

SITE DEVELOPMENT PLAN

)F

THE FARM AT MORGAN LAKES PHASE 3

POOLER, GEORGIA

PREPARED FOR:

MORGAN LAKES PROPERTY, LLC

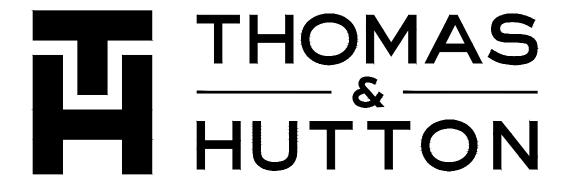
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082

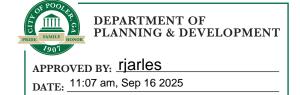
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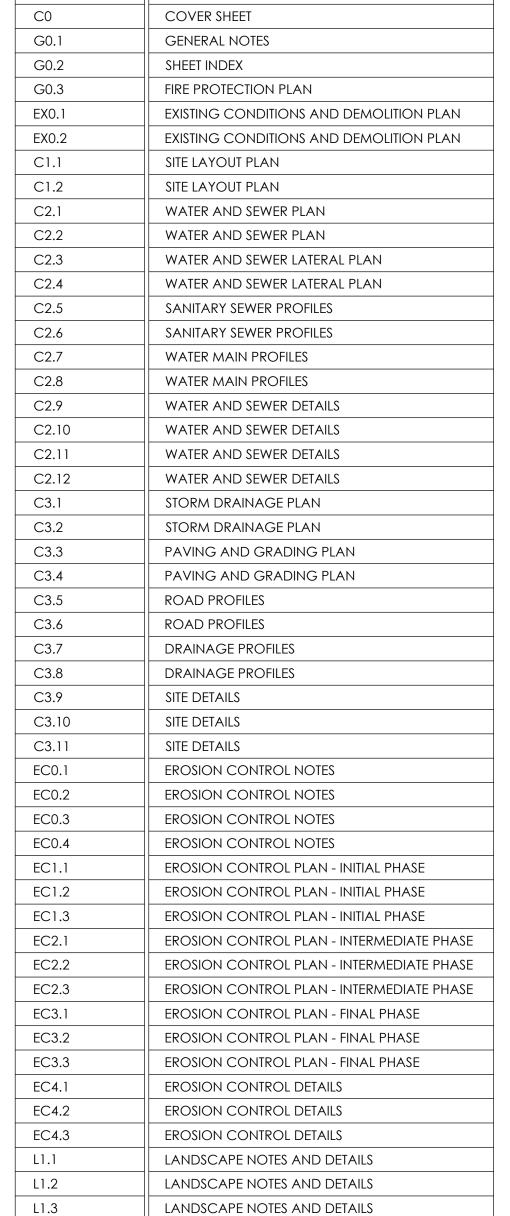
JANUARY 30, 2025

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PREPARED BY:

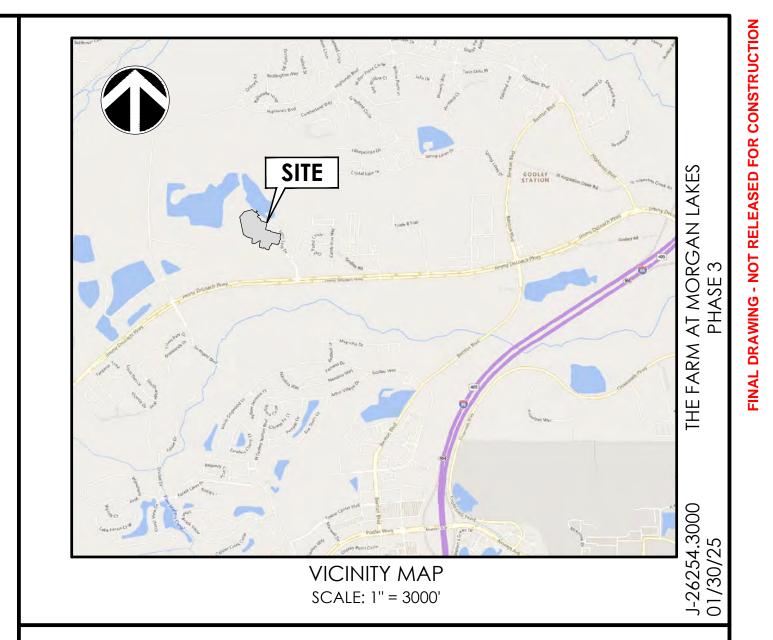






SCHEDULE OF DRAWINGS

Sheet Number



SITE DATA TABLE				
ZONING	PUD			
PROPOSED SITE USE	RESIDENTIAL			
SITE AREA	19.16 AC			
DISTURBED AREA	19.16 AC			
ALLOWED DENSITY	307 UNITS (16 UNITS/ACRE)			
PROPOSED DENSITY	71 UNITS			
MAXIMUM BUILDING HEIGHT	35 FEET			
minimum lot size	5,500 SF			
MINIMUM LOT WIDTH	55 FEET			
TYPICAL LOT DIMENSION	55' X 120'			
LANDSCAPE REQUIREMENTS	3 TREES PER LOT (1 TREE IN FRONT OF LOT)			

	revision history		
REV. NO.	REVISION	BY	DATE

SUBMI	TTAL HISTORY
CITY OF POOLER - SUBMITTAL 3	07/02/25
CITY OF POOLER - SUBMITTAL 2	05/19/25
CITY OF POOLER - SUBMITTAL 1	03/16/25
SUBMITTED)TO DATE





50 Park of Commerce Way Savannah, GA 31405 p.912.234.5300



RAII	NAGE LE	<u>GEND</u>				<u>ABBREVI</u>	ATION	<u>IS</u>		
	EXISTING	PROPOSED	DBL	DOUBLE	FM	FORCE MAIN (SANITARY SEWER)	ОС	ON CENTER	SS	SANITARY SEWER
			вот	воттом	FP	FINISH PAD	PC	POINT OF CURVE	TC	TOP OF CURB
	_ · - · - · -	_ · _ · _ ·	СВ	CATCH BASIN	FPW	FIRE PROTECTION	PH	POST HYDRANT	TH	THROAT ELEVATION
			CI	CURB INLET	FR	FRAME	PT	POINT OF TANGENT	ĪG	TOP OF GUTTER
			СО	CLEAN OUT	Gl	GRATE INLET	PVC	POLYVINYL CHLORIDE	TP	TOP OF PAVEMENT
T (CI) SIN	0		CPP	CORRUGATED PLASTIC PIPE	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE	TW	TOP OF WALK
			DBL	DOUBLE	HDPE	HIGH DENSITY POLYETHYLENE	RC	ROLL CURB INLET	TYP	TYPICAL
	<u> </u>	•	DI	DITCH INLET	HI	HOODED INLET	RCP	REINFORCED CONCRETE PIPE	VI	VALLEY INLET
Γ-			DIP	DUCTILE IRON PIPE	INV	INVERT ELEVATION	RI	ROOF INLET	W	WATER
SIN -	OR	OR	EL	ELEVATION	JB	JUNCTION BOX	RJP	RESTRAINED JOINT PIPE	W/	WITH
	0	•	ES	END SECTION	LF	LINEAR FEET	R/W	RIGHT-OF-WAY	WV	WATER VALVE
			FES	FLARED END SECTION	MAX	MAXIMUM	SD	STORM DRAINAGE	YI	YARD INLET
Γ-			FG	FINISH GRADE	MIN	MINIMUM	SDMH	STORM DRAINAGE MANHOLE		
SIN -	OR	OR	FH	FIRE HYDRANT	MH	MANHOLE	SF	SQUARE FEET		
3114 -	0	•				•				·
Γ-		•								
SIN -	OR	OR		SEWER LEGEN	D	WATER L	EGEN	D W	ATER	LEGEND

PROTECTION

WATER MAIN

SINGLE SERVICE

LATERAL

DOUBLE.

SERVICE

LATERAL

VALVE (BV)

DOUBLE CHECK

AND BOX (GV)

INDICATOR

VALVE (PIV)

SIFFVF AND

VALVE (TSV)

PRESSURE ZON

BACKFLOW

REDUCED

DETECTOR

(DCDA)

- 10"FPW —

— 10''W —

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JRB INLET - JTH (CI)	OR	OR	SEV	VER LEG	ENID
ATCH BASIN - OTH (CB)	0	•	3LV	EXISTING	PROPOSEI
ONTROL RUCTURE (CS)			GRAVITY PIPE	ss	
CH INLET (DI)			SINGLE SERVICE LATERAL		
RATE INLET			DOUBLE SERVICE LATERAL	<u></u>	>
			DROP MANHOLE (DMH)		•
OODED INLET)	OR	OR	MANHOLE (MH)		•
NCTION BOX			CLEANOUT (CO)	O	•
ANHOLE DMH)	0	•	FORCEMAIN	—— 10"FM ——	—— 10"FM —
DLL CURB ET (RC)			AIR RELEASE VALVE (ARV)		•
OOF INLET (RI)			CHECK VALVE (CV)		0
LLEY INLET)	III	III	PLUG VALVE AND BOX (PV)		
rd inlet (YI)	®	®	FLUSH HYDRANT) H	
VELED END CTION (BES)			PUMP CONNECTION (PC)	Он	• +
d Section)	D		REDUCER		•
ARED END CTION (FES)	Ы		TRACER WIRE ACCESS BOX (TWAB)		
¼° BEND -	/	/	CROSS	_	
DRIZONTAL	7	, ,	TEE	-	
½° BEND - DRIZONTAL	/	/	TAPPING SLEEVE (TS)	-	-
° BEND -	/	/	90° BEND HORIZONTAL	_	
P BEND -		<u> </u>	45° BEND HORIZONTAL	/	/
DRIZONTAL			22-½° BEND HORIZONTAL	/	/
EANOUT			11-1/4° BEND HORIZONTAL	1	1
JG		_	BEND VERTICAL		11
		1 1	PLUG \ CAP		
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		WATER LEGEND					
2			<u>EXISTING</u>	PROPOSED			
		WATER METER (WM)	\boxtimes	\boxtimes			
<u> </u>		TRACER WIRE ACCESS BOX (TWAB)					
		FIRE HYDRANT W/TEE, VALVE & BOX (FHA)	Г«ф				
		POST HYDRANT (PH)	Þ	—			
		REDUCER	D	•			
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		TEE	1 1	1 1			
		90° BEND - HORIZONTAL	_	٦			
		45° BEND - HORIZONTAL	/	/1			
		22-½° BEND - HORIZONTAL	/	/ I			
		11-¼° BEND - HORIZONTAL	11	11			
		BEND - VERTICAL	11	11			
	•	CAP					

OTHER UTILITIES LEGEN					
	<u>EXISTING</u>				
NATURAL GAS	—— UGG ——				
TELEPHONE	—— ОНТ ——				
UNDERGROUND TELEPHONE	UTL				
ELECTRICITY	—— OHP ——				
UNDERGROUND ELECTRICITY	— UGP —				

CURB INLET

CURB INLET

RIGHT (CI)

CATCH BASII

RIGHT (CB)

CURB INLET

EFT (CI)

CATCH BASII

LEFT (CB)

CATCH BASII

<u>SED</u>		EXISTING
PW—	WATER METER (WM)	\boxtimes
	TRACER WIRE ACCESS BOX (TWAB)	
	FIRE HYDRANT W/TEE, VALVE & BOX (FHA)	
)	POST HYDRANT (PH)	Þ
	REDUCER	D
)	CROSS	
	TEE	-
•	90° BEND - HORIZONTAL	_
)	45° BEND - HORIZONTAL	1
)	22-½° BEND - HORIZONTAL	/
	11-¼° BEND - HORIZONTAL	1 1
	BEND - VERTICAL	11
	CAP	

GENERAL INFORMATION

GENERAL NOTES

THE CONNECTION PRIOR TO IT BEING COVERED UP.

FOREIGN MATTER AT ALL TIMES.

ANY DISCREPANCIES.

AND UTILITY COMPANIES.

OBSERVATIONS.

CONSTRUCTION.

SHALL BE PERMITTED TO ENTER THE PIPE.

WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN SHOWN

CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES WITH THE CITY OF POOLER WATER AND SEWER

THE CONNECTION TO THE SEWER MAIN SHALL BE MADE IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE CITY MUST APPROVE

4. IN ALL WATER LINE PROJECTS, CARE SHALL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO

TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE

PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY,

WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FROM DIRT AND

INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS

DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE

LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER

10. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN ACCEPTABLE BACKFLOW PREVENTION DEVICE AND FIRE

12. MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWERS AND ALL WATER MAINS, IF 10' SEPARATION CANNOT BE

OBTAINED, MAINTAIN 3' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER MAINS. WATER AND SEWER

HYDRANTS, AND/OR BLOW OFFS AND ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS. MYLAR TAPE SHALL ALSO

11. ALL CONSTRUCTION MATERIALS, TECHNICAL SPECIFICATIONS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY OF

LINE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT PLANS AND TECHNICAL SPECIFICATIONS.

13. A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, POST

14. DISCHARGE OF HIGHLY CHLORINATED WATER INTO SURROUNDING AREAS OR STORM DRAINAGE SYSTEM IS PROHIBITED. DISPOSAL

OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651,

16. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF WORK AND NOTIFY ENGINEER OF

18. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE

NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE

20. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY

26. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE

AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE

CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING

27. AN ACCEPTABLE WATER SUPPLY FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE PRIOR TO

28. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO

30. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE CITY

31. ALL PAVEMENT WITHIN THE CITY OF POOLER RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT CITY OF POOLER SPECIFICATIONS.

32. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE GEORGIA MANUAL ON UNIFORM

33. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE

34. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE

35. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE

CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL CO

36. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL

OF DEVELOPMENT, CONTRACTOR SHALL COORDINATE WITH OWNER SELECTED GEOTECHNICAL CONSULTANT TO VERIFY

38. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND

40. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC

43. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT. SAW CUT EXISTING PAVEMENT TO PROVIDE SMOOTH JOINT. 44. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS

45. ANY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES REQUIRED BY THE CITY ENGINEER FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION ON CITY OF POOLER ROADS. 46. CITY OF POOLER ORDINANCES, STANDARDS, SPECIFICATIONS, AND DETAILS SHALL PREVAIL IN THE EVENT OF CONFLICT WITH

47. DRAINAGE DESIGN AND PIPE SIZES ARE BASED UPON THE POND NORMAL WATER LEVEL BEING ELEVATION 16.5 FT. CONTRACTOR

SHALL INSPECT OUTFALL CONTROLS AND ENSURE PROPER CONVEYANCE BEYOND IS FUNCTIONING PROPERLY AND VERIFY THE NORMAL WATER LEVEL IS ACCURATE PRIOR TO ORDERING MATERIALS OR INSTALLATION. NOTIFY ENGINEER IMMEDIATELY WITH ANY

OPERATION. THE CITY OF POOLER HEAVY DUTY PAVEMENT SECTION IS SHOWN FOR ALL ROADWAYS PROPOSED WITHIN THIS PHASE

AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS

RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED

DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S)

DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE

OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND

19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER

21. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND

25. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR

29. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION

APPROVED BY THE CITY OF POOLER PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.

PAVEMENT SECTIONS AND RECOMMENDATIONS FOR THE PROJECT PRIOR TO INSTALLATION.

39. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.

NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.

CONTROL DEVICES FOR STREETS AND HIGHWAYS CURRENT EDITION.

41. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES. 42. EACH EXISTING ROAD WILL BE CLEANED UP AND RESTORED DAILY.

CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.

WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE

LATEST REVISION. IF REQUIRED BY THE ENGINEER, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE.

CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.

HYDRANT METER OBTAINED FROM THE CITY OF POOLER, CONVEYANCE AND DISTRIBUTION DEPARTMENT.

9. FLUSH AND DISINFECT THE NEW WATER LINES IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS

BE INSTALLED 18" BELOW THE FINISHED GRADE ALONG WATER AND SEWER MAINS.

15. WATER LATERALS SHALL BE LAID AS SHOWN ON THE PROJECT PLANS.

17. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.

22. SURVEYING AND BOUNDARY INFORMATION BY THOMAS AND HUTTON.

WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.

23. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.

24. TOPOGRAPHIC SURVEY BY THOMAS AND HUTTON

UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.

COMBUSTIBLE MATERIALS ARRIVING ON THE SITE.

ENGINEER AND THE PROJECT ENGINEER.

ENGINEER'S SPECIFICATIONS.

TRAFFIC CONTROL DEVICES LATEST EDITION

AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED

ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE

5. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED.

THE CITY OF POOLER WILL NOT BE RESPONSIBLE FOR ANY WATER SERVICE LINES ON THE BUILDING SIDE OF THE METER.

COUNTY: CHATHAM TOWN: POOLER ZONING: MORGAN LAKES, PUD

THOMAS & HUTTON 50 PARK OF COMMERCE WAY SAVANNAH, GA 31405 (912) 234-5300

THOMAS & HUTTON 50 PARK OF COMMERCE WAY SAVANNAH, GA 31405 (912) 234-5300

MORGAN LAKES PROPERTY, LLC 70 SHIRLEY B. JAMES DRIVE SAVANNAH, GA 31408

WATER AND SEWER CITY OF POOLER 1695 S. ROGERS ST. POOLER, GA 31322 (912) 748-4800

HARGRAY COMMUNICATIONS 9 MILL CREEK CIRCLE POOLER, GA 31322 (912) 931-1300

GEORGIA POWER 3100 KILOWATT DRIVE SAVANNH, GA 31402

(912) 944-3572

24-HOUR CONTACT:

STOY MARLOW

912-964-6513

MORGAN LAKES PROPERTY, LLC

COMCAST 145 PARK OF COMMERCE DRIVE SAVANNAH, GA 31405 (912) 523-5100

48. 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.

49. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS: 0 TO 1/4": NO REQUIREMENTS

1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE LARGER THAN 1/2": CONFORM TO REQUIREMENTS FOR RAMP

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)

• RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP. • LANDING 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. HANDRAII S.

• HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6". • PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.

• PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS. • ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS. • STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET

REQUIREMENTS FOR STAIR RAILS. 50. CURB AND SIDEWALK 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%.

EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

 MIN WIDTH 36" (NOT INCLUDING SIDE FLARES) • DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, 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

51. PAVEMENT MARKINGS AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE

PEDESTRIAN ROUTE) 52. 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

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION)

54. ACCESSIBLE ROUTES

• MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2009.

55. PRE-EXISTING CONDITIONS EXISTING STRUCTURES, FEATURES AND COMPONENTS PREVIOUSLY CONSTRUCTED AND OUTSIDE THE SCOPE OF THIS PROJECT ARE PRESENT WITHIN THE CITY OF POOLER RIGHT-OF-WAY. MODIFICATIONS TO EXISTING ITEMS OTHER THAN AS SHOWN ON PLANS ARE NOT PROPOSED. PROPOSED CONSTRUCTION IS INTENDED TO MEET THE REQUIREMENTS LISTED ABOVE.

56. BASED ON SITE OBSERVATION THE SITE IS MOSTLY A PINE FOREST AND NO SIGNIFICANT TREES WERE OBSERVED 57. ALL ROADS ASSOCIATED WITH PHASE 2 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE FARM AT MORGAN LAKES HOME OWNERS ASSOCIATION.

58. CONTRACTOR SHALL INFORM RESIDENTS OF ANY WATER SHUTOFFS REQUIRED. 59. RESIDENTIAL LOTS SHALL HAVE A MINIMUM OF 3 PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN FRONT OF RESIDENCE.

60. PROJECT LIMITS ARE ENTIRELY LOCATED WITHIN FEMA FLOOD ZONE X.

CITY OF POOLER TRAFFIC NOTES:

PINS. (Appendix B, Article VI, Sec. 605)

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS,

THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE. 2. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER. (Chapter 74, Article V, Section 74-133g)

3. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD Introduction,

page I-1, paragraph 03). 4. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY. (Standard Specifications 02500.2.06).

5. SELECT FILL SHALL BE USED IN ALL ROADS TO BE DEDICATED TO THE CITY.

6. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698)

7. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (Chapter 74, Article V, Section 74-135).

8. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH

THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN. (Chapter 42, Article V. Section 42-183.4(6)) 9. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL

ADDENDA. (Chapter 42, Article V, Section 42-183.4(5)) 10. THE SUBDIVIDER SHALL PROVIDE STONE OR CONCRETE MONUMENTS FOUR INCHES IN DIAMETER OR SQUARE, 30 INCHES LONG, WITH A FLAT TOP, WHICH SHALL BE SET AT EACH STREET CORNER, AND AT ALL POINTS WHERE THE STREET LINES INTERSECT THE EXTERIOR BOUNDARIES OF THE SUBDIVISION, AND AT ANGLE POINTS AND POINTS OF CURVATURE IN EACH STREET. THE TOP OF THE MONUMENT SHALL CONTAIN A METAL PIN OR BE SCORED WITH AN INDENTED CROSS TO PROPERLY IDENTIFY THE LOCATION. THE SUBDIVIDER SHALL ALSO PROVIDE ALL INTERIOR LOT CORNERS OF SUBDIVISIONS WITH CONCRETE MONUMENT, IRON [WITH METAL]

BY DATE REVISIONS



50 Park of Commerce Way Savannah, GA 31405 • 912.234.5300 www.thomasandhutton.com

THE FARM AT MORGAN LAKES

GENERAL	NOTES

PHASE 3

PROJECT LOCATION:

POOLER, GEORGIA

CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC

87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83

01/30/25 DRAWN: DESIGNED: AJM REVIEWED: MSH

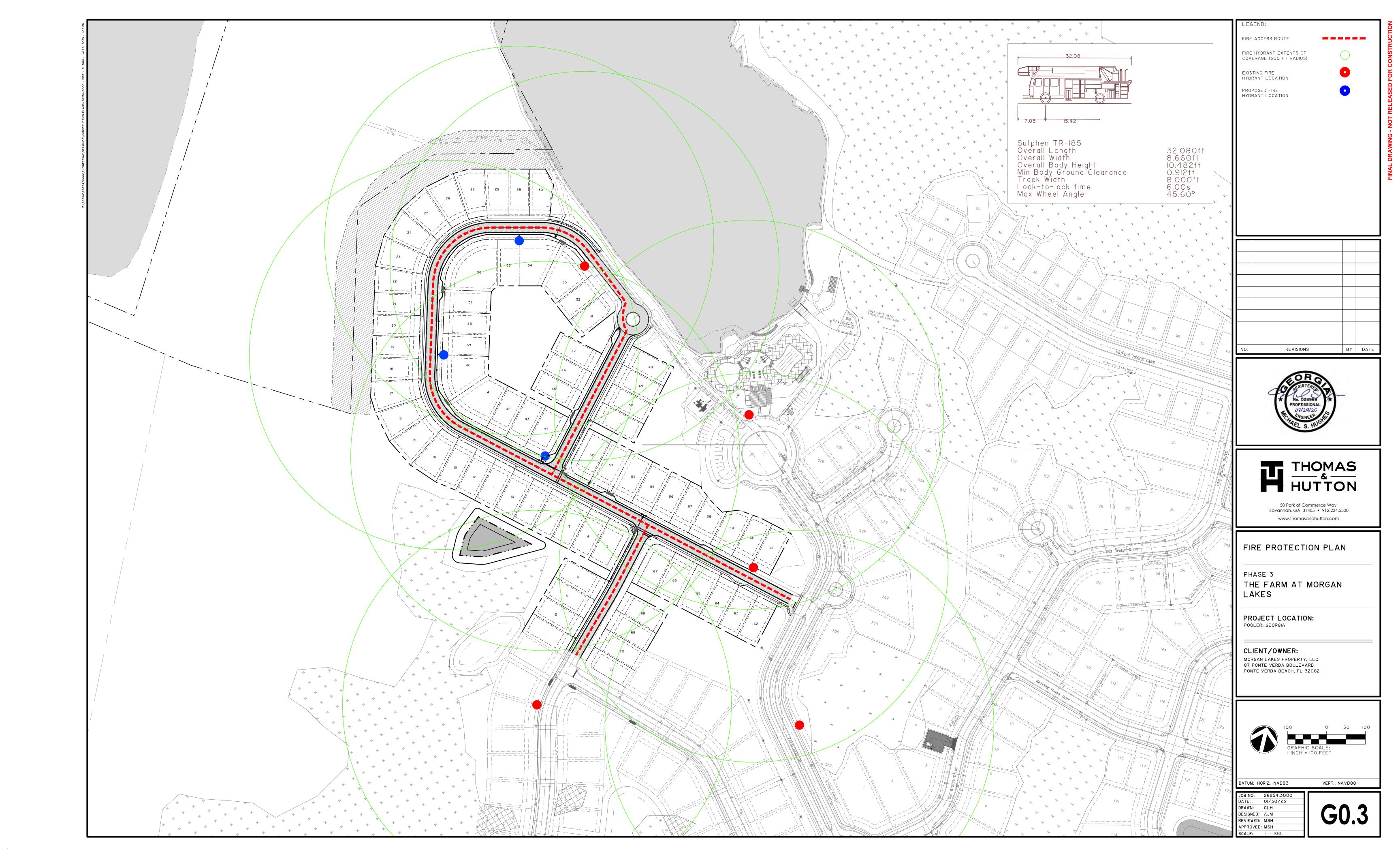
APPROVED: MSH

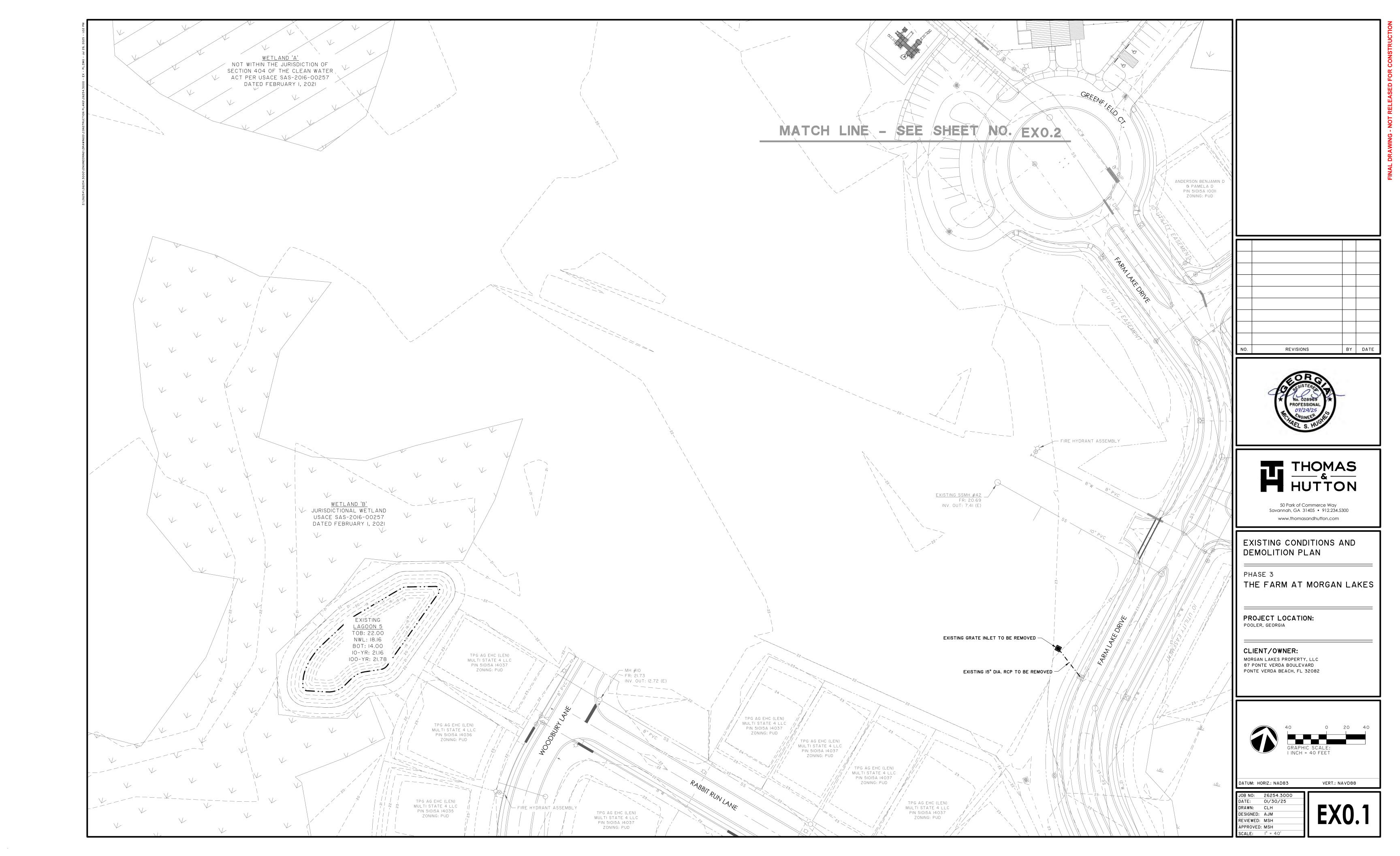
VERT.: NAVD88

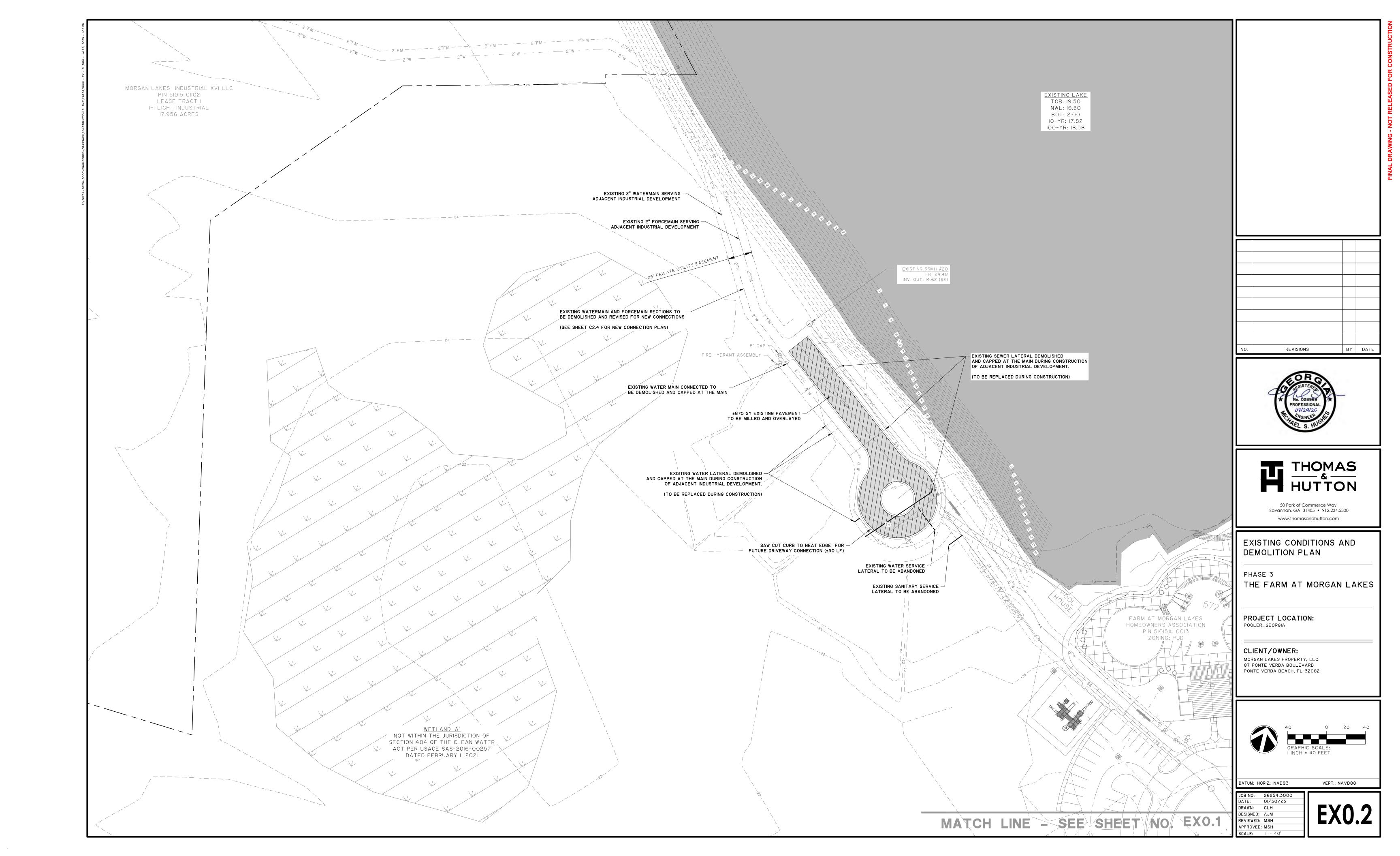
MORGAN LAKES PROPERTY, LLC 87 PONTE VEDRA BLVD PONTE VEDRA BEACH, FL 32082 (912) 964-6513

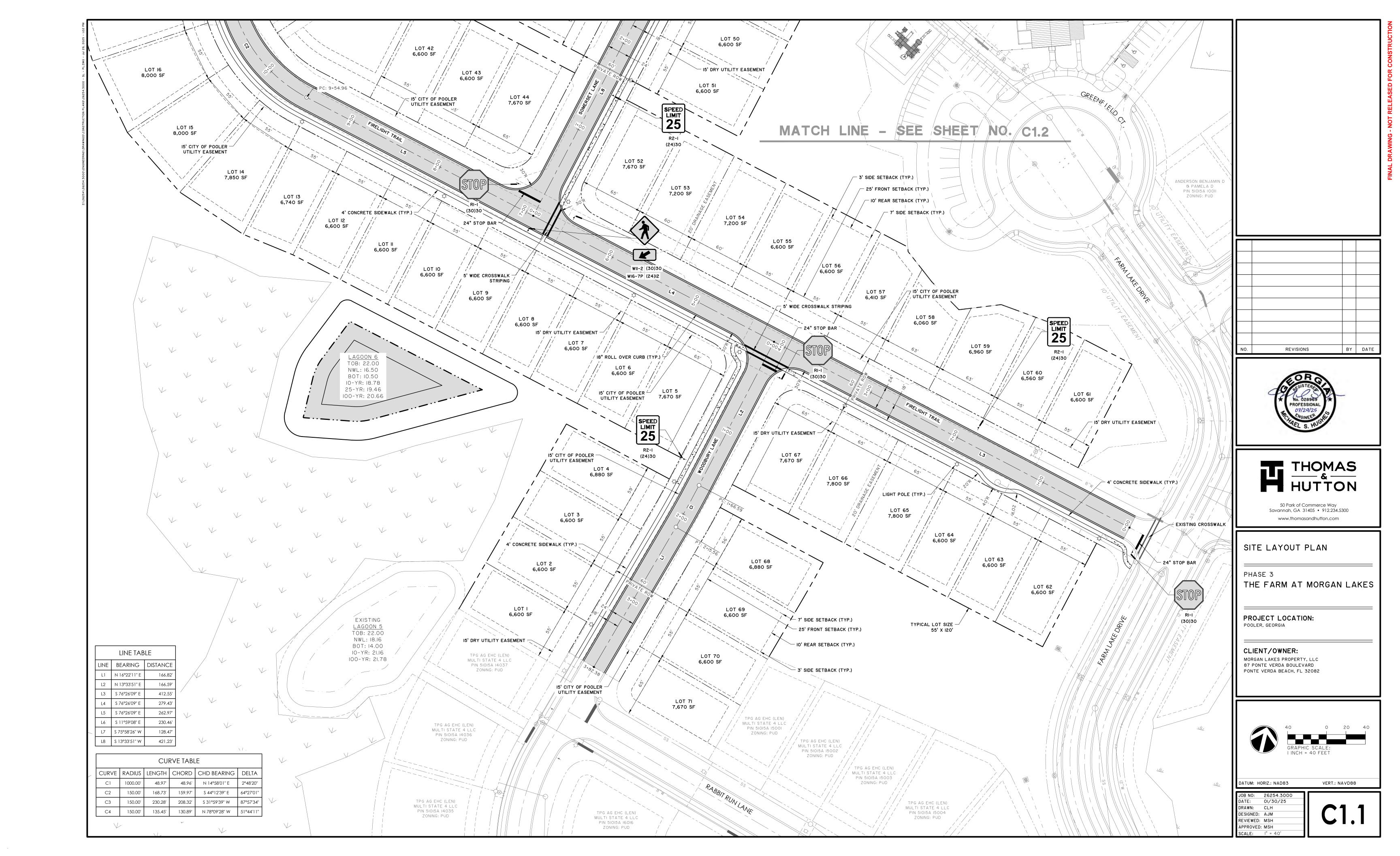
PREPARED FOR:

