

CIVIL CONSTRUCTION PLANS
FOR

HARMONY SUBDIVISION

PHASE 9

PREPARED FOR
HARMONY PARTNERS, LLC.

TWENTY-FOUR HOUR CONTACT INFORMATION
NAME: COLE CHENOWETH
PHONE: 912-491-1210
ADDRESS: 2702 WHATLEY AVENUE
CITY, STATE: SAVANNAH, GA

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

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

DEPARTMENT OF
PLANNING & DEVELOPMENT
APPROVED BY: *rlarles*
DATE: 02:35 pm, Aug 20 2026

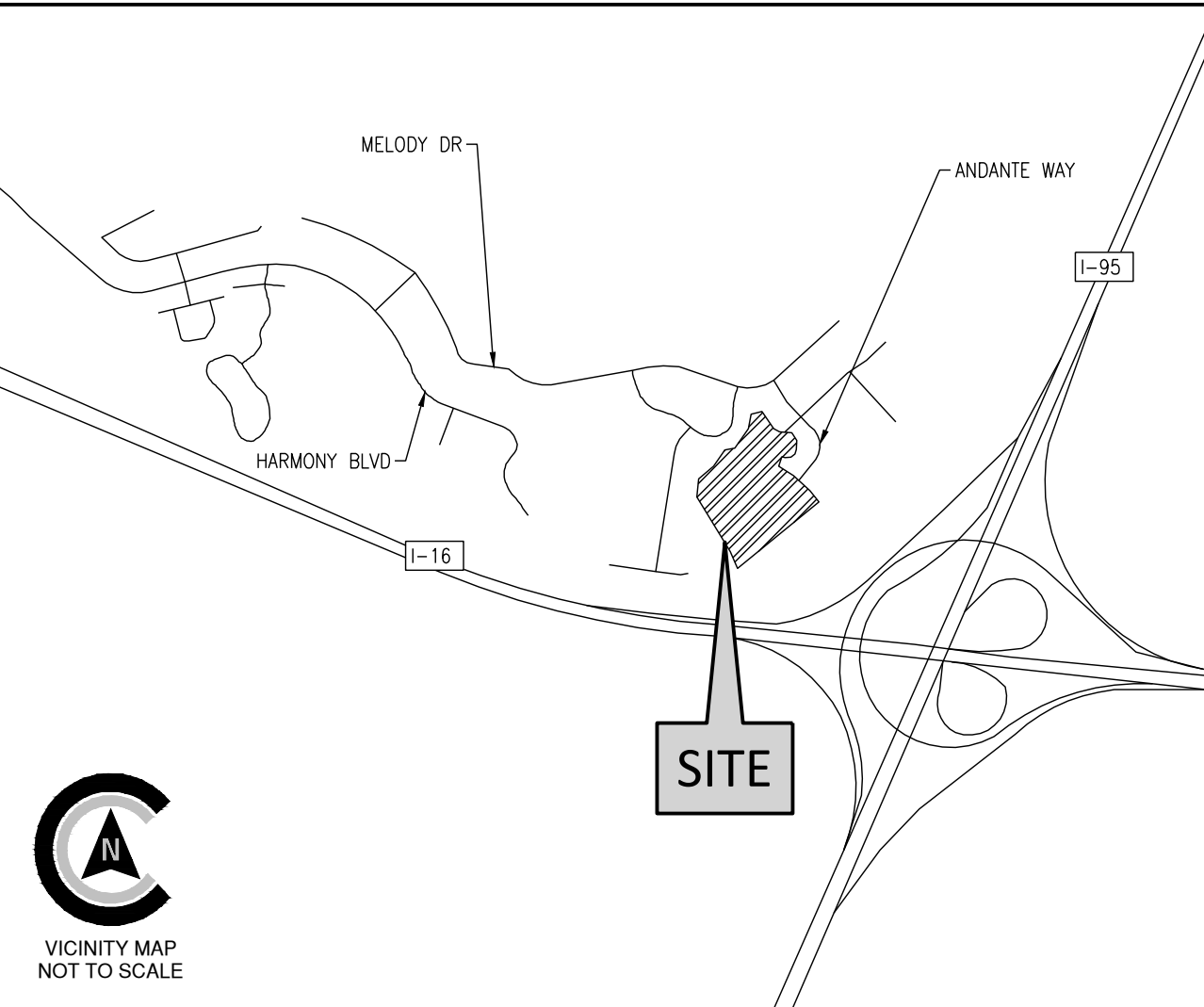
TO THE BEST OF OUR KNOWLEDGE, NO WATER AND/OR SEWER LINES ASSOCIATED
WITH THIS PROJECT ARE CONSTRUCTED UPON, NOR DID THEY SERVE STRUCTURES
BUILT UPON, SOLID WASTE, LAND FILLS.
N.P.K.
NEIL P. MCKENZIE, PE DATE

VICINITY MAP (N.T.S.)

REVISIONS

PROJECT SITE DATA

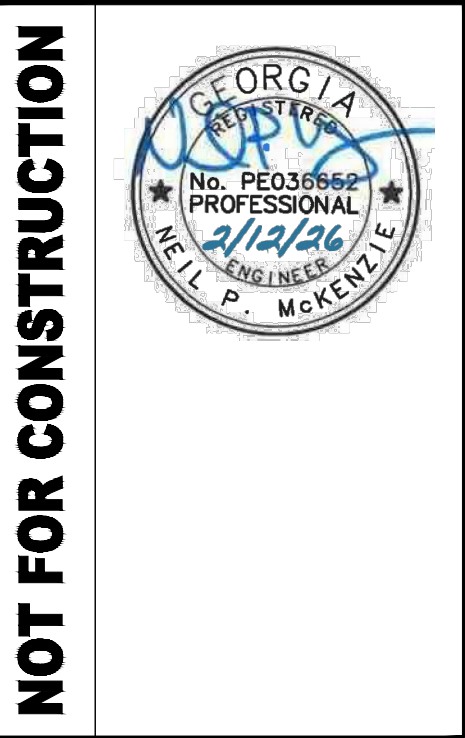
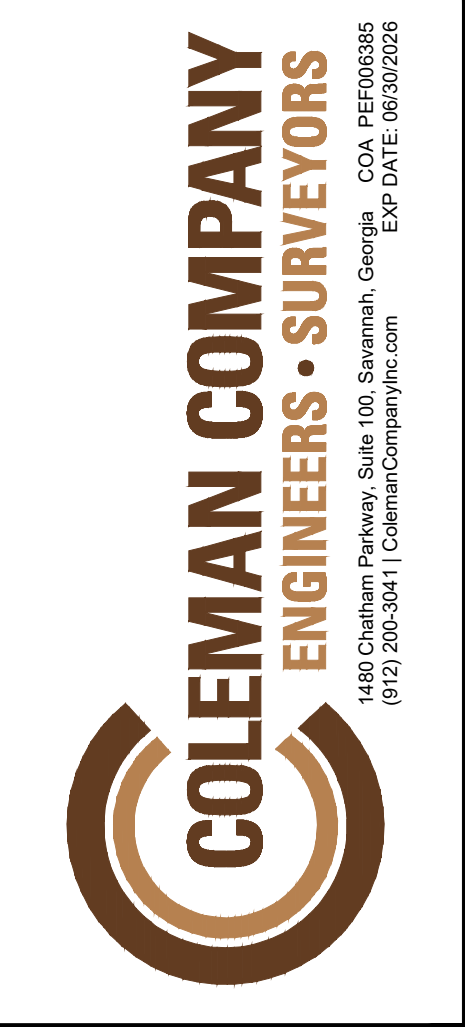
SHEET INDEX



1	4/27/2026 CITY OF POOLER COMMENTS
2	6/9/2026 CITY OF POOLER COMMENTS
3	
4	
5	
6	
7	
8	
9	

PROJECT ADDRESS:	ANDANTE WAY
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC.
PROPERTY AREA:	11.92 AC
DISTURBED AREA:	13.95 AC
ZONING:	PUD - JABOT TRACT
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	32.07852,° -81.24942°

Sheet Number	Sheet Title	CE3.0	FINAL ES&PC PLAN
CE4.0	EROSION CONTROL DETAILS	CE4.1	EROSION CONTROL DETAILS
CE5.0	NPDES PERMIT NOTES	CE5.1	NPDES PERMIT NOTES
L1.0	EXISTING CONDITIONS	L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS	L11.0	LIGHTING PLAN
CE1.0	INITIAL ES&PC PLAN		
CE2.0	INTERMEDIATE ES&PC PLAN		



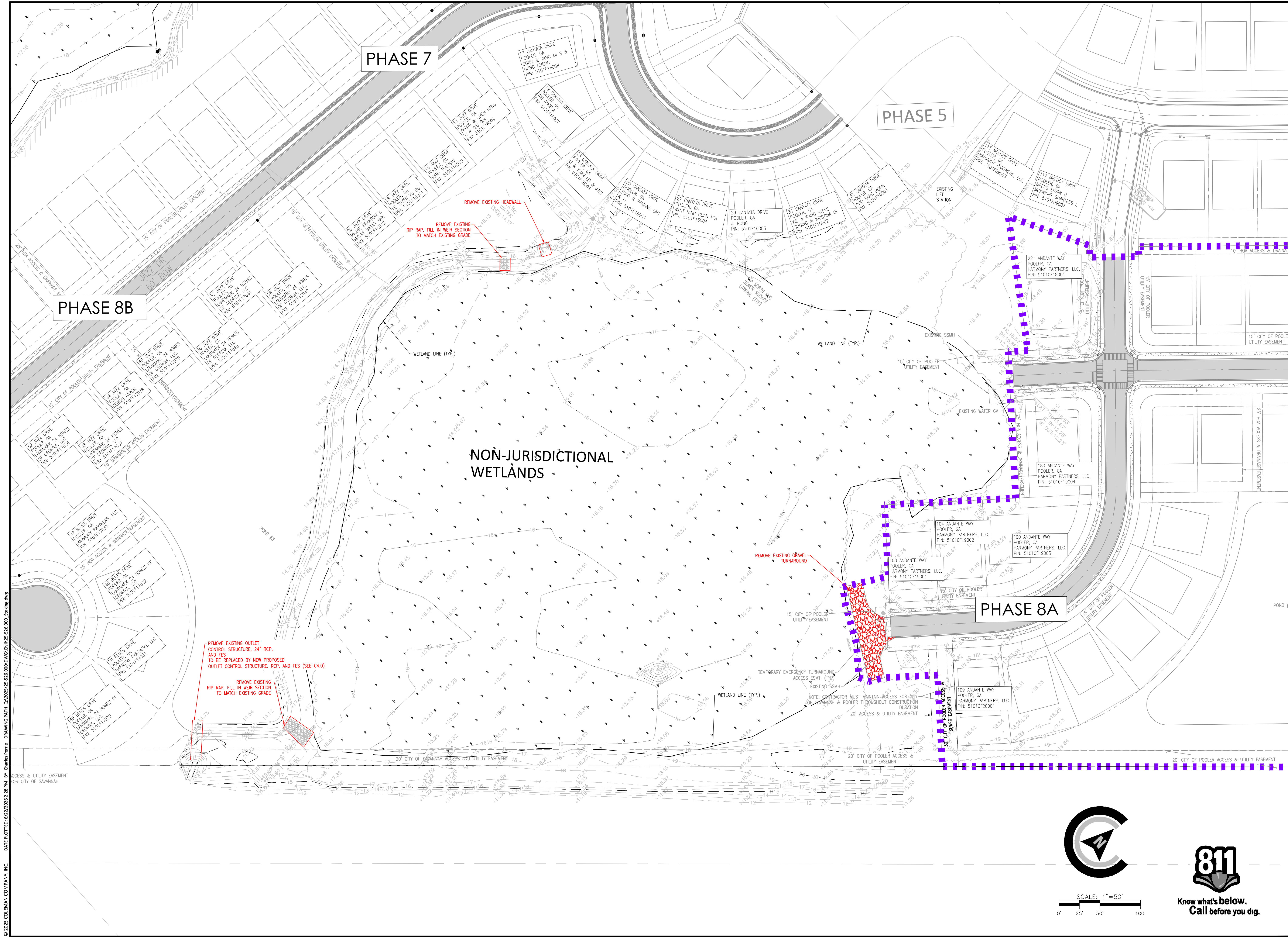
REVISIONS:
4/27/26 CoP COMMENTS
6/9/26 CoP COMMENTS

CIVIL CONSTRUCTION PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER:	25-526.000
DATE:	2/12/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

COVER

SHEET:
COV



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NOT FOR CONSTRUCTION

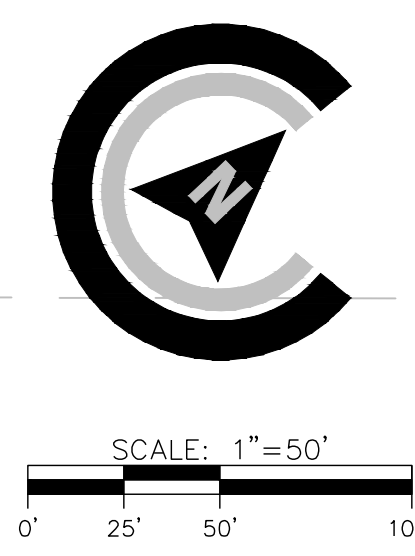


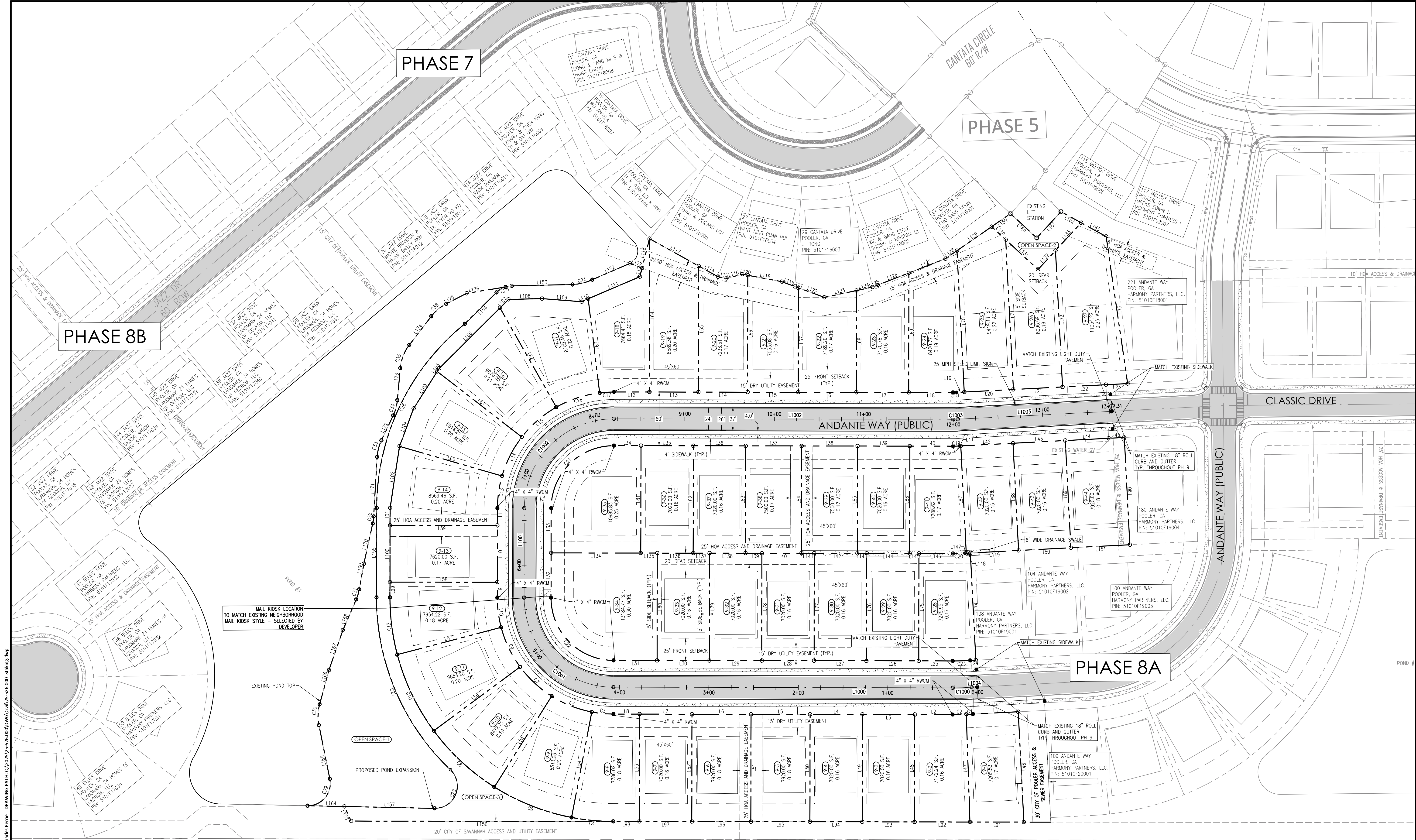
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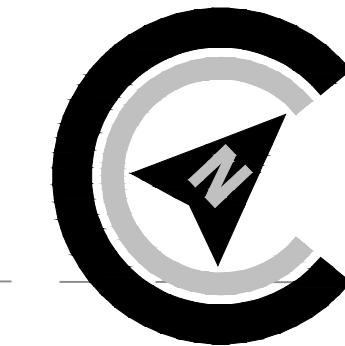
EXISTING CONDITIONS
AND DEMO PLAN

SHEET:
C2.0





SAVANNAH AND OGEECHEE CANAL 120 FT R/W



SCALE: 1"=50'



Know what's below.
Call before you dig.

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NOT FOR CONSTRUCTION

GEORGIA
No. PE035662
PROFESSIONAL
2/12/16
NEIL P. McVETZLE

REVISIONS:
4/27/26 CoP COMMENTS
6/9/26 CoP COMMENTS

CIVIL CONSTRUCTION PLANS FOR

HARMONY SUBDIVISION

PHASE 9

LOCATED IN POOLER, GEORGIA

PREPARED FOR HARMONY PARTNERS, LLC.

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STAKING PLAN

SHEET:

C3.0

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	50.576	N44° 22' 28.10"E	
L2	42.293	N47° 24' 49.00"W	
L3	58.500	N47° 24' 49.00"E	
L4	58.500	N47° 24' 49.00"E	
L5	66.000	N47° 24' 49.00"E	
L6	66.000	N47° 24' 49.00"E	
L7	58.500	N47° 24' 49.00"E	
L8	29.246	N47° 24' 49.00"E	
L9	17.139	S42° 35' 11.00"E	
L10	63.500	S42° 35' 11.00"E	
L11	19.361	S42° 35' 11.00"E	
L12	39.431	S47° 24' 49.00"W	
L13	55.000	S47° 24' 49.00"W	
L14	55.000	S47° 24' 49.00"W	
L15	58.500	S47° 24' 49.00"W	
L16	65.000	S47° 24' 49.00"W	
L17	58.500	S47° 24' 49.00"W	
L18	49.608	S47° 24' 49.00"W	
L19	8.753	S44° 22' 28.10"W	
L20	55.000	S44° 22' 28.10"W	
L21	55.000	S44° 22' 28.10"W	
L22	48.513	S44° 22' 28.10"W	
L23	24.350	S44° 22' 28.10"W	
L24	6.287	S44° 22' 28.10"W	
L25	37.903	S47° 24' 49.00"W	

Curve Table				
Curve #	Length	Radius	Delta	
C1	7.489	430.000	000.9979	
C2	15.319	430.000	002.0413	
C3	24.383	130.000	010.7467	
C4	46.891	250.000	010.7467	
C5	48.540	130.000	021.3936	
C6	93.347	250.000	021.3936	
C7	48.310	130.000	021.2918	
C8	92.903	250.000	021.2918	
C9	49.344	130.000	021.7478	
C10	94.893	250.000	021.7478	
C11	33.626	130.000	014.8202	
C12	64.665	250.000	014.8202	
C13	36.410	130.000	016.0474	
C14	49.102	130.000	021.6408	
C15	51.334	130.000	022.6247	
C16	51.334	130.000	022.6247	
C17	16.024	130.000	007.0624	
C18	3.713	70.000	003.0391	
C19	6.896	130.000	003.0391	
C20	13.261	250.000	003.0391	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L26	58.500	S47° 24' 49.00"W	
L27	58.500	S47° 24' 49.00"W	
L28	58.500	S47° 24' 49.00"W	
L29	58.500	S47° 24' 49.00"W	
L30	58.500	S47° 24' 49.00"W	
L31	48.636	S47° 24' 49.00"W	
L32	50.000	N42° 35' 11.00"W	
L33	50.000	N42° 35' 11.00"W	
L34	30.312	N47° 24' 49.00"E	
L35	58.500	N47° 24' 49.00"E	
L36	58.500	N47° 24' 49.00"E	
L37	62.500	N47° 24' 49.00"E	
L38	62.500	N47° 24' 49.00"E	
L39	58.500	N47° 24' 49.00"E	
L40	48.227	N47° 24' 49.00"E	
L41	1.766	N44° 22' 28.10"E	
L42	58.500	N44° 22' 28.10"E	
L43	58.500	N44° 22' 28.10"E	
L44	48.500	N44° 22' 28.10"E	
L45	17.500	N44° 22' 28.10"E	
L46	123.460	S45° 37' 31.90"E	
L47	120.349	N44° 37' 39.51"W	
L48	120.000	N42° 35' 11.00"W	
L49	120.000	N42° 35' 11.00"W	
L50	120.000	N42° 35' 11.00"W	

Curve Table				
Curve #	Length	Radius	Delta	
C21	109.956	70.000	090.0000	
C22	109.956	70.000	090.0000	
C23	19.626	370.000	003.0391	
C24	22.925	57.269	022.9354	
C25	11.984	25.000	027.4654	
C26	235.798	265.000	050.9821	
C27	215.456	265.000	046.5839	
C28	60.068	25.000	137.6656	
C29	44.792	25.000	102.6551	
C30	23.335	50.000	026.7394	
C31	11.792	50.000	013.5130	
C32	7.932	50.000	009.0889	
C33	19.269	50.000	022.0806	
C34	17.685	50.000	020.2652	
C35	28.253	50.000	032.3759	
C36	22.058	50.000	025.2761	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L51	120.000	N42° 35' 11.00"W	
L52	120.000	N42° 35' 11.00"W	
L53	120.000	N42° 35' 11.00"W	
L54	120.000	N31° 50' 23.06"W	
L55	120.000	N10° 26' 46.17"W	
L56	120.000	N10° 50' 44.27"E	
L57	120.000	N32° 35' 36.23"E	
L58	120.000	N47° 24' 49.00"E	
L59	120.000	N47° 24' 49.00"E	
L60	119.258	N63° 27' 39.50"E	
L61	119.578	N85° 06' 06.52"E	
L62	127.528	S72° 16' 24.51"E	
L63	105.818	S49° 38' 55.55"E	
L64	171.374	S42° 35' 11.00"E	
L65	140.966	S42° 35' 11.00"E	
L66	130.679	S42° 35' 11.00"E	
L67	116.746	S42° 35' 11.00"E	
L68	113.802	S42° 35' 11.00"E	
L69	133.544	S42° 35' 11.00"E	
L70	158.121	S45° 37' 31.90"E	
L71	167.617	S45° 37' 31.90"E	
L72	152.573	S45° 37' 31.90"E	
L73	166.086	S50° 59' 15.19"E	
L74	120.000	S45° 37' 31.90"E	
L75	120.000	S42° 35' 11.00"E	

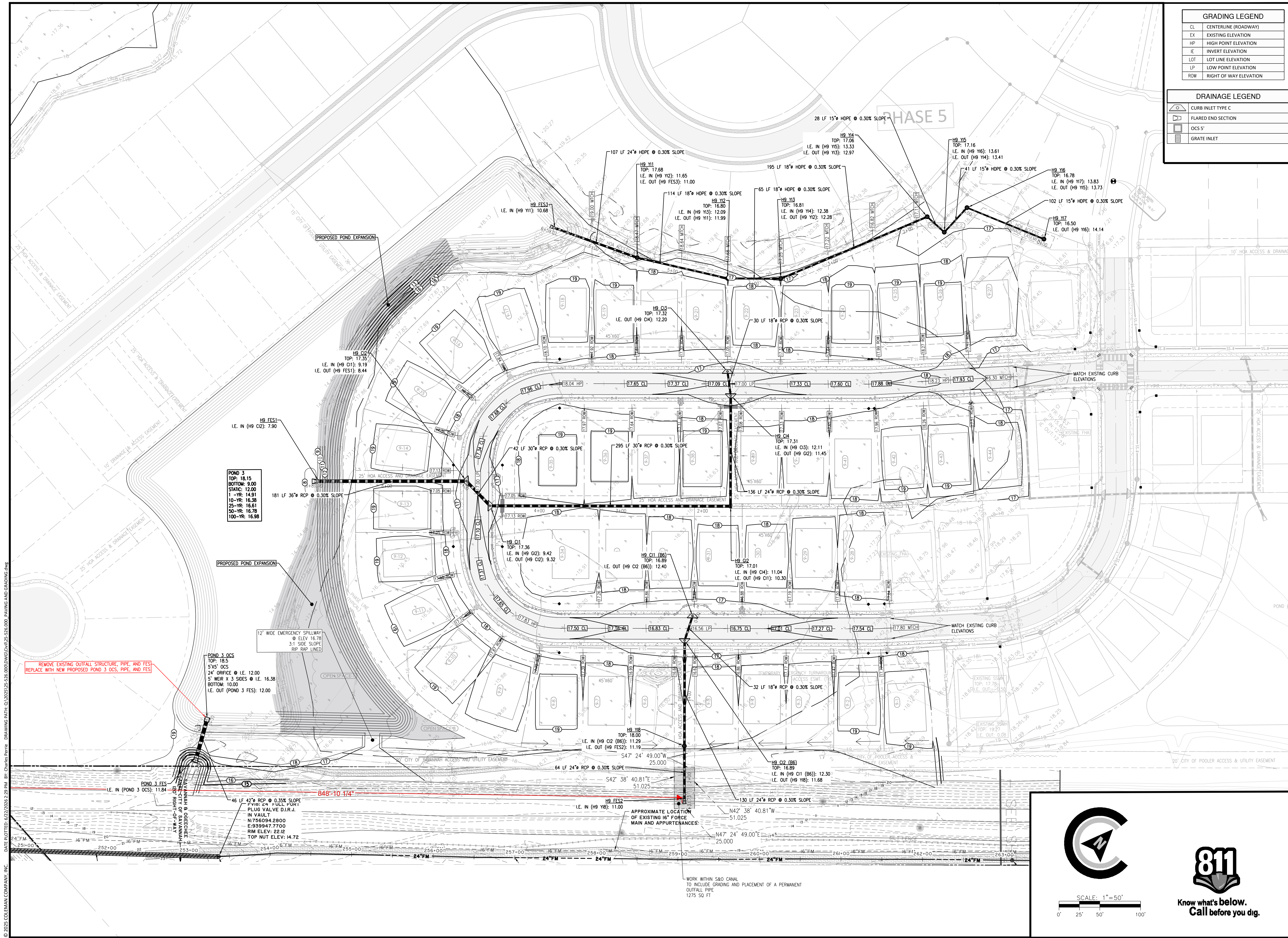
Line Table: Center Line Alignment				
Line #	Length	Direction	Start Point	End Point
L1000	379.039	S47° 24' 49.00"W	(940343.6317,756838.9877)	(940064.5613,756582.4917)
L1001	100.000	N42° 35' 11.00"W	(939923.2654,756588.4474)	(939855.5953,756662.0732)
L1002	379.039	N47° 24' 49.00"E	(939861.5510,756803.3691)	(940140.6214,757059.8651)
L1003	172.266	N44° 22' 28.10"E	(940144.4297,757063.5564)	(940264.9032,757186.6896)
L1004	6.287	S44° 22' 28.10"W	(940363.2616,756858.2466)	(940358.8650,756853.7529)

Curve Table: Center Line Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1000	400.000	21.217	S45° 53' 38.55"W	(940358.8650,756853.7529)	(940343.6317,756838.9877)
C1001	100.000	157.080	N87° 35' 11.00"W	(940064.5613,756582.4917)	(939923.2654,756588.4474)
C1002	100.000	157.080	N02° 24' 49.00"E	(939855.5953,756662.0732)	(939861.5510,756803.3691)
C1003	100.000	5.304	N45° 53' 38.55"E	(940140.6214,757059.8651)	(940144.4297,757063.5564)

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L76	120.000	S42° 35' 11.00"E	
L77	120.000	S42° 35' 11.00"E	
L78	120.000	S42° 35' 11.00"E	
L79	120.000	S42° 35' 11.00"E	
L80	120.000	S42° 35' 11.00"E	
L81	120.000	N42° 35' 11.00"W	
L82	120.000	N42° 35' 11.00"W	
L83	120.000	N42° 35' 11.00"W	
L84	120.000	N42° 35' 11.00"W	
L85	120.000	N42° 35' 11.00"W	
L86	120.000	N42° 35' 11.00"W	
L87	120.000	N45° 37' 31.90"W	
L88	120.000	N45° 37' 31.90"W	
L89	120.000	N45° 37' 31.90"W	
L90	120.000	S45° 37' 31.90"E	
L91	60.245	S47° 24' 49.00"W	
L92	61.896	S47° 24' 49.00"W	
L93	58.500	S47° 24' 49.00"W	
L94	58.500	S47° 24' 49.00"W	
L95	66.000	S47° 24' 49.00"W	
L96	66.000	S47° 24' 49.00"W	
L97	58.500	S47° 24' 49.00"W	
L98	29.246	S47° 24' 49.00"W	
L99	17.139	N42° 35' 11.00"W	
L100	63.500	N42° 35' 11.00"W	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L101	19.361	N42° 35' 11.00"W	
L102	69.692	N33° 57' 31.76"W	
L103	49.045	N10° 02' 28.43"W	
L104	45.140	N22° 17' 24.25"W	
L105	4.299	N10° 02' 28.43"W	
L106	95.576	N02° 28' 04.78"E	
L107	13.511	N02° 28' 04.78"E	
L108	37.457	N46° 01' 30.04"E	
L109	44.314	N51° 42' 27.72"E	
L110	8.007	N24° 05' 32.33"E	
L111	62.884	N24° 05' 32.33"E	
L112	9.974	N28° 27' 58.61"W	
L113	33.799	N28° 27' 58.61"W	
L114	24.645	N76° 21' 03.61"E	
L115	9.748	N59° 34' 53.42"E	
L116	18.338	N32° 03' 02.96"E	
L117	62.846	N76° 21' 03.61"E	
L118	38.574	N58° 01' 55.01"E	
L119	15.641	N67° 34' 37.10"E	
L120	6.328	N58° 01' 55.01"E	
L121	4.159	N67° 34' 37.10"E	
L122	30.915	N67° 34' 37.10"E	
L123	36.797	N35° 18' 51.25"E	
L124	18.209	N35° 18' 51.25"E	
L125	6.533	N26° 02' 33.05"E	

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L126	37.167	N26° 02'	33.05"E
L127	43.791	N26° 02'	33.05"E
L128	15.704	N12° 37'	32.13"E
L129	47.093	N12° 37'	32.13"E
L130	21.383	N90° 00'	00.00"E
L131	49.217	N00° 00'	00.00"E
L132	28.793	N00° 00'	00.00"E
L133	42.337	N00° 00'	00.00"E
L134	100.312	S47° 24'	49.00"W
L135	18.324	S47° 24'	49.00"W
L136	40.176	S47° 24'	49.00"W
L137	18.324	S47° 24'	49.00"W
L138	40.176	S47° 24'	49.00"W
L139	18.324	S47° 24'	49.00"W
L140	44.176	S47° 24'	49.00"W
L141	14.324	S47° 24'	49.00"W
L142	48.176	S47° 24'	49.00"W
L143	10.324	S47° 24'	49.00"W
L144	48.176	S47° 24'	49.00"W
L145	10.324	S47° 24'	49.00"W
L146	37.903	S47° 24'	49.00"W
L147	1.766	S44° 22'	28.10"W
L148	4.520	S44° 22'	28.10"W
L149	53.980	S44° 22'	28.10"W
L150	58.600	S44° 22'	28.10"W



GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EX	EXISTING ELEVATION
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LP	LOW POINT ELEVATION
ROW	RIGHT OF WAY ELEVATION

DRAINAGE LEGEND	
	CURB INLET TYPE C
	FLARED END SECTION
	OCS 5'
	GRATE INLET

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6/9/26 | CoP COMMENTS

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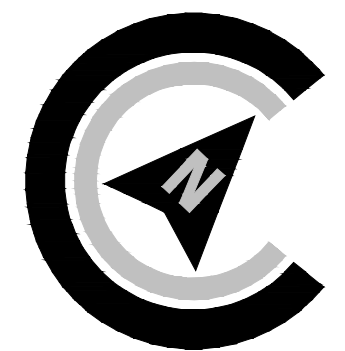
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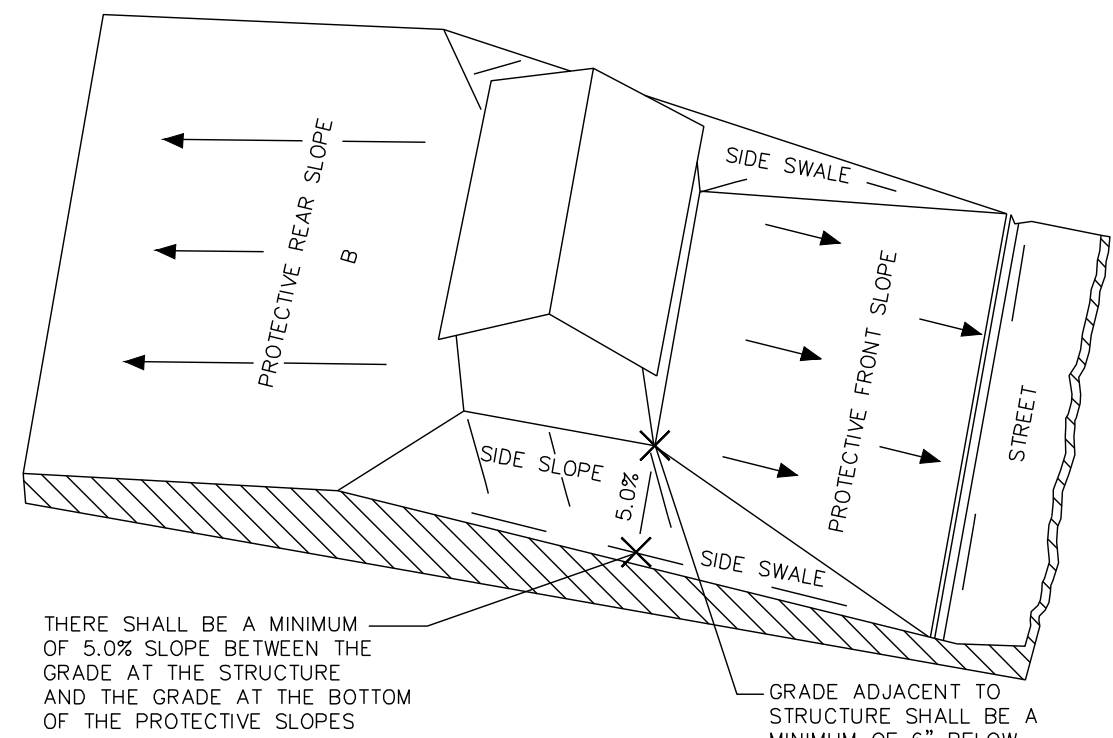
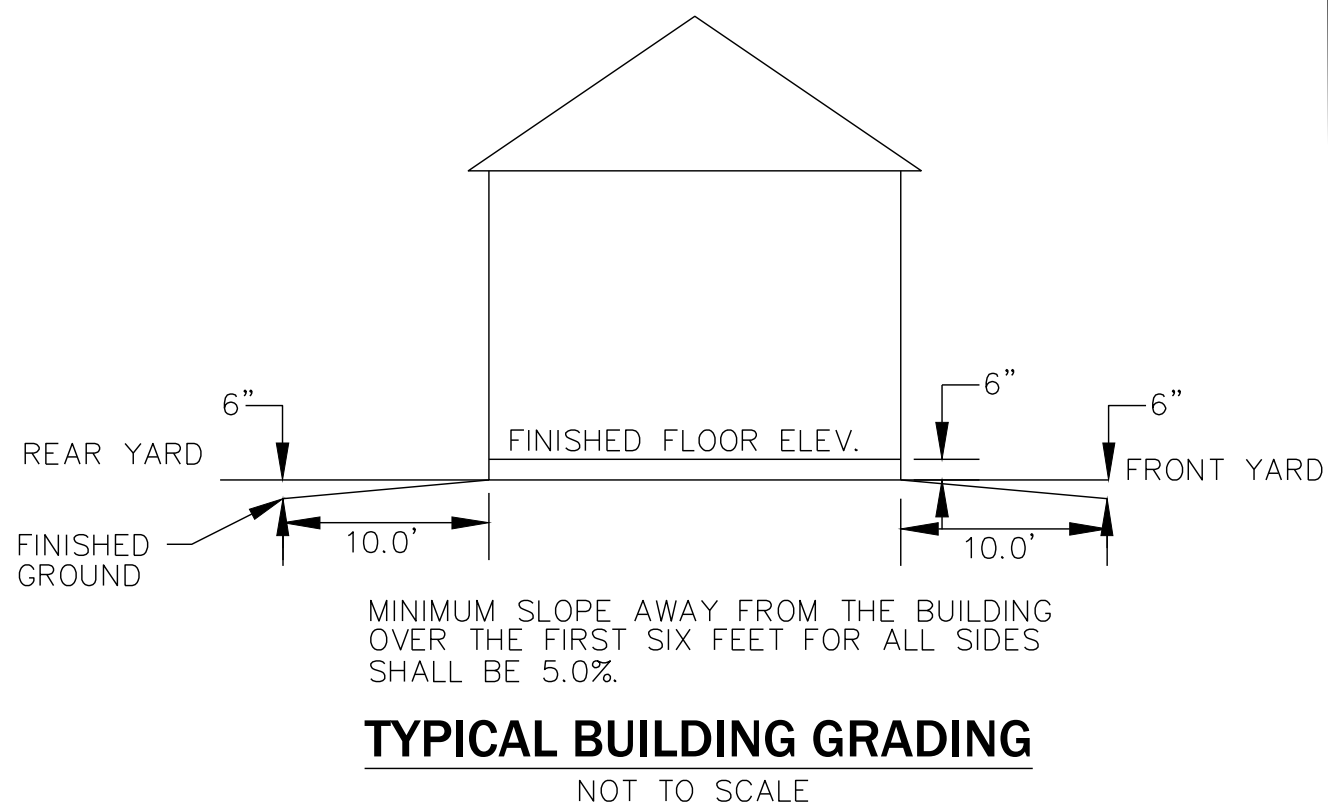
PAVING, GRADING,
& DRAINAGE

