CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

PREPARED FOR HARMONY PARTNERS, LLC

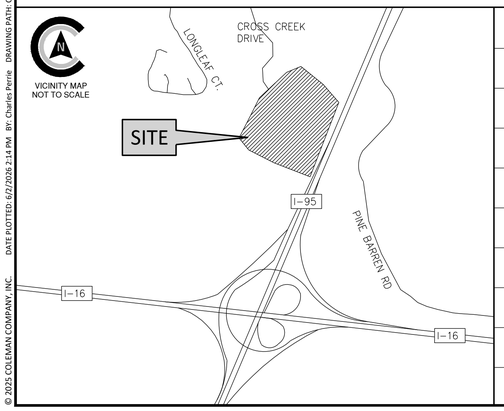
TO THE BEST OF OR KNOWLEDGE, NO WATER AND/OR SEWER LINES ASSOCIATED WITH THIS PROJECT ARE CONSTRUCTED UPON, NOR DID THEY SERVE STRUCTURES BUILT UPON, SOLID WASTE LANDFILLS.

NEIL P McKENZIE, PE — DATE

DEPARTMENT OF PLANNING & DEVELOPMENT
APPROVED BY: riarles
DATE: 09:09 am, Jun 17 2026

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

VICINITY MAP (N.T.S.)



REVISIONS

1	11/13/2025 | CITY OF POOLER COMMENTS
2	1/5/2026 | EPD COMMENTS
3	1/13/2026 | CITY OF POOLER COMMENTS
4	2/10/2026 | EPD COMMENTS
5	3/23/2026 | CITY OF POOLER COMMENTS
6	6/2/2026 | RELEASED FOR CONSTRUCTION

PROJECT SITE DATA

PROJECT ADDRESS:	CROSS CREEK DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	18.89 AC.
DISTURBED AREA:	±5.46 AC
ZONING:	JABOT TRACT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X AND AE-12
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	032.08368, -081.24400

SHEET INDEX

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com
COA: PEF006385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036666 PROFESSIONAL ENGINEER NEIL P. McKENZIE 6/2/26

REVISIONS:
RFC | 6.2.2026

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 25-413.000
DATE: 6/2/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET: COV

DATE PLOTTED: 6/2/2026 2:14 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Cw\25-413.000_Cover Notes and Details.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE AUTHORITY HAVING JURISDICTION (AHJ) OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE AUTHORITY HAVING JURISDICTION (AHJ).
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOPE OF 5%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
13. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
14. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
15. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
16. 21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
17. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
18. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
19. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
20. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
21. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
22. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
23. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGE POINTS, PLUS, OR MINUS, OF OPTIMUM.
24. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER PUBLIC WORKS DEPARTMENT.
25. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
26. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
27. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
28. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
29. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
30. 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 WATER 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.
31. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
32. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
33. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
34. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
35. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
36. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
37. TRACER WIRE SHALL BE REQUIRED ON ALL WATER AND SEWER PIPE.
38. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
39. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
40. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
41. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS.
42. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
43. ~~THE CONTRACTOR SHALL BECOME FAMILIAR WITH GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY WHITAKER LABORATORY INC. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM WHITAKER OR FROM THE ENGINEER.~~
44. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:
45. GENERAL:
    ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.
46. MATERIALS:
    GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTING'S WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.
47. MARKINGS:
    ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER " IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
48. INTERNATIONAL FIRE CODE, 2024 EDITION:

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

    SECTION 3313
    WATER SUPPLY FOR FIRE PROTECTION
    3313.1 AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 3313.2 THROUGH 3313.5.
49. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

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

ADA NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   A. 0 TO 1/4" : NO REQUIREMENTS
   B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
   C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
   •• MAX RAMP SLOPE 8.33% (1:12)
   •• RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
   •• MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
   •• MAX CROSS SLOPE OF RAMP 2% (1:50)
   A. LANDINGS :
   ••• RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
   ••• LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
   ••• LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
   ••• IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
   ••• ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
   B. HANDRAILS:
   ••• HANDRAILS ARE REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   ••• PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   ••• PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   ••• ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   ••• STAIRS ARE NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT THEY SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS :
   •• MAX SLOPE OF CURB RAMP 8.33%
   •• MAX SLOPE OF SIDE FLARES 10%
   •• MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   •• MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   •• DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS :
   •• AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES :
   •• MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   •• MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   •• MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   •• MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE :
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
8. ACCESSIBLE ROUTES :
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

WATER - SEWER NOTES:

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

SITE INFORMATION:

PARENT PIN: 51010 01046

ZONING DISTRICT: JABOT TRACT PUD

FLOOD ZONE: X AND AE-12

SIZE: 18.89 AC.

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
TOWNHOMES

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	25 FT, MEASURED FROM CURB
SIDE YARD SETBACKS:	20 FT, MEASURED FROM CURB
REAR YARD SETBACK:	20 FT, MEASURED FROM PROPERTY LINE

10% OPEN SPACE REQUIRED: YES

OPEN SPACE PROVIDED: 0.77 AC
TOTAL SITE SIZE: 4.87 AC
16% OPEN SPACE PROVIDED

POOLER STANDARD CONSTRUCTION NOTES:

STREETS:

- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCE, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
- WHEN NEW STREETS ARE BEING CONSTRUCTED; LABORATORY COMPACTION, STABILITY, AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION TESTS FOR THE CONCRETE CURB AND GUTTER. (CHAPTER 74, ARTICLE V, SECTION 74-133G)
- WHEN NEW STREETS ARE BEING CONSTRUCTED; CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER. (CHAPTER 74, ARTICLE V, SECTION 74-133J)
- ALL PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD ON BOTH PUBLIC AND PRIVATE STREETS THAT ARE "OPEN TO PUBLIC TRAVEL". (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
- THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY (STANDARD SPECIFICATIONS 02500.2.06)
- PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS. (APPENDIX B, ARTICLE VI, SECTION 601.02)
- SELECT FILL SHALL BE USED ON ALL ROAD SUBGRADE TO BE DEDICATED TO THE CITY.
- ROAD FILL FOR SUBGRADE SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698 OR ASTM D1557)
- TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
- STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (CHAPTER 74, ARTICLE V, SECTION 74-135)
- ROADS AND SIDEWALKS WITHIN THE DEVELOPMENT ARE PRIVATELY OWNED AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.

WATER AND SEWER NOTES:

- ALL SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM (APPENDIX B, ARTICLE VI, SECTION 606.01).
- ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT. INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE (APPENDIX B, ARTICLE VI, SECTION 606 WATER 9).
- BASE FLOOD ELEVATION IS 12.00 (NAVD88). ALL SANITARY SEWER MANHOLES WITH TOPS LOWER THAN ELEVATION 13.00 SHALL HAVE WATERTIGHT RINGS AND COVERS.
- ALL FIRE HYDRANTS SHALL BE PAINTED YELLOW (APPENDIX, ARTICLE VI, SECTION 606).
- BOTH WATER AND SANITARY SEWER ARE TO BE PUBLICLY OWNED AND MAINTAINED.

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
COA: PEF000385
EXP DATE: 06/30/2026
1480 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036566 PROFESSIONAL 6/2/26 ENGINEER NEIL P. McKENZIE

REVISIONS:
RFC | 6.2.2026

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

CONSTRUCTION NOTES

SHEET:
C0.0

DATE PLOTTED: 6/2/2026 2:14 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\0\WG\Cw\25-413.000_Cover Notes and Details.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com
COA: PEF0006385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036552 PROFESSIONAL 6/2/26 NEIL P. McKENZIE ENGINEER

REVISIONS:
RFC | 6/2/2026

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING CONDITIONS AND DEMO PLAN

SHEET:
C1.0

CROSS CREEK PHASE 3

CROSS CREEK PHASE 2

EXPANDED EXISTING POND B
TOP: 14.00
STATIC: 9.00
BOTTOM: 4.00
1 YR – 10.47
10 YR – 11.42
25 YEAR: 12.05
50 YEAR: 12.55
100 YEAR: 13.09

ANTHEM MILL DR (PUBLIC)

[PUBLIC] CHIME CREEK DR

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

5"X5" CONC. POST

REMOVE CONCRETE POST

REMOVE 23 LF SECTION OF WATER MAIN TO ALLOW FOR INSTALLATION OF 8"X8"X8" TEE. REMOVE GATE VALVE AND FIRE HYDRANT TO ALLOW FOR INSTALLATION OF 8"X8"X8" TEE. RE-USE GV AND FIRE HYDRANT AT NEW PROPOSED LOCATION.

REMOVE EXISTING GRAVEL TURNAROUND

REMOVE EXISTING FIRE HYDRANT

PHASE LINE

TRACT W
18.89 AC
823,066 SF

HARMONY PARTNERS LLC
51010 01046

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

APPROXIMATE LOCATION OF FLOOD HAZARD LINE
BFE: 12.00'

ZONE X

ZONE AE
BFE: 12'
NAVD 88

WETLAND

WETLAND LINE

PINEBURY ROAD (PRIVATE)

TRACT W PHASE 1

25' HOA MAINTAINED STORM ACCESS EASEMENT

20' DRY UTILITY AND ACCESS EASEMENT

EXISTING YARD INLET
TOP: 13.39
I.E. OUT (B3) 9.85

RETAINING WALL
TOP: 11.00

RETAINING WALL
TOP: 13.00

POND A2
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND-A2
TOP: 12.00
STATIC: 7.50
BTTM: 2.00
1-YR: 9.82
10-YR: 10.32
25-YR: 10.54
50-YR: 10.68
100-YR: 10.80

POND A1
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND-A1
TOP: 12.00
STATIC: 8.00
BTTM: 4.00
1-YR: 9.96
10-YR: 10.46
25-YR: 10.68
50-YR: 10.82
100-YR: 10.92

FLUME & DITCH

LEVEL SPREADER

EXISTING HEADWALL STRUCTURE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT

EXISTING HEADWALL W/ FLAP GATE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT
I.E. OUT: 8.47

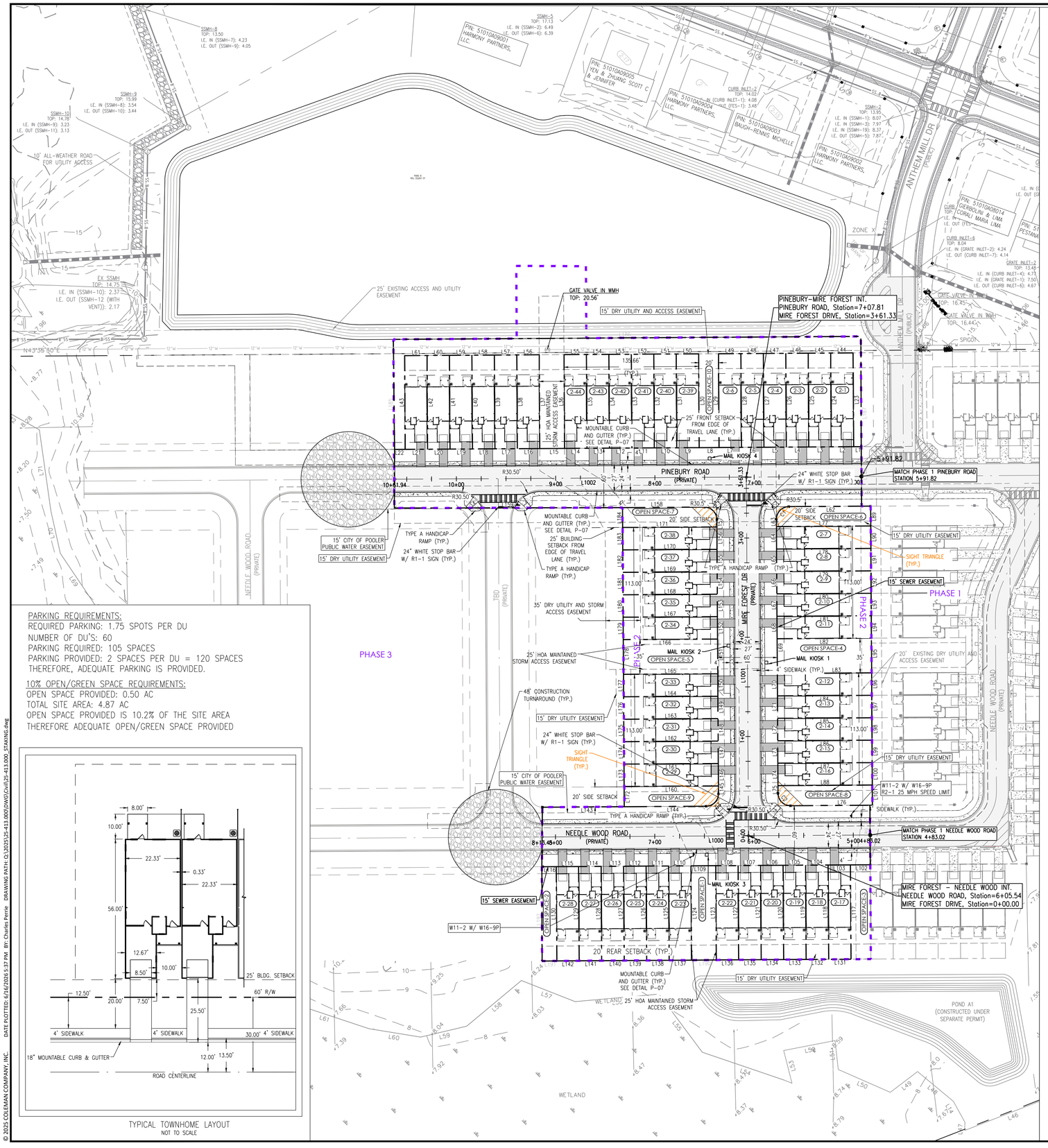
I-95 ROW FLOW LINE

INTERSTATE 95
R/W VARIES

SCALE: 1"=50'
0' 25' 50' 100'

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

DATE PLOTTED: 6/16/2026 5:38 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_P&S.dwg



PARKING REQUIREMENTS:
REQUIRED PARKING: 1.75 SPOTS PER DU
NUMBER OF DU'S: 60
PARKING REQUIRED: 105 SPACES
PARKING PROVIDED: 2 SPACES PER DU = 120 SPACES
THEREFORE, ADEQUATE PARKING IS PROVIDED.

10% OPEN/GREEN SPACE REQUIREMENTS:
OPEN SPACE PROVIDED: 0.50 AC
TOTAL SITE AREA: 4.87 AC
OPEN SPACE PROVIDED IS 10.2% OF THE SITE AREA
THEREFORE ADEQUATE OPEN/GREEN SPACE PROVIDED

