRACTOR SHALL MAINTAIN WEATHER-PROOF COVER FOR ALL BUILDING MATERIALS AND PRODUCTS STORED ON SITE.

-PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS SHALL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS SHALL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS SHALL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

-PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS SHALL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT SHALL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS SHALL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

-CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

-FERTILIZER/HERBICIDES - THESE PRODUCTS SHALL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS SHALL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS SHALL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL SHALL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

㉖

PETROLEUM SPILL CLEANUP AND CONTROL PRACTICES

- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND PROCEDURES SHALL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, AND SAWDUST WHICH ARE STORED IN PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES SHALL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS SHALL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITH IN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE EPD SHALL BE CONTACTED WITHIN 24 HOURS AT (800) 241-4113 OR (404) 656-4863
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL SHALL BE CLEANED UP AND LOCAL AGENCIES SHALL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM ARE STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR SHALL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

㉕ WASH DOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLES SHALL BE ALLOWED AT THE CONCRETE WASHOUT AREA, TO BE DESIGNATED IN THE FIELD BY THE CONTRACTOR. WASHOUT OF THE CONCRETE MIXER'S DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

⑮ "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 5O-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."

⑰ "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."

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APPENDIX B

NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLES - WARM WATER (SUPPORTING WARM WATER FISHERIES)

STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, PAGE 56 OF 56, PERMIT NO. GAR100003

		SURFACE WATER DRAINAGE AREA (SQUARE MILES)							
		0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
SITE SIZE (ACRES)	1.00-10	75	150	200	400	750	750	750	750
	10.01-25	50	100	100	200	300	500	750	750
	25.01-50	50	50	100	100	200	300	750	750
	50.01-100	50	50	50	100	100	150	300	600
	100.01+	50	50	50	50	50	100	200	100

REFER TO GA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION GENERAL PERMIT NO. GAR100003 FOR COMMON DEVELOPMENT FOR DEFINITIONS AND DETAILS.

⑱ "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT."

⑲ " THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES."

㉑ " ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

⑳ " 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."

㉘ PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES AFTER COMPLETION OF CONSTRUCTION ACTIVITIES

1. PERMANENT SEEDING: THE SITE SHALL BE STABILIZED UTILIZING PERMANENT SEEDING TO PRE-TREAT THE STORMWATER RUNOFF PRIOR TO ENTERING THE DOWNSTREAM CONVEYANCE BY REMOVING SEDIMENT AS WELL AS ANY ATTACHED CHEMICALS FROM RUNOFF. PERMANENT SEEDING ALSO PREVENTS EROSION, REDUCES THE VOLUME AND VELOCITY OF THE RUNOFF AND IMPROVES WATER QUALITY.
2. TEMPORARY DIVERSION DITCHES WILL ACT AS NATURAL BIOFILTERS TO REDUCE STORM WATER VELOCITY AND POLLUTANT LOAD PRIOR TO RELEASE OF THE RUNOFF INTO THE DOWNSTREAM CONVEYANCE. THIS IS ACCOMPLISHED VIA INFILTRATION AND SETTLEMENT.
3. WET POND: THE PERMANENT POOL OF THE WET POND ENHANCES PARTICULATE SETTLING BY INCREASING RESIDENCE TIME AND WILL EFFECTIVELY HAVE AN 80% TSS REMOVAL RATE, BY ALLOWING SETTLEMENT OF THE SEDIMENT AND OTHER POLLUTANTS THAT ARE TRANSFERRED TO THE POND VIA OTHER CONVEYANCES, THUS ELIMINATING THE RELEASE INTO AND IMPROVING THE WATER QUALITY OF THE DOWNSTREAM CONVEYANCE. WET PONDS ALSO SIGNIFICANTLY REDUCE THE VOLUME AND THE VELOCITY OF THE RUNOFF CONTRIBUTING TO THE DOWNSTREAM CONVEYANCE.

㉛ INSPECTION REQUIREMENTS BY THE PERMITTEE:

A. PRIMARY PERMITTEE REQUIREMENTS.

(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(2). MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. THE PRIMARY PERMITTEE MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.D.4.b(5). WHEN A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTEE OF ANY PLAN DEFICIENCIES.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL) , MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5) . OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY AN INCIDENT, THE INSPECTION REPORT SHALL CONTAIN A STATEMENT THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

B. SECONDARY PERMITTEE.

(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A SECONDARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE SECONDARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE SECONDARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE SECONDARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTOR'S IF THEY ARE SECONDARY PERMITTEES.

(2). CERTIFIED PERSONNEL (PROVIDED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES) SHALL INSPECT THE FOLLOWING EACH DAY ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT THE CONSTRUCTION SITE: (A) AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION; (B) AREAS USED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE UTILITY COMPANY'S AND UTILITY CONTRACTORS' CONSTRUCTION ACTIVITIES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS WHEN THEY ARE SECONDARY PERMITTEES PERFORMING SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE SECONDARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE SECONDARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE SECONDARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.B.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES .

(4). CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SECONDARY PERMITTEE MUST NOTIFY THE PRIMARY PERMITTEE WITHIN 24-HOURS OF ANY SUSPECTED BMP DESIGN DEFICIENCIES. THE PRIMARY PERMITTEE MUST EVALUATE WHETHER THESE DEFICIENCIES EXIST WITHIN 48-HOURS OF SUCH NOTICE, AND IF THESE DEFICIENCIES ARE FOUND TO EXIST MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.C. OF THIS PERMIT TO ADDRESS THOSE DEFICIENT BMPS WITHIN SEVEN (7) DAYS OF BEING NOTIFIED BY THE SECONDARY PERMITTEE. WHEN THE PLAN IS AMENDED, THE PRIMARY PERMITTEE MUST NOTIFY AND PROVIDE A COPY OF THE AMENDMENT TO ALL AFFECTED SECONDARY PERMITTEE(S) WITHIN THIS SEVEN (7) DAY PERIOD. THE SECONDARY PERMITTEES MUST IMPLEMENT ANY NEW PLAN REQUIREMENTS AFFECTING THEIR SITE(S) WITHIN 48-HOURS OF NOTIFICATION BY THE PRIMARY PERMITTEE.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.B.(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND /OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

㉒ (7). EACH SECONDARY PERMITTEE SHALL BE PROVIDED WITH A COPY OF THE EROSION CONTROL PLANS OR PORTIONS OF THE PLAN APPLICABLE TO THEIR SITE AND EACH SECONDARY PERMITTEE SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE. SECONDARY PERMITTEES SIGN WHEN RECEIVING PLANS. ALL SECONDARY PERMITTEES SHALL SUBMIT A SECONDARY NOI AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY.

COMPANY: ?
ADDRESS: ?
ADDRESS: ?
GSWCC LEVEL 1A CERT #: ?
PHONE: ?
FAX: ?
SIGNATURE:______________________

C. TERTIARY PERMITTEE.

(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE TERTIARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE TERTIARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(2).MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY.THE DATA COLLECTED FOR THE PURPOSE OF COMPLAINCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORING ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE TERTIARY PERMITTEE'S CONSTRUCTION SITE ; (B) AREAS USED BY THE TERTIARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION ; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE TERTIARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.C.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED . THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS .

(4). CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR , POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY . WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS .

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL) , MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.C.(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V .G.2. OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

SHOULD INSPECTION REVEAL ANY DEFICIENCIES, A COPY OF THE REPORT SHALL BE SENT TO:

ATTN;
NEIL P. MCKENZIE, PE
COLEMAN COMPANY, INC.
1480 Chatham Parkway, Suite 100
SAVANNAH, GA 31405
912-200-3041

㉜ REPORTING.

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY THE EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED ;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE APPLICABLE PERMITTEE(S) SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

㉞ SAMPLE ANALYSIS

㉟ STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY EPD. STORM WATER SHALL BE SAMPLED FOR NEPHLOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. WHEN THE PERMITTEE HAS ELECTED TO SAMPLE OUTFALL(S), THE DISCHARGE OF STORMWATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50 NTU, THE VALUE SELECTED FROM APPENDIX B IN PERMIT NO. GAR100003 THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 9.27 AC. FOR THE CONSTRUCTION SITE, THE SURFACE WATER DRAINAGE AREA OF 0 - 4.99 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES.

㉒ THIS CONSTRUCTION ACTIVITY WHICH DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C. OF THE PERMIT. (INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.)

ADDITIONAL SITE/EROSION CONTROL NOTES:

A. ZONING: THE PRESENT ZONING CLASSIFICATION FOR THIS SITE IS JABOT TRACT PUD. PIN(S): 51010 01046

⑯ B. BUFFER REQUIREMENTS: AS REQUIRED BY ARTICLES 15 OF SECTION 12-7-6 OF THE "GEORGIA EROSION AND SEDIMENTATION ACT OF 1975", THERE IS ESTABLISHED 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 DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF THE NATURAL RESOURCES AND THE ENVIRONMENT, WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO OCGA 12-2-8, OR WHERE A DRAINAGE STRUCTURE OR ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED. "NO BUFFERS ARE REQUIRED FOR THIS PROJECT."

C. EROSION CONTROL PROGRAM: CLEARING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH SHALL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. GRAVEL SHALL BE APPLIED TO PARKING AREAS AND ROADWAYS AS SOON AS GRADING IS COMPLETED. LAND SHALL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES SHALL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. EROSION AT THE EXITS OF ALL STORM WATER STRUCTURES SHALL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES.

D. STANDARDS AND SPECIFICATIONS: ALL DESIGNS SHALL CONFORM TO AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".

E. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.

F. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. ANY DAMAGES OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT FENCES, AND THE BARRIERS SHALL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE DEVICES SHALL THEN BE VEGETATED. GUIDELINES FOR THE MAINTENANCE OF ESTABLISHED VEGETATION SHALL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED.

G. EROSION CONTROL MEASURES SHALL 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.

H. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.

I. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, ZONE AE, AND IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0128G DATED AUGUST 16. 2018.

J. THERE ARE NOT STATE WATERS LOCATED ON OR WITHIN 200' OF THIS SITE.

K. THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:

CIVIL ENGINEER:
NEIL P. MCKENZIE, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PKWY,
SAVANNAH, GA 31405
P: 912.200.3041
F: 912.200.3056

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

㉜ **SAMPLING REQUIREMENTS:**

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS SECTION IS APPLICABLE TO PRIMARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1)A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE COMMON DEVELOPMENT; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2). THE ANALYTICAL METHOD USED TO COLLECT AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES) ; AND

(4). ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. SAMPLE TYPE:

(1). ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

(2). SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

(3). SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

(4). LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES . THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

(5). MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

(6). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

c. SAMPLING POINTS.

(1). FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S}, OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S) . SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

(A). THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

(B). THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(C). IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).

(D). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

(E). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

(F). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

(G). PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP ·OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

(H). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4.., WHICHEVER IS APPLICABLE.

d. SAMPLING FREQUENCY.

