

LIVINGGOODS

PREPARED FOR
MAHANY CONSTRUCTION COMPANY

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)).

[illegible]

PROJECT ADDRESS:	1326 EAST HIGHWAY 80
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	MAHANY CONSTRUCTION COMPANY
PROPERTY AREA:	22.886 AC 996,916 SF
DISTURBED AREA:	13.82 AC 602,046 SF
ZONING:	I-1
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	AE-12, X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	50987 020021
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	TERRACON
ARCHITECT:	PROJECT ARCHITECT
CONSTRUCTION EXIT LOCATION:	32.097761 N, 81.212963 W#

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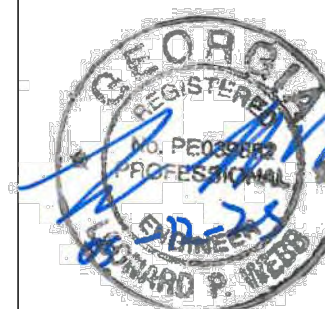
DEPARTMENT OF
PLANNING & DEVELOPMENT

APPROVED BY: rjarles

DATE: 09:54 am, Jul 08 2025

 DEPARTMENT OF
PLANNING & DEVELOPMENT

APPROVED BY: rjarles
DATE: 09:54 am, Jul 08 2025



NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGGOODS

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

COVER

SHEET:

COV

GENERAL NOTES:

- CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
- A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOPE OF 5%.
- MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
- REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
- PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
- SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4" DEPTH OF CONCRETE MINIMUM.
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH 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.
- ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPOILED SOILS.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
- ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES OR OTHER APPROVED SILT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
- ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
- CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
- ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
- PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
- SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
- ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- THE SUBGRADE SHALL BE PROOFOILLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL. COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
- ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGES POINTS, PLUS, OR MINUS, OF OPTIMUM..
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
- ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-300 + 1/2" C. THREAD".
- ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
- 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRAIN INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
- ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES. EXCEPT AS NOTED BELOW, THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN 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.
- CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
- ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 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'.
- ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
- THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES

DURING LAND DISTURBING ACTIVITIES.

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

GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN 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.
- INTERNATIONAL FIRE CODE, 2021 EDITION:

SECTION 3311
ACCESS FOR FIREFIGHTING
3311.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

SECTION 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.
- 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.
- 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 COMMISSIONS' MANUAL FOR EROSION AND SEDIMENT CONTROL.
- MAXIMUM BUILDING HEIGHT IS TO BE 70' PER THE CITY OF POOLER, CODIFIED ORDINANCES.

ADA NOTES:

- ACCESSIBLE ROUTE - EXTERIOR:
MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS. INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 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 WARNING 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 5' 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 OBTURED 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): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

WATER - SEWER NOTES:

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

SITE INFORMATION:

PARENT PIN: 50987 020021
ZONING DISTRICT: I-1
FLOOD ZONE: AE-12, XF
SIZE: 22.886 AC 996,916 SF
PROPOSED LAND USE: COMMERCIAL

EROSION CONTROL NOTES:

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

2. NARRATIVE DESCRIPTION:

LOCATION: 1326 EAST HIGHWAY 80 POOLER,GEORGIA
PINS: 50987 020021
NATURE OF WORK: PROPOSED 138000 SF WAREHOUSE

SIZE:
TOTAL PROPERTY ACREAGE: 22.886 AC 996,916 SF
DISTURBED ACREAGE: 13.82 AC 602,046 SF
ZONING CLASSIFICATION: I-1
MAXIMUM BUILDING HEIGHT: 70' (PROPOSED BUILDING HEIGHT = 30')
PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.

3. THERE ARE 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 : CAPE FEAR SOILS (Cc), CRAVEN LOAMY FINE SAND (C_x), MEGGETT LOAM (Mb), AND POOLER FINE SANDY LOAM (Pn)

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, A PORTION OF THIS PROJECT SITE DOES APPEAR TO LIE IN A FLOOD HAZARD AREA (AE-12) AS DEPICTED ON FIRM PANEL NO. 13051C0127H EFFECTIVE DATE: AUGUST 16, 2018.

14. CONTACT INFORMATION:

CIVIL ENGINEER:
DOUGLAS L. FAIRCLOTH, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PKWY.
SAVANNAH, GA 31405
P: 912.200.3041
F: 912.200.3056

OWNER/REPRESENTATIVE CONTACT:
MAHANY CONSTRUCTION COMPANY
ATTN: VINCE FERRARO
1618 DEAN FOREST ROAD
SAVANNAH, GEORGIA 31408
PH: (912)966-9230
VFERRARO@MAHANYCONSTRUCTION.COM

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE WETLANDS LOCATED ON SITE.THE FINAL RECEIVING WATERS ARE THE HORSHOE CREEK

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 BMP'S FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

ARE IMPERVIOUS CN Q25
PRE-DEVELOPMENT 13.68 ac 0.00ac 73 (±)36.12 cfs Tc=18.4min.
POST-DEVELOPMENT 13.68 ac 9.00ac 87 (±)19.30 cfs Tc=20.0min.



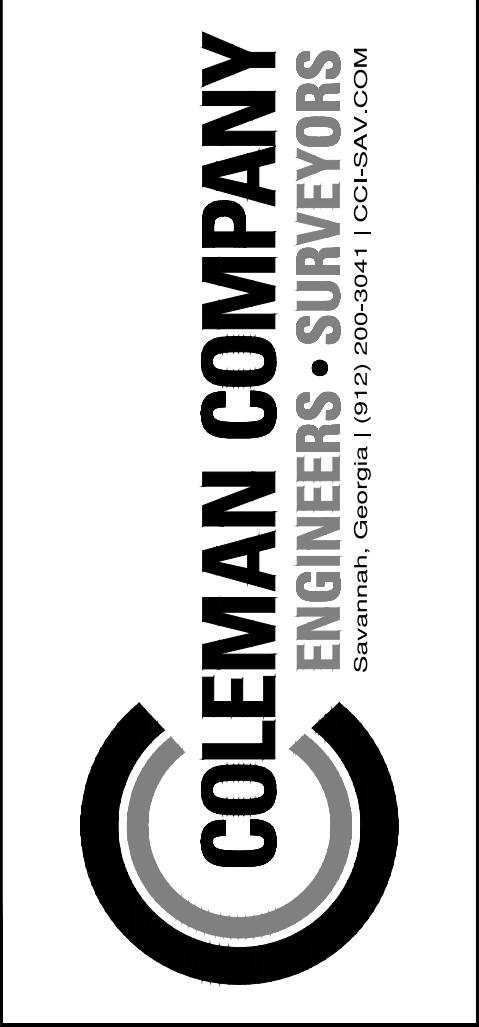
TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
NAME: JOSH ROUNDTREE
PHONE: 912-200-3041
ADDRESS: 1480 CHATHAM PKWY, SUITE 100
CITY, STATE: SAVANNAH, GA



DEPARTMENT OF
PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:54 am, Jul 08 2025



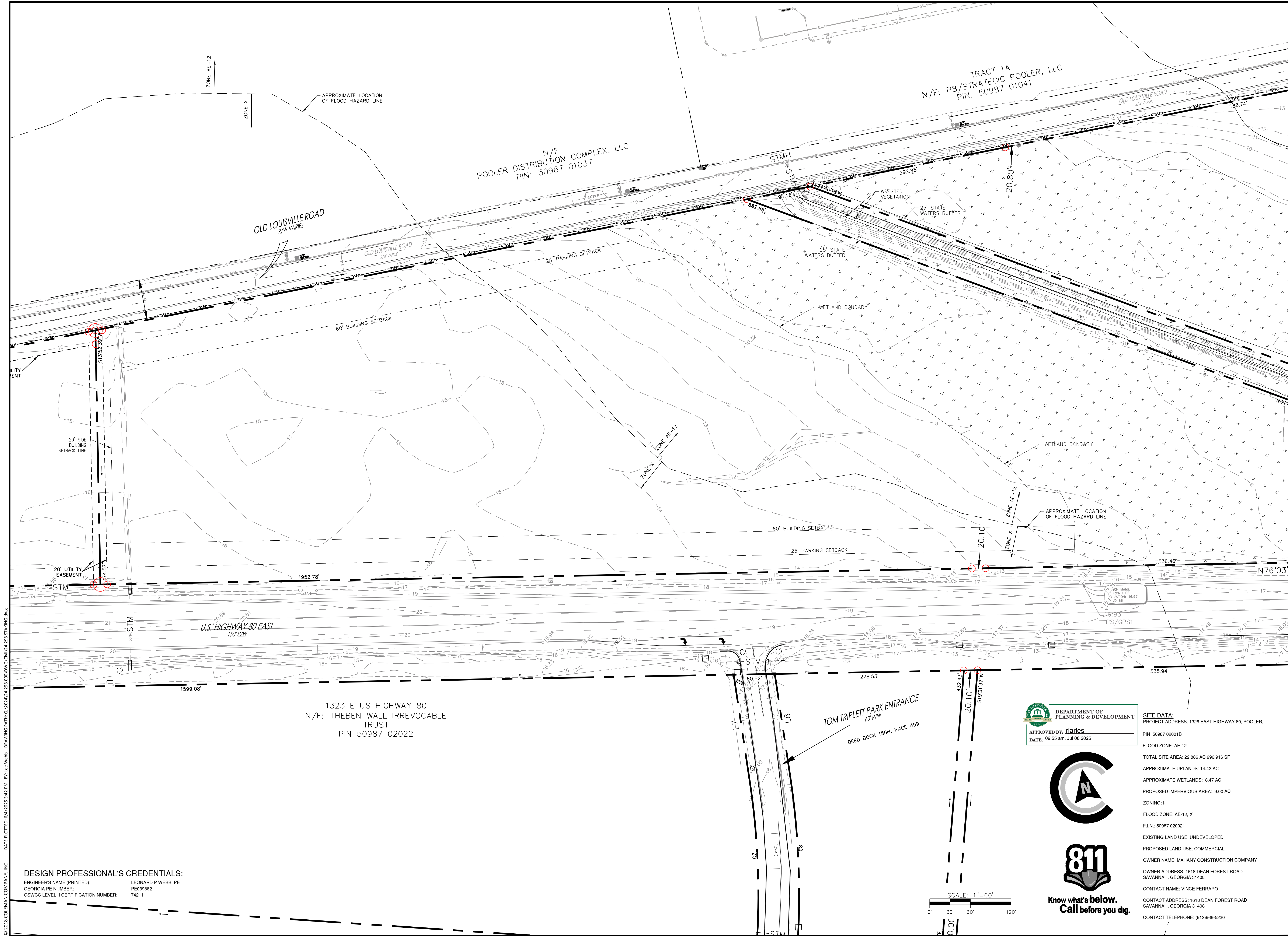
Know what's below.
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NOT FOR CONSTRUCTION	

CIVIL CONSTRUCTION PLAN SET FOR LIVINGGOODS	LOCATED IN POOLER, GEORGIA PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED
CONSTRUCTION NOTES	
SHEET: C1.0	



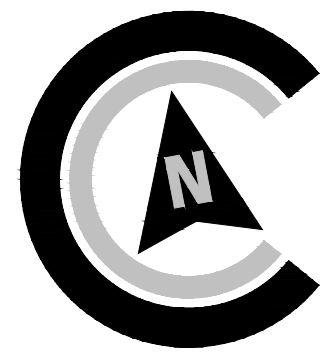
© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 6/4/2025 1:42 PM BY: Lee Webb DRAWING PATH: Q:\2024\1323 E US HIGHWAY 80\1323 E US HIGHWAY 80.DWG

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

1323 E US HIGHWAY 80
N/F: THEBEN WALL IRREVOCABLE
TRUST
PIN 50987 02022

TOM TRIPLETT PARK ENTRANCE
60' R/W
DEED BOOK 156H, PAGE 499

DEPARTMENT OF
PLANNING & DEVELOPMENT
APPROVED BY: rjaries
DATE: 09:55 am, Jul 08 2025



SITE DATA:
PROJECT ADDRESS: 1326 EAST HIGHWAY 80, POOLER,
PIN 50987 02001B
FLOOD ZONE: AE-12
TOTAL SITE AREA: 22.886 AC 996,916 SF
APPROXIMATE UPLANDS: 14.42 AC
APPROXIMATE WETLANDS: 8.47 AC
PROPOSED IMPERVIOUS AREA: 9.00 AC
ZONING: I-1
FLOOD ZONE: AE-12, X
P.L.N.: 50987 020021
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: COMMERCIAL
OWNER NAME: MAHANY CONSTRUCTION COMPANY
OWNER ADDRESS: 1618 DEAN FOREST ROAD
SAVANNAH, GEORGIA 31408
CONTACT NAME: VINCE FERRARO
CONTACT ADDRESS: 1618 DEAN FOREST ROAD
SAVANNAH, GEORGIA 31408
CONTACT TELEPHONE: (912) 966-5230



REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

EXISTING
CONDITIONS

SHEET:
C2.0

REVISIONS:

LIVINGGOODS

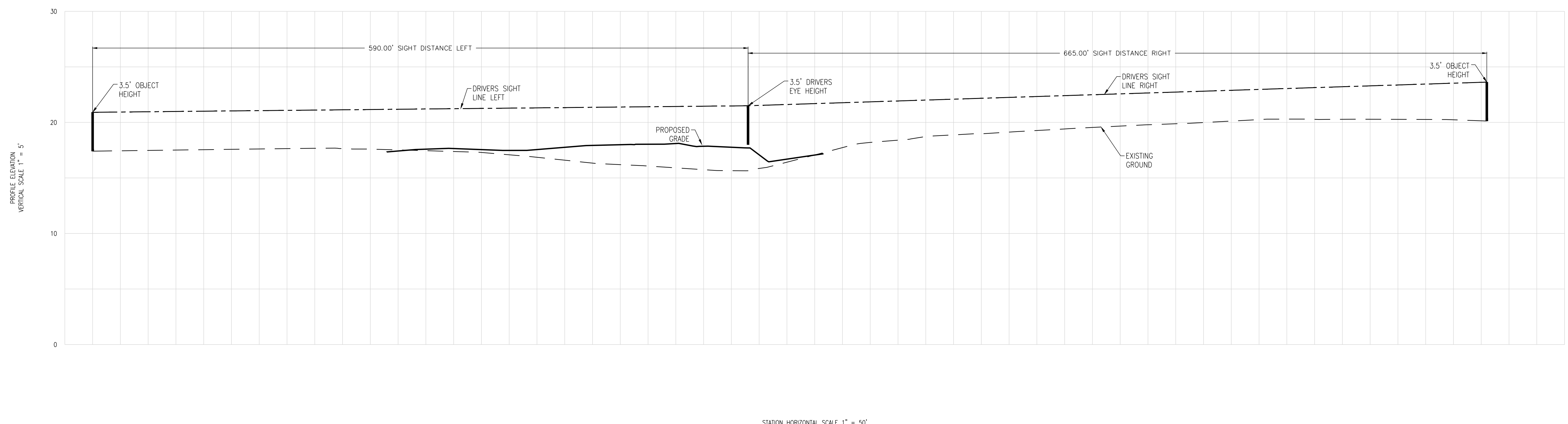
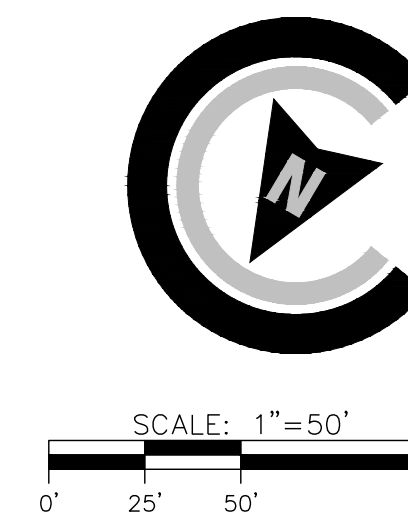
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 06/04/2023
DRAWN BY: LPW
CHECKED BY: DL
SCALE: AS NOTED

ENTRANCE PLAN

SHEET:

C3.1



MAIN ENTRANCE SIGHT DISTANCE CASE B1 PROFILE
STA. -0+25.00 TO STA. 13+25.00

DESIGN PROFESSIONAL'S CREDENTIALS

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211



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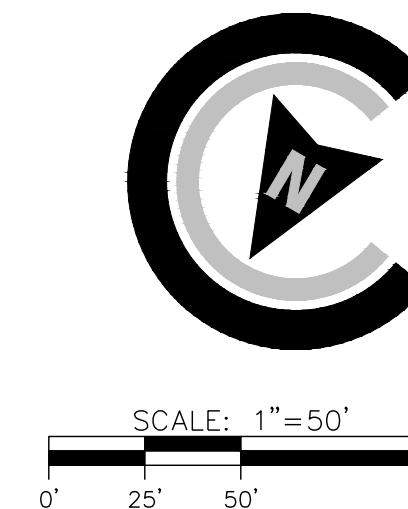
REVISIONS:

LIVINGGOODS

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

ENTRANCE PLAN

C3.2

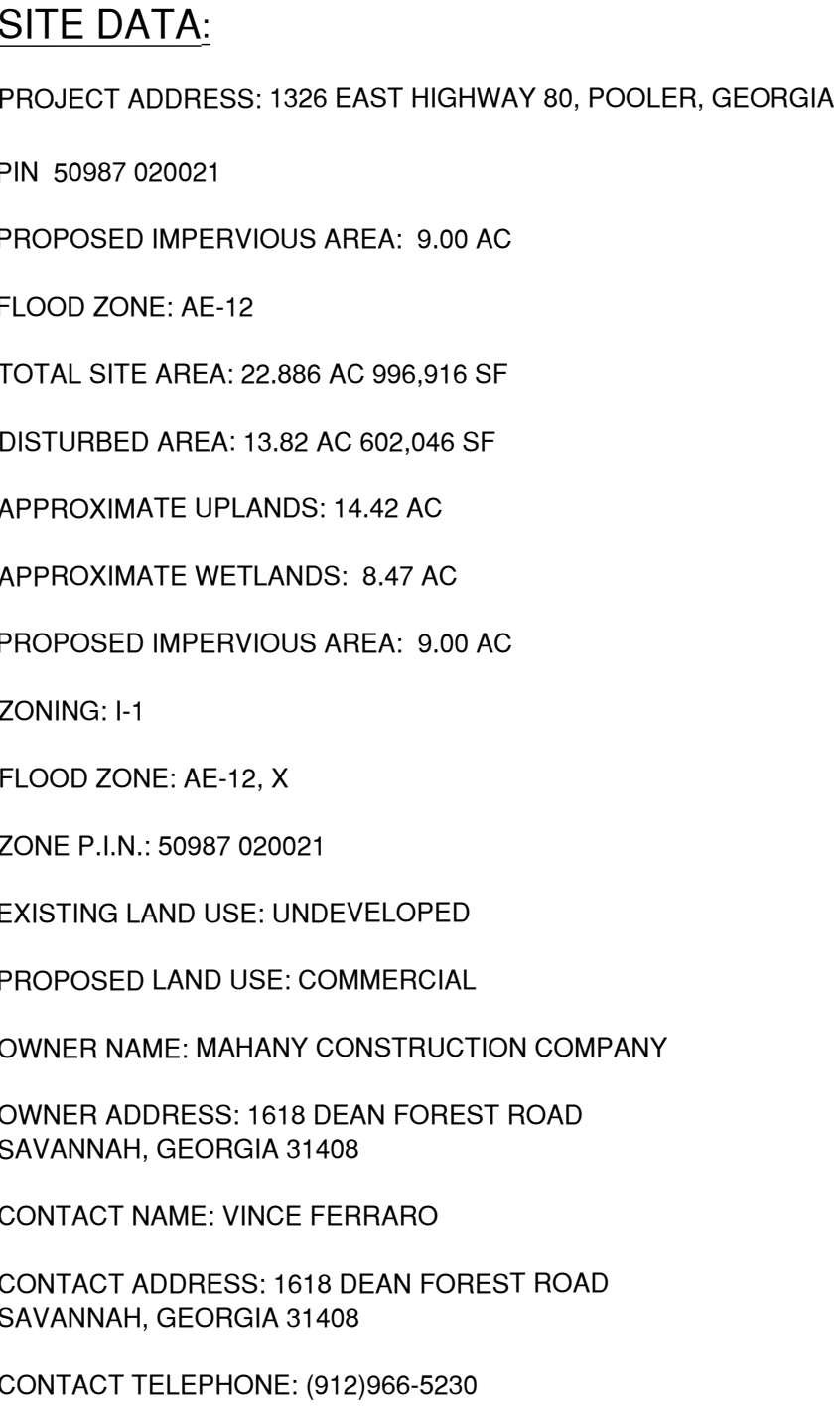


 DEPARTMENT OF
PLANNING & DEVELOPMENT

APPROVED BY: riarles

DATE: 09:55 am, Jul 08 2025





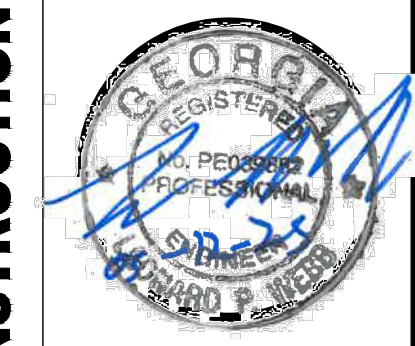
CIVIL CONSTRUCTION PLAN SET FOR

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED

GRADING PLAN

SHEET:

C4.0

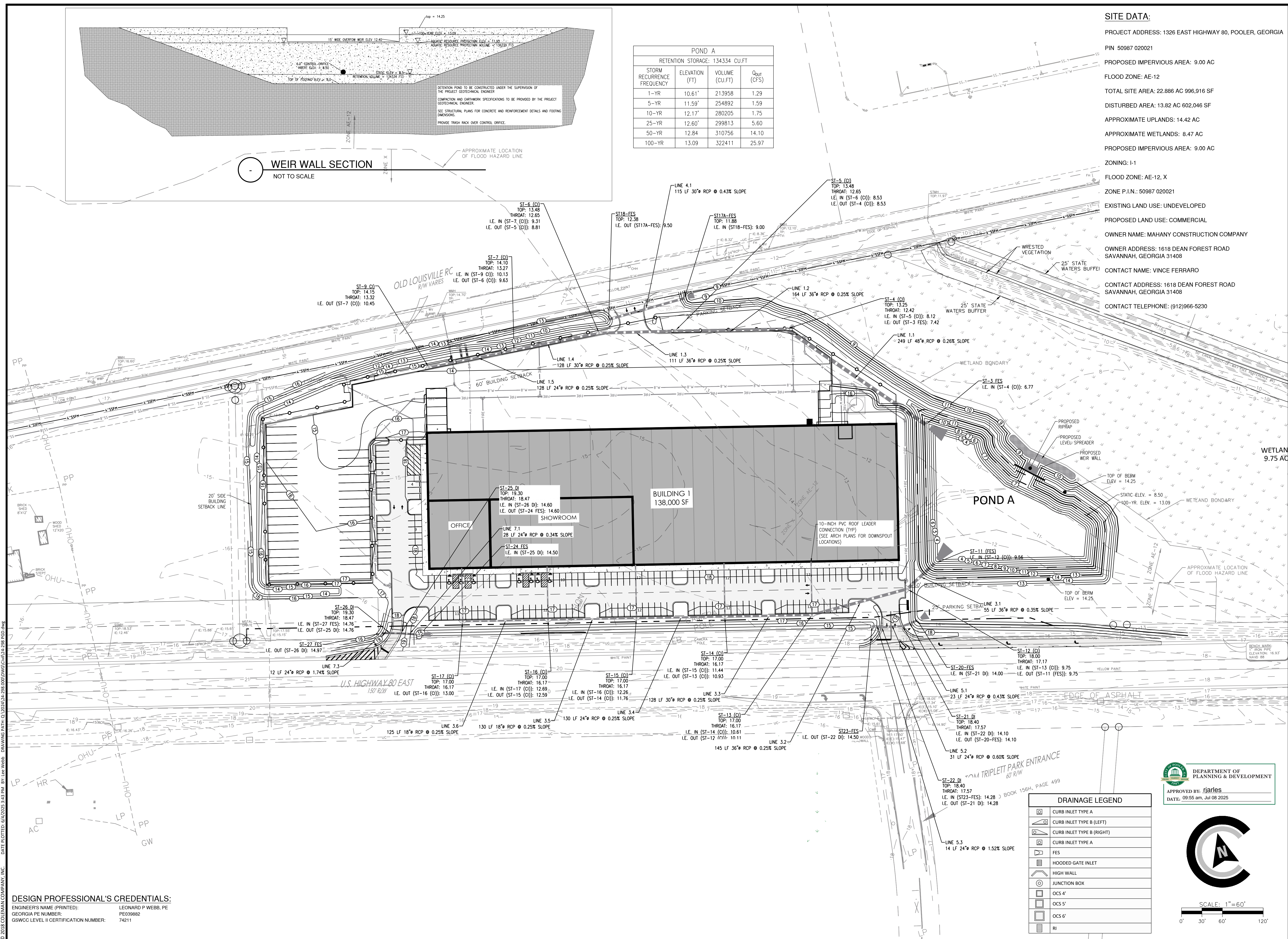


LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 6/4/2025 3:43 PM BY: Lee Webb DRAWING PATH: Q:\2024\24-298.000\DWG\Civil\24-298 PGD.dwg

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWOC LEVEL II CERTIFICATION NUMBER:	74211



DESIGN PROFESSIONAL'S CREDENTIALS:	
ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

POND A			
RETENTION STORAGE: 134334 CU.FT			
STORM RECURRENT FREQUENCY	ELEVATION (FT)	VOLUME (CU.FT)	Q _{in} (CFS)
1-YR	10.61'	213958	1.29
5-YR	11.59'	254892	1.59
10-YR	12.17'	280205	1.75
25-YR	12.60'	299813	5.60
50-YR	12.84	310756	14.10
100-YR	13.09	322411	25.97

SITE DATA:

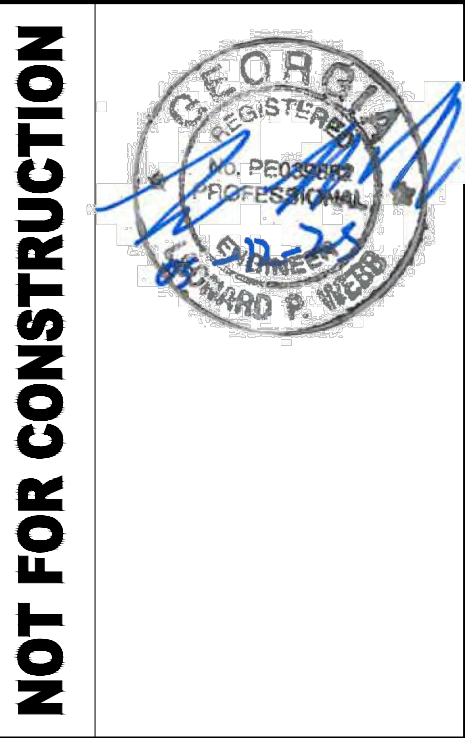
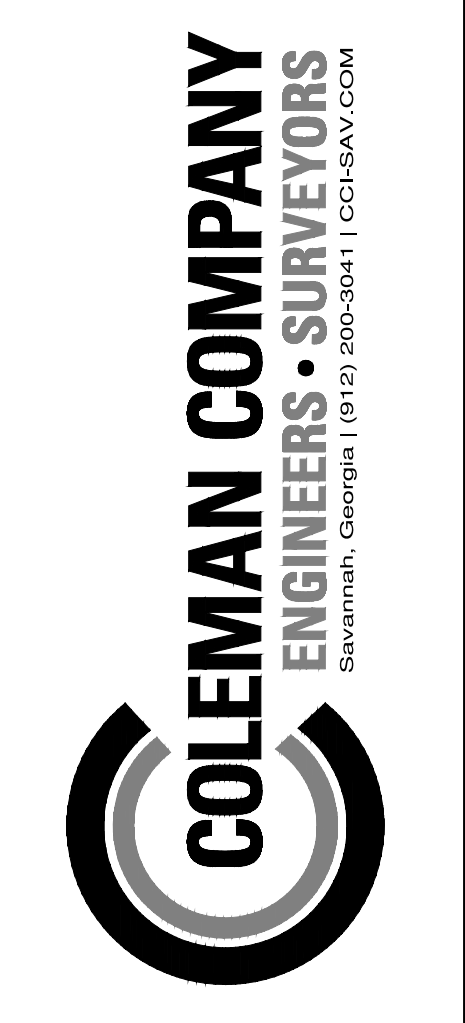
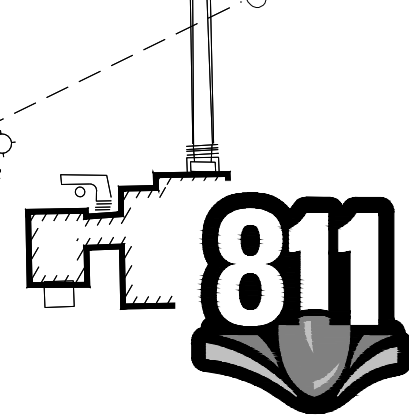
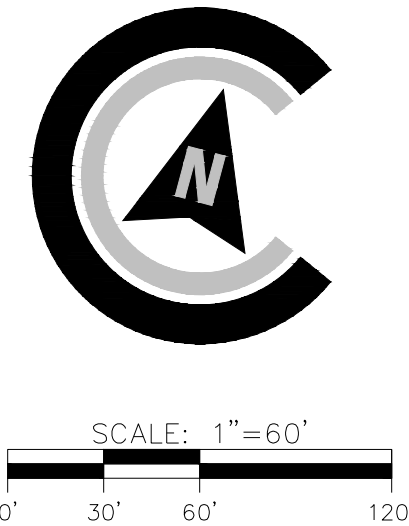
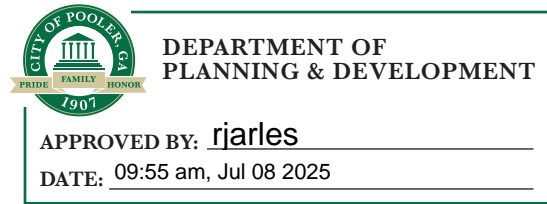
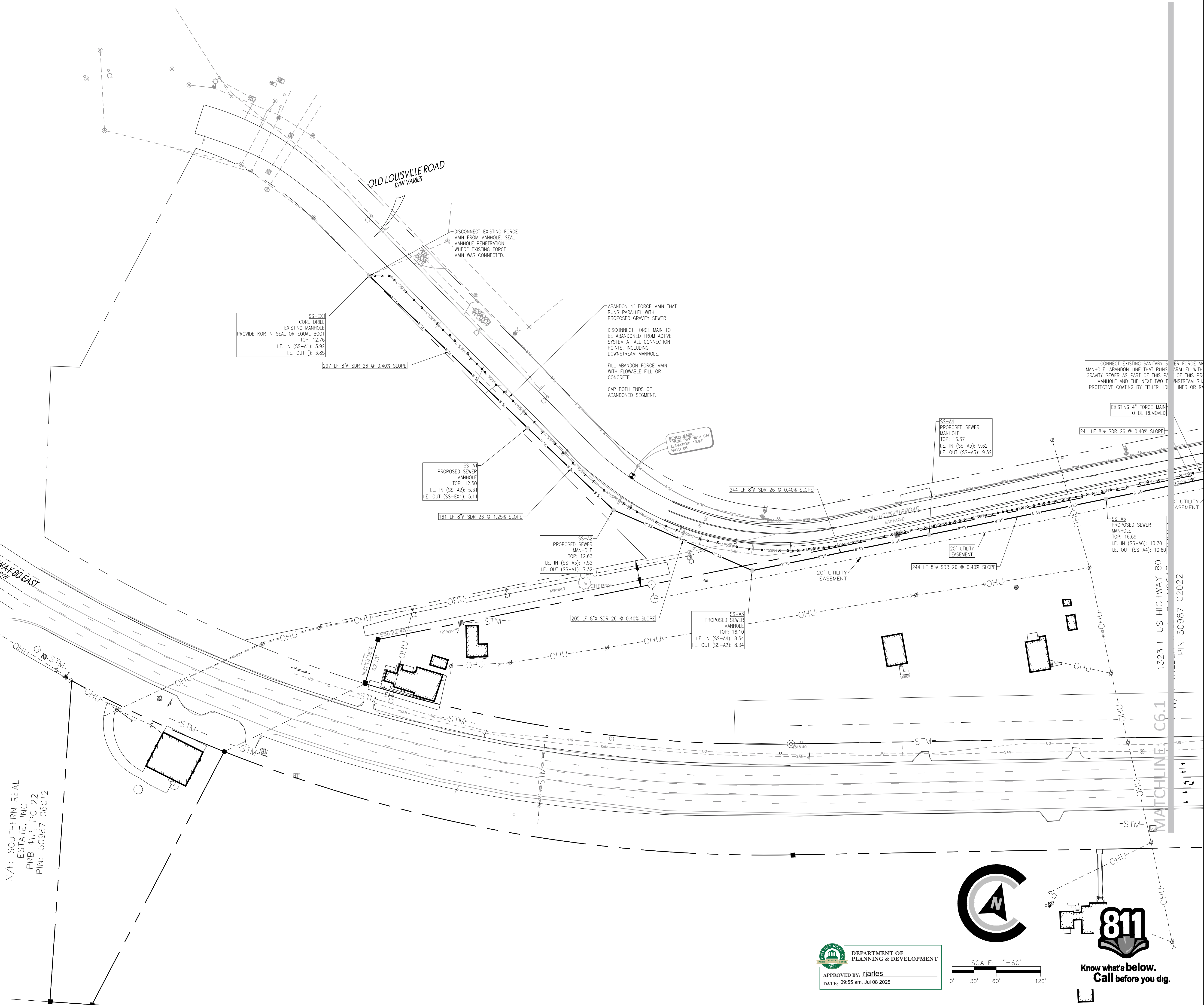
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DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

N/E: SOUTHERN REAL
ESTATE, INC
PRB 41P, PG 22
PIN: 50987 06012



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REVISIONS:

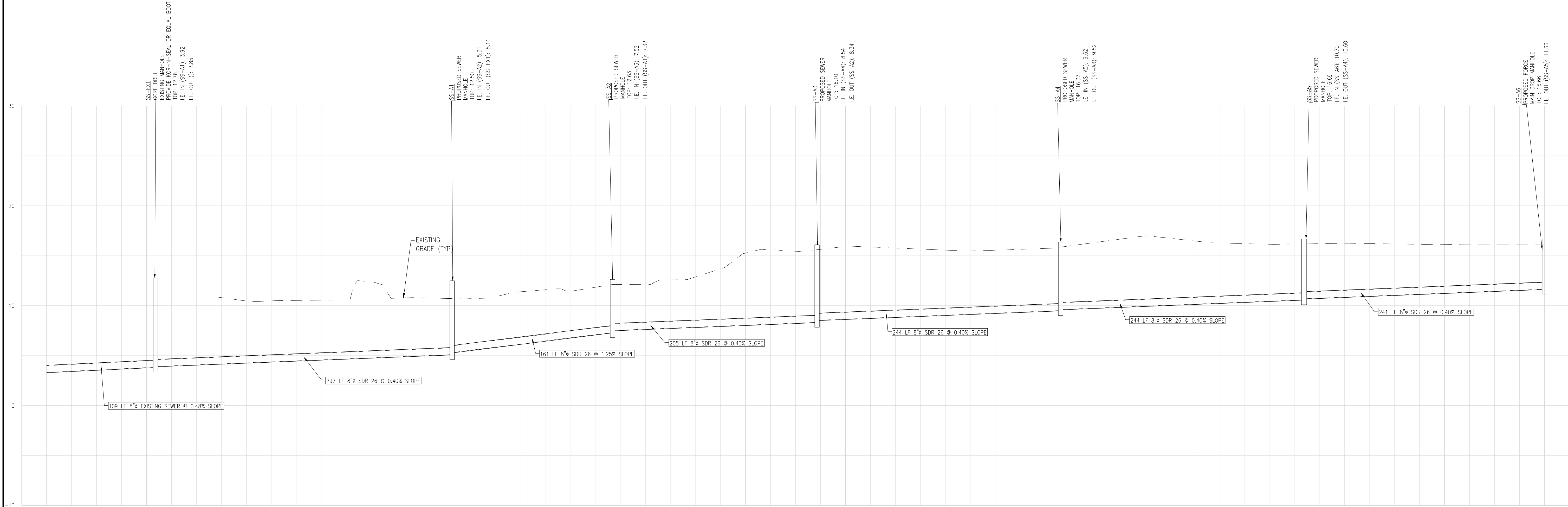
CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

UTILITY PLAN

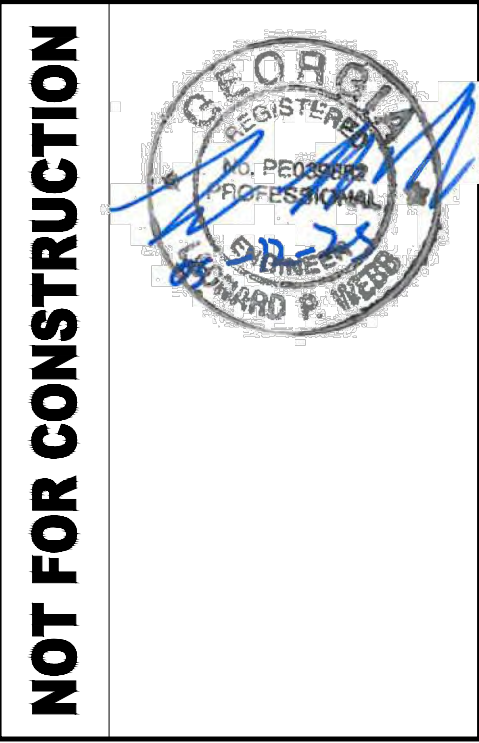
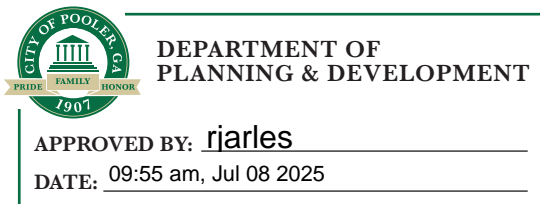
SHEET:
C6.0

Know what's below.
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SANITARY SEWER PROFILE
STA. -0+25.00 TO STA. 16+25.00

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



REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGOODS

LOCATED IN POOLER, GEORGIA

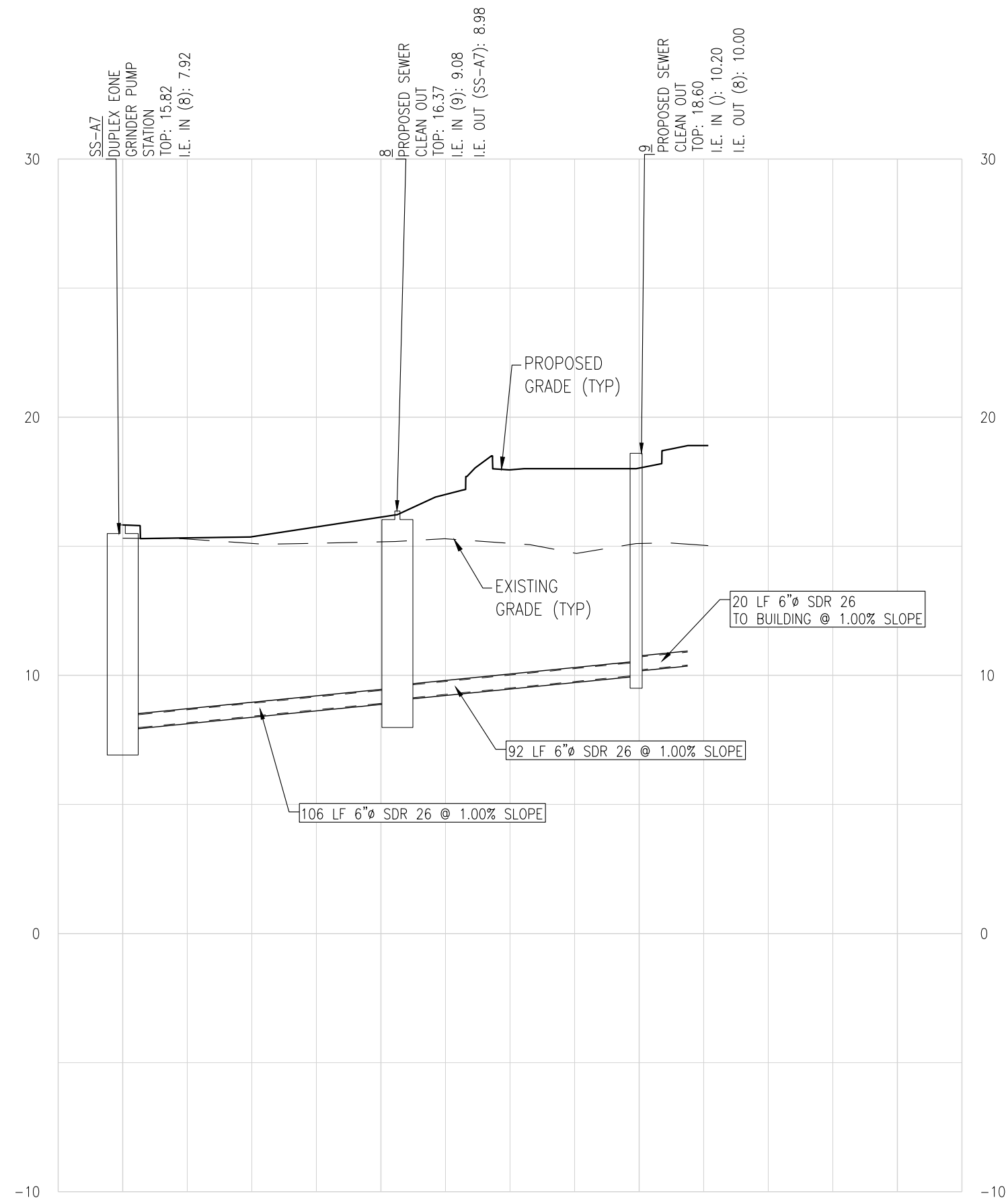
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED

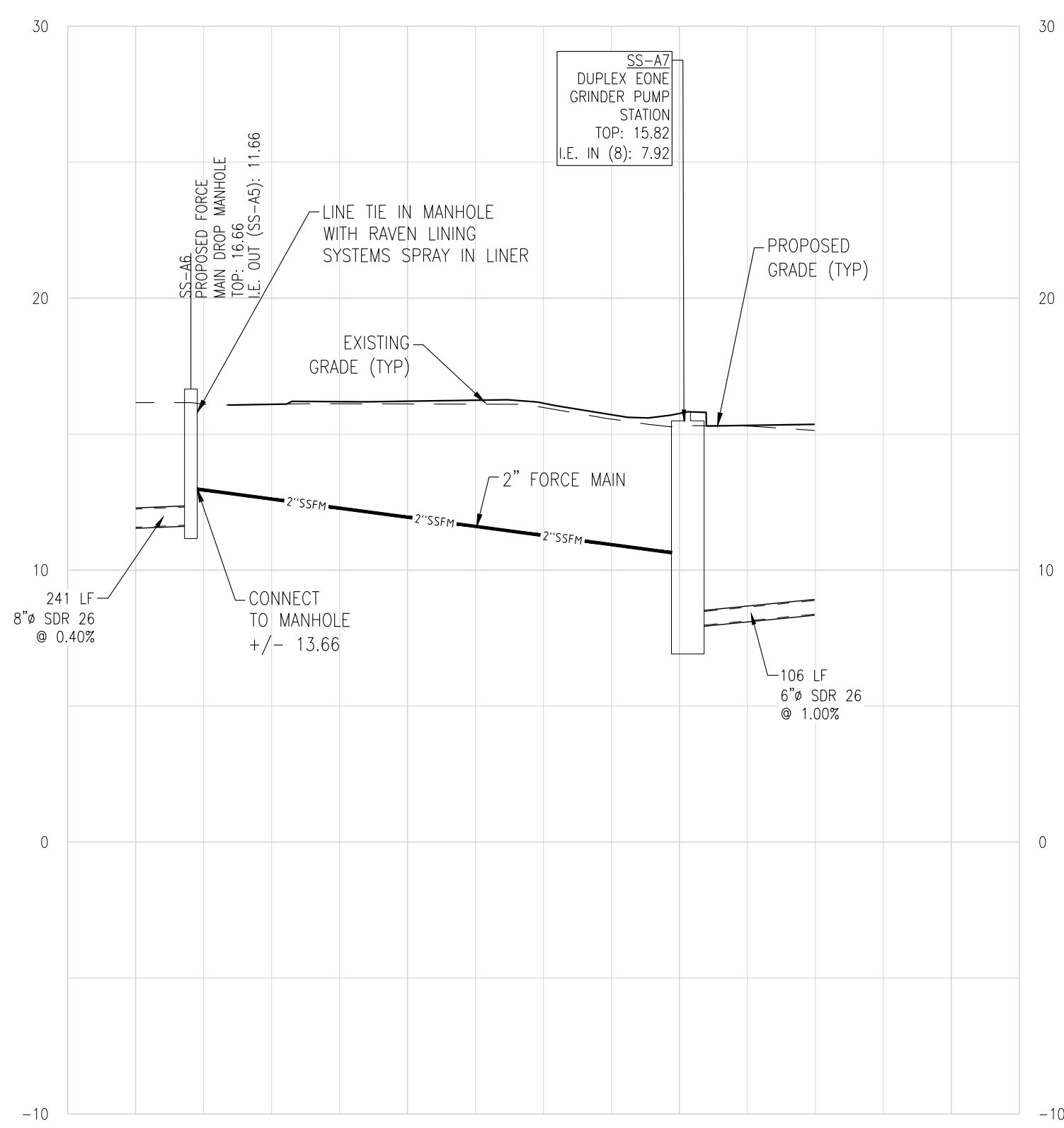
SEWER PROFILES

SHEET:

C7.0



SANITARY SEWER PROFILE
STA. -0+25.00 TO STA. 3+25.00
VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER PROFILE
STA. -0+25.00 TO STA. 3+25.00
VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGOODS

LOCATED IN POOLER, GEORGIA

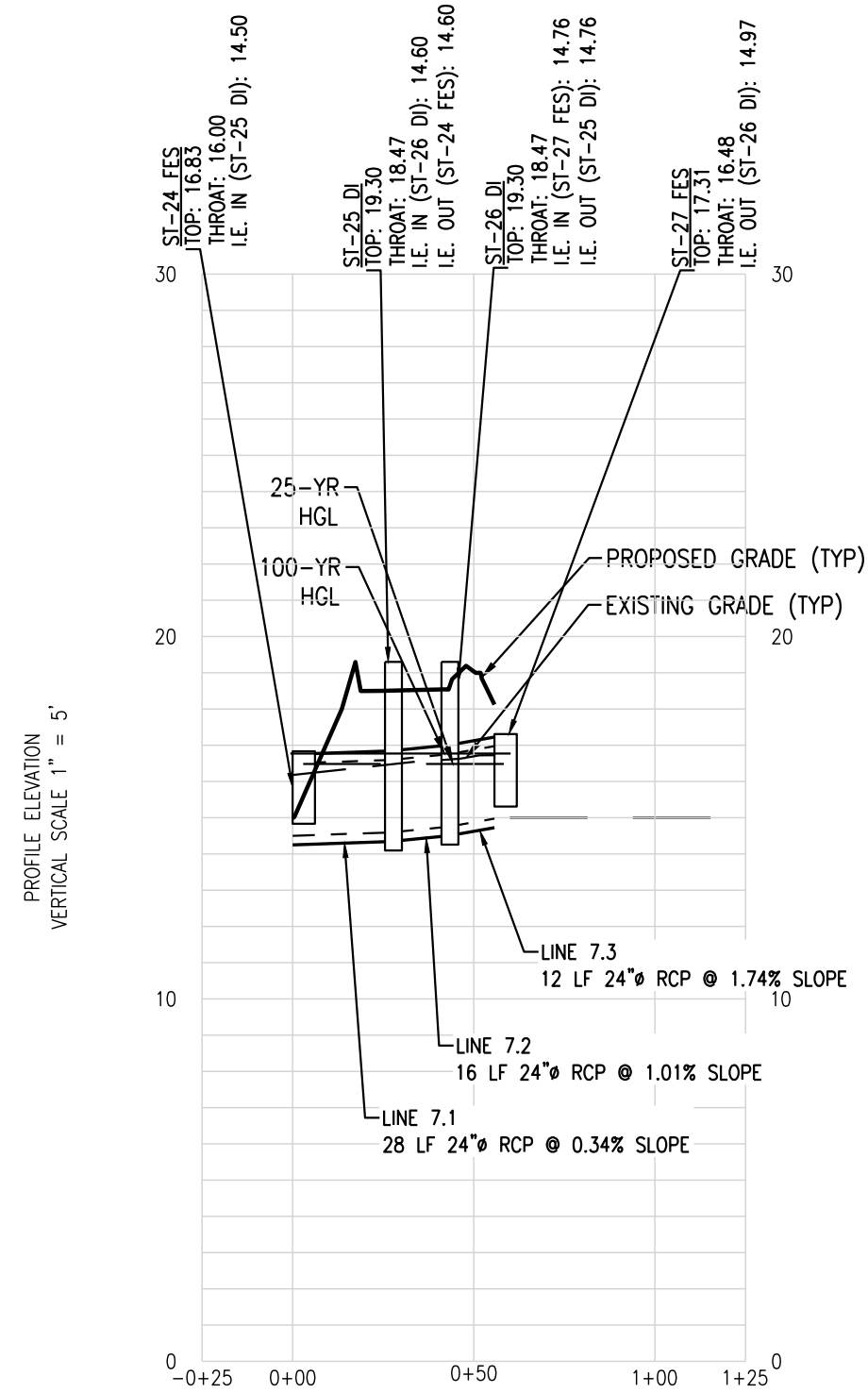
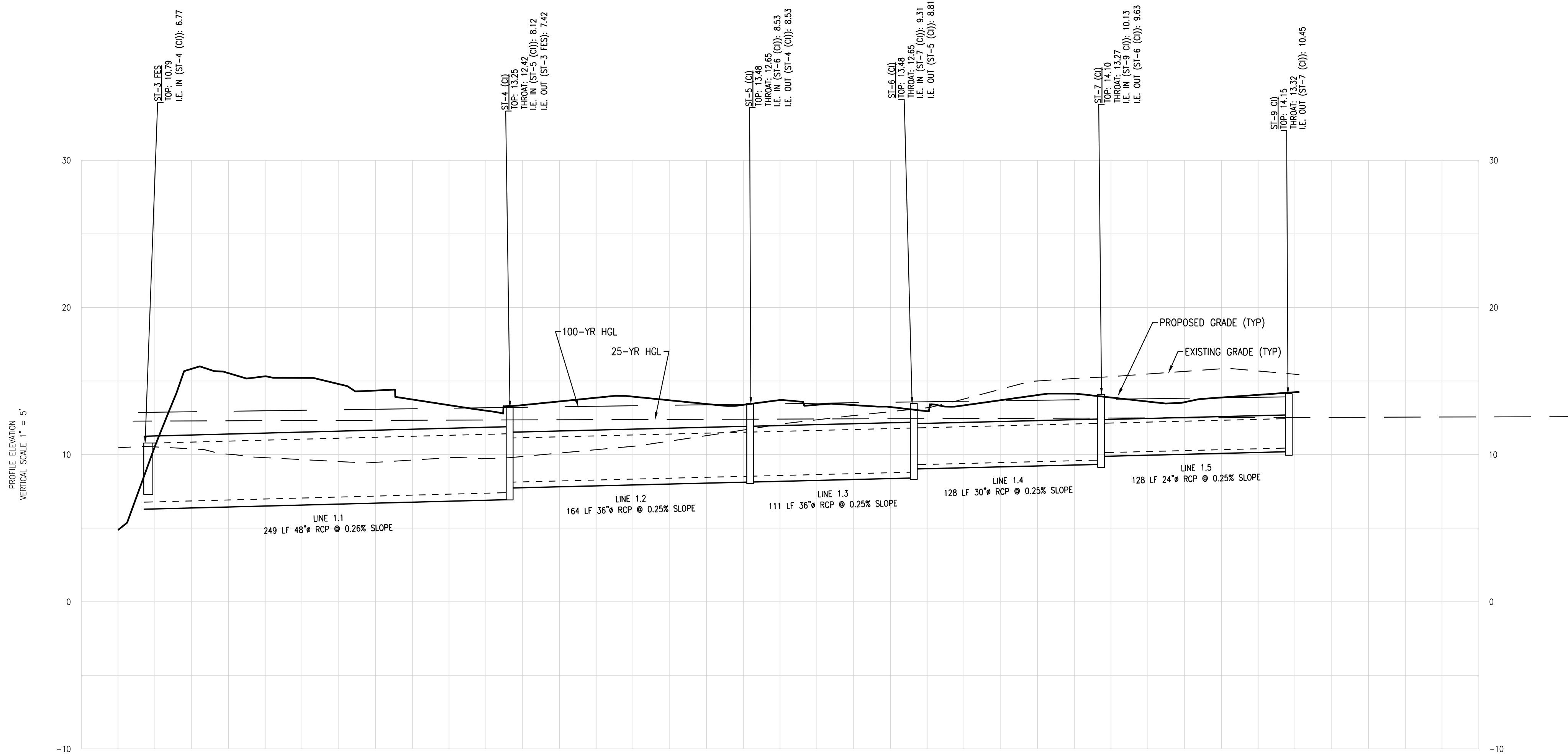
PREPARED FOR MAHANY CONSTRUCTION COMPANY

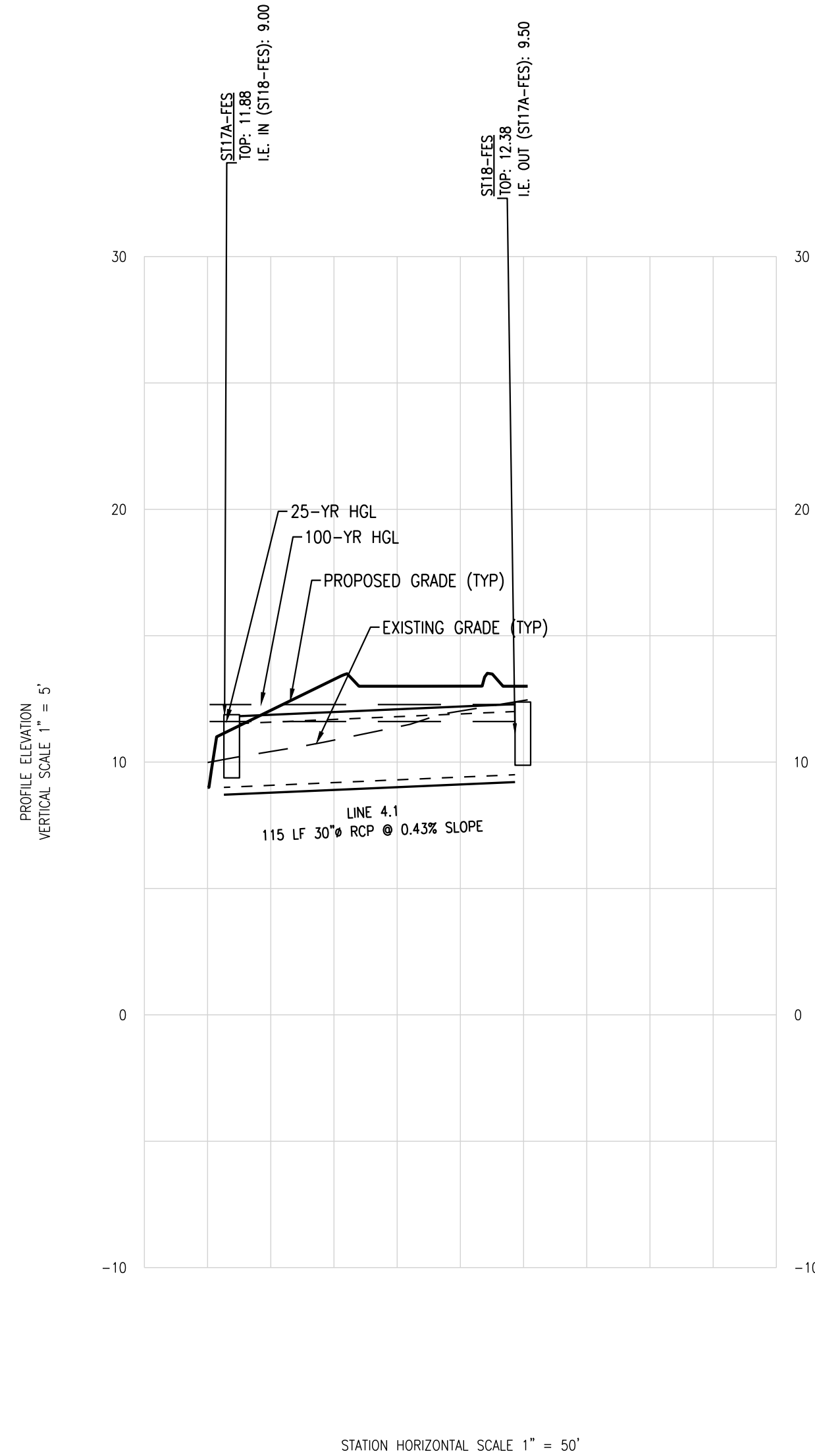
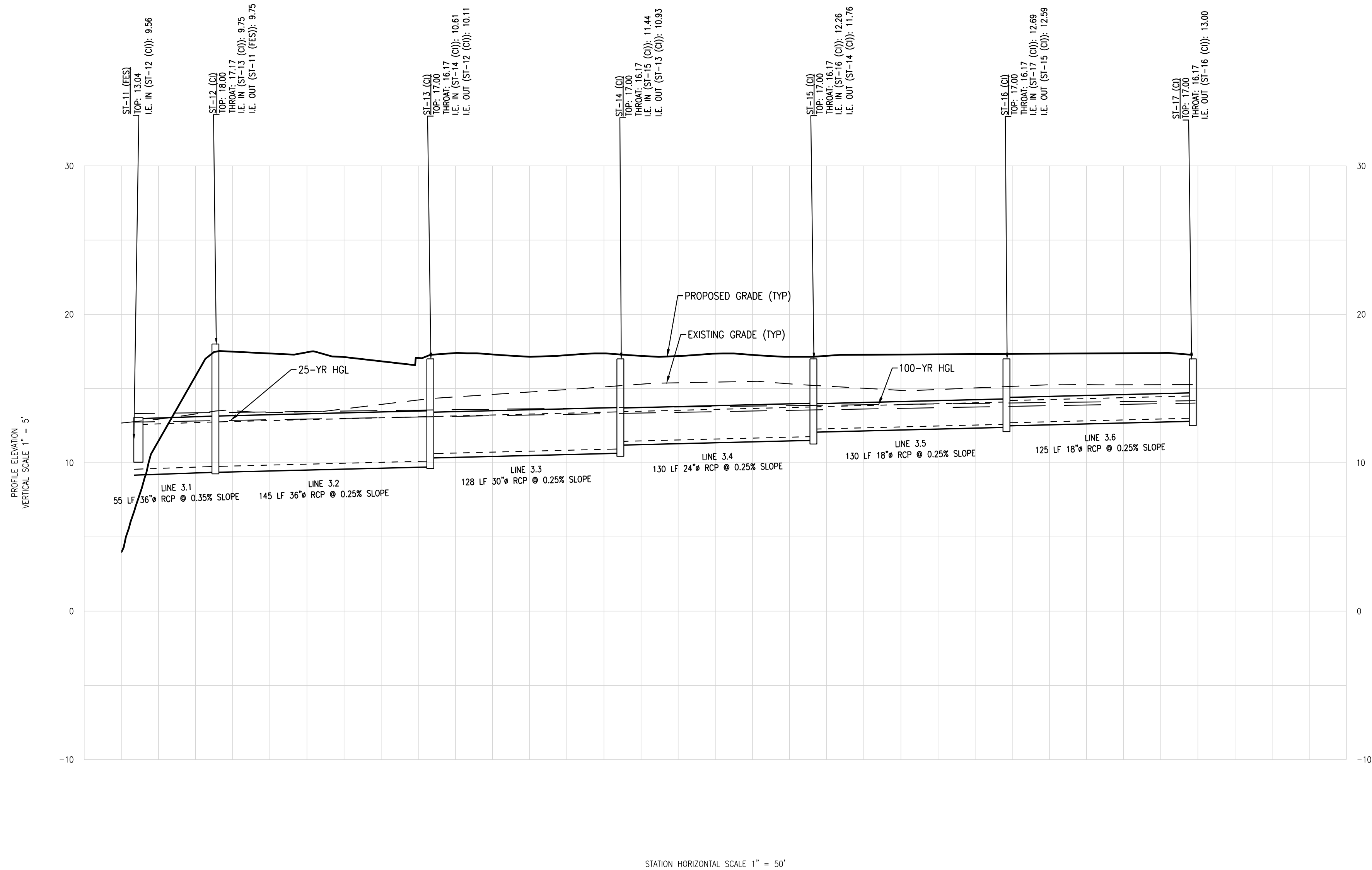
JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED

