

**CITY OF POOLER NOTES:**

- 1) IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
- 2) ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
- 3) THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
- 4) THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.



# GEORGIA UNITED CREDIT UNION

## PARCEL 8

### MOSIAC TOWN CENTER

#### CITY OF POOLER

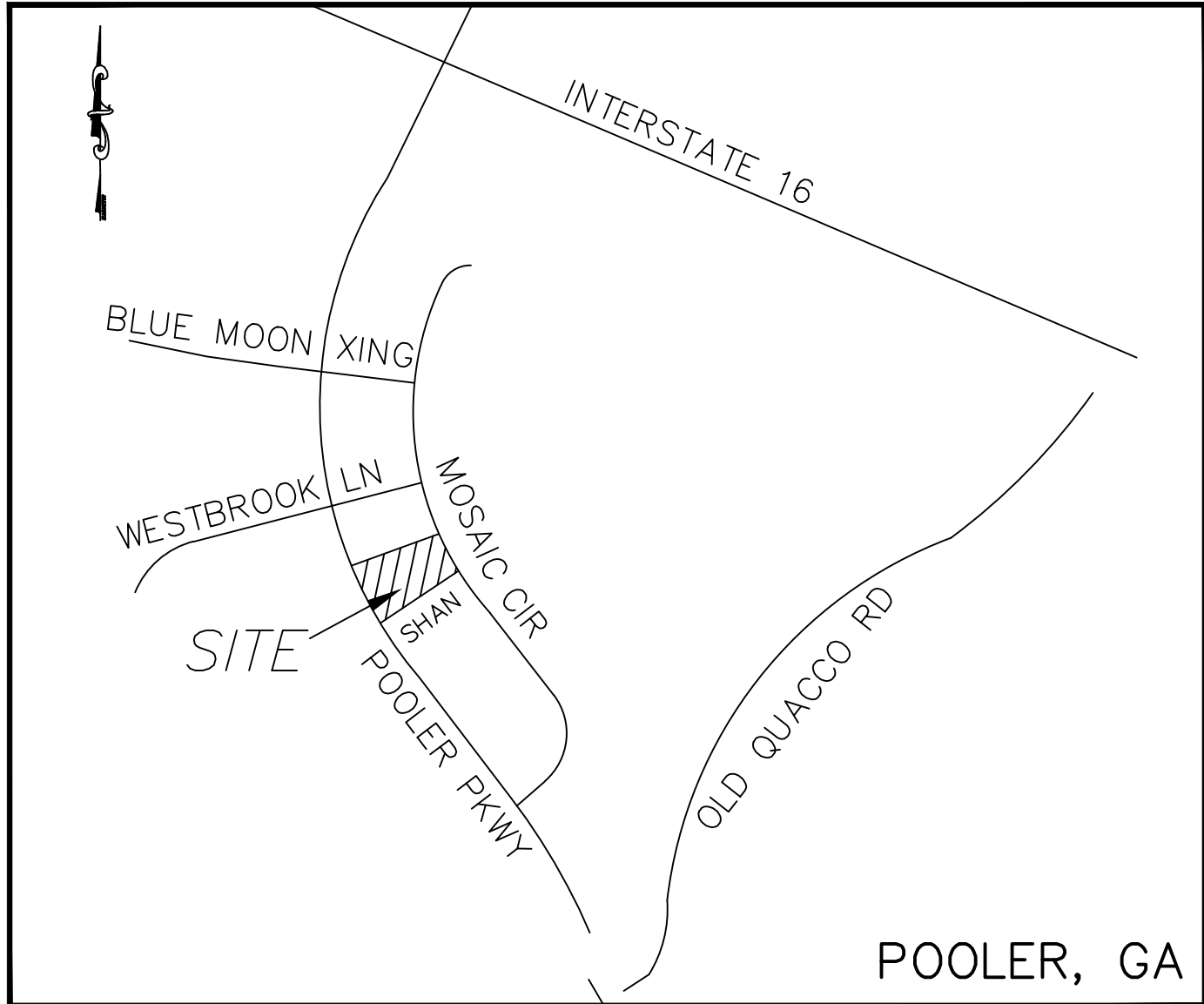
#### CHATHAM COUNTY, GA

PARCEL ID: 51009 01104

## SITE DEVELOPMENT DRAWINGS

### SHEET INDEX

- COVER SHEET
- 1 OF 1 – ALTA/NSPS LAND TITLE SURVEY
- C0 – FUTURE CITY OF POOLER IMPROVEMENTS (POOLER PKWY)
- C1 – SITE PLAN
- C2A – UTILITY PLAN
- C2B – WATER AND SEWER DETAILS
- C3 – GRADING PLAN
- C4A – INITIAL EROSION CONTROL PLAN
- C4B – INTERMEDIATE EROSION CONTROL PLAN
- C4C – FINAL EROSION CONTROL PLAN
- C4D – EROSION CONTROL NOTES
- C4E – EROSION CONTROL DETAILS
- C4F – EROSION CONTROL CHECKLIST AND SEDIMENT CALCS
- C5 – CONSTRUCTION DETAILS
- C6 – STORM SEWER PROFILES
- L1 – LANDSCAPE PLAN
- L2 – LANDSCAPE DETAILS
- E0.1 – LIGHTING PLAN
- A1.2 – ARCH GENERATOR/TRASH ELEVATIONS
- A4.1 – ARCH EXTERIOR BLDG. ELEVATIONS
- A4.2 – ARCH EXTERIOR BLDG. ELEVATIONS



Vicinity Map  
Not To Scale

**OWNER**  
 GEORGIA UNITED CREDIT UNION  
 6705 SUGARLOAF PARKWAY  
 DULUTH, GA 30097  
 770-476-6400

**SURVEYOR**  
 BREWER LAND SURVEYING  
 604 US HIGHWAY 80W  
 POOLER, GA 31322  
 912-856-2205

**CIVIL ENGINEER**  
 SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GA 30068  
 678-560-4161

**ARCHITECT**  
 ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**24 HOUR CONTACT**  
**MIKE TOPE**  
**770-476-6400**



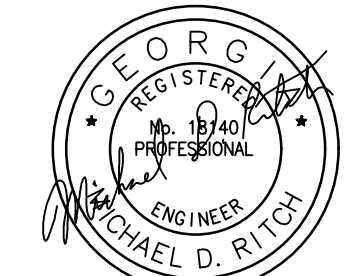
Know what's below.  
Call before you dig.

**SITE SUMMARY**  
 OWNER: GEORGIA UNITED CREDIT UNION  
 USE: FINANCIAL INSTITUTION (CREDIT UNION)  
 ZONED: PUD  
 PARCEL ID: 51009 01104  
 TOTAL SITE AREA: 1.304 ACRES  
 EXISTING IMPERVIOUS AREA: 0.000 ACRES (0.00%)  
 EXISTING PERVIOUS AREA (OPEN SPACE AREA): 1.304 ACRES (100.00%)  
 PROPOSED IMPERVIOUS AREA: 0.830 ACRES (63.70%)  
 PROPOSED PERVIOUS AREA (OPEN SPACE AREA): 0.474 ACRES (36.30%)  
 PROPOSED DISTURBED AREA 1.52 ACRES  
 SETBACKS:  
 FRONT - 30' (FROM ROAD CENTERLINE)  
 SIDE - 20' (FROM ROAD CENTERLINE)  
 REAR - 15' (FROM ROAD CENTERLINE)  
 PARKING:  
 REQUIRED - 1 SP PER 300 SF = 16 SPACES  
 PROVIDED - 40 SPACES - (INCL. 2 ADA SPACES)  
 BUILDING AREA: 4,822 SF  
 BUILDING HEIGHT:  
 ALLOWABLE: 125'  
 PROPOSED: 30' INCLUDING TOWER

**NOTE:**  
 PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.  
 PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

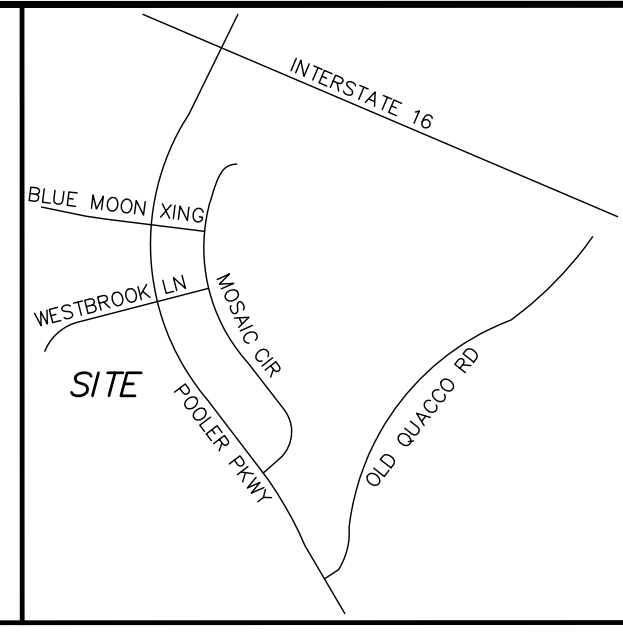
**STORMWATER MANAGEMENT**  
 THE PROPOSED PROJECT PEAK RUNOFF WILL BE COLLECTED IN AN UNDERGROUND STORM SYSTEM AND PIPED TO AN EXISTING STORM WATER DETENTION POND FOR THE MOSIAC TOWN CENTER DEVELOPMENT. STORMWATER MANAGEMENT REPORT BY THOMAS & HUTTON DATED JUNE 2017.



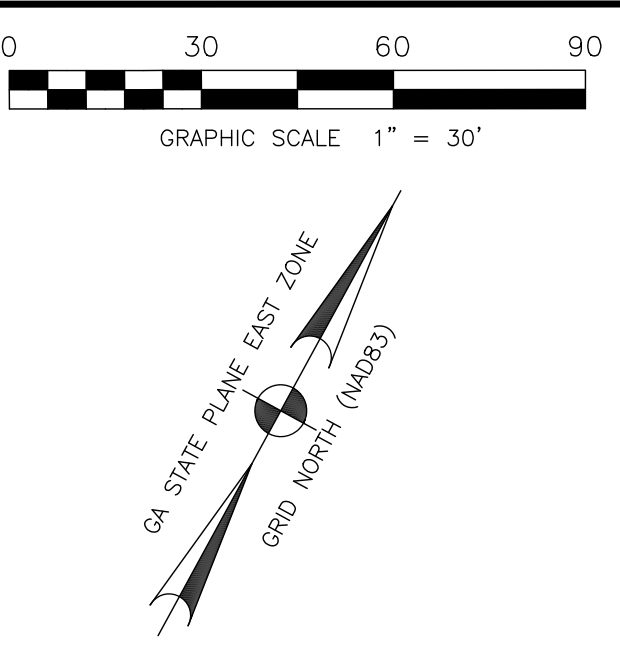
GSWCC LEVEL II CERTIFICATION  
NO. 03427

DEPARTMENT OF PLANNING & DEVELOPMENT  
 APPROVED BY: rjarles  
 DATE: 09:52 am, Jun 16 2026

SDG PROJECT No. 25516  
 DATE: 12-19-25  
 REVISED: 02-16-26  
 REVISED: 02-26-26  
 REVISED: 03-26-26



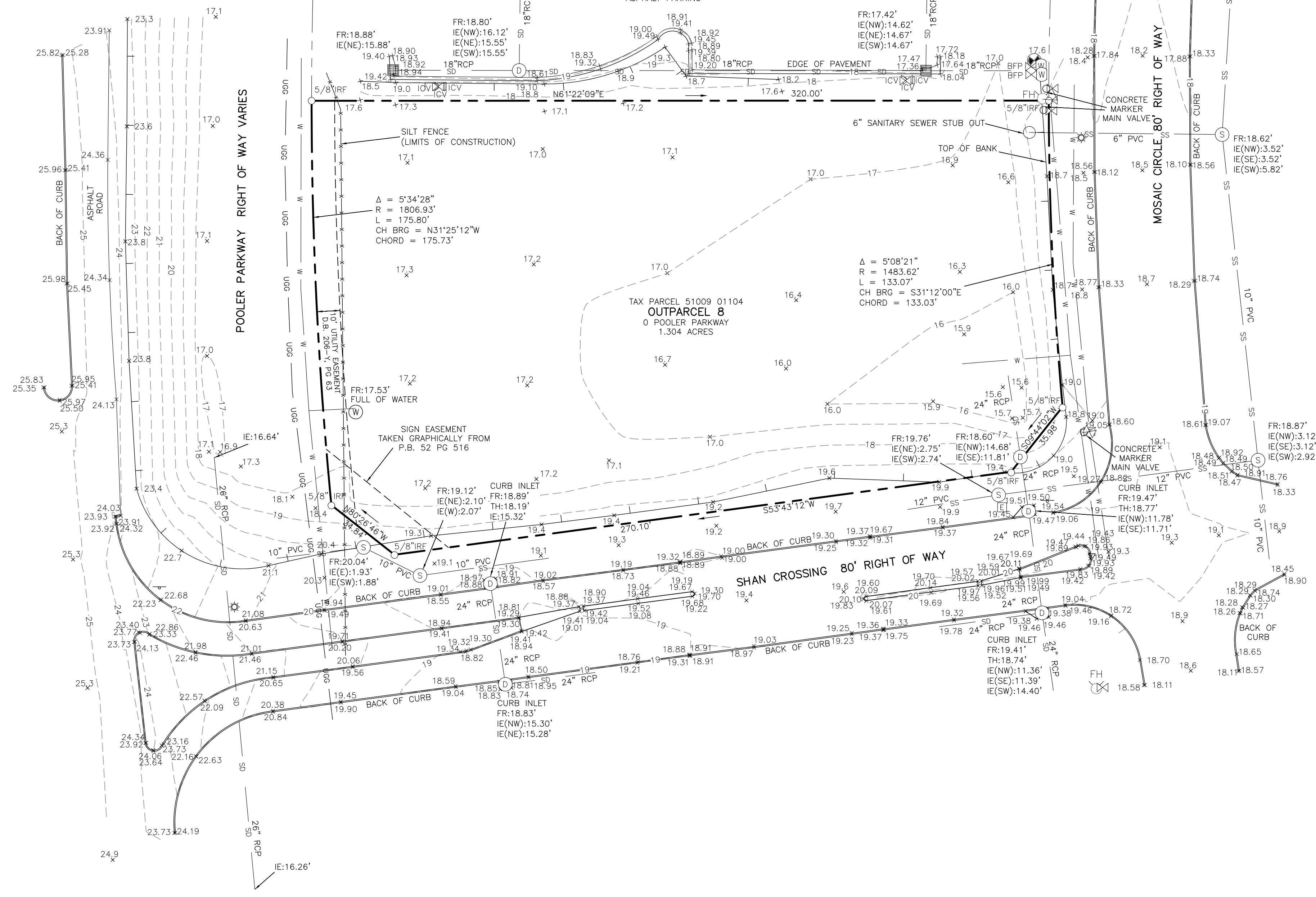
- LEGEND**
- IRF IRON ROD FOUND
  - ⊗ BFP BACK FLOW PREVENTER
  - CLEANOUT
  - ⊕ EB ELECTRIC BOX
  - ⊕ FH FIRE HYDRANT
  - ⊕ GI GRATE INLET
  - ⊕ LP LIGHT POLE
  - ⊕ SD STORM DRAIN MANHOLE
  - ⊕ SM SANITARY SEWER MANHOLE
  - ⊕ S SIGN
  - ⊕ WM WATER MANHOLE
  - ⊕ WV WATER VALVE
  - ⊕ ICV IRRIGATION CONTROL VALVE
  - SS SANITARY SEWER LINE
  - W UNDERGROUND WATER LINE
  - SD STORM DRAIN LINE
  - UGG TOP OF BANK
  - UGG UNDERGROUND GAS LINE
  - CONTOUR
  - W WATER METER



THIS AREA RESERVED FOR CLERK OF SUPERIOR COURT

VICINITY MAP NOT TO SCALE

5-1009-01-103  
NOW OR FORMERLY  
NTW LLC  
2221 POOLER PARKWAY  
DB. 2126 PG 0726



**RECORD PROPERTY DESCRIPTION**

ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE 5TH C&M.D. CITY OF POOLER, CHATHAM COUNTY, GEORGIA, AND SHOWN AS OUTPARCEL 8, MOSAIC TOWN CENTER, ON THAT SUBDIVISION PLAT ENTITLED "A SUBDIVISION PLAT OF MOSAIC TOWN CENTER, TRACT II, SOUTHWEST QUADRANT OF SAVANNAH QUARTERS, POOLER PARKWAY, CITY OF POOLER, CHATHAM COUNTY, GEORGIA", PREPARED BY MICHAEL J. GARDNER SURVEYORS, L.L.C., BEARING THE SEAL AND CERTIFICATION OF MICHAEL GARDNER, GEORGIA REGISTERED LAND SURVEYOR, NO. 2285, DATED MAY 5, 2018, LAST REVISED JULY 28, 2020, AND RECORDED IN PLAT BOOK 52, PAGE 516, RECORDS OF CHATHAM COUNTY, GEORGIA, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SAID PROPERTY IS A PORTION OF THAT PROPERTY CONVEYED TO SHAN POOLER LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY VIRTUE OF (A) LIMITED WARRANTY DEED FROM SIXTEEN WEST SAVANNAH, LLC, AN INDIANA LIMITED LIABILITY COMPANY, DATED DECEMBER 30, 2016, FILED FOR RECORD JANUARY 5, 2017, AND RECORDED IN DEED BOOK 982, PAGE 131, RECORDS OF CHATHAM COUNTY, GEORGIA; AND (B) QUIT CLAIM DEED FROM SIXTEEN WEST SAVANNAH, LLC, AND INDIANA LIMITED LIABILITY COMPANY, DATED DECEMBER 30, 2016, FILED FOR RECORD JANUARY 5, 2017, AND RECORDED IN DEED BOOK 982, PAGE 140, AFORESAID RECORDS.

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN SAVANNAH QUARTERS EASEMENT AND SHARED FACILITIES AGREEMENT MADE BY AND AMONG SOUTHWEST QUARTER HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WOODYARD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, EXECUTED OCTOBER 31, 2003, FILED FOR RECORD FEBRUARY 17, 2004, AND RECORDED IN DEED BOOK 265-R, PAGE 206, RECORDS OF CHATHAM COUNTY, GEORGIA; AS AMENDED BY FIRST AMENDMENT TO SAVANNAH QUARTERS EASEMENT AND SHARED FACILITIES AGREEMENT DATED NOVEMBER 30, 2004, FILED FOR RECORD DECEMBER 16, 2004, AND RECORDED IN DEED BOOK 265-R, PAGE 194, AFORESAID RECORDS.

FURTHER TOGETHER WITH EASEMENT RIGHTS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS MADE BY SHAN POOLER LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 23, 2018, FILED FOR RECORD MAY 30, 2018, RECORDED IN DEED BOOK 1358, PAGE 571, AFORESAID RECORDS.

FURTHER TOGETHER WITH EASEMENT RIGHTS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS MADE BY SHAN POOLER LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 23, 2018, FILED FOR RECORD MAY 30, 2018, AND RECORDED IN DEED BOOK 1358, PAGE 660, AFORESAID RECORDS.

TO: GEORGIA UNITED CREDIT UNION AND ECLIPSE BRAND BUILDERS, LLC.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 6b, 7a, 7c, 8-9, 11a, 13-14, & 16-17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-07-2021.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-67.



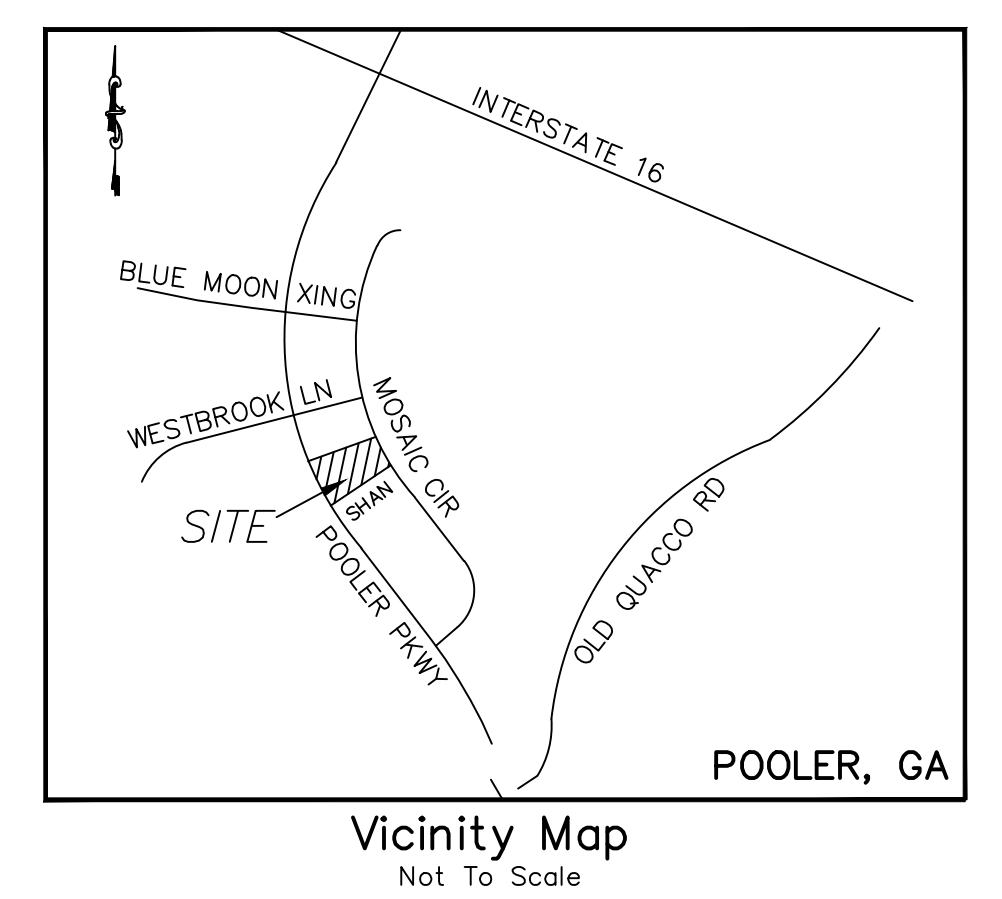
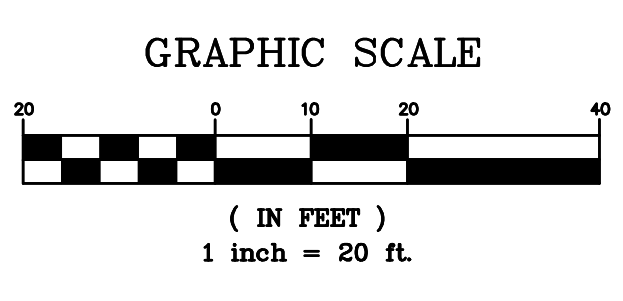
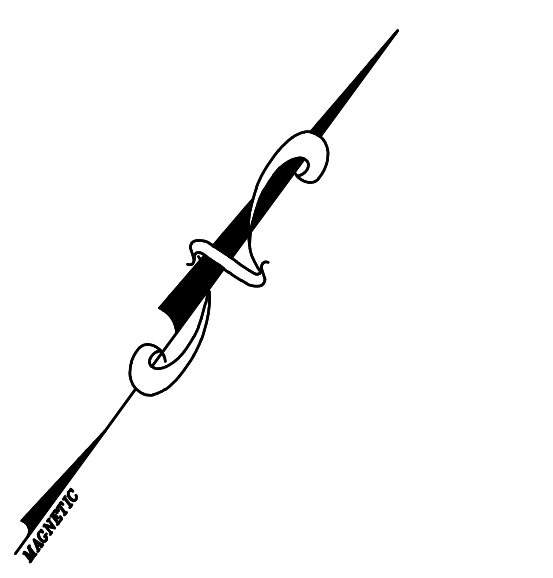
- SURVEYOR'S NOTES**
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
  - ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C0109G, REVISED AUGUST 16, 2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
  - ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES, UTILITIES, AND UNDERGROUND UTILITY SURFACE MARKINGS PROVIDED BY OTHERS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
  - ACCORDING TO CHATHAM COUNTY TAX RECORDS, THIS PROPERTY IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT).
  - THIS PARCEL IS A VACANT LOT. EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED DURING FIELD SURVEY.
  - THIS PROPERTY HAS DIRECT ACCESS TO SHAN CROSSING AND MOSAIC CIRCLE, PUBLIC RIGHTS OF WAY.
  - NO PARKING SPACES WERE OBSERVED ON THIS PROPERTY.
  - ACTIVE CONSTRUCTION OBSERVED WITHIN POOLER PARKWAY RIGHT-OF-WAY AT THE TIME OF FIELD SURVEY.
  - NO WELAND MARKERS WERE OBSERVED.
  - THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, TITLE COMMITMENT, OR A ZONING REPORT.