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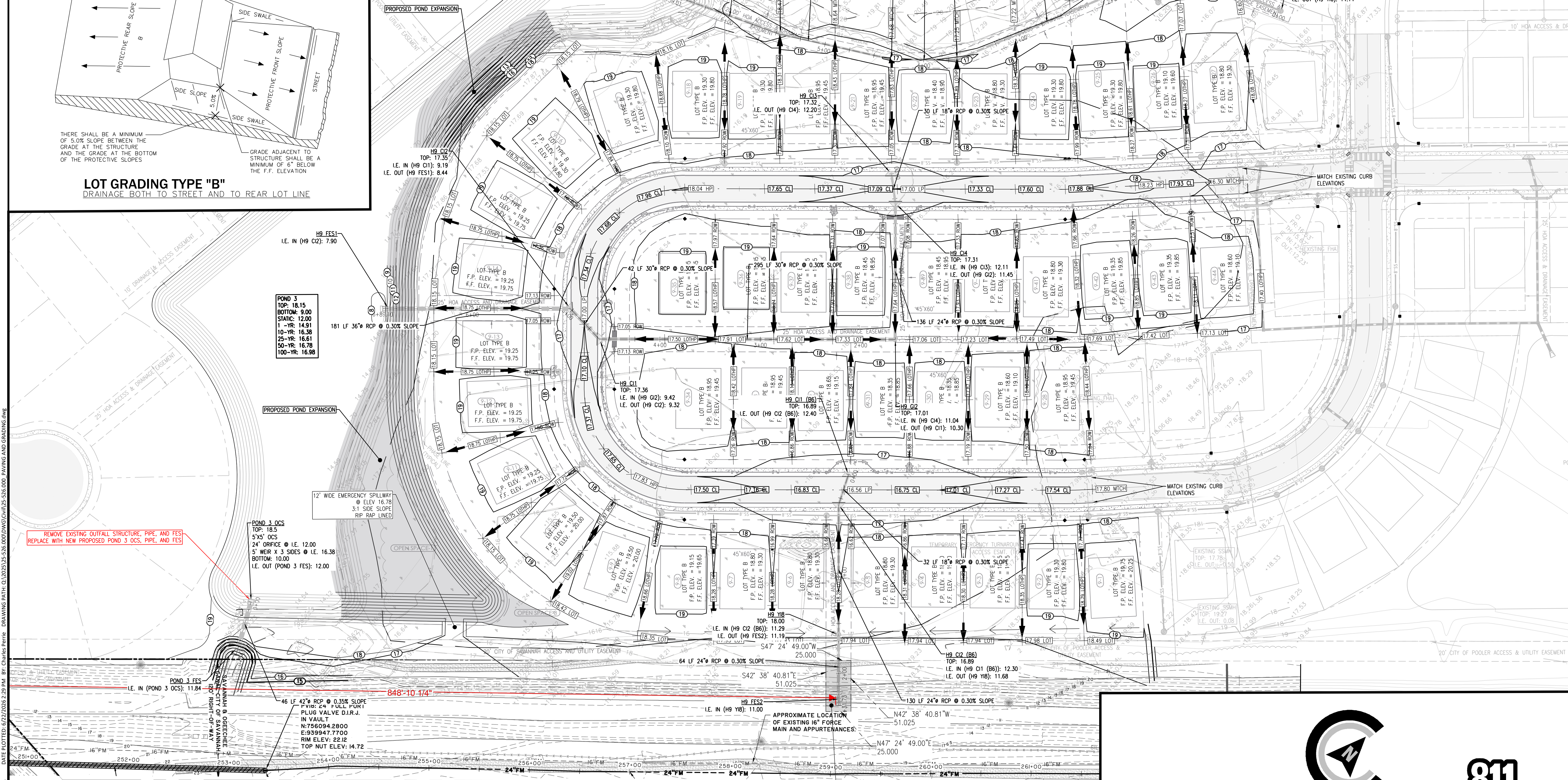


SCALE: 1"=50'





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



NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE0309562
3/12/26
NEIL P. MCKENLIE

REVISIONS:	
4/27/26	CoP COMMENTS
6/9/26	CoP COMMENTS

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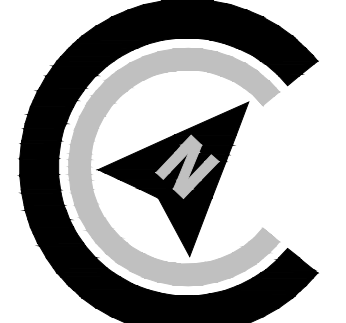
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NEIGHBORHOOD
GRADING PLAN

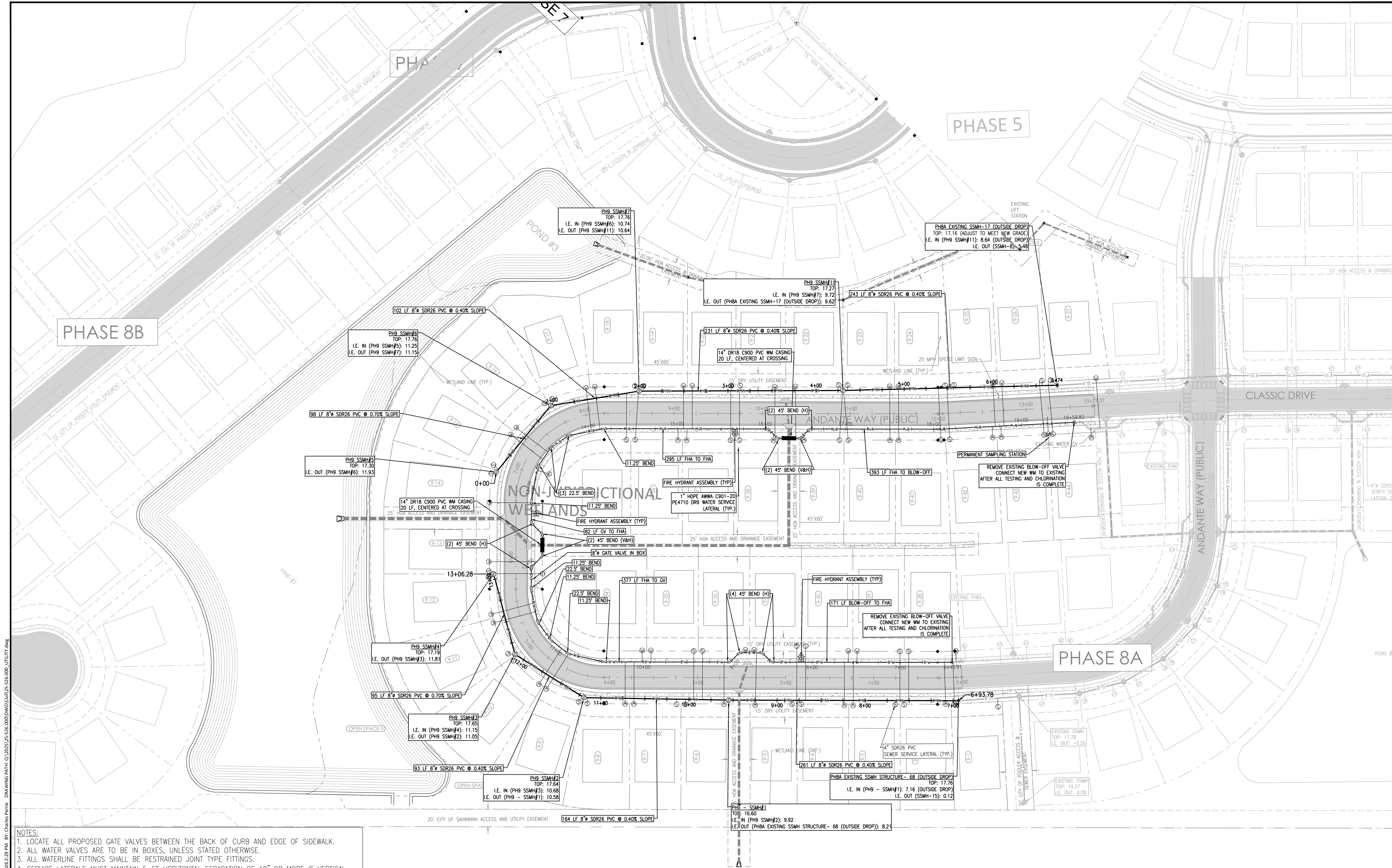
SHEET:
C5.0



SCALE: 1"=50'



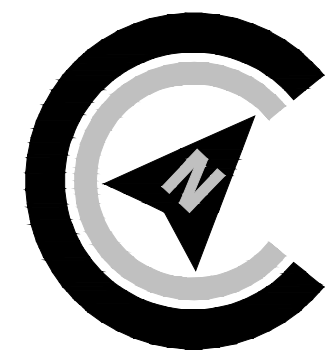
NOTE:
SUBGRAIN DRAINS ARE REQUIRED AT EACH PAVEMENT INLET, INSTALL 6" SUBGRADE DRAINS 50 LF EACH WAY.



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- NOTES:**
1. LOCATE ALL PROPOSED GATE VALVES BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
 2. ALL WATER VALVES ARE TO BE IN BOXES, UNLESS STATED OTHERWISE.
 3. ALL WATERLINE FITTINGS SHALL BE RESTRAINED JOINT TYPE FITTINGS.
 4. SERVICE LATERALS MUST MAINTAIN 5'-FT HORIZONTAL SEPARATION OF 18" OR MORE IF VERTICAL SEPARATION IS ACHIEVED, IF 18" VERTICAL SEPARATION IS NOT ACHIEVABLE, THEN 10'-FT OF HORIZONTAL SEPARATION MUST BE MAINTAINED.
- PIPE CROSSING NOTE:**
IF WATER MAINS CROSS UNDER STORM AND SANITARY SEWERS, THE FOLLOWING MEASURES SHALL BE TAKEN:
1. A VERTICAL SEPARATION OF AT LEAST 18" BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN.
 2. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS.
 3. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
 4. ENCASEMENT OF THE WATER MAIN CONSTRUCTED OF WATER MAIN MATERIALS (C900 DR18 PVC), EXTENDING ON EACH SIDE OF THE CROSSING UNTIL AT LEAST 10 FEET SEPARATES THE TWO PIPES.

SAVANNAH AND OGEECHEE CANAL 120 FT R/W



SCALE: 1"=50'



NOT FOR CONSTRUCTION

REVISIONS:
4/27/26 | CoP COMMENTS
6/9/26 | CoP COMMENTS

CIVIL CONSTRUCTION PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

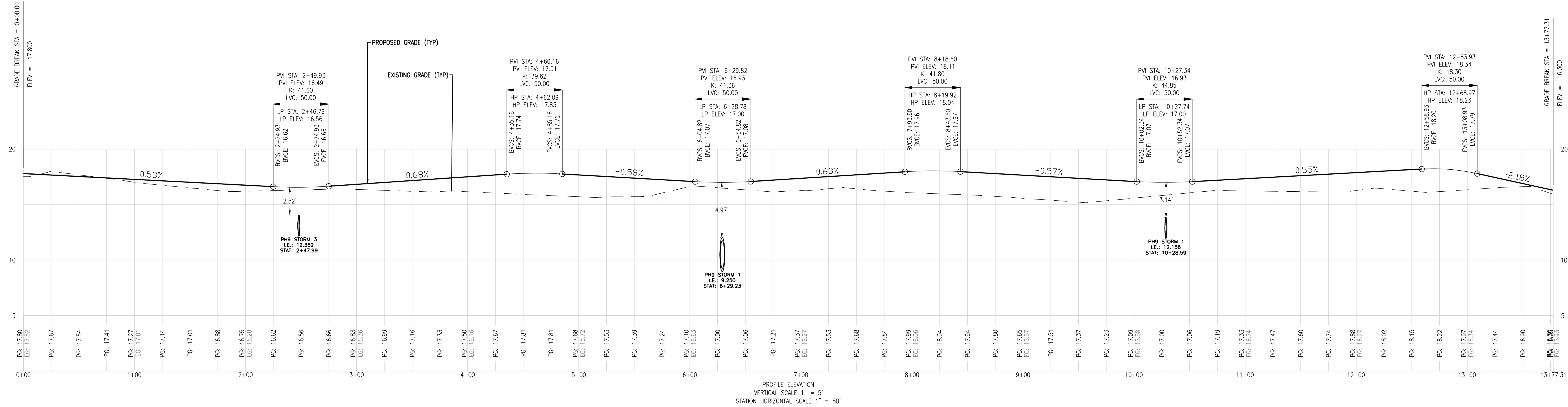
JOB NUMBER: 25-526.000
DATE: 2/12/26
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

UTILITY PLAN

SHEET:
C6.0



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CIVIL CONSTRUCTION PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER: 25-526.000
DATE: 2/12/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

ROAD PROFILE

SHEET:

C7.0

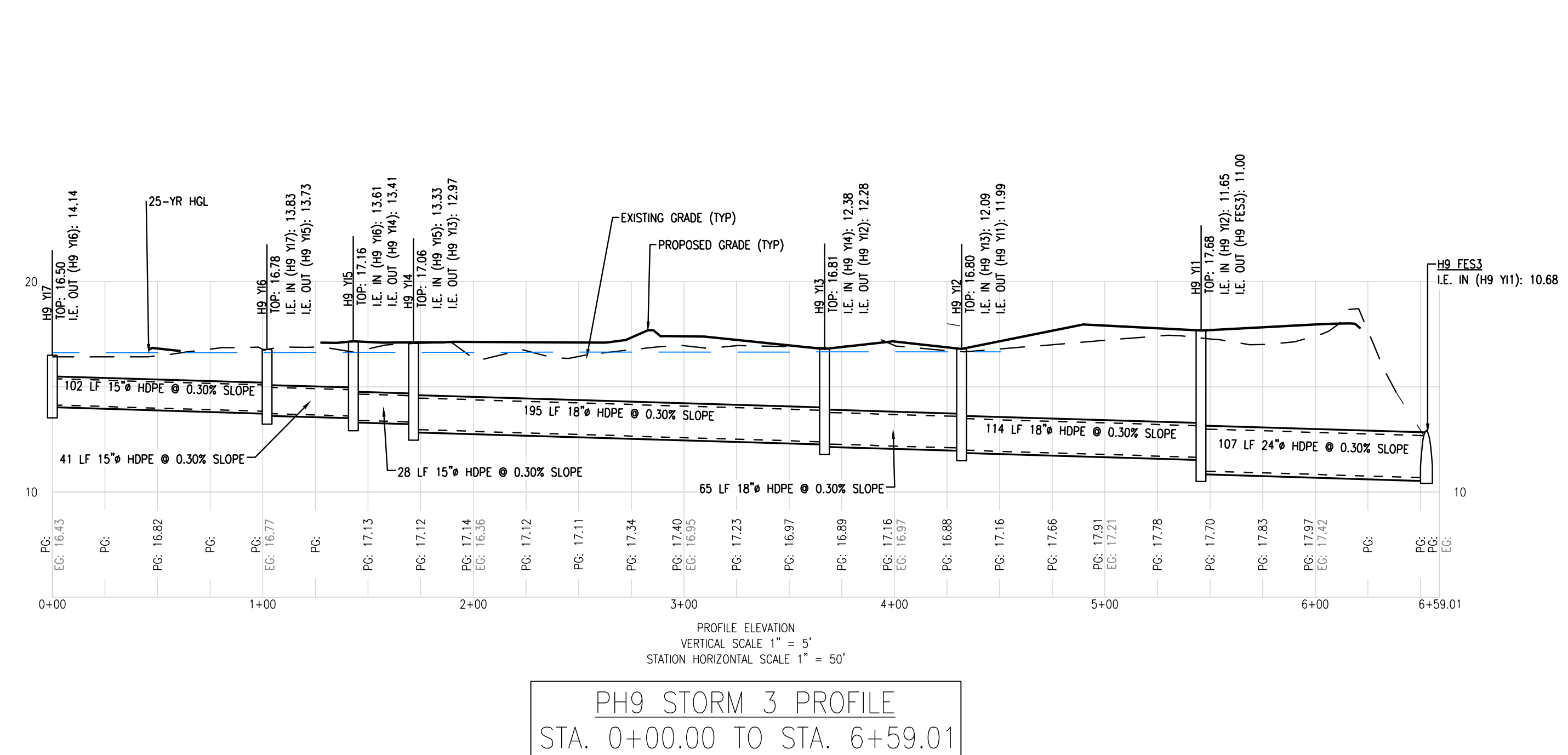
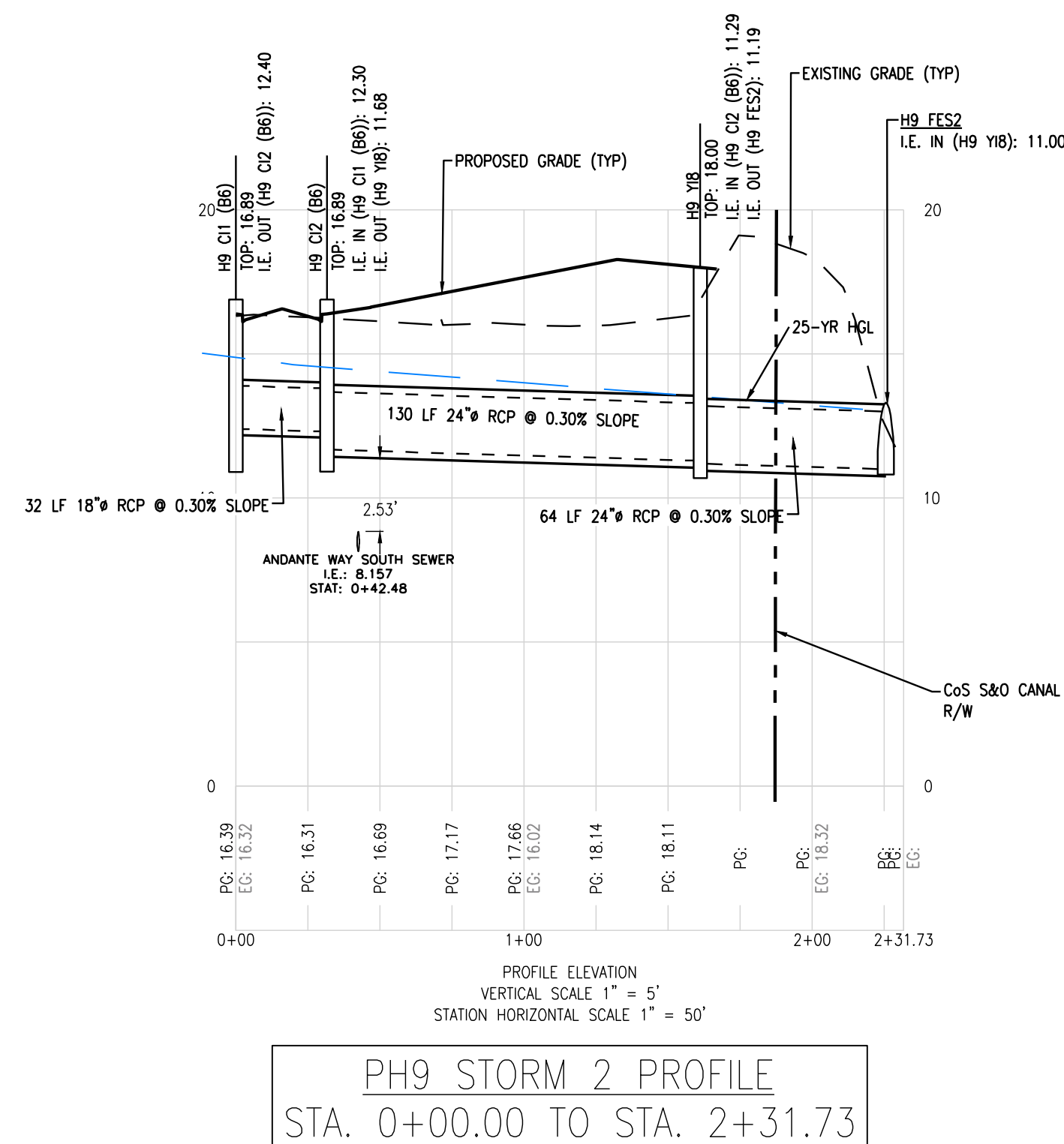
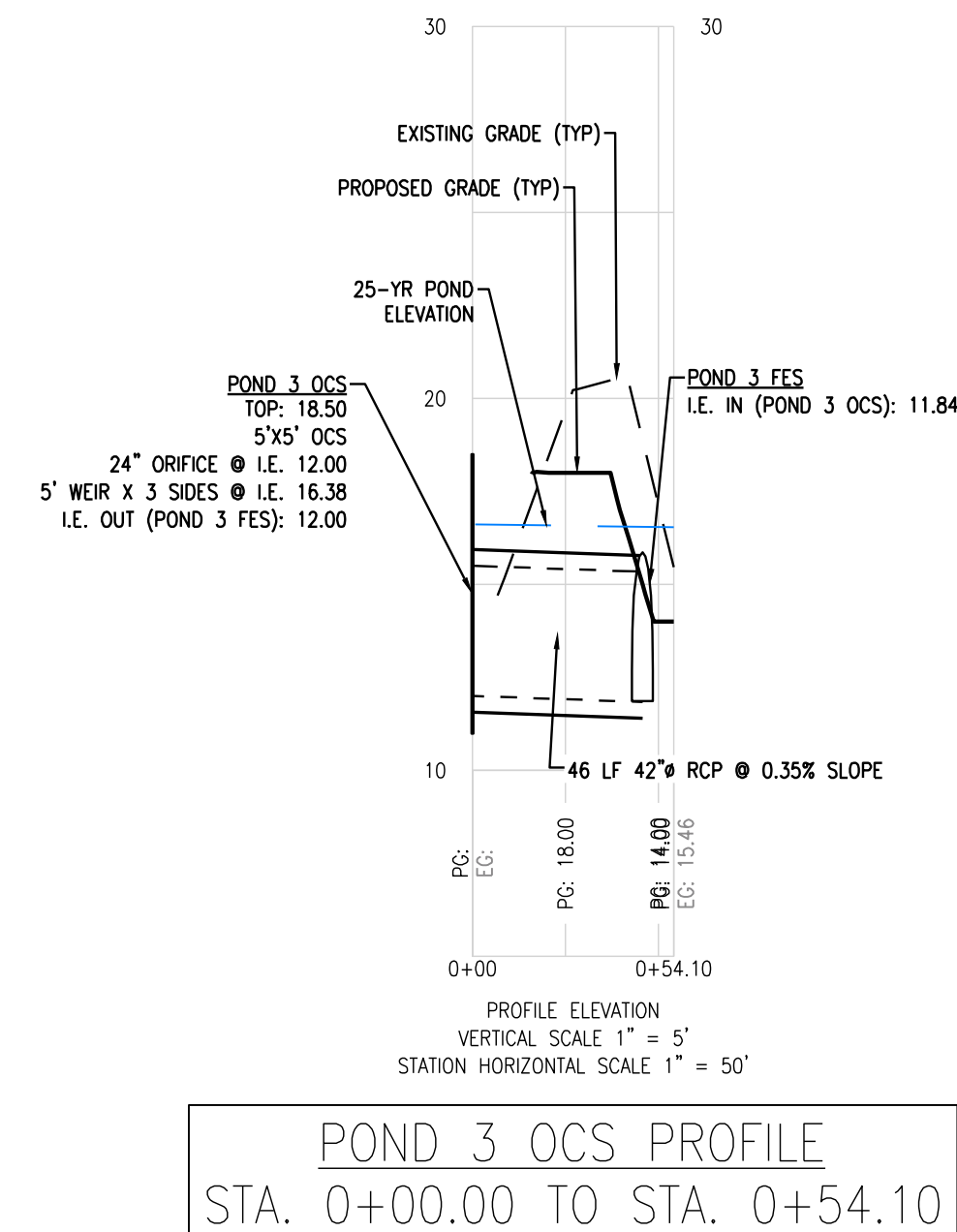
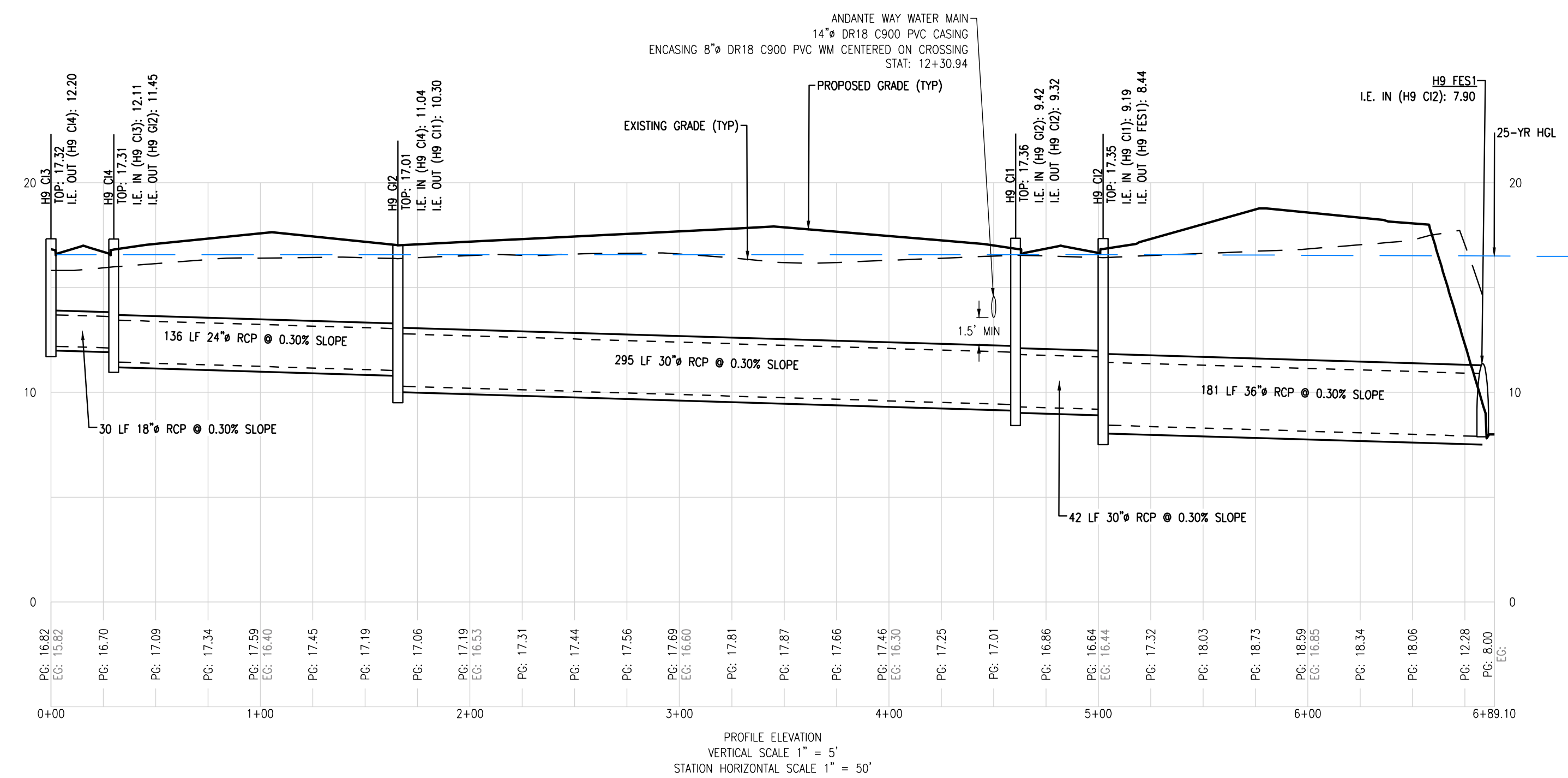
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CIVIL CONSTRUCTION PLANS FOR

HARMONY SUBDIVISION

PHASE 9

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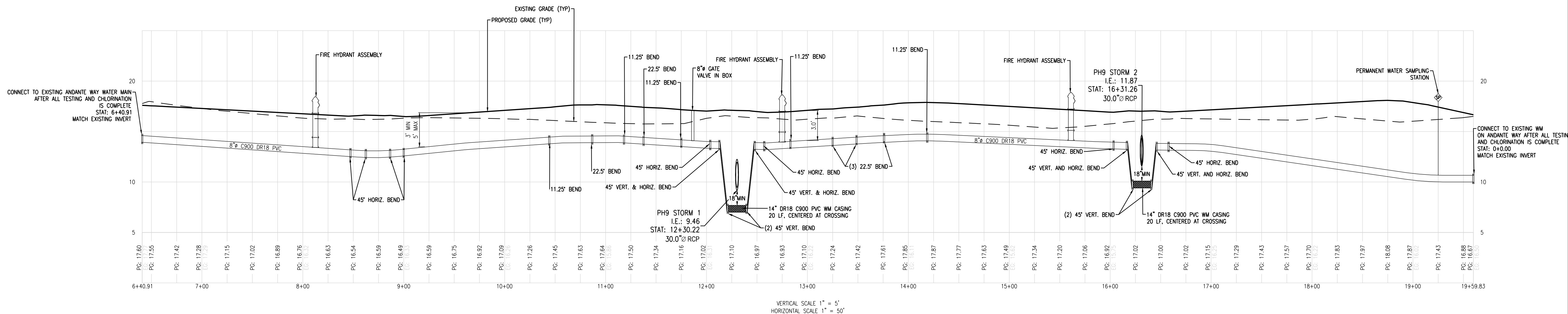
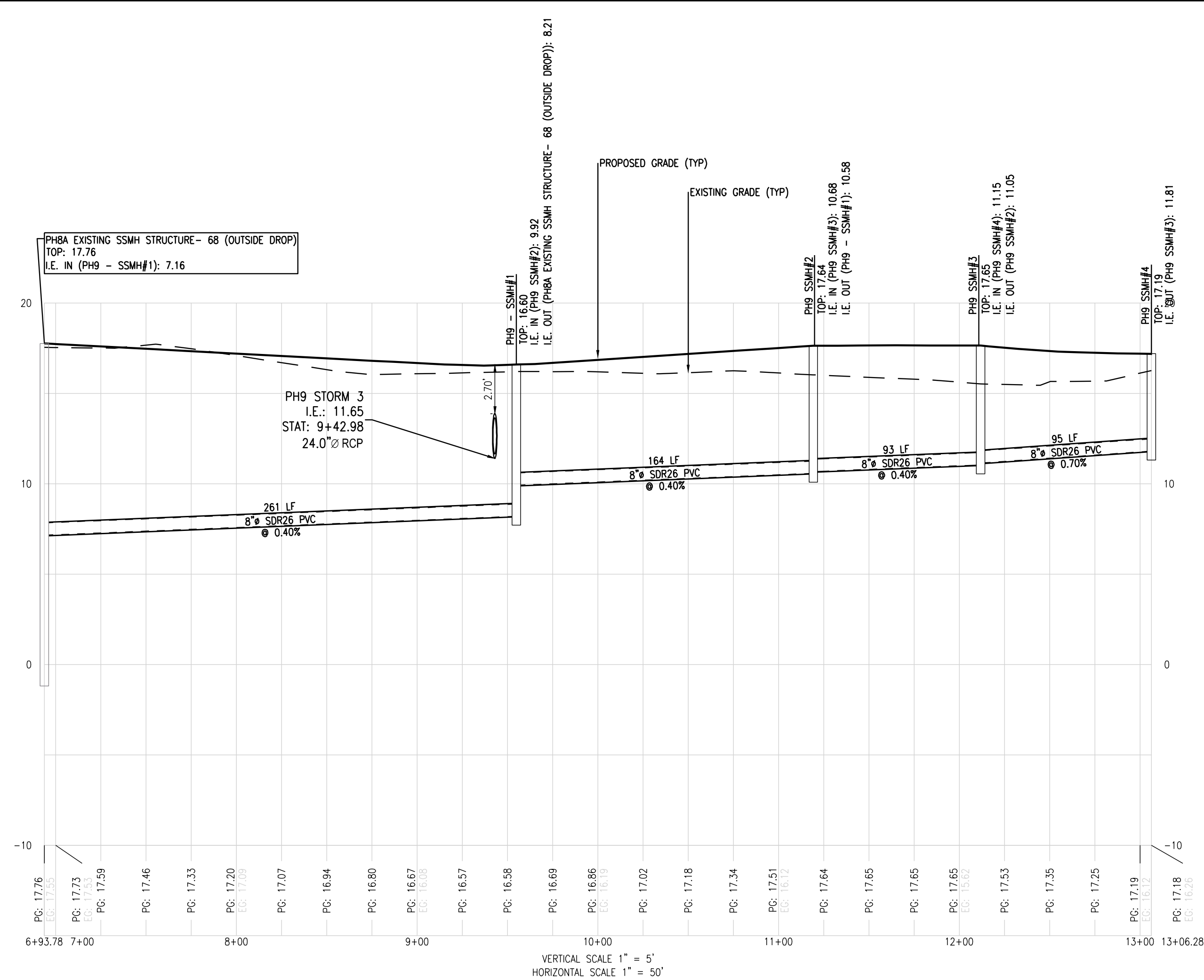
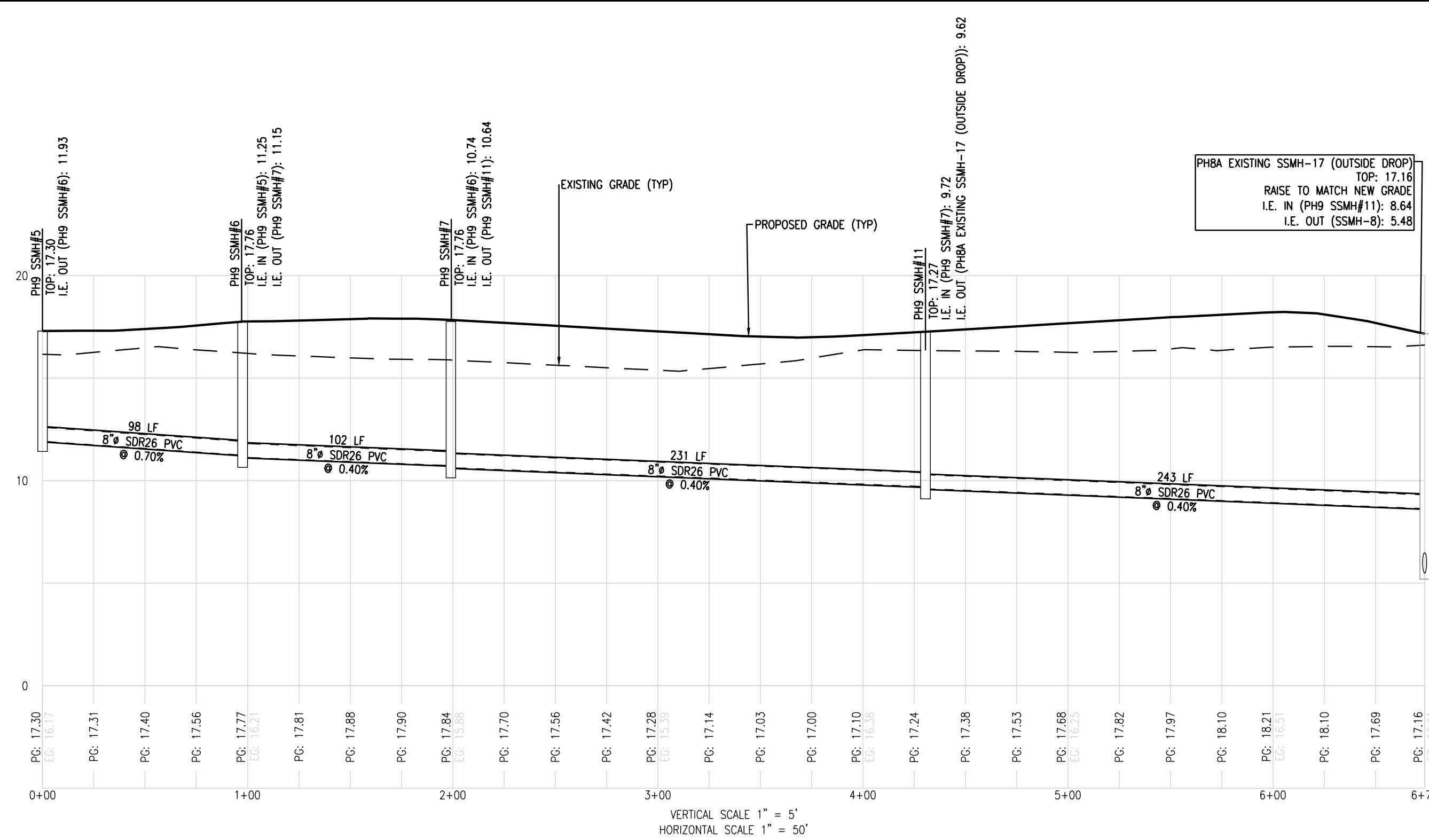
STORM PROFILES

