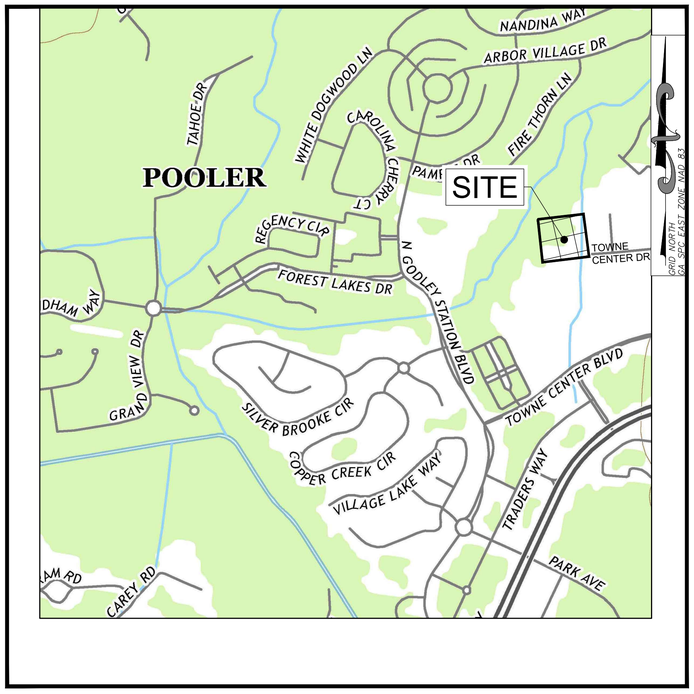
SITE DEVELOPMENT PLANS
FOR
TOWNE CENTER MULTIFAMILY
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

TOWNE CENTER PROPERTIES

PROJECT DATA

OWNER/DEVELOPER:	TOWNE CENTER PROPERTIES 111 GREENVIEW DRIVE SAVANNAH, GA 31405
24HR CONTACT:	JAY PATEL (912) 695-2939
TAX MAP & PARCEL NUMBER:	50017C02030 (PARTIAL) & 50017C02020
PARCEL AREA:	14.92 AC
ZONING CLASSIFICATION:	PUD-M
PROPOSED USE:	MULTI-FAMILY HOUSING
IMPERVIOUS AREA:	10.10 AC
DISTURBED AREA:	18.7 AC (INCLUDES OFFSITE AREA)
TOTAL BUILDING AREA:	3.4 AC
PARKING SPACES REQUIRED:	648 SPACES
PARKING SPACES PROVIDED:	649 SPACES



VICINITY MAP
NOT TO SCALE

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PROJECT LOCATION:
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
EMC PROJECT# 21-0140
March 2026

REVISION	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

CIVIL
MARINE
ENVIRONMENTAL

EMC ENGINEERING SERVICES, INC.
ENVIRONMENTAL- MARINE - CIVIL - SURVEY

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: rjarles
DATE: 10:12 am, May 22 2026

GEORGIA REGISTERED
No. PE30429 PROFESSIONAL
5-25-26 ENGINEER
ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
10 CHATHAM CENTER SOUTH, SUITE 100
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • SAVANNAH
STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_C01.DWG 3/23/2026 5:06 PM

GENERAL NOTES

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF POOLER SPECIFICATIONS. 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.

3. PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. BEFORE CALLING (811) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS.

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

5. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.

6. ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C76, CLASS III. MINIMUM PIPE DIAMETER SHALL BE 15". PIPE JOINTS SHALL BE MADE BY USE OF A CONTINUOUS TYPE II OR III RUBBER GASKET CONFORMING TO THE REQUIREMENTS OF ASTM C443.

7. FILL SHALL CONSIST OF SUITABLE MATERIALS WHICH ARE GENERALLY COMPOSED OF SANDS, CLAY-SAND MIXTURES, AND SILT-SAND MIXTURES AND ARE FREE OF ROOTS, TRASH, AND OTHER DELETERIOUS MATERIAL. CLAYS, SILTS, AND ORGANIC SOILS SHALL BE CONSIDERED AS UNSUITABLE MATERIALS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. BORROW MATERIAL SHALL BE CAPABLE OF BEING SHAPED AND COMPACTED TO THE REQUIRED DENSITIES SPECIFIED.

9. DURING CONSTRUCTION IN THE AREA OF AN INTERSECTION, WORK WILL BE PERFORMED IN SUCH A MANNER AS TO PERMIT TRAFFIC TO OPERATE WITH THE LEAST AMOUNT OF INCONVENIENCE POSSIBLE. ADDITIONAL CHANNELIZATION AND SIGNAGE SHALL BE INSTALLED, AS DIRECTED BY THE ENGINEER, TO ALLOW TRAFFIC TO FLOW AS FREELY AS POSSIBLE. WHEN AN INTERSECTION IS INOPERABLE, FLAGGERS WILL BE UTILIZED TO CONTROL TRAFFIC. ALL TRAFFIC CONTROL DEVICES AND METHODS SHALL BE PER THE M.U.T.C.D.

10. A COMPLETE PERMIT SET OF PLANS MUST BE KEPT ON SITE AT ALL TIMES.

11. PROTECTION OF EXCAVATED AREAS: - TEMPORARY FENCING SHALL BE USED AROUND OPEN EXCAVATIONS AT ALL TIMES, EXCEPT AS NECESSARY FOR IMMEDIATE CONSTRUCTION. WHEN WORK IS NOT IN PROGRESS, FENCING SHALL ENCLOSE EXCAVATED AREAS. UTILITY TRENCHES SHALL BE BACKFILLED TO GRADE AT THE END OF THE DAY, ALLOWING FOR A MAXIMUM OF 10' (FENCE-PROTECTED) TRENCH TO REMAIN OPEN.

12. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.

13. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.

14. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE STATE OF GEORGIA.

15. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS LATEST EDITION.

16. SELECT FILL SHALL BE USED IN ALL DRIVEWAYS TO BE LOCATED IN THE CITY'S R/W AND THE FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).

17. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.

18. GDOT PERMIT IS REQUIRED IF ANY WORK IS PROPOSED IN A STATE OR US ROUTE. A COPY OF THE GEORGIA DOT ENCROACHMENT PERMIT APPROVAL PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.

19. AT LEAST TWO BENCHMARKS SHALL BE ESTABLISHED WITHIN A SUBDIVISION. SUCH BENCHMARKS SHALL BE AT OPPOSITE CORNERS OF THE PROPERTY BEING SUBDIVIDED.

20. GREENBELT REQUIRED AS A BUFFER BETWEEN INCOMPATIBLE ZONINGS.

21. MINIMUM STREET PROFILE GRADE IS 0.3%.

22. PAVEMENT REQUIREMENTS: 8.0 INCHES CRUSHED STONE BASE AND 1.5 INCHES ASPHALT WEARING SURFACE IN ACCORDANCE WITH CITY OF POOLER STANDARD DETAILS.

23. ALL PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD ON BOTH PUBLIC STREETS AND PRIVATE STREETS THAT ARE "OPEN TO PUBLIC TRAVEL".

24. 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.

25. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.

26. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.

27. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

28. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN THE RIGHT OF WAY.

29. SELECT FILL SHALL BE USE IN ALL ROADS TO BE DEDICATED TO THE CITY.

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

31. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.

32. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.

33. 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.

34. EXCAVATIONS:
    a. NO PERSON SHALL REMOVE, DIG, EXCAVATE, BORE UNDER, TRENCH, PLOW OR DESTROY ANY PORTION OF ANY SIDEWALK, PUBLIC WAY, RIGHT-OF-WAY AND/OR ROAD, FOR ANY PURPOSE OTHER THAN FOR EMERGENCY UTILITY REPAIRS OR LAYING WATER MAINS, STORM DRAINS OR SANITARY SEWER UNDER THE SUPERVISION AND CONTROL OF THE CITY, WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF POOLER.
    b. PERMITS SHALL BE APPLIED FOR NOT LESS THAN 72 HOURS, NOT INCLUDING WEEKENDS AND/OR HOLIDAYS, BEFORE ANY EXCAVATION IS SCHEDULED TO BEGIN. THE COST OF OBTAINING A PERMIT SHALL BE AS SET FORTH IN THE SCHEDULE OF FEES AND CHARGES.
    c. PERMITS CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AND/OR THE CITY DESIGNEE.
    d. IF THERE IS ANY CONFLICT IN THE INTERPRETATION OF REGULATIONS REGARDING EXCAVATION OF UTILITIES, THE INTERPRETATION OF THE CITY OF POOLER SHALL GOVERN.

PRECONSTRUCTION AND CLOSEOUT REQUIREMENTS:

1. ALL PROJECTS CONSTRUCTED WITHIN THE CITY LIMITS OF POOLER AND/OR CONNECTING TO THE CITY OF POOLER WATER AND SEWER SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF POOLER STANDARD SPECIFICATIONS. NO EXCEPTIONS SHALL BE MADE FOR PRIVATELY MAINTAINED SYSTEMS.

2. ALL PROJECTS SHALL BE TIED TO AND SHALL BE COMPLETED ON THE NAVD 1988 VERTICAL DATUM AND THE NAD 83 STATE PLANE COORDINATES HORINZONTAL DATUM AND SHALL BE BASED ON US SURVEY FEET.

3. PRIOR TO BEGINNING OF CONSTRUCTION A PRE-CONSTRUCTION CONFERENCE WILL BE SCHEDULED AND SHALL BE ATTENDED BY THE ENGINEER OF RECORD OR OTHER OWNER'S REPRESENTATIVES, THE CONTRACTOR, AND CITY REPRESENTATIVES.

4. RECORD DRAWINGS OF THE APPROVED CONSTRUCTION PLANS IN THE FOLLOWING FORMAT SHALL BE DELIVERED TO THE CITY BY THE OWNER'S REPRESENTATIVE IN THE REQUIRED COORDINATE SYSTEM.
    a. (1) SET ON REPRODUCIBLE MYLAR
    b. (2) SETS ON BOND
    c. (1) COMPLETE SET OF DIGITAL RECORD DRAWINGS ON AUTOCAD FILE AND PDF

5. (1) ORIGINAL LETTER, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA, CERTIFYING THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY.

6. (3) COPIES OF ALL WARRANTIES, BONDS, AND OPERATION MANUALS SHALL BE SUBMITTED TO THE CITY.

7. (3) COPIES OF RECORDED PLATS SHOWING ALL REQUIRED ROW AND.OR EASEMENTS FOR PUBLIC AND/OR PRIVATE STREETS, DRAINAGE, UTILITIES, ANF/OR FACILITIES SHALL BE SUBMITTED TO THE CITY.

UTILITY NOTES
GENERAL:

1. THE PIPES, 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 FREE FROM ALL FOREIGN MATTER AT ALL TIMES.

2. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPES SHALL BE REJECTED. ALL FOREIGN MATTER SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT FOREIGN MATTER FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE PLUGGED OR CAPPED BY APPROVED MEANS TO FORM A WATER TIGHT SEAL. NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.

3. ALL WET TAPS SHALL INCLUDE TAPPING SADDLES, SLEEVES, VALVES AND VALVE BOXES OR MANHOLES AS NOTED ON UTILITIES SHEET. ALL EXCAVATION, PROVIDING AND INSTALLING OF TAPPING SLEEVE, TAPPING VALVE IN A MANHOLE, THRUST RESISTANCE BLOCKS/TIE-RODS/MEGALUGS, BACKFILL, COMPRESSOR, MANPOWER, ETC. WILL BE PROVIDED BY THE CONTRACTOR. THE DEVELOPER/CONTRACTOR IS TO COORDINATE THE WET TAP WITH THE CITY OF POOLER PUBLIC WORKS DEPARTMENT.

4. TAPPING SLEEVES SHALL BE MECHANICAL JOINT TYPE, MUELLER NO. H-615, CLOW F-5205, OR APPROVED EQUAL. TAPPING VALVES SHALL BE MECHANICAL JOINT TYPE GATE VALVES, MUELLER NO 667, CLOW F-5093, OR APPROVED EQUAL.

5. GATE VALVES SHALL BE AMERICAN, WATEROUS, OR EQUAL AND SHALL BE FURNISHED WITH STANDARD OPERATING NUTS. BALL VALVES 2" AND SMALLER SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 300 PSI, DOMESTIC MADE BRASS, AND SHALL CONFORM TO AWWA C 800-89.

6. FIRE HYDRANTS SHALL BE 5-1/4" MINIMUM AMERICAN DARLING, MUELLER, M&H, OR APPROVED EQUAL AND SHALL CONFORM TO AWWA C502.

7. DISINFECTION AND FLUSHING WATER MAINS:
CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF ANY DISINFECTION AND FLUSHING OF NEWLY CONSTRUCTED WATER MAINS. FLUSHING WATER AND SUPER CHLORINATED WATER WILL BE DISPOSED OF BY A METHOD APPROVED BY THE ENGINEER. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE EXISTING OR PROPOSED STORM DRAINAGE SYSTEMS.

FLUSHING
A. FLUSHING WATER MAY BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AFTER BEING FILTERED OF LARGE SOLIDS AND SEDIMENT UNDER THE SUPERVISION OF THE ENGINEER.
B. FLUSHING PROCEDURES SHALL INCLUDE OPEN-ENDED FLUSHING IN ORDER TO INSURE THE LINE IS CLEAR.
C. FLUSH NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHALL BE DONE AFTER PRESSURE TEST AND BEFORE DISINFECTION.
D. THE LINES SHALL BE FLUSHED USING A METHOD ACCEPTABLE TO THE CITY PRIOR TO CONNECTION TO THE WATER SYSTEM. LINES SHALL BE FLUSHED FOR 30 MINUTES AT A VELOCITY SUFFICIENT TO PURGE THE LINES OF ANY FOREIGN MATTER.
E. CLEAN THE INTERIOR OF ALL PIPE BY BRUSHING, SWABBING, OR WASHING OUT ALL DIRT BEFORE LAYING.

8. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACK FLOW PREVENTION DEVICE AND FIRE HYDRANT METER.

9. PRIOR TO CONNECTING TO ANY EXISTING WATER MAINS, REUSE MAINS, OR SANITARY SEWER LINES AND PRIOR TO DIGGING FOR PROPOSED CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY OWNER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.

10. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

11. ALL MATERIALS USED AND THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITARY FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).

12. MAINTAIN A MINIMUM OF 36" OF COVER FOR ALL MAINS 12" AND SMALLER. A MAXIMUM COVER OF 60" FROM FINISHED GRADE SHALL BE USED UNLESS APPROVED TO AVOID CONFLICT. IF THE COVER IS LESS THAN 36", DUCTILE IRON PIPE SHALL BE USED.

13. ALL PHASES OF CONSTRUCTION OF THE WATER SYSTEM SHALL COMPLY WITH THE GA EPD RULES FOR SAFE DRINKING WATER, CHAPTER 391-3-5 AND THE LATEST EDITION OF THE EPD MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS.

14. MAXIMUM JOINT DEFLECTION AND BENDING OF PVC PIPE SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.

15. 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.

16. UNDERGROUND MARKING TAPE SHALL BE INSTALLED OVER ALL WATER MAINS (18" BELOW GRADE)

17. UTILITIES SHALL NOT BE PLACED LONGITUDINALLY UNDER STREET PAVEMENT.

18. MAINTAIN A MINIMUM OF 10' SEPARATION HORIZONTAL AND 18" VERTICAL BETWEEN WATER & SEWER LINES.

19. WATER MAINS MUST BE DIP WHEN CROSSING STORM OR SEWER MAINS.

20. ALL WATER AND SEWER LINES RUNNING UNDER STREETS/SIDEWALKS SHALL BE SLEEVED.

21. ALL PUBLICLY OWNED UTILITIES SHALL BE INSTALLED IN THE ROAD RIGHTS-OF-WAY OR APPROVED ACCESS EASEMENTS.

22. SANITARY SEWER, WATER MAINS, SERVICE LATERALS OR OTHER PUBLICLY OWNED UTILITIES SHALL NOT BE INSTALLED BEHIND OR BETWEEN LOTS WITHOUT THE EXPRESS APPROVAL OF THE CITY OF POOLER. IF ALLOWED THE UTILITY WILL NEED TO BE IN A PROPER EASEMENT.

WATER:

1. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW.

2. RESIDENTIAL WATER LATERALS: 1" DIAMETER MINIMUM.

3. RESIDENTIAL WATER LATERALS SHALL BE INSTALLED NO MORE THAN 5' FEET FROM THE PROPERTY CORNER.

4. THE WATER MAINS AT THE CUL-DE-SAC SHALL BE INSTALLED AROUND THE CUL-DE-SAC THEREBY ELIMINATING THE LATERALS FROM BEING INSTALLED UNDER THE CUL-DE-SAC.

5. CUT-OFF VALVES WILL BE LOCATED AT ALL TEES WHERE LINES ARE TWO INCHES OR LARGER.

6. ALL GATE VALVES 4" OR LARGER THAT ARE INSTALLED ON A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL GATE VALVES AT THE ENTRANCE OF A SUBDIVISION THAT TIE INTO A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL OTHER GATE VALVES CAN BE INSTALLED IN A CAST IRON VALVE BOX WITH A CONCRETE COLLAR AND CONCRETE VALVE MARKER POSTS.

7. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH 'I W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.

8. ALL METER CONNECTION POINTS MUST HAVE AN APPROVED, REDUCED PRESSURE BACKFLOW DEVICE. THIS INCLUDES FIRE LINES, IRRIGATION LINES, AND DOMESTIC SUPPLY LINES.

9. MAINTAIN A MINIMUM OF 3 FEET OF COVER.

10. SERVICE LATERALS UNDER ROADS ARE TO BE SLEEVED AND AT LEAST 30" BENEATH THE ROAD SURFACE.

11. PIPE MATERIAL: FOR LINE SIZE < 4" POLYETHYLENE PIPE, 200 PSI, SIDR-7CTS
FOR LINE SIZE 4" - 12" PVC C900 DR 18
FOR LINE SIZE > 12" DIP IS REQUIRED. ANSI / AWWA C151 A21.51 AND THICKNESS ACCORDING TO ANSI / AWWA C150 A21.50 FOR PRESSURE CLASS 250. FLANGE PIPE OR VICTAULIC GROOVED PIPE SHALL BE PRESSURE CLASS 350.

SANITARY SEWER:

1. SANITARY MANHOLES SHALL NOT EXCEED 350-FOOT SPACING.

2. PIPE DIAMETER SHALL BE A MINIMUM OF 8 INCHES.

3. MINIMUM SIZE OF SANITARY LATERAL IS 4 INCHES.

4. LATERALS SHALL CONNECT DIRECTLY TO THE MANHOLE WHEN POSSIBLE, ENTERING AT AN ANGLE OF AT LEAST 90 DEGREES TO THE DIRECTION OF FLOW.

5. RESIDENTIAL SEWER LATERALS SHALL BE INSTALLED WITHIN 15 FEET OF THE PROPERTY CORNER.

6. SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED AND DESIGNED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM.

7. USE WATERTIGHT MANHOLE RINGS AND COVERS WITHIN OR BELOW BASE FLOOD ELEVATION + 1'.

8. CLEANOUTS SHALL BE PROVIDED EVERY 100' AND AT THE BENDS. CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED.

9. MANHOLES SHALL NOT BE PLACED IN SIDEWALKS UNLESS APPROVED BY THE CITY OF POOLER.

10. PIPE MATERIAL:
- SDR 26 PVC SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D3034 FOR PIPES 15" AND SMALLER AND ASTM F679 FOR 18" AND LARGER.
- DIP MANUFACTURED IN ACCORDANCE WITH ANSI A21.51 WITH THICKNESS ACCORDING TO ANSI A21.50.

11. MAINTAIN A MINIMUM COVER OF 3 FEET.

12. DROP MANHOLES ARE REQUIRED WHEN THE 'INVERT IN' IS 2.0 FEET OR MORE ABOVE THE 'INVERT OUT'. THE MH MUST BE A 6' DIAMETER PRECAST MH AND CONFORM TO ASTM C478. THE DROP PIPE SHALL BE THE SAME SIZE AS THE INFLUENT PIPE. ALL HARDWARE ON DUCTILE IRON PIPING ASSOCIATED WITH DROP MANHOLES MUST BE STAINLESS STEEL.

13. SANITARY SEWER LINE - MINIMUM SLOPE:

4"	1.00%		
8"	0.40%	21"	0.10%
IO"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

GREASE TRAPS:

1. GREASE TRAP IS REQUIRED FOR RESTAURANTS / EATING ESTABLISHMENTS (ANY ESTABLISHMENT WITH KITCHEN FACILITIES) WITH A SAMPLING MH ON THE EFFLUENT SIDE BEFORE THE SANITARY LINE FROM THE BUILDING ENTERS THE LINE. MH TO BE A MINIMUM OF 18 INCHES IN DIAMETER.

2. GREASE TRAPS ARE TO BE SIZED BASED ON THE SIZE AND USE TYPE OF THE ESTABLISHMENT THEY ARE SERVING.

DRAINAGE NOTES:

1. STORM DRAIN PIPE BENEATH CITY MAINTAINED STREETS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AND SHALL BE RCP (CLASS III).

2. STORM SIDE-DRAIN UNDER DRIVEWAYS AND WALKWAYS SHALL BE 15 INCH MINIMUM. PLASTIC CULVERTS ARE ACCEPTABLE BUT SHALL HAVE CONCRETE HEADWALLS TO PROTECT THE PIPE ENDS.

3. LOT DRAINAGE SHALL BE FROM THE REAR TO THE FRONT OF LOTS; 0.5% GRADE MINIMUM. EXCEPTIONS WILL BE CONSIDERED.

4. SIDE LOT DRAINAGE SHALL BE PIPED; DITCHES ON SIDE LOT LINES ARE NOT PERMITTED. EXCEPTIONS WILL BE CONSIDERED.

5. MINIMUM LOT ELEVATION: FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST ONE FOOT ABOVE THE LEVEL OF THE IOC-YEAR FLOOD. THE ENTIRE LOT SHALL BE PROPERLY DRAINED.

6. THE CITY WILL NOT ACCEPT DETENTION AREAS FOR MAINTENANCE OR OWNERSHIP.

SPECIAL UTILITY NOTE:

- ALL WATER LINES IN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED.

PROPOSED FEATURES LEGEND

DEMOLITION
AREA
DELINEATION

EROSION CONTROL
BUFFER
DIVERSION BERM & SWALE
LIMITS OF DISTURBANCE
ORANGE BARRIER FENCING
SILT FENCE (SINGLE ROW)
SILT FENCE (DOUBLE ROW)

PROPERTY
PROPERTY LINE
RIGHT OF WAY (RW)
EASEMENT
SETBACKS

UTILITIES
AERIAL POWER (E)
AERIAL TELEPHONE (T)
AERIAL TRAFFIC SIGNAL (TS)
AERIAL CABLE (TV)
BURIED POWER (E)
BURIED TELEPHONE (T)
BURIED TRAFFIC SIGNAL (TS)
BURIED CABLE (TV)
SANITARY SEWER (SS)
FORCEMAIN (FM)
WATER LINE (W)
FIRE WATER LINE (FW)
NATURAL GAS (G)
POWER POLE (PP)
LIGHT POLE (LP)
SANITARY CLEANOUT (CO)
SANITARY MANHOLE (SS)
BACKFLOW PREVENTER (BFP)
FIRE DEPARTMENT CONNECTION (FDC)
FIRE HYDRANT (FH)
REDUCED PRESSURE ZONE ASSEMBLY (RPZ)
WATER METER (WM)
VALVE

TOPOGRAPHY
CONTOUR & LABELS (150.00 / 150)
DITCH/SWALE
STORM SEWER
RIPRAP
GRATE INLET
GRATE INLET WITH HOOD
DOUBLE WING CURB INLET
WEIR INLET
STORM MANHOLE (ST)
FLARED END SECTION

PAVEMENT HATCHING
HEAVY DUTY ASPHALT PAVING
ASPHALT PAVING
HEAVY DUTY CONCRETE PAVING
CONCRETE PAVING
HEAVY DUTY GRAVEL PAVING
GRAVEL PAVING
UNPAVED ROADWAY
UNPAVED WALKWAY

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

0'
GRAPHIC SCALE: 1" = ###

EMC ENGINEERING SERVICES, INC.
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CIVIL MARINE ENVIRONMENTAL
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SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

GENERAL NOTES & LEGEND

TOWNE CENTER MULTIFAMILY
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	-
DATE:	3/2026

SHEET 2 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPP\CWO\21-0140C_C01.DWG 3/23/2026 5:06 PM

EXISTING RETAINING WALL TO REMAIN
REMOVE & REPLACE DAMAGED PORTIONS

REMOVE EXISTING WEIR / WALL (SEE DEMOLITION NOTES)

EXISTING WELL TO REMAIN

30' WETLAND BUFFER

N 32°59'34" E — 93.26'

N 37°48'31" E — 168.18'

N 50°23'51" E
74.47'

N 38°03'09" E — 147.87'

N 39°27'41" E — 137.05'

N 39°48'59" E
78.02'

N 35°05'42" E
147.65'

N 53°51'04" E
67.15'

N 53°51'04" E
67.15'

N 38°44'44" E
24.31'

ROYAL CINEMAS

EX PHASE 1
MASTER DETENTION POND

MASTER DETENTION POND
(DRAINAGE EASEMENT)

N 51°12'37" W — 692.93'

S 51°15'16" E
433.07'

REMOVE SANITARY AND WATER LINES IN HATCHED AREA

SANITARY SEWER FROM MANHOLE TOWARDS TOWNE CENTER DRIVE TO REMAIN

REMOVE 20' UTILITY EASEMENT

S 73°44'29" E
59.30'

N 84°49'15" E
35.34'

S 51°15'16" E
35.67'

317.54' — S 38°44'25" W

111.51'

S 84°35'15" W

REMOVE CURB & GUTTER FROM ISLAND TO ALLOW FOR CONNECTIVITY OF PROPOSED CURB AND GUTTER

REMOVE CURB & GUTTER FROM BYPASS IN ISLAND

OUT BOUND CURB & GUTTER TO REMAIN. REMOVE & REPLACE BROKEN SECTIONS OF CURB & GUTTER

PRIVATE SANITARY SEWER

PUBLIC SANITARY SEWER

S 05°23'48" E
28.05'

TOWNE CENTER DR.

S 51°15'36" E

180.46'

SECONDARY DETENTION POND
(DRAINAGE EASEMENT)

ELEMENT HOTEL
(UNDER CONSTRUCTION)

EX PHASE 1
MASTER DETENTION POND

FES
OUT: 8.15

REMOVE 60" RCP AND FES. FES AND PIPE UPON PASSING INSPECTION COULD BE REUSED FOR PROPOSED CONTINUATION OF STORM DRAINAGE.

S 51°36'00" W
101.57'

S 38°46'18" W
40.58'

143.41' — S 38°46'11" W

329.97' — S 38°47'22" W

FORMER PROPERTY LINE

WATER PARK DEMOLITION NOTES:

- OWNER / GENERAL CONTRACTOR TO COORDINATE THE AMOUNT OF MATERIAL TO BE RECYCLED FROM THE SITE.
- OWNER / GENERAL CONTRACTOR TO HAVE TESTING FOR VARIOUS AREAS TO MEET COMPACTION NEEDS ON THE SITE AS FILL IS BEING APPLIED.
- EXISTING WATER PARK SITE DEMOLITION HAS REMOVED ALL STRUCTURES AND SOME FOUNDATIONS. REMNANT OF FOUNDATIONS MAYBE FOUND ON SITE AND SHOULD BE REMOVED.
- CONTRACTOR TO REMOVE ALL STORM DRAINAGE PIPES AND STRUCTURES ONSITE. THE REMOVAL OF THE OUTFALL WEIR SHALL BE REMOVED AFTER ALL STORM PIPING AND STRUCTURES HAVE BEEN REMOVED FROM THE SITE AND UPON THE COMPLETED FILL WITHIN THE DETENTION POND.
- CONTRACTOR TO REMOVE SANITARY SEWER PIPES AND STRUCTURES AND WATER MAIN AS SHOWN.
- EXISTING SANITARY, WATER, DRAINAGE, AND IRRIGATION PIPING AND STRUCTURES WITHIN THE MAIN WATER PARK COMPLEX THAT REMAINS FROM THE PREVIOUS DEMOLITION IS TO BE REMOVED.
- PER THE CITY OF POOLER, THE EXISTING SEWER ON THE SITE OF THE ABANDONED WATER PARK NEEDS TO BE INSPECTED PRIOR TO BEING IMPLEMENTED ON SITE FOR SEWER SERVICE. IT IS RECOMMENDED THAT CCTV INSPECTION BE PERFORMED TO VERIFY THE INTEGRITY OF THE SEWER INFRASTRUCTURE.

