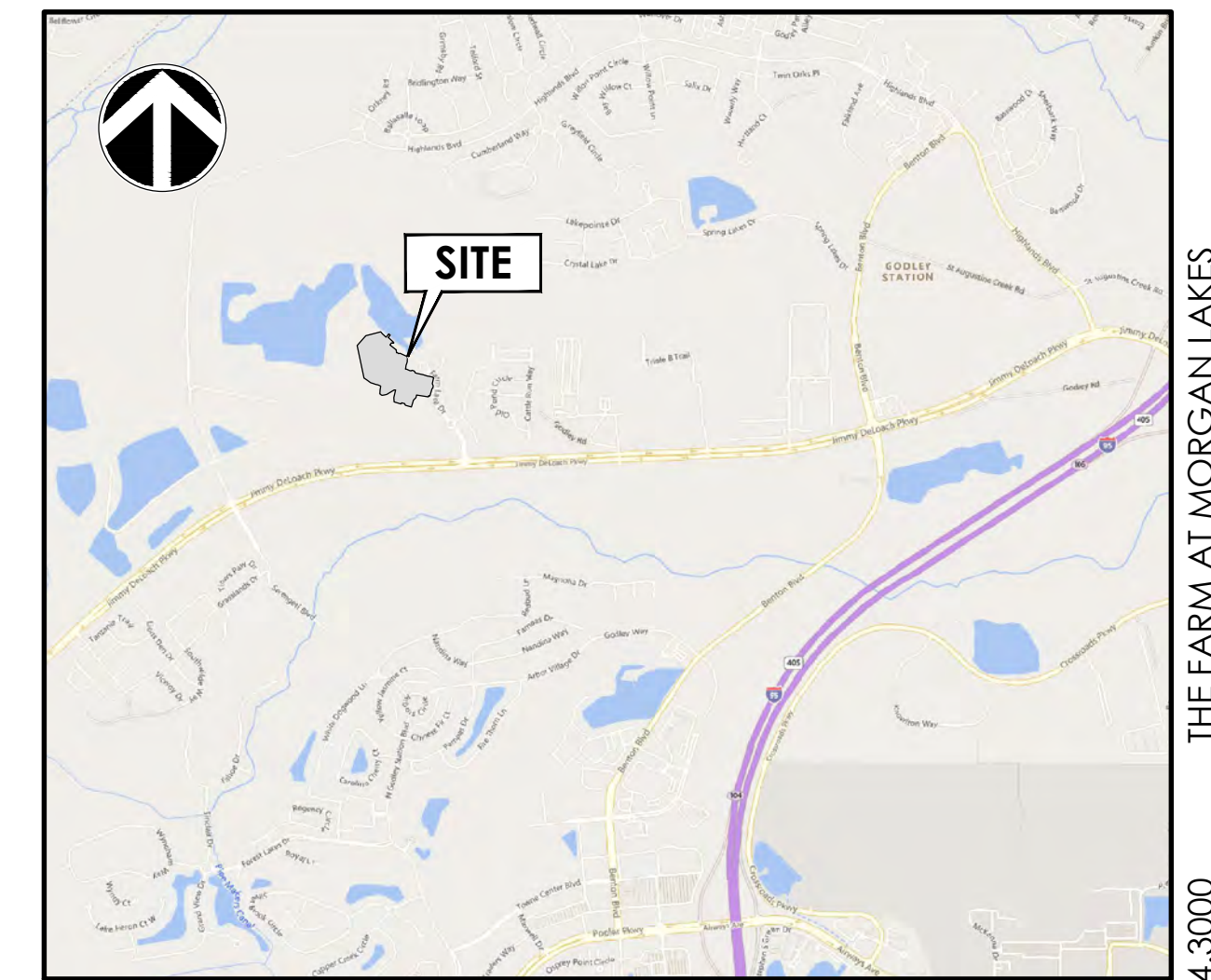


PREPARED FOR:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082

JANUARY 30, 2025

PREPARED BY:



J-26254.3000 THE FARM AT MORGAN LAKES
01/30/25 PHASE 3

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

SUBMITTAL 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



THOMAS
&
HUTTON

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

3:24:54 PM C:\Users\ADMIN\Documents\Drawings\POOLER\POOLER.dwg 02/26/2025 1:10 PM

DRAINAGE LEGEND		
	EXISTING	PROPOSED
PIPE	----	----
DITCH	----->	----->
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)	OR	OR
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CURB INLET - BOTH (CI) OR CATCH BASIN - BOTH (CB)	OR	OR
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)	OR	OR
JUNCTION BOX (JB)		
MANHOLE (MH)		
ROLL CURB INLET (RC)		
ROOF INLET (RI)		
VALLEY INLET (VI)		
YARD INLET (YI)		
BEVELED END SECTION (BES)		
END SECTION (ES)		
FLARED END SECTION (FES)		
11 1/2" BEND - HORIZONTAL		
22 1/2" BEND - HORIZONTAL		
45" BEND - HORIZONTAL		
90" BEND - HORIZONTAL		
CLEANOUT		
PLUG		
TEE		
WYE		

OTHER UTILITIES LEGEND	
	EXISTING
NATURAL GAS	----- UGG -----
TELEPHONE	----- OHT -----
UNDERGROUND TELEPHONE	----- UTL -----
ELECTRICITY	----- OHP -----
UNDERGROUND ELECTRICITY	----- UGP -----

ABBREVIATIONS					
DBL	DOUBLE	FM	FORCE MAIN (SANITARY SEWER)	OC	ON CENTER
BOT	BOTTOM	FP	FINISH PAD	PC	POINT OF CURVE
CB	CATCH BASIN	FPW	FIRE PROTECTION	PH	POST HYDRANT
CI	CURB INLET	FR	FRAME	PT	POINT OF TANGENT
CO	CLEAN OUT	GI	GRATE INLET	PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
DBL	DOUBLE	HDPE	HIGH DENSITY POLYETHYLENE	RC	ROLL CURB INLET
DI	DITCH INLET	HI	HOODED INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	INV	INVERT ELEVATION	RI	ROOF INLET
EL	ELEVATION	JB	JUNCTION BOX	RJP	RESTRAINED JOINT PIPE
ES	END SECTION	LF	LINEAR FEET	R/W	RIGHT-OF-WAY
FES	FLARED END SECTION	MAX	MAXIMUM	SD	STORM DRAINAGE
FG	FINISH GRADE	MIN	MINIMUM	SDMH	STORM DRAINAGE MANHOLE
FH	FIRE HYDRANT	MH	MANHOLE	SF	SQUARE FEET

SEWER LEGEND		
	EXISTING	PROPOSED
GRAVITY PIPE	----- SS -----	
SINGLE SERVICE LATERAL	-----	-----
DOUBLE SERVICE LATERAL		
DROP MANHOLE (DMH)		
MANHOLE (MH)		
CLEANOUT (CO)		
FORCEMAIN	----- 10" FM -----	----- 10" FM -----
AIR RELEASE VALVE (ARV)		
CHECK VALVE (CV)		
PLUG VALVE AND BOX (PV)		
FLUSH HYDRANT		
PUMP CONNECTION (PC)		
REDUCER		
TRACER WIRE ACCESS BOX (TWAB)		
CROSS		
TEE		
TAPPING SLEEVE (TS)		
90" BEND HORIZONTAL		
45" BEND HORIZONTAL		
22 1/2" BEND HORIZONTAL		
11 1/2" BEND HORIZONTAL		
BEND VERTICAL		
PLUG \ CAP		

WATER LEGEND		
	EXISTING	PROPOSED
FIRE PROTECTION	----- 10" FPW -----	----- 10" FPW -----
WATER MAIN	----- 10" W -----	----- 10" W -----
SINGLE SERVICE LATERAL	-----	-----
DOUBLE SERVICE LATERAL		
BUTTERFLY VALVE (BV)		
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)		
GATE VALVE AND BOX (GV)		
POST INDICATOR VALVE (PIV)		
TAPPING SLEEVE AND VALVE (TSV)		
REDUCED PRESSURE ZONE BACKFLOW (RPZ)		

WATER LEGEND		
	EXISTING	PROPOSED
WATER METER (WM)		
TRACER WIRE ACCESS BOX (TWAB)		
FIRE HYDRANT W/TEE, VALVE & BOX (FHA)		
POST HYDRANT (PH)		
REDUCER		
CROSS		
TEE		
90" BEND - HORIZONTAL		
45" BEND - HORIZONTAL		
22 1/2" BEND - HORIZONTAL		
11 1/2" BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES WITH THE CITY OF POOLER WATER AND SEWER DEPARTMENT.
- THE CITY OF POOLER WILL NOT BE RESPONSIBLE FOR ANY WATER SERVICE LINES ON THE BUILDING SIDE OF THE METER.
- THE CONNECTION TO THE SEWER MAIN SHALL BE MADE IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE CITY MUST APPROVE THE CONNECTION PRIOR TO IT BEING COVERED UP.
- IN ALL WATER LINE PROJECTS, CARE SHALL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE CITY SYSTEM.
- CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN SHOWN.
- PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
- ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND 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 SHALL BE PERMITTED TO ENTER THE PIPE.
- CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
- FLUSH AND DISINFECT THE NEW WATER LINES IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN ACCEPTABLE BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER.
- ALL CONSTRUCTION MATERIALS, TECHNICAL SPECIFICATIONS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY OF POOLER.
- 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 LINE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT PLANS AND TECHNICAL SPECIFICATIONS.
- A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, POST HYDRANTS, AND/OR BLOW OFFS AND ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS. MYLAR TAPE SHALL ALSO BE INSTALLED 18" BELOW THE FINISHED GRADE ALONG WATER AND SEWER MAINS.
- 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, LATEST REVISION. IF REQUIRED BY THE ENGINEER, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE.
- WATER LATERALS SHALL BE LAID AS SHOWN ON THE PROJECT PLANS.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
- SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
- THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY 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 THOMAS & HUTTON.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND OBSERVATIONS.
- SURVEYING AND BOUNDARY INFORMATION BY THOMAS AND HUTTON.
- ALL ELEVATIONS SHOWN ARE BASED ON NAVD83.
- TOPOGRAPHIC SURVEY BY THOMAS AND HUTTON.
- CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE 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) AND ENSURE CONTINUOUS 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 UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
- AN ACCEPTABLE WATER SUPPLY FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON THE SITE.
- IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION.
- ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE CITY ENGINEER AND THE PROJECT ENGINEER.
- ALL PAVEMENT WITHIN THE CITY OF POOLER RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT CITY OF POOLER SPECIFICATIONS.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE GEORGIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY THE CITY OF POOLER PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
- A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. THE CITY OF POOLER HEAVY DUTY PAVEMENT SECTION IS SHOWN FOR ALL ROADWAYS PROPOSED WITHIN THIS PHASE OF DEVELOPMENT. CONTRACTOR SHALL COORDINATE WITH OWNER SELECTED GEOTECHNICAL CONSULTANT TO VERIFY PAVEMENT SECTIONS AND RECOMMENDATIONS FOR THE PROJECT PRIOR TO INSTALLATION.
- CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
- CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS CURRENT EDITION.
- ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
- EACH EXISTING ROAD WILL BE CLEANED UP AND RESTORED DAILY.
- NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT, SAW CUT EXISTING PAVEMENT TO PROVIDE SMOOTH JOINT.
- ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
- 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.
- CITY OF POOLER ORDINANCES, STANDARDS, SPECIFICATIONS, AND DETAILS SHALL PREVAIL IN THE EVENT OF CONFLICT WITH ENGINEER'S SPECIFICATIONS.
- 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 DISCREPANCIES.

- 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.
 - 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
- RAMPS:
 - MAX RAMP SLOPE 8.33% (1:12).
 - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
 - MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30').
 - MAX CROSS SLOPE OF RAMP 2% (1:50)
- LANDINGS:
 - 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.
- HANDRAILS:
 - HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
 - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
 - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
 - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
 - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
- PAVEMENT MARKINGS:
 - MAX SLOPE OF CURB RAMP 8.33%.
 - MAX SLOPE OF SIDE FLARES 10%.
 - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
 - MIN WIDTH 36" (NOT INCLUDING SIDE FLARES)
 - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC 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 EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
- CONTRACTOR SHALL INFORM RESIDENTS OF ANY WATER SHUTOFFS REQUIRED.
- PROJECT LIMITS ARE ENTIRELY LOCATED WITHIN FEMA FLOOD ZONE X.

CITY OF POOLER TRAFFIC NOTES:

- 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.
- LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER. (Chapter 74, Article V, Section 74-135g)
- ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD Introduction, page i-1, paragraph 03).
- THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY. (Standard Specifications 02500.2.04).
- SELECT FILL SHALL BE USED IN ALL ROADS TO BE DEDICATED TO THE CITY.
- ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698)
- STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (Chapter 74, Article V, Section 74-135).
- 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(f))
- 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(f))
- 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] PINS. (Appendix B, Article VI, Sec. 605)

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

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

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

OWNER:
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

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

24-HOUR CONTACT:
MORGAN LAKES PROPERTY, LLC
STOY MARLOW
912-964-6513

ELECTRIC:
GEORGIA POWER
3100 KILOWATT DRIVE
SAVANNAH, GA 31402
(912) 944-3572

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

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

GENERAL NOTES

PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

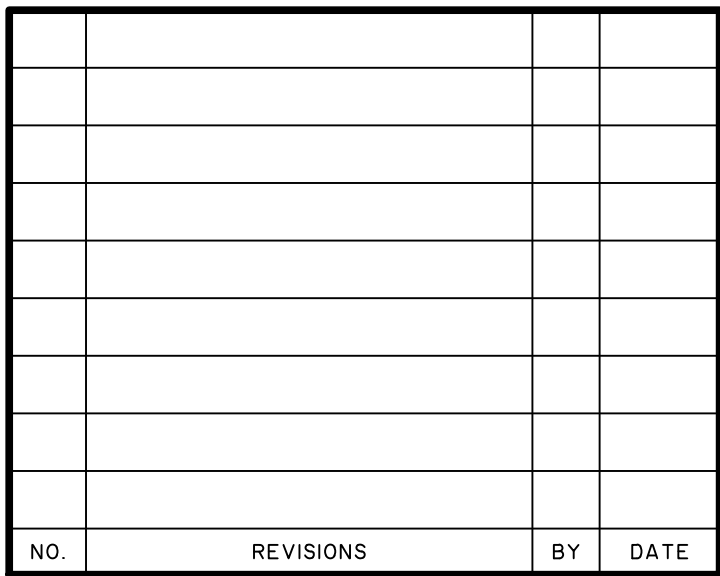
CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VEDRA BOULEVARD
PONTE VEDRA BEACH, FL 32082

DATUM: HORIZ: NAD83 VERT.: NAVD88

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

G0.1

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

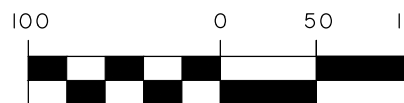


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Savannah, GA 31405 • 912.234.5300
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PHASE 3
THE FARM AT MORGAN
LAKES

PROJECT LOCATION:
POOLER, GEORGIA

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

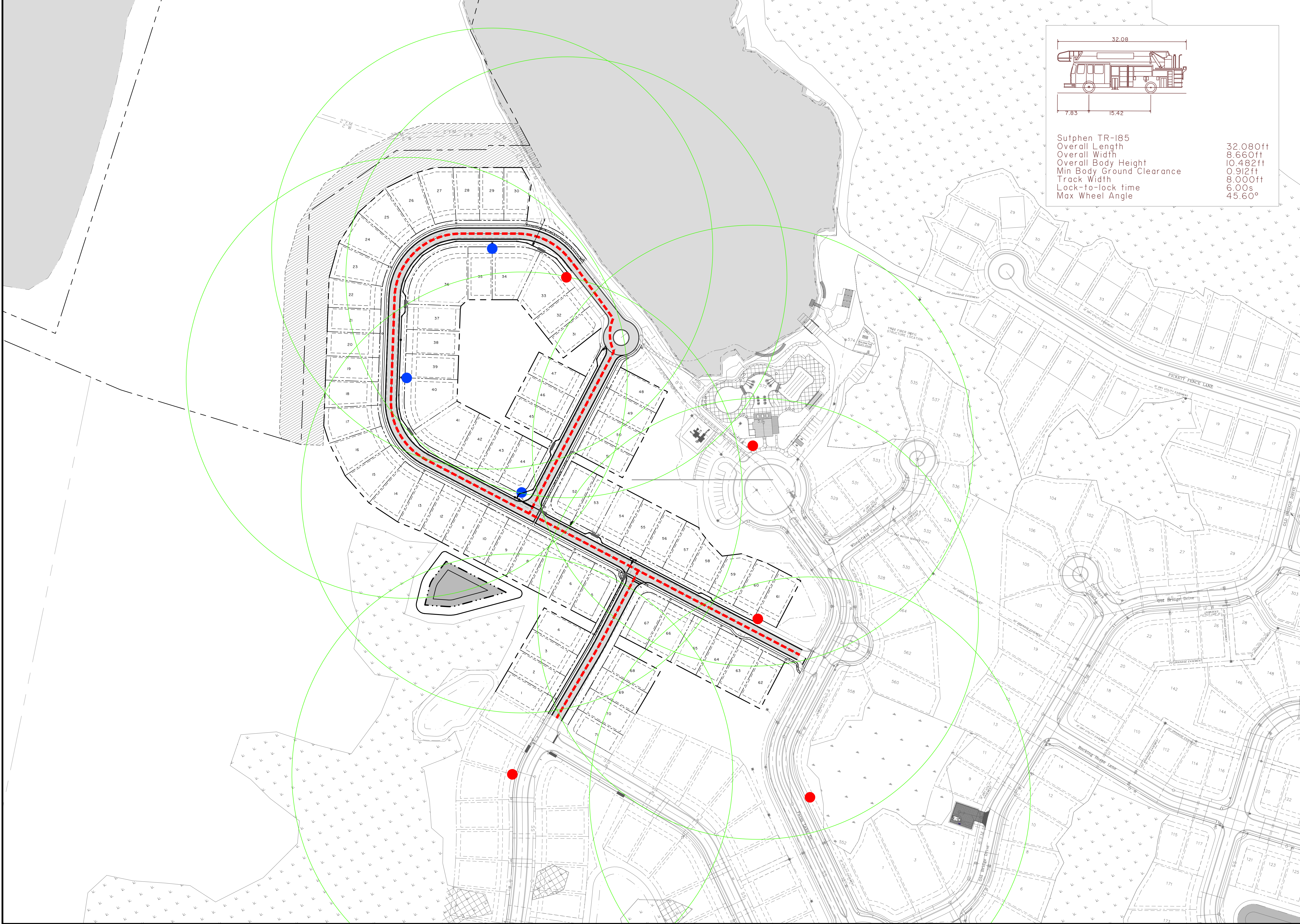


DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 100'

G0.2

Z:\26254\26254_3000\CHARTERING\DWG\HUTTON\CONSTRUCTION PLANS\26254_3000 - FIRE - PLANS - JUL 29, 2025 - 1:03 PM



LEGEND:

FIRE ACCESS ROUTE

FIRE HYDRANT EXTENTS OF COVERAGE (500 FT RADIUS)

EXISTING FIRE HYDRANT LOCATION

PROPOSED FIRE HYDRANT LOCATION

NO.	REVISIONS	BY	DATE

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50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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FIRE PROTECTION PLAN

PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

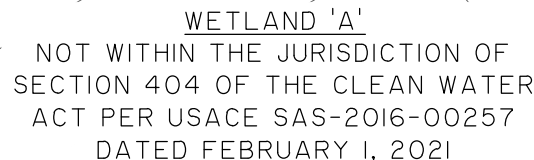
CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83 VERT.: NAVD86

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 100'