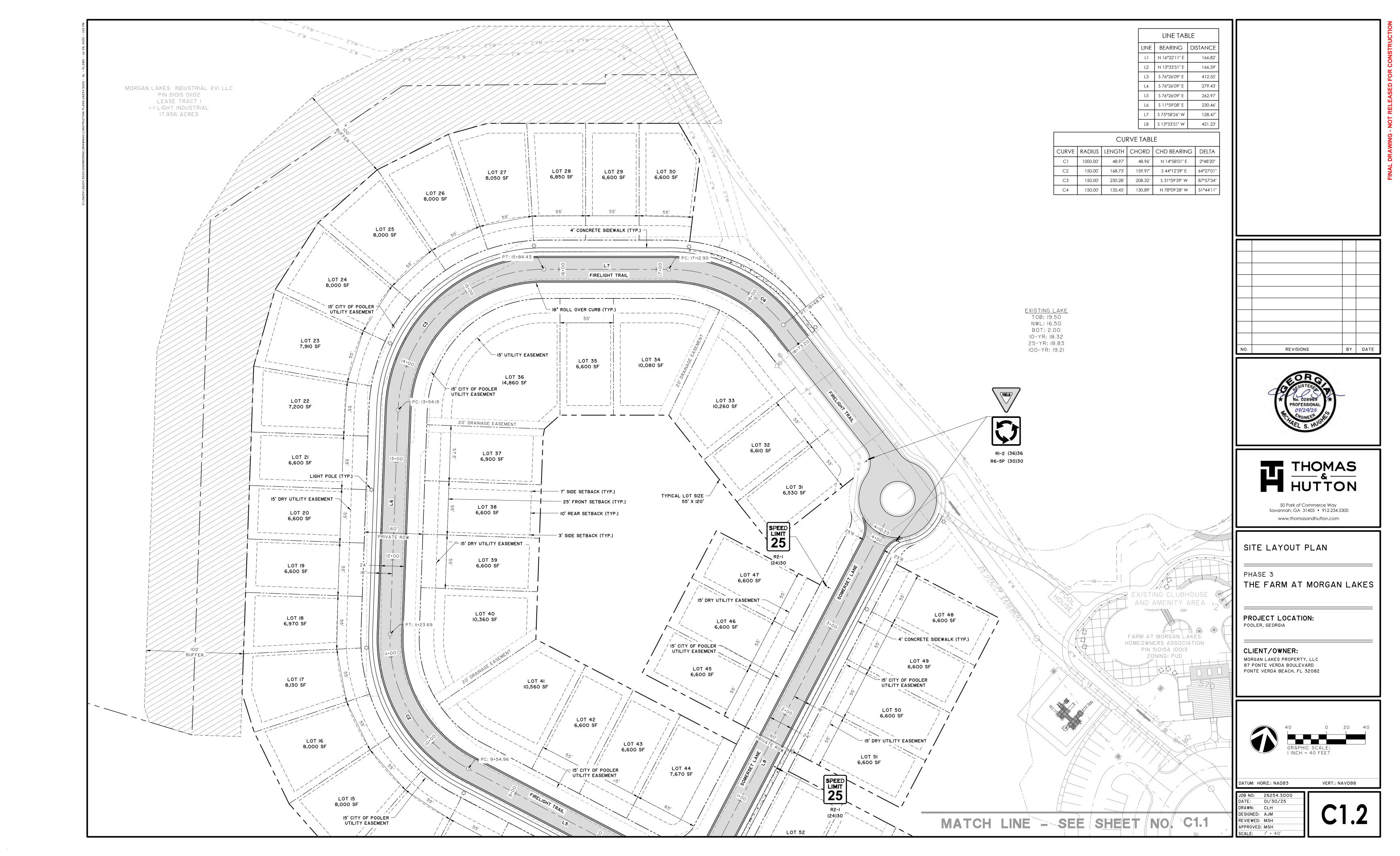


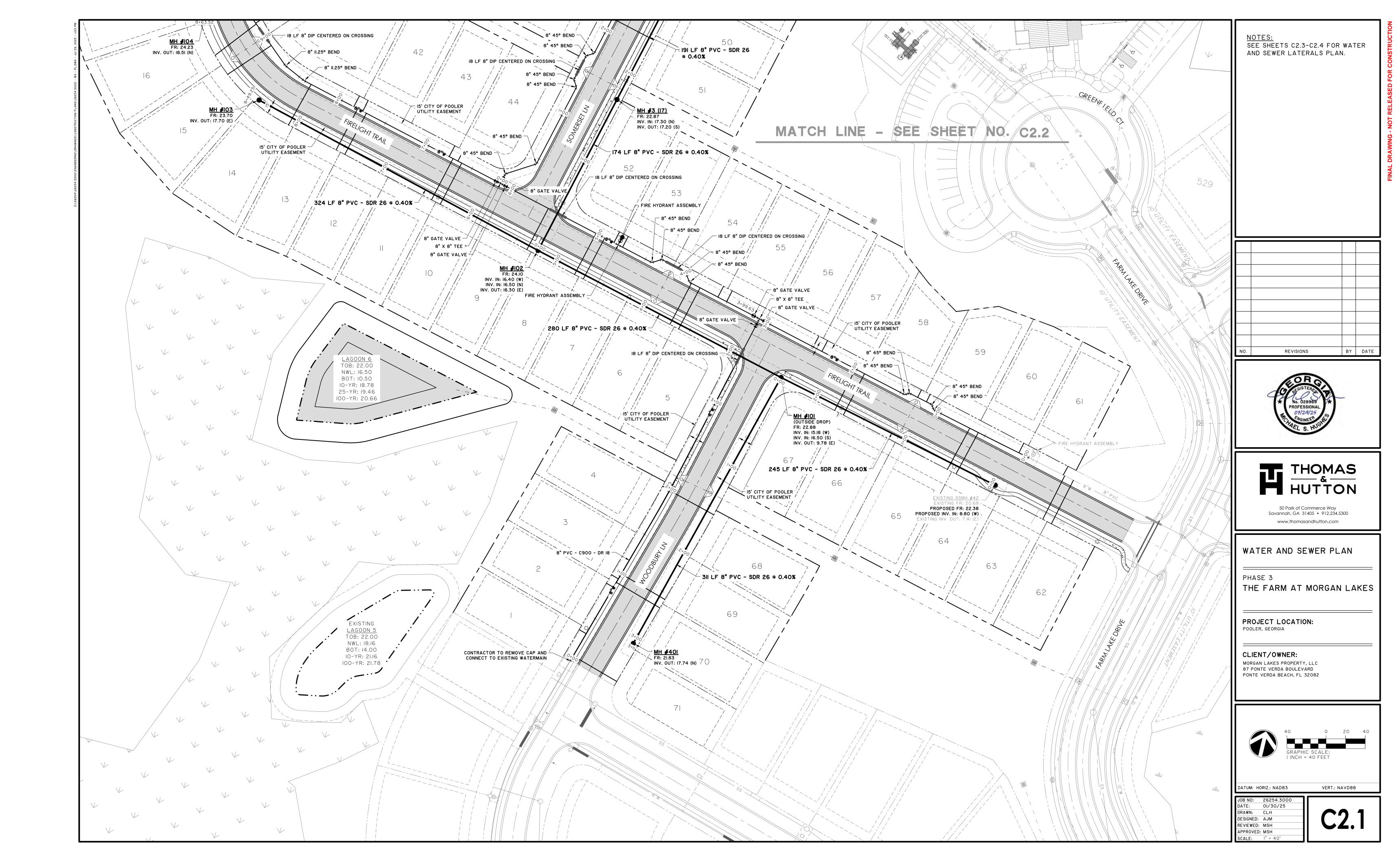


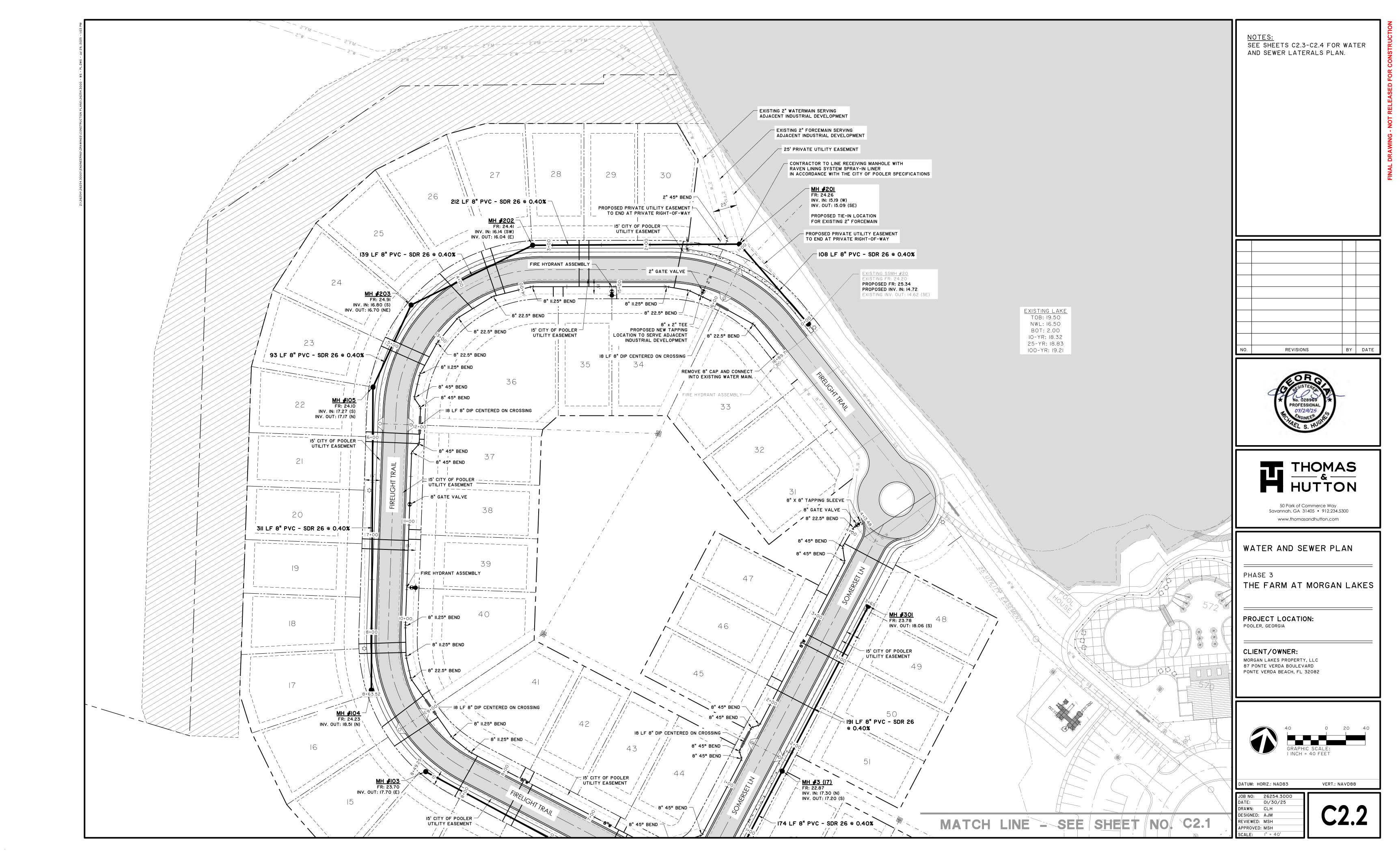






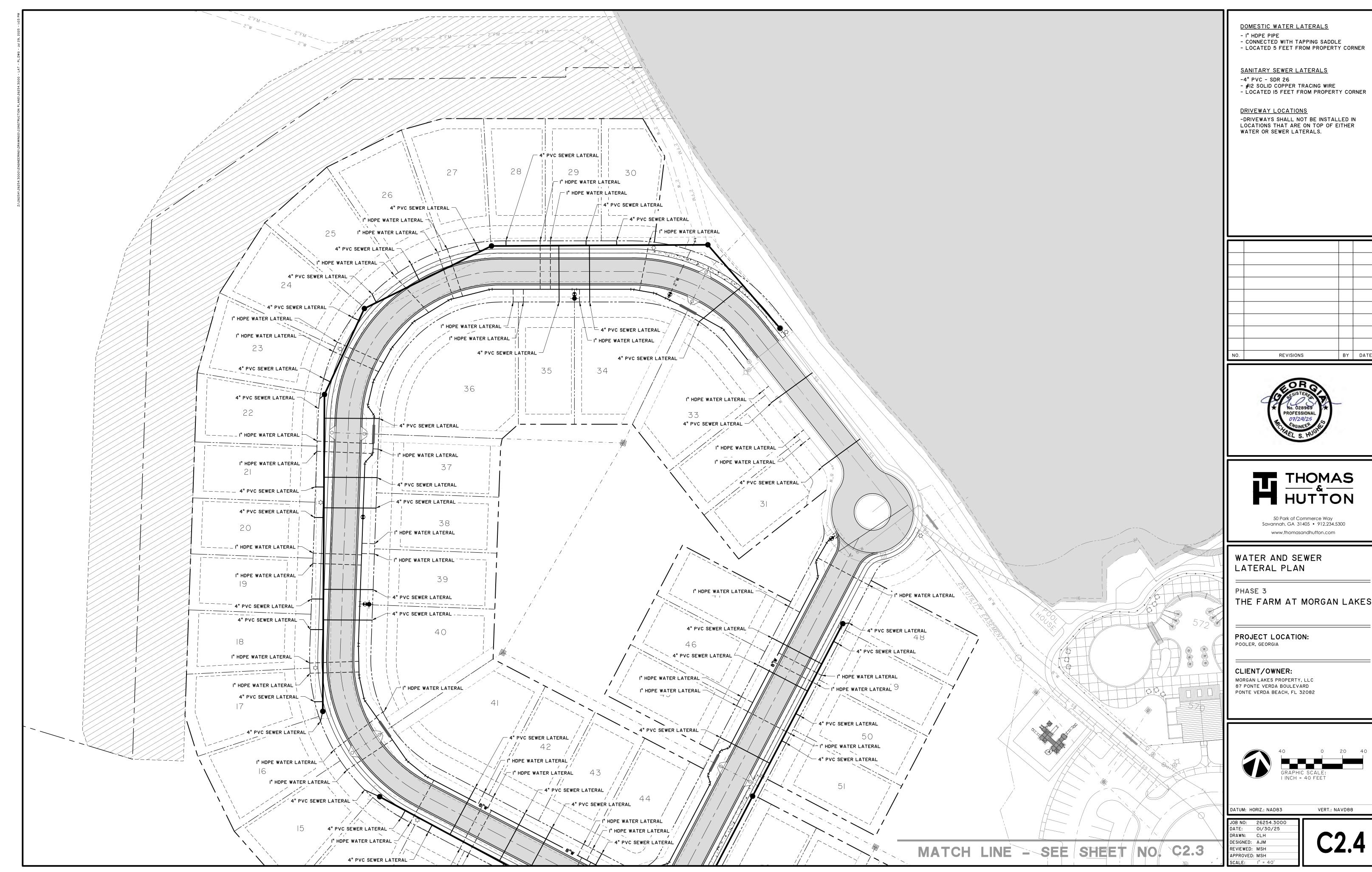


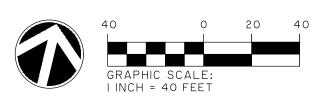


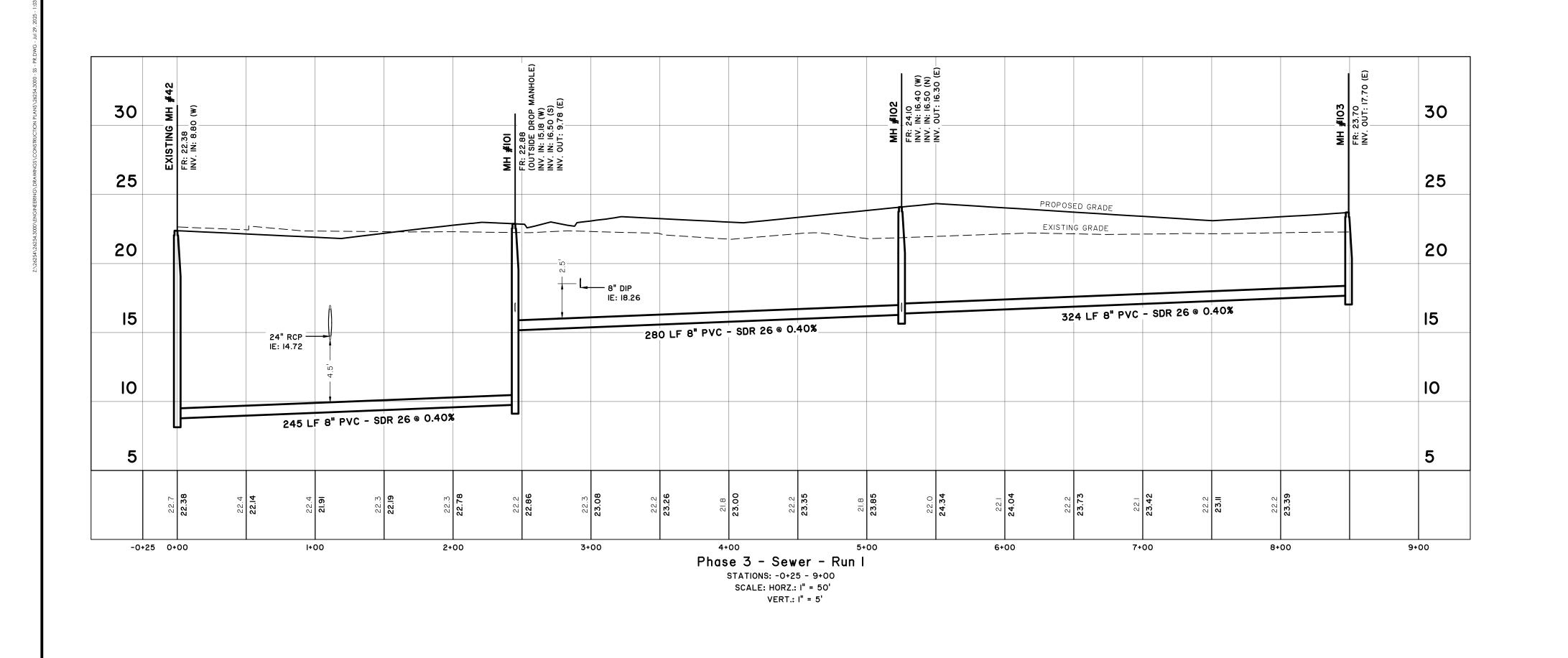


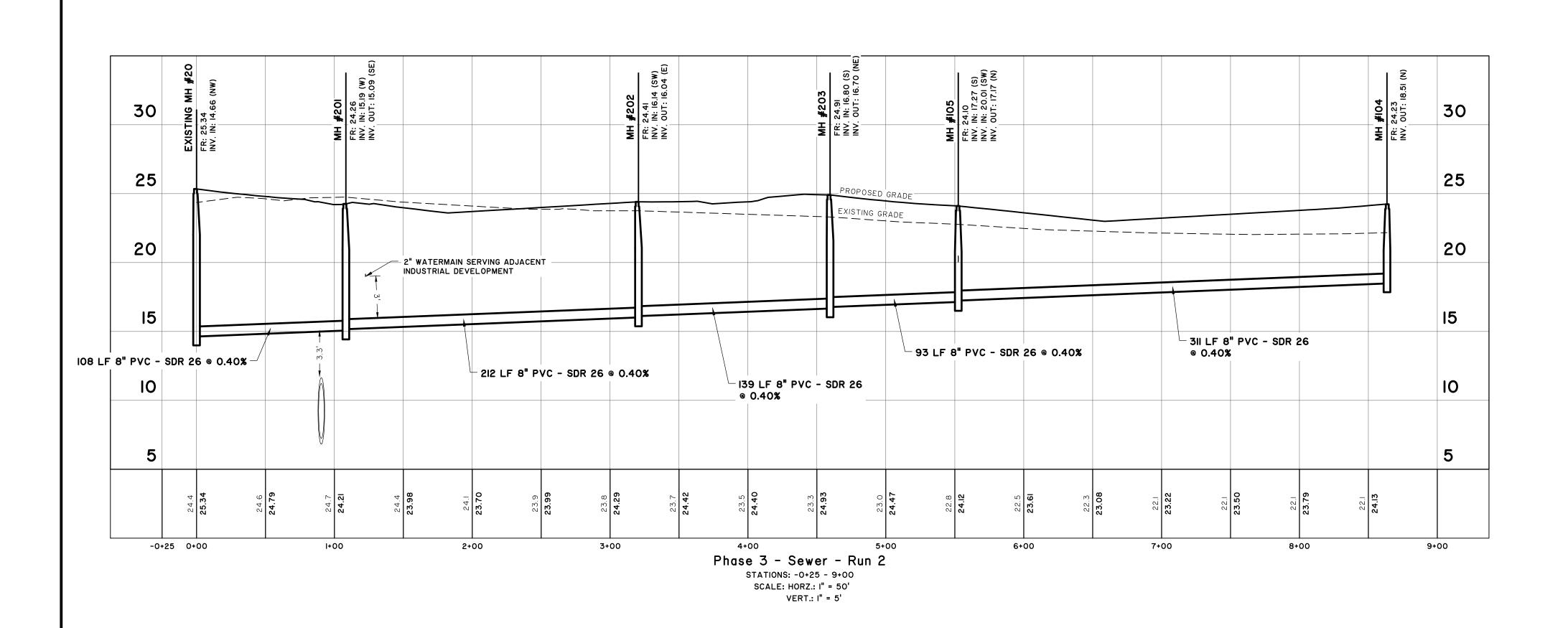


BY DATE









REVISIONS BY DATE





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Sanitary Sewer profiles

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

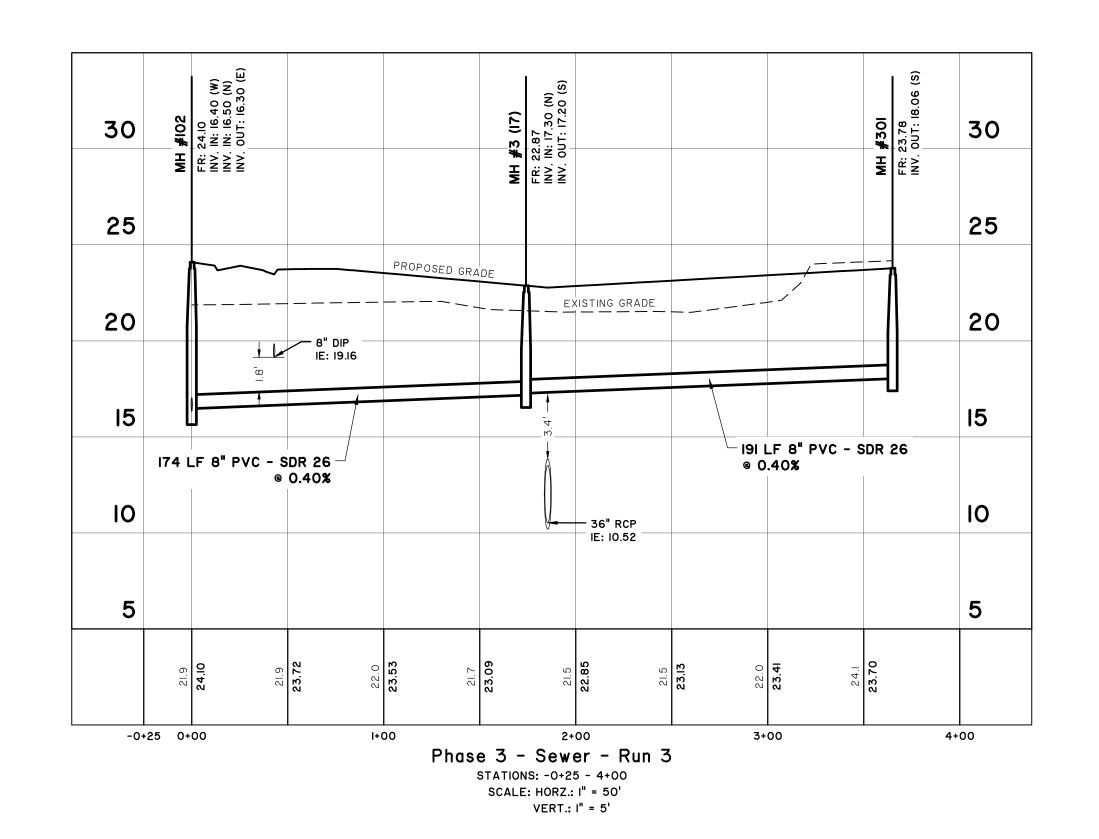
CLIENT/OWNER:

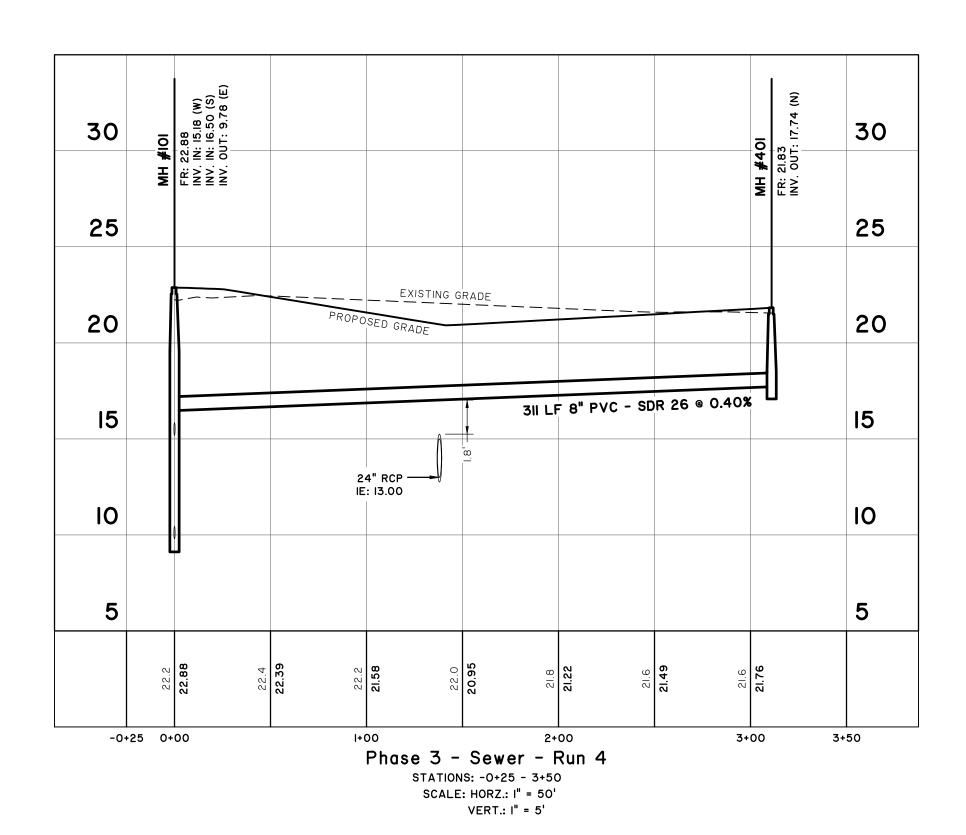
MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

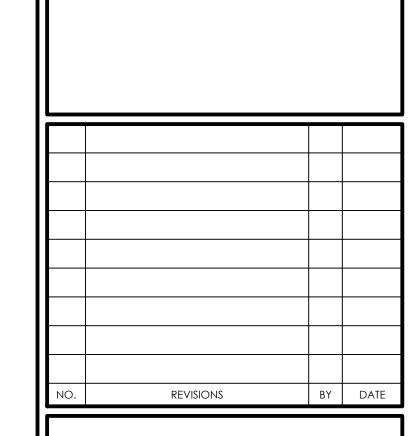
DATUM: HORIZ.: NAD83

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH APPROVED: MSH

SCALE: AS NOTED











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Sanitary sewer profiles

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

datum: horiz.; nad83

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: AS NOTED

C2.6

30

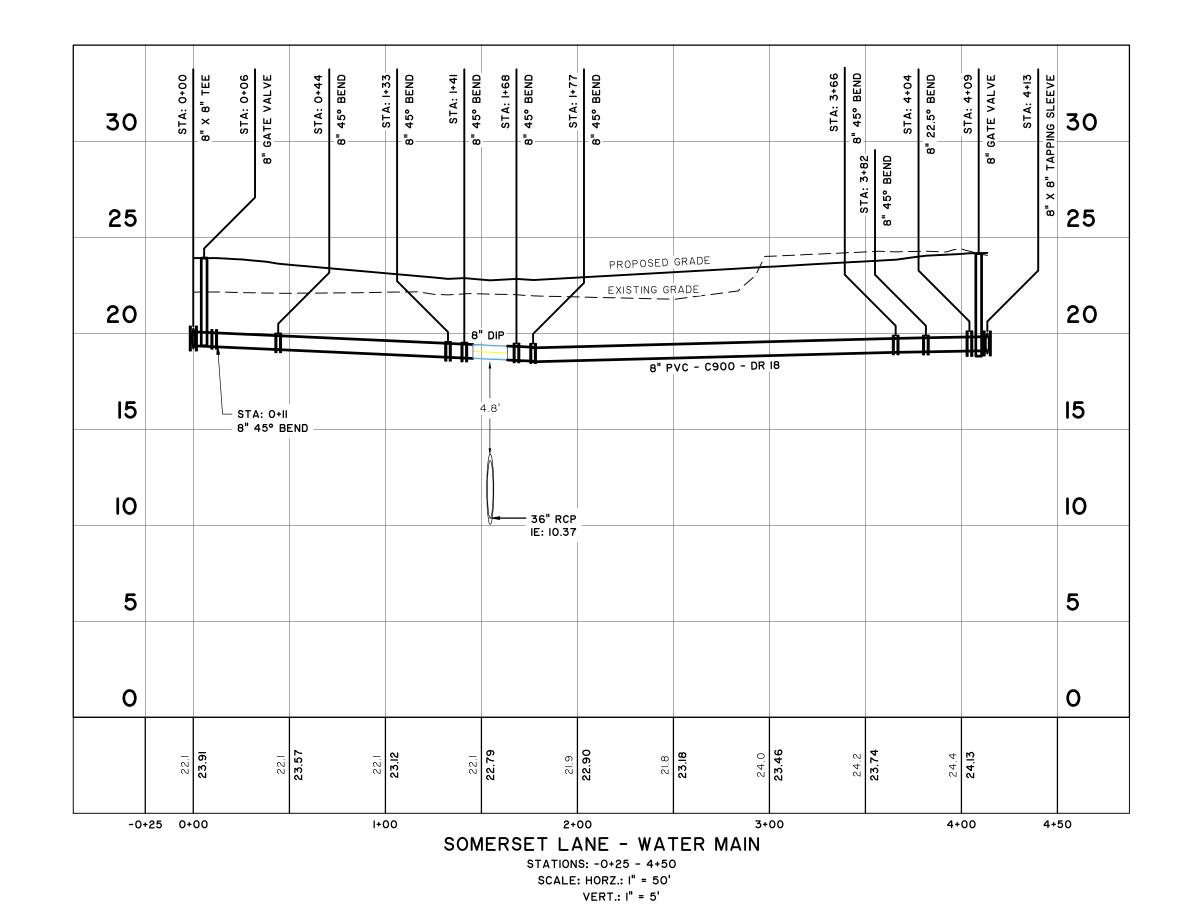
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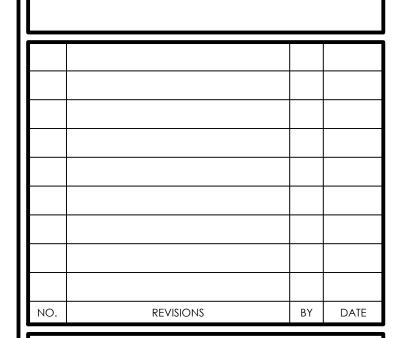
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Nondere (1930)

**PVC - C990 - DR IB

**PVC - C990









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WATER MAIN PROFILES

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

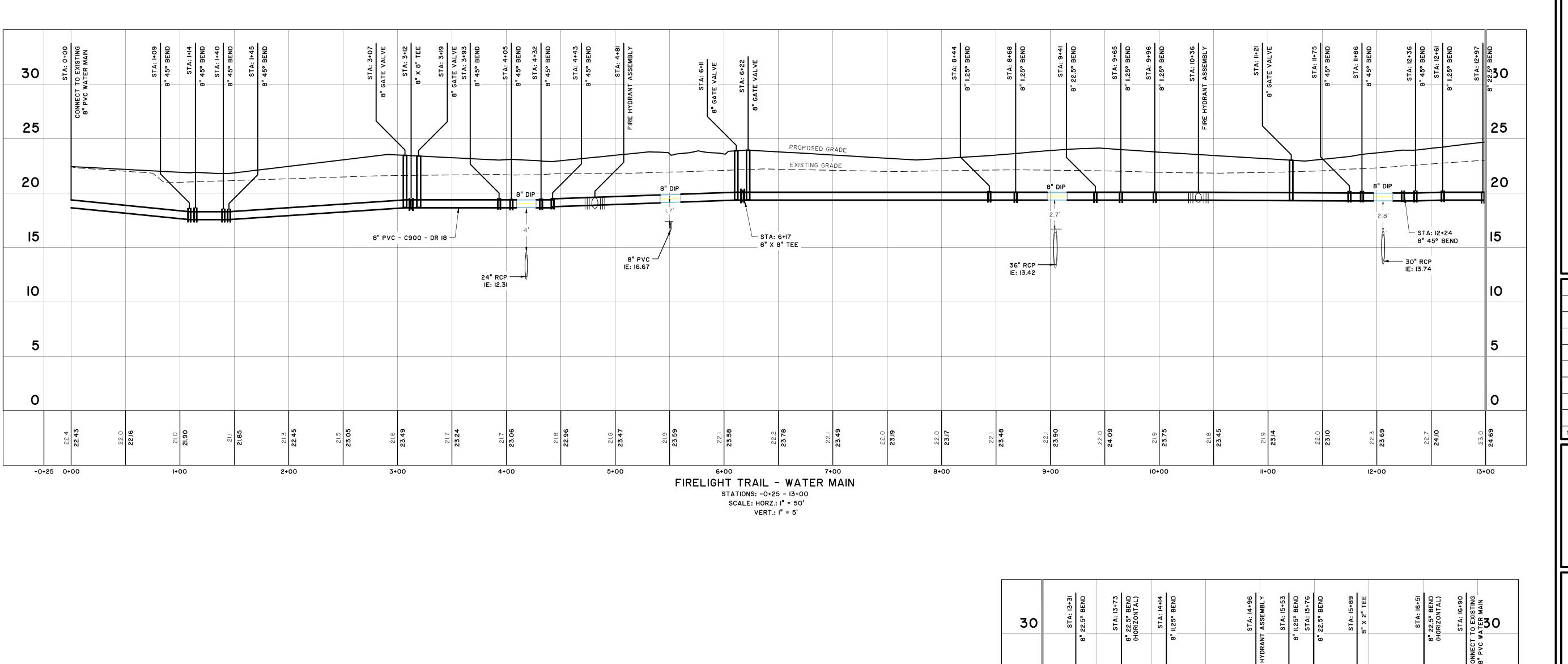
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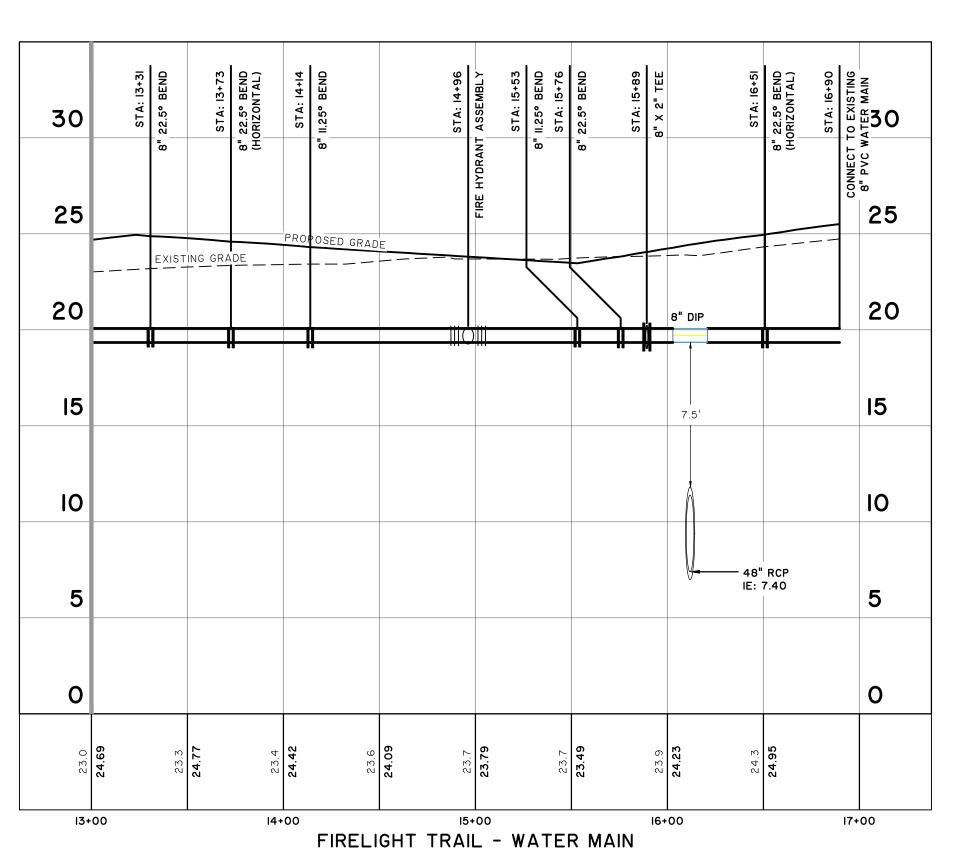
vert.: Navd88

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH

APPROVED: MSH
SCALE:

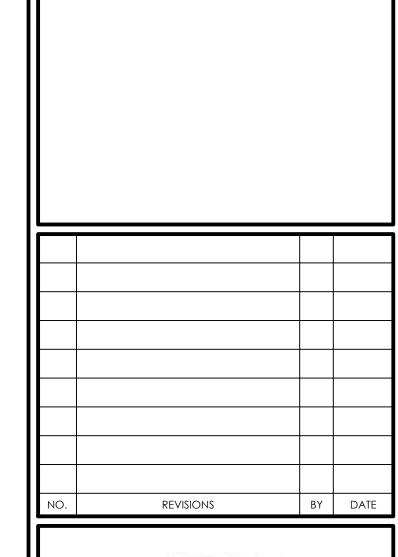
C2.7





STATIONS: 13+00 - 17+00 SCALE: HORZ.: 1" = 50'

VERT.: I" = 5'







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WATER MAIN PROFILES

THE FARM AT MORGAN LAKES

PROJECT LOCATION:

CLIENT/OWNER:

POOLER, GEORGIA

PHASE 3

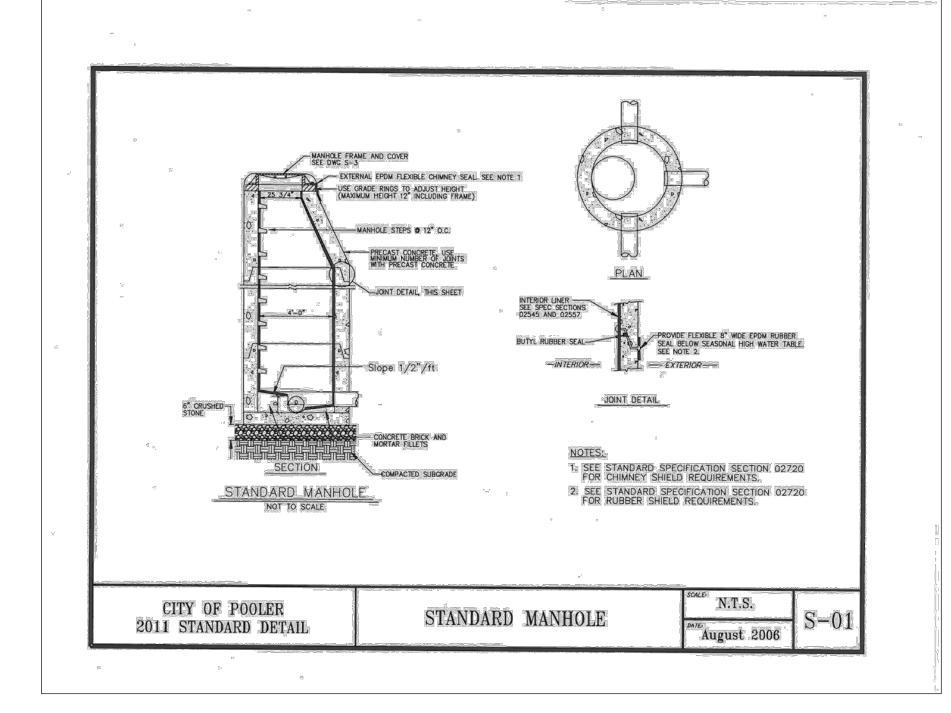
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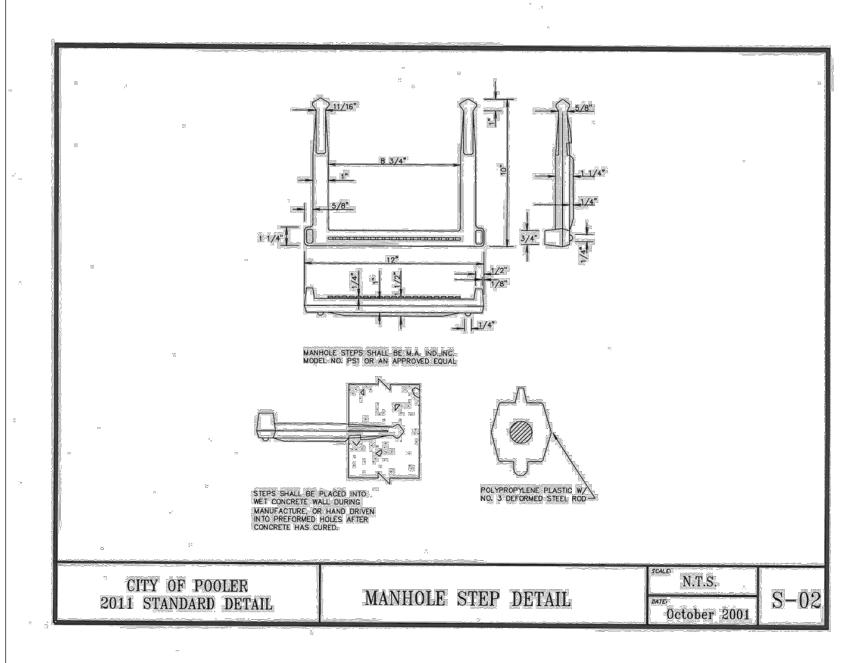
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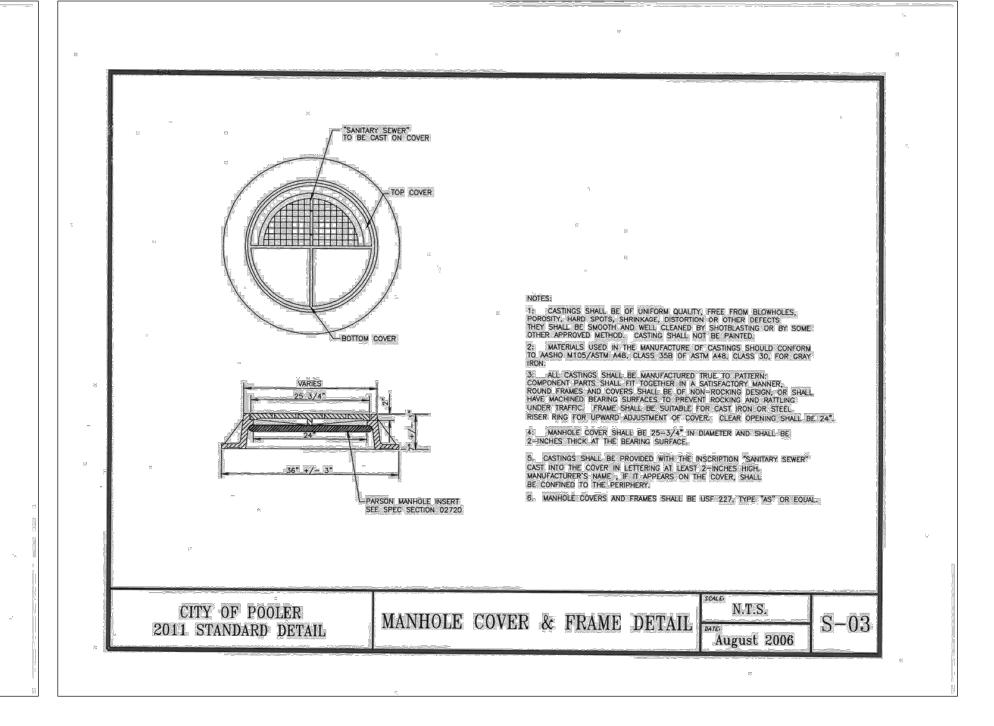
JOB NO: 26254.3000
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DRAWN: CLH

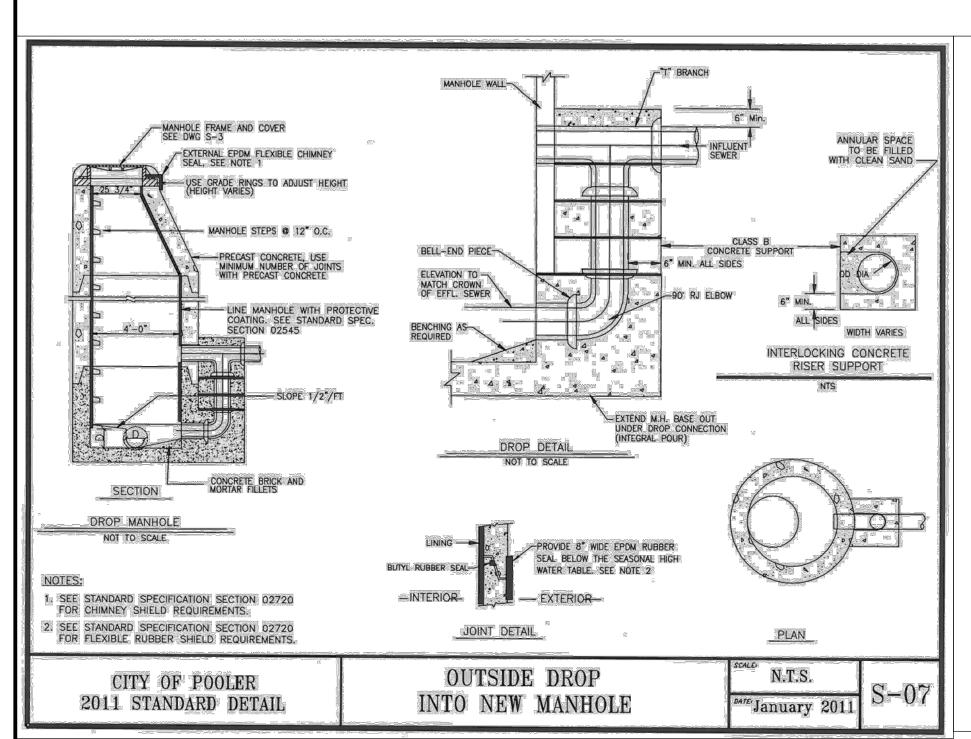
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REVIEWED: MSH
APPROVED: MSH

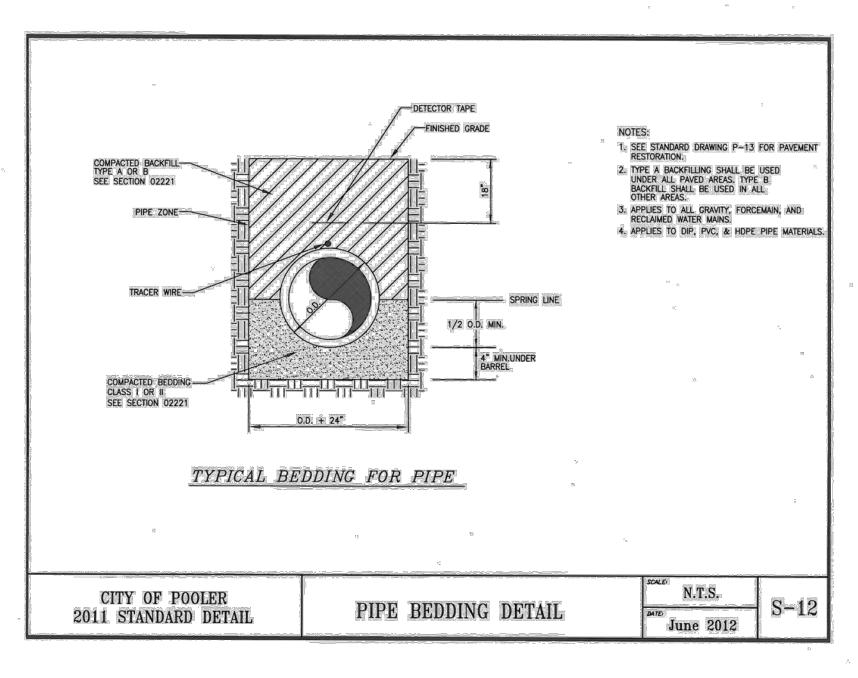
C2.8

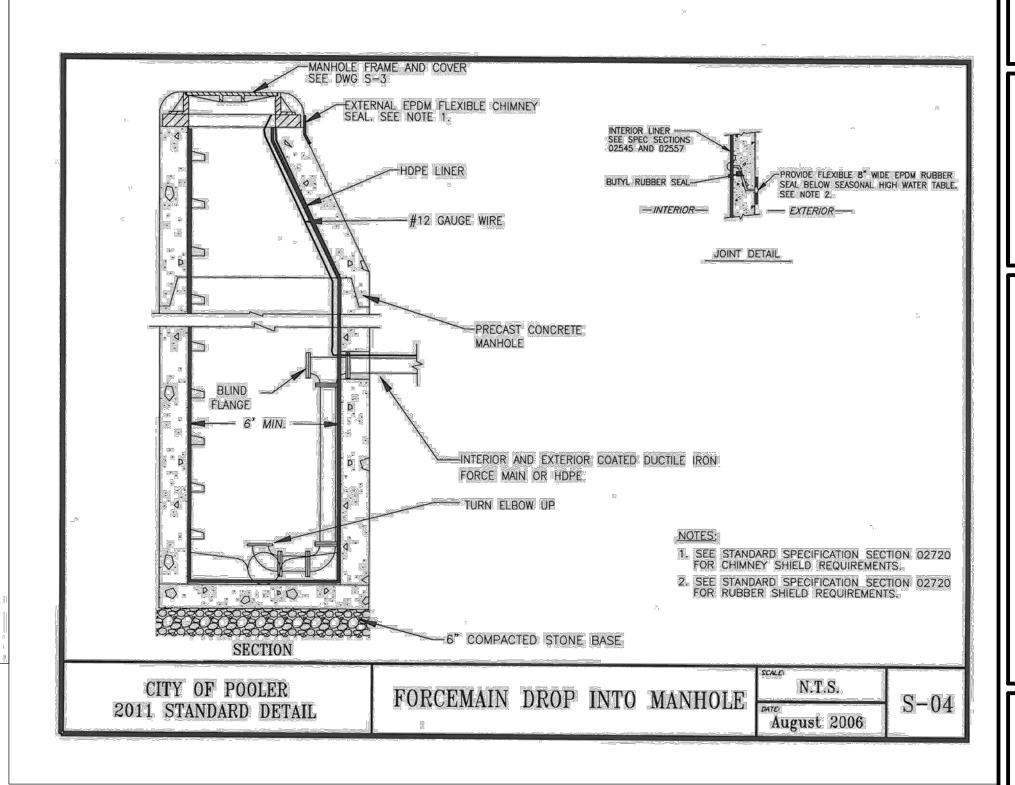


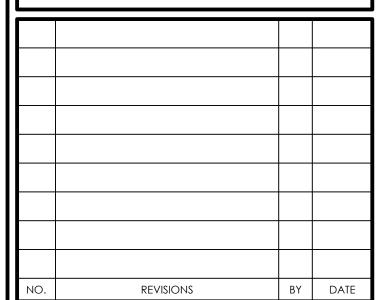


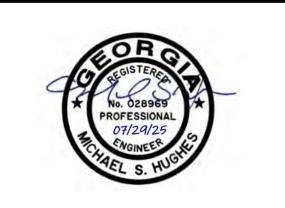


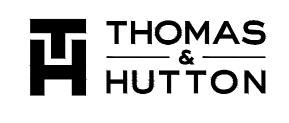












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WATER AND SEWER DETAILS

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

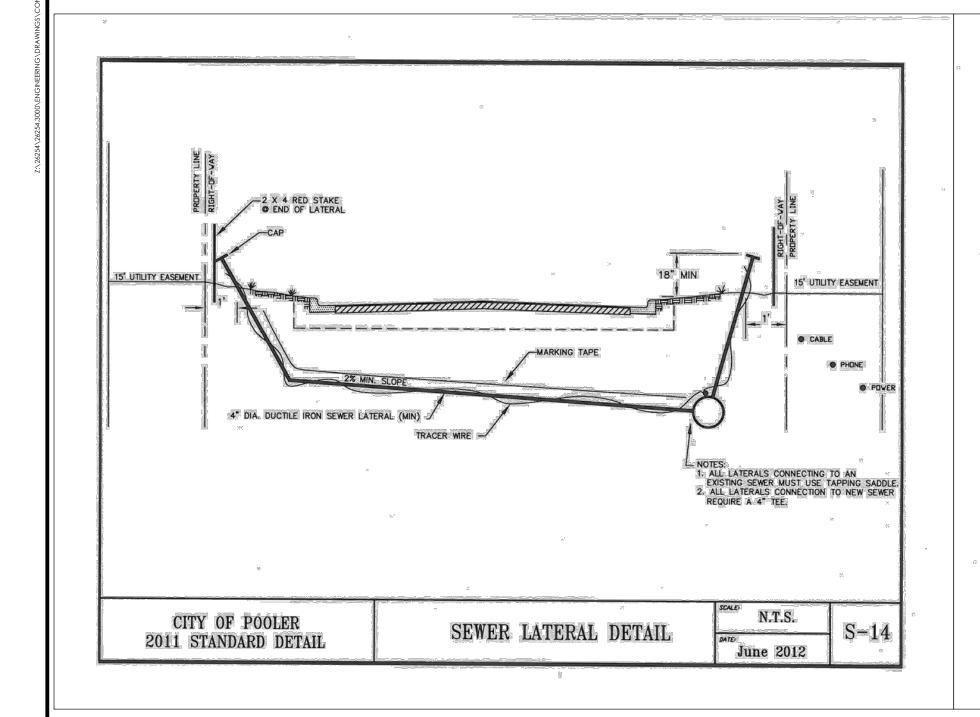
MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

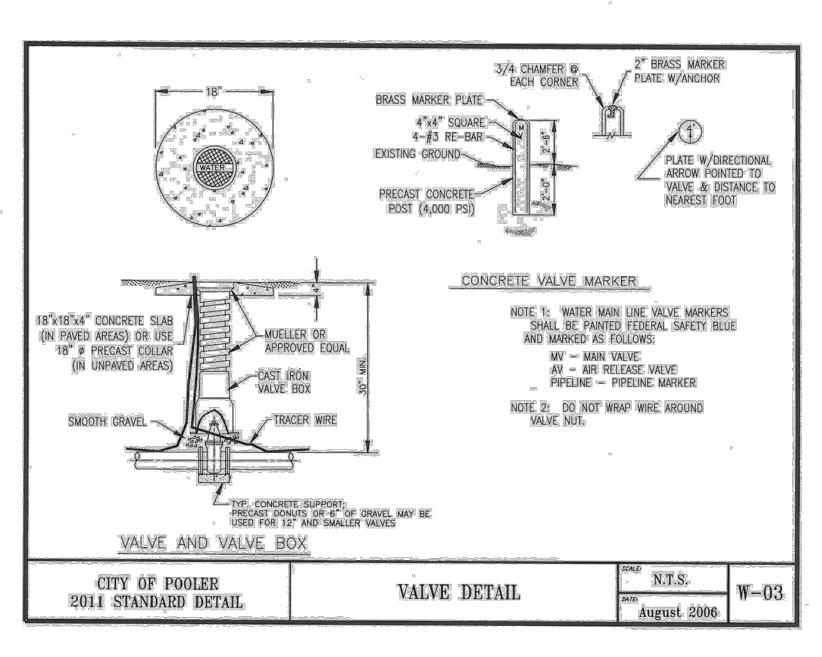
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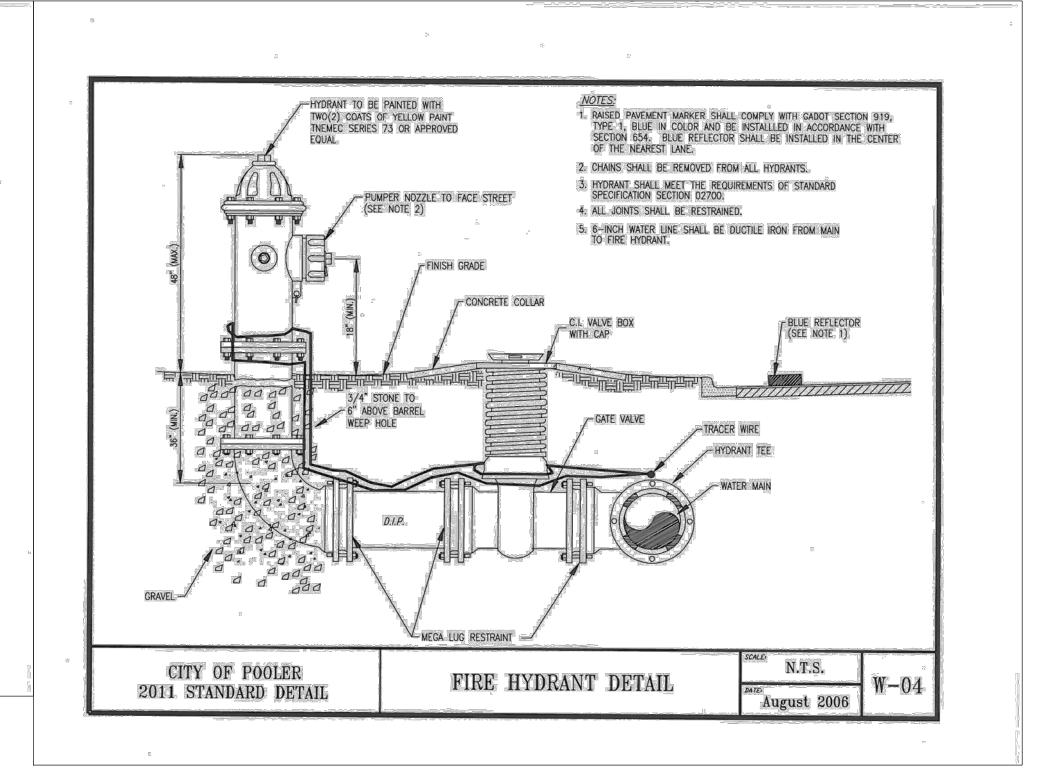
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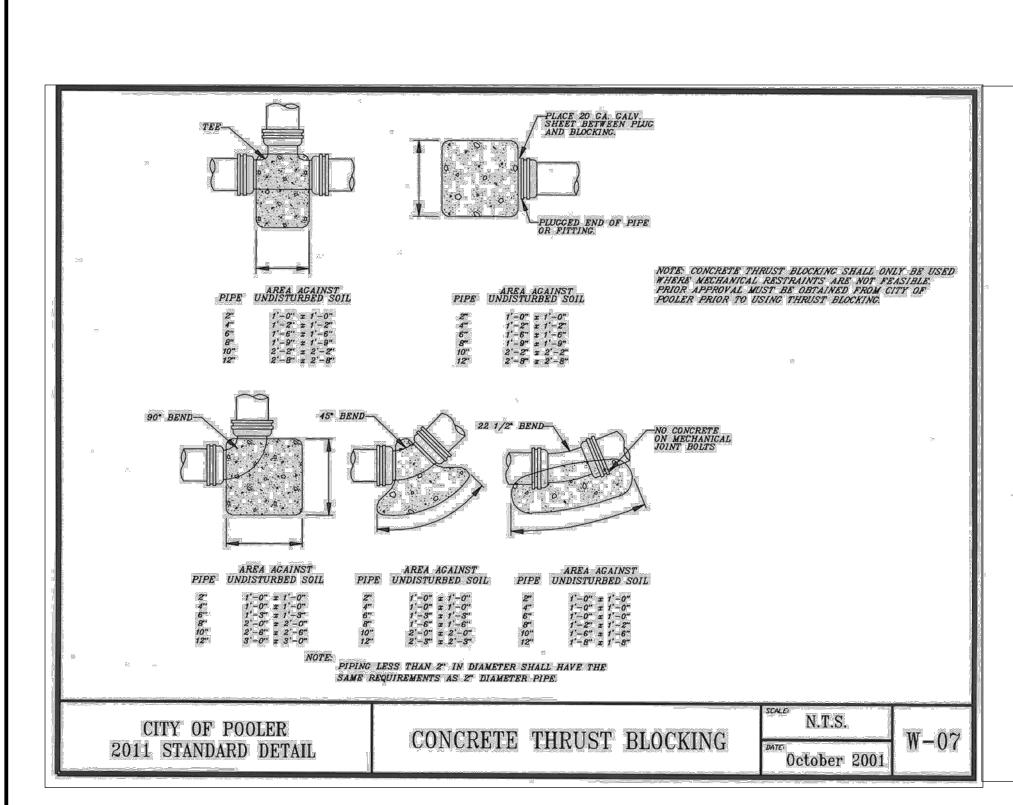
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REVIEWED: MSH

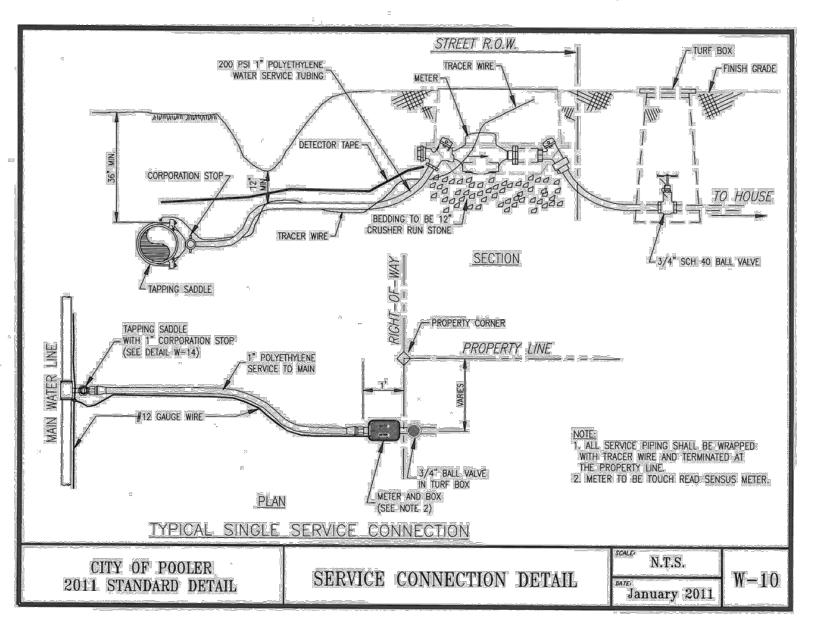
C2.9

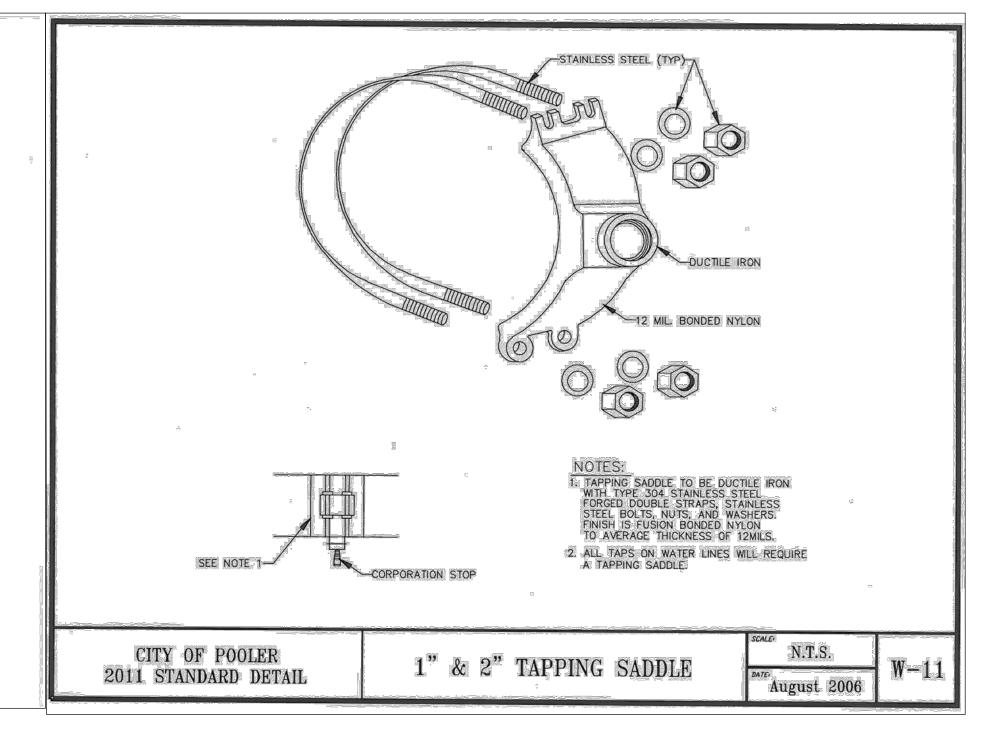


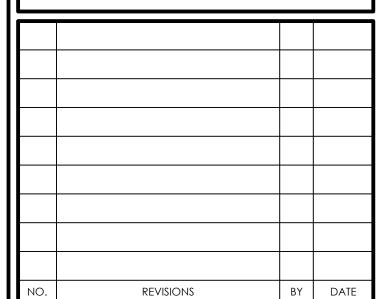
















WATER AND SEWER DETAILS

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THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

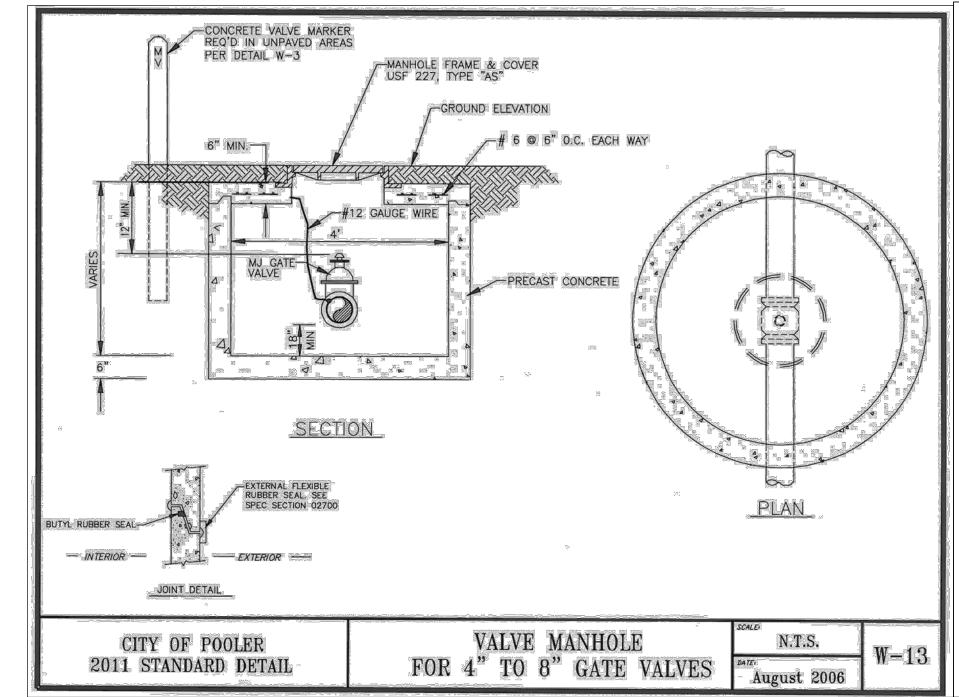
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082

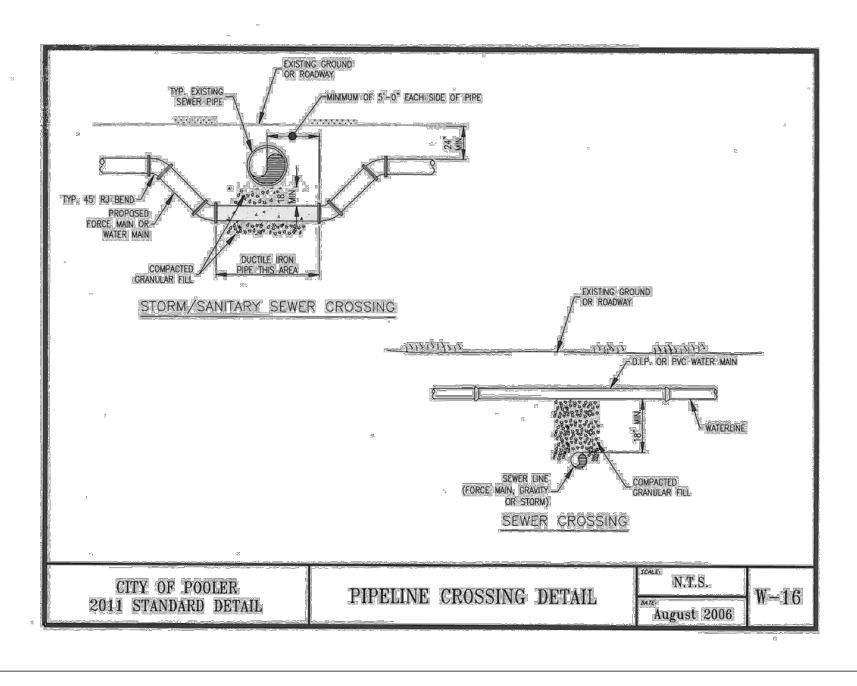
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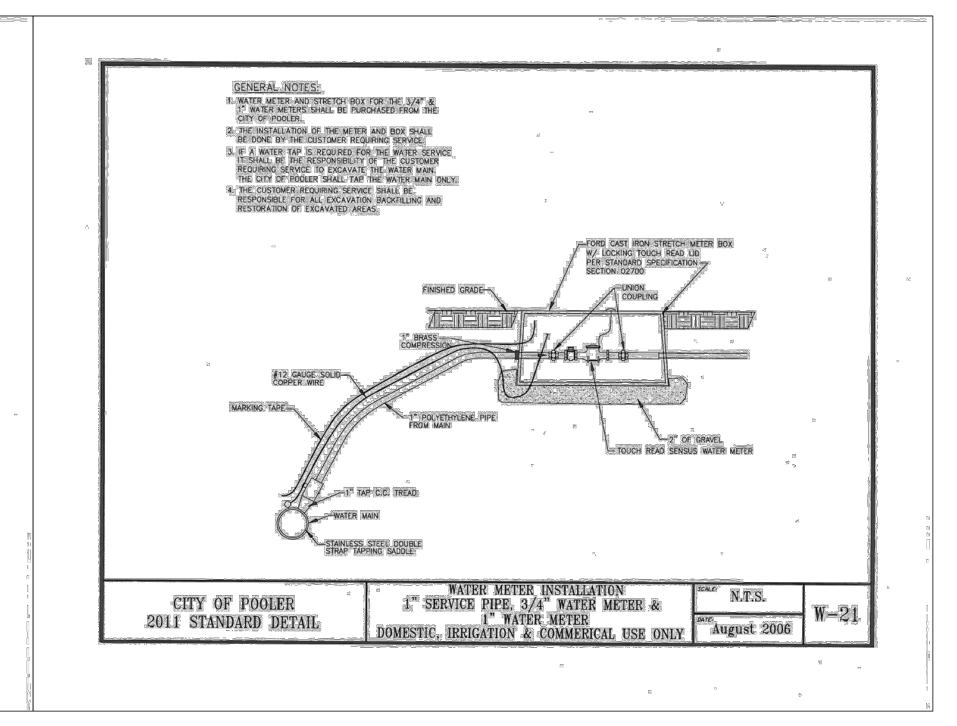
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DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH

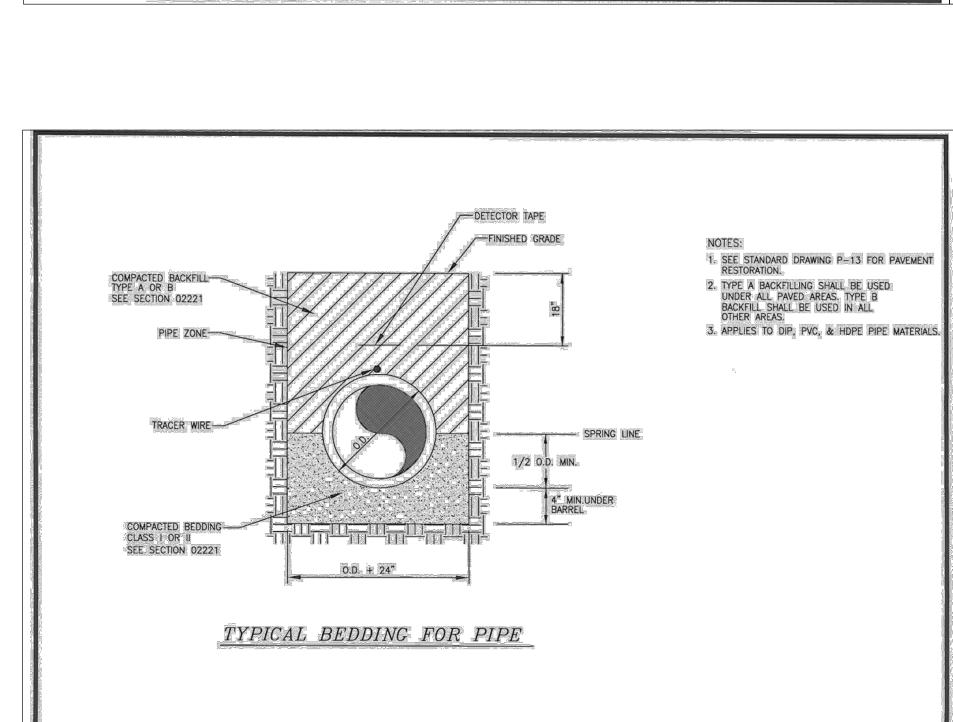
APPROVED: MSH

C2.10









PIPE BEDDING DETAIL

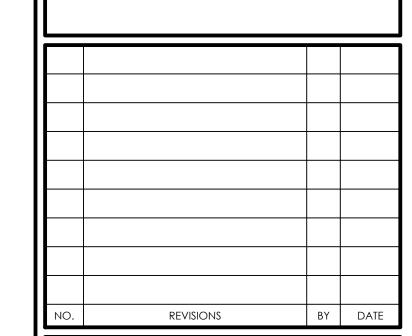
CITY OF POOLER

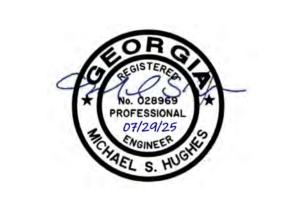
2011 STANDARD DETAIL

N.T.S.

June 2012

W-39







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WATER AND SEWER DETAILS

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

MORGAN LAKES PROPERTY, LLC

87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082

Datum: hOriz.: NAD83 Vert.: NAVD88

JOB NO: 26254.3000

DATE: 01/30/25

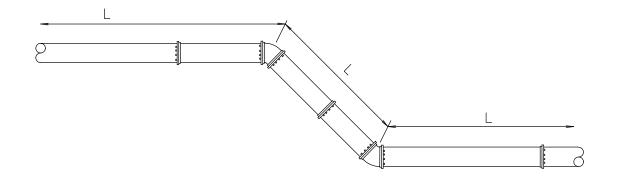
DRAWN: CLH

DESIGNED: AJM

REVIEWED: MSH

APPROVED: MSH

C2.11



PVC LINE

		BEND ANGLE					
PIPE DIA.	1 1 ½°	22 ½°	45°	90°			
4	5	10	22	52			
6	7	15	30	74			
8	9	19	40	96			
10	11	23	48	115			
12	13	27	56	136			

DUCTILE IRON LINE

		BEND ANGLE					
PIPE DIA.	11 ½°	22 ½°	45°	90°			
4	3	6	12	28			
6	4	8	17	40			
8	4	10	22	52			
10	5	12	26	62			
12	6	15	30	73			
16	7	19	39	94			
20	11	23	47	114			
24	1 3	26	55	132			

MINIMUM RESTRAINED LENGTH (L)

NOTES:

1. LENGTH OF RESTRAINT SHOWN IS IN FEET. 2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

VERTICAL BEND RESTRAINT

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.