SEWER PROFILES

SHEET:

C7.1





NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
No. 12456
LEE WEBB
6/10/2018

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGOODS

LOCATED IN POOLER, GEORGIA

PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298

DATE: 06/04/2025

DRAWN BY: LPW

CHECKED BY: DLF

SCALE: AS NOTED

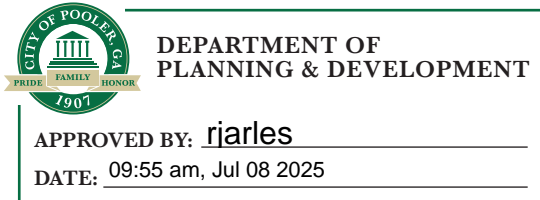
STORM SEWER PROFILES

SHEET:

C7.3

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APPROVED BY: riarles
DATE: 09:55 am, Jul 08 2025

SHEET:
C7.4

STORM SEWER
PROFILES

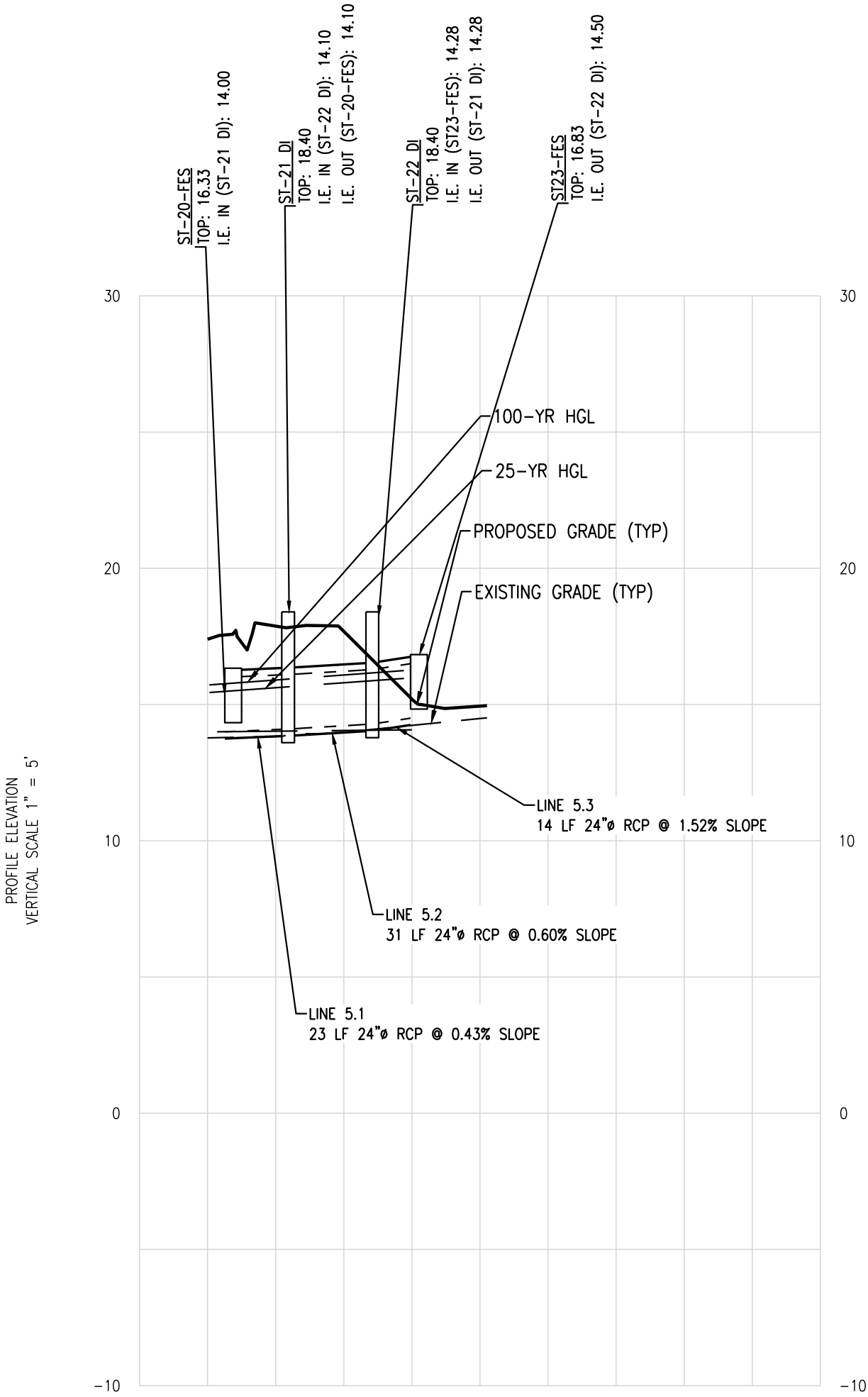
JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

REVISIONS:

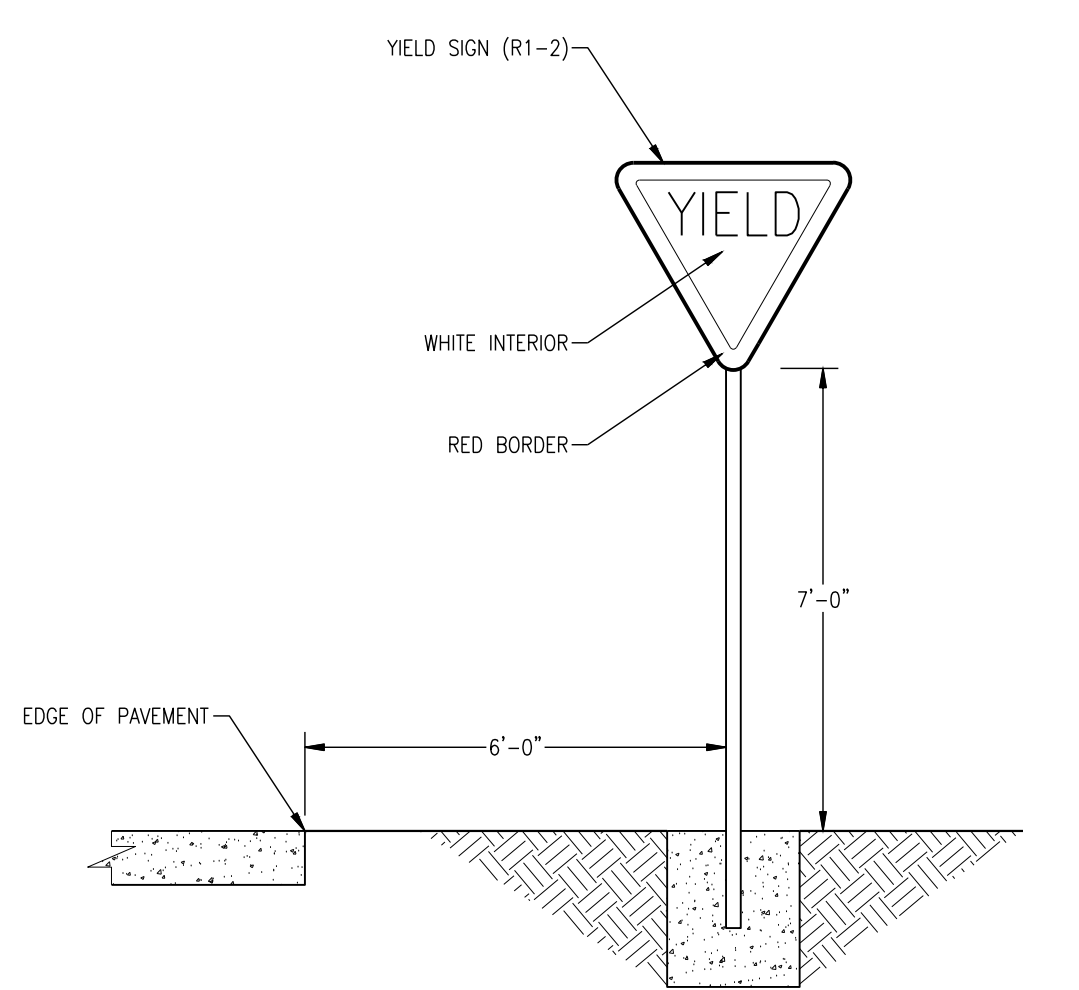
NOT FOR CONSTRUCTION

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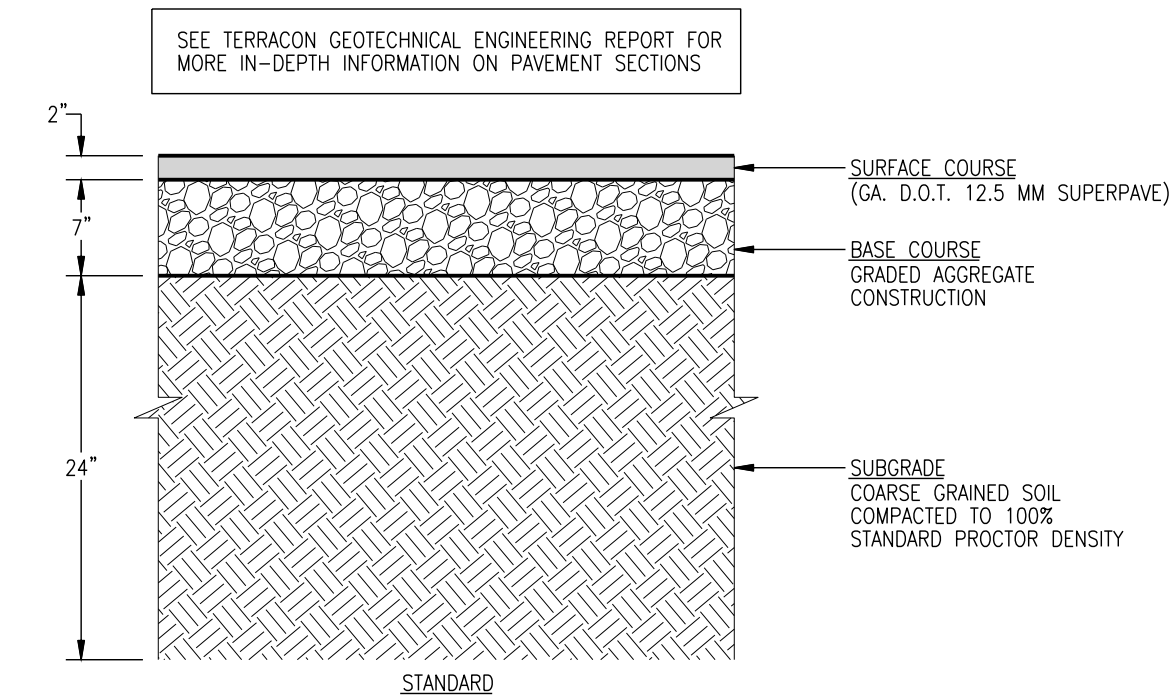


STORM SEWER PROFILE
STA. -0+25.00 TO STA. 2+25.00
STORM 5

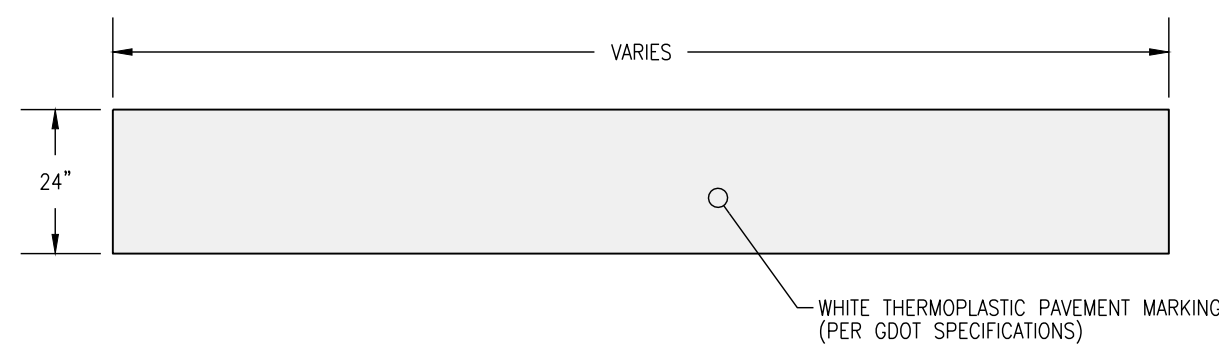
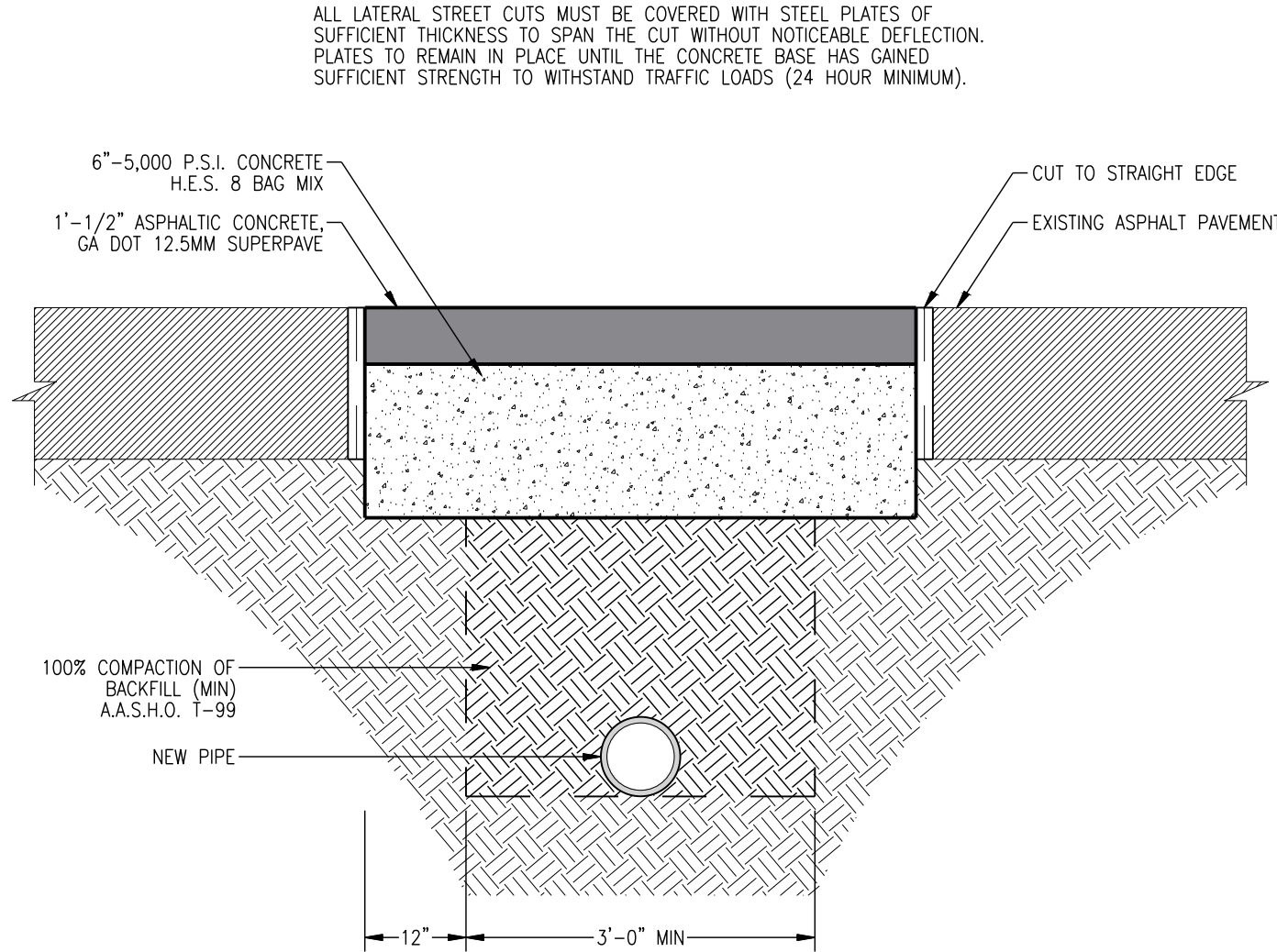
DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



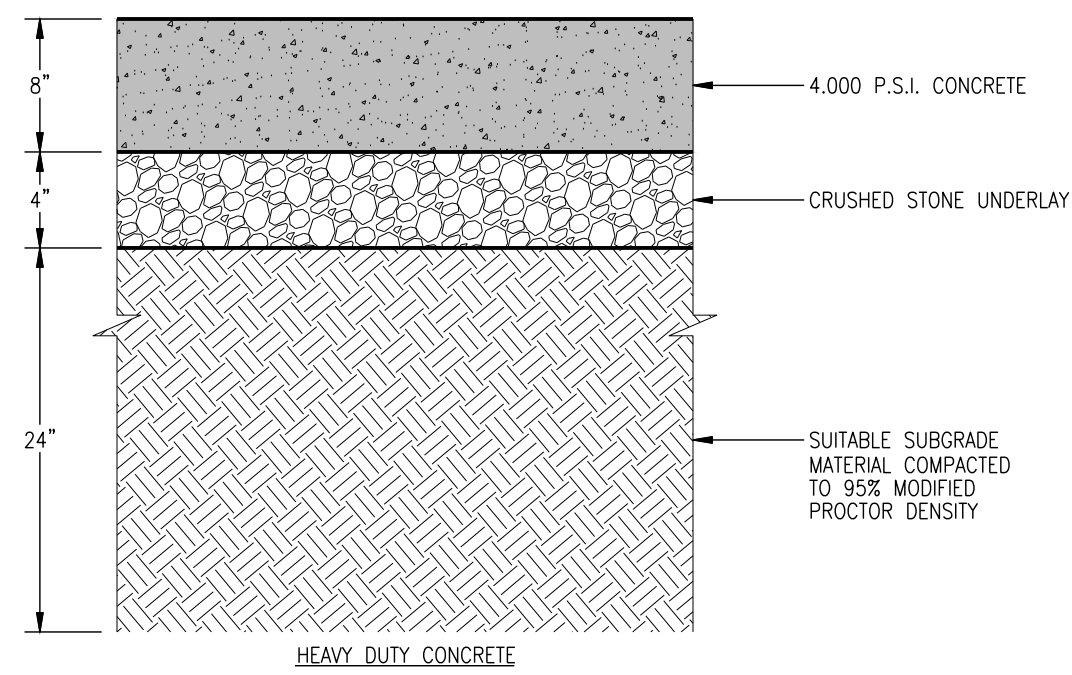
P-23 TYPICAL YIELD SIGN NOT TO SCALE



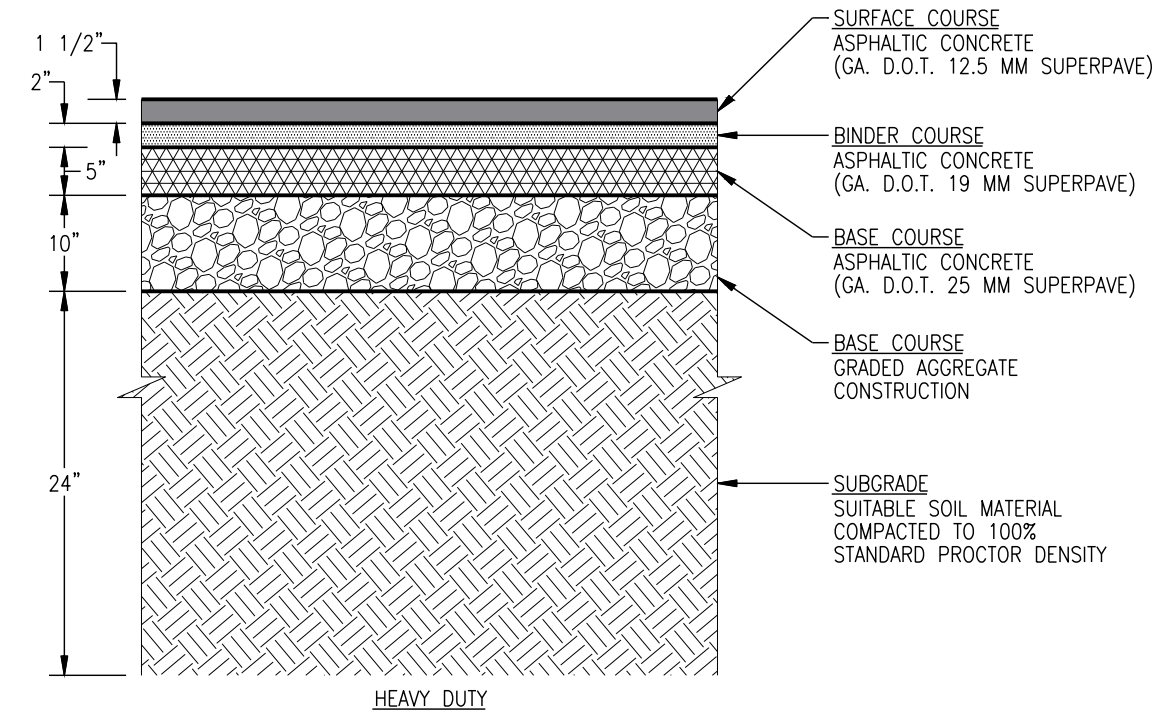
P-12 LIGHT DUTY PAVEMENT SECTION NOT TO SCALE



P-27 TRAFFIC STOP BAR NOT TO SCALE

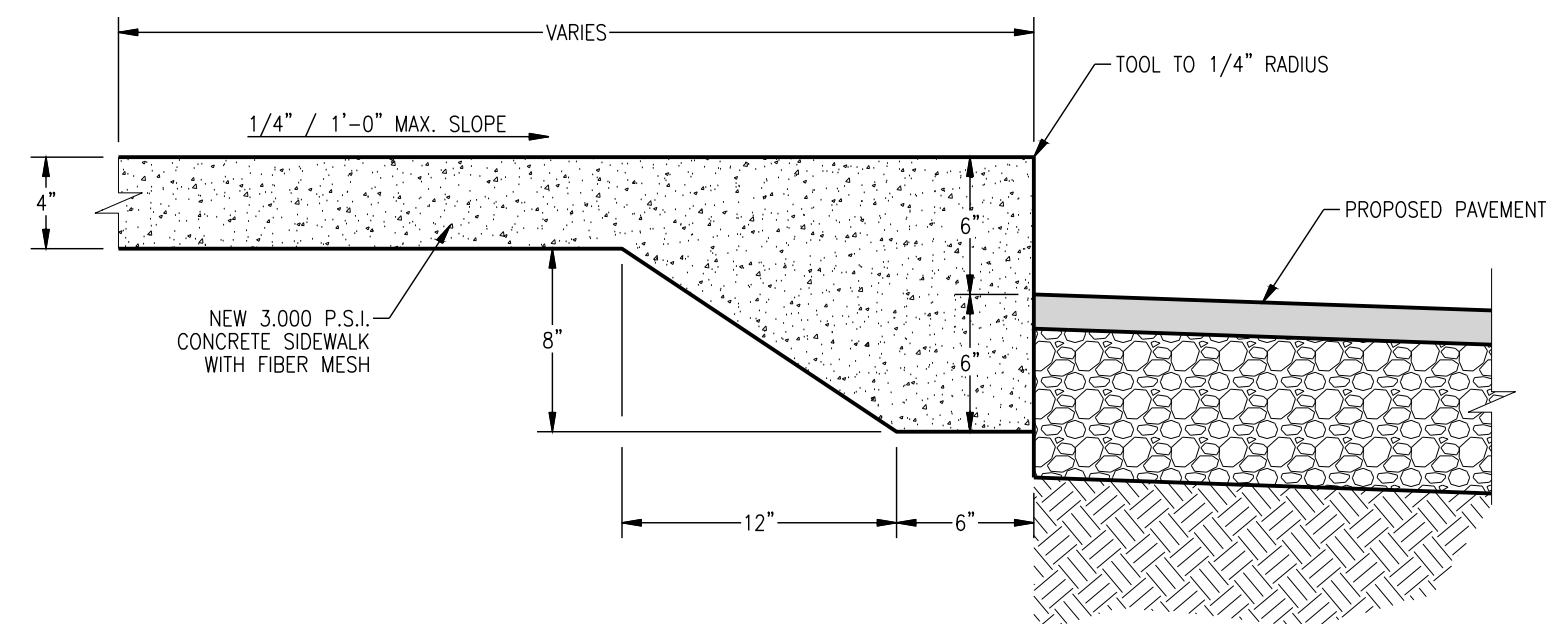
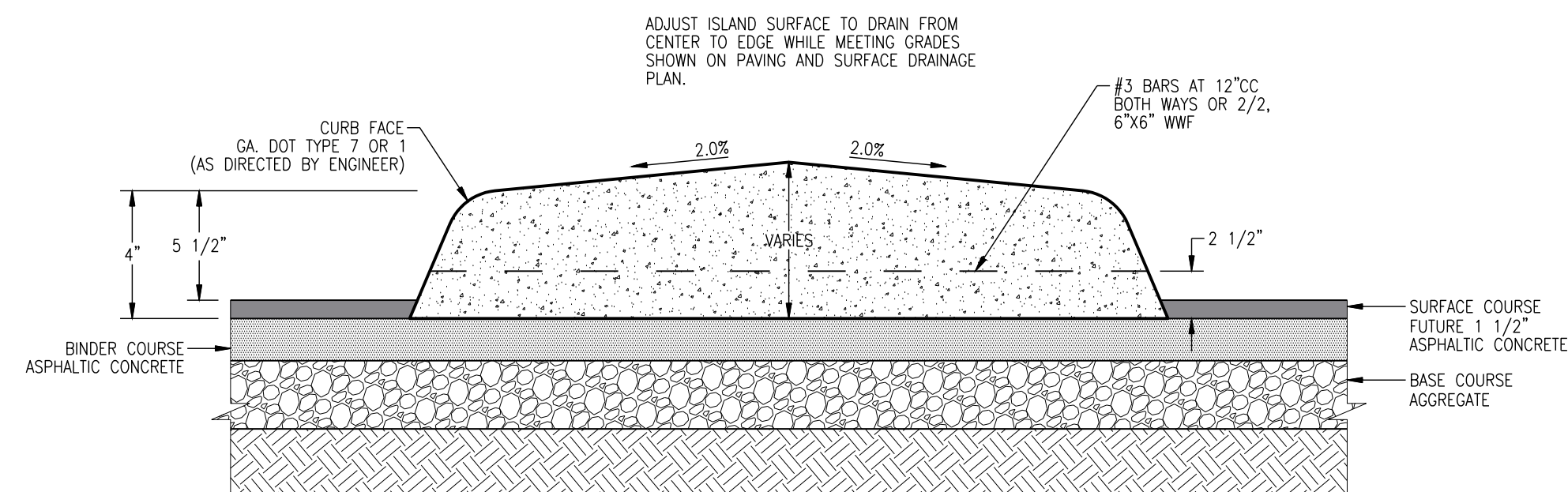