G0.3

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



MATCH LINE - SEE SHEET NO. EX0.2

ANDERSON BENJAMIN D
& PAMELA D
PIN 51015A 100II
ZONING: PUD

No.	REVISIONS	BY	DATE



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Savannah, GA 31405 • 912.234.5300
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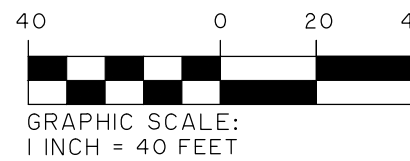
EXISTING CONDITIONS AND DEMOLITION PLAN

PHASE 3

THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

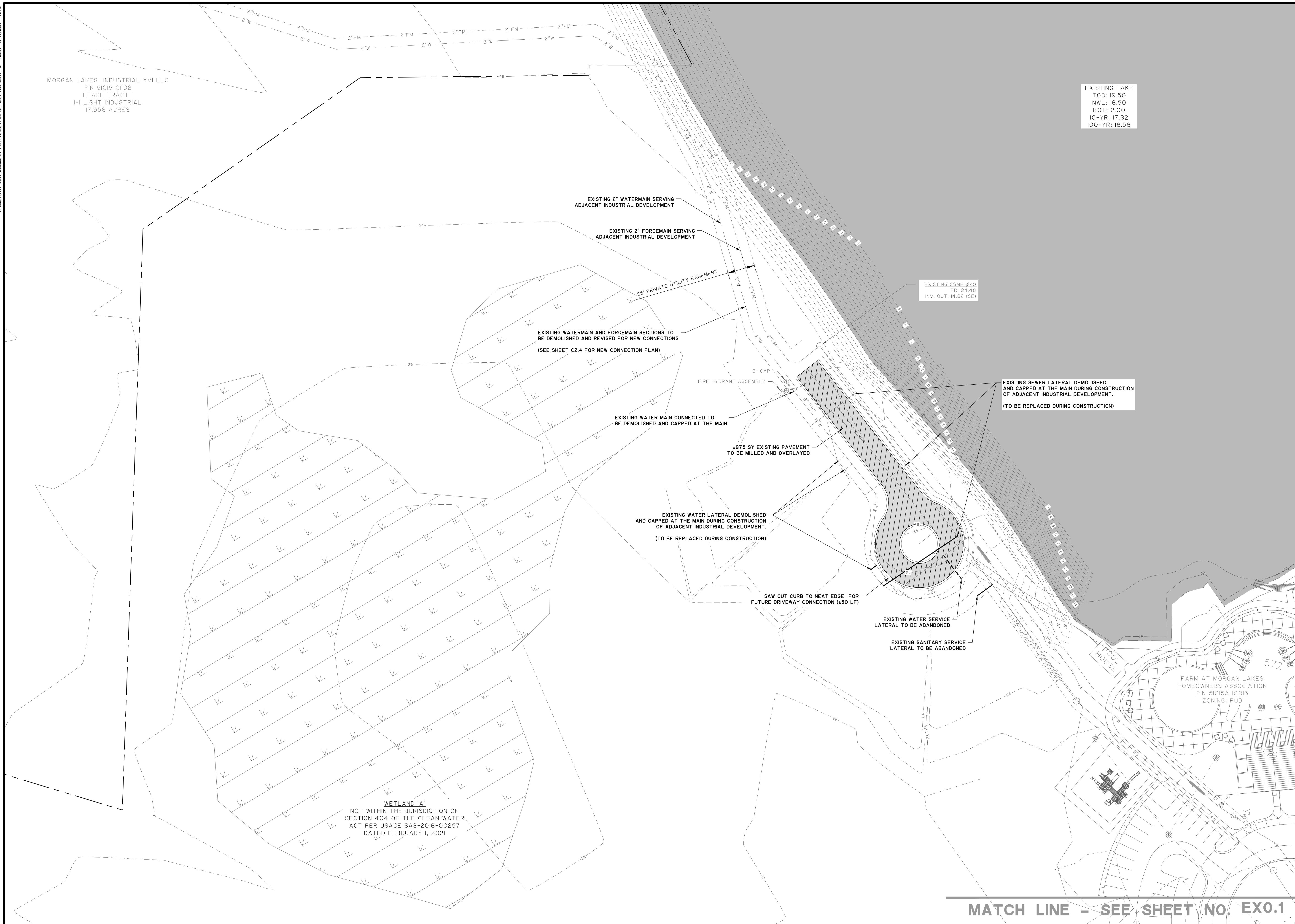
CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 40'

EX0.1

[illegible]

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www.thomasandhutton.com

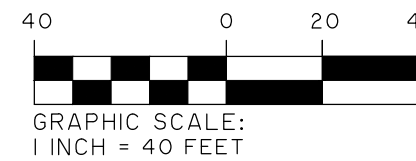
EXISTING CONDITIONS AND DEMOLITION PLAN

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" = 40'

EX0.2

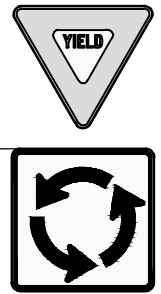
Z:\26254\26254_3000\DWG\DWG\001.DWG:CONSTRUCT.DWG PLANS 26254_3000 - AL - PLANS - Jul 26, 2025 - 1:03 PM

MORGAN LAKES INDUSTRIAL XVI LLC
PIN 51015 0102
LEASE TRACT I
I-1 LIGHT INDUSTRIAL
17.956 ACRES

LINE TABLE		
CURVE	RADIUS	LENGTH
L1	N 16°22'11" E	166.82'
L2	N 13°33'51" E	166.59'
L3	S 76°26'09" E	412.55'
L4	S 76°26'09" E	279.43'
L5	S 76°26'09" E	262.97'
L6	S 11°59'08" E	230.46'
L7	S 75°58'26" W	128.47'
L8	S 13°33'51" W	421.23'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	1000.00'	48.97'	48.96'	N 14°58'01" E	2°48'20"
C2	150.00'	168.73'	159.97'	S 44°12'39" E	64°27'01"
C3	150.00'	230.28'	208.32'	S 31°59'39" W	87°57'34"
C4	150.00'	135.45'	130.89'	N 78°09'28" W	51°44'11"

EXISTING LAKE
TOB: 19.50
NWL: 16.50
BOT: 2.00
10-YR: 18.32
25-YR: 18.83
100-YR: 19.21



RI-2 (36)36
R6-5P (30)30



THOMAS & HUTTON

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SITE LAYOUT PLAN

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



40 0 20 40
GRAPHIC SCALE:
1 INCH = 40 FEET

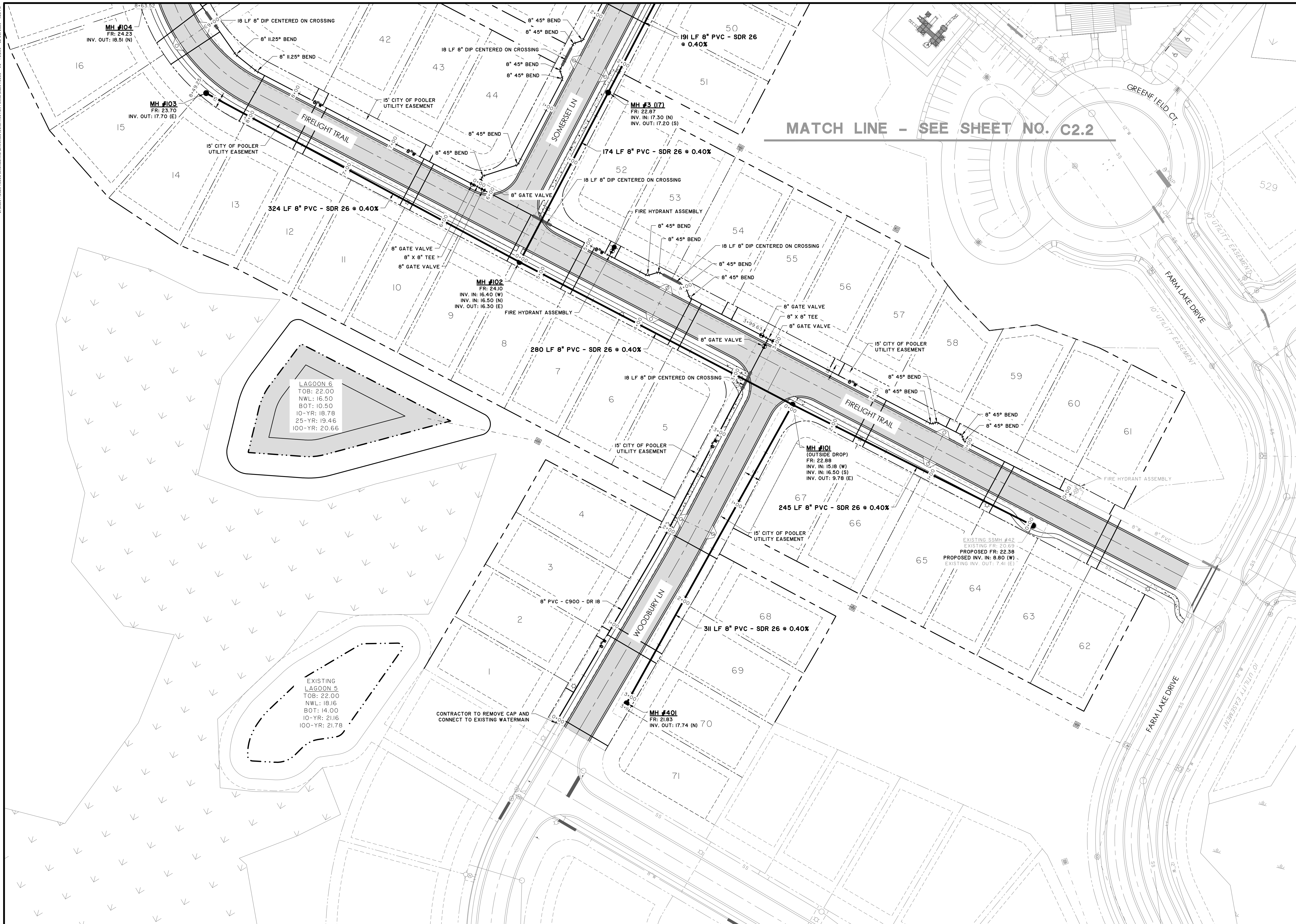
DATUM: HORIZ.: NAD83 VERT.: NAVD86

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 40'

C1.2

MATCH LINE - SEE SHEET NO. C1.1

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



NOTES:
SEE SHEETS C2.3-C2.4 FOR WATER
AND SEWER LATERALS PLAN.

[illegible]

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WATER AND SEWER PLAN

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



40 0 20

GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 40'

C2.1

C2.2

2/2/2024 1:28:54 PM 2024 CHANGING DRAINAGE CONSTRUCTION PLANS 26254.3000 - L.A.T. - PLANS - JUL 29, 2025 - 1:53 PM



MATCH LINE - SEE SHEET NO. C2.2

DOMESTIC WATER LATERALS

- 1" HDPE PIPE
- CONNECTED WITH TAPPING SADDLE
- LOCATED 5 FEET FROM PROPERTY CORNER

SANITARY SEWER LATERALS

- 4" PVC - SDR 26
- #12 SOLID COPPER TRACING WIRE
- LOCATED 15 FEET FROM PROPERTY CORNER

DRIVEWAY LOCATIONS

- DRIVEWAYS SHALL NOT BE INSTALLED IN LOCATIONS THAT ARE ON TOP OF EITHER WATER OR SEWER LATERALS.

NO.	REVISIONS	BY	DATE



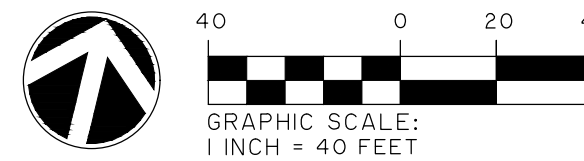
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**WATER AND SEWER
LATERAL PLAN**

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



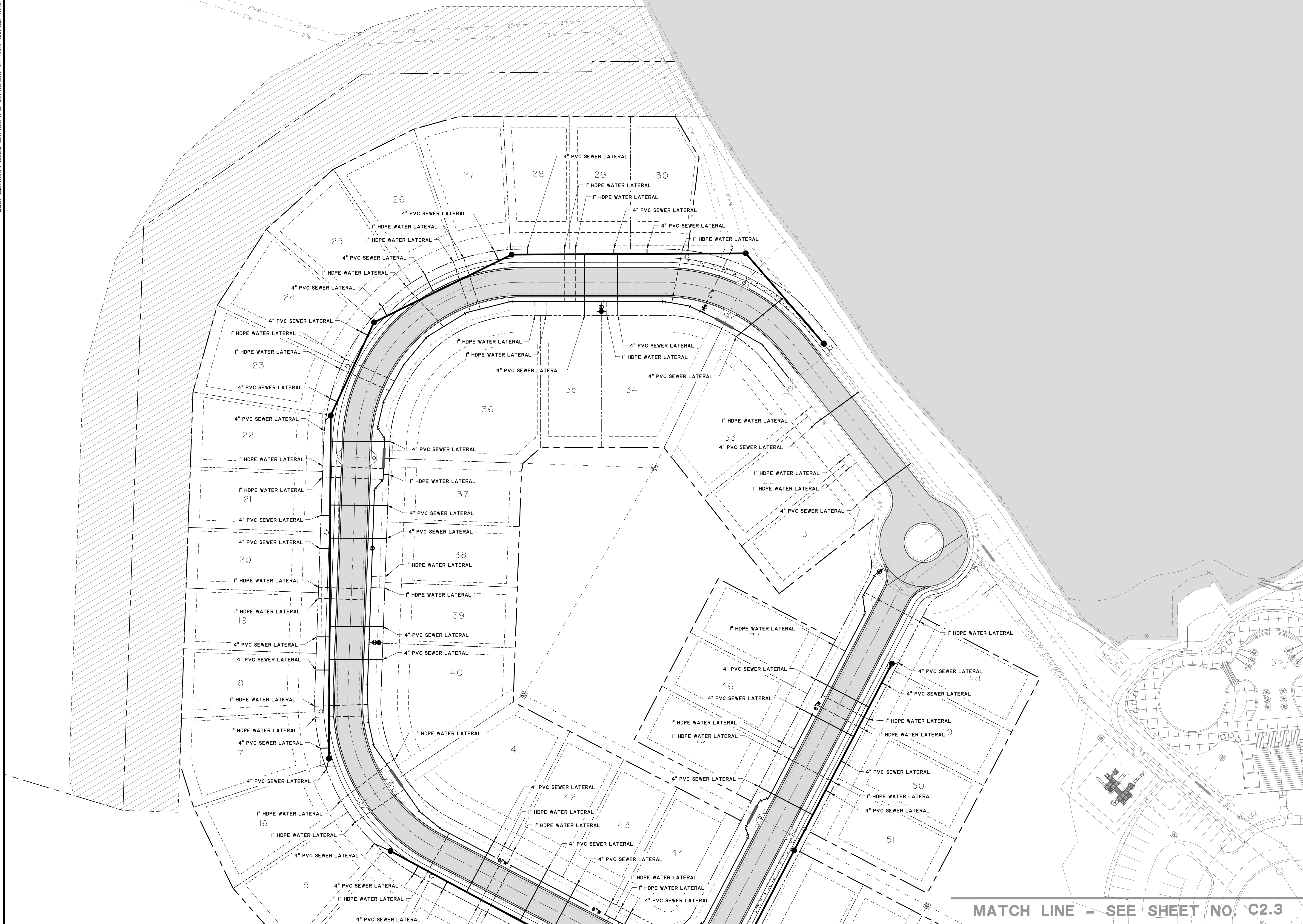
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JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 40'

C2.3

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

2/26/25 1:28:54 PM 2025 CHANGING FROM WAREHOUSE TO CONSTRUCTION PLANS - JUL 26, 2025 - 1:53 PM



DOMESTIC WATER LATERALS

- 1" HDPE PIPE
- CONNECTED WITH TAPPING SADDLE
- LOCATED 5 FEET FROM PROPERTY CORNER

SANITARY SEWER LATERALS

- 4" PVC - SDR 26
- #12 SOLID COPPER TRACING WIRE
- LOCATED 15 FEET FROM PROPERTY CORNER

DRIVEWAY LOCATIONS

- DRIVEWAYS SHALL NOT BE INSTALLED IN LOCATIONS THAT ARE ON TOP OF EITHER WATER OR SEWER LATERALS.

NO.	REVISIONS	BY	DATE



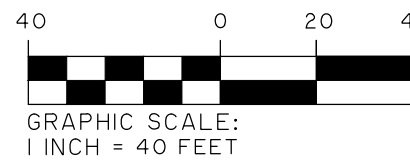
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www.thomasandhutton.com

**WATER AND SEWER
LATERAL PLAN**

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



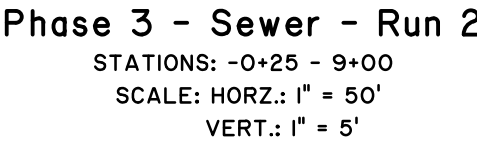
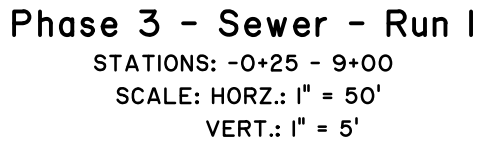
DATUM: HORIZ.: NAD83 VERT.: NAVD86

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 40'