**BREWER**  
LAND SURVEYING  
604 US Highway 80W  
Pooler, GA 31322  
Info@brewersurvey.com  
Phone (912) 856-2205  
www.BrewerSurvey.com  
LSF #1095

OUTPARCEL 8 MOSAIC TOWN CENTER TRACT II, SOUTHWEST QUADRANT OF SAVANNAH QUARTERS  
POOLER PARKWAY, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

AN ALTA/NSPS LAND TITLE SURVEY OF  
PREPARED FOR  
GEORGIA UNITED CREDIT UNION AND ECLIPSE BRAND BUILDERS, LLC

PROJECT #	250763
FIELD DATE	11/12/2025
PLAT DATE	12/03/2025
LAST REVISED	2/13/2026
DRAWN BY	JCB/JET
SCALE	1"=30'
SHEET	1 OF 1



**SITE SUMMARY**  
 OWNER: GEORGIA UNITED CREDIT UNION  
 USE: FINANCIAL INSTITUTION (CREDIT UNION)  
 ZONED: PUD  
 PARCEL ID: 51009 01104  
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 FRONT - 30' (FROM ROAD CENTERLINE)  
 SIDE - 20' (FROM ROAD CENTERLINE)  
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**PARKING:**  
 REQUIRED - 1 SP PER 300 SF = 16 SPACES  
 PROVIDED - 40 SPACES - (INCL. 2 ADA SPACES)  
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 PROPOSED: 30' INCLUDING TOWER

**OWNER**  
 GEORGIA UNITED CREDIT UNION  
 6705 SUGARLOAF PARKWAY  
 DULUTH, GA 30097  
 770-476-6400

**SURVEYOR**  
 BREWER LAND SURVEYING  
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 POOLER, GA 31322  
 912-856-2205

**CIVIL ENGINEER**  
 SDG ENGINEERING  
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 MARIETTA, GA 30068  
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**ARCHITECT**  
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 3655 BROOKSIDE PARKWAY  
 SUITE 450  
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 678-894-4360

REVISIONS
02-16-26
02-26-26

SDG ENGINEERING  
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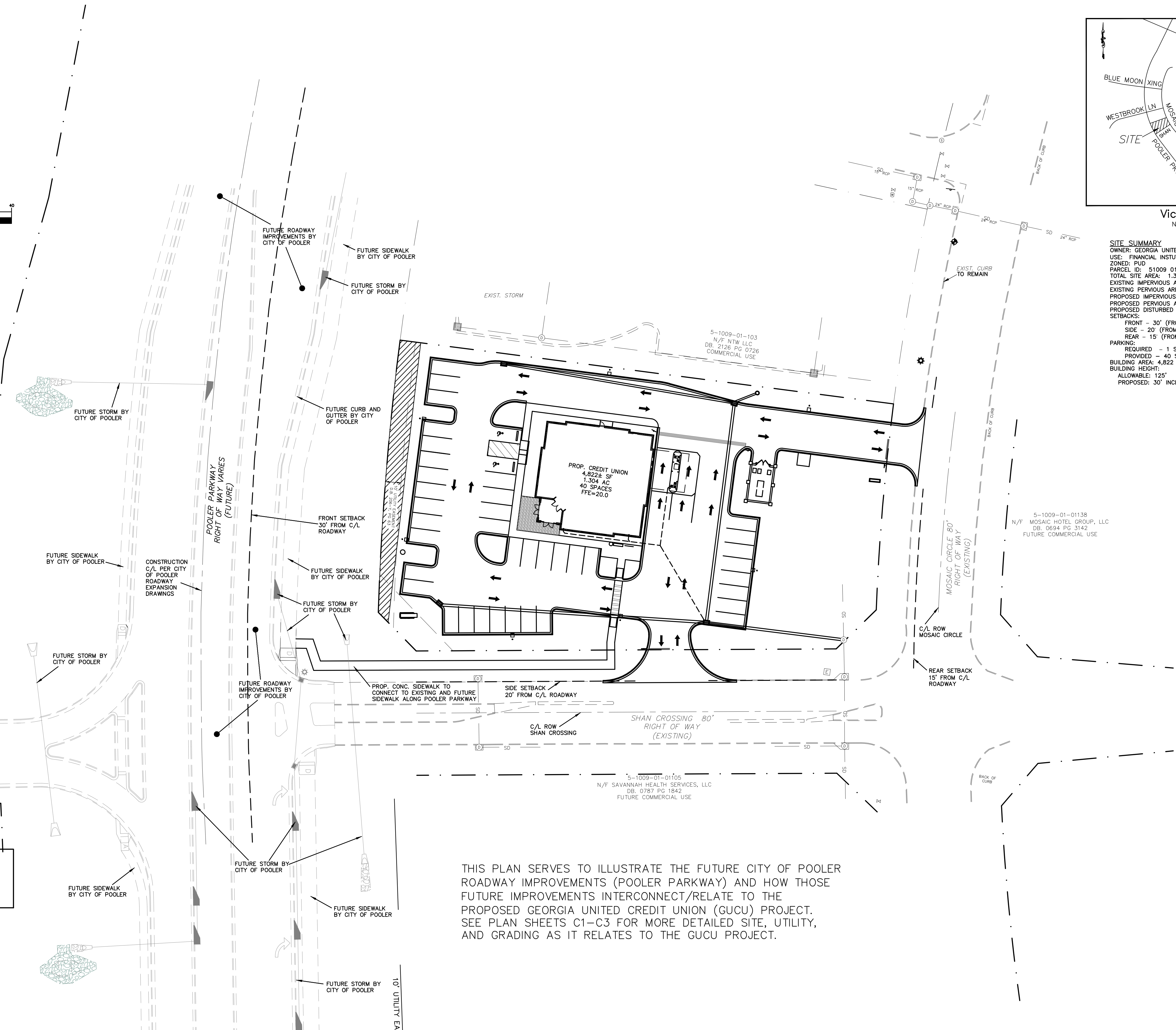
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 ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**PROJECT TITLE**  
 GEORGIA UNITED CREDIT UNION  
 PARCEL 8  
 MOSIAC TOWN CENTER  
 CITY OF POOLER  
 CHATHAM COUNTY, GA

DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	FUTURE CITY OF POOLER IMPROVEMENTS (POOLER PKWY)

REQ'D R/W PER CITY OF POOLER ROADWAY EXPANSION DRAWINGS



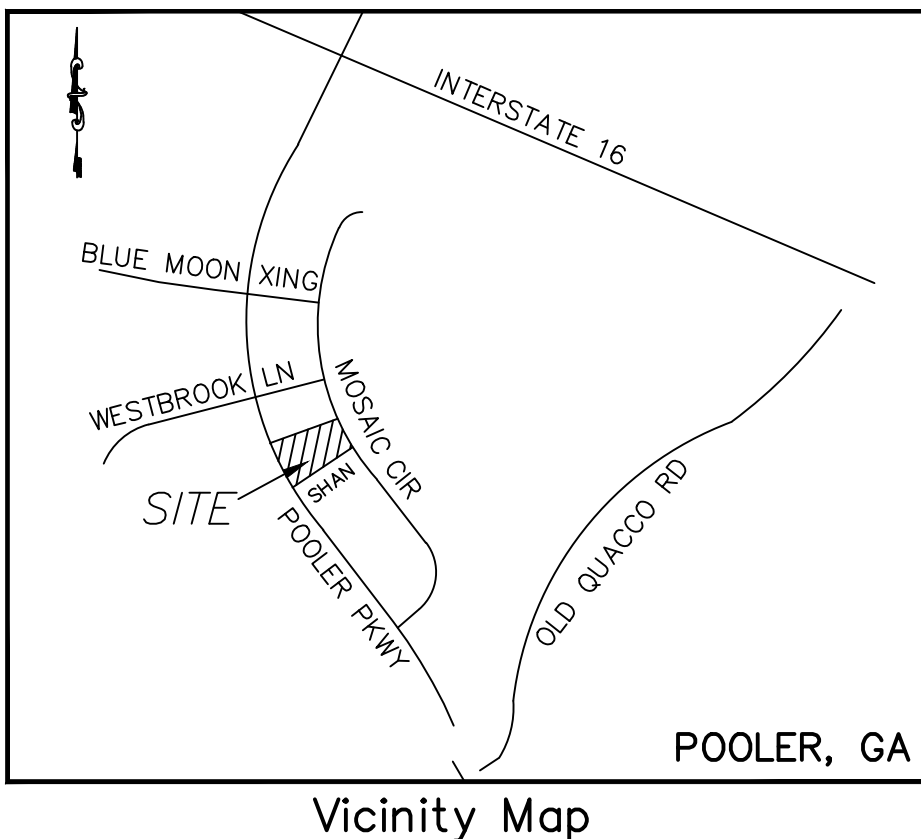
THIS PLAN SERVES TO ILLUSTRATE THE FUTURE CITY OF POOLER ROADWAY IMPROVEMENTS (POOLER PARKWAY) AND HOW THOSE FUTURE IMPROVEMENTS INTERCONNECT/RELATE TO THE PROPOSED GEORGIA UNITED CREDIT UNION (GUCU) PROJECT. SEE PLAN SHEETS C1-C3 FOR MORE DETAILED SITE, UTILITY, AND GRADING AS IT RELATES TO THE GUCU PROJECT.

24 HOUR CONTACT  
 MIKE TOPE  
 770-476-6400



Know what's below.  
 Call before you dig.

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	



EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, AND ELEVATIONS ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

**GENERAL NOTES**

- 1) ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- 2) ALL WORK SHALL COMPLY WITH APPLICABLE PRACTICES. STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY PROVIDED BY THE OWNER.
- 3) CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS OR SPECIFICATIONS.
- 4) DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- 5) SIGNS ON THIS PLAN ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS ARE TO BE PERMITTED SEPARATELY.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- 7) THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS, A COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND A COPY OF ALL PERMITS ON THE JOB AT ALL TIMES.
- 8) THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
- 9) THE CONTRACTOR IS RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.
- 10) ALL IMPROVEMENTS TO CONFORM WITH CITY OF POOLER CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 11) IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL TAKE PRECEDENCE.
- 12) IN THE CITY RIGHT-OF-WAY, ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ALL SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
- 13) CONCRETE SWALE AND FILLETS SHALL BE UTILIZED FOR THE DRIVEWAY CONNECTIONS TO THE ROADWAY. SEE DETAIL P-31 SHEET C5

**NOTE:**

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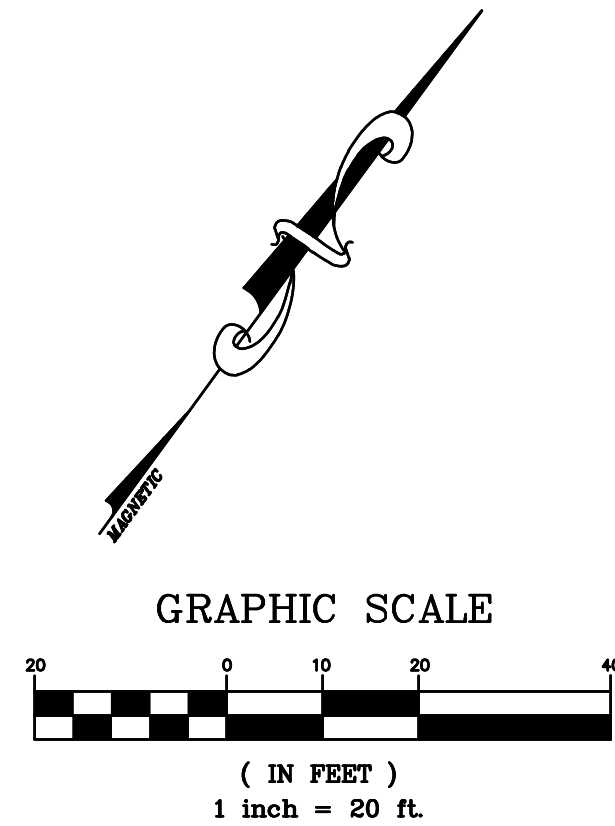
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

**COMPACTION AND PAVING NOTES**

- 1) ALL FILL MATERIAL AND SUBGRADE SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY OTHERS.
- 2) CONCRETE FOR ON-SITE CURB AND GUTTER SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.
- 3) 1/2 INCH EXPANSION JOINTS OF PRE-MOLDED BITUMASTIC EXPANSION JOINT MATERIAL SHALL BE PROVIDED AT ALL RADIUS POINTS AND AT INTERVALS NOT TO EXCEED 50 FEET IN THE REMAINDER OF THE ON-SITE CURB AND GUTTER.
- 4) WITHIN THE RIGHT-OF-WAY, SUB-BASE MUST BE COMPACTED TO A DEPTH OF 24" AT 100% STANDARD PROCTOR DENSITY.

**FLOOD PLAIN NOTE**

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13051C0109G AND THE DATE OF SAID MAP IS 8/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.



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USE: FINANCIAL INSTITUTION (CREDIT UNION)  
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REAR - 15' (FROM ROAD CENTERLINE)

**PARKING:**  
REQUIRED - 1 SP PER 300 SF = 16 SPACES  
PROVIDED - 40 SPACES - (INCL. 2 ADA SPACES)  
BUILDING AREA: 4,822 SF  
BUILDING HEIGHT:  
ALLOWABLE: 125'  
PROPOSED: 30' INCLUDING TOWER

**OWNER**  
GEORGIA UNITED CREDIT UNION  
6705 SUGARLOAF PARKWAY  
DULUTH, GA 30097  
770-476-6400

**SURVEYOR**  
BREWER LAND SURVEYING  
604 US HIGHWAY 80W  
POOLER, GA 31322  
912-856-2205

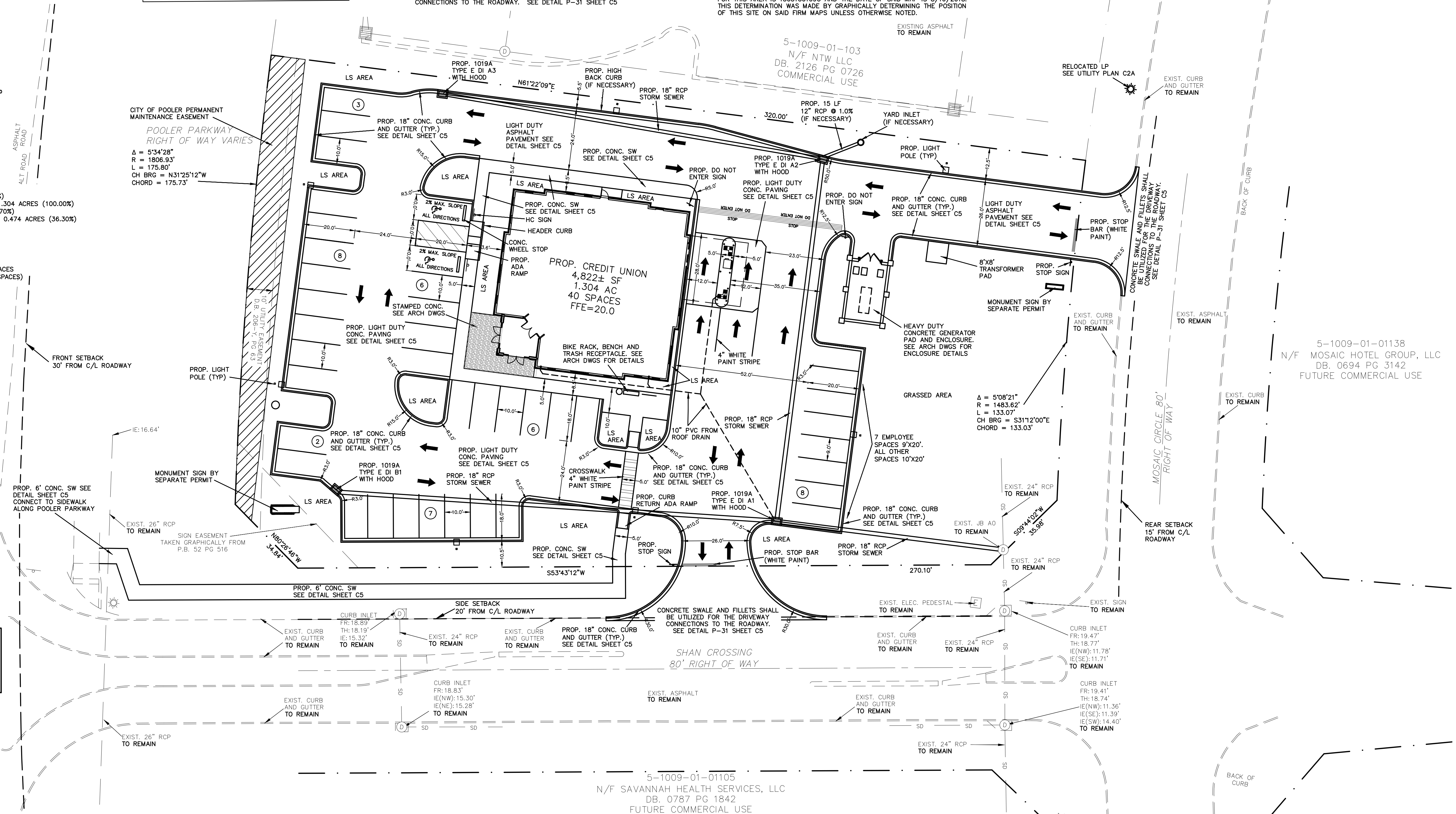
**CIVIL ENGINEER**  
SDG ENGINEERING  
PO BOX 680963  
MARIETTA, GA 30068  
678-560-4161

**ARCHITECT**  
ECLIPSE BRAND BUILDERS  
3655 BROOKSIDE PARKWAY  
SUITE 450  
ALPHARETTA, GA 30022  
678-894-4360

**24 HOUR CONTACT**  
MIKE TOPE  
770-476-6400



Know what's below.  
Call before you dig.



REVISIONS
02-16-26
02-26-26
03-26-26

SDG ENGINEERING  
PO BOX 680963  
MARIETTA, GEORGIA 30068  
678-560-4161

GSWCC LEVEL II CERTIFICATION  
NO. 03427

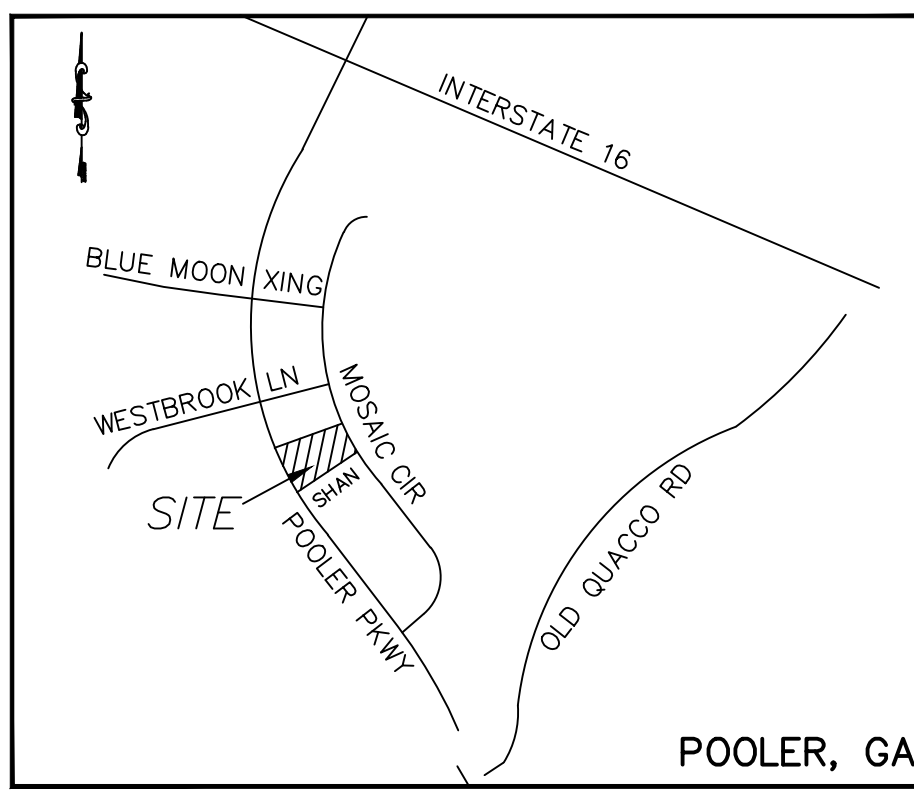
**CLIENT NAME**  
ECLIPSE BRAND BUILDERS  
3655 BROOKSIDE PARKWAY  
SUITE 450  
ALPHARETTA, GA 30022  
678-894-4360

**PROJECT TITLE**  
GEORGIA UNITED CREDIT UNION  
PARCEL 8  
MOSAIC TOWN CENTER  
CITY OF POOLER  
CHATHAM COUNTY, GA

DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	SITE PLAN
	C1

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
WV	WATER VALVE	WV
WM	WATER METER	WM
GV	GAS VALVE	GV
GM	GAS METER	GM
PP	POWER POLE	PP
LP	LIGHT POLE	LP
POLE	POLE (SEE PLAN)	POLE
FH	TRAFFIC SIGNAL	FH
DI	FIRE HYDRANT	DI
CB	DROP INLET	CB
CB	CATCH BASIN	CB
SS	STORM SEWER LINE	SS
SS-MH	STORM SEWER MH	SS-MH
SS-S	SAN. SEWER MH	SS-S
SS	SAN. SEWER LINE	SS
W	WATER LINE	W
G	GAS LINE	G
P	POWER LINE	P
S-CO	SEWER CLEANOUT	S-CO
---	EDGE OF PAVEMENT	---
---	CONCRETE CURB AND GUTTER	---
---	CONCRETE HEADER CURB	---



**GENERAL UTILITY NOTES**

- 1) SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION SHALL COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- 2) THE DEVELOPER AND/OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 3) EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, AND ELEVATIONS ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS.
- 4) THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- 5) THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB AT ALL TIMES.
- 6) UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- 7) THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
- 8) THE CONTRACTOR IS RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.

**LIGHTING/POWER NOTES**

- 1) CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY FOR SITE LIGHTING, CONNECTIONS AND LOOPS.
- 2) PROPOSED LOT LIGHTING SHALL BE DIRECTIONAL FIXTURES PER ELECTRICAL PLAN BY OTHERS. LIGHTING SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- 3) PROPOSED POWER LINE, UTILITY POLE AND TRANSFORMER SHALL BE COORDINATED WITH LOCAL POWER COMPANY.

**NOTE:**

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, AND ELEVATIONS ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

CONTRACTOR SHALL COORDINATE WITH CITY OF POOLER DEPARTMENT OF PUBLIC WORKS FOR DOM AND IRR TAP, METER, AND BACKFLOW INSTALLATION. SEE WATER DETAILS SHEET C2B.

CONTRACTOR SHALL COORDINATE WITH CITY OF POOLER DEPARTMENT OF PUBLIC WORKS FOR 6" SANITARY SEWER TAP. SEE SEWER DETAILS SHEET C2B.

CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER STUB ELEVATIONS PRIOR TO POURING THE BUILDING SLAB. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND. ENSURE 18" MINIMUM VERTICAL SEPARATION IS MAINTAINED BETWEEN STORM AND SANITARY SEWER LINES.

EXIST. 6" SANITARY SEWER STUB OUT TO REMAIN

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CONTRACTOR SHALL COORDINATE WITH GAS PROVIDER FOR SERVICE

NOTE: NO IRRIGATION SHALL BE INSTALLED INSIDE ANY DESIGNATED EASEMENTS.

NOTE: ALL PROPOSED TREES ARE OFFSET A MINIMUM OF 10 HORIZONTAL FEET FROM PUBLIC WATER OR SEWER MAINS.

NOTE: A SIGN PERMIT MUST BE ACQUIRED SEPARATELY THROUGH INSPECTIONS DEPARTMENT AND WILL NEED TO HAVE A MINIMUM OF 10 FT SEPARATION FROM ANY CITY OWNED UTILITY.

EXIST. SSMH FR: 20.04' IE(E): 1.93' IE(SW): 1.88' TO REMAIN

EXIST. 10" PVC SANITARY SEWER TO REMAIN

EXIST. 10" PVC SANITARY SEWER TO REMAIN

EXIST. SSMH FR: 19.12' IE(NE): 2.10' IE(W): 2.02' TO REMAIN

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PROP. 18" RCP STORM SEWER

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PROP. 2-4" PVC SLEEVES (TYP.)

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PROP. 6" PVC UNDERDRAIN SEE DETAIL SHEET C5

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PROP. 6" PVC UNDERDRAIN SEE DETAIL SHEET C5

PROP. 1019A TYPE E DI A3 WITH HOOD

PROP. 1019A TYPE E DI A2 WITH HOOD

PROP. 1019A TYPE E DI A1 WITH HOOD

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PROP. 15 LF 12" RCP @ 1.0% (IF NECESSARY)

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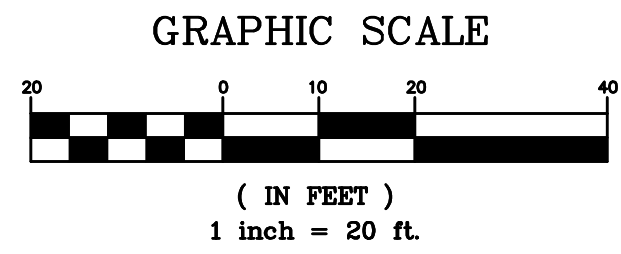
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678-894-4360

**24 HOUR CONTACT**  
**MIKE TOPE**  
770-476-6400



REVISIONS
02-16-26
02-26-26

SDG ENGINEERING  
PO BOX 680963  
MARIETTA, GEORGIA 30068  
678-560-4161

REGISTERED PROFESSIONAL ENGINEER  
MICHAEL D. RITCH  
GSCWC LEVEL II CERTIFICATION  
NO. 03427

**CLIENT NAME**  
ECLIPSE BRAND BUILDERS  
3655 BROOKSIDE PARKWAY  
SUITE 450  
ALPHARETTA, GA 30022  
678-894-4360

**PROJECT TITLE**  
GEORGIA UNITED CREDIT UNION  
PARCEL 8  
MOSAIC TOWN CENTER  
CITY OF POOLER  
CHATHAM COUNTY, GA

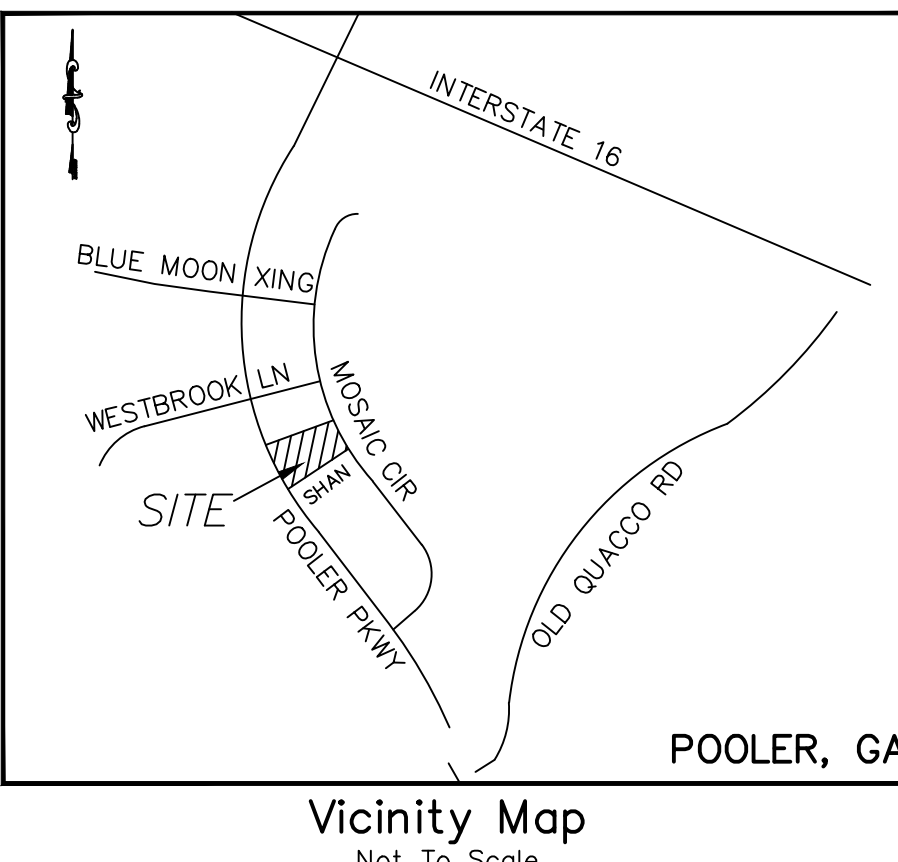
DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	UTILITY PLAN

UTILITY PLAN  
C2A



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
WV	WATER VALVE	WV
WM	WATER METER	WM
GV	GAS VALVE	GV
GM	GAS METER	GM
PP	POWER POLE	PP
LP	LIGHT POLE	LP
POLE	POLE (SEE PLAN)	POLE
FH	TRAFFIC SIGNAL	FH
DI	FIRE HYDRANT	DI
CB	DROP INLET	CB
CB	CATCH BASIN	CB
SS	STORM SEWER LINE	SS
SMH	STORM SEWER MH	SMH
S	SAN. SEWER MH	S
S	SAN. SEWER LINE	S
W	WATER LINE	W
G	GAS LINE	G
P	POWER LINE	P
SC	SEWER CLEANOUT	SC
B	BENCHMARK	B
621.25	SPOT ELEVATION	621.25
622	CONTOUR LINE	622
DA	DRAINAGE ARROW	DA
HS	HANDICAPPED SPACE	HS
TD	TRAFFIC DIRECTION	TD
EP	EDGE OF PAVEMENT	EP
CG	CONCRETE CURB AND GUTTER	CG
CH	CONCRETE HEADER CURB	CH



**SITE SUMMARY**  
 OWNER: GEORGIA UNITED CREDIT UNION  
 USE: FINANCIAL INSTITUTION (CREDIT UNION)  
 ZONED: PUD  
 PARCEL ID: 51009 01104  
 TOTAL SITE AREA: 1.304 ACRES  
 EXISTING IMPERVIOUS AREA: 0.000 ACRES (0.00%)  
 EXISTING PERVIOUS AREA (OPEN SPACE AREA): 1.304 ACRES (100.00%)  
 PROPOSED IMPERVIOUS AREA: 0.830 ACRES (63.70%)  
 PROPOSED PERVIOUS AREA (OPEN SPACE AREA): 0.474 ACRES (36.30%)  
 PROPOSED DISTURBED AREA: 1.52 ACRES  
**SETBACKS:**  
 FRONT - 30' (FROM ROAD CENTERLINE)  
 SIDE - 20' (FROM ROAD CENTERLINE)  
 REAR - 15' (FROM ROAD CENTERLINE)  
**PARKING:**  
 REQUIRED - 1 SP PER 300 SF = 16 SPACES  
 PROVIDED - 40 SPACES - (INCL. 2 ADA SPACES)  
 BUILDING AREA: 4,822 SF  
 BUILDING HEIGHT:  
 ALLOWABLE: 125'  
 PROPOSED: 30' INCLUDING TOWER

**GENERAL NOTES**

- 1) ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- 2) ALL WORK SHALL COMPLY WITH APPLICABLE PRACTICES. STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY PROVIDED BY THE OWNER.
- 3) CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS OR SPECIFICATIONS.
- 4) DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
- 5) SIGNS ON THIS PLAN ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS ARE TO BE PERMITTED SEPARATELY.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- 7) THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS, A COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND A COPY OF ALL PERMITS ON THE JOB AT ALL TIMES.
- 8) THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
- 9) THE CONTRACTOR IS RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.
- 10) ALL IMPROVEMENTS TO CONFORM WITH CITY OF POOLER CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.