(1). THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2). HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT ALLOWS FOR SAMPLING DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(B). IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(D). WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PRIMARY PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6) OR THE TERTIARY PERMITTEE IN ACCORDANCE WITH PART IV.D.4.C (6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

(E). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

(55) IS ONSITE CLEARING AND GRADING LEADS TO ONSITE BURNING, A COMMERCIAL BURN PERMIT SHALL BE APPLIED FOR AND ISSUED BY THE CITY OF SAVANNAH FIRE MARSHAL'S OFFICE IN ADDITION TO ANY GEORGIA FORESTRY PERMITS.

NRCS ORIGINAL SUBMITTAL:	08/12/2024
NRCS SECOND SUBMITTAL:	08/26/2024

㊼ FOR ESTIMATED PEAK DISCHARGE OR RUNOFF CURVE NUMBER FOR PRE AND POST CONDITIONS SEE HYDRO REPORT.

IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED.

⑪ THE INITIAL RECEIVING WATER FOR THIS PROJECT IS AN UNNAMED TRIBUTARY TO SAVANNAH AND OGEECHEE CANAL, AND THE FINAL RECEIVING WATERS IS LITTLE OGEECHEE RIVER. THERE IS WETLANDS LOCATED ALONG THE SOUTH OF THE SITE THAT WILL NOT BE IMPACTED.

㉔ IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 23 OF THE EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN CHECKLIST) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF N.O.I., THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.

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

RELEASED FOR CONSTRUCTION

No. PE036652
PROFESSIONAL
04.02.2024
NEIL P. McKENZIE

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

NPDES PERMIT NOTES

SHEET:
CE5.0

INITIAL PHASE

PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPING OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS 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.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY. THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, MATERIALS, DIMENSIONS, ETC. AS DESCRIBED IN THE CURRENT VERSION OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S "MANUAL FOR EROSION AND SEDIMENT CONTROL".

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

1. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT(S). ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.
2. TYPE 'NS' & 'S', IF REQUIRED, AND TYPE 'S' AS APPLICABLE, SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.2. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHED ½ THE HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
3. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.
4. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHALL BE REPAIRED IMMEDIATELY.

AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS THE CONTRACTOR SHALL CONSTRUCT INLET PROTECTION AS SHOWN ON THE INTERMEDIATE PHASE PLAN TO CONTROL EROSION AND STORM WATER RUN OFF.

THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION CONTROL INSTALLATION PLAN WILL INSPECT THE INSTALLATION OF THE BMPS WITHIN SEVEN DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.

INTERMEDIATE PHASE

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INTERMEDIATE PHASE OF CONSTRUCTION.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURN AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPING OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB PHASES SHOWN ON PLANS.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

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 PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE " NS" SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6.27.1. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT FENCE SHALL BE REMOVED WHEN ACCUMULATION REACHES ½ THE HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIERS SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.

CUT AND FILL SLOPES ARE NOT TO EXCEED " 3H:1V"

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL IN AREAS SHOWN ON THE PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND INLET PROTECTION ARE CONSTRUCTED AS SHOWN ON THE INTERMEDIATE PHASE EROSION CONTROL PLAN.

ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171- SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS 2013 EDITION.

ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163, AND 165 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS, 2013 EDITION.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT 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 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

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 AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

TYPE " NS" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS, AS SHOWN ON THE PLAN. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

⬢ E,S&PC PLAN CHECKLIST NUMBER

NRCS ORIGINAL SUBMITTAL:	08/12/2024
NRCS SECOND SUBMITTAL:	08/26/2024

FINAL PHASE

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION:

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE HALF WAY POINT ON THE RISER OR THE SPECIFIED ELEVATION ON THE CLEANOUT STAKE.

AFTER CURBING, GRADED AGGREGATE BASE, AND PAVEMENT HAVE BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL AREAS ADJACENT TO ROADWAY AND PARKING AREAS SHOULD HAVE A VEGETATIVE COVER APPLIED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT 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 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

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 AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF A CERTIFICATE OF OCCUPANCY OR FINAL ACCEPTANCE OF THE SITE, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

PERMIT COVERAGE

THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EDP) FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR COMMON DEVELOPMENT (GAR100003).

AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH COMMON DEVELOPMENT CONSTRUCTION PROJECTS THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAT ONE ACRE. PART I.C.1.

2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART I.C.2 AND PART III.A.2 OF THE PERMIT.

3. AUTHORIZED MIXED STORM WATER DISCHARGES: PART I.C.2
   A. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.

   B. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.

   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

4. AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2
   A. FIRE FIGHTING ACTIVITIES
   B. FIRE HYDRANT FLUSHING
   C. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
   D. IRRIGATION DRAINAGE
   E. AIR CONDITIONING CONDENSATE
   F. SPRINGS
   G. UNCONTAMINATED GROUND WATER
   H. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART I.C.3

1. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:

   A. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

   B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.

   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.