C2.4

MATCH LINE - SEE SHEET NO. C2.3

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



PHASE 3

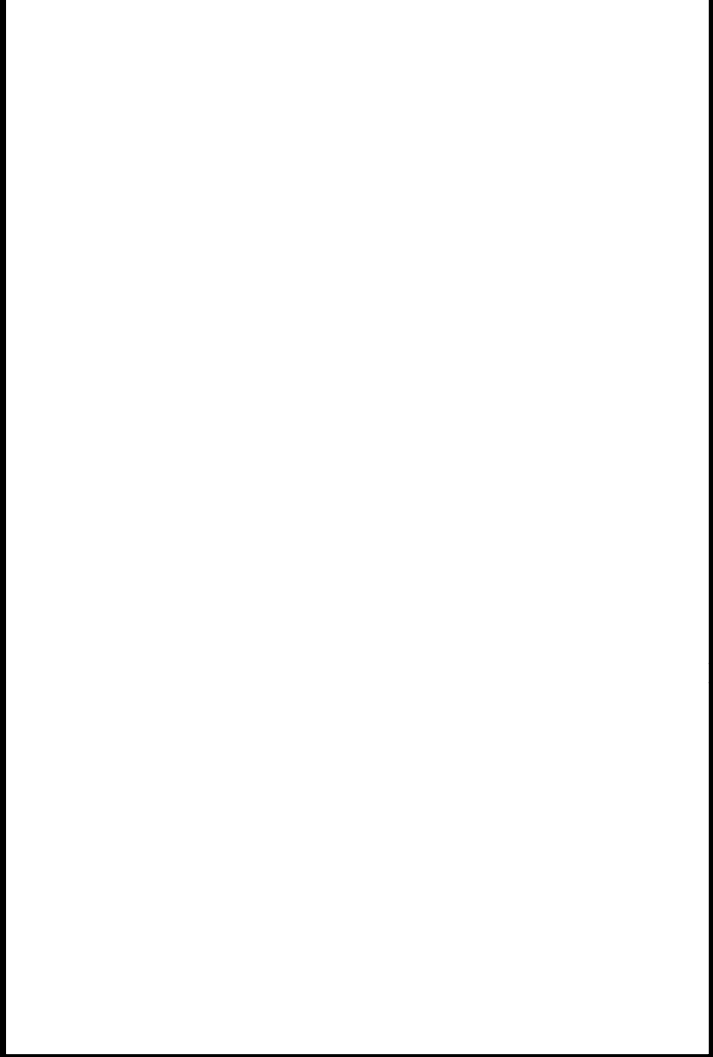
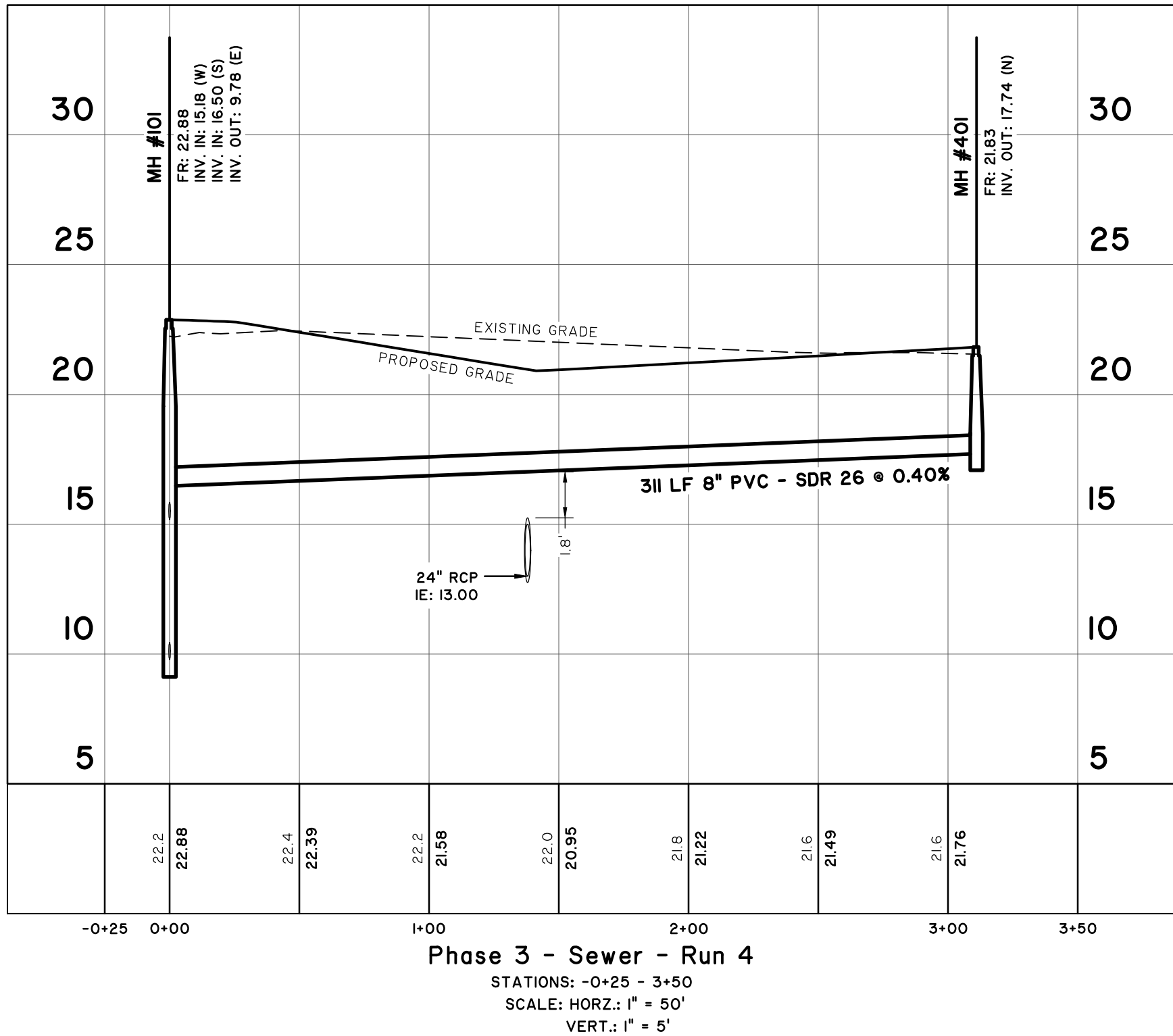
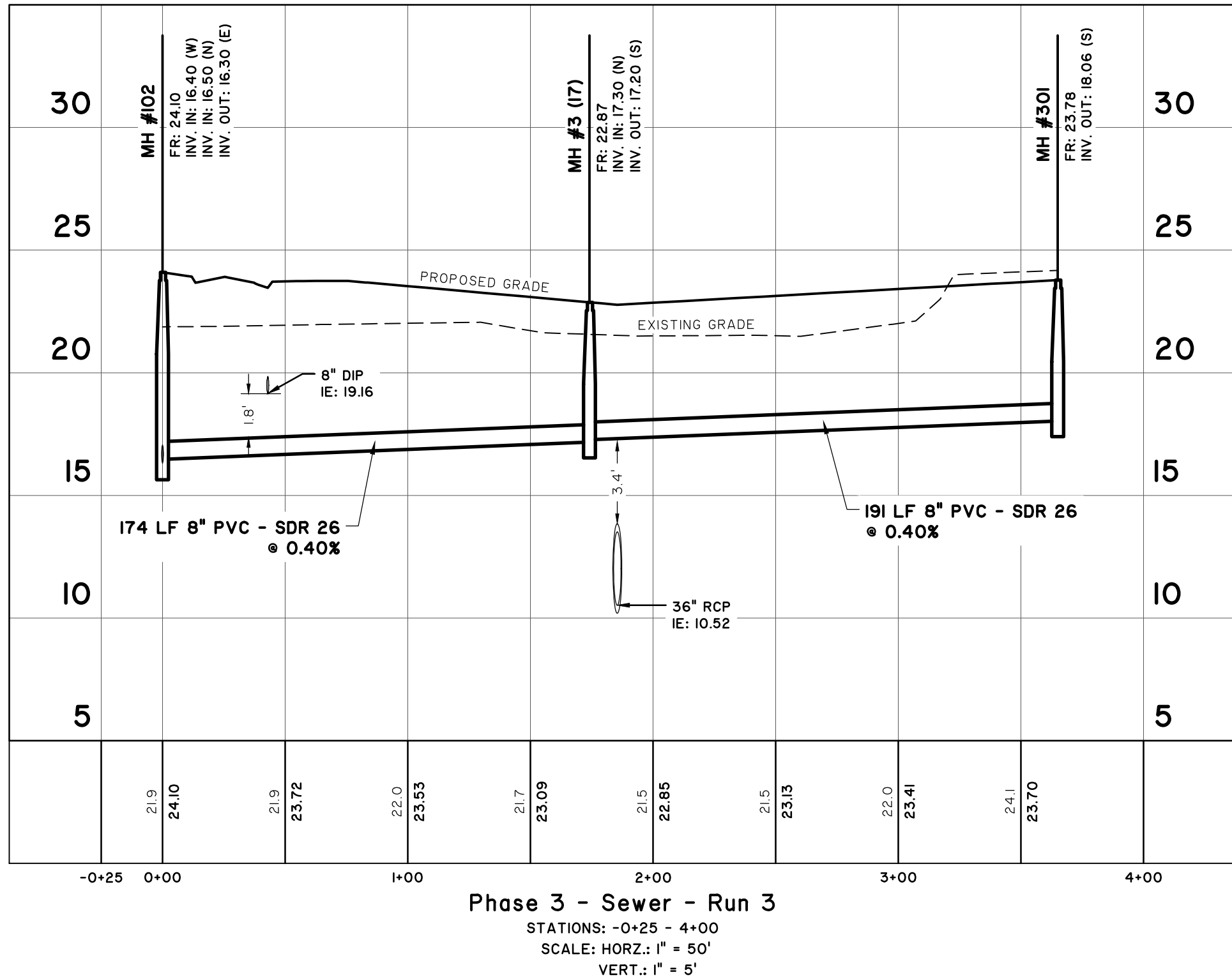
THE FARM AT MORGAN LAKES

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

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

C2.5

26254.3000.DWG 2025-07-25 10:10 AM



NO.	REVISIONS	BY	DATE



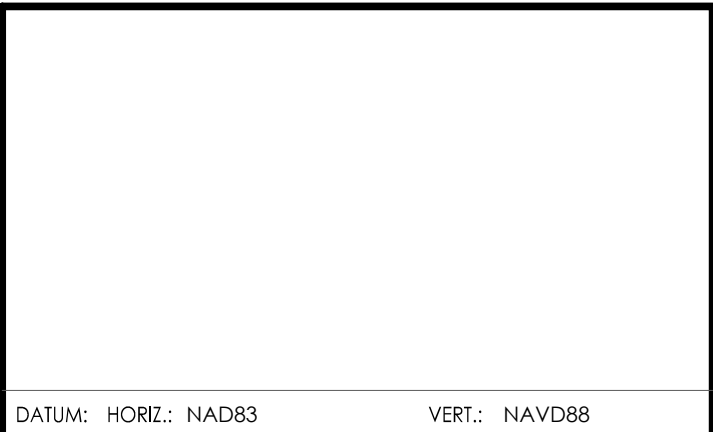
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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SANITARY SEWER PROFILES

PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
FOOLER, GEORGIA

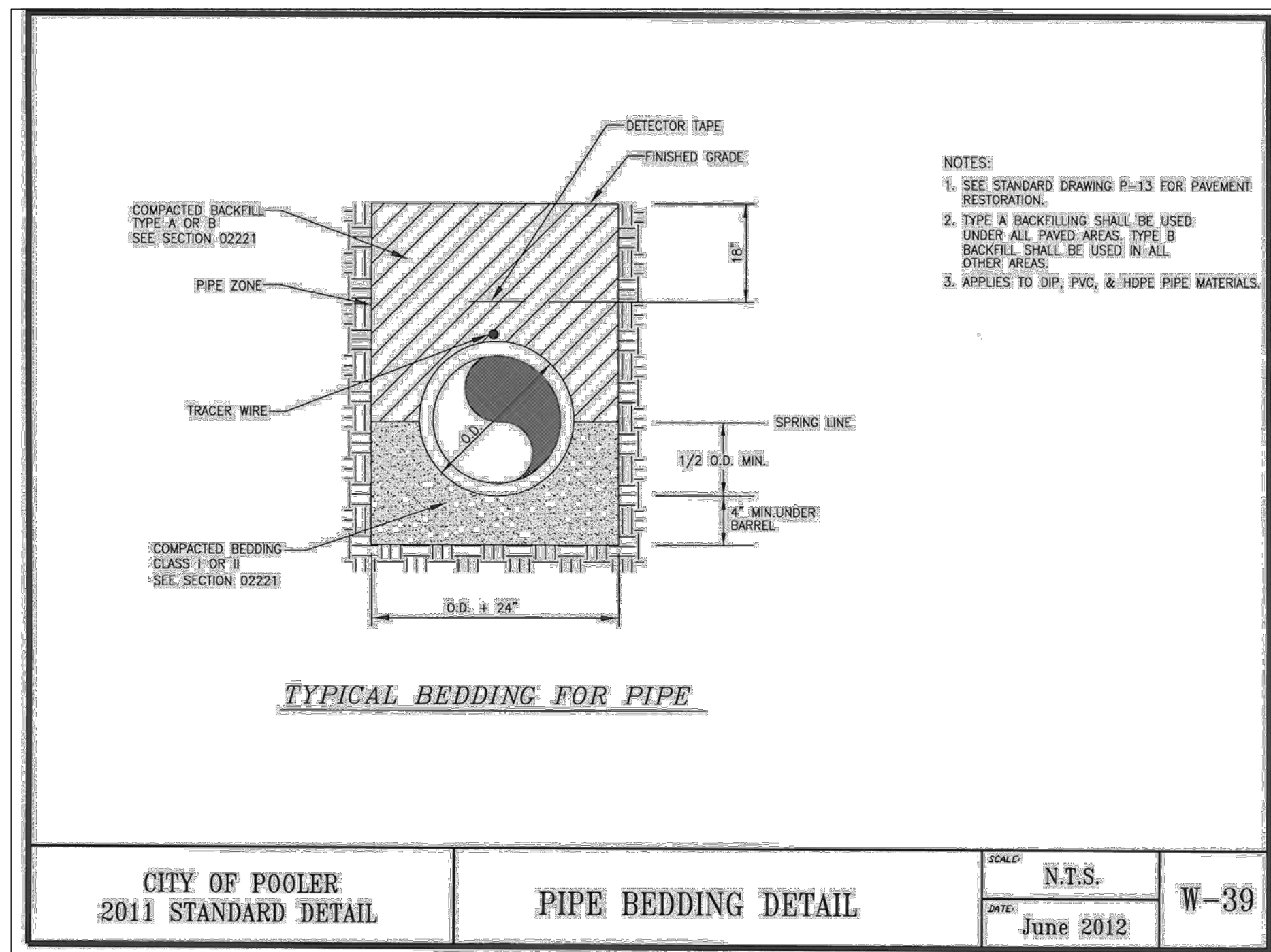
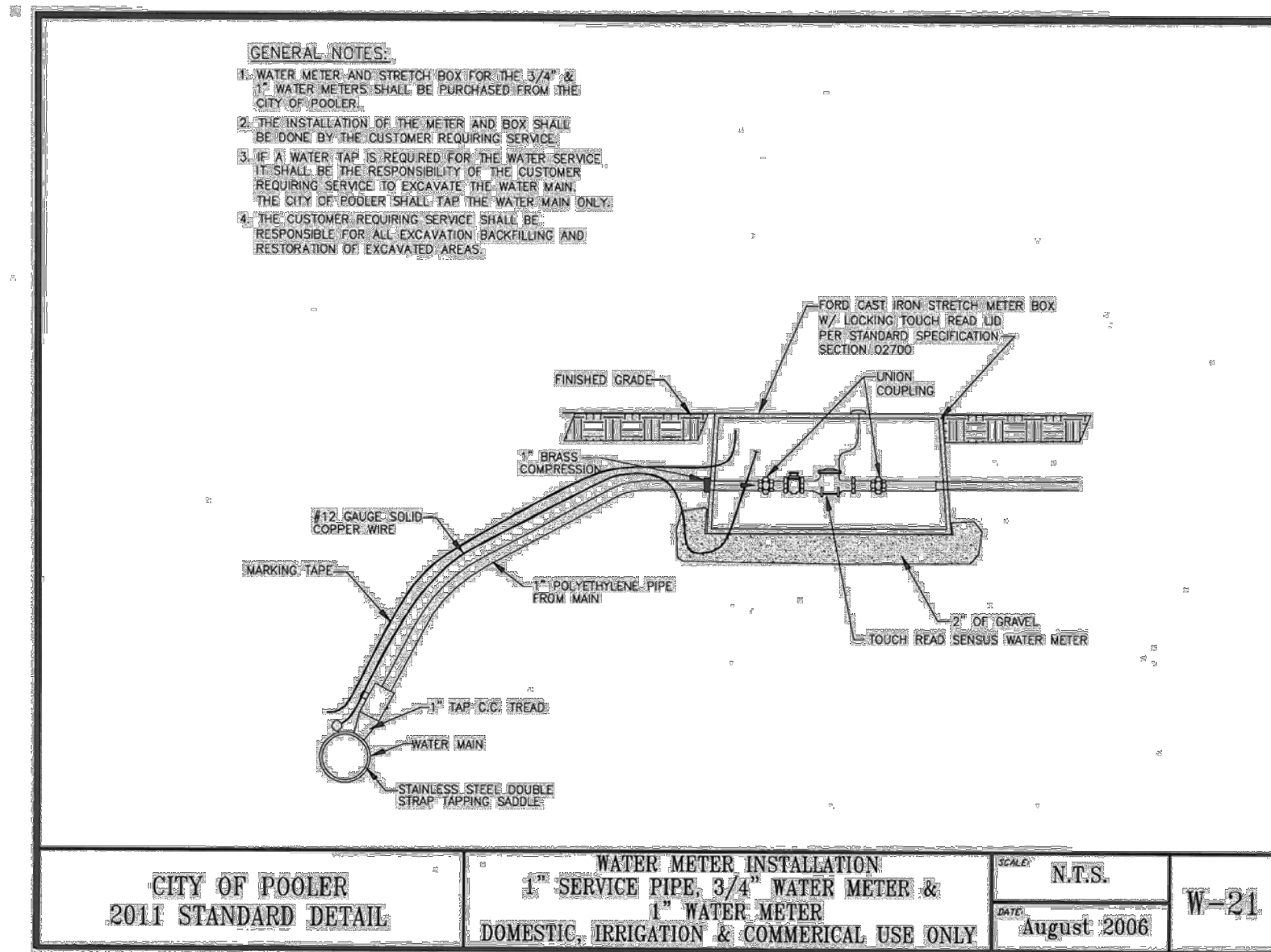
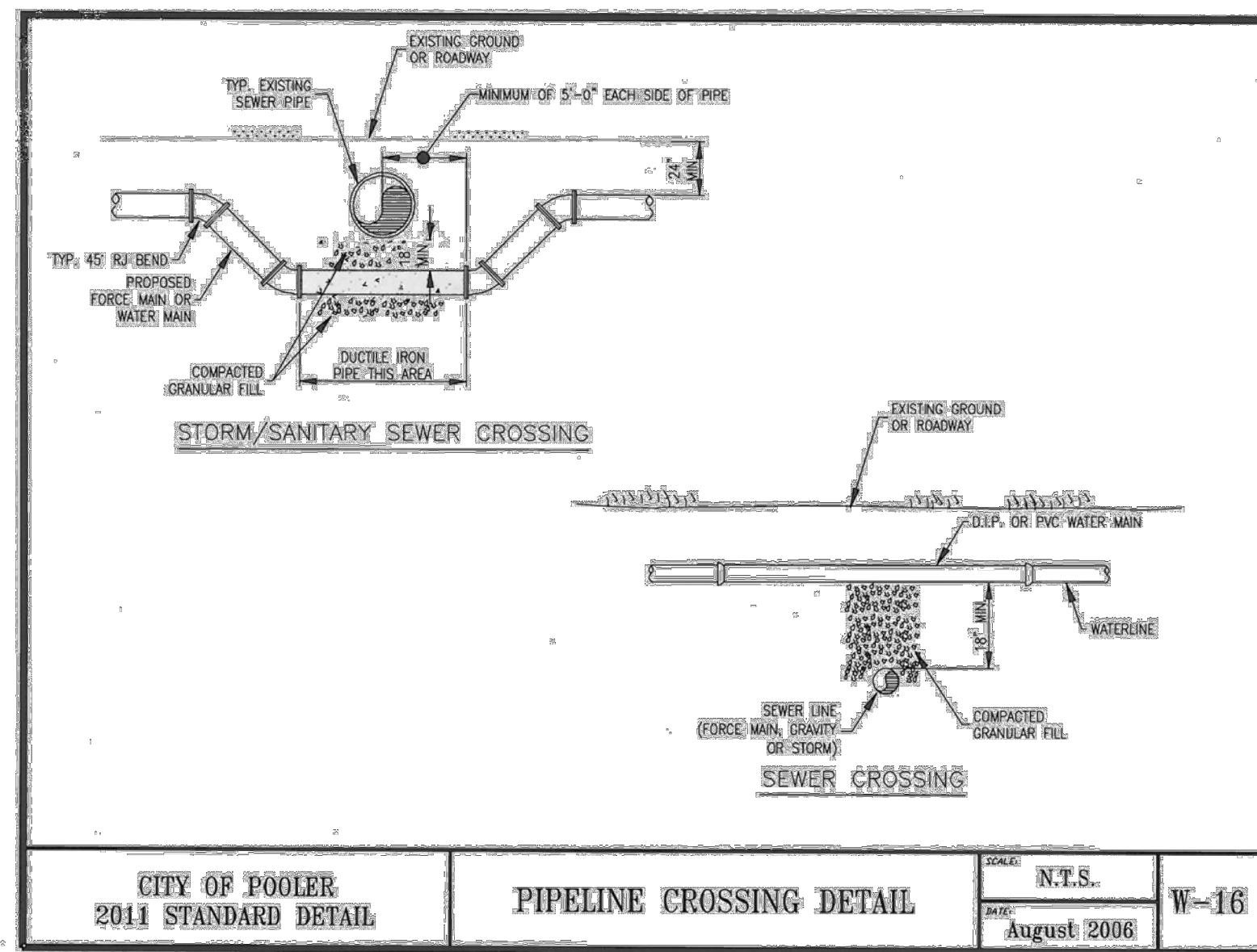
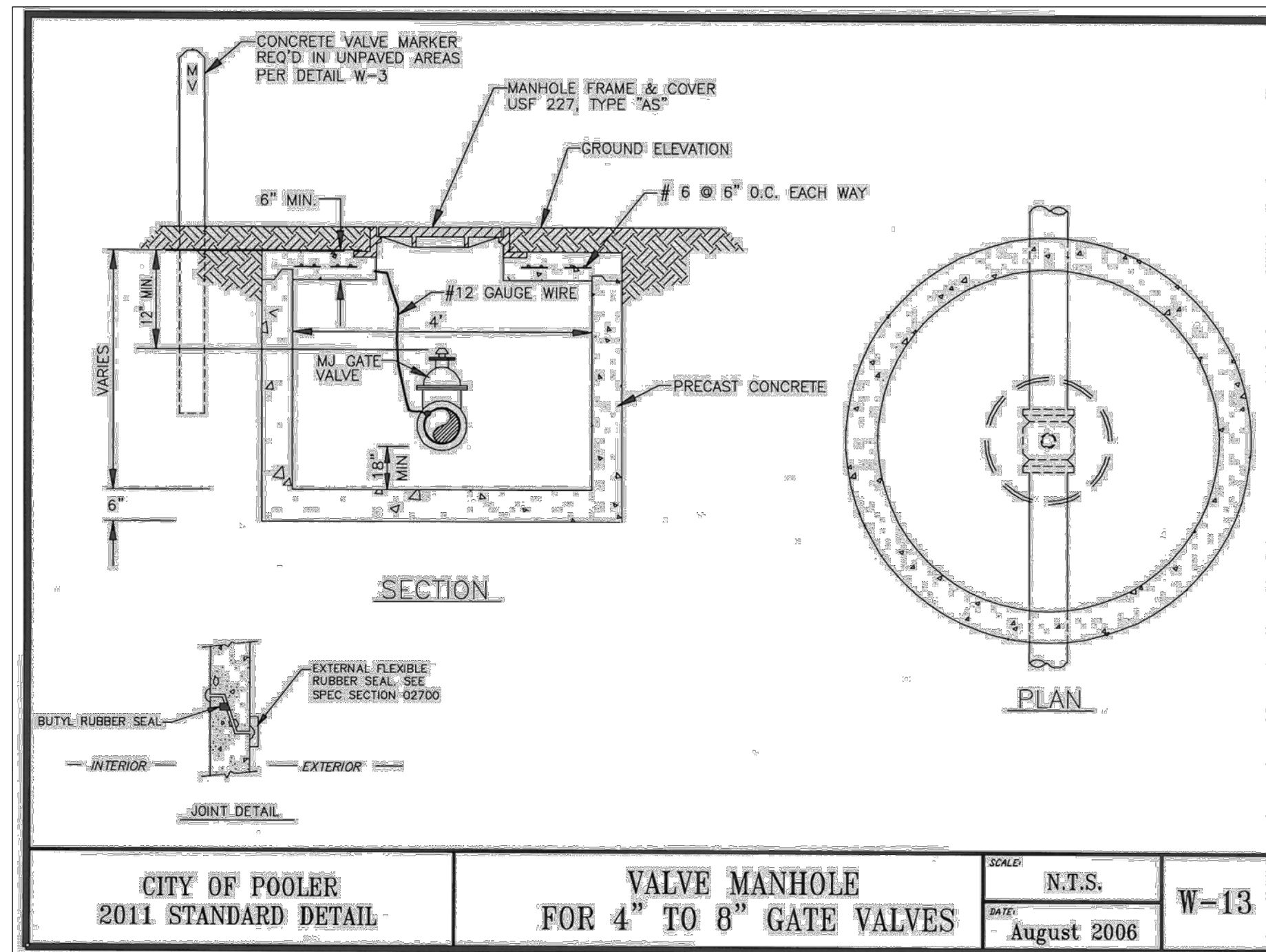
CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082