**COMPACTION AND PAVING NOTES**

- 1) ALL FILL MATERIAL AND SUBGRADE SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY OTHERS.
- 2) CONCRETE FOR ON-SITE CURB AND GUTTER SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.
- 3) 1/2 INCH EXPANSION JOINTS OF PRE-MOLDED BITUMASTIC EXPANSION JOINT MATERIAL SHALL BE PROVIDED AT ALL RADIUS POINTS AND AT INTERVALS NOT TO EXCEED 50 FEET IN THE REMAINDER OF THE ON-SITE CURB AND GUTTER.
- 4) WITHIN THE RIGHT-OF-WAY, SUB-BASE MUST BE COMPACTED TO A DEPTH OF 24" AT 100% STANDARD PROCTOR DENSITY.

**NOTE:**

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

**CAUTION - NOTICE TO CONTRACTOR**

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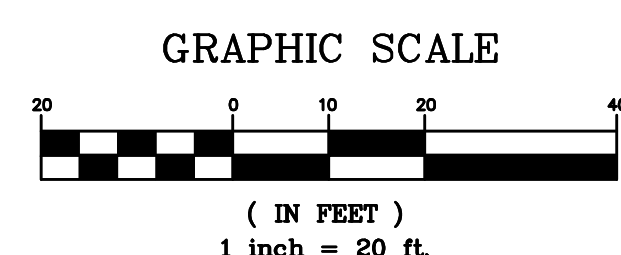
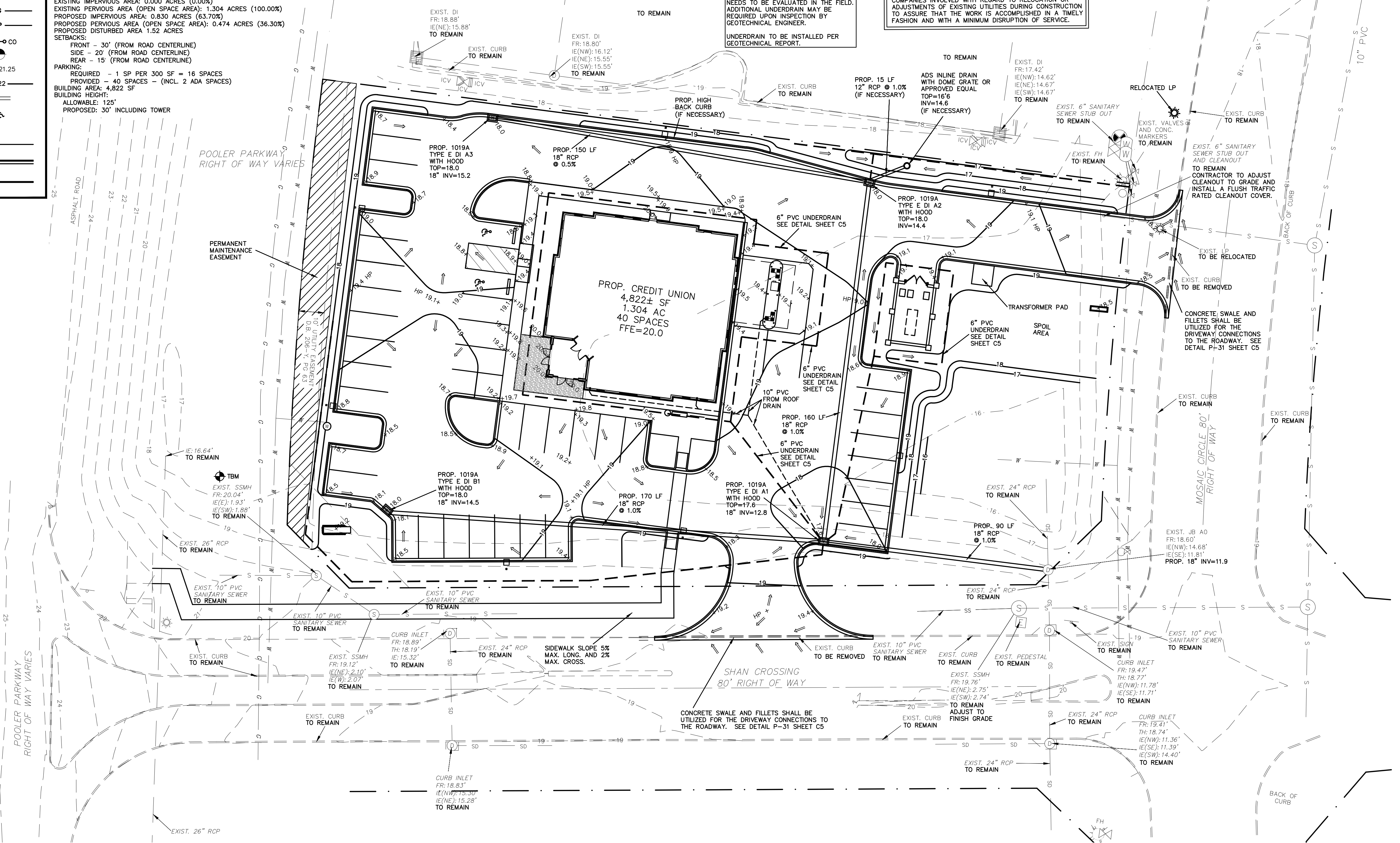
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

**FLOOD PLAIN NOTE**

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13051001000 AND THE DATE OF SAID MAP IS 8/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, AND ELEVATIONS ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

THE EXTENT OF REQUIRED UNDERDRAIN NEEDS TO BE EVALUATED IN THE FIELD. ADDITIONAL UNDERDRAIN MAY BE REQUIRED UPON INSPECTION BY GEOTECHNICAL ENGINEER. UNDERDRAIN TO BE INSTALLED PER GEOTECHNICAL REPORT.



**OWNER**  
 GEORGIA UNITED CREDIT UNION  
 6705 SUGARLOAF PARKWAY  
 DULUTH, GA 30097  
 770-476-6400

**SURVEYOR**  
 BREWER LAND SURVEYING  
 604 US HIGHWAY 80W  
 POOLER, GA 31322  
 912-856-2205

**CIVIL ENGINEER**  
 SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GA 30068  
 678-560-4161

**ARCHITECT**  
 ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**24 HOUR CONTACT**  
**MIKE TOPE**  
**770-476-6400**



**REVISIONS**

02-16-26
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SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GEORGIA 30068  
 678-560-4161

GSWCC LEVEL II CERTIFICATION  
 NO. 03427

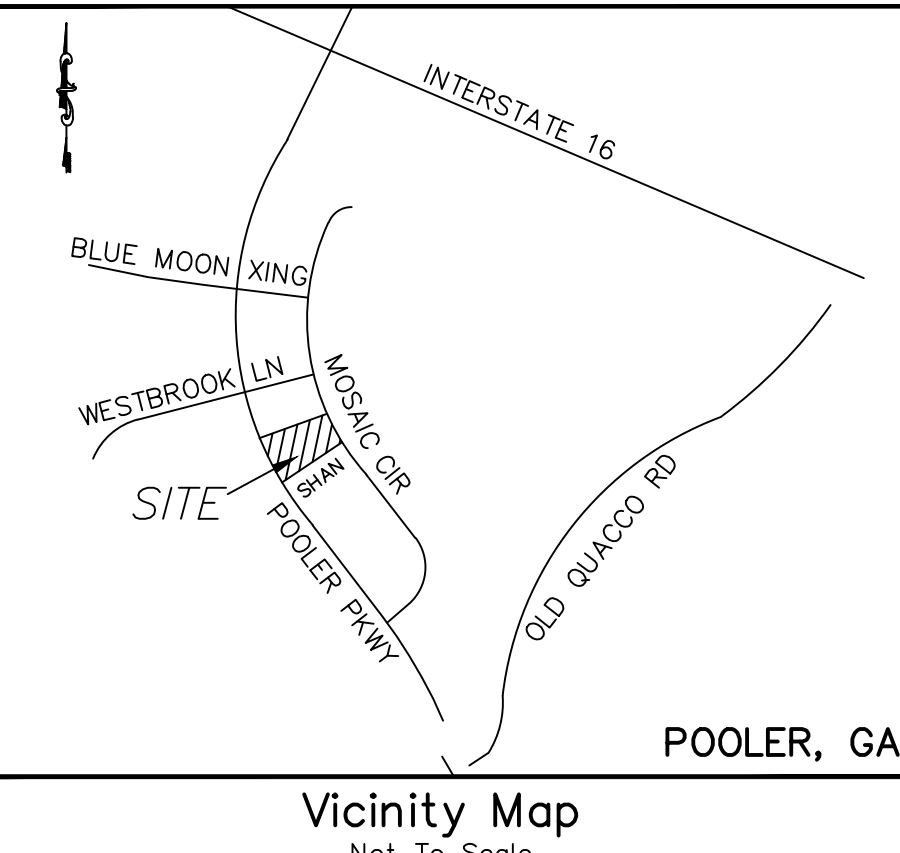
**CLIENT NAME**  
 ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**PROJECT TITLE**  
 GEORGIA UNITED CREDIT UNION  
 PARCEL 8  
 MOSIAC TOWN CENTER  
 CITY OF POOLER  
 CHATHAM COUNTY, GA

DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	GRADING PLAN
	C3

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
⊕ WV	WATER VALVE	⊕ WV
□ WM	WATER METER	□ WM
⊕ GV	GAS VALVE	⊕ GV
□ GM	GAS METER	□ GM
⊕ PP	POWER POLE	⊕ PP
⊕ LP	LIGHT POLE	⊕ LP
○ POLE	POLE (SEE PLAN)	○ POLE
⊕ FH	TRAFFIC SIGNAL	⊕ FH
⊕ DI	FIRE HYDRANT	⊕ DI
⊕ CB	DROP INLET	⊕ CB
⊕ CB	CATCH BASIN	⊕ CB
—	STORM SEWER LINE	—
—	STORM SEWER MH	—
—	SAN. SEWER MH	—
—	SAN. SEWER LINE	—
—	WATER LINE	—
—	GAS LINE	—
—	POWER LINE	—
—	SEWER CLEANOUT	—
⊕	BENCHMARK	⊕
+ 621.25	SPOT ELEVATION	+ 621.25
—	CONTOUR LINE	—
←	DRAINAGE ARROW	←
♿	HANDICAPPED SPACE	♿
→	TRAFFIC DIRECTION	→
—	EDGE OF PAVEMENT	—
—	CONCRETE CURB AND GUTTER	—
—	CONCRETE HEADER CURB	—



**FLOOD PLAIN NOTE**  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13051C0109G AND THE DATE OF SAID MAP IS 8/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

**NOTE:**  
 PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

**CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

**CONSTRUCTION ACTIVITY SCHEDULE**

DESCRIPTION	MONTHS					
	1	2	3	4	5	6
INSTALLATION OF THE PERIMETER EROSION CONTROL MEASURES TO INCLUDE BUT NOT BE LIMITED TO CONSTRUCTION EXIT, AND PERIMETER SILT FENCE.						
INSTALLATION OF UNDERGROUND UTILITIES. PROVIDE MULCHING AND TEMPORARY SEEDING FOR STABILIZATION.						
GRADE SITE. INSTALL INTERMEDIATE EROSION CONTROL MEASURES.						
BUILDING CONSTRUCTION						
INSTALLATION OF PERMANENT VEGETATION TO INCLUDE SODDING AND FINAL LANDSCAPING. INSTALL REMAINING PERMANENT EROSION CONTROL MEASURES						
MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES						
REMOVE SEDIMENT AND DEBRIS FROM STORM SEWER AND DRAINAGE STRUCTURES. REMOVE TEMPORARY EROSION CONTROL MEASURES						

**DESCRIPTION OF APPROPRIATE CONTROLS TO BE INSTALLED FOR INITIAL PHASE EROSION CONTROL:**  
 CO CONSTRUCTION EXIT - A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

CONCRETE WASHOUT - A LOCATION FOR THE CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES THAT CONTAINS CONCRETE AND WATER.

Du DUST CONTROL - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS AND SIMILAR SITES.

Ds1 MULCHING - ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.

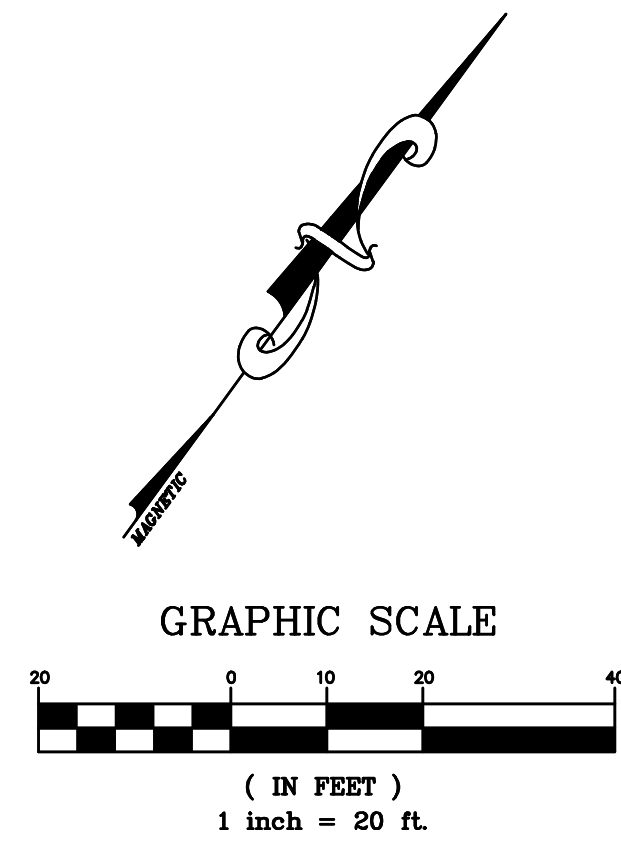
Ds2 TEMPORARY SEEDING - ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

SILT FENCE TYPE "C" FOR PERIMETER CONTROL SEDIMENT STORAGE - A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.

Sd2-P INLET TRAPS (PIGS IN A BLANKET) - CINDER BLOCKS WRAPPED IN FILTER FABRIC PLACED IN THE OPENING OF STORM STRUCTURES TO PREVENT SEDIMENT FROM ENTERING THE STORM SYSTEM.

Sd4-C ROCK OUTLET FOR SEDIMENT STORAGE - A SMALL TEMPORARY POND THAT DRAINS A DISTURBED AREA SO THAT SEDIMENT CAN SETTLE OUT. ROCK OUTLET TO BE INSTALLED AROUND EXISTING PIPE TO FILTER RUNOFF AND TRAP SEDIMENT.

FOR INITIAL EROSION CONTROL  
 SEDIMENT TABLES AND CALCS  
 SEE SHEET C4F



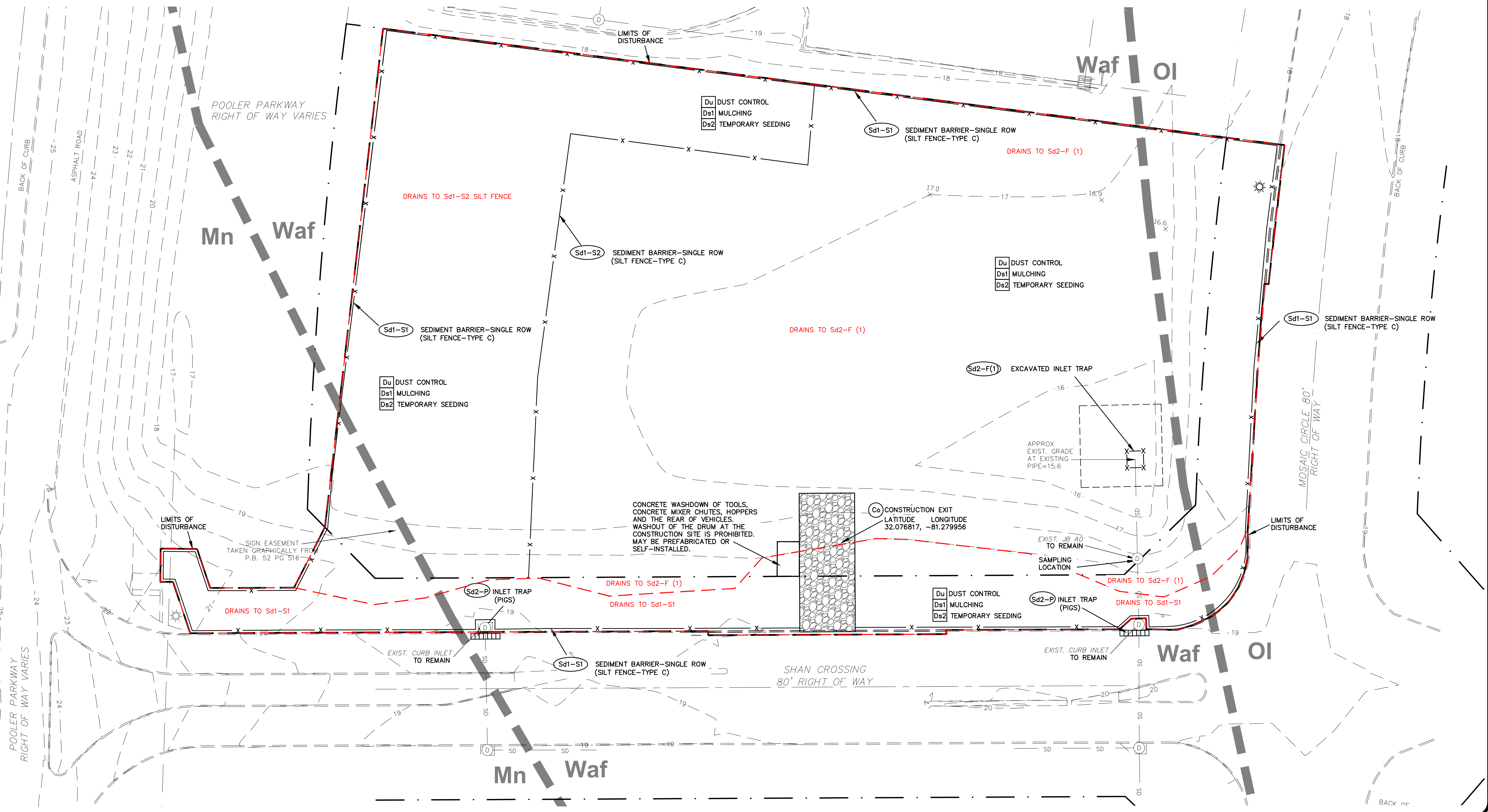
**OWNER**  
 GEORGIA UNITED CREDIT UNION  
 6705 SUGARLOAF PARKWAY  
 DULUTH, GA 30097  
 770-476-6400

**SURVEYOR**  
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**CIVIL ENGINEER**  
 SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GA 30068  
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**ARCHITECT**  
 ECLIPSE BRAND BUILDERS  
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 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**24 HOUR CONTACT**  
**MIKE TOPE**  
**770-476-6400**



**REVISIONS**

02-16-26
03-26-26

SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GEORGIA 30068  
 678-560-4161

REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL D. RITCHIE  
 GSWCC LEVEL II CERTIFICATION  
 NO. 03427

**CLIENT NAME**  
 ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**PROJECT TITLE**  
 GEORGIA UNITED CREDIT UNION  
 PARCEL 8  
 MOSIAC TOWN CENTER  
 CITY OF POOLER  
 CHATHAM COUNTY, GA

**DATE** 12-19-25  
**PROJECT NO.** 25516  
**DRAWN BY** JDR  
**SCALE** 1"=20'  
**DRAWING TITLE**  
 INITIAL EROSION CONTROL PLAN  
**C4A**

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
WV	WATER VALVE	WV
WM	WATER METER	WM
GV	GAS VALVE	GV
GM	GAS METER	GM
PP	POWER POLE	PP
LP	LIGHT POLE	LP
POLE	POLE (SEE PLAN)	POLE
	TRAFFIC SIGNAL	
FH	FIRE HYDRANT	FH
DI	DROP INLET	DI
CB	CATCH BASIN	CB
	STORM SEWER LINE	
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	SAN. SEWER MH	
	SAN. SEWER LINE	
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	BENCHMARK	
	SPOT ELEVATION	
	CONTOUR LINE	
	DRAINAGE ARROW	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	

**CONSTRUCTION ACTIVITY SCHEDULE**

DESCRIPTION	MONTHS					
	1	2	3	4	5	6
INSTALLATION OF THE PERIMETER EROSION CONTROL MEASURES TO INCLUDE BUT NOT BE LIMITED TO CONSTRUCTION EXIT, AND PERIMETER SILT FENCE.						
INSTALLATION OF UNDERGROUND UTILITIES. PROVIDE MULCHING AND TEMPORARY SEEDING FOR STABILIZATION.						
GRADE SITE. INSTALL INTERMEDIATE EROSION CONTROL MEASURES.						
BUILDING CONSTRUCTION						
INSTALLATION OF PERMANENT VEGETATION TO INCLUDE SODDING AND FINAL LANDSCAPING. INSTALL REMAINING PERMANENT EROSION CONTROL MEASURES						
MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES						
REMOVE SEDIMENT AND DEBRIS FROM STORM SEWER AND DRAINAGE STRUCTURES. REMOVE TEMPORARY EROSION CONTROL MEASURES						

FOR INTERMEDIATE EROSION CONTROL  
SEDIMENT TABLES AND CALCS  
SEE SHEET C4F

**POLLUTION PREVENTION PRACTICES & REMEDIATION OF PETROLEUM SPILLS AND LEAKS.**

THE CONTRACTOR IS PROHIBITED FROM STORING OIL OR ANY HAZARDOUS WASTE MATERIAL AT THE CONSTRUCTION SITE. CONSTRUCTION EQUIPMENT AND VEHICLES ARE THE ONLY ANTICIPATED SOURCE OF POTENTIAL POLLUTION EXPECTED WITHIN THE CONSTRUCTION AREA FOR THIS PROJECT.

PREVENTION OF SPILLS AND LEAKS - THE CONTRACTOR IS RESPONSIBLE FOR MINIMIZING THE POTENTIAL OF POLLUTION FROM EQUIPMENT AND VEHICLE LEAKS OR SPILLS REACHING ANY RECEIVING WATERS. AT A MINIMUM, THE FOLLOWING PRACTICES SHALL BE IMPLEMENTED:

- REGULARLY INSPECT ONSITE VEHICLES AND EQUIPMENT FOR LEAKS AND REPAIR IMMEDIATELY.
- CHECK INCOMING VEHICLES AND EQUIPMENT FOR LEAKING OIL AND FLUIDS. DO NOT ALLOW LEAKING VEHICLES OR EQUIPMENT ONSITE.
- IF FUELING MUST OCCUR ONSITE, USE LOCATIONS AWAY FROM DRAINAGE COURSES TO PREVENT THE RUNOFF OF STORMWATER AND THE RUNOFF OF SPILLS. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN, WHEN FUELING TO CATCH SPILLS/LEAKS.
- IF MAINTENANCE MUST OCCUR ONSITE, USE A DESIGNATED AREA AND SECONDARY CONTAINMENT, LOCATED AWAY FROM DRAINAGE COURSES, TO PREVENT THE RUNOFF OF STORMWATER AND THE RUNOFF OF SPILLS.
- ALWAYS USE SECONDARY CONTAINMENT, SUCH AS DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS OR LEAKS WHEN REMOVING OR CHANGING FLUIDS. PROMPTLY TRANSFER USED FLUIDS TO PROPER WASTE OR RECYCLING CONTAINERS. IMMEDIATELY REMOVE FROM SITE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- TO THE EXTENT THAT THE WORK CAN BE ACCOMPLISHED SAFELY, SPILLS OF OIL OR PETROLEUM PRODUCTS SHOULD BE CONTAINED AND CLEANED UP IMMEDIATELY. SPILLS SHOULD BE COVERED AND PROTECTED FROM STORMWATER RUNOFF DURING RAINFALL TO THE EXTENT THAT IT DOESN'T COMPROMISE CLEAN UP ACTIVITIES.

CLEANUP OF PETROLEUM LEAKS OR SPILLS- CLEAN UP LEAKS AND SPILLS IMMEDIATELY. NEVER HOSE DOWN OR BURY SPILLS. REMOVE CONTAMINATED SOILS AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

MINOR SPILLS: CONTAIN THE SPREAD OF THE SPILL, REMOVE CONTAMINATED SOILS, AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

SEMI-SIGNIFICANT SPILLS: SPILLS SHOULD BE CLEANED UP IMMEDIATELY WITH THE AID OF AS MANY ONSITE PERSONNEL AS NECESSARY. IMMEDIATELY CONTAIN THE SPILL BY CONSTRUCTING AN EARTHEN DIKE. DIG UP AND PROPERLY DISPOSE OF CONTAMINATED SOIL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

SIGNIFICANT SPILLS: FOR SIGNIFICANT SPILLS THAT CANNOT BE CONTROLLED BY PERSONNEL IN THE IMMEDIATE VICINITY, THE FOLLOWING STEPS SHOULD BE TAKEN:

- NOTIFY THE LOCAL EMERGENCY RESPONSE BY CONTACTING 911.
  - IN ADDITION TO 911, THE CONTRACTOR WILL NOTIFY THE PROPER 24 HOUR EMERGENCY CONTACT.
- THE SERVICES OF A SPILLS CONTRACTOR OR A HAZ-MAT TEAM SHOULD BE OBTAINED IMMEDIATELY. CONSTRUCTION PERSONNEL SHOULD NOT ATTEMPT TO CLEAN UP UNTIL THE APPROPRIATE AND QUALIFIED PERSONNEL HAVE ARRIVED AT THE JOB SITE.