   D. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

2. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORMWATER DISCHARGE(S) FROM A SITE SHALL BE PRVENTED . THIS PERMIT DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIALS SPILLS OR RELEASE ACT (O.C.G.A 12-14-2 ET SEQ), 40 CFR PART 117 AND 40 CFR PART 302. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A 12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802. PART III.B.1

3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON-SITE SPILL. PART III.B.2

NO DISCHARGES AUTHORIZED BY THIS PERMIT SHALL CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03. WATER QUALITY COMPLIANCE PART I.C.4

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

811
Know what's **below.**
Call before you dig.

⟨30⟩ TENTATIVE ACTIVITY SCHEDULE

CONSTRUCTION DATES: OCT 2024 - APR 2025		MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
CONSTRUCTION EXIT	Co	▨▨▨▨	▨▨▨▨	▨▨▨▨			
SILT FENCE AND OTHER ES&PC PRACTICES		▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨
RETROFIT	Rt	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨
INLET SEDIMENT TRAP	Sd2		▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨
CLEARING AND GRUBBING		☐▨▨▨	▨▨☐☐				
GRADING / UTILITY			☐☐▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2			▨▨▨▨	▨▨▨▨	▨▨▨▨	
FINE GRADING AND PAVING					▨▨▨▨	▨▨▨▨	▨▨▨▨
BUILDING CONSTRUCTION					▨▨▨▨	▨▨▨▨	▨▨▨▨
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3					☐☐▨▨	▨▨▨▨
LANDSCAPE INSTALLATION						☐☐▨▨	▨▨▨▨
MAINTENANCE OF ES&PC BMP's		▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨

THE ESCAPE OF SEDIMENTS FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

SAMPLING REQUIREMENTS PART IV.D.6

ALL SAMPLING SHALL BE COLLECTED BY " GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED), THE GUIDANCE DOCUMENT TITLED " NPDES STORMWATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

2. LARGE MOUTH, CLEAN AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATIONS.

3. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).

4. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

5. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED.

6. IF MANUAL SAMPLING IS EMPLOYED, THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM, THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS, AND CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER CHANNEL.

7. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FURTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

8. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E. THE DISCHARGE FARTHERMOST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

9. PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT.

10. DILUTION OF SAMPLES IS NOT REQUIRED.

11. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER.

12. SAMPLES ARE NOT REQUIRED TO BE COOLED.

13. SAMPLES AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

14. TURBIDITY RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS " EXCEEDS 1000 NTU."

SAMPLING FREQUENCY PART IV.D.6.D

1. SAMPLING FREQUENCY SHALL OCCUR IN ACCORDANCE WITH PART IV.D.6.D (3) OF THE PERMIT.

2. FOR A QUALIFYING EVENT THE PERMITTEE SHALL SAMPLE AT THE BEGINING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL WITHIN FORTY-FIVE (45) MINUTES OF OR AS SOON AS POSSIBLE:

   A. WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THE PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.

   B. NORMAL BUSINESS HOURS, AS DEFINED BY THE PERMIT, ARE MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM EXCLUDING ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY & NON-WORKING FEDERAL HOLIDAY.

3. SAMPLING SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

   A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT ALLOWS FOR SAMPLING DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

   B. IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A N.O.T., IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST.

   C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPs IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BPMs ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED.

4. IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN 2 BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED.

5. NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF NO. 3.A AND NO. 3.B BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

⟨33⟩ RETENTION OF RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.
2. EACH SECONDARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A N.O.T. IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;
   c. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.b OF THIS PERMIT; AND
   d. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMERY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT
3. EACH TERTIARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A N.O.T. IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO E.P.D;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATE IN ACCORDANCE WITH PART IV.D.4.c. OF THIS PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.c.(2). OF THIS PERMIT.
4. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION , INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

DEPARTMENT OF
PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:37 am, Jun 23 2025

GEORGIA UNIFORM CODING SYSTEM FOR SOIL AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		Co (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr	A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Dn1 (LABEL)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn2 (LABEL)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr (LABEL)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re (LABEL)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt (LABEL)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		(INDICATE TYPE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN		Sd3 (LABEL)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (LABEL)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
SpB	SEEP BERM		Spb (LABEL)	Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.
Sr	TEMPORARY STREAM CROSSING		Sr (LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN		Tc	A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		Tp (SHOW STRIPING AND STORAGE AREAS)	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		(DENOTE TREE CENTERS)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

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

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RELEASED FOR CONSTRUCTION

No. PE036652
04.02.2024
NEIL P. McKENZIE

REVISIONS:
8/26/2024 | PER GSWCC COMMENTS

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

NPDES PERMIT NOTES

SHEET:
CE5.1

NON-JURISDICTIONAL BORROW PIT

100 YEAR: 13.56

#2074 S

#2079 S

#2098 S

5'X5' CONC. POST

PROPERTY LINE (PER PLAT BOOK 30P, PG 22D)

5'X5' CONC. POST

5'X5' CONC. POST

RR IRON

#2075 S

#2076 S

#2077 S

#2078 S

#2093 S

#2059 S

#2060 NS

#2061 S

DRY UTILITY EASEMENT

S 9602

S 9095

HARMONY PARTNERS, LLC
51010 0165

#2097 S

TRACT W
18.89 AC
823,066 SF

#2091 S

#2092 S

#2094 S

#2062 NS

#2063 NS

#2073 S

#2072 NS

#2071 NS

#2070 S

#2074 S

ORIGINALLY SAVED TREE TO BE REMOVED DUE TO PLAN CHANGES TYP.

DRY UTILITY EASEMENT

#2064 NS

#2069 S

TREE TO BE REMOVED TYP.

#2110 S

DRY UTILITY EASEMENT

#2065 NS

#2066 S

#2111 S

#2112 S

#2100 NS

WETLAND LINE

DRY UTILITY EASEMENT

#2099 NS

#2106 S

WETLAND

#2107 NS

#2109 S

#2108 S

WETLAND LINE

WETLAND

INTERSTATE 95
R/W VARIES

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rlarles
DATE: 09:37 am, Jun 23 2025

Know what's below. Call before you dig.