DATUM: HORIZ.: NAD83 VERT.: NAVD88

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

C2.6

[illegible]

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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
SCALE:	1" = 1'

C2.11



26254.3000.DWG (SHEET) 01/30/25 10:05 PM

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE



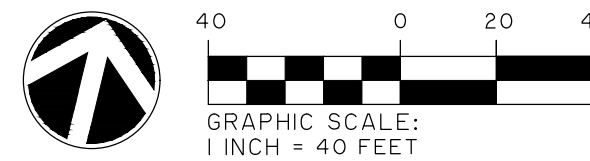
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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

STORM DRAINAGE PLAN

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: NAVD86

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 40'

C3.1

2025.04.14 2:25:41 26254.3000 THOMAS & HUTTON CONSULTING, INC. PLANS 26254.3000 - 00 - PLANS - JUL 29, 2025 - 1:05 PM



EXISTING LAKE
TOB: 19.50
NWL: 16.50
BOT: 2.00
10-YR: 18.32
25-YR: 18.83
100-YR: 19.21

MATCH LINE - SEE SHEET NO. C3.1



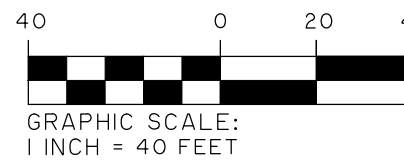
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
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STORM DRAINAGE PLAN

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.: NAVD86

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 40'

C3.2

26254.3000.DWG (SHEET) 07/24/25 10:05 PM



NOTE:

1. CONTRACTOR SHALL NOT INSTALL ANY SIDEWALK THAT FRONTS A PROPOSED LOT TO AVOID INTERFERING WITH FUTURE DRIVEWAYS.
2. CONTRACTOR SHALL INSTALL ANY SIDEWALK THAT IS ADJACENT TO OPEN SPACE AREAS OF THE DEVELOPMENT.
3. CONTRACTOR SHALL INSTALL SIDEWALK AT 8' IF IN ALL DIRECTIONS AS ADA CROSSWALK LOCATIONS.

NO.	REVISIONS	BY	DATE

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PAVING AND GRADING PLAN

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

GRAPHIC SCALE:
1" = 40'

DATUM: HORIZ.: NAD83 VERT.: NAVD86

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 40'

C3.3

3. CONTRACTOR SHALL INSTALL
SIDEWALK AT 8 LF IN ALL DIRECTIONS AND
ADA CROSSWALK LOCATIONS.

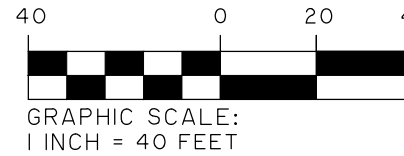
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PHASE 3
THE FARM AT MORGAN
LAKES

PROJECT LOCATION:
POOLER, GEORGIA

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



DATUM: HORIZ.: NAD83 VERT.: NAVD86

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 40'

C3.4

MATCH LINE - SEE SHEET NO. C3.1



ROAD PROFILES

PHASE 3 THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

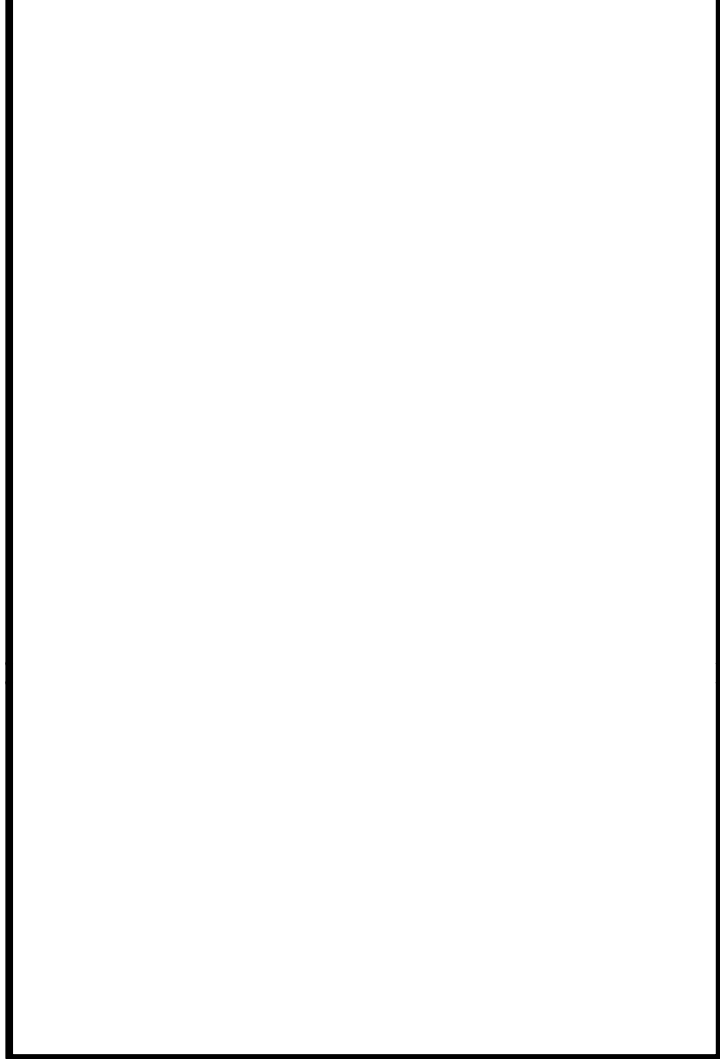
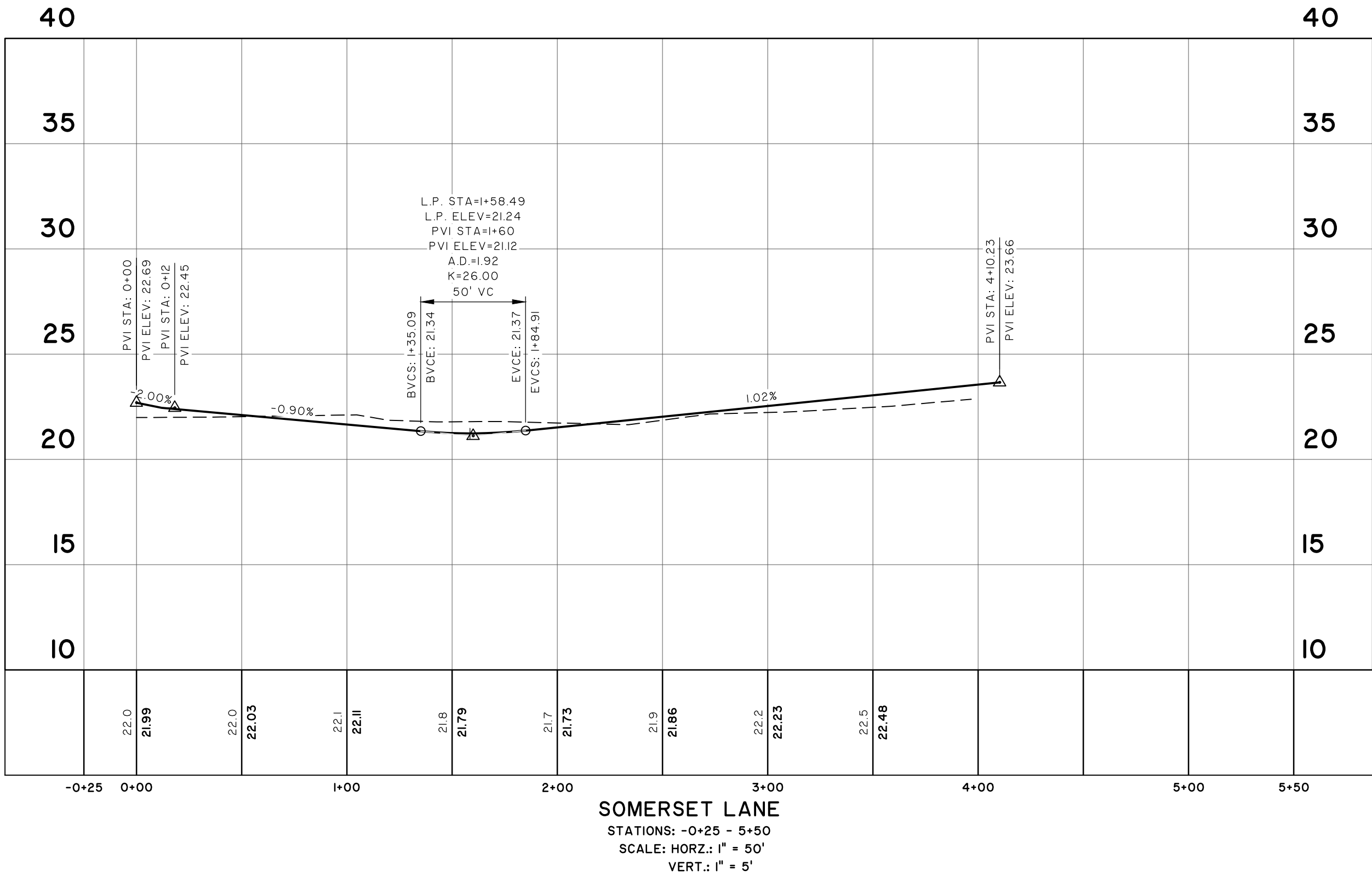
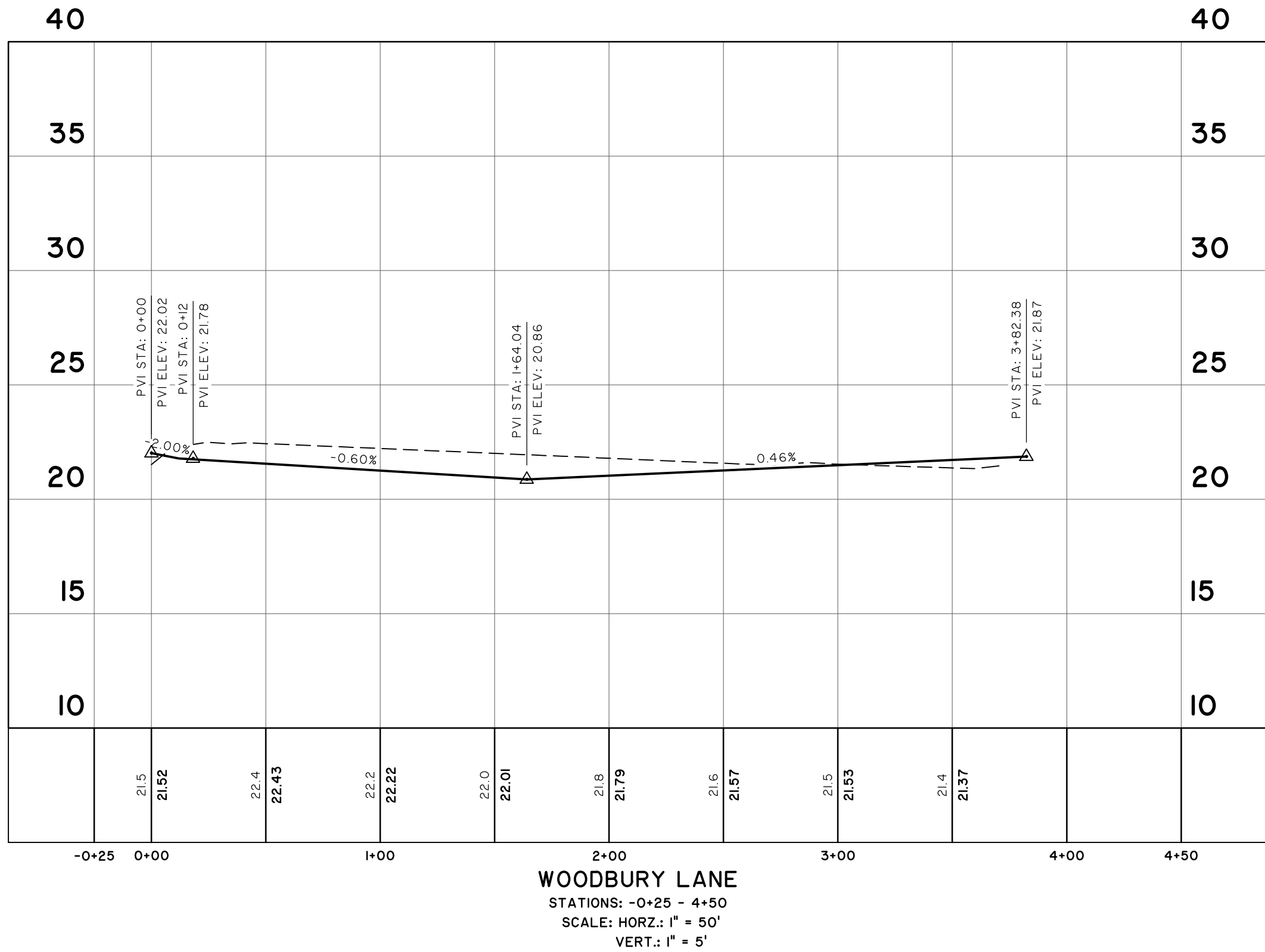
CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082

DATUM: HORIZ.: NAD83 VERT.: NAVD88

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

C3.5

Z:\26254\26254.3000\DWG\ROAD\WOODBURY LANE.dwg, 26254.3000 - SITE DESCRIPTIONS - Jul 29, 2025 - 1:05 PM



NO.	REVISIONS	BY	DATE



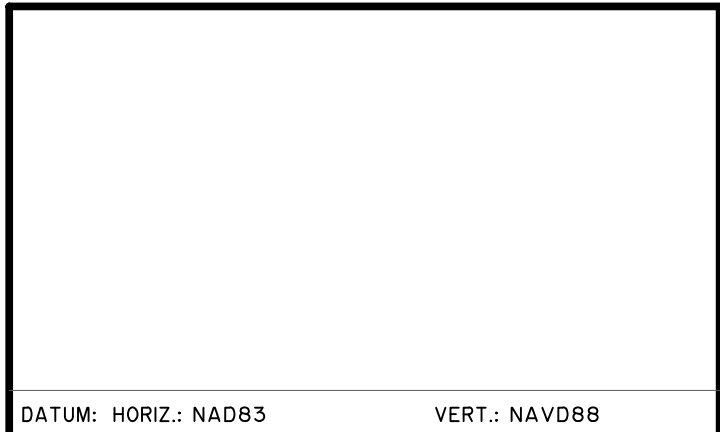
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ROAD PROFILES

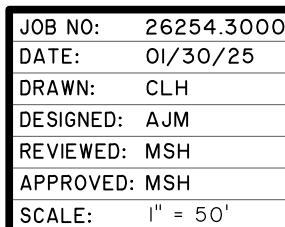
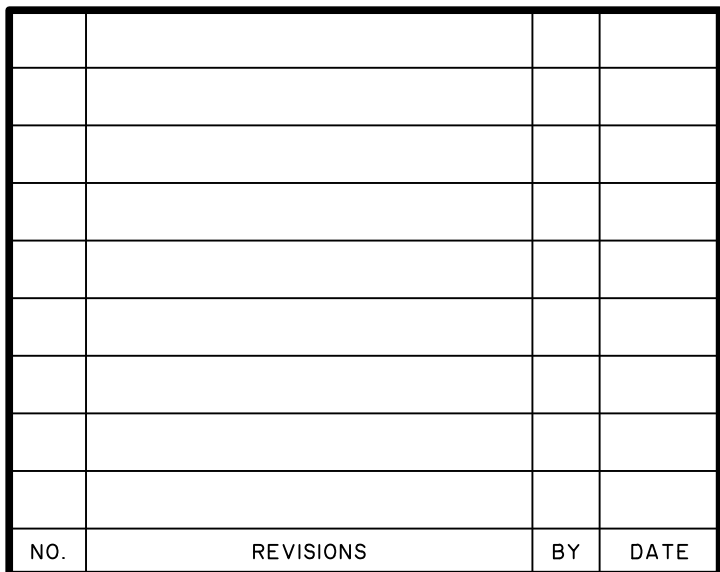
PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

