

PROJECT DESCRIPTION

DEVELOPMENT OF AN EXISTING CULVER'S, CONVERTING IT TO A DUAL LANE DRIVE-THRU FROM A SINGLE DRIVE-THRU CONFIGURATION.

BENCH MARKS

ALL EXISTING CONDITIONS, TOPOGRAPHY UTILITIES, EASEMENTS & LEGAL DESCRIPTION AREA AS TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF POOLER, CHATHAM COUNTY, GEORGIA 10/03/2025

AS PREPARED BY: SURVEYING CONSULTANTS.
17 SHERINGTON DRIVE, SUITE C
BLUFFTON, SC 29910
TEL: (912) 826-2775
CONTACT: TERRY G. HATCHELL #2663

HORIZONTAL DATUM – BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD83, US SURVEY FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATION OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. VERTICAL DATUM – NAVD 88

B.M. #1
NAIL WITH DISC LOCATED IN THE MIDDLE OF THE PARKING LOT SOUTHWEST OF THE EXISTING STRUCTURE.
ELEV. 19.55(NAVD 88)

UTILITY CONTACTS

WATER SERVICE
CITY OF POOLER
ADDRESS: 100 US HIGHWAY 80 SW
CONTACT: JOHN WINN
PHONE: (912) 748-7261

SANITARY SERVICE
CITY OF POOLER
ADDRESS: 100 US HIGHWAY 80 SW
CONTACT: JOHN WINN
PHONE: (912) 748-7261

ELECTRIC COMPANY
GEORGIA POWER
ADDRESS: 3102 KILOWATT DRIVE
SAVANNAH, GA 31405
CONTACT: SAVANNAH WATSON
PHONE NUMBER: (912) 677-9620

SITE DATA

ZONING:
PROPERTY OWNER: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
PARCEL ID: 50017A0101
PROPOSED USE: FAST FOOD RESTAURANT
EXISTING ZONING: C-2 COMMERCIAL HEAVY

SITE LAYOUT:
MINIMUM DRIVE AISLE WIDTH: 24'
STANDARD PARKING STALL: 9' X 20'

PARKING DATA:
REQUIRED PARKING: 45
EXISTING PROVIDED: 59
CHANGE IN SPACES: NONE

SETBACK DATA:
FRONT: 60'
SIDE: 10'
REAR: 10'

BUILDING DATA:
EXISTING BUILDING AREA: 4502.82 sq. ft.

SITE AREA CALCULATIONS:
TOTAL SITE AREA: 51,334 FT² (1.18 ACRE)
IMPERVIOUS AREA: 41,697 FT² (0.96 ACRE)
PERCENTAGE IMPERVIOUS: 81.23%

PROPOSED DISTURBED AREA: 4,333 FT² (0.1 ACRE)
IMPERVIOUS ADDED: 853 FT² (0.02 ACRE)
NEW TOTAL IMPERVIOUS: 42,550 FT²
NEW TOTAL PERCENTAGE IMPERVIOUS: 82.89%

STATE WATERS: NO STATE WATER PRESENT ON SITE.

WETLANDS: NOT WETLANDS ON SITE.