SHEET:

C7.1



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REVISIONS:

4/27/26 | CoP COMMENTS

6/9/26 | CoP COMMENTS

CIVIL CONSTRUCTION PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER: 25-526.000
DATE: 2/12/26
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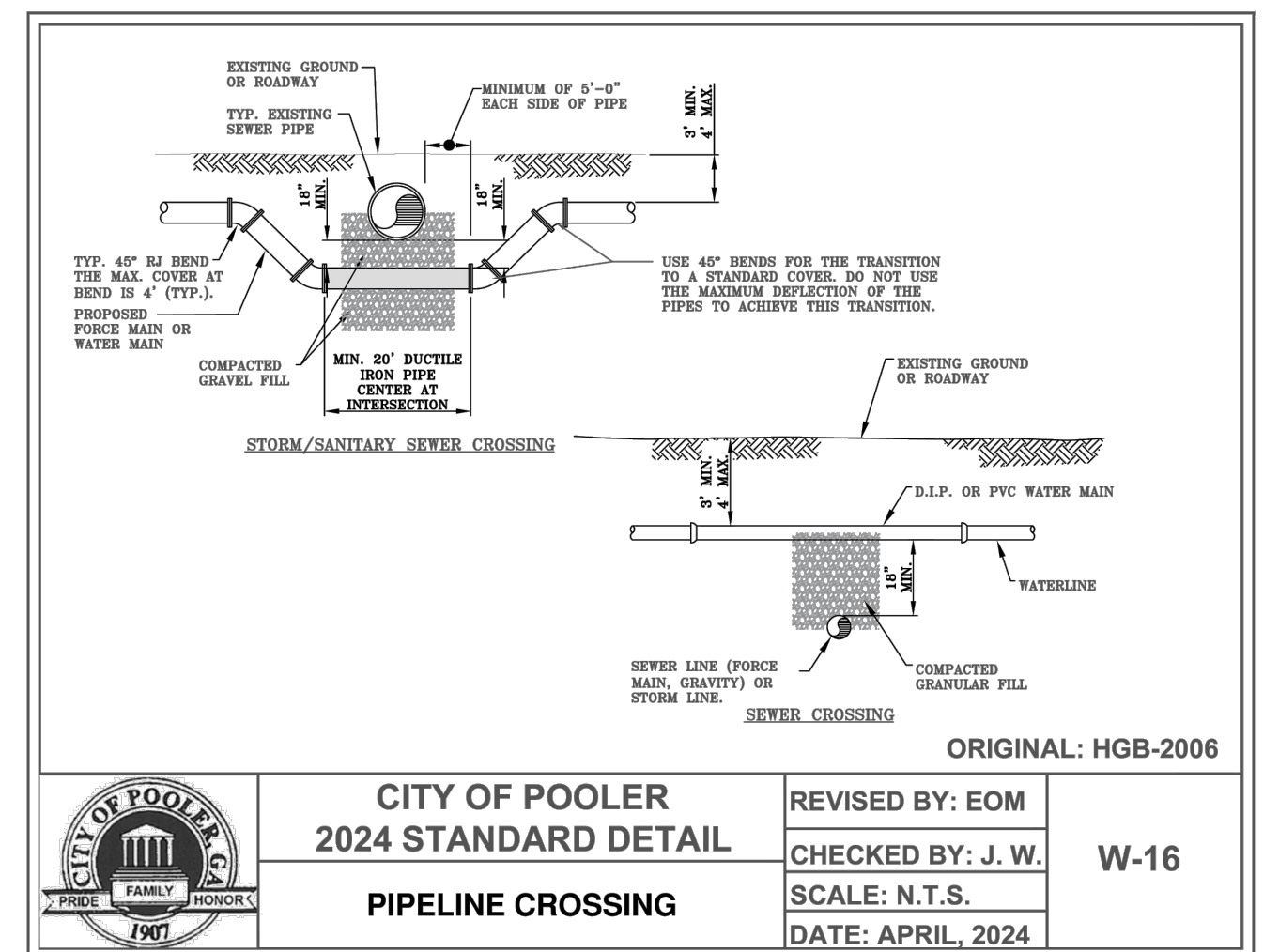
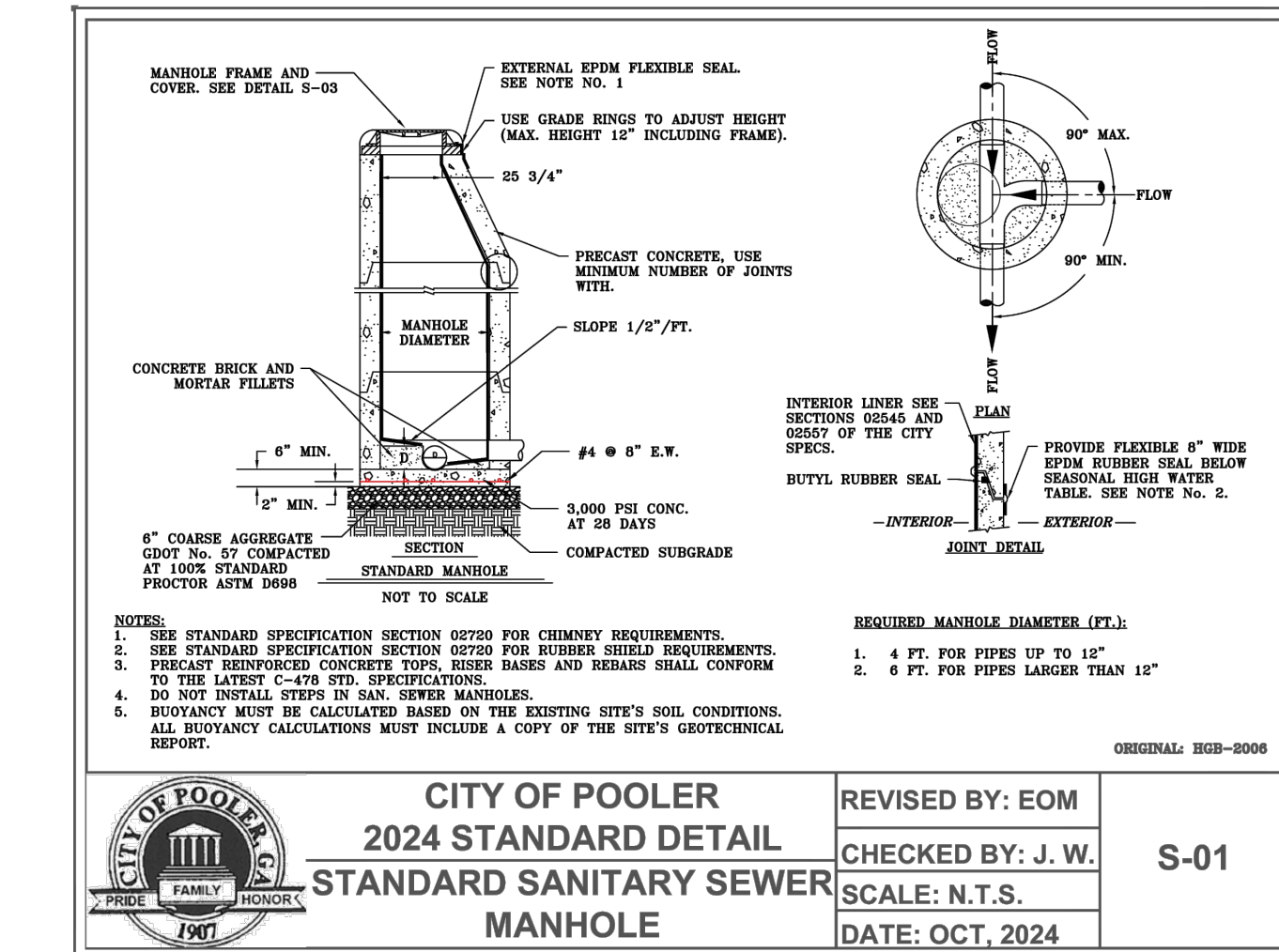
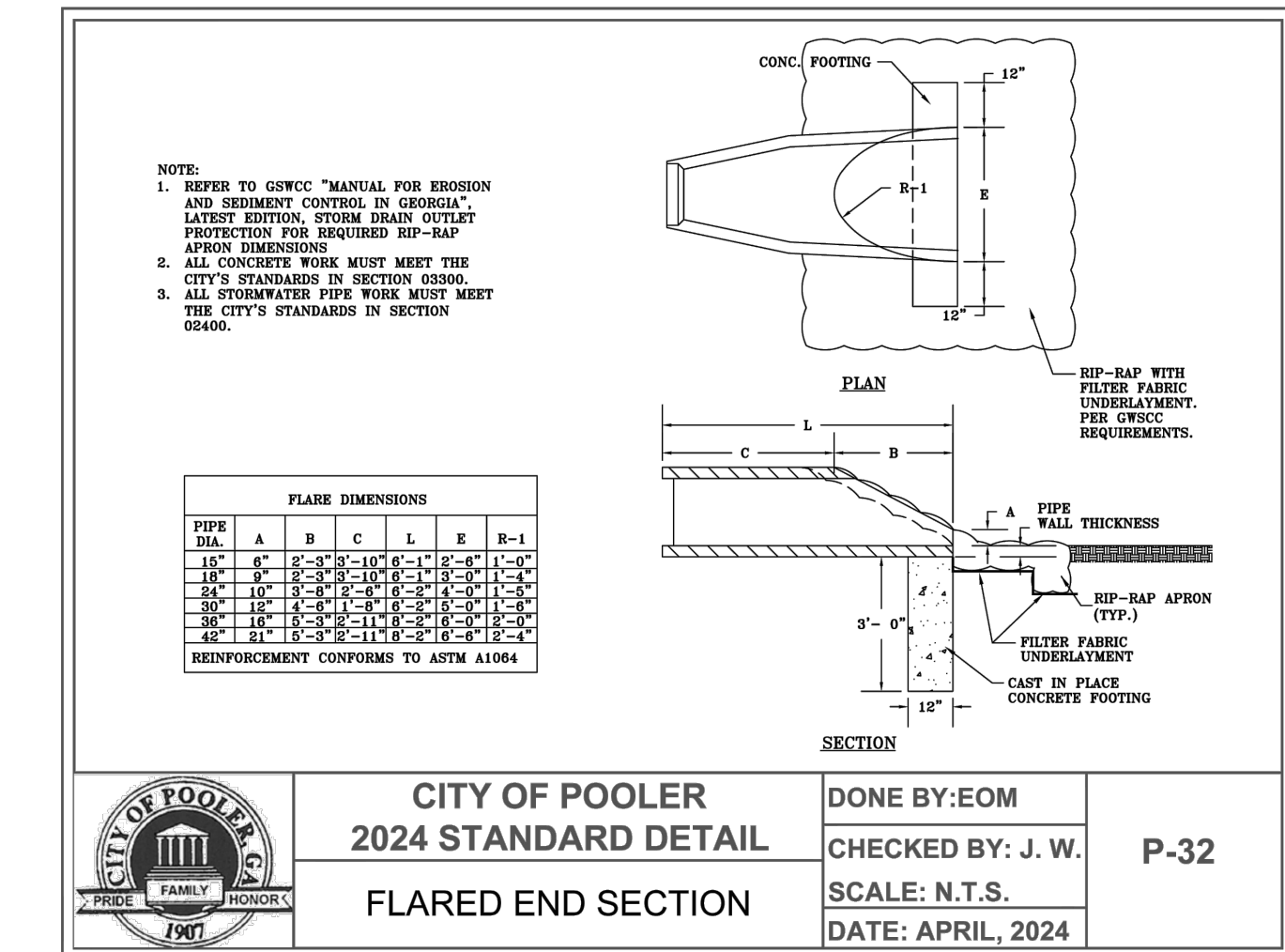
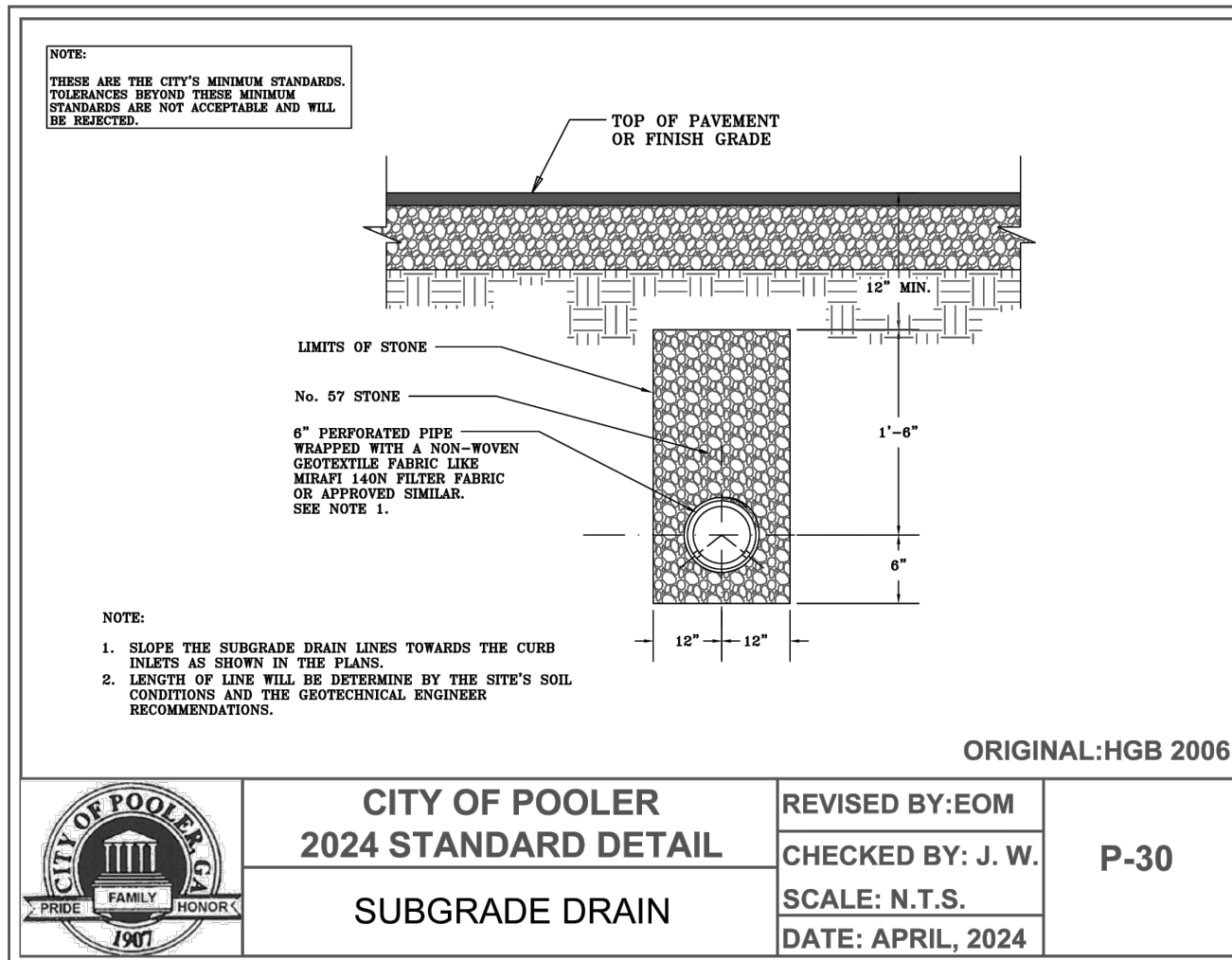
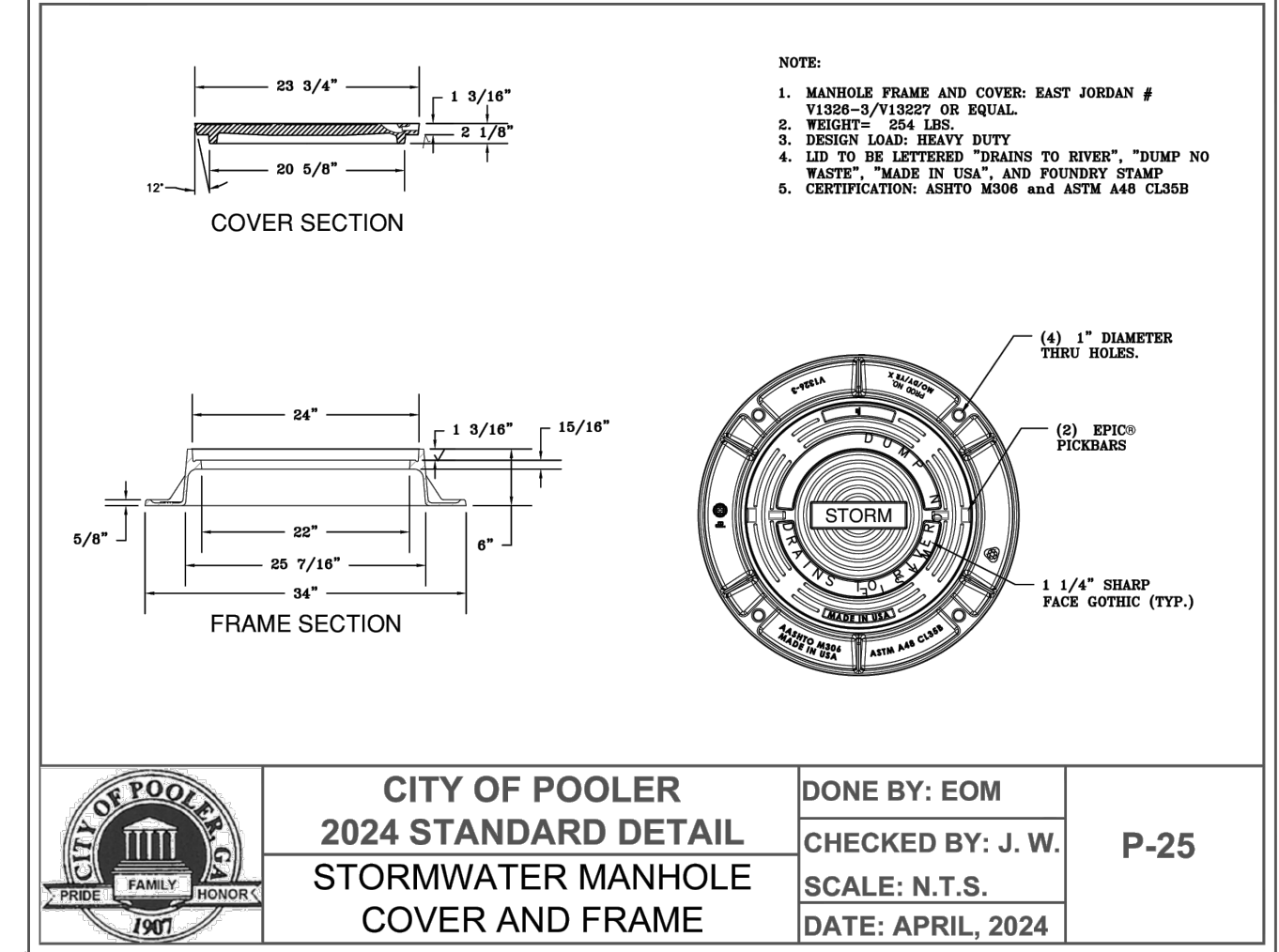
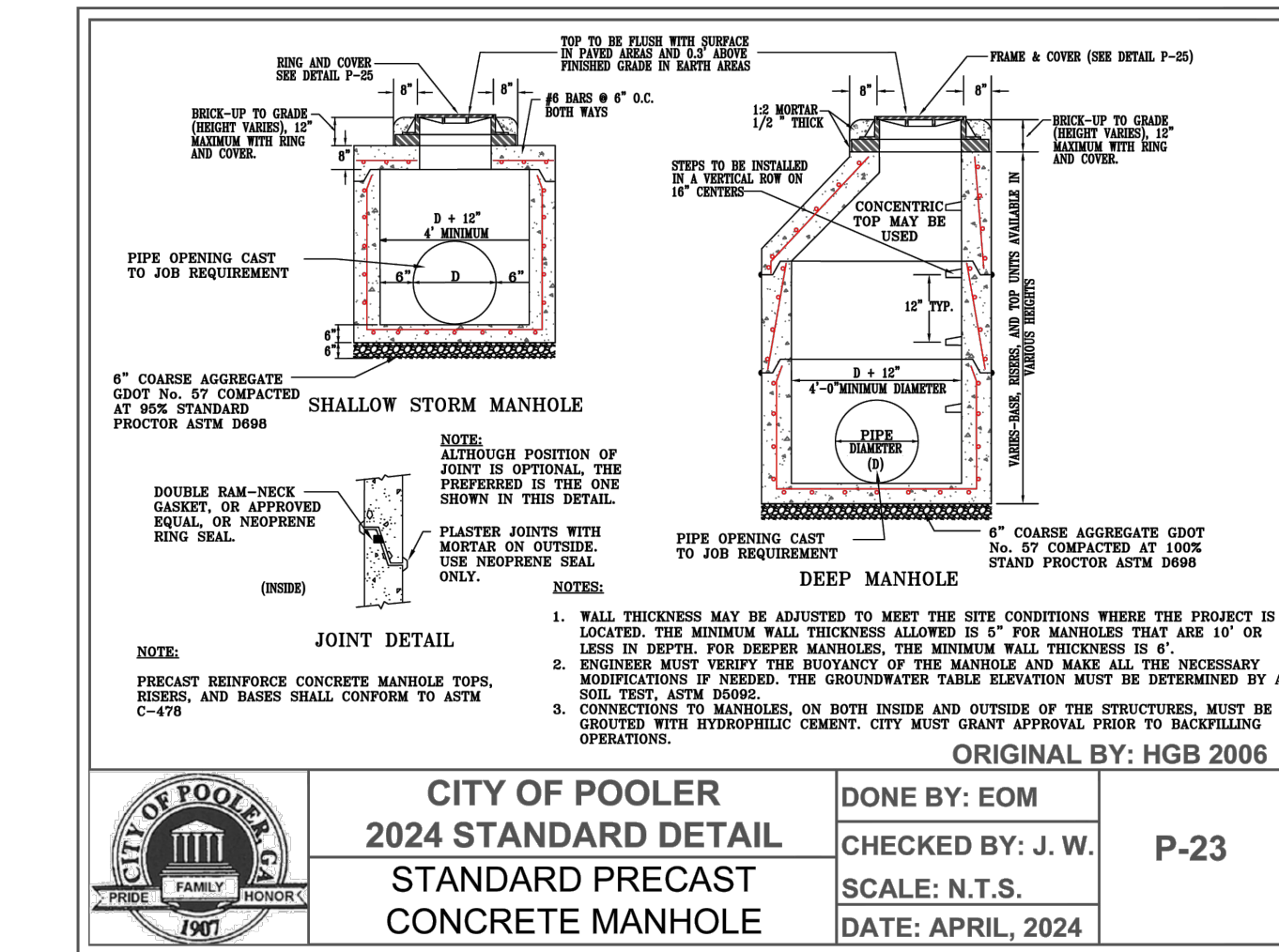
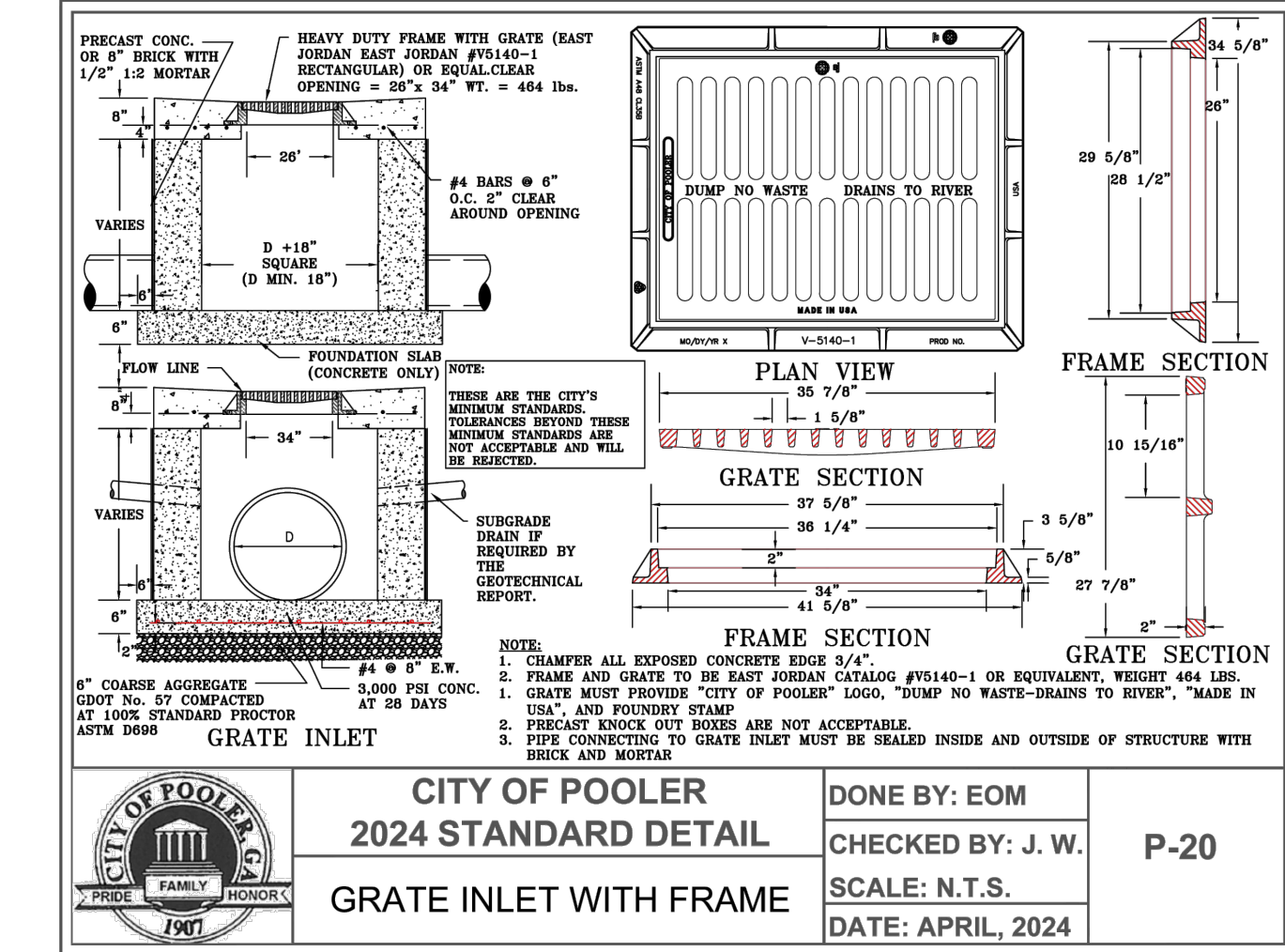
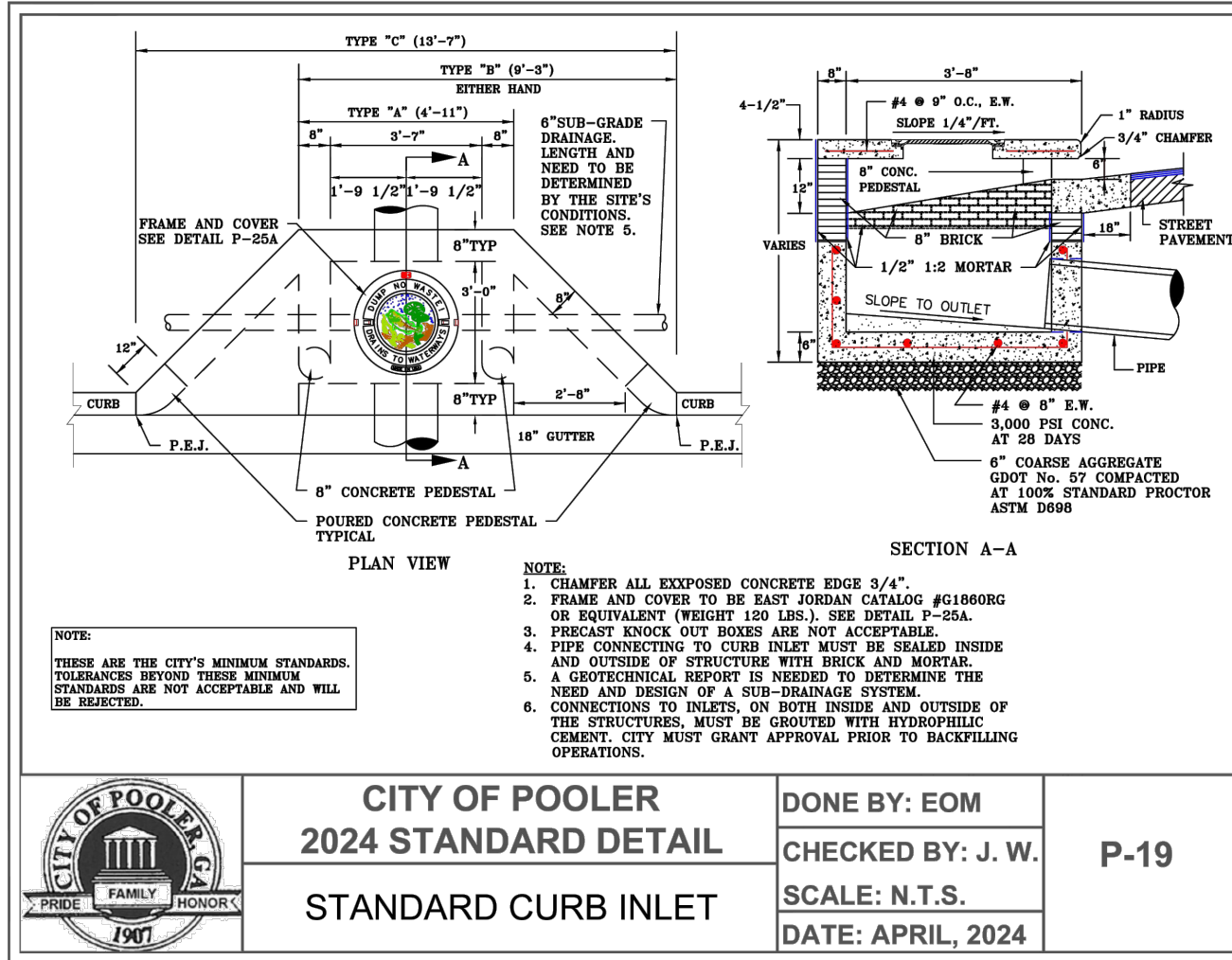
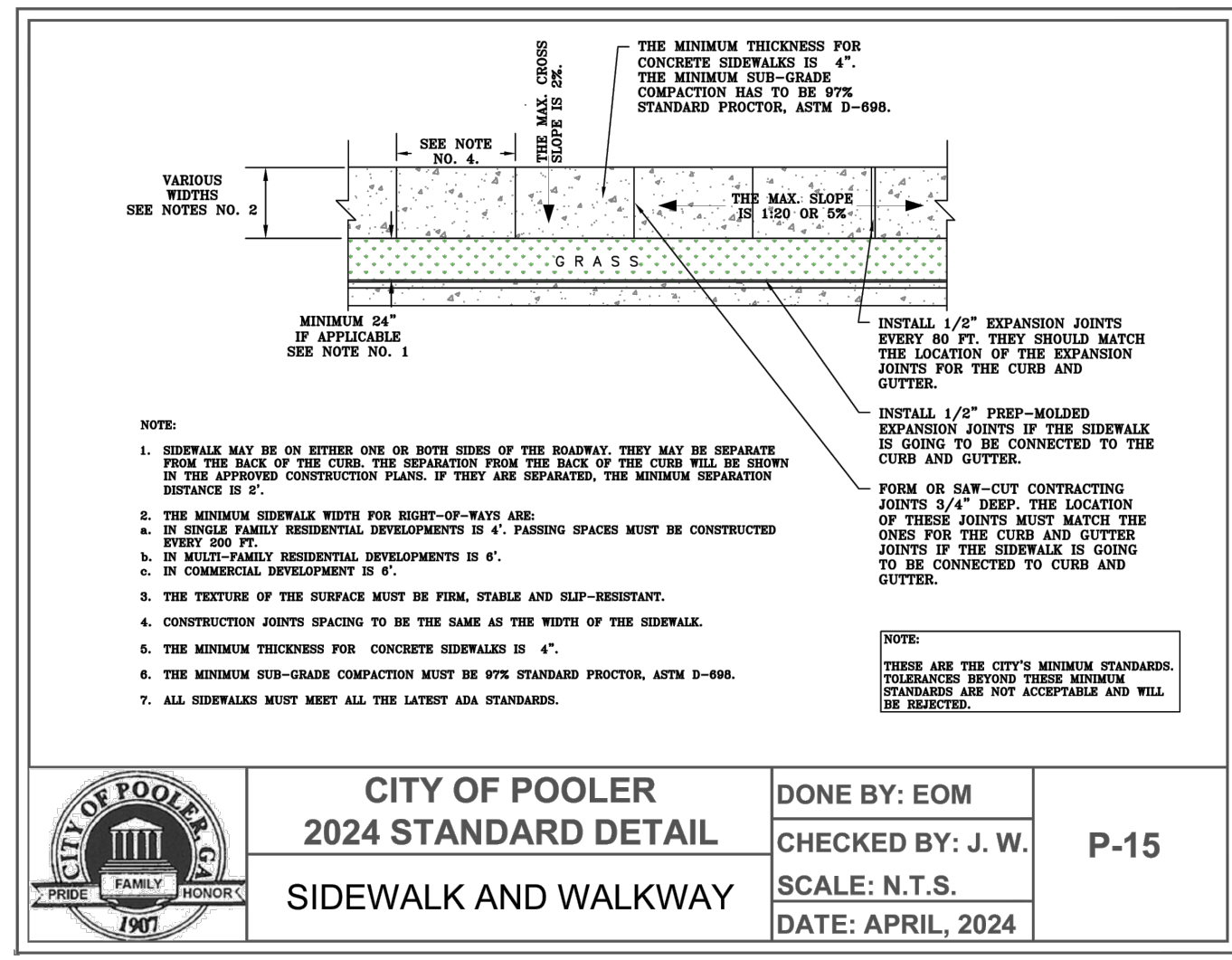
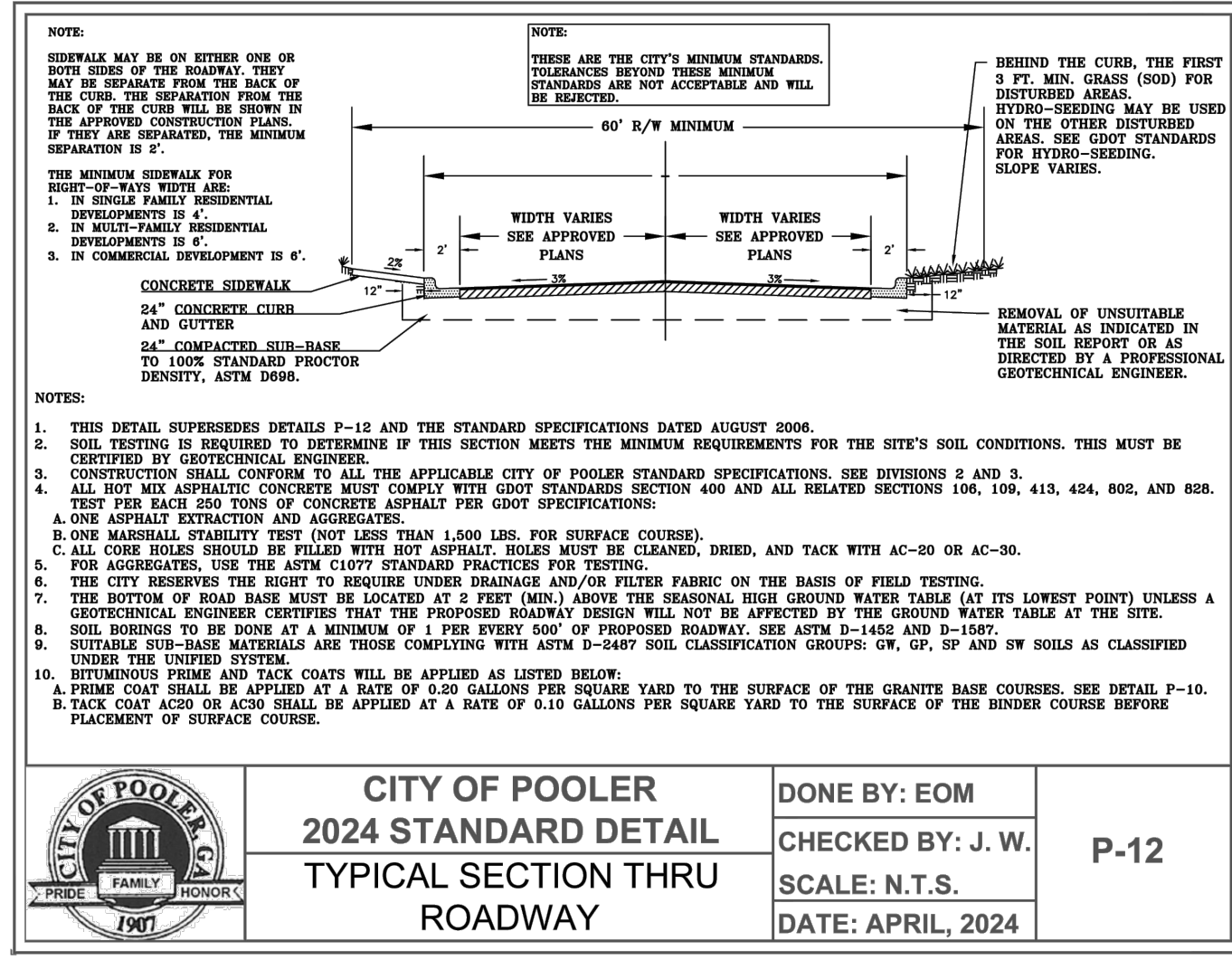
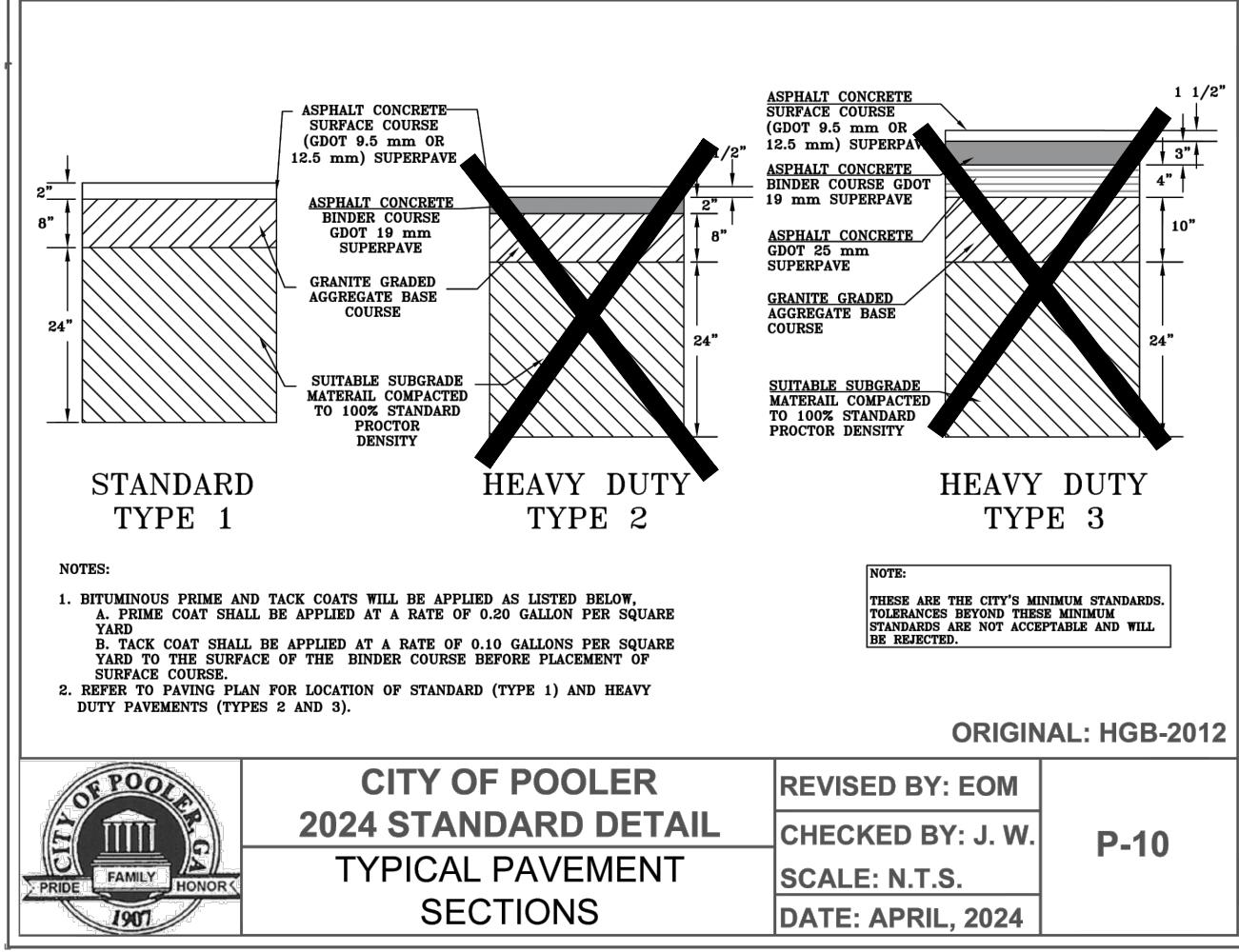
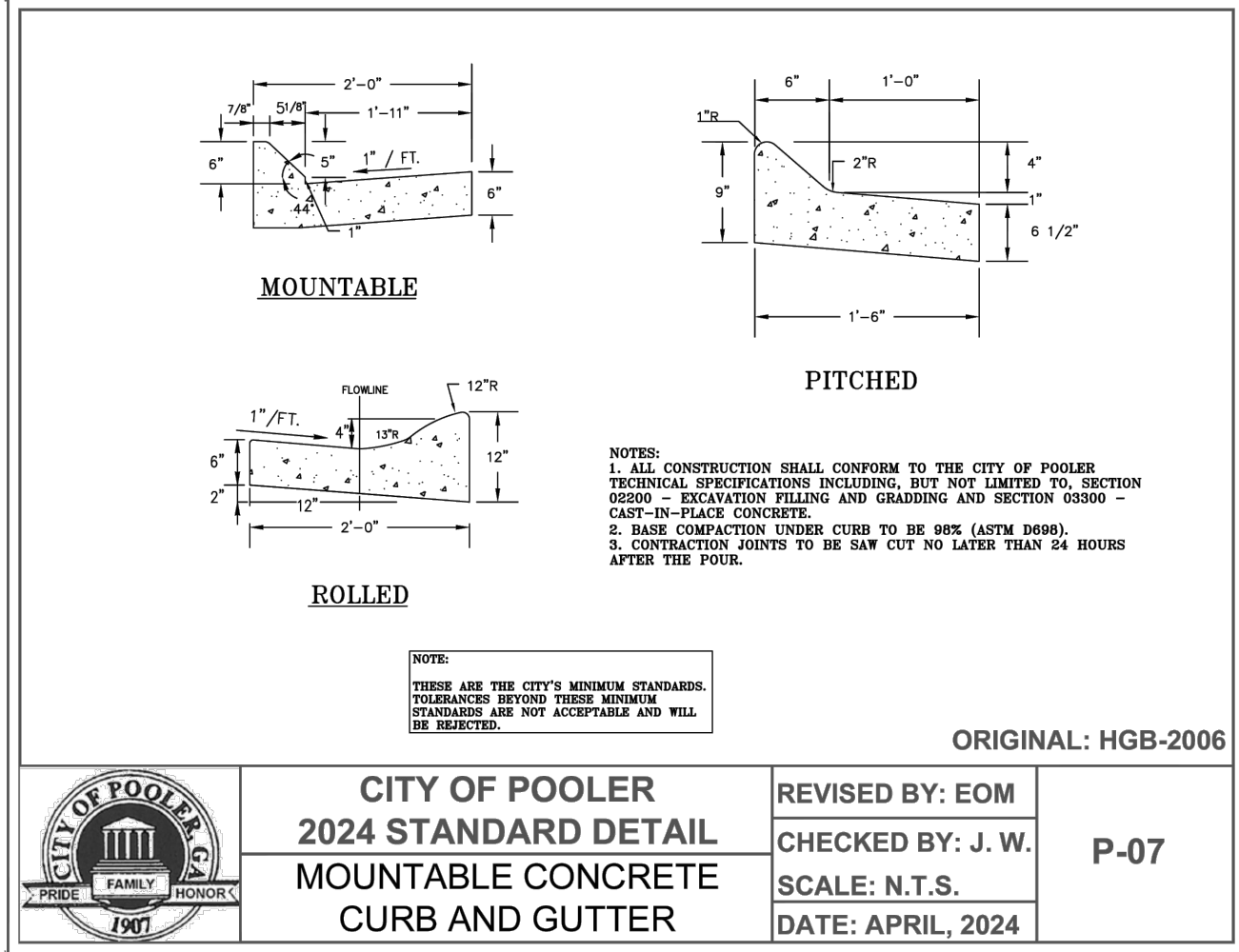
WATER AND SEWER
PROFILES