SCALE: 1"=40'
0' 20' 40' 80'

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 1923 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
jay m gehler 04/10/24

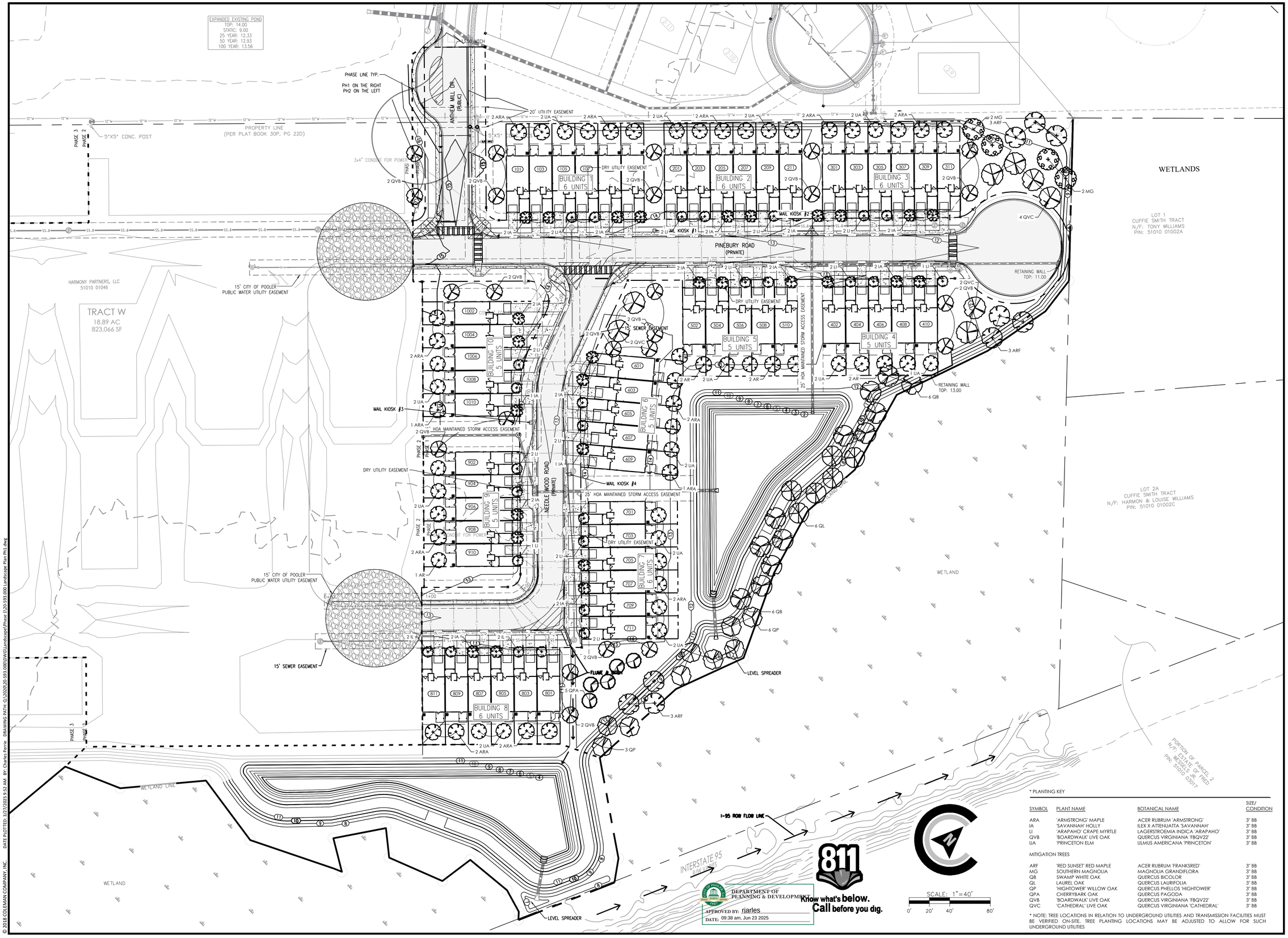
REVISIONS:
08/15/24 - POOLER COMMENTS

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/10/24
DRAWN BY:	JMG
CHECKED BY:	SMA
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
L1.0



* PLANTING KEY

SYMBOL	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
QVB	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
UA	'PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" BB
MITIGATION TREES			
ARF	'RED SUNSET' RED MAPLE	ACER RUBRUM 'FRANKSRED'	3" BB
MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
QVC	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB

* NOTE: TREE LOCATIONS IN RELATION TO UNDERGROUND UTILITIES AND TRANSMISSION FACILITIES MUST BE VERIFIED ON-SITE. TREE PLANTING LOCATIONS MAY BE ADJUSTED TO ALLOW FOR SUCH UNDERGROUND UTILITIES

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GEORGIA REGISTERED No. 1923 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
Jay M Gehler 04/10/24

REVISIONS:
08/15/24 - POOLER COMMENTS

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/10/24
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE PLAN

SHEET: L2.0

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT ANY DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER. TREE LOCATIONS IN RELATION TO UNDERGROUND UTILITIES AND TRANSMISSION FACILITIES MUST BE VERIFIED ON-SITE. TREE PLANTING LOCATIONS MAY BE FIELD - ADJUSTED TO ALLOW FOR SUCH UNDERGROUND UTILITIES.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½" OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER, GA ORDINANCE.

PLANT QUALITY:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON D.C. 20005, (202) 789-2900.
2. **ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON FINAL ACCEPTANCE BY THE OWNER AND CITY OF POOLER, GA ARBORIST.**
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS , AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
4. ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA.
5. ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
6. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
7. **PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

ROOT SYSTEM:

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

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

1. GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
   - 1.1. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
   - 1.2. WHERE GROUND COVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
   - 1.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF14" FROM CENTER OF ALL TREES.
2. SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM CENTER OF ALL LARGE TREES.
3. SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
4. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
5. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
6. STAKE TREES ONLY WHEN NECESSARY.
7. TREE LOCATIONS IN RELATION TO UNDERGROUND UTILITIES AND TRANSMISSION FACILITIES MUST BE VERIFIED ON-SITE. TREE PLANTING LOCATIONS MAY BE ADJUSTED TO ALLOW FOR SUCH UNDERGROUND UTILITIES.