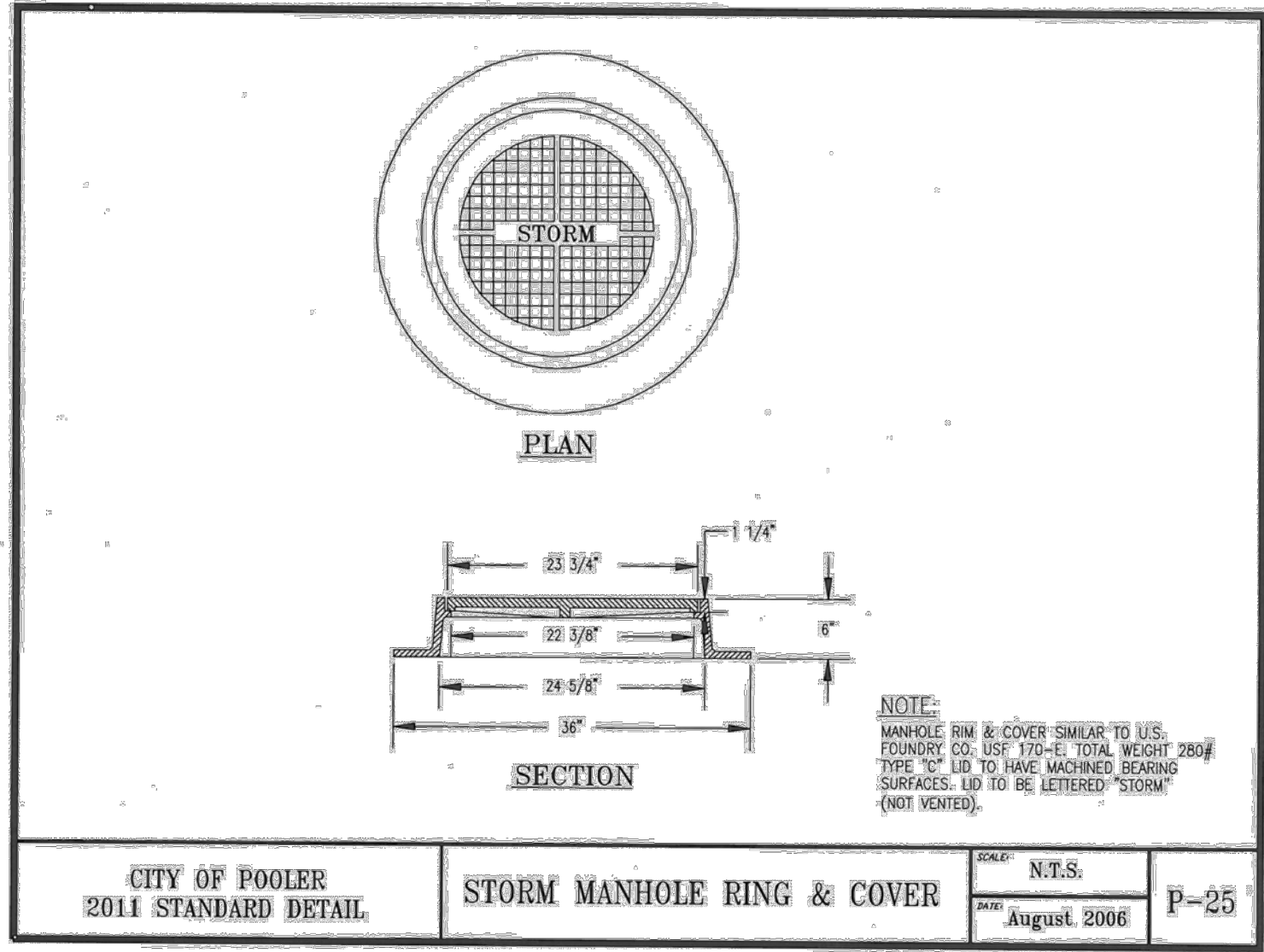
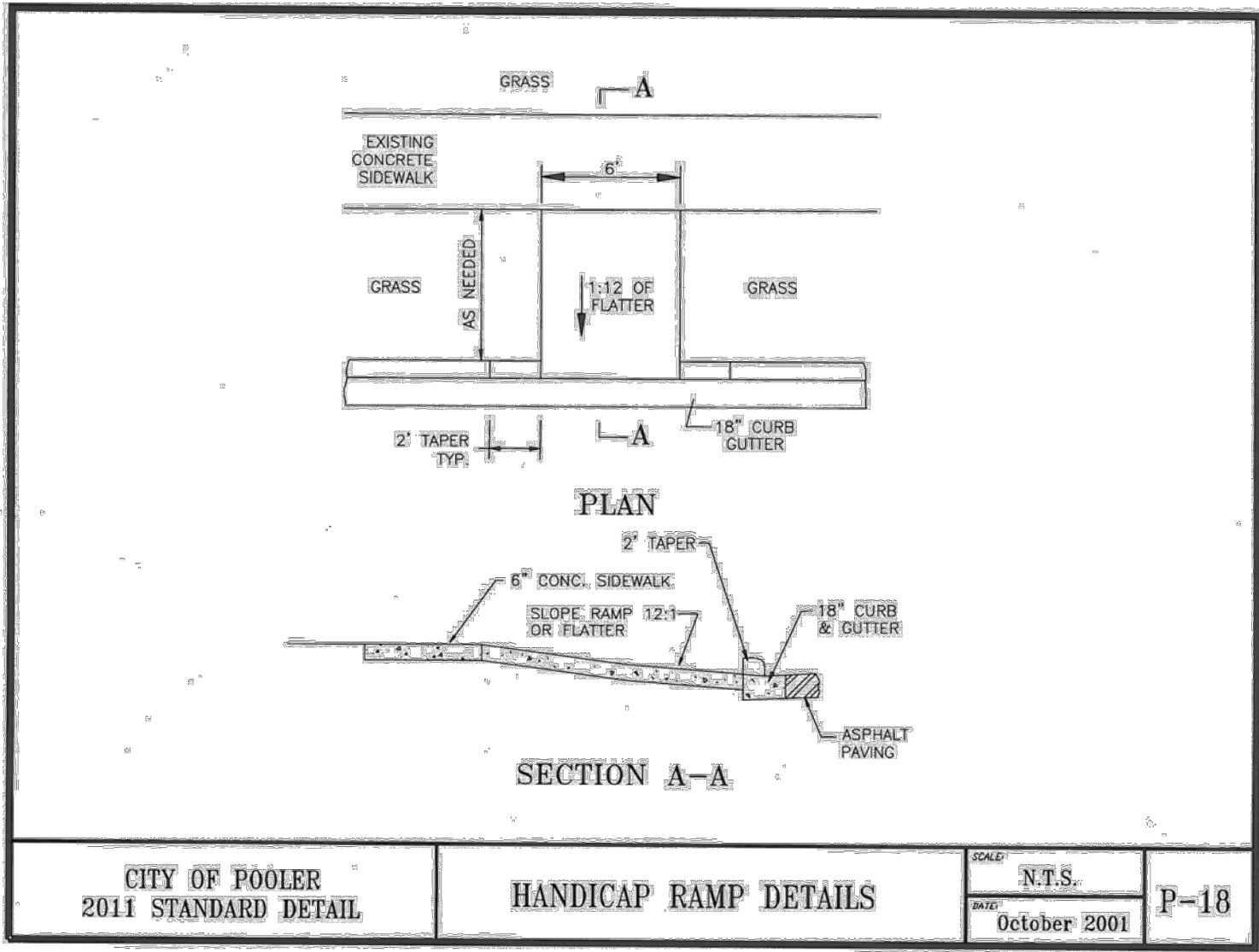
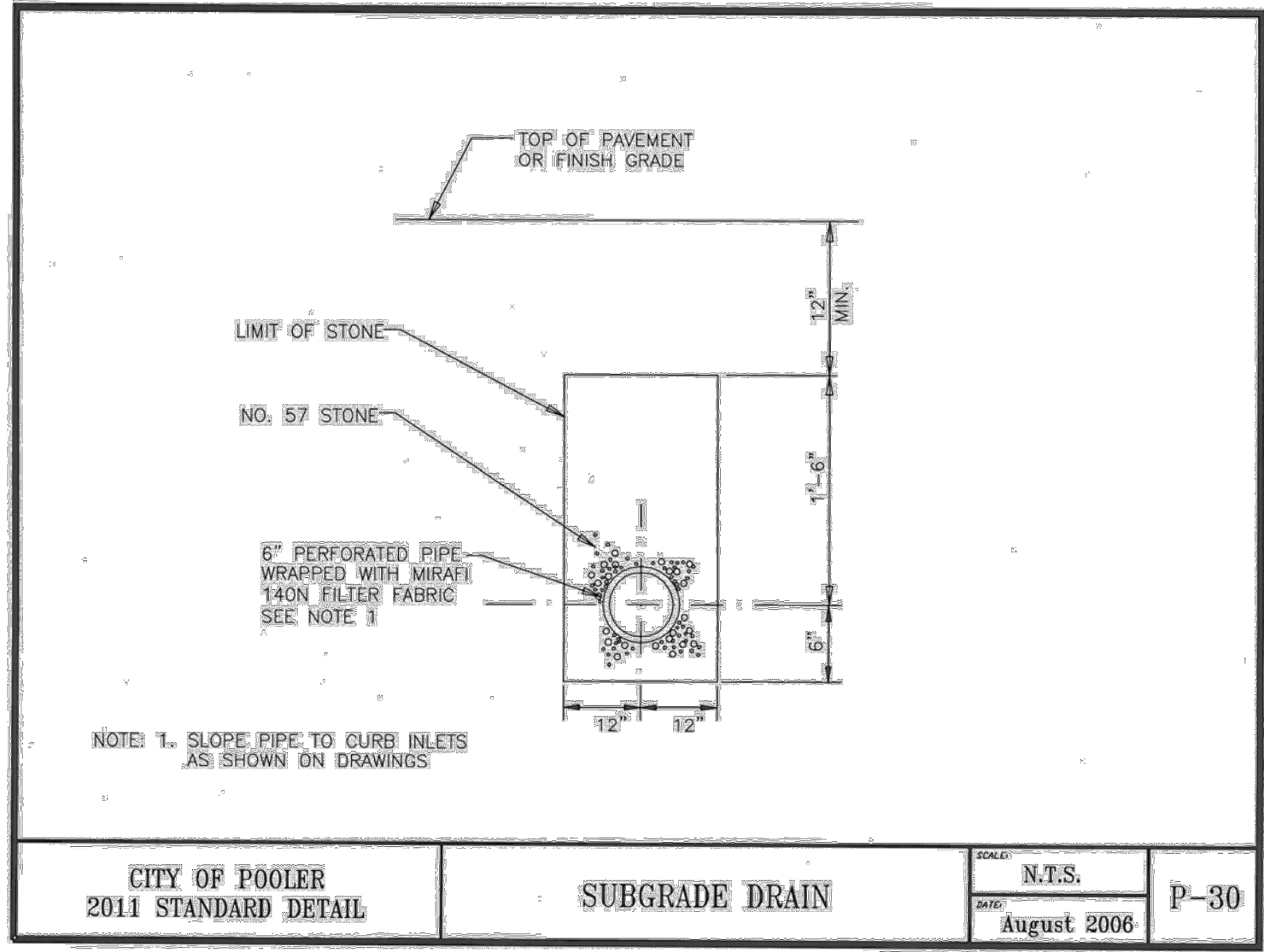
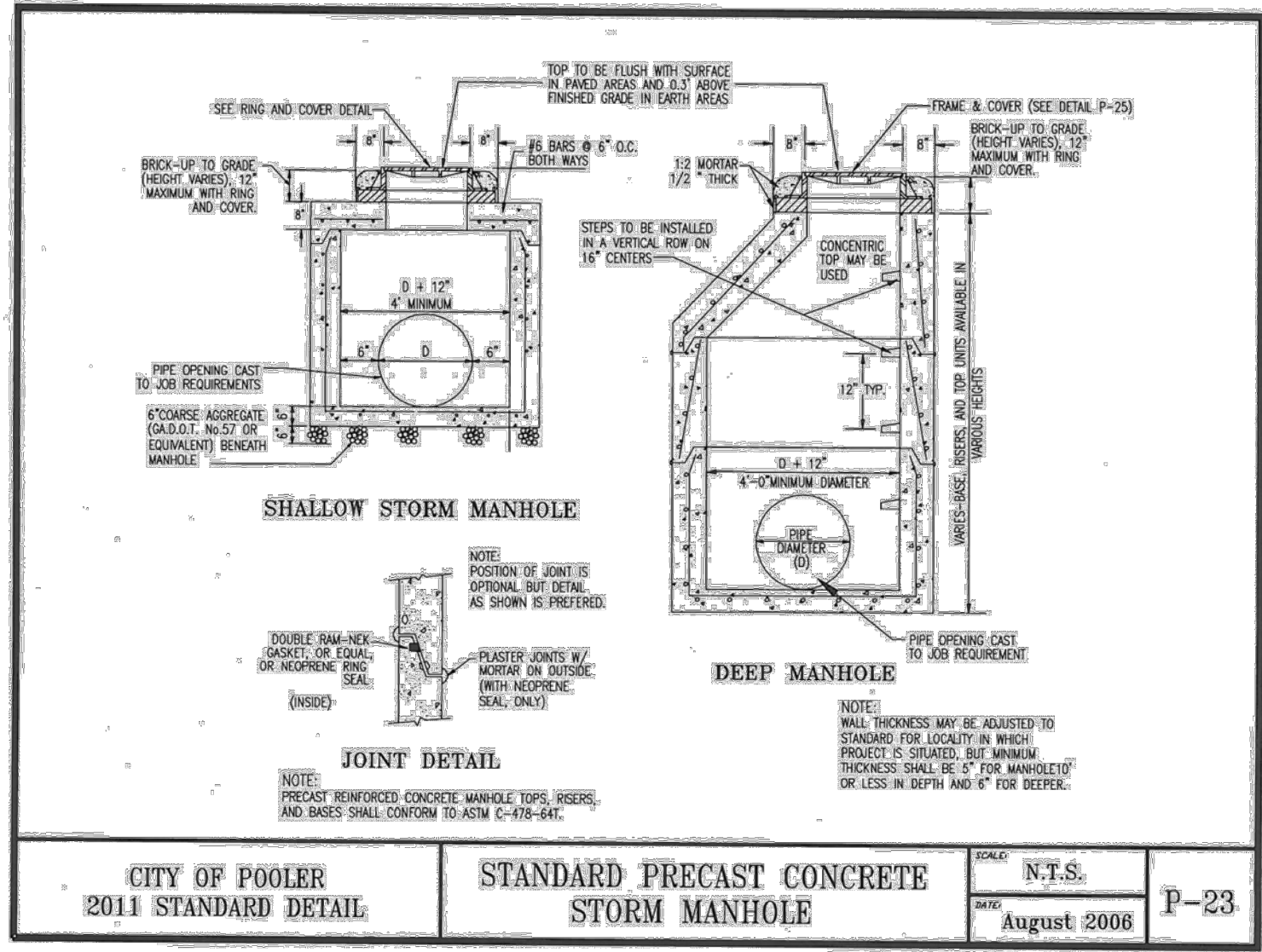
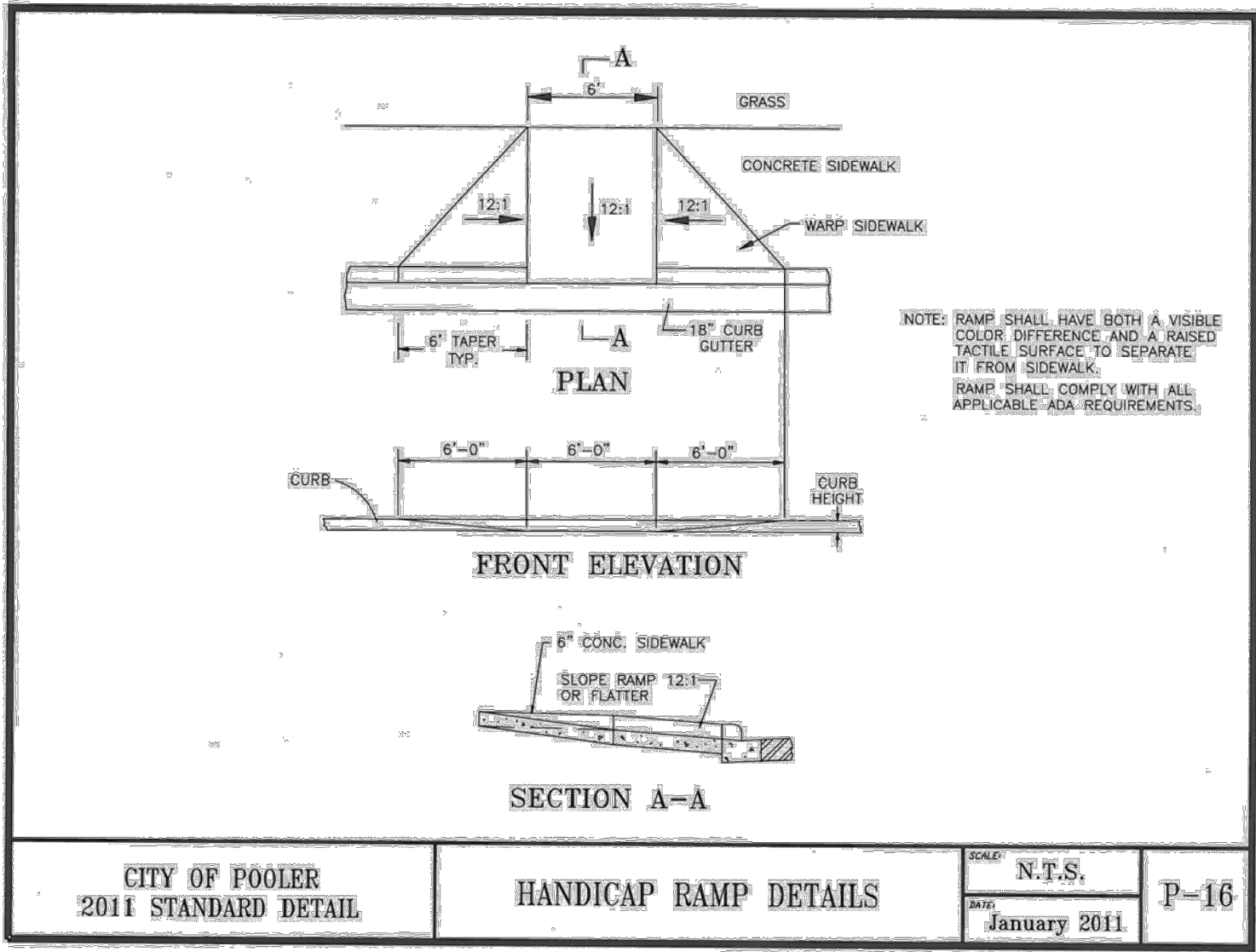
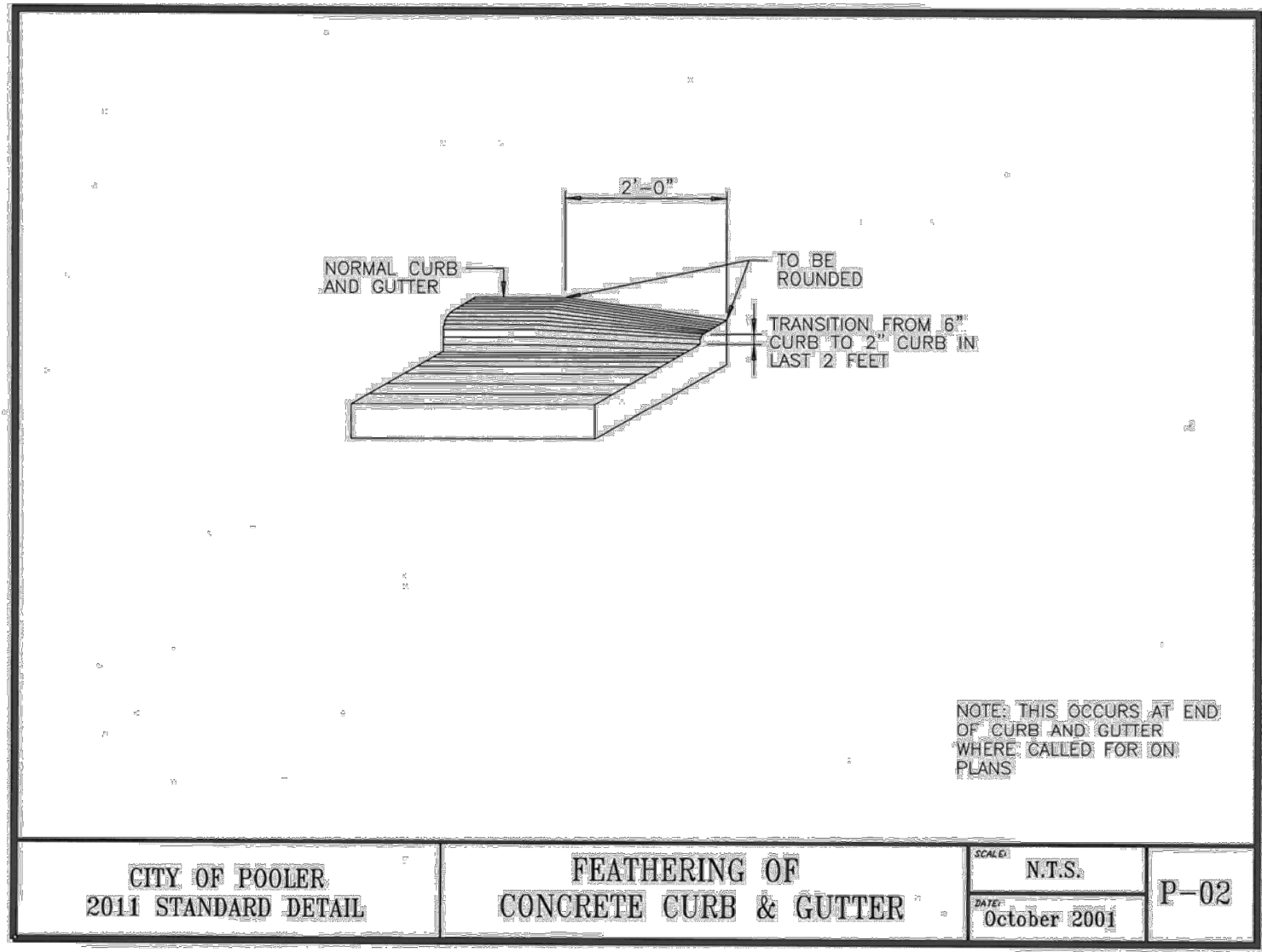
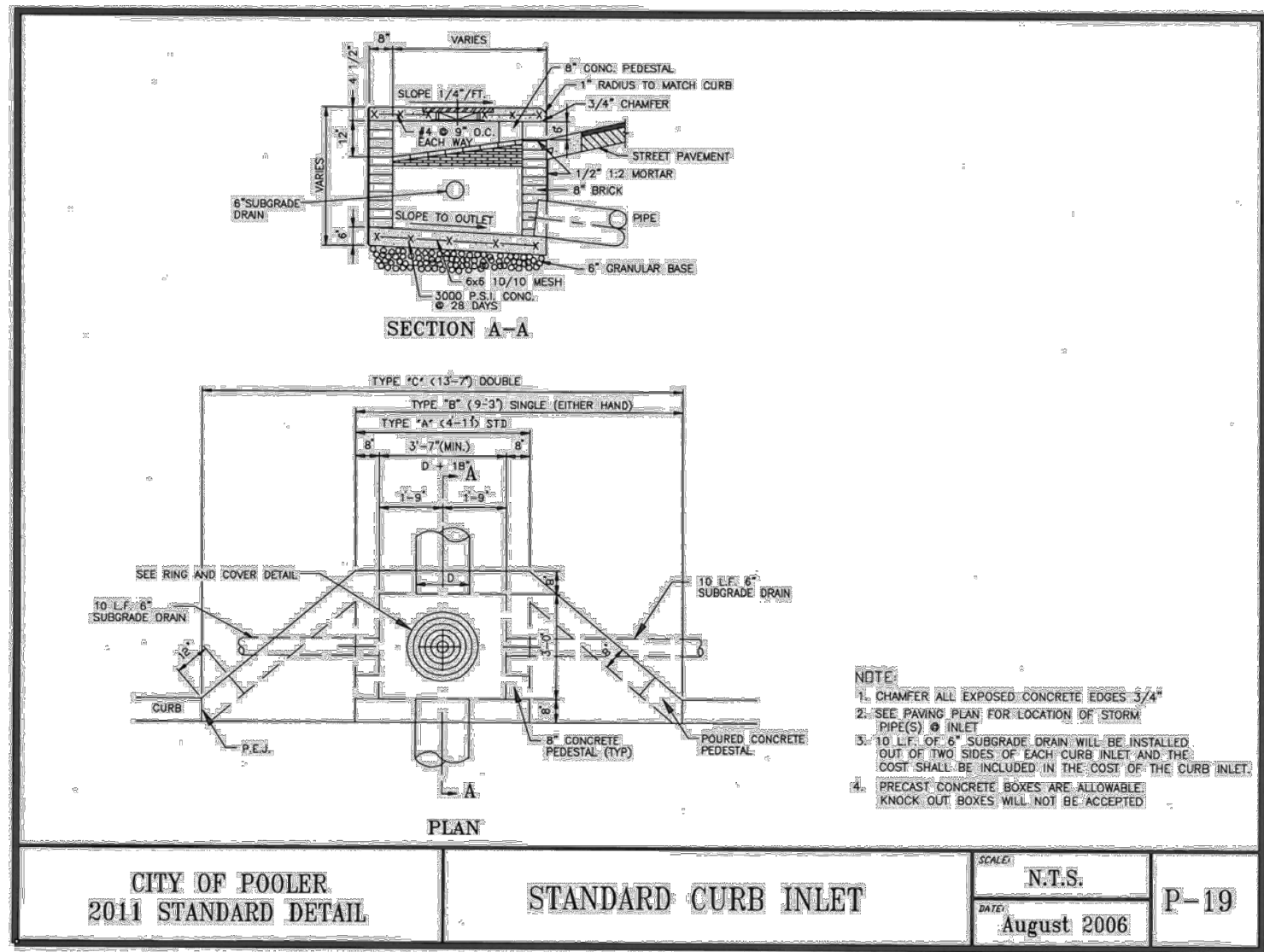
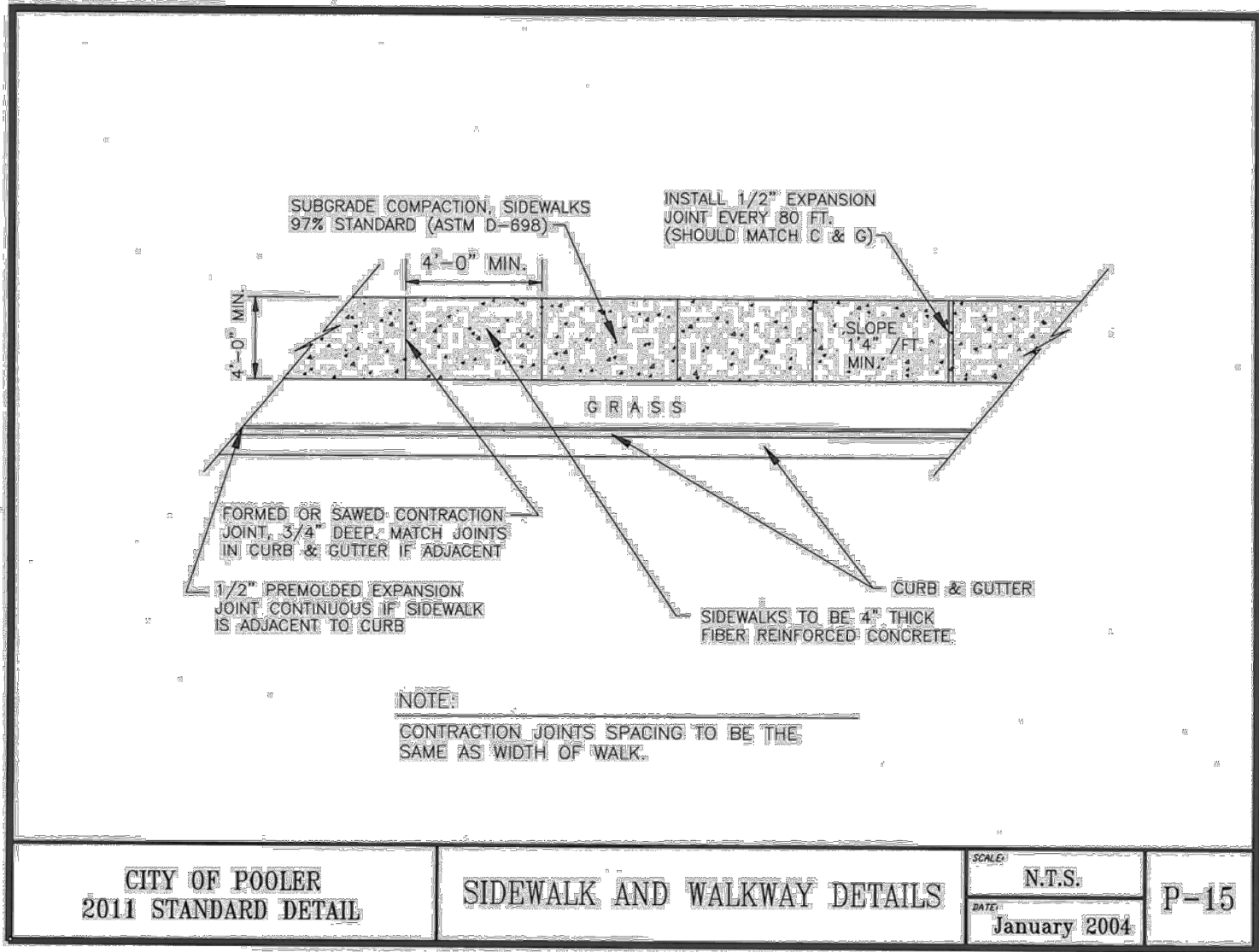
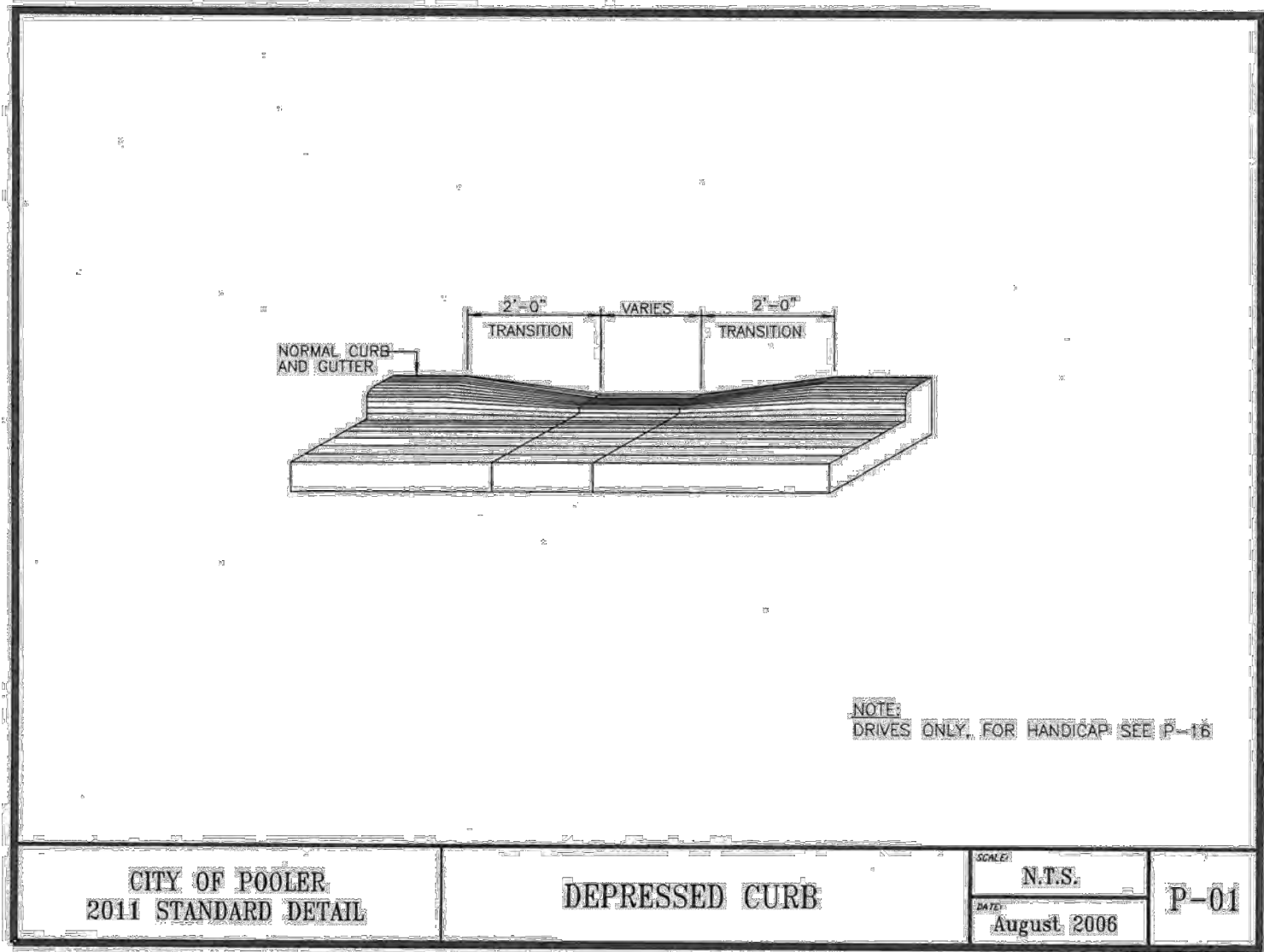
CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082