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

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EXISTING CONDITIONS & DEMOLITION PLAN

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 50'
DATE:	3/2026

SHEET
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OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:07 PM

N/F
VILLAGES AT GODLEY STATION
HOMEOWNERS ASSOCIATION, INC.
PIN: 5101401005

30' WETLAND BUFFER

N 32°59'34" E — 93.26'
N 37°48'31" E — 168.18'
N 50°23'51" E 74.47'
N 38°03'09" E — 147.87'
15' BUFFER
25' BUILDING SETBACK
N 39°27'41" E — 137.05'
N 39°48'59" E 78.02'
N 35°05'42" E 147.65'
N 53°51'04" E 67.15'
N 53°51'04" E 67.15'
N 38°44'44" E 24.31'

DOG PARK

BUILDING 4-D
FFE: 22.50

BUILDING 3-B
FFE: 22.50

N/F
ROYAL GROUP MANAGEMENT LLC
PIN: 50017C02028
ZONING: PUD

47' DRAINAGE EASEMENT

BUILDING 5-E
FFE: 23.50

25' BUILDING SETBACK / BUFFER

ACCESS EASEMENT

85'

N 51°12'37" W — 692.23'

75'

CAR CARE BUILDING

S 51°15'16" E
433.07'

MAINTENANCE BUILDING

BUILDING 2-A
FFE: 22.50

BIO-RETENTION

POOL

CLUB HOUSE
FFE: 22.50

25' BUILDING SETBACK / BUFFER

S 73°44'29" E
59.30'

N/F
BANSI PROPERTIES LLC
PIN: 50017C02058

BUILDING 6-C
FFE: 23.50

GPST FIRE PUMP

REMOVE 20' UTILITY EASEMENT

N 84°49'15" E
35.34'

14" FM SEWER

S 51°15'16" E
35.67'

317.54' — S 38°44'25" W

25' BUILDING SETBACK / BUFFER

25' BUILDING SETBACK / BUFFER

111.57'

S 84°55'15" W

S 05°23'48" E
38.05'

TOWNE CENTER DR
90' R/W (PUBLIC)

N/F
BANSI PROPERTIES LLC
PIN: 50017C02063

N/F
BANSI PROPERTIES LLC
PIN: 50017C02061

BUILDING 1-A
FFE: 22.50

S 51°15'36" E
180.46'

50' DRAINAGE EASEMENT (PRIVATE)

40' BUILDING SETBACK / BUFFER

TRASH COMPACTOR

143.41' — S 38°46'11" W

329.97' — S 38°47'22" W

S 51°36'00" W
101.57'

S 38°46'18" W
40.58'

N/F
860 TC SAVANNAH HOLDINGS LLC
PIN: 50017C02046
ZONING: PUD

N/F
TOWNE CENTER HOSPITALITY LLC
PIN: 50017C02057
ZONING: PUD

KUSUM WAY
60' R/W (PRIVATE)

PATEL DR
60' R/W (PRIVATE)

SITE DATA:

1. LOCATION: 130 TOWNE CENTER DRIVE, POOLER GA 31322
2. PARCEL AREA: 14.92 ACRES
   IMPERVIOUS AREA: ± 10.10 AC
   OFFSITE AREA: 3.78 AC (KUSUM WAY & MASTER DETENTION POND)
   TOTAL DISTURBED AREA: 18.70 AC
3. PIN: 50017C02030
4. ZONING: PUD-M (SOUTH GODLEY STATION PUD)
5. BUILDING SETBACKS:
   FRONT: SEE PLAN
   BACK: SEE PLAN
   SIDE: SEE PLAN
6. PARKING CALCULATIONS:
   1.75 SPACE PER UNIT
   1.75 x 354 = 620 SPACES
   1 SPACE PER 300 SF (FOR LEASING)
   8400 SF / 300 SF = 28 SPACES
   SPACES REQUIRED: 648 SPACES
   SPACES PROVIDED: 649 SPACES
   (14 HC + 605 REG + 30 GARAGE)
7. GREENSPACE CALCULATION:
   REQUIRED: 14.92 ACRES X 25% = 3.73 ACRES
   PROVIDED: 4.82 ACRES (32.3%)
8. THIS PARCEL LIES WITHIN A ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 1305C0019H EFFECTIVE DATE JULY 7, 2014.
9. SEE ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS.
10. BUILDING DATA:
    10.1. TYPE A BLDG - 86,988 SF (173,976 SF TOTAL)
    84 UNITS
    50'-0" BLDG HEIGHT
    10.2. TYPE D / B BLDG- 53,637 SF / 52,386 SF (106,023 SF TOTAL)
    54 UNITS
    44'-0" BUILDING HEIGHT
    10.3. TYPE C BLDG- 39,360 SF
    42 UNITS
    44'-0" BUILDING HEIGHT
    10.4. CLUBHOUSE- 5,937 SF
    20'-0" BUILDING HEIGHT MAX
    10.5. TYPE E BLDG- APP. 39,000 SF
    36 UNITS
    44'-0" BUILDING HEIGHT

* GODLEY STATION MAXIMUM BUILDING HEIGHT IS SPECIFIED AS 50 FT ABOVE AVERAGE EXISTING GRADE.

11. TOTAL MULTIFAMILY UNIT COUNT: 354 UNITS (APP. 358,719 SF)
12. NO STATE WATERS WITH WRESTED VEGETATION ARE PRESENT ON SITE.
13. NO WETLANDS PRESENT ON SITE.
14. BUILDING SETBACKS / BUFFERS SHOWN ARE AS APPROVED BY THE CITY OF POOLER PLANNING DEPARTMENT - 7/29/25
15. ALL GATES WITHIN THE MULTIFAMILY DEVELOPMENT WILL HAVE CLICK2ENTER SYSTEM FOR FIRE DEPARTMENT ACCESS.

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

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OVERALL SITE LAYOUT

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 50'
DATE:	JULY 2025

SHEET
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NOTES:
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.

MAINTAIN EXISTING WELL LOCATION (FOR IRRIGATION ONLY)

PROPOSED PUMP HOUSE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

25' BUILDING SETBACK

DOG PARK

15'

R5', TYP.

24'

R20'

R20'

5.71'

PAVILION

5' SIDEWALK, TYP.

BUILDING 4-D
FFE: 22.50

24'

20' TYP.

12'

20' TYP.

9' TYP.

4.96'

BUILDING 5-E
FFE: 23.50

2.62'

R25'

5' SIDEWALK, TYP.

20'

24'

25' BUILDING SETBACK

GARAGE BUILDING TYP.

GARAGE
FFE: 22.50

24'

9' TYP.

R20'

GARAGE
FFE: 21.50

20'

R20'

R5', TYP.

18" CURB & GUTTER, TYP.

18" WHITE STOP BAR W/ STOP SIGN (R1-1) TYP.

24'

5' SIDEWALK, TYP.

R25'

ACCESS EASEMENT
(SEE SHEET 4)

HANDICAP RAMP TYPE B, TYP.

5'

5.29'

HANDICAP RAMP , TYP.

DOCK

DOCK DETAILS BY OTHERS

20' TYP.

9' TYP.

R20'

R5', TYP.

PERVIOUS PAVERS TYP.

24'

TURN DOWN SIDEWALK, TYP.

R20'

R24'

R24'

5' SIDEWALK, TYP.

FACE TO FACE OF CURB DIMENSION

24'

HANDICAP RAMP TYPE B, TYP.

5'

5'

5.95'

R24'

R24'

BUILDING 2-A
FFE: 22.75

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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STAKING PLAN - SECTION A

TOWNE CENTER MULTIFAMILY

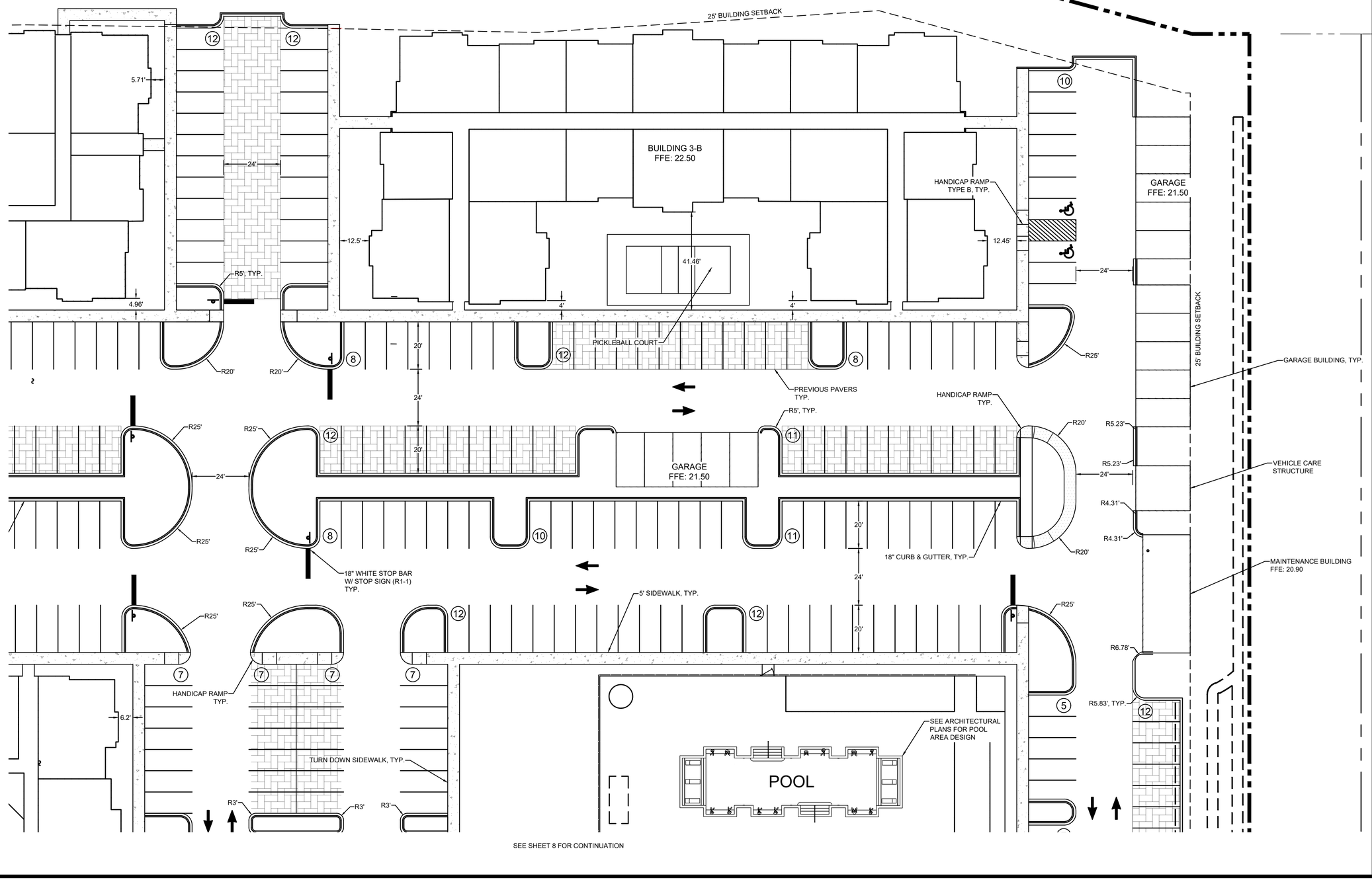
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET 5 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:07 PM

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.



NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA REGISTERED No. PE30429 PROFESSIONAL ENGINEER 3-25-26 ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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STAKING PLAN - SECTION B

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET 6 OF 41

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SEE SHEET 5 FOR CONTINUATION

ND

')

20' TYP.

R20'

5' SIDEWALK, TYP.

FACE TO FACE OF CURB DIMENSION

24'

R24'

R24'

R24'

R24'

5'

5.29'

5' SIDEWALK, TYP.

BUILDING 6-C
FFE: 23.50

TURN DOWN SIDEWALK, TYP.

GARAGE BUILDING TYP.

GARAGE
FFE: 22.55

5' SIDEWALK, TYP.

24'

EAST 25' BUILDING SETBACK

5'

5.29'

20'

R5', TYP.

24'

20'

R20'

R20'

R20'

18" CURB & GUTTER, TYP.

R25'

R44'

R20'

R20'

18" WHITE STOP BAR W/ STOP SIGN (R1-1) TYP.

50' DRAINAGE EASEMENT (PRIVATE)

SEE SHEET 20 FOR DETAILS ON ROUND-A-BOUT AND ROADWAY

SEE SHEET 20 FOR CONTINUATION

5.95'

BUILDING 2-A
FFE: 22.75

27.66'

20' TYP.

24'

20' TYP.

13

13

15

9'

PERMEABLE PAVERS

10

PAVILION
FFE: 22.10

15

22.17'

22.17'

PLAYGROUND

5'

27.88'

6'

BUILDING 1-A
FFE: 22.75

6.13'

5'

20' TYP.

20' TYP.

R5', TYP.

24'

24'

40' BUILDING SETBACK / BUFFER

40' BUILDING S

N 38°47'23" E - 345.44'

SEE SHEET 8 FOR CONTINUATION

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.
- THE GATE WILL HAVE CLICK2ENTER SYSTEM FOR FIRE DEPARTMENT ACCESS.

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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STAKING PLAN - SECTION C

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
7
OF 41

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SEE SHEET 6 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

POOL

CLUB HOUSE
FFE: 22.50

HANDICAP RAMP
TYPE B, TYP.

BIO-RETENTION

TURN DOWN SIDEWALK, TYP.

R3'

R5', TYP.

5.03'

6.2'

20'

24'

20' TYP.

10.5' TYP.

5' SIDEWALK, TYP.

R25'

R12'

6.83'

5'

18" CURB & GUTTER, TYP.

9', TYP.

PREVIOUS PAVERS TYP.

HANDICAP RAMP, TYP.

R5', TYP.

CROSSWALK

5' SIDEWALK

25' BUILDING SETBACK / BUFFER

25' BUILDING SETBACK

18" WHITE STOP BAR W/ STOP SIGN (R1-1) TYP.

R25'

R13'

R19.87'

R45'

12'

CALL BOX

26.5'

R20'

IRF 5/8"

IRF 1/2" BREWER

ROYAL CINEMAS ENTRANCE

14'x40' SECTION
PAVERS / STAMPED CONCRETE
(TO BE DETERMINED BY OWNER)

EX. OUT GOING LANE
TO REMAIN. LANE NEEDS
TO BE SWEPT AND CLEANED
DUE TO EXISTING CONSTRUCTION

14'

PROPOSED MONUMENT
SIGN LOCATION

SEE SHEET 20 FOR
ENTRANCE DETAILS
FOR ROUND-A-BOUT
IMPROVEMENTS

TOWNE CENTER DR
90' R/W (PUBLIC)

6.02'

6.13'

9'

5'

12" WHITE STRIPE

8" WHITE STRIPING

TRASH COMPACTOR

40' BUILDING SETBACK / BUFFER

SECONDARY DETENTION POND
(DRAINAGE EASEMENT)

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.
- THE GATES WILL HAVE CLICK2ENTER SYSTEM FOR FIRE DEPARTMENT ACCESS.

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
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STAKING SHEET - SECTION D

TOWNE CENTER MULTIFAMILY

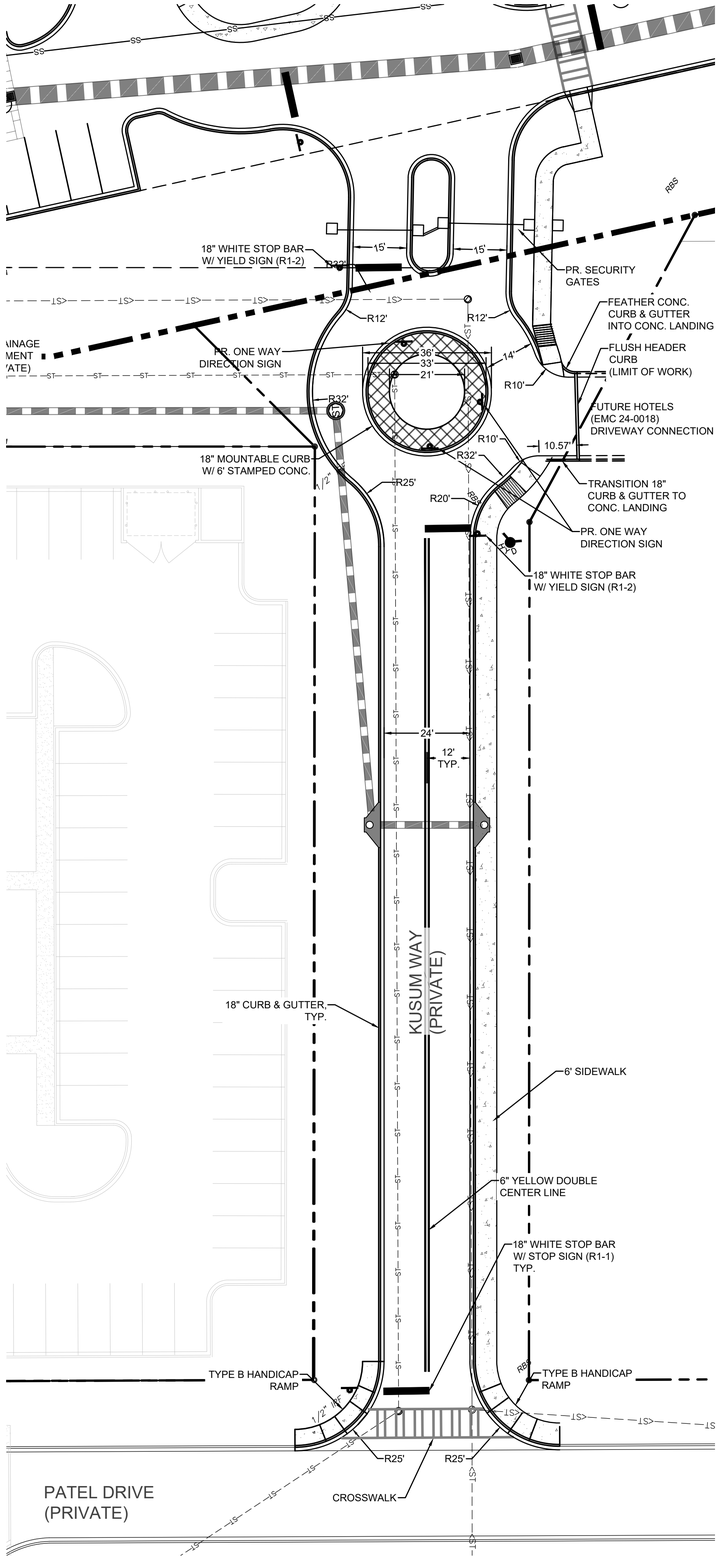
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
8
OF 41

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O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BR2.DWG 3/23/2026 5:07 PM

NO.	REVISION DESCRIPTION	DATE
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GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

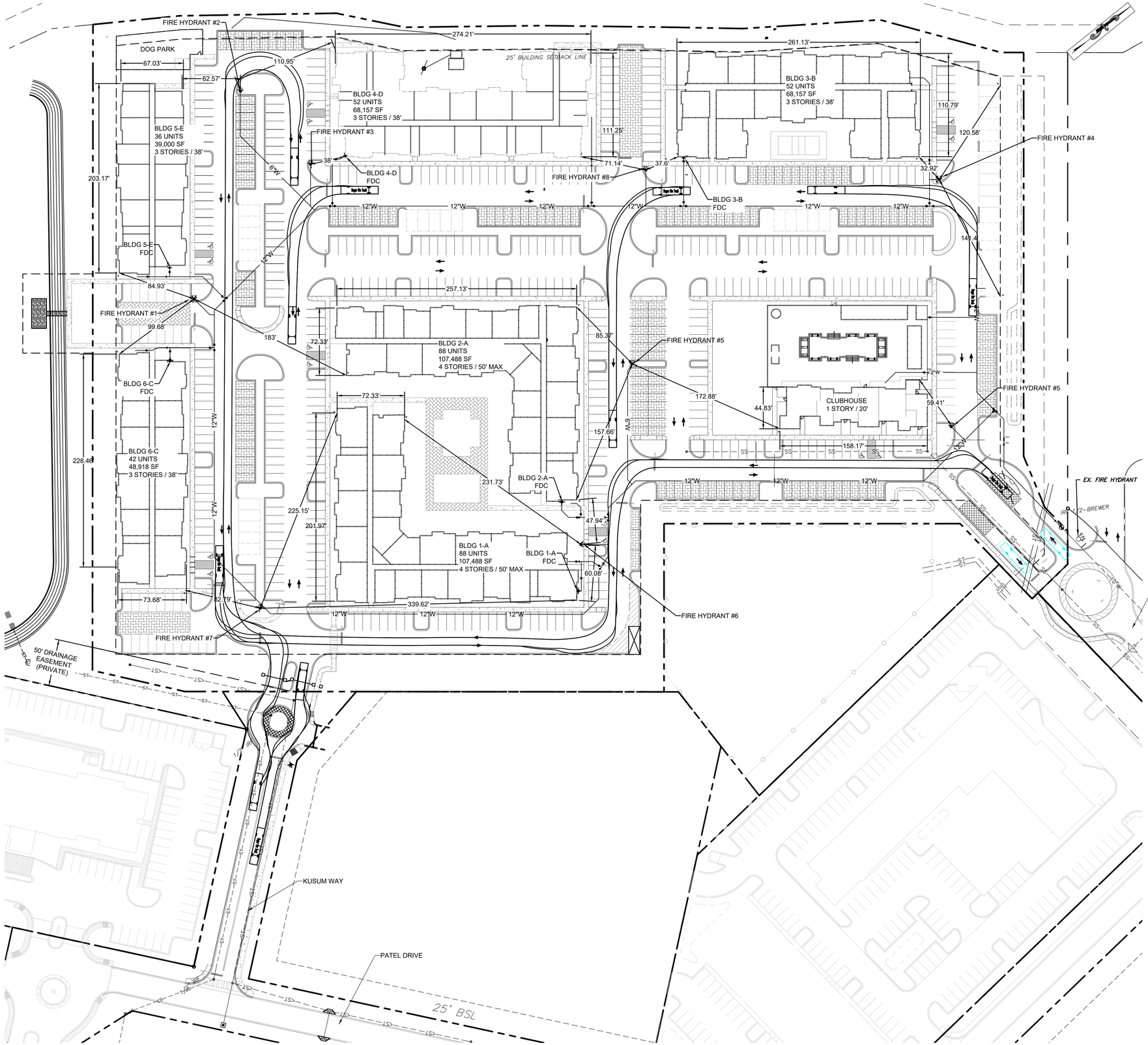
STAKING SHEET - OFF SITE

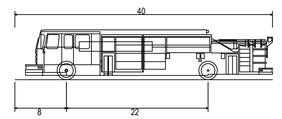
TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
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SHEET
8-A
OF 41





Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FIRE TRUCK DIAGRAM

NOT TO SCALE

NOTES:

1. ALL GATES WILL BE FURNISHED WITH CLICK2ENTER SYSTEM FOR FIRE DEPARTMENT ACCESS.
2. ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED PROFESSIONAL No. PE30429 3-25-26 ENGINEER ALEC B. METZGER

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

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FIRE PROTECTION PLAN

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 50'
DATE:	AUGUST 2024

SHEET 9 OF 41

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NOTES:
- THE PROPOSED WATER SYSTEM FOR THE MULTIFAMILY DEVELOPMENT SHALL BE PRIVATE BEYOND THE POINT OF CONNECTION. THE CITY SHALL BE ONLY RESPONSIBLE FOR WHAT IS INSIDE THE MASTER METER VAULT.
- ALL SEWER MAIN AND LATERALS SHALL BE SDR 26.

MAINTAIN EXISTING WELL LOCATION (FOR IRRIGATION ONLY)

PROPOSED PUMP HOUSE - CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

DOG PARK

BUILDING 5-E
FFE: 23.50

BUILDING 4-D
FFE: 22.50

BUILDING 2-A
FFE: 22.50

FIRE HYDRANT, TYP.

VALVE IN BOX, TYP.

12" PVC WATER MAIN

12x8 TEE

8x6x6 TEE

45° ELBOW, TYP.

SSCO-A
TOP:23.00
IE OUT(SE):18.55

10x4 REDUCER

8" PVC WATER LATERAL FOR FIRE SPRINKLER SYSTEM W/ FDC, TYP.

4" PVC SERVICE LATERAL

16 LF 6" PVC @ 1.00%

10x8 TEE

179 LF 8" PVC @ 0.40%

SSMH 15
TOP:22.27
IE IN (NW):18.40
IE OUT(NE):18.19

12x10 TEE

12x6 TEE

10x4 REDUCER

10x8 TEE

4" PVC SERVICE LATERAL

8" PVC FIRE SERVICE

240 LF 8" PVC @ 0.40%

SSMH 13
TOP:20.65
IE IN (SW):17.48
IE OUT(NE):17.28

28 LF 6" PVC @ 1.00%

SSCO-D
TOP:18.12
IE OUT(NW):16.61

4" PVC SERVICE L

8x4 RE

33 LF

69 LF 8"

SSMH 12
TOP:20.8
IE IN (SW
IE IN (SE)
IE OUT(N

SSMI
TOP:21
IE IN (NW):15
IE OUT(SE):15

SEE SHEET 10 FOR CONTINUATION

SEE SHEET 11 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA REGISTERED No. PE30429 PROFESSIONAL ENGINEER 3-25-26 ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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UTILITY PLAN - SECTION A

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET 10 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:07 PM

NOTES:
- THE PROPOSED WATER SYSTEM FOR THE MULTIFAMILY DEVELOPMENT SHALL BE PRIVATE BEYOND THE POINT OF CONNECTION. THE CITY SHALL BE ONLY RESPONSIBLE FOR WHAT IS INSIDE THE MASTER METER VAULT.
- ALL SEWER MAIN AND LATERALS SHALL BE SDR 26.

17

20

SSCO-C
TOP:22.15
IE OUT(E):17.23

SSMH 10
TOP:21.03
IE IN (W):16.90
IE OUT(SE):16.70

33 LF 6" PVC @ 1.01%

4" PVC SERVICE LATERAL

8x4 REDUCER

87 LF 8" PVC @ 0.40%

SSMH 9
TOP:20.59
IE IN (NW):16.43
IE OUT(SE):16.23

12x6 TEE

12x8 TEE

VALVE IN BOX, TYP.

SSMH 5
TOP:20.98
IE IN (NW):16.71
IE OUT(NE):16.51

12" PVC WATER MAIN

12x8 TEE

97 LF 8" PVC @ 0.40%

SSMH 8
TOP:20.53
IE IN (NW):15.84
IE IN (SW):15.84
IE OUT(SE):15.64

89 LF 8" PVC @ 0.40%

29 LF 6" PVC @ 1.00%

SSMH 12
TOP:20.82
IE IN (SW):16.32
IE IN (SE):16.32
IE OUT(NE):16.12

SSCO-D
TOP:18.12
IE OUT(NW):16.61

SSMH 7
TOP:21.23
IE IN (NW):15.38
IE OUT(SE):15.19

64 LF 8" PVC @ 0.40%

FIRE HYDRANT, TYP.

45° ELBOW

SEE SHEET 9 FOR CONTINUATION

BUILDING 3-B
FFE: 22.50

8" PVC WATER LATERAL FOR FIRE SPRINKLER SYSTEM W/ FDC, TYP.

SSCO-F(1)
TOP:18.50
IE OUT(SE):16.98

27 LF 6" PVC @ 1.00%

PICKLEBALL COURT

184 LF 8" PVC @ 0.40%

SSCO-F(2)
TOP:17.56
IE OUT(SE):16.05

28 LF 6" PVC @ 1.00%

GARAGE
FFE: 21.50

SSMH 4
TOP:20.96
IE IN (SW):15.77
IE IN (NW):15.77
IE OUT(NE):15.57

45° ELBOW, TYP.

77 LF 8" PVC @ 0.40%

45° ELBOW, TYP.

8x4 REDUCER

8x6 TEE

GARAGE
FFE: 21.50

4" PVC SERVICE LATERAL

FIRE HYDRANT, TYP.

SSMH 3
TOP:20.44
IE IN (SW):15.27
IE OUT(SE):15.07

GARAGE BUILDING, TYP.

25' PAVING SETBACK

VEHICLE CARE STRUCTURE

76 LF 8" PVC @ 0.40%

MB-CO
TOP:21.85
IE OUT(SW):15.55

25 LF 4" PVC @ 2.00%

MAINTENANCE BUILDING
FFE: 20.90

2" TAP AND SADDLE W/ VALVE IN BOX

SSMH 2
TOP:20.67
IE IN (NW):14.76
IE IN (NE):14.96
IE OUT(SE):14.56

131 LF 8" PVC @ 0.40%

2" TAP AND SADDLE W/ VALVE IN BOX

SEE ARCHITECTURAL PLANS FOR POOL AREA DESIGN

POOL

SEE SHEET 12 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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UTILITY PLAN - SECTION B

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
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OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:07 PM

SEE SHEET 9 FOR CONTINUATION

10x4 REDUCER
10x8 TEE
10"W
12x10 TEE
4" PVC SERVICE LATERAL
8" PVC FIRE SERVICE
12" PVC WATER LINE
BUILDING 6-C
FFE: 23.50
GARAGE
FFE: 22.55
45° ELBOW, TYP.
SSCO-B
TOP:23.34
IE OUT(SE):18.22
26 LF 6" PVC @ 1.00%
FIRE HYDRANT, TYP.
236 LF 8" PVC @ 0.40%
SSMH 20
TOP:22.07
IE IN (NW):17.96
IE OUT(NE):17.76
50' DRAINAGE EASEMENT (PRIVATE)
BUILDING 2-A
FFE: 22.75
PERMEABLE PAVERS
PAVILION
FFE: 22.10
PLAYGROUND
TOP:18.12
IE OUT(NW):16.61
SSMH
TOP:21
IE IN (NW):15
IE OUT(SE):15
8" PVC
FIRE S
FDC,
10x8 REDUCER
10x4TEE
VALVE IN BOX, TY
SSCO-E
TOP:17.01
IE OUT(NE):15.44
BUILDING 1-A
FFE: 22.75
4" PVC SERVICE LATERAL
32 LF 6" PVC @ 1.00%
8" PVC WATER LATERAL
FIRE SPRINKLER SYSTEM
FDC,
254 LF 8" PVC @ 0.40%
SSMH 19
TOP:20.85
IE IN (SW):16.82
IE OUT(NE):16.62
N 38°47'23" E - 345.44'

SEE SHEET 12 FOR CONTINUATION

NOTES:
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- ALL SEWER MAIN AND LATERALS SHALL BE SDR 26.

NO.	REVISION DESCRIPTION	DATE
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GEORGIA REGISTERED PROFESSIONAL No. PE30429 3-25-26 ENGINEER ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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UTILITY PLAN - SECTION C

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	08/2024

SHEET 12 OF 41

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SEE SHEET 10 FOR CONTINUATION

SEE SHEET 11 FOR CONTINUATION

SSMH 7
TOP:21.23
IE IN (NW):15.38
IE OUT(SE):15.19

74 LF 8" PVC @ 0.40%

FIRE HYDRANT, TYP.

45° ELBOW

SSMH 6
TOP:21.23
IE IN (NW):14.89
IE OUT(E):14.69

68 LF 8" PVC @ 0.40%

8" PVC WATER LATERAL FOR FIRE SPRINKLER SYSTEM W/ FDC, TYP.

4" PVC SERVICE LATERAL

45° ELBOW

12x6 TEE

12x10 TEE

153 LF 8" PVC @ 0.40%

10x8 REDUCER

10x4TEE

12" PVC WATER MAIN

VALVE IN BOX, TYP.

10x4 REDUCER

10x8 TEE

12x10 TEE

4" PVC SERVICE LATERAL

32 LF 8" PVC @ 1.00%

SSMH 16
TOP:21.23
IE IN (SE):15.12
IE IN (SW):15.12
IE OUT(W):14.92

61 LF 8" PVC @ 0.48%

8" PVC WATER LATERAL FOR FIRE SPRINKLER SYSTEM W/ FDC, TYP.

SSMH 17
TOP:20.42
IE IN (SW):15.60
IE OUT(NW):15.40

EX. SSMH
TOP: 20.83
IE OUT: 14.18
CORE DRILL FOR PROPOSED CONNECTION
IE:14.30

CLUB HOUSE
FFE: 22.50

CLEANOUT
IE: 14.75

24 LF 4" SEWER LATERAL
S=1.0% MIN W/ CLEANOUT

CONNECT TO EXISTING SEWER MAIN
IE: 13.40

EX. SSMH
TOP: 20.80
IE IN: 13.15
IE OUT: 13.05
CORE DRILL FOR PROPOSED CONNECTION
IE:13.50

VALVE IN BOX, TYP.

FIRE HYDRANT, TYP.

68 LF 8" PVC @ 0.40%

2" TAP AND SADDLE W/ VALVE IN BOX

45° ELBOW

12x12 TEE

SSMH 1
TOP:21.02
IE IN (NW):14.04
IE OUT(SE):13.84

12x8 TEE

RPZ

WM

10" COMPOUND MASTER METER & 10" RPZ BACKFLOW PREVENTER

PRIVATE WATER MAIN

10x12 EXPANSION

EX. VALVE

APPROXIMATE CONNECTION FOR WATER MAIN NEAR ENTRANCE

PUBLIC WATER MAIN

SANITARY SEWER (PRIVATE)

SANITARY SEWER (PUBLIC)

SSMH 2
TOP:21.47

SECONDARY DETENTION POND
(DRAINAGE EASEMENT)

NOTES:
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- ALL SEWER MAIN AND LATERALS SHALL BE SDR 26.
- PER CITY OF POOLER, THE EXISTING SEWER ON THE SITE OF THE ABANDONED WATER PARK NEEDS TO BE INSPECTED PRIOR TO BEING IMPLEMENTED ON SITE FOR SEWER SERVICE. IT IS RECOMMENDED THAT CCTV INSPECTION BE PERFORMED TO VERIFY THE INTEGRITY OF THE SEWER INFRASTRUCTURE.