FERTILIZER:

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

MULCH:

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

WATERING:

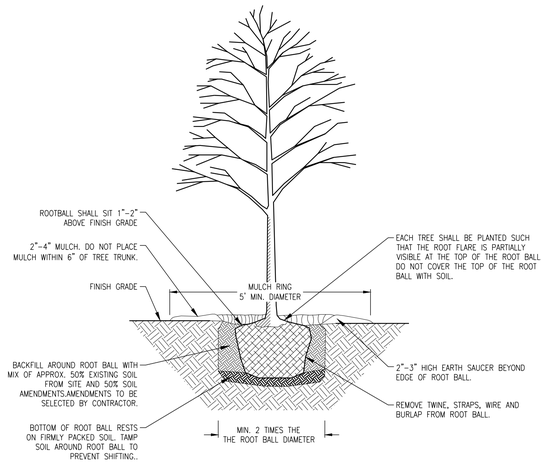
1. ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
2. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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



NOTE:

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

TREE PLANTING DETAIL
NOT TO SCALE

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:38 am, Jun 23 2025

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 1923 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
jay m gehler 04/10/24

REVISIONS:
08/15/24 - POOLER COMMENTS

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
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LOCATED IN POOLER, GEORGIA
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JOB NUMBER:	20-593.000
DATE:	04/10/24
DRAWN BY:	JMG
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE DETAILS

SHEET:
L3.1

DATE PLOTTED: 3/27/2025 9:52 AM BY: Charles Perrie DRAWING PATH: Q:\20\20-593.000\DWG\Landscape\Phase 1\20-593.000 Landscape Plan Ph1.dwg

Ossabaw Consulting, LLC

P.O. Box 30012 • Savannah, GA 31410 • ossabawconsulting@gmail.com • (912) 658 8833

Arborist Site Report

Coleman Company, Inc.
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

March 21, 2023

Location:

Proposed Tract W – Cross Creek Drive
Pooler, GA

General Information:

Documented trees were assessed to determine if they are healthy, per City of Pooler code for "significant tree". The trees were assessed during March of 2023 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler and this report will be the official opinion of the City of Pooler Arborist.

Detailed Findings and Recommendations*:

The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a "significant tree", per City of Pooler code, and the supporting information is provided.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
2107	33	Laurel oak	*Quercus laurifolia*	This tree has a decay seam.
2100	36	Willow oak	*Quercus phellos*	This tree is decayed.
2099	26	Willow oak	*Quercus phellos*	This tree is decayed.
2088	32	Southern red oak	*Quercus falcata*	This tree is decayed.
2081	26	Water oak	*Quercus nigra*	This tree is leaning.
2072	29	Water oak	*Quercus nigra*	This tree has poor growth development.
2071	29	Red maple	*Acer rubrum*	This tree is decayed and has a broken top.
2068	28	Blackgum	*Nyssa sylvatica*	This tree has massive decay.
2065	33	Water oak	*Quercus nigra*	This tree is decayed.
2064	37	Water oak	*Quercus nigra*	This tree is decayed.
2063	29	Water oak	*Quercus nigra*	This tree is decayed and has prominent lean.
2062	28	Water oak	*Quercus nigra*	This tree is decayed.
2060	28	Southern red oak	*Quercus falcata*	This tree has included bark and decay.

In the opinion of the inspecting arborist, the following trees would have the potential to be a "significant tree", per City of Pooler code.

Tag Number	DBH	Common Name	Scientific Name
2112	24	Swamp white oak	*Quercus bicolor*
2111	24	Darlington oak	*Quercus hemisphaerica*
2110	24	Southern magnolia	*Magnolia grandiflora*
2109	32	Laurel oak	*Quercus laurifolia*
2108	33	Swamp white oak	*Quercus bicolor*
2106	35	Laurel oak	*Quercus laurifolia*
2105	26	Baldcypress	*Taxodium distichum*
2104	39	Laurel oak	*Quercus laurifolia*
2103	34	Baldcypress	*Taxodium distichum*
2102	33	Baldcypress	*Taxodium distichum*
2101	27	Baldcypress	*Taxodium distichum*
2098	25	Live oak	*Quercus virginiana*
2097	18	Live oak	*Quercus virginiana*
2096	25	Live oak	*Quercus virginiana*
2095	18	Live oak	*Quercus virginiana*
2094	26	Southern magnolia	*Magnolia grandiflora*
2093	36	Live oak	*Quercus virginiana*
2092	18	Live oak	*Quercus virginiana*
2091	34	Live oak	*Quercus virginiana*
2090	21	Live oak	*Quercus virginiana*
2089	19	Live oak	*Quercus virginiana*
2087	33	Live oak	*Quercus virginiana*
2086	27	Pecan	*Carya illinoensis*
2085	27	Live oak	*Quercus virginiana*
2084	25	Live oak	*Quercus virginiana*
2083	20	Live oak	*Quercus virginiana*
2082	29	Live oak	*Quercus virginiana*
2080	25	Live oak	*Quercus virginiana*
2079	24	Live oak	*Quercus virginiana*
2078	24	Hickory	*Carya species*
2077	18	Live oak	*Quercus virginiana*
2076	18	Live oak	*Quercus virginiana*
2075	24	Live oak	*Quercus virginiana*
2074	28	Cherrybark Oak	*Quercus pagoda*
2073	24	Water oak	*Quercus nigra*
2070	31	Willow oak	*Quercus phellos*
2069	34	Willow oak	*Quercus phellos*
2067	26	Baldcypress	*Taxodium distichum*
2066	25	Red maple	*Acer rubrum*
2061	24	Willow oak	*Quercus phellos*
2059	20	Live oak	*Quercus virginiana*