**FLOOD PLAIN NOTE**

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**NOTE:**

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DESCRIPTION OF APPROPRIATE CONTROLS TO BE INSTALLED FOR INITIAL PHASE EROSION CONTROL:  
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Ds2 TEMPORARY SEEDING - ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

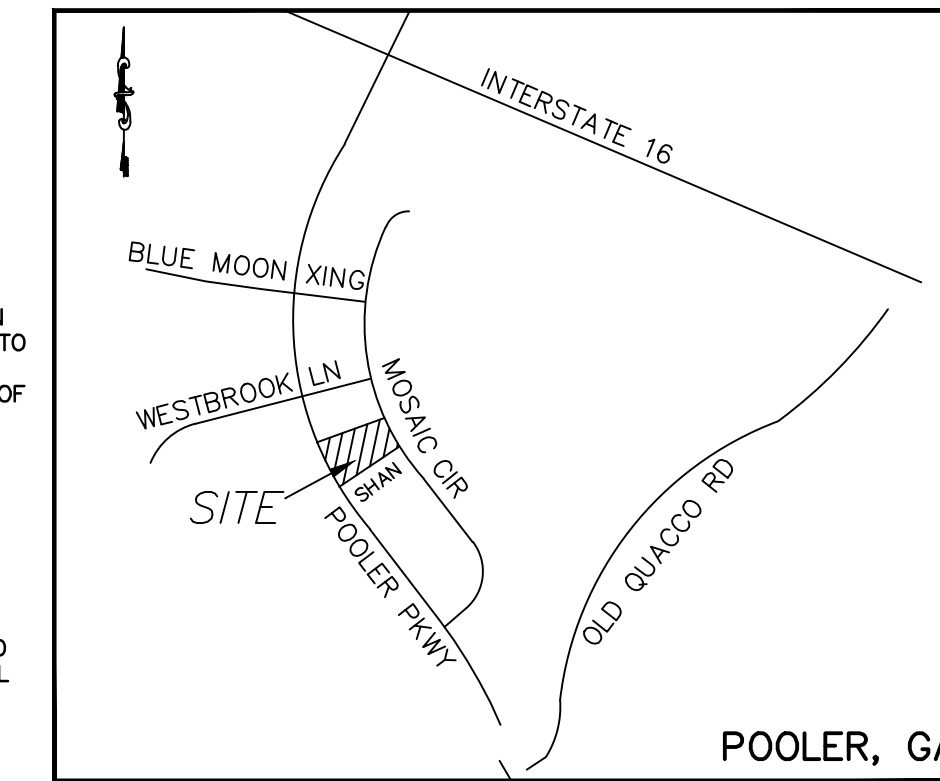
Sd1-S SILT FENCE TYPE "C" - A WOVEN FABRIC BARRIER USED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.

Sd1-NS COMPOST FILTER SOCK - A FILTER SOCK FILLED WITH COMPOST USED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.

Sd2-F INLET TRAPS (FILTER FABRIC) - FILTER FABRIC AND FRAME PLACED IN THE OPENING OF STORM STRUCTURES TO PREVENT SEDIMENT FROM ENTERING THE STORM SYSTEM.

Sd2-P INLET TRAPS (PIGS IN A BLANKET) - CINDER BLOCKS WRAPPED IN FILTER FABRIC PLACED IN THE OPENING OF STORM STRUCTURES TO PREVENT SEDIMENT FROM ENTERING THE STORM SYSTEM.

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Vicinity Map  
Not To Scale

REVISIONS

02-16-26
03-26-26

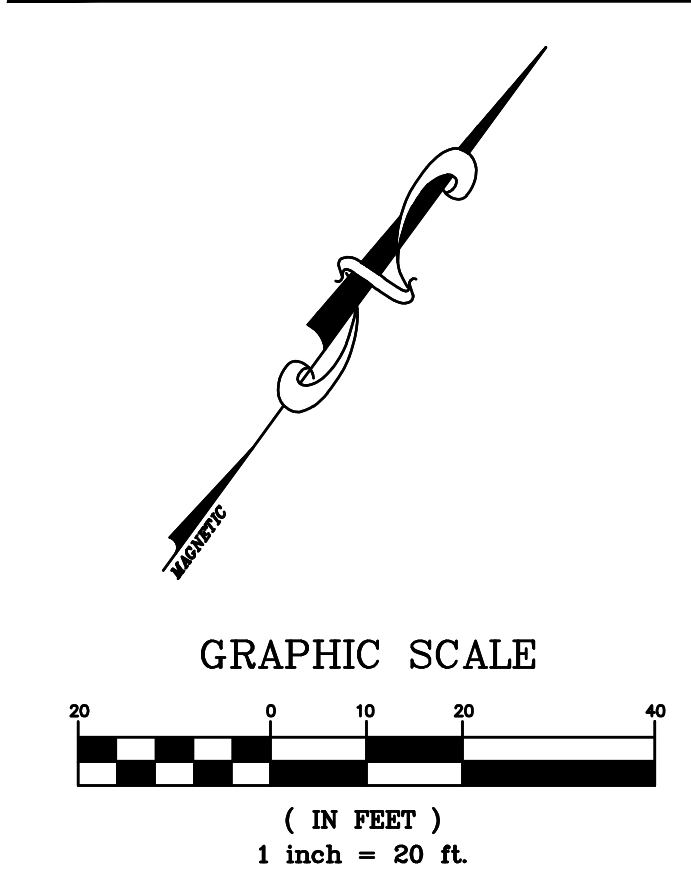
SDG ENGINEERING  
PO BOX 680963  
MARIETTA, GEORGIA 30068  
678-560-4161

GSWCC LEVEL II CERTIFICATION  
NO. 03427

CLIENT NAME  
ECLIPSE BRAND BUILDERS  
3655 BROOKSIDE PARKWAY  
SUITE 450  
ALPHARETTA, GA 30022  
678-894-4360

PROJECT TITLE  
GEORGIA UNITED CREDIT UNION  
PARCEL 8  
MOSIAC TOWN CENTER  
CITY OF POOLER  
CHATHAM COUNTY, GA

DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	INTERMEDIATE EROSION CONTROL PLAN
	C4B



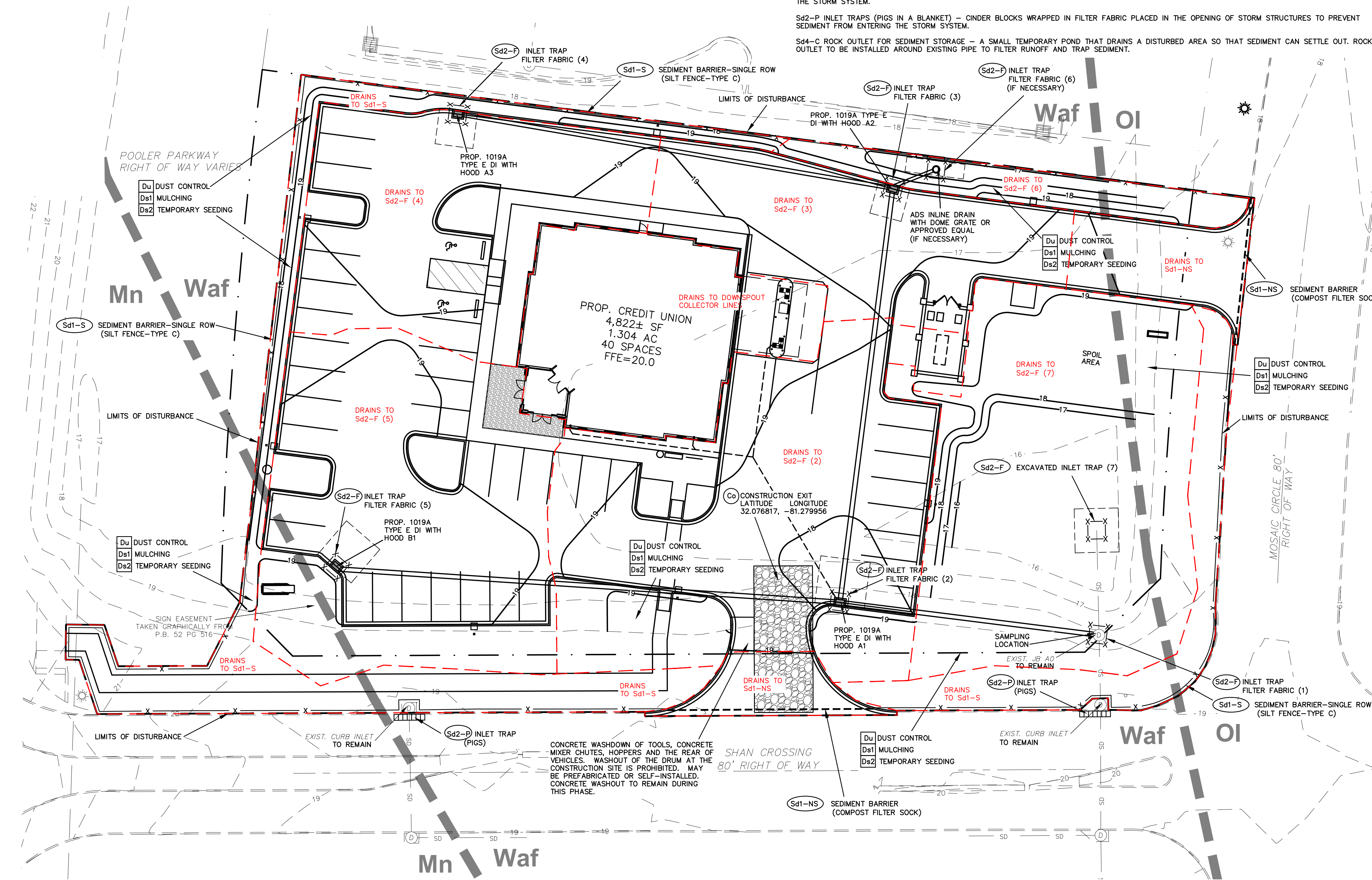
**OWNER**  
GEORGIA UNITED CREDIT UNION  
6705 SUGARLOAF PARKWAY  
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**24 HOUR CONTACT**  
**MIKE TOPE**  
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**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
WV	WATER VALVE	WV
WM	WATER METER	WM
GV	GAS VALVE	GV
GM	GAS METER	GM
PP	POWER POLE	PP
LP	LIGHT POLE	LP
POLE	POLE (SEE PLAN)	POLE
	TRAFFIC SIGNAL	
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DI	DROP INLET	DI
CB	CATCH BASIN	CB
SS	STORM SEWER LINE	SS
SMH	STORM SEWER MH	SMH
SMH	SAN. SEWER MH	SMH
SSL	SAN. SEWER LINE	SSL
WL	WATER LINE	WL
GL	GAS LINE	GL
PL	POWER LINE	PL
SC	SEWER CLEANOUT	SC
EP	EDGE OF PAVEMENT	EP
CCG	CONCRETE CURB AND GUTTER	CCG
CHC	CONCRETE HEADER CURB	CHC

**CONSTRUCTION ACTIVITY SCHEDULE**

DESCRIPTION	MONTHS					
	1	2	3	4	5	6
INSTALLATION OF THE PERIMETER EROSION CONTROL MEASURES TO INCLUDE BUT NOT BE LIMITED TO CONSTRUCTION EXIT, AND PERIMETER SILT FENCE.						
INSTALLATION OF UNDERGROUND UTILITIES. PROVIDE MULCHING AND TEMPORARY SEEDING FOR STABILIZATION.						
GRADE SITE. INSTALL INTERMEDIATE EROSION CONTROL MEASURES.						
BUILDING CONSTRUCTION						
INSTALLATION OF PERMANENT VEGETATION TO INCLUDE SODDING AND FINAL LANDSCAPING. INSTALL REMAINING PERMANENT EROSION CONTROL MEASURES						
MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES						
REMOVE SEDIMENT AND DEBRIS FROM STORM SEWER AND DRAINAGE STRUCTURES. REMOVE TEMPORARY EROSION CONTROL MEASURES						

DESCRIPTION OF APPROPRIATE CONTROLS TO BE INSTALLED FOR INITIAL PHASE EROSION CONTROL:  
 Ds4 - SOD - A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED SOILS.

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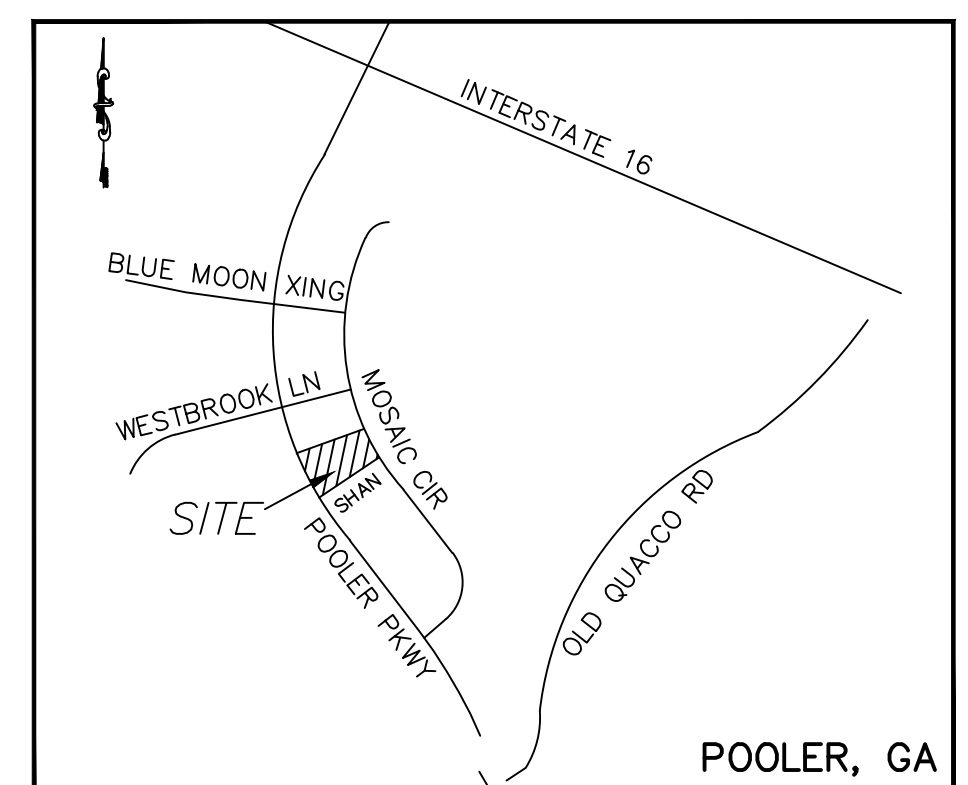
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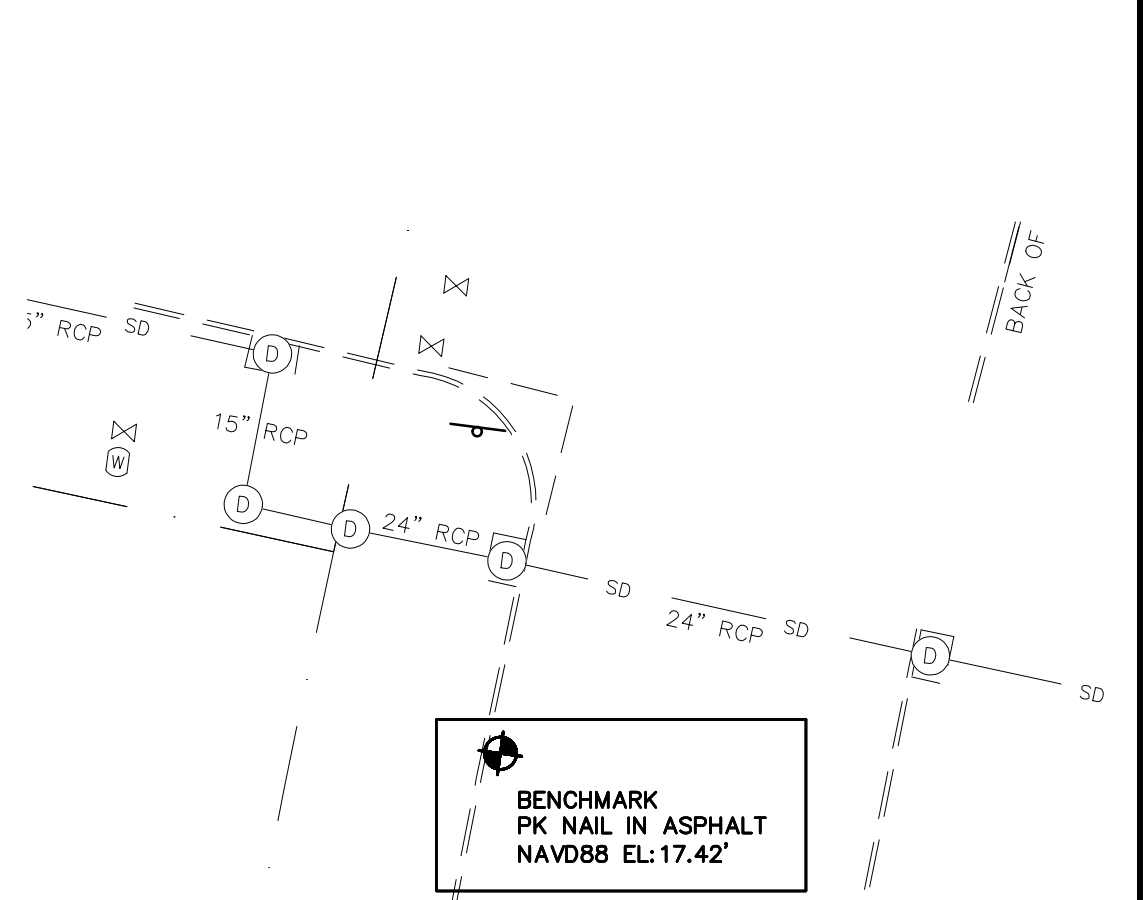
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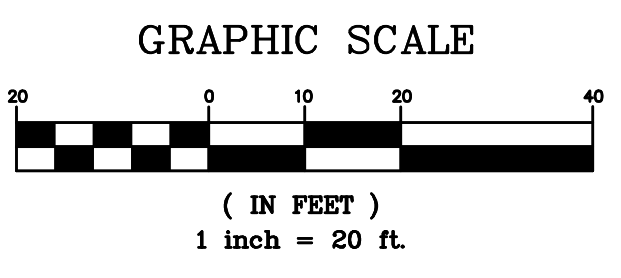
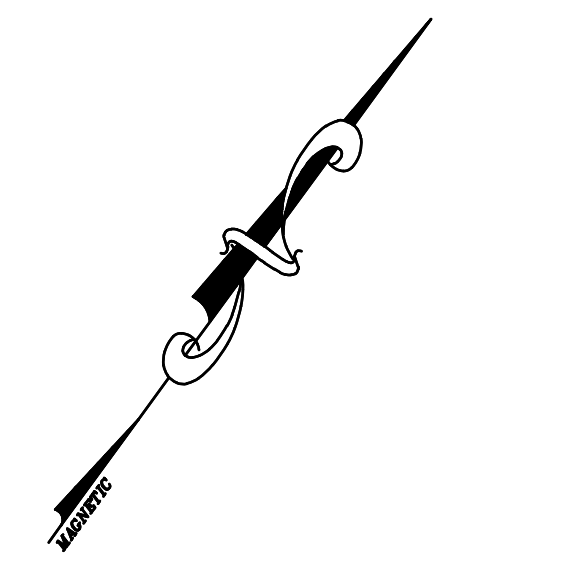
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Vicinity Map  
Not To Scale



BENCHMARK  
PK NAIL IN ASPHALT  
NAVD88 EL:17.42'



**OWNER**  
 GEORGIA UNITED CREDIT UNION  
 6705 SUGARLOAF PARKWAY  
 DULUTH, GA 30097  
 770-476-6400

**SURVEYOR**  
 BREWER LAND SURVEYING  
 604 US HIGHWAY 80W  
 POOLER, GA 31322  
 912-856-2205

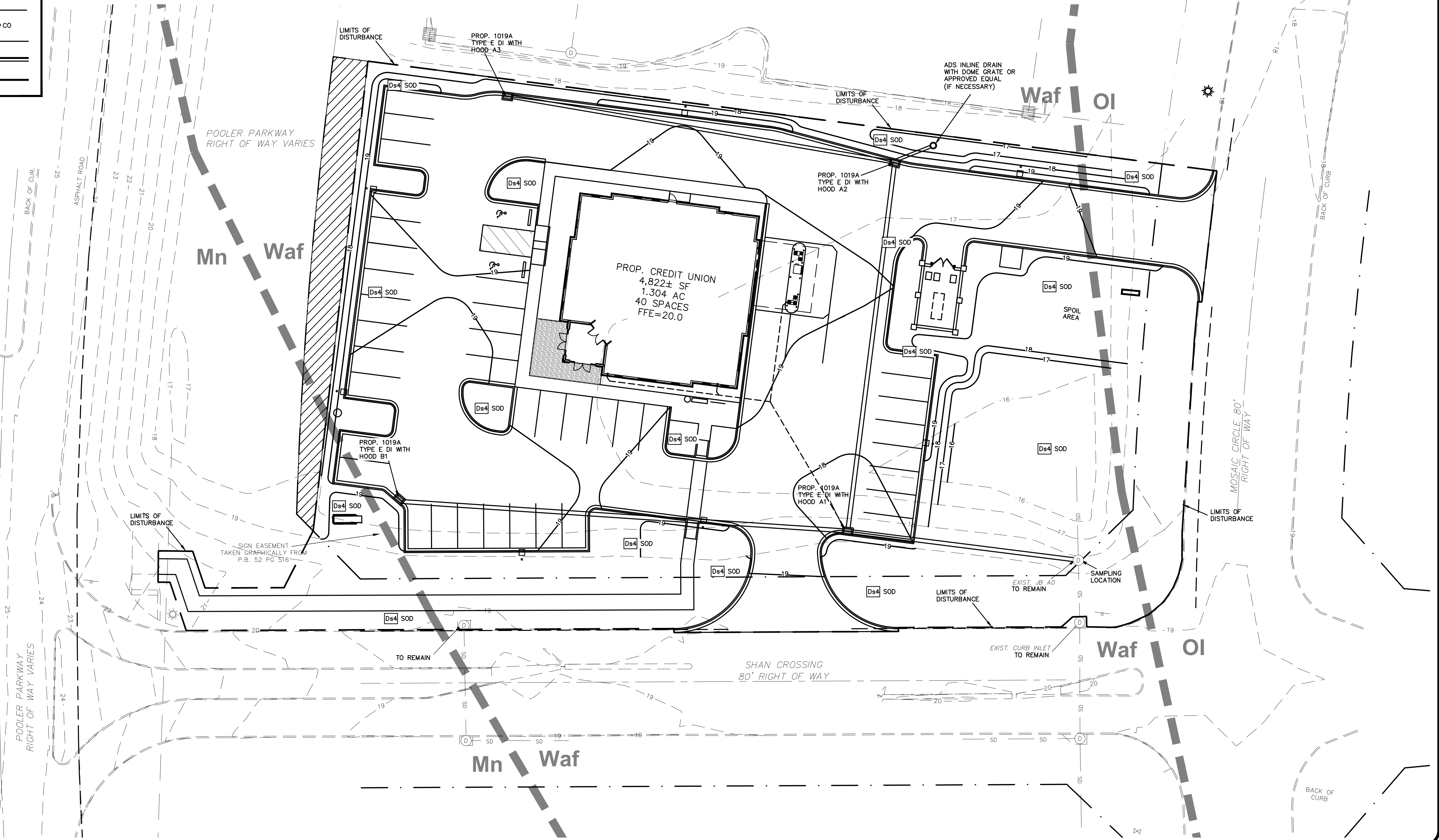
**CIVIL ENGINEER**  
 SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GA 30068  
 678-560-4161

**ARCHITECT**  
 ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**24 HOUR CONTACT**  
**MIKE TOPE**  
**770-476-6400**



Know what's below.  
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**REVISIONS**

02-16-26
02-26-26

**SDG ENGINEERING**  
 PO BOX 680963  
 MARIETTA, GEORGIA 30068  
 678-560-4161

GSWCC LEVEL II CERTIFICATION  
NO. 03427

**CLIENT NAME**

ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

**PROJECT TITLE**

GEORGIA UNITED CREDIT UNION  
 PARCEL 8  
 MOSAIC TOWN CENTER  
 CITY OF POOLER  
 CHATHAM COUNTY, GA

**DATE** 12-19-25  
**PROJECT NO.** 25516  
**DRAWN BY** JDR  
**SCALE** 1"=20'  
**DRAWING TITLE** FINAL EROSION CONTROL PLAN  
**C4C**



GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES STATE SOIL AND WATER CONSERVATION COMMISSION OF GEORGIA

VEGETATIVE MEASURES

STRUCTURAL PRACTICES

CODE	PRACTICE	DESCRIPTION	CODE	PRACTICE	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.	Co	CONSTRUCTION EXIT	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.	Sd1	SEDIMENT BARRIER	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales, or straw or hay, brush, logs and poles, gravel, or a sediment fence. The barriers are usually temporary and inexpensive.
Ds4	DISTURBED AREA STABILIZATION SODDING	A permanent vegetative cover using sods on highly erodible or critically eroded soils.	Sd2	INLET SEDIMENT TRAP	An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Du	DUST CONTROL ON DISTURBED AREAS	Controlling surface and air movement of dust on construction sites, roadways and similar sites.	Sd4	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.