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No. PE30429
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3-25-26
ENGINEER
ALEC B. METZGER

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UTILITY PLAN - SECTION D

TOWNE CENTER MULTIFAMILY

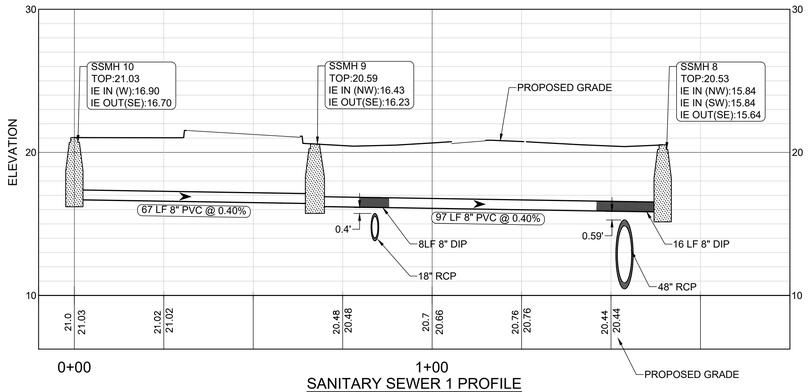
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
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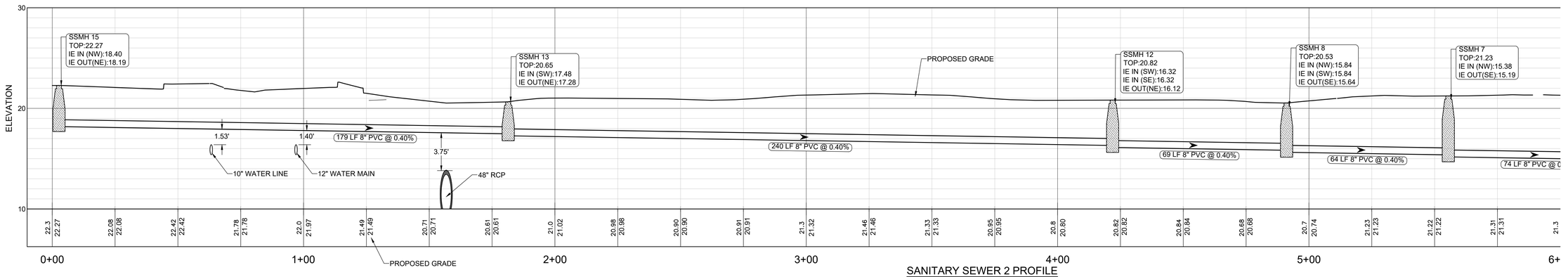
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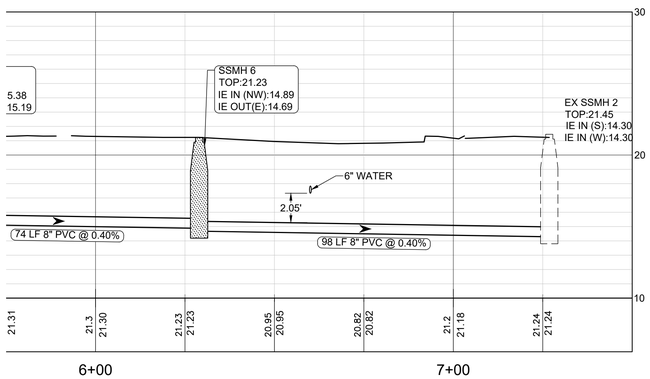
NOTES:
- IF COVER BETWEEN PIPES IS NOT A MINIMUM OF 3'-0" INSTALL DUCTILE IRON PIPE OVER THE CROSSING FOR THE SANITARY SEWER LINE.



SANITARY SEWER 1 PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



SANITARY SEWER 2 PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



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UTILITY PROFILE (1)

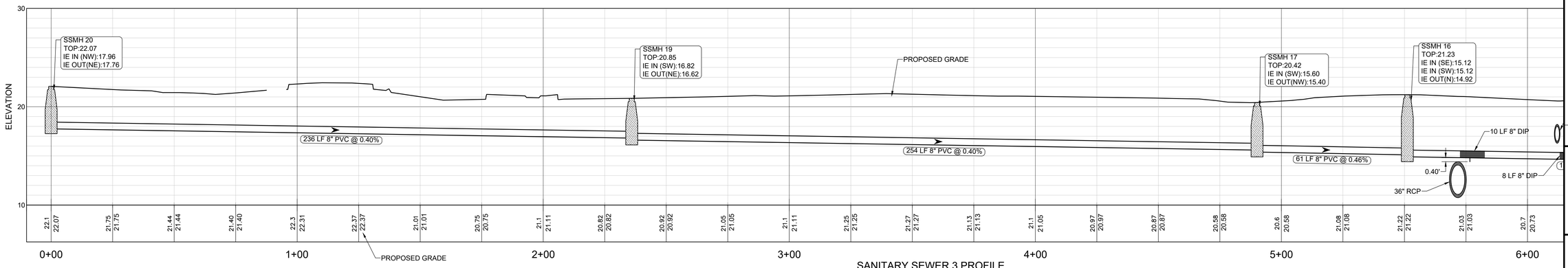
TOWNE CENTER MULTIFAMILY

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POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
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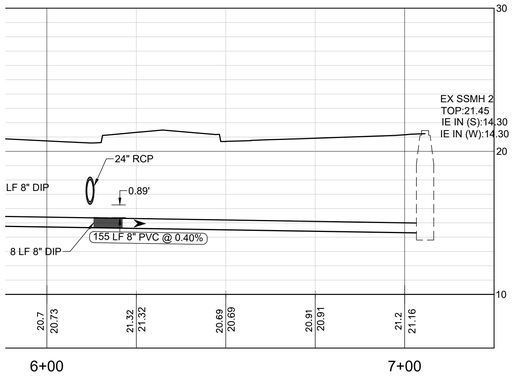
SHEET
14
OF 41

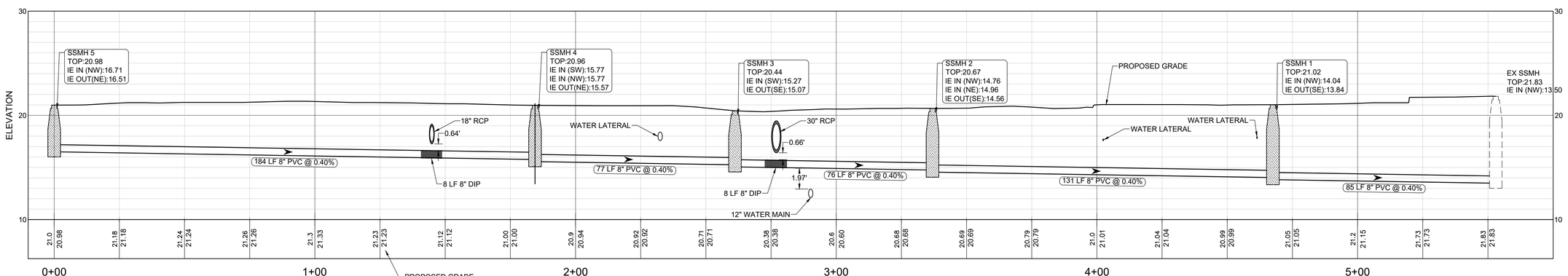
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SANITARY SEWER 3 PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'

NOTES:
- IF COVER BETWEEN PIPES IS NOT A MINIMUM OF 3'-0" INSTALL DUCTILE IRON PIPE OVER THE CROSSING FOR THE SANITARY SEWER LINE.





SANITARY SEWER 4 PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'

NO.	REVISION DESCRIPTION	DATE

GEORGIA
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No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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UTILITY PROFILE (2)

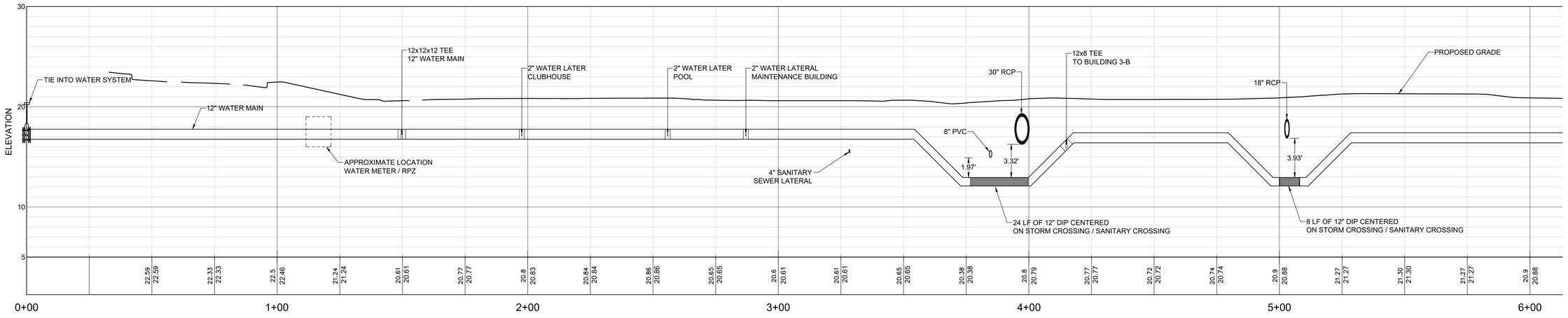
TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

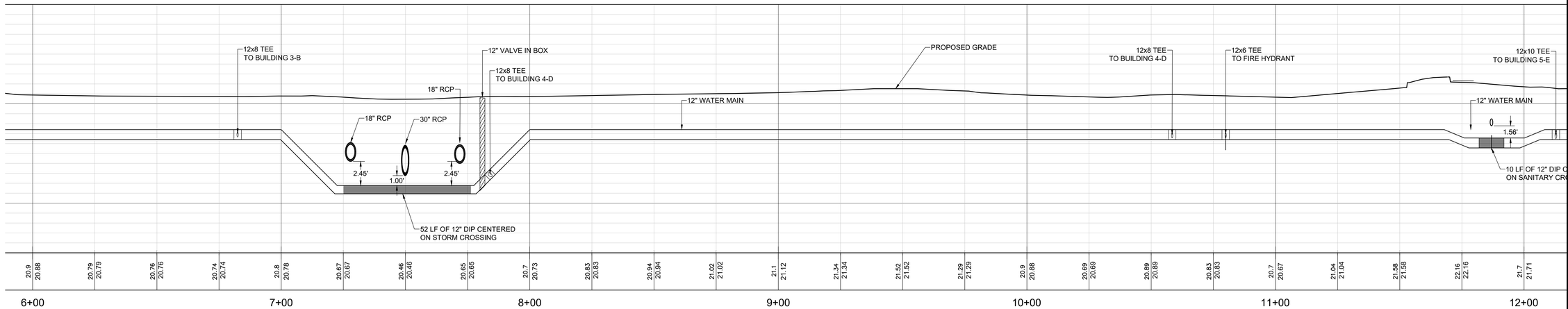
PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

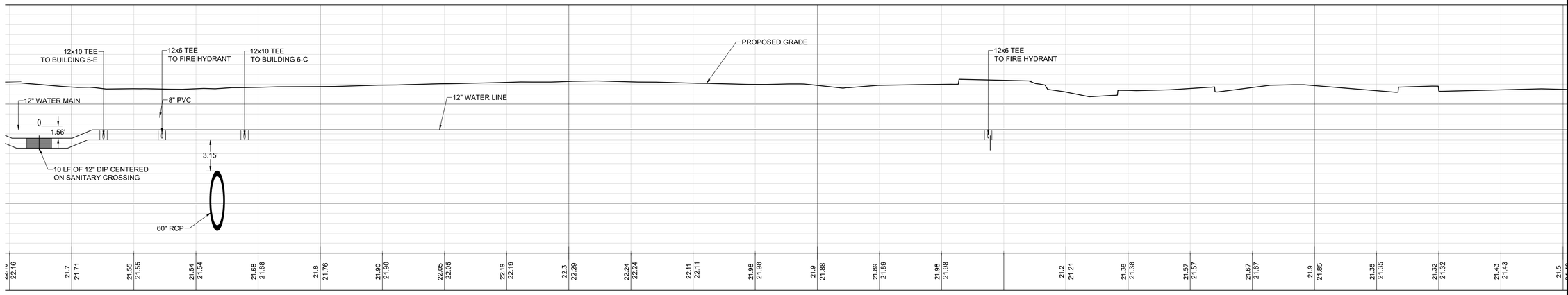
SHEET
15
OF 41

G:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/23/2026 5:08 PM



NOTES:
- IF COVER BETWEEN PIPES IS NOT A MINIMUM OF 3'-0" INSTALL DUCTILE IRON PIPE OVER THE CROSSING FOR THE SANITARY SEWER LINE.





WATER MAIN PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

0'
GRAPHIC SCALE: 1" = #####

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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UTILITY PROFILE (3)

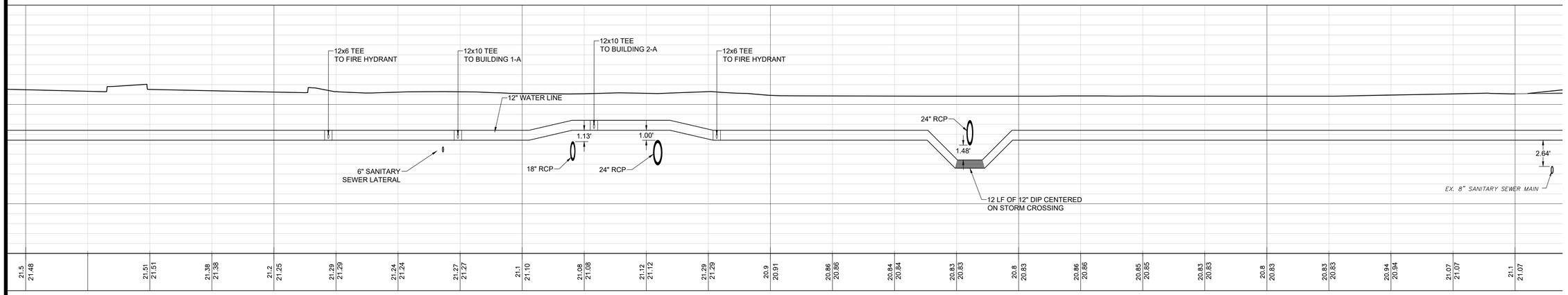
TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

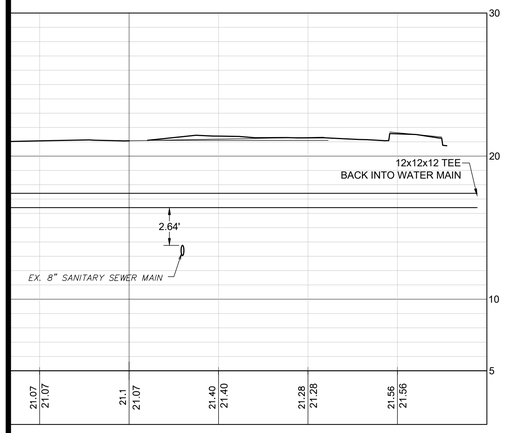
PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
16
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:08 PM



WATER MAIN PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =20'



NOTES:
- IF COVER BETWEEN PIPES IS NOT A MINIMUM OF 3'-0" INSTALL DUCTILE IRON PIPE OVER THE CROSSING FOR THE SANITARY SEWER LINE.

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

0'
GRAPHIC SCALE: 1" = #####

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UTILITY PROFILE (4)

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
17
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/23/2026 5:08 PM

NOTES:
- SEE ARCHITECTURAL PLANS FOR DOWN SPOUT LOCATIONS.
- BLDG'S A, B, C, D, E ARE TO TIE IN HALF THE DOWN SPOUTS FROM THE ROOF DRAINAGE INTO THE INFILTRATION TRENCH.
- UNDERDRAINS TO BE INSTALLED IN PERVIOUS PAVING AREAS. NOTE THAT NOT ALL UNDERDRAINS ARE NOT SHOWN FOR CLARITY.

RETAINING WALL TO REMAIN
(SEE DEMO PLAN FOR ADDITIONAL NOTES)

80 LF 15" PVC
S=1.0% MIN.
COLLECT ROOF DRAINS / INFILTRATION TRENCH

STMH A
TOP: 21.50
IE IN (NE): 14.73
IE OUT (S): 14.73

PROPOSED PVC PIPE TO
COLLECT ROOF DRAINS.
GRADE FOR POSITIVE DRAINAGE.

147 LF 18" RCP @ 1.06%

76 LF 18" RCP @ 0.49%

GI A (1)
TOP: 20.27
IE IN (NE): 16.30
IE IN (SE): 16.50
IE OUT (SW): 16.30

70 LF 18" RCP @ 1.50%

GI A (2)
TOP: 21.35
IE OUT (NW): 17.54

INLET 3
TOP: 21.50
IE OUT (SW): 16.67

DOWN SPOUT TIE
STRUCTURE

121 LF 18" RCP @ 2.26%

DOG PARK

TES A
IE: 12.09

DETENTION POND
SEE SHEET 22 FOR DETAILS

BUILDING 5-E
FFE: 23.50

BUILDING 4-D
FFE: 22.50

RAISED LANDING

RAISED LANDING

UNDERDRAIN

HEAVY DUTY PAVEMENT, TYP.

LIGHT DUTY PAVEMENT, TYP.

GI 3 B(1)
TOP: 20.45
IE OUT (SE): 15.91

GI 5 B(1)
TOP: 20.43
IE OUT (N): 14.83

UNDERDRAIN

UNDERDRAIN

45 LF 18" RCP @ 2.00%

3' INFILTRATION TRENCH
SEE DETAIL (NO PIPE NEEDED)

GI 1 B
TOP: 21.21
IE IN (NE): 7.81
IE IN (N): 17.04
IE IN (E): 16.54
IE OUT (SW): 7.81

GI 3 B
TOP: 20.37
IE IN (NE): 9.50
IE OUT (SE): 9.50

63 LF 48" RCP @ 0.50%

106 LF 48" RCP @ 0.50%

177 LF 48" RCP @ 0.32%

POROUS PAVERS,
TYP.

UNDERDRAIN

STMH 1 B(1)
TOP: 20.75
IE IN (NE): 9.82
IE IN (NW): 15.00
IE OUT (SW): 9.82

STMH 1 B
TOP: 21.40
IE IN (NE): 10.35
IE OUT (SW): 10.35

GI 1 B1 (HOODED GRATE INLET)
TOP: 21.73
IE OUT (S): 17.52

48 LF 48" RCP @ 1.00%

48 LF 48" RCP @ 1.50%

208 LF 60" RCP @ 0.40%

76 LF 60" RCP @ 0.40%

BUILDING 2-A
FFE: 22.50

RAISED LANDIN

SEE SHEET 19 FOR CONTINUATION

SEE SHEET 20 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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PAVING, GRADING & DRAINAGE - SECTION A

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
18
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BG2.DWG 3/23/2026 5:08 PM

NOTES:
- SEE ARCHITECTURAL PLANS FOR DOWN SPOUT LOCATIONS.
- BLDG'S A, B, C, D, E ARE TO TIE IN HALF THE DOWN SPOUTS FROM THE ROOF DRAINAGE INTO THE INFILTRATION TRENCH.
- UNDERDRAINS TO BE INSTALLED IN PERVIOUS PAVING AREAS. NOTE THAT NOT ALL UNDERDRAINS ARE NOT SHOWN FOR CLARITY.

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- IN THE BIORETENTION AREAS, UPON COMPLETION OF THE GRADING OF THE STORMWATER STRUCTURES, BEGIN TEMPORARY / PERMANENT GRASSING IN THE EVENT TO PREVENT WASHOUT EFFECTS FROM MULTIPLE STORM EVENTS. ALSO, THIS WILL HELP FACILITATE CLOSE OUT PROCEDURES TOWARDS THE CERTIFICATE OF OCCUPANCY.

15' BUFFER
25' BUILDING SETBACK
BUILDING 3-B
FFE: 22.50
GARAGE
FFE: 21.50
GARAGE
FFE: 21.50
POOL
UNDERDRAIN
GI 6 B
TOP: 20.63
IE OUT (SE): 14.70
GI 5 B
TOP: 20.28
IE IN (NW): 13.66
IE IN (S): 13.82
IE IN (NE): 14.16
IE OUT (SE): 13.16
103 LF 24" RCP @ 1.00%
HEAVY DUTY PAVEMENT, TYP.
LIGHT DUTY PAVEMENT, TYP.
POROUS PAVERS, TYP.
RAISED LANDING
INLET 5
TOP: 21.98
IE OUT (SE): 18.00
DOWN SPOUT TIE STRUCTURE
PICKLEBALL COU
GI 8 B
TOP: 20.11
IE IN (E): 17.61
IE OUT (S): 16.86
26 LF 15" RCP @ S=1.25%
40 LF 12" PVC @ S=2.5%
INFILTRATION TRENCH (SEE DETAIL)
TOP: 20.5
GARAGE BUILDING, TYP.
40LF 12" PVC PERFORATED PIPE @ IE:19.00
VEHICLE CARE STRUCTURE
25' PAVING SETBACK
NYLOPAST CATCH BASIN OR APPROVED EQUAL
TOP: 21.35
IE IN: 18.00
IE OUT: 17.94
MAINTENANCE BUILDING
FFE: 20.90
FLUSH HEADER CURB
GI 5 B(1)
TOP: 20.43
IE OUT (N): 14.83
61 LF 18" RCP @ 1.50%
67 LF 18" RCP @ 1.00%
GI 5 B(2)
TOP: 20.37
IE OUT (SW): 14.83
GI 4 B
TOP: 20.33
IE IN (NE): 11.91
IE IN (NW): 12.40
IE IN (SE): 13.41
IE OUT (SW): 10.91
76 LF 30" RCP @ 1.00%
GI 7 B(1)
TOP: 20.57
IE IN (N): 16.05
IE OUT (S): 16.05
17 LF 18" RCP @ 1.00%
67 LF 24" RCP @ 1.34%
65 LF 30" RCP @ 1.34%
249 LF 36" RCP @ 1.00%
GI 7 B
TOP: 20.10
IE IN (N): 14.90
IE IN (NW): 15.90
IE OUT (SW): 14.40
STMH C
TOP: 21.07
IE IN (E): 13.78
IE OUT (NW): 13.78
45 LF 18" RCP @ 1.00%
GI 9 B
TOP: 20.58
IE IN (SE): 14.23
IE OUT (W): 14.23
BIORETENTION AREA
TOP: 21.90
BTTM: 20.00
PROPOSED PIPE TO CONNECT TO UNDERDRAINS IN POOL AREA SEE ARCHITECTURAL PLANS FOR POOL AREA DESIGN
SEE ARCHITECTURAL PLANS FOR POOL AREA DESIGN
RAISED LANDING
SEE SHEET 18 FOR CONTINUATION
SEE SHEET 21 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA REGISTERED PROFESSIONAL No. PE30429 3-25-26 ENGINEER ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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PAVING, GRADING & DRAINAGE - SECTION B

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET 19 OF 41

G:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/25/2026 9:50 AM

NOTES:
- SEE ARCHITECTURAL PLANS FOR DOWN SPOUT LOCATIONS.
- BLDG'S A, B, C, D, E ARE TO TIE IN HALF THE DOWN SPOUTS FROM THE ROOF DRAINAGE INTO THE INFILTRATION TRENCH.
- UNDERDRAINS TO BE INSTALLED IN PERVIOUS PAVING AREAS. NOTE THAT NOT ALL UNDERDRAINS ARE NOT SHOWN FOR CLARITY.

SEE SHEET 18 FOR CONTINUATION

SEE SHEET 22 FOR CONTINUATION

SEE SHEET 21 FOR CONTINUATION

BUILDING 6-C
FFE: 23.50

BUILDING 2-A
FFE: 22.75

BUILDING 1-A
FFE: 22.75

GARAGE
FFE: 22.55

PAVILION
FFE: 22.10

PLAYGROUND

3' INFILTRATION TRENCH
SEE DETAIL (NO PIPE NEEDED)

76 LF 60" RCP @ 0.40%

57 LF 24" RCP @ 1.00%

77 LF 18" RCP @ 1.00%

GI 2 B
TOP: 20.45
IE IN (NW): 9.12
IE IN (SE): 14.73
IE OUT (SW): 8.92

GI 1 B2
TOP: 21.61
IE OUT (W): 17.11

UNDERDRAIN

INLET 2 (GASTD 1011A)
TOP: 22.19
IE OUT (W): 15.50

137 LF 12" PERFORATED PIPE
@ S=1.0% MIN

34 LF 12" PVC PIPE
@ S=1.0% MIN

3' INFILTRATION TRENCH
SEE DETAIL

IE 19.50

PERMEABLE PAVERS

92 LF 12" PERFORATED PIPE
@ S=1.0% MIN

FORMER PROPERTY LINE (ABANDONED)

INFILTRATION TRENCH

PERVIOUS PAVERS

PVT#100113
NS
N: 78,051.67
E: 938,750.99
EL: 23.13

34 LF 12" PVC PIPE
@ S=1.0% MIN

3' INFILTRATION TRENCH
SEE DETAIL

130 LF 12" PERFORATED PIPE
@ S=1.0% MIN

STMH 21 C
TOP: 20.90
IE IN (NW): 13.85
IE IN (SW): 14.50
IE IN (NE): 16.35
IE OUT (SE): 11.24

INLET 1 (GASTD 1011A)
TOP: 21.82
IE OUT (NE): 14.81

PROPOSED PVC PIPE TO
COLLECT ROOF DRAINS.
GRADE FOR POSITIVE DRAINAGE.

STMH 1 C
TOP: 21.50
IE IN (NE): 7.85
IE OUT (W): 7.85

94 LF 48" RCP @ 1.02%

83 LF 60" RCP @ 2.05%

95 LF 48" RCP @ 0.43%

142 LF 48" RCP @ 0.46%

320 LF 48" RCP @ 0.46%

91 LF 60" RCP @ 0.40%

GI 1 C
TOP: 21.11
IE IN (NE): 8.26
IE OUT (SW): 8.26

OS-STMH - 1
TOP: 20.75
IE IN (NE): 8.09
IE OUT (W): 8.09

STRM MH
TOP: 21.05
IE IN(60"): 8.55
IE OUT(60"): 8.45

263 LF 18" RCP @ 0.50%

50' DRAINAGE
EASEMENT
(PRIVATE)

JUNCTION BOX
TOP: 21.83
IE IN: 8.31
IE OUT: 8.12

GRATE INLET
TOP: 22.57
BTTM: 9.04

GI 2 C
TOP: 20.25
IE IN (NE): 8.92
IE OUT (SW): 8.92

HANDICAP RAMP

OS-MH 1
TOP: 21.50

HEAVY DUTY PAVEMENT, TYP.

LIGHT DUTY PAVEMENT, TYP.

N 38°47'23" E - 345.44'

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.

SEE SHEET 22 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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PAVING, GRADING & DRAINAGE - SECTION C

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

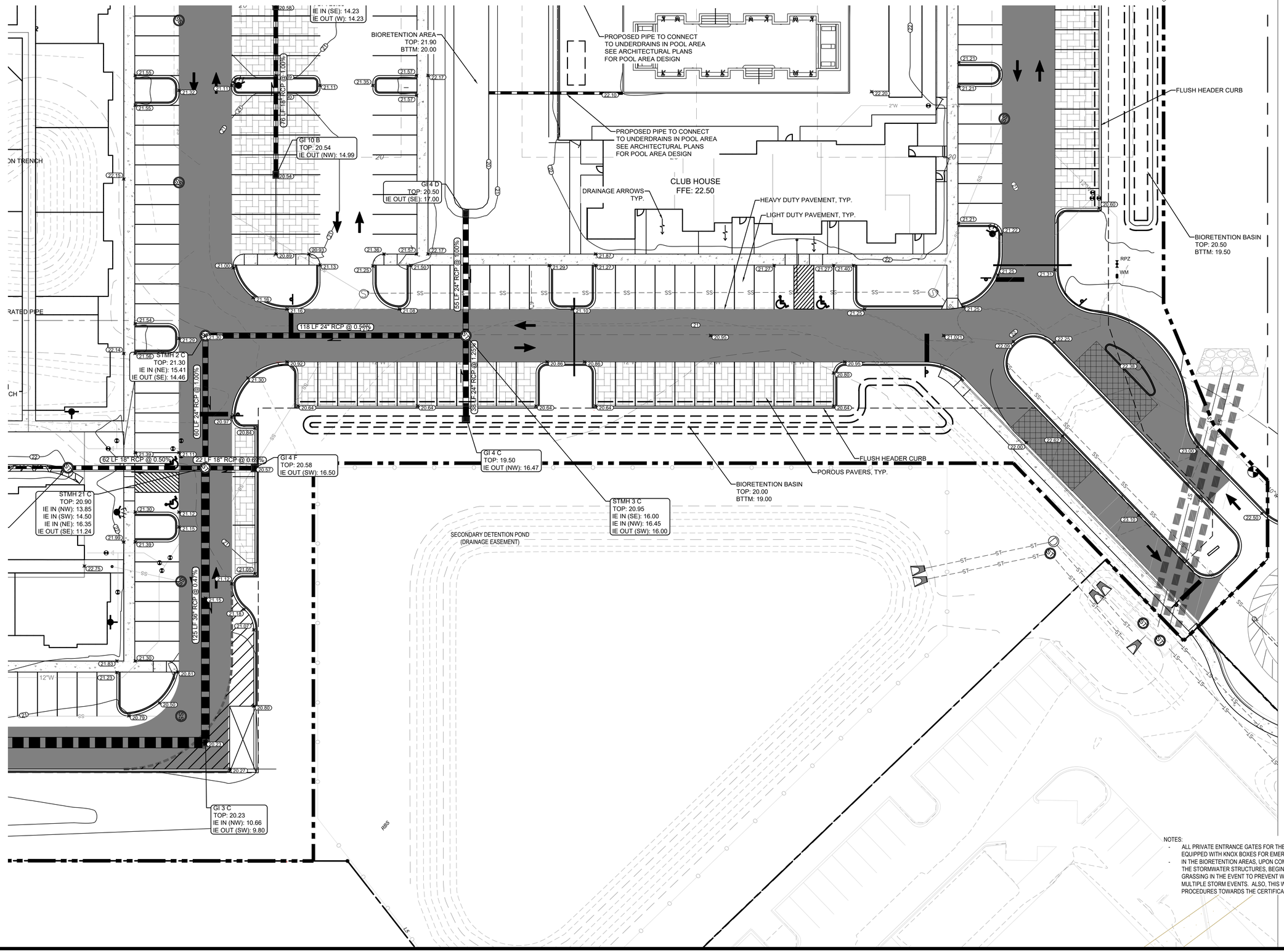
SHEET
20
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPP\DWG\21-0140C_B02.DWG 3/23/2026 5:09 PM

NOTES:
- SEE ARCHITECTURAL PLANS FOR DOWN SPOUT LOCATIONS.
- BLDG'S A, B, C, D, E ARE TO TIE IN HALF THE DOWN SPOUTS FROM THE ROOF DRAINAGE INTO THE INFILTRATION TRENCH.
- UNDERDRAINS TO BE INSTALLED IN PERVIOUS PAVING AREAS. NOTE THAT NOT ALL UNDERDRAINS ARE NOT SHOWN FOR CLARITY.