DATUM: HORIZ.: NAD83		VERT.: NAVD88	
JOB NO:	26254.3000	<div>C3.6</div>	
DATE:	01/30/25		
DRAWN:	CLH		
DESIGNED:	AJM		
REVIEWED:	MSH		
APPROVED:	MSH		
SCALE: AS NOTED			



C3.8



NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

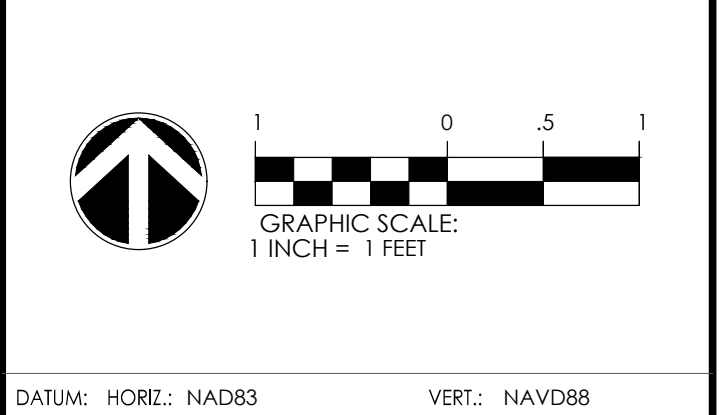
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