TYPICAL TOWNHOME LAYOUT
NOT TO SCALE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.6	S43° 55' 45.39"W
L2	22.6	S43° 39' 35.71"W
L3	22.6	S43° 39' 35.71"W
L4	22.6	S43° 39' 35.71"W
L5	22.6	S43° 39' 35.71"W
L6	22.6	S43° 39' 35.71"W
L7	22.6	S43° 39' 35.71"W
L8	20.0	S43° 39' 35.71"W
L9	22.6	S43° 39' 35.71"W
L10	22.6	S43° 39' 35.71"W
L11	22.6	S43° 39' 35.71"W
L12	22.6	S43° 39' 35.71"W
L13	22.6	S43° 39' 35.71"W
L14	22.6	S43° 39' 35.71"W
L15	25.0	S43° 39' 35.71"W
L16	22.6	S43° 39' 35.71"W
L17	22.6	S43° 39' 35.71"W
L18	22.6	S43° 39' 35.71"W
L19	22.6	S43° 39' 35.71"W
L20	22.6	S43° 39' 35.71"W
L21	22.6	S43° 39' 35.71"W
L22	146.3	S43° 39' 34.70"W
L23	94.5	S46° 20' 24.29"E
L24	94.5	S46° 20' 24.29"E
L25	94.5	S46° 20' 24.29"E
L26	94.5	S46° 20' 24.29"E
L27	94.5	S46° 20' 24.29"E
L28	94.5	S46° 20' 24.29"E
L29	94.5	N46° 20' 24.29"W
L30	94.5	S46° 20' 24.29"E
L31	94.5	S46° 20' 24.29"E
L32	94.5	S46° 20' 24.29"E
L33	94.5	S46° 20' 24.29"E
L34	94.5	S46° 20' 24.29"E
L35	94.5	S46° 20' 24.29"E
L36	94.5	N46° 20' 24.29"W
L37	94.5	S46° 20' 24.29"E
L38	94.5	S46° 20' 24.29"E
L39	94.5	S46° 20' 24.29"E
L40	94.5	S46° 20' 24.29"E
L41	94.5	S46° 20' 24.29"E
L42	94.5	S46° 20' 24.29"E
L43	94.5	N46° 20' 24.29"W
L44	22.6	N43° 39' 35.71"E
L45	22.6	N43° 39' 35.71"E
L46	22.6	N43° 39' 35.71"E
L47	22.6	N43° 39' 35.71"E
L48	22.6	N43° 39' 35.71"E
L49	22.6	N43° 39' 35.71"E
L50	22.6	N43° 39' 35.71"E
L51	22.6	N43° 39' 35.71"E
L52	22.6	N43° 39' 35.71"E
L53	22.6	N43° 39' 35.71"E
L54	22.6	N43° 39' 35.71"E
L55	22.6	N43° 39' 35.71"E
L56	22.6	N43° 39' 35.71"E
L57	22.6	N43° 39' 35.71"E
L58	22.6	N43° 39' 35.71"E
L59	22.6	N43° 39' 35.71"E
L60	22.6	N43° 39' 35.71"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	22.6	N43° 39' 35.71"E
L62	82.5	S43° 39' 35.71"W
L63	7.5	S46° 20' 24.29"E
L64	22.6	N46° 20' 24.29"W
L65	22.6	N46° 20' 24.29"W
L66	22.6	N46° 20' 24.29"W
L67	22.6	N46° 20' 24.29"W
L68	22.6	N46° 20' 24.29"W
L69	35.0	S46° 20' 24.29"E
L70	22.6	N46° 20' 24.29"W
L71	22.6	N46° 20' 24.29"W
L72	22.6	N46° 20' 24.29"W
L73	22.6	N46° 20' 24.29"W
L74	22.6	N46° 20' 24.29"W
L75	7.8	S46° 20' 33.39"W
L76	82.5	N43° 39' 35.71"E
L77	95.0	N43° 39' 35.71"E
L78	95.0	S43° 39' 35.71"W
L79	95.0	S43° 39' 35.71"W
L80	95.0	S43° 39' 35.71"W
L81	95.0	S43° 39' 35.71"W
L82	95.0	S43° 39' 35.71"W
L83	95.0	N43° 39' 35.71"E
L84	95.0	S43° 39' 35.71"W
L85	95.0	S43° 39' 35.71"W
L86	95.0	S43° 39' 35.71"W
L87	95.0	S43° 39' 35.71"W
L88	95.0	N43° 39' 35.71"E
L89	20.0	S46° 20' 24.29"E
L90	22.6	S46° 20' 24.29"E
L91	22.6	S46° 20' 24.29"E
L92	22.6	S46° 20' 24.29"E
L93	22.6	S46° 20' 24.29"E
L94	22.6	S46° 20' 24.29"E
L95	35.0	S46° 20' 24.29"E
L96	22.6	S46° 20' 24.29"E
L97	22.6	S46° 20' 24.29"E
L98	22.6	S46° 20' 24.29"E
L99	22.6	S46° 20' 24.29"E
L100	22.6	S46° 20' 24.29"E
L101	20.3	S46° 20' 24.29"E
L102	20.0	S43° 39' 35.71"W
L103	22.5	N43° 39' 35.71"E
L104	22.7	N43° 39' 35.71"E
L105	22.7	N43° 39' 35.71"E
L106	22.7	N43° 39' 35.71"E
L107	22.7	N43° 39' 35.71"E
L108	22.5	N43° 39' 35.71"E
L109	25.0	S43° 39' 35.71"W
L110	22.5	N43° 39' 35.71"E
L111	22.7	N43° 39' 35.71"E
L112	22.7	N43° 39' 35.71"E
L113	22.7	N43° 39' 35.71"E
L114	22.7	N43° 39' 35.71"E
L115	22.5	N43° 39' 35.71"E
L116	14.5	S43° 39' 35.71"W
L117	95.0	S46° 20' 24.29"E
L118	95.0	N46° 20' 24.29"W
L119	95.0	N46° 20' 24.29"W
L120	95.0	N46° 20' 24.29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L121	95.0	N46° 20' 24.29"W
L122	95.0	N46° 20' 24.29"W
L123	95.0	N46° 20' 24.29"W
L124	95.0	S46° 20' 24.29"E
L125	95.0	N46° 20' 24.29"W
L126	95.0	N46° 20' 24.29"W
L127	95.0	N46° 20' 24.29"W
L128	95.0	N46° 20' 24.29"W
L129	95.0	N46° 20' 24.29"W
L130	95.0	N46° 20' 24.29"W
L131	22.5	S43° 39' 35.71"W
L132	22.7	S43° 39' 35.71"W
L133	22.7	S43° 39' 35.71"W
L134	22.7	S43° 39' 35.71"W
L135	22.7	S43° 39' 35.71"W
L136	22.5	S43° 39' 35.71"W
L137	22.5	S43° 39' 35.71"W
L138	22.7	S43° 39' 35.71"W
L139	22.7	S43° 39' 35.71"W
L140	22.7	S43° 39' 35.71"W
L141	22.7	S43° 39' 35.71"W
L142	22.5	S43° 39' 35.71"W
L143	82.5	S43° 39' 35.71"W
L144	82.5	S43° 39' 35.71"W
L145	7.8	S46° 20' 24.29"E
L146	22.6	S46° 20' 24.29"E
L147	22.6	S46° 20' 24.29"E
L148	22.6	S46° 20' 24.29"E
L149	22.6	S46° 20' 24.29"E
L150	22.6	S46° 20' 24.29"E
L151	35.0	S46° 20' 24.29"E
L152	22.6	S46° 20' 24.29"E
L153	22.6	S46° 20' 24.29"E
L154	22.6	S46° 20' 24.29"E
L155	22.6	S46° 20' 24.29"E
L156	22.6	S46° 20' 24.29"E
L157	7.5	S46° 20' 24.29"E
L158	82.5	N43° 39' 35.71"E
L159	229.8	N43° 54' 06.96"E
L160	95.0	S43° 39' 35.71"W
L161	95.0	S43° 39' 35.71"W
L162	95.0	N43° 39' 35.71"E
L163	95.0	N43° 39' 35.71"E
L164	95.0	N43° 39' 35.71"E
L165	95.0	N43° 39' 35.71"E
L166	95.0	S43° 39' 35.71"W
L167	95.0	N43° 39' 35.71"E
L168	95.0	N43° 39' 35.71"E
L169	95.0	N43° 39' 35.71"E
L170	95.0	N43° 39' 35.71"E
L171	95.0	N43° 39' 35.71"E
L172	20.3	S46° 20' 24.33"E
L173	22.6	N46° 20' 24.29"W
L174	22.6	N46° 20' 24.29"W
L175	22.6	N46° 20' 24.29"W
L176	22.6	N46° 20' 24.29"W
L177	22.6	N46° 20' 24.29"W
L178	35.0	S46° 20' 24.29"E
L179	22.6	N46° 20' 24.29"W
L180	22.6	N46° 20' 24.29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L181	22.6	N46° 20' 24.29"W
L182	22.6	N46° 20' 24.29"W
L183	22.6	N46° 20' 24.29"W
L184	20.0	N46° 20' 24.29"W
L185	110.9	N46° 36' 22.54"W
L186	276.5	N43° 38' 17.61"E
L187	111.1	S46° 10' 35.34"E
L188	60.0	S46° 25' 18.01"E
L189	60.0	N46° 20' 24.29"W
L190	25.0	S43° 39' 35.71"W
L191	14.9	S43° 39' 35.71"W
L192	95.0	N46° 06' 56.25"W
L193	60.0	N45° 33' 26.28"W

Curve Table			
Curve #	Length	Radius	Delta
C1	19.635	12.500	090.0000
C2	19.635	12.500	090.0000
C3	19.635	12.500	090.0000
C4	19.635	12.500	090.0000

Open Space Table			
Parcel #	Area	Segment Lengths	Segment Bearings
1	2375	95.000 25.000 95.000 25.000	S46° 20' 24.29"E S43° 39' 35.71"W N46° 20' 24.29"W N43° 39' 35.71"E
2	1396	95.000 14.885 95.001 14.513	S46° 20' 24.29"E S43° 39' 35.71"W N46° 06' 56.25"W N43° 39' 35.71"E
3	1900	95.000 19.999 95.000 19.999	N46° 20' 24.29"W N43° 39' 35.71"E S46° 20' 24.29"E S43° 39' 35.71"W
4	3325	95.000 34.999 95.000 35.002	N43° 39' 41.95"E S46° 20' 24.29"E S43° 39' 35.71"W N46° 20' 24.29"W
5	3325	95.000 34.999 95.000 34.999	N43° 39' 35.71"E S46° 20' 24.29"E S43° 39' 35.71"W N46° 20' 24.29"W
6	1866	95.000 7.500 19.635 82.500 20.000	S43° 39' 35.71"W N46° 20' 24.29"W N01° 20' 24.29"W N43° 39' 35.71"E S46° 20' 24.29"E
7	1866	95.000 20.000 82.500 19.635 7.500	S43° 39' 35.71"W N46° 20' 24.29"W N43° 39' 35.71"E N88° 39' 35.71"E S46° 20' 24.29"E
8	1898	95.000 20.333 82.500 19.635 7.833	N43° 39' 35.71"E S46° 20' 24.29"E S43° 39' 35.71"W S88° 39' 35.71"W N46° 20' 24.29"W
9	1882	20.000 95.001 7.833 19.635 82.500	N46° 20' 24.29"W N43° 27' 31.98"E S46° 20' 24.29"E S01° 20' 24.29"E S43° 39' 35.71"W
10	7055	10.722 96.500 124.279 68.330 278.347 96.931 7.553 94.500 135.600 94.500 94.500 135.600 25.000 94.500 135.600 94.500	S43° 39' 21.93"W N46° 38' 53.08"W N43° 36' 42.58"E N43° 36' 41.30"E N43° 36' 42.12"E S46° 09' 50.01"E S43° 55' 53.63"W N46° 22' 44.43"W S43° 39' 35.71"W S46° 20' 24.29"E S43° 39' 32.81"W N46° 20' 24.29"W S43° 39' 35.71"W S46° 20' 24.29"E S43° 39' 35.71"W N46° 20' 24.29"W S43° 39' 35.71"W S46° 20' 24.29"E

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1000	330.429	S43° 39' 35.71"W	(942186.8378,758830.5989)	(941958.7171,758591.5496)
L1001	361.328	N46° 20' 24.29"W	(942102.2532,758741.9621)	(941840.8501,758991.4147)
L1002	470.117	S43° 39' 35.71"W	(941920.9290,759075.3300)	(941596.3716,758735.2240)

R1-1

R2-1(25)

W11-2 W/ W16-9P

MUTCD SIGN SIZE		
SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION (SINGLE LANE)
STOP	R1-1	36" X 36"
SPEED LIMIT	R2-1	24" X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
AHEAD	W16-9P	24 X 12"

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

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

SCALE: 1"=50'
0' 25' 50' 100'

COLEMAN COMPANY
ENGINEERS • SURVEYORS
COA: PEF006385
EXP DATE: 06/30/2026
1480 Chatham Parkway, Suite 150, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED ENGINEER
No. PE030562 PROFESSIONAL
6/2/26
NEIL C. McKENZIE

REVISIONS:
RFC | 6/2/2026

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

DATE PLOTTED: 6/16/2026 5:37 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_STAKING.dwg

DRAINAGE LEGEND	
	CURB INLET TYPE C
	FLARED END SECTION
	GRATE INLET

GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FP	FINISHED PAD
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MTCH	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION

POND EXPANSION TO BE DONE AS PART OF SEPARATE PERMIT

CROSS CREEK PHASE 3

CROSS CREEK PHASE 2

EXPANDED EXISTING POND B
TOP: 14.00
STATIC: 9.00
BOTTOM: 4.00
1 YR – 10.47
10 YR – 11.42
25 YEAR: 12.05
50 YEAR: 12.55
100 YEAR: 13.09

CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF 12" WATER MAIN PRIOR TO ANY EARTHWORK TAKING PLACE AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES

PH2 – OF-1
TOP: 3.05
I.E. IN (PH2 – CI-5): -0.97

5'X5' CONC. POST

25' DRAINAGE AND ACCESS EASEMENT

PH2 – CI-5
TOP: 15.04
I.E. IN (PH2 – CI-4): 5.52
I.E. OUT (PH2 – OF-1): -0.50

158 LF 42"ø RCP @ 0.30% SLOPE

53 LF 36"ø RCP @ 0.30% SLOPE

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

PINEBURY ROAD

PH2 – CI-4
TOP: 14.96
I.E. IN (PH2 – GI-3): 5.78
I.E. OUT (PH2 – CI-5): 5.68

44 LF 36"ø RCP @ 0.30% SLOPE

TRACT W
18.89 AC
823,066 SF

PH2 – GI-3
TOP: 14.85
I.E. IN (PH2 – GI-1): 6.02
I.E. OUT (PH2 – CI-4): 5.92

PHASE LINE

130 LF 36"ø RCP @ 0.30% SLOPE

PH2 – CI-2
TOP: 14.74
I.E. IN (PH2 – CI-1): 8.04
I.E. OUT (PH2 – GI-1): 7.44

PH2 – CI-1
TOP: 14.73
I.E. OUT (PH2 – CI-2): 8.12

MARE FOREST DRIVE (PRIVATE)

EXISTING YARD INLET
TOP: 13.39
I.E. OUT (B3) 9.85

25' HOA MAINTAINED STORM ACCESS EASEMENT

PH2 – GI-1
TOP: 14.00
I.E. IN (PH2 – CI-2): 7.11
I.E. OUT (PH2 – GI-3): 6.41

110 LF 30"ø RCP @ 0.30% SLOPE

29 LF 24"ø RCP @ 0.30% SLOPE

ANTHEM MILL DR (PUBLIC)

CHIME CREEK DR (PUBLIC)

50' DRY UTILITY AND ACCESS EASEMENT

APPROXIMATE LOCATION OF FLOOD HAZARD LINE
BFE: 12.00'

TRACT W PHASE 1

RETAINING WALL
TOP: 11.00

RETAINING WALL
TOP: 13.00

POND A2
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND-A2
TOP: 12.00
STATIC: 7.50
BTTM: 2.00
1-YR: 9.82
10-YR: 10.32
25-YR: 10.54
50-YR: 10.68
100-YR: 10.80

WETLAND LINE

PH2 – CI-6
TOP: 14.31
I.E. OUT (PH2 – CI-7): 9.20

32 LF 18"ø RCP @ 0.61% SLOPE

NEEDLE WOOD ROAD (PRIVATE)

PH2 – CI-7
TOP: 14.33
I.E. IN (PH2 – CI-6): 9.01
I.E. OUT (PH2 – GI-2): 7.16

104 LF 18"ø RCP @ 0.30% SLOPE

44 LF 24"ø RCP @ 0.30% SLOPE

PH2 – GI-2
TOP: 13.43
I.E. IN (PH2 – CI-7): 6.85
I.E. OUT (PH2 – OF-2): 6.19

25' ACCESS AND DRAINAGE EASEMENT

FLUME & DITCH

LEVEL SPREADER

WETLAND 25' HOA MAINTAINED STORM ACCESS EASEMENT

PH2 – OF-2
TOP: 8.39
I.E. IN (PH2 – GI-2): 6.05

POND A1
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND-A1
TOP: 12.00
STATIC: 8.00
BTTM: 4.00
1-YR: 9.96
10-YR: 10.46
25-YR: 10.68
50-YR: 10.82
100-YR: 10.92

I-95 ROW FLOW LINE

EXISTING OUTFALL STRUCTURE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT

EXISTING HEADWALL W/ FLAP GATE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT
I.E. OUT: 5.00

INTERSTATE 95
R/W VARIES

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

PHASE 3

WETLAND

ZONE X

ZONE AE
BFE: 12'
NAVD 88

APPROXIMATE LOCATION OF FLOOD HAZARD LINE
BFE: 12.00'

SCALE: 1"=50'
0' 25' 50' 100'

Know what's below. Call before you dig.

DATE PLOTTED: 6/16/2026 5:41 PM BY: Charles Perrie DRAWING PATH: Q:\2026\25-413.000\DWG\Civil\25-413.000 P&G.dwg

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COA: PEF006385
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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036552 PROFESSIONAL 6/2/26 ENGINEER NEIL P. McKENZIE

REVISIONS:
RFC | 6/2/2026

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

PAVING, GRADING & DRAINAGE PLAN

SHEET:
C4.0

CROSS CREEK PHASE 3

POND EXPANSION TO BE DONE AS PART OF SEPARATE PERMIT

EXPANDED EXISTING POND B
TOP: 14.00
STATIC: 9.00
BOTTOM: 4.00
1 YR – 10.47
10 YR – 11.42
25 YEAR: 12.05
50 YEAR: 12.55
100 YEAR: 13.09

CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF 12" WATER MAIN PRIOR TO ANY EARTHWORK TAKING PLACE AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES

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

25' DRAINAGE AND ACCESS EASEMENT

6 UNITS
LOT TYPE B
F.P. ELEV = 15.35
GARAGE ELEV. = 15.51
F.F. ELEV. = 15.85

6 UNITS
LOT TYPE B
F.P. ELEV = 15.50
GARAGE ELEV. = 15.66
F.F. ELEV. = 16.00

6 UNITS
LOT TYPE B
F.P. ELEV = 15.50
GARAGE ELEV. = 15.66
F.F. ELEV. = 16.00

5' X 5" CONC. POST

PINEBURY ROAD (PRIVATE)

HARMONY PARTNERS, LLC
51010 01046

TRACT W
18.89 AC
823,066 SF

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

PHASE LINE

5 UNITS
LOT TYPE B
F.P. ELEV = 15.15
GARAGE ELEV. = 15.3
F.F. ELEV. = 15.65

5 UNITS
LOT TYPE B
F.P. ELEV = 15.85
GARAGE ELEV. = 16.00
F.F. ELEV. = 16.35

5 UNITS
LOT TYPE B
F.P. ELEV = 14.90
GARAGE ELEV. = 15.07
F.F. ELEV. = 15.40

MARE FOREST DRIVE (PRIVATE)

NEEDLE WOOD ROAD (PRIVATE)

6 UNITS
LOT TYPE B
F.P. ELEV = 15.55
GARAGE ELEV. = 15.72
F.F. ELEV. = 16.05

6 UNITS
LOT TYPE B
F.P. ELEV = 14.80
GARAGE ELEV. = 14.96
F.F. ELEV. = 15.30

25' ACCESS AND DRAINAGE EASEMENT

WETLAND

WETLAND LINE

ZONE X

ZONE AE
BFE: 12'
NAVD 88

APPROXIMATE LOCATION OF FLOOD HAZARD LINE
BFE: 12.00'

CROSS CREEK PHASE 2

ANTHEM MILL DR (PUBLIC)

[PUBLIC] CHIME CREEK DR

30' DRY UTILITY AND ACCESS EASEMENT

TRACT W PHASE 1

EXISTING YARD INLET
TOP: 13.39
I.E. OUT (B3) 9.85

25' HOA MAINTAINED STORM ACCESS EASEMENT

RETAINING WALL
TOP: 11.00

RETAINING WALL
TOP: 13.00

POND A2
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND-A2
TOP: 12.00
STATIC: 7.50
BTTM: 2.00
1-YR: 9.82
10-YR: 10.32
25-YR: 10.54
50-YR: 10.68
100-YR: 10.80

FLUME & DITCH

LEVEL SPREADER

POND A1
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND-A1
TOP: 12.00
STATIC: 8.00
BTTM: 4.00
1-YR: 9.96
10-YR: 10.46
25-YR: 10.68
50-YR: 10.82
100-YR: 10.92

EXISTING HEADWALL W/ FLAP GATE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT
I.E. OUT: 9.45

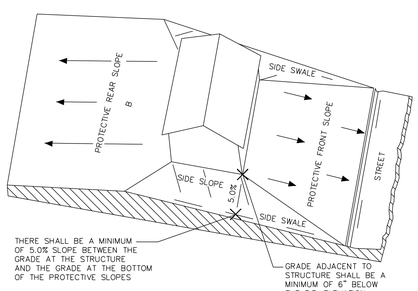
EXISTING HEADWALL STRUCTURE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT

I-95 ROW FLOW LINE

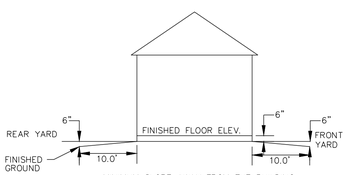
INTERSTATE 95
R/W VARIES

SCALE: 1"=50'
0' 25' 50' 100'

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



LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



MINIMUM SLOPE AWAY FROM THE BUILDING OVER THE FIRST SIX FEET FOR ALL SIDES SHALL BE 5.0%

TYPICAL BUILDING GRADING
NOT TO SCALE

DRAINAGE LEGEND	
	CURB INLET TYPE C
	FLARED END SECTION
	GRATE INLET

GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MTCH	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION

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REVISIONS:
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CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
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NEIGHBORHOOD DRAINAGE PLAN

SHEET:
C5.0

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ENGINEER
NEIL P. McKENZIE
6/2/26

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CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 25-413.000
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SCALE: AS NOTED

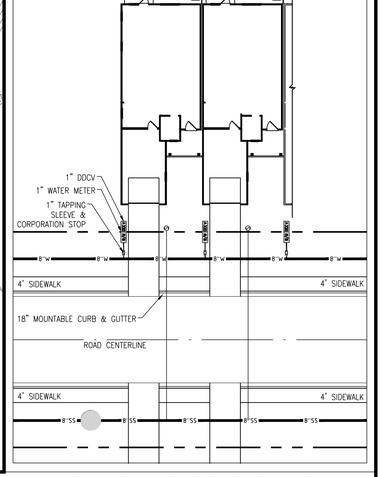
UTILITY PLAN

SHEET:
C6.0

NOTE: NO IRRIGATION SYSTEM IS PROPOSED FOR THIS DEVELOPMENT. NO IRRIGATION LINES SHALL BE ALLOWED INSIDE THE DEDICATED WATER OR SEWER EASEMENTS.