SEE SHEET 19 FOR CONTINUATION

SEE SHEET 20 FOR CONTINUATION



NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- IN THE BIORETENTION AREAS, UPON COMPLETION OF THE GRADING OF THE STORMWATER STRUCTURES, BEGIN TEMPORARY / PERMANENT GRASSING IN THE EVENT TO PREVENT WASHOUT EFFECTS FROM MULTIPLE STORM EVENTS. ALSO, THIS WILL HELP FACILITATE CLOSE OUT PROCEDURES TOWARDS THE CERTIFICATE OF OCCUPANCY.

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL ENGINEER 3-25-26 ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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PAVING, GRADING & DRAINAGE - SECTION D

TOWNE CENTER MULTIFAMILY

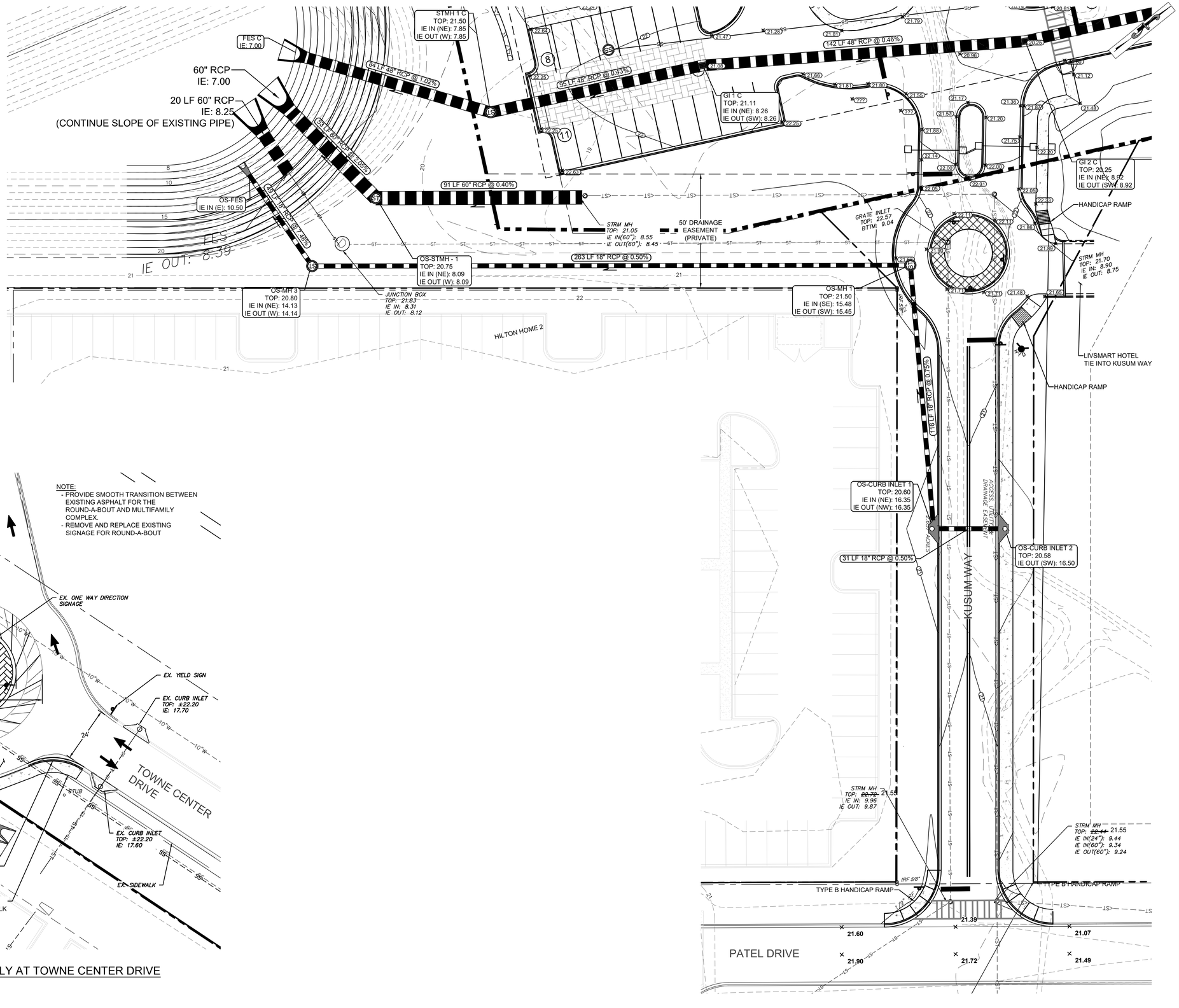
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

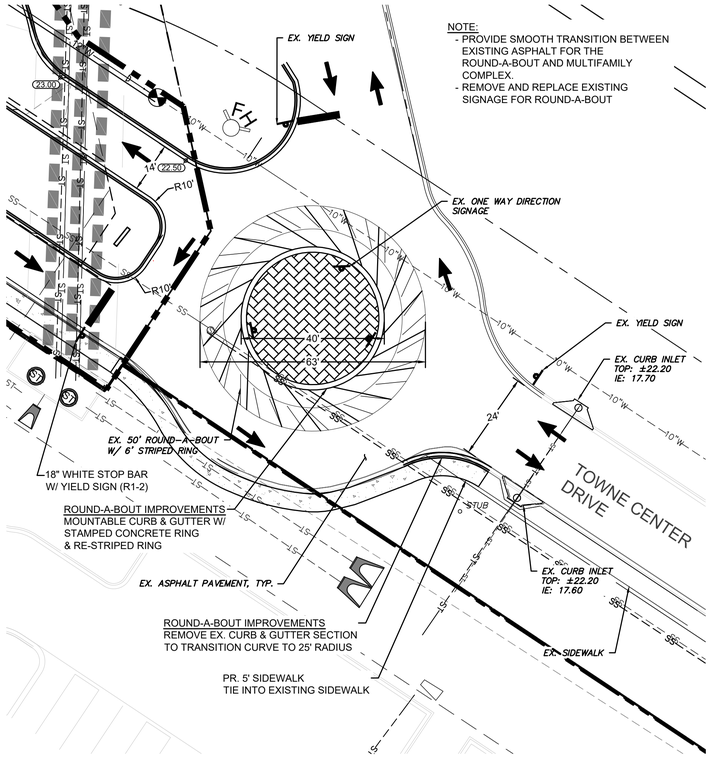
PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET 21 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:09 PM

SEE SHEET 20 FOR CONTINUATION





ENTRANCE TO MULTIFAMILY AT TOWNE CENTER DRIVE

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

PAVING, GRADING & DRAINAGE - OFF SITE

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
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SHEET
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OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BRD.DWG 3/23/2026 5:09 PM

EX. OUTFALL STRUCTURE
(DUAL 15" RCP PIPES W/ OVERFLOW)

EX. REGIONAL DETENTION POND

FORMER PARCEL B
OR A SUBDIVISION OF THE
REMAINDER OF PORTION
OF LOT A-1A TOWNE
CENTER AT GODLEY STATION

N/F
BANSI PROPERTIES, LLC
PIN: 400I 10005
DB 1560, PG 156
PB 42S, PG 69

EXCAVATE REMAINDER OF POND
TOP EL: 20.50
BTTM EL: 7.00

DETENTION POND
NORMAL POOL: 15.00

STORM ELEVATIONS:
1 YR - 17.39
2 YR - 18.14
5 YR - 18.54
10 YR - 18.94
25 YR - 19.30
50 YR - 19.63
100YR - 19.94

FES A
IE: 12.00

DETENTION POND
SEE SHEET 22 FOR DETAILS

3' INFILTRATION TRENCH
SEE DETAIL (NO PIPE NEEDED)

POROUS PAVERS
TYP.

DOCK DETAILS
BY OTHERS

FES B
IE: 7.00

204 LF 24" RCP @ 0.40%

BUILDING 5-E
FFE: 23.50

HEAVY DUTY PAVEMENT. TYP.

LIGHT DUTY PAVEMENT. TYP.

GARAGE
FFE: 22.50

GI 1 B
TOP: 21.21
IE IN (NE): 7.81
IE IN (N): 17.04
IE IN (E): 16.54
IE OUT (SW): 7.81

GI 1 B1 (HOODED GRATE INLET)
TOP: 21.73
IE OUT (S): 17.52

GI 3 B
TOP: 20.37
IE IN (NE): 9.50
IE OUT (SE): 9.50

IE OUT (NW): 17.54

UNDERDRAIN

6"W

PROPOSED PVC PIPE TO
COLLECT ROOF DRAINS.
GRADE FOR POSITIVE DRAINAGE.

GI 1 B2
TOP: 21.61
IE OUT (W): 17.11

BUILDING 6-C
FFE: 23.50

STMH 1 C
TOP: 21.50
IE IN (NE): 7.85
IE OUT (W): 7.85

FES C
IE: 7.00

60" RCP
IE: 7.00

20 LF 60" RCP
IE: 8.25
(CONTINUE SLOPE OF EXISTING PIPE)

84 LF 48" RCP @ 1.02%

105 LF 48" RCP @ 0.43%

91 LF 60" RCP @ 0.40%

OS FES
IE IN (E): 10.50

OS-STMH - 1
TOP: 20.75
IE IN (NE): 8.09
IE OUT (W): 8.09

JUNCTION BOX
TOP: 21.83

OS-MH 3
TOP: 20.80

265 LF 18" RCP @ 0.40%

STRM MH
TOP: 21.05
IE IN(60"): 8.55
IE OUT(60"): 8.45

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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PAVING, GRADING & DRAINAGE - OFFSITE DETENTION POND

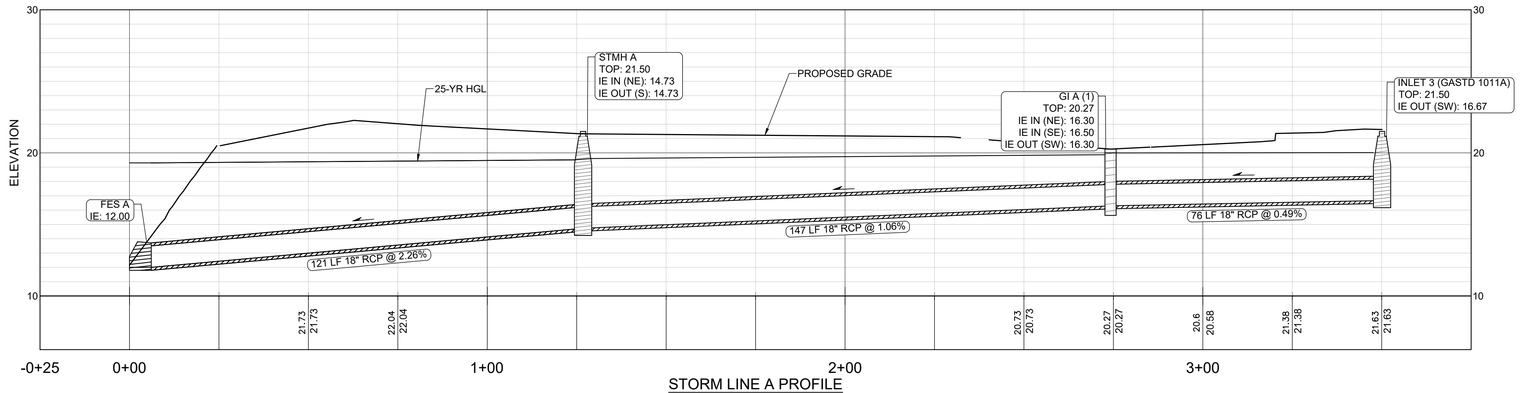
TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

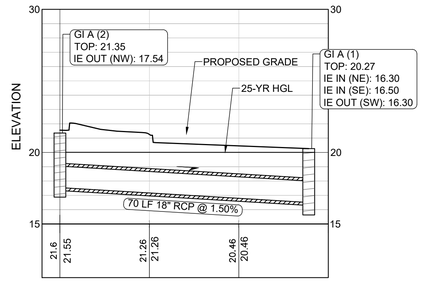
PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 30'
DATE:	3/2026

SHEET
23
OF 41

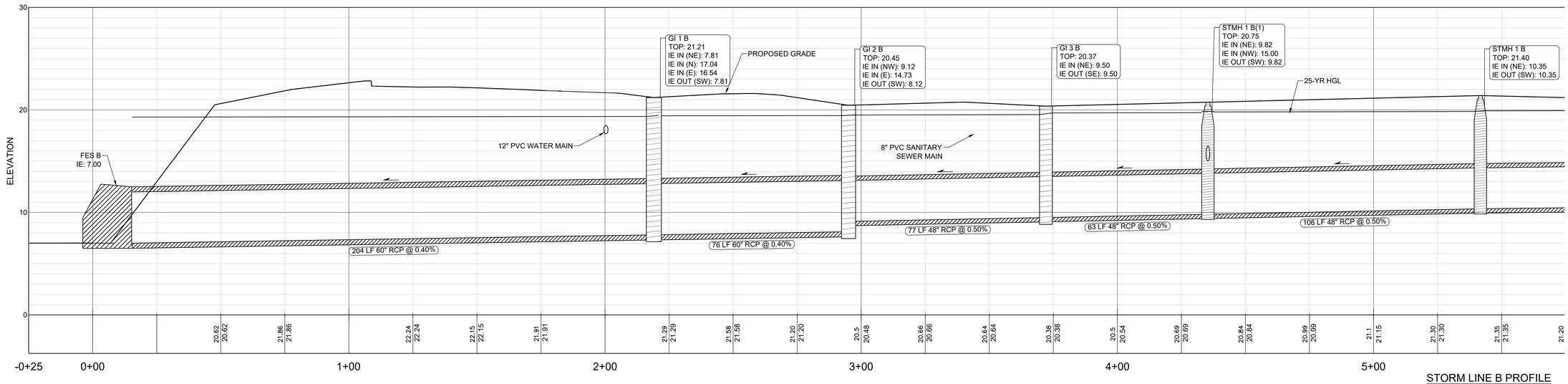
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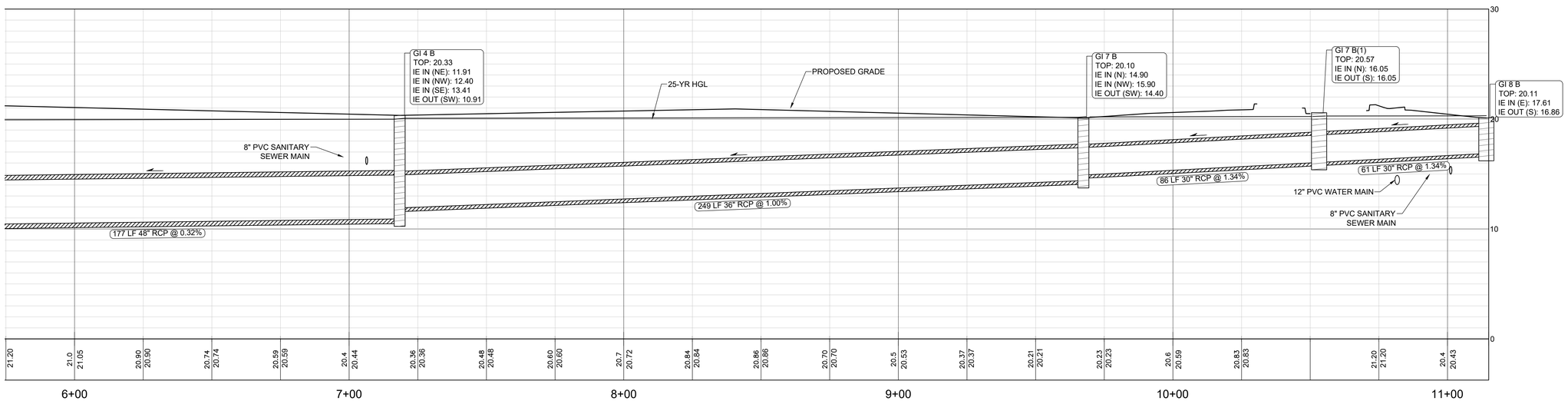
STORM LINE A PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



STORM WATER DRAINAGE A PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



STORM LINE B PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



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STORM PROFILES

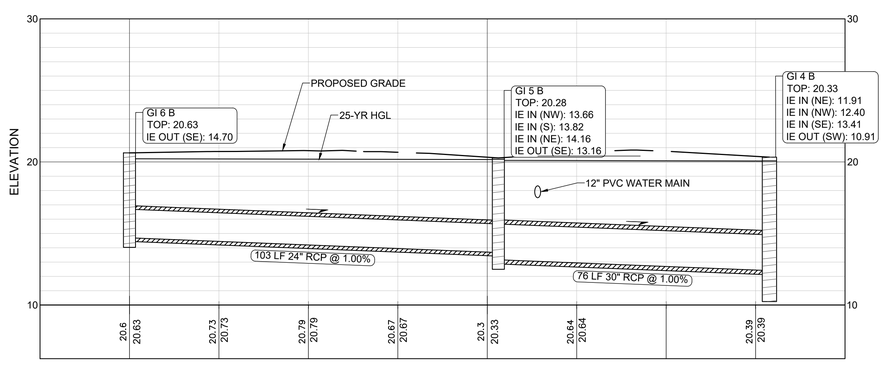
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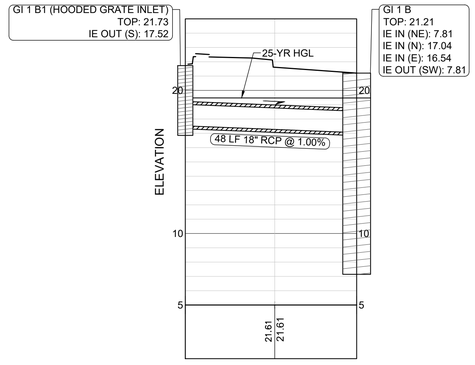
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SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
24
OF 41

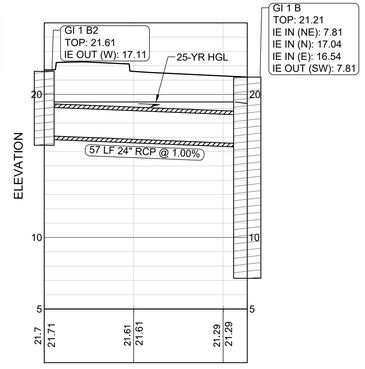
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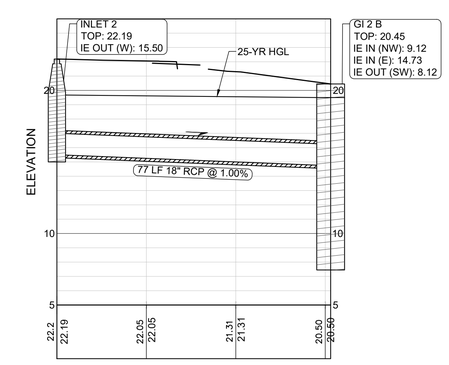
STORM LINE D PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



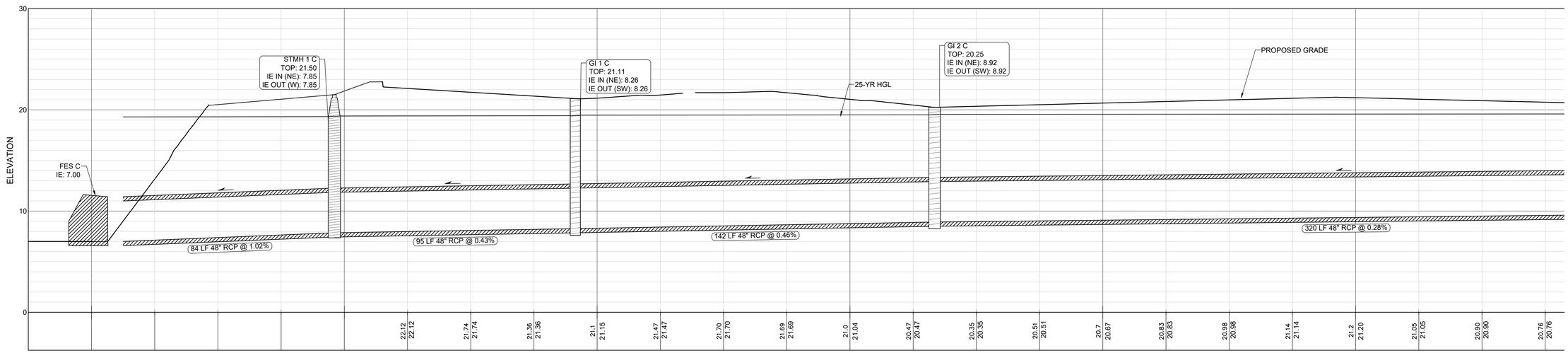
STORM WATER DRAINAGE B PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



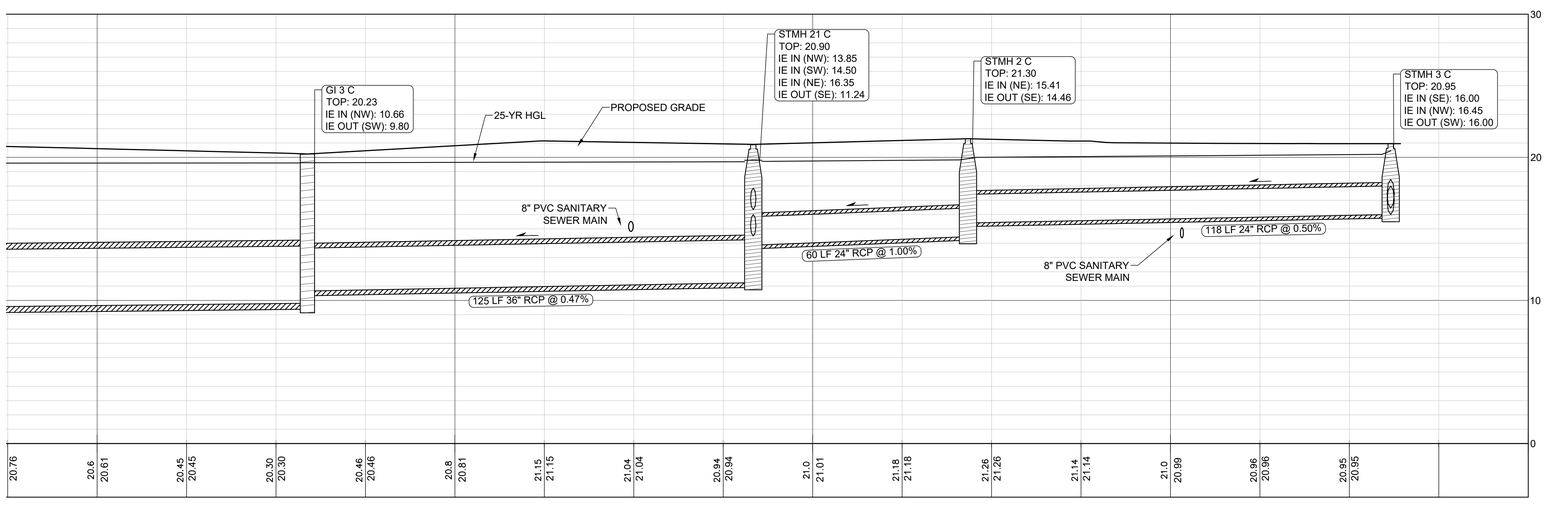
STORM WATER DRAINAGE B (1) PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



STORM WATER DRAINAGE B (2) PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



STORM LINE C PROFILE
HORZ SCALE: 1" =20'
VERT SCALE: 1" =5'



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ENGINEER
ALEC B. METZGER

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STORM PROFILES

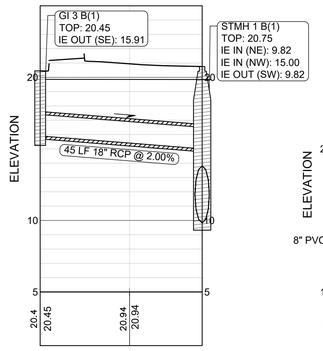
TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
25
OF 41

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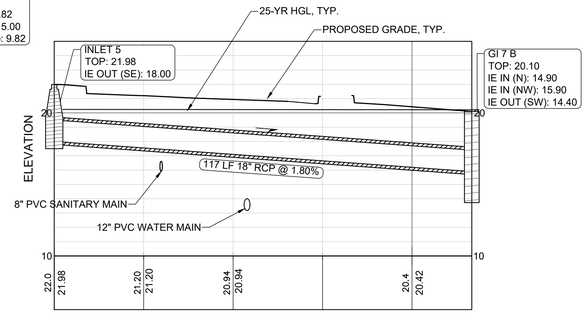


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STORM WATER DRAINAGE B (3) PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

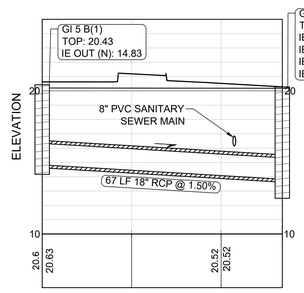


0+00 1+00

STORM WATER DRAINAGE B (4) PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

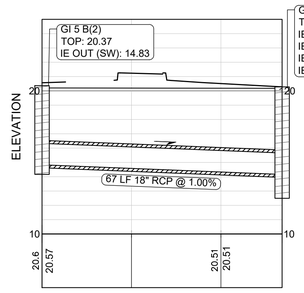


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STORM WATER DRAINAGE B (5) PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

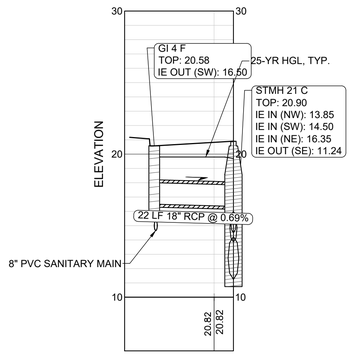


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STORM WATER DRAINAGE B (6) PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

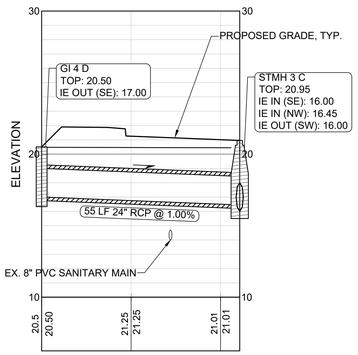


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STORM WATER DRAINAGE C PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

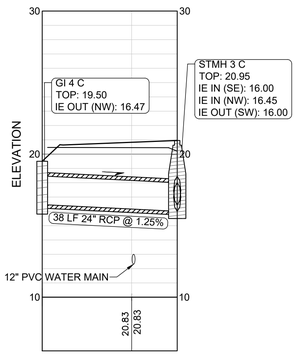


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STORM WATER DRAINAGE C (1) PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

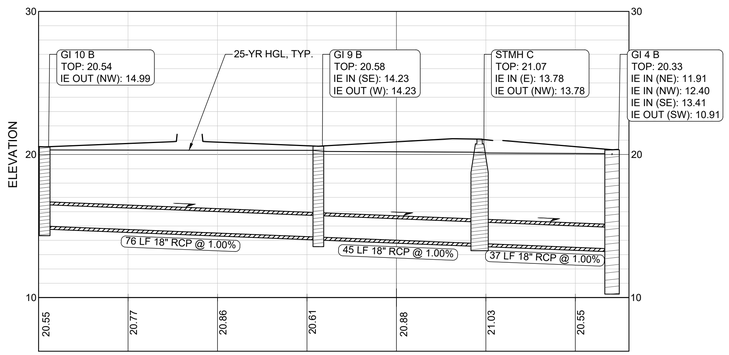


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STORM WATER DRAINAGE C (2) PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

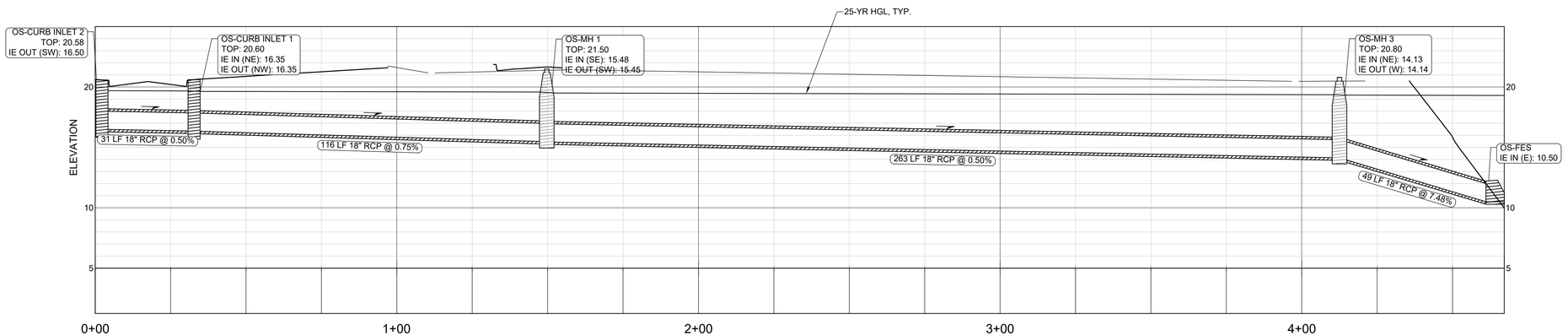


0+00 1+00

Additional Pking PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'



0+00 1+00 2+00 3+00 4+00

OFFSITE DRAINAGE PROFILE

HORZ SCALE: 1" =20'

VERT SCALE: 1" =5'

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

0'
GRAPHIC SCALE: 1" = #####

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STORM PROFILES

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE

POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:

TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = #####
DATE:	3/2026

SHEET

25-A

OF 41

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STORAGE CALCULATIONS

THE USE OF EXCAVATED INLET SEDIMENT TRAPS (Sd2) AND TEMPORARY SEDIMENTS TRAPS (Sd4) WILL BE USED ON SITE TO COLLECT SEDIMENT.