P-20 HEAVY DUTY CONCRETE SECTION NOT TO SCALE



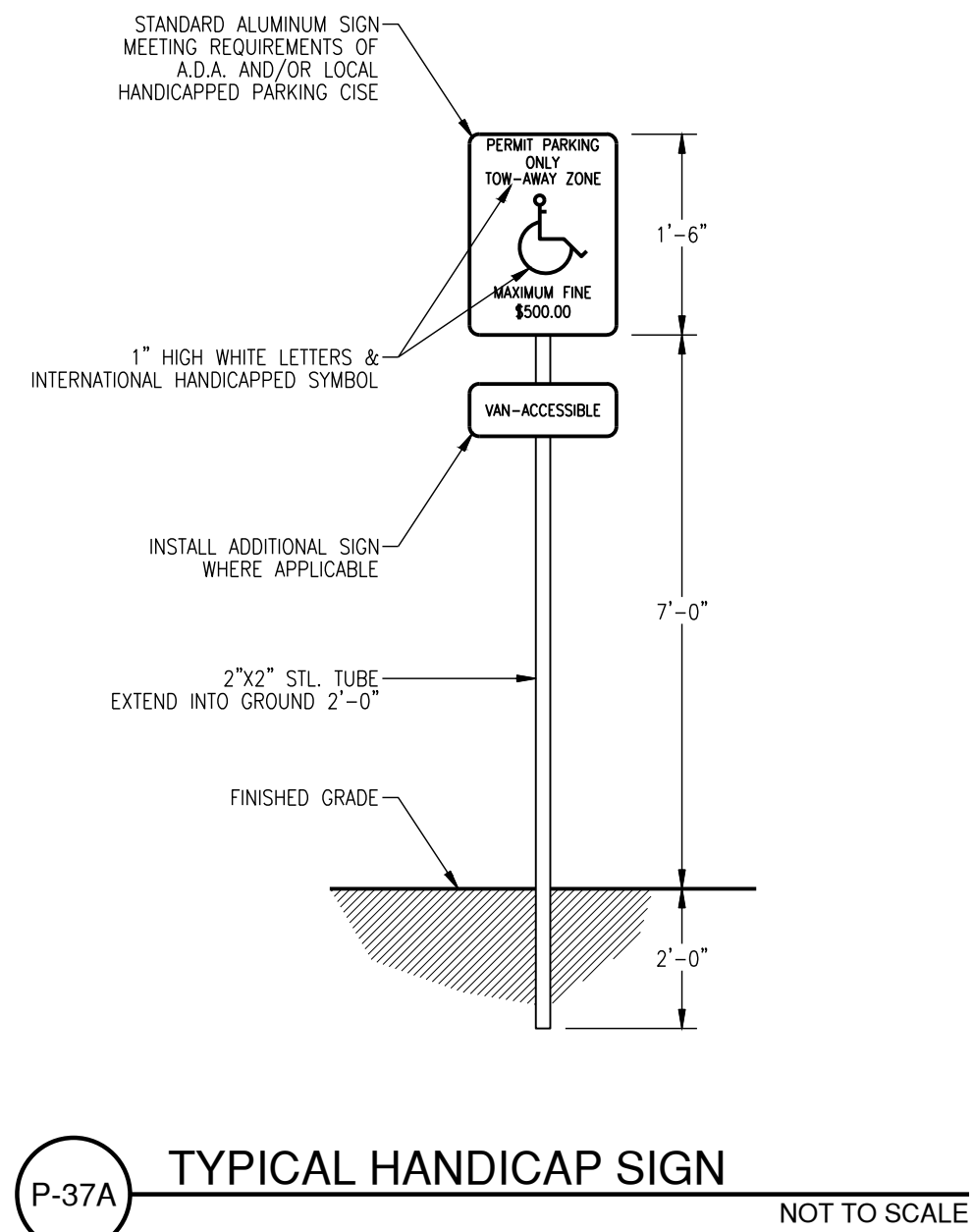
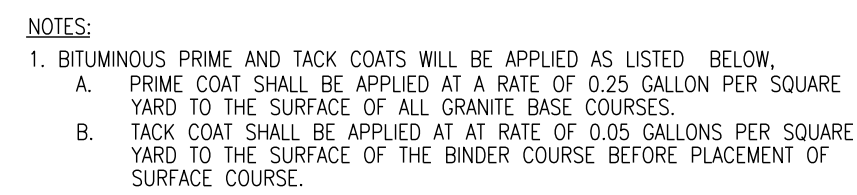
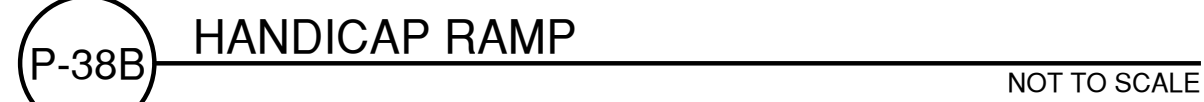
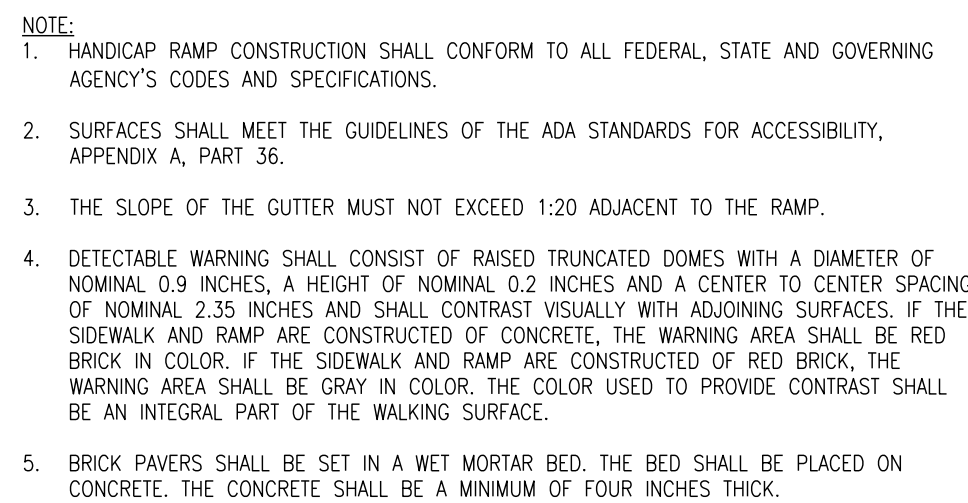
NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

P-72 GDOT PAVEMENT SECTION NOT TO SCALE



REVISIONS:

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED





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REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGGOODS

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

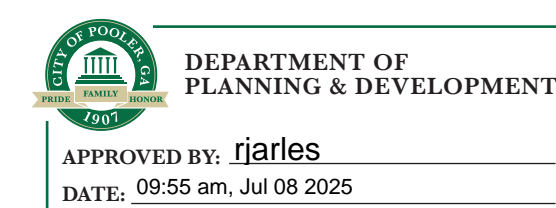
JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

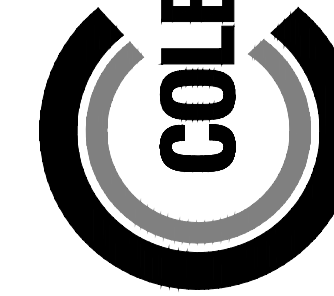
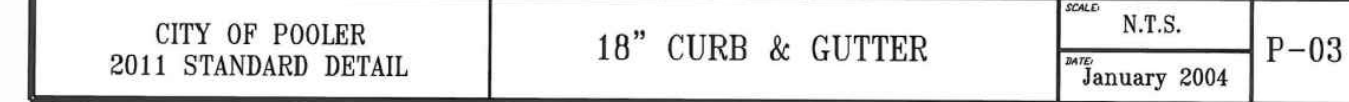
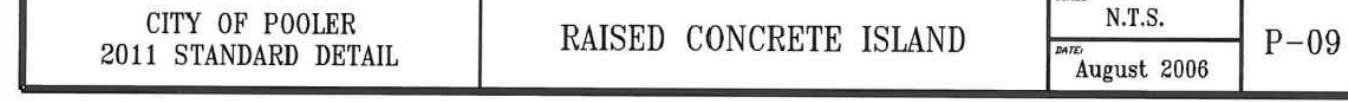
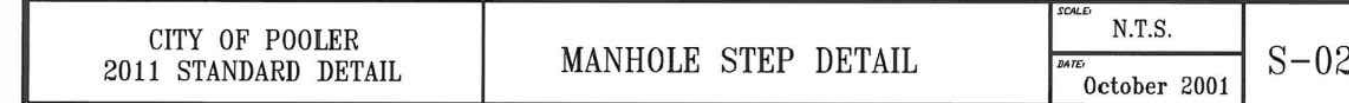
CONSTRUCTION DETAILS

SHEET:

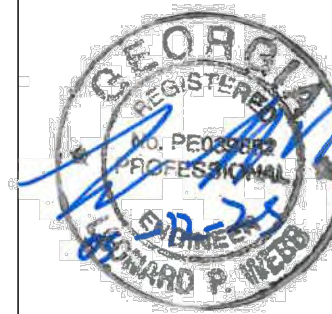
C8.2

DESIGN PROFESSIONAL'S CREDENTIALS:	
ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211





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REVISIONS:

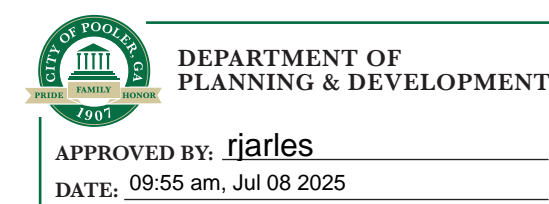
CIVIL CONSTRUCTION PLAN SET FOR
LIVINGGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

CONSTRUCTION DETAILS

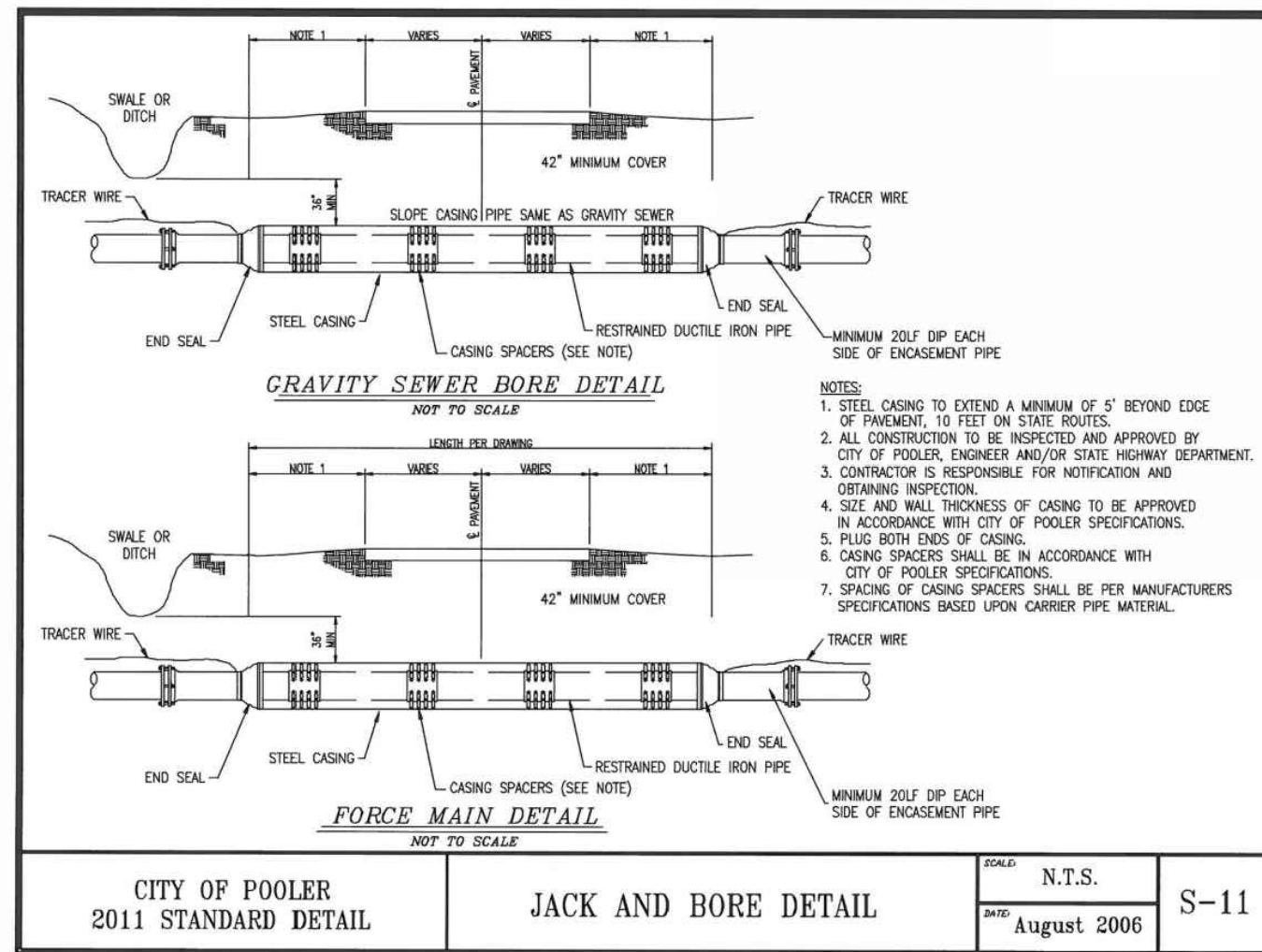
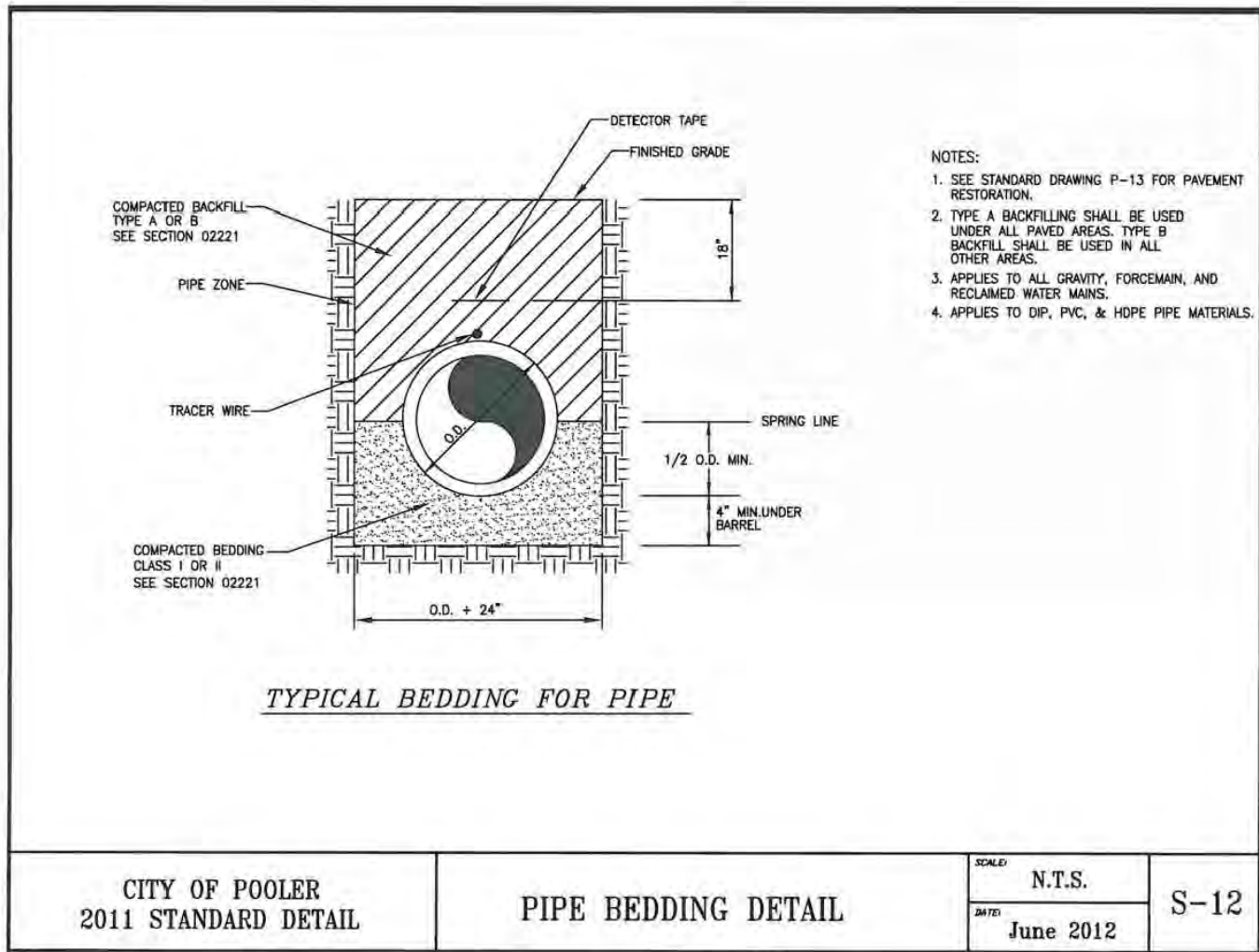
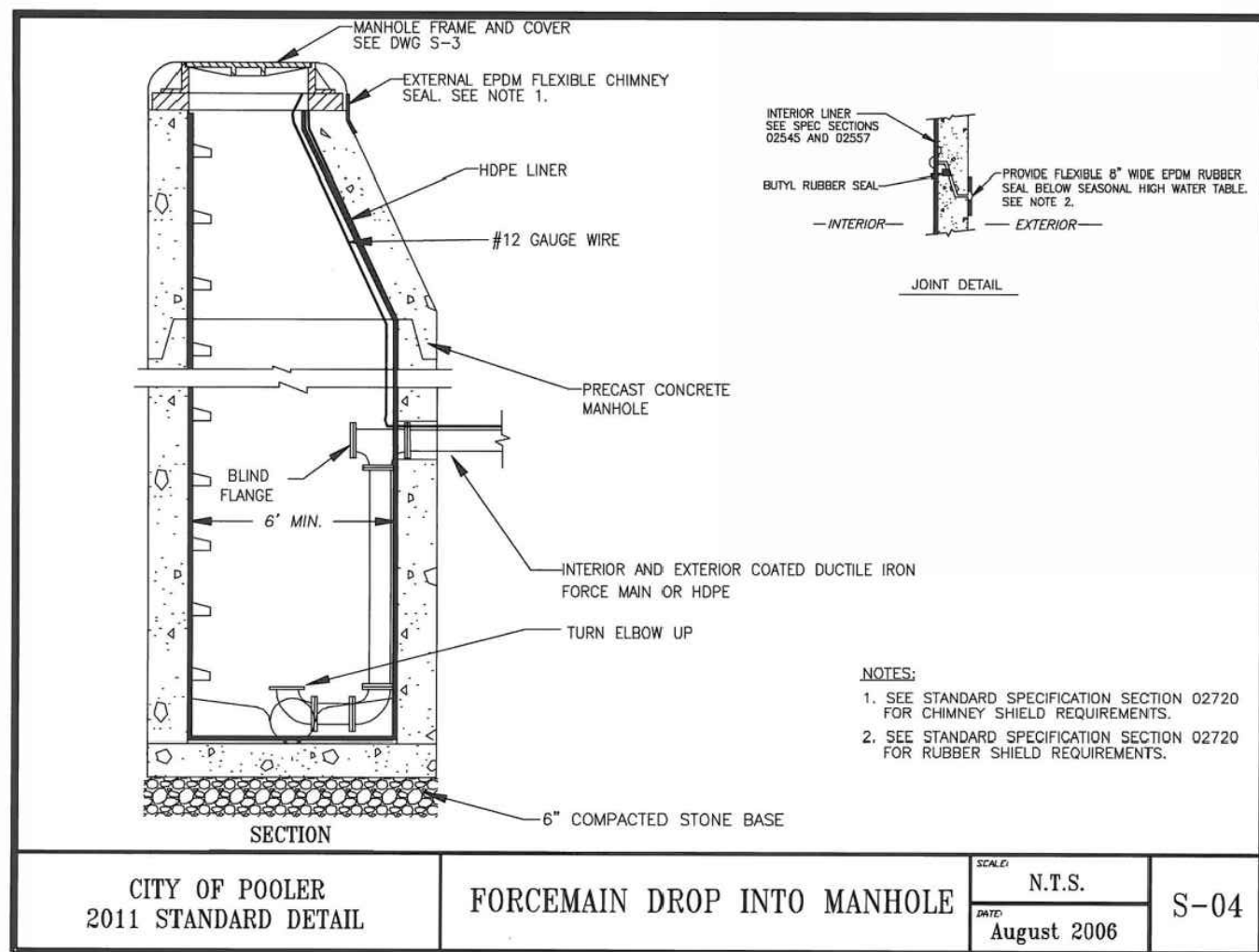
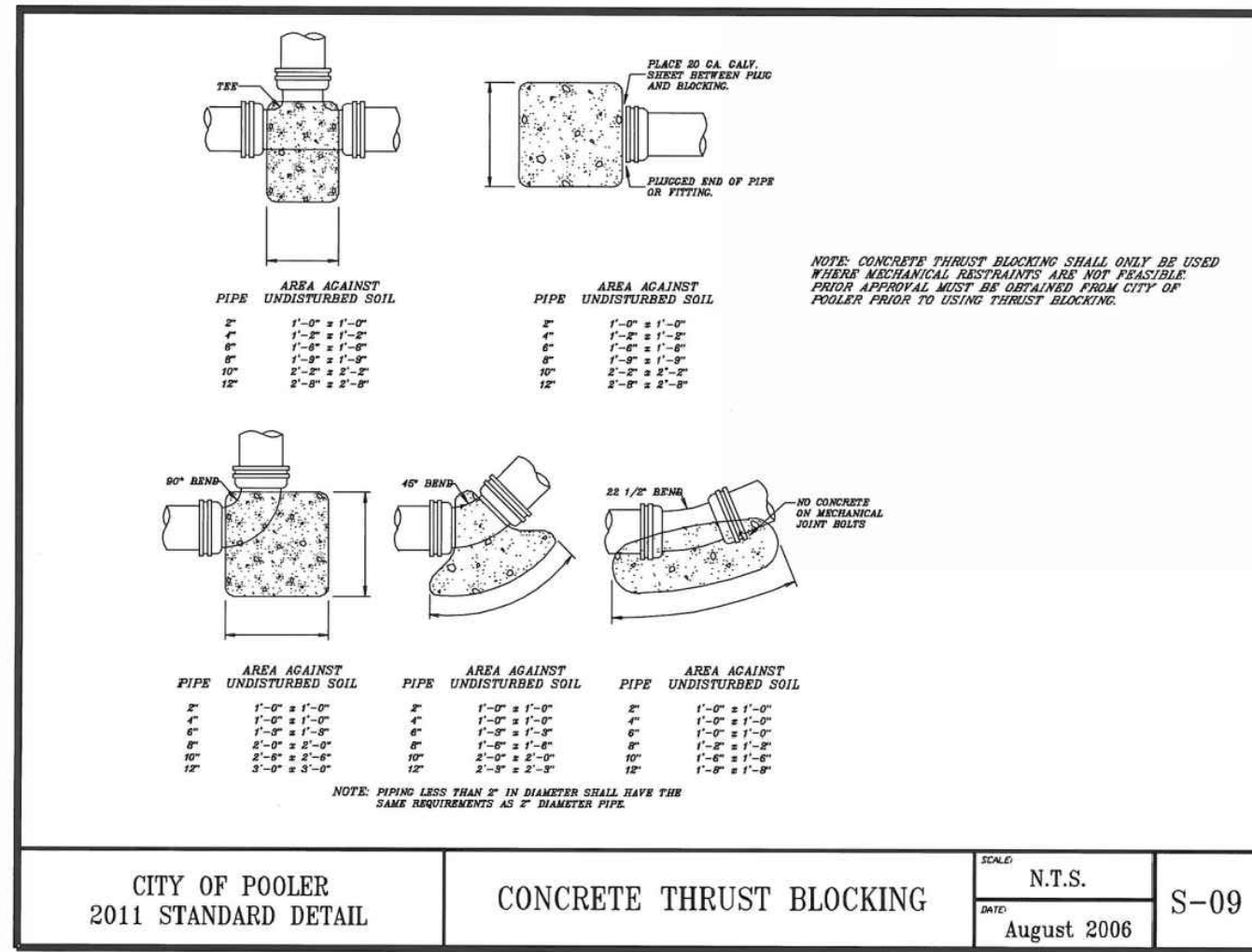
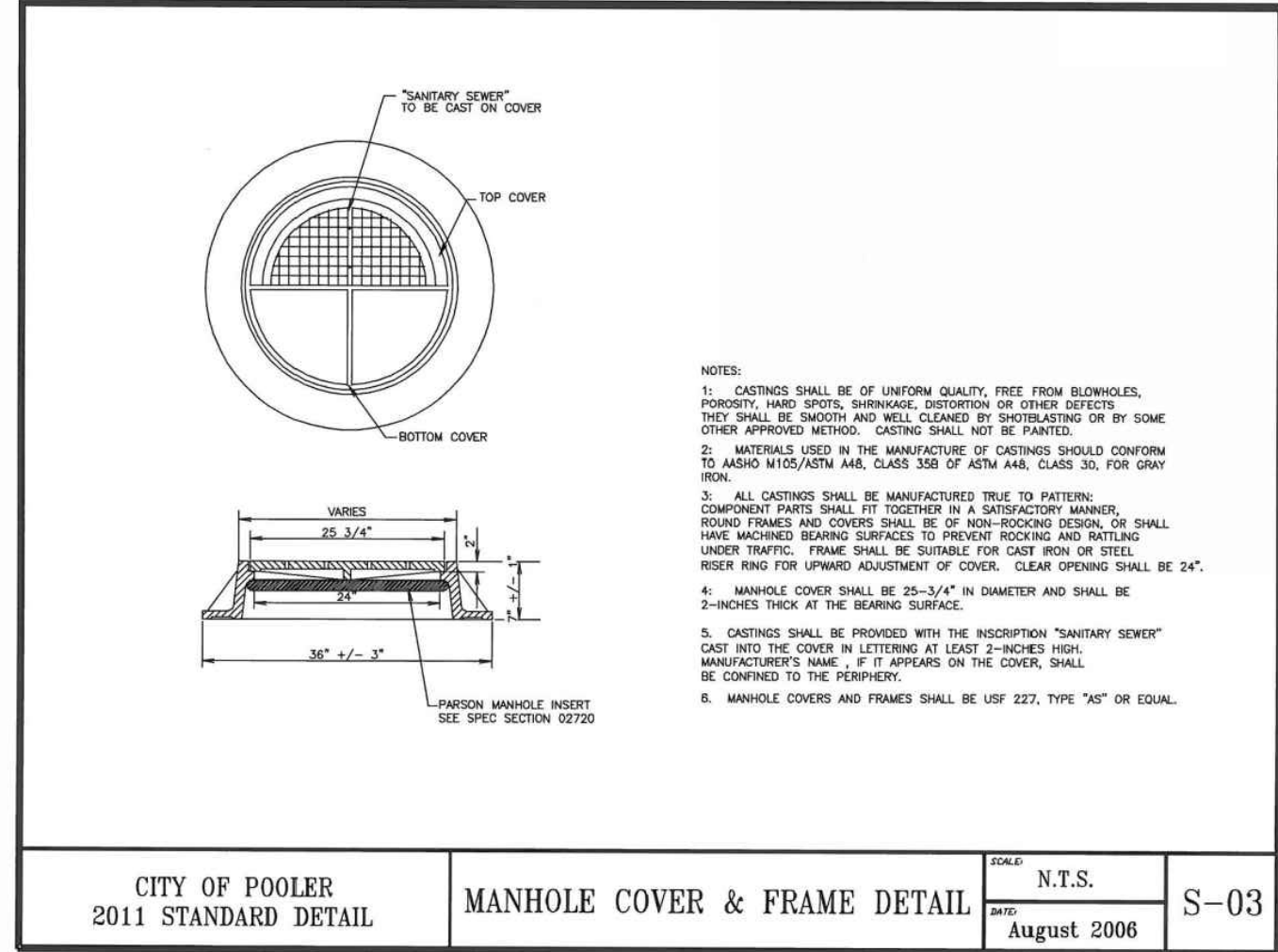
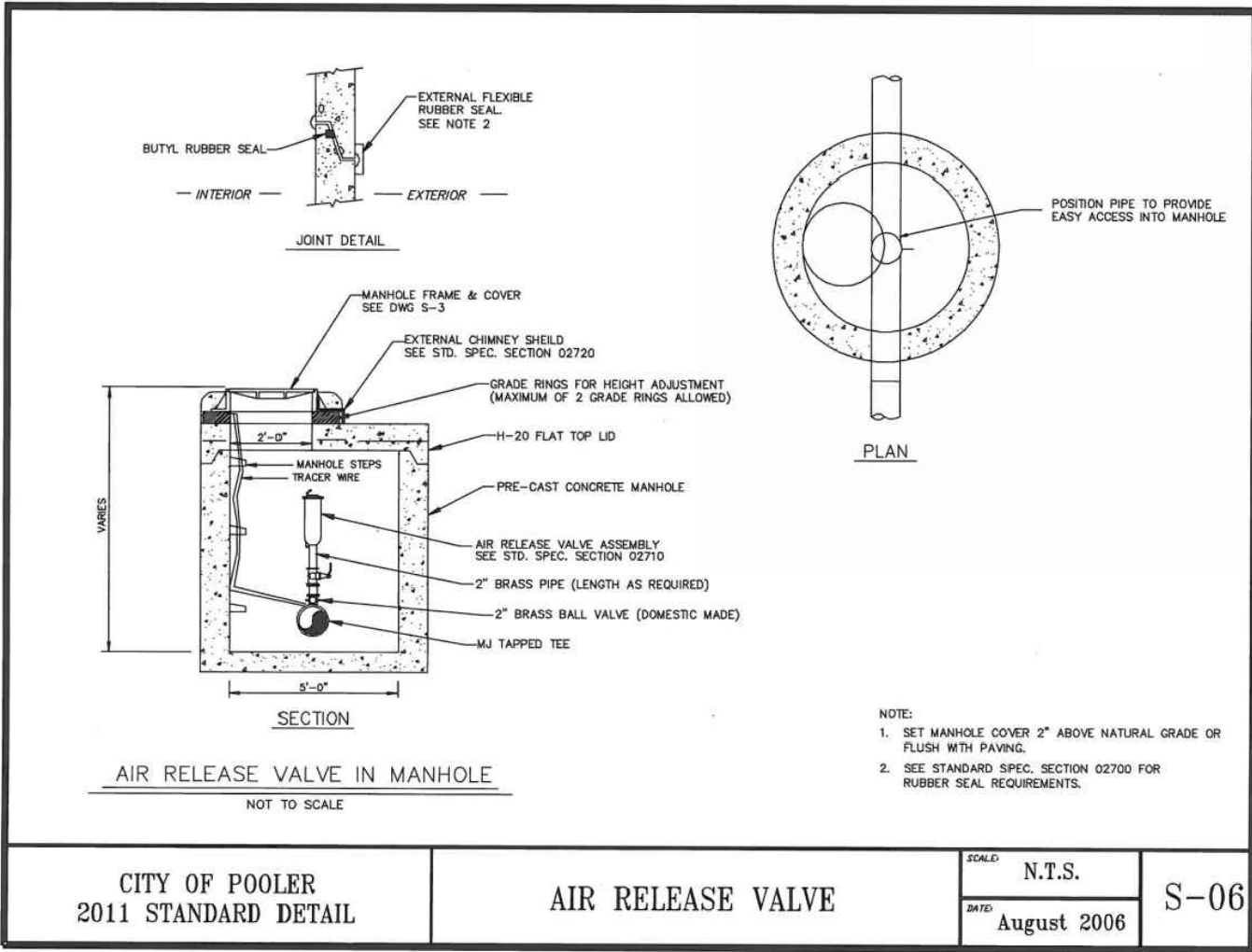
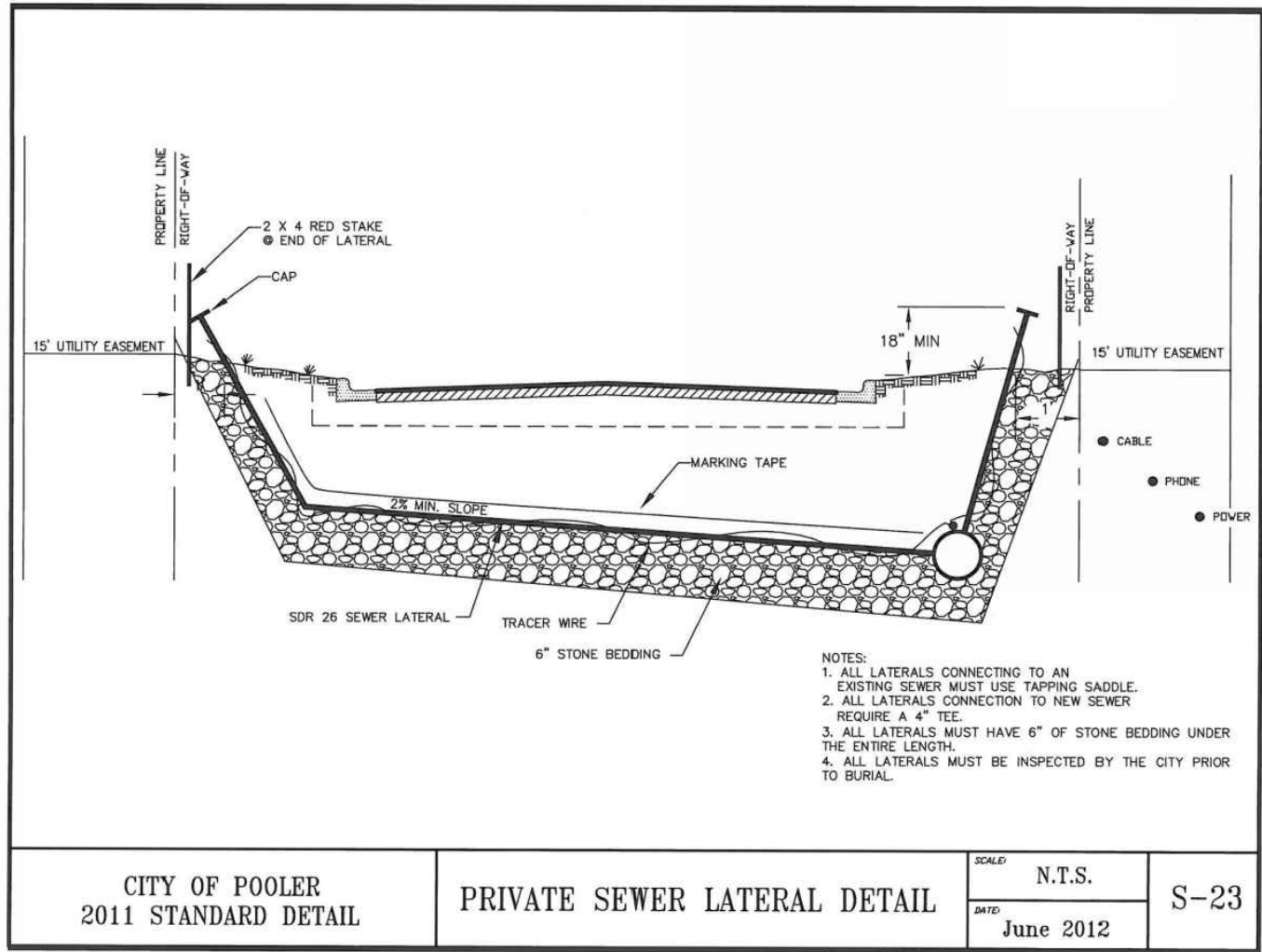
SHEET:

C8.3



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

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



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REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGOODS

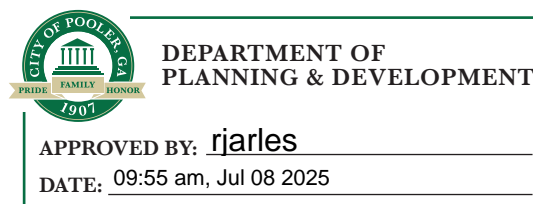
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

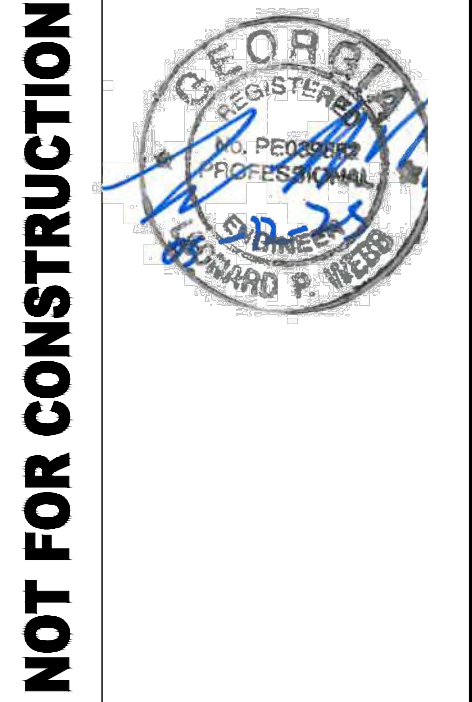
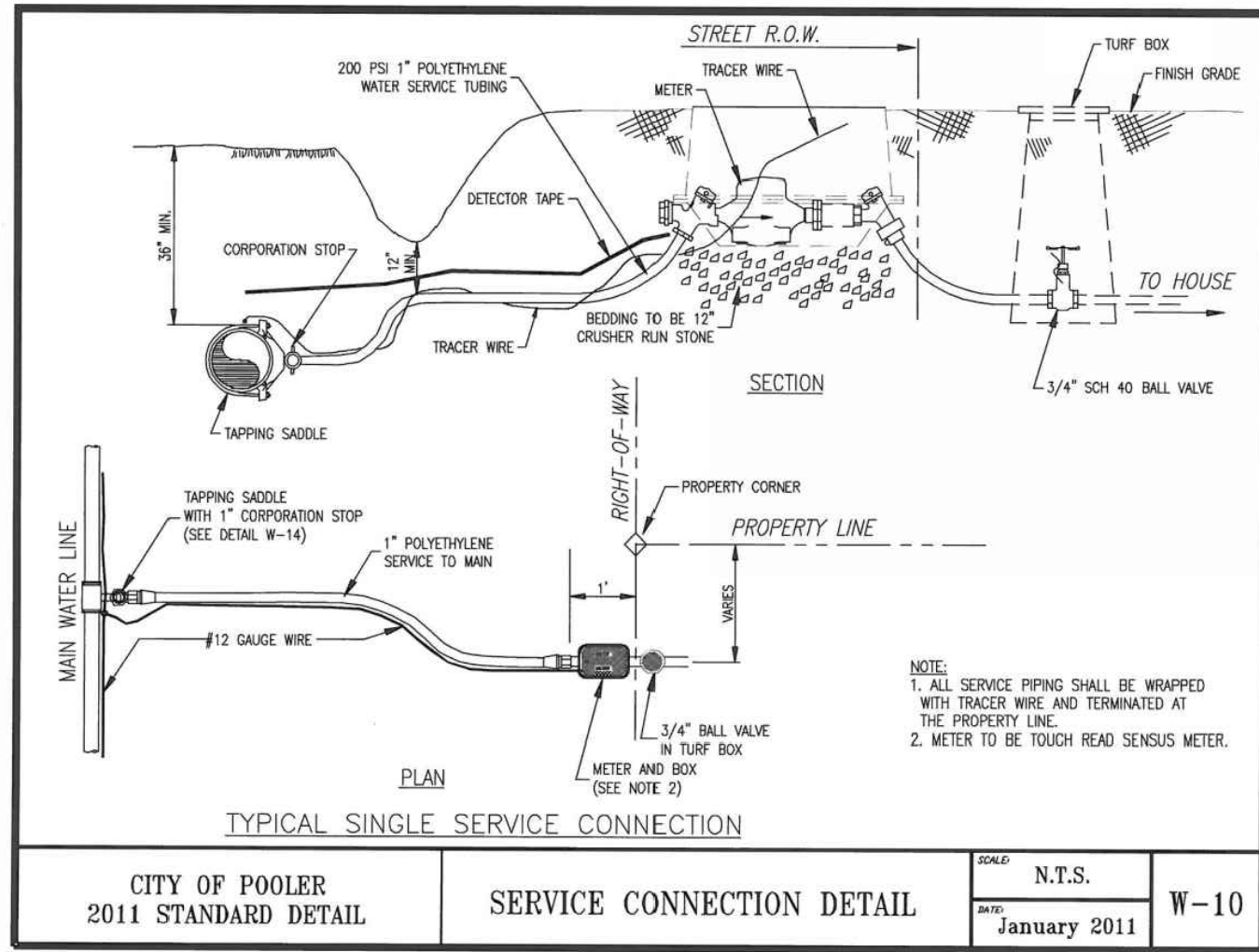
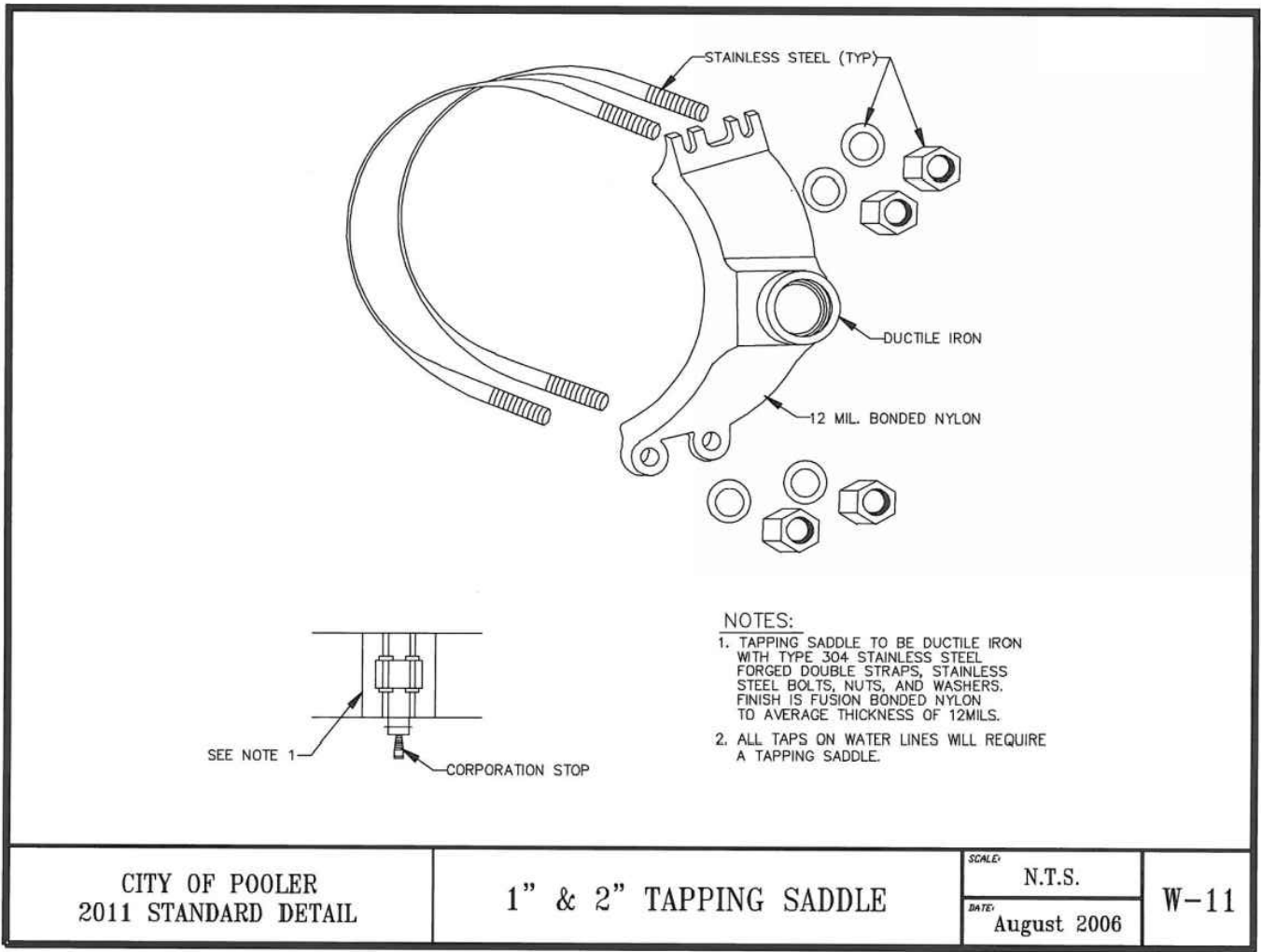
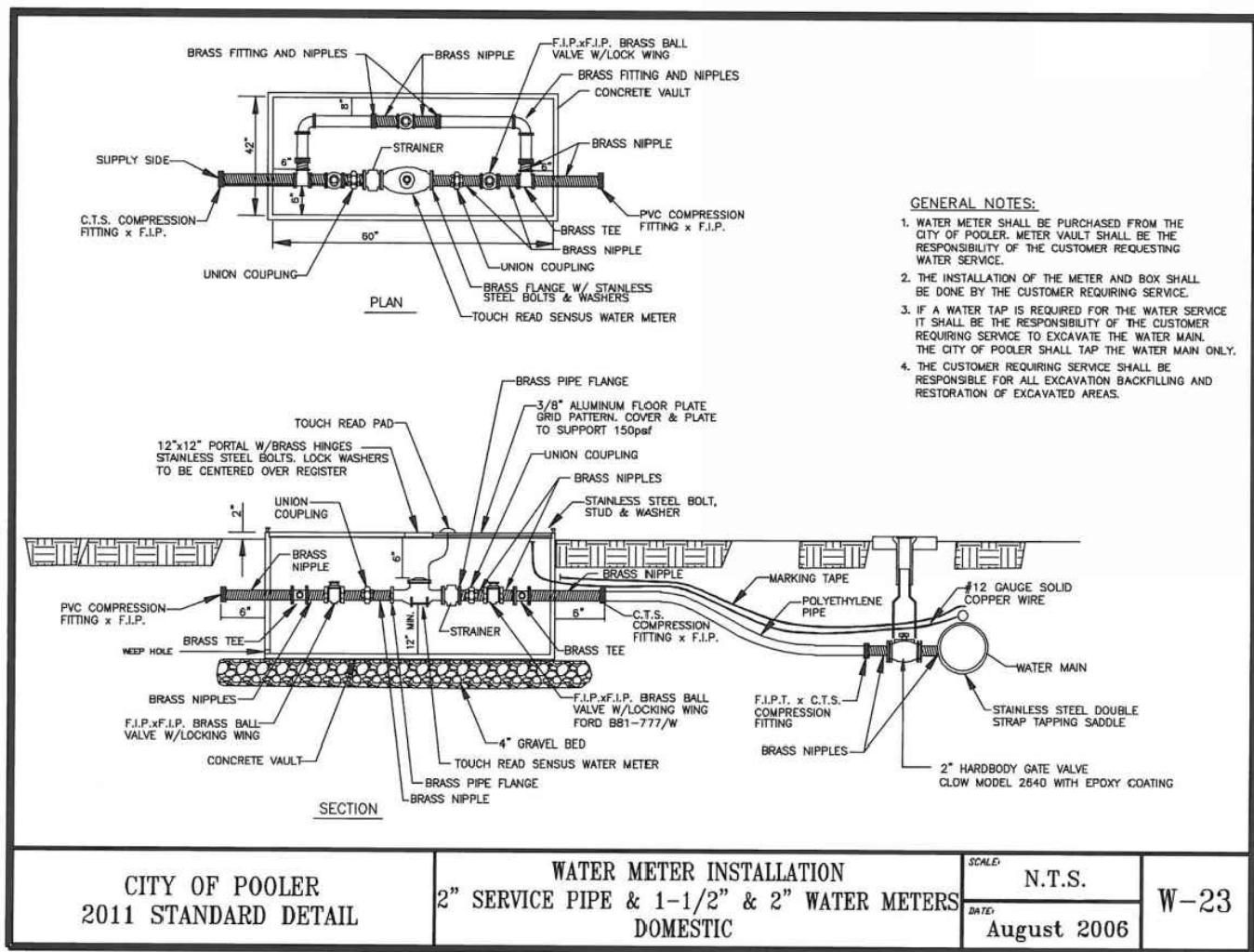
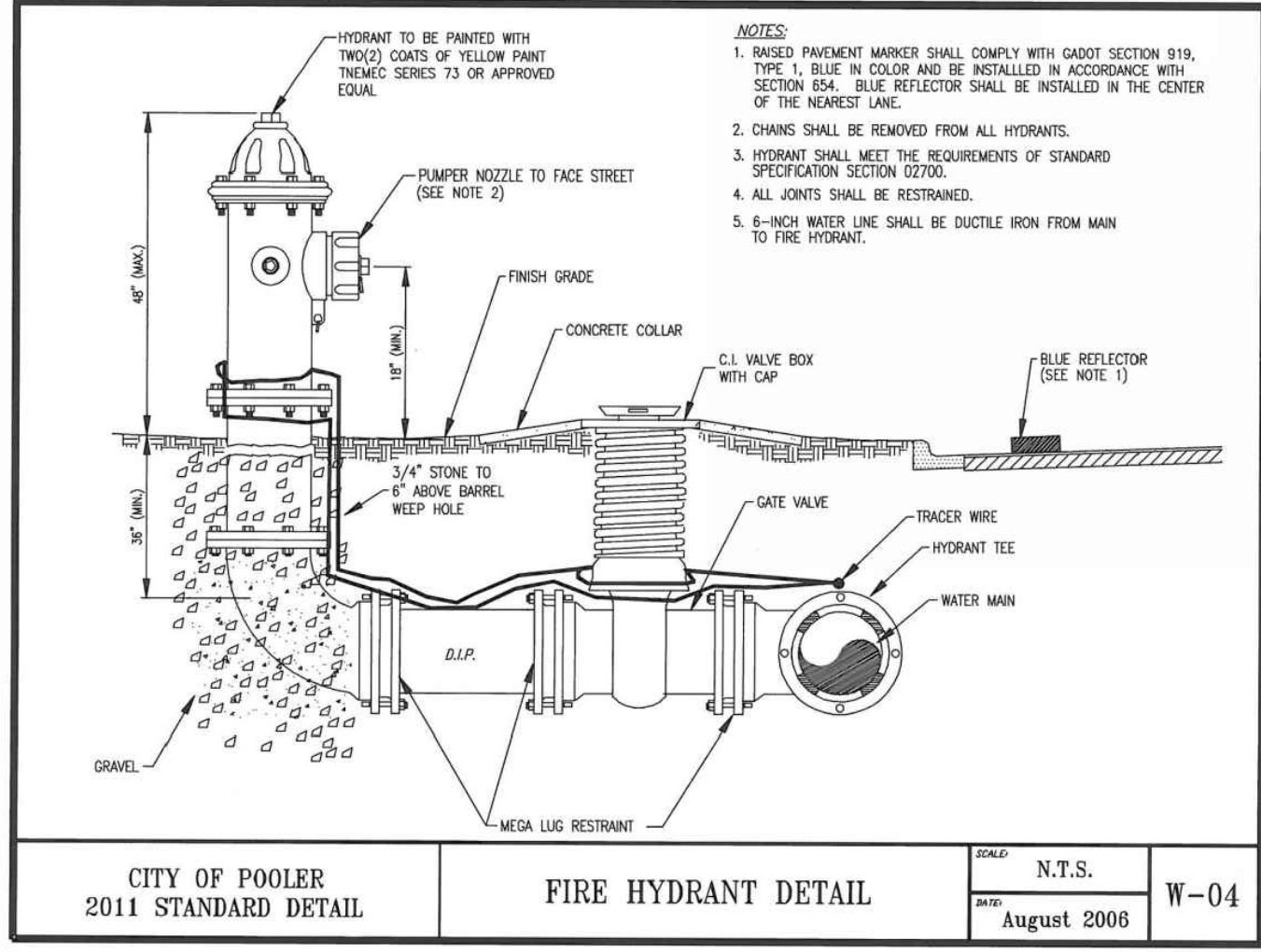
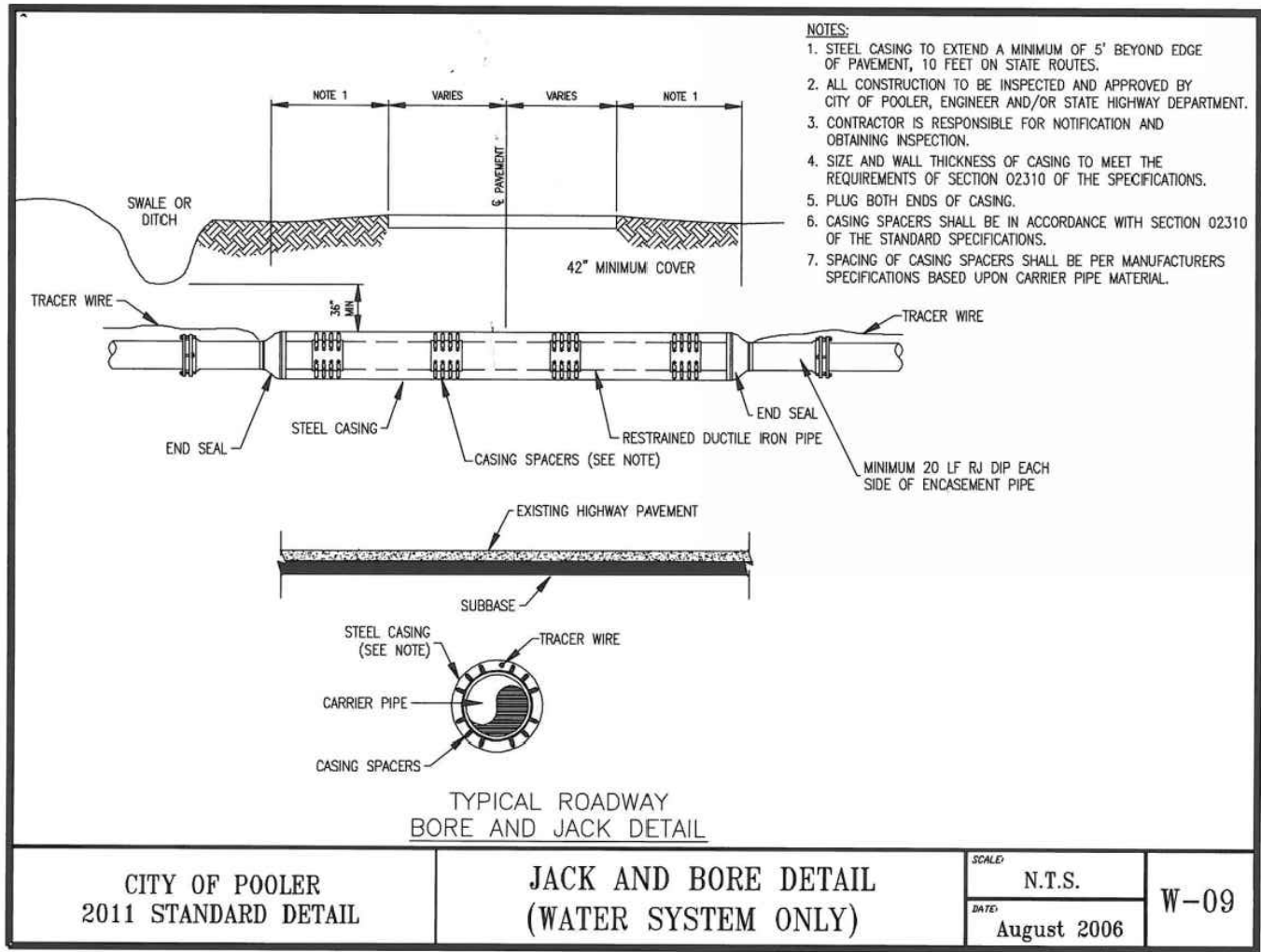
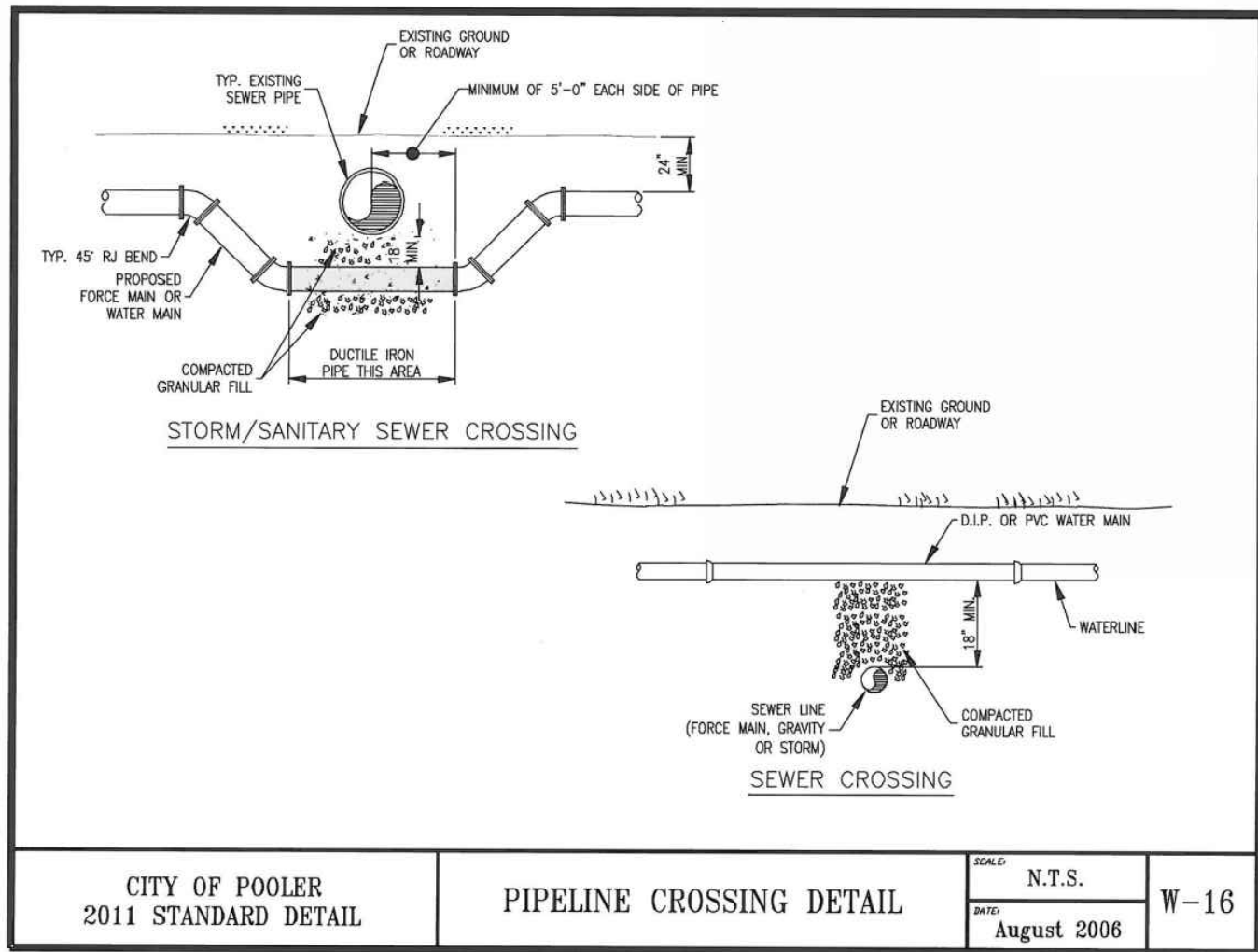
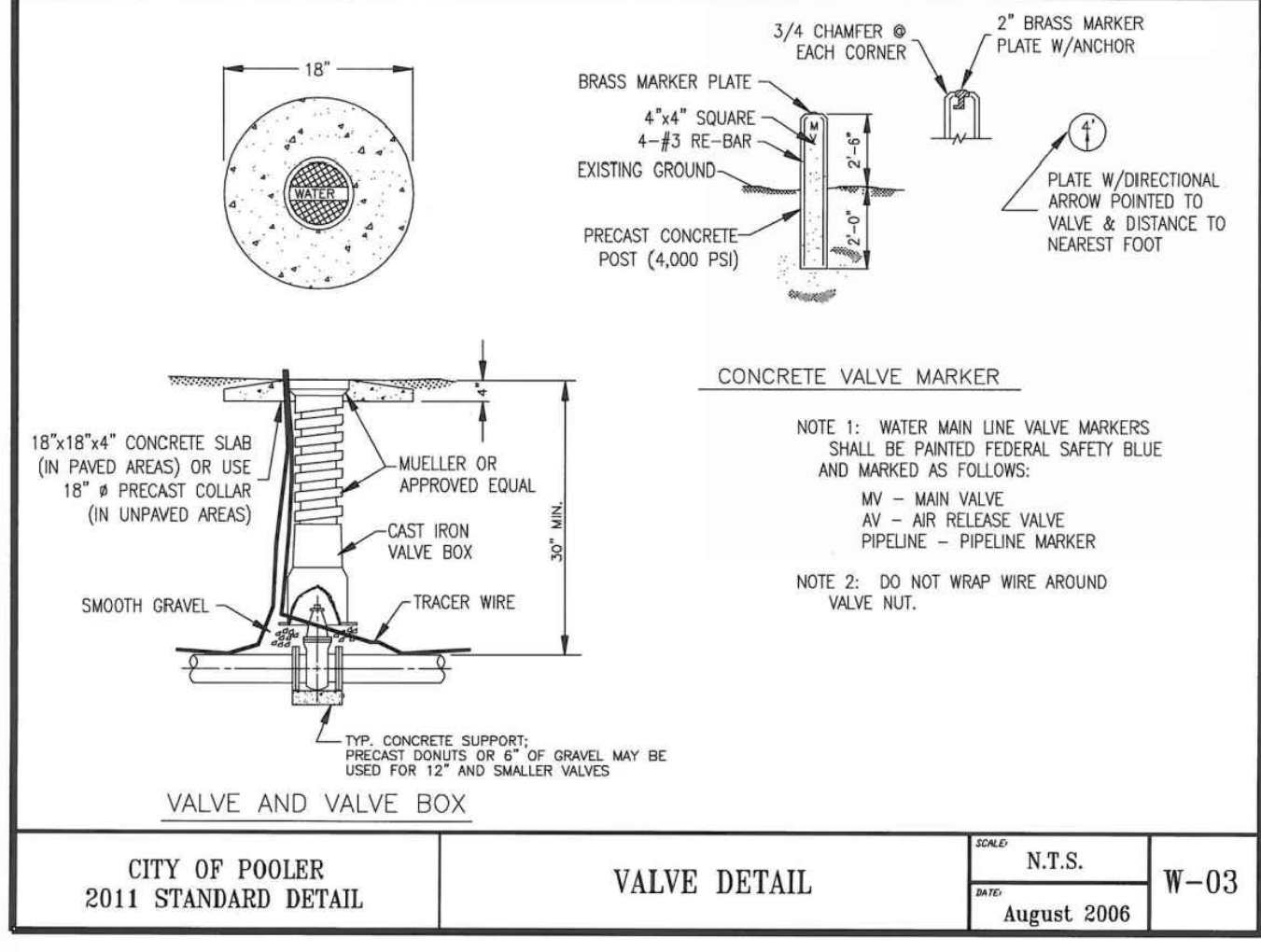
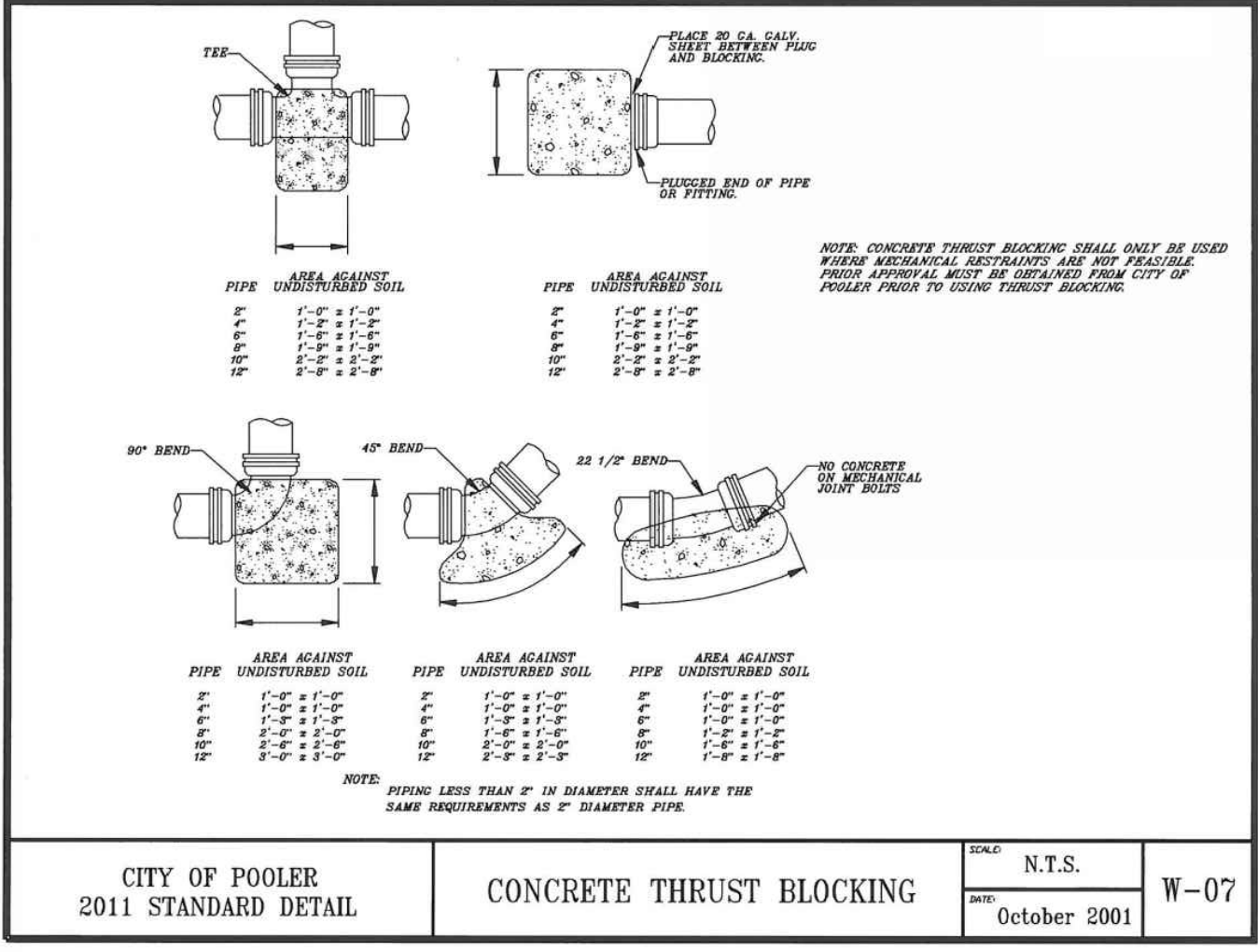
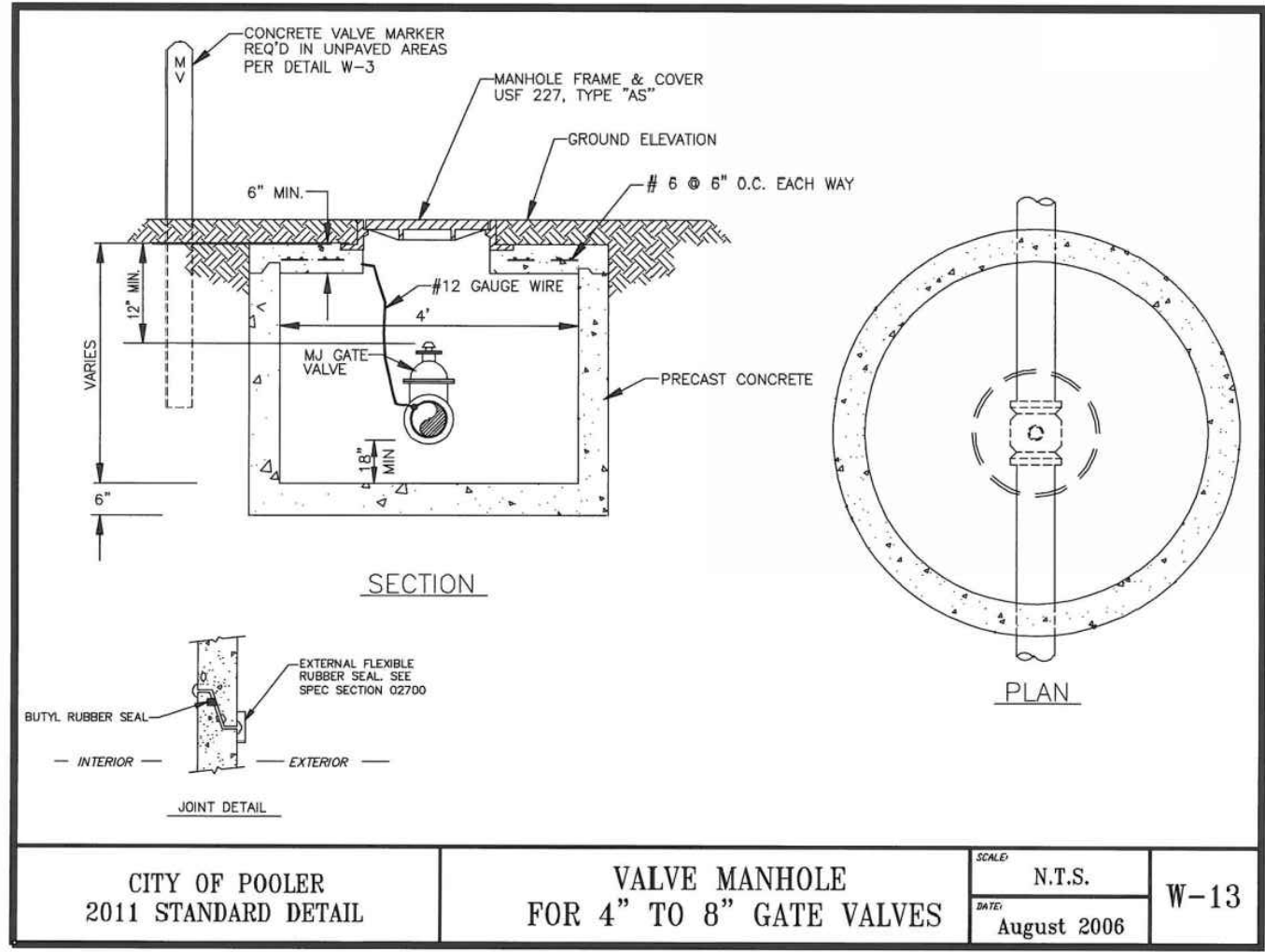
CONSTRUCTION
DETAILS