SITE DETAILS

PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

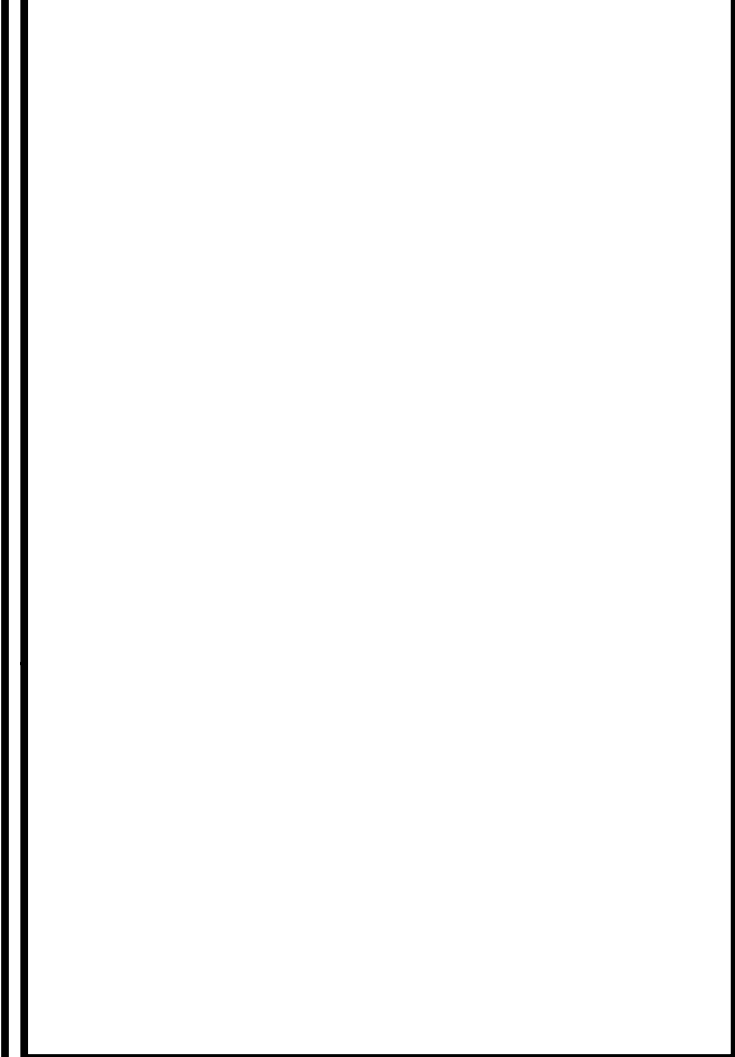
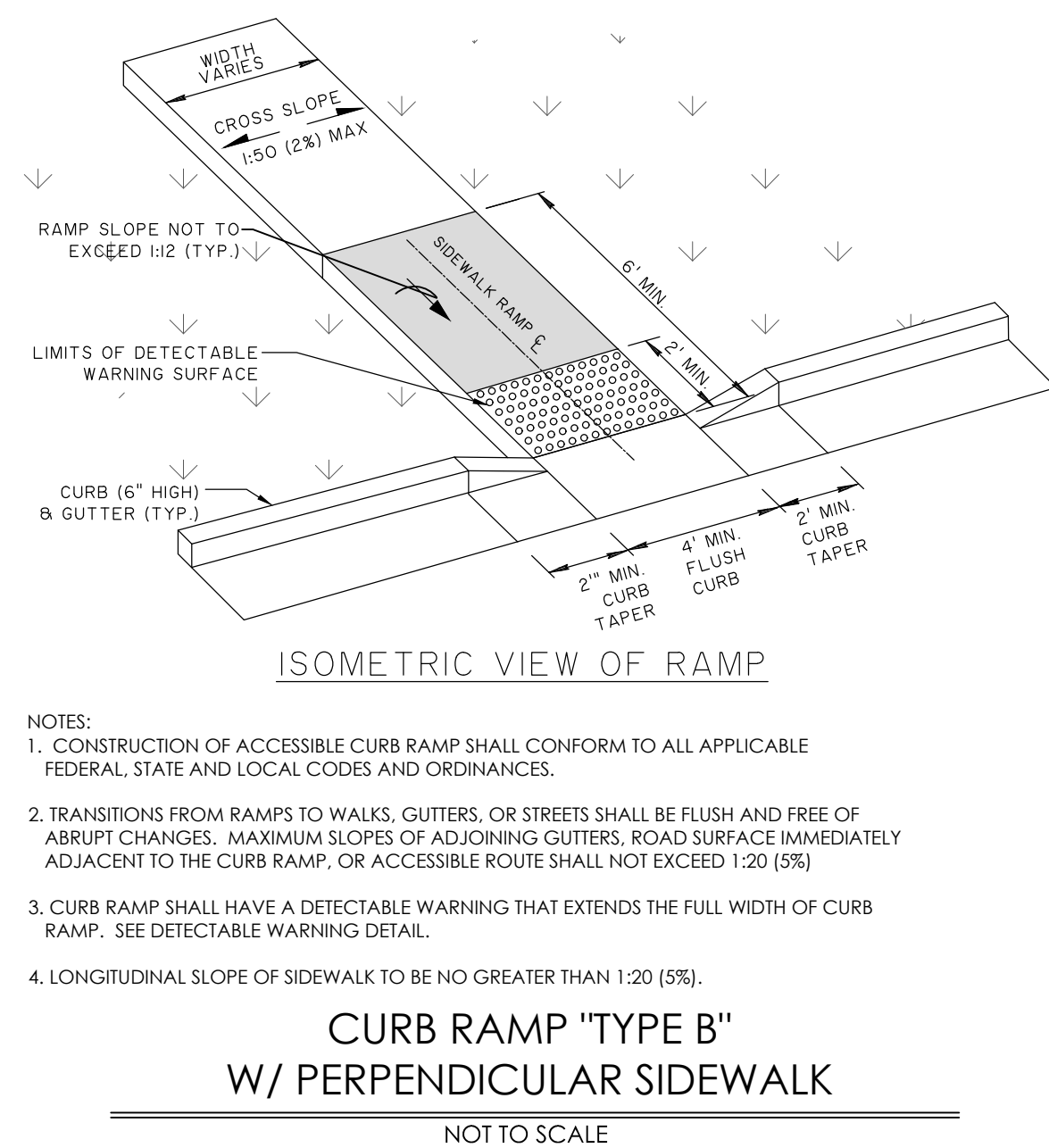
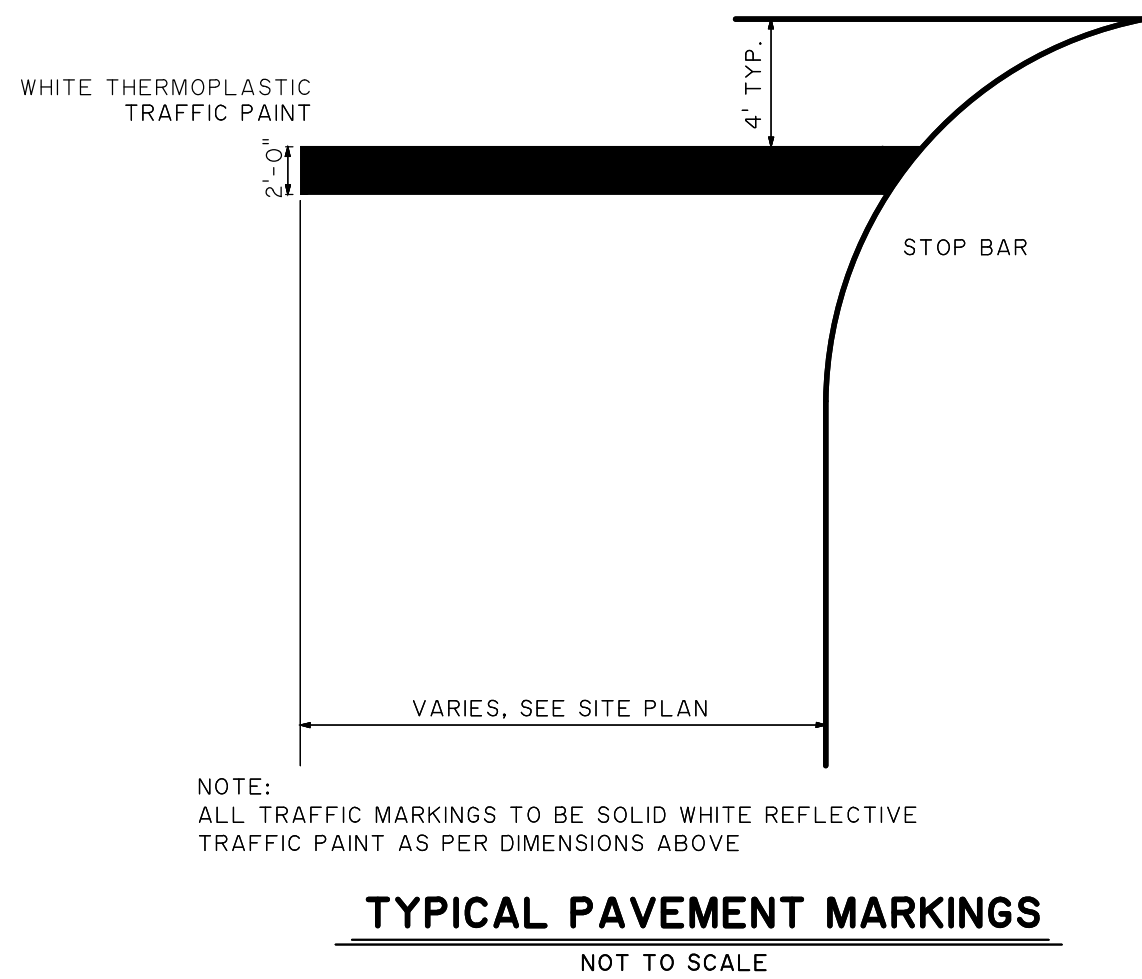
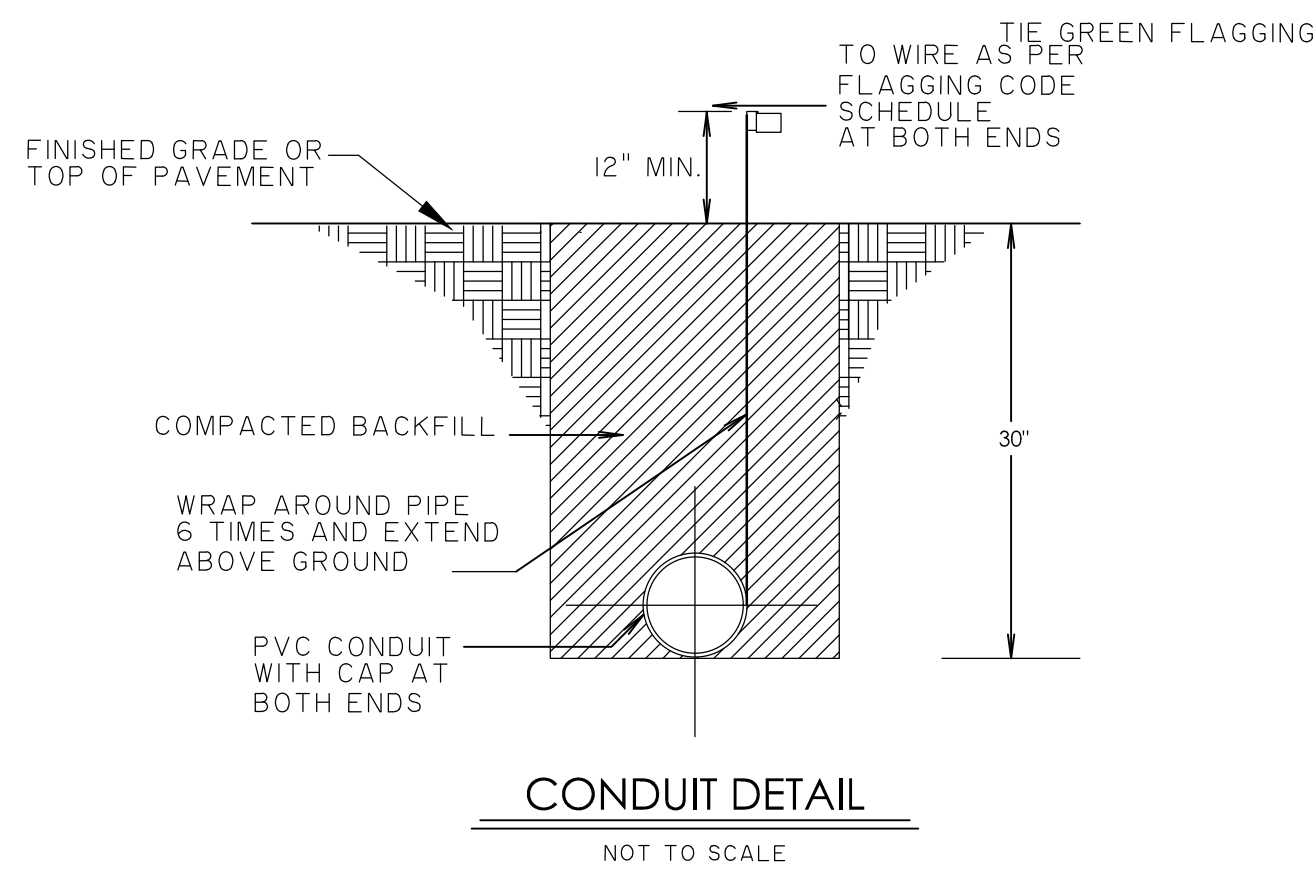
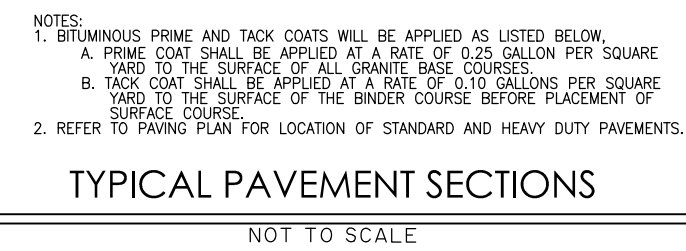
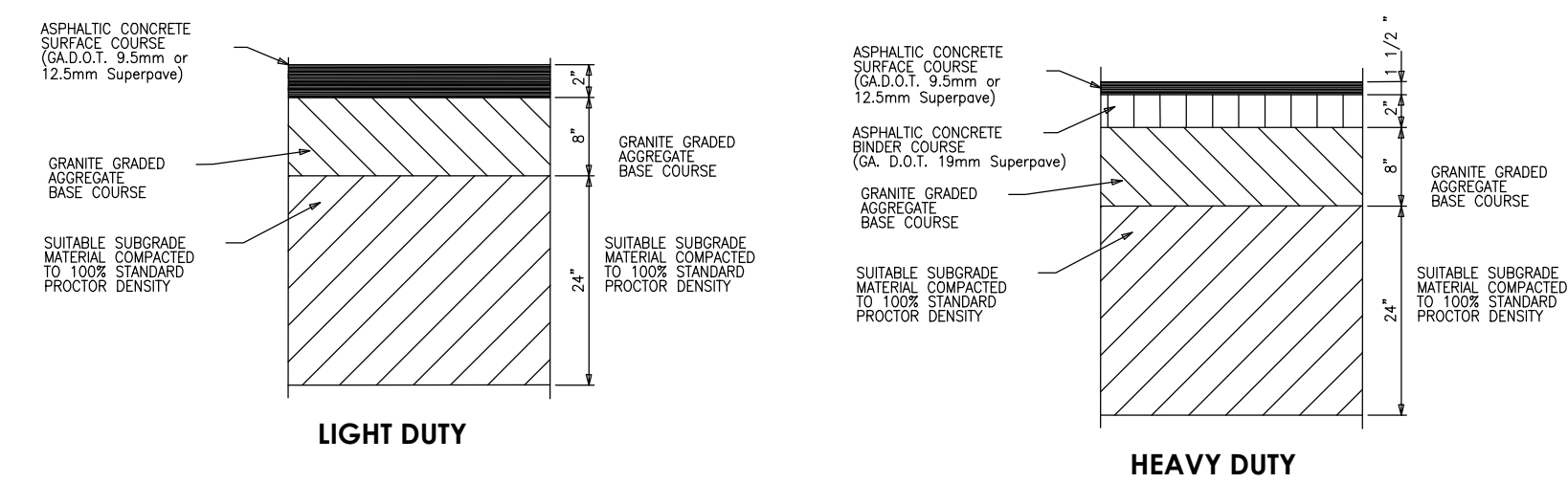
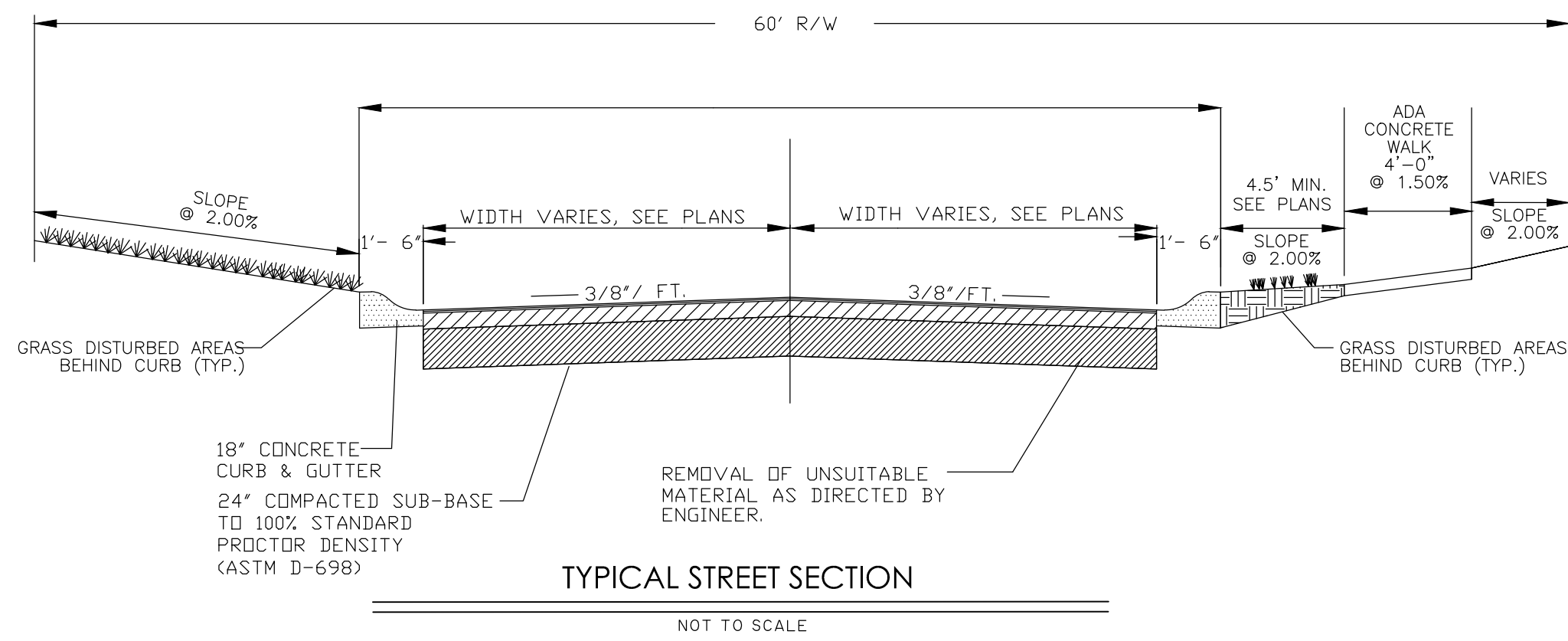
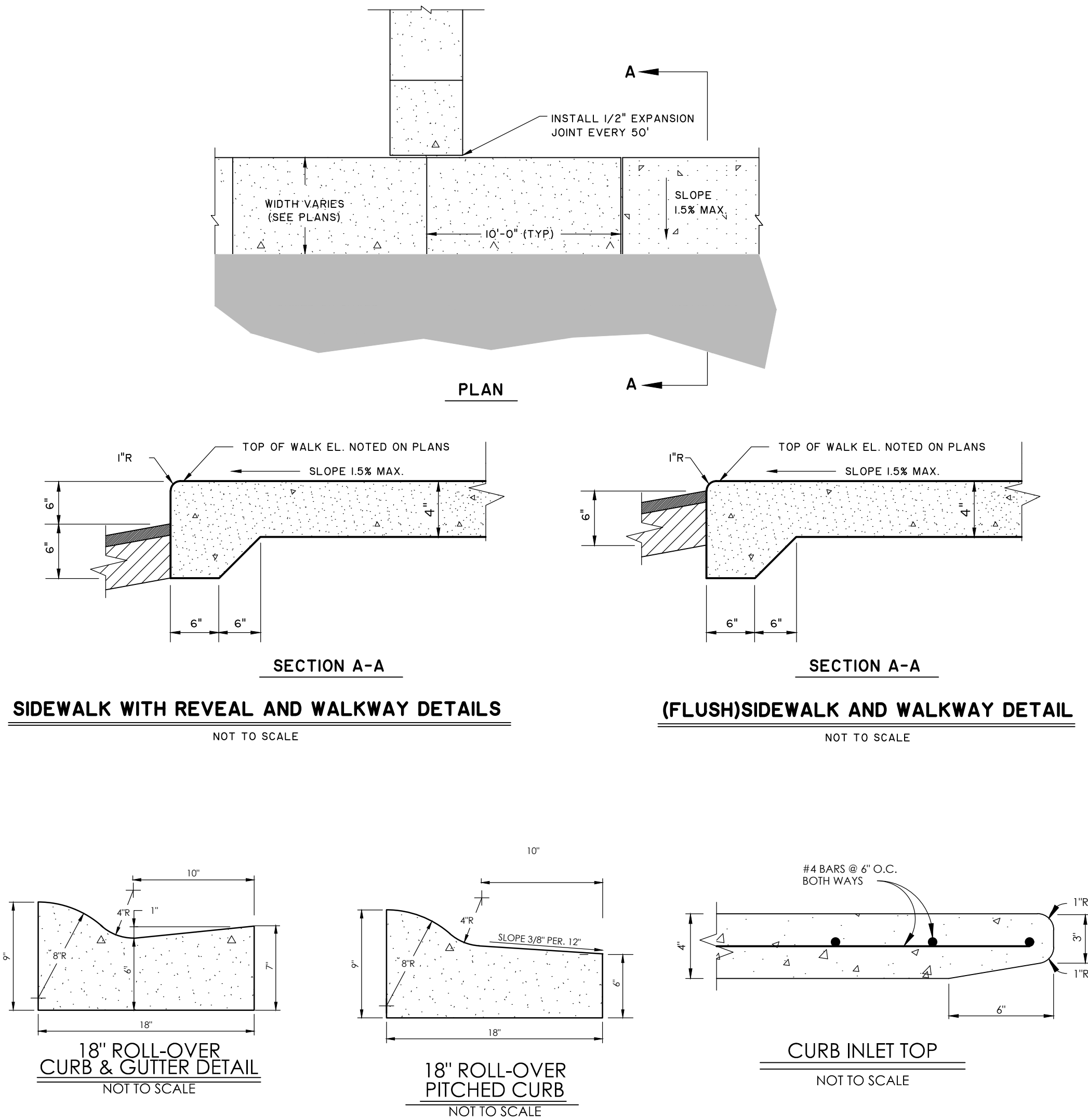
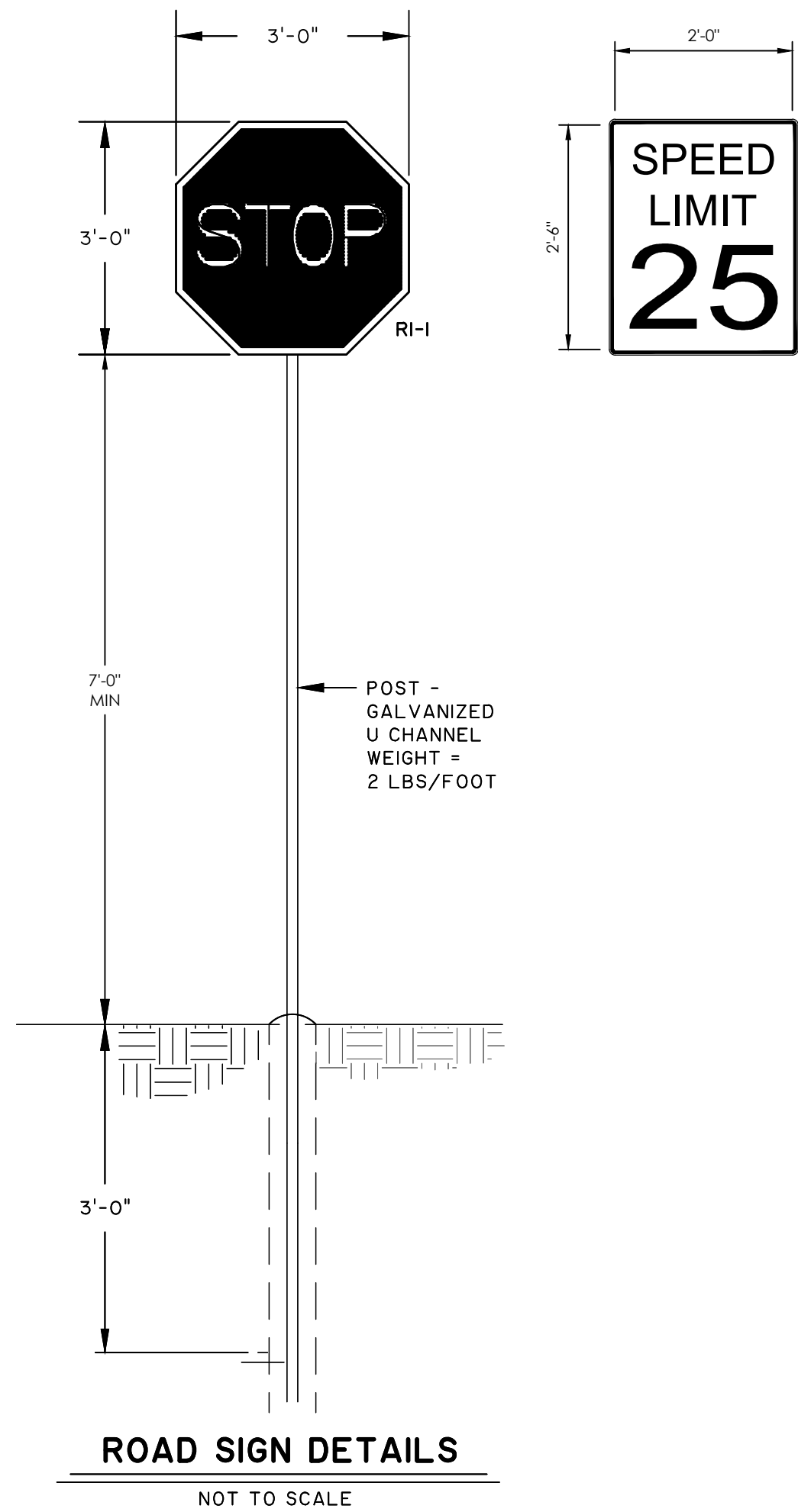
CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082



JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 1'

C3.9

2:30254-3000 HIGHWAY CONSTRUCTION AND DETAILS - 020 - 07/29/2025 - 1:04 PM



NO.	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 VERT.: NAVD88

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 1'

C3.10

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

C3.11

ADDRESS: JIMMY DELOACH PARKWAY, POOLER, GEORGIA
DATE ON PLANS: JANUARY 30, 2025
NAME AND EMAIL OF PERSON FILLING OUT CHECKLIST: ALEX MIDURI - MIDURI.A@TANDH.COM


MICHAEL S. HUGHES, PE
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 00000012460
EXPIRATION DATE: 10/23/2027

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

- 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

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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DATUM: HORIZ.: NAD83 VERT.: NAVD88

DATUM: HORIZ.: NAD83 VERT.: NAVD88

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

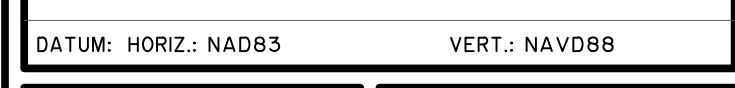
EC0.1

NO.	REVISIONS	BY	DATE



PHASE 3
THE FARM AT MORGAN
LAKES

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



JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 50'

EC1.1

Z:\2024\A\26254\26254_2020\LANDSCAPE\DWG\26254_EC1.dwg - EC - PLANS - Jul 29, 2025 - 1:07 PM



SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Oj	OCILLA	HYD. GROUP B/D
Ok	OGEECHEE	HYD. GROUP B/D
Waf	WAHEE	HYD. GROUP C/D

EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
BUFFER ZONE	[Bf]
DISTURBED AREA STABILIZATION (MULCHING ONLY)	[Ds1]
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	[Ds2]
DUST CONTROL	[Du]
CHANNEL STABILIZATION CATEGORY I	(Ch-1)
CONSTRUCTION EXIT	(Co)
DIVERSION	(Di)
SILT FENCE - TYPE NS	(Sd1-NS)
SILT FENCE - TYPE S	(Sd1-S)
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	(Sd2-F)
STORM DRAIN OUTLET PROTECTION	(St)

NO.	REVISIONS	BY	DATE



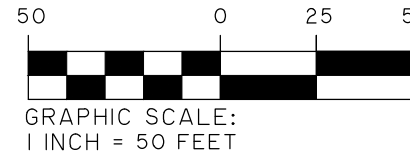
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www.thomasandhutton.com

EROSION CONTROL PLAN - INITIAL PHASE

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



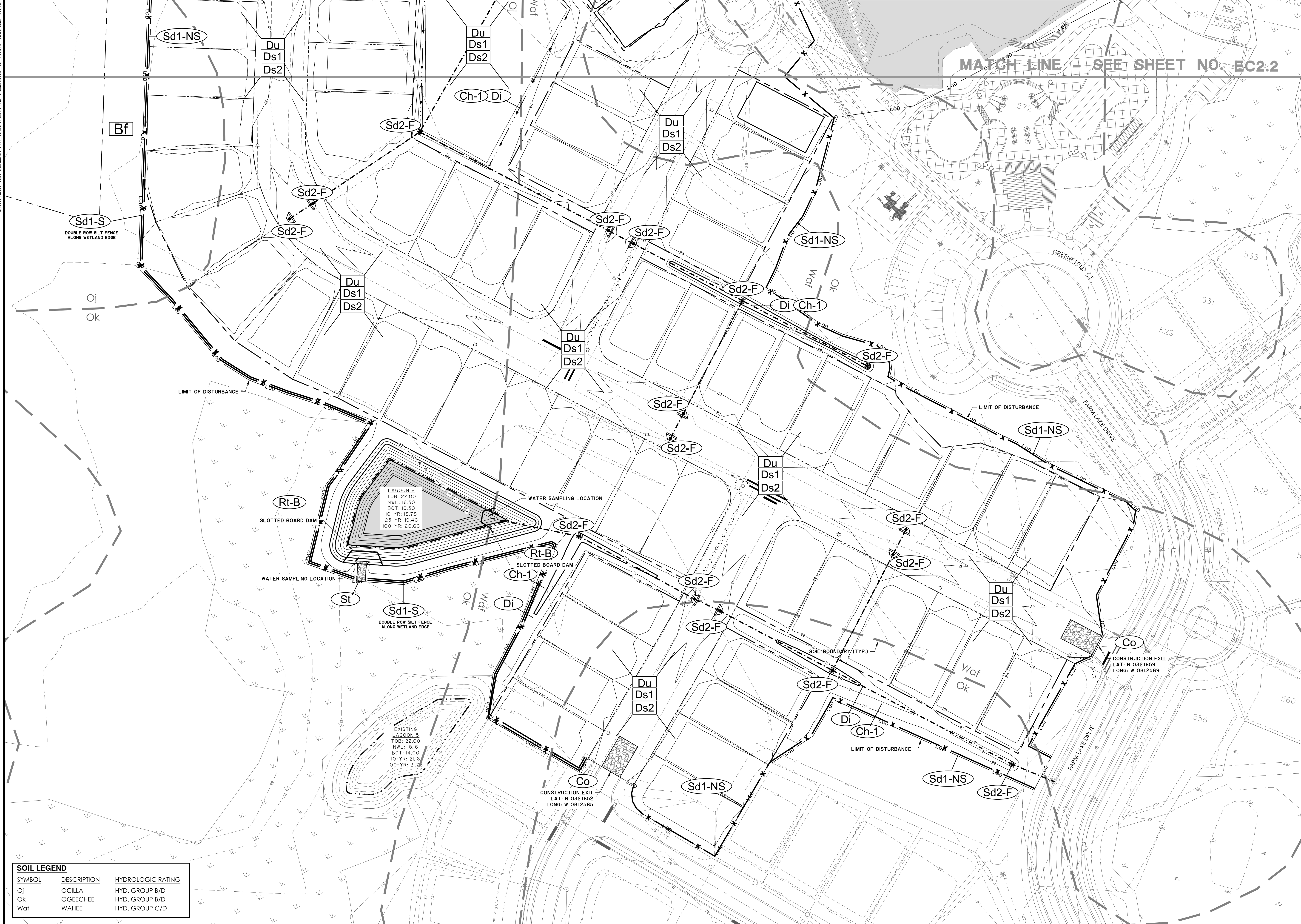
DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 50'

EC1.3

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

2/2/2024 10:54:30 AM (DRAWING) CONSTRUCTION PLAN 26254.3000 - EC - PL2003 - 107 PM



EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
BUFFER ZONE	Bf
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DUST CONTROL	Du
CHANNEL STABILIZATION CATEGORY I	Ch-1
CONSTRUCTION EXIT	Co
DIVERSION	Di
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
STORM DRAIN OUTLET PROTECTION	St

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

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EROSION CONTROL PLAN - INTERMEDIATE PHASE

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

SOIL LEGEND

SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Oj	OCILLA	HYD. GROUP B/D
Ok	OGEECHEE	HYD. GROUP B/D
Waf	WAHEE	HYD. GROUP C/D

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
BUFFER ZONE	Bf
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DUST CONTROL	Du
CHANNEL STABILIZATION CATEGORY I	Ch-1
CONSTRUCTION EXIT	Co
DIVERSION	Di
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
STORM DRAIN OUTLET PROTECTION	St

GRAPHIC SCALE:
1" = 50'

DATUM: HORIZ.: NAD83 VERT.: NAVD86

JOB NO: 26254.3000
DATE: 01/30/25
DRAWN: CLH
DESIGNED: AJM
REVIEWED: MSH
APPROVED: MSH
SCALE: 1" = 50'

EC2.1

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

26254.3000 (SHEET) CONSTRUCTION PLANS 26254.3000 - EC - PL 2205 - JUL 26, 2025 - 1:07 PM



SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Oj	OCILLA	HYD. GROUP B/D
Ok	OGEECHEE	HYD. GROUP B/D
Waf	WAHEE	HYD. GROUP C/D

EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
BUFFER ZONE	[Bf]
DISTURBED AREA STABILIZATION (MULCHING ONLY)	[Ds1]
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	[Ds2]
DUST CONTROL	[Du]
CHANNEL STABILIZATION CATEGORY I	(Ch-1)
CONSTRUCTION EXIT	(Co)
DIVERSION	(Di)
SILT FENCE - TYPE NS	(Sd1-NS)
SILT FENCE - TYPE S	(Sd1-S)
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	(Sd2-F)
STORM DRAIN OUTLET PROTECTION	(St)

NO.	REVISIONS	BY	DATE



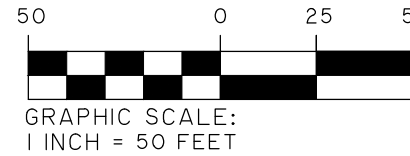
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EROSION CONTROL PLAN - INTERMEDIATE PHASE

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



GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD83

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 50'

EC2.3

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

2/2/2024 10:45:44 2024 CONSTRUCTION DRAWINGS CONSTRUCTION PLANS 26254.3000 - EC - PL 3000 - 107 PM



SOIL LEGEND		
SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Oj	OCILLA	HYD. GROUP B/D
Ok	OGEECHEE	HYD. GROUP B/D
Waf	WAHEE	HYD. GROUP C/D

EROSION CONTROL LEGEND	
DESCRIPTION	PLAN SYMBOL
BUFFER ZONE	Bf
DISTURBED AREA STABILIZATION (MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	Ds2
DUST CONTROL	Du
CHANNEL STABILIZATION CATEGORY I	Ch-1
CONSTRUCTION EXIT	Co
DIVERSION	Di
SILT FENCE - TYPE NS	Sd1-NS
SILT FENCE - TYPE S	Sd1-S
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	Sd2-F
STORM DRAIN OUTLET PROTECTION	St

NO.	REVISIONS	BY	DATE



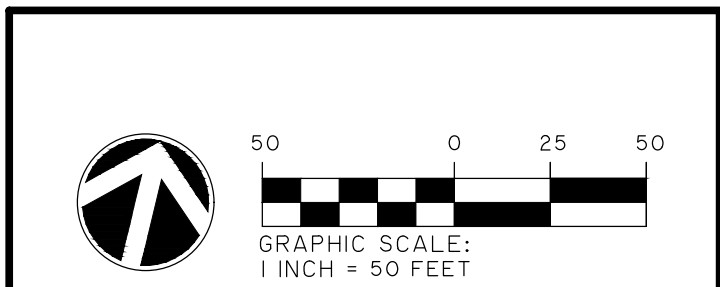
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EROSION CONTROL PLAN -
FINAL PHASE

PHASE 3
THE FARM AT MORGAN LAKES

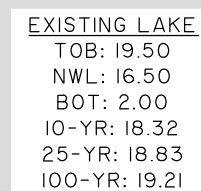
PROJECT LOCATION:
POOLER, GEORGIA

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





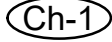


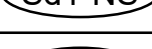

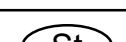



DATUM: HORIZ.: NAD83	VERT.: NAVD86
JOB NO: 26254.3000	DATE: 01/30/25
DRAWN: CLH	DESIGNED: AJM
REVIEWED: MSH	APPROVED: MSH
SCALE: 1" = 50'	EC3.1

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



SOIL LEGEND		
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>HYDROLOGIC RATING</u>
Oj	OCILLA	HYD. GROUP B/D
Ok	OGEECHEE	HYD. GROUP B/D
Waf	WAHEE	HYD. GROUP C/D

EROSION CONTROL LEGEND	
<u>DESCRIPTION</u>	<u>PLAN SYMBOL</u>
BUFFER ZONE	
DISTURBED AREA STABILIZATION (MULCHING ONLY)	
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
DUST CONTROL	
CHANNEL STABILIZATION CATEGORY I	
CONSTRUCTION EXIT	
DIVERSION	
SILT FENCE - TYPE NS	
SILT FENCE - TYPE S	
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	
STORM DRAIN OUTLET PROTECTION	

[illegible]

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EROSION CONTROL PLAN -
FINAL PHASE

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



50 0 25

GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD86

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 50'

EC3.2

SOIL LEGEND








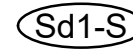
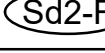


SYMBOL	DESCRIPTION	HYDROLOGIC RATING
Oj	OCILLA	HYD. GROUP B/D
Ok	OGEECHEE	HYD. GROUP B/D
Waf	WAHEE	HYD. GROUP C/D

EXISTING LAKE
 TOB: 19.50
 NWL: 16.50
 BOT: 2.00
 10-YR: 18.32
 25-YR: 18.83
 100-YR: 19.21

JURISDICTIONAL WETLAND

LIMIT OF DISTURBANCE

MATCH LINE - SEE SHEET NO. EC3.2

EROSION CONTROL LEGEND	
<u>DESCRIPTION</u>	<u>PLAN SYMBOL</u>
BUFFER ZONE	
DISTURBED AREA STABILIZATION (MULCHING ONLY)	
DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
DUST CONTROL	
CHANNEL STABILIZATION CATEGORY I	
CONSTRUCTION EXIT	
DIVERSION	
SILT FENCE - TYPE NS	
SILT FENCE - TYPE S	
INLET SEDIMENT TRAP (FILTER FABRIC WITH FRAME)	
STORM DRAIN OUTLET PROTECTION	

[illegible]

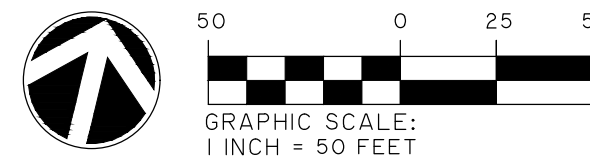
50 Park of Commerce Way
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EROSION CONTROL PLAN -
FINAL PHASE

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
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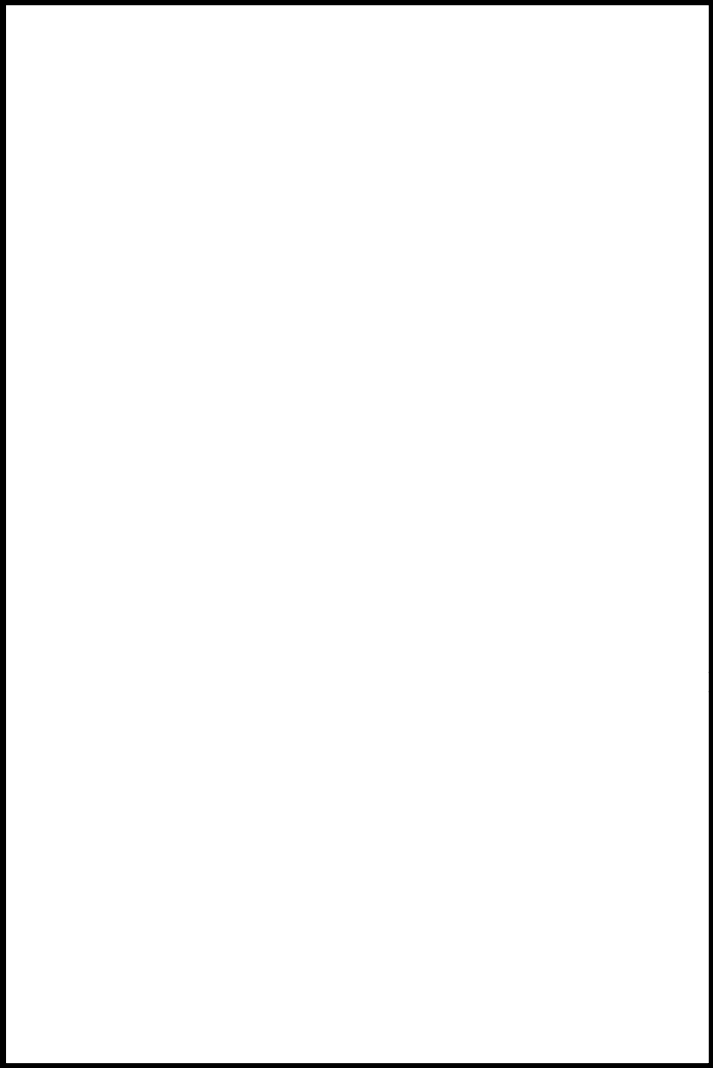
JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 50'

EC3.3

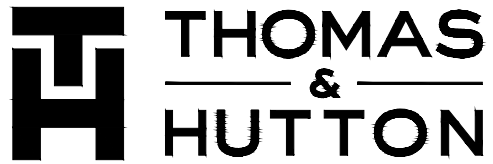
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PREFERRED SPECIES LIST FOR RESIDENTIAL DEVELOPMENTS (ARTICLE VI. SECTION 42-199)

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		



NO.	REVISIONS	BY	DATE



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LANDSCAPE NOTES AND DETAILS

PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
FOOLER, 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:	

L1.3