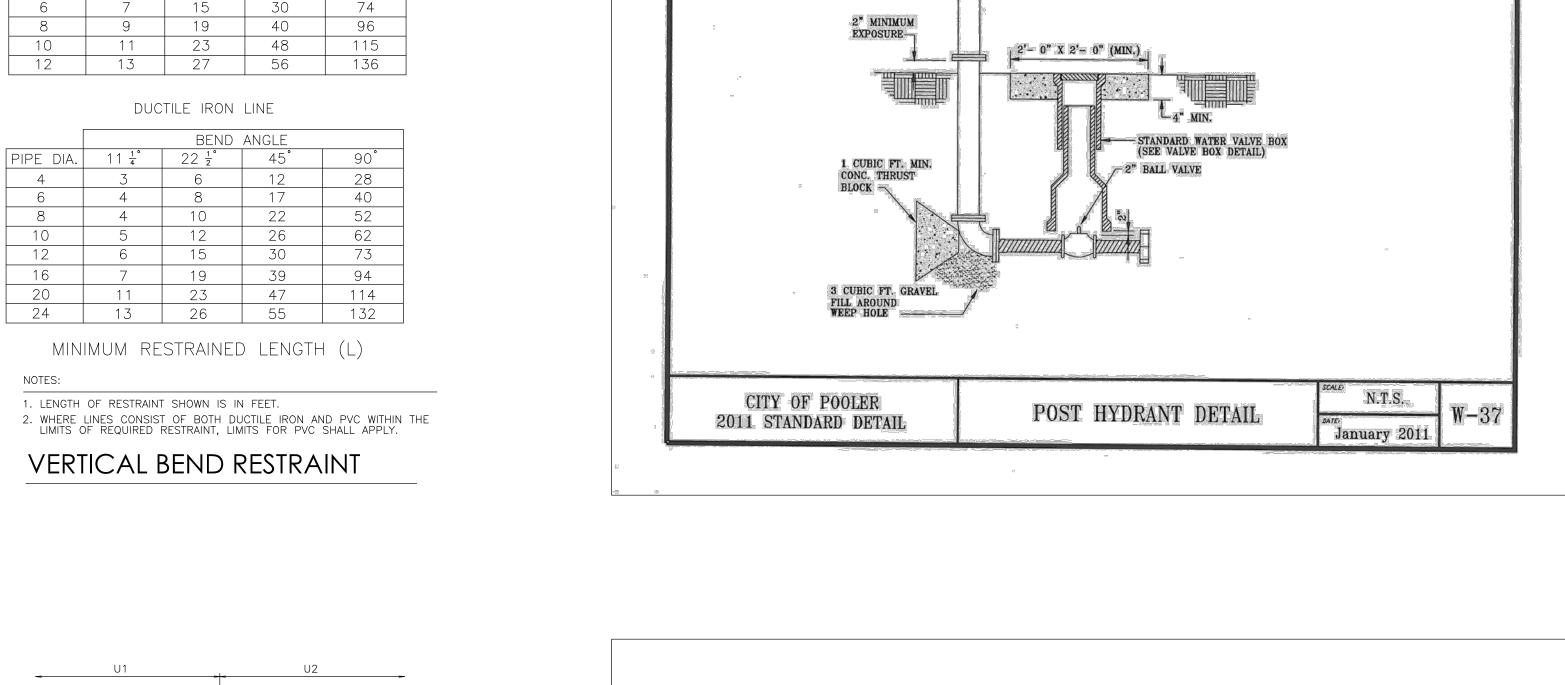
4. Ur = THE SMALLER OF U1 OR U2

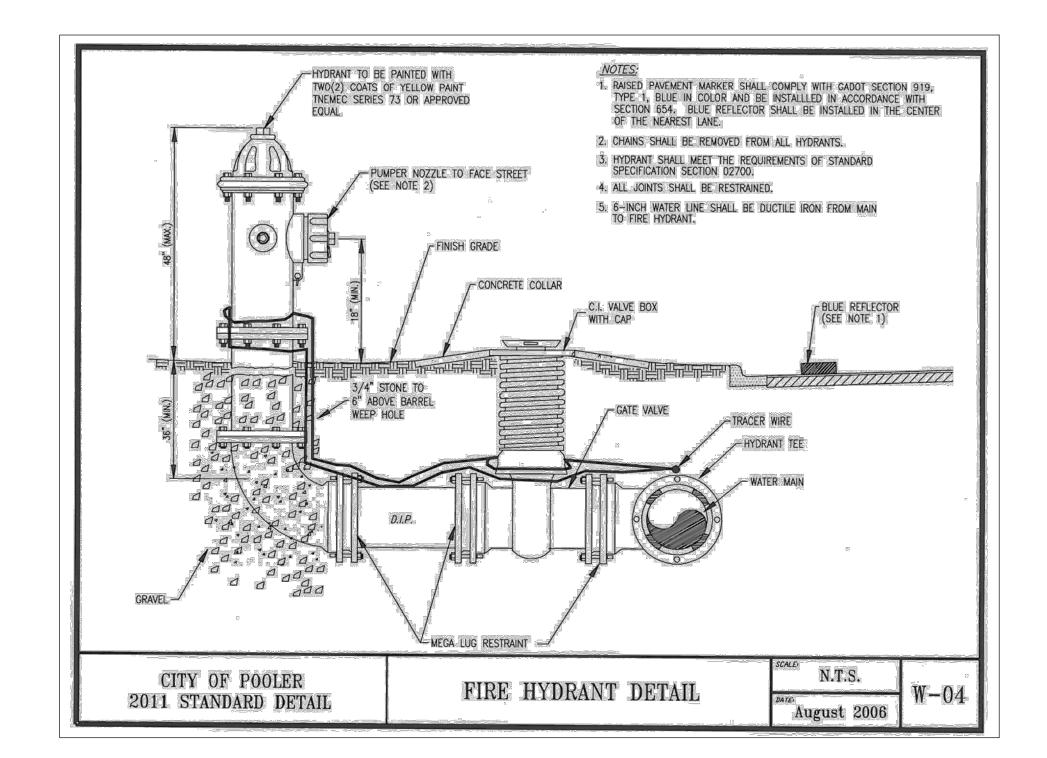
5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH. WHERE Ur IS LESS THAN 5', RESTRAIN TEE AS A 90'. HORIZONTAL BEND.

PVC LINE

*RESTRAIN AT TEE ONLY.

TEE RESTRAINT (PVC)





KUPFERLE FOUNDRY MODEL ECLIPSE NO. 88, OR EQUAL

LOCK MECHANISM SHALL FACE.
THE STREET.

24"X 24"X 4" CONCRETE PAD

1" BLUE POLYETHYLENE

CONNECTION TO MAIN AS STANDARD SERVICE LATERAL:

CITY OF POOLER

2011 STANDARD DETAIL

1" RISER PIPE ----(GALVANIZED)

3/4" BRASS VALVE— PART OF ASSMY

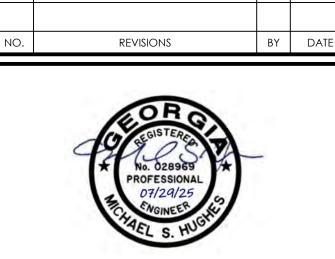
PERMANENT SAMPLING STATION

- 3/4" BRASS FITTING TO 1" POLY.

N.T.S.

JANUARY 2004

W-19





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WATER AND SEWER DETAILS

PHASE 3

THE FARM AT MORGAN LAKES

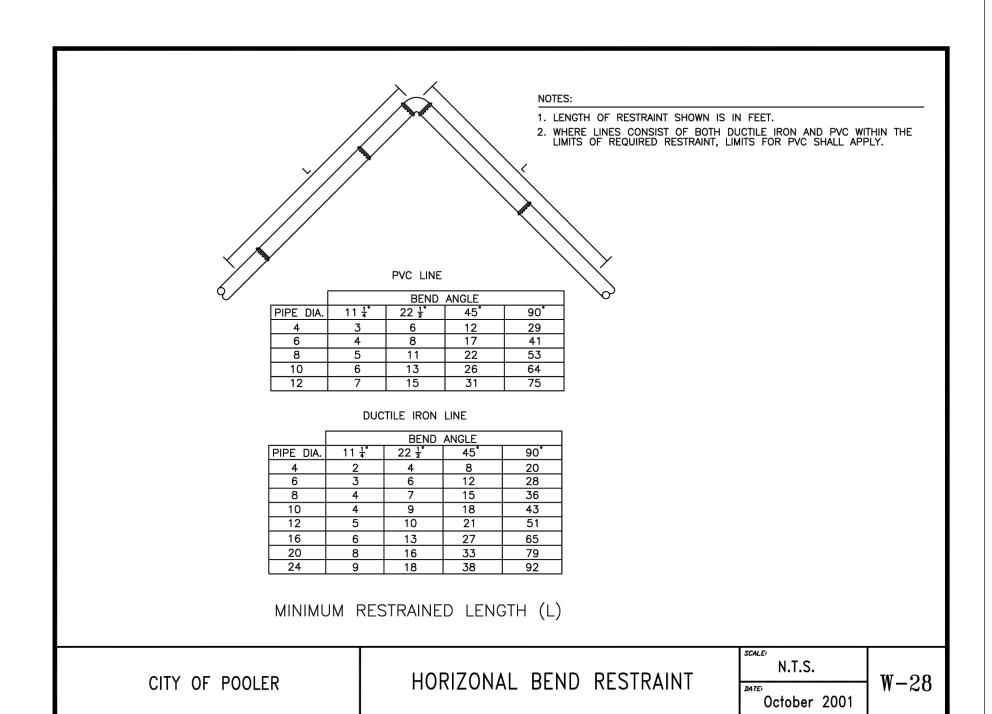
PROJECT LOCATION: POOLER, GEORGIA

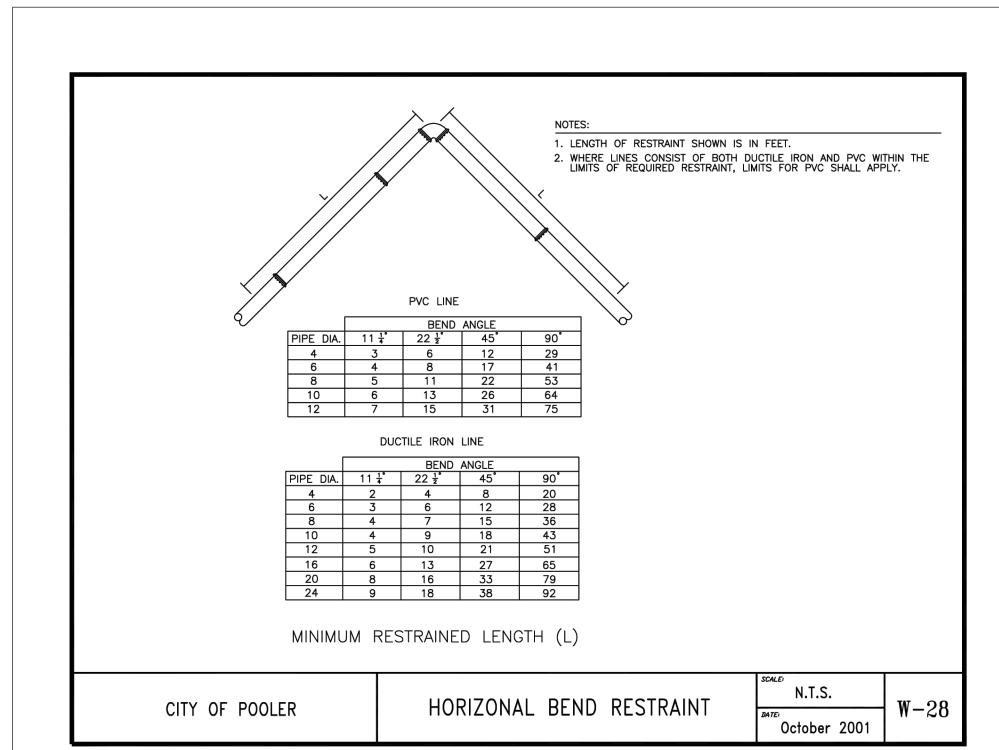
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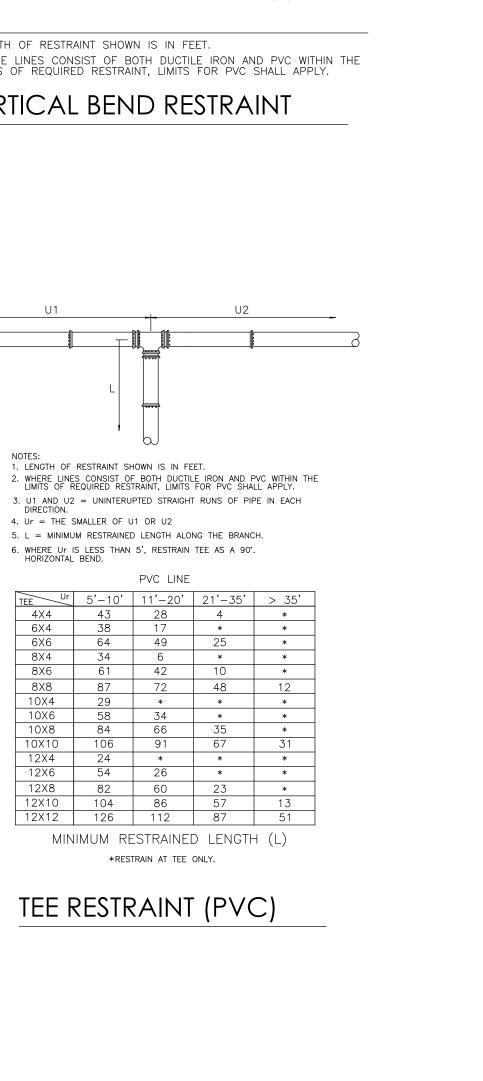
MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

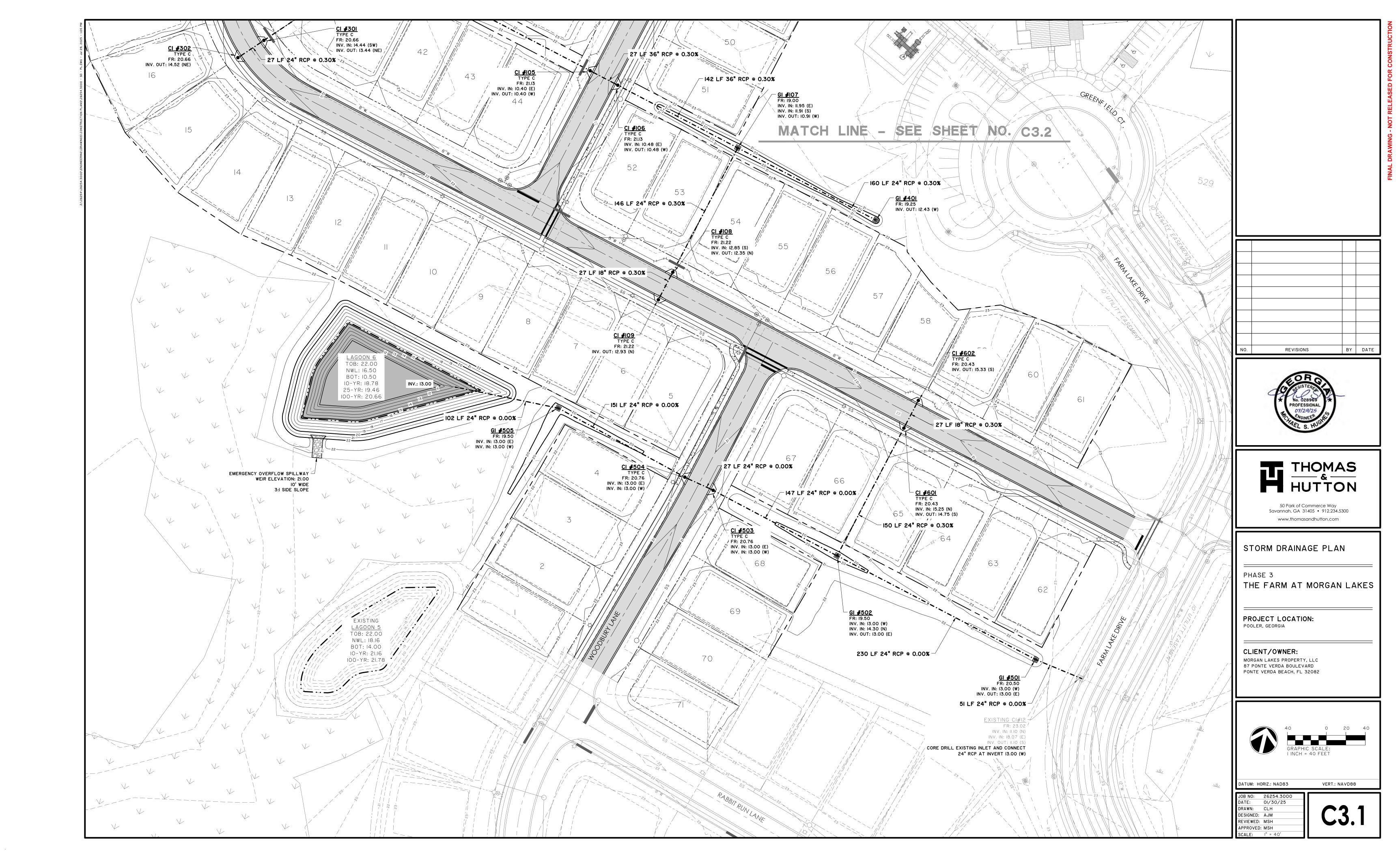
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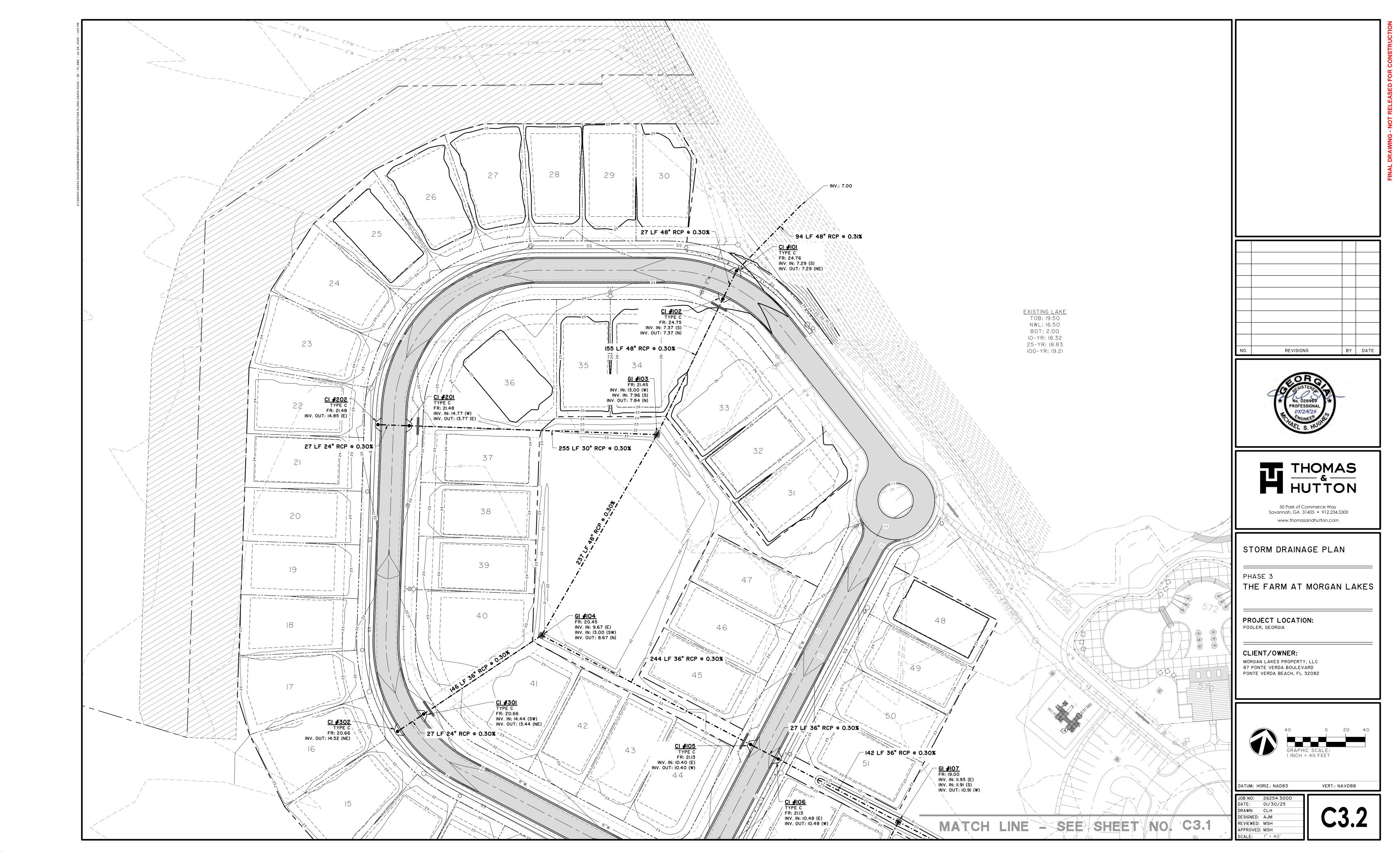
01/30/25 DRAWN: CLH DESIGNED: AJM REVIEWED: MSH APPROVED: MSH

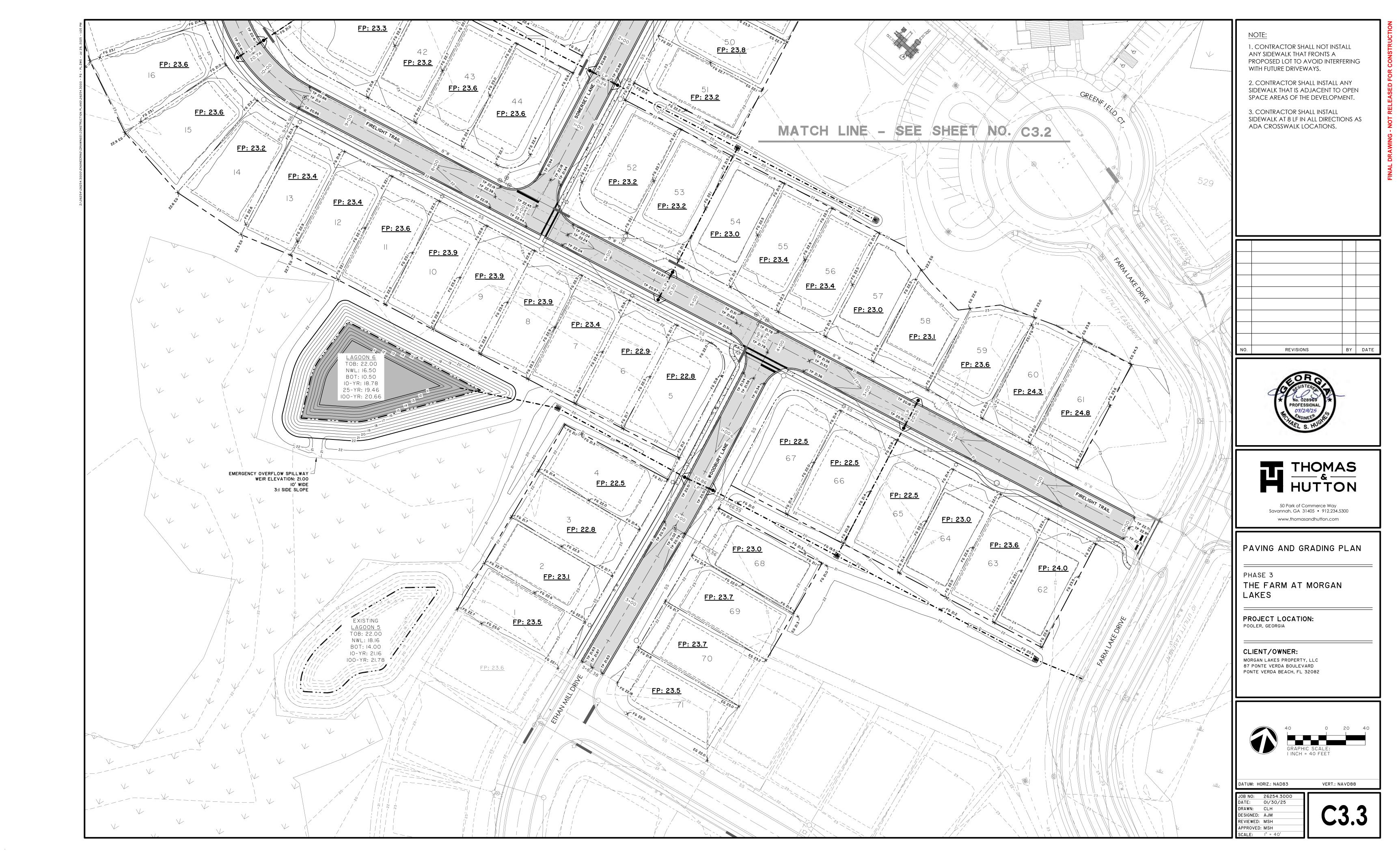


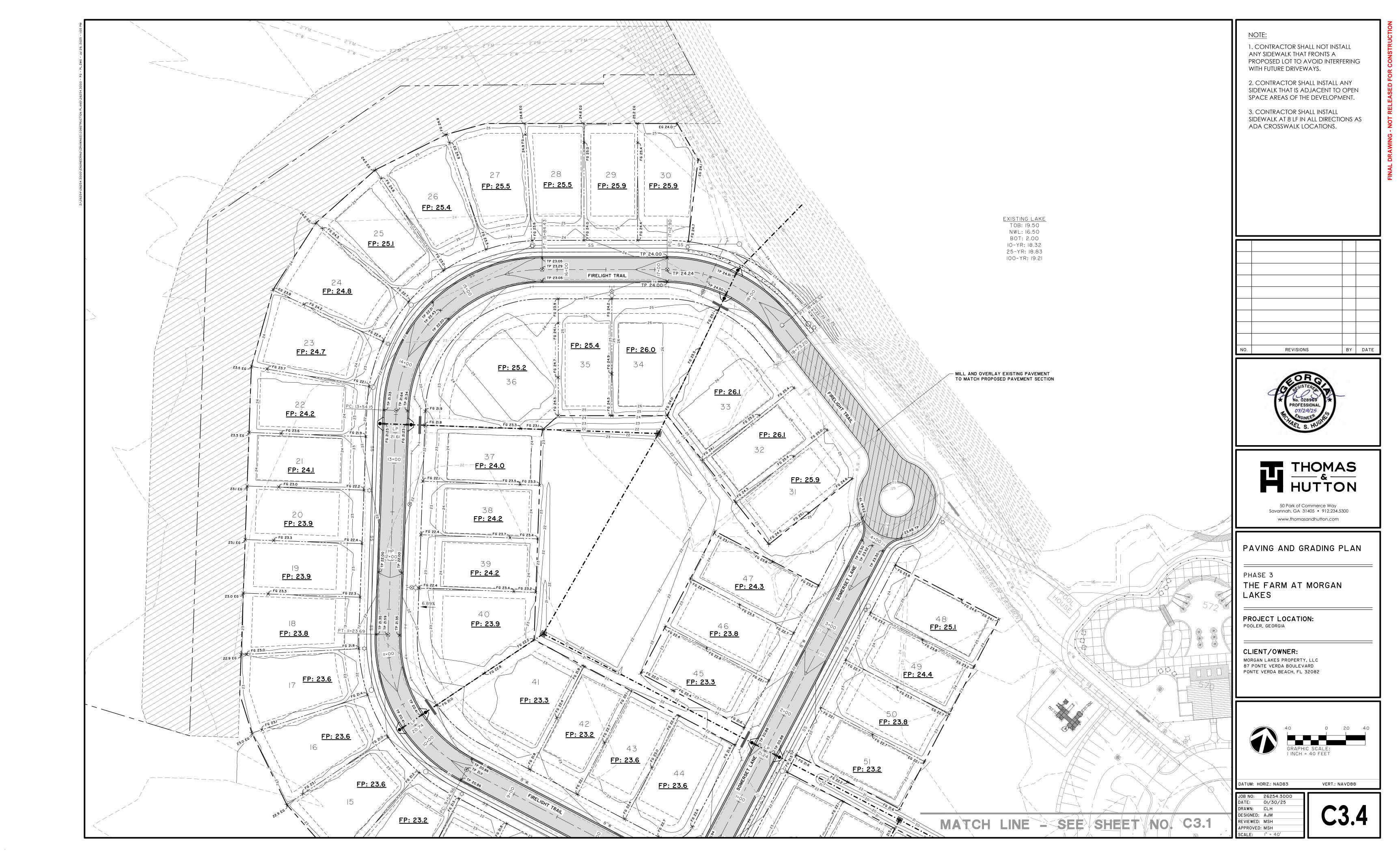


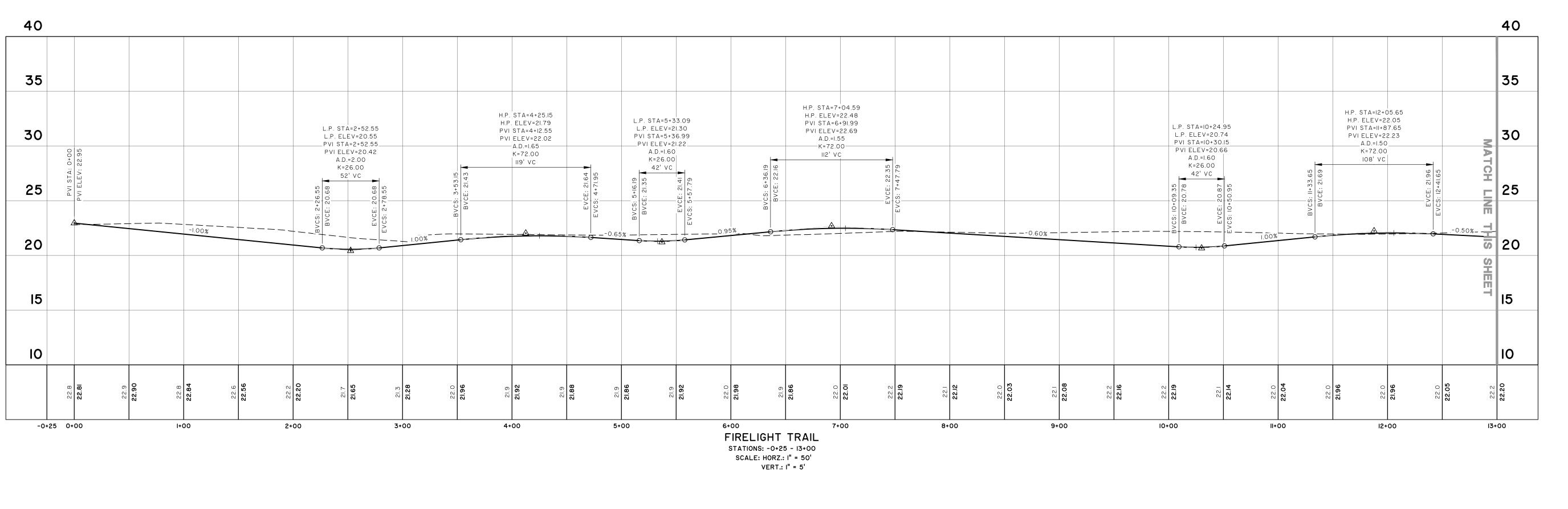


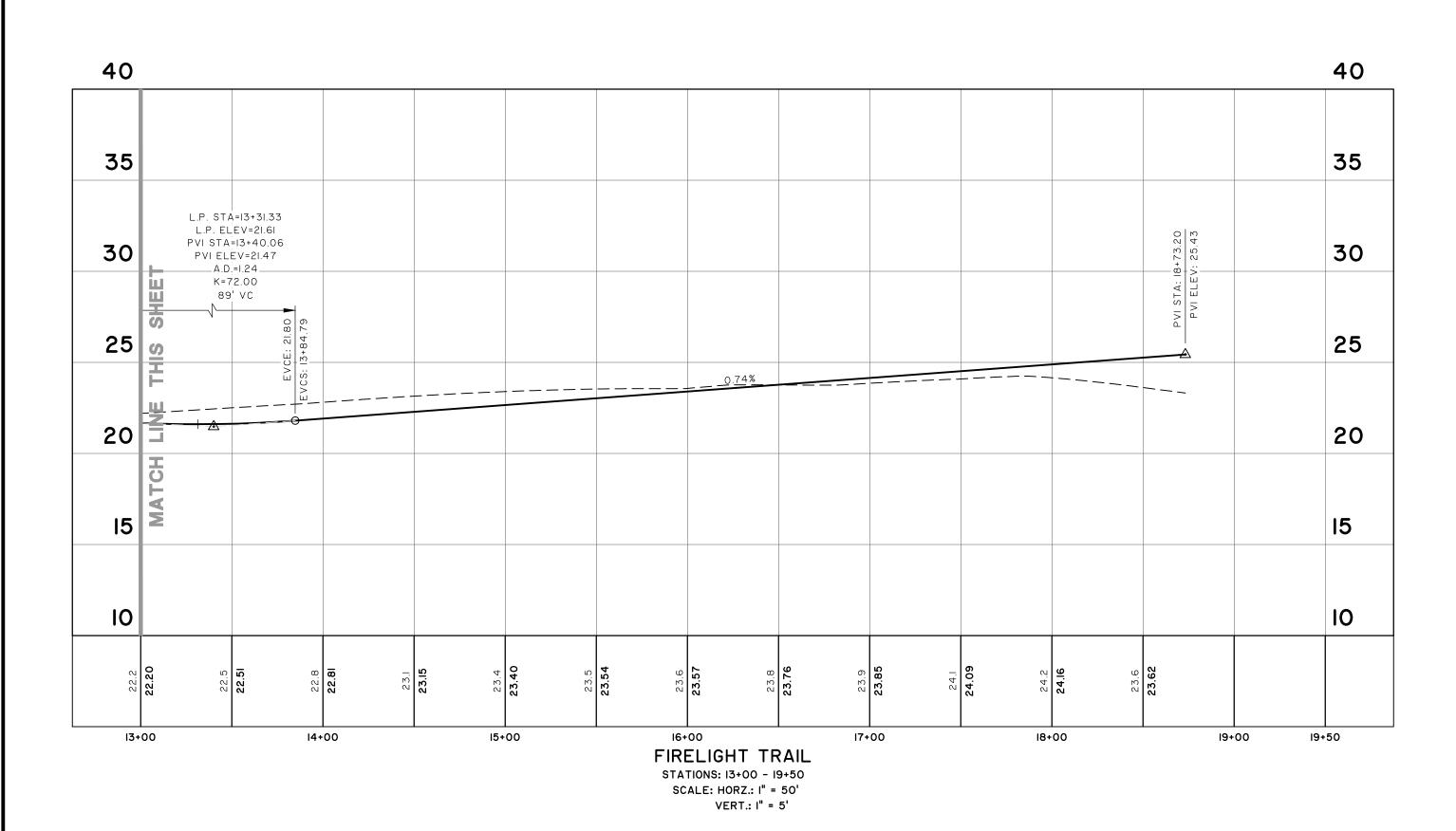


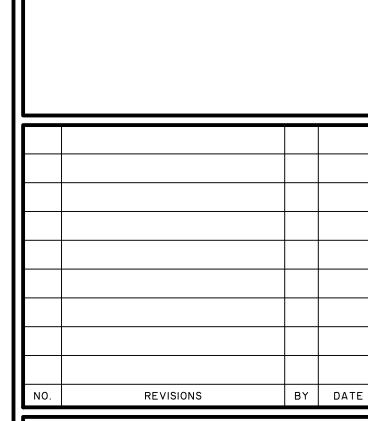
















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ROAD PROFILES

PHASE 3
THE FARM AT MORGAN

PROJECT LOCATION:
POOLER, GEORGIA

CLIENT/OWNER:

LAKES

MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

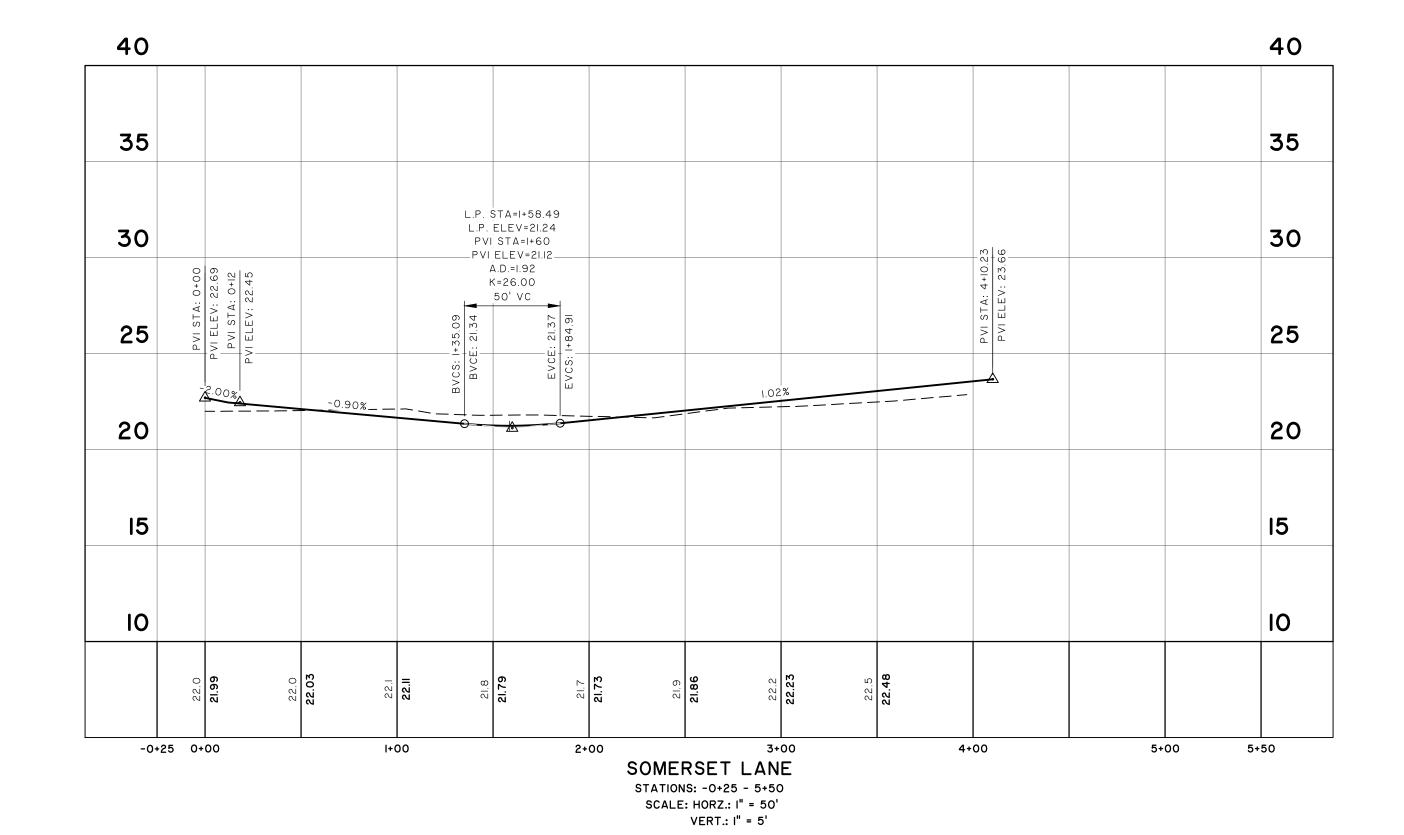
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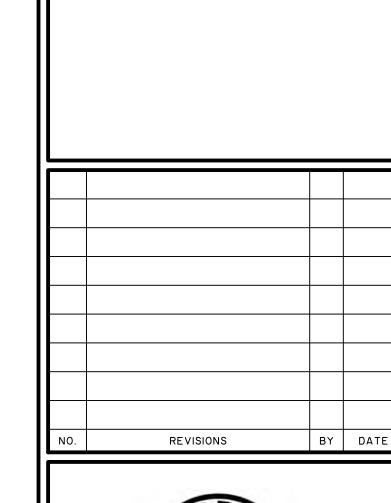
JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH

APPROVED: MSH
SCALE: AS NOTED

C3.5

40 40 30 30 __0.46%__ 20 20 3+00 -0+25 0+00 4+00 WOODBURY LANE STATIONS: -0+25 - 4+50 SCALE: HORZ.: I" = 50' VERT.: I" = 5'









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ROAD PROFILES

PHASE 3 THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

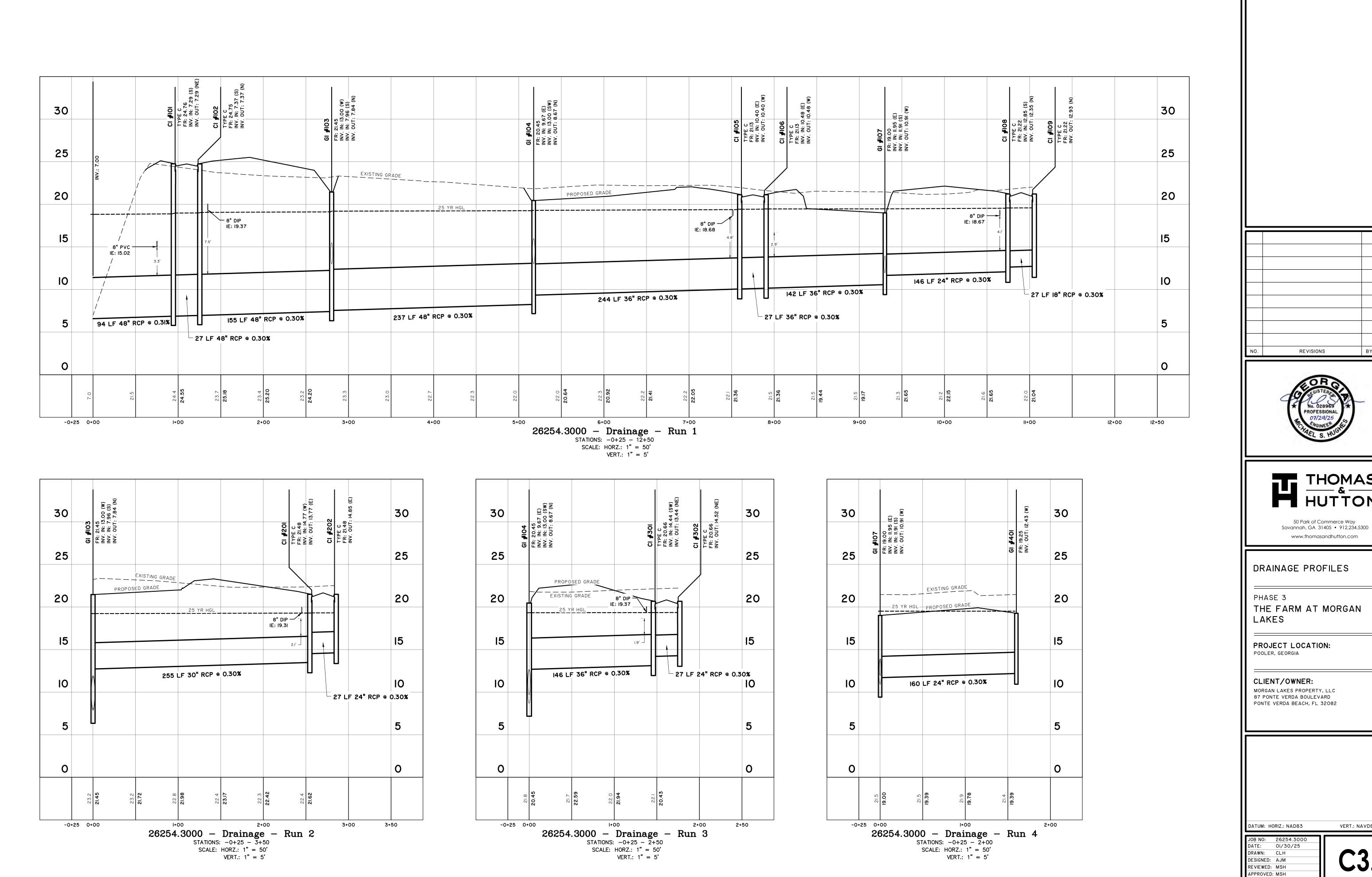
MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH

APPROVED: MSH

SCALE: AS NOTED



REVISIONS BY DATE

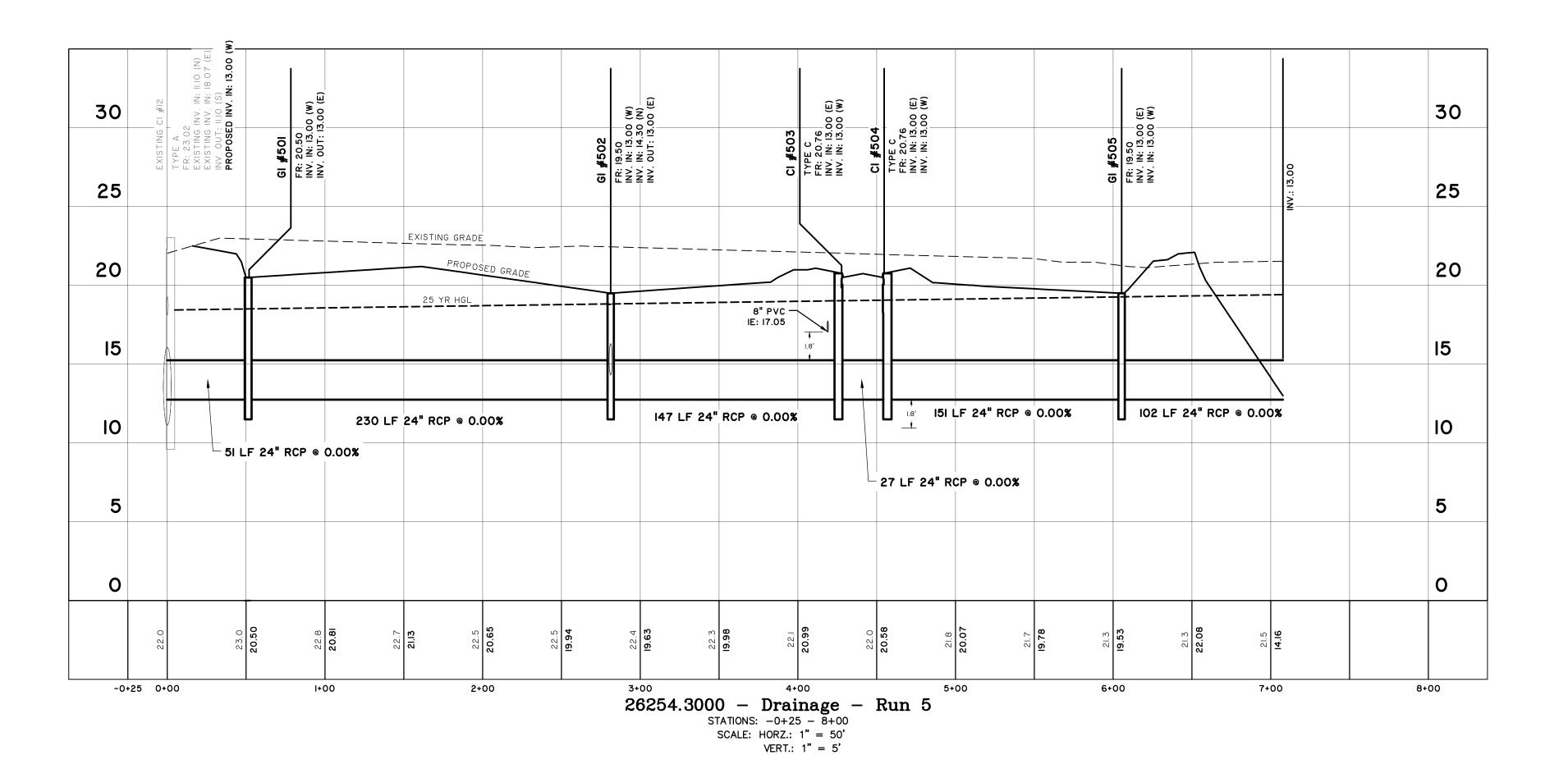


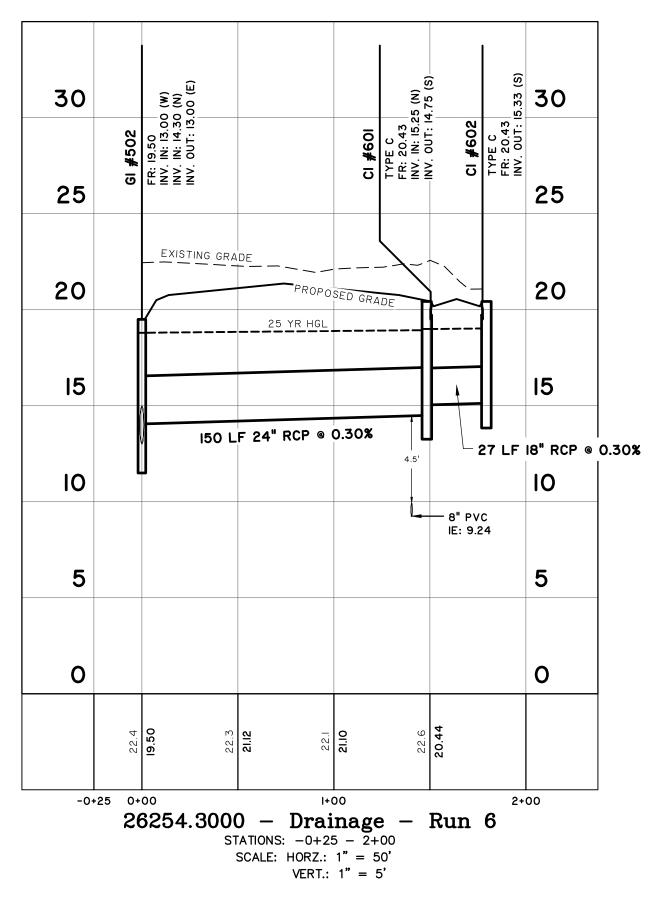


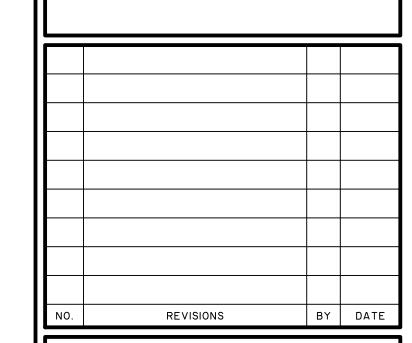
THE FARM AT MORGAN

PROJECT LOCATION:

87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082











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DRAINAGE PROFILES

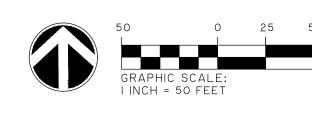
PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082



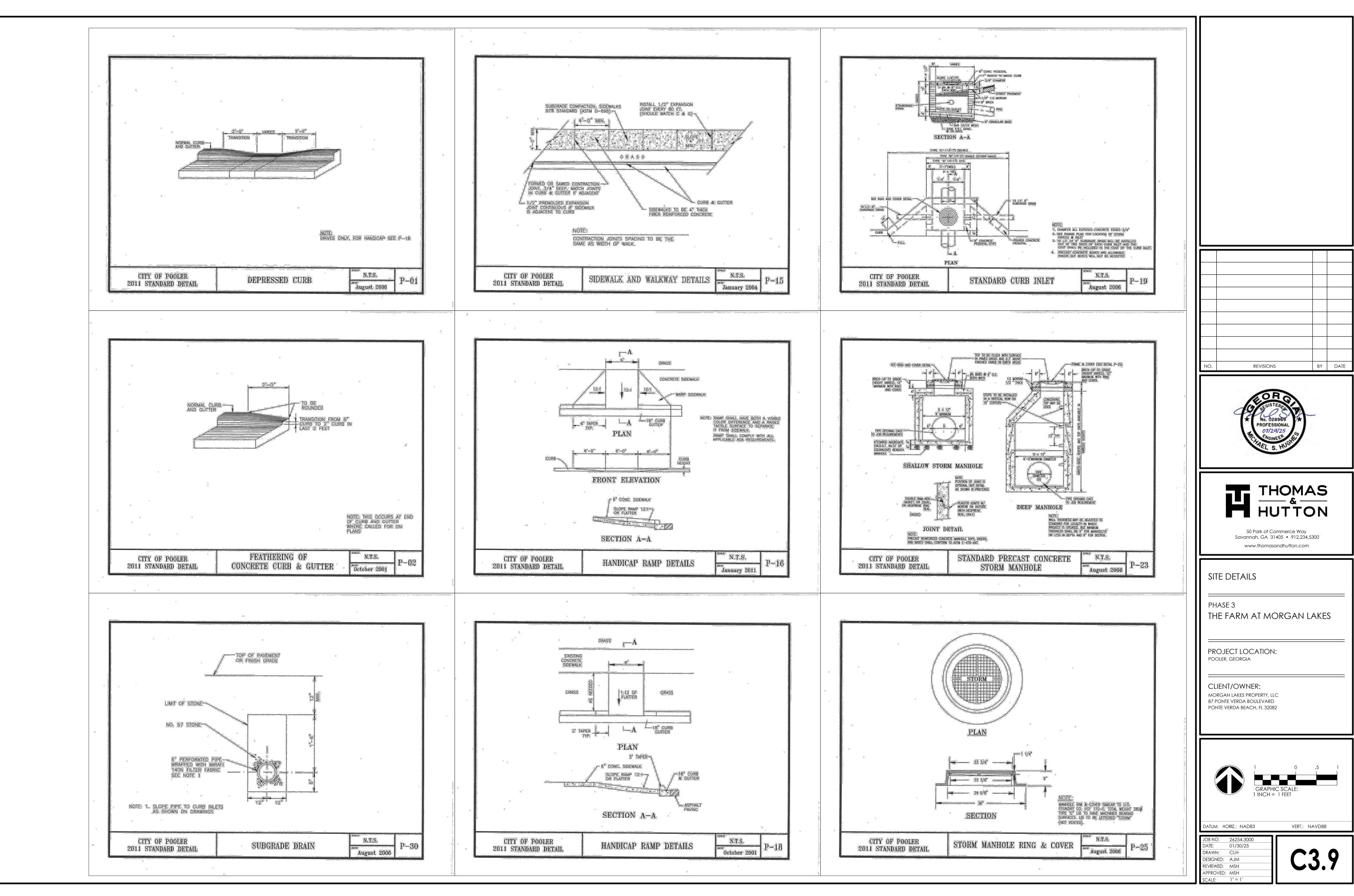
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APPROVED: MSH

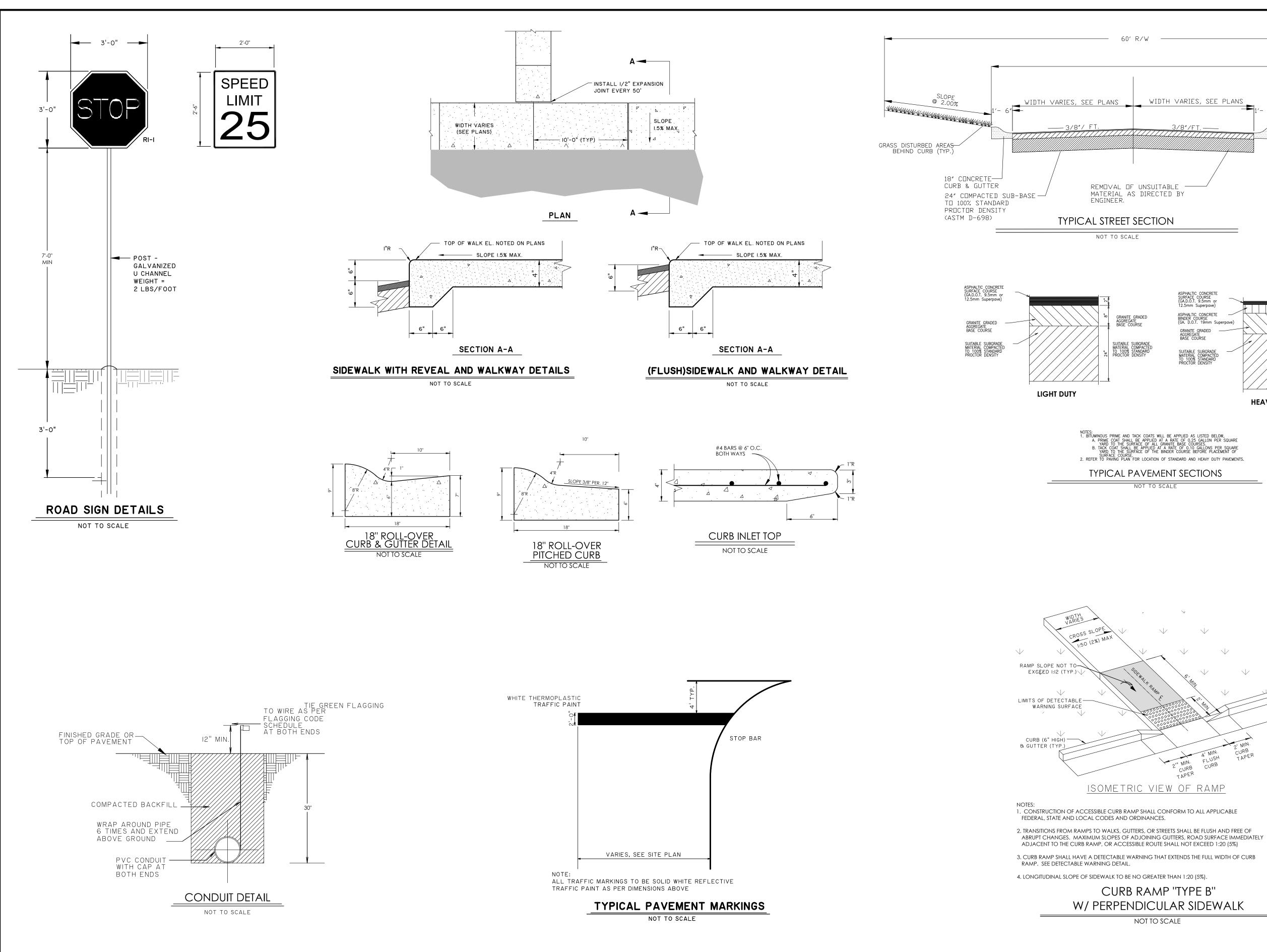
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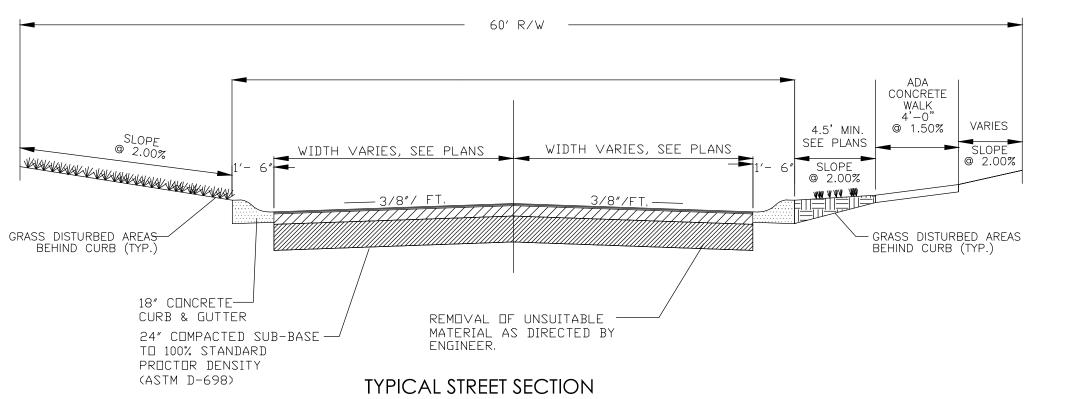
JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH

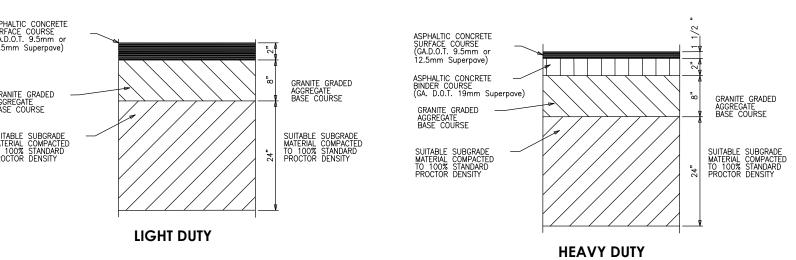
C3.8



FINAL DRAWING - NOT RELEASED FOR CONSTRI







SURFACE COURSE.

2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

REVISIONS

BY DATE



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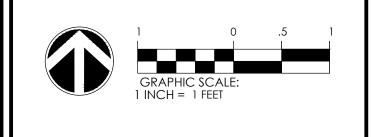
SITE DETAILS

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

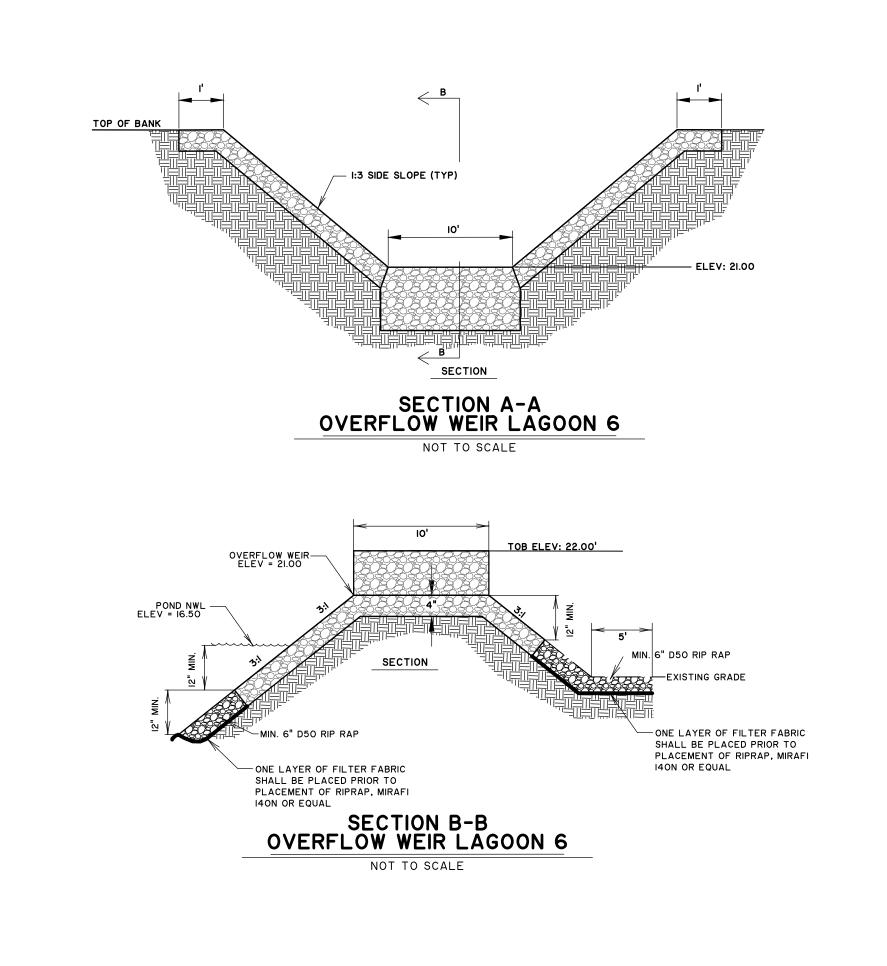
CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

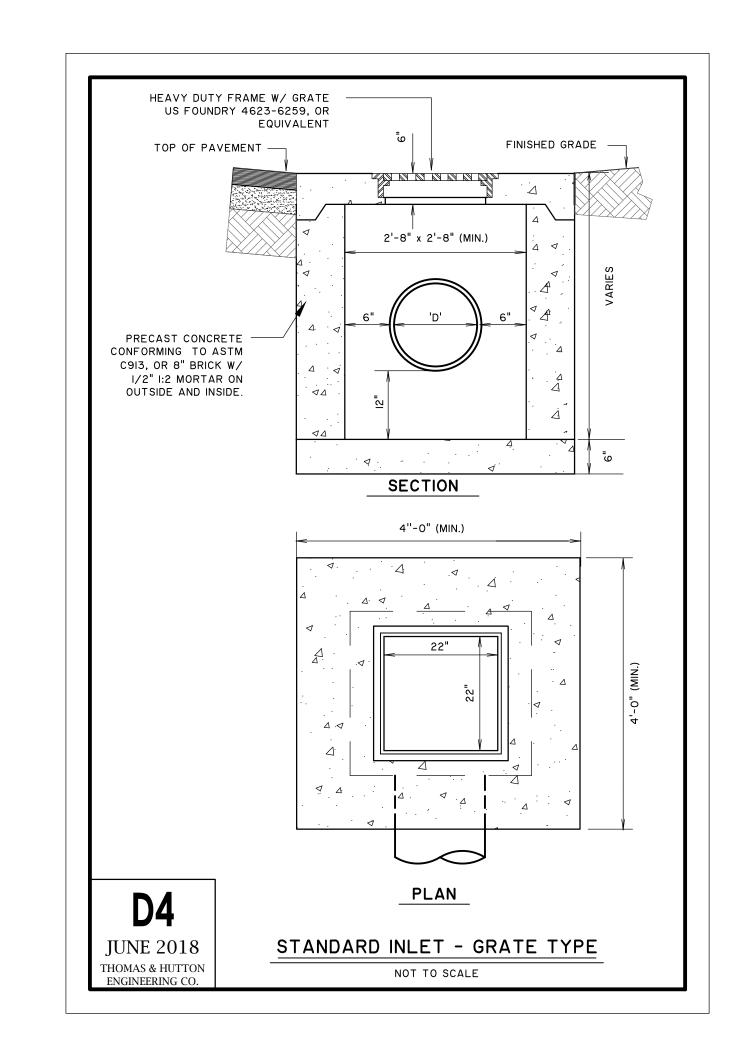


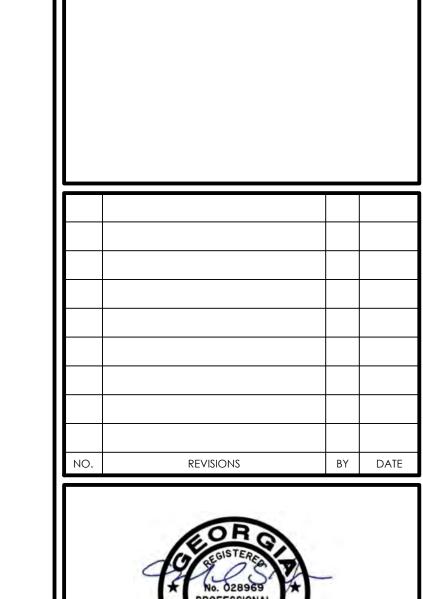
DATUM: HORIZ.: NAD83

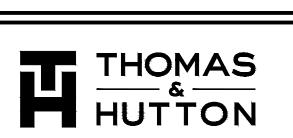
REVIEWED: MSH APPROVED: MSH

DATE: 01/30/ DRAWN: CLH 01/30/25 DESIGNED: AJM









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SITE DETAILS

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

datum: horiz.: nad83 VERT.: NAVD88

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH APPROVED: MSH

SCALE: 1" = 1'

ECO. YES 19. CLEARLY NOTE THE STATEMENT THAT "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE

PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

ECO.I YES 20.CLEARLY NOTE THE STATEMENT THAT "EROSION CONTROL MEASURES WILL BE MAINTAINED AT

BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES." (PERMIT III.D.2 PG 17).

PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE

INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND

ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR

IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR

EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL

EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL

MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT

21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14

DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING." (PERMIT IV.D.3.a.(I)

ECO.1 YES 12. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PART IV PAGE 19 OF THE

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

Conful Si In

MICHAEL S. HUGHÉS, PE **GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #**0000012460 **EXPIRATION DATE:** 10/23/2027

ECO.1 YES 13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMP'S AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 19 OF THE PERMIT.

> I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY ECO.I YES 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 I 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.

Colal Si I

MICHAEL S. HUGHÉS, PE **GSWCC LEVEL II DESIGN PROFESSIONAL** CERTIFICATION #0000012460 **EXPIRATION DATE:** 10/23/2027

THE SITE IS LOCATED MORE THAN I LINEAR MILE UPSTREAM OF THE NEAREST IMPAIRED STREAM SEGMENT.

ECI.I - 3.1 YES 25.BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED, (PERMIT CONCRETE WASHOUT AREA SHOWN ON EROSION CONTROL PLAN SHEETS.

ECI. YES 26.PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, (PERMIT IV.D.3.c.(5) PG 3I).

> PETROLEUM BASED PRODUCTS- CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE FOR SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE 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 WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES. STORE IN COVERED AREAS PROTECTED WITH DIKES. REGULARLY INSPECT FOR

SPILL CLEANUP AND CONTROL PRACTICES

CRACKS OR LEAKAGE IN CONTAINERS/TANKS.

- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND MEAL WASTE

HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS FROM DISCHARGING INTO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

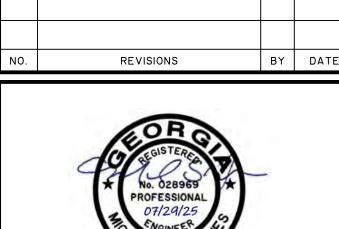
- QUANTITIES ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR
- PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER'S LABELS LEGIBLE AND VISIBLE.
- PRODUCT MIXING, DISPOSAL, AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.

PRODUCT SPECIFIC PRACTICES

FERTILIZER/HERBICIDES/PESTICIDES/DETERGENTS- THESE WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND

SEDIMENTATION CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS. LIMIT USE OF DETERGENTS ON-SITE.

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





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EROSION CONTROL NOTES

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC

87 PONTE VERDA BOULEVARD

PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83

01/30/25 DRAWN: CLH DESIGNED: AJM REVIEWED: MSH

APPROVED: MSH

SWCD: OGEECHEE RIVER
PROJECT NAME: THE FARM AT MORGAN LAKES PHASE 3
CITY/COUNTY: POOLER, GEORGIA

ADDRESS: <u>JIMMY DELOACH PARKWAY, POOLER, GEORGIA</u>

DATE ON PLANS: JANUARY 30, 2025

NAME AND EMAIL OF PERSON FILLING OUT CHECKLIST: ALEX MIDURI - MIDURI.A@TANDH.COM

SPECIFICATIONS AND RECOMMENDATIONS.

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

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

ECO.2 YES

30. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH
DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT
STORAGE BMP'S, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY

ACTIVITIES, TEMPORARY AND FINAL STABILIZATION). (PERMIT IV.D.2b PG 27)

A SPECIFIED WORK SCHEDULE IS NEEDED TO COORDINATE THE TIMING OF LAND DISTURBING ACTIVITIES WITH THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.

THE PURPOSE OF THE SCHEDULE IS TO REDUCE ON-SITE EROSION AND OFF-SITE SEDIMENTATION BY PERFORMING LAND DISTURBING ACTIVITIES AND INSTALLING EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH A PLANNED SCHEDULE.

IN PLANNING CONSTRUCTION WORK, IT MAY BE HELPFUL TO OUTLINE ALL LAND DISTURBING ACTIVITIES NECESSARY TO COMPLETE THE PROPOSED PROJECT. THEN LIST ALL PRACTICES NEEDED TO CONTROL EROSION AND SEDIMENTATION ON THE SITE. THESE TWO LISTS CAN THEN BE COMBINED IN LOGICAL ORDER TO PROVIDE A PRACTICAL AND EFFECTIVE CONSTRUCTION SEQUENCE SCHEDULE THAT BECOMES PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN.

CONSTRUCTION SCHEDULE				
II. LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.	LAST CONSTRUCTION PHASESTABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.			
IO. BUILDING CONSTRUCTION- BUILDINGS UTILITIES, PAVING.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.			
9. SURFACE STABILIZATION - TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.			
8. LAND CLEARING AND GRADING - SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF - CONTROL MEASURES ARE INSTALLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREA: FOR PRESERVATION.			
7. RUNOFF CONVEYANCE SYSTEM- STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE STREAM BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF- CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.			
6. RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.			
5. SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.			
4. CONSTRUCTION ACCESS - CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.	FIRST LAND DISTURBING ACTIVITY - STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.			
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.				
2. FLAG THE WORK LIMITS AND MARK THE TREES AND BUFFER AREAS FOR PROTECTION.				
I. OBTAIN ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.				
CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION			

CONSTRUCTION SCHEDULE					
	MONTH				
ACTIVITY	1				8
PERIMETER BMPS					
SITE CLEARING					
TEMPORARY SEDIMENT CONTROL BMPS					
SITE GRADING					
TEMPORARY GRASSING					
PERMANENT GRASSING					
FINAL STABILIZATION/ BMP REMOVAL					
BMP MAINTENANCE					

31. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE, (PERMIT IV.D.4.a PG 31-33).

A. PRIMARY PERMITTEE.

- I. 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 AND PROVIDED TO THE SECONDARY PERMITTEE, IF APPLICABLE. 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: (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. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS 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). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. 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 TO EPD) 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 SITE 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.

- I. 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 FINAL STABILIZATION CERTIFICATION IS SIGNED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS 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 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 COMPANIES 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: (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. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS 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). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. 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 FINAL STABILIZATION CERTIFICATION IS SIGNED. 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 FINAL STABILIZATION CERTIFICATION IS SIGNED) 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 FINAL STABILIZATION CERTIFICATION ON THE PLAN IS SIGNED. 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.

C. TERTIARY PERMITTEE.

I. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE TERTIARYPERMITTEE 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 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.
- LEAST THE FOLLOWING ONCE EVERY SEVEN CALENDAR DAYS: (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. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS 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). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. 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
- 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

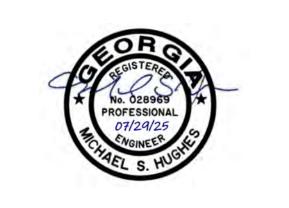
SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF 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.

AN "EROSION & SEDIMENTATION INSPECTION AND MAINTENANCE REPORT" SHEET IS ATTACHED. SHOULD THE INSPECTION REVEAL ANY DEFICIENCIES, A COPY SHALL BE SENT TO:

MICHAEL S. HUGHES
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
912.721.4170

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 AT
LEAST THE FOLLOWING ONCE EVERY SEVEN CALENDAR DAYS: (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





EROSION CONTROL NOTES

Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

CLIENT/OWNER:

MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83

DATE: OI/30/25

DRAWN: CLH

DESIGNED: AJM

REVIEWED: MSH

APPROVED: MSH

EC0.2

SWCD: OGEECHEE RIVER PROJECT NAME: THE FARM AT MORGAN LAKES PHASE 3

CITY/COUNTY: POOLER, GEORGIA THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

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). 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

SAMPLING FREQUENCY

ECO.3 YES 32. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS.

SAMPLING REQUIREMENTS. THIS PERMIT REQUIRES THE MONITORING OF

ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO

DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES

SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED

SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(I) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO

A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE

CONSTRUCTION; (a) THE LOCATION OF ALL 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

AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN

PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION FOR

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

CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE

(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

DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR

(4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF

SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES"

THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE

AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH

METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS

(2) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY

(4) MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED.

AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT

"NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND

OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED

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

(3)LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE

USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY

SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN

NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM

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

THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS

SAMPLING POINTS: THERE WILL BE 2 WATER SAMPLING LOCATIONS. THE

ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES

(5) SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND

SAMPLING LOCATION WILL BE THE DOWNSTREAM POINTS, PER NPDES PERMIT GAR

I. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL

STORM WATER OUTFALL(S) USING THE FOLLOWING MINIMUM GUIDELINES:

A. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE

WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE

TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM

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

DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST

APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING

TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

C. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND

CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS

WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE

VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER

IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

E. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING

DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER

DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE

TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER

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

100003, FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST COMPLETE

INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

TO AVOID CONTAMINATION.

ARE NOT REQUIRED TO BE COOLED.

ALL SAMPLING.

OUTFALL CHANNELS(S).

FACES UPSTREAM.

SPECIFIED IN PART IV.E. OF THE PERMIT.

CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER

(2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO

COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY

PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN

ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF

COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE

STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

SUPPORTING WARM WATER FISHERIES); AND

FOR SAMPLING TURBIDITY.

I. THE PRIMARY PERMITTEE 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 FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

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

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 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 THE 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 LOCATIONS, WHICHEVER COMES FIRST;

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;

WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.g.(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)

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.

<u>REPORTING</u>

- I. 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 EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
- 2. ALL SAMPLING REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:
- THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;

THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;

- THE DATE(S) ANALYSES WERE PERFORMED;
- THE TIME(S) ANALYSES WERE INITIATED;
- THE NAMES(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
- REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR

ADDRESS: JIMMY DELOACH PARKWAY, POOLER, GEORGIA DATE ON PLANS: JANUARY 30, 2025

> THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, ETC., USED TO DETERMINE THESE RESULTS:

RESULTS WHICH EXCEED IOOO NTU SHALL BE REPORTED AS "EXCEEDS

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 PERMITTEE 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.

33.PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. PG 38 OF THE PERMIT.

- A COPY OF THE ES&PC PLAN REQUIRED IN PERMIT No. GAR 100003.
- INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5 IN PERMIT
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.. IN PERMIT No. GAR

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION. SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE GAR 100003. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION 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.

SECONDARY PERMITTEES:

THE APPLICABLE PORTION OF THE EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN SHALL BE PROVIDED TO ALL SECONDARY PERMITTEES PRIOR TO THEIR COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. A WRITTEN RECORD, INCLUDING A SIGNED ACKNOWLEDGMENT INDICATING THAT THE SECONDARY PERMITTEE HAS RECEIVED THE PLANS, SHALL BE KEPT ON SITE. A LIST OF THE NAMES

NOTE: THIS MASTER LIST TO BE COMPLETE AND KEPT IN THE ON-SITE CONSTRUCTION TRAILER. SECONDARY NOI AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY.