SHEET:

C8.4



DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



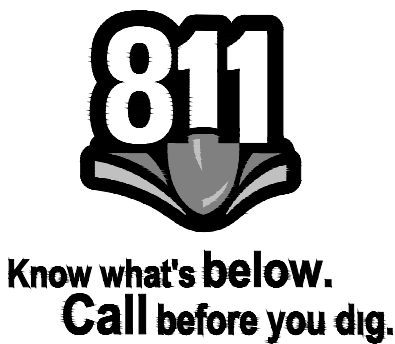
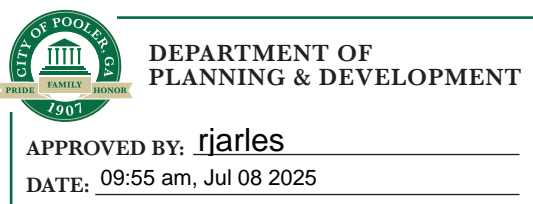
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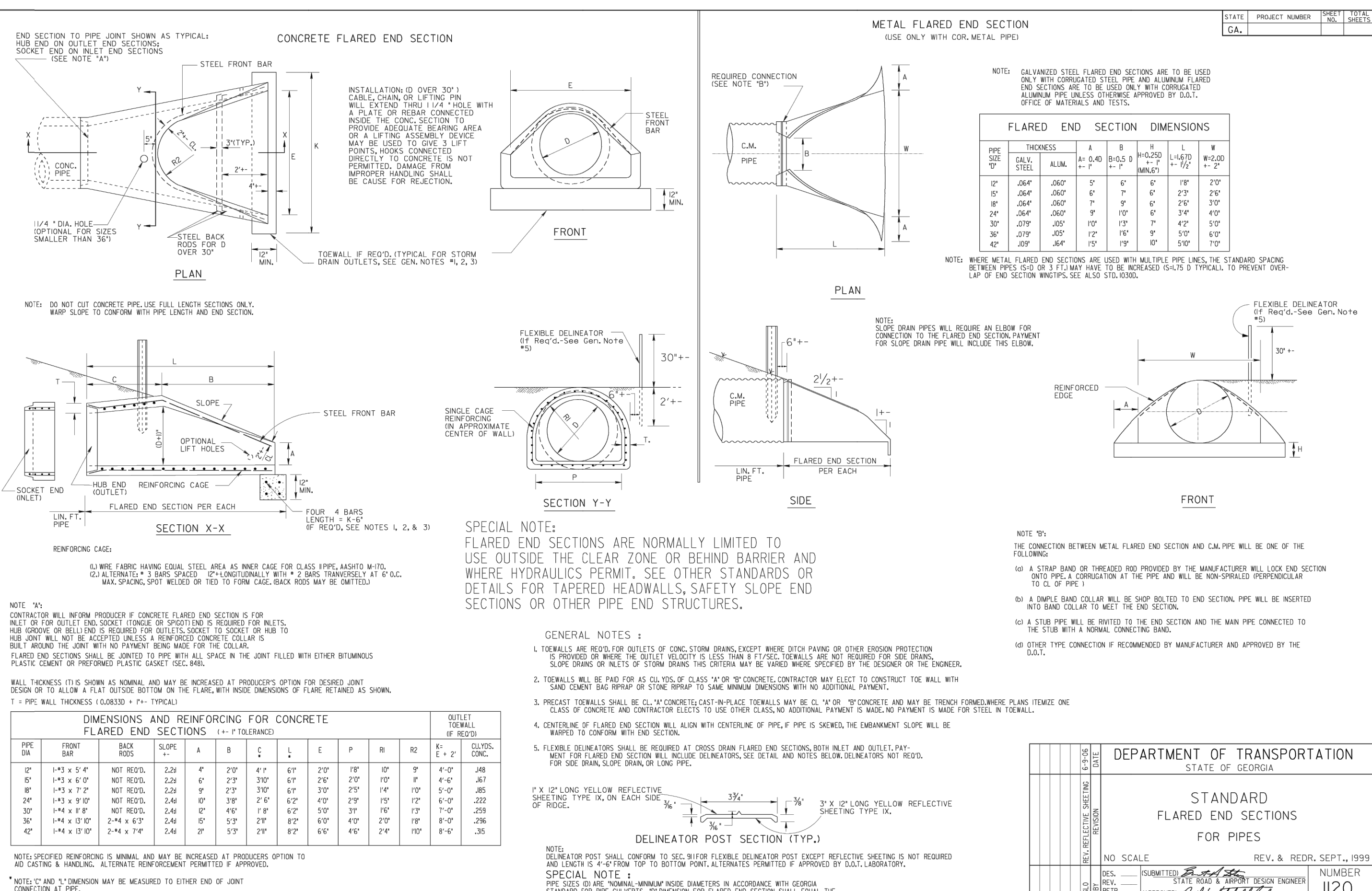
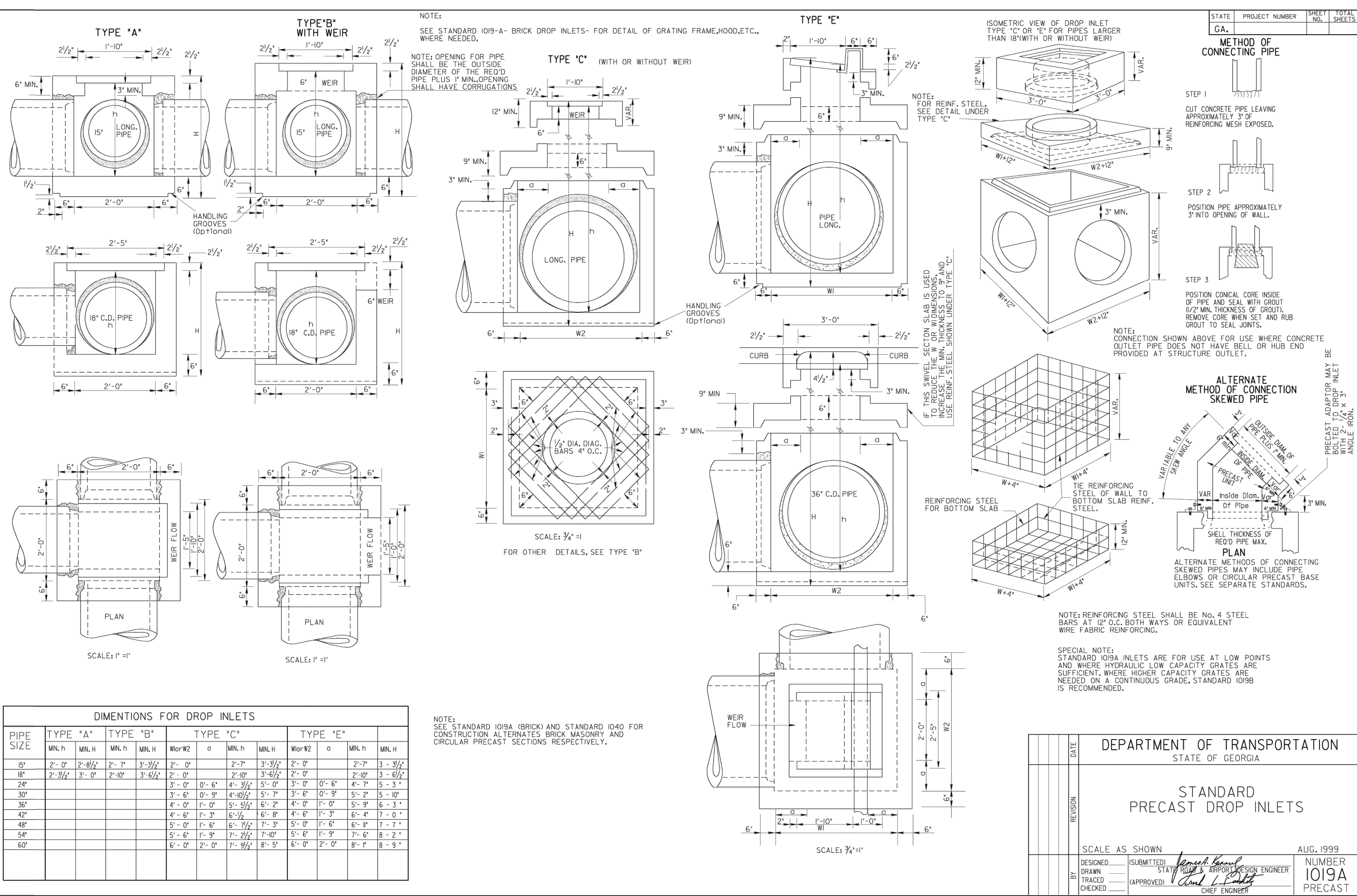
CIVIL CONSTRUCTION PLAN SET FOR
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CONSTRUCTION
DETAILS

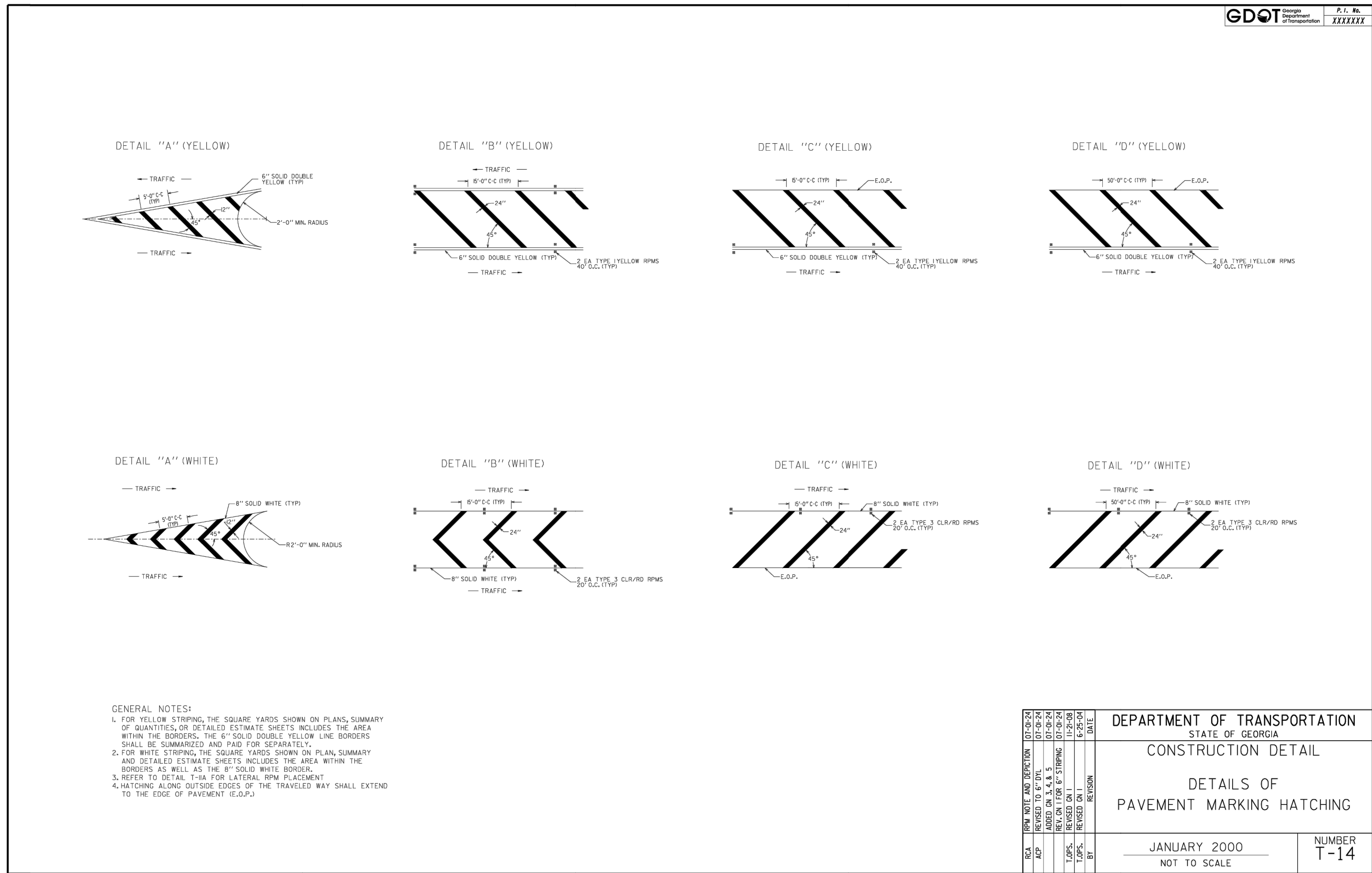
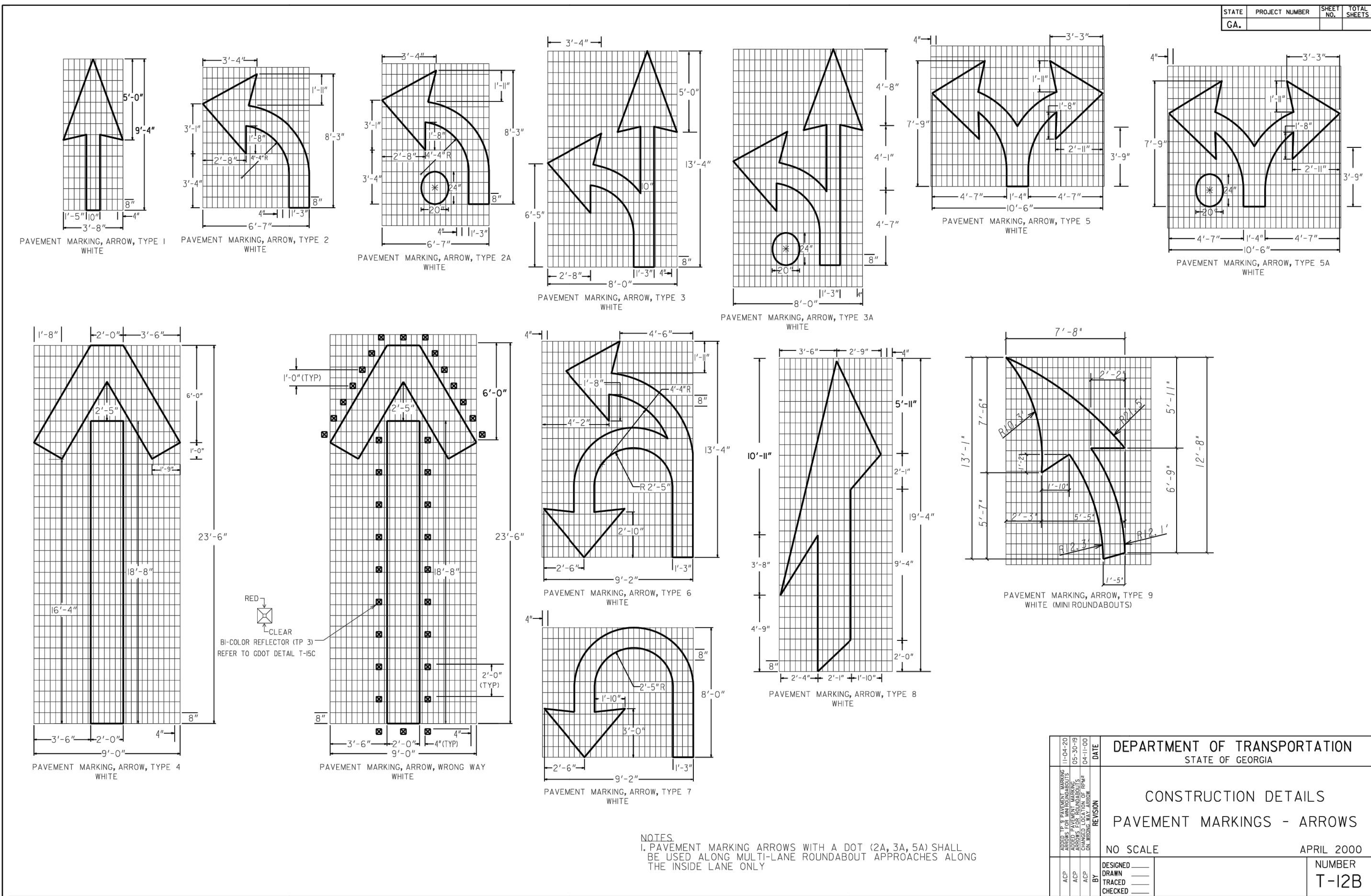
SHEET:
C8.5







DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



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PE
LEONARD P. WEBB
74211

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED

GDOT DETAILS

SHEET:
C8.10

DEPARTMENT OF
PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 09:55 am, Jul 08 2025

811
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**E/ONE
EXTREME**
SERIES

E/One Sentry™

Alarm Panel — Duplex Protect Plus Package

Description

The E/One Sentry Protect Plus panels are custom designed for use with Environment One Duplex grinder pump stations. They can be configured to meet the needs of your application, from basic alarm indication to advanced warning of pending service requirements.