Ds2 TEMPORARY SEEDING

TYPE OF COVER	SEED	APPLICATOR	RATE	IN TOP SOILS
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre

Table 6-4.1 - continued  
PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/ - PLS 3/	Resource Area 4/	Planting Dates by Resource Area	Remarks
MILLET PEARL (Pennisetum glaucum)	alone 50 lbs. 1.1 lb	M-L P C	J F M A M J J A S O N D	88,000 seed per pound. Quick cleanup cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa)	alone 4 bu. (128 lbs.) 2.9 lb in mixtures 1 bu. (28 lbs.) 0.7 lb	M-L P C	J F M A M J J A S O N D	13,000 seed per pound. Use on productive soils. Not as wintery as rye or barley.
RYE (Secale cereale)	alone 3 bu. (168 lbs.) 3.9 lb in mixtures 1 bu. (28 lbs.) 0.6 lb	M-L P C	J F M A M J J A S O N D	18,000 seed per pound. Quick cover. Drought tolerant and wintery.
RYEGRASS, ANNUAL (Lolium temulentum)	alone 40 lbs. 0.9 lb	M-L P C	J F M A M J J A S O N D	227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
SUDANGRASS (Sorghum sudanese)	alone 60 lbs. 1.4 lb	M-L P C	J F M A M J J A S O N D	55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

Ds3 PERMANENT SEEDING

TYPE OF COVER	SEED	APPLICATOR	RATE	IN TOP SOILS
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre
SOIL	GRASS	SPRINKLER	100-200 lbs/acre	100-200 lbs/acre

Table 6-5.2: Permanent Cover Crops  
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER 1/

Species	Broadcast Rates	Resource Area 2/	Planting Dates by Resource Area	Remarks
BAHIA, PENSACOLA (Cynodon dactylon)	alone or with temporary cover 60 lbs. 1.4 lb with other perennials 30 lbs. 0.7 lb	P	J F M A M J J A S O N D	156,000 seed per pound. Low growing. Good for erosion control. Use with companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza or creeping lovegrass.
BAHIA, WILMINGTON (Paspalum notatum)	alone or with temporary cover 60 lbs. 1.4 lb with other perennials 30 lbs. 0.7 lb	M-L P C	J F M A M J J A S O N D	Same as above.
BERMUDA COMMON (Cynodon dactylon)	Hulled seed 10 lbs. 0.2 lb with other perennials 6 lbs. 0.1 lb	P	J F M A M J J A S O N D	1,787,000 seed per pound. Quick cover. Low growing and soil forming. Full sun. Good for athletic fields.
BERMUDA COMMON (Cynodon dactylon)	Unhulled seed 10 lbs. 0.2 lb with other perennials 6 lbs. 0.1 lb	P	J F M A M J J A S O N D	Plant with winter annuals. Plant with Tall Fescue

Table 6-5.2: Permanent Cover Crops  
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER 1/

Species	Broadcast Rates	Resource Area 2/	Planting Dates by Resource Area	Remarks
BERMUDA SPRINGS (Cynodon dactylon)	40 cu ft 0.9 cu ft or sod pieces 3' x 3'	M-L P C	J F M A M J J A S O N D	A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
LESPEDeza SERICEA (Lespedeza cuneata)	60 lbs. 1.4 lb with other perennials 30 lbs. 0.7 lb	M-L P C	J F M A M J J A S O N D	500,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with E. inoculant.
LESPEDeza SHRUB (Lespedeza bicolor)	75 lbs. 1.7 lb	M-L P C	J F M A M J J A S O N D	Mix with Tall fescue or winter annuals. Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
LOVEGRASS, WEEPING (Eragrostis curvata)	4 bu. 0.1 lb alone 2 bu. 0.05 lb	M-L P C	J F M A M J J A S O N D	1,800,000 seed per pound. Quick cover. Drought tolerant. Blue ridge and Valley MLRA. P represents the Southern Piedmont MLRA. C represents the South Coastal Plain/Sand Hills/Black Lands/Atlantic Coast. Flatwoods MLRA. See Figure 6-4.1

**Base and Fertilizer**  
Appropriate lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Granular areas require lime application. Sods 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 (15-15-15, 1,000 lb.) should be applied. Fertilizer should be applied before sod preparation and incorporated with a disk, tillage or chisel.

**Seeding**  
Select a grass or grass-legume mixture suitable to the area and season of the year. Seed should be applied uniformly by hand, cyclone seeder, drill, roller/seeder, or hydrolic seeder (heavy seedbed and fertilizer). Drill or roller/seeder seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is one times the seed diameter. Soil should be "raked" lightly to cover seed with soil and seeded by hand.

**Mulching**  
Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Crushed Stone Construction Exit (With Mulching Only).

TEMPORARY

**Mulching**  
Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas should 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 should be applied at the rate of 2 tons per acre. Dry hay should be applied at a rate of 1.5 tons per acre.  
2. Wood cellulose mulch or wood pulp fiber should be used with hydrolic seeding. It should be applied at the rate of 500 pounds per acre. Dried straw or dry hay should be applied at the rate indicated above after hydrolic seeding.  
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydrolic seeding on slopes 3:1 or steeper.  
4. Georgia landscape fabric containing mature seed should be applied at a rate of three tons per acre.  
5. Fine 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 there commensurate or other ground covers are placed. This is not appropriate for seeded areas.  
6. When using temporary erosion control blankets or block sod, mulch is not required.  
7. Biomimetic treated roofing may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Biomimetic treated roofing shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.  
8. Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when applied to water. The fibers shall contain a dye to allow visual monitoring and soil in waterways 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 should be applied to cover 75% of the soil surface.  
Wood cellulose or wood pulp mulch shall be applied uniformly with hydrolic seeding equipment.

PERMANENT

**Mulching**  
Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas should 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 should be applied at the rate of 2 tons per acre. Dry hay should be applied at a rate of 1.5 tons per acre.  
2. Wood cellulose mulch or wood pulp fiber should be used with hydrolic seeding. It should be applied at the rate of 500 pounds per acre. Dried straw or dry hay should be applied at the rate indicated above after hydrolic seeding.  
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydrolic seeding on slopes 3:1 or steeper.  
4. Georgia landscape fabric containing mature seed should be applied at a rate of three tons per acre.  
5. Fine 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 there commensurate or other ground covers are placed. This is not appropriate for seeded areas.  
6. When using temporary erosion control blankets or block sod, mulch is not required.  
7. Biomimetic treated roofing may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Biomimetic treated roofing shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.  
8. Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when applied to water. The fibers shall contain a dye to allow visual monitoring and soil in waterways 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 should be applied to cover 75% of the soil surface.  
Wood cellulose or wood pulp mulch shall be applied uniformly with hydrolic seeding equipment.

Table 6-5.3: Permanent Cover Crops  
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER 1/

Species	Broadcast Rates	Resource Area 2/	Planting Dates by Resource Area	Remarks
FESCUE, TALL (Festuca arvensis)	alone 50 lbs. 1.1 lb with other perennials 30 lbs. 0.7 lb	M-L P	J F M A M J J A S O N D	227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or crown vetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
LESPEDeza SERICEA (Lespedeza cuneata)	60 lbs. 1.4 lb with other perennials 30 lbs. 0.7 lb	M-L P C	J F M A M J J A S O N D	500,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with E. inoculant.
LESPEDeza SHRUB (Lespedeza bicolor)	75 lbs. 1.7 lb	M-L P C	J F M A M J J A S O N D	Mix with Tall fescue or winter annuals. Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
seed-bearing hay	3 tons 138 lbs	M-L P C	J F M A M J J A S O N D	

Table 6-5.2: Permanent Cover Crops  
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER 1/

Species	Broadcast Rates	Resource Area 2/	Planting Dates by Resource Area	Remarks
LESPEDeza VIRGATA (Lespedeza virgata DC)	60 lbs. 1.4 lb with other perennials 30 lbs. 0.7 lb	M-L P C	J F M A M J J A S O N D	300,000 seed per pound. Height of growth is 18 to 24 inches. Advantages in urban areas. Slowest type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop soil stands. Inoculate seed with E. inoculant.
LESPEDeza SHRUB (Lespedeza bicolor)	75 lbs. 1.7 lb	M-L P C	J F M A M J J A S O N D	Mix with Tall fescue or winter annuals. Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
LESPEDeza BURNING (Lespedeza burnii)	75 lbs. 1.7 lb	M-L P C	J F M A M J J A S O N D	Mix with Tall fescue or winter annuals. Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
LESPEDeza SHRUB (Lespedeza bicolor)	75 lbs. 1.7 lb	M-L P C	J F M A M J J A S O N D	Mix with Tall fescue or winter annuals. Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.
LESPEDeza SHRUB (Lespedeza bicolor)	75 lbs. 1.7 lb	M-L P C	J F M A M J J A S O N D	Mix with Tall fescue or winter annuals. Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.

TYPE	RATE (TON/AC.)	DEPTH (IN)
STRAW OR HAY	2 1/2	6-10
WOODPASTE, CHIPS, SAWDUST, BARK	6-9	4-8

Ds1 MULCHING

1. Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including roots or thatch.
2. Sod should be cut to the desired size within 2 or 3 days. Torn or uneven pads should be rejected.
3. Sod should be cut and installed within 30 hours of digging.
4. Avoid planting when subject to hot heat or hot weather if irrigation is not available.
5. The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-2  
Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L P C	Warm Weather
Bahiagrass	Pensacola	P C	Warm Weather
Centipede		P C	Warm Weather
St. Augustine	Common Daboieg Floratop	C	Warm Weather
Zoysia	Emerald Myer	P C	Warm Weather
Tall Fescue	Kentucky	M-L P	Cool Weather

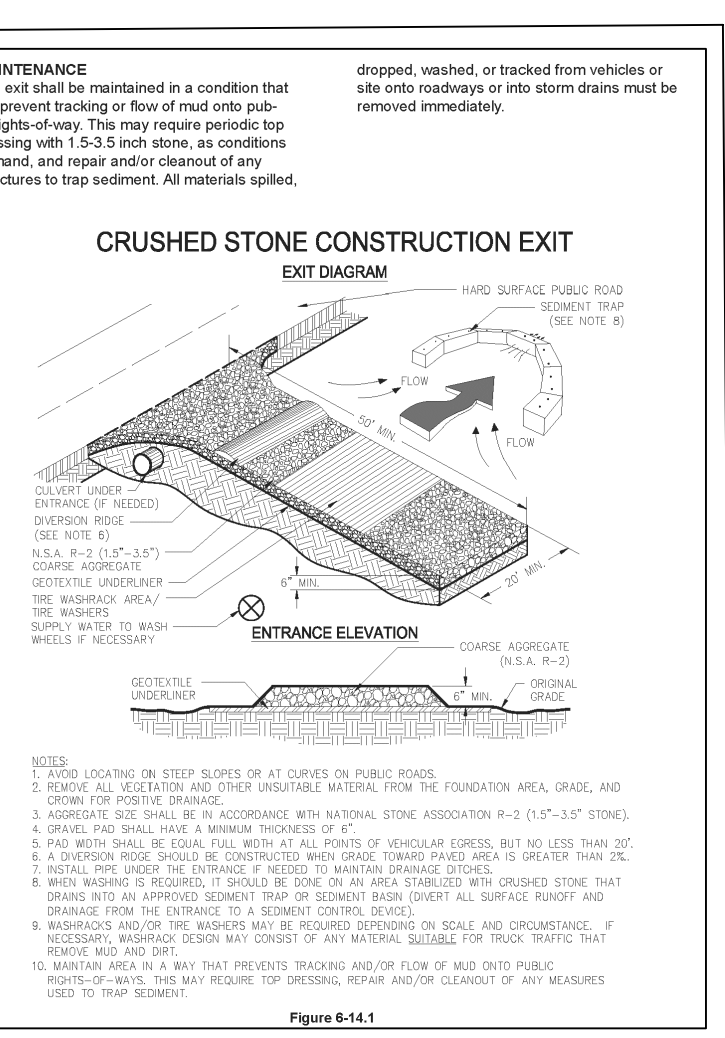
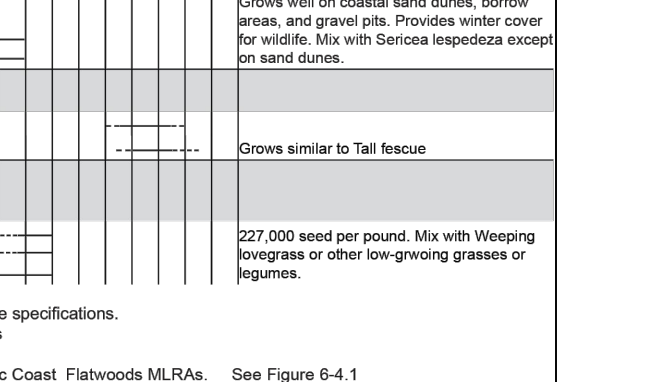
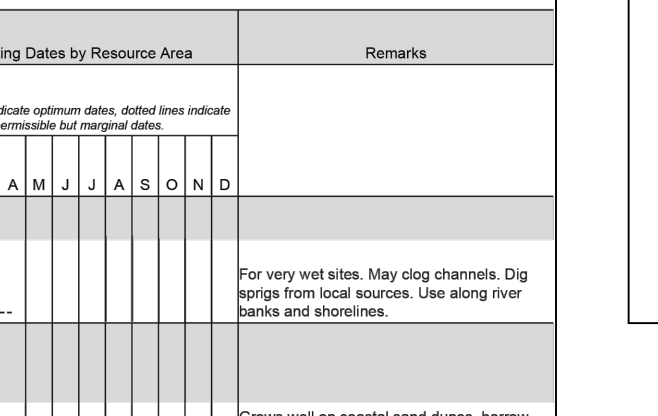
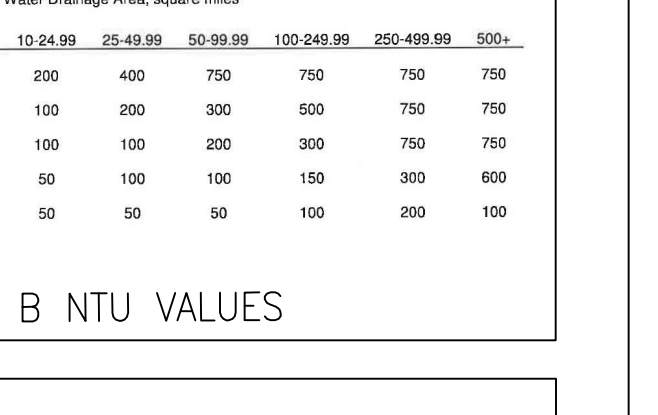
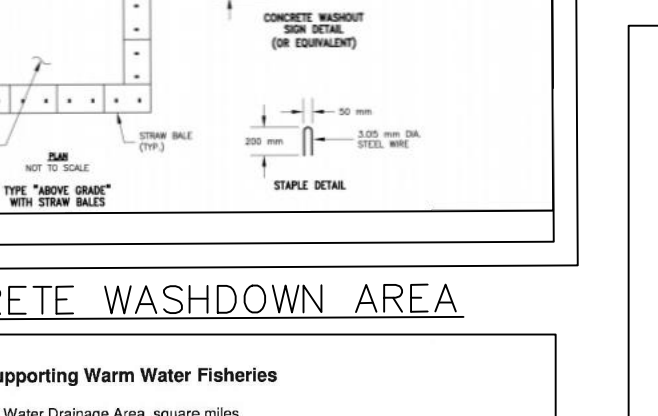
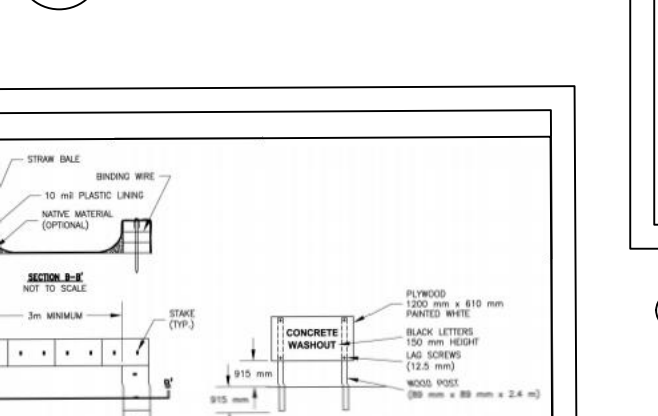
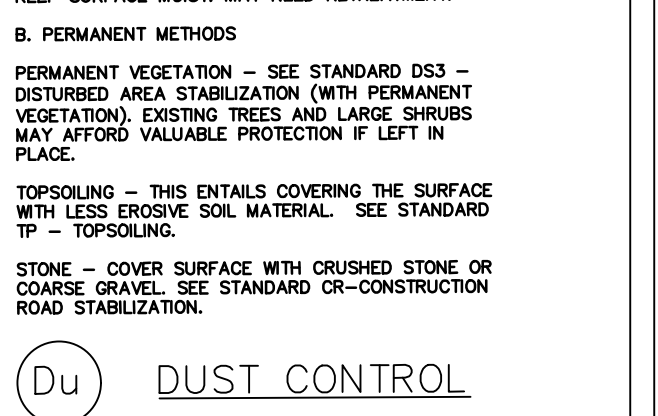
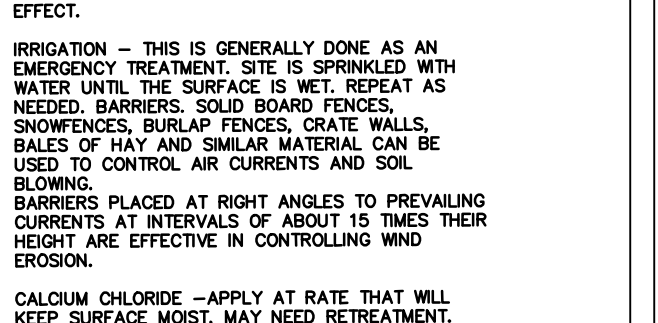
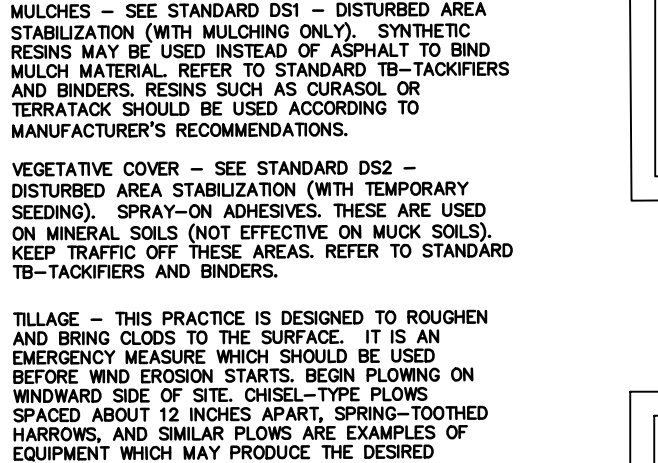
**Maintenance**  
Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2" or as specified (See Figure 6-6.2).  
Apply one ton of agricultural lime as indicated by soil test or every 4-6 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3  
Fertilizer Requirements for Sod

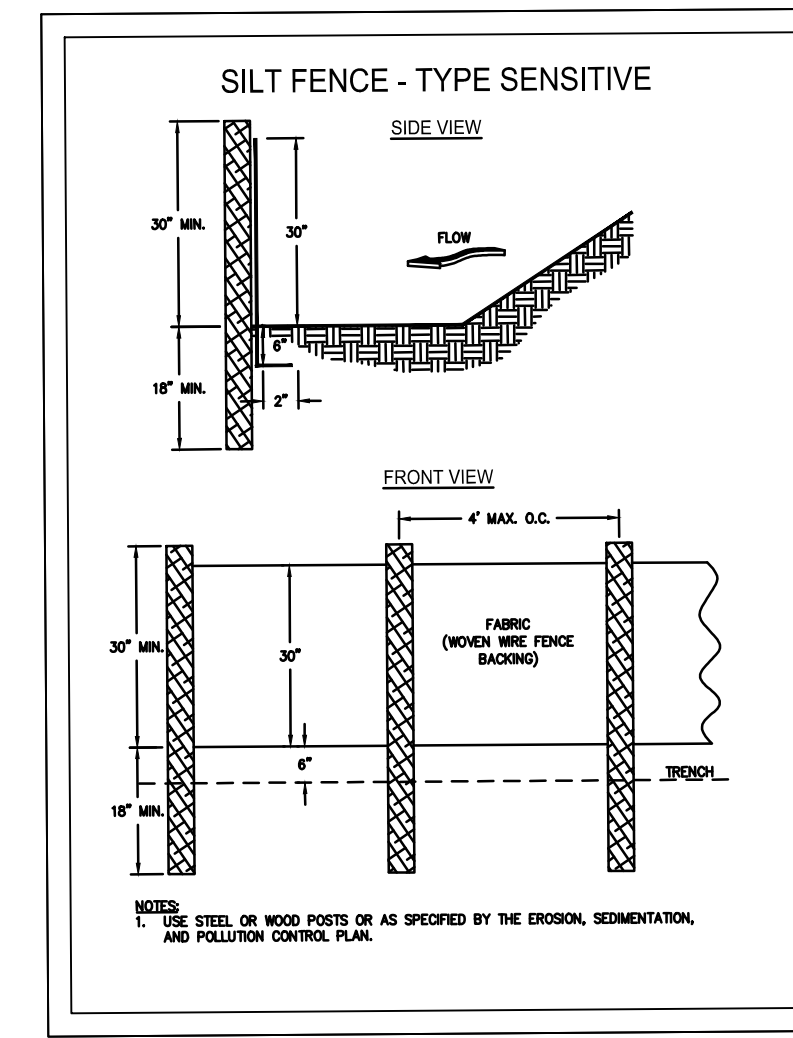
Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lb/acre)	Nitrogen Top Dressing Rate (lb/acre)
Cool season grasses	First Year	6-12-12	1500	50-100
	Second Year	6-12-12	1000	100
Warm season grasses	First Year	6-12-12	1500	30-100
	Second Year	6-12-12	800	50-100
	Third Year	10-10-10	400	30

Ds4 SODDING

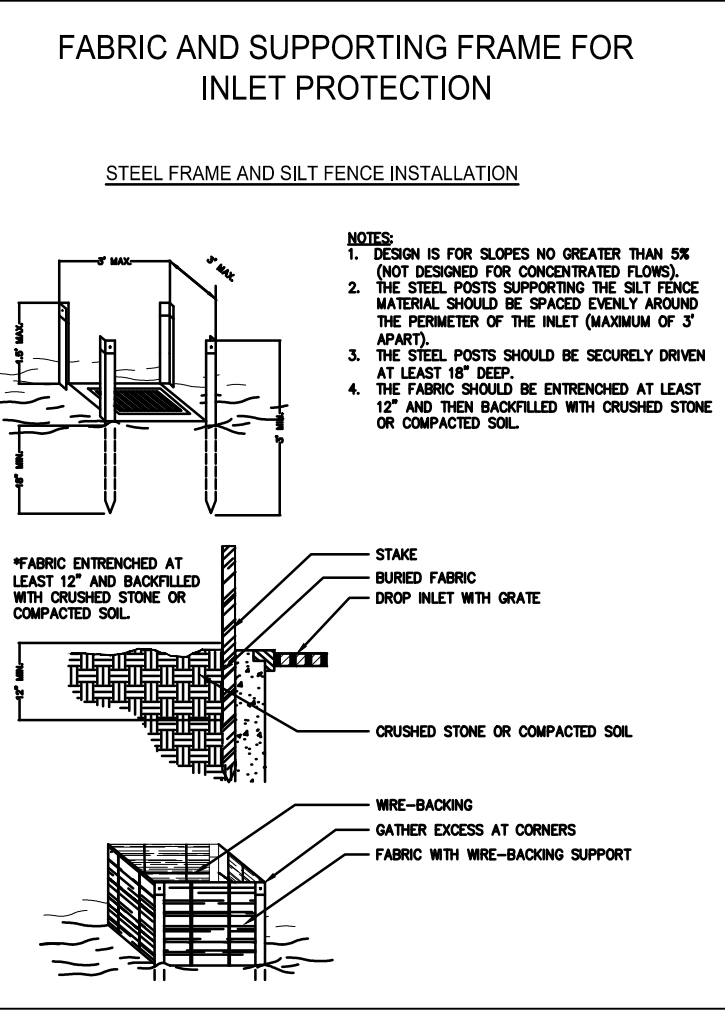
**DEFINITION** - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND SEAMOUNT SITES.  
**PURPOSE** - TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.  
**TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR IRRITANT TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR PLANT LIFE.**  
**CONDITIONS** - THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.  
**METHOD AND MATERIALS**  
MULCHES - SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND TB-TACKIFIERS SUCH AS CURASOL OR TERTACAK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
VEGETATIVE COVER - SEE STANDARD DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING). SPRAY-ON ADHESIVES, THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.  
"BLAZE" - THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLOSD TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHESEL-TYPE FLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.  
IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHESEL-TYPE FLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.  
CALCIUM CHLORIDE - APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.  
B. PERMANENT METHODS  
PERMANENT VEGETATION - SEE STANDARD DS2 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.  
TOPSOILING - THIS ENTAILS COVERING THE SURFACE WITH LESS ERODIBLE SOIL MATERIAL. SEE STANDARD TB-TOPSOILING.  
STONE - COVER SURFACE WITH CRUSHED STONE OR COURSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.