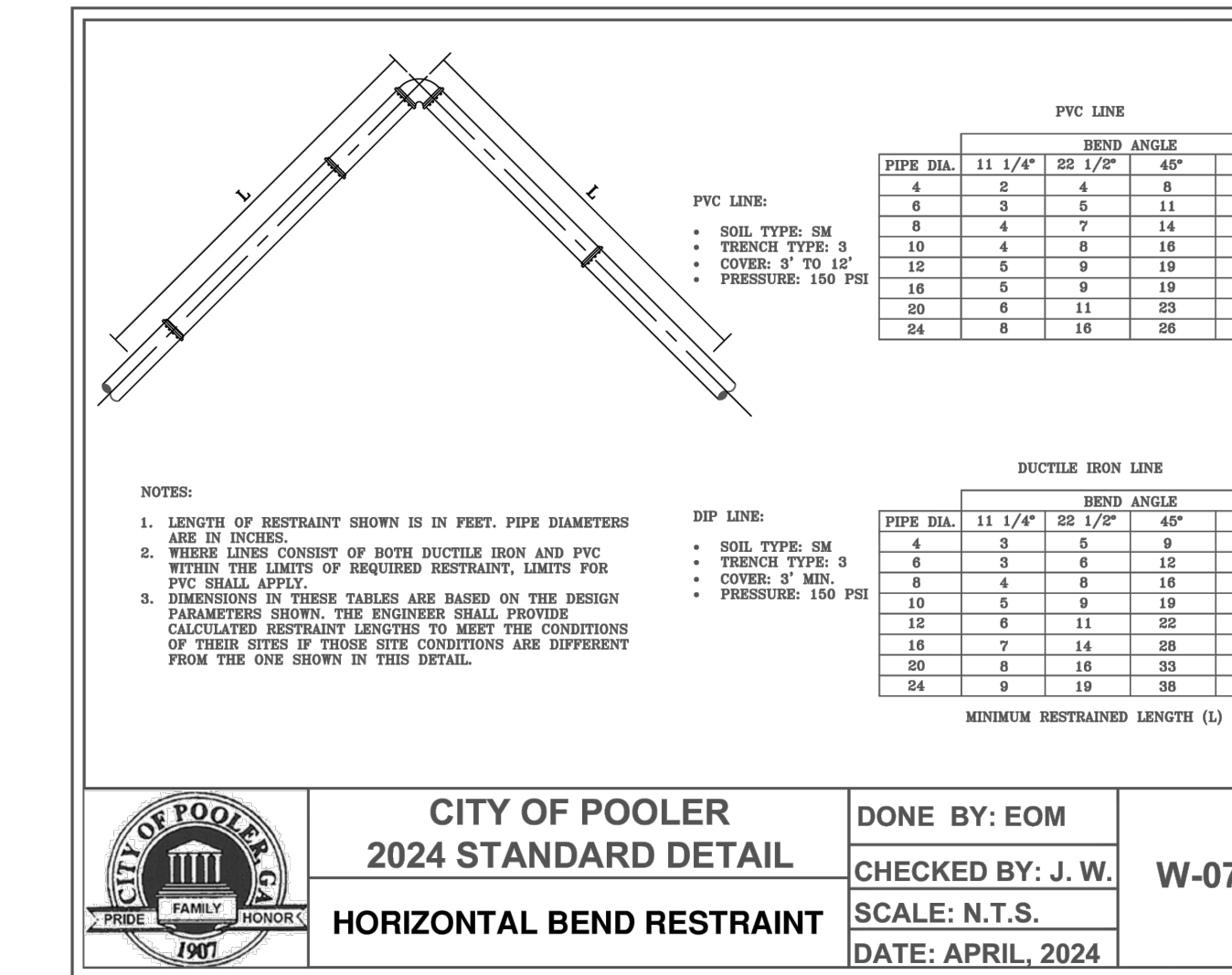
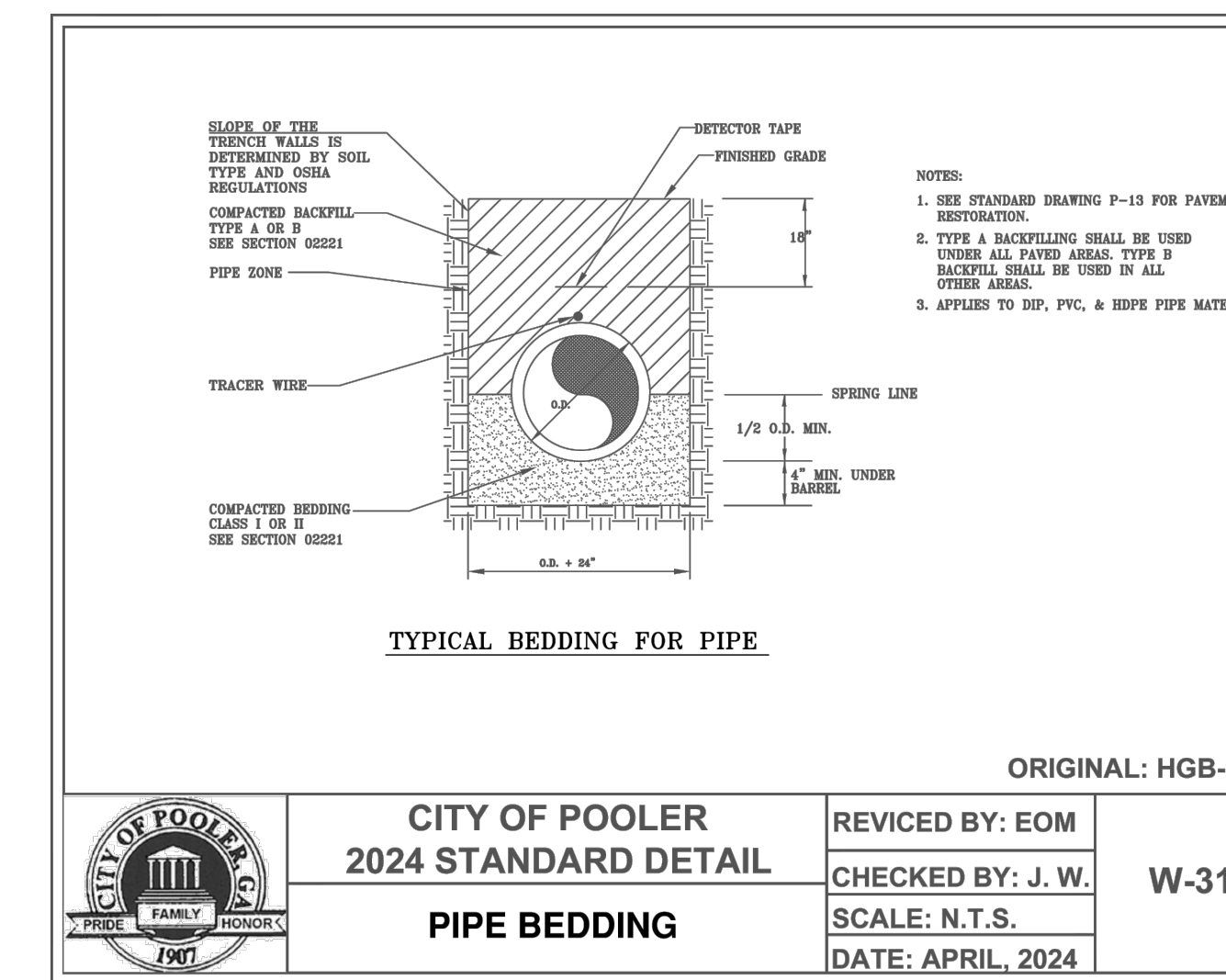
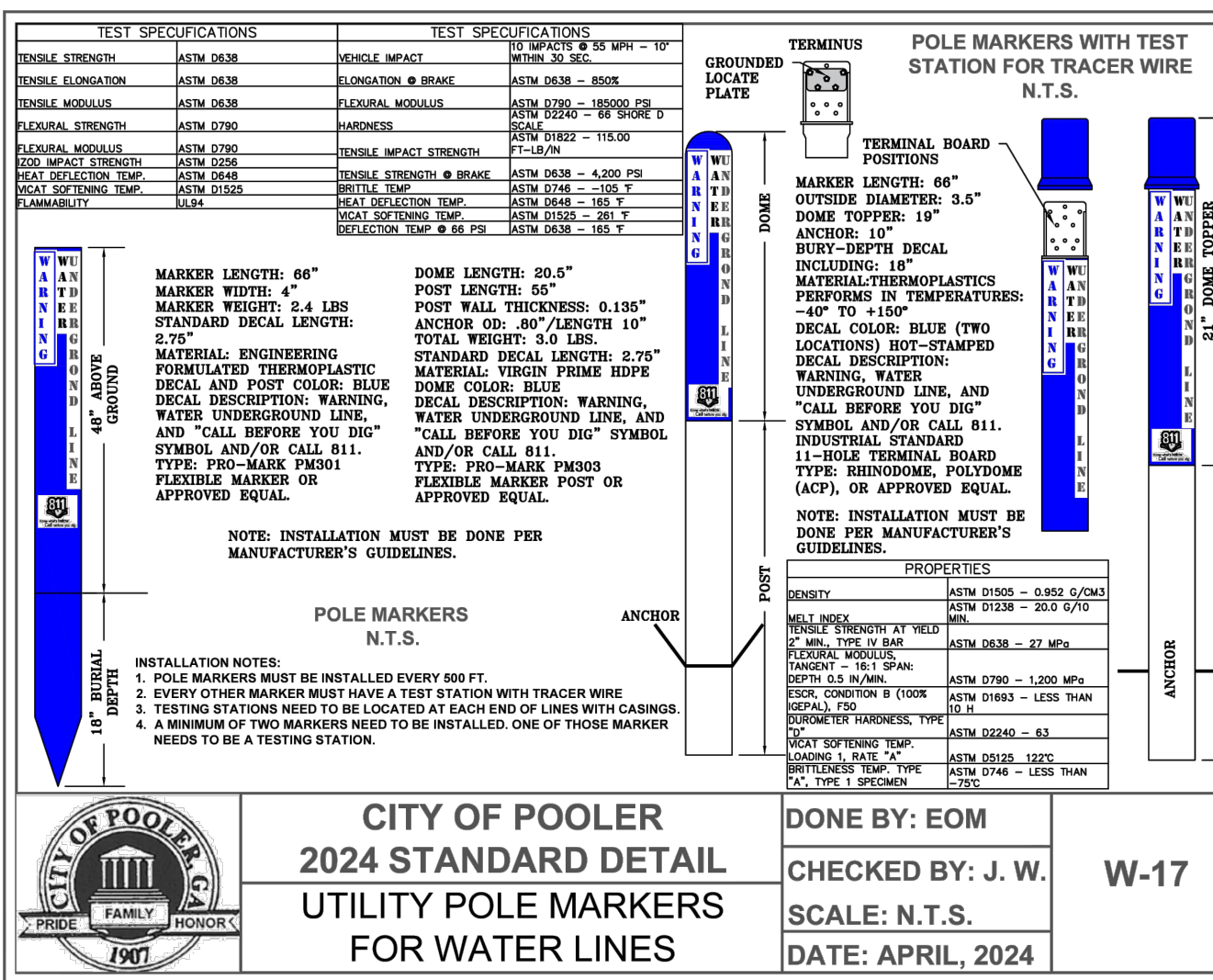
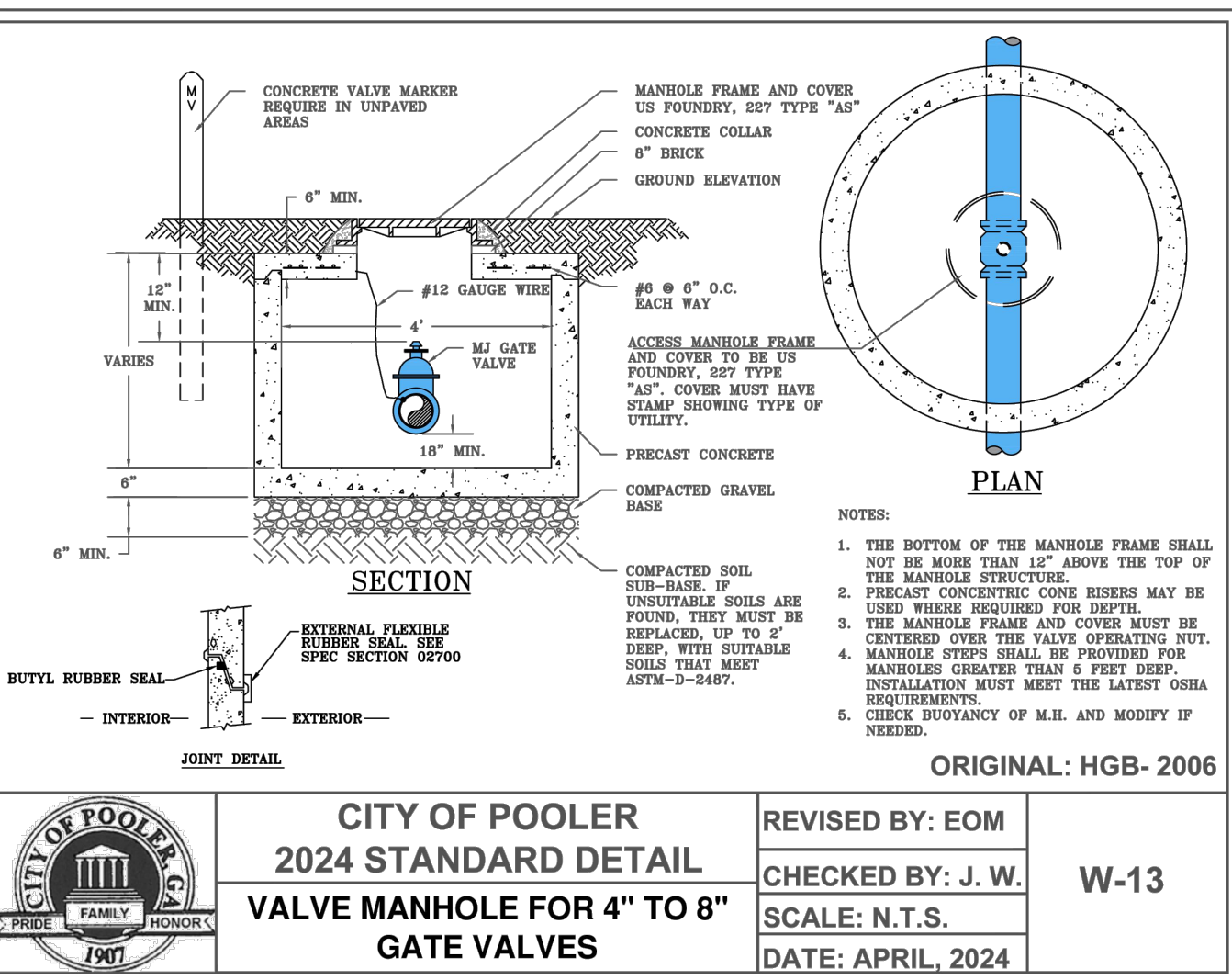
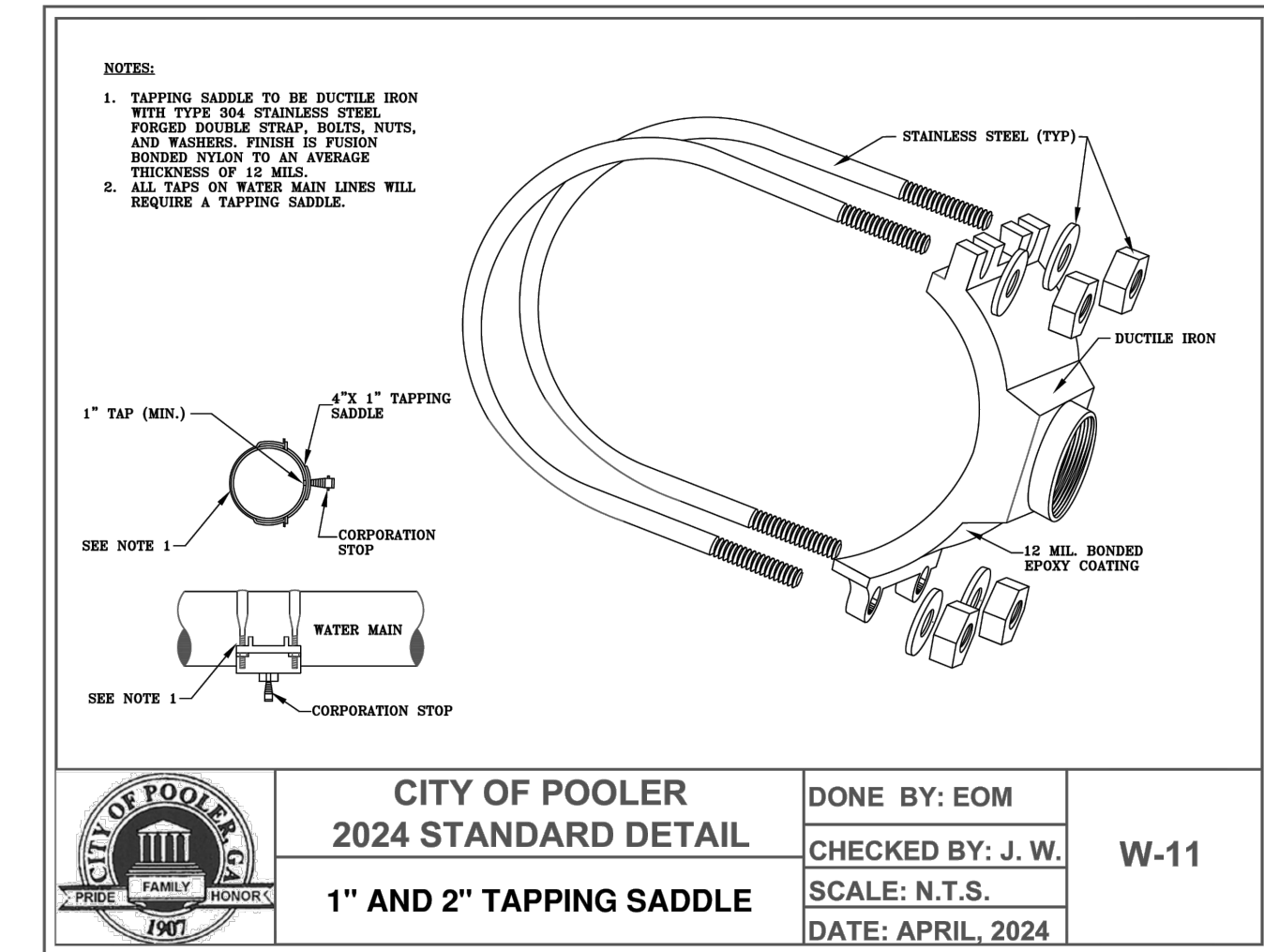
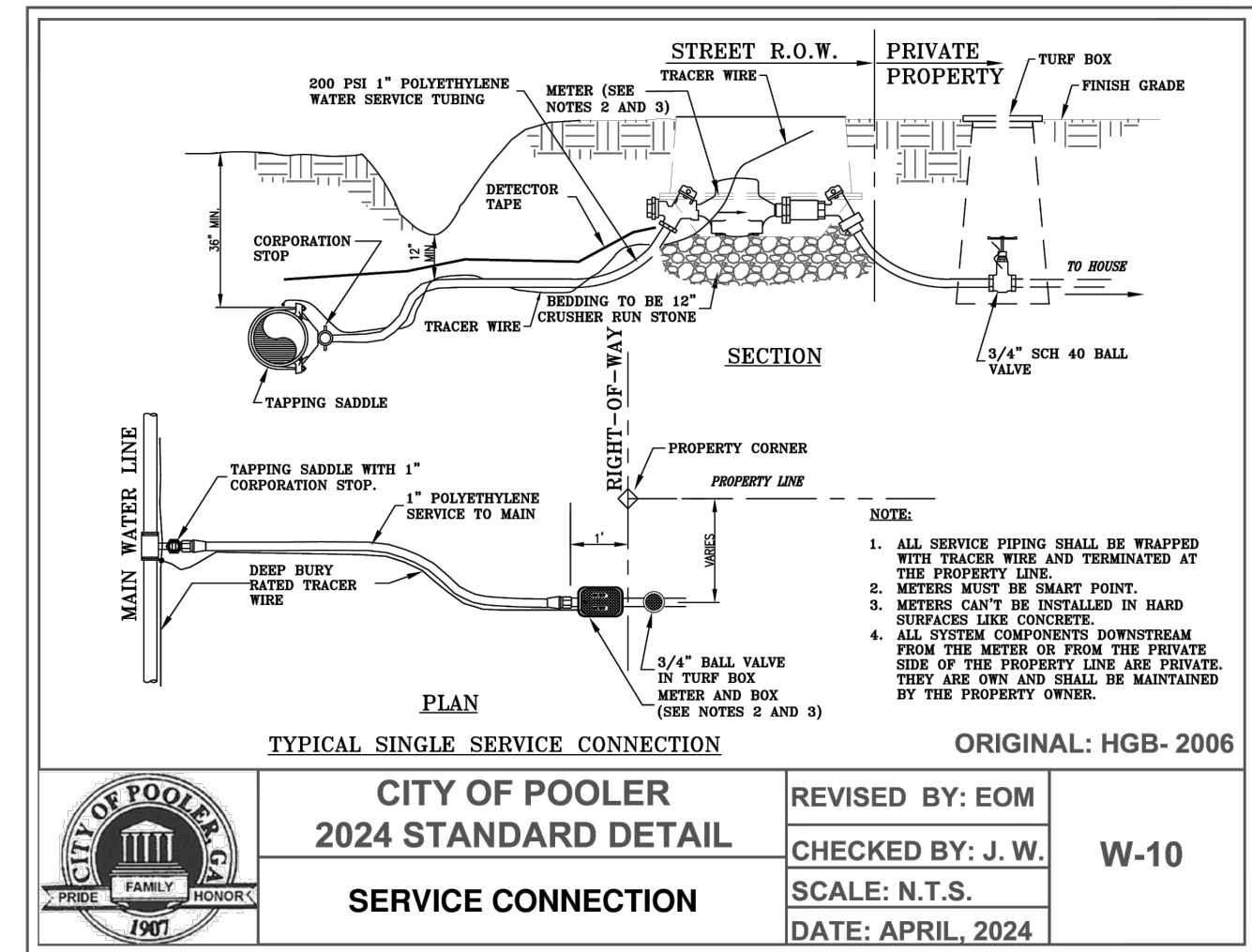
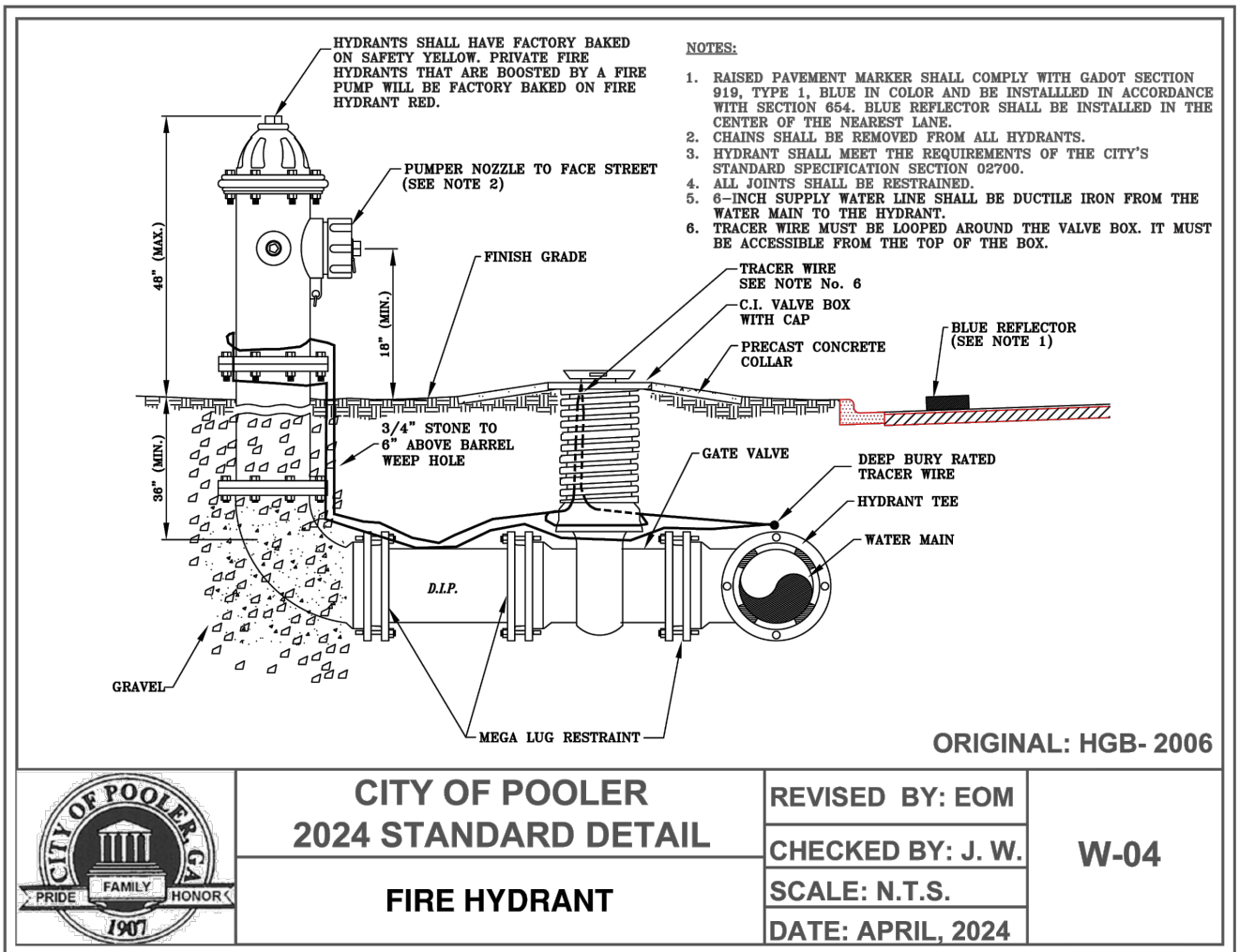
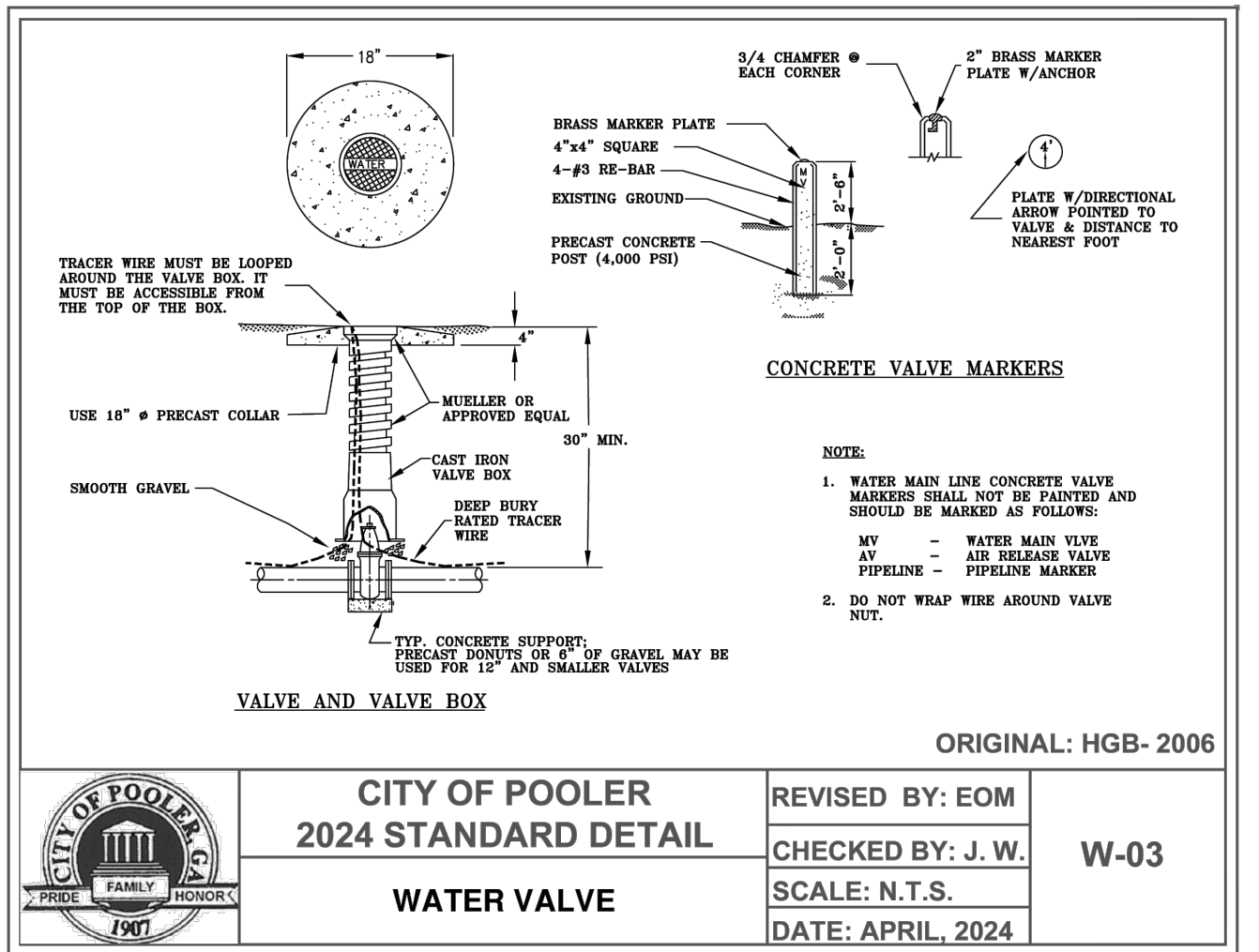
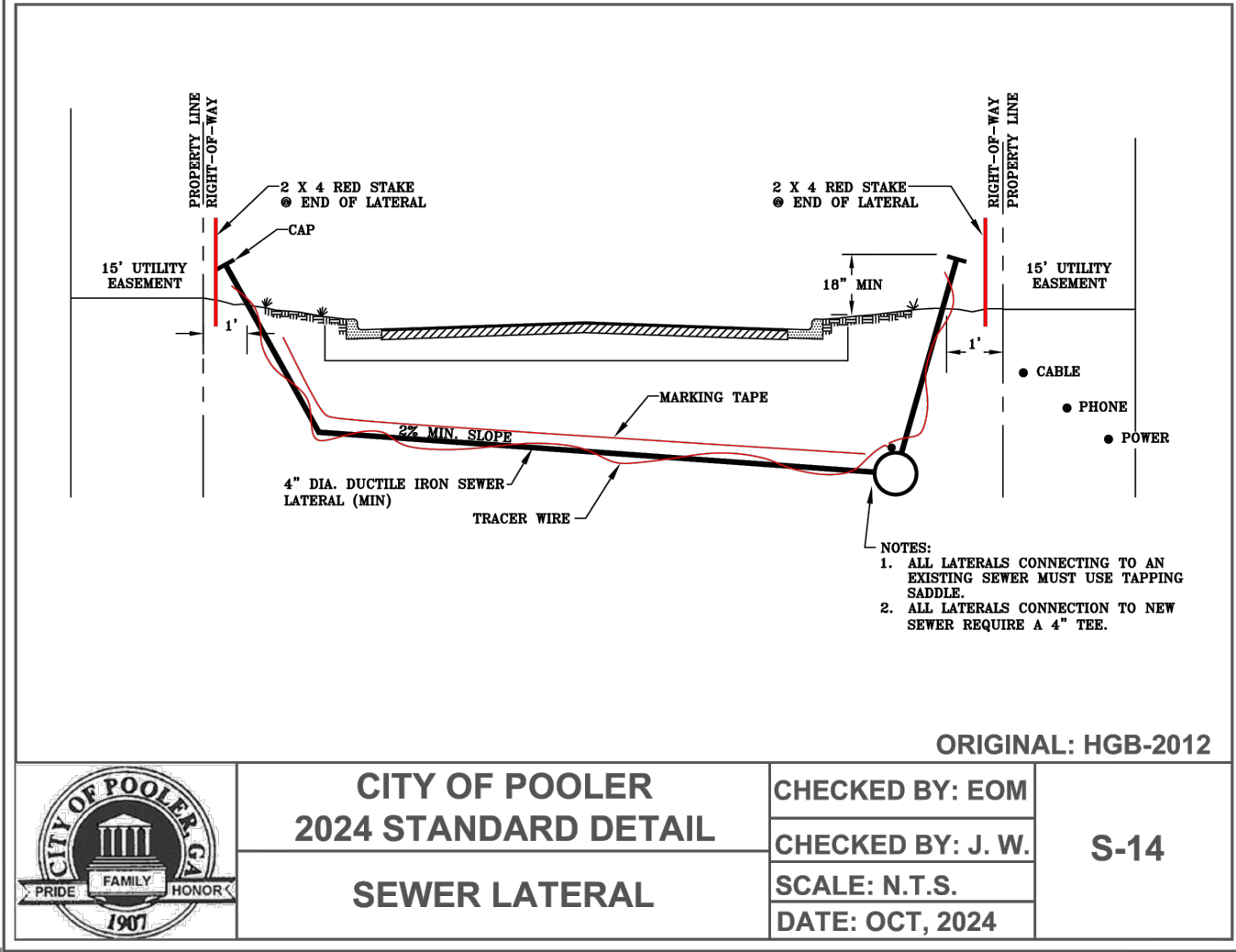
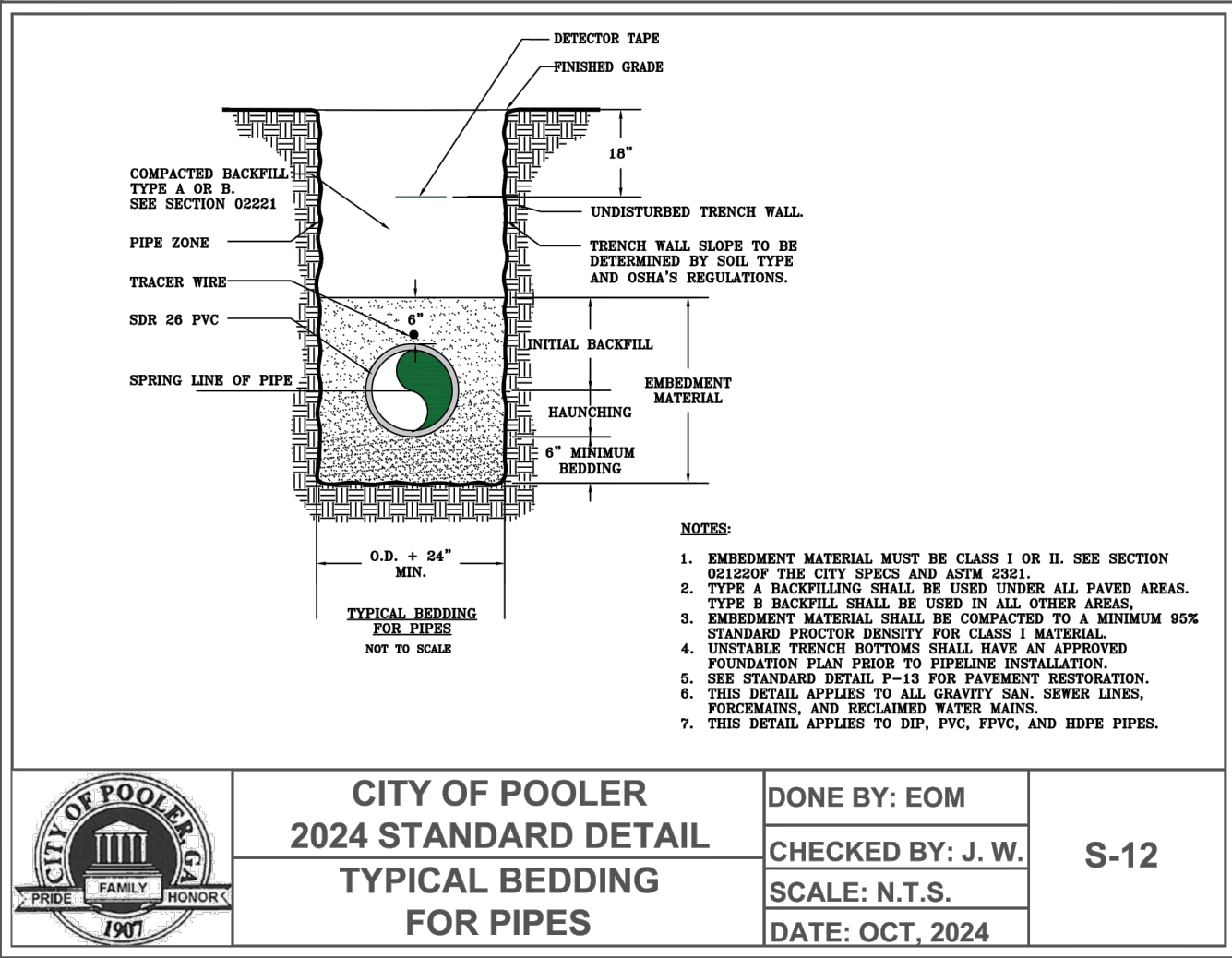
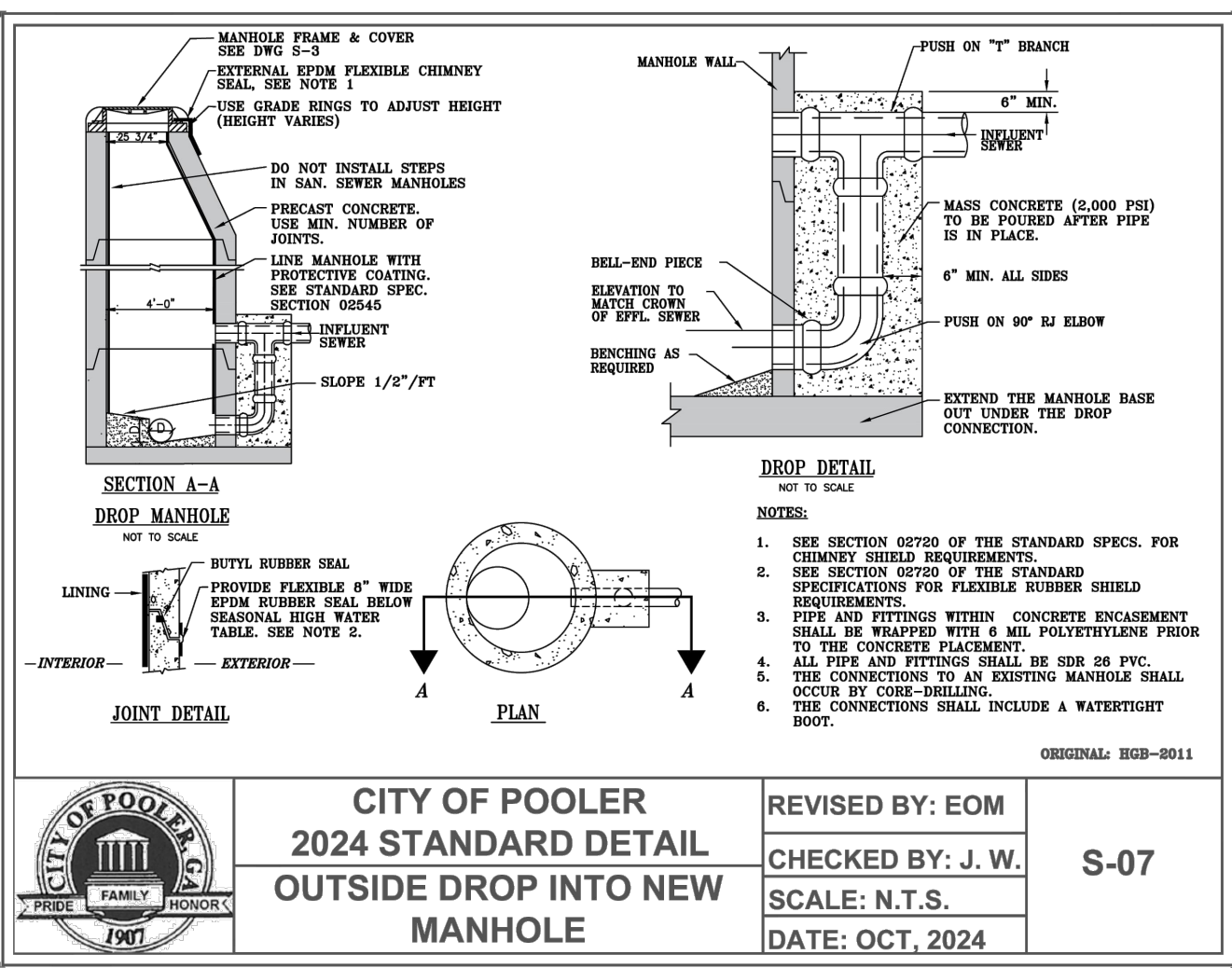
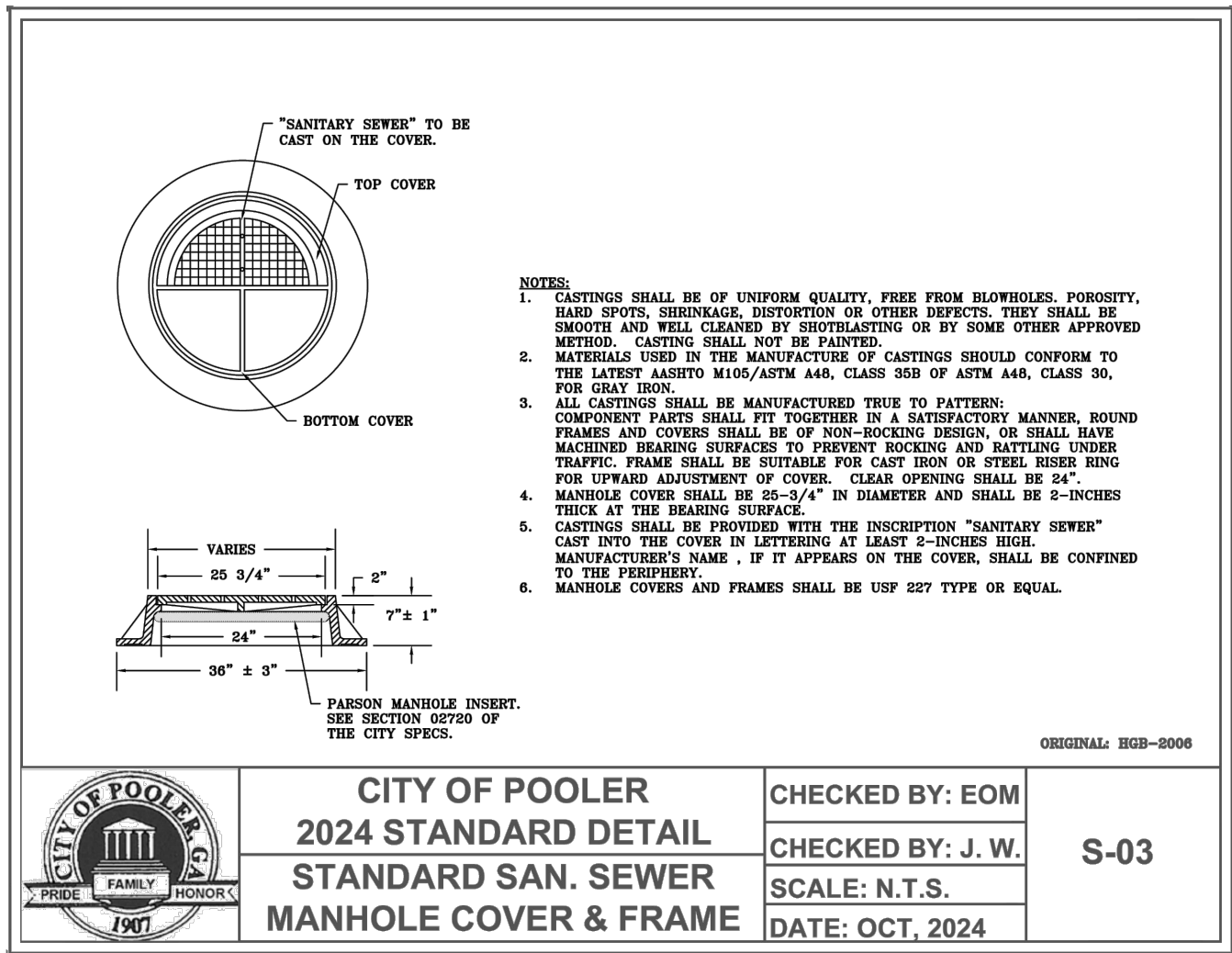
SHEET:

C7.2



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(912) 230-2401 | ccolemancorp.com

NOT FOR CONSTRUCTION

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. PE0356662
2/14/26
NEIL P. McKEVILLE

REVISIONS:

4/27/26	CoP COMMENTS
6/9/26	CoP COMMENTS

CIVIL CONSTRUCTION PLANS FOR

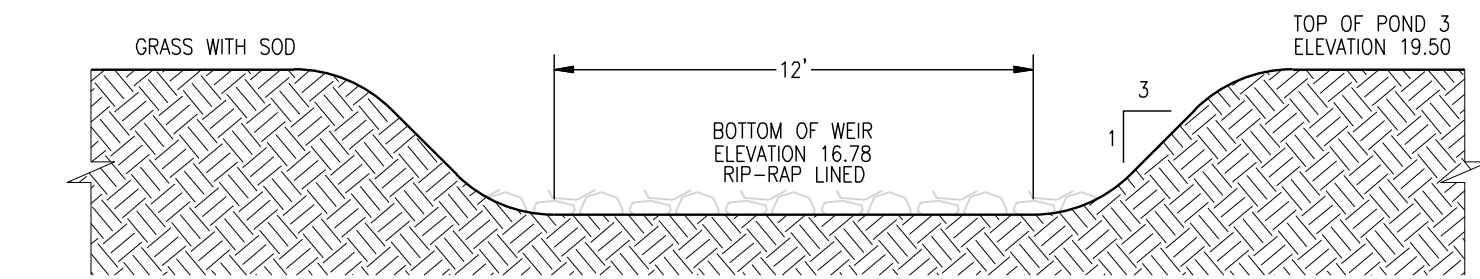
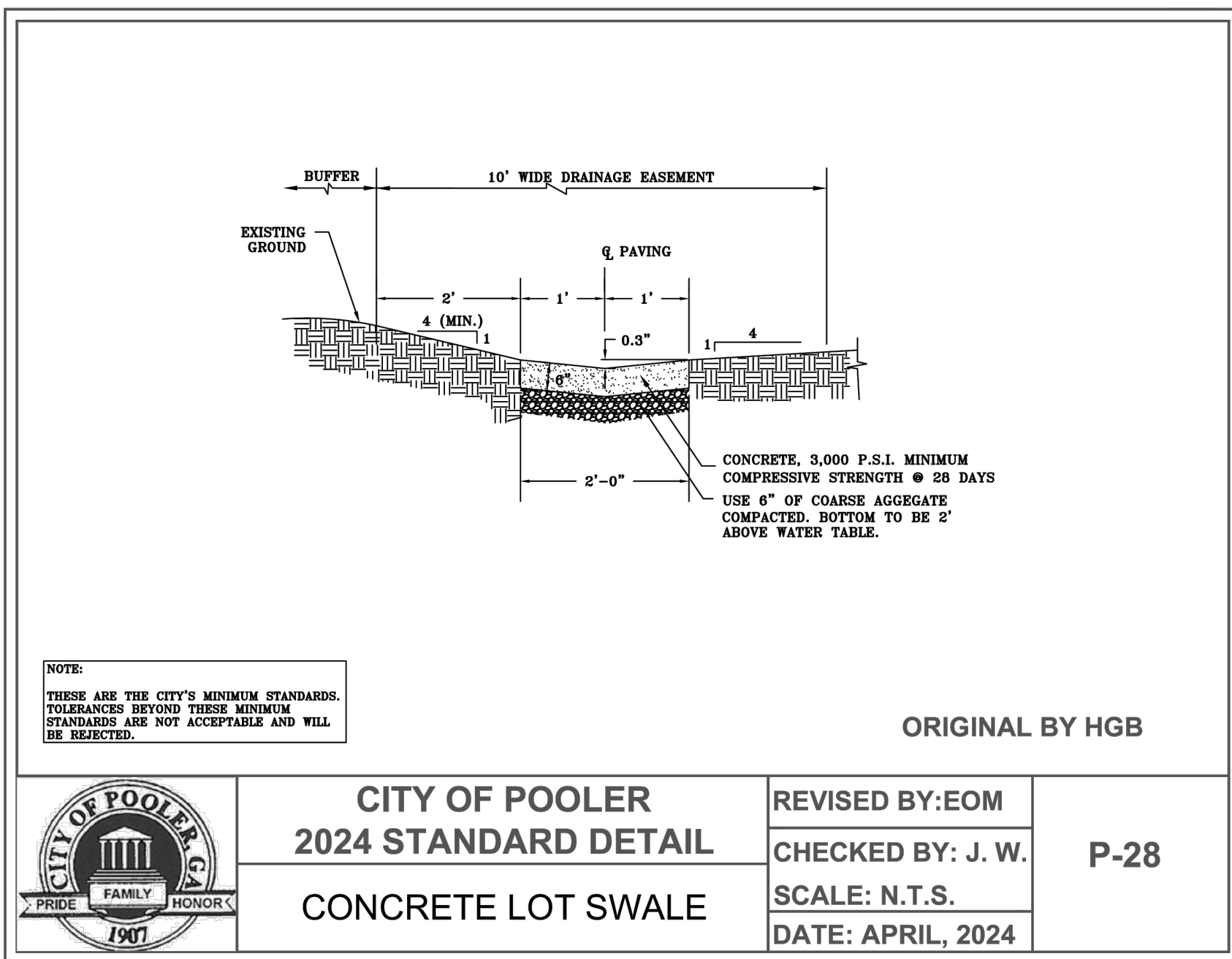
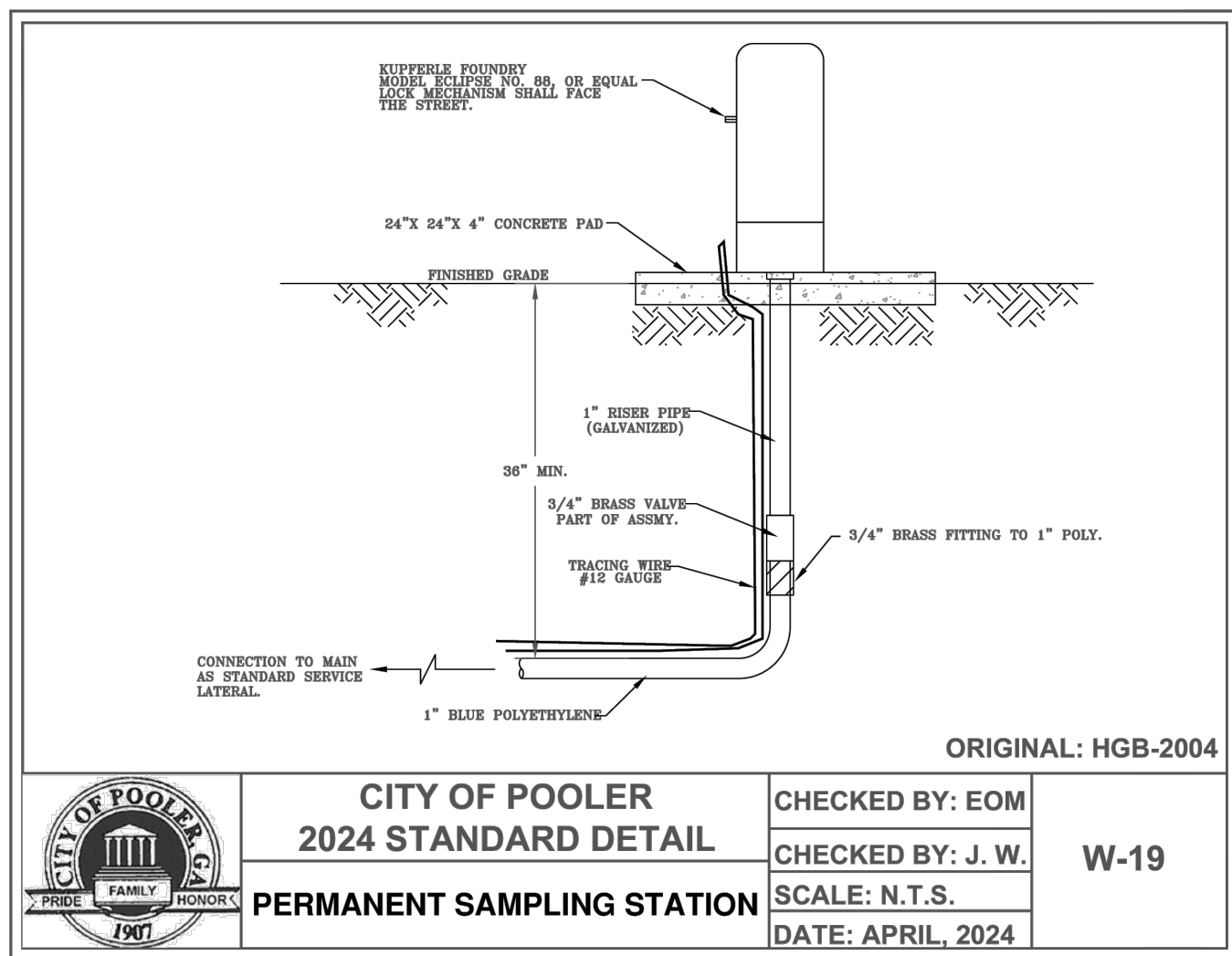
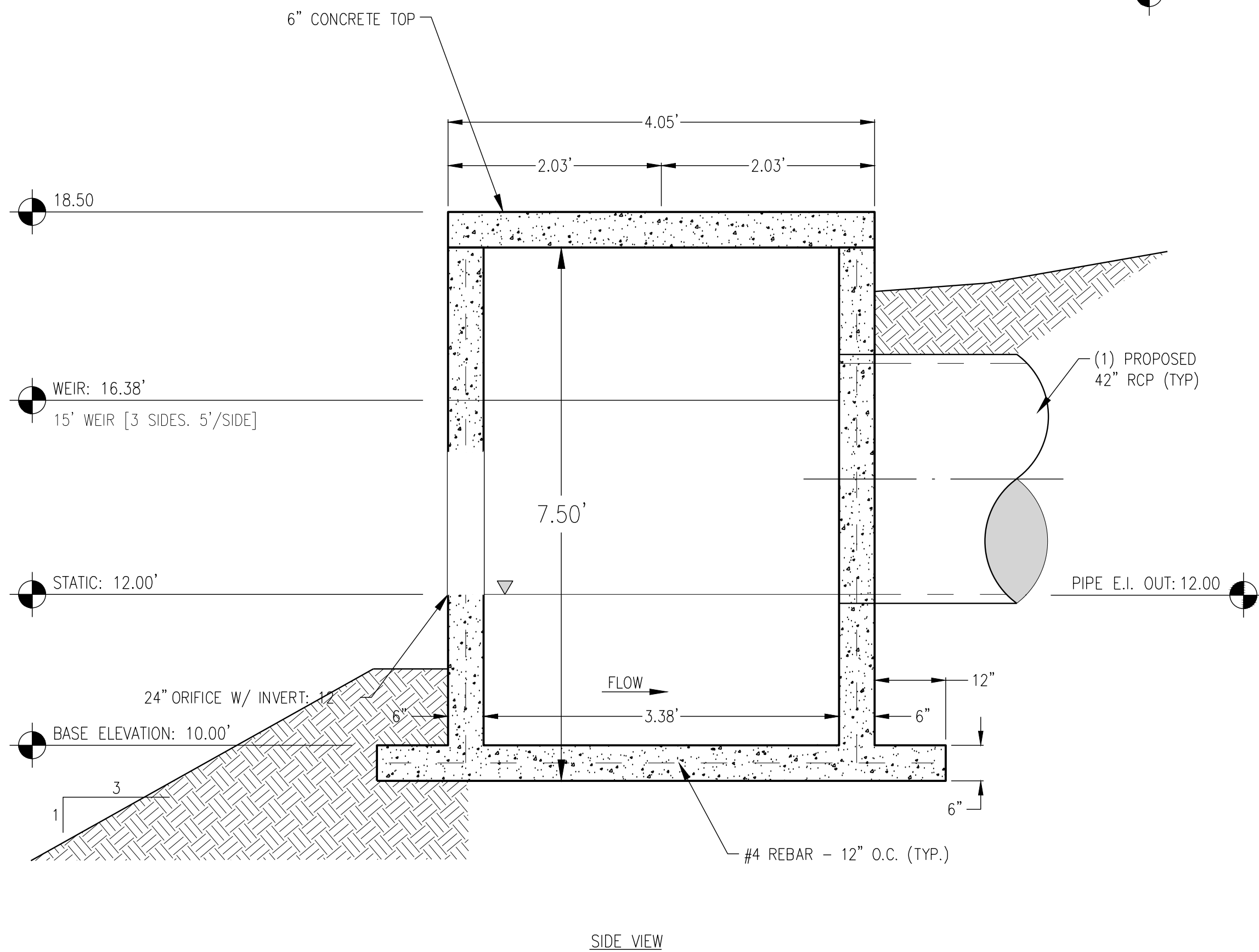
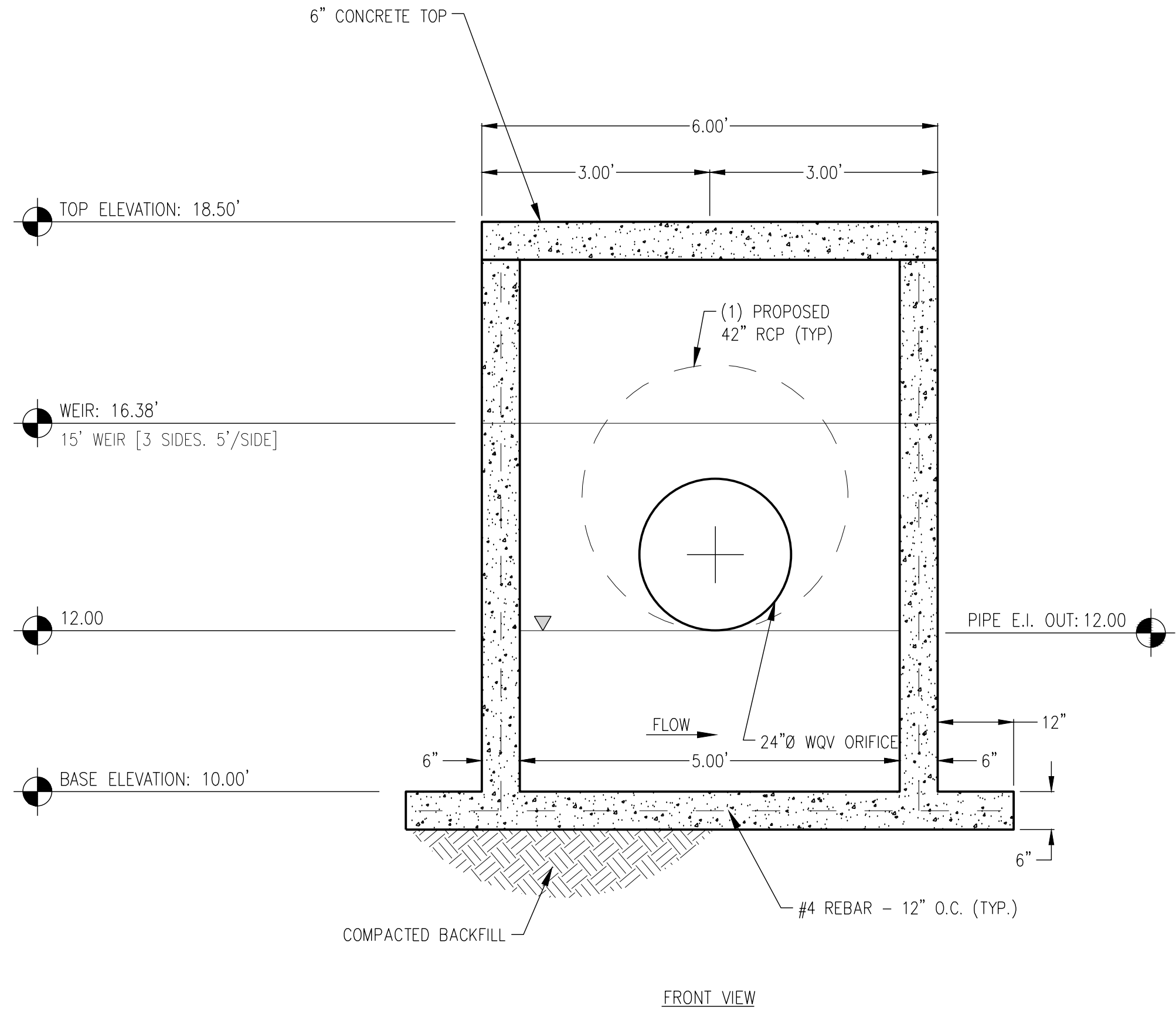
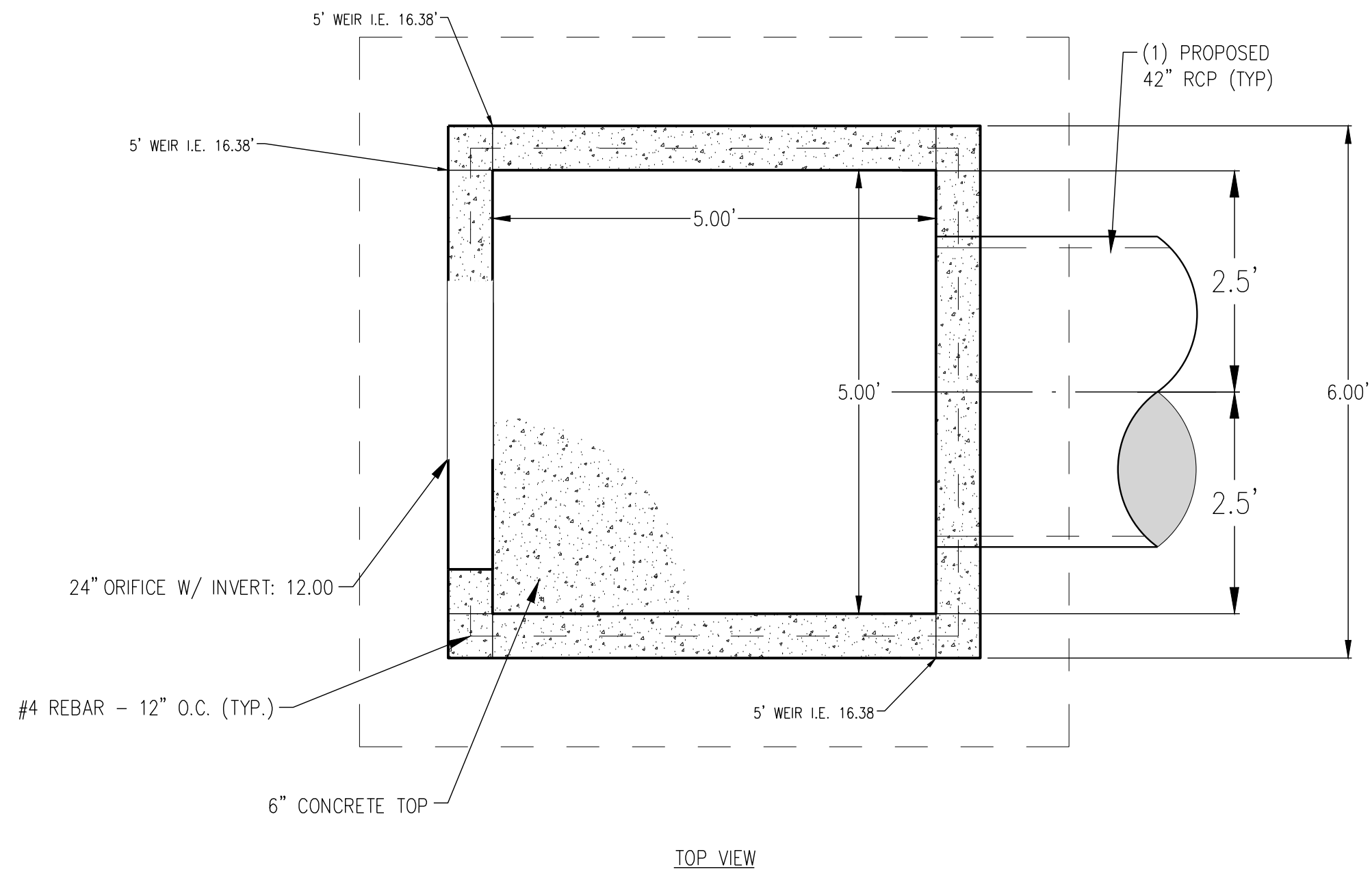
HARMONY SUBDIVISION
PHASE 9