WATER METERS AND BACKFLOW PREVENTION DEVICES SHALL NOT BE INSTALLED UNTIL THE WATER SYSTEM IS INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF POOLER.

TYPICAL TOWNHOME UTILITY SERVICE LAYOUT
NOT TO SCALE



SCALE: 1"=50'
0' 25' 50' 100'

811
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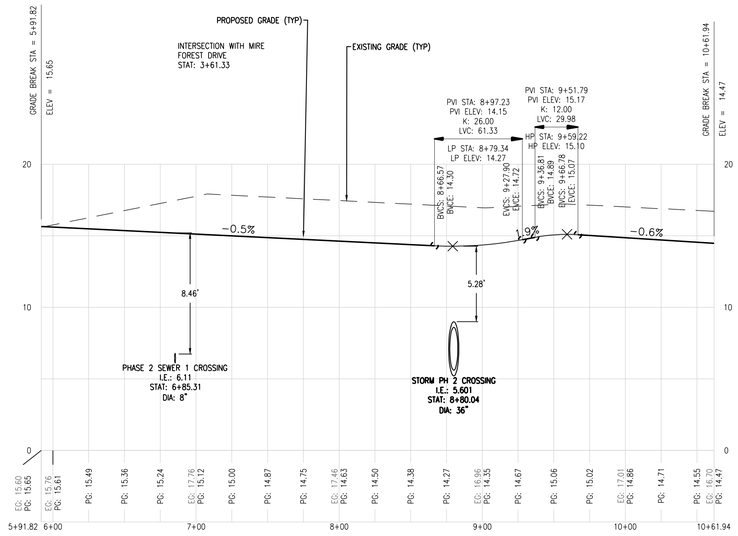
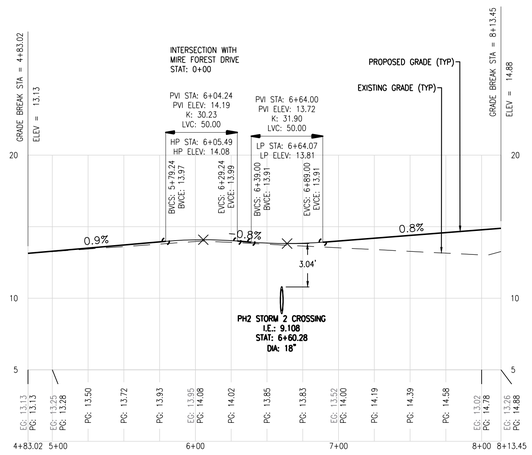
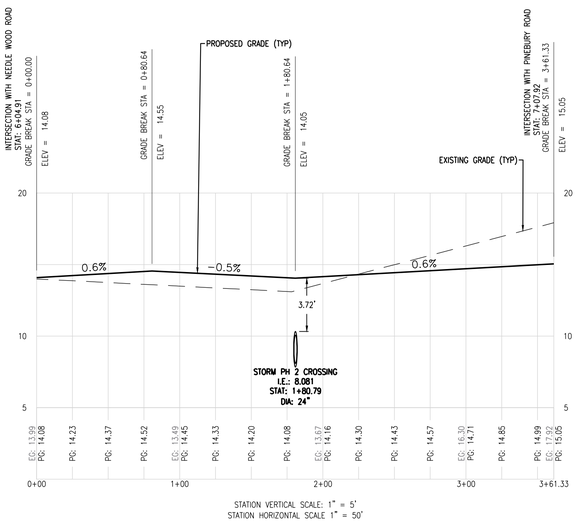


PINEBURY ROAD CENTERLINE PROFILE
STA. 5+91.82 TO STA. 10+61.94



NEEDLE WOOD ROAD CENTERLINE PROFILE
STA. 4+83.02 TO STA. 8+13.45



MIRE FOREST DRIVE CENTERLINE PROFILE
STA. 0+00.00 TO STA. 3+61.33

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REVISIONS:
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CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

ROAD PROFILES

SHEET:
C7.0

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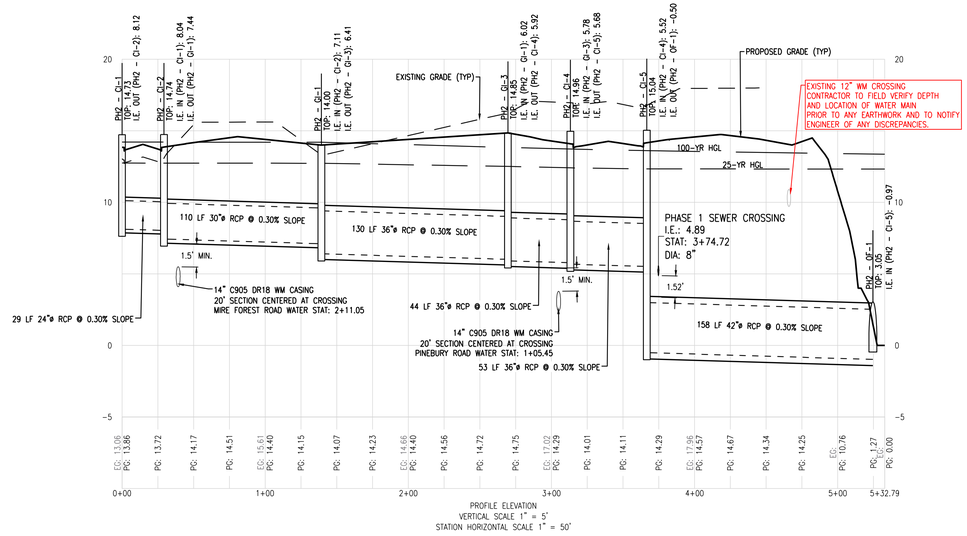
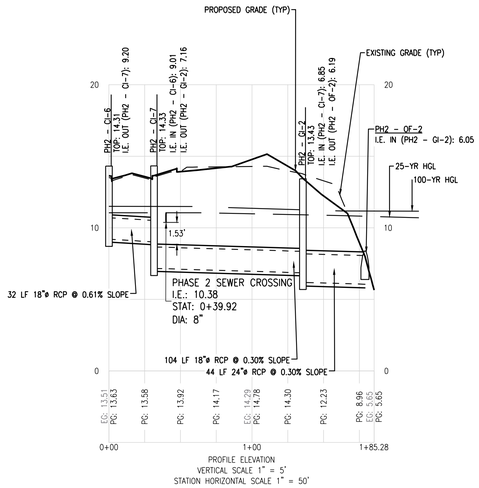


PROFILE ELEVATION
VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

PHASE 2 STORM 1
STA. 0+00.00 TO STA. 5+32.79



PROFILE ELEVATION
VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

PHASE 2 STORM 2
STA. 0+00.00 TO STA. 1+85.28

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REVISIONS:
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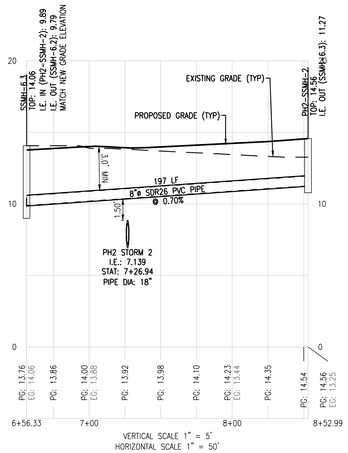
CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 25-413.000
DATE: 6/2/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

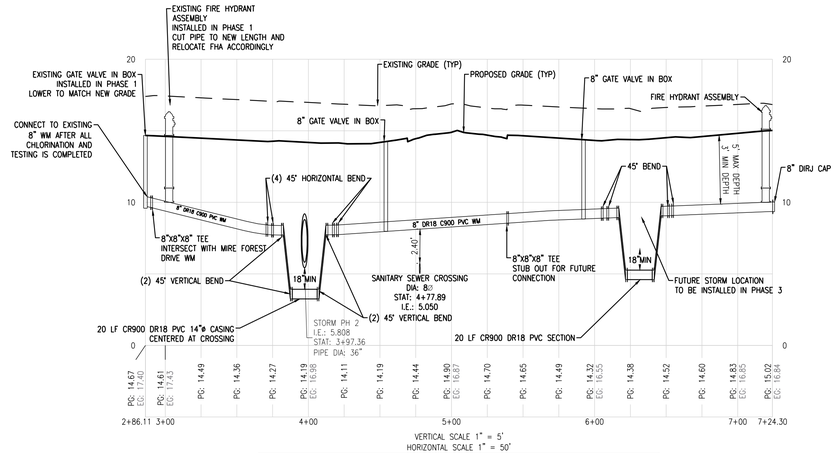
STORM PROFILES

SHEET:
C7.1

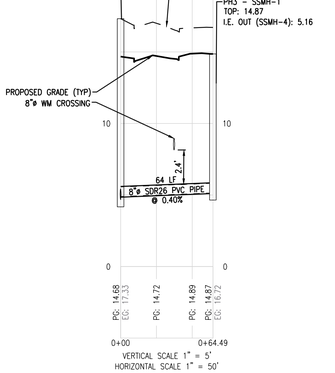
DATE PLOTTED: 6/16/2026 5:24 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_P&G.dwg



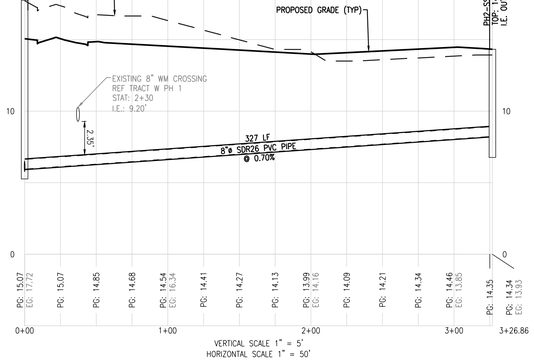
NEEDLE WOOD ROAD PH 2 SEWER
STA. 6+56.33 TO STA. 8+52.99



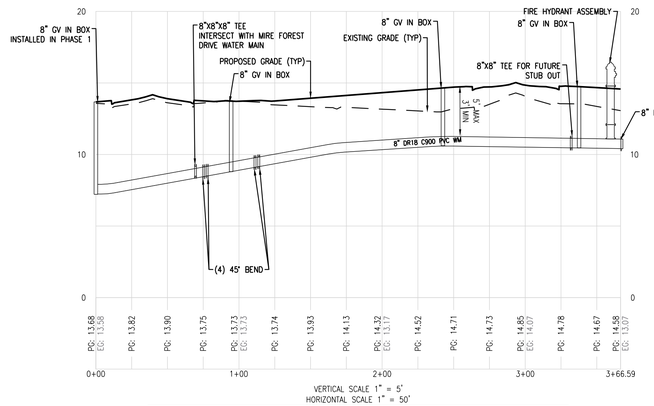
WATER ALIGNMENT – PINEBURY ROAD PH 2
STA. 2+86.11 TO STA. 7+24.30



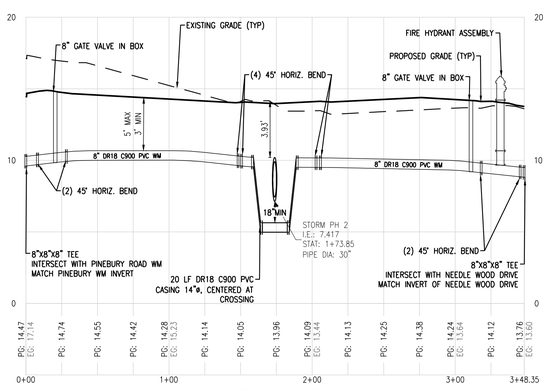
PH3 SEWER STUB OUT (ROAD TBD)
STA. 0+00.00 TO STA. 0+64.49



MIRE FOREST DRIVE SEWER
STA. 0+00.00 TO STA. 3+26.86



WATER ALIGNMENT – NEEDLE WOOD RD PH 2
STA. 0+00.00 TO STA. 3+66.59



WATER ALIGNMENT – MIRE FOREST DRIVE
STA. 0+00.00 TO STA. 3+48.35

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REVISIONS:
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CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
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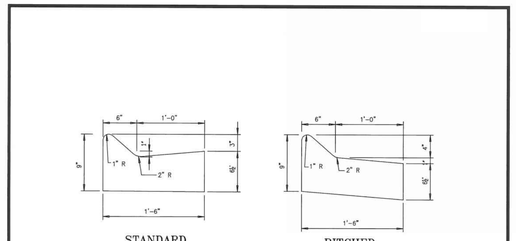
SCALE:	AS NOTED

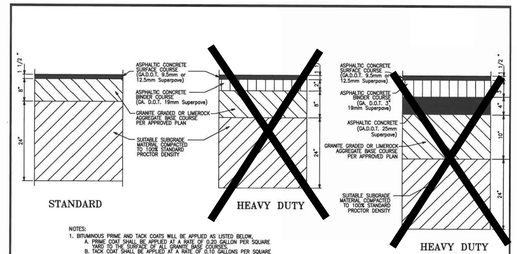
WATER AND SEWER PROFILES

SHEET:
C7.2

DATE PLOTTED: 6/2/2026 2:17 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_UTILITIES.dwg

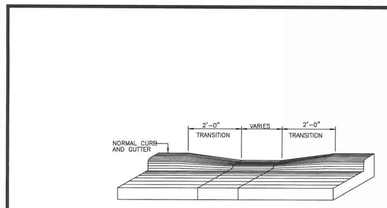


CITY OF POOLER 2011 STANDARD DETAIL	MOUNTABLE CONCRETE CURB & GUTTER	SCALE: N.T.S. DATE: August 2006	P-07



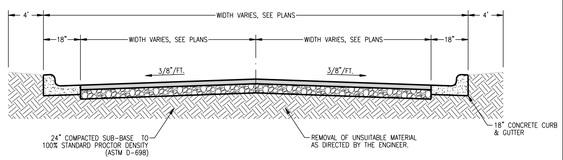
NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF THE GRADED AGGREGATE BASE COURSE.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF THE NEXT COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

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

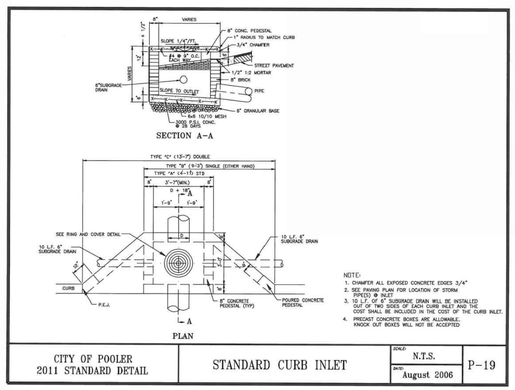


NOTE:
DRIVES ONLY, FOR HANDICAP SEE P-16

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

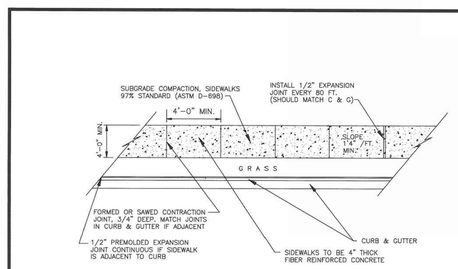


P-14A TYPICAL SECTION THRU ROADWAY
NOT TO SCALE



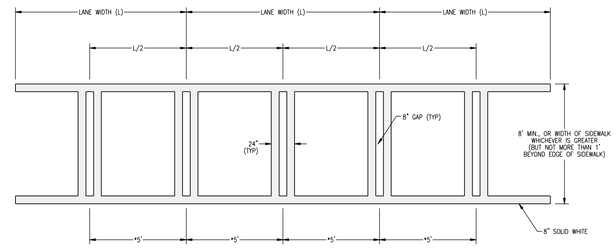
NOTE:
1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
2. SEE PAVING PLAN FOR LOCATION OF STORM INLETS AND TYPE OF INLET.
3. 10 L.F. OF 6" SUBGRADE DRAIN WILL BE INSTALLED OUT OF TWO SIDES OF EACH CURB INLET AND THE COST SHALL BE INCLUDED IN THE COST OF THE CURB INLET.
4. PRECAST CONCRETE BOXES ARE ALLOWABLE. KNOCK OUT BOXES WILL NOT BE ACCEPTED

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



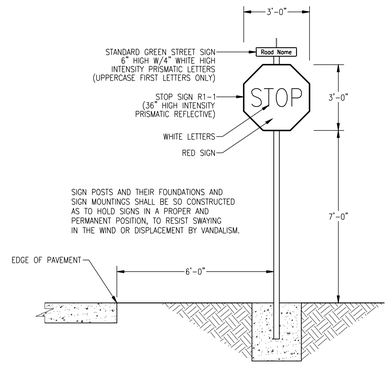
NOTE:
CONTRACTION JOINTS SPACING TO BE THE SAME AS WIDTH OF WALK.