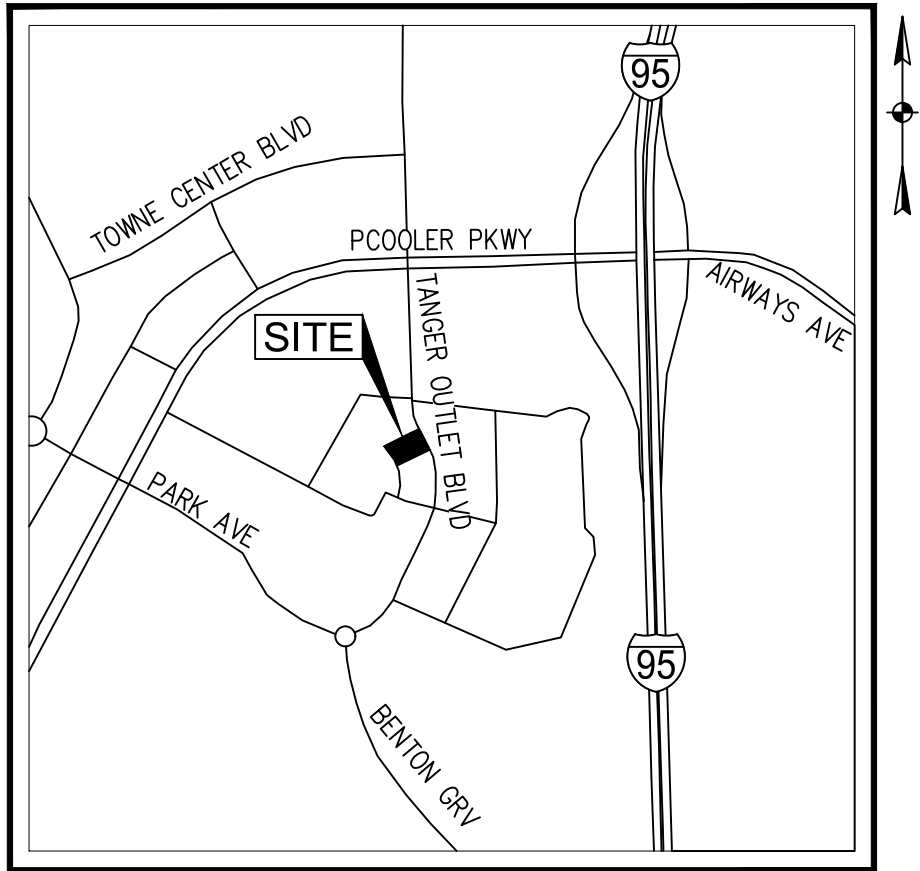
FLOODPLAIN DATA

THE PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED) – FLOOD ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 13051C0038J COMMUNITY NO. 130261 DATED EFFECTIVE AUGUST 16, 2018.