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

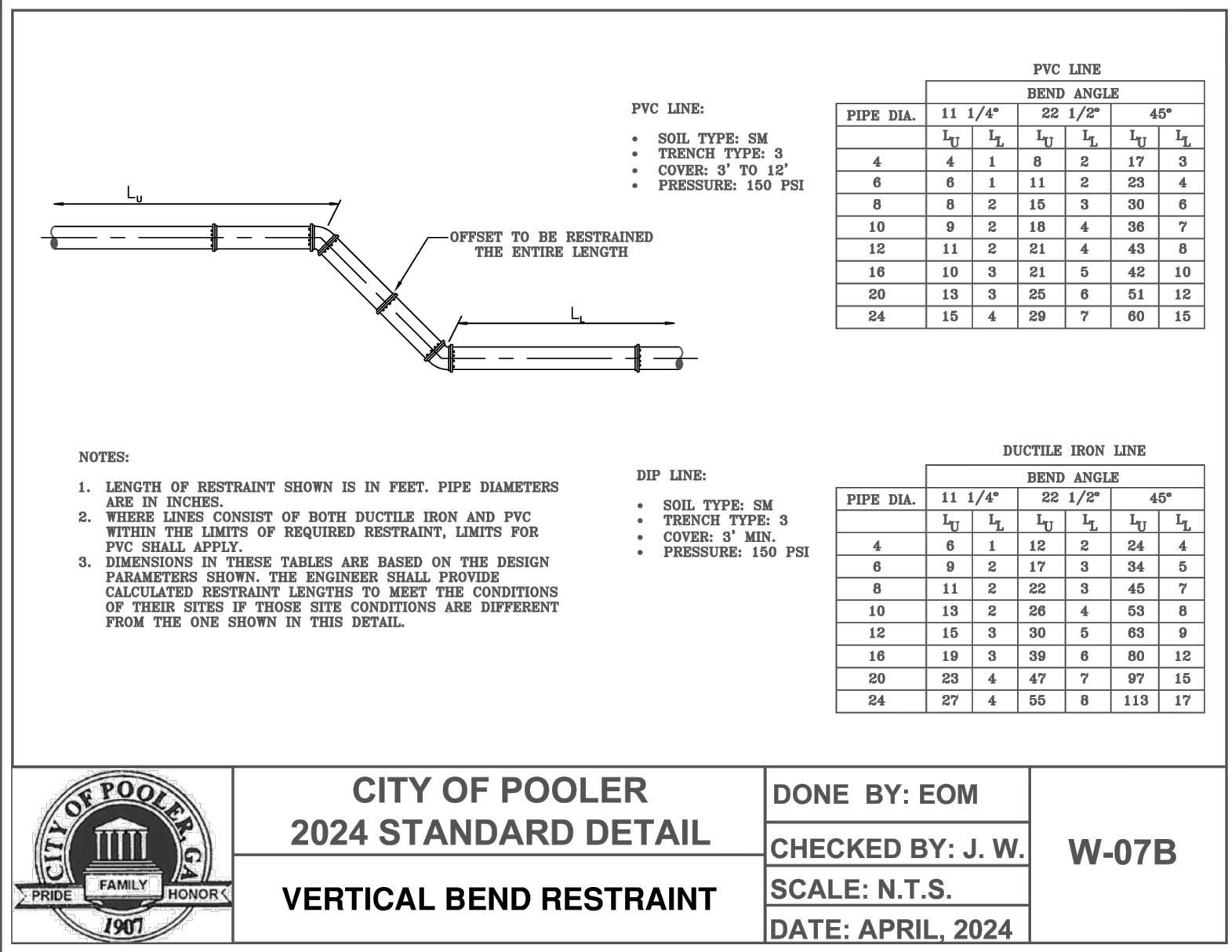
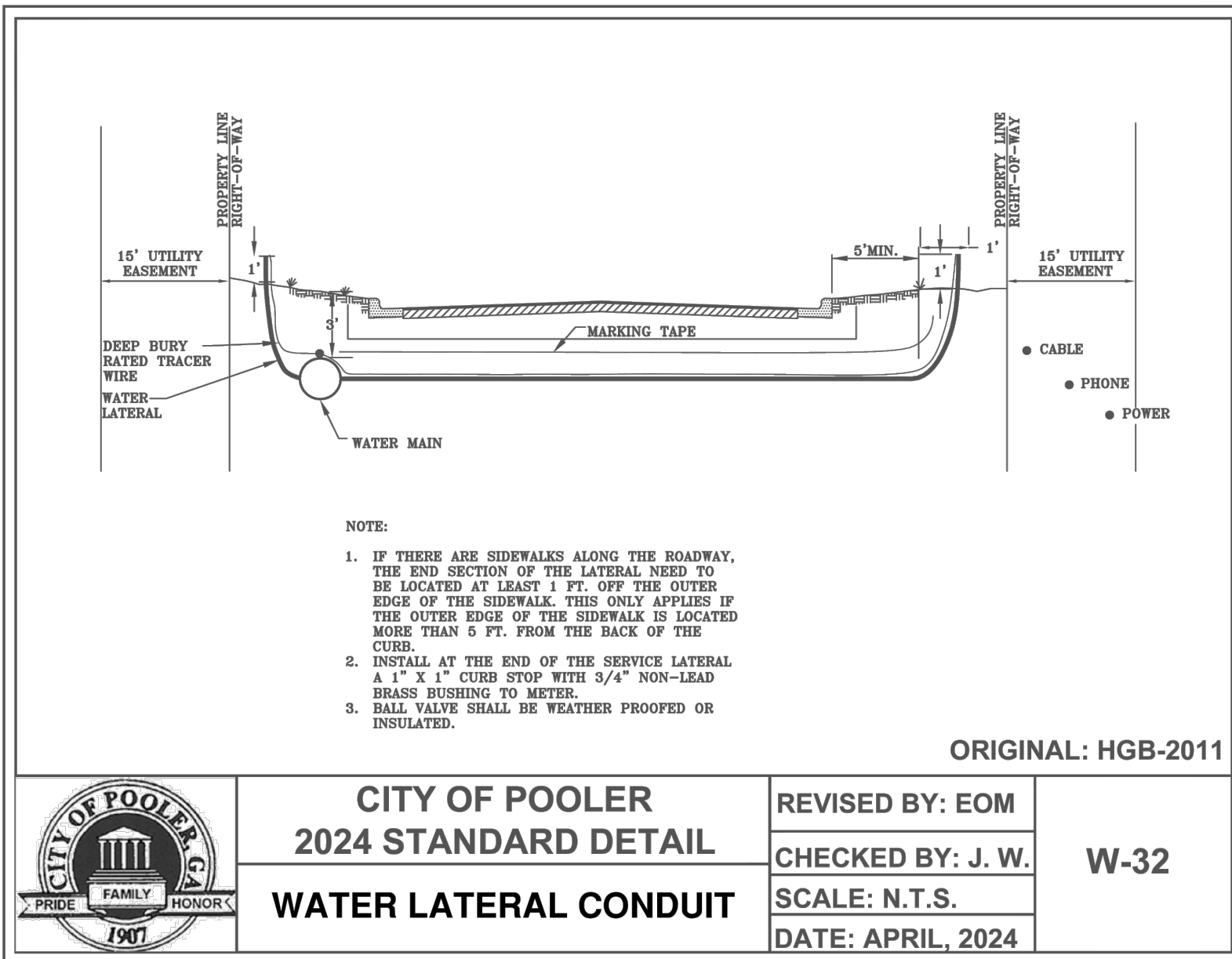
JOB NUMBER:	25-526.000
DATE:	2/12/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

CONSTRUCTION
DETAILS

SHEET:
C8.1



D-53 EMERGENCY OVERFLOW WEIR NOT TO SCALE



EROSION, SEDIMENT & POLLUTION CONTROL PLANS

FOR

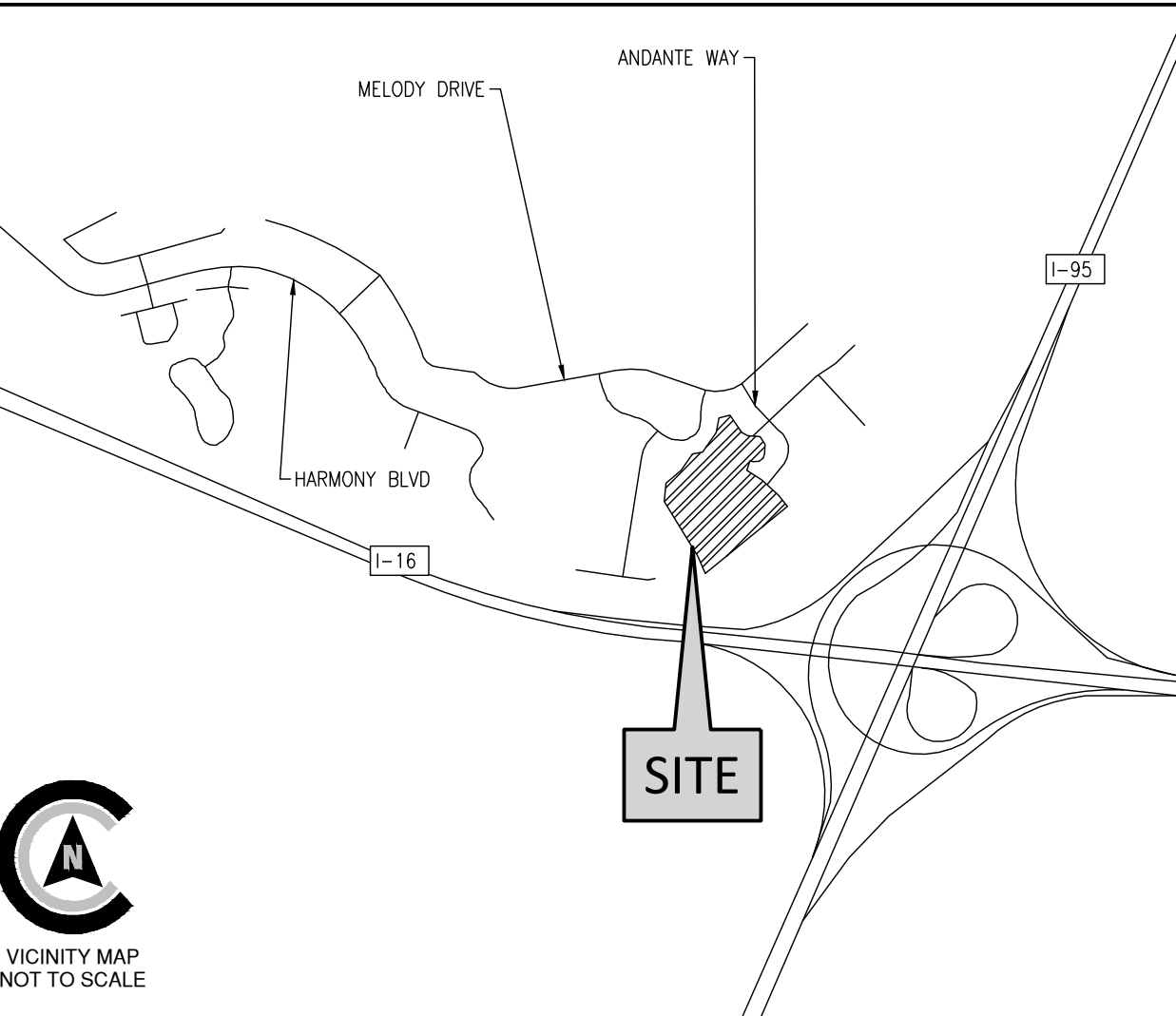
HARMONY SUBDIVISION

PHASE 9

PREPARED FOR
HARMONY PARTNERS, LLC.

NRCS ORIGINAL SUBMITTAL:	2/12/2026
NRCS SECOND SUBMITTAL:	3/23/2026
NRCS THIRD SUBMITTAL:	
NRCS FOURTH SUBMITTAL:	
NRCS FIFTH SUBMITTAL:	

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



REVISIONS

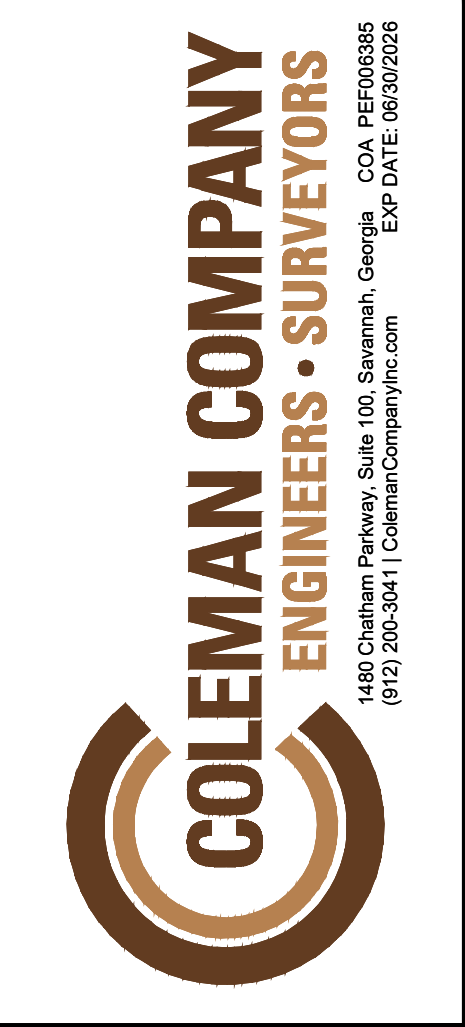
1	GSWCC 3/13/2026

PROJECT SITE DATA

PROJECT ADDRESS:	ANDANTE WAY
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC.
PROPERTY AREA:	11.92 AC
DISTURBED AREA:	13.95 AC
ZONING:	PUD - JABOT TRACT
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	32.07852,° -81.24942°

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER SHEET
CE1.0	INITIAL ES&PC PLAN
CE2.0	INTERMEDIATE ES&PC PLAN
C3.0	FINAL ES&PC PLAN
C4.0	EROSION CONTROL DETAILS
C4.1	EROSION CONTROL DETAILS
C5.0	NPDES PERMIT NOTES
C5.1	NPDES PERMIT NOTES



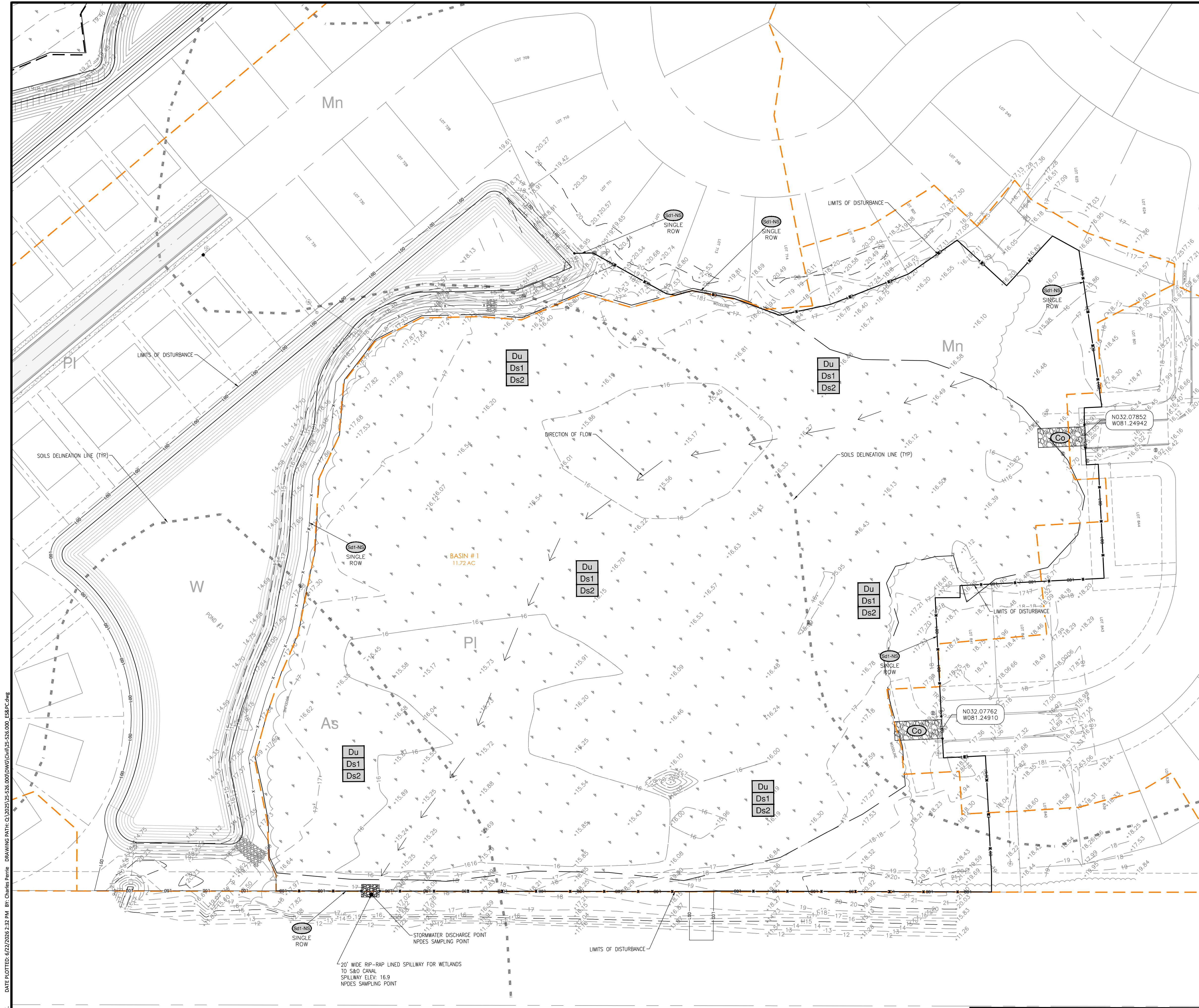
REVISIONS:
GSWCC 3/13/2026

ES&PC CONTROL PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER:	25-526.000
DATE:	3/23/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

COVER SHEET

SHEET:
COV



NOTE: THE EXISTING SITE CONDITIONS ARE NON-JURISDICTIONAL WETLANDS. THESE WETLANDS ARE A NATURAL DEPRESSION IN THE LAND AND ACT AS THE OUTFALL FOR THE NEIGHBORING POND. IN THE INITIAL PHASE OF THE EROSION CONTROL, THE LAND WILL BE CLEARED AND NOT GRADED. A RIP-RAP LINED EMERGENCY SPILLWAY WILL BE ADDED TO THE SOUTHEASTERN END OF THE SITE TO ALLOW THE SITE TO DRAIN IN THE EVENT OF A MAJOR RAIN EVENT. EXISTING TOPOGRAPHY WILL BE UTILIZED AS AN SD4-C FOR THE INITIAL PHASE ONLY.

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.

INTERMEDIATE PHASE:

1. DIG OUT/EXPAND PONDS.
2. MASS GRADE SITE TO FINAL ELEVATIONS.
3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.

FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.
3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

SEDIMENT STORAGE REQUIREMENTS:

BASIN #1:

DRAINAGE AREA: ± 11.72 AC
REQUIRED STORAGE: 11.72 AC X 67 C.Y./AC = 785.24 C.Y. X 27 C.F./C.Y. = 21,201.48 C.F.

STORAGE PROVIDED:

BASIN #1 WILL ACT AS AN SD4-C
TOP ELEVATION: 18.00' - EMERGENCY SPILLWAY @ 17.00'
BOTTOM ELEVATION: 15.50'
AREA @ 15.17' = 85,377.6 SF
AREA @ 16.90' = 388,254 SF
AVAILABLE STORAGE = [(16.90' - 15.50') X (85,377.6 + 388,254)/2] = 331,542 CF
STORAGE VOLUME ASSUMING 40% LOSSES = 331,542 X 0.6 = 198,925 CF.
198,925 CF > 21,201.48 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

NRCS ORIGINAL SUBMITTAL: 2/12/2026

NRCS SECOND SUBMITTAL: 3/23/2026

NRCS THIRD SUBMITTAL:

NRCS FOURTH SUBMITTAL:

NRCS FIFTH SUBMITTAL:

RELEASED FOR CONSTRUCTION

REVISIONS:

GSWCC | 3/13/2026

ES&PC CONTROL PLANS FOR

HARMONY SUBDIVISION

PHASE 9

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER: 25-526.000
DATE: 3/23/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

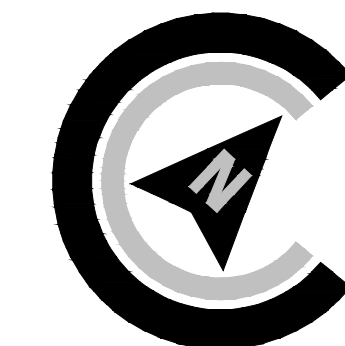
INITIAL ES&PC PLAN

SHEET:

CE1.0

DESIGN PROFESSIONAL'S CREDENTIALS:

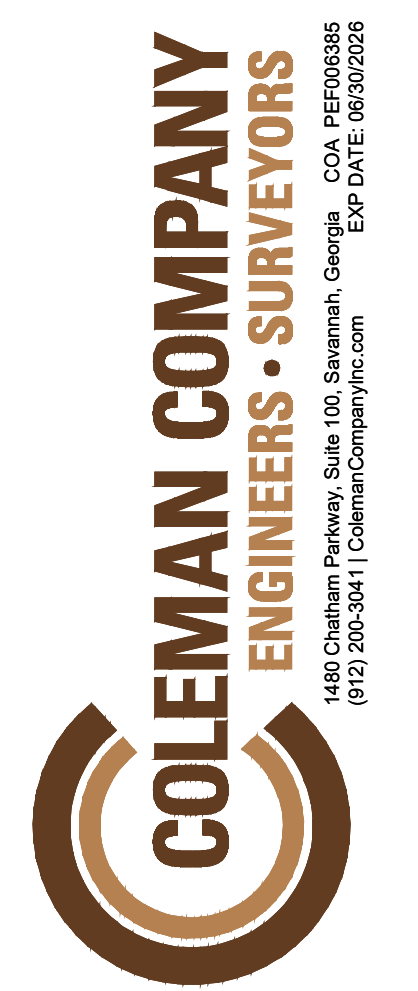
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE
GEORGIA PE NUMBER: PE036652
GSWCC LEVEL II CERTIFICATION NUMBER: 44944

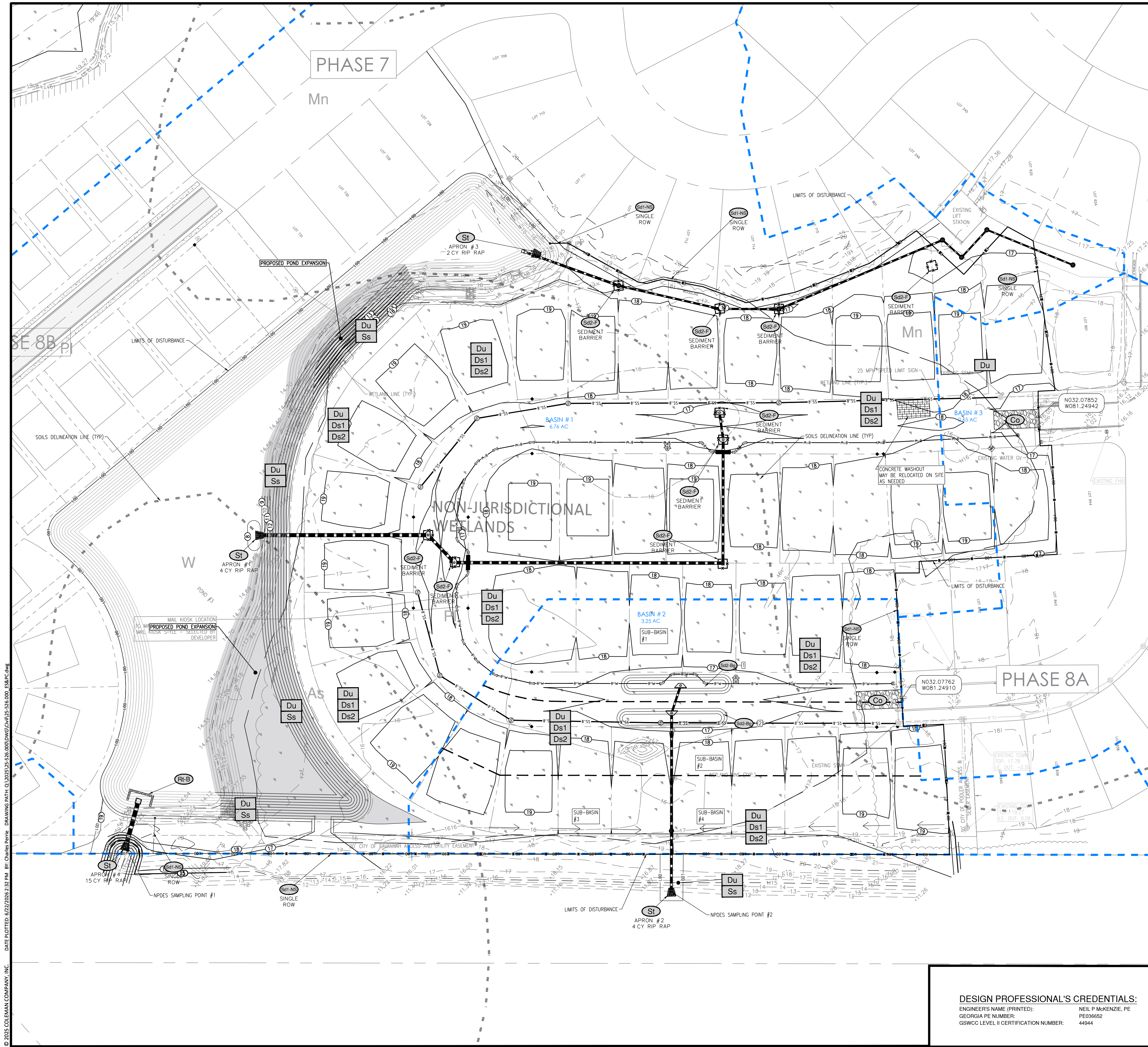


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0' 25' 50' 100'



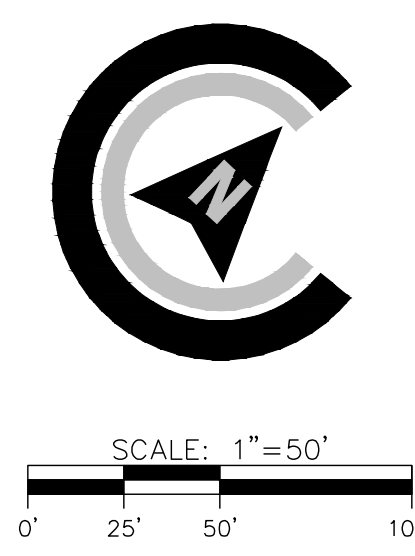
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SEDIMENT STORAGE REQUIREMENTS, INTERMEDIATE PHASE:	
BASIN #1:	
DRAINAGE AREA:	± 6.76 AC
REQUIRED STORAGE:	6.76 AC X 67 C.Y./AC = 452.92 C.Y. X 27 C.F./C.Y. = 12,228.84 C.F.
STORAGE PROVIDED:	
POND 3 STORAGE:	
TOP ELEVATION: 19.5' - EMERGENCY SPILLWAY @ 17.15'	
BOTTOM ELEVATION: 9.00'	
AREA @ 9.00' = 70,904 SF	
AREA @ 17.00' = 121,489 SF	
AVAILABLE STORAGE = [(17.15 - 9.00') X ((70,904 + 121,489)/2)] = 784,001.5 CF	
STORAGE VOLUME ASSUMING 40% LOSSES = 784,001.5 X 0.6 = 470,401 C.F.	
470,401 CF > 12,228.84 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED	
BASIN #2:	
BASIN #2 IS A 3.25 ACRE BASIN BROKEN INTO FOUR SUB-BASINS. EACH SUB BASIN WILL UTILIZE A SEPARATE BMP FOR SEDIMENT STORAGE. THE CALCULATIONS FOR EACH SUB BASIN ARE BELOW:	
Sd2-Bg-1 [BASIN #2, SUB-BASIN #1]	
DRAINAGE AREA:	± 1.09 AC
REQUIRED STORAGE:	1.09 AC X 67 C.Y./AC = 73.03 C.Y. X 27 C.F./C.Y. = 1,971.81 C.F.
STORAGE PROVIDED:	
STORAGE WILL BE PROVIDED BY AN EXCAVATED INLET	
Sd2-Bg-1 STORAGE	
(TOP AREA OF INLET + BOTTOM AREA OF INLET)/2 X (DEPTH/2) = STORAGE PROVIDED	
(2,446 SQ. FT. + 964 SQ. FT.)/2 X (16-13.6)/2 = 2,386.3 C.F.	
STORAGE PROVIDED BY EXCAVATED INLET = 2,386.3 C.F.	
2,386.3 CF > 1,971.81 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED	
Sd2-Bg-2 [BASIN #2, SUB-BASIN #2]	
DRAINAGE AREA:	± 0.97 AC
REQUIRED STORAGE:	0.97 AC X 67 C.Y./AC = 64.99 C.Y. X 27 C.F./C.Y. = 1,754.73 C.F.
STORAGE PROVIDED:	
STORAGE WILL BE PROVIDED BY AN EXCAVATED INLET	
Sd2-Bg-2 STORAGE	
(TOP AREA OF INLET + BOTTOM AREA OF INLET)/2 X (DEPTH/2) = STORAGE PROVIDED	
(2,446 SQ. FT. + 964 SQ. FT.)/2 X (16-13.6)/2 = 2,386.3 C.F.	
STORAGE PROVIDED BY EXCAVATED INLET = 2,386.3 C.F.	
2,386.3 CF > 1,754.73 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED	
SILT FENCE STORAGE [BASIN #2, SUB-BASIN #3]	
DRAINAGE AREA:	± 0.59 AC
REQUIRED STORAGE:	0.59 AC X 67 C.Y./AC = 39.53 C.Y. X 27 C.F./C.Y. = 1,067.31 C.F.
STORAGE PROVIDED:	
STORAGE WILL BE PROVIDED BY SILT FENCE	
SILT FENCE STORAGE	
(LENGTH OF FENCE X 1.5' HEIGHT X 4.5' DEPTH) = STORAGE PROVIDED	
4.5' DEPTH ASSUMES A MAXIMUM BUILDUP OF A 3:1 SLOPE ALONG THE FENCE AT A MAXIMUM HEIGHT OF 1.5', EQUAL TO 1/2 THE HEIGHT OF THE FENCE (CLEANOUT HEIGHT)	
STORAGE PROVIDED = 290.1 LF X 1.5' X 4.5' = 1,958.17 C.F.	
1,958.17 CF > 1,067.31 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED	
SILT FENCE STORAGE [BASIN #2, SUB-BASIN #4]	
DRAINAGE AREA:	± 0.60 AC
REQUIRED STORAGE:	0.60 AC X 67 C.Y./AC = 40.2 C.Y. X 27 C.F./C.Y. = 1,085.40 C.F.
STORAGE PROVIDED:	
STORAGE WILL BE PROVIDED BY SILT FENCE	
SILT FENCE STORAGE	
(LENGTH OF FENCE X 1.5' HEIGHT X 4.5' DEPTH) = STORAGE PROVIDED	
4.5' DEPTH ASSUMES A MAXIMUM BUILDUP OF A 3:1 SLOPE ALONG THE FENCE AT A MAXIMUM HEIGHT OF 1.5', EQUAL TO 1/2 THE HEIGHT OF THE FENCE (CLEANOUT HEIGHT)	
STORAGE PROVIDED = 303.5 LF X 1.5' X 4.5' = 2,048.63 C.F.	
2,048.63 CF > 1,085.40 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED	
BASIN #3:	
DRAINAGE AREA:	± 0.65 AC
REQUIRED STORAGE:	0.65 AC X 67 C.Y./AC = 43.55 C.Y. X 27 C.F./C.Y. = 1,175.85 C.F.
STORAGE PROVIDED:	
SEDIMENT STORAGE WILL BE PROVIDED BY SILT FENCE	
SILT FENCE STORAGE	
(LENGTH OF FENCE X 1.5' HEIGHT X 4.5' DEPTH) = STORAGE PROVIDED	
4.5' DEPTH ASSUMES A MAXIMUM BUILDUP OF A 3:1 SLOPE ALONG THE FENCE AT A MAXIMUM HEIGHT OF 1.5', EQUAL TO 1/2 THE HEIGHT OF THE FENCE (CLEANOUT HEIGHT)	
STORAGE PROVIDED = 340 LF X 1.5' X 4.5' = 2,300 C.F. STORAGE	
2,300 CF > 1,175.85 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED	

SEQUENCE OF CONSTRUCTION	
INITIAL PHASE:	
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.	
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.	
3. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.	
INTERMEDIATE PHASE:	
1. DIG OUT/EXPAND PONDS.	
2. MASS GRADE SITE TO FINAL ELEVATIONS.	
3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.	
FINAL PHASE:	
1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.	
2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.	
3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.	
NRCS ORIGINAL SUBMITTAL:	2/12/2026
NRCS SECOND SUBMITTAL:	3/23/2026
NRCS THIRD SUBMITTAL:	
NRCS FOURTH SUBMITTAL:	
NRCS FIFTH SUBMITTAL:	



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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

1488 Chatham Parkway, Suite 100, Savannah, Georgia GA 31406
(912) 260-3041 | ColemanCompanyInc.com

RELEASED FOR CONSTRUCTION

REVISIONS:

GSWCC 3/13/2026

ES&PC CONTROL PLANS FOR

HARMONY SUBDIVISION

PHASE 9

LOCATED IN POOLER, GEORGIA

PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER: 25-526.000

DATE: 3/23/2026

DRAWN BY: CPP

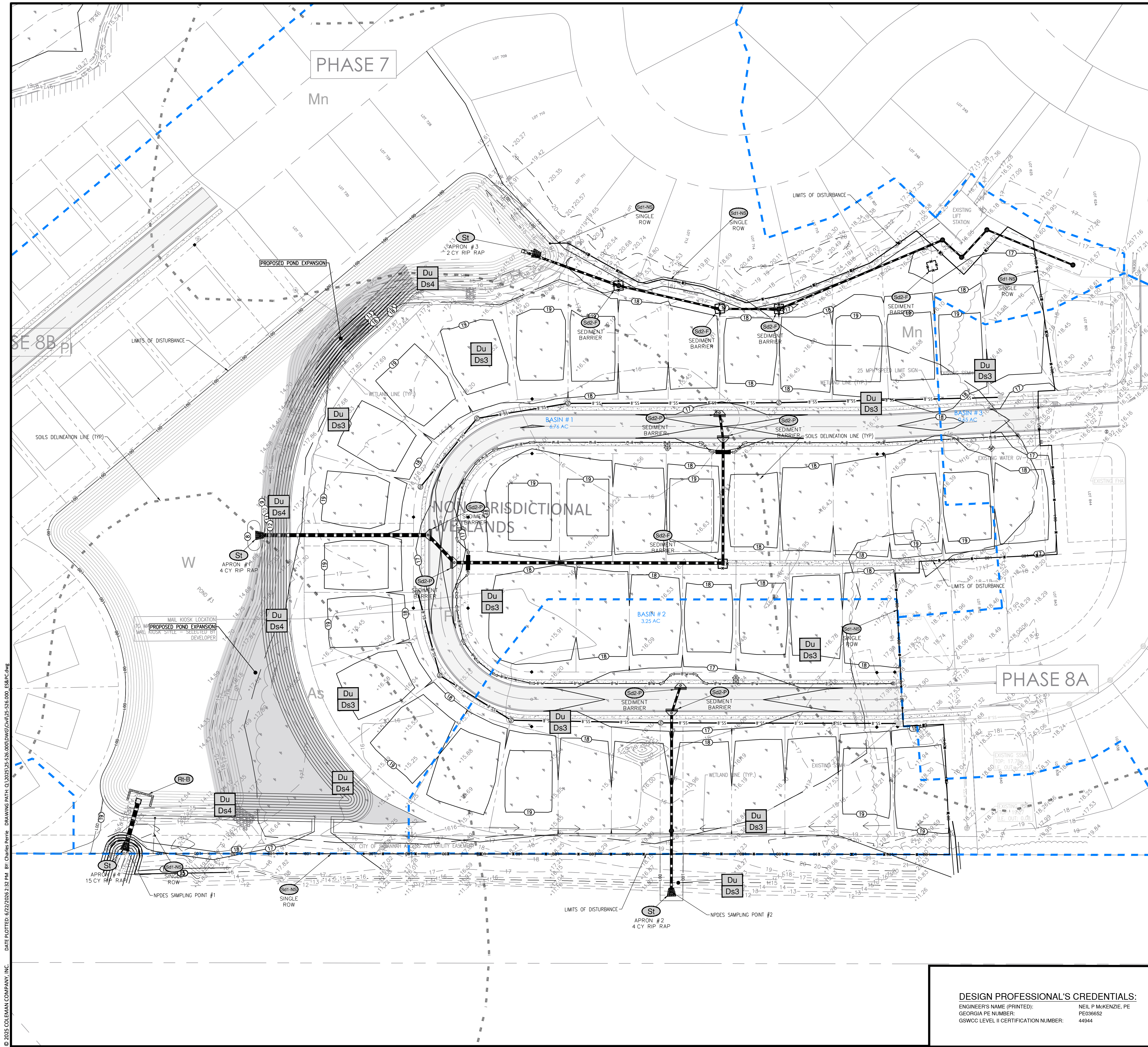
CHECKED BY: NPM

SCALE: AS NOTED

INTERMEDIATE ES&PC PLAN

SHEET:

CE2.0



SEDIMENT STORAGE REQUIREMENTS, FINAL PHASE:

Basin #1:
DRAINAGE AREA: ± 6.76 AC
REQUIRED STORAGE: 6.76 AC X 67 C.Y./AC = 452.92 C.Y. X 27 C.F./C.Y. = 12,228.84 C.F.
STORAGE PROVIDED: POND 3 STORAGE
TOP ELEVATION: 19.5' ± EMERGENCY SPILLWAY @ 17.15'
BOTTOM ELEVATION: 9.00'
AREA @ 9.00' = 70,904 SF
AREA @ 17.00' = 121,489 SF
AVAILABLE STORAGE = ((17.15 - 9.00') X ((70,904 + 121,489)/2)) = 784,001.5 CF
STORAGE VOLUME ASSUMING 40% LOSSES = 784,001.5 X 0.6 = 470,401 C.F.
470,401 CF > 12,228.84 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

Basin #2:
Basin #2 will be completely stabilized with permanent vegetation in the final phase. All areas that are not vegetated are paved over and therefore stabilized. Any residual sediment runoff from the grading/utility installation will be minimized and will be handled by the silt fence and inlet protection.

Basin #3:
Like Basin #2, Basin #3 will be completely stabilized with permanent vegetation in the final phase. All areas that are not vegetated are paved over and therefore stabilized. However, this basin drains to an off-site curb inlet that has been installed in a separate project and therefore will still require some form of on-site sediment protection to hold any residual sediment. Silt fence will handle the sediment runoff from Basin #3 and the following calculations show that it will be sufficient.

Drainage Area: ± 0.65 AC
Required Storage: 0.65 AC X 67 C.Y./AC = 43.55 C.Y. X 27 C.F./C.Y. = 1,175.85 C.F.
Storage Provided: Sediment storage will be provided by silt fence
Silt fence storage (length of fence x 1.5' height x 4.5' depth) = storage provided
4.5' depth assumes a maximum buildup of 3:1 slope along the fence at a maximum height of 1.5', equal to 1/2 the height of the fence (cleanout height)
Storage provided = 340 LF X 1.5' X 4.5' = 2,300 C.F. storage
2,300 CF > 1,175.85 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.