1. TOTAL DRAINAGE AREA = 15.43 AC
2. REQUIRED SEDIMENT STORAGE = 67 CY/AC * DRAINAGE AREA
   REQUIRED SEDIMENT STORAGE = 67 CY/AC * 15.43 AC
   REQUIRED SEDIMENT STORAGE FOR TRAP = 1,033.81 CY = 27,912.87 CF
3. EXCAVATION DEPTH (MAXIMUM OF 4.0 FT) = VARIES FT
4. SLOPE OF SIDES (SHALL NOT BE STEEPER THAN 2:1) = 2:1
5. REQUIRED VOLUME
   SV = REQUIRED SEDIMENT STORAGE
   SV = 27,913 CF
6. SHAPE OF EXCAVATION AND DETERMINE DIMENSIONS

   SHAPE: SQUARE (Sd-2)
   (4) W = 32 FT x 32 x 2 FT = 2,048 CF = 8,192 CF

   SHAPE: SQUARE (Sd-2)
   (1) W = 35 FT x 35 FT x 2 FT= 2450 CF

   SHAPE: RECTANGLE (SD-4)
   W = 22 FT x L = 200 FT x 2 FT = 8,000 CF

   SHAPE: RECTANGLE (SD-4 APPROX 4 AC.)
   W = 50 FT x L = 50 FT x 3 FT = 7,500 CF

   SHAPE: RECTANGLE (Sd4 - 1.4 AC.)
   W = 30 FT x L = 30 FT x 3 FT = 2,700 CF
7. TOTAL SEDIMENT STORED BY SEDIMENT TRAPS = 28,440 CF = 1,053.33 CY

REQUIRED STORAGE: 1,033.81 CY < 1,053.33 CY AVAILABLE STORAGE

EROSION CONTROL MEASURES - INITIAL PHASE:

1. CONTRACTOR IS TO INSTALL ALL TEMPORARY EROSION CONTROL DEVICES.
2. CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED.
3. CONTRACTOR IS TO ENSURE THAT SEDIMENT LADEN DOES NOT UNDERMINE SEDIMENT BARRIERS. IT IS RECOMMENDED THAT THE CONTRACTOR PERIODICALLY CHECKS SILT FENCE DURING STORM EVENTS AND MAKES REPAIRS AS NEEDED.
4. THE DISTURBED AREA FOR THE INITIAL PHASE IS ±15.43 ACRES.

SOIL SUMMARY

SYMBOL	NAME	ERODIBILLTY	PERMEABILITY	DEPTH	GROUP
OI	*OLUSTEE FINE SAND*	MODERATE	0.57 in/hr	0-80"	C
Pn	*POOLER FINE SAND LOAM*	MODERATE	0.10 in/hr	0-80"	C
Waf	*WAHEE SANDY LOAM*	MODERATE	0.10 in/hr	0-80"	C
NRCS - WEB SOIL SURVEY					

NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Alec B Metzger
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000008757
ISSUED: 5/02/2024 EXPIRES: 5/02/2027

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

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INITIAL ESPC PLAN

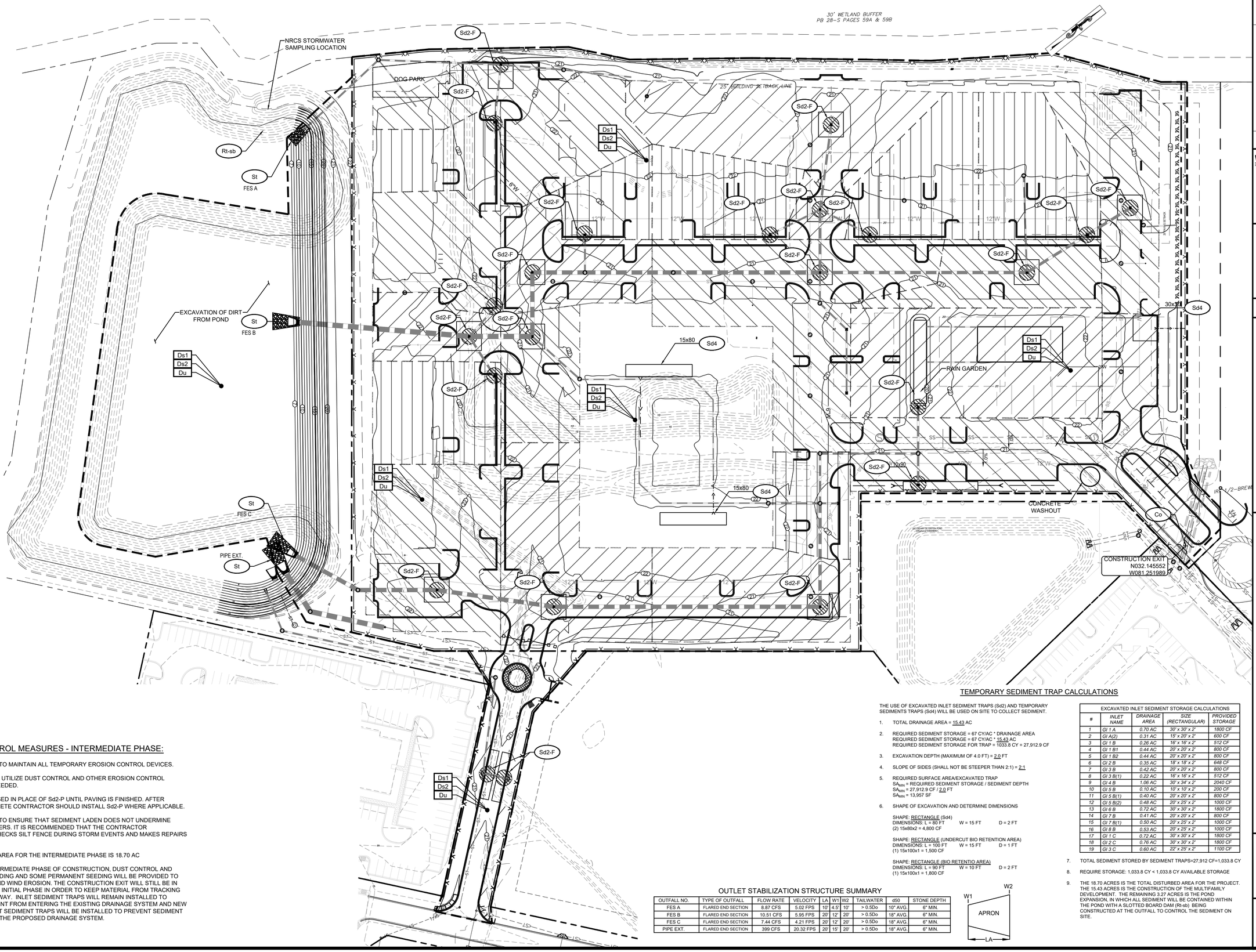
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130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

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DATE:	3/2026

SHEET 26 OF 41

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EROSION CONTROL MEASURES - INTERMEDIATE PHASE:

1. CONTRACTOR IS TO MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES.
2. CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED.
3. Sd2-F IS TO BE USED IN PLACE OF Sd2-P UNTIL PAVING IS FINISHED. AFTER PAVING IS COMPLETE CONTRACTOR SHOULD INSTALL Sd2-P WHERE APPLICABLE.
4. CONTRACTOR IS TO ENSURE THAT SEDIMENT LADEN DOES NOT UNDERMINE SEDIMENT BARRIERS. IT IS RECOMMENDED THAT THE CONTRACTOR PERIODICALLY CHECKS SILT FENCE DURING STORM EVENTS AND MAKES REPAIRS AS NEEDED.
5. THE DISTURBED AREA FOR THE INTERMEDIATE PHASE IS 18.70 AC
6. DURING THE INTERMEDIATE PHASE OF CONSTRUCTION, DUST CONTROL AND TEMPORARY SEEDING AND SOME PERMANENT SEEDING WILL BE PROVIDED TO PREVENT SOIL AND WIND EROSION. THE CONSTRUCTION EXIT WILL STILL BE IN PLACE FROM THE INITIAL PHASE IN ORDER TO KEEP MATERIAL FROM TRACKING ONTO THE ROADWAY. INLET SEDIMENT TRAPS WILL REMAIN INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE EXISTING DRAINAGE SYSTEM AND NEW EXCAVATED INLET SEDIMENT TRAPS WILL BE INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED DRAINAGE SYSTEM.

TEMPORARY SEDIMENT TRAP CALCULATIONS

THE USE OF EXCAVATED INLET SEDIMENT TRAPS (Sd2) AND TEMPORARY SEDIMENTS TRAPS (Sd4) WILL BE USED ON SITE TO COLLECT SEDIMENT.

1. TOTAL DRAINAGE AREA = 15.43 AC
2. REQUIRED SEDIMENT STORAGE = 67 CY/AC * DRAINAGE AREA
   REQUIRED SEDIMENT STORAGE = 67 CY/AC * 15.43 AC
   REQUIRED SEDIMENT STORAGE FOR TRAP = 1033.8 CY = 27,912.9 CF
3. EXCAVATION DEPTH (MAXIMUM OF 4.0 FT) = 2.0 FT
4. SLOPE OF SIDES (SHALL NOT BE STEEPER THAN 2:1) = 2:1
5. REQUIRED SURFACE AREA/EXCAVATED TRAP
   SA_{MIN} = REQUIRED SEDIMENT STORAGE / SEDIMENT DEPTH
   SA_{MIN} = 27,912.9 CF / 2.0 FT
   SA_{MIN} = 13,957 SF
6. SHAPE OF EXCAVATION AND DETERMINE DIMENSIONS

   SHAPE: RECTANGLE (Sd4)
   DIMENSIONS: L = 80 FT W = 15 FT D = 2 FT
   (2) 15x80x2 = 4,800 CF

   SHAPE: RECTANGLE (UNDERCUT BIO RETENTION AREA)
   DIMENSIONS: L = 100 FT W = 15 FT D = 1 FT
   (1) 15x100x1 = 1,500 CF

   SHAPE: RECTANGLE (BIO RETENTIO AREA)
   DIMENSIONS: L = 90 FT W = 10 FT D = 2 FT
   (1) 15x100x1 = 1,800 CF

EXCAVATED INLET SEDIMENT STORAGE CALCULATIONS

#	INLET NAME	DRAINAGE AREA	SIZE (RECTANGULAR)	PROVIDED STORAGE
1	GI 1 A	0.70 AC	30' x 30' x 2'	1800 CF
2	GI A(2)	0.31 AC	15' x 20' x 2'	600 CF
3	GI 1 B	0.26 AC	16' x 16' x 2'	512 CF
4	GI 1 B1	0.44 AC	20' x 20' x 2'	800 CF
5	GI 1 B2	0.44 AC	20' x 20' x 2'	800 CF
6	GI 2 B	0.35 AC	18' x 18' x 2'	648 CF
7	GI 3 B	0.42 AC	20' x 20' x 2'	800 CF
8	GI 3 B(1)	0.22 AC	16' x 16' x 2'	512 CF
9	GI 4 B	1.06 AC	30' x 34' x 2'	2040 CF
10	GI 5 B	0.10 AC	10' x 10' x 2'	200 CF
11	GI 5 B(1)	0.40 AC	20' x 20' x 2'	800 CF
12	GI 5 B(2)	0.48 AC	20' x 25' x 2'	1000 CF
13	GI 6 B	0.72 AC	30' x 30' x 2'	1800 CF
14	GI 7 B	0.41 AC	20' x 20' x 2'	800 CF
15	GI 7 B(1)	0.50 AC	20' x 25' x 2'	1000 CF
16	GI 8 B	0.53 AC	20' x 25' x 2'	1000 CF
17	GI 1 C	0.72 AC	30' x 30' x 2'	1800 CF
18	GI 2 C	0.76 AC	30' x 30' x 2'	1800 CF
19	GI 3 C	0.60 AC	22' x 25' x 2'	1100 CF

7. TOTAL SEDIMENT STORED BY SEDIMENT TRAPS=27,912 CF=1,033.8 CY
8. REQUIRE STORAGE: 1,033.8 CY < 1,033.8 CY AVAILABLE STORAGE
9. THE 18.70 ACRES IS THE TOTAL DISTURBED AREA FOR THE PROJECT. THE 15.43 ACRES IS THE CONSTRUCTION OF THE MULTIFAMILY DEVELOPMENT. THE REMAINING 3.27 ACRES IS THE POND EXPANSION, IN WHICH ALL SEDIMENT WILL BE CONTAINED WITHIN THE POND WITH A SLOTTED BOARD DAM (Rt-sb) BEING CONSTRUCTED AT THE OUTFALL TO CONTROL THE SEDIMENT ON SITE.

OUTLET STABILIZATION STRUCTURE SUMMARY

OUTFALL NO.	TYPE OF OUTFALL	FLOW RATE	VELOCITY	LA	W1	W2	TAILWATER	d50	STONE DEPTH
FES A	FLARED END SECTION	8.87 CFS	5.02 FPS	10'	4.5'	10'	> 0.5Do	10" AVG.	6" MIN.
FES B	FLARED END SECTION	10.51 CFS	5.95 FPS	20'	12'	20'	> 0.5Do	18" AVG.	6" MIN.
FES C	FLARED END SECTION	7.44 CFS	4.21 FPS	20'	12'	20'	> 0.5Do	18" AVG.	6" MIN.
PIPE EXT.	FLARED END SECTION	399 CFS	20.32 FPS	20'	15'	20'	> 0.5Do	18" AVG.	6" MIN.

NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Alec B Metzger
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000008757
ISSUED: 5/02/2024 EXPIRES: 5/02/2027

GEORGIA REGISTERED PROFESSIONAL No. PE30429 3-25-26 ENGINEER ALEC B. METZGER

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
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CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

INTERMEDIATE ESPC PLAN

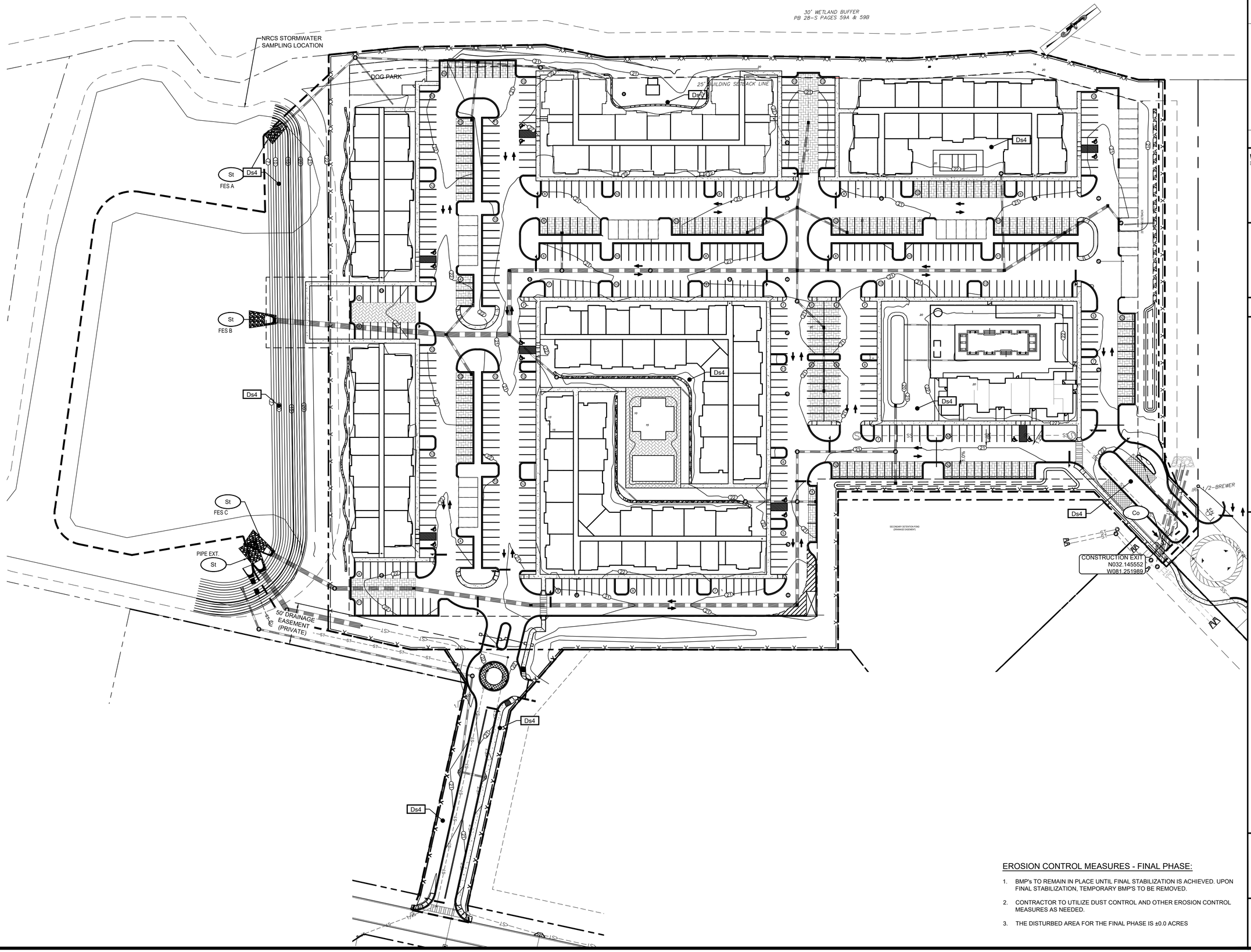
TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 50'
DATE:	3/2026

SHEET 27 OF 41

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EROSION CONTROL MEASURES - FINAL PHASE:

1. BMP's TO REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. UPON FINAL STABILIZATION, TEMPORARY BMP'S TO BE REMOVED.
2. CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED.
3. THE DISTURBED AREA FOR THE FINAL PHASE IS ±0.0 ACRES

NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Alec B Metzger
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000008757
ISSUED: 5/02/2024 EXPIRES: 5/02/2027

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE30429 3-25-26 ENGINEER ALEC B. METZGER

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

FINAL ESPC PLAN

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
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SHEET
28
OF 41

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GENERAL ES&P CONTROL NOTES

PROJECT NAME: POOLER 360 ADDRESS: TOWNE CENTER DRIVE

CITY/COUNTY: POOLER, CHATHAM COUNTY DATE ON PLANS: NOVEMBER 2023

NAME & EMAIL OF PERSON FILLING OUT CHECKLIST: ALEC METZGER - ALEC_METZGER@emc-eng.com

1. STANDARDS AND SPECIFICATIONS: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 6TH EDITION".

2. EROSION CONTROL PROGRAM: CLEARING WILL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER EXCAVATION IS COMPLETED. LAND-DISTURBING WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES WILL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS.

3. SEDIMENT CONTROL PROGRAM: SEDIMENT CONTROL WILL BE ACCOMPLISHED BY INSTALLING BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. PLANS HAVE BEEN PHASED INTO INITIAL SEDIMENT STORAGE AND PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S AND FINAL BMP'S. ALL BMP'S HAVE BEEN LABELED ON PLANS USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL. (SEE LEGEND)

4. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. SEDIMENT BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT BARRIERS WILL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE AREAS WILL THEN BE VEGETATED. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.

CHECKLIST ES&P NOTES

28 | YES — 1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED.

THIS WILL BE A STAND ALONE CHECKLIST EFFECTIVE JANUARY 1, 2024

28 | YES — 2. *LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION, SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL.*

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Alec B Metzger
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000008757
ISSUED: 5/02/2024 EXPIRES: 5/02/2027

28 | YES — 3. LIMITS OF DISTURBANCE SHALL BE LESS THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPD DISTRICT OFFICE. IF EPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPS LISTED IN APPENDIX 1 OF THIS CHECKLIST.*

LIMITS OF DISTURBANCE: 18.7 ACRES

28 | YES — 4. THE NAME AND PHONE NUMBER OF THE 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS.

24 HOUR CONTACT INFORMATION OF CIVIL SITE WORK
EMC ENGINEERING SERVICES, INC.
ALEC B. METZGER, PE
27 CHATHAM CENTER SOUTH, SUITE A
SAVANNAH, GEORGIA 31412
(912)232-6533

28 | YES — 5. PROVIDE THE NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER OF PRIMARY PERMITTEE.

24 HOUR CONTACT INFORMATION OF OWNER/PRIMARY PERMITTEE.

JAY PATEL - TOWNE CENTER PROPERTIES
111 GREENVIEW DRIVE
SAVANNAH, GA 31405
912-695-2939
JAY.PATEL@TCHOLDINGS.CO

28 | YES — 6. NOTE TOTAL AND DISTURBED ACREAGE OF THE PROJECT OR PHASE UNDER CONSTRUCTION.

THE TOTAL AREA OF THIS PROJECT IS ±18.70 ACRES.
THE TOTAL DISTURBED AREA FOR THIS PROJECT IS ±18.70 ACRES.

25-28 | YES — 7. PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES.

LATITUDE: N 32.145552
LONGITUDE: W -81.251989

28 | YES — 8. INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS.

INITIAL DATE OF THE PLAN IS AUGUST 2024.

28 | YES — 9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS.

DESCRIPTION: THE PROJECT IS LOCATED AT THE END OF TOWNE CENTER DRIVE. THE PROJECT WILL CONSIST OF NEW MULTIFAMILY RESIDENTIAL STRUCTURES. THE WORK WILL CONSIST OF CONSTRUCTION OF BUILDINGS, PARKING LOT AND ROADWAYS, UTILITIES AND STORMWATER DETENTION.

VEGETATION: THE SITE CONSISTS OF VARIOUS VEGETATION INCLUDING TREES AND GRASSED AREAS IN FAIR CONDITION.

1 | YES — 10. PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY.

SEE COVER FOR VICINITY MAP.

28 | YES — 11. IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED.

RECEIVING WATERS: INITIAL RECEIVING WATER(S) IS AN UNNAMED TRIBUTARY INTO WALTHOUR CREEK, WHICH SUPPORTS WARM WATER FISHERIES.

ADJACENT PROPERTY:
NORTH: WETLANDS
EAST: COMMERCIAL PROPERTY (ROYAL CINEMAS)
SOUTH: COMMERCIAL PROPERTIES (HOME 2 & ELEMENT HOTELS)
WEST: DETENTION POND

28 | 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 PERMIT.

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

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL

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

I CERTIFY, THAT THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL

28 | YES — 14. CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION." IN ACCORDANCE WITH PART IV.A.5 PAGE 25 OF THE PERMIT.*

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

DESIGN PROFESSIONAL 7 DAY CERTIFICATION.

DATE OF INSPECTION: _____

I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE E,S,&PC PLAN ON THE DATE OF INSPECTION

_____
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&P CONTROL 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. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BYT HE DESIGN PROFESSIONAL.

28 | YES — 15. CLEARLY NOTE THE STATEMENT THAT "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

N/A | YES — 16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED.

DESCRIPTION: N/A

28 | YES — 17. CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."*

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

28 | YES — 18. CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT."*

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

28 | YES — 19. CLEARLY NOTE STATEMENT THAT "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES."

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

28 | YES — 20. CLEARLY NOTE STATEMENT THAT "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

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

28 | YES — 21. CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

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

N/A | NO — 22. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.*

PROJECT DOES NOT DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT

N/A | NO — 23. IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.*

THIS DOES NOT APPLY TO THIS PROJECT.

25 | YES — 24. BMPS 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.*

CONCRETE WASHDOWN BMP LOCATION IS DENOTED ON PLANS AND DETAIL HAS ALSO BEEN PROVIDED.

28 | YES — 25. PROVIDE BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.

SOIL CLEANUP AND CONTROL PRACTICES: LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL. MATERIAL 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, MAPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NRC WILL BE CONTACTED WITH IN 24 HOURS AT 1-800-424-8802. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AN LOCATE AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY OF LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FORM STATE WATERS, 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.

N/A | YES — 26. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.*

POST CONSTRUCTION POLLUTANT CONTROL MEASURES: EROSION SEDIMENTATION AND POLLUTION CONTROL MEASURES INSTALLED DURING THE CONSTRUCTION PROCESS, SHALL SERVE TO CONTROL POLLUTANTS ENTERING INTO THE STORM WATER SYSTEM AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THESE MEASURES SHALL INCLUDE SEDIMENT BASINS & SEDIMENT TRAPS. THE STORM WATER RELEASED WILL MAINTAIN PRE-DEVELOPMENT RUN-OFF RATES AS WELL AS FLOW PATTERNS. RIP RAP, LOCATED AT ALL OUTFALLS, SHALL PROVIDE A NON-EROSIVE FLOW SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS OF THE WATER COURSE ARE MAINTAINED AND PROTECTED (AS SUBJECT TO SECTION 404 OF THE FEDERAL CLEAN WATER ACT).

28 | YES — 27. DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.*

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

28 | YES — 28. DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES.*

HAZARDOUS WASTE - ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS SORTED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SCCC) PLAN FOUND WITHIN THE ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

SANITARY WASTES: A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE UNITS WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE CONSTRUCTION PLAN BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.

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

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 MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

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

POLLUTION CONTROL PROGRAM: WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. THE STORM WATER DETENTION FACILITY AND PERMANENT BMPS SHALL HELP PREVENT ANY POLLUTANTS, THAT MAY HAVE DISCHARGED INTO THE STORM DRAINAGE SYSTEM, FROM ESCAPING THE SITE.

WASTE MATERIALS - ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

28 | YES — 29. 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 BMPS, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION).

TENTATIVE ACTIVITY SCHEDULE

ACTIVITY	MONTH 02	MONTH 04	MONTH 06	MONTH 08	MONTH 10	MONTH 12
CONSTRUCTION EXIT	■					
SEDIMENT BARRIER, TEMP SED BASIN		■				
MAINTENANCE OF ES&PC BMPs	■	■	■	■	■	■
CLEARING AND GRUBBING, DEMO		■	■			
GRADING		■	■			
DUST CONTROL MULCHING		■	■	■	■	
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		■	■	■	■	
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)				■	■	
PAVING						
CONSTRUCTION		■	■	■	■	■

28 | YES — 30. PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE.*

INSPECTIONS AND RECORD KEEPING: CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES, AND REGULATIONS. CONSTRUCTION SITE MUST BE INSPECTED DAILY, WEEKLY, AND MONTHLY BY CERTIFIED PERSONNEL. RECORDS OF INSPECTIONS MUST BE KEPT IN ACCORDANCE WITH PART IV.D.4 A OF THIS PERMIT.

PRIMARY PERMITTEE REQUIREMENTS

A. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKE 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.

B. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOTE 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.

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

D. 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 RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF AN

29 | YES

31. PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY REPORTING OF SAMPLING RESULTS.

SAMPLING FREQUENCY:
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. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THE GENERAL 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.

SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

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

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

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

E. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON ORBEFORE 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.

REPORTING:
1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER 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 REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   A. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   B. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   C. THE DATE(S) ANALYSES WERE PERFORMED;
   D. THE TIME(S) ANALYSES WERE INITIATED;
   E. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   F. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   G. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   H. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU";
   I. AND 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.

29 | YES

32. PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F OF THE PERMIT.

RETENTION OF RECORDS:
THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT.
E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV. D.4.A. OF THIS PERMIT.
F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A(2). OF THIS PERMIT.

COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS 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.

29 | YES

33. DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.
ALL SAMPLING TO BE PERFORMED IN ACCORDANCE WITH PART IV.D.6.b OF GAR100001.
SITE FLOW CHARACTERISTICS AND SAMPLING LOCATION:
STORM WATER RUNOFF SHALL SHEET FLOW ACROSS THE PROPERTY AND COLLECTED BY GRATE INLETS. STORM WATER WILL THEN BE CONVEYED INTO A DENTION POND. THE DETENTION POND OUTFALL IS THE LOCATION AT WHICH ALL TURBIDITY SAMPLES SHALL BE TAKEN. STORM WATER COLLECTED IN THE DRAINAGE SYSTEM DISCHARGES WATER INTO AN UNNAMED TRIBUTARY, AND THEN INTO UNNAMED TRIBUTARY WHICH FLOWS INTO WALTHOUR CREEK.

*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.

29 | YES

34. APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE.*

SAMPLE ANALYSIS:
STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) OF THE OUTFALL LOCATION. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 50, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN GENERAL PERMIT. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 18.60 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF 0.06-SQUARE MILES FOR THE DRAINAGE BASIN, AND THE RECEIVING WATER UNNAMED TRIBUTARY TO WALTHOUR CREEK, WHICH SUPPORTS WARM WATER FISHERIES.

26-27 | YES

35. DELINEATE ALL SAMPLING LOCATIONS ON ALL PHASES OF THE PLAN, AND PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED.*

29 | YES

36. A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING: (1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS, (2) INTERMEDIATE GRADING AND DRAINAGE BMPS, AND (3) FINAL BMPS. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL PERIMETER CONTROL BMPS, INTERMEDIATE GRADING AND DRAINAGE BMPS, AND FINAL BMPS ARE THE SAME, THE PLAN MAY COMBINE ALL OF THE BMPS INTO A SINGLE PHASE.*

25-27 | YES

37. GRAPHIC SCALE AND NORTH ARROW.

25-27 | YES

38. EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

N/A | NO

39. USE OF ALTERNATIVE BMPS WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMPS AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT WWW.GASWCC.ORG.

PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT WWW.GASWCC.ORG.

N/A | NO

40. 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.

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

N/A | NO

41. 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.

ALL STATE WATERS ON OR WITHIN 200 FEET FROM THE PROJECT SITE MUST BE DELINEATED ON ALL PHASES OF THE PLAN. ALL WETLANDS LOCATED WITHIN THE PROJECT SITE MUST BE DELINEATED.

N/A | YES

42. DELINEATION OF ON-SITE WETLANDS AND ALL STATE WATERS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.

HYDRO | YES

43. DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE.

HYDRO | YES

44. PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH PRE AND POST-DEVELOPMENT CONDITIONS.

HYDRO | YES

45. AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED. FOR SOLAR FARM PROJECTS, POST-CONSTRUCTION IMPERVIOUS AREA SHALL BE CALCULATED AS 70% OF TOTAL SOLAR PANEL SQUARE FOOTAGE.

HYDRO | YES

46. STORM DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE ALL STORM WATER DISCHARGE POINTS.

25 | YES

47. SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.

25-27 | YES

48. THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.

25-27 | YES

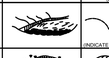
49. PROVIDE A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, SKIMMER IN THE POND, AND/OR EXCAVATED SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL MUST BE INCLUDED FOR STRUCTURAL BMPS AND ALL CALCULATIONS USED BY THE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT STORAGE WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITTEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN SEDIMENT STORAGE:

BASIN IS 18.70-ACRES. THE REQUIRED SEDIMENT STORAGE VOLUME FOR THIS ACREAGE IS 67 CY/AC * 18.70-ACRES = 1255.6 CY. THE SEDIMENT WILL BE TRAPPED BY EXCAVATED INLET SEDIMENT STORAGE AND TEMPORARY SEDIMENT TRAPS AND THE REMAINING DUE TO THE EXCAVATION OF THE POND WILL BE TRAPPED WITHIN THE DETENTION POND. INLET PROTECTION RESULTS IN AN AVAILABLE STORAGE VOLUME OF 1255.6-CY + RETAINING SEDIMENT IN POND. REQUIRED STORAGE < AVAILABLE STORAGE

25-27 | YES

50. 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.