COMPANY: ADDRESS: ADDRESS: GSWCC LEVEL II CERTIFICATION No.	FAX:	
		SIGNATURE
NAME: COMPANY: ADDRESS: ADDRESS:	PHONE: FAX:	
GSWCC LEVEL II CERTIFICATION No.		SIGNATURE
		SIGNATORE
NAME: COMPANY: ADDRESS: ADDRESS: GSWCC LEVEL II CERTIFICATION No.	PHONE: FAX:	
		SIGNATURE
NAME: COMPANY: ADDRESS: ADDRESS: GSWCC LEVEL II CERTIFICATION No.	PHONE: FAX:	
		SIGNATURE

TERTIARY PERMITTEES:

DATE OF INSPECTION.

THE APPLICABLE PORTION OF THE EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN SHALL BE PROVIDED TO ALL TERTIARY PERMITTEES PRIOR TO THEIR COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. A WRITTEN RECORD, INCLUDING A SIGNED ACKNOWLEDGMENT INDICATING THAT THE TERTIARY PERMITTEE HAS RECEIVED THE PLANS, SHALL BE KEPT ON SITE. A LIST OF THE NAMES AND ADDRESSED OF ALL TERTIARY PERMITTEES SHALL BE KEPT ON SITE.

TERTIARY PERMITTEES

NOTE: THIS MASTER LIST TO BE COMPLETE AND KEPT IN THE ON-SITE CONSTRUCTION TRAILER. TERTIARY PERMITTEE'S SIGN WHEN RECEIVING PLANS. ALL TERTIARY PERMITTEES MUST SUBMIT TERTIARY NOI AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY.

ADDRESS:	1 80.	
ADDRESS:		
GSWCC LEVEL II CERTIFICATION No		
		SIGNATURE
NAME:	PHONE:	
COMPANY:	FAX:	
ADDRESS:		
ADDRESS:		
GSWCC LEVEL II CERTIFICATION No.		
		SIGNATURE
NAME:	PHONE:	
COMPANY:	FAX:	
ADDRESS:		
ADDRESS:		
GSWCC LEVEL II CERTIFICATION No.		
		SIGNATURE
NAME:	PHONE:	
COMPANY:	FAX:	
ADDRESS:		
ADDRESS:		
GSWCC LEVEL II CERTIFICATION NO		

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

I CERTIFY THE SITE WAS / WAS NOT IN COMPLIANCE WITH THE ES&PC PLAN ON THE

DATE OF INSPECTION: ___

INSPECTION RESULTED IN THE FOLLOWING DISCREPANCE	IES FROM THE ES&PC PLAN

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

NO.	REVISIONS	BY	DATE





50 Park of Commerce Way Savannah, GA 31405 • 912.234.5300 www.thomasandhutton.com

EROSION	CONTROL	NOTES

PHASE 3 THE FARM AT MORGAN LAKES

> PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC

87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83 VERT.: NAVD88

01/30/25 DRAWN: CLH DESIGNED: AJM REVIEWED: MSH

APPROVED: MSH

COMMON DEVELOPMENT CONSTRUCTION PROJECTS NAME AND EMAIL OF PERSON FILLING OUT CHECKLIST: ALEX MIDURI - MIDURI.A@TANDH.COM

THE ANALYTICAL TECHNIQUES OR METHODS USED: INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES,

1000 NTU;" AND

RETENTION OF RECORDS

- I. 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 NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART
 - COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD.

 - THE DESIGN PROFESSIONALS REPORT OF THE THE RESULTS OF THE No. GAR 100003.
 - A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY IN PERMIT No. GAR 100003.
 - A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a OF PERMIT No. GAR 100003.

 - DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2). IN PERMIT No. GAR 100003.

AND ADDRESSED OF ALL SECONDARY PERMITTEES SHALL BE KEPT ON SITE.

SECONDARY PERMITTEES

SECONDARY PERMITTEE'S SIGN WHEN RECEIVING PLANS. ALL SECONDARY PERMITTEES MUST SUBMIT

	DRESS: DRESS:	T AM	
GSI	NCC LEVEL II CERTIFICATION No		
			SIGNATURE
NAI	ME:	PHONE:	
CO	MPANY:	FAX:	
ADI	DRESS:		
	DRESS:		
GSI	NCC LEVEL II CERTIFICATION No		
			SIGNATURE
NA	ur.	PHONE:	
NAI	WE: MPANY:	FAX:	
	ORESS:	I AA.	
	DRESS:		
GSV	NCC LEVEL II CERTIFICATION No.		
			SIGNATURE
NAI	MF.	PHONE:	
	MPANY:	FAX:	
ADI	ORESS:		
ADI	DRESS:		
GSI	NCC LEVEL II CERTIFICATION No		
			SIGNATURE

(PERMIT IV.D.3.a.(3) PG 31)

PROPSED LAGOON 6

PROPSED LAGOON 6

SEDIMENT STORAGE PER ACRE DRAINED.

REQUIRED ON-SITE SEDIMENT STORAGE

6 AND THE EXISTING LAKE ON SITE.

40.4 AC X 67 CY/AC = 2.707 CY

O.II AC. (BOTTOM); O.I8 AC (3' ABOVE BOTTOM)

13.7 AC. (BOTTOM); 14.0 AC (I' ABOVE BOTTOM)

23.748 CY SEDIMENT STORAGE PROVIDED

 $\frac{1}{2}$ (13.7 AC. + 14.0 AC.) x 43560 SF/AC x 1'] / 27 = 22,344 CY

EXCEEDS 2,707 CY SEDIMENT STORAGE REQUIRED

 $\left[\frac{1}{2}\right]$ (O.II AC. + O.I8 AC.) x 43560 SF/AC x 3'] / 27 = 1.403.6 CY

SEDIMENT STORAGE REQUIRED

DISTURBED ACREAGE = 19.6 AC

SEDIMENT STORAGE - THE PERMIT REQUIRES A MINIMUM 67 CUBIC YARDS OF

SEDIMENT STORAGE WILL BE ACHIEVED USING PROPOSED POND

PROTECTION WILL BE INSTALLED AND MAINTAINED AT DISCHARGE LOCATIONS. DUST CONTROL AND MULCHING WILL BE IMPLEMENTED AS NECESSARY. INTERMEDIATE PHASE/FINAL PHASE - THE INTERMEDIATE/FINAL PHASE OF THE ES&PC PLAN INCLUDES THE MAINTENANCE OF ALL INITIAL PHASE BMPS. STORM DRAIN OUTLET PROTECTION WILL BE INSTALLED AT DISCHARGE POINTS OF CONCRETE FLUMES RECEIVING RUNOFF FROM NEWLY PAVED TRUCK COURT. DUST CONTROL WILL BE USED AS NECESSARY. PERMANENT SEEDING WILL BE INSTALLED. UPON FINAL STABILIZATION, ALL TEMPORARY BMPS WILL BE REMOVED.

ECO.4 YES 38. PLAN ADDRESSES BMPs FOR ALL PHASES OF COMMON DEVELOPMENT INCLUDING INDIVIDUAL BUILDING LOTS AND OUTPARCELS, ETC. REGARDLESS OF WHO OWNS OR OPERATES THE INDIVIDUAL SITES. INCLUDE A TYPICAL AND SITUATIONAL LOTS APPLICABLE.

> AT THIS TIME PRIMARY PERMITTEE WILL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITY ON THE SITE. IF IT BECOMES NECESSARY FOR A SECONDARY PERMITTEE TO BEGIN CONSTRUCTION ACTIVITIES ON THE SITE, PLANS FORTYPICAL AND SITUATIONAL LOTS WILL BE SUBMITTED AS APPLICABLE PRIOR TO THE SECONDARY PERMITTEE CONDUCTING ANY CONSTRUCTION ACTIVITY.

ALL YES 39. GRAPHIC SCALE AND NORTH ARROW.

GRAPHIC SCALE AND NORTH ARROW ARE LOCATED ON EACH PLAN SHEET.

ECI.1-3.1 YES 40. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

> EXISTING AND PROPOSED CONTOUR LINES DRAWN AT AN INTERVAL OF I' ARE SHOWN ON EACH PLAN SHEET.

N/A 41. USE OF ALTERNATIVE BMP'S WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMP'S AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY GAEPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT www.gaswcc.georgia.gov. (PERMIT IV.D.3.a(4) PG 32)

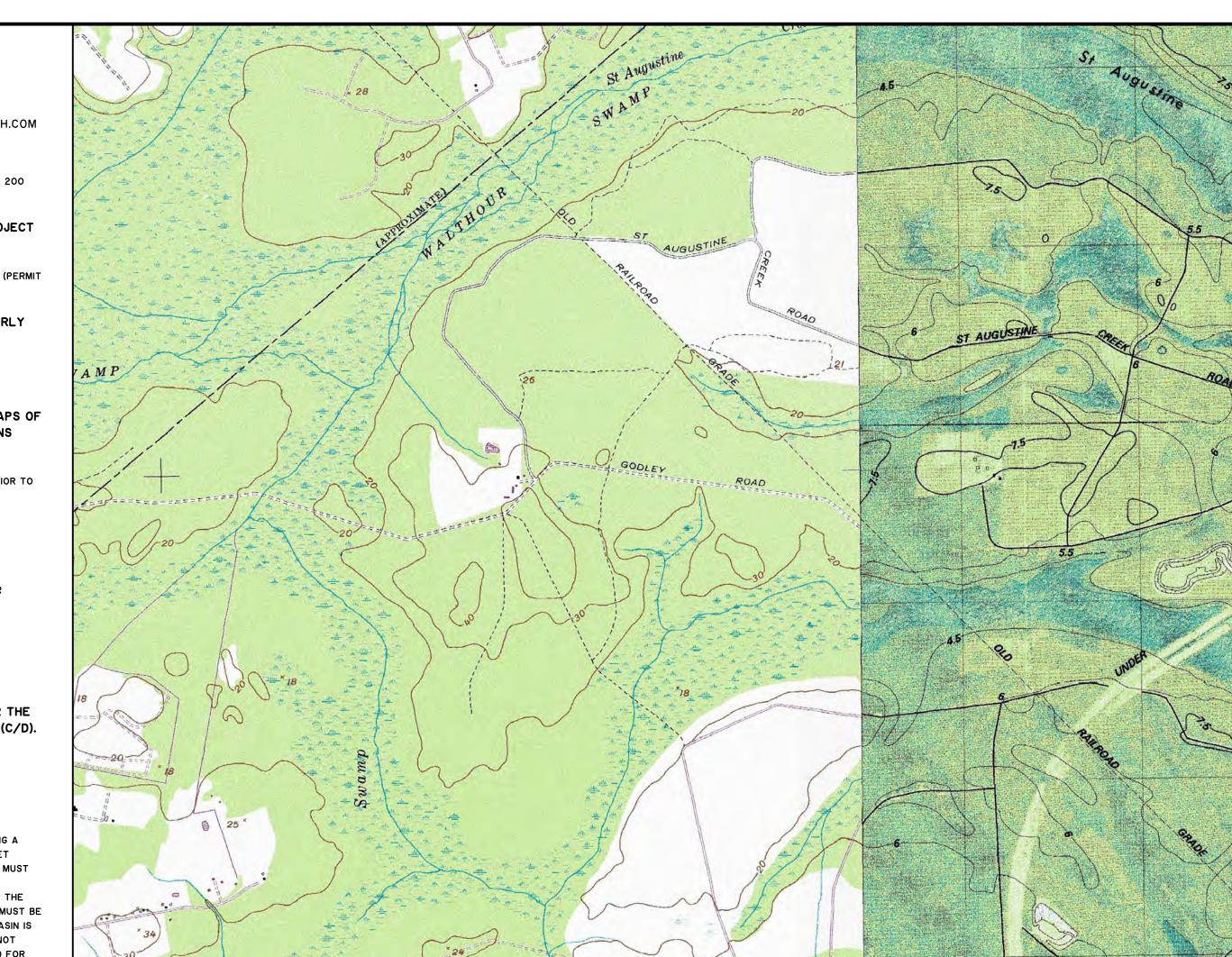
NOT APPLICABLE FOR THIS PROJECT.

N/A 42. USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2016 EDITION.

NOT APPLICABLE FOR THIS PROJECT.

N/A 43. DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT. (PERMIT IV.D.e PG 30)

THERE ARE NO UNDISTURBED WETLAND BUFFERS ON THIS PROJECT.



<u>usgs quad map</u> SCALE: I" = 1600

ECI.1-3.1 YES 52. LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6, WITH LEGEND.

> PLEASE SEE THE PLAN SHEETS FOR THE LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL, CHAPTER 6 WITH ACCOMPANYING LEGEND.

EC4.1-4.2 YES 53. PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

> PLEASE SEE THE DETAIL SHEET FOR DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES WITH SPECIFICATIONS MEETING THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

YES 54. PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES, INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

> PLEASE SEE THE PLAN AND DETAIL SHEETS FOR THE VEGETATIVE PLAN NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. THIS PLAN IS SPECIFIC TO THE SITE AND APPROPRIATE FOR TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

HUTTON

REVISIONS

BY DATE

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EROSION CONTROL NOTES

PROJECT LOCATION:

87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83

DATE: 01/30/25 DRAWN: CLH DESIGNED: AJM REVIEWED: MSH

APPROVED: MSH

EFFECTIVE JANUARY I, 2025

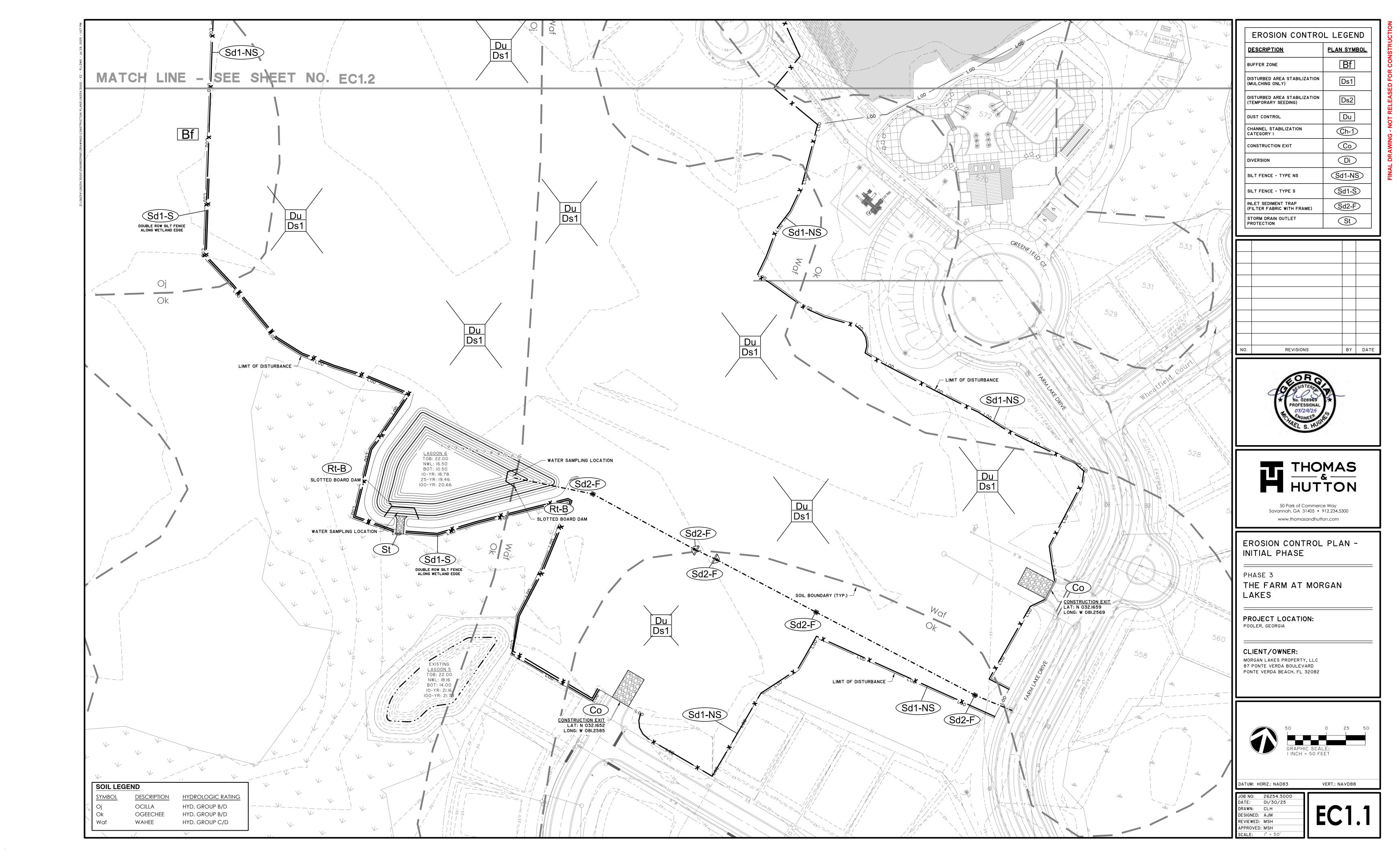
PHASE 3

THE FARM AT MORGAN LAKES

POOLER, GEORGIA

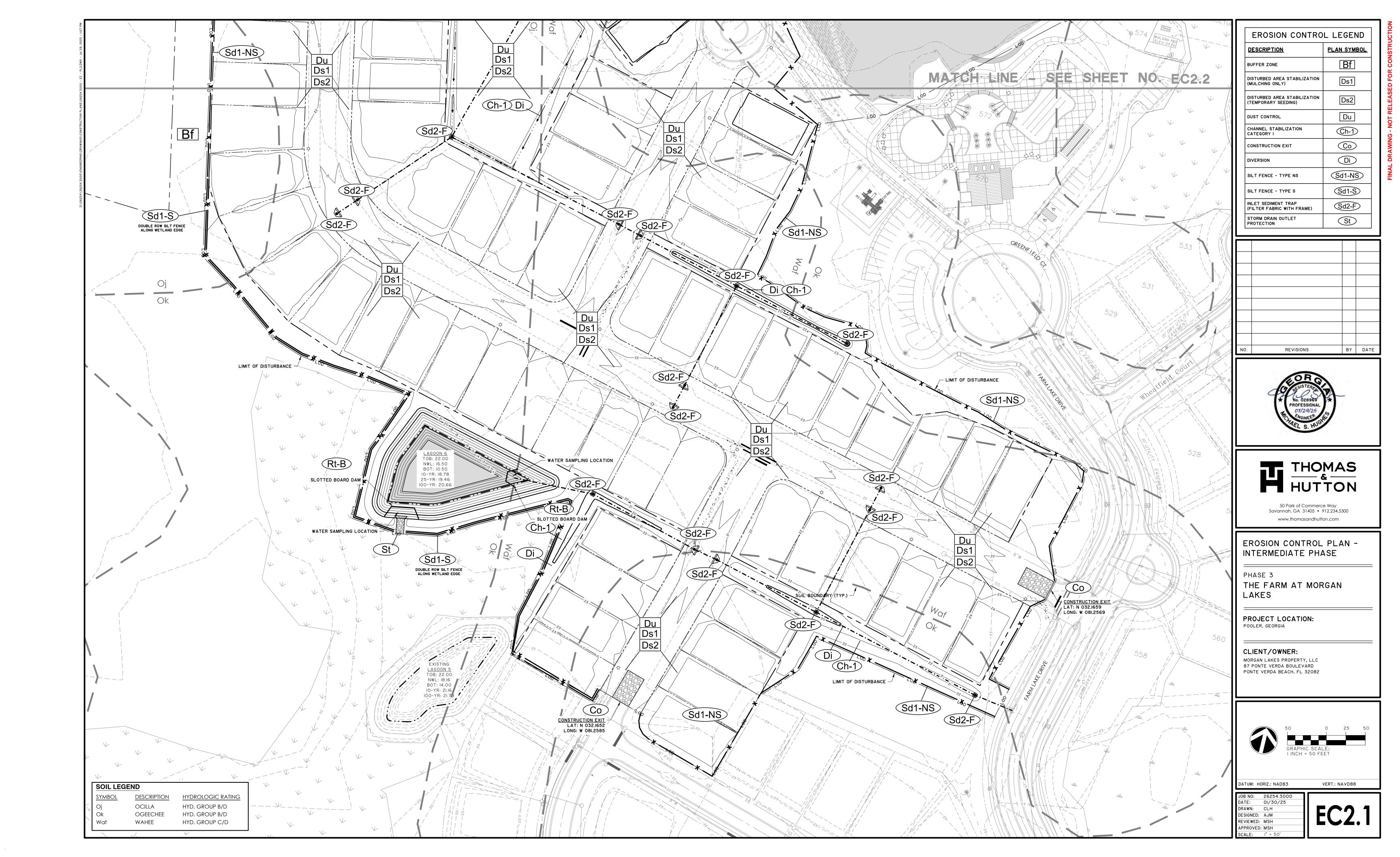
CLIENT/OWNER:

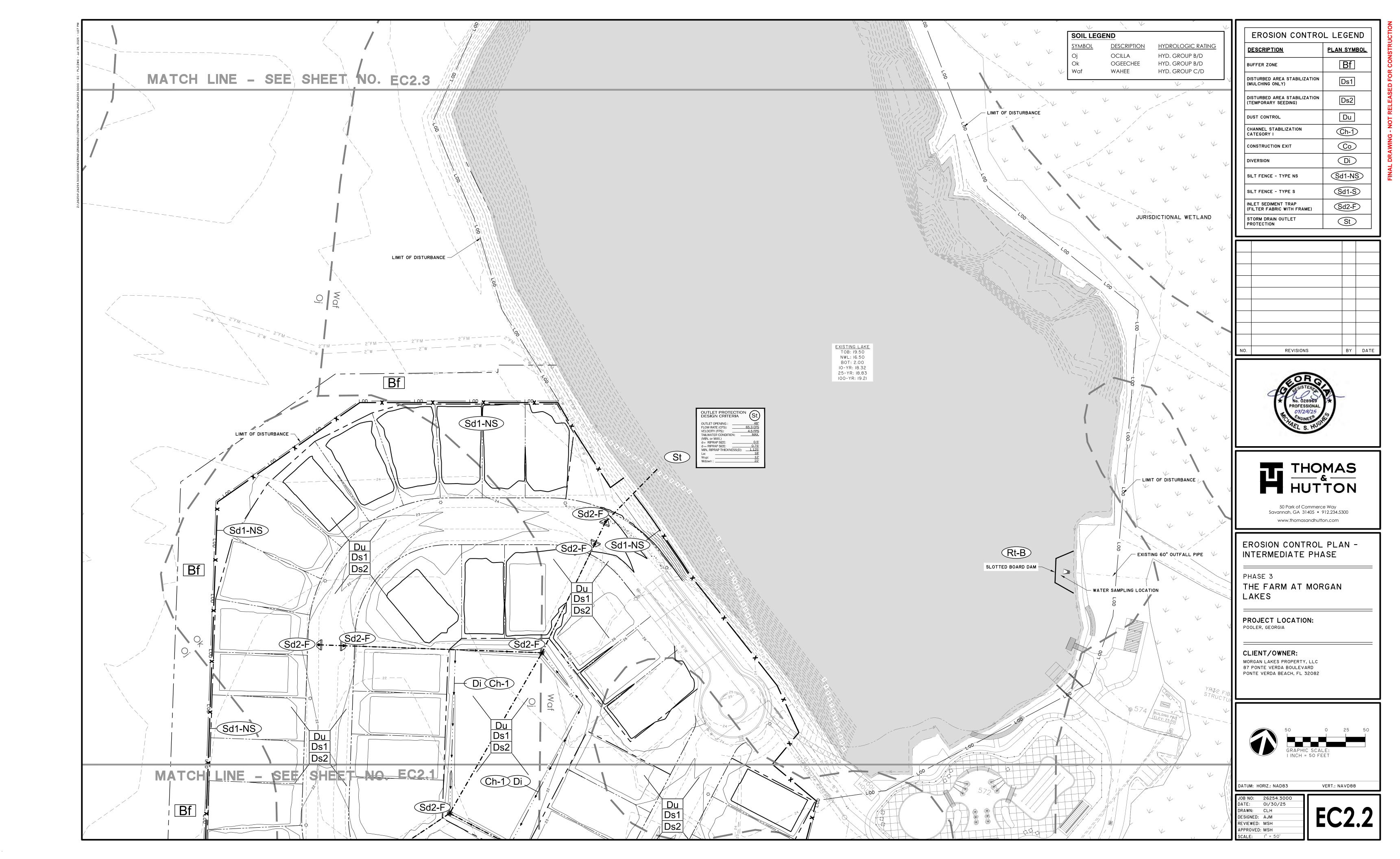
MORGAN LAKES PROPERTY, LLC













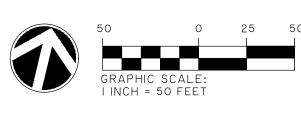
EROSION CONTROL LEGEND PLAN SYMBOL Ds2 Du (Ch-1) Co Di Sd1-NS Sd1-S Sd2-F St

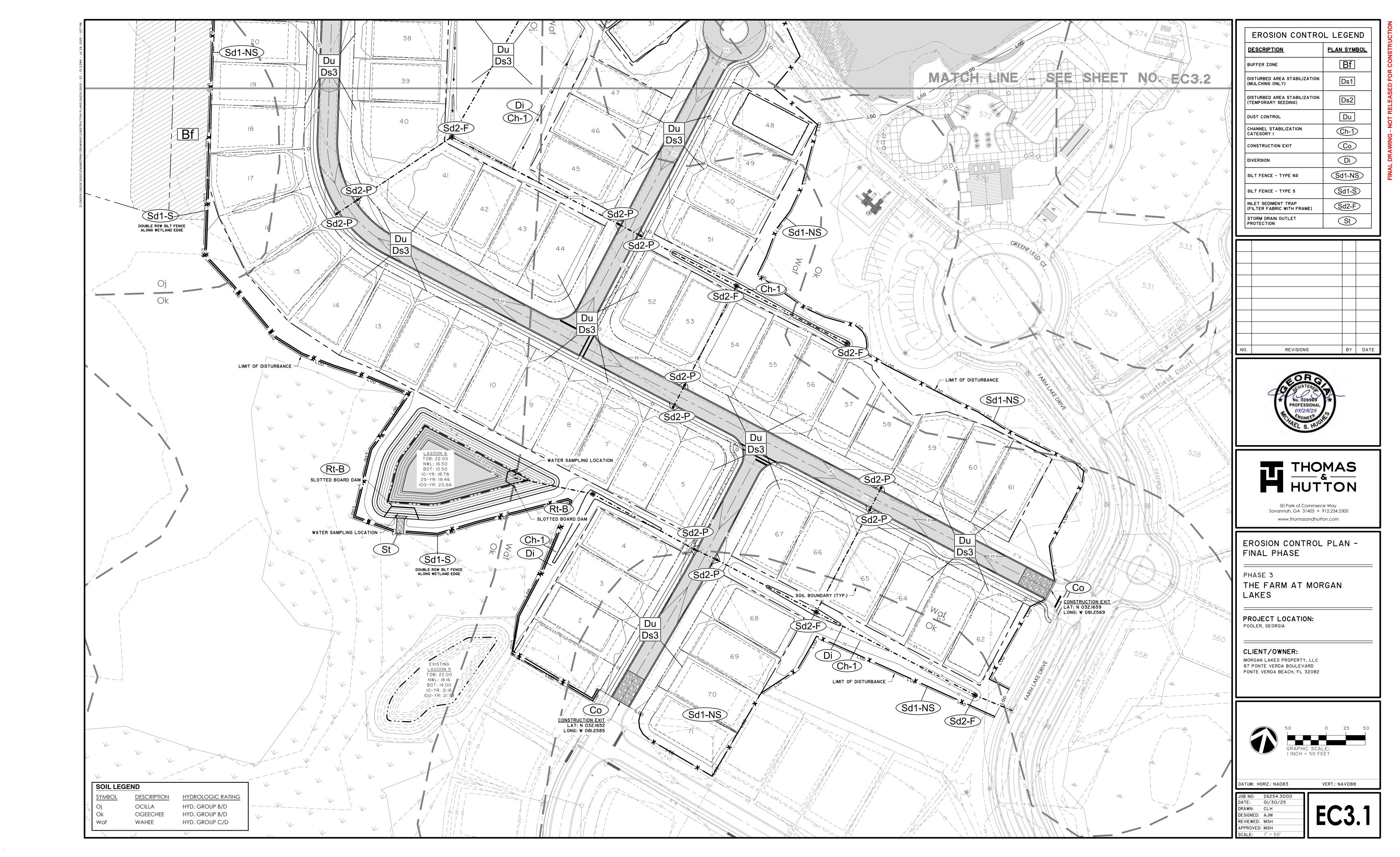


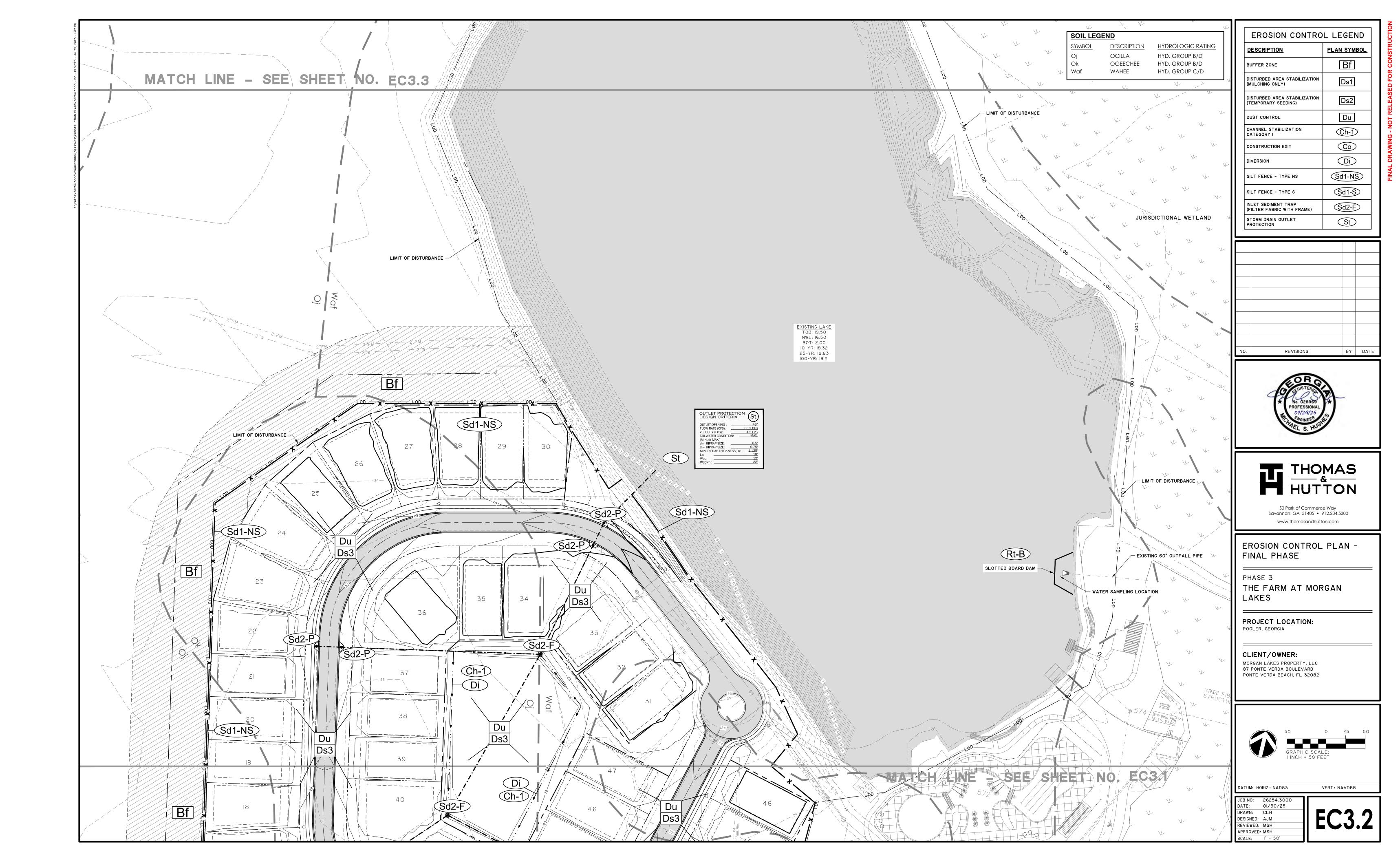
BY DATE



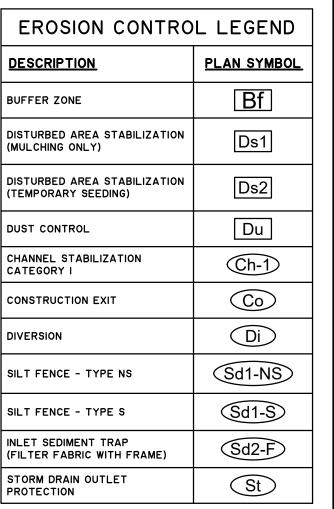
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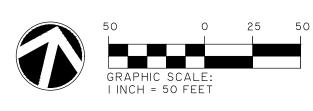


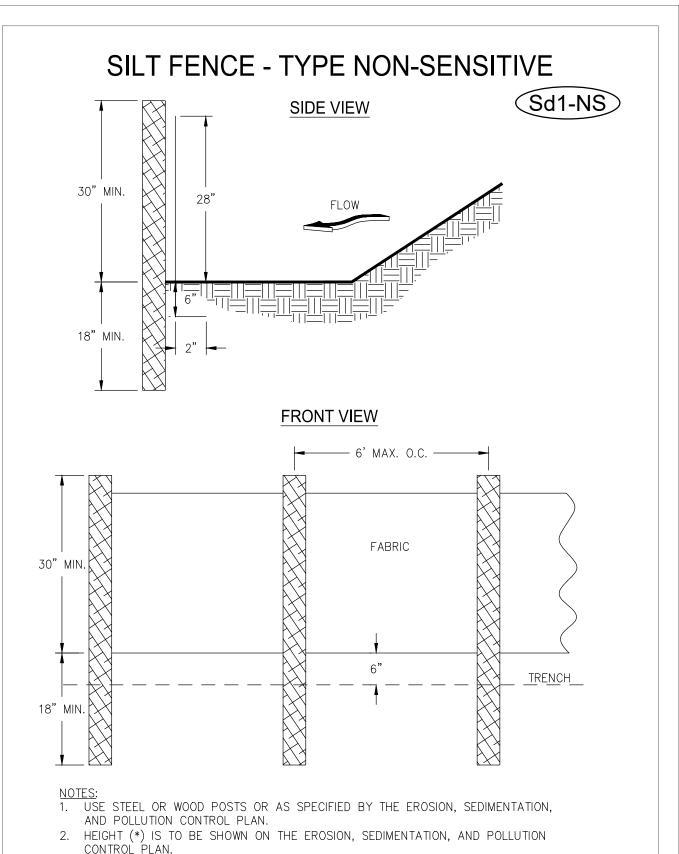
BY DATE

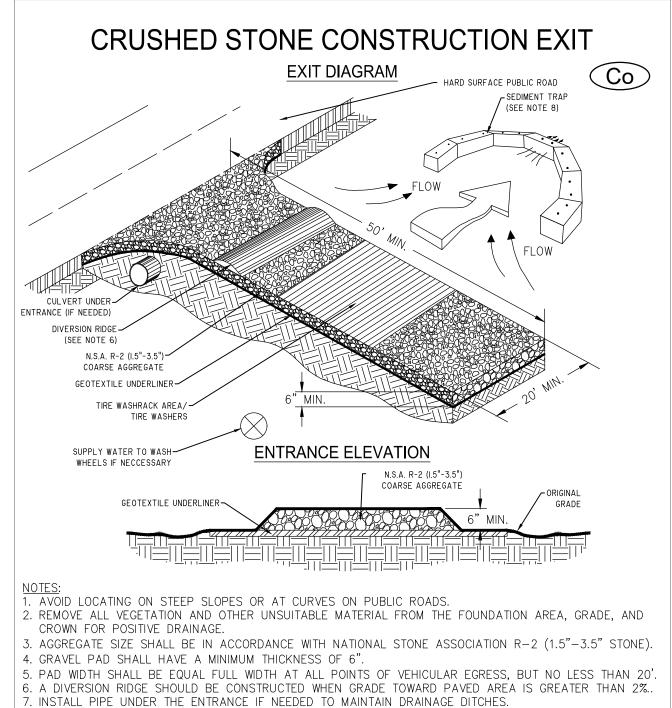


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EROSION CONTROL PLAN -







8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT

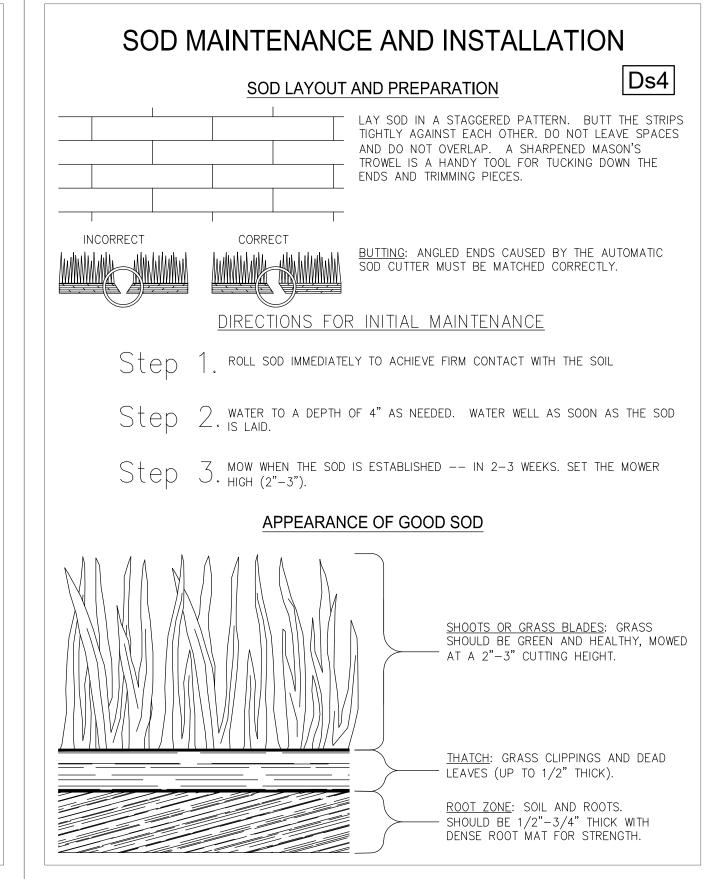
DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND

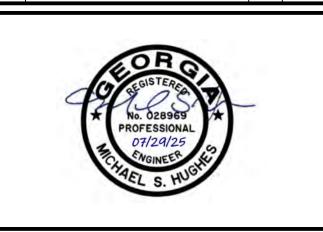
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF

NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT

RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES

10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC





HUTTON

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BY DATE

REVISIONS

Dust Control on Du **Disturbed Areas**

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

PURPOSE To prevent surface and air movement of dust from exposed soil surfaces.