INTERMEDIATE PHASE:

1. DIG OUT/EXPAND PONDS.
2. MASS GRADE SITE TO FINAL ELEVATIONS.
3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.

FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.
3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

NRCS ORIGINAL SUBMITTAL: 2/12/2026
NRCS SECOND SUBMITTAL: 3/23/2026
NRCS THIRD SUBMITTAL:
NRCS FOURTH SUBMITTAL:
NRCS FIFTH SUBMITTAL:

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1488 Chatham Parkway, Suite 100, Savannah, Georgia
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GEORGIA
No. PE036662
3/23/26
NEIL P. MCKENZIE
ENGINEER

REVISIONS:

GSWCC | 3/13/2026

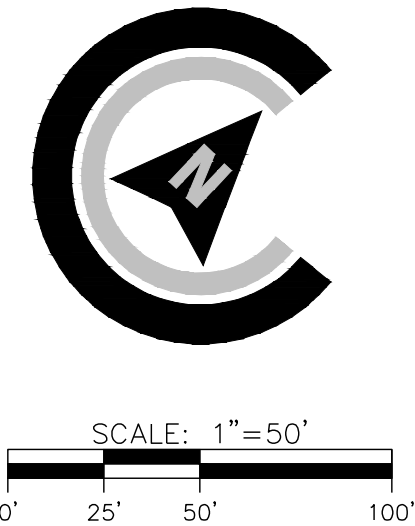
ES&PC CONTROL PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER: 25-526.000
DATE: 3/23/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

FINAL ES&PC PLAN

SHEET:
CE3.0

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE
GEORGIA PE NUMBER: PE036662
GSWCC LEVEL II CERTIFICATION NUMBER: 44944



Ds1 DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

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

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

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

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

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

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2-1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.

3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.

4. SERICIA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.

5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.

6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.

7. BITUMINOUS TREATED ROWING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROWING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST BE APPROVED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

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

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

Ds2 DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

DEFINITION:
THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR TEMPORARY PROTECTION ON DISTURBED OR DENuded AREAS.

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

SPECIFICATIONS:
GRADING AND SHAPING

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

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

SEEDED PREPARATION

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

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

LIME AND FERTILIZER

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

SEEDING

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

MULCHING

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

IRRIGATION

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

**SEEDING RATES FOR
TEMPORARY SEEDING**

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

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

Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

DEFINITION:

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

CONDITIONS:

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

SPECIFICATIONS:

GRADING AND SHAPING

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

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

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

SEEDED PREPARATION

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

BROADCAST PLANTINGS

1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.

2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.

3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.

4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.

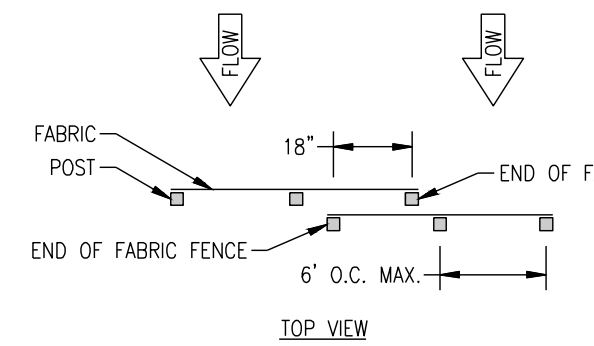
2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.

3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

**SEEDING RATES FOR
PERMANENT SEEDING**

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

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



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

**FASTENERS FOR SILT FENCES
OVERLAP AT FABRIC ENDS**

PLANTING
HYDRAULIC SEEDING

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

CONVENTIONAL SEEDING

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

NO-TILL SEEDING

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

INDIVIDUAL PLANTS

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

MULCHING

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

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.

2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.

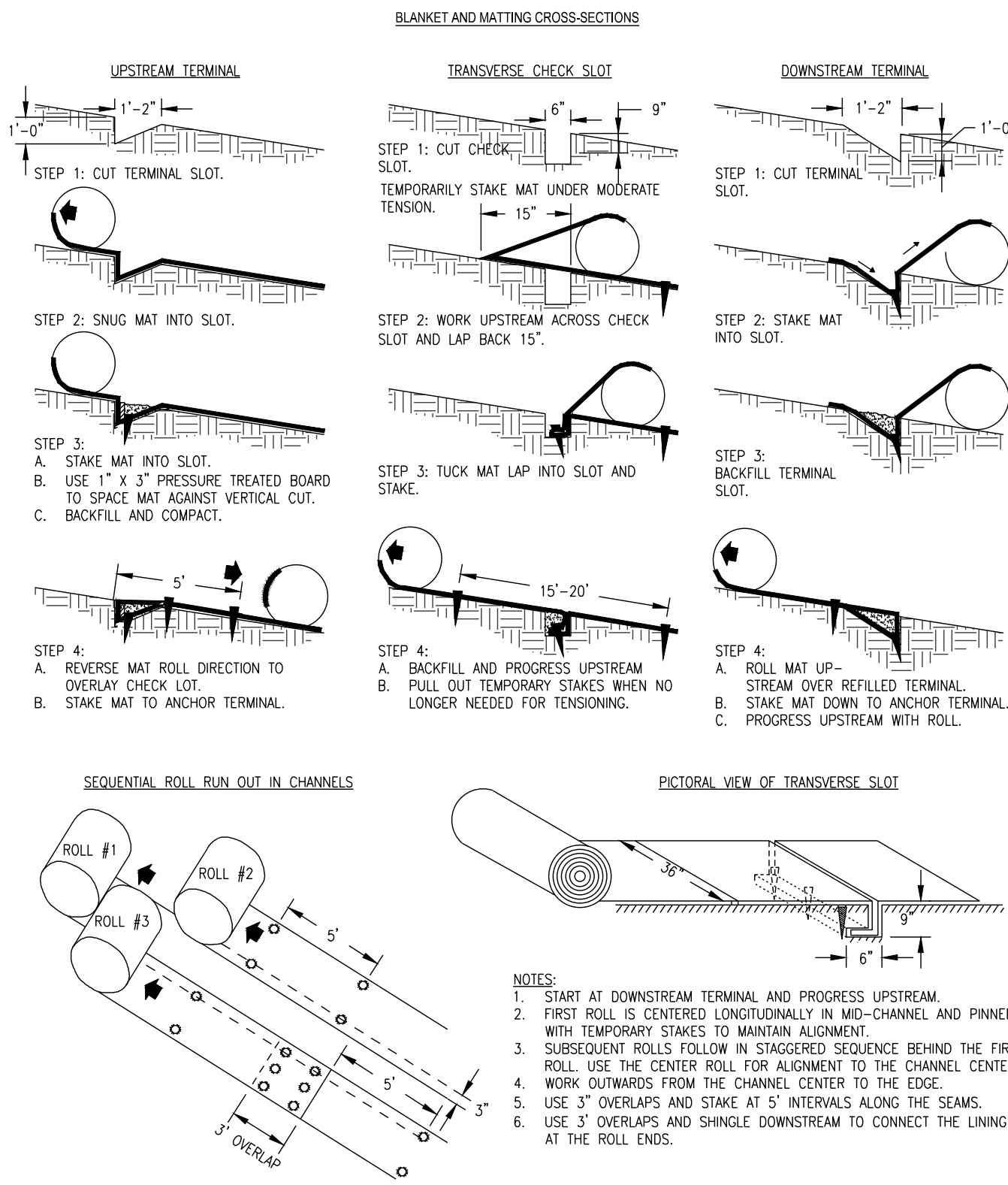
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.

4. SERICIA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.

5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.

6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)



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

Ss SLOPE STABILIZATION

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE
GEORGIA PE NUMBER: PE036652
GSWCC LEVEL 1 CERTIFICATION NUMBER: 44944

Ds4 DISTURBED AREA STABILIZATION
(WITH SODDING)

DEFINITION:

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

CONDITIONS:

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

CONSTRUCTION SPECIFICATIONS-INSTALLATION

SOIL PREPARATION
- BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLOGS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS.

- TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE STAND. DON'T USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.

- MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 6-6.1. FOR FALL PLANTING OF WARM SEASON SPECIES, HALF THE FERTILIZER SHOULD BE APPLIED AT PLANTING AND THE OTHER HALF IN THE SPRING.

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

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

INSTALLATION

- LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD.

- ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH WOODEN OR BIODEGRADABLE PINS OR OTHER APPROVED METHODS.

- INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.

- IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.

- SOD SHOULD BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER.

- IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS.

MATERIALS:

- SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE.

- SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" ±1/4" OF SOIL, NOT INCLUDING SHOOTS OR THATCH.

- SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN ±5%. TORN OR UNEVEN PADS SHOULD BE REJECTED.

- SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.

- AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER IF IRRIGATION IS NOT AVAILABLE.

- THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-6.2. SEE FIGURE 6-4.1 FOR YOUR RESOURCE AREA.

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

MAINTENANCE

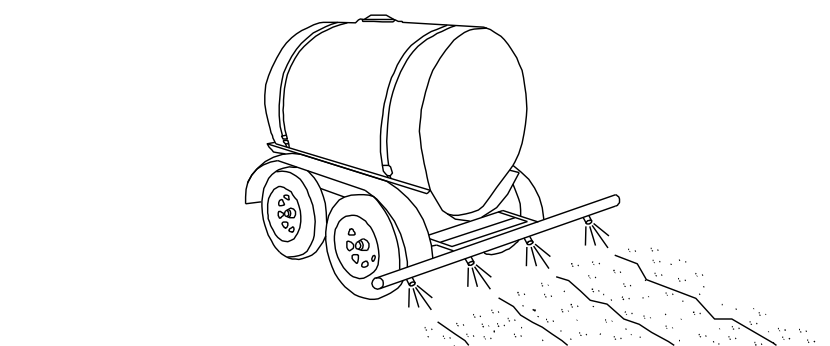
- RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED.

- NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED.

- APPLY ONE TON OF AGRICULTURAL LINE AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS.

- FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE 6-6.3.

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

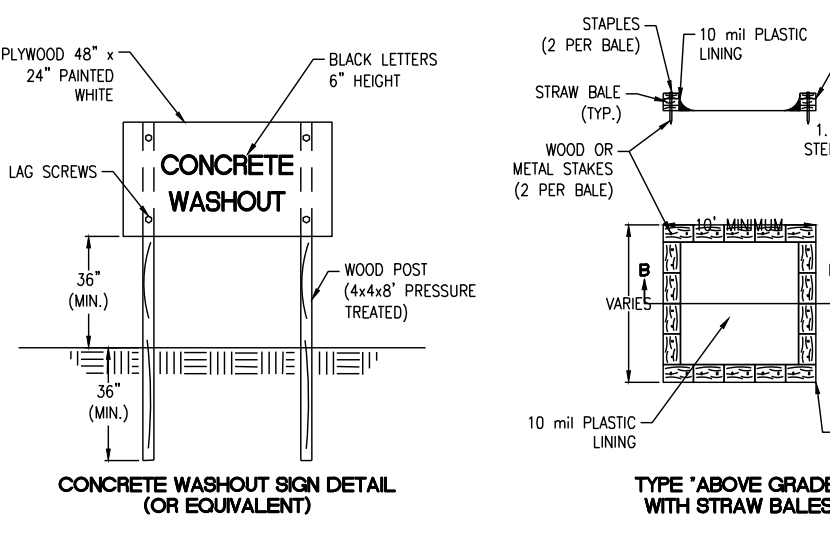
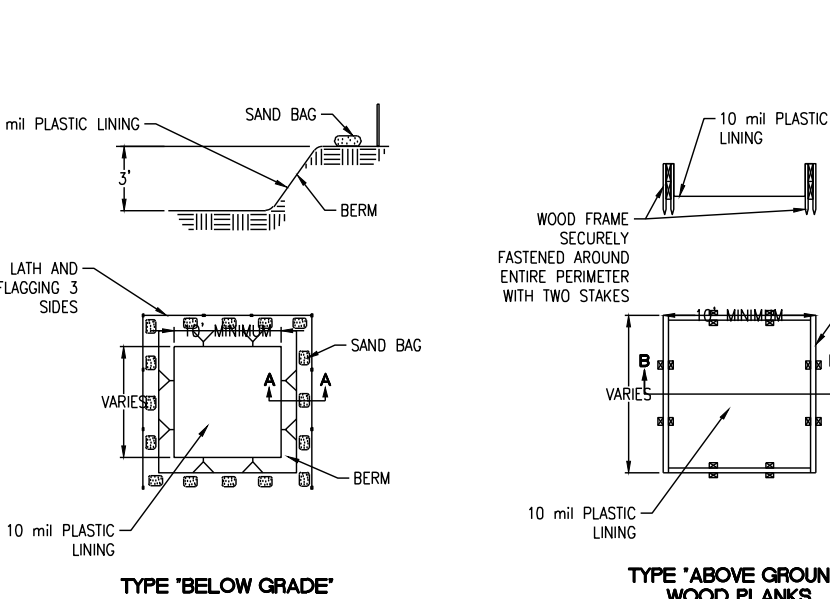


CONTRACTOR SHALL EMPLOY THE FOLLOWING TEMPORARY METHODS TO LIMIT THE SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES:

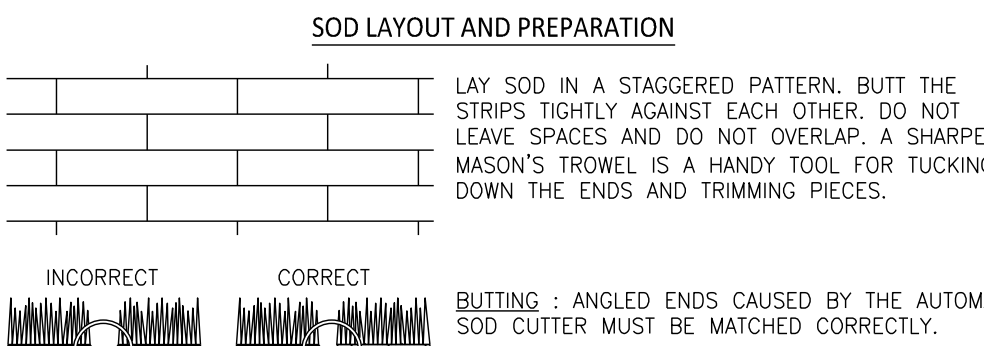
*TEMPORARY METHODS:	*PERMANENT METHODS
-MULCHES	-PERMANENT VEGETATION
-SPRAY ON ADHESIVES	-TOPSOIL
-TILLING	-STONE COVER
-IRRIGATION	
-BARRIERS	
-CALCIUM CHLORIDE	

ADHESIVE ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANONIC ASPHALT EMULSION	7:1	SPRAY	1200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

Du DUST CONTROL
ON DISTURBED AREAS



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

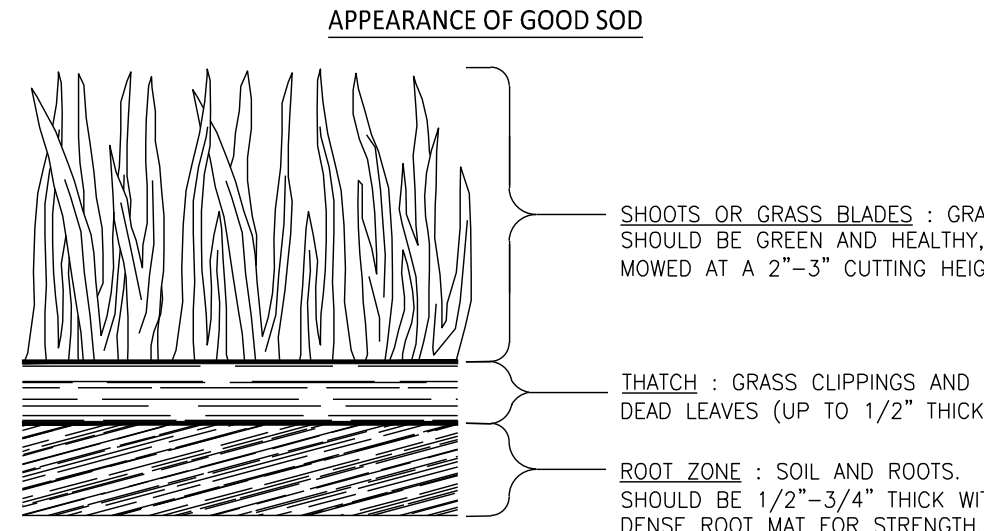


DIRECTIONS FOR INITIAL MAINTENANCE

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

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

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



SOD MAINTENANCE AND INSTALLATION

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1486 Chatham Parkway, Suite 100, Savannah, Georgia 31406
(912) 260-5361 | ColemanCompanyInc.com

RELEASED FOR CONSTRUCTION

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. PE036652
3/23/26
NEIL P. MCKENZIE

REVISIONS:
GSWCC | 3/13/2026

ES&PC CONTROL PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, L.L.C.

JOB NUMBER: 25-526.000
DATE: 3/23/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

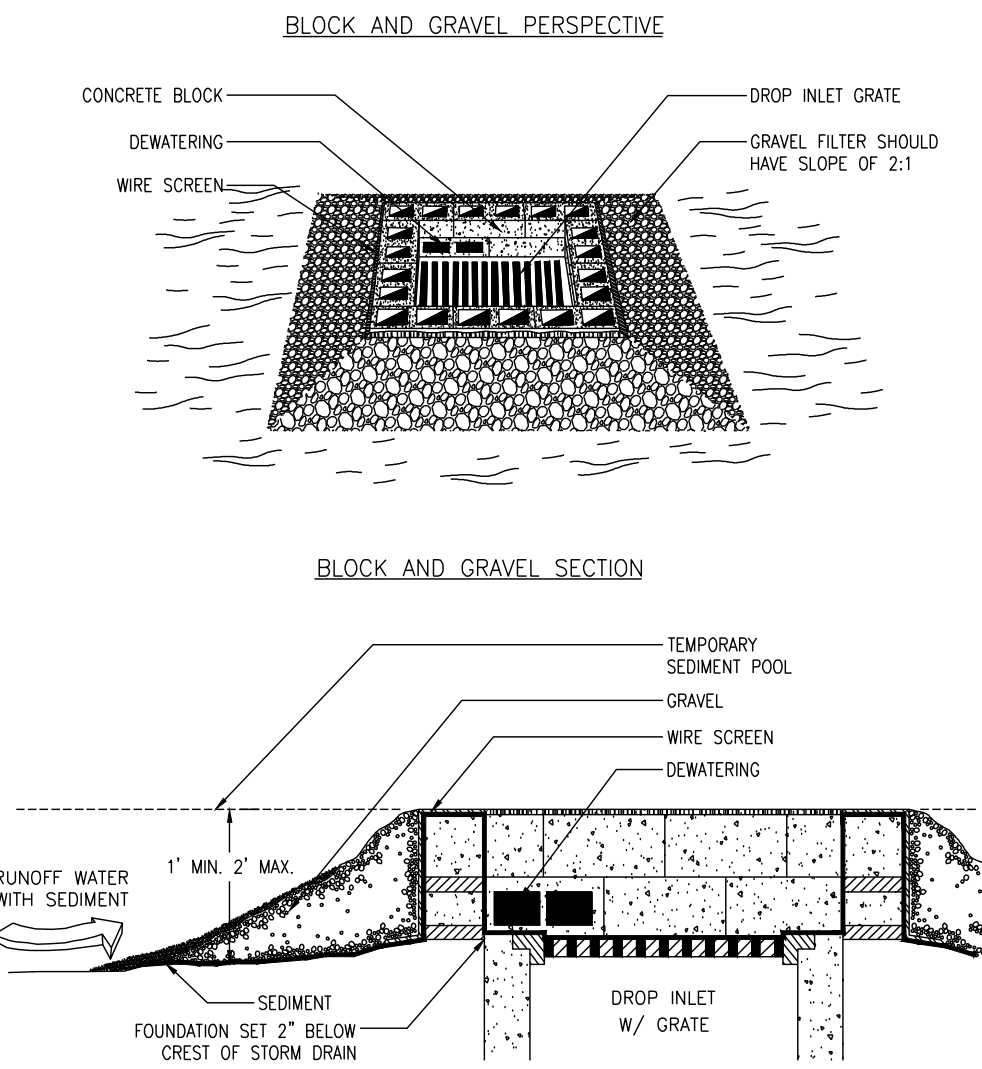
EROSION CONTROL
DETAILS

SHEET:
CE4.0

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NRCS ORIGINAL SUBMITTAL:	2/12/2026
NRCS SECOND SUBMITTAL:	3/23/2026
NRCS THIRD SUBMITTAL:	
NRCS FOURTH SUBMITTAL:	
NRCS FIFTH SUBMITTAL:	

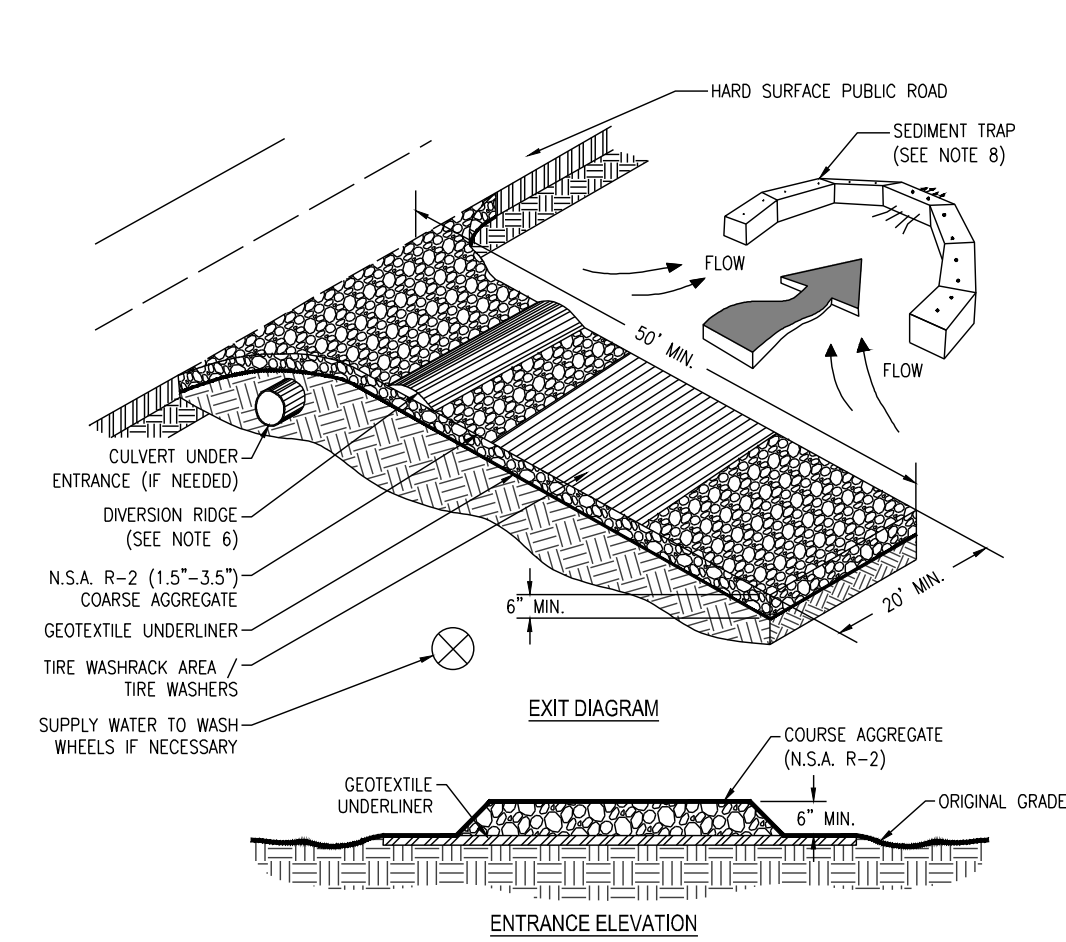
DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): NEIL P. MCKENZIE, PE
GEORGIA PE NUMBER: PE036652
GSWCC LEVEL II CERTIFICATION NUMBER: 44944



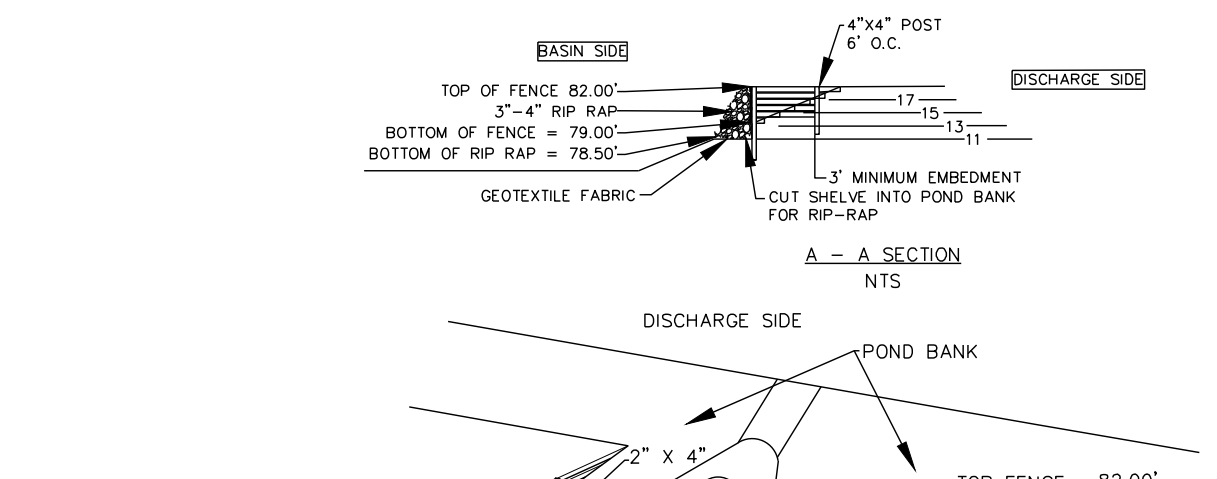
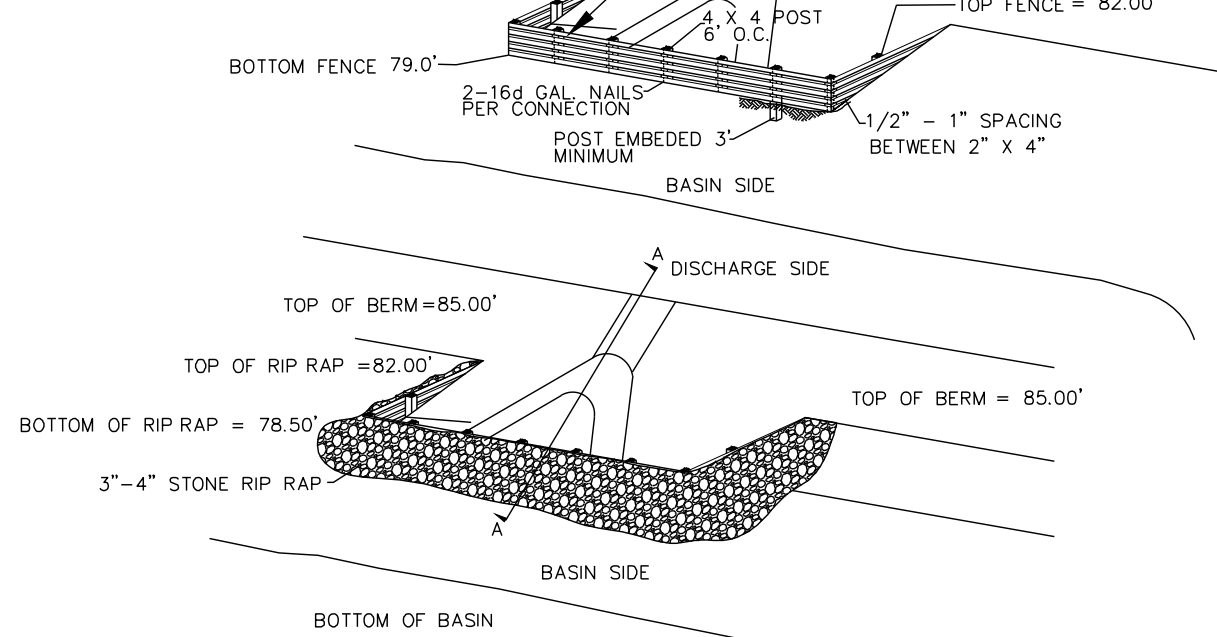
Sd2-Bg BLOCK GRAVEL DROP INLET PROTECTION NOT TO SCALE

Co CRUSHED STONE CONSTRUCTION EXIT NOT TO SCALE

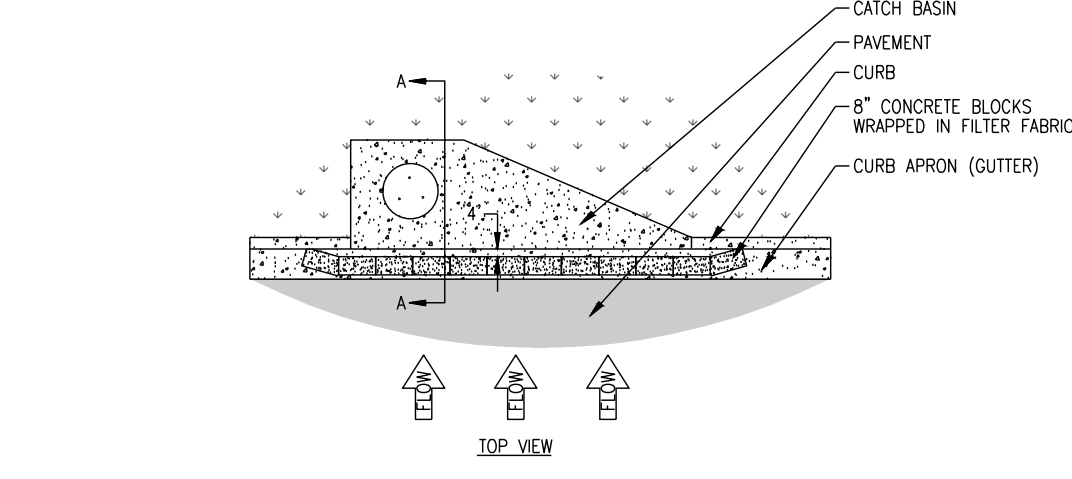
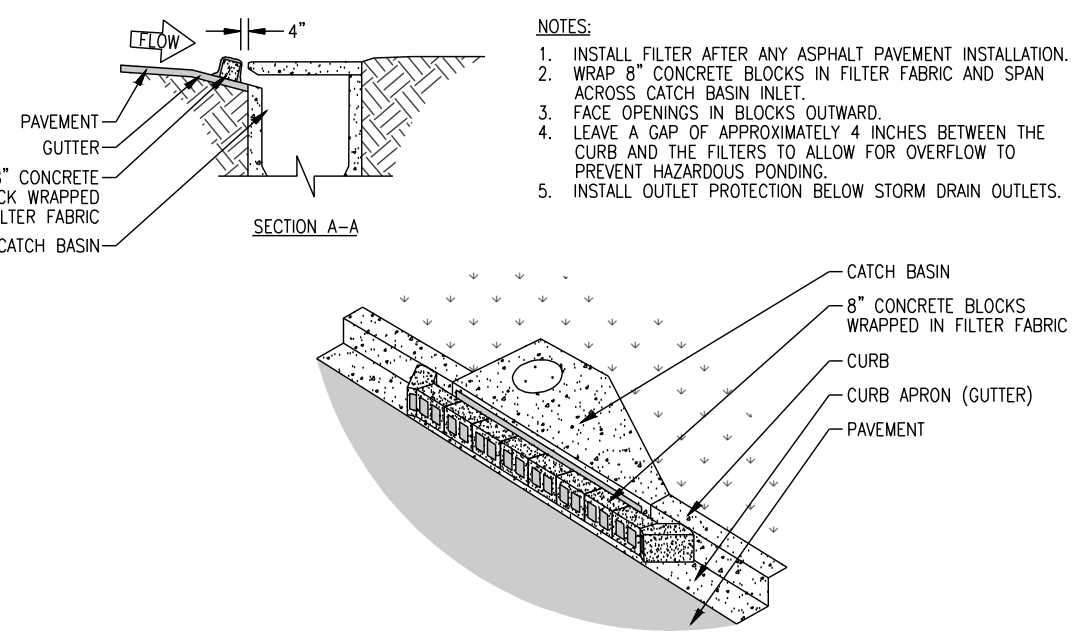
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL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



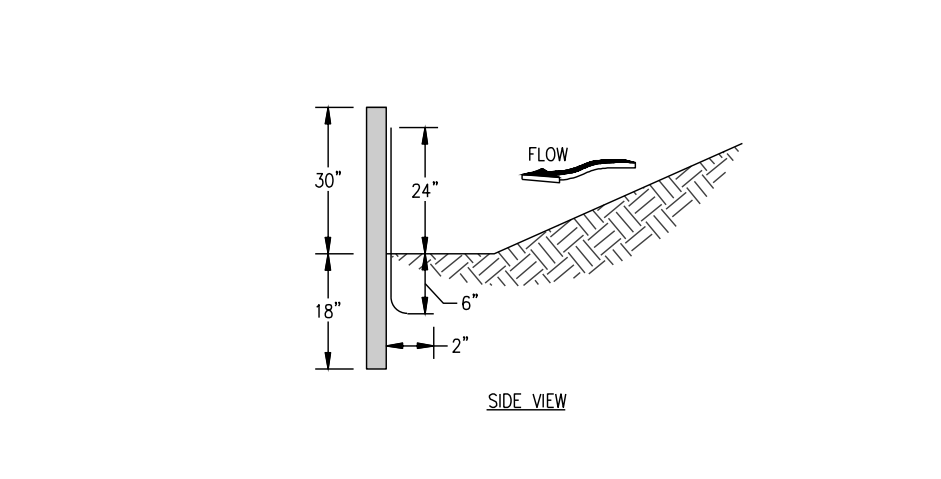
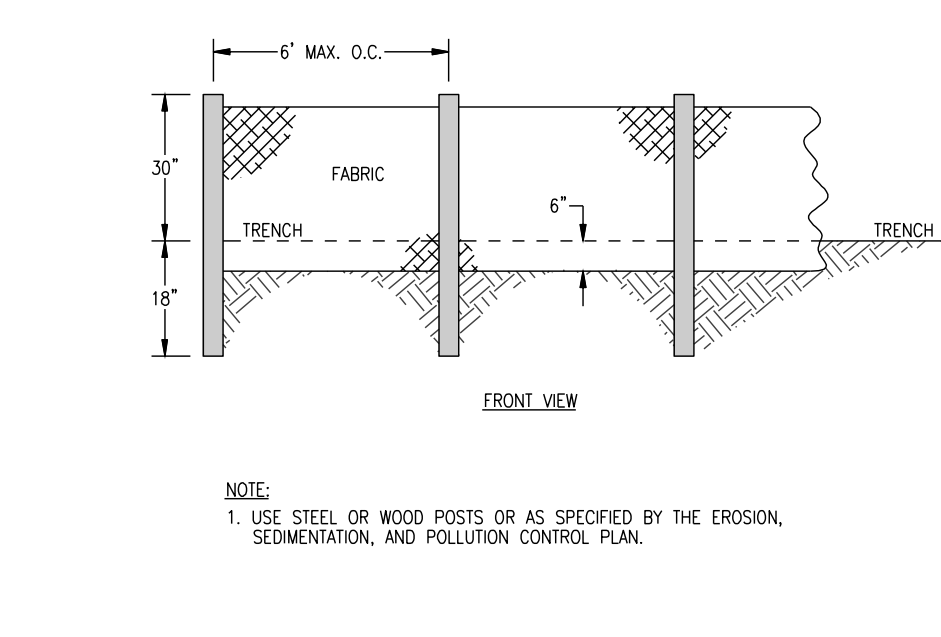
Rt-B SLOTTED BOARD DAM WITH STONE RING NOT TO SCALE