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

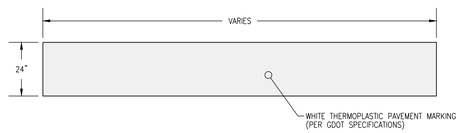


NOTE:
* USE WHERE THE LANES WIDTH EXCEEDS 12' OR WHERE LANES LINES HAVE BEEN OMITTED

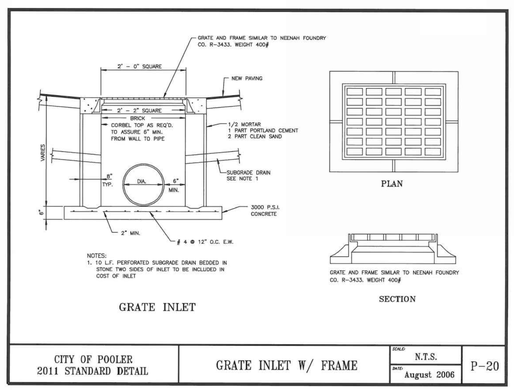
P-19A CROSSWALK DETAIL
NOT TO SCALE



P-26 TYPICAL STOP SIGN
NOT TO SCALE

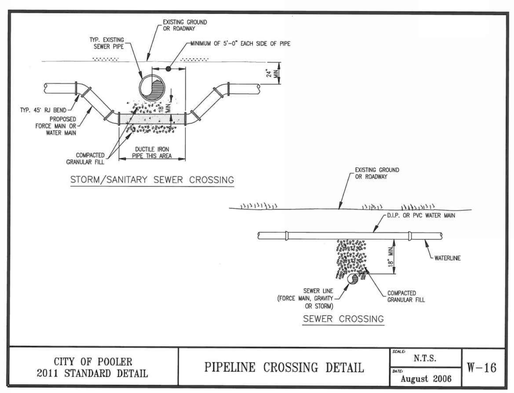


P-27 TRAFFIC STOP BAR
NOT TO SCALE



NOTES:
1. 10 L.F. PERFORATED SUBGRADE DRAIN BEDDED IN STONE TWO SIDES OF INLET TO BE INCLUDED IN COST OF 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	PIPELINE CROSSING DETAIL	SCALE: N.T.S. DATE: August 2006	W-16

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036566 PROFESSIONAL ENGINEER 6/2/26 JEFF P. MCKENZIE

REVISIONS:
RFC | 6.2.2026

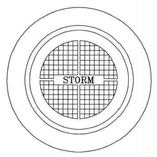
CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

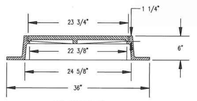
CONSTRUCTION DETAILS

SHEET:
C8.0

DATE PLOTTED: 6/2/2026 2:17 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_Cover Notes and Details.dwg



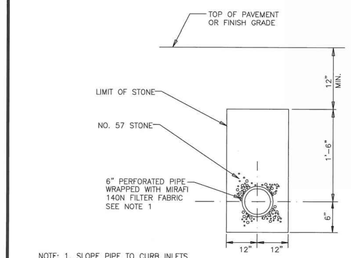
PLAN



SECTION

NOTE:
MANHOLE RIM & COVER SIMILAR TO U.S. FOUNDRY CO. USF 170-E. TOTAL WEIGHT 280# TYPE "C" LID TO HAVE MACHINED BEARING SURFACES. LID TO BE LETTERED "STORM" (NOT VENTED).

CITY OF POOLER 2011 STANDARD DETAIL	STORM MANHOLE RING & COVER	SCALE: N.T.S. DATE: August 2006	P-25

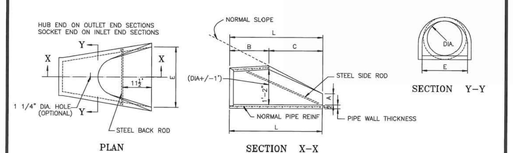


NOTE: 1. SLOPE PIPE TO CURB INLETS AS SHOWN ON DRAWINGS

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

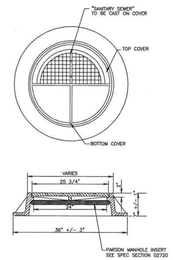
FLARE REINFORCEMENT & DIMENSIONS (+/-1" TOLERANCE)

PIPE DIA.	SIDE RODS	BACK RODS	FABRIC	SLOPE	A	B	C	L	E
12"	2-3X2'5"	NOT REQ'D	2'x8'8/9	2:2:1	4"	2'0"	4'1"	6'1"	2'0"
15"	2-3X2'11"	NOT REQ'D	2'x8'8/9	2:2:1	6"	2'3"	3'10"	6'1"	2'6"
18"	2-3X3'6"	NOT REQ'D	2'x8'8/9	2:2:1	9"	2'3"	3'10"	6'1"	3'0"
24"	2-3X5'0"	NOT REQ'D	2'x8'8/9	2.4:1	10"	3'8"	2'6"	6'2"	4'0"
30"	2-4X6'2"	NOT REQ'D	2'x8'8/9	2.4:1	12"	4'6"	1'8"	6'2"	5'0"
36"	2-4X7'5"	NOT REQ'D	2'x8'8/9	2.4:1	15"	5'3"	2'11"	8'2"	6'0"
42"	2-4X8'7"	NOT REQ'D	2'x8'8/9	2.4:1	21"	5'3"	2'11"	8'2"	6'6"



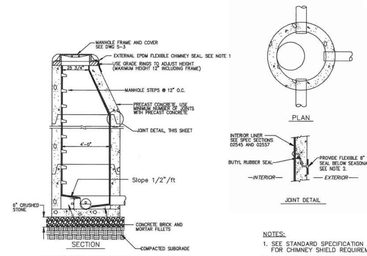
NOTE:
REINFORCEMENT SHALL CONFORM TO ASTM A-82 OR A-306 FOR CAGE WIRE AND ATSM A-185 FOR WIRE FABRIC

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



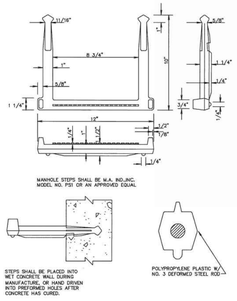
NOTES:
1. CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOTBLASTING OR BY SOME OTHER APPROVED METHOD. CASTING SHALL NOT BE PAINTED.
2. MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD 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; COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY 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 23-3/4" 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

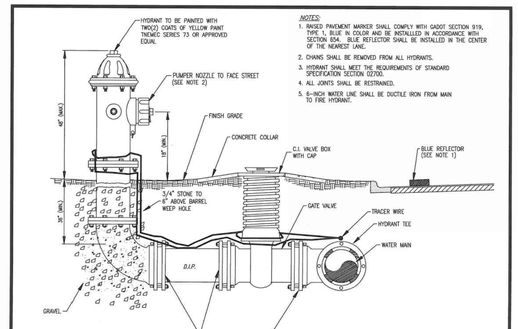


NOTES:
1. SEE STANDARD SPECIFICATION SECTION 02720 FOR CHIMNEY SHIELD REQUIREMENTS.
2. SEE STANDARD SPECIFICATION SECTION 02720 FOR RUBBER SHIELD REQUIREMENTS.

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

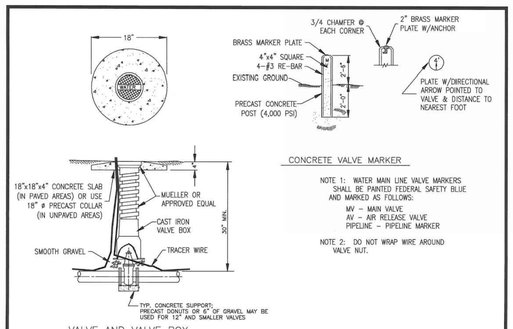


CITY OF POOLER 2011 STANDARD DETAIL	MANHOLE STEP DETAIL	SCALE: N.T.S. DATE: October 2001	S-02



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.

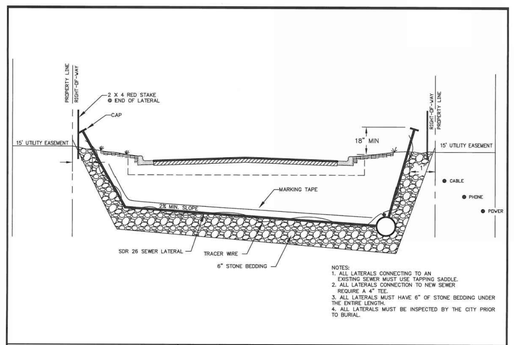
CITY OF POOLER 2011 STANDARD DETAIL	FIRE HYDRANT DETAIL	SCALE: N.T.S. DATE: August 2006	W-04



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

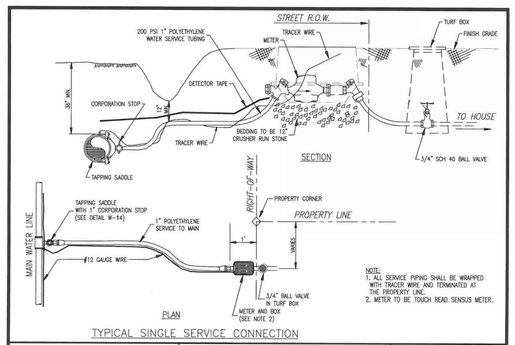
NOTE 2: DO NOT WRAP WIRE AROUND VALVE NUT.

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



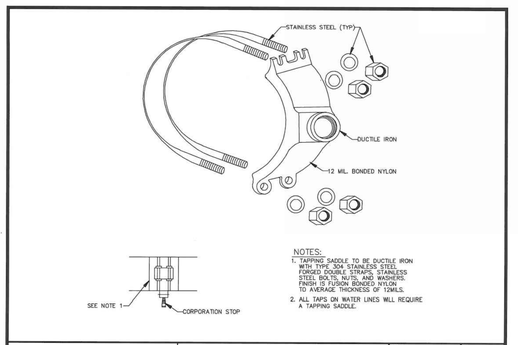
NOTES:
1. ALL LATERALS CONNECTING TO AN EXISTING SEWER MUST USE TAPPING SADDLE.
2. ALL LATERALS CONNECTION TO NEW SEWER REQUIRE A 4" TEE.
3. ALL LATERALS MUST HAVE 6" OF STONE BEDDING UNDER THE ENTIRE LENGTH.
4. ALL LATERALS MUST BE INSPECTED BY THE CITY PRIOR TO BURIAL.

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



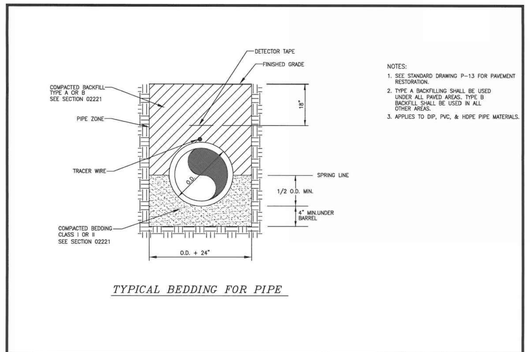
NOTE:
1. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED AT THE PROPERTY LINE.
2. METER TO BE TOUCH READ SENSUS METER.

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



NOTES:
1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL U-BOLTS. TYPE 316 STAINLESS STEEL BOLTS, NUTS, AND WASHERS. FINISH IS FUSION BONDED NYLON TO AVERAGE THICKNESS OF 12MILS.
2. ALL TAPS ON WATER LINES WILL REQUIRE A TAPPING SADDLE.

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



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 DIP, PVC, & HDPE PIPE MATERIALS.

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

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036566 PROFESSIONAL 6/2/26 ENGINEER NEIL P. MCKENZIE

REVISIONS:
RFC | 6.2.2026

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

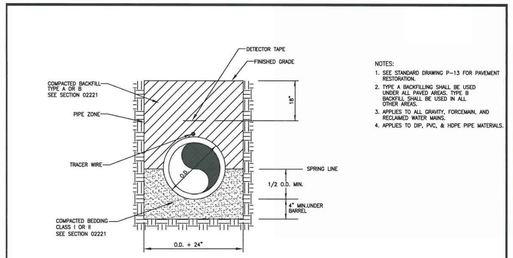
PHASE 2

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
C8.1

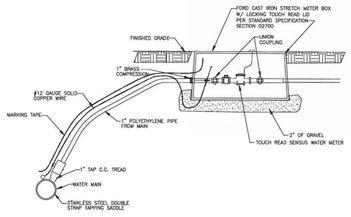


NOTES:
1. SEE STANDARD DRAWING P-13 FOR PAVEMENT RESTORATION.
2. TYPE A BACKFILLING SHALL BE USED UNDER ALL PAVED AREAS. TYPE B BACKFILL SHALL BE USED IN ALL OTHER AREAS.
3. APPLIES TO ALL GRAVITY, FORCEMAIN, AND RECLAIMED WATER MAINS.
4. APPLIES TO DIP, PVC, & HDPE PIPE MATERIALS.

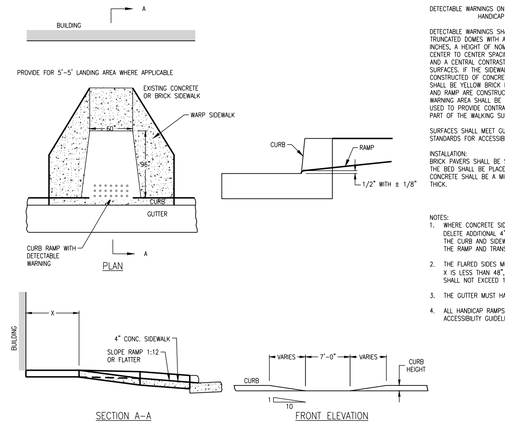
TYPICAL BEDDING FOR PIPE

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

GENERAL NOTES:
1. WATER METER AND STRETCH BOX FOR THE 3/4" & 1" WATER METERS SHALL BE PURCHASED FROM THE CITY OF POOLER.
2. THE INSTALLATION OF THE METER AND BOX SHALL BE DONE BY THE CUSTOMER REQUIRING SERVICE.
3. IF A METER TEST IS REQUESTED 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 1" SERVICE PIPE, 3/4" WATER METER & 1" WATER METER DOMESTIC, IRRIGATION & COMMERICAL USE ONLY	SCALE: N.T.S. DATE: August 2006	W-21



DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

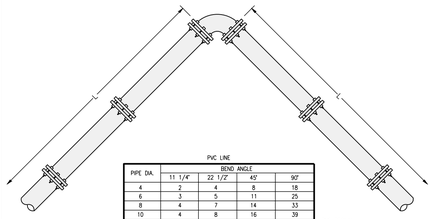
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND A CENTRAL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AN RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE YELLOW BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF YELLOW BRICK, THE WARNING AREA SHALL BE GREY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

SURFACES SHALL MEET GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.

INSTALLATION:
BRICK PAVERS SHALL BE SET IN A WET MORTAR BED. THE BED SHALL BE PLACED ON CONCRETE. THE CONCRETE SHALL BE A MINIMUM OF FOUR INCHES THICK.

NOTES:
1. WHERE CONCRETE SIDEWALK IS FLUSH WITH BACK OF CURB, DELETE ADDITIONAL 4" CONCRETE SIDEWALK AND TRANSITION THE CURB AND SIDEWALK SUCH THAT THE MAXIMUM SLOPE OF THE RAMP AND TRANSITION SIDEWALK IS 1:12.
2. THE FLARED SIDES MUST HAVE A 1:10 SLOPE. IF THE DISTANCE X IS LESS THAN 48", THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 1:12.
3. THE GUTTER MUST HAVE A SLOPE OF ≤ 1:20.
4. ALL HANDICAP RAMPS SHALL CONFORM TO CURRENT ADA ACCESSIBILITY GUIDELINES.

P-38A HANDICAP RAMP
NOT TO SCALE



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

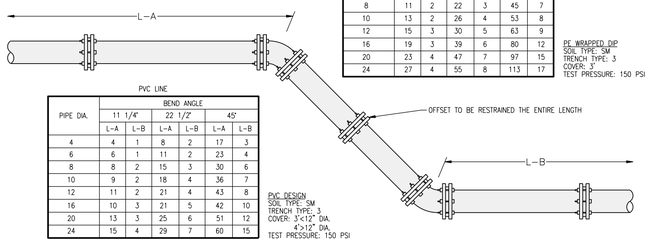
PIPE DIA.	BEND ANGLE 11 1/4°	22 1/2°	45°	90°
4	3	5	9	20
6	3	6	12	28
8	4	8	16	36
10	5	9	19	43
12	6	11	22	51
16	7	14	28	65
20	8	16	33	79
24	9	19	38	92

MINIMUM RESTRAINED LENGTH (L)

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

NOTE:
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

W-28 HORIZONTAL BEND RESTRAINT
NOT TO SCALE



PVC LINE

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

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

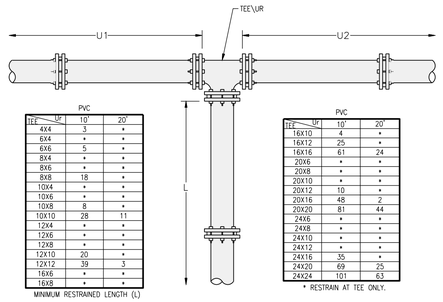
POLYETHELYNE WRAPPED DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE 11 1/4° L-A	L-B	22 1/2° L-A	L-B	45° L-A	L-B
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

NOTE:
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

W-29 VERTICAL BEND RESTRAINT
NOT TO SCALE



PVC

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

MINIMUM RESTRAINED LENGTH (L)

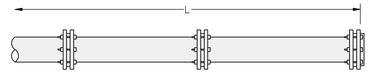
PVC

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

* RESTRAIN AT TEE ONLY.