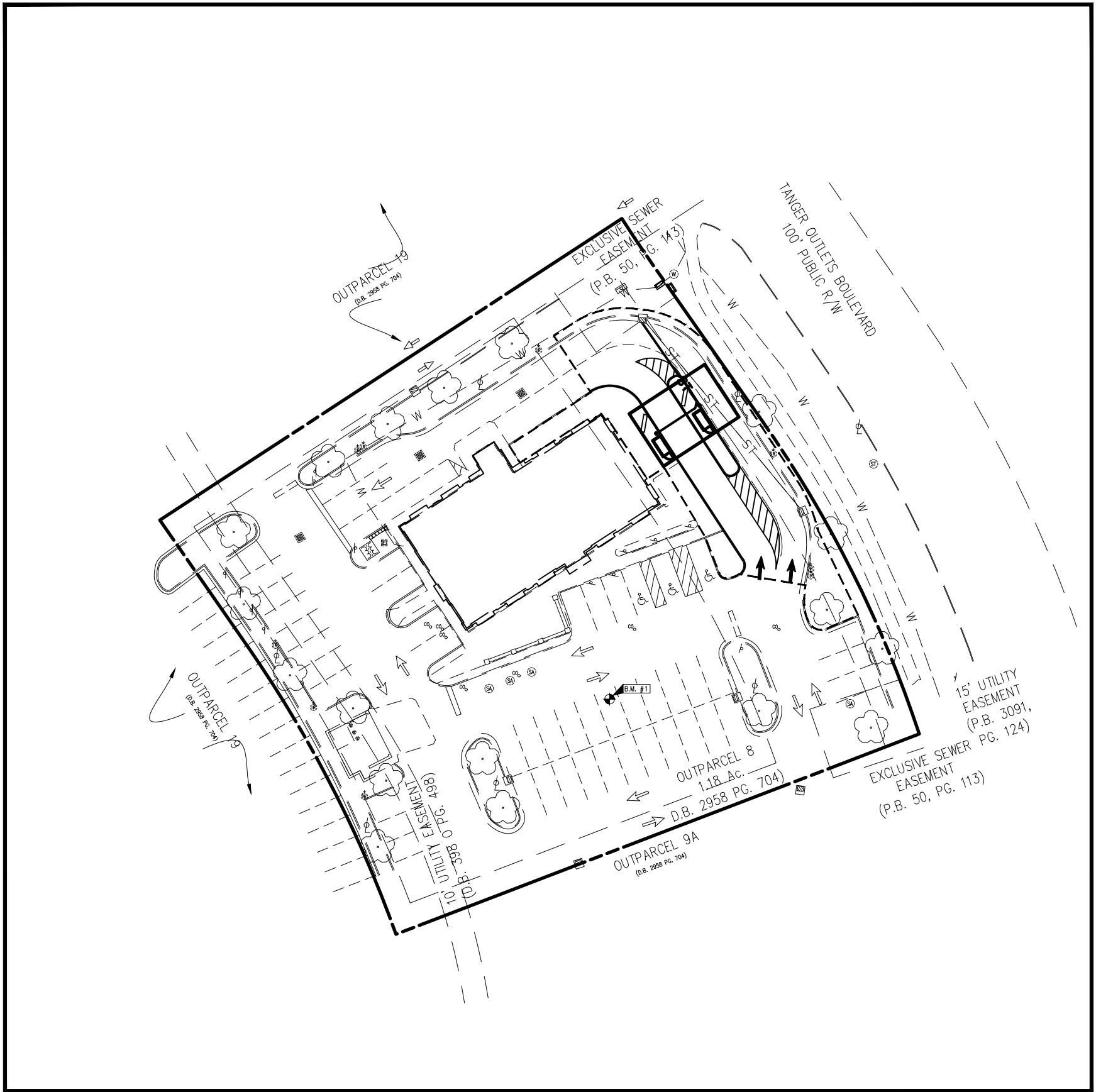


SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

SITE DEVELOPMENT PLAN FOR
CULVER'S POOLER GA
121 TANGER OUTLETS BLVD
POOLER, GA 31322



VICINITY MAP
NOT TO SCALE



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

NOTE:
IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED

OWNER
K&J INVESTMENTS XXIV, LLC
1448 CONNER STREET
NOBLESVILLE, IN 46060
PHONE: (317) 644 4300

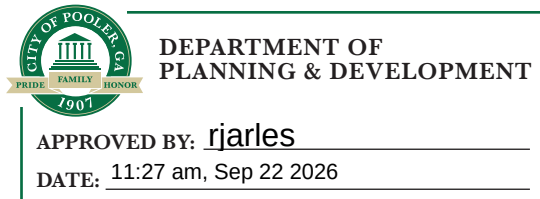
DEVELOPER
MEYER DEVELOPMENT LLC
333 W. MONTGOMERY CROSS RD.
SAVANNAH, GA 31406
CONTACT: BOB GOINS
PHONE: (317) 644 4300
EMAIL: BGOINS@MEYERDEVELOPMENTLLC.COM

DESIGN CONSULTANT
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN RD #100
COLUMBUS, OHIO 43215
CONTACT: PETER SIMKO
PHONE: (330) 519-8970
EMAIL: PETER.SIMKO@MANNIKSMITHGROUP.COM

24HR SITE CONTACT
BOB GOINS, SR. DIRECTOR OF CONSTRUCTION
1448 CONNER ST.
NOBLESVILLE, IN 46060
EMAIL: BGOINS@MEYERDEVELOPMENTLLC.COM

INDEX OF SHEETS

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K&J
INVESTMENTS
XXIV LLC

1448 CONNER STREET,
NOBLESVILLE, IN 46060



www.cphcorp.com

Building Better
Communities Together

1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH Consulting, LLC

State of Georgia Licenses:
Engineer No. PEF006331
Architect No. N/A
Landscape No. N/A



Digitally signed by
Jason L Toole
Reason: I have
reviewed this
document
Date: 2026.08.13
12:06:30-05'00'

This item has been digitally signed and sealed by Jason L. Toole,
PE, on the date adjacent to the seal. Printed copies of this
document are not considered signed and sealed and the signature
must be verified on any electronic copies.

CULVER'S
DRIVE-THRU ADDITION
121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # 401.2500953

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DATE 07/24/2026

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SHEET

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C000

SHEET NUMBER

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. THE CURRENT CITY OF POOLER STANDARDS AND SPECIFICATIONS SHALL GOVERN THE MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS.
2. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS.
3. WHERE CONFLICT ARISES BETWEEN ALL SPECIFICATIONS (BOOK OR PLAN BASED) INCLUDING CITY OF POOLER REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL PREVAIL.
4. DATA ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT GEORGIA811 AT 1-800-282-7411 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR THE PROJECT AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
7. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
8. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER.
9. THE PRICE(S) QUOTED SHALL INCLUDE ALL ITEMS OF LABOR, MATERIALS, TOOLS, EQUIPMENT, INSURANCE AND OTHER COSTS NECESSARY TO FULLY COMPLETE THE WORK PURSUANT TO THE CONTRACT DOCUMENTS. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE AND REQUIRE A COMPLETED WORK PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM SUCH CONTRACT DOCUMENTS WHICH ARE CLEARLY NECESSARY FOR THE COMPLETION OF SUCH WORK AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
11. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND OWNER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
12. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS, THE WORK SHALL BE DISCONTINUED UNTIL THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL. MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.

MAINTENANCE OF TRAFFIC NOTES:

1. ALL WORK WITHIN RIGHT OF WAY TO INCLUDE TRAFFIC CONTROL IN ACCORD WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PER ALL CITY OF POOLER REQUIREMENTS. ROAD MUST REMAIN OPEN AT ALL TIMES. CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN AND SUBMIT TO THE CITY OF POOLER AND OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO COORDINATE ANY NECESSARY LANE CLOSURES WITH THE CITY OF POOLER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS IN ACCORDANCE WITH GDOT REGULATIONS AND/OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM GDOT, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
3. ANY ADDITIONAL TRAFFIC CONTROL BEYOND THAT SHOWN ON THE PLANS THAT IS REQUESTED OR REQUIRED BY THE CITY OF POOLER WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
2. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. ALL DEMOLISHED MATERIALS SHALL BE TAKEN FROM THE SITE IMMEDIATELY (UNLESS OTHERWISE NOTED) AND DISPOSED OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. NO BURNING OF ANY MATERIALS WILL BE ALLOWED ON OR OFF SITE. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
5. CONTRACTOR SHALL PERFORM ALL CLEARING, GRUBBING, REMOVAL OF TREES, STUMPS, VEGETATION, AND DEBRIS NECESSARY TO PERFORM THE WORK INDICATED HEREIN. THAT CONTRACTOR SHALL LIMIT LANDSLIDE AND DISTURBANCE TO ONLY THAT REQUIRED TO COMPLETE THE PROPOSED IMPROVEMENTS. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
6. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY

BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.

7. THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRE CONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC.
8. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABATEMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY LISTED ON THE PLANS.
9. MATERIALS NOTED ON THE PLANS TO BE SALVAGED TO OWNER SHALL BE STORED IN AREAS INDICATED ON THE PLANS, OR TO THE OWNERS SATISFACTION.
10. USE SUITABLE METHODS TO LIMIT DUST AND DIRT TO ADJACENT STRUCTURES OR PROPERTY. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO THE START OF THE DEMOLITION WORK.
11. THE CONTRACTOR SHALL PROTECT TREES, LANDSCAPING, SITE IMPROVEMENTS, AND OTHER ITEMS NOT SCHEDULED FOR CLEARING, OR THAT MIGHT BE DAMAGED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY ITEMS THAT ARE DAMAGED.
12. THE BUILDING PAD AREA IS DEFINED AS THE AREA TWENTY (20) FEET OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, INCLUDING ATTACHED WALKWAYS, CANOPIES, SIDEWALKS, LOADING DOCKS, UTILITY PADS, AND ANY OTHER SUCH APPURTENANCES.
13. ANY AND ALL DAMAGE TO EXISTING PAVEMENT WITHIN THE LAYDOWN AREA SHALL BE REPAIRED.
14. ALL UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION SHALL REMAIN INTACT. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE TO EXISTING UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION AT THEIR SOLE EXPENSE.

LAYOUT AND PAVING NOTES:

1. THE CONTRACTOR SHALL CONFINE THEIR ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHT-OF-WAYS, AND CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
2. THE CONTRACTOR SHALL MAKE THEIR OWN PROVISIONS TO PROVIDE A SITE STAGING AREA AND JOB TRAILER (IF REQUIRED) FOR THE PROJECT IMPROVEMENTS.
3. THE CONTRACTOR SHALL REFERENCE ALL IRON PINS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED SURVEYOR IN THE STATE OF GEORGIA AT THE COMPLETION OF THE PROJECT.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
5. ALL CURB RAMPS, SIDEWALKS, AND PARKING AREAS REQUIRED FOR ACCESSIBILITY SHALL SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990.
6. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL SUBMIT A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.
7. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC FLOW IN ALL DRIVE LANES WITHIN PARKING FIELDS.
8. DO NOT PLACE MIX ON FROZEN OR WET SURFACES, OR WHEN PRECIPITATION IS OCCURRING.
9. DO NOT PLACE MIX WHEN AIR OR SURFACE TEMPERATURE IS BELOW THE FOLLOWING: BINDER COURSE AND WALKS - 40° F - WEARING COURSE, ROADWAYS AND PARKING AREAS - 50° F
10. ANY MATERIAL DELIVERED TO THE SPREADER HAVING A TEMPERATURE LOWER THAN 250° F SHALL NOT BE USED.
11. THE MINIMUM ROLLER WEIGHT FOR PAVEMENT SHALL BE TEN (10) TON. ALL COURSES SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE (93%) PERCENT OF THEORETICAL MAXIMUM DENSITY (TMD).
12. ALL PAVEMENT MARKINGS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL SIGNS SHALL BE CONSTRUCTED OF FLAT SHEET ALUMINUM IN ACCORDANCE WITH STATE HIGHWAY SPECIFICATIONS. STEEL SIGN POSTS SHALL BE USED AND CONFORM TO ASTM A36 OR ASTM A441 AND SHOULD BE GALVANIZED IN ACCORDANCE WITH AASHTO M111.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE 50° F MINIMUM. APPLY TWO (2) COATS.
14. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
15. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS.
16. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
17. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED FROM THE FACE OF CURB AND ANY PART OF A LIGHT POLE OR TRAFFIC SIGN.
18. CONTRACTOR SHALL SAW-CUT IN A NEAT, STRAIGHT LINE FOR SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED PAVEMENT.
19. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
20. CONTRACTOR SHALL SAWCUT TIE-INS AT EXISTING CURBS TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAWCUT AND TRANSITION TO EXISTING PAVEMENT TO ENSURE POSITIVE DRAINAGE.
21. ALL CONCRETE SHALL BE 6X (+/-1%) AIR ENTRAINED, 3/4" AGGREGATE AND CONFORM TO A 28 DAY STRENGTH OF 4000 PSI MINIMUM AND SHALL HAVE A MAXIMUM W/C OF 0.50. ALL CONCRETE SHALL BE MADE WITH TYPE I OR TYPE II CEMENT UNLESS OTHERWISE SPECIFIED.
22. ALL SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH. VERTICAL FACES SHALL BE FORMED.
23. BASE AND ASPHALT THICKNESS SPECIFIED ARE THE MINIMUM REQUIRED.
24. ALL CURB RADI ARE 4' UNLESS OTHERWISE NOTED. FOR CURBED ISLANDS SHOWN WITH ONE LABELED RADIUS, THE LABELED RADIUS SHALL APPLY TO ALL FOUR CORNERS OF THE ISLAND.
25. ALL CONCRETE FOR CURBS SHALL BE AIR ENTRAINED TO BE 6% (+/-1%), MADE WITH SAND AND GRAVEL AGGREGATE AND SHALL CONFORM TO A TWENTY EIGHT (28) DAY STRENGTH OF 4500 PSI MINIMUM. SHALL HAVE A MAXIMUM W/C OF 0.40 AND 130 LBS/LF.
26. CONTRACTOR SHALL INSTALL ALL CURBING IN A TRUE LINE AND PROPER GRADE IN ACCORDANCE WITH THE APPROVED SITE PLANS AND APPROPRIATE STATE DOT SPECIFICATIONS. CURVED CURB SECTIONS SHALL BE USED FOR RADI LESS THAN 30'.
27. CONTRACTOR SHALL REPAIR ANY CURB DAMAGED DURING CONSTRUCTION ACTIVITIES.
28. ALL CURBS SHALL BE FULL DEPTH CONCRETE CURB WITH 6" REVEAL, UNLESS OTHERWISE NOTED.
29. BUILDING FOOTPRINTS ARE SHOWN FOR INTENT ONLY. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR BUILDING FOUNDATION AND WALL DIMENSIONS.
30. CONTRACTOR TO COORDINATE TRANSFORMER AND GENERATOR PAD DIMENSIONS AND SPECIFICATIONS WITH MEP PLANS AND ELECTRIC PROVIDER PRIOR TO CONSTRUCTION.
31. SEE ARCHITECTURAL PLANS FOR FROST SLAB DETAILS AND SPECIFICATIONS.
32. CONTRACTOR TO INSTALL ALL UTILITY PIPING, SEWERS, CONDUIT PRIOR TO PAVING