E/One Sentry Protect Plus panels are supplied with audible and visual high level alarms. They are easily installed in accordance with relevant national and local codes. Standard panels are approved by UL, CSA, CE and NSF to ensure high quality and safety.

The panel features a corrosion-proof, NEMA 4X-rated, thermoplastic enclosure. A padlock is provided to prevent unauthorized entry (safety front).

Features

Includes all features of the basic configuration of the E/One Sentry Simplex panel, including circuit breakers, 240 or 120 VAC service, terminal blocks and ground lugs, audible alarm with manual silence, manual run feature and run indicator, safety front, conformal-coated board and overload protection.

Includes all features of the E/One Sentry Simplex Protect package, including a Trouble indication that shuts down the pumps temporarily in the event of an unacceptable operating condition (brownout, system over-pressure, run-dry), as well as:

- Predictive status display module
- Pre-alarm indication for major operating parameters
- Alarm indications for major operating parameters
- Hour meter, cycle counter and alarm delay
- LCD display and user-friendly interface
- Inner cover (dead front)
- Contact group — dry contacts and Remote Sentry contacts
- Programmable User Settings

Please consult factory for special applications.

NA0344P01 Rev. —

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

Catalog Number : 9T51B0128

Features :

- Line: 120 x 240 Vac
- Load: 16/32 Vac
- Single Phase, 0.5 kVA
- 100 degree rise, Copper
- Buck Boost Application
- No Electrostatic Shield
- QB, 60Hz

Dimensions (Inches) : 8.38H x 6.88W x 4.88D x 20lbs

Buck-Boost Transformers.

The Buck-Boost transformer is a very versatile product for which a multitude of applications exist. In its simplest form, these transformers will deliver 12, 16, 24 or 32 volts when their primaries are energized at 120 or 240 volts.

Their prime use, however, lies in the fact that the primaries and secondaries can be **interconnected**, thus permitting their use as an autotransformer. When the primaries and secondaries are connected together so that electrical characteristics are changed from a two winding transformer to those of an autotransformer, the units can economically 'buck or boost' voltage up to +/- 20%.

For use with e|one Simplex Panels

Single Phase Load: 16/32 Vac
Non-Vented (NEMA 3R)
Enclosure
Buck Boost

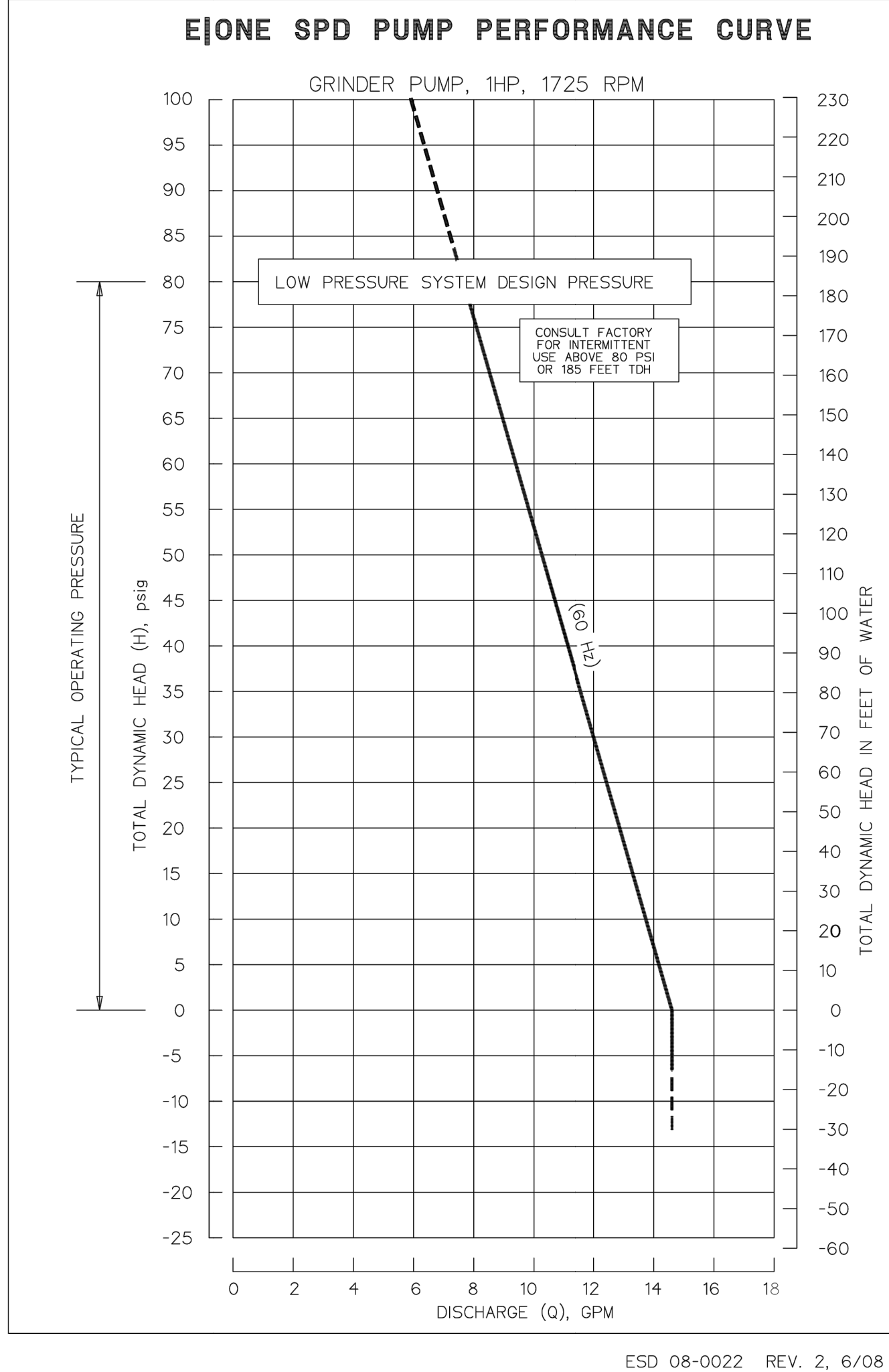
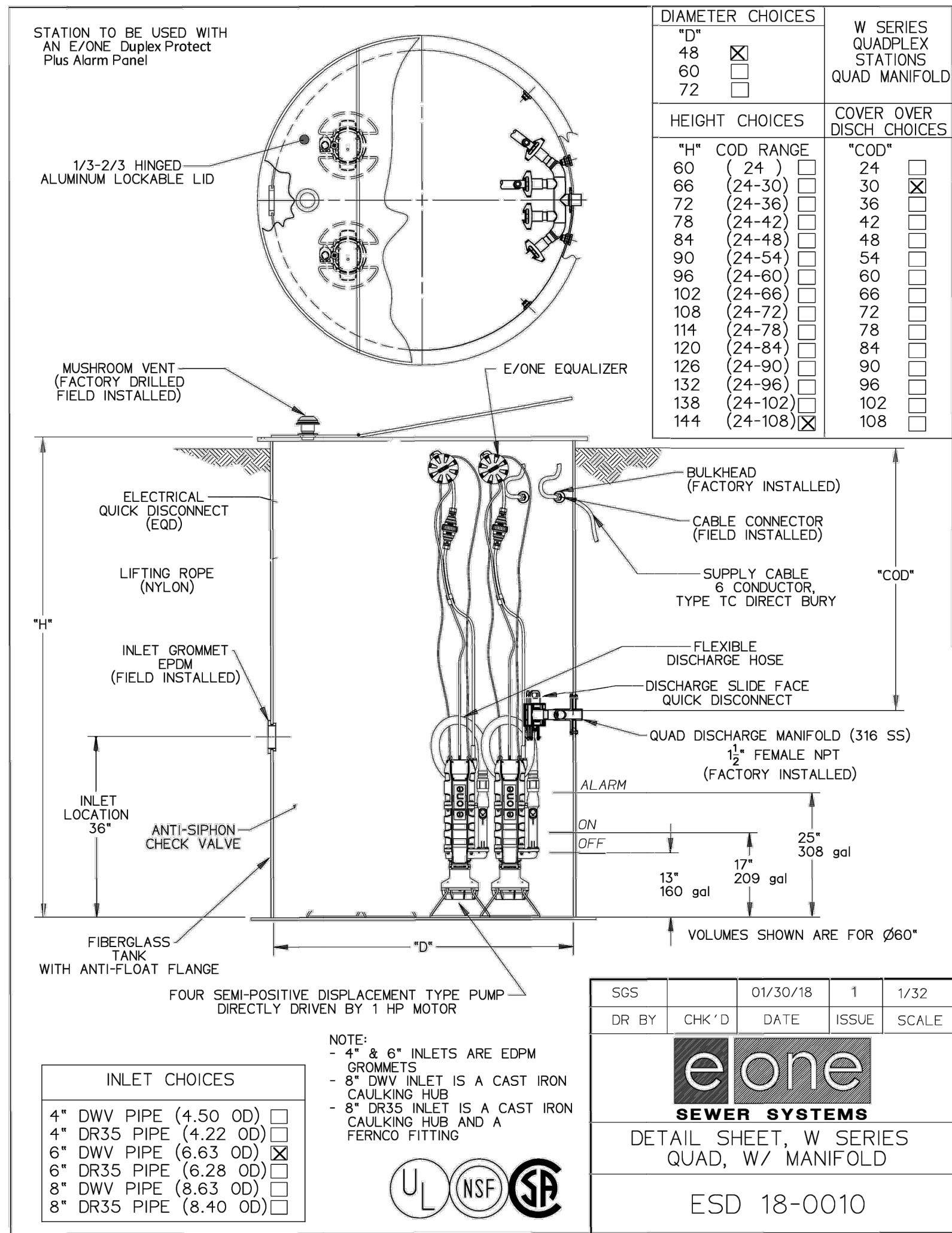
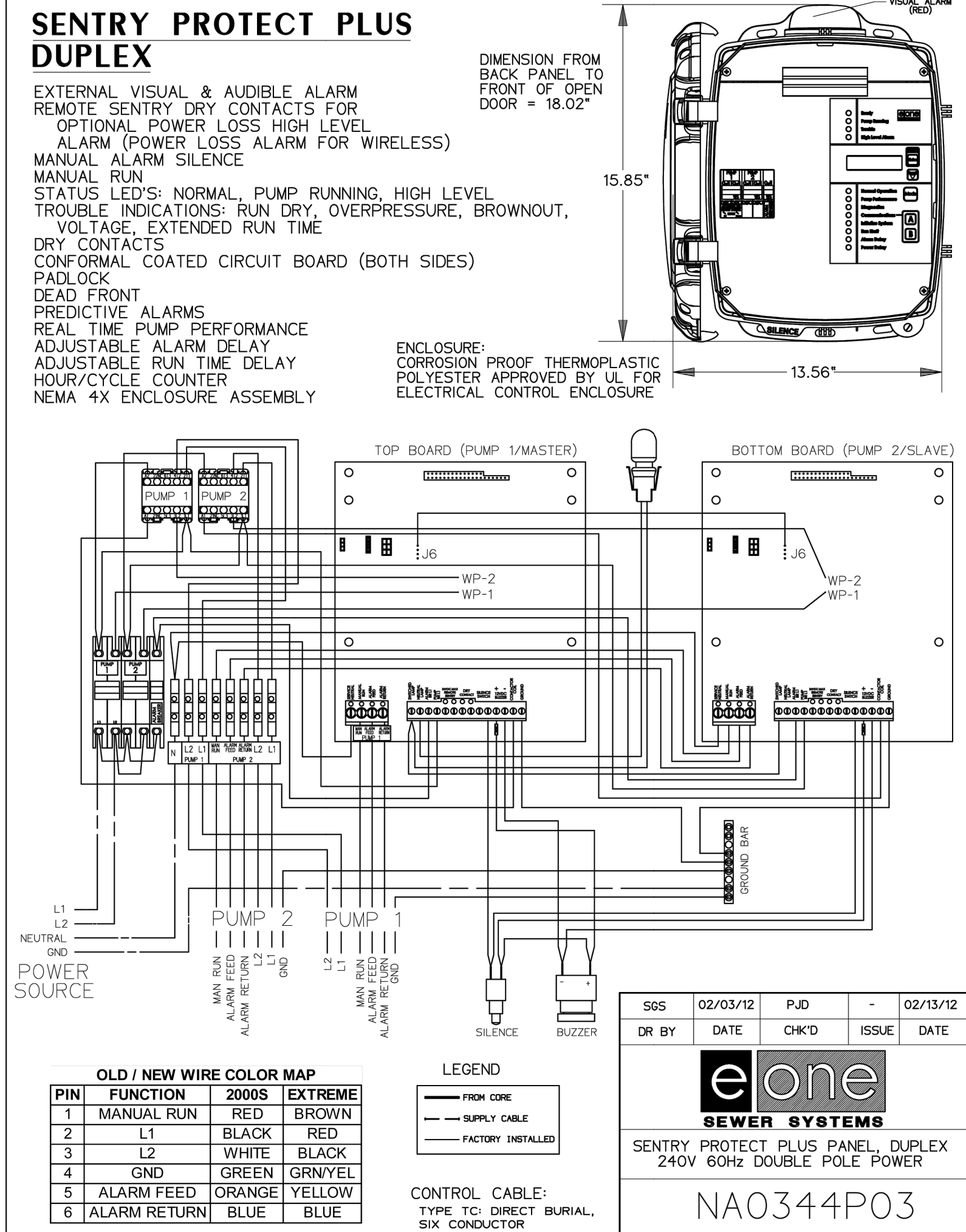
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PA0219P02

DR BY: SGS DATE: 01/16/06
CHK'D BY: DATE:
ENG BY: DATE:
APP'D BY: DATE:
SCALE: FULL

ENVIRONMENT ONE CORPORATION
TRANSFORMER, BUCK BOOST
0.5KVA, [E-ONE PT NO. PA0219P02]

MATERIAL:
PART NUMBER: LM000229
PART: 3

TYPE: 4 CLASS: 06 DWG NUMBER SHEET 1 OF 1 REV



DEPARTMENT OF
PLANNING & DEVELOPMENT

APPROVED BY: **riarles**
DATE: 09:55 am, Jul 08 2025



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REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGOODS

LOCATED IN POOLER, GEORGIA

PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

LIFT STATION
DETAILS

SHEET:

C8.11

UNI-LATERAL

Stainless Steel Lateral Valve

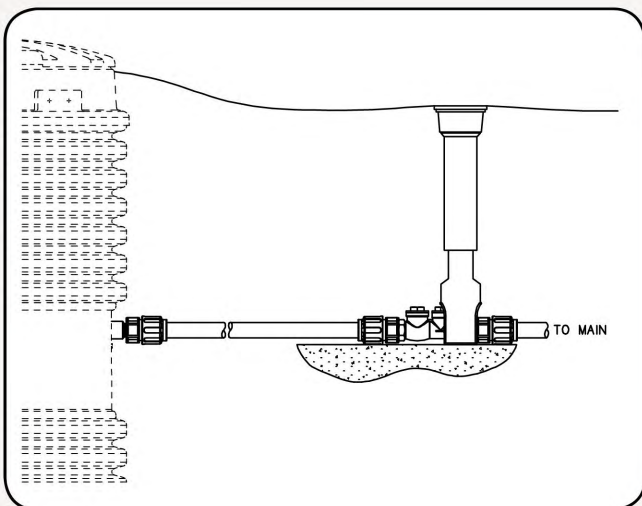
Introducing the UNI-LATERAL from E/One, all-stainless steel lateral valves for use with E/One grinder pump stations. Easily installed and accessed between the sewer main and sewer service line, UNI-LATERAL's advanced design effectively protects against potentially harmful backflow.

Available in 1.25-inch and 2-inch sizes, the UNI-LATERAL is an integrated unit consisting of a check valve, ball valve and cleanout all in a compact module — a first for the domestic market. The versatile design greatly reduces opportunity for leak paths — simplifying and speeding installation, while meeting all codes and regulations.



Features and Benefits

- 1-1/4" or 2" full-port design
- Designed for use with PVC (1-1/4" UNI-LATERAL only) and HDPE pressure sewer piping
- 316 stainless steel construction
- Integrated stainless steel ball valve curb stop and check valve
- Prevents backflow from the sewer main and into the grinder pump station
- Available with or without fittings
- 1-1/4" or 2" Female NPT each end
- All valve assemblies designed and tested to 235 psi service pressure



The UNI-LATERAL is a one-piece valve that can be installed between any grinder pump and the sewer main.

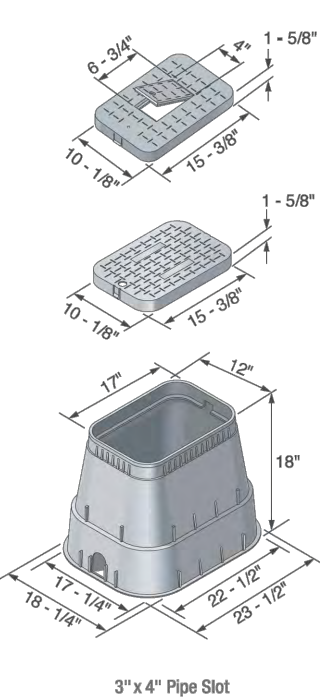
Prevent backflow from the sewer system with E/One's UNI-LATERAL



NDS METER BOXES – STANDARD COMMERCIAL GRADE

NDS D1800 Meter Boxes

Specifications: NDS 14" x 19" x 18" meter boxes and covers are injection molded of structural foam recycled polyolefin material with a melt index between 10-12. Coloring and UV stabilizers are added, along with processing lubricants when needed. The 14" x 19" body is tapered and has a minimum wall thickness of 0.250". The body has a double wall at the top cover seat area with a minimum thickness of 0.22". The cover seat area has 28 structural support ribs on the underside of the seat, each with a minimum thickness of 0.12". The bottom of the body has a 0.50" flange. The 14" x 19" cover has an average thickness of 0.20".



Part No.	Description - Marking	Color (Box/Cover)	Pallet Qty	Wt. Ea. lbs.	Product Class
Drop-in Box & Cover					
D1800-DISB	14" x 19" x 18" Box, Drop-in Solid Plastic Cover - Water Meter	Black/Black	48	12.20	20ME
D1800-DIRB	14" x 19" x 18" Box, Drop-in Meter Reader Plastic w/ Plastic Reader Cover - Water Meter	Black/Black	48	12.20	20ME
D1800-DICR	14" x 19" x 18" Box, Drop-in Meter Reader Plastic w/ Cast Iron Reader Cover - Water Meter	Black/Black	48	13.40	20ME
Drop-in Cover Only					
D1200-DISBL	14" x 19" Drop-in Box Solid Plastic Cover - Water Meter	Black	216	2.20	20ME
D1200-DIRBL	14" x 19" Drop-in Meter Reader w/ Plastic Reader Cover - Water Meter	Black	216	2.20	20ME
D1200-DICRLD	14" x 19" Drop-in Meter Reader w/ Cast Iron Reader Cover - Water Meter	Black	216	3.40	20ME
D1200-DISBSWRL	14" x 19" Drop-in Solid Plastic Cover - Sewer	Black	216	2.20	20ME
Overlapping Cover Only					
D1800-DLSG	12" x 18" Overlapping Cover - ICV	Black/Green	48	12.40	20ME
Box Only					
D1800-B/O	14" x 19" x 18" Box	Black	48	10.00	20ME
D1800-B/O NH	14" x 19" x 18" Box, No Pipe Slots	Black	48	10.00	20ME
D1800-B/O WHT	12" x 18" Box	White	48	10.00	20ME

METER BOXES

26 Product Catalog 2016/2017

UNI-LATERAL SPECIFICATIONS

1-1/4" UNI-LATERAL

Dimensions

Approximate length: 8.6"
Approximate height: 4"

Available Adapter Fittings

- 1-1/4" compression type fittings for HDPE, SDR PIPE PER ASTM 3035 (SDRII)
PVC, SCHED 40, SDR21 & SDR26
- 1-1/2" compression type fittings for HDPE, SDR PIPE PER ASTM 3035 (SDRII, SDR9)
PVC, SCHED 40, SDR21 & SDR26
- 1-1/4" solvent weld (glue) type fittings for PVC, SCHED 40, SDR21 & SDR26



2" UNI-LATERAL

Dimensions

Approximate length: 10.7"
Approximate height: 5.1"

Available Adapter Fittings

- 1-1/2" compression type fittings for HDPE, SDR PIPE PER ASTM 3035 (SDRII, SDR9)
- 2" compression type fittings for HDPE, SDR PIPE PER ASTM 3035 (SDRII, SDR9, SDR7)



Environment One Corporation
2773 Balltown Road, Niskayuna, New York 12309
Voice 518.346.6161 Fax 518.346.6188
www.eone.com A PCC Company

LM000406 Rev C



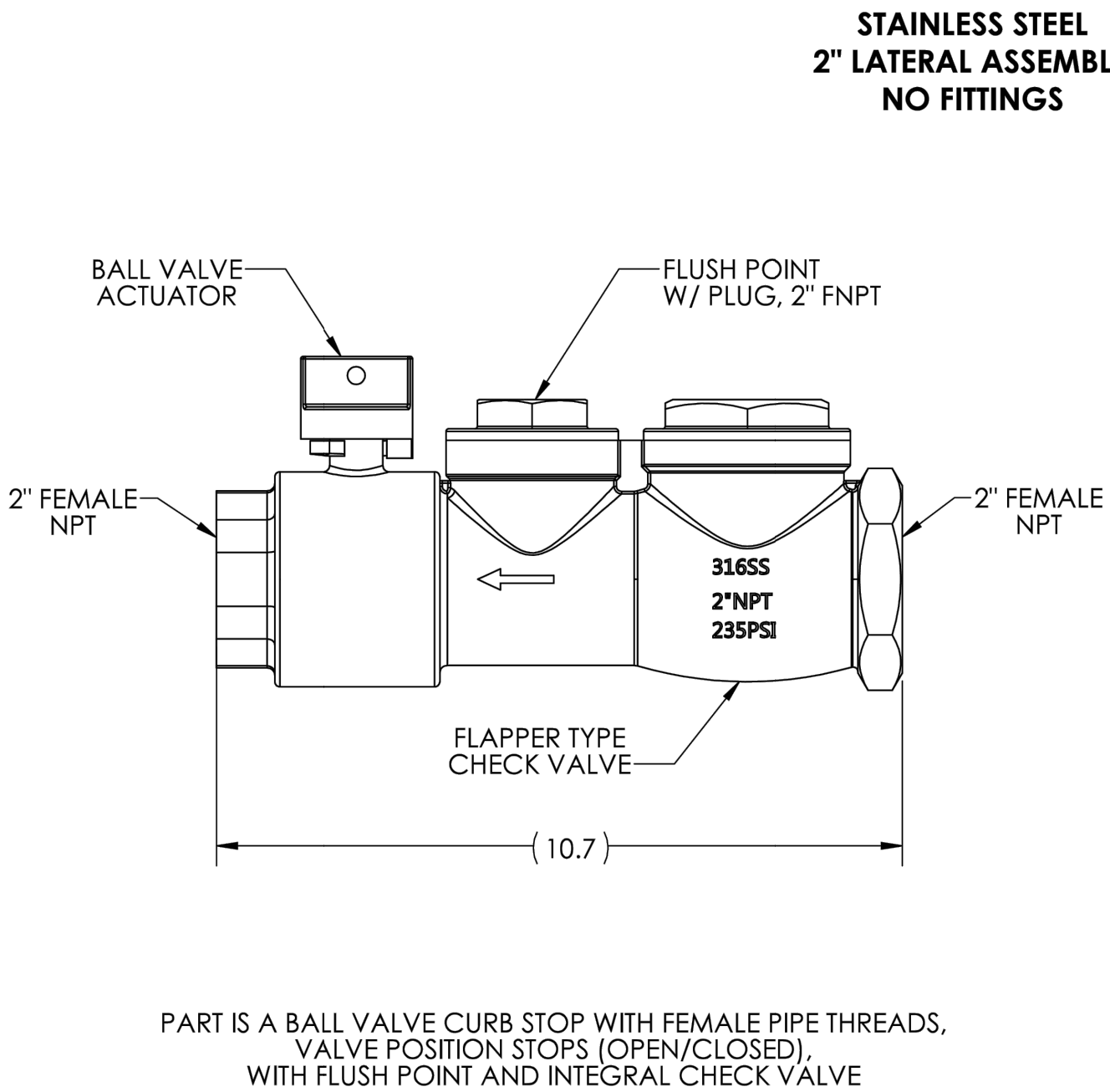
NDS METER BOXES – STANDARD COMMERCIAL GRADE

NDS D1200 Meter Boxes (continued)