NOTE:
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. 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° HORIZONTAL BEND.
7. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

W-30 TEE RESTRAINT (PVC PIPE)
NOT TO SCALE



POLYETHYLENE WRAPPED DUCTILE IRON LINE

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

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

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

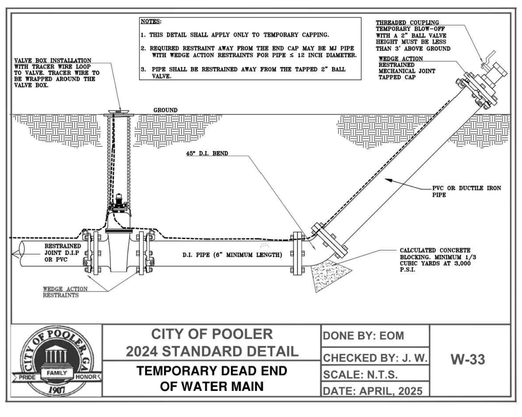
PVC LINE

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

MINIMUM RESTRAINED LENGTH (L)

NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET. FITTING DIAMETERS ARE IN INCHES.
2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
3. FOR LINE STUBS (SEE DETAIL W.34), THE LENGTH OF RESTRAINT (L) SHALL BE FROM THE VALVE AND NOT THE CAP.
4. INFORMATION IN THE TABLES ABOVE ARE BASED ON THE DESIGN INFORMATION SHOWN. THE ENGINEER SHALL PROVIDE AMENDED RESTRAINT LENGTHS IF SITE CONDITIONS DIFFER.

W-32 DEAD END RESTRAINT DETAIL
NOT TO SCALE



CITY OF POOLER 2024 STANDARD DETAIL	DONE BY: EOM CHECKED BY: J. W. SCALE: N.T.S. DATE: APRIL, 2025	W-33
TEMPORARY DEAD END OF WATER MAIN		

COLEMAN COMPANY
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GEORGIA REGISTERED No. PE036566 PROFESSIONAL 6/2/26 ENGINEER NEIL P. McKENZIE

REVISIONS:
RFC | 6.2.2026

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
C8.2

DATE PLOTTED: 6/2/2026 2:17 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_Cover Notes and Details.dwg

EROSION, SEDIMENT & POLLUTION CONTROL PLANS FOR

TRACT W TOWNHOMES

PHASE 2

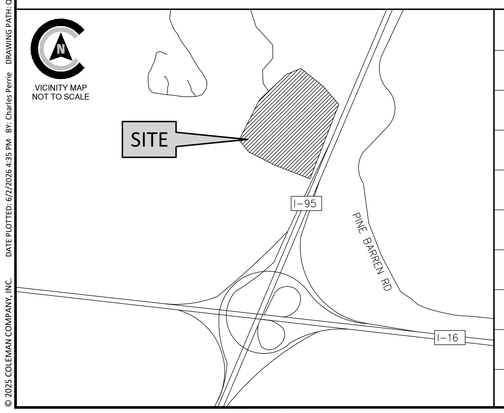
PREPARED FOR
HARMONY PARTNERS, LLC

NRCS ORIGINAL SUBMITTAL: 9/15/2025
NRCS SECOND SUBMITTAL: 10/28/2025

DESIGN PROFESSIONAL'S CREDENTIALS:

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

VICINITY MAP (N.T.S.)



REVISIONS

1	REVISION 1: GSWCC COMMENTS | 10/28/2025
2	RELEASED FOR CONSTRUCTION | 6/2/2026

PROJECT SITE DATA

PROJECT ADDRESS:	CROSS CREEK DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	18.89 AC.
DISTURBED AREA:	±5.46 AC
ZONING:	JABOT TRACT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X AND AE-12
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	032.08368, -081.24400

SHEET INDEX

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REVISIONS:
RFC | 6.2.2026

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
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COVER SHEET

SHEET:
COV

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SOILS LEGEND	
Bp	BORROW PITS
Cc	CAPE FEAR SOILS
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
W	WATER

POND B

CROSS CREEK PHASE 3

CROSS CREEK PHASE 2

NPDES SAMPLING LOCATION #2

St
APRON (EXISTING 2 4 CY RIP RAP

Rt-B

RT-B & St INSTALLED IN SEPARATE PERMIT CROSS CREEK PHASE 2

LIMIT OF CONSTRUCTION

EXPANDED EXISTING POND B
TOP: 14.00
STATIC: 9.00
BOTTOM: 4.00
1 YR – 10.47
25 YEAR: 12.05
50 YEAR: 12.55
100 YEAR: 13.09

5"X5" CONC. POST

Sd1-NS SINGLE ROW

Sd1-S DOUBLE ROW

Du
Ds1
Ds2

SOIL TYPE DELINEATION LINE (TYP.)

HYDROLOGIC BASIN DELINEATION LINE (TYP.)

SILT FENCE (TYP)

PHASE LINE

BASIN A1
4.15 ACRES
CN = 92
TC = 10 MIN

BASIN A2
4.12 ACRES
CN = 92
TC = 10 MIN

BASIN B
8.68 ACRES
CN = 92
TC = 10 MIN

APPROXIMATE LOCATION OF FLOOD HAZARD LINE
BFE: 12.0

APPROXIMATE LOCATION OF FLOOD HAZARD LINE
BFE: 12.00'

N:0 32.08368
W:081.24400

POND A1
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND A1
TOP: 12.00
STATIC: 8.00
BTTM: 4.00
1-YR: 9.96
10-YR: 10.46
25-YR: 10.68
50-YR: 10.82
100-YR: 10.92

RT-B INSTALLED IN PHASE 1

EXISTING OUTFALL STRUCTURE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT
RIP RAP INSTALLED IN PHASE 1

EXISTING HEADWALL W/ FLAP GATE INSTALLED IN PHASE 1 AS PART OF A SEPARATE PERMIT
I.E. OUT: 8.00'

NPDES SAMPLING LOCATION #1

POND A2
(CONSTRUCTED UNDER SEPARATE PERMIT)

POND A2
TOP: 12.00
STATIC: 7.50
BTTM: 2.00
1-YR: 9.82
10-YR: 10.32
25-YR: 10.54
50-YR: 10.68
100-YR: 10.80

EAST WETLAND BYPASS
1.72 ACRES
CN = 77
TC = 10 MIN

LIMIT OF DISTURBANCE

BENCHMARK 2
ELEVATION: 9.42'
NAVD88
N: 750633.43
E: 942278.21

INTERSTATE 95
R/W VARIES

WETLAND

NRCS ORIGINAL SUBMITTAL: 9/15/2025
NRCS SECOND SUBMITTAL: 10/28/2025

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EXISTING PONDS A1 AND B WILL PROVIDE SEDIMENT STORAGE FOR ALL PHASES OF THIS PROJECT. THESE PONDS ARE INSTALLED IN A SEPARATE PERMIT AND PRE-EXISTING. SEDIMENT STORAGE CALCULATIONS ARE PRESENTED IN CE4.0.

NOTE:
THIS SITE IS TO BE CLEARED AND GRADED PRIOR TO PHASE 2 CONSTRUCTION. EXISTING CONDITIONS AND INITIAL PHASE WILL SHOW THE CLEARING AND GRADING WITH EXISTING PONDS, DITCHES, AND DIVERSIONS. ALL RIPRAP APRONS, DIVERSIONS, AND RT-B SHOWN ON INITIAL PHASE HAVE BEEN SIZED ACCORDING TO PHASE 1 ES&PC AND CLEARING & GRADING PLANS. NO NEW ST OR RT-B WILL BE CONSTRUCTED AS PART OF THE PHASE 2 CONSTRUCTION PLANS.

SEQUENCE OF CONSTRUCTION
INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. INSTALL TEMPORARY VEGETATION FOR EROSION CONTROL.

INTERMEDIATE PHASE:
1. CLEAN AND CLEAR AREAS WITHIN LOC OF TEMPORARY VEGETATION INSTALLED DURING MASS CLEARING AND GRADING.
2. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL-ON-SITE DRUM WASH-OUT IS PROHIBITED.

NOTE: CONCRETE WASHOUT LOCATION MAY BE ADJUSTED ON-SITE AS NECESSARY
3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
4. INSTALL INLET PROTECTION AROUND SPECIFIED INLETS.
5. ROUGH GRADE SITE TO NEW GRADES.
6. INSTALL TEMPORARY VEGETATION BMPs.

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

DESIGN PROFESSIONAL'S CREDENTIALS:

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

SCALE: 1"=50'
0' 25' 50' 100'

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COA: PEF000385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL 6/2/26 ENGINEER NEIL P. McKENZIE

REVISIONS:
RFC | 6.2.2026

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
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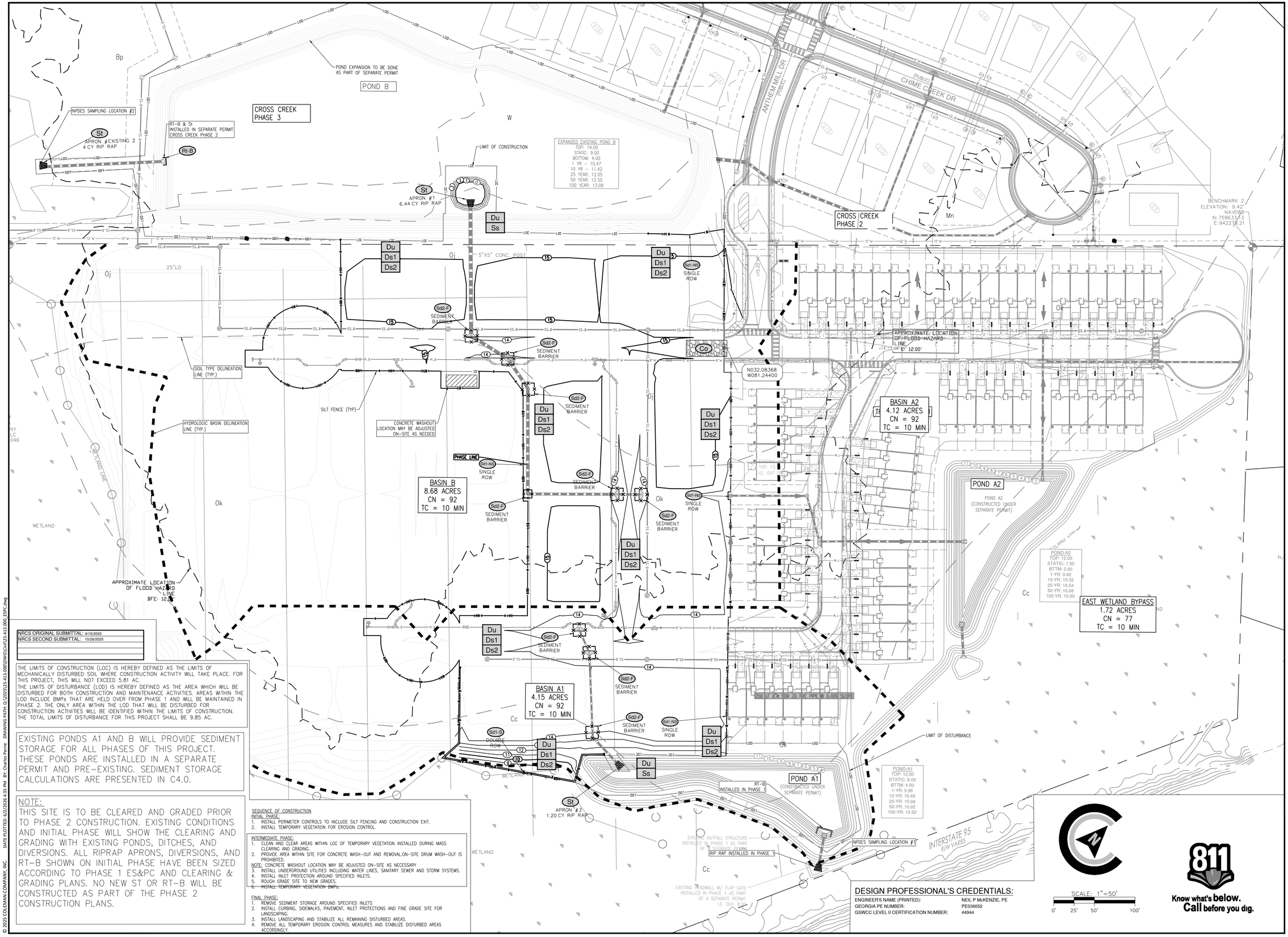
SCALE:	AS NOTED

INITIAL ES&PC PLAN

SHEET:
CE1.0

DATE PLOTTED: 6/2/2026 4:35 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000 ESPC.dwg



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NOTE:
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SEQUENCE OF CONSTRUCTION

INITIAL PHASE:
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. INSTALL TEMPORARY VEGETATION FOR EROSION CONTROL.

INTERMEDIATE PHASE:
1. CLEAN AND CLEAR AREAS WITHIN LOC OF TEMPORARY VEGETATION INSTALLED DURING MASS CLEARING AND GRADING.
2. PROVIDE AREA WITHIN SITE FOR CONCRETE WASH-OUT AND REMOVAL.ON-SITE DRUM WASH-OUT IS PROHIBITED.

NOTE: CONCRETE WASHOUT LOCATION MAY BE ADJUSTED ON-SITE AS NECESSARY
3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
4. INSTALL INLET PROTECTION AROUND SPECIFIED INLETS.
5. ROUGH GRADE SITE TO NEW GRADES.
6. ~~INSTALL TEMPORARY VEGETATION BMPs.~~

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

DESIGN PROFESSIONAL'S CREDENTIALS:

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

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE036652 PROFESSIONAL
6/2/26
NEIL P. McKENZIE

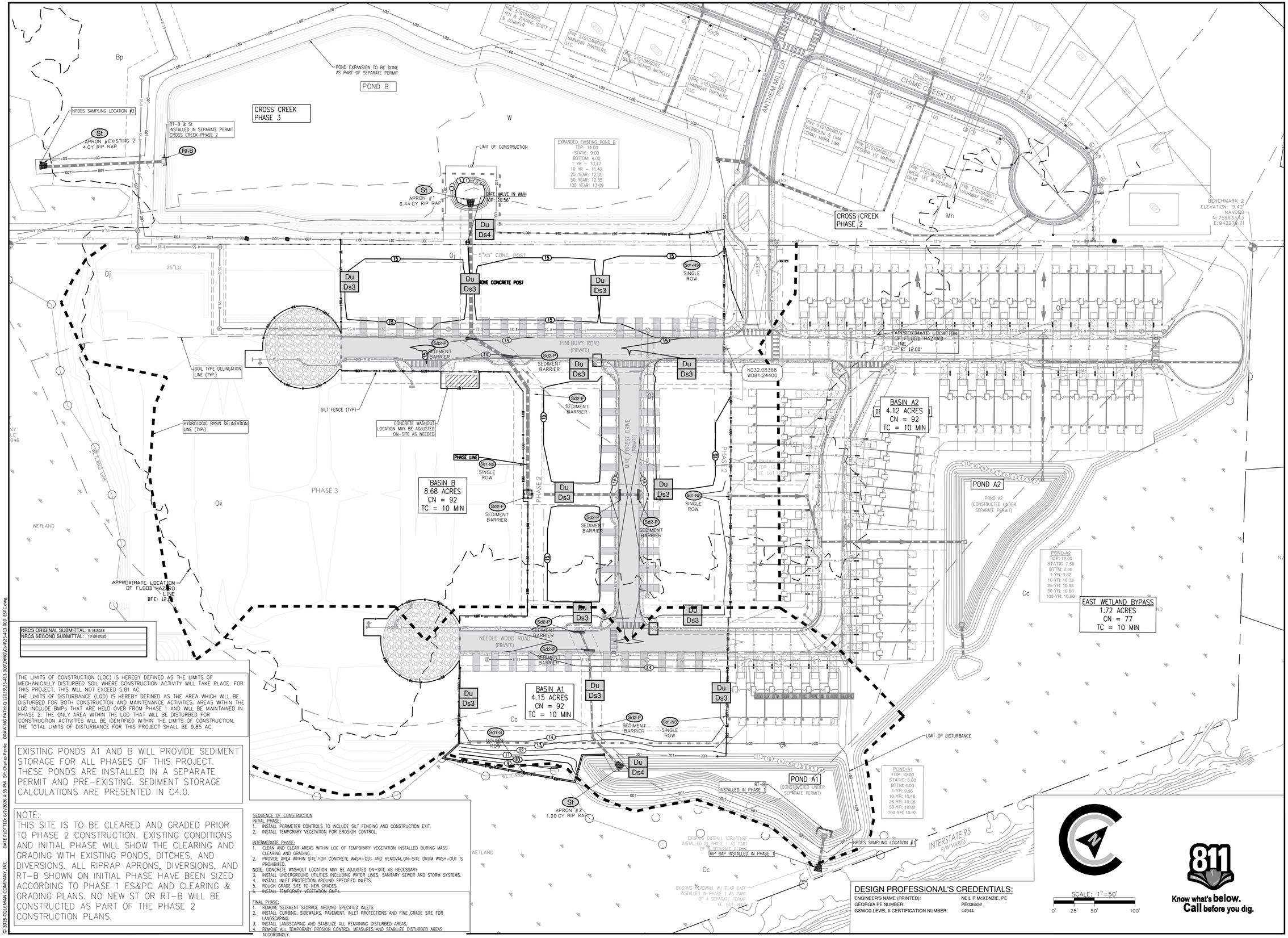
REVISIONS:
RFC | 6.2.2026

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

INTERM ES&PC PLAN

SHEET:
CE2.0



NRCS ORIGINAL SUBMITTAL: 9/15/2025
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ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

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GEORGIA REGISTERED No. PE036652 PROFESSIONAL 6/2/26 ENGINEER NEIL P. McKENZIE

REVISIONS:
RFC | 6.2.2026

ES&PC CONTROL PLANS FOR

TRACT W TOWNHOMES

PHASE 2

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
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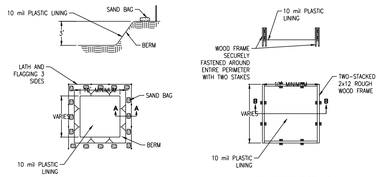
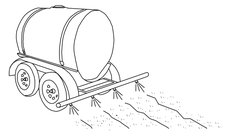
SCALE:	AS NOTED

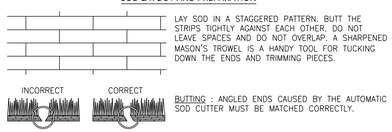
FINAL ES&PC PLAN

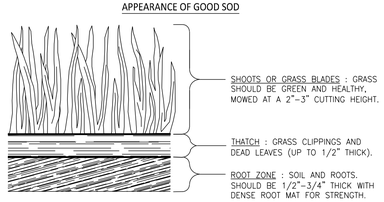
SHEET: CE3.0

DATE PLOTTED: 6/2/2026 4:35 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_ESPC.dwg









CONCRETE WASHOUT DETAIL

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

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MULCHING WITHOUT TEMPORARY GRASSING:
WOOD MULCH SHALL BE PLACED AT A RATE OF 140 TONS PER ACRE AND APPLIED TO A DEPTH OF 2 TO 3 INCHES.