GEORGIA UNIFORM CODING SYSTEM
ESPC STRUCTURAL & VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
CW	CONCRETE WASH AREAS		CW	LOCATION TO BE DETERMIND IN FIELD, USED TO CONTROL WASH DOWN OF CONCRETE TOOLS AND DRUM. TRUCK WASH OUT IS PROHIBITED.
Di	DIVERSION			AN EARTH CHANNEL OR DIKE LOCATED ABOVE, BELOW, OR ACROSS A SLOPE TO DIVERT RUNOFF. THIS MAY BE A TEMPORARY OR PERMANENT STRUCTURE.
Gr	GRADE STABILIZATION STRUCTURE			PERMANENT STRUCTURES INSTALLED TO PROTECT CHANNELS OR WATERWAYS WHERE OTHERWISE THE SLOPE WOULD BE SUFFICIENT FOR THE RUNNING WATER TO FORM GULLIES.
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, OR A SILT FENCE.
Sd2	INLET SEDIMENT TRAP			A TEMPORARY PROTECTIVE DEVICE FORMED AT OR AROUND AN INLET TO A STORM DRAIN TO TRAP SEDIMENT.
Sd4	TEMPORARY SEDIMENT TRAP			A SMALL TEMPORARY POND THAT DRAINS A DISTURBED AREA SO THAT SEDIMENT CAN SETTLE OUT. THE PRINCIPLE FEATURE DISTINGUISHING A TEMPORARY SEDIMENT TRAP FROM A TEMPORARY SEDIMENT BASIN IS THE LACK OF A PIPE OR RISER.
St	STORMDRAIN OUTLET PROTECTION			A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADWAYS AND SIMILAR SITES.

35-36 | YES

51. 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.

29 | YES

52. 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 THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.

TEMPORARY AND PERMANENT SEEDING SCHEDULE

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX	PERMANENT COVER	RATE PER ACRE SEEDED ALONE	RATE PER ACRE ADDED TO MIX
JANUARY	RYEGRASS	40 LBS	-	UNHULLED BERMUDA	10 LBS	6 LBS
	RYE	3 BU	0.5 BU	SERLCEA LESPEDEZA (1)	75 LBS	-
FEBRUARY	ANNUAL LESPEDEZA	40 LBS	10 LBS	UNHULLED BERMUDA	10 LBS	6 LBS
	RYEGRASS	40 LBS	-	SERLCEA LESPEDEZA (1)	75 LBS	-
	RYE	3 BU	0.5 BU			
MARCH	WEEPING LOVEGRASS	4 LBS	2 LBS	PENSACOLA BAHIA	60 LBS	30 LBS
	ANNUAL LESPEDEZA	40 LBS	10 LBS	HULLED BERMUDA	10 LBS	6 LBS
				SERLCEA LESPEDEZA (2)	60 LBS	-
APRIL	WEEPING LOVEGRASS	4 LBS	2 LBS	PENSACOLA BAHIA	60 LBS	30 LBS
	SUDON GRASS	60 LBS	-	WEEPING LOVEGRASS	4 LBS	2 LBS
	BROWN TOP MILLET	40 LBS	10 LBS	HULLED BERMUDA	10 LBS	6 LBS
MAY	WEEPING LOVEGRASS	4 LBS	2 LBS	PENSACOLA BAHIA	60 LBS	30 LBS
	SUDON GRASS	60 LBS	-	WEEPING LOVEGRASS	4 LBS	2 LBS
	BROWN TOP MILLET	40 LBS	10 LBS	HULLED BERMUDA	10 LBS	6 LBS
	PEARL MILLET	50 LBS	-	SERLCEA LESPEDEZA (2)	60 LBS	-
JUNE	PEARL MILLET	50 LBS	-	PENSACOLA BAHIA	60 LBS	30 LBS
	SUDON GRASS	60 LBS	-	HULLED BERMUDA	10 LBS	6 LBS
	BROWN TOP MILLET	40 LBS	10 LBS			
JULY	PEARL MILLET	50 LBS	-	PENSACOLA BAHIA	60 LBS	30 LBS
	SUDON GRASS	60 LBS	-			
	BROWN TOP MILLET	40 LBS	10 LBS			
AUGUST	PEARL MILLET	50 LBS	-	PENSACOLA BAHIA	60 LBS	30 LBS
	RYE	3 BU	0.5 BU			
SEPTEMBER	RYEGRASS	40 LBS	-	SERLCEA LESPEDEZA (1)	75 LBS	-
	OATS	4 BU	1 BU			
	WHEAT	3 BU	0.5 BU			
OCTOBER	WHEAT	3 BU	0.5 BU	SERLCEA LESPEDEZA (1)	75 LBS	-
	RYEGRASS	40 LBS	-			
	RYE	3 BU	0.5 BU			
	BARLEY	3 BU	0.5 BU			
	OATS	4 BU	1 BU			
NOVEMBER	SAME AS OCTOBER			UNHULLED BERMUDA	10 LBS	6 LBS
DECEMBER	SAME AS OCTOBER			UNHULLED BERMUDA	10 LBS	6 LBS

1. UNSCARIFIED
2. SCARIFIED
3. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER.
4. LISTED IN THE ORDER OF PREFERENCE.
5. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED.

NOTES:
1. ***FERTILIZING - APPLY 6-12-12 FERTILIZER AT THE RATE OF 35 POUNDS PER 1,000 SQUARE FEET, RAKING LIGHTLY INTO THE SOIL***
2. ***APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. THE AGRICULTURAL LIME SHALL MEET THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.***
3. ***DRY STAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE AND DRY HAY SHALL BE APPLIED***
4. ***AT A RATE OF 2.5 TONS PER ACRE.***
5. ***WATER IMMEDIATLEY AFTER MULCHING.***

Table 6-6.2 Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	warm weather
Bahiagrass	Pensacola	P,C	warm weather
Centipede	_	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

Table 6-6.3
Fertilizer Requirements for Sod

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

NO.	REVISION DESCRIPTION	DATE
#	. . . . .	. . . . .

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Alec B Metzger
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000008757
ISSUED: 5/02/2024 EXPIRES: 5/02/2027

GEORGIA REGISTERED PROFESSIONAL No. PE30429 3-25-26 ENGINEER ALEC B. METZGER

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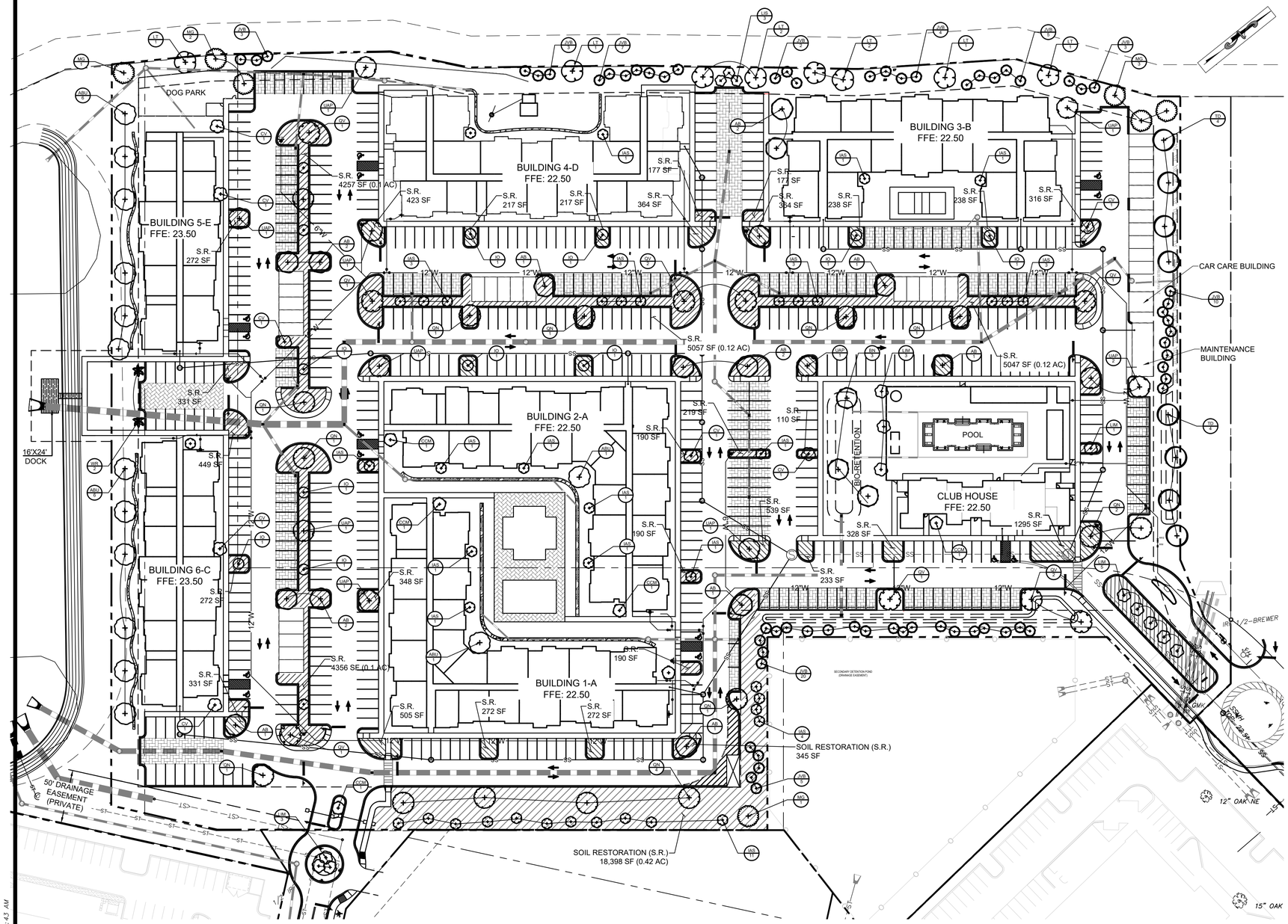
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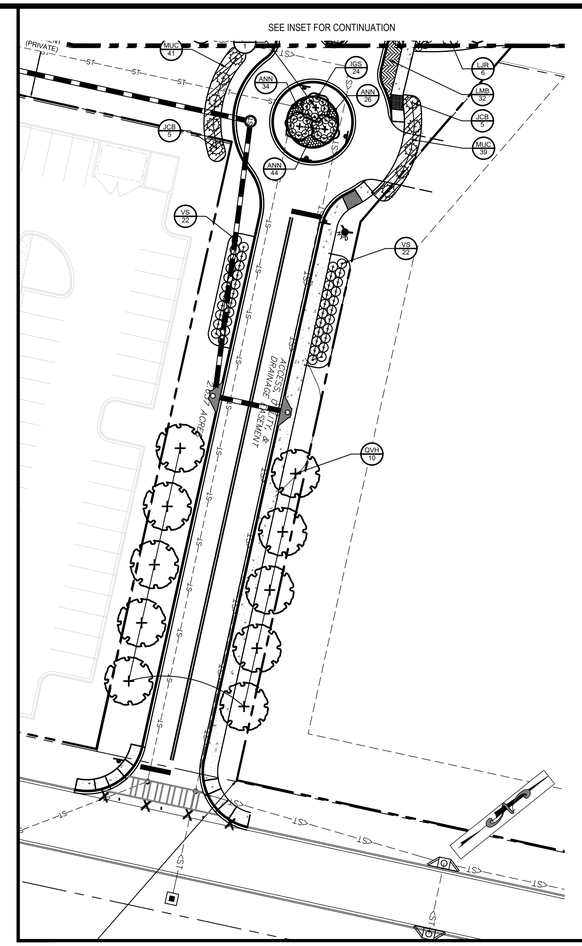
TOWNE CENTER MULTIFAMILY
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.: 21-0140
DRAWN BY: WCS
DESIGNED BY: WCS
SURVEYED BY: EMC
SURVEY DATE: -
CHECKED BY: ABM
SCALE: NOT TO SCALE
DATE: 3/2026

SHEET 30 OF 41

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SECONDARY ENTRANCE

SCALE: 1" = 30'

PLANT SCHEDULE - TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
AB	ACER BARBATUM	SOUTHERN SUGAR MAPLE	2"-2.5" CAL.	15	
ABU	ACER BUERGERIANUM	TRIDENT MAPLE	2"-2.5" CAL.	14	
BN	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	1.5" CAL.	3	NOT USED FOR TREE REQUIREMENT
CCM	CERCIS CANADENSIS 'MERLOT'	MERLOT EASTERN REDBUD	2" CAL.	6	
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL.	8	
IO	ILEX OPACA	AMERICAN HOLLY	2" CAL.	12	
IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	2" CAL.	42	
JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN REDCEDAR	2" CAL.	63	
LIM	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	1" CAL.	12	NOT USED FOR TREE REQUIREMENT
LIS	LAGERSTROEMIA INDICA X FAURIEI 'SIOUX'	SIOUX CRAPE MYRTLE	1" CAL.	3	NOT USED FOR TREE REQUIREMENT
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2.5" CAL.	8	
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2"-2.5" CAL.	7	
QN	QUERCUS NUTTALLII	NUTTALL OAK	2"-2.5" CAL.	14	
QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2"-2.5" CAL.	9	
QVH	QUERCUS VIRGINIANA 'HIGHRISE'	HIGHRISE LIVE OAK	2"-2.5" CAL.	10	
TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	8	
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2"-2.5" CAL.	12	
WR	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12' C.T.	2	NOT USED FOR TREE REQUIREMENT

TREE REQUIREMENT: 15 PREFERRED TREES PER 1 ACRE

TREES REQUIRED: **225** (15 trees per acre X 15 acres)
TREES PROPOSED: **228** (preferred trees)

LARGE TREES: *68 (30%)*
MEDIUM TREES: *104 (46%)*
SMALL TREES: *56 (24%)*

NOTE: *NO SIGNIFICANT TREES EXIST ON SITE*

GREENSPACE REQUIREMENT: 20%

REQUIRED: **2.98 ACRES** (14.92 acres X 20%)
PROVIDED: **4.82 ACRES** (32.3%)

SOIL RESTORATION AREA
NOTE: CONTRACTOR SHALL RESTORE SOIL AS SPECIFIED IN SECTION 7.8.1 OF THE GEORGIA COASTAL STORMWATER SUPPLEMENT

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY BERMUDA SOD/SEED. OWNER WILL DETERMINE EXTENT OF SODDING VS. SEEDING. THE CONTRACTOR WILL UTILIZE EXISTING GRASS WHENEVER POSSIBLE.
2. ALL PLANT BEDS SHALL BE MULCHED WITH 3" OF PINE STRAW.
3. NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
4. SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
5. TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT.
6. AN UNDERGROUND IRRIGATION SYSTEM, IF INSTALLED, SHALL COMPLY WITH ALL THE REQUIREMENTS AND REGULATIONS OF THE CITY AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
7. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFF.
8. ALL PROPOSED TREES SHALL MEET THE SPECIFICATIONS OF AMERICAN ASSOCIATION OF NURSERYMAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) LATEST EDITION.
9. GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT NO. 871 3/25/26 DANIEL W. FISCHER

50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
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LANDSCAPE PLAN - TREE PLAN

TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	1" = 50'
DATE:	03/2026

SHEET 31 OF 41

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DOG PARK

MAINTAIN EXISTING WELL LOCATION (FOR IRRIGATION ONLY)

PROPOSED PUMP HOUSE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

PAVILION

BUILDING 4-D
FFE: 22.50

BUILDING 5-E
FFE: 23.50

GARAGE
FFE: 22.50

GARAGE
FFE: 21.50

BUILDING 5-A
FFE: 2

FORMER PROPERTY (NOW ABANDONED)

DOCK DETAILS BY OTHERS

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 871
3/25/26
DANIEL W. FISCHER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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LANDSCAPE PLAN - A

TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
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SURVEYED BY:	EMC
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CHECKED BY:	DWF
SCALE:	1" = 20'
DATE:	03/2026

SHEET
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OF 41

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BUILDING 3-B
FFE: 22.50

GARAGE
FFE: 21.50

PICKLEBALL COURT

GARAGE
FFE: 21.50

GARAGE BUILDING, TYP.

VEHICLE CARE
STRUCTURE

MAINTENANCE BUILDING
FFE: 20.90

COVERED AREA

PR

FIRE PIT

SEE ARCHITECTURAL PLANS FOR POOL AREA DESIGN

POOL

CABANA

GRILLING AREA

CLUB HOUSE
FFE: 22.50

RAIN GARDEN

25' PAVING SETBACK

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 871
3/25/26
DANIEL W. FISCHER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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LANDSCAPE PLAN - B

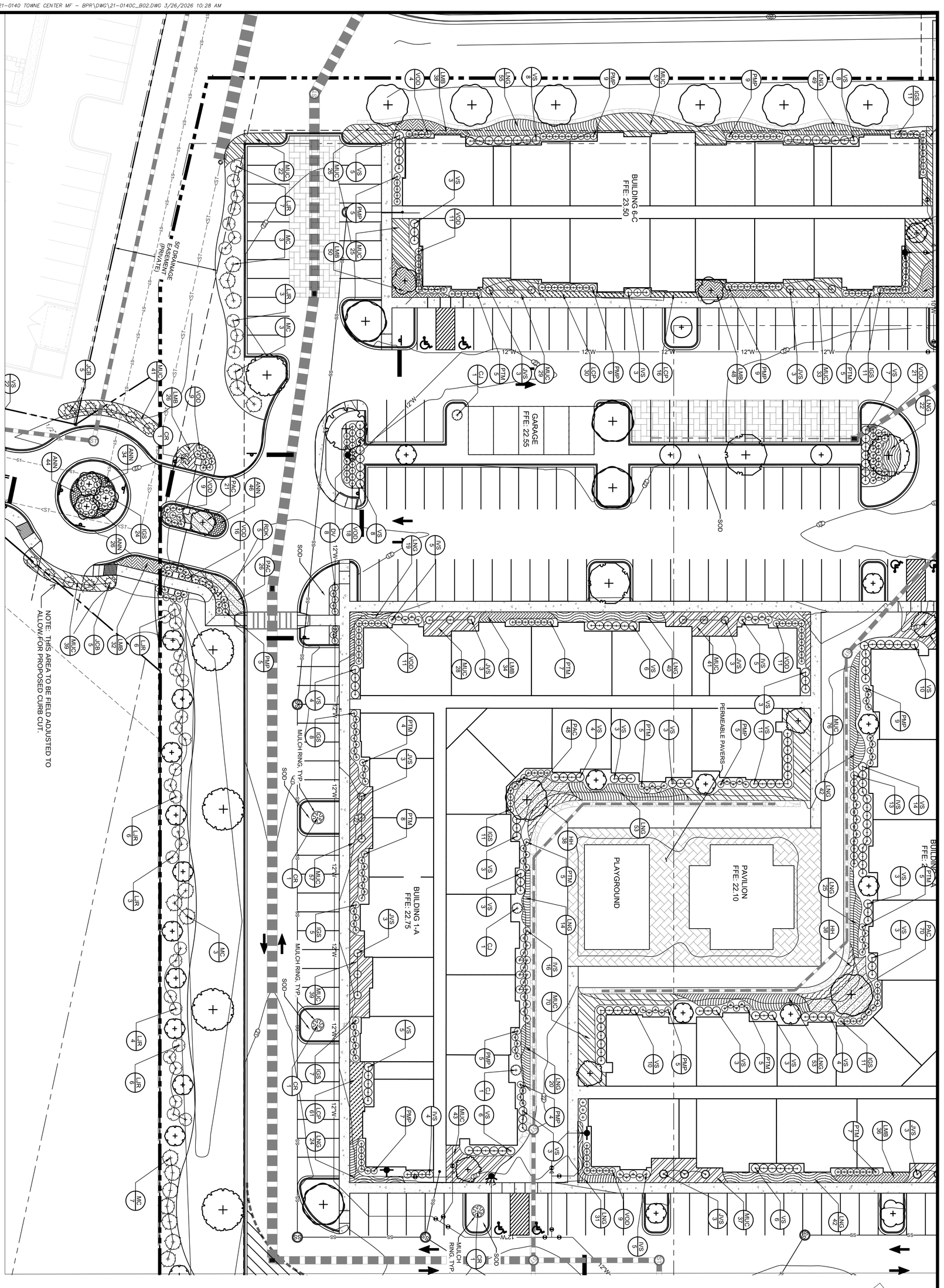
TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
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SCALE:	1" = 20'
DATE:	03/2026

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OF 41

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LANDSCAPE PLAN - C

TOWNE CENTER MULTIFAMILY

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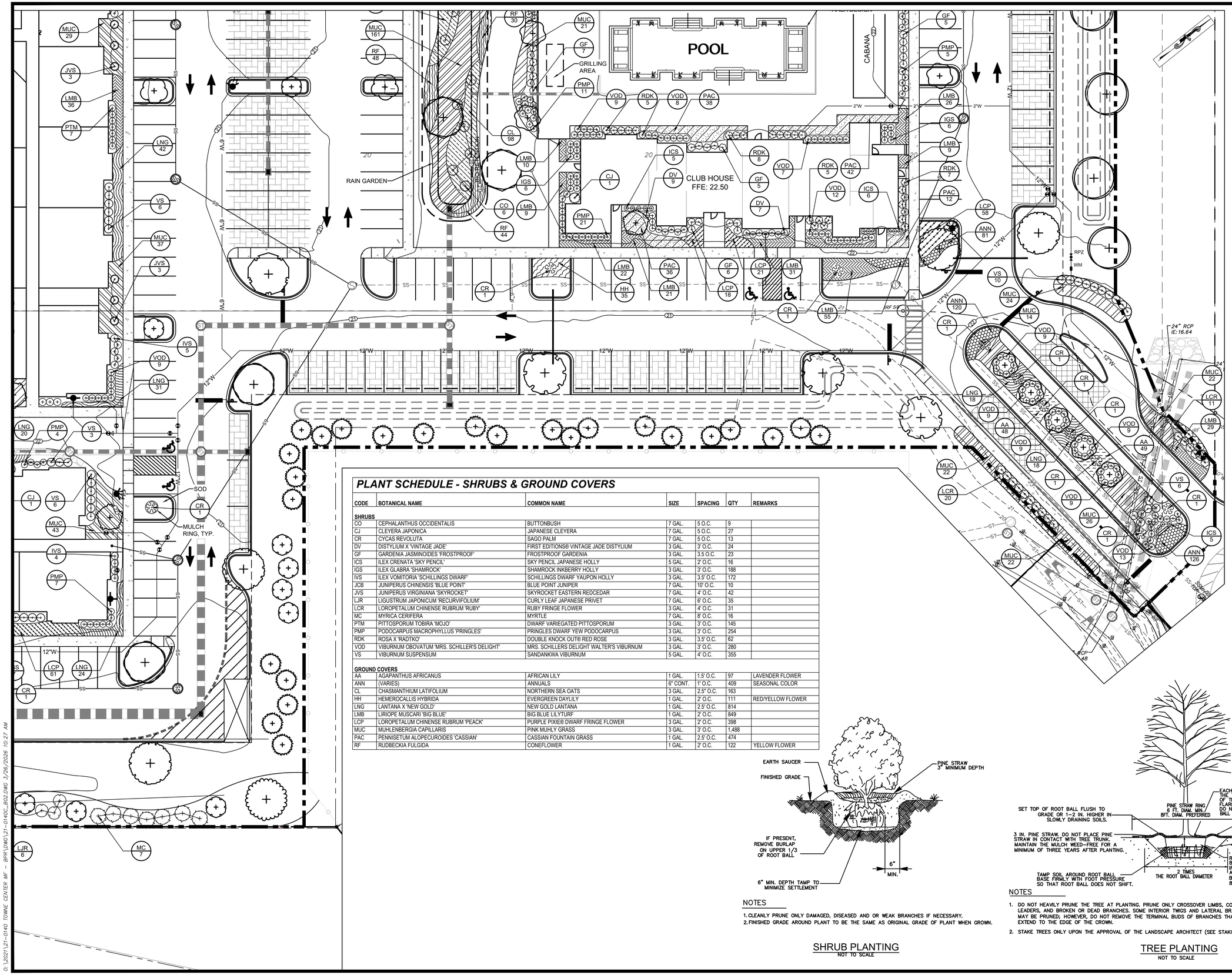
GRAPHIC SCALE 1" = 20'

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 671 DANIEL W. FISCHER

NO.	REVISION DESCRIPTION	DATE
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PROJECT NO.: 21-0140
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SHEET 34 OF 41



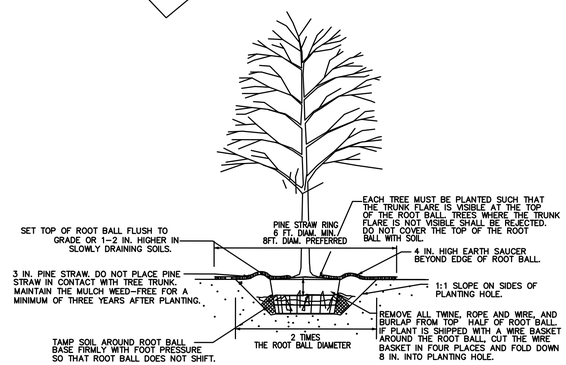
PLANT SCHEDULE - SHRUBS & GROUND COVERS

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
CO	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	7 GAL.	5 O.C.	9	
CJ	CLEYERA JAPONICA	JAPANESE CLEYERA	7 GAL.	5 O.C.	27	
CR	CYCAS REVOLUTA	SAGO PALM	7 GAL.	5 O.C.	13	
DV	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	3 GAL.	3' O.C.	24	
GF	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	3 GAL.	3.5 O.C.	23	
ICS	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	5 GAL.	2' O.C.	16	
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	3' O.C.	188	
IVS	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL.	3.5' O.C.	172	
JCB	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	7 GAL.	10' O.C.	10	
JVS	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET EASTERN REDCEDAR	7 GAL.	4' O.C.	42	
LJR	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	CURLY LEAF JAPANESE PRIVET	7 GAL.	6' O.C.	35	
LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	4' O.C.	31	
MC	MYRICA CERIFERA	MYRTLE	7 GAL.	8' O.C.	16	
PTM	PITTOSPORUM TOBIRA 'MOJO'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	3' O.C.	145	
PMP	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF YEW PODOCARPUS	3 GAL.	3' O.C.	254	
RDK	ROSA X 'RADTKO'	DOUBLE KNOCK OUT® RED ROSE	3 GAL.	3.5' O.C.	62	
VOD	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	3 GAL.	3' O.C.	280	
VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	5 GAL.	4' O.C.	355	
GROUND COVERS						
AA	AGAPANTHUS AFRICANUS	AFRICAN LILY	1 GAL.	1.5' O.C.	97	LAVENDER FLOWER
ANN	(VARIES)	ANNUALS	6" CONT.	1' O.C.	409	SEASONAL COLOR
CL	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	3 GAL.	2.5" O.C.	163	
HH	HEMEROCALLIS HYBRIDA	EVERGREEN DAYLILY	1 GAL.	2' O.C.	111	RED/YELLOW FLOWER
LNG	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	2.5' O.C.	814	
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	2' O.C.	849	
LCP	LOROPETALUM CHINENSE RUBRUM 'PEACK'	PURPLE PIXIE® DWARF FRINGE FLOWER	3 GAL.	2' O.C.	398	
MUC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	3' O.C.	1,488	
PAC	PENNISETUM ALOPECUROIDES 'CASSIAN'	CASSIAN FOUNTAIN GRASS	1 GAL.	2.5' O.C.	474	
RF	RUDBECKIA FULGIDA	CONEFLOWER	1 GAL.	2' O.C.	122	YELLOW FLOWER

NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING
NOT TO SCALE



NOTES

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT (SEE STAKING DETAILS).

TREE PLANTING
NOT TO SCALE

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 871
3/25/26
DANIEL W. FISCHER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
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CIVIL MARINE ENVIRONMENTAL
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LANDSCAPE PLAN - D

TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	1" = 20'
DATE:	03/2026

SHEET
35
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/26/2026 10:27 AM

Ds1 DISTURBED AREA STABILIZATION (MULCHING ONLY)

INSTALLATION:

- APPLY MULCH OR TEMPORARY GRASSING TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE.
- APPLICABLE TO GRADED OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER.
- MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO 6 MONTHS.
- APPLY AT THE APPROPRIATE DEPTH. REFER TO TABLE 1 FOR SPECIFIC MATERIALS.

TABLE 1: MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	**2 - 2.5 TONS/ACRE**	**2" TO 4"**
WOOD WASTE, CHIPS, SAWDUST, BARK	-	**2" TO 3"**
POLYETHYLENE FILM	**SECURE WITH SOIL, ANCHORS, WEIGHTS**	-
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	**SEE MANUFACTURER'S RECOMMENDATIONS**	-

SITE PREPARATION:

- GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- INSTALL NEEDED EROSION CONTROL MEASURES SUCH AS DIKES, BERMS , AND SEDIMENT BARRIERS.
- LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF 3".

APPLYING MULCH:

- APPLY DRY STRAW OR HAY AND WOOD CHIPS UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
- APPLY 20-30 LBS OF NITROGEN / ACRE IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION.
- APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH:

- PRESS STRAW OR HAY INTO THE SOIL WITH A DISK HARROW IMMEDIATELY AFTER APPLICATION. TACKIFIERS MAY BE USED WHEN SPREADING MULCH WITH BLOWER-TYPE EQUIPMENT.
- ANCHOR WOOD WASTE USING THE APPROPRIATE SIZE NETTING.
- TRENCH POLYETHYLENE AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

MAINTENANCE:

- THE APPROPRIATE DEPTH AND 90% COVER SHALL BE MAINTAINED AT ALL TIMES.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

INSTALLATION:

- APPLY MULCH OR TEMPORARY GRASSING TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE.
- APPLICABLE TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN 6 MONTHS.
- COORDINATE WITH PERMANENT MEASURES TO ENSURE ECONOMICAL AND EFFECTIVE STABILIZATION.
- TAKE NOTE OF WHICH SPECIES ARE NOT APPROPRIATE FOR COMPANION CROP PLANTINGS.
- WHEN THE SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, SCARIFY THE SOIL IN ORDER TO PROVIDE A PLACE FOR THE SEED TO LODGE AND GERMINATE.
- APPLY AGRICULTURAL LIME A THE RATE DETERMINED BY SOIL TEST PH. (TYP. 1 TON/ACRE)
- APPLY LIME BEFORE LAND PREPARATION AND INCORPORATE WITH A DISK, RIPPER, OR CHISEL.
- ON STEEP SLOPES, APPLY FERTILIZER HYDRAULICALLY.
- SELECT GRASS OR GRASS-LEGUME MIXTURES BASED ON THE AREA AND SEASON OF THE YEAR.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTI-PACKER-SEEDER, OR HYDRAULIC SEEDER.
- THE APPROPRIATE DEPTH OF PLANTING IS 10x THE SEED DIAMETER.
- APPLY IRRIGATION AT A RATE THAT WILL NOT CAUSE RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO INSURE GERMINATION OF THE SEED.

MAINTENANCE:

- RE-SEED AREAS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FAILS TO EMERGE.
- IF OPTIMUM CONDITIONS FOR TEMPORARY VEGETATION IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE.