•To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety,

CONDITIONS

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

METHOD AND MATERIALS

or to animals or plant life.

A. Temporary Methods

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Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification Ds2 -Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification Tac - Tackifiers.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency

measure that should be used before wind erosion starts. Begin plowing on windward side of apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the

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

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

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification Ds3 -Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See specification Tp - Topsoiling.

Stone. Cover surface with crushed stone or coarse gravel. See specification Cr-Construction Road Stabilization.

Disturbed Area Stabilization (With Mulching Only) Ds1



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

PURPOSE

•To reduce runoff and erosion

•To conserve moisture

•To prevent surface compaction or crusting

To control undesirable vegetation

•To modify soil temperature

 To increase biological activity in the soil REQUIREMENT FOR REGULATORY

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

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

ous 90% cover or greater of the soil surface.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 -Dis-

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turbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS Mulching Without Seeding

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

Site Preparation

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

2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.

3. Loosen compact soil to a minimum depth of 3 inches.

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

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.

3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch

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

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake the organic mulches.

DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE)

3. Apply polyethylene film on exposed areas.

Anchoring Mulch

REMOVE MUD AND DIRT.

USED TO TRAP SEDIMENT.

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

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

2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.

3. Polyethylene film shall be anchor trenched at the top as well as incrementally as

Ds2 Ds3

SEE	DING RATES F	OR TE	MPOR	ARY & PERMAN	IENT C	OVER
	TEMPORARY	RATE PER ACRE		PERMANENT	RATE PER ACRE	
MONTH	COVER	SEEDED ALONE	ADDED TO MIX	COVER	SEEDED ALONE	ADDED TO MIX
JANUARY	* LESPEDEZA, ANNUAL * RYE	40 lbs. 3 bu.	IO lbs. .5 bu.	* BAHIA, PENSACOLA BERMUDA, UNHULLED	60 lbs. 10 lbs.	30 lbs. 6 lbs.
	* RYEGRASS, ANNUAL * WHEAT	40 lbs 3 bu5 bu.		CENTIPEDE, SOD LESPEDEZA, SERICEA <i>1</i>	- 75 lbs.	- -
	LESPEDEZA, ANNUAL	40 lbs.	10 lbs. 2 lbs.	* BAHIA, PENSACOLA CENTIPEDE, SOD	60 lbs.	30 lbs.
FEBUARY	* LOVEGRASS, WEEPING * RYE	4 lbs. 3 bu.	.5 bu.	LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2	75 lbs. 75 lbs.	-
	* RYEGRASS, ANNUAL	40 lbs.	-	* LOVEGRASS, WEEPING	4 lbs.	2 lbs.
	* LESPEDEZA, ANNUAL LOVEGRASS, WEEPING	40 lbs. 4 lbs.	IO Ibs. 2 Ibs.	BAHIA, PENSACOLA BERMUDA, UNHULLED	60 lbs. 10 lbs.	30 lbs. 6 lbs.
MARCH	* RYEGRASS, ANNUAL * SUDANGRASS	40 lbs. 60 lbs.	-	CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1	- 75 lbs.	-
		00 100.		LESPEDEZA, SEDICEA ² LOVEGRASS, WEEPING	75 lbs. 4 lbs.	2 lbs.
	LOVEGRASS, WEEPING	4 lbs.	2 lbs.	BAHIA, PENSACOLA	60 lbs.	30 lbs. 6 lbs.
APRIL	MILLET, BROWNTOP * MILLET, PEARL	40 lbs. 50 lbs.	IO lbs. -	BERMUDA, HULLED CENTIPEDE, SOD * LESPEDEZA, SEDICEA 1	10 lbs. - 75 lbs.	6 ibs. - -
	SUDANGRASS	60 lbs.	-	LESPEDEZA, SEDICEA 2 LOVEGRASS, WEEPING	75 lbs. 4 lbs.	- 2 lbs.
	LOVECDASS WEEDING	4 lbs.	2 lbs.	BAHIA, PENSACOLA	60 lbs.	30 lbs.
MAY	LOVEGRASS, WEEPING MILLET, BROWNTOP	40 lbs.	IO lbs.	BERMUDA, HULLED CENTIPEDE, SOD	IO lbs.	6 lbs.
	MILLET, PEARL SUDANGRASS	50 lbs. 60 lbs.	-	* LESPEDEZA, SEDICEA 1 LESPEDEZA, SEDICEA 2	75 lbs. 75 lbs.	-
				LOVEGRASS, WEEPING	4 lbs.	2 lbs.
	* LOVEGRASS, WEEPING	4 lbs. 40 lbs.	2 lbs. IO lbs.	BAHIA, PENSACOLA * BERMUDA, UNHULLED	60 lbs. IO lbs.	30 lbs. 6 lbs.
JUNE	MILLET, BROWNTOP MILLET, PEARL	50 lbs.	-	* LESPEDEZA, SEDICEA 1 * LESPEDEZA, SEDICEA 2	75 lbs. 75 lbs.	-
	SUDANGRASS	60 lbs.		* LOVEGRASS, WEEPING	4 lbs.	2 lbs.
SEEL	<u>DING RATES F</u>	OR TE	MPOR	<u>ARY & PERMAN</u>	IENT C	COVER
MONTH	TEMPORARY COVER	RATE PER ACRE		PERMANENT	RATE PER ACRE	
MONTH		SEEDED ALONE	ADDED TO MIX	COVER	SEEDED ALONE	ADDED TO MIX
	* MILLET PROWNTOR	40 lbs.	IO lbs.	* BAHIA. PENSACOLA	60 lbs.	30 lbs.
JULY	* MILLET, BROWNTOP MILLET, PEARL SUDANGRASS	50 lbs.	-	* LESPEDEZA, SEDICEA 1	75 lbs.	-
		60 lbs.				
AUGUST	* MILLET, PEARL * RYEGRASS, ANNUAL	50 lbs. 40 lbs.	-	* BAHIA, PENSACOLA * LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
SEPTEMBER	* BARLEY	3 bu.	.5 bu.	* BAHIA, PENSACOLA	60 lbs.	30 lbs.
OLI ILMIDER	* OATS * RYE	4 bu. 3 bu.	l bu. .5 bu.	LESPEDEZA, SEDICEA I	75 lbs.	-
	RYEGRASS, ANNUAL * WHEAT	40 lbs. 3 bu.	- .5 bu.			
	BADIEV	3 h	.5 bu.	* DALIA BENCACO! A	60 lb-	70 H-
OCTOBER	BARLEY OATS	3 bu. 4 bu.	l bu.	* BAHIA, PENSACOLA LESPEDEZA, SEDICEA 1	60 lbs. 75 lbs.	30 lbs. -
	RYE RYEGRASS, ANNUAL	3 bu. 40 lbs.	.5 bu. -			
	WHEAT	3 bu.	.5 bu.			
NOVEMBER	BARLEY	3 bu.	.5 bu.	* BAHIA, PENSACOLA	60 lbs.	30 lbs.
252	OATS RYE	4 bu. 3 bu.	l bu. .5 bu.	BERMUDA, UNHULLED CENTIPEDE, SOD LESPEDEZA, SEDICEA 1	10 lbs. - 75 lbs.	6 lbs. -
	RYEGRASS, ANNUAL WHEAT	40 lbs. 3 bu.	.5 bu.	LEGFEDEZA, SEDICEA 1	15 108.	-
	BARLEY	3 bu.	.5 bu.	* BAHIA, PENSACOLA	60 lbs.	30 lbs.
DECEMBER	OATS RYE	4 bu. 3 bu.	l bu. .5 bu.	BERMUDA, UNHULLED CENTIPEDE, SOD	IO Ibs.	6 lbs.
	RYEGRASS, ANNUAL WHEAT	40 lbs. 3 bu.	.5 bu. - .5 bu.	LESPEDEZA, SEDICEA 1	75 lbs.	-
	WILAI	J DU.	.ua c.		1	

DS4 PLANTING AND FERTILIZER REQUIREMENTS

<u>R</u>	FE	RTIL	IZE	R R	ΕQ	UIREM	ENTS
E	Tab					ements f	or Soil
· .	Fertiliz Type (lbs./ac	9	Rat			rtilizer Rate	Season
s.	10-10-	10	100	1000		025	Fall
)S.	Ta	ble 2.	Sod I	Plant	ing F	Requirem	ents
s.	Gra	ss	s Varieties		s	Resource Area	Growing Season
s.	Bermud	agrass	Common Tifway Tifgreen Tiflawn		n	M-L, P,C P,C P,C P,C	Warm weather
)S.	Bahia	grass	Pensacola		ola	P,C	Warm weather
s.	Centij	oede		_]		P,C	Warm weather
ıs.	St. Aug	St. Augustine		Common Bitterblue Raleigh		С	Warm weather
s.	Zoy	Zoysia		Emerald Myer		P,C	Warm weather
)S.	Tall Fe	Tall Fescue		Kentucky 31 M-L, I		M-L, P	Cool weather
S.	Table 3. Fertilizer Requirements for Sod						
<u>R</u> E	Types of Species	Plant Yea			tilizer P-K)	Rate (lbs./acre	Nitrogen Top Dressing Rate (lbs./acre)
) X	Cool season grasses	Fire Seco Mainter	ond	6-1	2-12 2-12 10-10	1500 1000 400	50-100 30
ıs.	Warm season grassed	Fire Second Mainter	ond	nd 6-12-12		1500 800 400	50-100 50-100 30
08.	F					ING AN	ND MENTS

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NOTES:

EROSION CONTROL DETAILS

PHASE 3 THE FARM AT MORGAN

PROJECT LOCATION: POOLER, GEORGIA

LAKES

CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD

PONTE VERDA BEACH, FL 32082

Table 2. Fertilizer Requirements for Temporary Vegetation Fertilizer Rate N Top Dressing (N-P-K) (lbs./acre) Rate (lbs./acre) Types of Species Planting Year 6-12-12 6-12-12 10-10-10 1500 1000 400 50-100 Cool season grasses Maintenance 6-12-12 1500 0-50 Cool seasn grasses & 0-10-10 0-10-10 legumes Temporary cover crops First 10-10-10 500 seeded alone 6-12-12 6-12-12 10-10-10 50-100 50-100 30

Second

Maintenance

Warm season grasses

DATUM: HORIZ.: NAD83

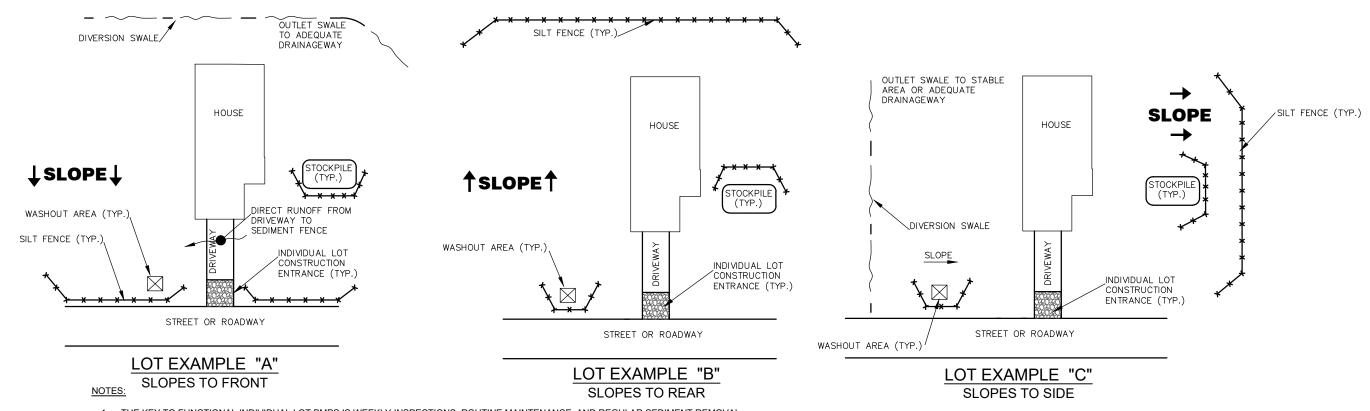
01/30/25 DRAWN: CLH DESIGNED: AJM REVIEWED: MSH APPROVED: MSH

VERT.: NAVD88

6-27

ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED * INDICATES MARGINAL (BUT PERMISSIBLE) PLANTING DATE

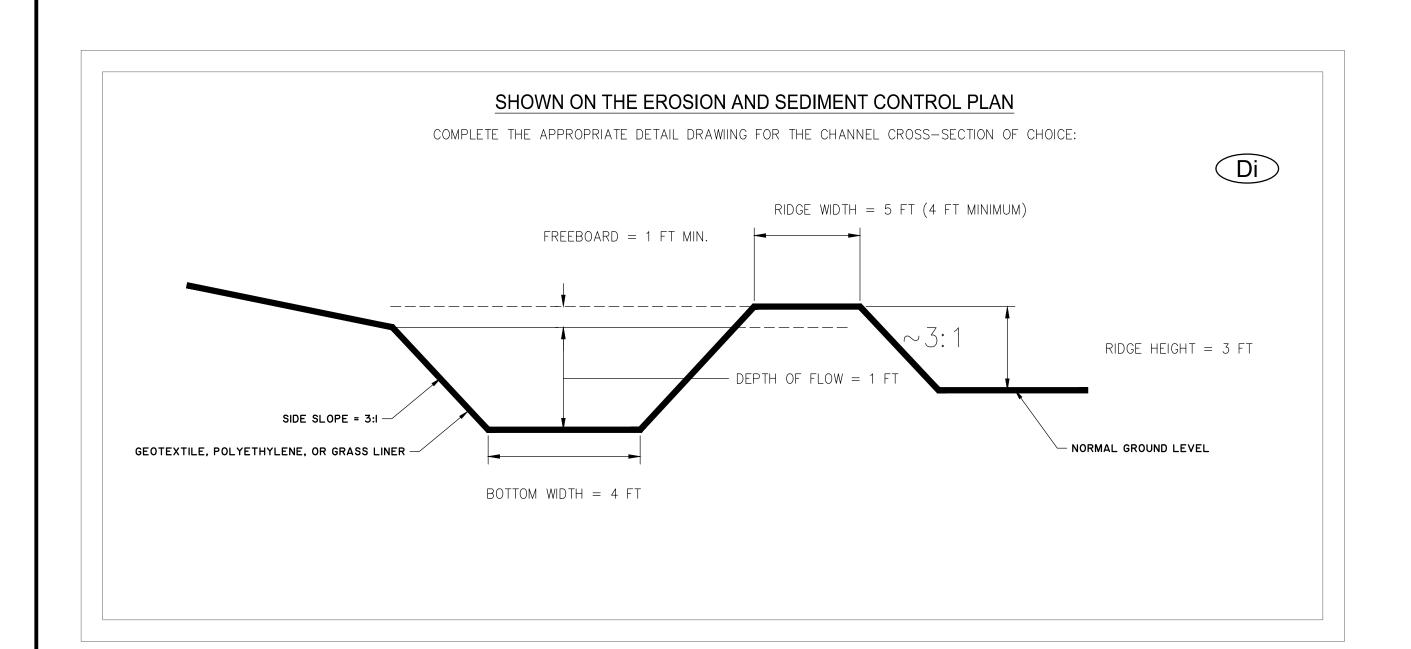
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

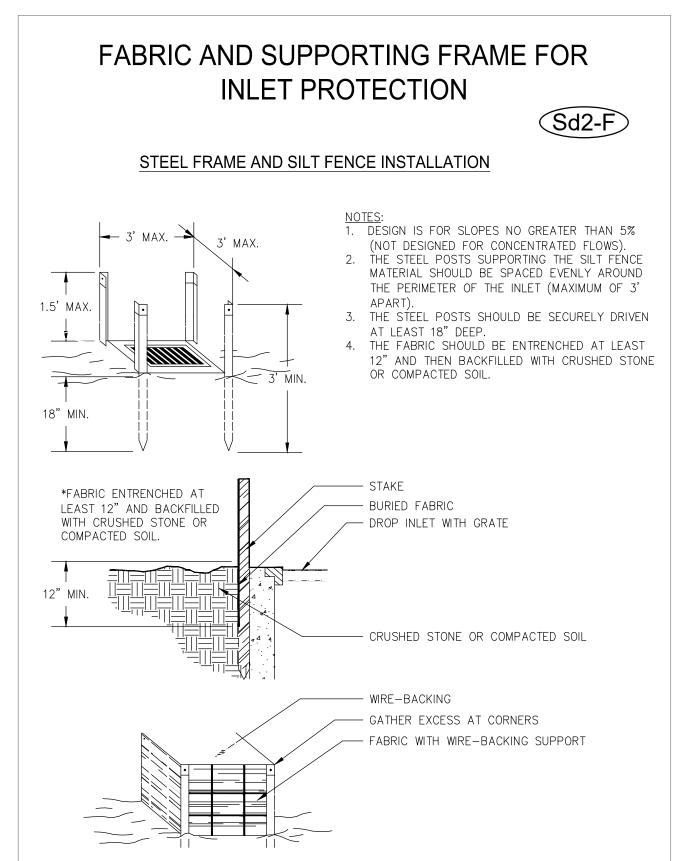


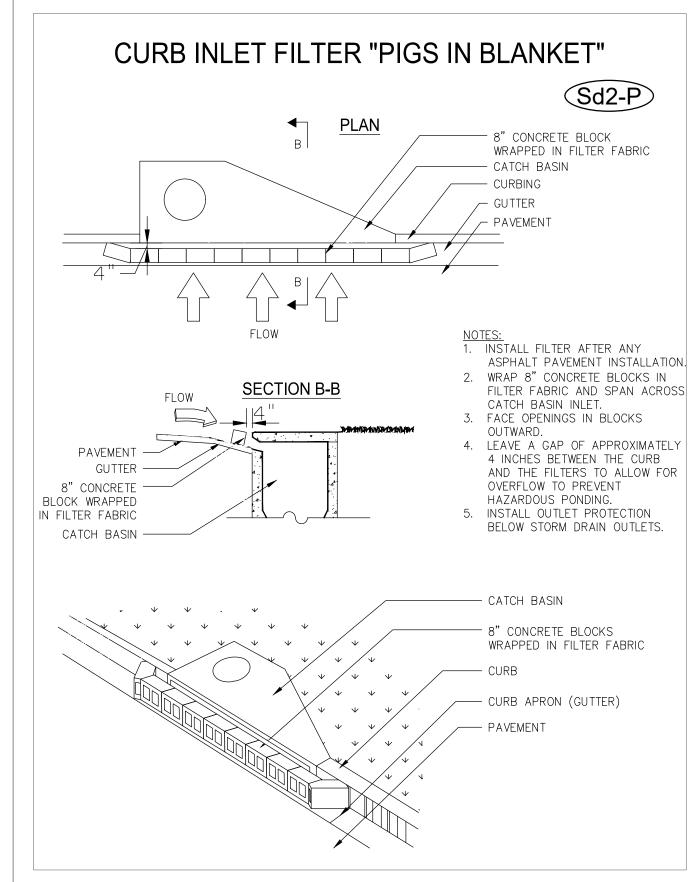
- 1. THE KEY TO FUNCTIONAL INDIVIDUAL LOT BMPS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
- 2. NO MORE THAN 1/4 ACRE TO DRAIN TO 100 L.F. OF SILT FENCE.
- 3. SEE INDIVIDUAL LOT CONSTRUCTION ENTRANCE, SILT FENCE, CONCRETE WASHOUT & STOCKPILE DETAILS FOR ADDITIONAL INFORMATION.
- 4. ADDITIONAL BMPS, SUCH AS INLET PROTECTION, ROCK CHECKS, SEDIMENT TUBES & SILT FENCE ROCK OUTLETS, MAY BE NECESSARY ON A LOT-TO-LOT BASIS. ADDITIONAL BMPS SHOULD BE IMPLEMENTED AS NOTED ON PLANS OR DIRECTED UPON SITE INSPECTIONS.
- 5. CONCRETE WASHOUTS MAY NOT NEED TO BE PROVIDED ON EACH INDIVIDUAL LOT WHEN A WASHOUT AREA HAS BEEN DESIGNATED AND IMPLEMENTED WITHIN THE
- 6. PROPER WASTE DISPOSAL TECHNIQUES MUST BE IMPLEMENTED ON EACH LOT TO PREVENT STORMWATER RUNOFF CONTACT WITH EXPECTED WASTE MATERIALS (SUCH AS EXCESS BUILDING MATERIALS, TRASH, AND OTHER POTENTIAL POLLUTANTS).

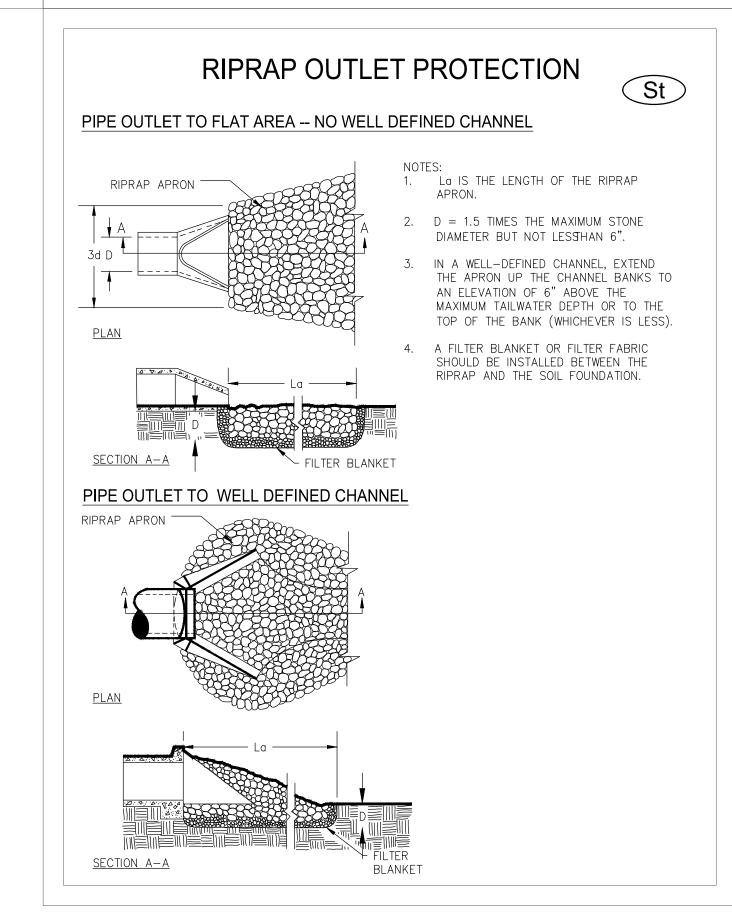
INDIVIDUAL LOTS RESIDENTIAL BMPS CONTROLS

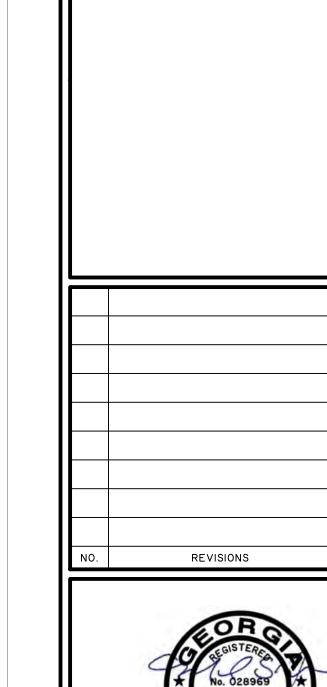
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NOTES:



BY DATE



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EROSION CONTROL DETAILS

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER:

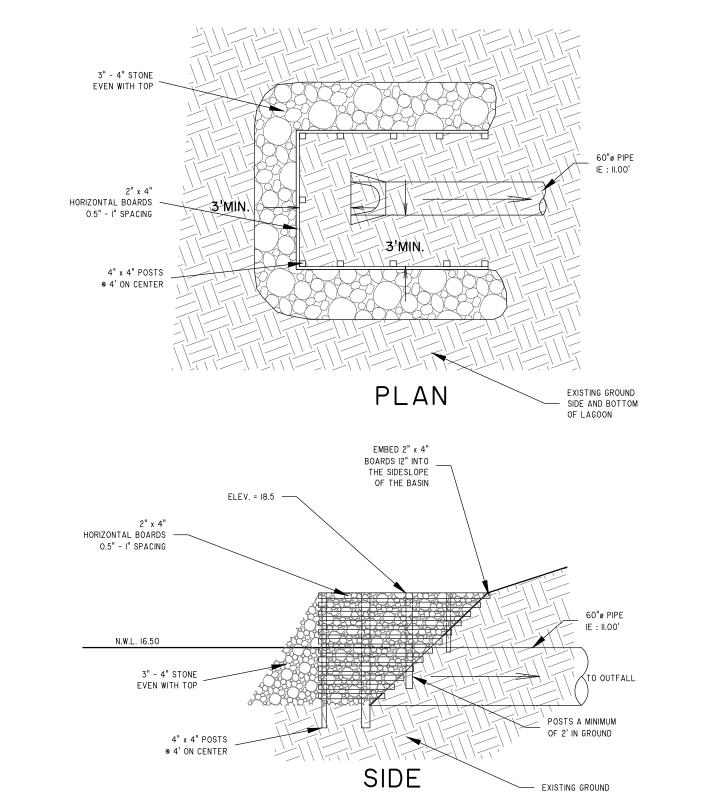
MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

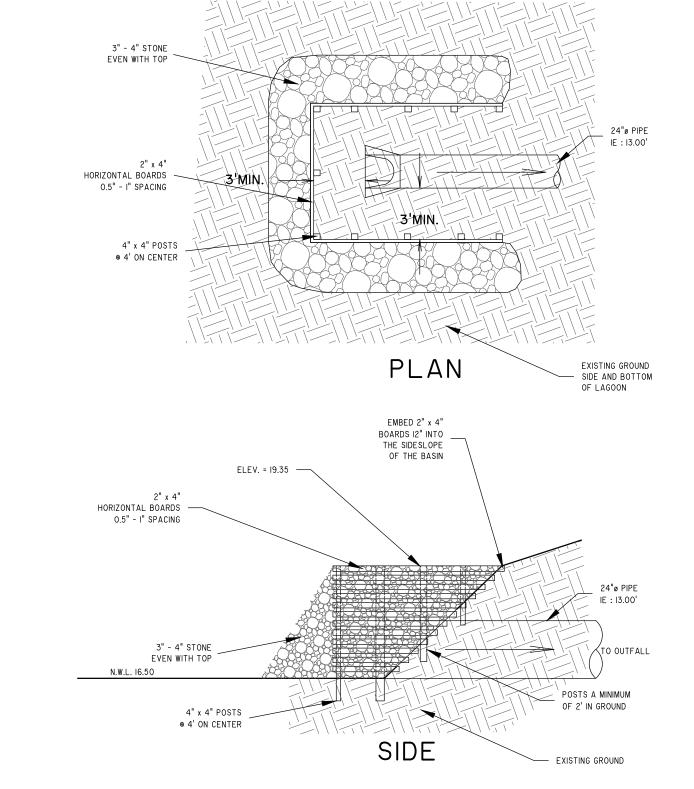
DATE: 01/30/25 DRAWN: CLH DESIGNED: AJM

DATUM: HORIZ.: NAD83

REVIEWED: MSH APPROVED: MSH

VERT.: NAVD88

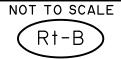




- STORAGE CALCULATIONS FOR EXISTING LAKE
 REQUIRED STORMWATER STORAGE = __O_CY (SEDIMENT STORAGE BELOW N.W.L.)
 REQUIRED SEDIMENT STORAGE = __I,3I4_CY
 (67 CY/AC X 40.4 AC. DISTURBED AREA)
 TOTAL REQUIRED STORAGE = __O_ + __2,707_ = __2,707_CY
 AVAILABLE STORAGE = __23,748_CY

- 6. IS THE AVAILABLE STORAGE (5) GREATER THAN THE TOTAL REQUIRED STORAGE (4)
- __X__YES _____NO 7. IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD
- N/A RAISE THE INVERT OF THE OUTLET STRUCTURE ____ INCHES N/A UNDERCUT THE POND ____ FEET
- __OTHER_
- 8. CLEAN-OUT ELEVATION = <u>15.0</u> FEET (ELEVATION CORRESPONDING TO 45 CY/AC * 19.6 AC OF DISTURBED AREA)
- 9. IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER?
- _X__ YES ____ NO IO. IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED: N/A BAFFLES (TYPE OF BAFFLE: _____ N/A OTHER _
- NOTE THE CMP DIAMETER AND HEIGHT IF A HALF-ROUND CMP RETROFIT IS TO BE USED. DIAMETER = N/A INCHES HEIGHT = <u>N/A</u> FEET

SLOTTED BOARD DAM WITH STONE (EXISTING LAKE)



- I. STORAGE CALCULATIONS PROPOSED LAGOON 6

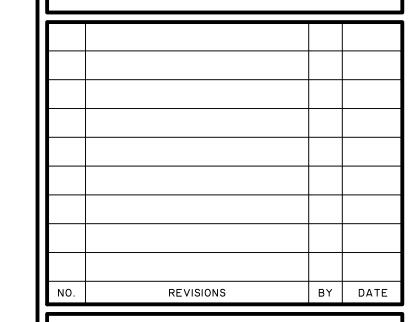
 2. REQUIRED STORMWATER STORAGE = __O_CY (SEDIMENT STORAGE BELOW N.W.L.)

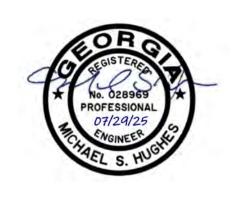
 3. REQUIRED SEDIMENT STORAGE = __2,707_CY
- (67 CY/AC X 40.4 AC. DISTURBED AREA)
- 4. TOTAL REQUIRED STORAGE = 0 + 2,707 = 2,707 CY
 5. AVAILABLE STORAGE = 23,748 CY
- 6. IS THE AVAILABLE STORAGE (5) GREATER THAN THE TOTAL REQUIRED STORAGE (4) <u>X</u> YES _____ NO
- 7. IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD
- N/A RAISE THE INVERT OF THE OUTLET STRUCTURE ____ INCHES N/A UNDERCUT THE POND ____ FEET
- OTHER 8. CLEAN-OUT ELEVATION = <u>13.5</u> FEET
- (ELEVATION CORRESPONDING TO 45 CY/AC * 19.6 AC OF DISTURBED AREA)
- 9. IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER? _X__ YES ____ NO
- IO. IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED: N/A BAFFLES (TYPE OF BAFFLE: _____ N/A OTHER

NOTE THE CMP DIAMETER AND HEIGHT IF A HALF-ROUND CMP RETROFIT IS TO BE USED. HEIGHT = <u>N/A</u> FEET DIAMETER = N/A INCHES

SLOTTED BOARD DAM WITH STONE (LAGOON 6)

NOT TO SCALE







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EROSION CONTROL DETAILS

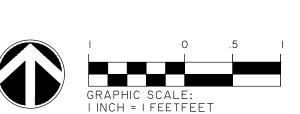
PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION:

POOLER, GEORGIA

CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082



DATUM: HORIZ.: NAD83

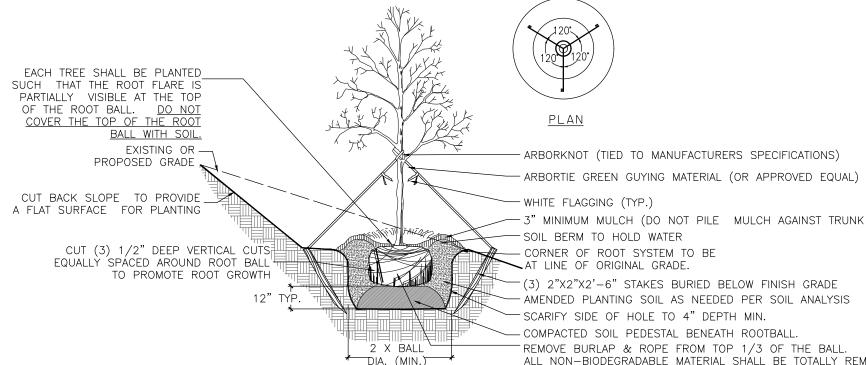
VERT.: NAVD88

DATE: 01/30/25 DRAWN: CLH DESIGNED: AJM REVIEWED: MSH APPROVED: MSH

- IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. 4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
- 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
-) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING NOT TO SCALE

5) NEVER CUT A CENTRAL LEADER.

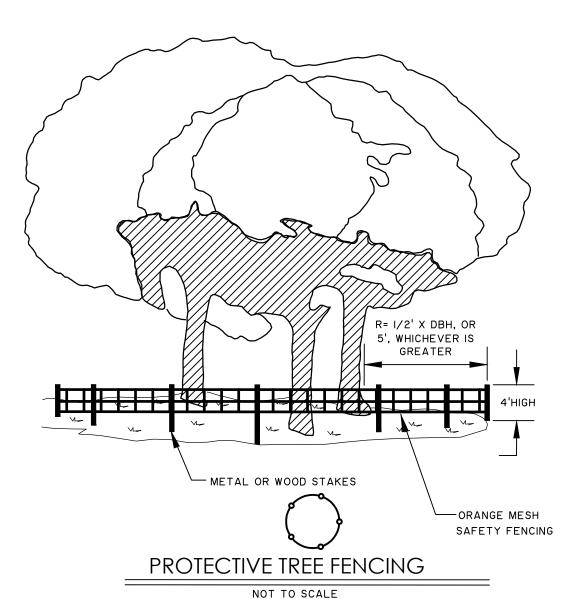


- ARBORKNOT (TIED TO MANUFACTURERS SPECIFICATIONS)

- WHITE FLAGGING (TYP.)
- 3" MINIMUM MULCH (DO NOT PILE MULCH AGAINST TRUNK OF TREE)
- SOIL BERM TO HOLD WATER
- CORNER OF ROOT SYSTEM TO BE
- AT LINE OF ORIGINAL GRADE.
- (3) 2"X2"X2'-6" STAKES BURIED BELOW FINISH GRADE - AMENDED PLANTING SOIL AS NEEDED PER SOIL ANALYSIS
- SCARIFY SIDE OF HOLE TO 4" DEPTH MIN. — COMPACTED SOIL PEDESTAL BENEATH ROOTBALL
- REMOVE BURLAP & ROPE FROM TOP 1/3 OF THE BALL. ALL NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.

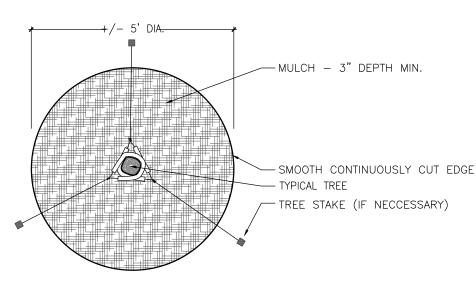
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE. 2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
- 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
- 4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES. 5) NEVER CUT A CENTRAL LEADER.
- 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.

TREE PLANTING ON A SLOPE



GENERAL PLANTING / IRRIGATION NOTES:

- I. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.)
- 2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF
- 3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
- 4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
- 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
- 6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
- 7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
- 9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
- IO. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
- II. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
- 12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE
- I3. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP lambda OF ROOT BALL ON TREES.
- 14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
- 15. DO NOT WRAP TREES.
- 16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
- 17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
- 18. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
- 19. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
- 20. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE POOLER, GA APPLICABLE ORDINANCES.



1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE. 2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.



CITY OF POOLER ARTICLE VI - TREE PROTECTION (EXCERPTS)

(A) RESIDENTIAL TREE REQUIREMENT--A RESIDENTIAL LOT SHALL HAVE A MINIMUM OF THREE PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE. ALL TREES PRESERVED ON A RESIDENTIAL LOT MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL.

ALL PROPOSED SINGLE FAMILY LOTS SHOWN, SHALL HAVE A MINIMUM OF THREE (3) PREFERED TREES. THE PREFERRED TREES ARE TO BE INSTALLED WITHIN THE LOTS AS THE INDIVIDUAL LOTS ARE DEVELOPED.

SEC. 42-198. - SIGNIFICANT TREES.

WHILE ALL TYPES OF TREES ARE PROTECTED UNDER THIS ARTICLE, SPECIAL EMPHASIS IS PLACED ON THE PRESERVATION OF LARGE TREES AND CERTAIN MORE VALUED SPECIES LISTED IN THIS SECTION. THE HIGHEST PRIORITY SHALL BE GIVEN TO THE PRESERVATION OF TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF 24 INCHES OR LARGER (LIVE OAKS WITH 18 INCHES OR LARGER), EXCLUDING PINE TREES OR SWEET GUMS. REMOVAL OF THESE VALUED TREES CAN ONLY BE PERMITTED BY THE CITY PLANNING AND ZONING COMMISSION DURING THE SITE AND LANDSCAPE PLAN REVIEW PROCESS. IF A SIGNIFICANT TREE IS TO BE REMOVED, THE PLANTING OF NEW TREES OF THE SAME SPECIES, OR PREFERRED SPECIES IF THE SAME SPECIES IS NOT AVAILABLE, TOTALING THE SAME NUMBER OF INCHES IN DIAMETER WILL BE REQUIRED. REPLACEMENT TREES SHALL HAVE A MINIMUM DBH OF SIX INCHES.

- (I) PREFERRED TREE LIST FOR RESIDENTIAL DEVELOPMENT -- AMERICAN HOLLY, BIRCH, CYPRESS, DOGWOOD, HICKORY, LIVE OAK, MAGNOLIA, MAPLE, PECAN, SYCAMORE, WALNUT, WILLOW, DRAKE ELM, BOSQUE ELM, AND ALEE ELM.
- (2) THERE ARE NO SIGNIFICANT TREES BEING REMOVED DURING THIS PHASE OF DEVELOPMENT.