TEMPORARY GRASSING:
AGRICULTURAL LIME: APPLY 1 TON/ACRE
FERTILIZER: FOR SOILS WITH VERY LOW FERTILITY, APPLY 500-700 LBS. 10-10-10 PER ACRE FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

PERMANENT GRASSING:
AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. SOIL TEST ARE REQUIRED PRIOR TO PERMANENT VEGETATION. PERMANENT GRASSING SHALL BE SOD.

HYDRAULIC SEEDING:
MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

MULCHING
MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED.
1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2-1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER WILL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUALITY MAY BE USED WHERE ORNAMENTALS OR OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
* WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH:
STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE. WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

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

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

*PERMANENT METHODS
- PERMANENT VEGETATION
- TOPSOIL
- STONE COVER

*CHEMICAL CONTROL

ADHESIVE ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7.1	SPRAY	1200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

Du DUST CONTROL ON DISTURBED AREAS

NOT TO SCALE

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

CONDITIONS

TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED.

SPECIFICATIONS

GRADING AND SHAPING

EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.

WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 LBS	3 BU	9/1-3/1
RYEGRASS	0.9 LB	40 LBS	8/15-4/1
ANNUAL LESPEDEZA	0.9 LB	40 LBS	1/15-3/15
WEEPING LOVEGRASS	0.1 LB	4 LBS	2/15-6/15
SUDANGRASS	1.4 LBS	60 LBS	3/1-8-1
BROWNTOP MILLET	0.9 LB	40 LBS	4/1-7/15
WHEAT	4.1 LBS	3 BU	9/15-2/1

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

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

SPECIFICATIONS

GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS

1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INNOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

INDIVIDUAL PLANTS

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRYSTRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT.

THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH.

CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATERS, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.

2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB - TACKIFIERS AND BINDERS.
4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.
5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

IRRIGATION

IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 LBS	60 LBS	1/1-12/31
BERMUDA	0.2 LB	10 LBS	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 LB	75 LBS	1/1-12/31
WEEPING LOVE GRASS	0.1 LB	4 LBS	2/1-6/15
SWITCHGRASS	0.9 LBS	40 LBS	3/15-6/1

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

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

SOD MAINTENANCE AND INSTALLATION

NOT TO SCALE

RIP RAP APRON DESIGN					Date: 19 AUGUST 2025					
TRACT W TOWNHOMES PHASE 2					CCI#: 25-413.000					
	Outlet Pipe Diameter / Width	Velocity	Total Outflow	Tailwater Depth < or > 0.5Do	La and Do from figure 6-34.1-2 in green book		W=Do+La or W=Do+0.4La	Depth of Apron=1.5*D50 (6"min)	3Do	RIP RAP VOLUME
APRON	**Do**	**Vo**	**Q25**	**< >**	**L**	**D50**	**W1**	**H**	**W2**	**VOLUME**
	ft.	**fps**	**cfs**		**ft.**	**in.**	**ft.**	**in.**	**ft.**	**cy**
FES#1	3.00	4.15	29.31	>	19.50	7.20	10.80	10.80	9.00	6.44
FES#2	1.50	4.00	6.00	>	9.00	6.00	5.10	9.00	4.50	1.20

SEDIMENT STORAGE REQUIREMENTS:
BASIN #A1:
DRAINAGE AREA: ± 4.15 AC
REQUIRED STORAGE: 4.15 AC X 67 C.Y./AC = 278.05 C.Y. X 27 C.F./C.Y. = 7,508 C.F.

STORAGE PROVIDED:
POND A1 - STATIC ELEVATION @ 8.00'
TOP ELEVATION: 12.00' - EMERGENCY SPILLWAY @ 10.82'
BOTTOM ELEVATION: 4.00'
AREA @ 8.00' = 12,682 SF
AREA @ 10.82' = 19,197 SF
AVAILABLE STORAGE = (10.82' - 8.00') X ((19,197 + 12,682)/2) = 44,949.39 CF

44,949 CF > 7,508 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

BASIN #B:
DRAINAGE AREA: ± 8.68 AC
REQUIRED STORAGE: 8.68 AC X 67 C.Y./AC = 581.56 C.Y. X 27 C.F./C.Y. = 15,703 C.F.

STORAGE PROVIDED:
POND B - EMERGENCY SPILLWAY @ 12.55'
BOTTOM ELEVATION: 4.00'
DEPTH: 12.55' - 4.00' = 8.55'
AREA @ 12.55 = 138,878 SF
AREA @ 4.00' = 104,747 SF
(121,836 + 104,747)/2 = 243,625/2 = 121,813 X 8.55' = 1,041,497 S.F.
1,041,497 CF > 15,703 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

DEFINITION

A PERMANENT VEGETATION USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

CONDITIONS

THIS APPLICATION IS APPROPRIATE FOR AREAS WHICH REQUIRE IMMEDIATE VEGETATIVE COVERS, DROP INLETS, GRASS SWALES, AND WATERWAYS WITH INTERMITTENT FLOW.

CONSTRUCTION SPECIFICATIONS INSTALLATION

SOIL PREPARATION
- 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 STAND. DON'T USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.
- MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 6-6.1. FOR FALL PLANTING OF WARM SEASON SPECIES, HALF THE FERTILIZER SHOULD BE APPLIED AT PLANTING AND THE OTHER HALF IN THE SPRING.

TABLE 6-6.1. FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE (lbs/acres)	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE	SEASON
10-10-10	1000	.025	FALL

- AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2.

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 WOODEN OR BIODEGRADABLE PINS OR OTHER APPROVED METHODS.
- INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
- IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.
- SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER.
- IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

MATERIALS

- SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE.
- SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" ±1/4" OF SOIL, NOT INCLUDING SHOOTS OR THATCH.
- SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN ±5%. TORN OR UNEVEN PADS SHOULD BE REJECTED.
- SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
- AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER IF IRRIGATION IS NOT AVAILABLE.
- THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-6.2. SEE FIGURE 6-4.1 FOR YOUR RESOURCE AREA.

TABLE 6-6.2. SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L, P, C P, C P, C P, C	WARMER WEATHER
BAHIAGRASS	PENSACOLA	P, C	WARMER WEATHER
CENTIPEDE	-	P, C	WARMER WEATHER
ST AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARMER WEATHER
ZOYSIA	EMERALD MYER	P, C	WARMER WEATHER
TALL FESCUE	KENTUCKY	M-L, P	WARMER WEATHER

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

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN 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
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

NRCS ORIGINAL SUBMITTAL: 9/15/2025
NRCS SECOND SUBMITTAL: 10/28/2025

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

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100, Savannah, Georgia COA: PEF006365
(912) 200-3041 | ColemanCompanyInc.com EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

No. PE036652
PROFESSIONAL ENGINEER
NEIL P. McKENZIE
6/2/26

REVISIONS:
RFC | 6.2.2026

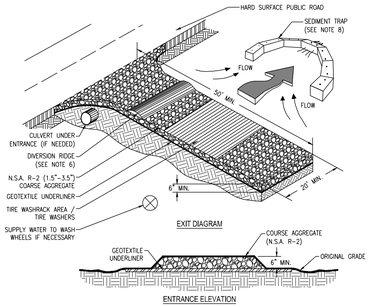
ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

EROSION CONTROL DETAILS

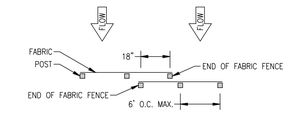
SHEET:
CE4.0

DATE PLOTTED: 6/2/2026 4:35 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_ESPC.dwg



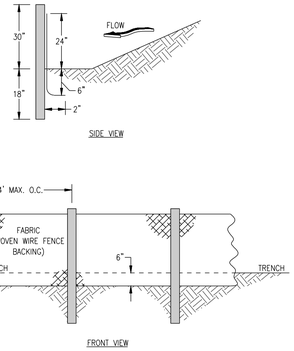
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD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

Co — CRUSHED STONE CONSTRUCTION EXIT
NOT TO SCALE



NOTE:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS. MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

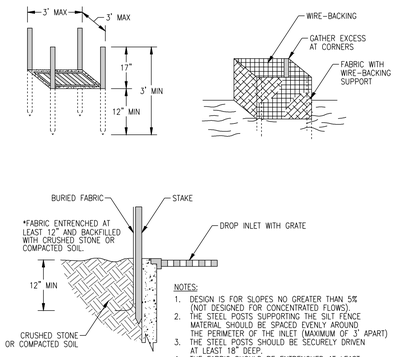
FASTENERS FOR SILT FENCES OVERLAP AT FABRIC ENDS
NOT TO SCALE



NOTE:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-S — SILT FENCE - TYPE SENSITIVE
NOT TO SCALE

STEEL FRAME AND SILT FENCE INSTALLATION



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

Sd2-F — FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION
NOT TO SCALE

NRCS ORIGINAL SUBMITTAL:	9/15/2025
NRCS SECOND SUBMITTAL:	10/28/2025

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
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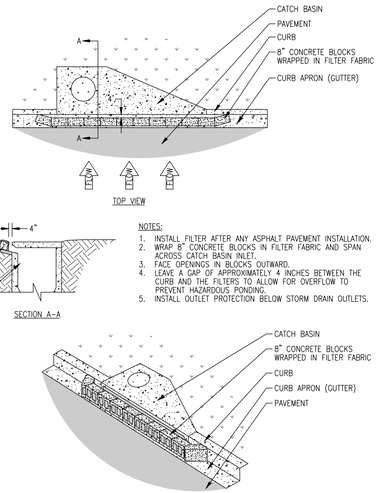
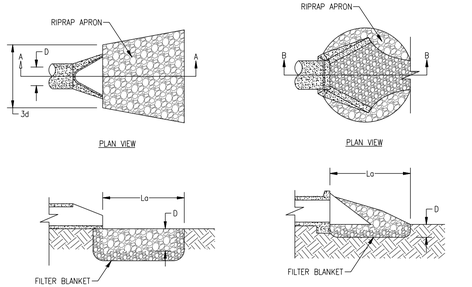


NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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

Sd2-P — CURB INLET FILTER "PIGS IN BLANKET"
NOT TO SCALE

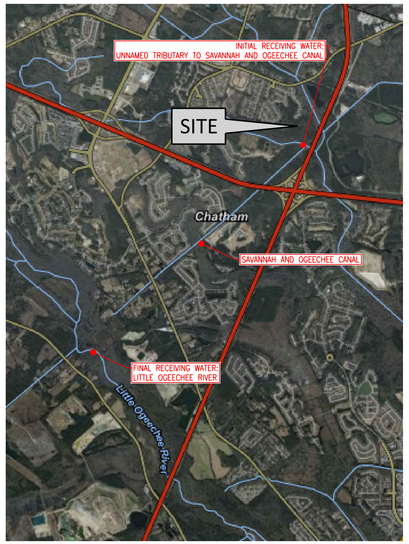
NOTE:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER.
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

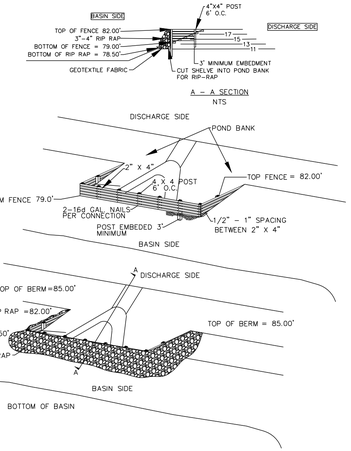


PIPE OUTLET TO FLAT AREA NO WELL DEFINED CHANNEL

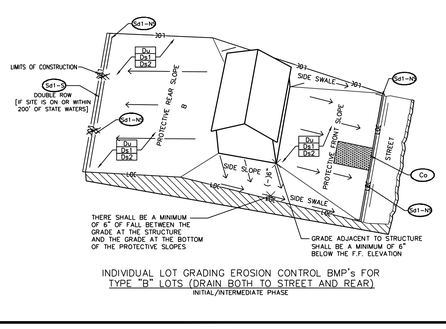
PIPE OUTLET TO WELL DEFINED CHANNEL

St — RIPRAP OUTLET PROTECTION
NOT TO SCALE

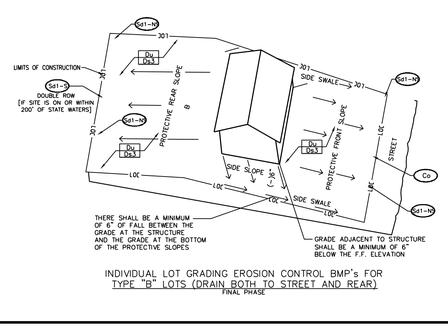




Rt-B — SLOTTED BOARD DAM WITH STONE RING
NOT TO SCALE



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



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

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

Storage Calculations POND A1

1. Required stormwater storage = 7451 cy (as determined by local ordinance)
2. Required sediment storage = 7507 cy (67 cy/ac * 4.15 ac disturbed area)
3. Total required storage = (1) + (2) = 14,958 CY
4. Available storage = 44,949 CY
5. Is the available storage (4) greater than the total required storage (3)? ___✓___ yes _____ no
6. If "no", the sediment storage capacity of the pond must be increased. Choose the method to be used:
   _____ Raise the invert of the outlet structure _____ inches
   _____ Undercut the pond _____ feet
   _____ Other _____
7. Clean-out elevation = 5.81 ft (Elevation corresponding to 22 cy/ac * 4.15 ac disturbed area)
8. Is the length-width ratio 2:1 or greater? ___✓___ yes _____ no
9. If "no", the length of flow must be increased. Choose the method to be used:
   _____ Baffles (Type of baffle: _____)
   _____ Other _____

Note the CMP diameter and height if a half-round CMP retrofit is to be used.
Diameter =_____inches Height =_____feet

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

Storage Calculations POND B

1. Required stormwater storage = 20,434 cy (as determined by local ordinance)
2. Required sediment storage = 10,402 cy (67 cy/ac * 5.75 ac disturbed area)
3. Total required storage = (1) + (2) = 30,836 C.Y.
4. Available storage = 528,645 CY
5. Is the available storage (4) greater than the total required storage (3)? ___✓___ yes _____ no
6. If "no", the sediment storage capacity of the pond must be increased. Choose the method to be used:
   _____ Raise the invert of the outlet structure _____ inches
   _____ Undercut the pond _____ feet
   _____ Other _____
7. Clean-out elevation = 7.50 ft (Elevation corresponding to 22 cy/ac * 5.75 ac disturbed area)
8. Is the length-width ratio 2:1 or greater? ___✓___ yes _____ no
9. If "no", the length of flow must be increased. Choose the method to be used:
   _____ Baffles (Type of baffle: _____)
   _____ Other _____

Note the CMP diameter and height if a half-round CMP retrofit is to be used.
Diameter =_____inches Height =_____feet

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

COLEMAN COMPANY
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COA: PEF006385
EXP DATE: 06/30/2026
1480 Chatham Parkway, Suite 150, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE036652 PROFESSIONAL
6/2/26
ENGINEER
NEIL P. McKENZIE

REVISIONS:
RFC | 6.2.2026

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
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CHECKED BY:	NPM
SCALE:	AS NOTED

EROSION CONTROL DETAILS

SHEET:
CE4.1

DATE PLOTTED: 6/2/2026 4:35 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_ESPC.dwg

2 DESIGN PROFESSIONAL'S CREDENTIALS:

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

4 TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
NAME: COLE CHENOWITH
ADDRESS: 2702 WHATLEY AVENUE, SAVANNAH, GA 31405
PHONE: 912-491-1210
EMAIL: cchenowith@landmark24.com

5 PRIMARY PERMITTEE / DEVELOPER / OWNER
NAME: COLE CHENOWITH
ADDRESS: 2702 WHATLEY AVENUE, SAVANNAH, GA 31405
PHONE: 912-491-1210
EMAIL: cchenowith@landmark24.com

6 THE TOTAL ACREAGE FOR THE SITE IS 18.89 AC. ACRES DISTURBED ACREAGE IN THIS PHASE IS ±5.46 AC ACRES

7 THE GPS LOCATION OF THE CONSTRUCTION EXITS FOR THE SITE ARE N 032.08368 LATITUDE, W 081.24400 LONGITUDE.

9 DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS TRACT W IS AN 18.89 AC, UNDEVELOPED SITE. PHASE TWO WILL DEVELOP 50 TOWNHOMES WITH THE SUPPORTING INFRASTRUCTURE, INCLUDING WATER, SANITARY SEWER, AND STORM WATER CONVEYANCE.