TABLE 1. SOME TEMPORARY PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE	PLANTING DAYS BY REGION		
			M - L	P	C
BARLEY ALONE BARLEY IN MIXTURES	3.3 LBS 0.6 LBS	3.0 BU 0.5 BU	9/1-10/31	9/15-11/15	10/1-12/31
LESPEDEZA, ANNUAL LESPEDEZA IN MIXTURES	0.9 LBS 0.2 LBS	40 LBS 10 LBS	3/1-3/31	3/1-3/31	2/1-2/28
LOVEGRASS, WEEPING LOVEGRASS IN MIXTURES	0.1 LBS 0.05 LBS	4.0 LBS 2.0 LBS	4/1-5/31	4/1-5/31	3/1-5/31
MILLET, BROWNTOP MILLET IN MIXTURES	0.9 LBS 0.2 LBS	40 LBS 10 LBS	4/15-6/15	4/15-6/30	4/15-6/30
MILLET, PEARL	1.1 LBS	50 LBS	5/15-7/15	5/1-7/31	4/15-8/15
OATS ALONE OATS IN MIXTURES	2.99 LBS 0.7 LBS	4.0 BU 1.0 BU	9/15-11/15	9/15-11/15	9/15-11/15
RYE (GRAIN) ALONE RYE IN MIXTURES	3.9 LBS 0.6 LBS	3.0 BU 0.5 BU	8/15-10/31	9/15-11/30	10/1-12/31
RYEGRASS	0.9 LBS	40 LBS	8/15-11/15	9/1-12/15	9/15-12/31
SUDANGRASS	1.4 LBS	60 LBS	5/31-7/31	5/31-7/31	4/1-7/31
TRITICALE ALONE TRITICALE IN MIXTURES	3.3 LBS 0.6 LBS	3.0 BU 0.5 BU	N/A	N/A	10/15-11/30
WHEAT ALONE WHEAT IN MIXTURES	4.1 LBS 0.7 LBS	3.0 BU 0.5 BU	9/15-11/30	10/1-12/15	10/15-12/31

TABLE 2: FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	N TOP DRESSING RATE (LBS/ACRE)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10-10-10	500	30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

INSTALLATION:

- USE CONVENTIONAL PLANTING METHODS WHERE POSSIBLE.
- FINAL STABILIZATION MEANS THAT 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN, OR EQUIVALENT PERMANENT STABILIZATION MEASURES.
- SELECT PLANT SPECIES BASED ON SITE AND SOIL CONDITIONS, PLANNED USE, AND MAINTENANCE OF THE AREA, TIME OF YEAR, METHOD OF PLANTING, AND THE NEEDS OF THE LAND USER. (REFER TO TABLE 1.)
- APPLY AGRICULTURAL LIME AT A RATE OF 1-2 TONS/ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. PLEASE REFER TO TABLE 2 FOR INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES.
- APPLY SEED HYDRAULICALLY. IF USING CONVENTIONAL METHODS, USE A CULTI-PACKER SEEDER, DRILL, ROTARY SEEDER, OR BY HAND.
- COVER THE SEED LIGHTLY WITH $\frac{1}{8}$" - $\frac{1}{4}$" OF SOIL FOR SMALL SEED AND $\frac{1}{2}$" - 1" OF SOIL FOR LARGE SEED WHEN USING A CULTIPACKER.
- CHECK SEED TAGS FOR % GERMINATION & % PURITY IN ORDER TO CALCULATE PURE LIVE SEED (PLS), WHICH IS THE PERCENTAGE OF THE SEEDS THAT ARE PURE AND WILL GERMINATE.
- MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS.
- IRRIGATE WHEN THE SOIL IS DRY AND A RATE THAT WILL NOT CAUSE RUNOFF.

MAINTENANCE:

- RE-SEED AREAS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FAILS TO EMERGE OR WHERE A POOR STAND EXISTS.
- MAINTAIN AT LEAST 6" OF TOP GROWTH UNDER ANY USE AND MANAGEMENT.
- EXCLUDE TRAFFIC UNTIL THE PLANTS ARE WELL ESTABLISHED.
- PLEASE REFER TO TABLE 2 FOR SECOND YEAR AND MAINTENANCE FERTILIZER RATES.
- APPLY ONE TON OF AGRICULTRUAL LIME EVERY 4-6 YEARS OR AS INDICATED BY SOIL TESTS.
- MOW BERMUDAGRASS, BAHIAGRASS, AND TALL FESCUE AS DESIRED.
- MOW SERICEA LESPEDEZA ONLY AFTER FROST TO ENSURE THAT THE SEEDS ARE MATURE.

TABLE 1. SOME TEMPORARY PLANT SPECIES, SEEDING RATES, AND PLANTING DATES

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE	PLANTING DAYS BY REGION		
			M - L	P	C
BAHIA, PENSACOLA ALONE OR W/ TEMP. COVER W/ OTHER PERENNIALS	1.4 LBS 0.7 LBS	60 LBS. 30 LBS.	---	4/1-5/31	3/1-5/31
BAHIA, WILMINGTON ALONE OR W/ TEMP. COVER W/ OTHER PERENNIALS	1.4 LBS 0.7 LBS	30 LBS 30 LBS	3/15-5/31	3/1-5/31	---
BERMUDA, COMMON (HULLED SEED) ALONE W/ OTHER PERENNIALS	0.2 LBS 0.1 LBS	10.0 LBS 6.0 LBS	---	4/1-5/31	3/15-5/31
BERMUDA, COMMON (UNHULLED SEED) W/ TEMP. COVER W/ OTHER PERENNIALS	0.2 LBS 0.1 LBS	10.0 LBS 6.0 LBS	---	10/1-2/28	11/1-1/31
BERMUDA SPRINGS COMMON LAWN & FORAGE HYBRIDS	0.9 CU. FT. SOD PLUGS 3" X 3"	40 CU. FT.	4/15-6/15	4/1-6/15	4/1-5/31
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	---	11/1-5/31	11/1-5/31
CROWN VETCH W/ WINTER ANNUALS OR COOL SEASON GRASSES	0.3 LBS	15 LBS	9/1-10/15	9/1-10/15	---
FESCUE, TALL ALONE W/ OTHER PERENNIALS	1.1 LBS 0.7 LBS	50 LBS 30 LBS	3/1-4/15 OR 8/15-10/15	9/1-10/15	---
LESPEDEZA, SERICEA SCARIFIED UNSCARIFIED SEED-BEARING HAY	 1.4 LBS 1.7 LBS 138 LBS	 60 LBS 75 LBS 3 TONS	 4/1-5/31 9/1-2/28 10/1-2/28	 3/15-5/31 9/1-2/28 10/1-1/31	 3/1-5/15 9/1-2/28 10/15-1/15
LESPEDEZA AMBRO VIRGATA OR APPALOW SCARIFIED UNSCARIFIED	 1.4 LBS 1.7 LBS	 60 LBS 75 LBS	 4/1-5/31 9/1-2/28	 3/15-5/31 9/1-2/28	 3/1-5/15 9/1-2/28
LESPEDEZA, SHRUB (LESPEDEZA BICOLOR OR LESPEDEZA THUMBERGII) PLANTS	3' X 3' SPACING		10/1-3/31	11/1-3/15	11/15-2/28
LOVEGRASS, WEEPING ALONE W/ OTHER PERENNIALS	0.1 LBS 0.05 LBS	4 LBS 2 LBS	4/1-5/31	3/15-5/31	3/1-5/31
MAIDENCANE SPRIGS	2' X 3' SPACING		2/1-3/31	2/1-3/31	2/1-3/31
PANICGRASS, ATLANTIC COASTAL	0.5 LBS	20 LBS	---	3/1-4/30	3/1-4/30
RED CANARY GRASS W/ OTHER PERENNIALS	1.1 LBS 0.7 LBS	50 LBS 30 LBS	8/15-10/15	9/1-10/15	---
SUNFLOWER, AZTEC MAXIMILLIAN	0.2 LBS	10 LBS	4/15-5/31	4/15-5/31	4/1-5/31

TABLE 2: FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	N TOP DRESSING RATE (LBS/ACRE)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 --- ---
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30
WARM SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	50 --- ---

Du DUST CONTROL ON DISTURBED AREAS

MATERIALS:

TEMPORARY METHODS

- MULCHES - SEE Ds1. REFER TO SPECIFICATION TAC-TACKIFIERS FOR THE USE OF SYNTHETIC RESIN TO BIND MULCH MATERIAL.
- VEGETATIVE COVER - SEE Ds2
- SPRAY-ON ADHESIVES - FOR USE ON MINERAL SOILS, NOT MUCK SOILS.
- TILLAGE - DESIGNATED TO ROUGHEN AND BRING CLODS TO THE SOIL SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. USE CHISEL TYPE PLOWS, SPRING TOOTHED HARROWS, OR SIMILAR PLOWS TO ACHIEVE DESIRED EFFECT. THIS IS AN EMERGENCY MEASURE TO BE USED BEFORE WIND EROSION STARTS.
- IRRIGATION - SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
- BARRIERS - USED SOLID BOARD FENCE, SNOW FENCE, BURLAP FENCE, CRATE WALLS, BALES OF HAY, OR SIMILAR MATERIAL TO CONTROL AIR CURRENTS AND SOIL BLOWING. PLACE BARRIERS AT RIGHT ANGLES AT INTERVALS OF 15x THEIR HEIGHT TO CONTROL WIND EROSION.
- CALCIUM CHLORIDE - APPLY AT A RATE TO KEEP THE SURFACE MOIST.

PERMANENT METHODS

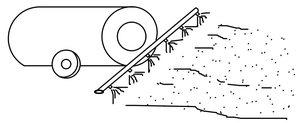
- PERMANENT VEGETATION - SEE Ds3. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - SEE SPECIFICATION TP - TOPSOILING
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL

MAINTENANCE:

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

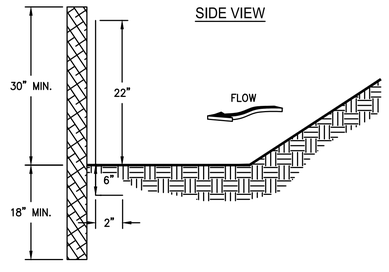
*CHEMICAL CONTROL

ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

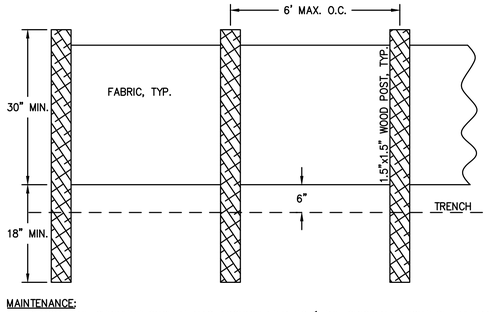


SILT FENCE - TYPE NON-SENSITIVE (Sd1-NS)

SIDE VIEW



FRONT VIEW

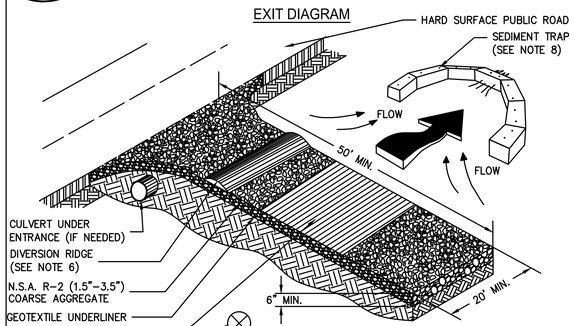


MAINTENANCE:

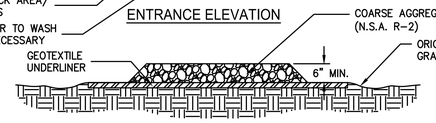
1. REMOVE THE SEDIMENT ONCE IT HAS ACCUMULATED TO $\frac{1}{2}$ THE ORIGINAL HEIGHT OF THE BARRIER.
2. REPLACE BARRIER WHENEVER IS HAS DETERIORATED TO SUCH EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.
3. REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AT THE BARRIER BEFORE IT IS REMOVED.
4. LEAVE IN PLACE UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

Co CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION



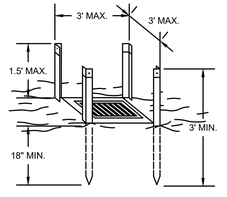
NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

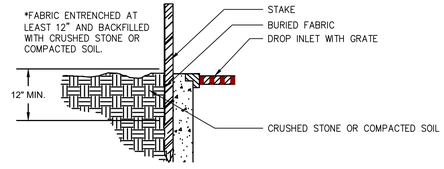
EXCAVATED

STEEL FRAME AND SILT FENCE INSTALLATION (Sd2-F)



NOTES:

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





NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Alec B Metzger
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000008757
ISSUED: 5/02/2024 EXPIRES: 5/02/2027

REGISTERED PROFESSIONAL ENGINEER
No. PE30429
3-25-26
ALEC B. METZGER
ENGINEER

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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

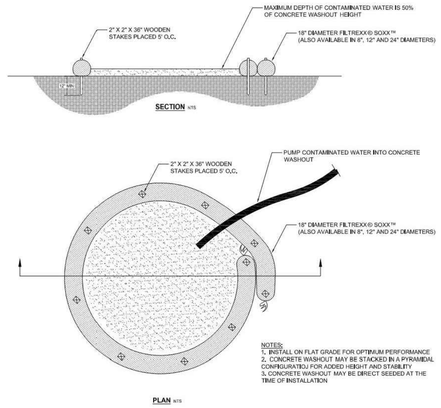
CONSTRUCTION DETAILS

TOWNE CENTER MULTIFAMILY
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	NOT TO SCALE
DATE:	3/2026

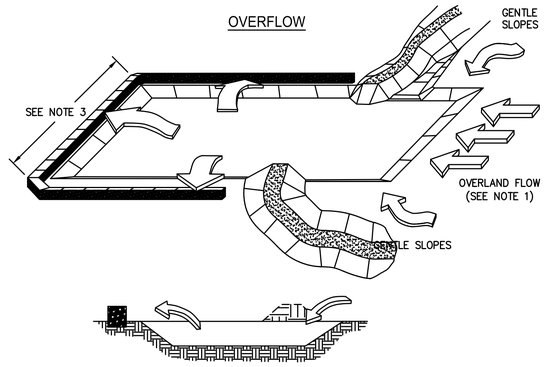
SHEET 36 OF 41

G:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_C01.DWG 3/23/2026 5:12 PM



FILTREXX® CONCRETE WASHOUT

NTS



NOTES:
1. MAXIMUM AREA FOR OVERFLOW SEDIMENT TRAP IS USUALLY 1 ACRE. MUST HAVE GENTLE SLOPES (LESS THAN 2% GRADUALLY) AND PREDOMINATELY OVERLAND SHEET FLOW.
2. MAXIMUM PERMANENT WET DEPTH IS 2 FEET. OVERFLOW SEDIMENT TRAPS MAY NOT BE EFFECTIVE FOR HIGH GROUNDWATER TABLE AND INFLOWS.
3. USE THE MOST PERMEABLE SEDIMENT CONTROL IN LABELED AREA SO AS TO MAXIMIZE TRAVEL TIME AND SETTLING OF SEDIMENT.

Sd4

TEMPORARY SEDIMENT TRAP

DIVERSION

Di

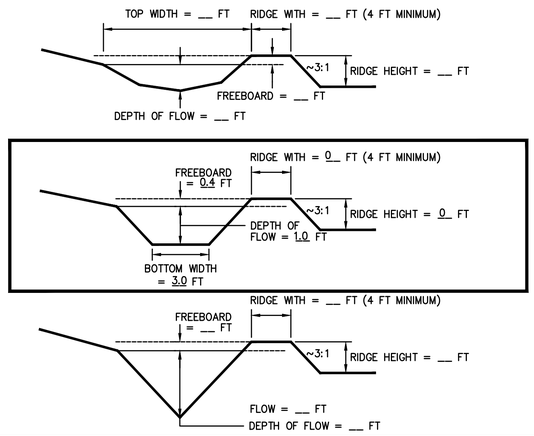
DEFINITION
A ridge of compacted soil, constructed above, across or below a slope.

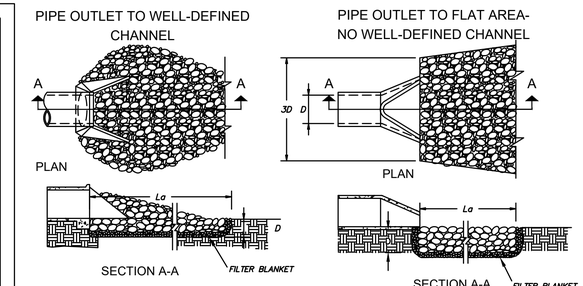
CONDITIONS
Diversions are applicable when:
1. Runoff from higher areas is or has potential for damaging property, causing erosion, contributing to pollution, flooding, interfering with or preventing the establishment of vegetation on lower areas.
2. Surface and/or shallow subsurface flow is damaging sloping upland.
3. The length of slope needs to be reduced so that soil loss will be reduced to a minimum.

This standard applies to temporary and permanent diversion in developments involving land disturbing activities.

SPECIFICATIONS
1. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the property functioning of the diversion.
2. The diversion shall be excavated or shaped to line, grade, and cross section as required to meet the criteria specified herein and free or irregularities that will impede normal flow.
3. All fills shall be machine compacted as needed to prevent unequal settlement that would cause damage in the completed diversion.
4. All earth removed and not needed in construction shall be spread or disposed of so that it will not interfere with the functioning of the diversion.
5. Diversion channel shall be stabilized in accordance with specification Ch-Cannel Stabilization.

DIVERSION TYPE (SELECTED DIVERSION TYPE FRAMED)





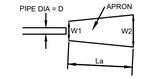
NOTES:

1. La IS THE LENGTH THE RIP-RAP APRON.

2. D= 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".

3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.

4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.



RIP-RAP OUTLET PROTECTION

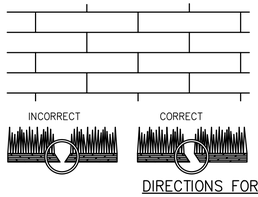
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NOT TO SCALE

SOD MAINTENANCE AND INSTALLATION

Ds4

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

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

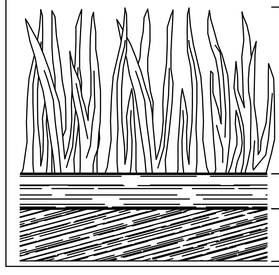
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES: GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

ROOT ZONE: SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

TABLE 6-6.1
FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/SQ FT)	SEASON
10-10-10	1000	0.0250	FALL

MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 6-6.1.

AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS AT A RATE OF 1 TO 2 TONS PER ACRE.

TABLE 6-6.2
SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURSE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	FALL
BAHIAGRASS	PANSACOLA	P,C	WARM WEATHER
CENTIPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER
TLL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

CONSTRUCTION SPECIFICATIONS
BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES, AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS.
TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A STAND. DON'T USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.

INSTALLATION
LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD.
ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE COOD CONTACT BETWEEN SOD AND SOIL.

MATERIALS
SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIREABLE.
1. SOD SHOULD BE MACHINE CUT AND CONTAIN ¾" (+ OR -¼") OF SOIL, NOT INCLUDING SHOOTS OR THATCH.
2. SOD SHOGULD BE CUT TO DESIRED SIZE WITHIN + OR - 5%. TORN OR UNEVEN PADS SHOULD BE REJECTED.
3. SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
4. AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER, IF IRRIGATION IS NOT AVAILABLE.
5. THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-6.2.

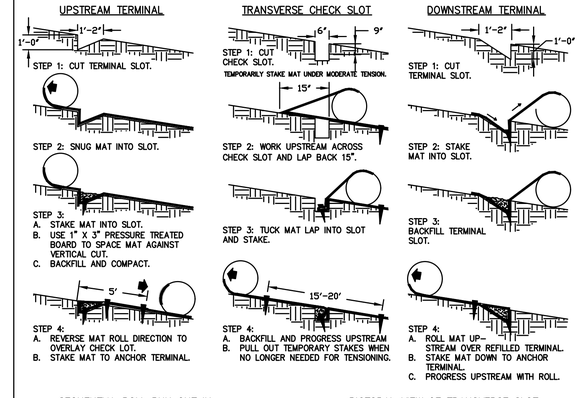
MAINTENANCE
RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED.
APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE 6-6.3.

TABLE 6-6.3
FERTILIZER REQUIREMENTS FOR SOD

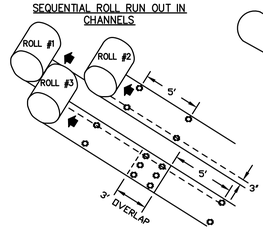
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	NITROGEN TOP DRESSING RATE
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
WARM SEASON GRASSSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

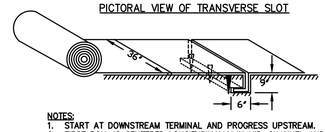
BLANKET AND MATTING CROSS-SECTIONS



SEQUENTIAL ROLL RUN OUT IN CHANNELS



PICTORAL VIEW OF TRANSVERSE SLOT

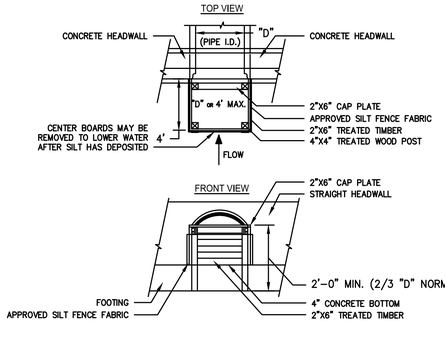


NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

Rt-sb

TYPE 2: FOR STRAIGHT HEADWALLS

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



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

RETROFIT

SILT CONTROL GATE WITH SLOTTED BOARD DAM

NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Alec B Metzger
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000008757
ISSUED: 5/02/2024 EXPIRES: 5/02/2027

GEORGIA REGISTERED PROFESSIONAL No. PE30429 3-25-26 ENGINEER ALEC B. METZGER

0'
GRAPHIC SCALE: 1" = #####

EMC ENGINEERING SERVICES, INC.
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Savannah, GA 31405
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Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
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CONSTRUCTION DETAILS

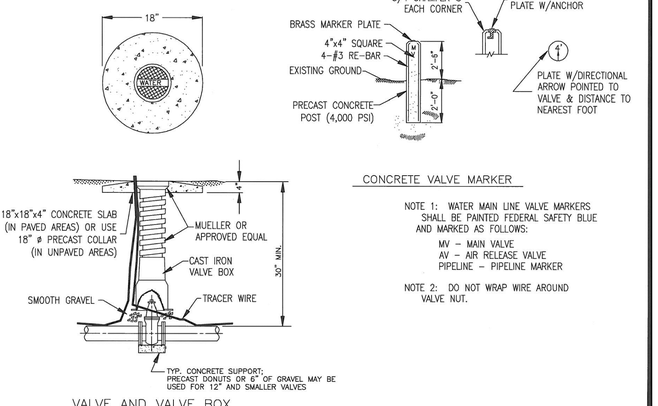
TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	NOT TO SCALE
DATE:	3/2026

SHEET 37 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_C01.DWG 3/23/2026 5:12 PM



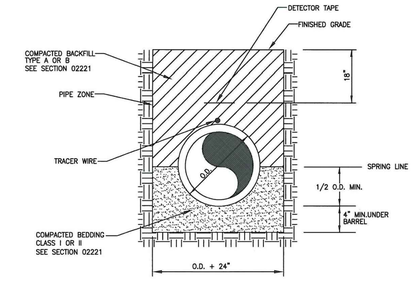
CONCRETE VALVE MARKER

NOTE 1: WATER MAIN LINE VALVE MARKERS SHALL BE PAINTED FEDERAL SAFETY BLUE AND MARKED AS FOLLOWS:
MV – MAIN VALVE
AV – AIR RELEASE VALVE
PIPELINE – PIPELINE MARKER

NOTE 2: DO NOT WRAP WIRE AROUND VALVE NUT.

VALVE AND VALVE BOX

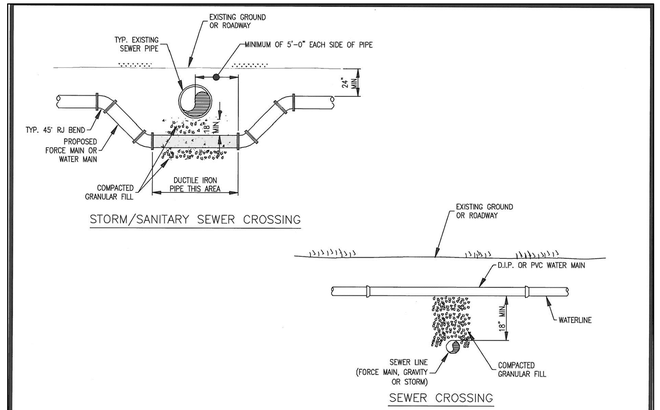
CITY OF POOLER 2011 STANDARD DETAIL	VALVE DETAIL	SCALE: N.T.S. DATE: August 2006	W-03



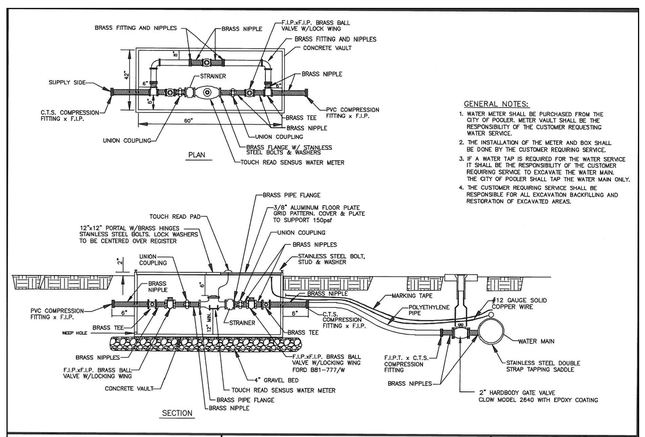
NOTES:
1. SEE STANDARD DRAWING P-13 FOR PAVEMENT RESTORATION.
2. TYPE A BACKFILLING SHALL BE USED UNDER ALL PAVED AREAS. TYPE B BACKFILL SHALL BE USED IN ALL OTHER AREAS.
3. APPLIES TO ALL GRAVITY, FORCEMAIN, AND RECLAIMED WATER MAINS.
4. APPLIES TO DIP, PVC, & HDPE PIPE MATERIALS.

TYPICAL BEDDING FOR PIPE

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

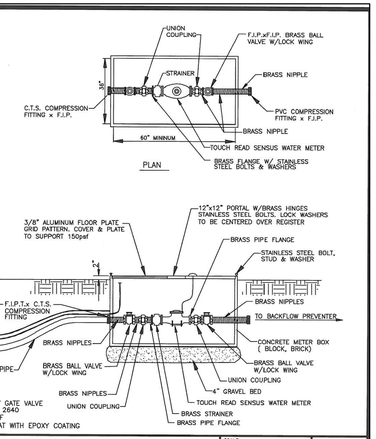


CITY OF POOLER 2011 STANDARD DETAIL	PIPELINE CROSSING DETAIL	SCALE: N.T.S. DATE: August 2006	W-16

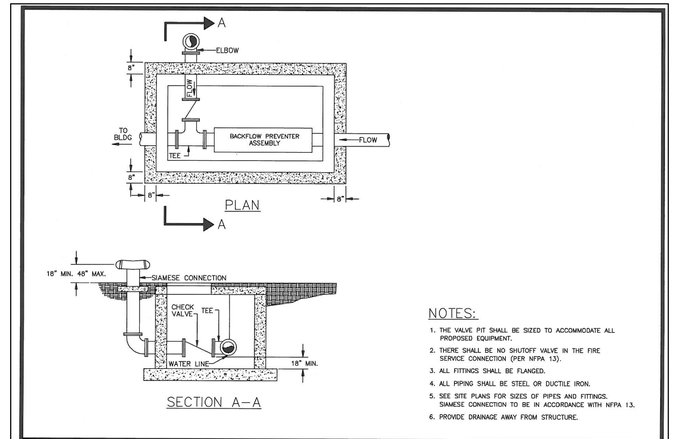


GENERAL NOTES:
1. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER. METER VAULT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUESTING WATER SERVICE.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A WATER TAP IS REQUIRED FOR THE WATER SERVICE IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER REQUIRING SERVICE TO EXCAVATE THE WATER MAIN. THE CITY OF POOLER SHALL TAP THE WATER MAIN ONLY.
4. THE CUSTOMER REQUIRING SERVICE SHALL BE RESPONSIBLE FOR ALL EXCAVATION BACKFILLING AND RESTORATION OF EXCAVATED AREAS.

CITY OF POOLER 2011 STANDARD DETAIL	WATER METER INSTALLATION 2" SERVICE PIPE & 1-1/2" & 2" WATER METERS DOMESTIC	SCALE: N.T.S. DATE: August 2006	W-23

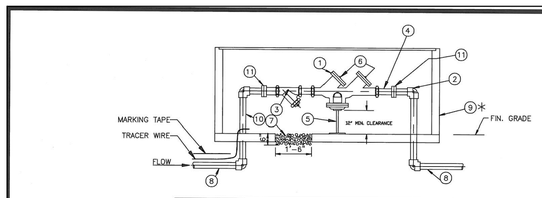


CITY OF POOLER 2011 STANDARD DETAIL	WATER METER INSTALLATION 2" SERVICE PIPE & 1-1/2" & 2" WATER METERS IRRIGATION ONLY	SCALE: N.T.S. DATE: January 2011	W-22



NOTES:
1. THE VALVE PIT SHALL BE SIZED TO ACCOMMODATE ALL PROPOSED EQUIPMENT.
2. THERE SHALL BE NO SHUTOFF VALVE IN THE FIRE SERVICE CONNECTION (PER NFPA 13).
3. ALL FITTINGS SHALL BE FLANGED.
4. ALL PIPING SHALL BE STEEL OR DUCTILE IRON.
5. SEE SITE PLANS FOR SIZES OF PIPES AND FITTINGS. SIAMESE CONNECTION TO BE IN ACCORDANCE WITH NFPA 13.
6. PROVIDE DRAINAGE AWAY FROM STRUCTURE.

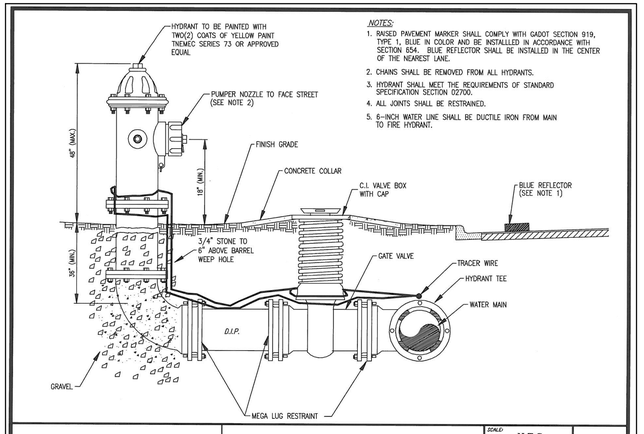
CITY OF POOLER 2011 STANDARD DETAIL	FIRE SERVICE SYSTEM FOR BUILDINGS	SCALE: N.T.S. DATE: January 2011	W-36



ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE/DOUBLE CHECK VALVE
2	4	BRASS 90° (DOMESTIC MADE)
3	1	STRAINER W/ RPZ DEVICE/DOUBLE CHECK VALVE
4	4	BRASS NIPPLE (DOMESTIC MADE)
5	1	PIPE SUPPORT
6	2	BRASS PLUGS INSERTED IN TEST COCKS
7		6" GRAVEL & DRAIN
8		POLYTHYLENE PIPE WITH COMPRESSION FITTINGS
9	*	CITY APPROVED ENCLOSURE WITH HATCH COVER FOR BFP
10	2	CUT BRASS (DOMESTIC MADE)
11	2	UNION

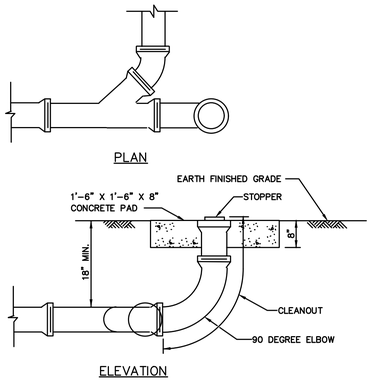
* REQUIRED BY THE CITY FOR FREEZE PROTECTION

CITY OF POOLER 2011 STANDARD DETAIL	BACKFLOW PREVENTER DETAIL 3/4", 1", 1-1/2", 2"	SCALE: N.T.S. DATE: January 2011	W-28



NOTES:
1. RAISED PAVEMENT MARKER SHALL COMPLY WITH GADOT SECTION 919, TYPE 1, BLUE IN COLOR AND BE INSTALLED IN ACCORDANCE WITH SECTION 654. BLUE REFLECTOR SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE.
2. CHAINS SHALL BE REMOVED FROM ALL HYDRANTS.
3. HYDRANT SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 02700.
4. ALL JOINTS SHALL BE RESTRAINED.
5. 6-INCH WATER LINE SHALL BE DUCTILE IRON FROM MAIN TO FIRE HYDRANT.