Part No.	Description - Marking	Color (Box/Cover)	Pallet Qty	Wt. Ea. lbs.	Product Class
Overlapping Box & Cover					
D1200-DLSB	14" x 19" x 12" Standard Box, Overlapping Solid Plastic Cover - Water Meter	Black/Black	72	9.20	20ME
D1200-DUOLSB	14" x 19" x 12" Standard Dual Pipe Slot Box, Overlapping Solid Plastic Cover - Water Meter	Black/Black	72	9.20	20ME
D1200-DLDOB	14" x 19" x 12" Standard Box, Overlapping Locking Solid Plastic Cover - Water Meter	Black/Black	72	9.40	20ME
D1200-DL	14" x 19" x 12" Standard Box, Overlapping Solid Cast Iron Cover - Water Meter	Black/Black	72	19.00	20ME
D1200-DLRB	14" x 19" x 12" Standard Box, Overlapping Meter Reader Plastic with Plastic Reader Cover - Water Meter	Black/Black	72	9.20	20ME
D1200-DLRLD	14" x 19" x 12" Standard Box, Overlapping Meter Reader Plastic with Cast Iron Reader Cover - Water Meter	Black/Black	72	10.60	20ME
D1200-DLRLU	12" Overlapping Cover with Plastic Meter Reader	Black/Blue	72	9.20	20ME
D1200-DICR	14" x 19" x 12" Standard Box, Overlapping Meter Reader Cast Iron w/ Cast Iron Reader Cover - Water Meter	Black/Black	72	10.28	20ME
Drop-in Cover Only					
D1200-DISBL	14" x 19" Drop-in Solid Plastic Cover - Water Meter	Black	216	2.20	20ME
D1200-DISBSWRL	14" x 19" Drop-in Solid Plastic Cover - Sewer	Black	216	2.20	20ME
D1200-DISGL	12" Drop in Solid Plastic Cover - Meter Reader	Green	216	2.20	20ME
D1200-DISBSWRL	14" x 19" Drop-in Solid Plastic Cover - Sewer	Green	216	2.20	20ME
D1200-DIRBL	14" x 19" Drop-in Meter Reader with Plastic Reader Cover - Water Meter	Black	216	2.20	20ME
D1200-DIRBLD	14" x 19" Drop-in Meter Reader with Plastic Reader Cover - Water Meter	Blue	216	2.20	20ME
D1200-DICRLD	14" x 19" Drop-in Meter Reader with Cast Iron Reader Cover - Water Meter	Black	216	3.40	20ME
Overlapping Cover Only					
D1200-DICR LD	14" x 19" Overlapping Cast Iron Lid with Cast Iron Reader - Water Meter	Black	216	2.40	20ME
D1200-DLSBL	14" x 19" Overlapping Solid Plastic Cover - Water Meter	Black	216	2.40	20ME
D1200-DLSGL	12" Overlapping Cover with Solid Plastic Meter Reader	Green	216	2.40	20ME
D1200-DLDOB	14" x 19" Overlapping Locking Solid Plastic Cover - Water Meter	Black	100	2.60	20ME
D1200-DLRLU	14" x 19" Overlapping Solid Plastic Cover - Water Meter	Blue	216	2.40	20ME
D1200-DL	14" x 19" Overlapping Meter Reader Solid Cast Iron Cover - Water Meter	Black	216	12.20	20ME
D1200-DLRLUL	14" x 19" Overlapping Meter Reader Plastic with Plastic Reader Cover - Water Meter	Blue	216	2.40	20ME
D1200-DLRLD	14" x 19" Overlapping Meter Reader Plastic with Cast Iron Reader Cover - Water Meter	Black	216	3.60	20ME
D1200-DLRLS	12" Overlapping Cover with Cast Iron Meter Reader	Black/Black	72	10.33	20ME
Box Only					
D1200-B/O	14" x 19" x 12" Standard Box	Black	72	6.80	20ME
D1200-DUOB	14" x 19" x 12" Standard Dual Pipe Slot Box	Black	72	6.80	20ME
D1200S-B/O	14" x 19" x 12" Standard Box	Green	72	6.80	20ME
D600E-EXT	14" x 19" x 6" Extension Only	Black	42	4.20	20ME

METER BOXES

24 Product Catalog 2016/2017



- NOTES:
1. MATERIAL: 316 STAINLESS STEEL
 2. PRESSURE RATING: 235 PSI
 3. TO ORDER SS 2" LATERAL, NO FITTINGS USE PART NUMBER NCO443P01

NKS	11/06/17	DN	-	N/A
DR BY	DATE	CHK'D	ISSUE	SCALE
2" LATERAL ASSEMBLY 316 STAINLESS STEEL				
NA0330P06				

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REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGOODS

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

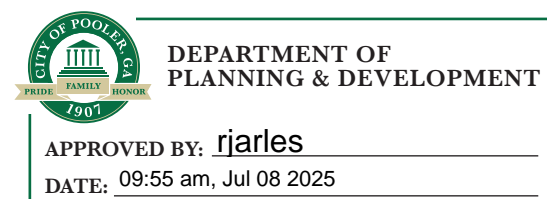
JOB NUMBER: 24-298
DATE: 06/04/2025
DRAWN BY: LPW
CHECKED BY: DLF
SCALE: AS NOTED

LIFT STATION
DETAILS

SHEET:

C8.12

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P. WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



Ossabaw Consulting

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

Arborist Site Report

January 22, 2024

Coleman Company, Inc.
1480 Chatham Parkway, Suite 100
Savannah, GA 31405Location:
Proposed Parcel 1 A
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 January of 2025 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. These defects do not necessarily mean that the tree should be removed, but re-evaluated once there is a site plan.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
1510	41	Laurel oak	<i>Quercus laurifolia</i>	This tree has decay and declining.
1510	26	Willow oak	<i>Quercus phellos</i>	This tree has decay.
1512	31	Willow oak	<i>Quercus phellos</i>	This tree has decay.
1513	33	Willow oak	<i>Quercus phellos</i>	This tree has decay and cankers.
1518	44	Willow oak	<i>Quercus phellos</i>	This tree has decay and included bark.
1525	26	Willow oak	<i>Quercus phellos</i>	This tree is declining.

1526	24	Southern red oak	<i>Quercus falcata</i>	This tree is decayed.
1528	30	Willow oak	<i>Quercus phellos</i>	This tree has internal decay.
1529	42	Southern red oak	<i>Quercus falcata</i>	This tree has limb failure.
1530	25	Water oak	<i>Quercus nigra</i>	This tree has internal decay.
1534	34	Laurel oak	<i>Quercus laurifolia</i>	This tree has decay and included bark.
1536	32	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1537	27	Southern red oak	<i>Quercus falcata</i>	This tree is damaged.
1538	34	Willow oak	<i>Quercus phellos</i>	This tree is decayed.
1541	33	Laurel oak	<i>Quercus laurifolia</i>	This tree is declining.
1545	24	Laurel oak	<i>Quercus laurifolia</i>	This tree has decay seam.
1546	24	Laurel oak	<i>Quercus laurifolia</i>	This tree is declining.
1551	39	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1553	33	Water oak	<i>Quercus nigra</i>	This tree is declining.
1555	31	Laurel oak	<i>Quercus laurifolia</i>	This tree is declining.
1556	30	Laurel oak	<i>Quercus laurifolia</i>	This tree is declining.
1558	34	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1560	37	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1561	29	Water oak	<i>Quercus nigra</i>	This tree is decayed.
1562	27	Water oak	<i>Quercus nigra</i>	This tree is decayed.
1563	27	Laurel oak	<i>Quercus laurifolia</i>	This tree has cankers.
1564	40	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1565	40	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1566	24	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1567	30	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.

1570	26	Laurel oak	<i>Quercus laurifolia</i>	This tree has a decay seam.
1572	29	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed.
1573	25	Laurel oak	<i>Quercus laurifolia</i>	This tree is decayed and declining.
1574	35	Willow oak	<i>Quercus phellos</i>	This tree is decayed and declining.
1575	27	Elm	<i>Ulmus species</i>	This tree is decayed and has included bark.
1576	24	Water oak	<i>Quercus nigra</i>	This tree is declining.
1577	24	Pecan	<i>Carya illinoensis</i>	This tree is covered with vines.
1578	31	Laurel oak	<i>Quercus laurifolia</i>	This tree is declining.
1580	26	Willow oak	<i>Quercus phellos</i>	This tree is infested with mistletoe.
1581	33	Laurel oak	<i>Quercus laurifolia</i>	This tree has internal decay.
1582	34	Water oak	<i>Quercus nigra</i>	This tree has internal decay.
1583	34	Water oak	<i>Quercus nigra</i>	This tree has internal decay.
1584	33	Willow oak	<i>Quercus phellos</i>	This tree is declining.

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
1514	26	Willow oak	<i>Quercus phellos</i>
1515	28	Laurel oak	<i>Quercus laurifolia</i>
1516	24	Willow oak	<i>Quercus phellos</i>
1517	24	Willow oak	<i>Quercus phellos</i>
1519	25	Willow oak	<i>Quercus phellos</i>
1520	25	Southern red oak	<i>Quercus falcata</i>
1521	30	Southern red oak	<i>Quercus falcata</i>
1522	30	Southern red oak	<i>Quercus falcata</i>
1523	33	Southern red oak	<i>Quercus falcata</i>
1524	33	Southern red oak	<i>Quercus falcata</i>

1527	24	Laurel oak	<i>Quercus laurifolia</i>
1531	35	Laurel oak	<i>Quercus laurifolia</i>
1532	35	Laurel oak	<i>Quercus laurifolia</i>
1533	25	Live oak	<i>Quercus virginiana</i>
1535	36	Laurel oak	<i>Quercus laurifolia</i>
1539	31	Willow oak	<i>Quercus phellos</i>
1540	33	Southern red oak	<i>Quercus falcata</i>
1542	28	Laurel oak	<i>Quercus laurifolia</i>
1543	25	Southern red oak	<i>Quercus falcata</i>
1544	24	Live oak	<i>Quercus virginiana</i>
1547	33	Laurel oak	<i>Quercus laurifolia</i>
1548	24	Laurel oak	<i>Quercus laurifolia</i>
1549	25	Willow oak	<i>Quercus phellos</i>
1550	24	Willow oak	<i>Quercus phellos</i>
1552	33	Southern red oak	<i>Quercus falcata</i>
1554	33	Southern red oak	<i>Quercus falcata</i>
1557	24	Laurel oak	<i>Quercus laurifolia</i>
1559	30	Laurel oak	<i>Quercus laurifolia</i>
1568	24	Laurel oak	<i>Quercus laurifolia</i>
1569	30	Laurel oak	<i>Quercus laurifolia</i>
1571	30	Willow oak	<i>Quercus phellos</i>
1579	29	Southern red oak	<i>Quercus falcata</i>
1585	30	Laurel oak	<i>Quercus laurifolia</i>
1586	24	Water oak	<i>Quercus nigra</i>
1587	25	Water oak	<i>Quercus nigra</i>
1588	25	Southern red oak	<i>Quercus falcata</i>

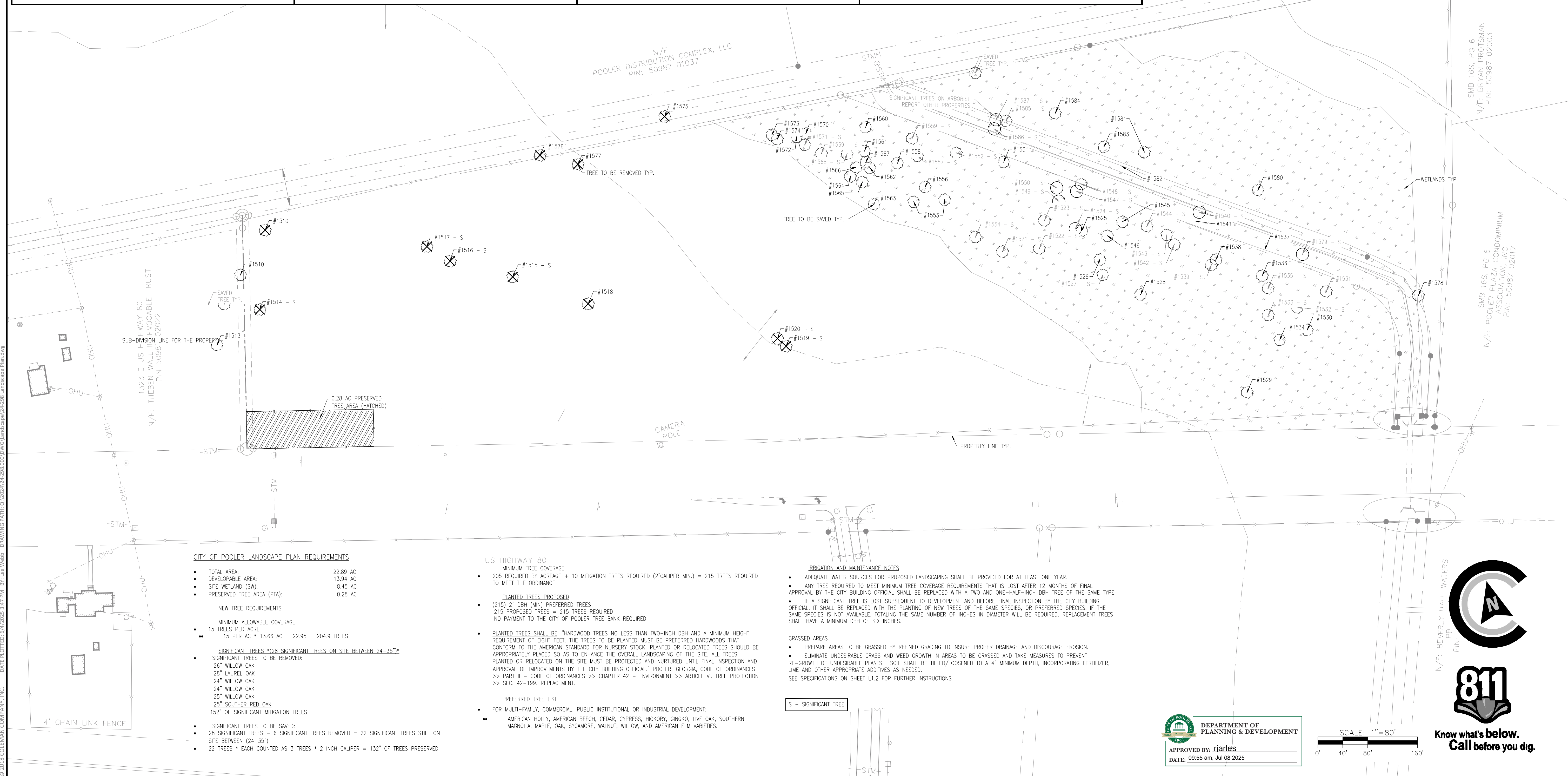
Inspector's information:

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

*There are a living organism and an underlying contract change. Recommendations are based on current and local conditions. Conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of it or a tree may occur, unless otherwise noted by Ossabaw Consulting, LLC.



NOT FOR CONSTRUCTION



REVISIONS:

LANDSCAPE PLAN FOR

LIVINGOODS

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANYJOB NUMBER: 24-298
DATE: 04/02/25
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTEDEXISTING
CONDITIONS

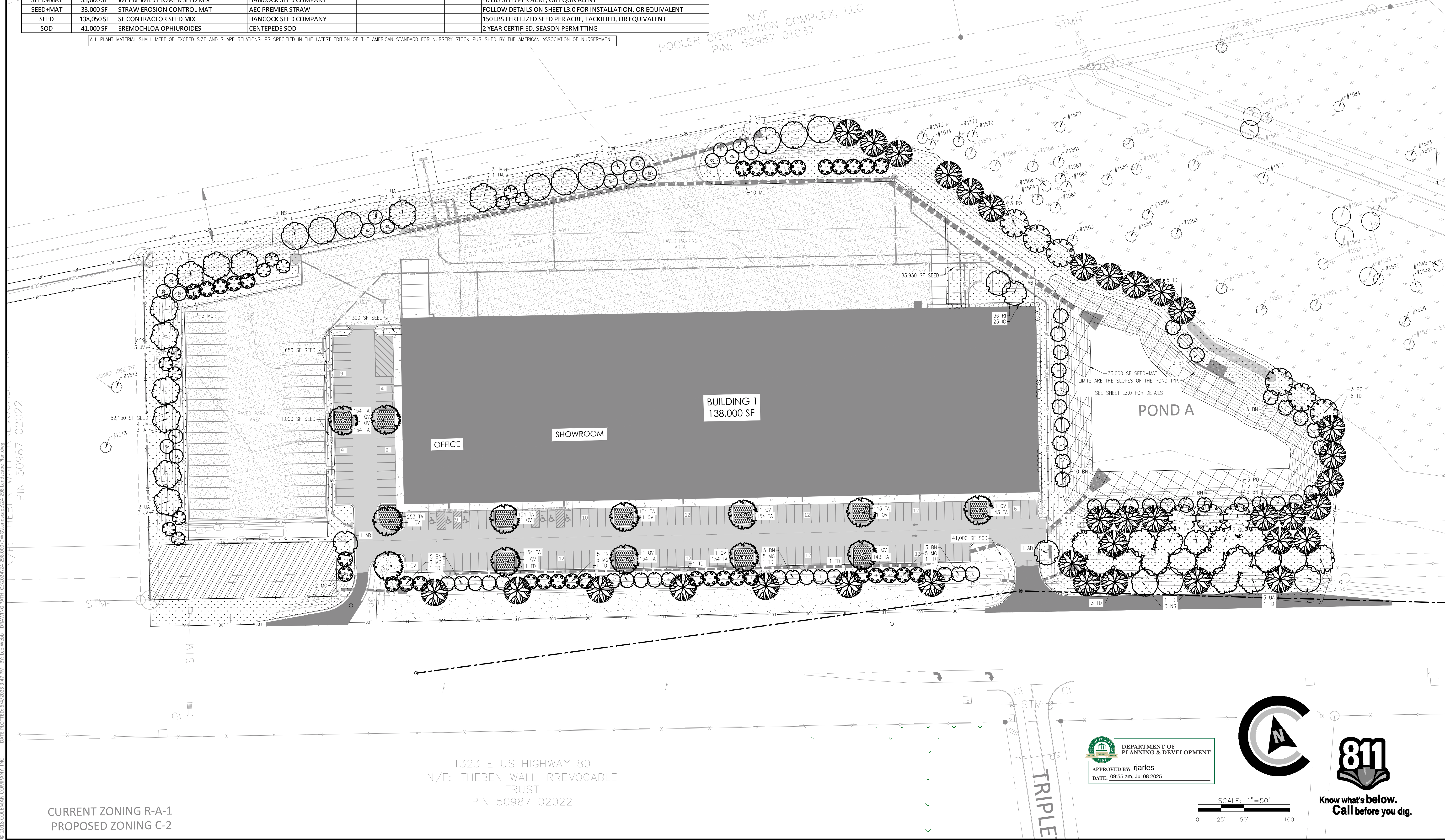
SHEET:

L1.0

KEY	QTY/PLANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
AB	5	ACER BUERGERIANUM	TRIDENT MAPLE	2" CAL. MIN., 8-12' HT.	AS SHOWN	WELL BALANCED HEAD, MATCH
BN	48	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', SINGLE-STEM, WELL BALANCED HEAD, MATCH
IA	19	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	2" CAL. MIN., 8-12' HT.	AS SHOWN	FULL TO GROUND, WELL BALANCED HEAD, MATCH
JV	12	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	2" CAL. MIN., 8-12' HT.	AS SHOWN	FULL TO GROUND, WELL BALANCED HEAD, MATCH
NS	15	NYSSA SYLVATICA 'NSUHH'	GREEN GABLES BLACKGUM	2" CAL. MIN., 8-12' HT.	AS SHOWN	MATCH, WELL BALANCED HEAD
MG	35	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	2" CAL. MIN., 8-12' HT.	AS SHOWN	FULL TO GROUND, WELL BALANCED HEAD, MATCH
PO	9	PLATANUS OCCIDENTALIS	SYCAMORE	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
QL	7	QUERCUS LYRATA	OVERCUP OAK	2" CAL. MIN., 8-12' HT.	AS SHOWN	MATCH, WELL BALANCED HEAD
QV	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
TD	35	TAXUS DISTICHUM	BALD CYPRESS	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
UA	17	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
SHRUBS						
IC	36	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GAL. CONTAINER	5' O.C.	FULL, MATCHED
RI	23	RHAPHIOLEPSIS INDICA 'ELEANOR TABOR'	INDIAN HAWTHORN	3 GAL. CONTAINER	5' O.C.	FULL, MATCHED
GROUND COVER						
TA	1,914	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL. CONTAINER	18" O.C.	FULL, MATCHED
SEED+MAT	33,000 SF	WET N' WILD FLOWER SEED MIX	HANCOCK SEED COMPANY			40 LBS SEED PER ACRE, OR EQUIVALENT
SEED+MAT	33,000 SF	STRAW EROSION CONTROL MAT	AEC PREMIER STRAW			FOLLOW DETAILS ON SHEET L3.0 FOR INSTALLATION, OR EQUIVALENT
SEED	138,050 SF	SE CONTRACTOR SEED MIX	HANCOCK SEED COMPANY			150 LBS FERTILIZED SEED PER ACRE, TACKIFIED, OR EQUIVALENT
SOD	41,000 SF	EREMOCHLOA OPHIUROIDES	CENTEPEDE SOD			2 YEAR CERTIFIED, SEASON PERMITTING

ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.

- GENERAL PLANTING NOTES:
1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
 2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
 3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
 4. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR MUST ENSURE THAT NO CEMENT-MODIFIED SOILS ARE BENEATH ANY PLANTING BEDS OR SPECIMEN PLANTS.
 5. SEE SPECIFICATIONS ON SHEET L3.0 FOR FURTHER INSTRUCTIONS.
 6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
 7. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
 8. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.
 9. ALL TREES SHOULD HAVE A 4' MULCHED TREE RING AT THE BASE. ALL PLANT BEDS SHOULD BE MULCHED.



NOT FOR CONSTRUCTION

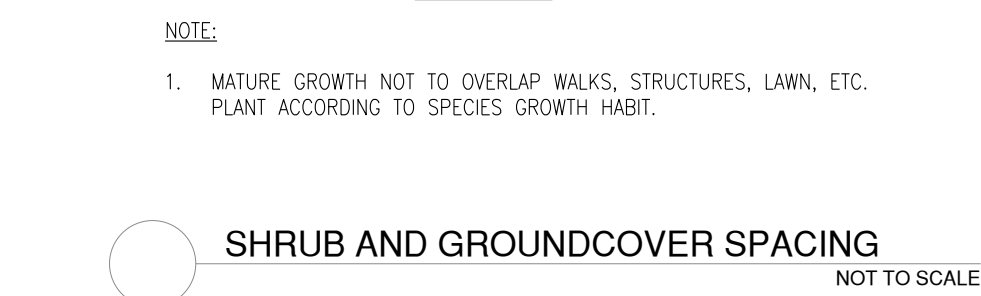
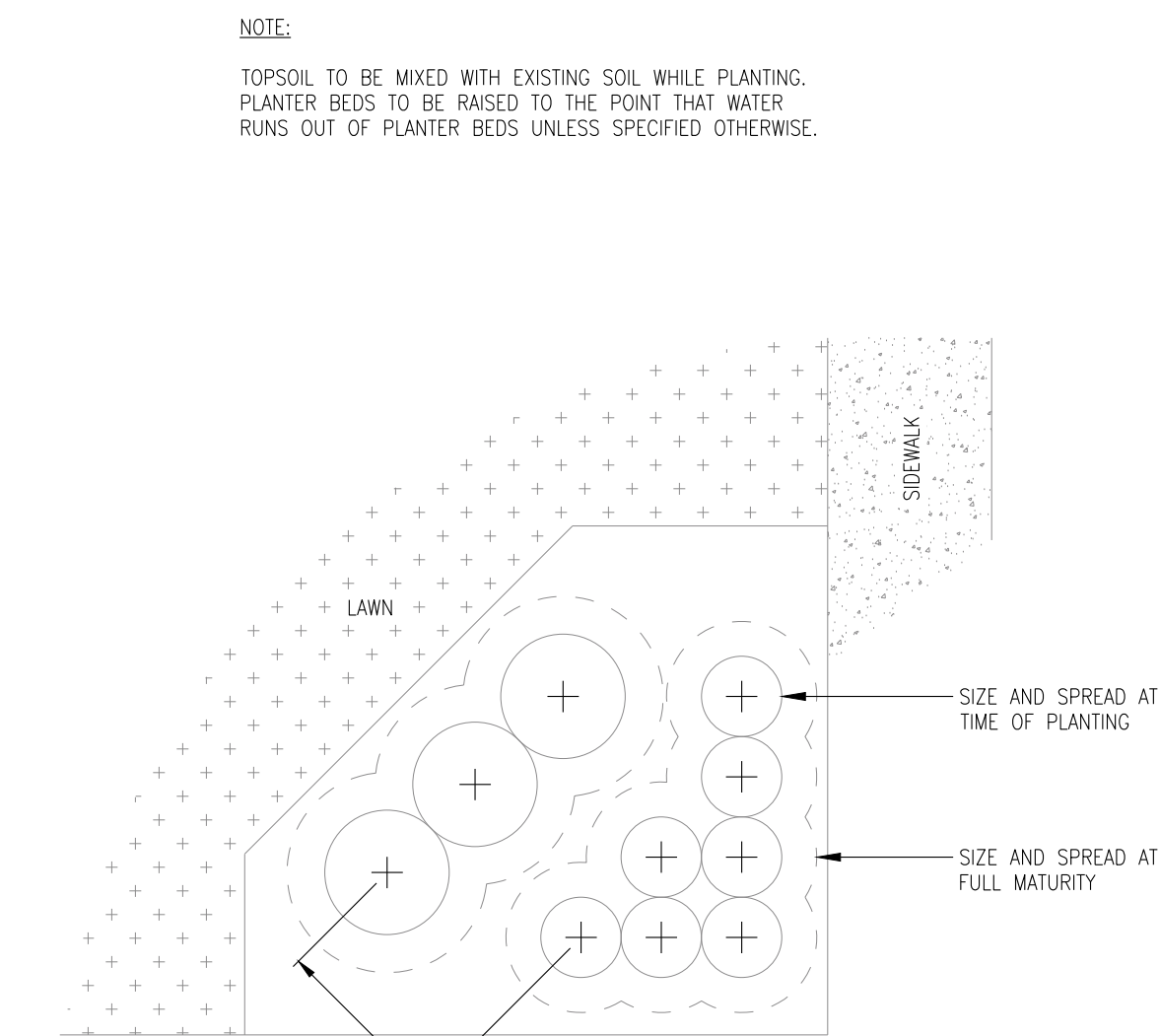
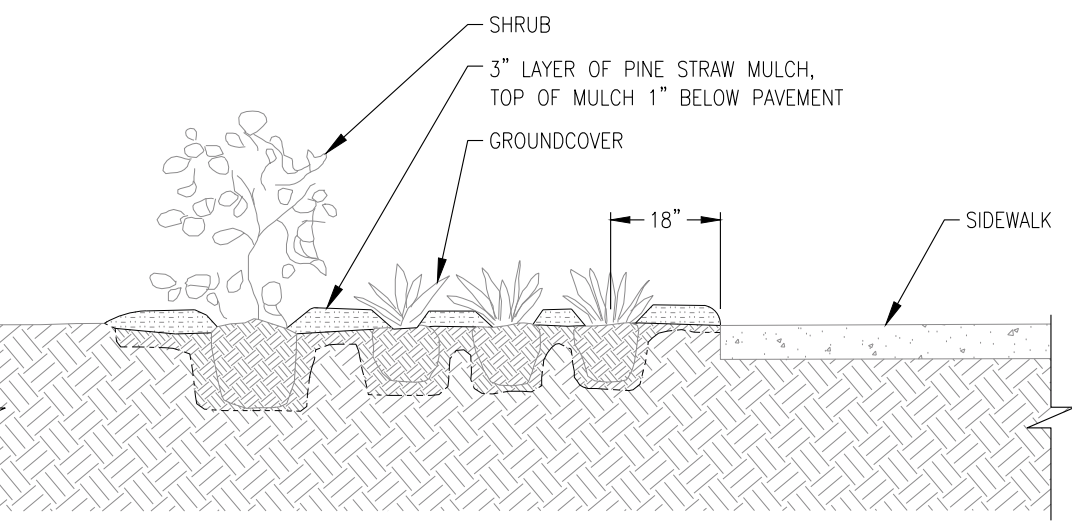
REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER: 24-298
DATE: 04/02/25
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

LANDSCAPE
PLAN

SHEET:
L2.0



1. CONTRACTOR SHALL BE KEAUTIONABLE 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.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN $\frac{1}{8}$ " OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.
5. GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL "SOIL-CEMENT" OR "CEMENT-MODIFIED SOIL" CONDITIONS THAT WILL IMPEDE TREE, SHRUB, AND/OR GROUND COVER GROWTH.

PLANT QUALITY:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOIL 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, 12051 STREET, N.W., SUITE 500, WASHINGTON D.C. 20005, (202) 789-2900.
2. ALL PLANT MATERIALS SHALL HAVE A ONE YEAR WARRANTY UPON ACCEPTANCE.
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 CANCERS, 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. TREES SHALL BE OF COMMERCIAL GRADE, ADAPTED TO THE CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLEY, GEORGIA.
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. TREES TO BE USED FOR INSPECTION FOR CONFORMITY TO SPECIFICATIONS TO 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 TREES SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. 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".
3. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE BURLAP REMOVED FROM THE TOP OF THE ROOT BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED. ALL NYLON FABRIC AND/OR PLASTIC TYING TWINE 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 COMMERCIALY GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
4. 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 PLANING AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
- 1.2. WHERE GROUND COVER ARBIS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
- 1.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF 4' 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 CIRCULAR 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 ANY 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. NURSERY TAGS TO REMAIN UNTIL INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT.

FERTILIZER:

1. CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL. SOIL TEXT DOCUMENTATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR VERIFICATION.
2. IF THE 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 GROUND COVER 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 CHANGES TO PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.