11 THE INITIAL RECIEVING WATER FOR THIS PROJECT IS AN UNNAMED TRIBUTARY TO THE SAVANNAH AND OGEECHEE CANAL. THE FINAL RECEIVING WATERS IS THE LITTLE OGEECHEE RIVER. THERE ARE WETLANDS ON THE SOUTHERN AND EASTERN SIDE OF THE SITE THAT WILL NOT BE IMPACTED.

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

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

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

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

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

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

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

DATE OF INSPECTION:

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

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

ADDITIONAL SITE/EROSION CONTROL NOTES:

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

16 B. "NO BUFFERS ARE REQUIRED FOR THIS PROJECT."

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

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

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

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

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

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

I. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN FLOOD ZONES X AND AE-12, WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0128G DATED AUGUST 16, 2018

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

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

NEIL P. MCKENZIE, P.E.
COLEMAN COMPANY
1480 Chatham Parkway, Suite 100
SAVANNAH, GA 31405
(912) 200-3041

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

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

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

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

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

35 APPENDIX B

NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLES - WARM WATER (SUPPORTING WARM WATER FISHERIES)
STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, PAGE 55 OF 55, PERMIT NO. GAR100003

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

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

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

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

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

26 PETROLEUM SPILL CLEANUP AND CONTROL PRACTICES

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

27 PRODUCT SPECIFIC PRACTICES

- CONTRACTOR SHALL MAINTAIN WEATHER-PROOF COVER FOR ALL BUILDING MATERIALS AND PRODUCTS STORED ON SITE.
- PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS SHALL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS SHALL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS SHALL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
- PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS SHALL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT SHALL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS SHALL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.
- FERTILIZER/HERBICIDES - THESE PRODUCTS SHALL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS SHALL BE UNDER ROOF IN SEALED CONTAINERS. BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS SHALL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL SHALL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

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

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

34 SAMPLING REQUIREMENTS:

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS SECTION IS APPLICABLE TO PRIMARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES. THIS SECTION IS NOT APPLICABLE TO SECONDARY PERMITEES. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

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

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

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

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

b. SAMPLE TYPE:

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

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

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

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

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

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

c. SAMPLING POINTS.

(1). FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S}, OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLING POINTS SHALL BE LOCATED ON ALL APPLICABLE PAGES OF INITIAL, INTERMEDIATE AND FINAL PHASE OF THE EROSION SEDIMENT AND POLLUTION CONTROL PLANS. SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

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

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

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

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

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

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

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

(H). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.4. OR III.D.5., WHICHEVER IS APPLICABLE.

31 INSPECTION REQUIREMENTS BY THE PERMITTEE:

A. PRIMARY PERMITTEE REQUIREMENTS.

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND PROVIDED TO THE SECONDARY PERMITEE, IF APPLICABLE. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. THE PRIMARY PERMITTEE MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.D.4.b(5). WHEN A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTEE OF ANY PLAN DEFICIENCIES.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL) , MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5) . OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY AN INCIDENT, THE INSPECTION REPORT SHALL CONTAIN A STATEMENT THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

B. SECONDARY PERMITTEE.

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A SECONDARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE SECONDARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE SECONDARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE SECONDARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A FINAL STABILIZATION CERTIFICATION IS SIGNED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTOR'S IF THEY ARE SECONDARY PERMITTEES.
2. CERTIFIED PERSONNEL (PROVIDED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES) SHALL INSPECT THE FOLLOWING EACH DAY ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT THE CONSTRUCTION SITE: (A) AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION; (B) AREAS USED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE UTILITY COMPANY'S AND UTILITY CONTRACTORS' CONSTRUCTION ACTIVITIES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS WHEN THEY ARE SECONDARY PERMITTEES PERFORMING SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.
3. CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN CALENDAR DAYS: (A) DISTURBED AREAS OF THE SECONDARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE SECONDARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE SECONDARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.B.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A FINAL STABILIZATION CERTIFICATION IS SIGNED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES .
4. CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL FINAL STABILIZATION CERTIFICATION IS SIGNED) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SECONDARY PERMITTEE MUST NOTIFY THE PRIMARY PERMITTEE WITHIN 24-HOURS OF ANY SUSPECTED BMP DESIGN DEFICIENCIES. THE PRIMARY PERMITTEE MUST EVALUATE WHETHER THESE DEFICIENCIES EXIST WITHIN 48-HOURS OF SUCH NOTICE, AND IF THESE DEFICIENCIES ARE FOUND TO EXIST MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.C. OF THIS PERMIT TO ADDRESS THOSE DEFICIENT BMPS WITHIN SEVEN (7) DAYS OF BEING NOTIFIED BY THE SECONDARY PERMITTEE. WHEN THE PLAN IS AMENDED, THE PRIMARY PERMITTEE MUST NOTIFY AND PROVIDE A COPY OF THE AMENDMENT TO ALL AFFECTED SECONDARY PERMITTEE(S) WITHIN THIS SEVEN (7) DAY PERIOD. THE SECONDARY PERMITTEES MUST IMPLEMENT ANY NEW PLAN REQUIREMENTS AFFECTING THEIR SITE(S) WITHIN 48-HOURS OF NOTIFICATION BY THE PRIMARY PERMITTEE.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.B.(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A FINAL STABILIZATION CERTIFICATION ON THE PLAN IS SIGNED. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND /OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

C. TERTIARY PERMITTEE.

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE TERTIARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE TERTIARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY.THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN CALENDAR DAYS: (A) DISTURBED AREAS OF THE TERTIARY PERMITTEE'S CONSTRUCTION SITE ; (B) AREAS USED BY THE TERTIARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION ; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE TERTIARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.C.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED . THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS .
4. CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR , POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY . WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS .
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL) , MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.C.(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V .G.2. OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

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

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

32 SAMPLING FREQUENCY & REPORTING

A. SAMPLING FREQUENCY.

1. THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
   a. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT ALLOWS FOR SAMPLING DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;
   b. IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
   c. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
   d. WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PRIMARY PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6) OR THE TERTIARY PERMITTEE IN ACCORDANCE WITH PART IV.D.4.C (6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
   e. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTE 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 OF THE WEEK.

B. REPORTING:

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

8 E,S&PC PLAN CHECKLIST NUMBER

NRCS ORIGINAL SUBMITTAL:

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100, Savannah, Georgia COA PEF006385
(912) 200-3041 | ColemanCompanyInc.com EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

No. PE036652
NEIL P. McKENZIE
6/2/26

REVISIONS:
RFC | 6.2.2026

ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

NPDES PERMIT NOTES

SHEET:
CE5.0

DATE PLOTTED: 6/2/2026 4:36 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_ESPC.dwg

② DESIGN PROFESSIONAL'S CREDENTIALS:

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

INITIAL PHASE

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

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

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

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

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

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

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

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

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

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

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

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

INTERMEDIATE PHASE

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

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

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

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

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

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

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

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

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

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

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

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

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

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

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

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

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

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

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

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

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

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

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

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

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

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

FINAL PHASE

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

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

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

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

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

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

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

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

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

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

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

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

PERMIT COVERAGE

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

AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH COMMON PLANS OF DEVELOPMENT, OR OTHER CONSTRUCTION ACTIVITY WHERE THE PRIMARY PERMITEE CHOOSES TO USE A SECONDARY PERMITEES, THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAT ONE ACRE OCCURRING ON OR BEFORE AND CONTINUING AFTER, THE EFFECTIVE DATE OF THIS PERMIT. PART I.C.1.
2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART I.C.2 AND PART III.A.2 OF THE PERMIT.
3. AUTHORIZED MIXED STORM WATER DISCHARGES. THIS PERMIT MAY ONLY AUTHORIZE A STORMWATER DISCHARGE FROM A CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES MIXED WITH A STORMWATER DISCHARGE FROM AN INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION WHERE: PART I.C.2
   a. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.
   b. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.
   c. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.
4. AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2
   a. FIRE FIGHTING ACTIVITIES
   b. FIRE HYDRANT FLUSHING
   c. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
   d. IRRIGATION DRAINAGE
   e. AIR CONDITIONING CONDENSATE
   f. SPRINGS
   g. UNCONTAMINATED GROUND WATER
   h. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART I.C.3

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

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

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

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

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

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

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

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

(30) TENTATIVE ACTIVITY SCHEDULE

CONSTRUCTION DATES: JULY 2026 - DECEMBER 2026	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
CONSTRUCTION EXIT (Co)	▨▨▨▨	▨▨▨▨	▨▨▨▨			
SILT FENCE AND OTHER ES&PC PRACTICES	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨
RETROFIT (Rt)	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨
INLET SEDIMENT TRAP (Sd2)		▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨
CLEARING AND GRUBBING	▨▨▨▨					
GRADING / UTILITY		▨▨▨▨	▨▨▨▨	▨▨▨▨		
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) Ds2	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	
FINE GRADING AND PAVING				▨▨▨▨	▨▨▨▨	▨▨▨▨
BUILDING CONSTRUCTION				▨▨▨▨	▨▨▨▨	▨▨▨▨
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) Ds3					▨▨	▨▨▨▨
LANDSCAPE INSTALLATION					▨▨	▨▨▨▨
MAINTENANCE OF ES&PC BMP's	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨	▨▨▨▨
THE ESCAPE OF SEDIMENTS FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.						

(33) RETENTION OF RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D. OF THIS PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. EACH SECONDARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A FINAL STABILIZATION CERTIFICATION IS SIGNED IN ACCORDANCE WITH PART VI OF THIS PERMIT:
   a. A COPY OF THE CERTIFICATION THAT THE PROVISIONS OF THE PRIMARY PERMITEE'S EROSION, SEDIMENTION AND POLUTION CONTROL PLAN APPLICABLE TO THE SECONDARY PERMITEE(S) ACTIVITIES WILL BE ADHERED TO;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;
   c. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.B OF THIS PERMIT; AND
   d. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMERY REPORTS GENERATED IN ACCORDANCE WITH PART III.D. OF THIS PERMIT

3. EACH TERTIARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A N.O.T. IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO E.P.D;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART OF IV.A.5. THIS PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATE IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART OF III.D.2. THIS PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.C.(2). OF THIS PERMIT.

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

(22-A) EACH SECONDARY PERMITTEE SHALL BE PROVIDED WITH A COPY OF THE EROSION CONTROL PLANS OR PORTIONS OF THE PLAN APPLICABLE TO THEIR SITE AND EACH SECONDARY PERMITTEE SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE. SECONDARY PERMITTEES SIGN WHEN RECEIVING PLANS.

COMMON DEVELOPMENT
NAME: TRACT W TOWNHOMES
LOT(S): 161

COMPANY: HARMONY PARTNERS, LLC.
ADDRESS: 2702 WHATLEY AVENUE,
SAVANNAH, GA 31405
PHONE: 678-491-1210

DULY AUTHORIZED REPRESENTATIVE
NAME: COLE CHENOWITH
PHONE: 678-491-1210
EMAIL: CCHENOWITH@LANDMARK24.COM

"I CERTIFY THAT I WILL ADHERE TO THE PRIMARY PERMITTEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN OR THE PORTION OF THE PLAN APPLICABLE TO MY CONSTRUCTION ACTIVITIES".

____

(22-B) EACH SECONDARY PERMITEE MUST SIGN A FINAL STABILIZATION CERTIFICATION WHEN FINAL STABILIZATION HAS BEEN ACHIEVED, STORMWATER DISCHARGES HAVE CEASED AND TEMPORARY BMPS HAVE BEEN REMOVED FOR THEIR PORTION ON THE SITE. THE PLAN SHALL CONTAIN THE FOLLOWING CERTIFICATION"

THE COMMON DEVELOPMENT NAME AND LOT NUMBER(S) FOR WHICH THE CERTIFICATION IS SIGNED OR FOR UTILITY SECONDARY PERMITTEES, ONLY THE COMMON DEVELOPMENT NAME.

THE SECONDARY PERMITTEE'S LEGAL NAME, ADDRESS TELEPHONE NUMBER AND EMAIL ADDRESS AND IF APPLICABLE, THE DULY AUTHORIZED REPRESENTATIVE'S LEGAL NAME AND/OR POSITION NAME, TELEPHONE NUMBER, EMAIL ADDRESS AND THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT EITHER: (A) THE PORTION OF THE SITE AS INDICATED ABOVE HAS MET FINAL STABILIZATION, ALL STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AUTHORIZED BY THIS PERMIT HAVE CEASED, THE SITE IS IN COMPLIANCE WITH THIS PERMIT AND ALL TEMPORARY BMPS HAVE BEEN REMOVED OR (B) I AM NO LONGER AN OWNER OR OPERATOR AT THE CONSTRUCTION SITE AND A NEW OWNER OR OPERATOR HAS ASSUMED OPERATIONAL CONTROL OF THE PERMITTED CONSTRUCTION SITE WHERE I PREVIOUSLY HAD OWNERSHIP OR OPERATIONAL CONTROL. I UNDERSTAND THAT BY SIGNING THIS FINAL STABILIZATION CERTIFICATION WHICH HAS BEEN INCORPORATED INTO THE PRIMARY PERMITTEE'S PLAN, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY BY THE GENERAL PERMIT, AND THAT DISCHARGING POLLUTANTS IN STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO WATERS OF GEORGIA IS UNLAWFUL UNDER THE GEORGIA WATER QUALITY CONTROL ACT AND THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY A NPDES PERMIT."

(47) ESTIMATED PEAK DISCHARGE OR RUNOFF CURVE NUMBERS FOR PRE AND POST DEVELOPED CONDITIONS CAN BE FOUND IN THE HYDROLOGY REPORT.

(49) THE FOLLOWING SOILS SERIES ARE PRESENT ON THE SITE:
Cc - CAPE FEAR SOILS, Oj - OCILLA COMPLEX, Ok - OGEECHEE LOAMY FINE SAND

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

(8) E,S&PC PLAN CHECKLIST NUMBER

NRCS ORIGINAL SUBMITTAL:

811
Know what's below.
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GEORGIA UNIFORM CODING SYSTEM FOR SOIL AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

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

VEGETATIVE PRACTICES

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100, Savannah, Georgia COA PEF006385
(912) 200-3041 | ColemanCompanyInc.com EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

No. PE036652
NEIL P. McKENZIE
6/2/26

REVISIONS:
RFC | 6.2.2026

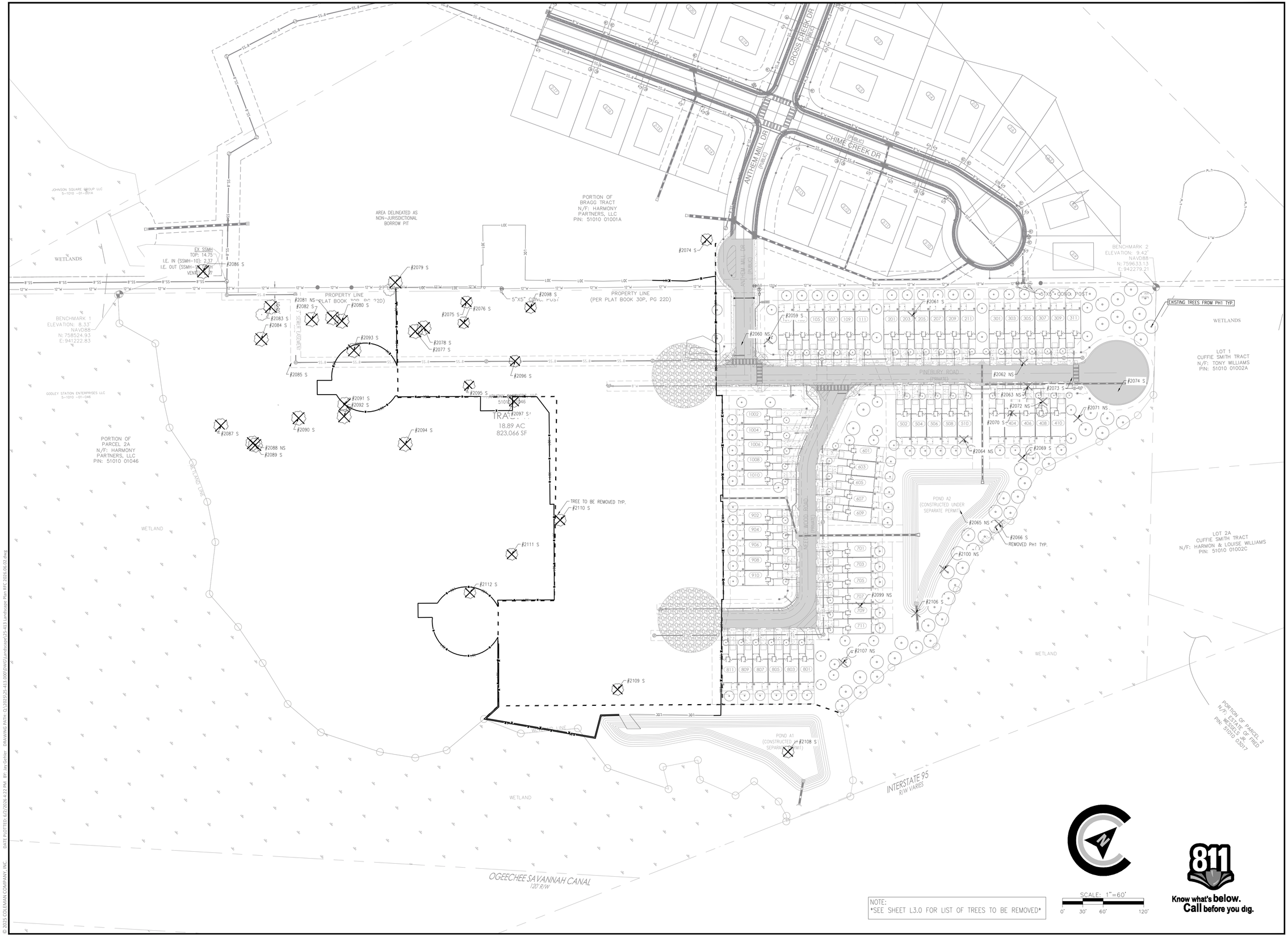
ES&PC CONTROL PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	6/2/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