It is recommended that if any trees remain on site, that they have a tree protection zone to the drip line or at least 1.25ft in radii around the tree for every diameter inch of the trunk, if possible. Tree protection zones must meet City of Pooler Code. Mulch should be added within the tree protection zone and should be shredded hardwood and not exceed 4 inches in depth; if possible, irrigation should also be installed within the tree protection zone. Trees should be fertilized twice annually for three years to lessen the stress effects of the construction and trees should also be treated to prevent the infestation of wood boring insects.

It is also recommended that all trees that remain on site should be pruned to eliminate any hazardous limbs and improve overall safety. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that no cutting or pruning of tree roots be conducted, however if there is a need for such a practice, an ISA Certified Arborist should direct and supervise the cutting or pruning. In addition to the pruning, all trees that remain on site should be inspected annually by an ISA Certified Arborist.

Inspector's information:

Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. Conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.

* CITY OF POOLER LANDSCAPING REQUIREMENTS

SITE REQUIREMENTS
CRITERIA — 15 EA 3" CALIPER TREES PER ACRE
RATIONAL — TOTAL SITE AREA 823,066 SF = 18.9 ACRES
SITE REQUIREMENTS — 18.9 ACRES * 15 = 186 EA 3" CALIPER TREES
SOLUTION — 284 LARGE SPECIES CANOPY TREES

SITE MITIGATION
CRITERIA — REPLACE TOTAL CALIPER INCHES REMOVE WITH TREES OF THE SAME SPECIES. TOTALING THE SAME NUMBER OF DBH
REQUIREMENT — 1077 CALIPER INCHES TREES TO BE REPLACED (342 - 3" TREES)
SOLUTION — (SEE TABLE BELOW & PLANTING SCHEDULE BELOW)

TOTAL TREES REQUIRED ON SITE WITHOUT PAYING INTO THE POOLER TREE FUND
287 LARGE SPECIES CANOPY TREES
342 3" MITIGATION TREES(REPLACING USING SIMILAR VARIETIES REMOVED)
626 3" CALIPER TREES

* PLANTING SCHEDULE

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	30	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	28	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	28	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
QVB	4	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
UA	26	'PRINCETON' ELM	ULMUS AMERICANA 'PRINCETON'	3" BB
MITIGATION TREES PHASE 1				
ARF	9	'RED SUNSET' RED MAPLE	ACER RUBRUM 'FRANKSRED'	3" BB
MG	4	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	12	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	6	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	9	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	22	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
QVC	6	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TOTAL	204	(MITIGATION &PROPOSED TREES PHASE 1)		

TREE REMOVAL AND MITIGATION			
TREE #	**DBH**	**TYPE**	**# OF INCHES TO REPLACE**
2112	24	SWAMP WHITE OAK	24
2111	24	DARLINGTON OAK	24
2110	24	SOUTHERN MAGNOLIA	24
2109	32	LAUREL OAK	32
2108	33	SWAMP WHITE OAK	33
2106	35	LAUREL OAK	35
2105	26	BALD CYPRESS	26
2104	39	LAUREL OAK	39
2103	34	BALD CYPRESS	34
2102	33	BALD CYPRESS	33
2101	27	BALD CYPRESS	27
2098	25	LIVE OAK	25
2097	18	LIVE OAK	18
2096	25	LIVE OAK	25
2095	18	LIVE OAK	18
2094	26	SOUTHERN MAGNOLIA	26
2093	36	LIVE OAK	36
2092	18	LIVE OAK	18
2091	34	LIVE OAK	34
2090	21	LIVE OAK	21
2089	19	LIVE OAK	19
2087	33	LIVE OAK	33
2086	27	PECAN	27
2085	27	LIVE OAK	27
2084	25	LIVE OAK	25
2083	20	LIVE OAK	20
2082	29	LIVE OAK	29
2080	25	LIVE OAK	25
2079	24	LIVE OAK	24
2078	24	HICKORY	24
2077	18	LIVE OAK	18
2076	18	LIVE OAK	18
2075	24	LIVE OAK	24
2074	28	CHERRY OAK	28
2073	24	WATER OAK	24
2070	31	WILLOW OAK	31
2069	34	WILLOW OAK	34
2067	26	BALD CYPRESS	26
2066	25	RED MAPLE	25
2061	24	WILLOW OAK	24
2059	20	LIVE OAK	20
TOTAL # OF INCHES OF TREES TO BE REPLACED			**1077**

TREES TO BE REPLACED (IF REPLACED WITH 3" TREES)

SPECIES	INCHES TO MITIGATE	SOLUTION
SWAMP WHITE OAK	57	19 EA 3" CAL
WATER OAK	24	8 EA 3" CAL, SUB WILLOW OAK
DARLINGTON OAK	24	8 EA 3" CAL, SUB WILLOW OAK
HICKORY/PECAN	51	17 EA 3" CAL, SUB WILLOW OAK
SOUTHERN MAGNOLIA	50	17 EA 3" CAL
LAUREL OAK	106	36 EA 3" CAL
WILLOW OAK	89	10 EA 3" CAL
RED MAPLE	25	9 EA 3" CAL
LIVE OAK	477	159 EA 3" CAL
CHERRYBARK OAK	28	10 EA 3" CAL
BALD CYPRESS	146	49 EA 3" CAL
		342 TOTAL TREES