SEC. 42-199. - REPLACEMENT.

IF SITE DESIGN ALTERNATIVES CANNOT ACHIEVE THE MINIMUM ALLOWABLE EXISTING TREE COVERAGE, OR WHERE PRE-DEVELOPMENT TREE COVERAGE IS LESS THAN THE PRESCRIBED MINIMUM, THE DEVELOPER WILL BE REQUIRED TO PLANT THE MINIMUM REQUIRED NUMBER OF HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL.

(I) RESIDENTIAL TREE REPLACEMENT. A RESIDENTIAL LOT SHALL HAVE A MINIMUM OF THREE PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE. ALL TREES PLANTED OR RELOCATED ON A RESIDENTIAL LOT MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL.

ALL PROPOSED SINGLE FAMILY LOTS SHOWN, SHALL HAVE A MINIMUM OF THREE (3) PREFERRED TREES. THE PREFERRED TREES ARE TO BE INSTALLED WITHIN THE LOTS AS THE INDIVIDUAL LOTS ARE DEVELOPED.

SEC. 42-201. - PROTECTION ZONES.

PROTECTION ZONES SHOULD BE ESTABLISHED AND MAINTAINED FOR EACH TREE PRESERVED ON A DEVELOPMENT SITE. THE AREA WITHIN THE TREE PROTECTION ZONE MUST BE OPEN AND UNPAVED, EXCEPT WHERE APPROVED PERVIOUS PAVERS MAY BE UTILIZED OR TREE AERATION SYSTEMS AND TREE WELLS ARE INSTALLED. BUILDING MATERIALS, VEHICLES OR TOOLS ARE NOT PERMITTED TO BE STORED IN SUCH PROTECTION ZONES. THE PROTECTION ZONE IS DEFINED AS A CIRCLE WITH A RADIUS OF ONE FOOT PER ONE-INCH DBH EXTENDING OUTWARDLY FROM THE TREE TO BE PROTECTED OR THE EXTENT OF THE DRIP LINE, WHICH EVER IS MORE RESTRICTIVE. THE PROTECTIVE BARRIER MUST NOT BE LESS THAN FOUR FEET IN HEIGHT, BE PROMINENT VISUALLY AND ERECTED COMPLETELY AROUND THE PROTECTION ZONE. THE USE OF ORANGE POLYETHYLENE SAFETY FENCING OR A SIMILAR MATERIAL IS REQUIRED AS A MINIMUM. THE BARRIER MUST REMAIN IN PLACE UNTIL THE DEVELOPER HAS BEEN GIVEN PERMISSION TO TAKE IT DOWN BY THE CITY BUILDING OFFICIAL. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND AND AWAY FROM TREE PROTECTION ZONES. NECESSARY INSTALLATION THROUGH PROTECTION ZONES SHALL BE ACCOMPLISHED THROUGH TUNNELING RATHER THAN CUTTING OPEN TRENCHES WHICH SEVER TREE ROOTS. THOSE TREES DESIGNATED FOR PRESERVATION AS SHOWN ON THE APPROVED LANDSCAPE PLAN OR DEVELOPMENT SITE PLAN SHALL BE MARKED ON-SITE WITH A BRIGHT BLUE RIBBON ENCIRCLING THE TRUNKS OF EACH TREE. THE CONSTRUCTION PLAN MUST CLEARLY STATE THE PURPOSE AND REASONING FOR THE BLUE RIBBONS TO PREVENT ANY CONFUSION AT THE SITE.

SEC. 42-204. - LANDSCAPE PLAN.

THE LANDSCAPE PLAN SHOULD BE SUBMITTED WITH THE SITE PLAN FOR APPROVAL BY THE CITY'S PLANNING AND ZONING COMMISSION BEFORE ANY LAND-DISTURBING IS TO TAKE PLACE. EACH PHASE OF THE DEVELOPMENT MUST INCLUDE THIS LANDSCAPE PLAN, WHICH, AT A MINIMUM, SHALL INCLUDE:

- A TREE SURVEY SHOWING THE MINIMUM TREE COVERAGE AS SET FORTH IN THIS ARTICLE, COMPLETED BY A STATE REGISTERED LAND SURVEYOR. IF A PORTION OF THE TRACT IS NOT TO BE DISTURBED, THEN A TREE SURVEY IS NOT REQUIRED ON THAT PORTION;
- (2)A CLEARING PLAN COMPLETED BY A PROFESSIONAL TO INCLUDE CIVIL ENGINEERS, LAND SURVEYORS, ARCHITECTS, OR LANDSCAPE ARCHITECT, SHOWING THE LOCATION OF SIGNIFICANT TREES TO BE REMOVED;
- (3)A TREE REPLACEMENT PLAN AND THE METHOD OF TREE PROTECTION TO BE USED;

(4) AREAS OF THE SITE TO BE COVERED WITH ASPHALT OR CONCRETE;

- (5) IF A RESIDENTIAL SUBDIVISION, A TYPICAL LOT LAYOUT IS REQUIRED SHOWING THE MINIMUM TREE REQUIREMENT OF THREE TREES PER LOT; (6)LOCATION, SIZE AND TYPES OF TREES, SHRUBS AND GROUNDCOVER TO BE PLANTED ON THE SITE. DEVELOPERS ARE ENCOURAGED TO INCORPORATE: NATURAL EARTH FORMS, NATIVE VEGETATION, DUMPSTER AND PARKING AREA SCREENING AND HIDDEN LIGHT SOURCES;
- (7)ALL TREES AND LANDSCAPED AREAS SHALL BE PROVIDED WITH A MEANS FOR DELIVERY OF WATER IN A QUANTITY THAT IS SUFFICIENT TO ESTABLISH
- AND MAINTAIN THE VIABILITY OF THE PLANTS; (8)IN-GROUND IRRIGATION SYSTEMS INSTALLED WHICH SUPPLY WATER TO ALL NEWLY PLANTED TREES AND PLANT MATERIAL SHALL RESULT IN A 20
- PERCENT REDUCTION OF THE LANDSCAPE ESTABLISHMENT BOND; SEC. 42-204.1. - REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY, MAINTENANCE AND PERPETUAL COMPLIANCE.
- FINAL INSPECTION. THE PARK AND TREE SUPERINTENDENT SHALL MAKE A FINAL INSPECTION OF TREES AND LANDSCAPING FOR COMPLETENESS PRIOR
- TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. (B) TWO-YEAR TREE AND LANDSCAPE ESTABLISHMENT BOND.
- (I) A TWO-YEAR TREE AND LANDSCAPE ESTABLISHMENT BOND ON A FORM APPROVED BY THE CITY, OR ESCROW ACCOUNT SHALL BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT AFTER THE PARK AND TREE SUPERINTENDENT APPROVES THE TREES AND LANDSCAPING AT THE FINAL INSPECTION AND PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE BOND OR ESCROW AMOUNT SHALL BE 100 PERCENT OF THE TOTAL LANDSCAPING COSTS (WITH 20 PERCENT REDUCTION AS PROVIDED IN SECTION 42-204 OF THIS ARTICLE.) IF A BOND IS OFFERED, IT SHALL BE EXECUTED BY A SURETY OR GUARANTY COMPANY QUALIFIED TO TRANSACT BUSINESS IN THE STATE OF GEORGIA AND ACCEPTABLE TO THE CITY. AT THE END OF 12 MONTHS, AN INSPECTION WILL BE SCHEDULED FOR CONTINUED COMPLIANCE.
- (2) TWO YEARS AFTER THE DATE OF THE BOND, THE PARK AND TREE SUPERINTENDENT WILL INSPECT THE SITE AND MAKE A DETERMINATION OF WHETHER THE REQUIRED TREES AND LANDSCAPING ARE VIABLE, AND IF SO, THE CITY MAY RELEASE THE BOND OR ESCROW ACCOUNT UPON APPROVAL BY THE ALDERMANIC BOARD.
- THE BOND OR ESCROW SHALL REMAIN IN FORCE UNTIL RELEASED BY THE ALDERMANIC BOARD AND SHALL NOT AUTOMATICALLY EXPIRE AT THE END OF 12 MONTHS. BOND AND ESCROW FORMS ARE AVAILABLE FROM THE OFFICE OF THE CITY CLERK.
- (C) PERPETUAL COMPLIANCE. AFTER RELEASE OF THE REQUIRED LANDSCAPE ESTABLISHMENT BOND, ALL SITES ARE REQUIRED TO REMAIN IN PERPETUAL COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND ARE SUBJECT TO INSPECTION BY THE CITY FOR THIS PURPOSE. IF DEFICIENCIES ARE FOUND, THE OWNER OF THE PROPERTY SHALL BE NOTIFIED TO CORRECT THE DEFICIENCIES WITHIN 90 DAYS. IF THE DEFICIENCIES ARE NOT CORRECTED IN 90 DAYS, THE CITY WILL SEEK ADMINISTRATIVE OR JUDICIAL RELIEF, AS APPROPRIATE. SEC. 42-205. - EMERGENCIES.

IN CASE OF EMERGENCIES, SUCH AS HURRICANES, WINDSTORMS, FLOODS, FREEZES, FIRES OR OTHER DISASTERS, THE REQUIREMENTS OF THESE REGULATIONS MAY BE WAIVED BY THE PUBLIC WORKS DIRECTOR, UPON A FINDING THAT SUCH WAIVER IS NECESSARY SO THAT PUBLIC OR PRIVATE WORK TO RESTORE ORDER IN THE CITY WILL NOT BE IMPEDED.

SEC. 42-206. - REVIEW AND APPEAL.

SEC. 42-207. - VIOLATION AND PENALTY.

THE MAYOR AND CITY COUNCIL SHALL HAVE THE RIGHT TO REVIEW THE CONDUCT, ACTS AND DECISION OF THE PLANNING AND ZONING COMMISSION RELATED TO THIS ARTICLE. ANY PERSON MAY APPEAL ANY DECISION OR RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION TO THE MAYOR AND CITY COUNCIL, WHO MAY HEAR THE MATTER AND MAKE THE FINAL DECISION.

A VIOLATION OF THE PROVISIONS OF THIS ARTICLE SHALL CONSTITUTE AN ORDINANCE OFFENSE, PUNISHABLE UPON WARRANT DIRECTED TO THE CITY MUNICIPAL COURT, AND UPON CONVICTION, SHALL BE PUNISHED AS PROVIDED IN SECTION 1-12, AND IN ADDITION THERETO, THE VIOLATOR MAY BE ENJOINED FROM CONTINUING THE VIOLATION. ANY UNAUTHORIZED REMOVAL OF A PROTECTED SIGNIFICANT TREE, AS DEFINED IN THIS ARTICLE, SHALL BE CONSIDERED A SEPARATE AND DISTINCT VIOLATION OF THIS ARTICLE.

BY DATE REVISIONS





50 Park of Commerce Way Savannah, GA 31405 • 912.234.5300 www.thomasandhutton.com

LANDSCAPE NOTES AND DETAILS

PHASE 3 THE FARM AT MORGAN LAKES

PROJECT LOCATION: POOLER, GEORGIA

CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

datum: horiz.: nad83

APPROVED: MSH

01/30/25 DRAWN: DESIGNED: AJM REVIEWED: MSH

VERT.: NAVD88

LANDSCAPING SPECIFICATION

MANUFACTURER. IF STORED ON SITE, PROTECT FROM THE ELEMENTS.

PART I - GENERAL

LANDSCAPING

I.I DESCRIPTION

A. THE WORK COVERED IN THIS SECTION CONSISTS OF SOIL PREPARATION, FINE GRADING, LAWNS, TREES, SHRUBS AND GROUND COVER PLANTINGS, THEIR PROTECTION AND MAINTENANCE OF PLANTED AREAS UNTIL ACCEPTANCE.

I.2 RELATED WORK

A. SEE CIVIL AND LANDSCAPE PLANS AND SPECIFICATIONS

1.3 QUALITY ASSURANCE

- A. QUALIFICATIONS OF WORKMEN: CONTRACTOR SHALL PROVIDE AT LEAST ONE PERSON PRESENT AT ALL TIMES DURING EXECUTION OF WORK THAT IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND PROPER EQUIPMENT AND METHODS FOR THEIR INSTALLATION AND WHO SHALL DIRECT ALL WORK PERFORMED UNDER
- B. STANDARDS: ALL SEED, SOD, TREES, SHRUBS, AND GROUND COVERS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, COUNTY AND / OR MUNICIPALITY LAWS REQUIRING INSPECTION FOR DISEASE AND INSECT
- I. PLANTS AND PLANTING METHODS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NURSERY & LANDSCAPE ASSOCIATION, 1000 VERMONT AVENUE, NW, SUITE 300, WASHINGTON, DC 20005
- 2. PLANTS SHALL BE TRUE AND REPRESENTATIVE OF THEIR GENUS, SPECIES, CULTIVAR, OR VARIETY. NURSERY STOCK SHIPPED IN ACCORDANCE WITH THE REQUIRED SPECIFICATIONS SHALL BE DEEMED TO BE ACCEPTABLE WITHIN THE TERMS OF THIS SECTION IF IT IS TYPICAL IN SIZE AND HABIT FOR THE SPECIES IN THE REGION OF THE COUNTRY IN WHICH IT IS GROWN UNLESS THE SPECIFICATIONS INCLUDE ADDITIONAL DETAILS
- 3. PRIOR TO <u>Ordering any plant material, representative photos of each species shall be provided</u> FOR REVIEW AND ACCEPTANCE
- 4. ONE OF EACH BUNDLE OR LOT SHALL BE TAGGED WITH NAME AND SIZE OF THE PLANT IN ACCORDANCE WITH AMERICAN NURSERY & LANDSCAPE ASSOCIATION STANDARDS. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES. LANDSCAPE ARCHITECT SHOULD BE CONSULTED IN THE EVENT QUESTIONS ARISE ABOUT NOMENCLATURE OF PLANTS TO BE USED AND THEIR AVAILABILITY.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. DELIVER GRASS SEED IN ORIGINAL CONTAINERS SHOWING ANALYSIS OF SEED MIXTURE, PERCENTAGE OF PURE SEED. YEAR OF PRODUCTION, NET WEIGHT, DATE OF PACKAGING AND LOCATION OF PACKAGING. DAMAGED PACKAGES ARE NOT ACCEPTABLE
- B. DELIVER FERTILIZER IN WATERPROOF BAGS SHOWING WEIGHT, CHEMICAL ANALYSIS, AND NAME OF MANUFACTURER.
- C. DELIVER SOD ON PALLETS. D. HANDLING OF PLANTS SHALL BE BY LIFTING THE ROOT MASS OR CONTAINER AND NOT BY LIFTING PLANT BY TRUNK OR BRANCHES. HANDLING OF PLANTS IN AN IMPROPER FASHION SHALL BE CAUSE FOR REJECTION OF PLANT MATERIALS. CARE MUST BE TAKEN DURING ALL PHASES OF THE LOCATION AND PLANTING PROCEDURES NOT TO DAMAGE ROOT SYSTEM, TRUNK OR BRANCHES. ALL PLANT MATERIALS SHALL BE PLANTED AS SOON AFTER ARRIVAL AT THE SITE AS POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR KEEPING PLANTS SAFE FROM INJURY BY THE CONSTRUCTION ACTIVITY AND WATERED TO PREVENT DRYING OUT BEFORE PLANTING. BALLED AND BURLAPPED PLANTS SHALL BE "HEALED-IN" AND PROTECTED WITH BURLAP OR OTHER ACCEPTED MATERIAL IF THEY CANNOT BE PLANTED UPON DELIVERY. PLANTS WITH BROKEN MAJOR BRANCHES, BADLY BRUISED OR DAMAGED BARK ARE NOT ACCEPTABLE AND WILL BE REJECTED.

1.5 PLANTING DATES

- A. THE PLANTING SEASON FOR TREES, SHRUBS AND GROUNDCOVERS IS BETWEEN OCTOBER IST AND JUNE IST OF THE FOLLOWING YEAR. DO NOT PLANT IF TEMPERATURE IS BELOW FREEZING OR ABOVE 90 DEGREES. PLANTING AT ANY OTHER TIME OTHER THAN THE PLANTING SEASON IS THE CONTRACTOR'S OPTION AND FULL RESPONSIBILITY AND WITHOUT ADDITIONAL COMPENSATION. PLANTING MAY, AT THE OPTION OF THE CONTRACTOR, BE POSTPONED INTO THE FOLLOWING PLANTING SEASON BUT WITHOUT ADDITIONAL COMPENSATION PROVIDED THE OWNER AND LOCAL GOVERNING JURISDICTION HAVE APPROVED.
- B. PLANTING DATES FOR SOD, SPRIGGING OR SEEDING SHALL BE PER THE GRASSING SPECIFICATION.

I.6 MEASUREMENT AND PAYMENT

- A. MEASUREMENT THE ITEMS LISTED IN THE PROPOSAL SHALL BE CONSIDERED AS SUFFICIENT TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ANY PORTION OF THE WORK NOT LISTED IN BID FORM, BUT REQUIRED TO COMPLETE THE WORK, SHALL BE DEEMED TO BE A PART OF THE ITEM WITH WHICH IT IS ASSOCIATED AND SHALL BE INCLUDED IN THE COST OF THE UNIT SHOWN ON THE BID FORM.
- B. PAYMENT PAYMENT FOR THE UNIT SHOWN ON THE BID FORM SHALL BE CONSIDERED TO COVER THE COST OF ALL LABOR, MATERIAL, EQUIPMENT, AND PERFORMING ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN PLACE. NO PAYMENT WILL BE MADE FOR ANY MATERIAL WASTED, USED FOR THE CONVENIENCE OF THE CONTRACTOR, UNUSED OR REJECTED.
- I. TREES, SHRUBS, AND GROUNDCOVERS WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR 3.9 PLANTING HOLES
- PLANTED/INSTALLED AND ACCEPTED TREES, SHRUBS, AND GROUNDCOVERS . PAYMENT FOR GRASSING WILL BE MADE PER THE GRASSING SPECIFICATION.

3. CLEARING - WILL BE PAID FOR AT THE LUMP SUM PRICE FOR CLEARING.

PART 2 - PRODUCTS 2.1 MATERIALS

A. CONTRACTOR SHALL, AT TIME OF DELIVERY, FURNISH OWNER AND / OR LANDSCAPE ARCHITECT WITH INVOICES OF ALL MATERIALS RECEIVED; IN ORDER THE QUALITY AND SOURCE OF MATERIALS MAY BE REVIEWED.

A. TOPSOIL SHALL BE EXISTING SOIL ON SITE AMENDED PER SOIL TEST RECOMMENDATIONS.

2.3 SEED

A. SEE GRASSING SPECIFICATION.

A. SEE GRASSING SPECIFICATION.

2.4 SPRIG

2.5 SOD A. SEE GRASSING SPECIFICATION.

2.6 PLANT MATERIALS

- A. PROVIDE ALL PLANT MATERIALS AS INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, PLAN QUANTITIES
- B. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FROM A NURSERY WITHIN 300 MILES NORTH OR SOUTH OF THE PROJECT LOCATION AND SHALL HAVE BEEN GROWN UNDER CLIMATE CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF PROJECT. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- B. PLANTS SHALL POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND WIDTH. PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF PLANT AND NOT FROM BRANCH TIP TO TIP. PLANTS LARGER IN SIZE THAN SPECIFIED MAY BE USED WITH NO CHANGE IN CONTRACT PRICE.
- C. PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK AND OF SUFFICIENT DEPTH TO INCLUDE FIBROUS AND FEEDING ROOTS. PLANTS WILL NOT BE ACCEPTED IF BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.
- D. TREES SPECIFIED FOR <u>STREET TREE GRADE</u> SHALL CONFORM TO STANDARDS OF THE A.N.L.A.:
- I. SUITABLE FOR PLANTING AS STREET TREES. FREE OF BRANCHES TO APPROXIMATELY 50% OF HEIGHT FROM GROUND.

3. CROWN OF TREE SHALL BE IN GOOD BALANCE WITH THE TRUNK.

2.7 FERTILIZER

A. COMMERCIAL FERTILIZER SHALL BE SLOW RELEASE 5-10-10 OR 6-12-12 (OR AS RECOMMENDED BY SOIL TEST), UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROPRIATE EQUIPMENT. DELIVER TO SITE UNOPENED IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF

2.8 PEAT MOSS

A. PEAT MOSS SHALL BE FINELY SHREDDED, 90% ORGANIC MOSS PEAT, BROWN IN COLOR AND SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE MEASURED IN AIR DRY CONDITION, CONTAINING NOT MORE THAN 35% MOISTURE BY WEIGHT. ASH CONTENT SHALL NOT EXCEED 10%.

2.9 MULCH FOR TREES, SHRUBS, AND GROUND COVERS

A. MULCH FOR NON BIO-RETENTION AREAS SHALL BE AS SHOWN ON PLANS. B. MULCH FOR BIO-RETENTION AREAS SHALL BE SHREDDED HARDWOOD.

2.10 STAKING EQUIPMENT

A. TREES SHALL BE STAKED AS SHOWN IN LANDSCAPE PLANS.

PART 3 - EXECUTION

- A. ALL AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE FINE GRADED TO THE DESIRED GRADES. ALL AREAS WITHIN LIMITS OF CONSTRUCTION ARE TO BE FINE GRADED, FREE OF ROOTS, DEBRIS AND/OR OTHER OBJECTIONABLE MATERIAL, BEFORE PLANTING OR GRASSING COMMENCE. ANY ADDITIONAL FILL MATERIAL NEEDED TO FILL LOW OR UNEVEN AREAS SHALL BE PROVIDED BY THE CONTRACTOR. POSITIVE DRAINAGE AWAY FROM STRUCTURES SHALL BE PROVIDED IN ALL PLANT BEDS SO STANDING WATER DOES NOT OCCUR. PLANTING BEDS SHALL BE RAISED ABOVE ADJACENT LAWN AREAS TO PROVIDE GOOD DRAINAGE CONDITIONS.
- B. PLANTING AND GRASSED AREAS, IF NOT LOOSE, SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3-INCHES BEFORE FERTILIZER, SEED OR SOD IS APPLIED.
- STATE UNIVERSITY, OR OTHER QUALIFIED PRIVATE TESTING LABORATORY, AS APPROVED BY LANDSCAPE ARCHITECT. C. APPLY FERTILIZER AND SOIL AMENDMENTS AFTER FINE GRADING AND MIX THOROUGHLY INTO UPPER 2 INCHES OF
- C. FERTILIZER AND OTHER NECESSARY SOIL AMENDMENTS SHALL BE APPLIED AT THE RATE RECOMMENDED BY TOPSOIL ANALYSIS TEST.

3.2 FERTILIZER AND SOIL AMENDMENTS

- A. CONTRACTOR SHALL PROVIDE TOPSOIL ANALYSIS TESTS THAT HAS BEEN PERFORMED BY A STATE AGRICULTURAL EXPERIMENT STATION, SOIL AND WATER CONSERVATION DISTRICT, STATE UNIVERSITY, OR OTHER QUALIFIED PRIVATE TESTING LABORATORY, AS APPROVED BY LANDSCAPE ARCHITECT.
- B. APPLY FERTILIZER AND SOIL AMENDMENTS AFTER FINE GRADING AND MIX THOROUGHLY INTO UPPER 2 INCHES OF
- C. FERTILIZER AND OTHER NECESSARY SOIL AMENDMENTS SHALL BE APPLIED AT THE RATE RECOMMENDED BY TOPSOIL ANALYSIS TEST.
- 3.3 SODDING C. SEE GRASSING SPECIFICATION.

A. SEE GRASSING SPECIFICATION.

A. SEE GRASSING SPECIFICATION.

3.6 SEED PROTECTION

A. SEE GRASSING SPECIFICATION.

3.7 LAYOUT OF TREES, SHRUBS, AND GROUND COVERS

A. ALL PLANTS SHALL BE PLACED IN THE PROPER LOCATION AS SHOWN ON CONSTRUCTION PLANS, ALLOWING LANDSCAPE ARCHITECT TO REVIEW ALL PLANT LOCATIONS PRIOR TO ACTUAL PLANTING. LANDSCAPE ARCHITECT MAY MAKE MINOR ADJUSTMENTS WHICH SHALL NOT BE CAUSE FOR CHANGES TO THE CONTRACT PRICE.

3.8 OBSTRUCTIONS BELOW GROUND

- A. PRIOR TO EXCAVATING PLANTING HOLES, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ELECTRICAL, PHONE, OR TELEVISION CABLES OR CONDUITS, WATER, DRAINAGE OR SEWER LINES, AND ANY OTHER SUBSURFACE STRUCTURES AND TAKE PRECAUTIONS TO PROTECT THEM. ANY DAMAGE TO UNDERGROUND UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- B. IN THE EVENT ROCK, UNDERGROUND CONSTRUCTION WORK, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT HOLE EXCAVATION UNDER THIS CONTRACT, ALTERNATE LOCATIONS MAY BE SELECTED. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3) FEET BELOW GRADE AND NOT LESS THAN SIX (6) INCHES BELOW BOTTOM OF BALL OR ROOTS WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH ROCK OR OTHER UNDERGROUND OBSTRUCTIONS ENCOUNTERED.

A. FOR TREES, SHRUBS AND GROUND COVERS THE PLANTING HOLE SHALL BE AS SHOWN ON PLANTING DETAILS IN THE PLANS. DO NOT LEAVE PLANTING HOLES OPEN OVERNIGHT. IN THE EVENT THAT PLANT HOLES ARE DUG AND NOT PLANTED IN A TIMELY MANNER, INSTALL FOUR (4) FOOT HIGH ORANGE SAFETY FENCING AROUND ALL EXCAVATED AREAS.

3.10 PLANTING TREES AND SHRUBS

- A. SHALL BE SAME AS GROWN IN THE NURSERY AND/OR CONTAINER SOIL LEVEL. ADJUST BOTTOM SOIL MIX TO INSURE PROPER PLANTING LEVEL WITH THE PROPOSED SURROUNDING GRADES. CHECK PLANTS TO INSURE PROPER VERTICAL ALIGNMENT
- B. FILL HOLES TO PROPER HEIGHT TO RECEIVE PLANT, AND THOROUGHLY TAMP BEFORE SETTING THE PLANT. SET PLANT IN UPRIGHT POSITION IN THE CENTER OF THE HOLE, AND COMPACT THE BACKFILL MIXTURE AROUND THE BALL OR ROOTS. ADD SOIL AMENDMENTS AS REQUIRED TO IMPROVE FERTILITY OF EXISTING SOIL AND PLANT GROWING
- I. WHEN BALLED OR BURLAPPED PLANTS ARE SET, COMPACT TOPSOIL AROUND BASE OF BALL TO FILL ALL VOIDS. ALL BINDINGS SHALL BE REMOVED AND THE TOP HALF OF BURLAP REMOVED FROM AROUND ROOT BALL. IF BURLAP IS MADE OF NATURAL FIBERS IT CAN BE LAID BACK FROM THE ROOT MASS OR CAN BE CUT AWAY. REMOVE ALL BURLAP IF IT IS MADE OF NON-DEGRADABLE MATERIAL/FABRIC. ALL WEEDS GROWING ON THE ROOT
- MASS SHALL BE REMOVED PRIOR TO PLANTING. 2. CONTAINERIZED PLANTS SHALL HAVE THE CONTAINER REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN TO PROTECT ROOT MASS FROM INJURY AND THE ROOT MASS INTACT. IF ROOT MASS SHOWS EVIDENCE OF BEING BOUND OR MATTED, THREE VERTICAL 1/2" DEEP CUTS SHALL BE MADE ON ALTERNATE SIDES OF THE ROOT MASS AND ROOTS PULLED AWAY SLIGHTLY. THIS IS TO UNTANGLE ROOTS WHICH HAVE BEGUN TO "CIRCLE" THE ROOT MASS AND TO ENCOURAGE NEW ROOT GROWTH. ALL WEEDS GROWING IN THE ROOT MASS SHALL BE REMOVED PRIOR TO PLANTING.
- 3. ROOTS OF BARE ROOT PLANTS SHALL BE SPREAD OUT AND TOPSOIL CAREFULLY WORKED IN AMONG THEM. REMOVE WITH A CLEAN CUT, ANY BROKEN OR FRAYED ROOTS.

3.II PLANTING GROUND COVERS

A. PLANTING BEDS SHALL BE THOROUGHLY WORKED TO A DEPTH OF TWELVE (12) INCHES INCORPORATING FERTILIZER AND OTHER SOIL IMPROVEMENTS AT THE RECOMMENDED RATE SUGGEST BY THE SOILS TEST. RAKE PREPARED PLANTING BED UNTIL LEVEL, SMOOTH AND FREE FROM ALL SOIL, LUMPS, ROCKS, STICKS AND OTHER DELETERIOUS MATERIALS. BED AREA SHOULD BE NEATLY OUTLINED. SPACE THE PLANTS EVENLY AS INDICATED ON THE DRAWINGS. PLANT ONLY IN SOIL THAT IS MOIST AND FRIABLE, AND NOT WET OR SOGGY. IN THE CASE OF PLANTING IN THE OPEN ON HOT DAYS, SHORTEN THE TIME BETWEEN PLANTING AND WATERING.

3.12 WATERING

- A. THOROUGHLY WATER EACH PLANT WHEN THE HOLE IS 1/3 FULL, AGAIN AT 2/3 FULL AND THEN COMPLETE BACKFILLING. ONCE BACKFILLING IS COMPLETE, WATER AGAIN, THEN TAMP THE SOIL IN PLACE UNTIL THE SURFACE OF THE BACKFILL IS LEVEL WITH THE SURROUNDING AREA AND THE PLANT BEARS THE SAME RELATION OF FINISHED GRADE AS IT BORE TO EXISTING GRADE BEFORE BEING DUG.
- B. EARTH SAUCERS SHALL BE CONSTRUCTED AROUND THE PERIMETER OF PLANTING HOLES OF ALL TREES AND ALL SINGLE PLANTED SHRUBS. EARTH SAUCERS SHALL BE MINIMUM 3" HIGH AND COMPACTED TO RETAIN WATER. EARTH SAUCERS SHALL NOT BE INSTALLED IN AREAS WHERE THE SUBSOIL IS VERY POORLY DRAINED OR AROUND MASS SHRUB / GROUNDCOVER PLANTINGS.

C. ALL TREES AND SHRUBS TO BE HAND WATERED ON A REGULAR BASIS AS NECESSARY DURING THE WARRANTY PERIOD.

A. SHALL BE PER EXISTING SOILS ON SITE WITH RECOMMENDED AMENDMENTS FROM SOILS TEST.

3.14 STAKING OF TALL PLANTS

A. SHALL BE DONE ONLY IF SITE / ENVIRONMENT CONDITIONS MAKE IF REQUIRED. IF REQUIRED, TREES SHALL BE STAKED AS INDICATED ON THE PLANS.

A. ALL PLANTS SHALL BE MULCHED WITH AN EVENLY THICK LAYER OF CLEAN MULCH IMMEDIATELY AFTER PLANTING. MASS PLANT BEDS SHALL BE COMPLETELY MULCHED TO THE LIMITS OF THE BED AS SHOWN ON THE PLANS. LIMIT OF MULCHING FOR INDIVIDUAL TREES AND SHRUBS SHALL BE SLIGHTLY BEYOND THE SAUCER BERM. THE AREAS MULCHED SHALL BE TIDY AND CLEAN IN APPEARANCE.

A. REMOVE DEAD, BROKEN OR BRUISED BRANCHES AFTER PLANTING USING CLEAN, SHARP TOOLS.

A. ALL PLANTED AREAS SHALL BE KEPT FREE FROM WEEDS AND UNDESIRABLE GRASSES UNTIL FINAL ACCEPTANCE BY THE OWNER. SEE GENERAL NOTES ON PLANS FOR ADDITIONAL INFORMATION.

3.18 INSECT AND DISEASE CONTROL A. ALL PLANT MATERIALS SHALL BE DISEASE OR INSECT FREE UPON ARRIVAL TO THE SITE, HOWEVER, SHOULD ANY

PLANTS SHOW SIGNS OF INSECT OR DISEASE INFESTATIONS, CONTRACTOR SHALL IDENTIFY NATURE OF INFESTATION AND SUBMIT TO LANDSCAPE ARCHITECT A PROPOSED METHOD OF CONTROL. CONTRACTOR SHALL TREAT ALL INFESTED PLANTS AT ITS EXPENSE. SHOULD THE INFESTATION BE WIDE SPREAD AND UNCONTROLLABLE, PLANTS AFFECTED SHALL BE REMOVED FROM SITE, FRESH PLANTS BROUGHT IN AND ALL OTHER PLANTS TREATED TO PREVENT INFESTATION OF REMAINING PLANTS AT CONTRACTOR'S EXPENSE.

3.19 CLEAN UP

A. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TRASH, DEBRIS, RUBBISH AND ALL OTHER MATERIALS ASSOCIATED WITH THE CONSTRUCTION FROM SITE ON A DAILY BASIS. ALL TAGS, FLAGS, AND LABELS WILL BE REMOVED FROM PLANTS AND TREES. THE SITE SHALL BE LEFT BROOM CLEAN AND TIDY. CLEAN UP OF THE SITE IS A PREREQUISITE TO FINAL ACCEPTANCE BY THE OWNER.

PART 4 - MAINTENANCE AND WARRANTY

4.1 MAINTENANCE

- A. PROTECT ALL PLANTINGS (GRASS, PLANTS AND TREES) UNTIL ACCEPTED BY OWNER. ALL DAMAGE, REGARDLESS OF CAUSE, SHALL BE IMMEDIATELY REPAIRED AND PLANTS REPLACED IF NECESSARY. ERECT TEMPORARY FENCES, BARRICADES, SIGNS AND OTHER PROTECTION AS NEEDED TO PREVENT TRAMPLING. CONTRACTOR IS NOT RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR MISSING PLANTS AND PLANT MATERIALS DUE TO VANDALISM OR OTHER ACTS
- BEYOND THE CONTROL OF THE CONTRACTOR IF PROPER BARRIERS OR OTHER SAFEGUARDS HAVE BEEN MAINTAINED. B. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIAL, MULCH REAPPLICATION, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, LAWN MOWING, FERTILIZING, AND OTHER NECESSARY OPERATIONS.
- C. THE CONTRACTOR SHALL REPAIR IMMEDIATELY ANY AREAS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS OR EROSION.
- E. THE CONTRACTOR SHALL MAINTAIN ALL PROPOSED PLANTINGS UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER. F. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANTS SHALL BE IN A HEALTHY GROWING CONDITION. DURING THE MAINTENANCE PERIOD, SHOULD THE APPEARANCE OF ANY PLANT INDICATE WEAKNESS AND PROBABILITY OF DYING, IMMEDIATELY REPLACE WITHOUT ADDITIONAL COST TO THE OWNER. REPLACEMENTS REQUIRED BECAUSE OF VANDALISM OR OTHER CAUSES BEYOND THE CONTROL OF THE CONTRACTOR ARE NOT PART OF THIS CONTRACT.

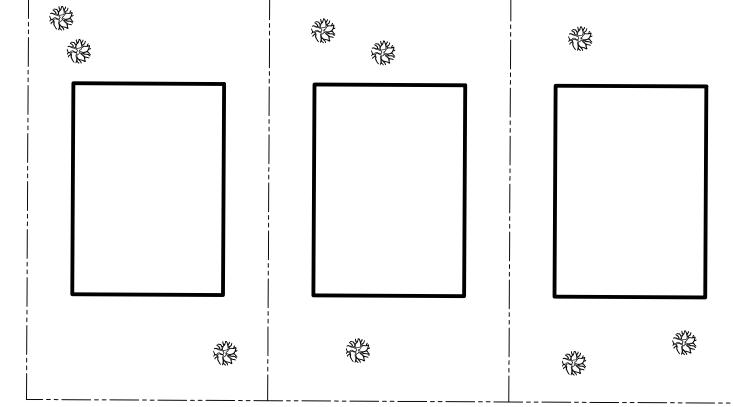
4.2 WARRANTY

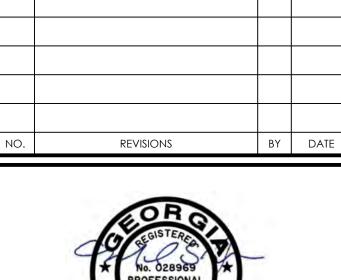
- A. ALL SHRUBS, GROUND COVER, AND TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO BE ALIVE AND HEALTHY FOR A ONE YEAR PERIOD AFTER SUBSTANTIAL COMPLETION IS ISSUED BY THE OWNER. A FINAL INSPECTION WITH THE OWNER SHALL BE CONDUCTED AT THE END OF THE WARRANTY PERIOD TO DETERMINE IF ANY PLANTS WILL BE
- B. ANY LAWN, PLANT, OR TREE WHICH IS DEAD OR NOT SHOWING SATISFACTORY GROWTH SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AT THE END OF WARRANTY PERIOD. ALL REPLACEMENTS SHALL BE OF ORIGINAL QUALITY AND OF A SIZE EQUAL TO ADJACENT PLANTS OR TREES OF THE SAME KIND.

END OF SECTION

TYPICAL LOT LAYOUT

A RESIDENTIAL LOT SHALL HAVE A MINIMUM OF THREE PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE.







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LANDSCAPE NOTES ANI DETAILS
DETAILS

PHASE 3 THE FARM AT MORGAN LAKES

PROJECT LOCATION:

POOLER, GEORGIA

CLIENT/OWNER: MORGAN LAKES PROPERTY, LLC 87 PONTE VERDA BOULEVARD PONTE VERDA BEACH, FL 32082

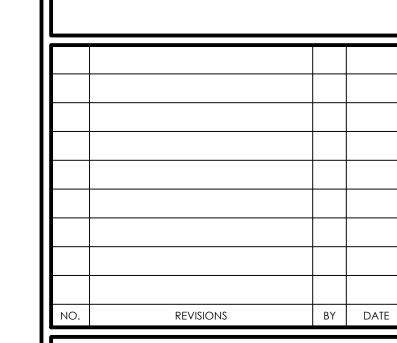
DATUM: HORIZ.: NAD83 VERT.: NAVD88

01/30/25 DRAWN: CLH DESIGNED: AJM REVIEWED: MSH APPROVED: MSH

1" = 50

PREFERRED SPECIES LIST FOR RESIDENTIAL DEVELOPMENTS (ARTICLE VI. SECTION 42-199)

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







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LANDSCAPE NOTES AND DETAILS

PHASE 3

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datum: horiz.: nad83

VERT.: NAVD88

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE:

L1.3