OPERATIONS. CONTRACTOR TO COORDINATE ALL SITE UTILITIES WITH UTILITY PLAN, AND MEP PLANS.

GENERAL GRADING & DRAINAGE NOTES:

1. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE CITY ENGINEERING DEPARTMENT AND THE CONSTRUCTION MANAGER.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
4. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
5. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
6. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
8. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
9. THE CONTRACTOR SHALL VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
10. SPOT ELEVATIONS SHOWN DEPICT THE PROPOSED PAVEMENT OR GROUND SURFACE OR PAVEMENT ELEVATION AT FACE OF CURB, UNLESS OTHERWISE NOTED. TOP OF ALL CONCRETE CURBING IS 6-INCHES ABOVE SPOT ELEVATIONS UNLESS OTHERWISE NOTED.
11. IT IS THE CONTRACTORS OBLIGATION AND RESPONSIBILITY TO CONFIRM/CONCUR WITH THE EXISTING GRADES SHOWN HEREIN. THE CONTRACTOR MUST CONFIRM ALL EXISTING GRADES PRIOR TO ANY/ALL EXCAVATION.
12. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY PROVISION OF A TOPOGRAPHIC SURVEY BY A STATE OF GEORGIA REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO ANY EARTH DISTURBING ACTIVITIES. IN THE ABSENCE OF THE PROVISION OF TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADES SHOWN HEREIN WILL BE THE "TOPOGRAPHY OF RECORD" FOR ANY AND ALL SOIL VOLUME DISPUTES.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL IMPORT/EXPORT NECESSARY TO ACHIEVE THE PROPOSED GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL STATE AND LOCAL REQUIREMENTS ASSOCIATED WITH IMPORTING SOIL FROM ANOTHER SITE.
14. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING AS PER #####0001 671 TYPE #####.
15. ALL EXCAVATION UNDER OR NEAR EXISTING OR FUTURE PAVEMENT (INCLUDING SIDEWALKS), SUBJECT TO SETTLEMENT, WILL BE BACK FILLED WITH PREMIUM BACKFILL AS DEFINED HEREIN. AT QUESTIONABLE AREAS THE DECISION OF THE ENGINEER, OR THEIR REPRESENTATIVE, WILL PREVAIL.
16. PAVEMENT EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH SECTION 208 OF THE GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS. THE CONTRACTOR MAY BE REQUIRED TO MAKE COMPACTION TESTS. TESTS SHALL BE TAKEN BY A TESTING COMPANY APPROVED BY THE ENGINEER. THE COST OF THESE TESTS SHALL BE PAID BY THE CONTRACTOR. "PROOF" ROLLING WILL BE REQUIRED PRIOR TO PAVING AND SHALL BE CONDUCTED PRIOR TO PLACEMENT OF AGGREGATE BASE AND PERFORMED WITH THE OWNER'S INSPECTOR PRESENT AND PAID FOR BY THE CONTRACTOR.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS, ELECTRICAL AND TELECOMMUNICATIONS CONDUIT, AND GAS LINES SHOWN ON THESE PLANS WITH THE ARCHITECTURAL AND MEP PLANS PRIOR TO START OF CONSTRUCTION.
2. IN THE EVENT OF CONFLICT OF ANY REQUIREMENTS OR PROVISIONS OF THE WORK INDICATED HEREON, THE SITE ENGINEER SHALL BE NOTIFIED FOR A DETERMINATION OF THE PLAN REQUIREMENTS AND INTENT THEREOF.
3. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
4. UTILITY PROTECTION: IN THE EVENT THAT THE CONTRACTOR MUST OCCUPY THE SPACE ABOVE, WORK ADJACENT TO, OR TRAVERSE ANY EXISTING UTILITIES, THE CONTRACTOR WILL TAKE ALL MEASURES REQUIRED BY THE OWNER OF THE UTILITY TO PROTECT THE INTEGRITY OF THE EXISTING UTILITY. THIS INCLUDES BUT IS NOT LIMITED TO: ADJUSTMENT OF MEANS AND METHODS TO REDUCE ACTIVE EARTH PRESSURE BY CONTRACTOR'S CONSTRUCTION ACTIVITY, ALTERNATE EXCAVATION OR TRENCHING/TRENCH STABILIZATION TECHNIQUES, SHORING/BRACING, PROTECTING THE UTILITY BY EMPLOYMENT OF: PLATES, CRANE-MATS, AIR BRIDGING, NOT OCCUPYING THE SPACE ABOVE THE UTILITY, AND ALTERNATIVE EXCAVATION, ALTERNATIVE TRENCH BOX AND ALTERNATIVE EQUIPMENT AND TECHNIQUES TO PROTECT THE EXISTING UTILITY TO THE SATISFACTION OF THE OWNER OF THE EXISTING UTILITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE REQUIREMENTS PRIOR TO SUBMISSION OF THEIR BID. THE COST FOR THE UTILITY PROTECTION MUST BE INCLUDED IN THE BASE BID FOR THE PROPOSED CONSTRUCTION ACTIVITY AND WILL BE BORNE BY THE CONTRACTOR FOR THE BASE BID AMOUNT.
5. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.
7. THE CONTRACTOR SHALL ARRANGE FOR COORDINATE TEMPORARY UTILITY OUTAGES WITH APPLICABLE UTILITY COMPANY AND CITY AND NOTIFY NEIGHBORING EFFECTED OWNERS NO LESS THAN 72 HOURS PRIOR TO PLANNED OUTAGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
9. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
10. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.

11. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/JUNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
13. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.
14. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
15. SANITARY LATERAL AND STORM SEWERS SHALL MAINTAIN 10-FOOT MIN. HORIZONTAL AND 1.5-FOOT MIN. VERTICAL SEPARATION DISTANCE FROM WATER LINES. A 1-FOOT MIN. VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UTILITIES INCLUDING GAS, ELECTRICAL AND TELEPHONE. ADDITIONAL PROTECTION MEASURES INCLUDING, BUT NOT LIMITED TO, CONCRETE PIPE ENCASEMENT MAY BE REQUIRED IF INDICATED CLEARANCES ARE NOT MET.
16. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
17. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
18. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
19. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 36" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED.
20. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS.
21. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE. ALL TOP OF CASTING ELEVATIONS SHOWN IN THE PLANS FOR CURB INLETS ARE AT THE TOP OF CURB.
22. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CONSTRUCTION MANAGER AND IF ALLOWED BY THE CITY AND/OR COUNTY ENGINEERS.
23. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF WATER MAINS & SERVICES TO A POINT 5' OUTSIDE OF EACH BUILDING. THE INDIVIDUAL BUILDING CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONNECTIONS TO INTERIOR PLUMBING.
24. CONTRACTOR TO REFERENCE SITE ELECTRICAL PLAN FOR LOCATION OF ELECTRIC CONDUIT FOR ALL SITE ELECTRICAL WORK.
25. CONTRACTOR TO REFERENCE MEP SITE PLAN FOR ALL ELECTRICAL AND COMMUNICATION CONDUIT RUNS PRIOR TO START OF CONSTRUCTION.
26. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH CITY STANDARDS AND REGULATIONS. THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE FOR SCHEDULING OF AN INSPECTOR.
27. CONTRACTOR TO INSTALL SHORING AND/OR TEMPORARY STRUCTURES TO PROVIDE SUPPORT TO ANY AND ALL EXISTING AFFECTED UTILITIES PER UTILITY PROVIDER'S MINIMUM STANDARDS.

STORM UTILITY NOTES:

1. NORTHINGS AND EASTINGS FOR CATCH BASINS, AREA DRAINS, AND MANHOLES GIVEN IN SITE PLANS ARE UNDERSTOOD TO REPRESENT THE CENTER OF THE INLET STRUCTURE. COORDINATES AT CURB INLETS ARE TO BE AT THE FACE OF CURB. HEADWALL COORDINATES ARE AT THE FACE.
2. ALL CATCH BASINS/MANHOLES, UNLESS STATED OTHERWISE IN STRUCTURE SCHEDULE SHALL BE AS FOLLOWS OR APPROVED EQUAL:
 - 2.1. CURB INLETS: EAST JORDAN IRON WORKS 7045 WITH TYPE M1 SINUSOIDAL GRATE AND 7050 T1 BACK. ALL CATCH BASINS SHOWN ADJACENT TO CURBS ARE TO BE CURB INLETS.
 - 2.2. CATCH BASINS IN CONCRETE PAVEMENT: EAST JORDAN IRON WORKS 5110 WITH TYPE M3 HEAVY DUTY SINUSOIDAL GRATE.
 - 2.3. CATCH BASINS IN ASPHALT PAVEMENT: EAST JORDAN IRON WORKS 5100 WITH TYPE M1 S105 GRATE.
 - 2.4. CATCH BASINS IN GRASS: EAST JORDAN IRON WORKS 6500 BEEHIVE DITCH GRATE.
 - 2.5. SANITARY SEWER MANHOLE: EAST JORDAN IRON WORKS 1040 HEAVY DUTY CASTING AND COVER WITH TYPE A SOLID COVER WITH "SANITARY SEWER" ON COVER.
3. ALL STORM SEWER PIPES SHALL BE HDPE OR PVC UNLESS STATED OTHERWISE ON THE PLANS.
 - 3.1. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER PIPE SHALL HAVE A SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND MEET THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS: AASHTO M252, TYPE S FOR 4-INCH THROUGH 10-INCH PIPE, AASHTO M294, TYPE S FOR 12-INCH THROUGH 36-INCH PIPE, ASTM F2306 FOR 12-INCH THROUGH 60-INCH PIPE, OR ASTM F2648 FOR 4-INCH THROUGH 60" PIPE. JOINTS SHALL BE SLT-TIGHT BELL AND SPIGOT CONNECTIONS. HDPE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
 - 3.2. POLY VINYL CHLORIDE (PVC) PIPE FOR STORM SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC PIPE SHALL CONFORM TO ASTM D3034 SDR35 WITH COMPRESSION JOINTS AND APPROPRIATE FITTINGS. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
 - 3.3. RE-INFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4. ALL STORM SEWERS, INLET BASINS AND MANHOLES SHALL BE CLEANED PRIOR TO ACCEPTANCE.

SANITARY UTILITY NOTES:

1. THE LOCATION, SIZE, AND DEPTH OF THE EXISTING SANITARY LATERAL OR MAIN SHALL BE VERIFIED IN THE FIELD IN THE PRESENCE OF THE CITY INSPECTOR. THE SLOPE OF THE LATERAL TO THE BUILDING WILL THEN BE DETERMINED. THE CITY MUST APPROVE THE TYPE AND LOCATION OF ANY CONNECTION PRIOR TO INSTALLATION. THE EXISTING SANITARY LATERAL SHALL BE TELEVIEWED PRIOR TO INSTALLATION OF ANY SANITARY SEWER SYSTEM COMPONENTS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IS THE EXISTING LATERAL IS NOT FOUND TO BE IN GOOD CONDITION.
2. SANITARY LATERAL SHALL BE A MINIMUM 6" DIAMETER OF PVC PIPE, ASTM D3034 SDR 26 WITH RUBBER GASKET JOINTS OR APPROVED EQUAL. LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM 1% SLOPE, AND HAVE A MINIMUM OF 3 FT. COVER. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.

3. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
4. MANHOLE SECTION AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
5. THE CONTRACTOR SHALL TEST FLEXIBLE PIPING FOR DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER OF SIZE NOT LESS THAN 95 PERCENT OF PIPING DIAMETER. DEFLECTION OF 5% SHALL NOT BE EXCEEDED.
6. THE CONTRACTOR SHALL TEST SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. PERFORM AIR TESTS ON SANITARY SEWERAGE ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION IN ACCORDANCE WITH UN-9-6. TEST PLASTIC GRAVITY SEWER PIPING ACCORDING TO ASTM F 1417 AND CONCRETE GRAVITY SEWER PIPING ACCORDING TO ASTM C-924.
7. THE CONTRACTOR SHALL PERFORM HYDRAULIC TEST IN MANHOLES ACCORDING TO ASTM C-969.

WATER UTILITY NOTES:

1. ALL BACK FLOW PREVENTION DEVICES SHALL BE APPROVED BY THE CITY'S UTILITY DEPARTMENT.
2. ALL FIRE SERVICE MAINS SHALL BE INSTALLED BY AN INDIVIDUAL WITH APPROPRIATE CERTIFICATION BY THE STATE OF GEORGIA.
3. IN THOSE AREAS WHERE IT IS REQUIRED TO LOWER THE WATER LINE TO CLEAR AN OBSTACLE AND THE DEFLECTION WILL BE GREATER THAN 18", THE USE OF BENDS WILL BE REQUIRED TO CLEAR THE OBSTACLE AND BRING THE WATER MAIN UP TO THE STANDARD FIVE (5) FEET OF COVER.
4. WATER MAIN SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH ANWA STANDARD C900 FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FABRICATED FITTINGS, 4-INCH, THROUGH 12-INCH, FOR WATER DISTRIBUTION, OR ANWA STANDARD C909 FOR MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCO) PRESSURE PIPE, 4-INCH THROUGH 12-INCH, FOR WATER DISTRIBUTION AND CLEARLY MARKED AS SUCH. PVC WATER PIPE SHALL BE CERTIFIED TO NSF INTERNATIONAL STANDARD NO. 61.
5. WATER METER AND BACKFLOW PREVENTER TO BE INSTALLED WITHIN THE BUILDING. REFERENCE BUILDING PLANS FOR DETAIL.
6. MINIMUM DEPTH OF WATER MAIN COVER SHALL BE FIVE (5) FEET BELOW FINISH GRADE.