NPDES PERMIT NOTES

SHEET:
CE5.1

DATE PLOTTED: 6/2/2026 4:36 PM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_ESPC.dwg



NOTE:
SEE SHEET L3.0 FOR LIST OF TREES TO BE REMOVED

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

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RELEASED FOR CONSTRUCTION

GEORGIA
REGISTERED
JAY M. GEHLER
No. 1824
PROFESSIONAL
LANDSCAPE ARCHITECT
2026.06.02
JAY M GEHLER

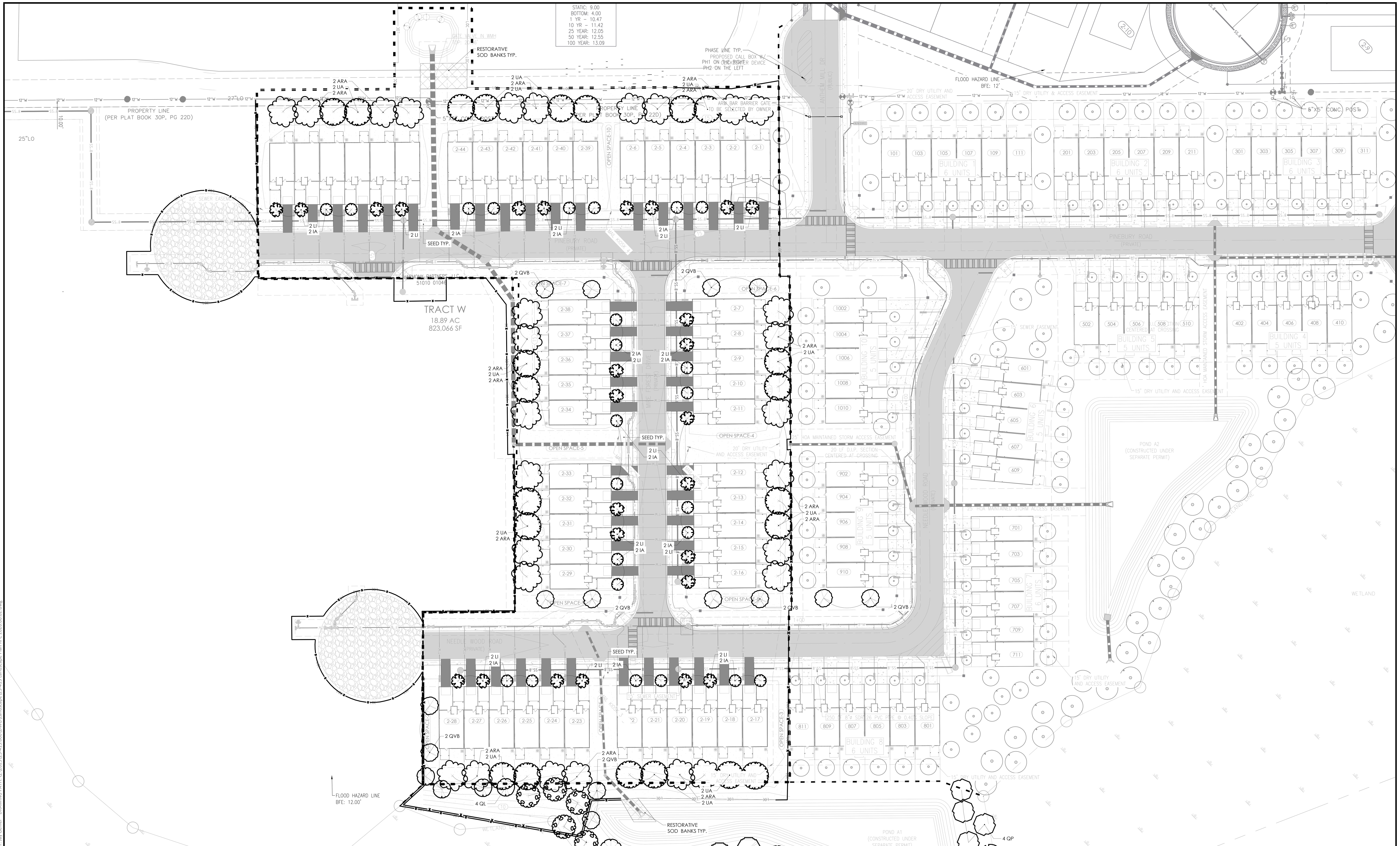
REVISIONS:

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	2026.06.02
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
L1.0



* PLANTING KEY

SYMBOL	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
UA	'PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" BB
MITIGATION TREES			
MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
TURF			
SOD	CENTIPEDE SOD	EREMOCHLOA OPHIUROIDES	N/A
SEED	SE CONTRACTORS MIX	HANCOCK FARMS	N/A

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

GENERAL PLANTING NOTES:

1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR MUST ENSURE THAT NO CEMENT-MODIFIED SOILS ARE BENEATH ANY PLANTING BEDS OR SPECIMEN PLANTS.
5. SEE SPECIFICATIONS ON SHEET L3.1 FOR FURTHER INSTRUCTIONS.
6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
7. ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.
9. TREES MAY BE FIELD ADJUSTED DUE TO UTILITIES, DRIVEWAYS, AND BUILDINGS. TREES MUST BE PLANTED NO CLOSER THAN 10' FROM ALL UTILITIES OR BUILDINGS.

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RELEASED FOR CONSTRUCTION

JAY M. GEHLER
2026.06.02

REVISIONS:

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	2026.06.02
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0

1

Ossabaw Consulting, LLC

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

Arborist Site Report

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

March 21, 2023

Location:

Proposed Tract W – Cross Creek Drive
Pooler, GA

General Information:

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

Detailed Findings and Recommendations*:

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

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
2107	33	Laurel oak	*Quercus laurifolia*	This tree has a decay seam.
2100	36	Willow oak	*Quercus phellos*	This tree is decayed.
2099	26	Willow oak	*Quercus phellos*	This tree is decayed.
2088	32	Southern red oak	*Quercus falcata*	This tree is decayed.
2081	26	Water oak	*Quercus nigra*	This tree is leaning.
2072	29	Water oak	*Quercus nigra*	This tree has poor growth development.

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2071	29	Red maple	*Acer rubrum*	This tree is decayed and has a broken top.
2068	28	Blackgum	*Nyssa sylvatica*	This tree has massive decay.
2065	33	Water oak	*Quercus nigra*	This tree is decayed.
2064	37	Water oak	*Quercus nigra*	This tree is decayed.
2063	29	Water oak	*Quercus nigra*	This tree is decayed and has prominent lean.
2062	28	Water oak	*Quercus nigra*	This tree is decayed.
2060	28	Southern red oak	*Quercus falcata*	This tree has included bark and decay.

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

Tag Number	DBH	Common Name	Scientific Name
2112	24	Swamp white oak	*Quercus bicolor*
2111	24	Darlington oak	*Quercus hemisphaerica*
2110	24	Southern magnolia	*Magnolia grandiflora*
2109	32	Laurel oak	*Quercus laurifolia*
2108	33	Swamp white oak	*Quercus bicolor*
2106	35	Laurel oak	*Quercus laurifolia*
2105	26	Baldcypress	*Taxodium distichum*
2104	39	Laurel oak	*Quercus laurifolia*
2103	34	Baldcypress	*Taxodium distichum*
2102	33	Baldcypress	*Taxodium distichum*
2101	27	Baldcypress	*Taxodium distichum*
2098	25	Live oak	*Quercus virginiana*
2097	18	Live oak	*Quercus virginiana*
2096	25	Live oak	*Quercus virginiana*
2095	18	Live oak	*Quercus virginiana*
2094	26	Southern magnolia	*Magnolia grandiflora*
2093	36	Live oak	*Quercus virginiana*
2092	18	Live oak	*Quercus virginiana*

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2091	34	Live oak	*Quercus virginiana*
2090	21	Live oak	*Quercus virginiana*
2089	19	Live oak	*Quercus virginiana*
2087	33	Live oak	*Quercus virginiana*
2086	27	Pecan	*Carya illinoensis*
2085	27	Live oak	*Quercus virginiana*
2084	25	Live oak	*Quercus virginiana*
2083	20	Live oak	*Quercus virginiana*
2082	29	Live oak	*Quercus virginiana*
2080	25	Live oak	*Quercus virginiana*
2079	24	Live oak	*Quercus virginiana*
2078	24	Hickory	*Carya species*
2077	18	Live oak	*Quercus virginiana*
2076	18	Live oak	*Quercus virginiana*
2075	24	Live oak	*Quercus virginiana*
2074	28	Cherrybark Oak	*Quercus pagoda*
2073	24	Water oak	*Quercus nigra*
2070	31	Willow oak	*Quercus phellos*
2069	34	Willow oak	*Quercus phellos*
2067	26	Baldcypress	*Taxodium distichum*
2066	25	Red maple	*Acer rubrum*
2061	24	Willow oak	*Quercus phellos*
2059	20	Live oak	*Quercus virginiana*

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

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

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Inspector's information:

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

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

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

* CITY OF POOLER LANDSCAPING REQUIREMENTS

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

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

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

* PLANTING SCHEDULE

TREES PHASE 2

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	28	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	24	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	26	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
UA	22	'PRINCETON' ELM	ULMUS AMERICANA 'PRINCETON'	3" BB

MITIGATION TREES PHASE 2

MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	17	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	10	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	16	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
TOTAL	160	(MITIGATION &PROPOSED TREES PHASE 2)		

TURF

SOD	1,450 SF	CENTIPEDE SEED	EREMOCHLOA OPHIUROIDES	N/A
SEED	108,100 SF	SE CONTRACTORS MIX	HANCOCK FARMS, DADE CITY, FL	N/A

TREES PLANTED PREVIOUS PHASE (PHASE 1)

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	30	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	28	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	28	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
UA	26	'PRINCETON' ELM	ULMUS AMERICANA 'PRINCETON'	3" BB

MITIGATION TREES PHASE 1

ARF	9	'RED SUNSET' RED MAPLE	ACER RUBRUM 'FRANKSRED'	3" BB
MG	4	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	12	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	6	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	9	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	24	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
QVC	8	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TOTAL	189	(MITIGATION &PROPOSED TREES PHASE 1)		

CURRENT GRAND TOTAL 349

PLANTING NOTE:
TREES MAY BE FIELD ADJUSTED DUE TO UTILITIES, DRIVEWAYS, AND BUILDINGS. TREES MUST BE A PLANTED NO CLOSER THAN 10' FROM ALL UTILITIES OR BUILDINGS.

TREE REMOVAL AND MITIGATION

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

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

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

*NOTES: NOT ALL MITIGATION TREES ARE PLANTED ON THIS PHASE;
ALL MITIGATION TREES TO BE PLANTED BEFORE END OF PROJECT OR A CHECK TO BE PAID TO THE CITY OF POOLER TREE FUND TO ACCOUNT FOR THE DIFFERENCE*

MITIGATION TREES STILL UNACCOUNTED FOR AFTER PHASES 1-2

MG	8	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QL	13	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	24	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QV	115	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TDS	49	'SHAWNEE BRAVE' BALD CYPRESS	TAXODIUM DISTICHUM 'MICKELSON'	3" BB

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GEORGIA REGISTERED LANDSCAPE ARCHITECT
JAY M. GEHLER
NO. 1262
PROFESSIONAL
2026.06.02
JAY M GEHLER

REVISIONS:

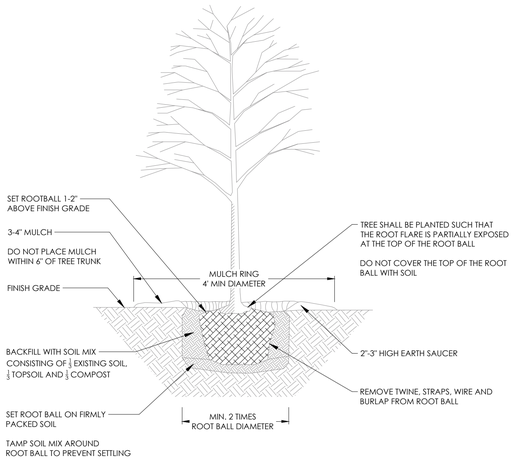
LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 25-413.000
DATE: 2026.06.02
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

LANDSCAPE DETAILS

SHEET:
L3.0

DATE PLOTTED: 6/2/2026 4:22 PM BY: Jay Gehler DRAWING PATH: Q:\2025\25-413.000\DWG\Landscape\25-413 Landscape Plan REC 2026.06.02.dwg



NOTE:

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

TREE PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½" OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.
5. GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL 'SOIL-CEMENT' OR 'CEMENT-MODIFIED SOIL' CONDITIONS THAT WILL IMPEDE TREE, SHRUB, AND/OR GROUNDCOVER GROWTH.

PLANT QUALITY:

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

ROOT SYSTEM:

1. ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
3. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE BURLAP REMOVED FROM THE TOP OF THE ROOT BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED. ALL NYLON FABRIC AND/OR PLASTIC TYING TWINE SHALL BE REMOVED.

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

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

FERTILIZER:

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

MULCH:

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

WATERING:

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

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

DATE PLOTTED: 6/2/2026 4:22 PM BY: Jay Gehler DRAWING PATH: Q:\2025\25-413.000\DWG\Landscape\25-413 Landscape Plan RFC 2026.06.02.dwg

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED JAY M. GEHLER NO. 3782 PROFESSIONAL 2026.06.02 LANDSCAPE ARCHITECT JAY M GEHLER

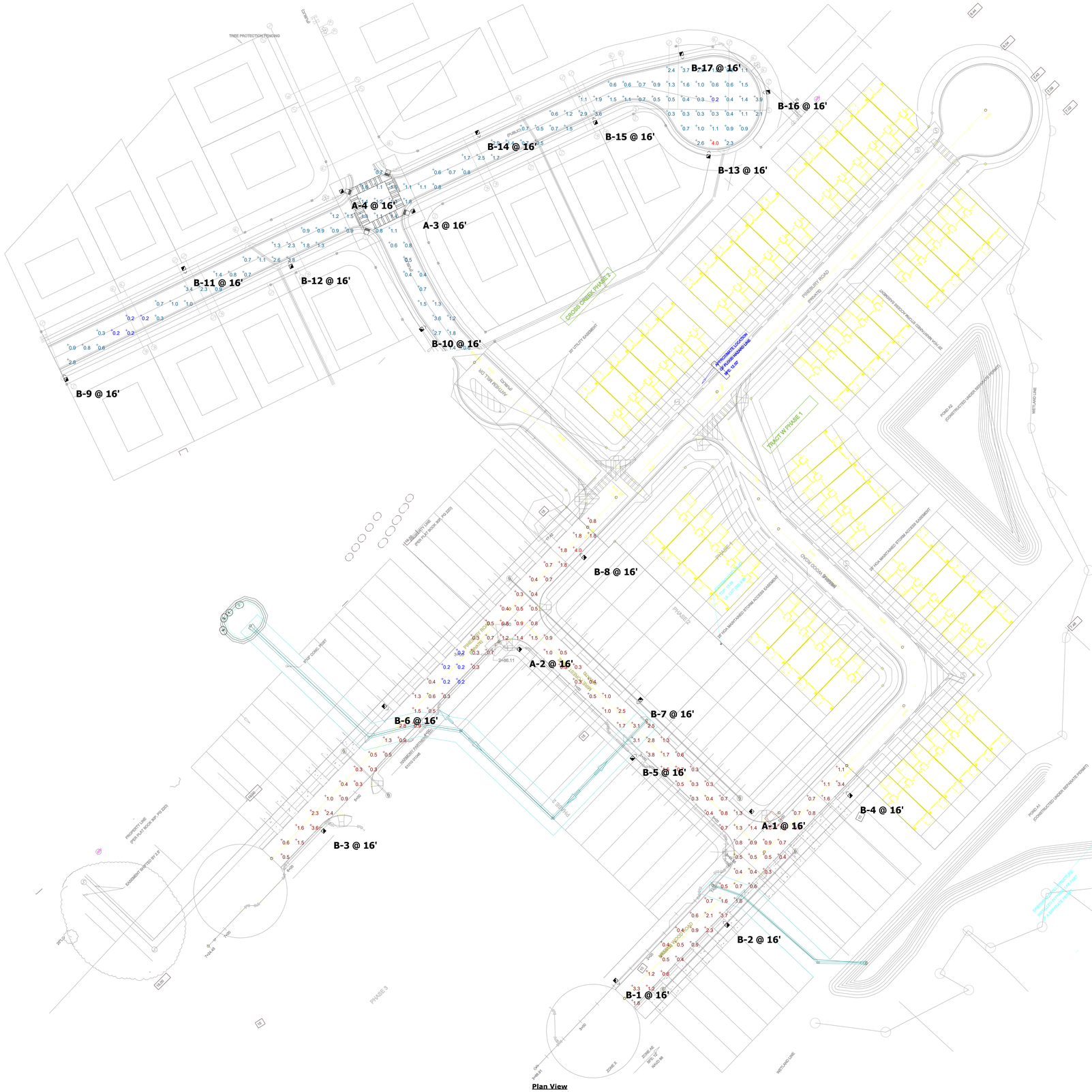
REVISIONS:

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	2026.06.02
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE DETAILS

SHEET:
L3.1



Plan View
Scale - 1" = 50ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
	A	4	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	UTLD-PA1-70-740-U-SWQ	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	0.912	74
	B	17	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	UTLD-PA1-70-740-U-T3	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	0.912	74

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Phase 2	+	1.0 fc	4.0 fc	0.2 fc	20.0:1	5.0:1
Cross Creek Phase 2	+	1.2 fc	4.0 fc	0.2 fc	20.0:1	6.0:1

Note

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

SouthCon

Tract W Townhomes Phase 2 - Pooler, GA

Designer
KF
Date
12/09/2025
Scale
As Shown
Drawing No.
S75725A1
Summary