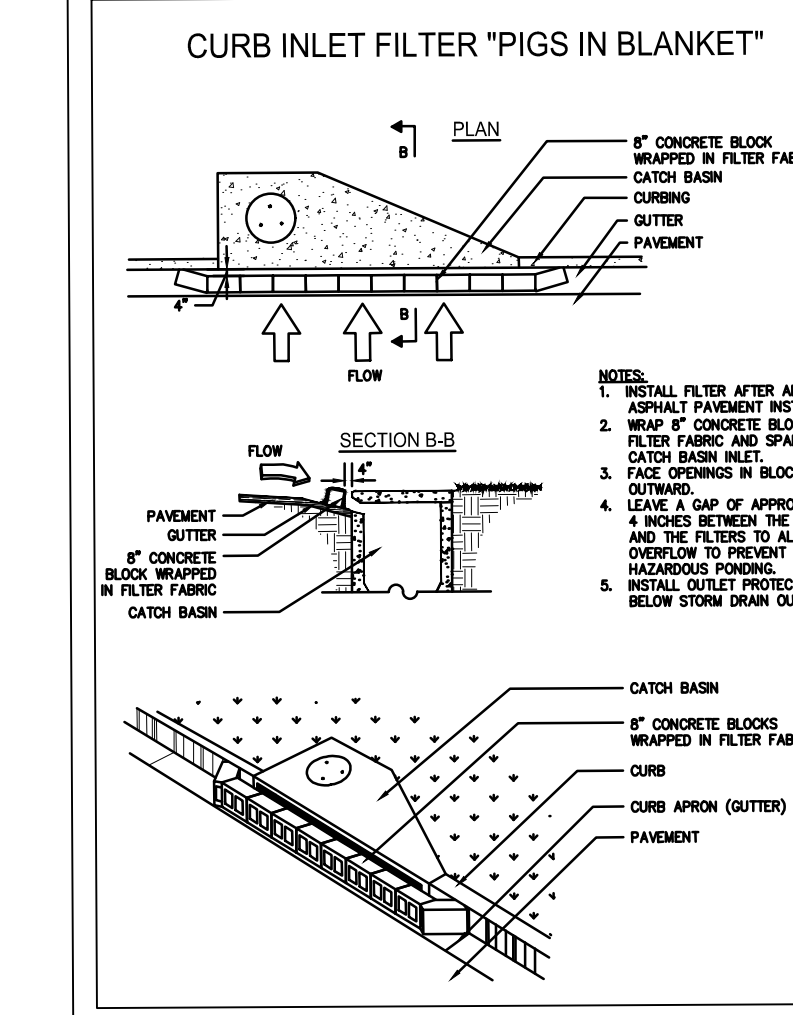
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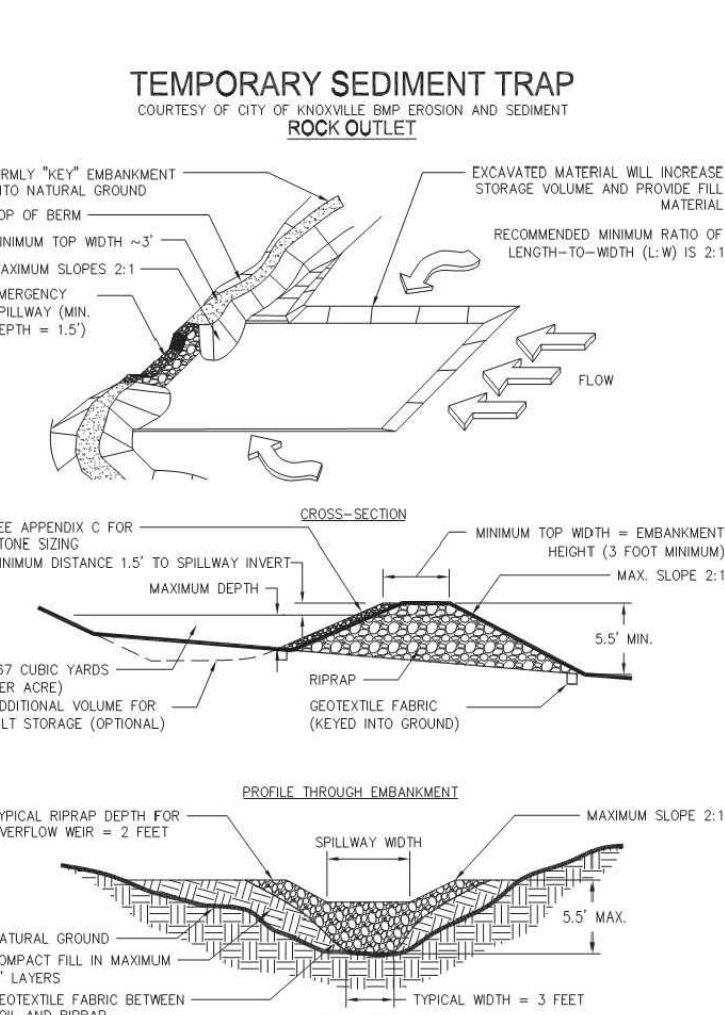
Sd1-S SEDIMENT BARRIER (SILT FENCE - SENSITIVE OR TYPE "C")



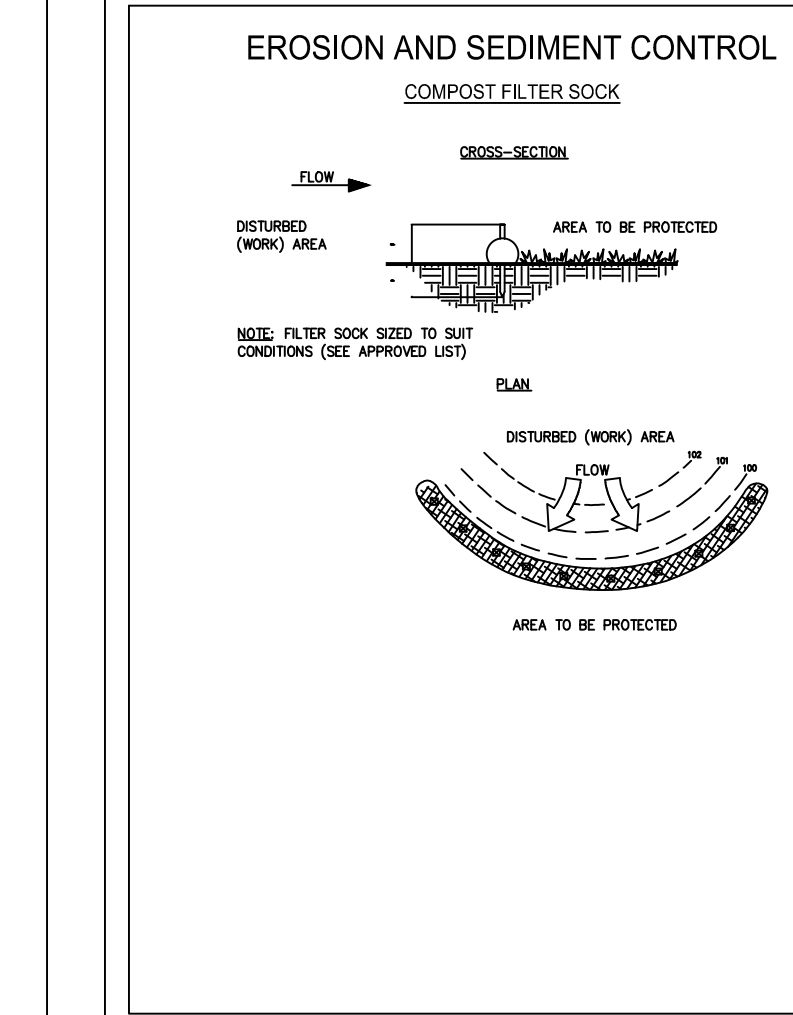
Sd2-F INLET SEDIMENT TRAP (FILTER FABRIC)



Sd2-P INLET SEDIMENT TRAP (PIGS)



Sd4-C TEMPORARY SEDIMENT TRAP



Sd1-NS SEDIMENT BARRIER (COMPOST FILTER SOCK)

REVISIONS

02-16-26
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SDG ENGINEERING  
PO BOX 68063  
MARIETTA, GEORGIA 30068  
678-560-4161

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
MICHAEL D. RITCH  
GSWCC LEVEL II CERTIFICATION NO. 03427

CLIENT NAME  
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3655 BROOKSIDE PARKWAY  
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ALPHARETTA, GA 30022  
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MOSIAC TOWN CENTER  
CITY OF POOLER  
CHATHAM COUNTY, GA

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PROJECT NO. 25516  
DRAWN BY JDR  
SCALE NTS  
DRAWING TITLE EROSION CONTROL DETAILS  
C4E

**EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST**  
**STAND ALONE CONSTRUCTION PROJECTS GAR100001**  
 SWCD: COASTAL REGION 3

Project Name: GEORGIA UNITED CREDIT UNION Address: 2221 POOLER PARKWAY  
 Local Issuing Authority: CITY OF POOLER Date on Plans: 12-19-25  
 Name & Email of person filling out checklist: MICHAEL RITCH — michael@sdgengineering.net

Plan Page # Included  
 C4F  Y

**TO BE SHOWN ON ES&PC PLAN**

- The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.  
 The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed. **Permit IV.D.1. pg 27**
- Level II certification number issued by the Commission, signature and seal of the certified design professional.  
 Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed. The Level II certification must be issued to the Design Professional, after completion of a GSWCC approved course, and whose signature and seal are on the Plan.
- Limits of disturbance shall be less than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include the GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. \*  
 A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed. **Permit IV.D.3. pg 28**
- The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
- Provide the name, address, email address, and phone number of Primary Permittee.
- Note total and disturbed acreages of the project or phase under construction.
- Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
- Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
- Descriptions of the nature of construction activity and existing site conditions.
- Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
- Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
- Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 20** of the permit.
- Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 20** of the permit. \*
- Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect and certify the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation. "\*
- Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of vested 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. "\*
- Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
- Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional. "\*
- Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit. "\*
- Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities. "\*

<input type="checkbox"/> C4D	<input type="checkbox"/> Y	20	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."						
<input type="checkbox"/>	<input type="checkbox"/> N/A	22	Any construction activity which discharges storm water into a Biota 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 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the impaired Stream Segment.						
<input type="checkbox"/>	<input type="checkbox"/> N/A	23	If a TMDL Implementation Plan for sediment has been finalized for the Biota Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *						
<input type="checkbox"/> C4A-B	<input type="checkbox"/> Y	24	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited. *						
<input type="checkbox"/> C4A-C	<input type="checkbox"/> Y	25	Provide BMPs for the remediation of all petroleum spills and leaks.						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	26	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	27	Description of practices to provide cover for building materials and building products on site. *						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	28	Description of the practices that will be used to reduce the pollutants in storm water discharges. *						
<input type="checkbox"/> C4A-B	<input type="checkbox"/> Y	29	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization).						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	30	Provide complete requirements of <u>Inspections</u> and record keeping by the Primary Permittee. *						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	31	Provide complete requirements of <u>Sampling Frequency</u> and <u>Reporting</u> of sampling results. *						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	32	Provide complete details for <u>Retention of Records</u> as per <b>Part IV.F.</b> of the permit. *						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	33	Description of analytical methods to be used to collect and analyze the samples from each location. *						
<input type="checkbox"/> C4D	<input type="checkbox"/> Y	34	Appendix B rationale for NTU values at all outfall sampling points where applicable. *						
<input type="checkbox"/> C4A-C	<input type="checkbox"/> Y	35	Delineate all sampling locations on <u>all phases</u> of the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *						
<input type="checkbox"/> C4A-B	<input type="checkbox"/> Y	36	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan. *						
<input type="checkbox"/>	<input type="checkbox"/> N/A	37	Graphic scale and North arrow.						
<input type="checkbox"/>	<input type="checkbox"/> N/A	38	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: <table border="1" style="margin-left: 20px;"> <tr><th>Map Scale</th><th>Ground Slope</th><th>Contour Intervals, ft.</th></tr> <tr><td>1 inch = 100ft or larger scale</td><td>Flat 0 - 2% Rolling 2 - 8% Steep 8% +</td><td>0.5 or 1 1 or 2 2.5 or 10</td></tr> </table>	Map Scale	Ground Slope	Contour Intervals, ft.	1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2.5 or 10
Map Scale	Ground Slope	Contour Intervals, ft.							
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2.5 or 10							
<input type="checkbox"/>	<input type="checkbox"/> N/A	39	Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at <a href="http://www.gaswcc.org/GeorgiaGov">www.gaswcc.org/GeorgiaGov</a> .						
<input type="checkbox"/>	<input type="checkbox"/> N/A	40	Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *						

<input type="checkbox"/>	<input type="checkbox"/> N/A	41	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
<input type="checkbox"/>	<input type="checkbox"/> N/A	42	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
<input type="checkbox"/> HYDRO	<input type="checkbox"/> STUDY	43	Delineation and acreage of contributing drainage basins on the project site.
<input type="checkbox"/> HYDRO	<input type="checkbox"/> STUDY	44	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
<input type="checkbox"/> HYDRO	<input type="checkbox"/> STUDY	45	Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. <b>For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.</b>
<input type="checkbox"/> HYDRO	<input type="checkbox"/> STUDY	46	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at all storm water discharge points.
<input type="checkbox"/> C4A-C	<input type="checkbox"/> Y	47	Soil series for the project site and their delineation.
<input type="checkbox"/> C4A-B	<input type="checkbox"/> Y	48	The limits of disturbance for each phase of construction.
<input type="checkbox"/> C4A-B	<input type="checkbox"/> Y	49	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are <u>required</u> to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
<input type="checkbox"/> C4A-C	<input type="checkbox"/> Y	50	Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.
<input type="checkbox"/> C4A-E	<input type="checkbox"/> Y	51	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
<input type="checkbox"/> C4E	<input type="checkbox"/> Y	52	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

\* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the \* checklist items would be N/A.

Effective January 1, 2026

INITIAL PHASE  
 TEMPORARY SEDIMENT STORAGE TABLE

DESC.	AREA (ac.)	STORAGE REQ. (cf)	STORAGE PROVIDED (cf)	MIN DIMENSIONS L (ft) W (ft) H (ft)		
Sd1-S1	0.19	342	1,809	400	-	2
Sd1-S2	0.37	666	1248	276	-	2

\* SILT FENCE 0.1675 CY/LF

INITIAL EROSION CONTROL PLAN Sd2-F CALCS.

Sd2-F (1)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.96 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0.96 ac  
**Required sediment storage = 64.3 cy = 1736 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 1736 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 868 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 29.5 ft w = 29.5 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

INTERMEDIATE EROSION CONTROL PLAN Sd2-F CALCS.

Sd2-F (1)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.00 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0 ac  
**Required sediment storage = 0 cy = 0 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 0 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 0 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 0 ft w = 0 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

Sd2-F (2)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.30 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0.30 ac  
**Required sediment storage = 20.1 cy = 543 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 543 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 272 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 16 ft w = 17 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

Sd2-F (3)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.13 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0.13 ac  
**Required sediment storage = 8.7 cy = 235 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 235 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 117.5 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 11 ft w = 11 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

Sd2-F (4)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.17 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0.17 ac  
**Required sediment storage = 11.4 cy = 308 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 308 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 154 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 12 ft w = 13 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

Sd2-F (5)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.24 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0.24 ac  
**Required sediment storage = 16.1 cy = 435 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 435 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 218 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 15 ft w = 15 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

Sd2-F (6)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.11 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0.11 ac  
**Required sediment storage = 7.4 cy = 200 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 200 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 100 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 20 ft w = 5 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

Sd2-F (7)  
**TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN**

If the **EXCAVATED INLET SEDIMENT TRAP** is used, show the following information:

- Drainage area = 0.25 ac  
 Required sediment storage = 67 cy/ac \* drainage area  
 Required sediment storage = 67 cy/ac \* 0.25 ac  
**Required sediment storage = 16.8 cy = 450 cf**
- Assume excavation depth (minimum of 1.5 ft) = 2 ft
- Assume **slope of sides** (shall not be steeper than 2:1) = 2 :1
- Determine required surface area  
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$   
 $SA_{min} = 450 \text{ cy} / 2 \text{ ft}$   
 $SA_{min} = 225 \text{ sf}$
- Assume shape of excavation and determine dimensions.  
 (A rectangular shape with 2:1 length to width ratio is recommended.)  
**Shape: RECT**  
**Dimensions: l = 15 ft w = 15 ft diameter (if applicable) = N/A ft**

Provide a detail showing the depth, length and width, or diameter (if applicable), and side slopes of the excavation.

INTERMEDIATE PHASE  
 TEMPORARY SEDIMENT STORAGE TABLE

DESC.	AREA (ac.)	STORAGE REQ. (cf)	STORAGE PROVIDED (cf)	MIN DIMENSIONS L (ft) W (ft) H (ft)		
Sd1-S	0.26	468	1131	250	-	2
Sd1-NS	0.06	106	250	100	5	0.5

\* SILT FENCE 0.1675 CY/LF

REVISIONS

02-16-26
02-26-26
03-26-26

SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GEORGIA 30068  
 678-560-4161

G.S.W.C.C. REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL D. RITCH

GSWCC LEVEL II CERTIFICATION  
 NO. 03427

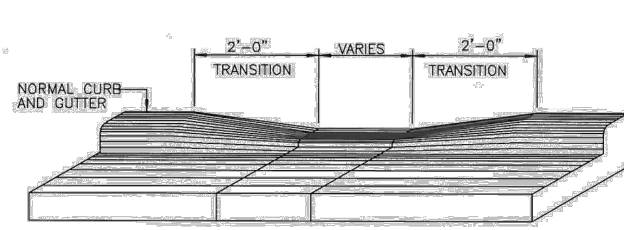
CLIENT NAME

ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

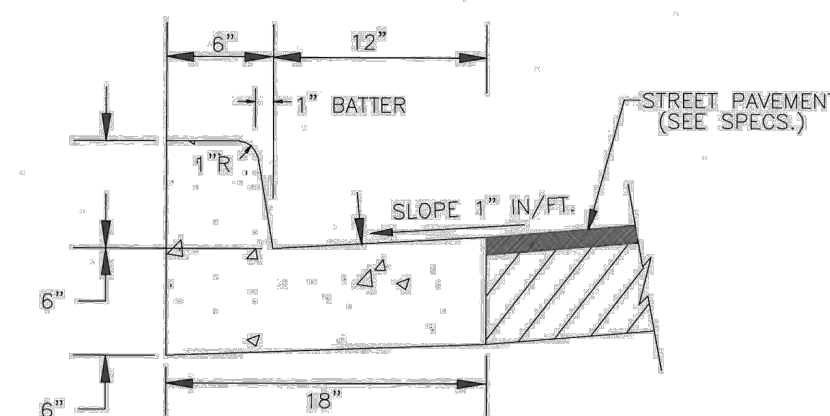
PROJECT TITLE

GEORGIA UNITED CREDIT UNION  
 PARCEL 8  
 MOSIAC TOWN CENTER  
 CITY OF POOLER  
 CHATHAM COUNTY, GA

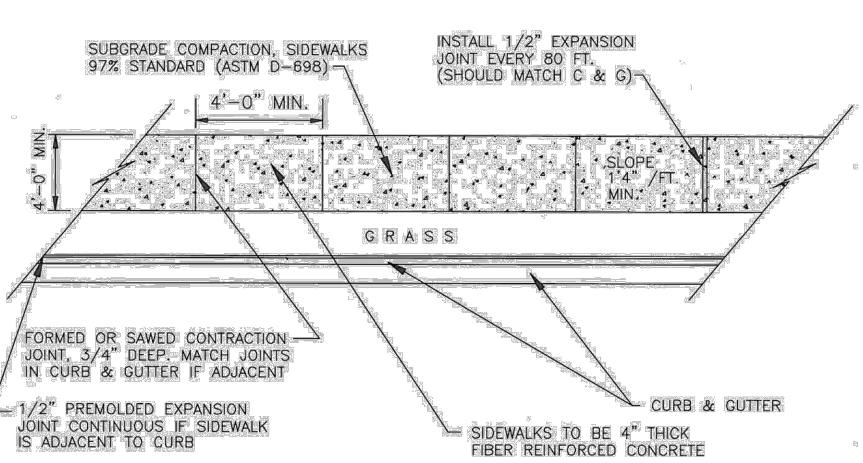
DATE 12-19-25  
 PROJECT NO. 25516  
 DRAWN BY JDR  
 SCALE NTS  
 DRAWING TITLE  
 EROSION CONTROL CHECKLIST AND SEDIMENT CALCS  
 C4F



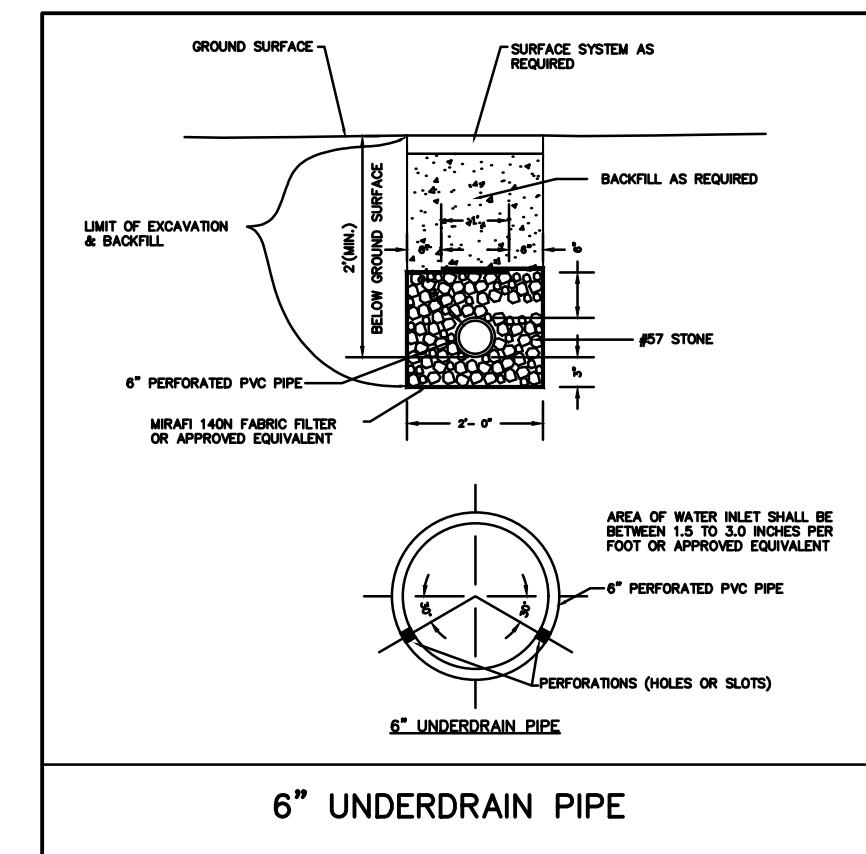
NOTE: DRIVES ONLY, FOR HANDICAP SEE P-18



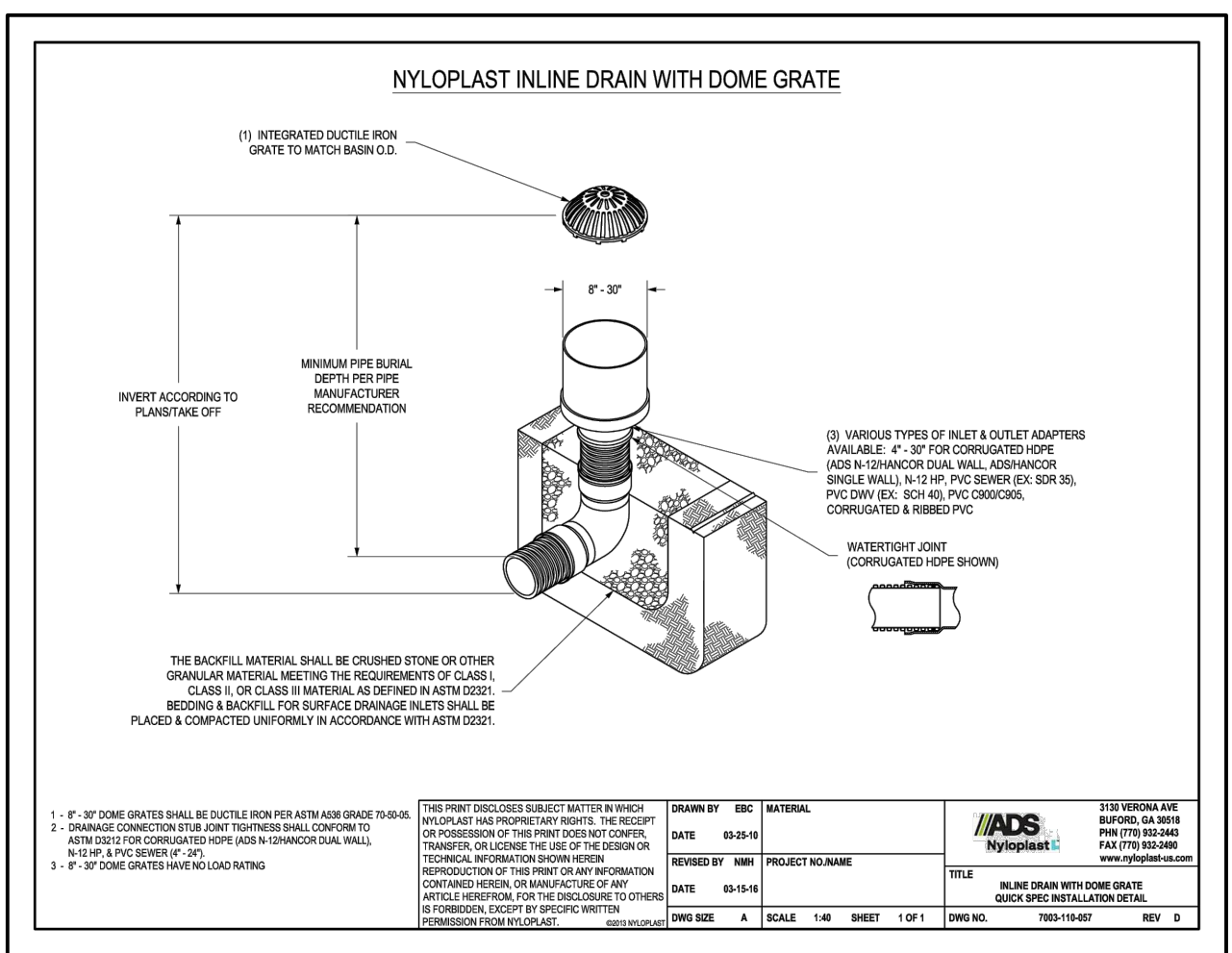
NORMAL GUTTER



SIDWALK AND WALKWAY DETAILS



6" UNDERDRAIN PIPE



LIGHT DUTY PAVEMENT (CARS & LIGHT TRUCKS)

- SUBGRADE: Minimum - 24-inches of drained, compacted, coarse grained soil
- BASE COURSE: Minimum - 6-inches of Graded Aggregate Construction
- SURFACE COURSE: Minimum - 2-inches of 12.5 mm Superpave

- HEAVY DUTY PAVEMENT (LOADED TRUCKS WITH 18+ kip AXLE LOADS)
- SUBGRADE: Minimum - 24 inches of drained, compacted, coarse grained soil
- BASE COURSE: Minimum - 8-inches of Graded Aggregate Construction
- BINDER COURSE: Minimum - 2-inches of 19 mm Superpave
- SURFACE COURSE: Minimum - 2.0-inches of 9.5 mm Type II Superpave, or Minimum - 2.0-inches of 12.5 mm Superpave

In all projects, a minimum mat temperature of 185° F must be maintained through final roller pass.

PORTLAND CEMENT CONCRETE PAVEMENT

- HEAVY DUTY: 8-inches of Portland cement concrete with minimum compressive strength of 4000 PSI.
- LIGHT DUTY: 5-inches of Portland cement concrete with minimum compressive strength of 4000 PSI.

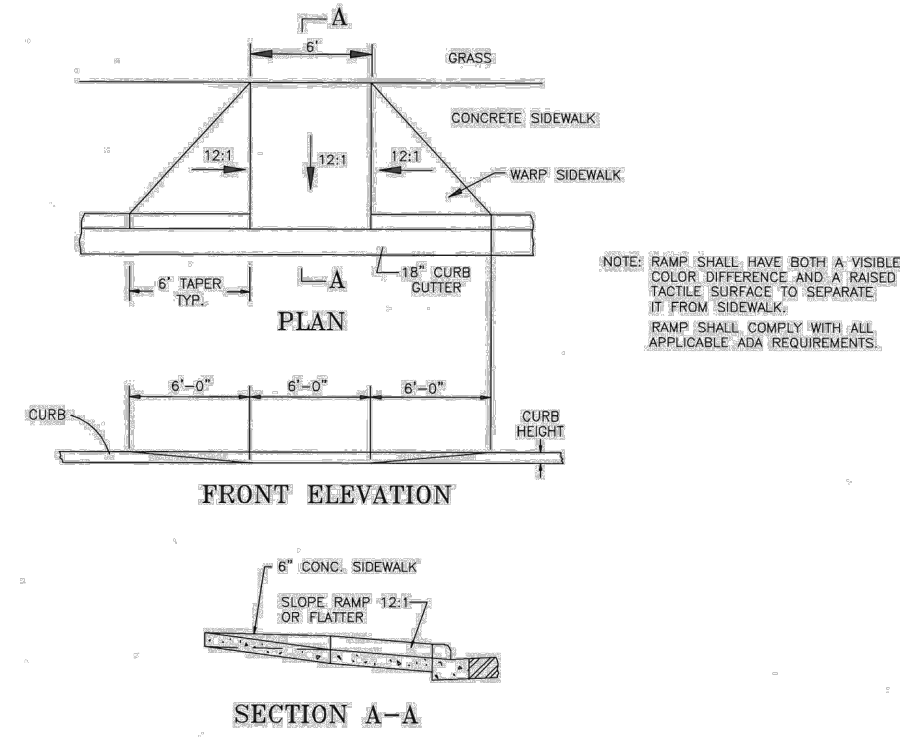
Whitaker Laboratory recommends incorporating a minimum of 4-inches of graded aggregate base course below the above concrete pavement sections for maintaining a smooth and level surface during placement of the pavement section.

Joints must be placed a MAXIMUM spacing in FEET of 2.5 times the pavement thickness in inches, and in no case more distant apart than 15 feet.