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



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NO.	REVISION DESCRIPTION	BY	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

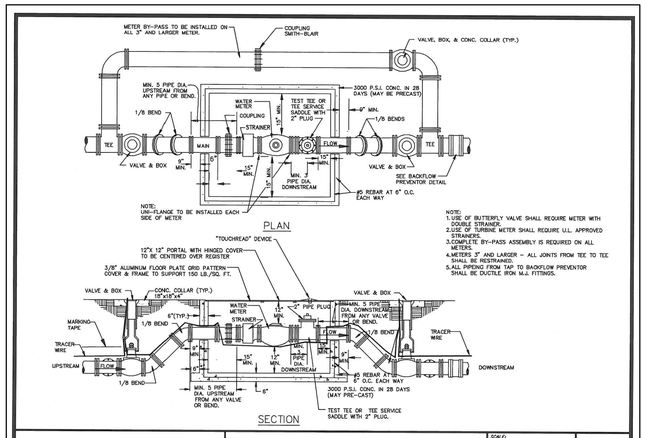
EMC ENGINEERING SERVICES, INC.
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CONSTRUCTION DETAILS

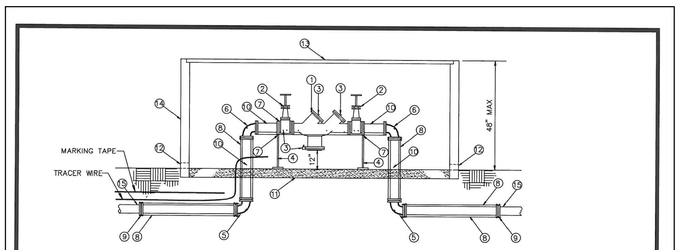
TOWNE CENTER MULTIFAMILY
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	NO SCALE
DATE:	3/2026

SHEET 38 OF 41



CITY OF POOLER 2011 STANDARD DETAIL	MASTER WATER METER INSTALLATION DETAIL – 3" to 10"	SCALE: N.T.S. DATE: January 2011	W-26

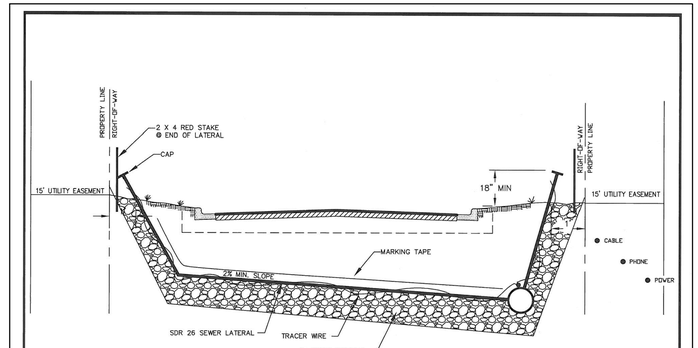


ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE/DCVC, DCV
2	2	O.S & Y RESILIENT GATE VALVES
3	4	TEST COCKS
4	2	2" GALV. PIPE STAND & BASE BOLTED TO FLANGE
5	2	MJ 90° BENDS
6	4	FLANGED 90° BENDS
7	2	COMPANION FLANGES
8	8	3/4" DIA. GALV. OR CADMIUM ALL THREAD ROD
9	16	CARBON STEEL EYE BOLTS
10		DUCTILE IRON PIPE, CUT TO FIT
11		4" PEA GRAVEL IN BOTTOM OF PIT OR CONCRETE SLAB WITH DRAIN SUMP
12	2	DRAIN PORTS
13		3/8 ALUMINUM FLOOR PLATE
14		BOX-MASONRY BLOCK, POURED CONCRETE OR PREFABRICATED BOX APPROVED BY CITY
15		DUCTILE IRON PIPE

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE (IF APPLICABLE). UNDER NO CONDITIONS WILL ANY CONNECTIONS BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR THE SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.

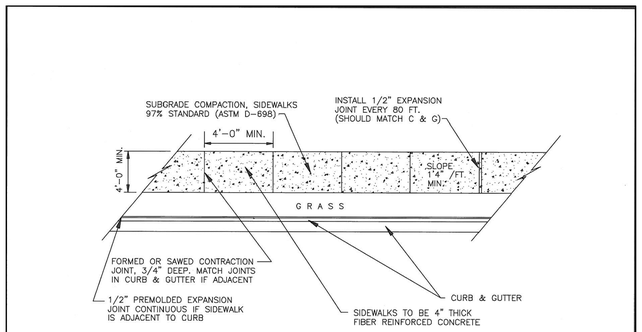
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE, FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTER. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATIONS, OTHER THAN BACKFLOW DEVICE TESTING.

CITY OF POOLER 2011 STANDARD DETAIL	REDUCED PRESSURE ZONE DEVICE/DOUBLE CHECK VALVE – TYPICAL OUTSIDE INSTALLATION DETAIL (3", 4", 6", 8" & 10" SIZES)	SCALE: N.T.S. DATE: August 2006	W-29



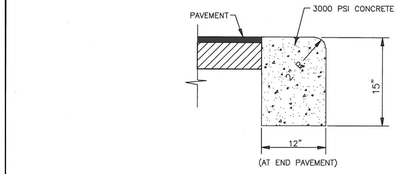
NOTES:
1. ALL LATERALS CONNECTING TO AN EXISTING SEWER MUST USE TAPPING SADDLE.
2. ALL LATERALS CONNECTION TO NEW SEWER REQUIRE A 4" TEE.
3. ALL LATERALS MUST HAVE 6" OF STONE BEDDING UNDER THE ENTIRE LENGTH.
4. ALL LATERALS MUST BE INSPECTED BY THE CITY PRIOR TO BURIAL.

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

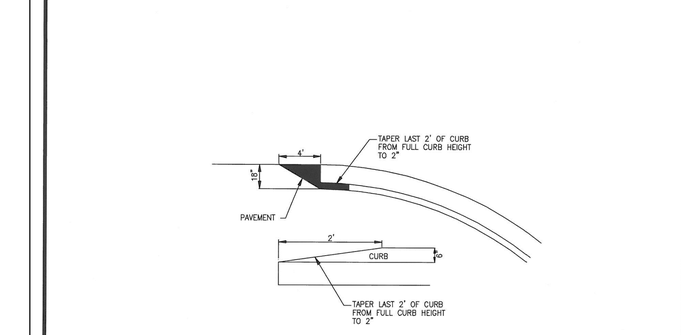


NOTE:
CONTRACTION JOINTS SPACING TO BE THE SAME AS WIDTH OF WALK.

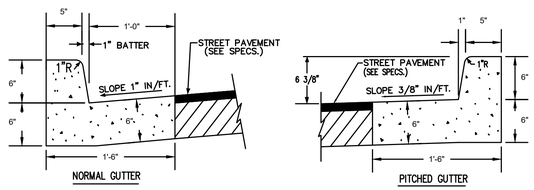
CITY OF POOLER 2011 STANDARD DETAIL	SIDEWALK AND WALKWAY DETAILS	SCALE: N.T.S. DATE: January 2004	P-15



CITY OF POOLER 2011 STANDARD DETAIL	FLUSH HEADER CURB	SCALE: N.T.S. DATE: August 2006	P-04

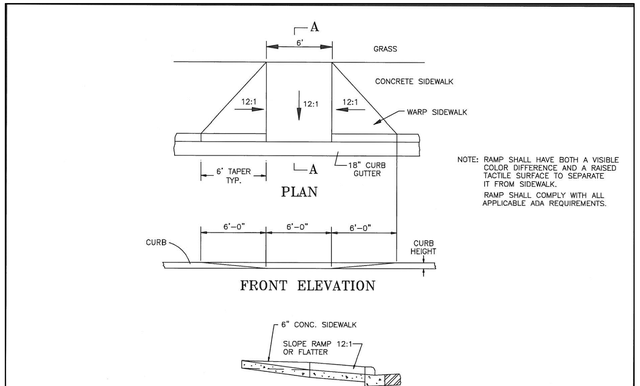


CITY OF POOLER 2011 STANDARD DETAIL	PAVEMENT / CURB TERMINATION DETAIL	SCALE: N.T.S. DATE: January 2004	P-06



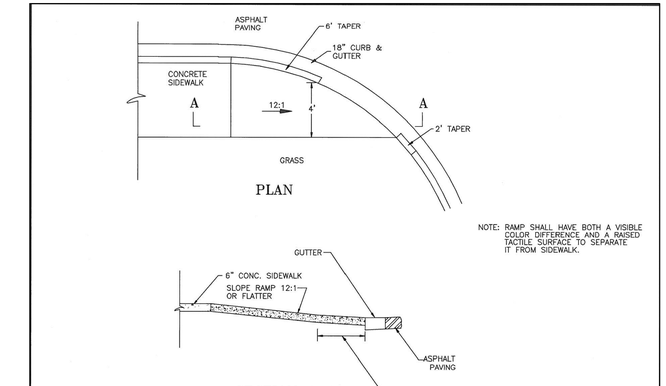
NOTES:
1. BASE COMPACTION UNDER CURB TO BE 98% (ASTM D698).
2. CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.

CURB AND GUTTER DETAILS



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

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



NOTE: RAMP SHALL HAVE BOTH A VISIBLE COLOR DIFFERENCE AND A RAISED TACTILE SURFACE TO SEPARATE IT FROM SIDEWALK.

CITY OF POOLER 2011 STANDARD DETAIL	HANDICAP RAMP DETAILS	SCALE: N.T.S. DATE: January 2011	P-17

NO.	REVISION DESCRIPTION	BY	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
PO Box 8101
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Savannah, GA 31405
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savannah@emc-eng.com
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CIVIL
MARINE
ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

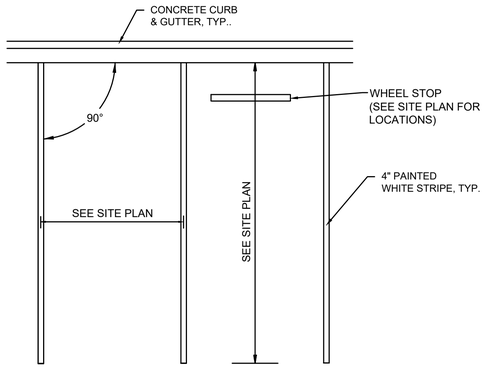
CONSTRUCTION DETAILS

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

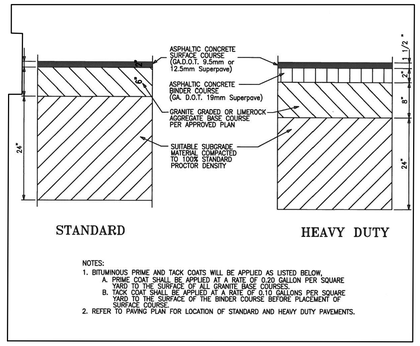
PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	NO SCALE
DATE:	3/2026

SHEET 39 OF 41



PARKING STALL STRIPING DETAIL

NOT TO SCALE

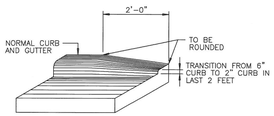


NOTES:

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

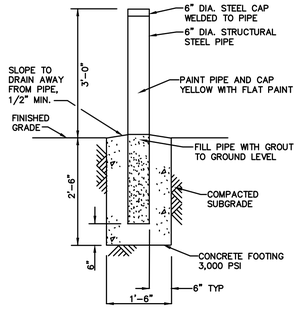
TYPICAL ASPHALT PAVEMENT SECTIONS

NOT TO SCALE



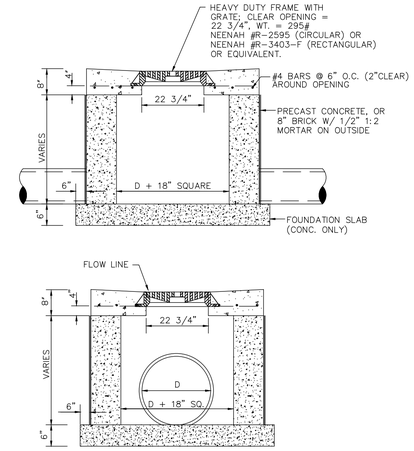
NOTE: THIS OCCURS AT END OF CURB AND GUTTER WHERE CALLED FOR ON PLANS

CITY OF POOLER 2011 STANDARD DETAIL	FEATHERING OF CONCRETE CURB & GUTTER	SCALE: N.T.S. DATE: October 2001	P-02



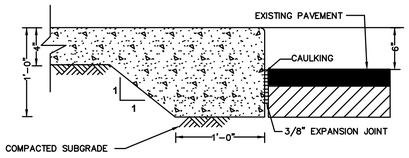
BOLLARD DETAIL

NOT TO SCALE



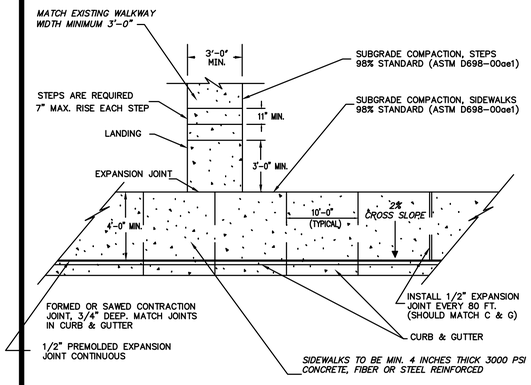
GRATE INLET DETAIL

NOT TO SCALE



ADJACENT TO PAVEMENT

TURN DOWN SIDEWALK DETAIL

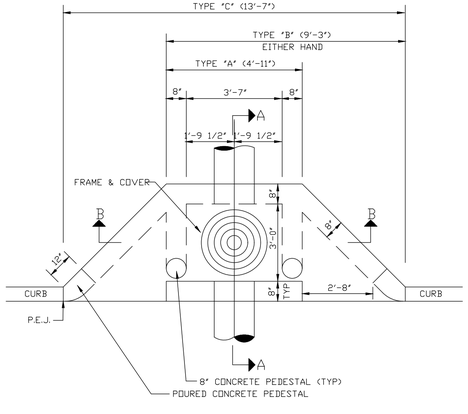


NOTES:

1. *CONTRACTION JOINTS SHOULD BE FORMED OR SAWED COINCIDENT WITH THE 10' JOINTS IN THE CURB.*
2. *ADA COMPLIANT WHEELCHAIR RAMPS SHALL BE INSTALLED AT EACH INTERSECTION OR DESIGNATED CROSSWALK LOCATION AND MUST MEET THE MOST CURRENT ADA STANDARDS AND CITY OF RICHMOND HILL SPECIFICATIONS AT THE TIME OF CONSTRUCTION.*

SIDEWALK DETAIL

NOT TO SCALE



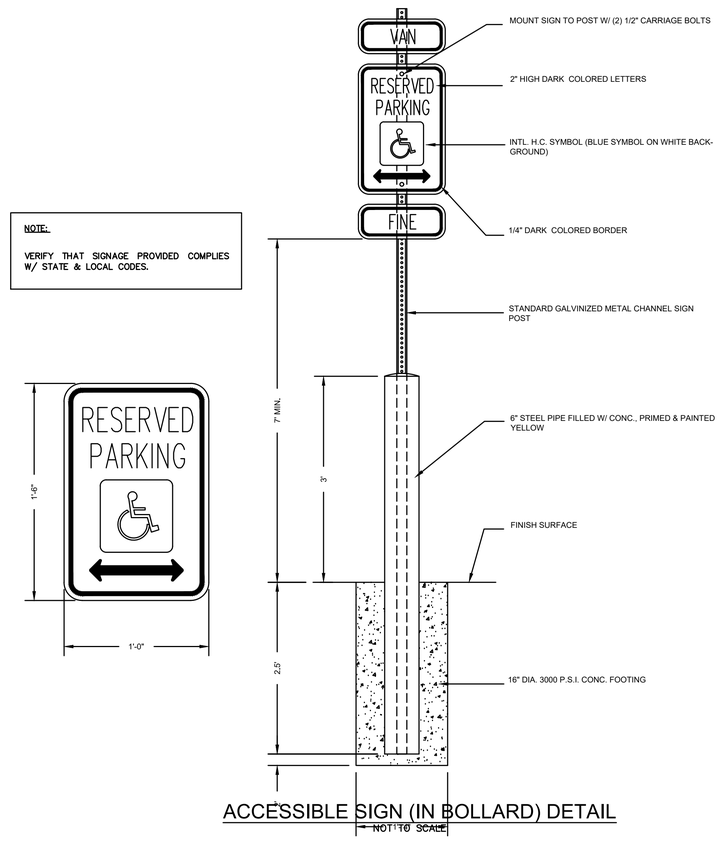
NOTE:
FRAME AND COVER TO BE NEENAH FOUNDRY COMPANY CATALOG NO. R-5900-F, OR EQUIVALENT WEIGHT 205#

CURB INLET DETAIL

NOT TO SCALE

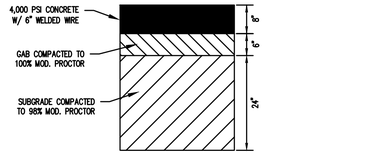
NOTE:

VERIFY THAT SIGNAGE PROVIDED COMPLIES W/ STATE & LOCAL CODES.



ACCESSIBLE SIGN (IN BOLLARD) DETAIL

NOT TO SCALE



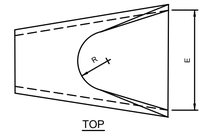
HEAVY DUTY

NOTES:

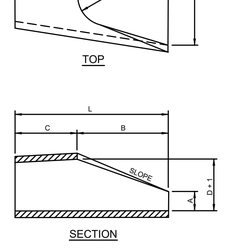
1. EXACT EXPANSION JOINT SPACING SHALL BE PROVIDED BY CONTRACTOR.
2. REFER TO PAVING, GRADING, & DRAINAGE PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS

TYPICAL CONCRETE PAVEMENT SECTIONS

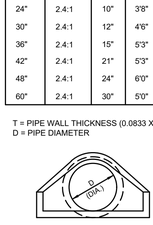
NOT TO SCALE



TOP



SECTION



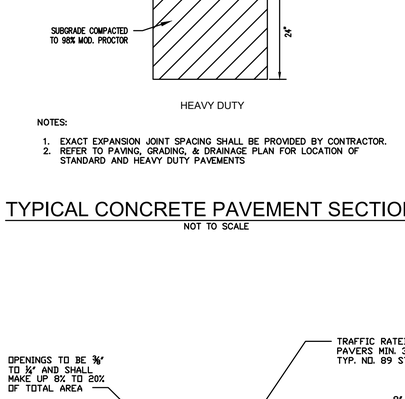
END

DIMENSIONS (IN INCHES)								
PIPE DIA.	SLOPE	A	B	C	L	E	R
12"	2.2:1	4"	2'0"	4'1"	6'1"	2'0"	9"
15"	2.2:1	6"	2'3"	3'10"	6'1"	2'6"	11"
18"	2.2:1	9"	2'3"	3'10"	6'1"	3'0"	1'0"
24"	2.4:1	10"	3'8"	2'6"	6'2"	4'0"	1'2"
30"	2.4:1	12"	4'6"	1'8"	6'2"	5'0"	1'3"
36"	2.4:1	15"	5'3"	2'11"	8'2"	6'0"	1'8"
42"	2.4:1	21"	5'3"	2'11"	8'2"	6'6"	1'10"
48"	2.4:1	24"	6'0"	2'2"	8'2"	7'0"	1'10"
60"	2.4:1	30"	5'0"	3'3"	8'3"	8'0"	2'0"

T = PIPE WALL THICKNESS (0.0833 X D + 1 TYPICAL)
D = PIPE DIAMETER

CONCRETE FLARED END SECTION

NOT TO SCALE

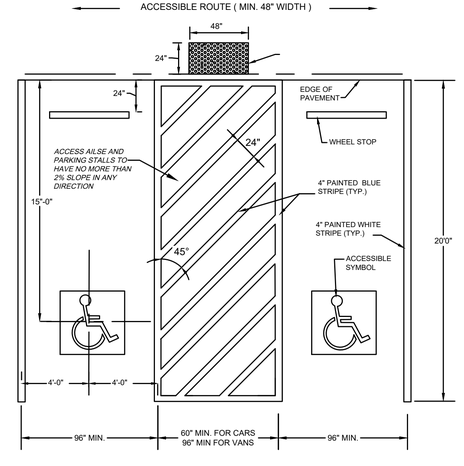


NOTES:

1. *ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CITY GUIDELINES, TECHNICAL SPECIFICATIONS AND STANDARD DETAILS.*
2. *BASE COMPACTION UNDER CURB TO BE 98% (ASTM D698).*
3. *CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.*

POROUS PAVER DETAIL

NOT TO SCALE



NOTE:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ADA HANDICAP PARKING SPACE STRIPING DETAIL

NO.	REVISION DESCRIPTION	BY	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
PO Box 8101
10 Chatham Center South, Suite 100
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savannah@emc-eng.com
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CIVIL
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OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

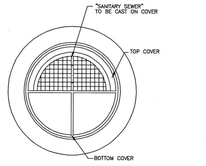
CONSTRUCTION DETAILS

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	NO SCALE
DATE:	3/2026

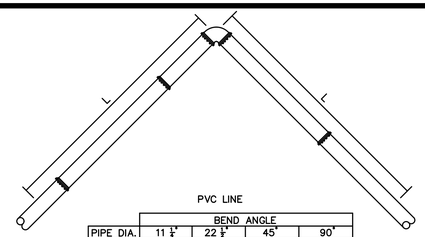
SHEET
40
OF 41



NOTES:

1. CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, PORIOSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOTBLASTING OR BY SOME OTHER APPROVED METHOD. CASTING SHALL NOT BE PAINTED.
2. MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO AASHO M105/ASTM A48, CLASS 35B OF ASTM A48, CLASS 30, FOR GRAY IRON.
3. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN: COVERS SHALL FIT FRAMES WITHOUT ROCKING WHEN TURNED IN ANY MANNER, ROUND FRAMES AND COVERS SHALL BE OF NON-ROCKING DESIGN, OR SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING UNDER TRAFFIC. FRAME SHALL BE SUITABLE FOR CAST IRON OR STEEL RISER RING FOR UPWARD ADJUSTMENT OF COVER. CLEAR OPENING SHALL BE 24".
4. MANHOLE COVER SHALL BE 25-3/4" IN DIAMETER AND SHALL BE 2-INCHES THICK AT THE BEARING SURFACE.
5. CASTINGS SHALL BE PROVIDED WITH THE INSCRIPTION "SANITARY SEWER" CAST INTO THE COVER IN LETTERING AT LEAST 2-INCHES HIGH. MANUFACTURER'S NAME , IF IT APPEARS ON THE COVER, SHALL BE CONFINED TO THE PERIPHERY.
6. MANHOLE COVERS AND FRAMES SHALL BE USF 227, TYPE "AS" OR EQUAL.

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



PVC LINE

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

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

POLYETHYLENE WRAPPED DUCTILE IRON LINE

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

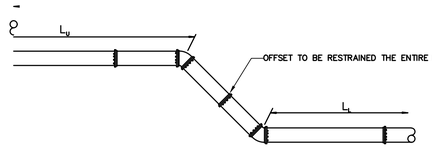
PE WRAPPED DIP:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3'
TEST PRESSURE: 150 PSI

MINIMUM RESTRAINED LENGTH (L)

NOTES:

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

HORIZONTAL BEND RESTRAINT



PVC LINE

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

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

POLYETHELYNE WRAPPED DUCTILE IRON LINE

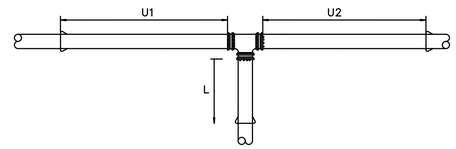
PIPE DIA.	BEND ANGLE 11 1/4°		22 1/2°		45°	
	L_U	L_L	L_U	L_L	L_U	L_L
4	6	1	12	2	24	4
6	9	2	17	3	34	5
8	11	2	22	3	45	7
10	13	2	26	4	53	8
12	15	3	30	5	63	9
16	19	3	39	6	80	12
20	23	4	47	7	97	15
24	27	4	55	8	113	17

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

NOTES:

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

VERTICAL BEND RESTRAINT



PVC

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

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

RESTRAIN AT TEE ONLY.

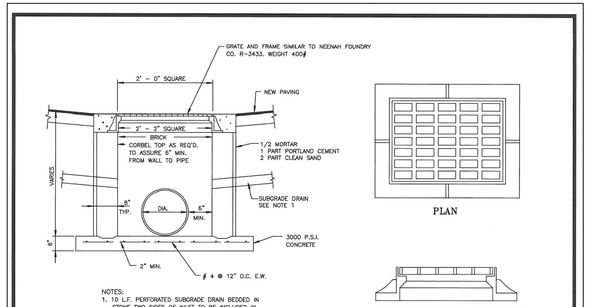
PVC DESIGN:
SOIL TYPE: SM
TRENCH TYPE: 3
COVER: 3' ≤12" DIA.
4' >12" DIA.
TEST PRESSURE: 150 PSI

MINIMUM RESTRAINED LENGTH (L)

NOTES:

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

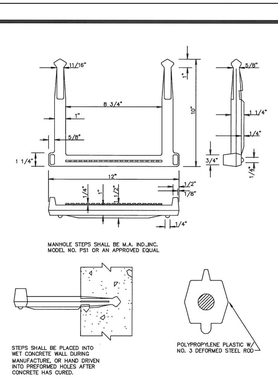
TEE RESTRAINT (PVC PIPE)



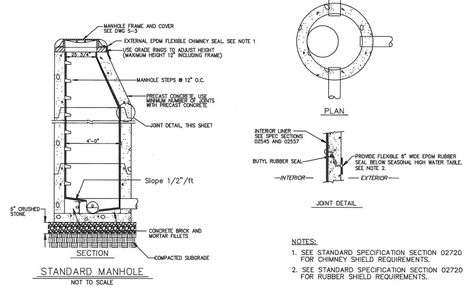
NOTES:
1. 10 L.F. PERFORATED SUBGRADE DRAIN BEDDED IN STONE TWO SIDES OF INLET TO BE INCLUDED IN COST OF INLET

GRATE INLET

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

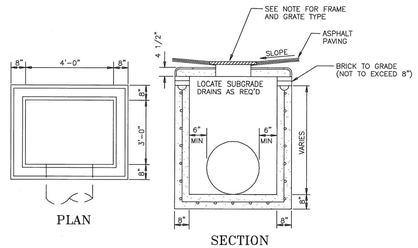


CITY OF POOLER 2011 STANDARD DETAIL	MANHOLE STEP DETAIL	SCALE: N.T.S. DATE: October 2001	S-02



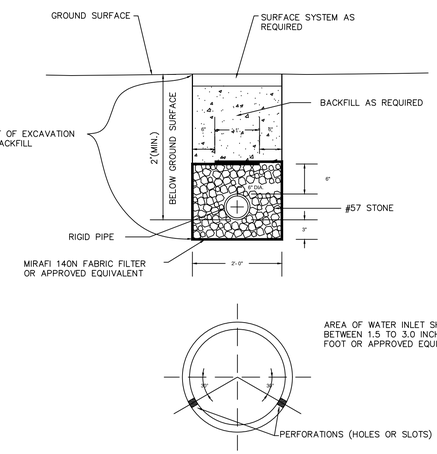
NOTES:
1. SEE STANDARD SPECIFICATION SECTION 02720 FOR CHIMNEY SHIELD REQUIREMENTS.
2. SEE STANDARD SPECIFICATION SECTION 02720 FOR RUBBER SHIELD REQUIREMENTS.

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



1. GRATE INLET SHALL BE NEENAH FOUNDRY R-4721 HEAVY DUTY GRATE W/ R-4899 ANGLE FRAME, OR APPROVED EQUAL.
2. REINFORCING SHALL BE #4 BARS @ 8" O.C. EACH WAY.
3. PIPE OPENINGS SHALL BE PROVIDED BY THE MANUFACTURER AS REQUIRED.
4. ALL PIPE CONNECTIONS SHALL BE GROUTED WITH NON-SHRINKING CEMENT.
5. KNOCKOUT BOXES WILL NOT BE ACCEPTED.

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



UNDERDRAIN DETAIL

NOT TO SCALE

PLANTING SOIL MIX SPECIFICATIONS:

TEXTURE: SANDY LOAM OR LOAMY SAND

SAND CONTENT: CONTAIN 85%-88% CLEAN, WASHED SAND

TOPSOIL CONTENT: CONTAIN 8%-12% TOPSOIL

ORGANIC MATTER CONTENT: CONTAIN 3%-5% ORGANIC MATTER

INFILTRATION RATE: HAVE A RATE OF AT LEAST 0.25 IN/HR

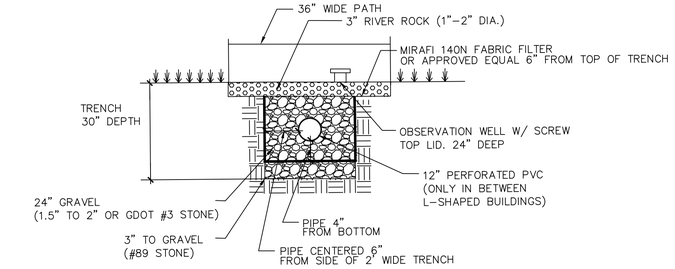
PHOSPHORUS INDEX: HAVE A P-INDEX OF LESS THAN 30

EXCHANGE CAPACITY: HAVE A CEC THAT EXCEEDS 10MEQ PER 100 GRAMS OF DRY WEIGHT.

pH: HAVE A pH OF 6-8

BIO-RETENTION / RAIN GARDEN AREA DETAIL

NOT TO SCALE



INFILTRATION TRENCH DETAIL

NOT TO SCALE

NO.	REVISION DESCRIPTION	BY	DATE

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE30429
PROFESSIONAL
3-25-26
ALEC B. METZGER

CONSTRUCTION DETAILS

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	NO SCALE
DATE:	3/2026

SHEET 41 OF 41