NOTES: ALL MITIGATION TREES TO BE PLANTED BEFORE END OF PROJECT OR A CHECK TO BE PAID TO THE POOLER TREE FUND TO ACCOUNT FOR THE DIFFERENCE

MITIGATION TREES STILL UNACCOUNTED FOR AFTER PHASE 1

MG	13	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	30	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	34	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVC	131	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TDS	49	'SHAWNEE BRAVE' BALD CYPRESS	TAXODIUM DISTICHUM 'MICKELSON'	3" BB

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:38 am, Jun 23 2025

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

NOT FOR CONSTRUCTION

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jay m gehler 04/10/24

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08/15/24 - POOLER COMMENTS

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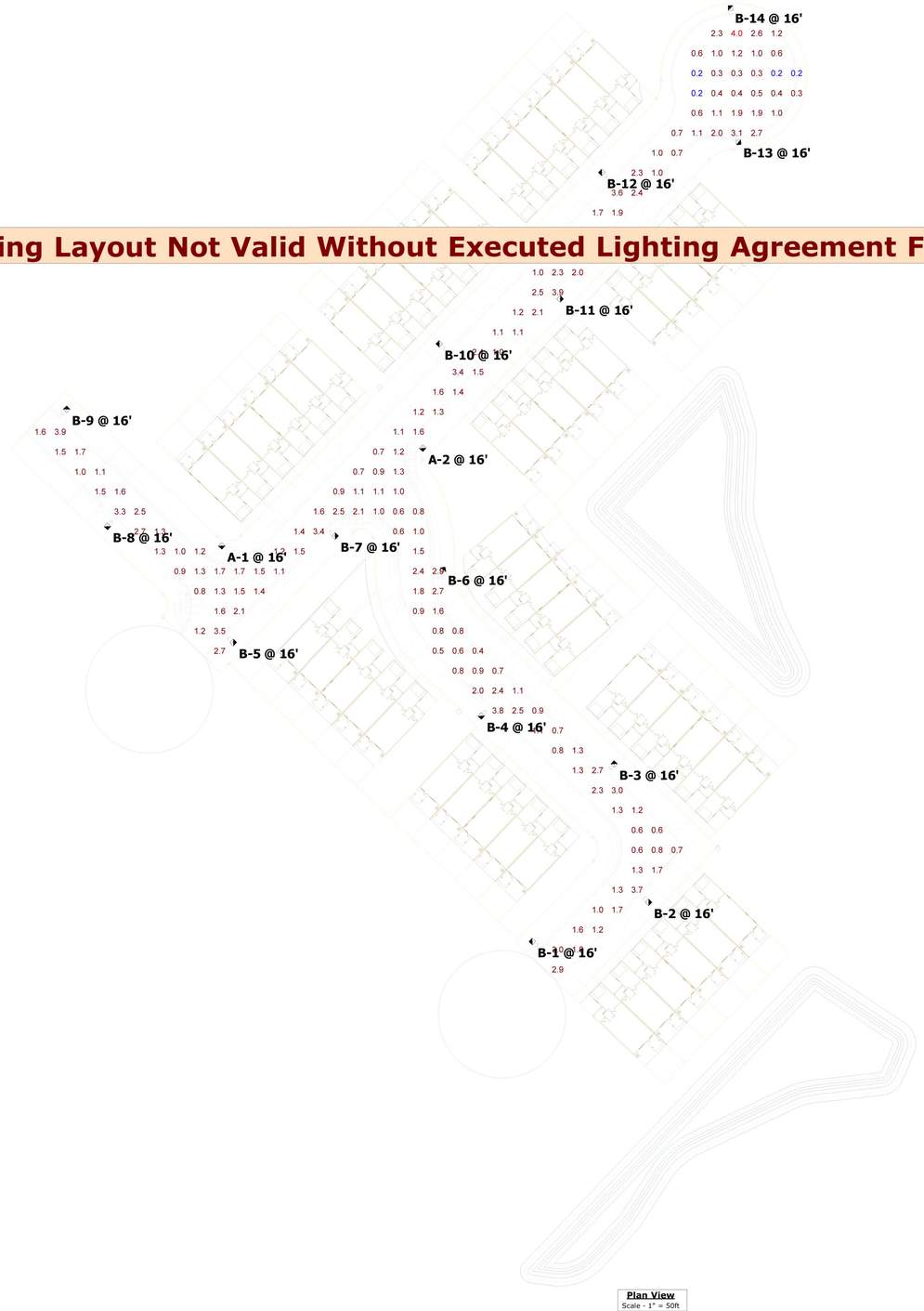
SHEET:
L3.1

DATE PLOTTED: 3/27/2025 9:52 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Landscape\Phase 1\20-593.000 Landscape Plan Ph1.dwg

Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power



Plan View
Scale - 1" = 50ft

Schedule

Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	2	UTLD-PA1-70-740-U-SWQ	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	0.912	74
	B	14	UTLD-PA1-70-740-U-T3	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	0.912	74

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	4.0 fc	0.2 fc	20.0:1	7.5:1

Notes
1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = .912 LLF for LED
3. Test Plane = 0' Above grade
4. Fixture Mounting Height = See Plan view.
5. Fixture Spacing = See Plan view.
6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:38 am, Jun 23 2025

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

SouthCon

Tract W Townhomes - Pooler, GA

Designer	KF
Date	8/12/2024
Scale	As Shown
Drawing No.	S12924C1
Summary	