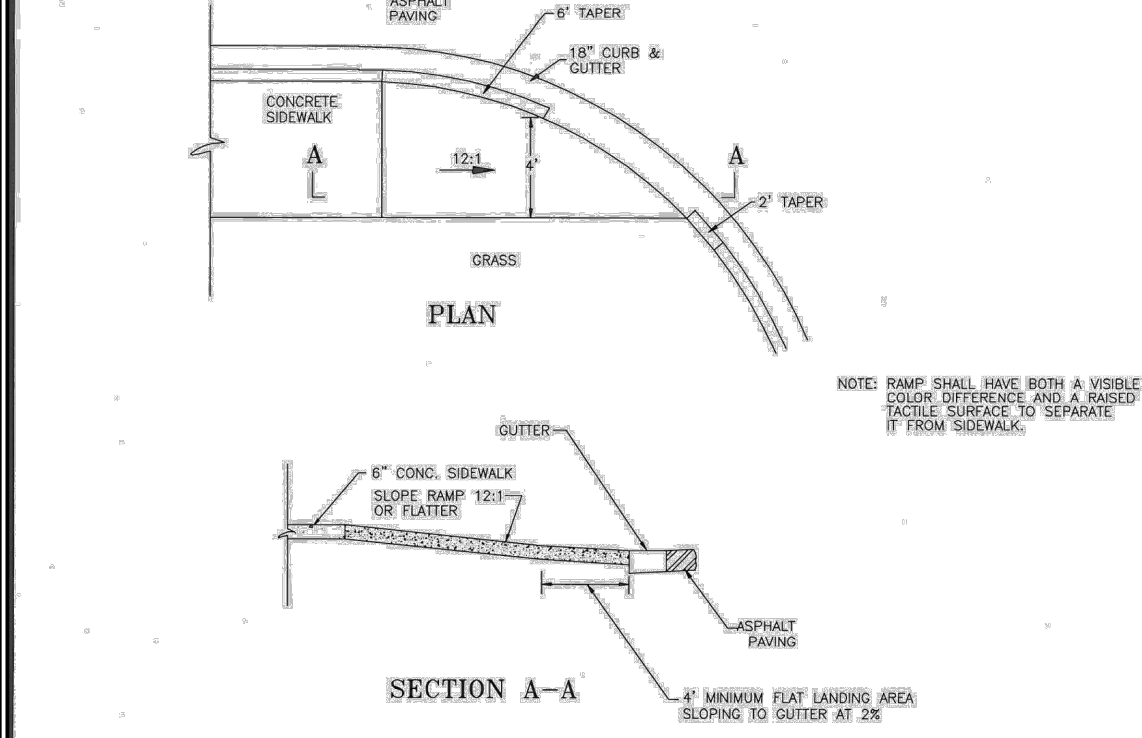
CITY OF POOLER 2011 STANDARD DETAIL DEPRESSED CURB N.T.S. P-01 August 2006

CITY OF POOLER 2011 STANDARD DETAIL 18" CURB & GUTTER N.T.S. P-03 January 2004

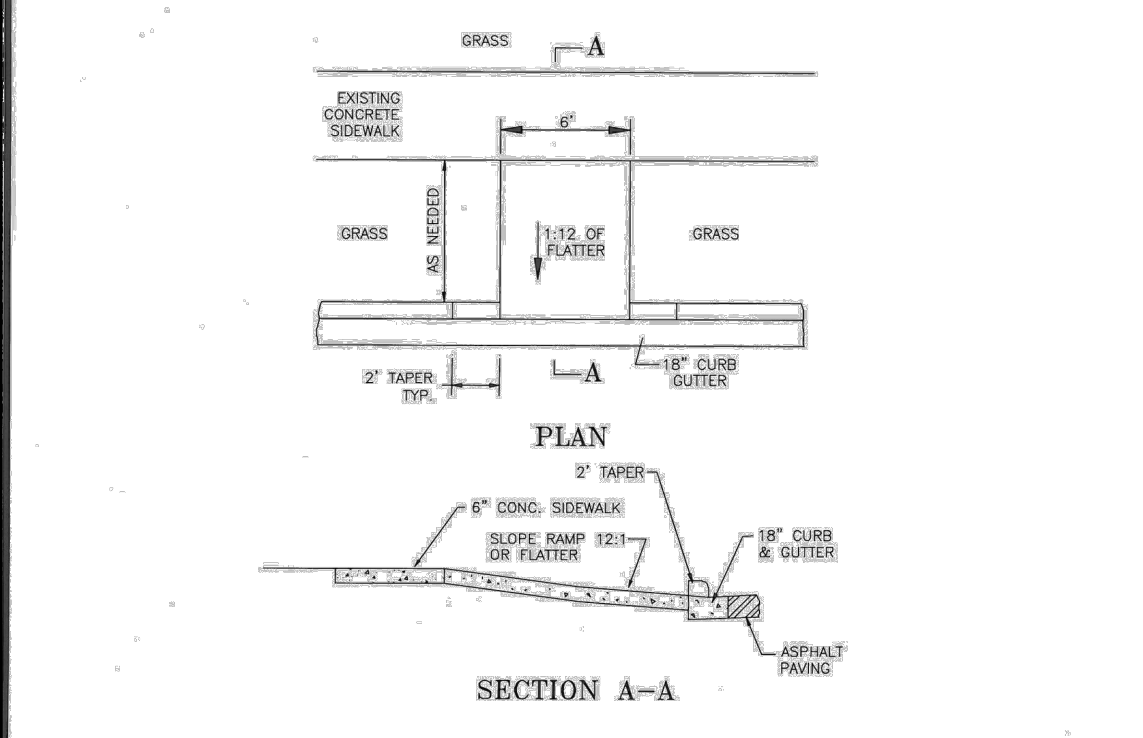
CITY OF POOLER 2011 STANDARD DETAIL SIDWALK AND WALKWAY DETAILS N.T.S. P-15 January 2004



HANDICAP RAMP DETAILS



HANDICAP RAMP DETAILS

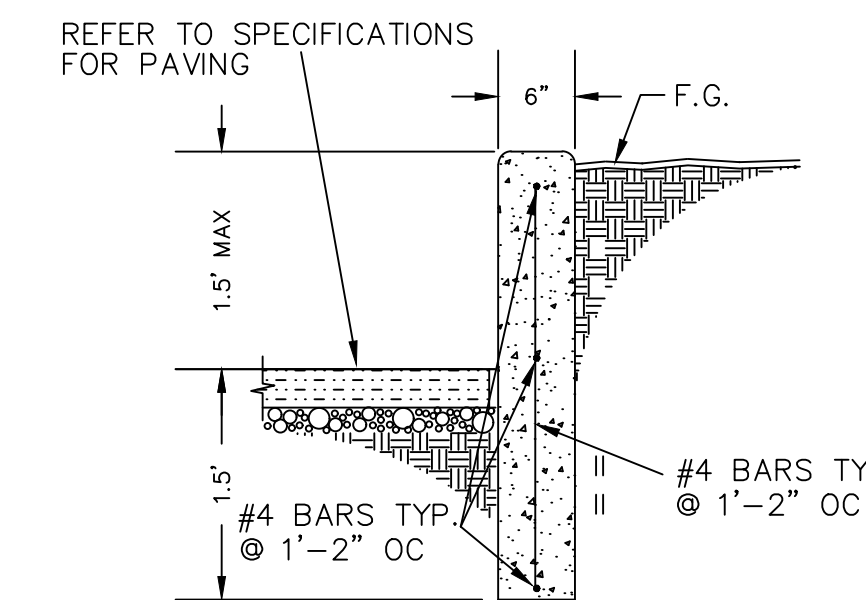


HANDICAP RAMP DETAILS

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

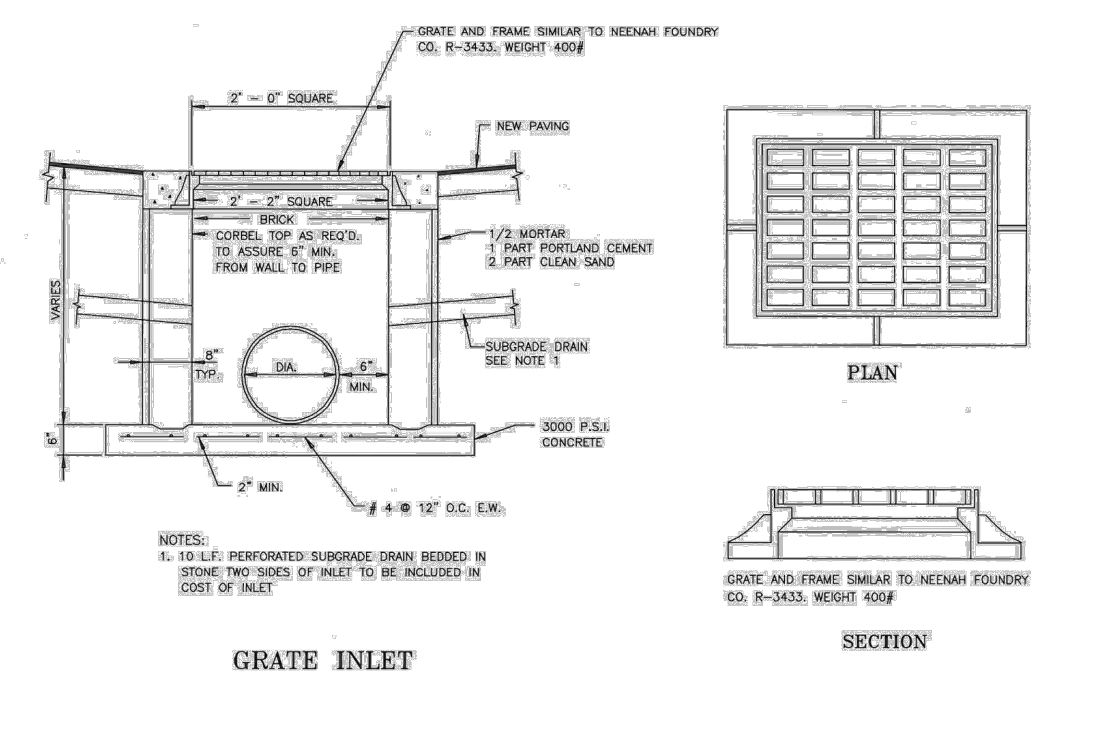
CITY OF POOLER 2011 STANDARD DETAIL HANDICAP RAMP DETAILS N.T.S. P-17 January 2011

CITY OF POOLER 2011 STANDARD DETAIL HANDICAP RAMP DETAILS N.T.S. P-18 October 2001

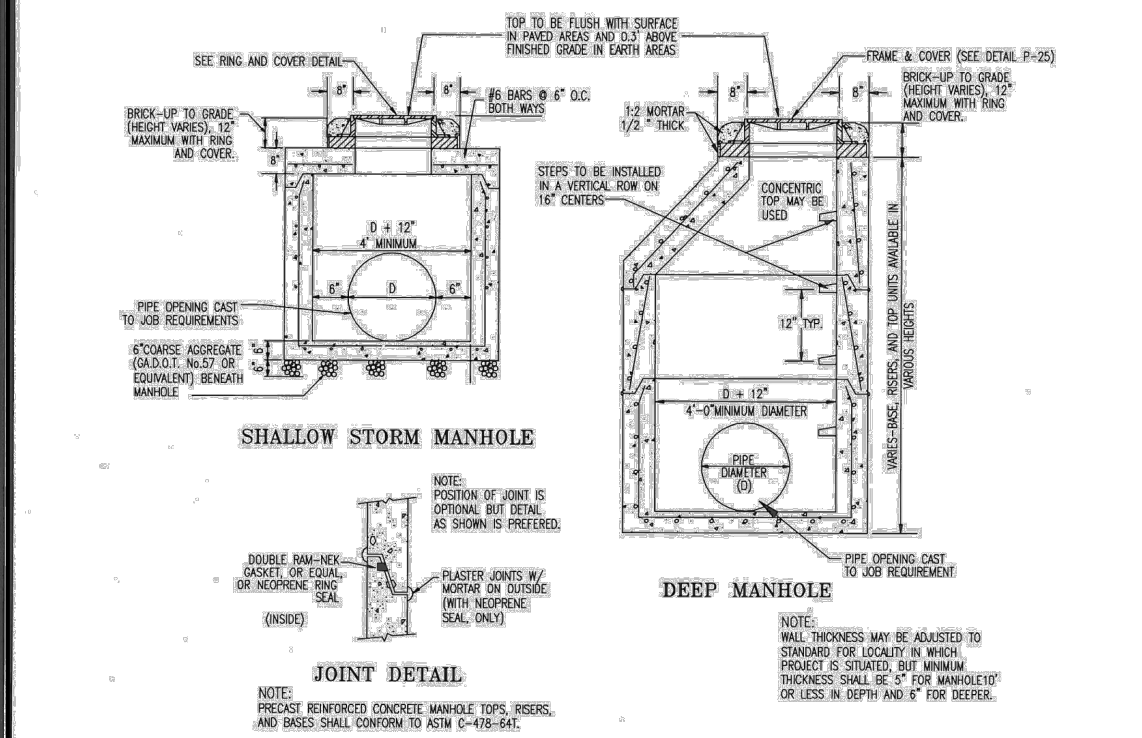


HIGH BACK CURB DETAIL

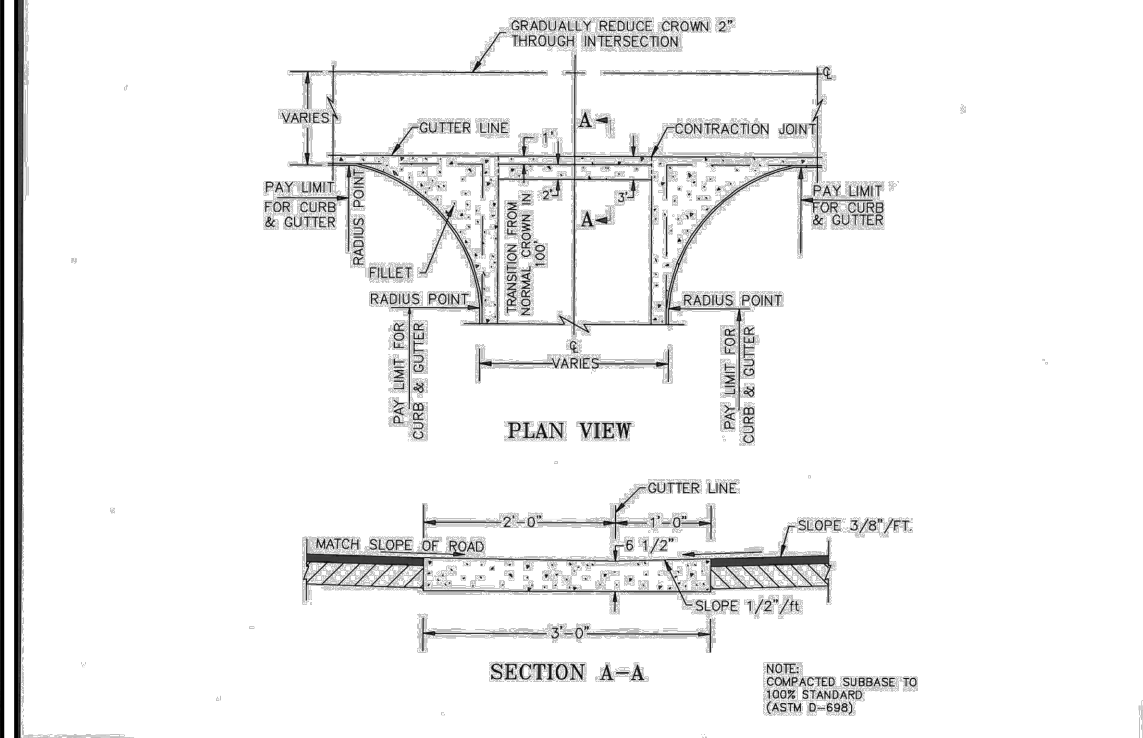
REFER TO SPECIFICATIONS FOR PAVING



GRATE INLET W/ FRAME



STANDARD PRECAST CONCRETE STORM MANHOLE

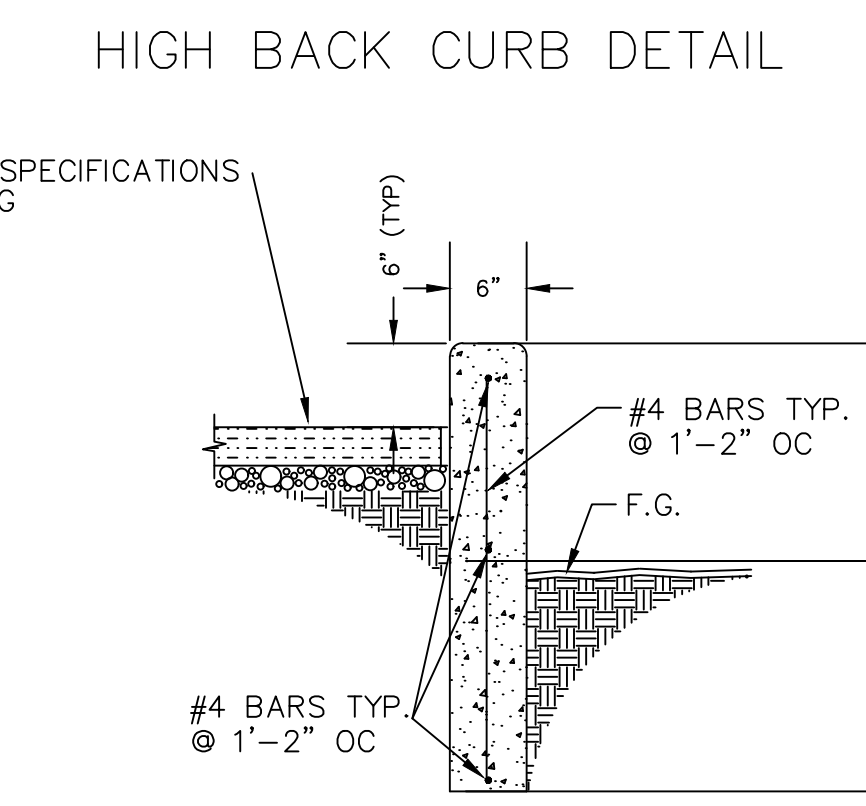


CONCRETE SWALE WITH FILLETS

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

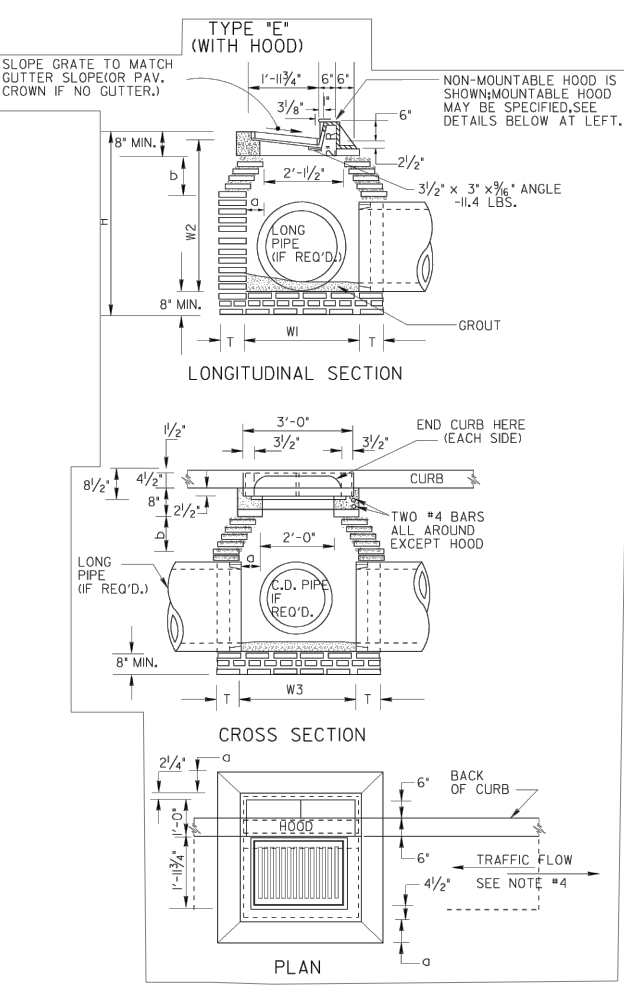
CITY OF POOLER 2011 STANDARD DETAIL STANDARD PRECAST CONCRETE STORM MANHOLE N.T.S. P-23 August 2006

CITY OF POOLER 2011 STANDARD DETAIL CONCRETE SWALE WITH FILLETS N.T.S. P-31 August 2006



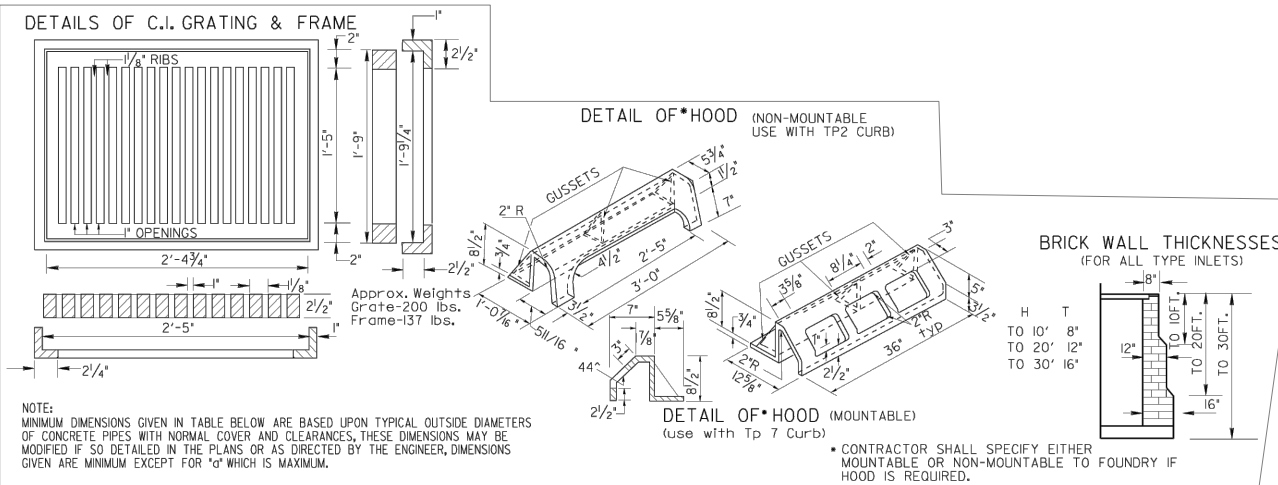
HIGH BACK CURB DETAIL

REFER TO SPECIFICATIONS FOR PAVING



GDOT 1019A TYPE "E" DROP INLET WITH HOOD

N.T.S.

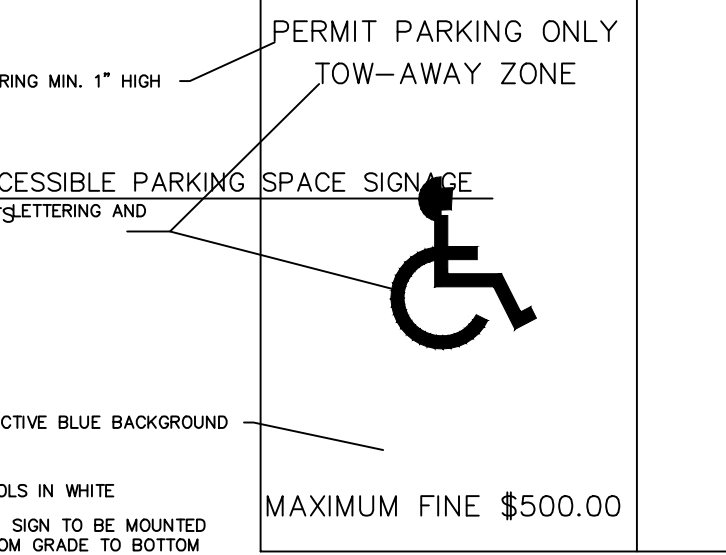


DETAILS OF CURB GRATING & FRAME

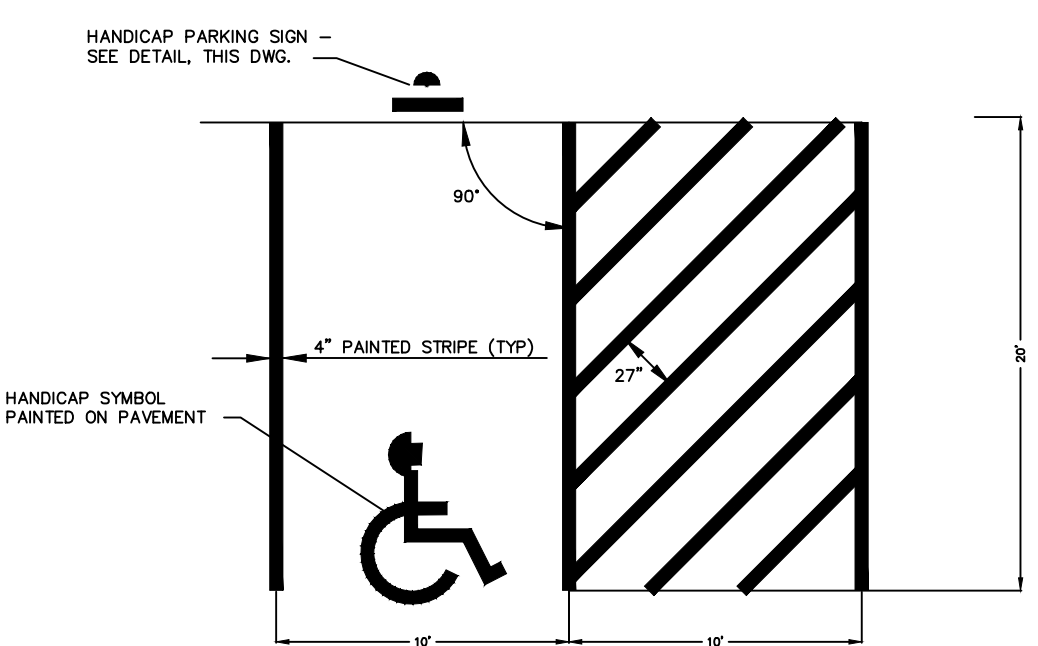
GENERAL NOTES:

1. SPECIFICATIONS AND CURRENT EDITIONS AND SUPPLEMENTS THEREOF.
2. CONCRETE SHALL BE TYPE III OR TYPE IV CONCRETE.
3. CURB GRATING SHALL BE TYPE III OR TYPE IV CONCRETE.
4. ALL CURB GRATING SHALL BE CONCRETE WITH A MINIMUM OF 4% FIBER.
5. BRICK MASONRY WITH CLASS "C" TOP PORTLAND CEMENT SHALL BE USED FOR ALL CURB GRATING.