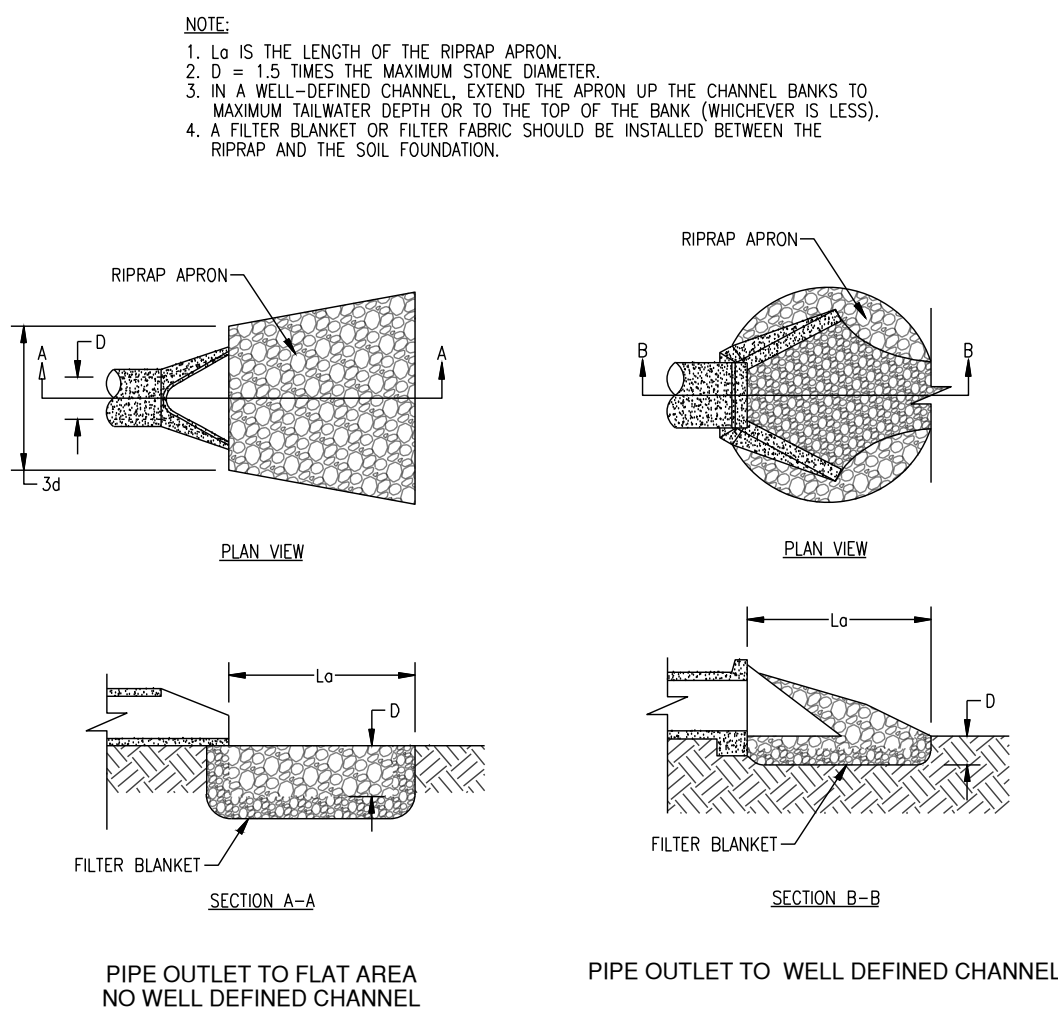
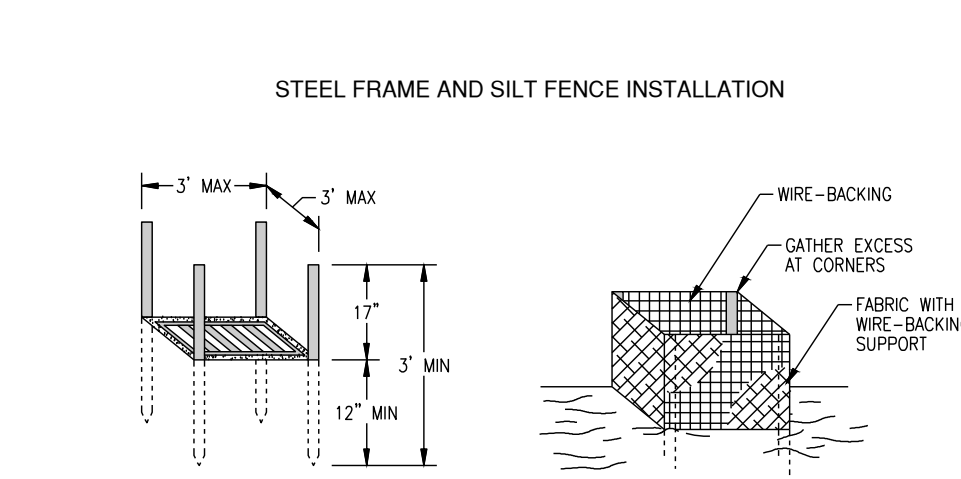
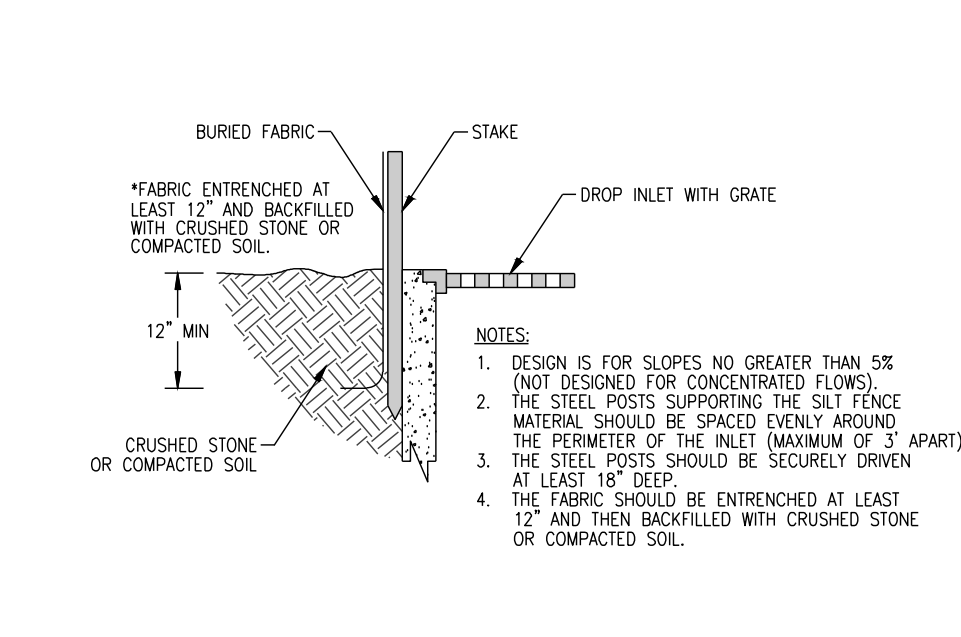
Sd2-P CURB INLET FILTER "PIGS IN BLANKET" NOT TO SCALE



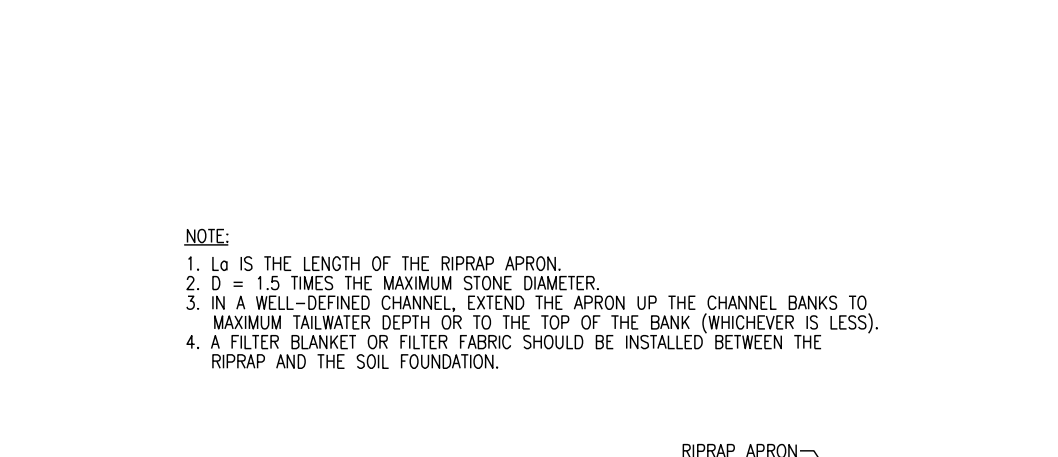
Sd1-NS SILT FENCE - TYPE NON-SENSITIVE NOT TO SCALE



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



St RIPRAP OUTLET PROTECTION NOT TO SCALE



RIP RAP APRON DESIGN					Date: 01/21/2026				
HARMONY PHASE 9					CC#H: #25-526.000				
	Outlet Pipe Diameter / Width	Velocity	Total Outflow	Tailwater Depth < or > 0.5D _o	La and Do from figure 6-34.1-2 in green book	W=Do+La or W=Do+0.4La	Depth of Apron=1.5'D50 (8"min)	3Do	RIP RAP VOLUME
APRON	Do	Vo	Q25	< >	L	D50	W1	H	W2 VOLUME
	ft.	fps	cfs		ft.	in.	ft.	in.	ft. cy
APRON#1	3.50	2.06	19.79	>	14.00	6.00	9.10	9.00	10.50 4
APRON#2	2.00	2.88	9.04	<	13.00	6.00	15.00	9.00	6.00 4
APRON#3	2.00	1.98	6.22	>	9.50	6.00	5.80	9.00	6.00 2
APRON#4	3.50	2.39	23.04	<	22.00	8.40	25.50	12.60	10.50 15

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

Storage Calculations

1. Required stormwater storage = **1,510** cy (as determined by local ordinance)
2. Required sediment storage = **452.92** cy (67 cy/ac * **6.76** ac disturbed area)
3. Total required storage = **(1) + (2) = 1,962.92 CY**
4. Available storage = **29,037.1 CY**
5. Is the available storage (4) greater than the total required storage (3)?
Yes ☒ no ☐
6. If "no", the sediment storage capacity of the pond must be increased. Choose the method to be used:
Raise the invert of the outlet structure inches
Undercut the pond feet
Other
7. Clean-out elevation = **12.05** ft (Elevation corresponding to 22 cy/ac * **6.76** ac disturbed area)
8. Is the length-width ratio 2:1 or greater?
Yes ☒ no ☐
9. If "no", the length of flow must be increased. Choose the method to be used:
Baffles (Type of baffle:)
Other

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

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

RELEASED FOR CONSTRUCTION

GEORGIA
No. PE036652
PROFESSIONAL ENGINEER
NEIL P. MCKENZIE

REVISIONS:

GSWCC 3/13/2026

ES&PC CONTROL PLANS FOR
HARMONY SUBDIVISION
PHASE 9
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER:	25-526.000
DATE:	3/23/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

EROSION CONTROL
DETAILS

SHEET:
CE4.1

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1448 Chatham Parkway, Suite 100, Savannah, Georgia
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DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): NEIL P MCKENZIE, PE
GEORGIA PE NUMBER: PE036652
GSWCC LEVEL 1 CERTIFICATION NUMBER: 44944

INITIAL PHASE

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

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

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

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

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

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

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

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

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

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

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

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

INTERMEDIATE PHASE

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

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

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

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

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

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

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

TYPE " NS " SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.1. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT FENCE SHALL BE REMOVED WHEN ACCUMULATION REACHES ½ THE HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PERMIT COVERAGE

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

AUTHORIZED DISCHARGES

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

LIMITATIONS ON COVERAGE PART I.C.3

- THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
 - A STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
 - DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART II.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.
 - STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
 - STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.
- THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORMWATER DISCHARGE(S) FROM A SITE SHALL BE PREVENTED. THIS PERMIT DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIALS SPILLS OR RELEASES ACT (O.C.G.A 12-14-2 ET SEQ), 40 CFR PART 117 AND 40 CFR PART 302, WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A 12-14-2, ET SEQ), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8822. PART II.B.1.
- THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON-SITE SPILL. PART III.B.2

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

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

RETENTION OF RECORDS

- THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
 - A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
 - A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
 - THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
 - A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
 - A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.F. OF THIS PERMIT;
 - A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART II.D. OF THIS PERMIT; AND
 - DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.C.(2). OF THIS PERMIT.
- EACH SECONDARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A FINAL STABILIZATION CERTIFICATION IS SIGNED IN ACCORDANCE WITH PART VI OF THIS PERMIT:
 - A COPY OF THE CERTIFICATION THAT THE PROVISIONS OF THE PRIMARY PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN APPLICABLE TO THE SECONDARY PERMITTEE(S) ACTIVITIES WILL BE ADHERED TO;
 - A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;
 - A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.F OF THIS PERMIT; AND
 - A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART II.D. OF THIS PERMIT
- EACH TERTIARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A N.O.T. IS SUBMITTED IN ACCORDANCE WITH PART VI:
 - A COPY OF ALL NOTICES OF INTENT SUBMITTED TO E.P.D.;
 - A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
 - THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART OF IV.A.5. THIS PERMIT;
 - A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
 - A COPY OF ALL INSPECTION REPORTS GENERATE IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT;
 - A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART OF II.D.2. THIS PERMIT; AND
 - DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.C.(2). OF THIS PERMIT.
- COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION , INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

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

COMMON DEVELOPMENT NAME: LOT(S):	DULY AUTHORIZED REPRESENTATIVE NAME: PHONE: EMAIL:
COMPANY ADDRESS: PHONE:	

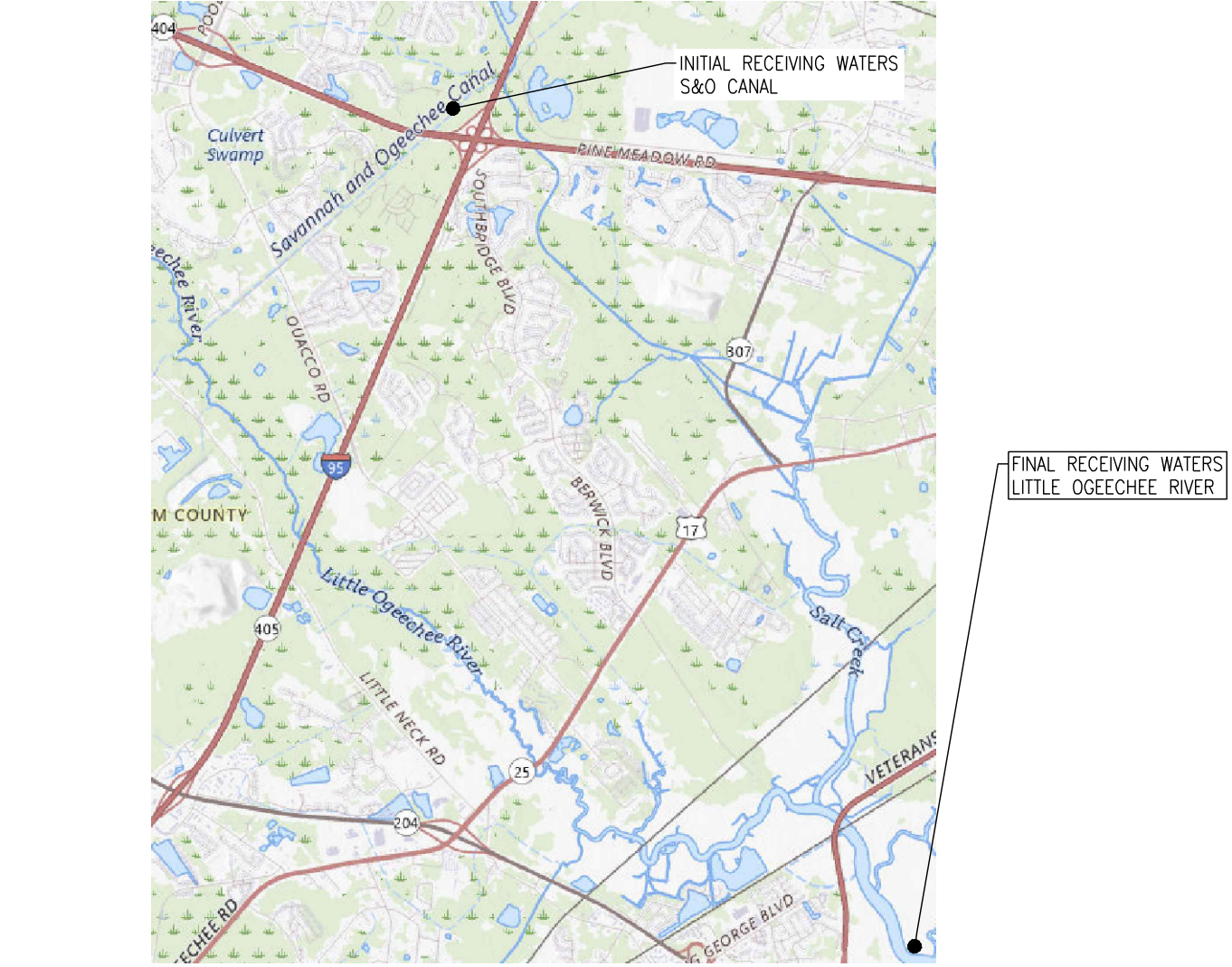
"I CERTIFY THAT I WILL ADHERE TO THE PRIMARY PERMITTEE'S EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN OR THE PORTION OF THE PLAN APPLICABLE TO MY CONSTRUCTION ACTIVITIES".

EACH SECONDARY PERMITTEE MUST SIGN A FINAL STABILIZATION CERTIFICATION WHEN FINAL STABILIZATION HAS BEEN ACHIEVED. STORMWATER DISCHARGES HAVE CEASED AND TEMPORARY BMPs HAVE BEEN REMOVED FOR THEIR PORTION ON THE SITE. THE PLAN SHALL CONTAIN THE FOLLOWING CERTIFICATION" THE COMMON DEVELOPMENT NAME AND LOT NUMBER(S) FOR WHICH THE CERTIFICATION IS SIGNED OR FOR UTILITY SECONDARY PERMITTEES, ONLY THE COMMON DEVELOPMENT NAME. THE SECONDARY PERMITTEE'S LEGAL NAME, ADDRESS TELEPHONE NUMBER AND EMAIL ADDRESS AND IF APPLICABLE, THE DULY AUTHORIZED REPRESENTATIVE'S LEGAL NAME AND/OR POSITION NAME, TELEPHONE NUMBER, EMAIL ADDRESS AND THE FOLLOWING CERTIFICATION:

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

PEAK DISCHARGE NUMBER		
	PRE	POST
10 YEAR	68.63	43.97
100 YEAR	149.86	123.77

THE FOLLOWING SOILS SERIES ARE PRESENT ON THE SITE: ALBANY FINE SAND (As), CELHAM LOAMY SAND (Pi), AND MASCOCTE SAND (Mn).



CITY OF POOLER LANDSCAPE REQUIREMENTS

TOTAL PROPERTY AREA: 89.94 AC
TOTAL DISTURBED AREA: 13.96 AC

TREE REQUIREMENT:
SINGLE FAMILY RESIDENTIAL LOT SHALL HAVE A MINIMUM OF THREE PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE AND SELECTED FROM THE LARGE OR MEDIUM TREE SPECIES FROM THE PREFERRED LIST.
(44) LOTS X 3 TREES PER LOT = 132 TREES REQUIRED, NOT INCLUDING MITIGATION

SIGNIFICANT TREES TO BE REMOVED/SAVED
NO SIGNIFICANT TREES TO BE SAVED

REMOVED:
1 TREE (#2150) - 24 INCHES REMOVED = (8) REPLACEMENT TREES REQUIRED, MINIMUM 3" CAL. AT PLANTING TO BE USED FOR MITIGATION OVER SITE IN ADDITION TO THE REQUIREMENTS NEEDED FOR SINGLE FAMILY OR MULTIFAMILY BY JURISDICTION

TREES TO BE PLANTED AS UNIT/BUILDINGS ARE COMPLETED PRIOR TO C/O.

PLANTED TREES SHALL BE: "HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL." POOLER, GEORGIA, CODE OF ORDINANCES >> PART II - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE VI, TREE PROTECTION >> SEC. 42-199, REPLACEMENT.

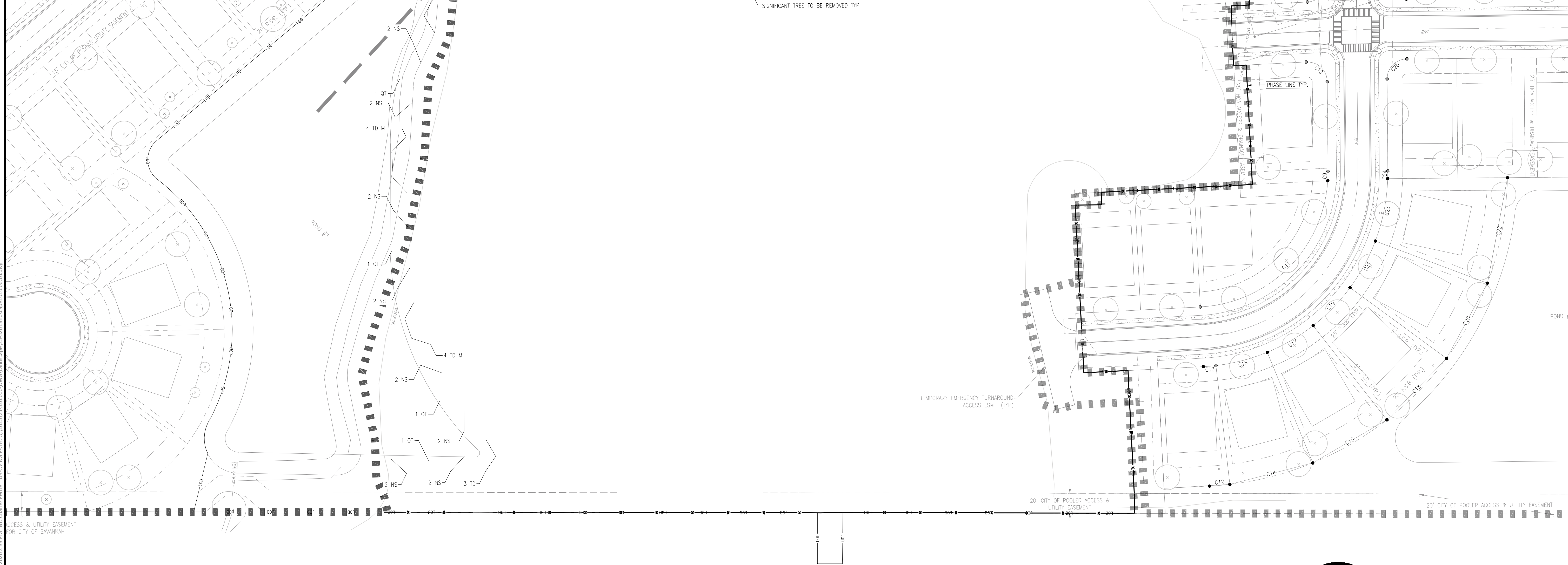
PREFERRED TREE LIST
LARGE SPECIES: AMERICAN BEECH, AMERICAN ELM HYBRIDS, AMERICAN SYCAMORE, GREEN ASH, WHITE ASH, BALD CYPRESS, POND CYPRESS, GINKGO (MALE), HICKORY SPECIES, SOUTHERN MAGNOLIA, LIVE OAK, NUTTALL OAK, OVERCUP OAK, SHUMARD OAK, WHITE OAK, WILLOW OAK, SOUTHERN RED OAK, AND YELLOW POPLAR.

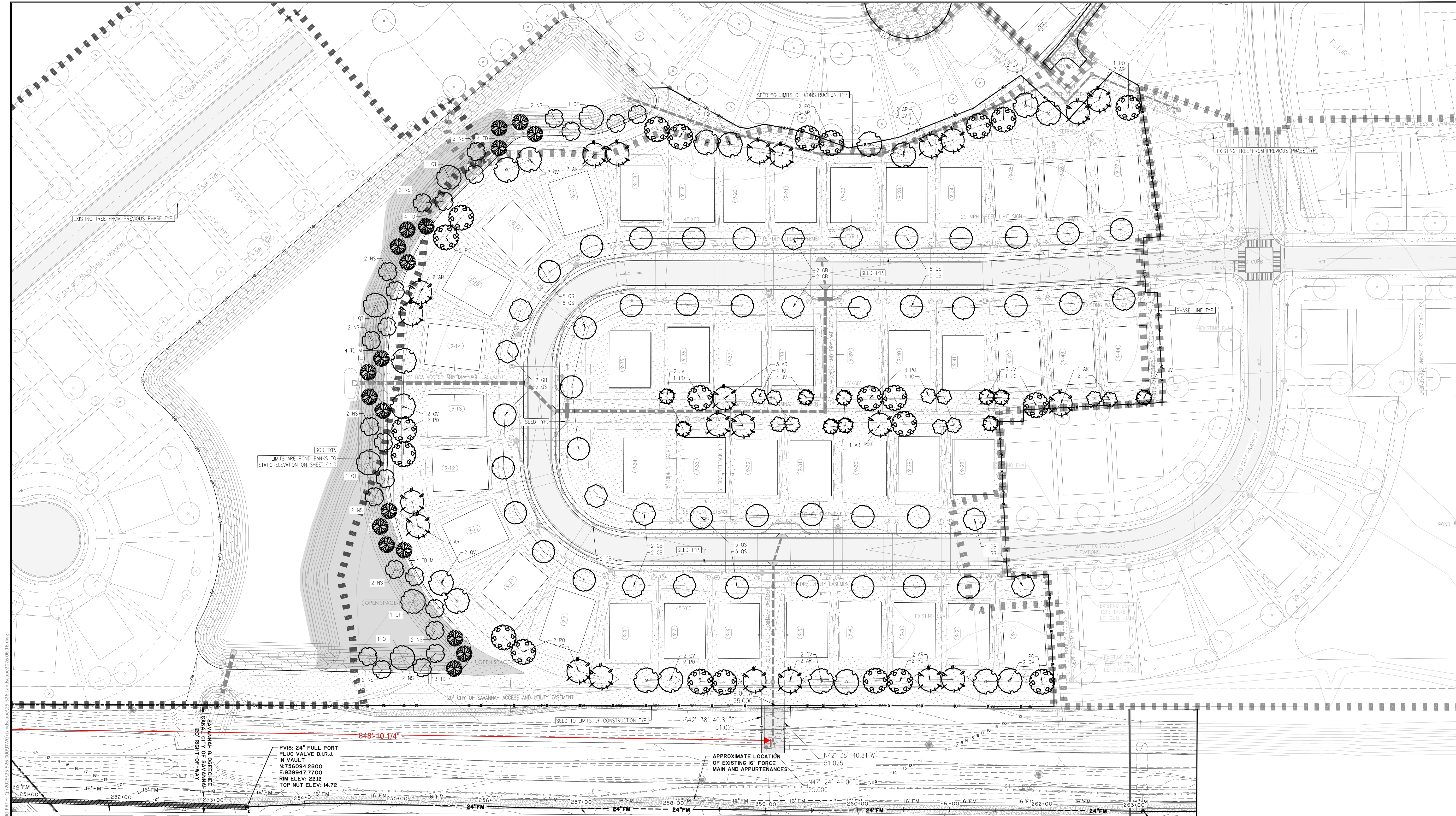
MEDIUM SPECIES: AMERICAN HOLLY, RED MAPLE, FLORIDA MAPLE, TRIDENT MAPLE, EASTERN RED CEDAR

SMALL SPECIES: EASTERN REDBUD, ATTENUATA HYBRIDS HOLLY, YAUPOH HOLLY, SWEETBAY MAGNOLIA, FRINGE TREE

NO MORE THAN 30% OF SMALL SPECIES CAN BE USED FOR TREE REPLACEMENT

IRRIGATION AND MAINTENANCE NOTES
* ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR.
* ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICIAL SHALL BE REPLACED WITH A TWO AND ONE-HALF-INCH DBH TREE OF THE SAME TYPE.





PLANTING SCHEDULE

KEY TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	POINTS/ TREE	TOTAL POINTS
AR	23	ACER RUBRUM	RED MAPLE	2" CALIPER, 12' MINIMUM	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	690
GB	12	GINGKO BILOBA 'PRINCETON SENRY'	PRINCETON SENRY GINGKO	2" CALIPER, 12' MINIMUM	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	360
IO	10	ILEX OPACA	AMERICAN HOLLY	2" CALIPER, 12' MINIMUM	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	300
JV	10	JUNIPERUS SCOPULORUM 'BURKII'	BURKII EASTERN REDCEDAR	2" CALIPER, 12' MINIMUM	AS SHOWN	FULL TO GROUND	30	300
PO	23	PLATANUS OCCIDENTALIS	SYCAMORE	2" CALIPER, 12' MINIMUM	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	690
QS	36	QUERCUS SHUMARDII	SHUMARD OAK	2" CALIPER, 12' MINIMUM	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	1080
QV	18	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	2" CALIPER, 12' MINIMUM	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	540
TD M	8	TAXODIUM DISTICHUM	BALD CYPRESS	3" CALIPER, MITIGATION	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	240
TD	11	TAXODIUM DISTICHUM	BALD CYPRESS	2" CALIPER, 12' MINIMUM	AS SHOWN	STARIGHT TRUNK, EVENLY BRANCHED	30	330
TOTAL	140						TOTAL	4200

TURF

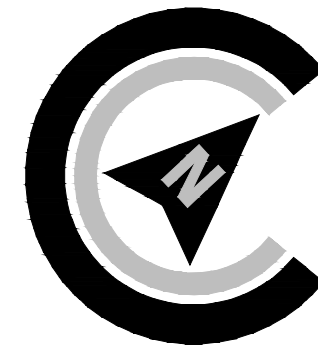
SOD	52,400 SF	EREMOCHLOA OPHIUROIDES	CENTPEDE SOD			2 YEAR CERTIFIED, SEASON PERMITTING	N/A	N/A
SEED	367,500 SF	SE CONTRACTORS MIX	CENTPEDE SOD				N/A	N/A

LANDSCAPE ARCHITECT'S NOTE:

STREET TREE LOCATIONS ARE REPRESENTATIONAL ONLY; STREET TREES SHALL BE LOCATED WITHIN TREE EASEMENTS AS INDICATED ON ENGINEERING PLANS. TREES SHALL BE LOCATED 10' FROM UNDERGROUND UTILITIES AND SUBJECT TO LOCATION OF STREET LIGHTING STANDARDS, DRIVEWAYS AND SIDEWALKS. TREES SHALL BE LOCATED AT LEAST 10' FROM BUILDING FOUNDATIONS.

GENERAL PLANTING NOTES:

1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES $\pm 0.2'$ WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR MUST ENSURE THAT NO CEMENT-MODIFIED SOILS ARE BENEATH ANY PLANTING BEDS OR SPECIMEN PLANTS.
5. SEE SPECIFICATIONS SHEET L3.0 FOR FURTHER INSTRUCTIONS.
6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
7. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.



SCALE: 1" = 50'



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION

REVISIONS:

4/27/26 | CoP COMMENTS

6/16/26

jmg

LANDSCAPE PLANS FOR

HARMONY SUBDIVISION

PHASE 9

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC.

JOB NUMBER: 25-526.000
DATE: 01/29/26
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

LANDSCAPE
PLAN

SHEET:

L2.0



GENERAL:

- PLANT QUALITY:

- ROOT SYSTEM:

- ## SEEDING AND SODDING

- TOPSOIL:**

- ## PLANTING

- FERTILIZER:**

- MULCH:

- ### WATERING

- MAINTENANCE:

- ### PLANT ALTERATIONS AND SUBSTITUTIONS



- ## TREE PLANTING DETAIL

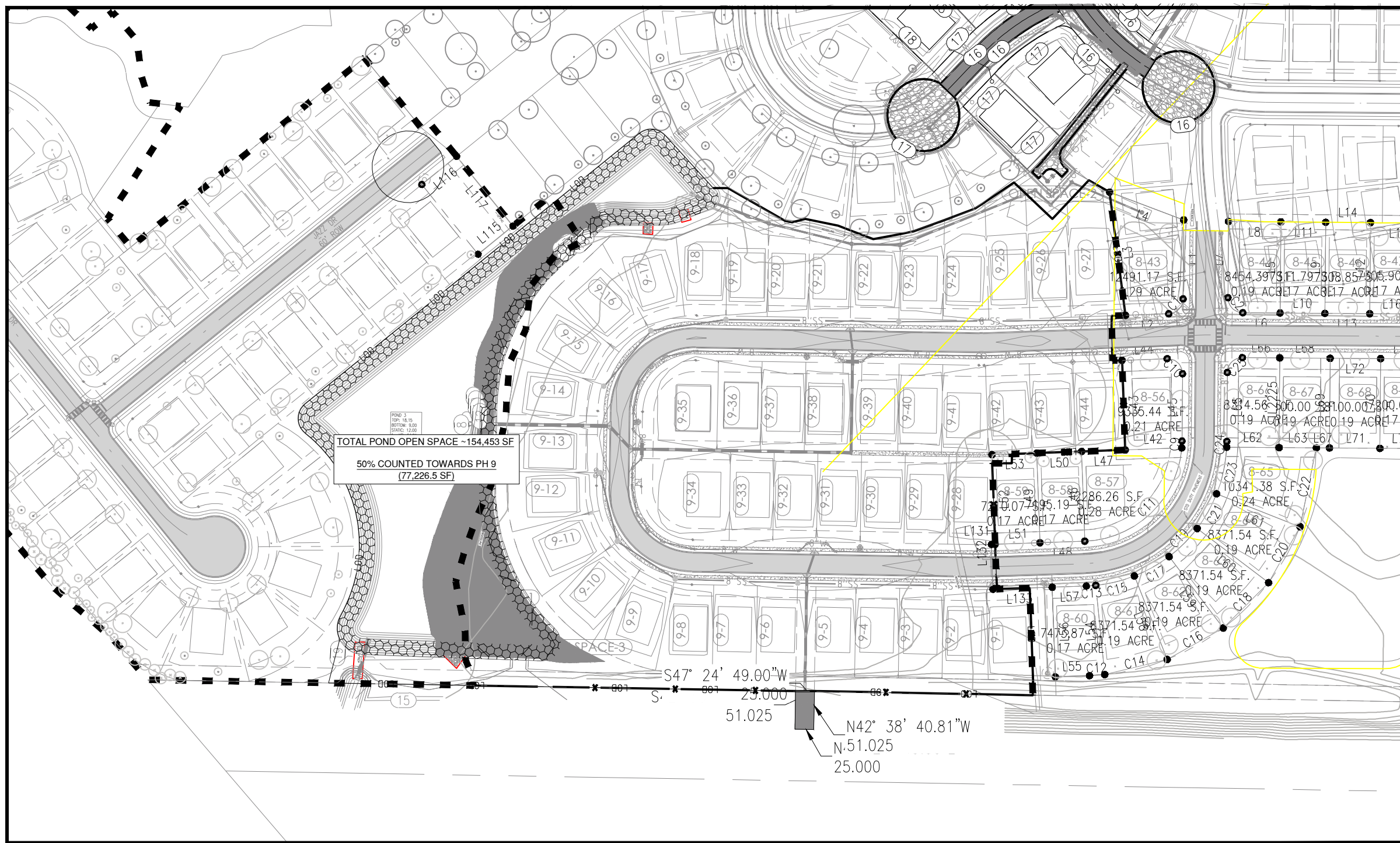
NOT TO SCALE

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

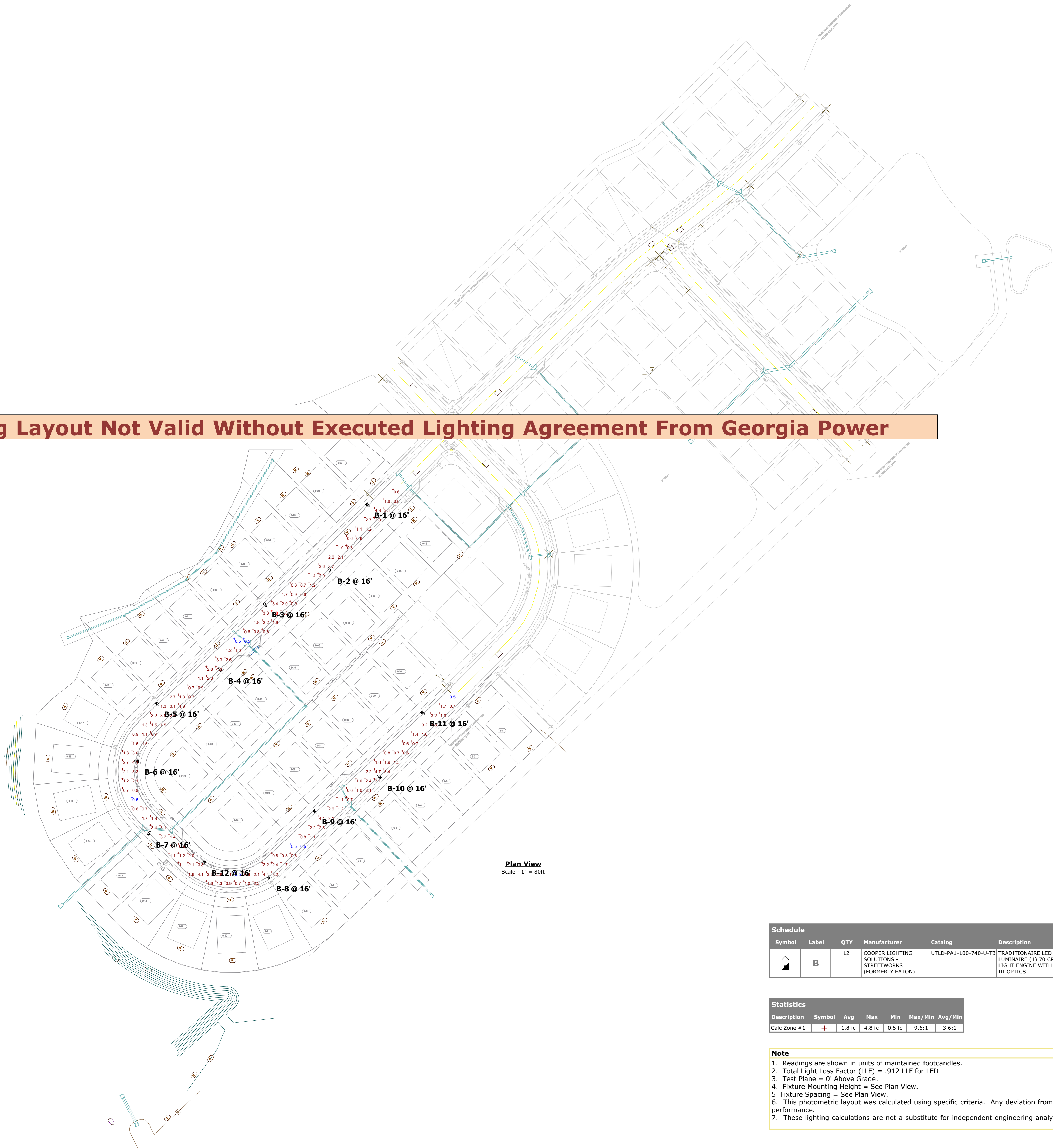
November 25, 2025

Location:
Harmony 9
Pooler, GA

Tag Number	DBH	Common Name	Scientific Name
2150	24	Redbay	<i>Persea borbonia</i>



Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power



Plan View
Scale - 1" = 80'

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
	B	12	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	UTLD-PA1-100-740-U-T3	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	0.912	96

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #1	+	1.8 fc	4.8 fc	0.5 fc	9.6:1	3.6:1	

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