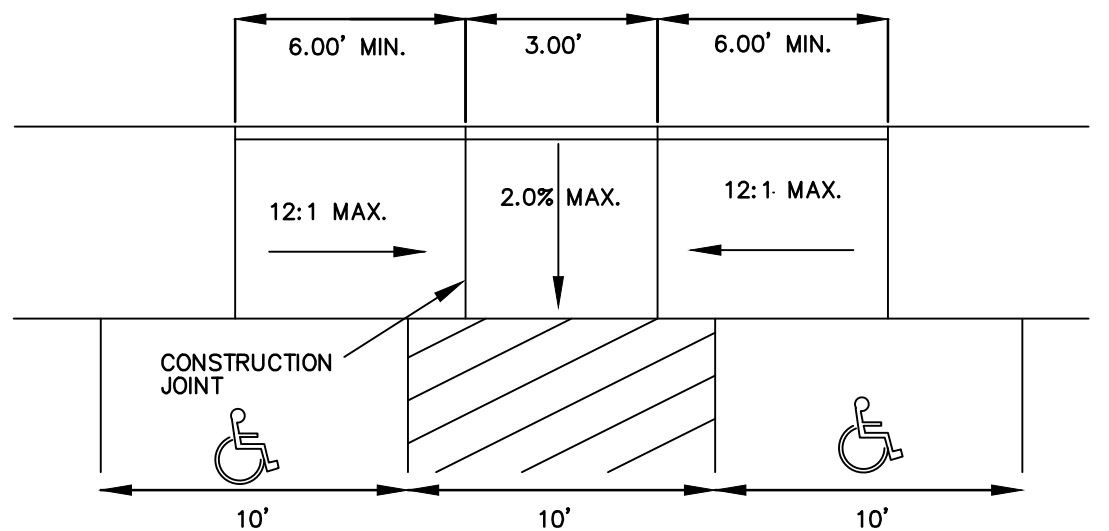
TYPE "C" (BRICK)	TYPE "E" (CONCRETE)
12" x 12" x 4"	12" x 12" x 4"
12" x 12" x 6"	12" x 12" x 6"
12" x 12" x 8"	12" x 12" x 8"
12" x 12" x 10"	12" x 12" x 10"
12" x 12" x 12"	12" x 12" x 12"
12" x 12" x 14"	12" x 12" x 14"
12" x 12" x 16"	12" x 12" x 16"
12" x 12" x 18"	12" x 12" x 18"
12" x 12" x 20"	12" x 12" x 20"
12" x 12" x 22"	12" x 12" x 22"
12" x 12" x 24"	12" x 12" x 24"
12" x 12" x 26"	12" x 12" x 26"
12" x 12" x 28"	12" x 12" x 28"
12" x 12" x 30"	12" x 12" x 30"
12" x 12" x 32"	12" x 12" x 32"
12" x 12" x 34"	12" x 12" x 34"
12" x 12" x 36"	12" x 12" x 36"
12" x 12" x 38"	12" x 12" x 38"
12" x 12" x 40"	12" x 12" x 40"
12" x 12" x 42"	12" x 12" x 42"
12" x 12" x 44"	12" x 12" x 44"
12" x 12" x 46"	12" x 12" x 46"
12" x 12" x 48"	12" x 12" x 48"
12" x 12" x 50"	12" x 12" x 50"
12" x 12" x 52"	12" x 12" x 52"
12" x 12" x 54"	12" x 12" x 54"
12" x 12" x 56"	12" x 12" x 56"
12" x 12" x 58"	12" x 12" x 58"
12" x 12" x 60"	12" x 12" x 60"



H.C. PARKING SIGN DETAIL

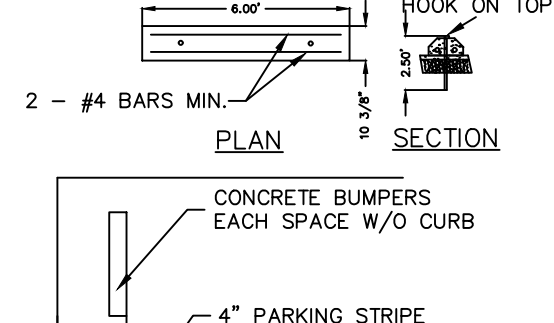


H.C. PARKING STRIPING DETAIL



DEPRESSED HC RAMP DETAIL

N.T.S.



AUTO WHEELSTOP DETAIL

N.T.S.

REVISIONS

02-16-26	
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SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GEORGIA 30068  
 678-560-4161

GSWCC LEVEL II CERTIFICATION NO. 03427

CLIENT NAME

ECLIPSE BRAND BUILDERS  
 3655 BROOKSIDE PARKWAY  
 SUITE 450  
 ALPHARETTA, GA 30022  
 678-894-4360

PROJECT TITLE

GEORGIA UNITED CREDIT UNION  
 PARCEL 8  
 MOSIAC TOWN CENTER  
 CITY OF POOLER,  
 CHATHAM COUNTY, GA

DATE: 12-19-25  
 PROJECT NO.: 25516  
 DRAWN BY: JDR  
 SCALE: NTS  
 DRAWING TITLE: CONSTRUCTION DETAILS  
 C5

REVISIONS
02-16-26

SDG ENGINEERING  
 PO BOX 680963  
 MARIETTA, GEORGIA 30068  
 678-560-4161

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 CHATHAM COUNTY, GA

DATE  
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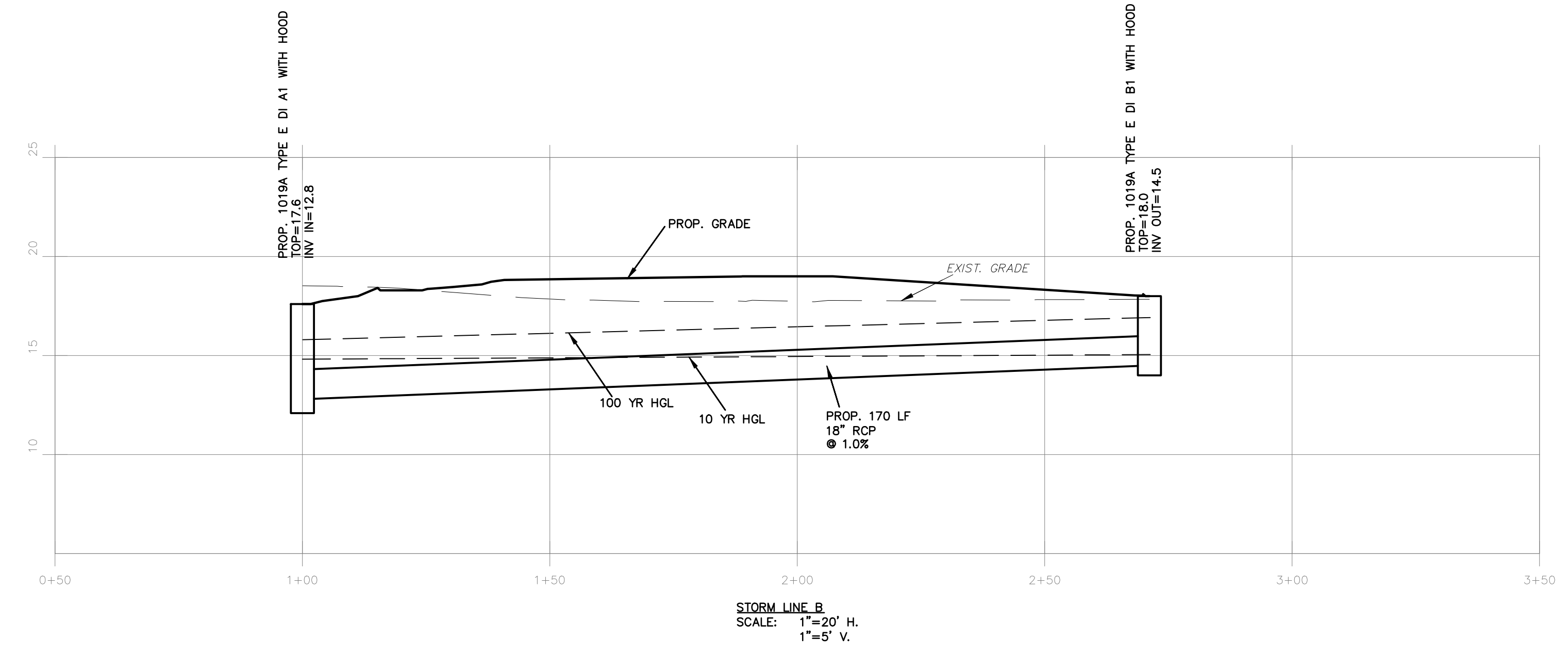
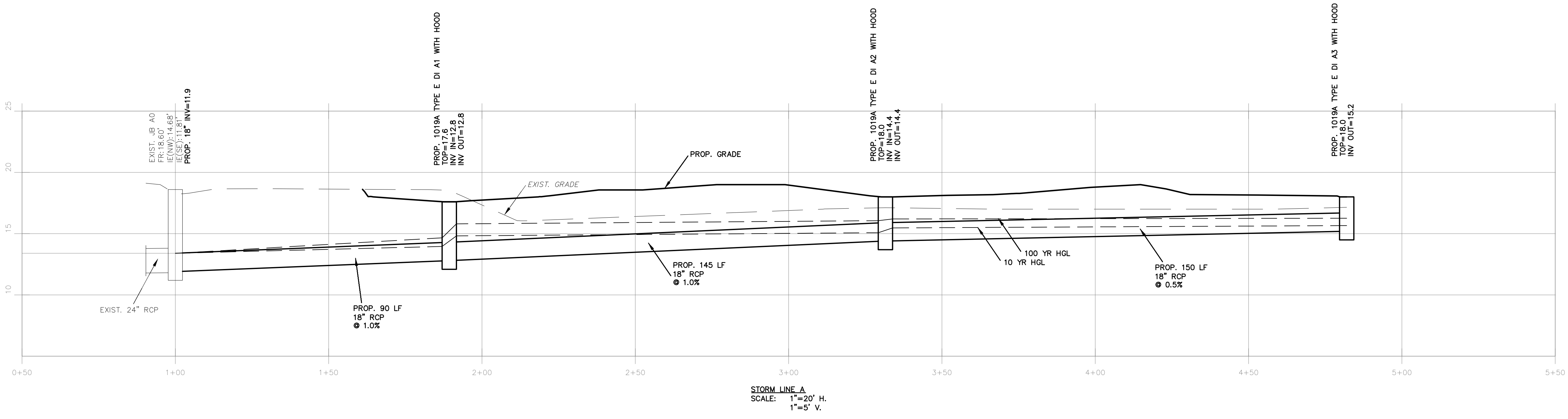
PROJECT NO.  
 25516

DRAWN BY  
 JDR

SCALE  
 1"=20'H 1"=5'V

DRAWING TITLE  
 STORM  
 SEWER  
 PROFILES

C6



10-YR PIPE CHART

ID	D (in.)	TYPE	n	L (ft.)	S (%)	C	Tc (min)	I (in/hr)	A (ac)	Qadd (cfs)	Qtot (cfs)	VEL. DOWNSTREAM (fps)	INV DOWN (ft.)	INV UP (ft.)	HGL DOWN (ft.)	HGL UP (ft.)
A0-A1	18	RCP	0.013	90	1.0	0.83	-	9.89	0.30	3.7	8.9	5.04	11.9	12.8	13.4	13.96
A1-A2	18	RCP	0.013	145	1.1	0.92	-	9.89	0.13	1.7	3.2	1.81	12.8	14.4	14.82	15.08
A2-A3	18	RCP	0.013	150	0.5	0.90	-	9.89	0.17	1.5	1.5	1.11	14.4	15.2	15.47	15.66
A1-B1	18	RCP	0.013	170	1.0	0.84	-	9.89	0.24	2.0	2.0	1.13	14.8	14.5	14.82	15.05

100-YR PIPE CHART

ID	D (in.)	TYPE	n	L (ft.)	S (%)	C	Tc (min)	I (in/hr)	A (ac)	Qadd (cfs)	Qtot (cfs)	VEL. DOWNSTREAM (fps)	INV DOWN (ft.)	INV UP (ft.)	HGL DOWN (ft.)	HGL UP (ft.)
A0-A1	18	RCP	0.013	90	1.0	0.83	-	11.47	0.30	5.1	12.4	7.02	11.9	12.8	13.4	14.66
A1-A2	18	RCP	0.013	145	1.1	0.92	-	11.47	0.13	2.3	4.4	2.49	12.8	14.4	15.8	16.06
A2-A3	18	RCP	0.013	150	0.5	0.90	-	11.47	0.17	2.1	2.1	1.57	14.4	15.2	16.2	16.26
A1-B1	18	RCP	0.013	170	1.0	0.84	-	11.47	0.24	2.9	2.9	1.67	14.8	14.5	15.8	15.92



**LANDSCAPE NOTES:**

**LANDSCAPE PLANTING:**

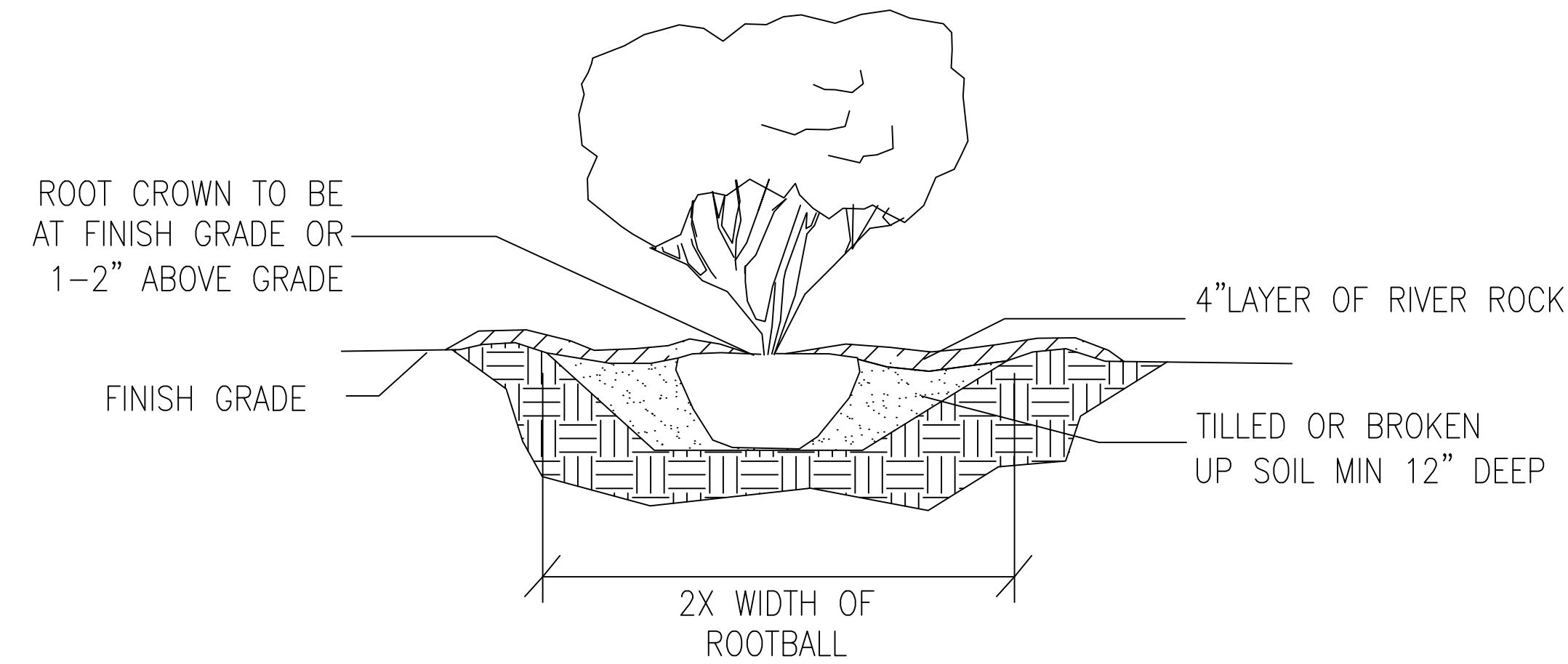
1. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
2. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, HE SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
3. ALL PLANT MATERIAL SIZES AND MEASUREMENTS, INCLUDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER AND ROOTBALL SIZES, QUALITY AND CONDITION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF STANDARDS FOR NURSERY STOCK FOR NURSERY PLANTS.
4. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL WHICH IS NOT TO HER SATISFACTION.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECT OR DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATION, EDGING OR WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
6. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTING WORK AND MATERIALS FOR PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PLANT MATERIALS NOT HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE AND KIND AND SIZE AT NO CHARGE TO THE OWNER.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL. AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12LBS /1000 SF OF 10-10-10 FERTILIZER.
8. ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED. PRIOR TO MULCHING, APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT REOCCURRING WEED AND GRASS GROWTH.
9. ALL PLANTING AND PLANT MATERIALS REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT. INSTALL TREE PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANT TO A PLUMB POSITION. STAKING SHALL BE ON AN AS NEEDED BASIS.
10. CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING PLANTINGS DESIGNATED TO REMAIN. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.

**TURF AND LAWNS**

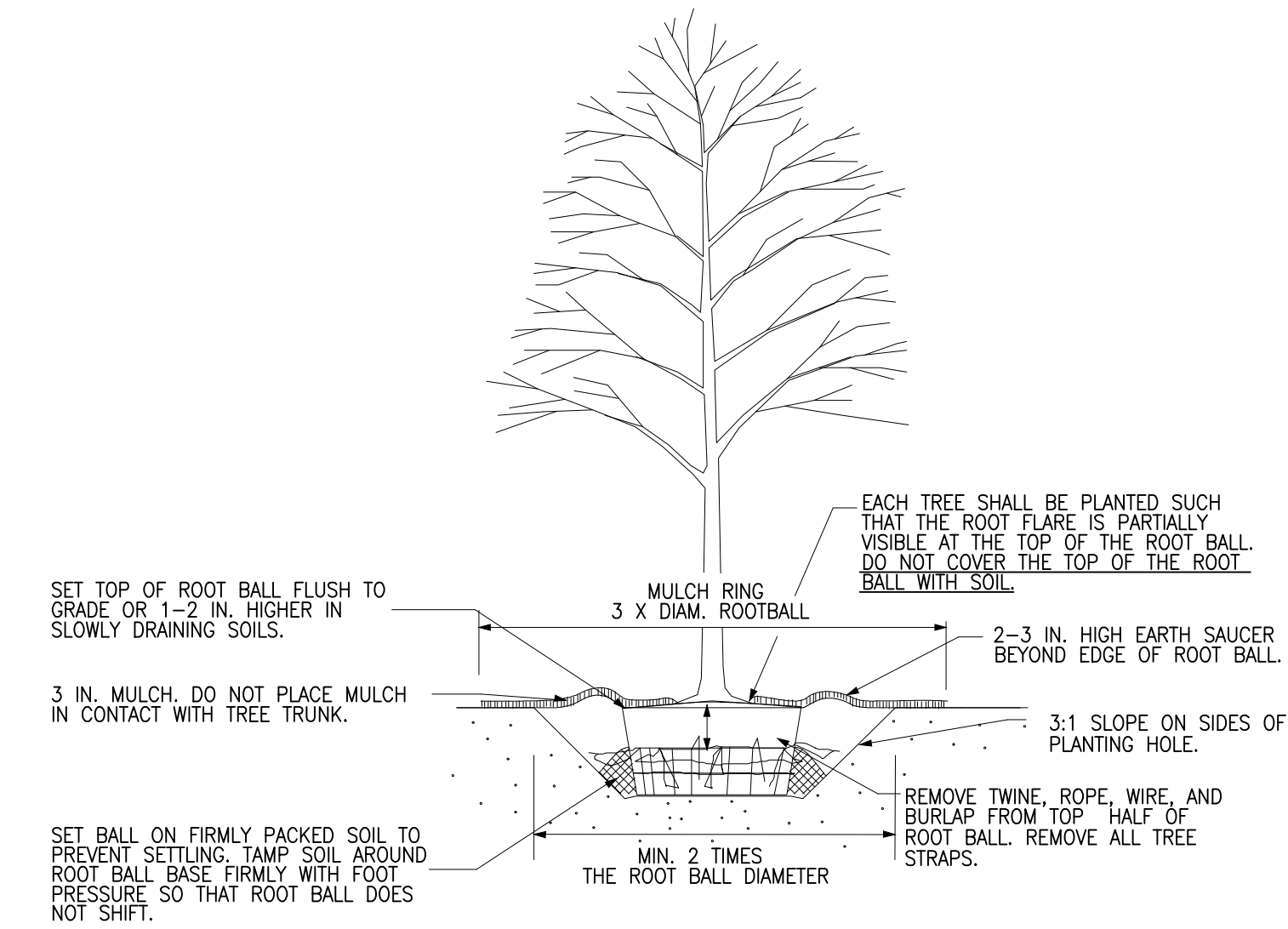
1. ALL DISTURBED AREAS SHALL RECEIVE 4" MINIMUM OF TOPSOIL (COMPACTED) AND GRASSED WITH SOD OR SEED AS INDICATED ON PLAN. LANDSCAPE CONTRACTOR TO COORDINATE HIS/HER WORK WITH OTHER TRADES REGARDING FINISH GRADING. IF AVAILABLE, CONTRACTOR IS TO USE STOCKPILED TOPSOIL ON SITE. IF NOT AVAILABLE, THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.
2. TOPSOIL SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEIOUS MATERIALS. NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
3. SODDED AREAS SHALL BE GRASSED WITH SOD AS SPECIFIED ON PLANS. SOD SHALL BE LAID WITH CLOSE, TIGHT FITTING JOINTS, WHICH SHALL BE LAID IN ROWS PARALLEL TO THE CONTOUR LINES. ALL SODDED AREAS SHALL BE ROLLED TO ACHIEVE A SMOOTH, UNIFORM LAWN.
4. SEEDED AREAS SHALL BE GRASSED AS SPECIFIED PER PLAN AT THE RATE INDICATED. SEED MAY BE APPLIED EITHER BY A MECHANICAL SPREADER OR BY HYDROSEEDING. WHICHEVER METHOD IS CHOSEN, A THICK STAND OF GRASS SHALL BE ACHIEVED WITHIN 21 DAYS OR A SECOND OVERSEEDING WILL BE REQUIRED.
5. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS. HYDROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY MIXING SEED, FERTILIZER, AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. MIX UNTIL UNIFORMLY BLENDED INTO AN HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY UNIFORMLY AT A RATE AS REQUIRED TO OBTAIN SPECIFIED SEEDING RATE.
6. ANY EXISTING LAWN AREA DISTURBED BY CONSTRUCTION IS TO BE REPAIRED TO ITS ORIGINAL CONDITION BY SEEDING.

**TREES AND SHRUBS:**

1. ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST A SIX (6) FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH.
2. SHRUB BEDS SHALL BE MOUNDED WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
3. TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM BACK OF SIDEWALK OR BUILDING STRUCTURE.
4. TREES SHALL BE A MINIMUM 10' FROM UNDERGROUND UTILITIES.
5. ALL TREES ARE TO BE STAKED AND GUYED PER PLANTING DETAILS AS NEEDED.



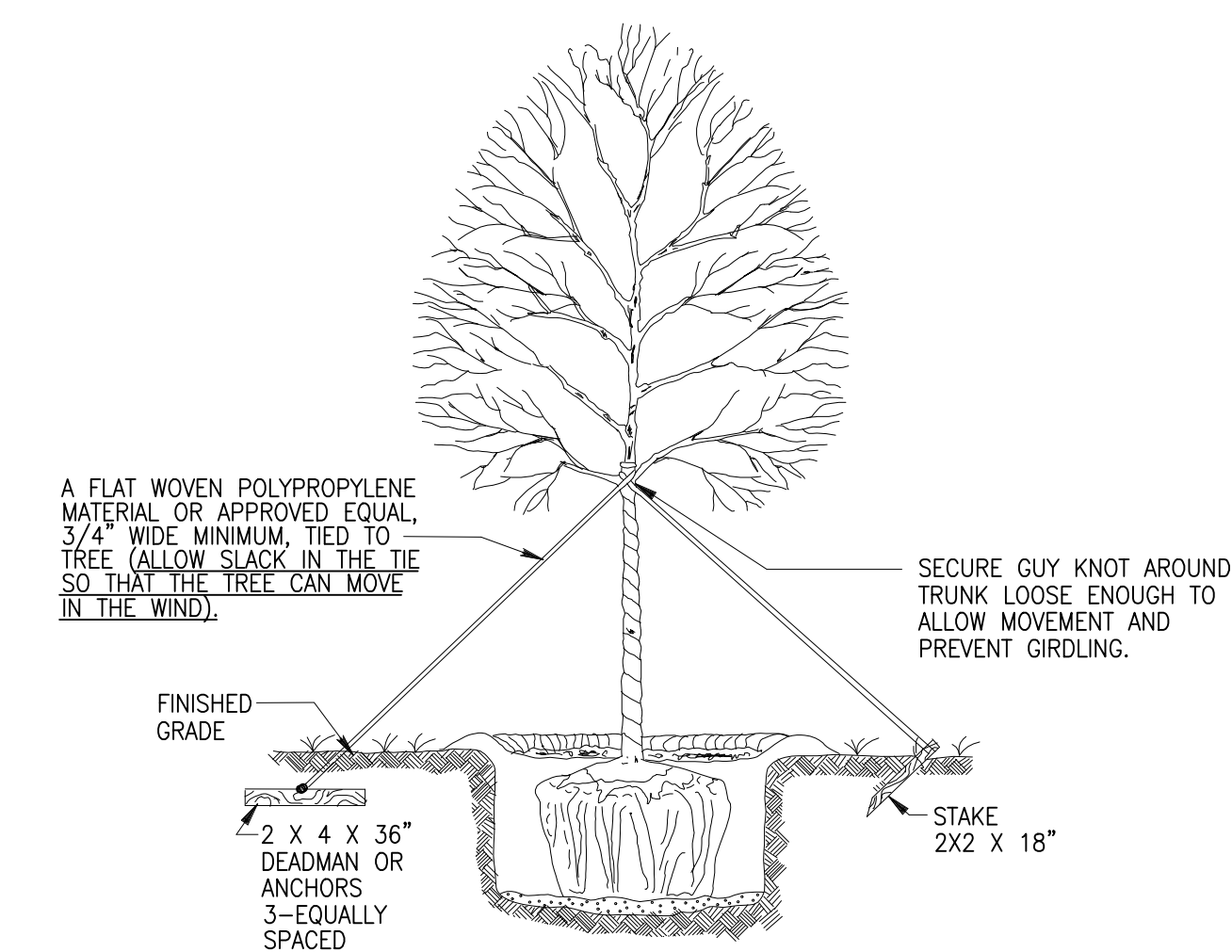
**SHRUB PLANTING**  
NOT TO SCALE



**NOTES**

1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.

**TREE PLANTING**  
NOT TO SCALE



**NOTE:**

-SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE

**NOTES**

1. STAKE ALL TREES. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE GUY STRAPS WHEN NECESSARY.

**TREE STAKING**  
NOT TO SCALE

**REVISIONS**

SDG ENGINEERING  
PO BOX 680963  
MARIETTA, GEORGIA 30068  
678-560-4161



**CLIENT NAME**

ECLIPSE BRAND BUILDERS  
3655 BROOKSIDE PARKWAY  
SUITE 450  
ALPHARETTA, GA 30022  
678-894-4360

**PROJECT TITLE**

GEORGIA UNITED CREDIT UNION  
PARCEL 8  
MOSIAC TOWN CENTER  
CITY OF POOLER  
CHATHAM COUNTY, GA

**DATE**

2-17-26

**PROJECT NO.**

241235

**DRAWN BY**

JDR

**SCALE**

1"=20'

**DRAWING TITLE**

LANDSCAPE  
DETAILS

L2