SITE MAINTENANCE & RESTORATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION, POLLUTION, AND DUST CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. REFERENCE THE SWPPP PLAN, NOTES AND DETAILS.
2. MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY.
3. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO THE CITY REQUIREMENTS.
4. ALL DISTURBANCE INCURRED TO CITY OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY, LOCAL, AND/OR STATE DOT.
5. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, LOCAL MUNICIPALITY, AND STATE.
6. FINAL CLEANUP: THE CONTRACTOR SHALL CLEAN-UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE GOVERNMENTAL AND REGULATORY AGENCIES.

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INVESTMENTS
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1448 CONNER STREET,
NOBLESVILLE, IN 46060



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**Building Better
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1031-C.W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH Consulting, LLC

State of Georgia Licenses:
Engineer No. PEF006351
Architect No. N/A
Landscape No. N/A



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CULVER'S
DRIVE-THRU ADDITION

121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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SHEET NUMBER

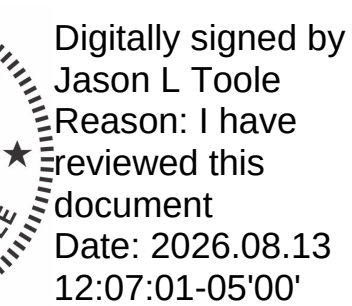
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1448 CONNER STREET,
NOBLESVILLE, IN 46060



Plans Prepared By:
CPH Consulting, LLC

State of Georgia License
Engineer No. PEF00633
Architect No. N/A
Landscape No. N/A



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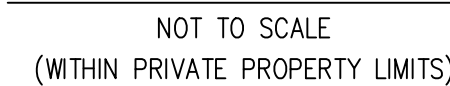
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- ① ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- ② ITEM 441, 1-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE
- ③ ITEM 304, 8" CRUSHED AGGREGATE BASE
- ④ SUBGRADE COMPACTION



- ① ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- ② ITEM 441, 2-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE
- ③ ITEM 304, 10" CRUSHED AGGREGATE BASE
- ④ SUBGRADE COMPACTION



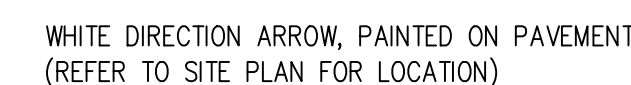
- ① ITEM 452, 6" NON-REINFORCED CONCRETE PAVEMENT
- ② ITEM 304, 6" CRUSHED AGGREGATE BASE
- ③ SUBGRADE COMPACTION

ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS.

PAVEMENT SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. THE MANNIK & SMITH GROUP DOES NOT WARRANT PAVEMENT DESIGN.

PAVEMENT SECTIONS

NOT TO SCALE



PAVEMENT MARKING ARROW

NOT TO SCALE



NOT TO SCALE



PURLINS ARE ("P" MARKS)
W16X31 ~U.N.O.
MAIN BEAMS ARE ("M" MARKS)
W10X45 ~U.N.O.
END BEAMS ARE ("EB" MARKS)
W16X31 ~U.N.O.



* #4 BARS HORIZONTAL, BOTH WAYS,
4 LAYERS WITH (16) #4 BARS VERTICAL

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State of Georgia Licenses:
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Architect No. N/A
Landscape No. N/A



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CULVER'S
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121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

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LEGEND

---	PROPERTY LINE
---R/W---	RIGHT OF WAY LINE
---OE---	EXISTING OVERHEAD ELECTRIC
---ST---	EXISTING STORM
---W---	EXISTING WATER LINE
---SA---	EXISTING SANITARY LINE
SA	EXISTING SANITARY MANHOLE
ST	EXISTING STORM MANHOLE
CB	EXISTING CATCH BASIN
CM	EXISTING STORM MANHOLE
CI	EXISTING STORM INLET
EX	EX ELECTRIC PULLBOX
EX	EXISTING TRAFFIC SIGNAL PULLBOX
EX	EX LIGHT POLE
EX	EX WATER VALVE
EX	EX FIRE HYDRANT
EX	EX IRRIGATION (ABANDONED)
EX	EX GAS METER
EX	EX WATER METER
BM	BENCH MARK

EXISTING CONDITIONS NOTE

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE IRRIGATION SYSTEM ON SITE IS ABANDONED AND NO LONGER UTILIZED BY CULVER'S.

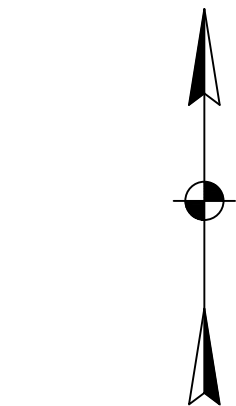
ADJACENT PROPERTY OWNERS

NORTH
OUTPARCEL 19
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
CURRENT ZONING: C-2
CURRENT USE: MIXED RETAIL

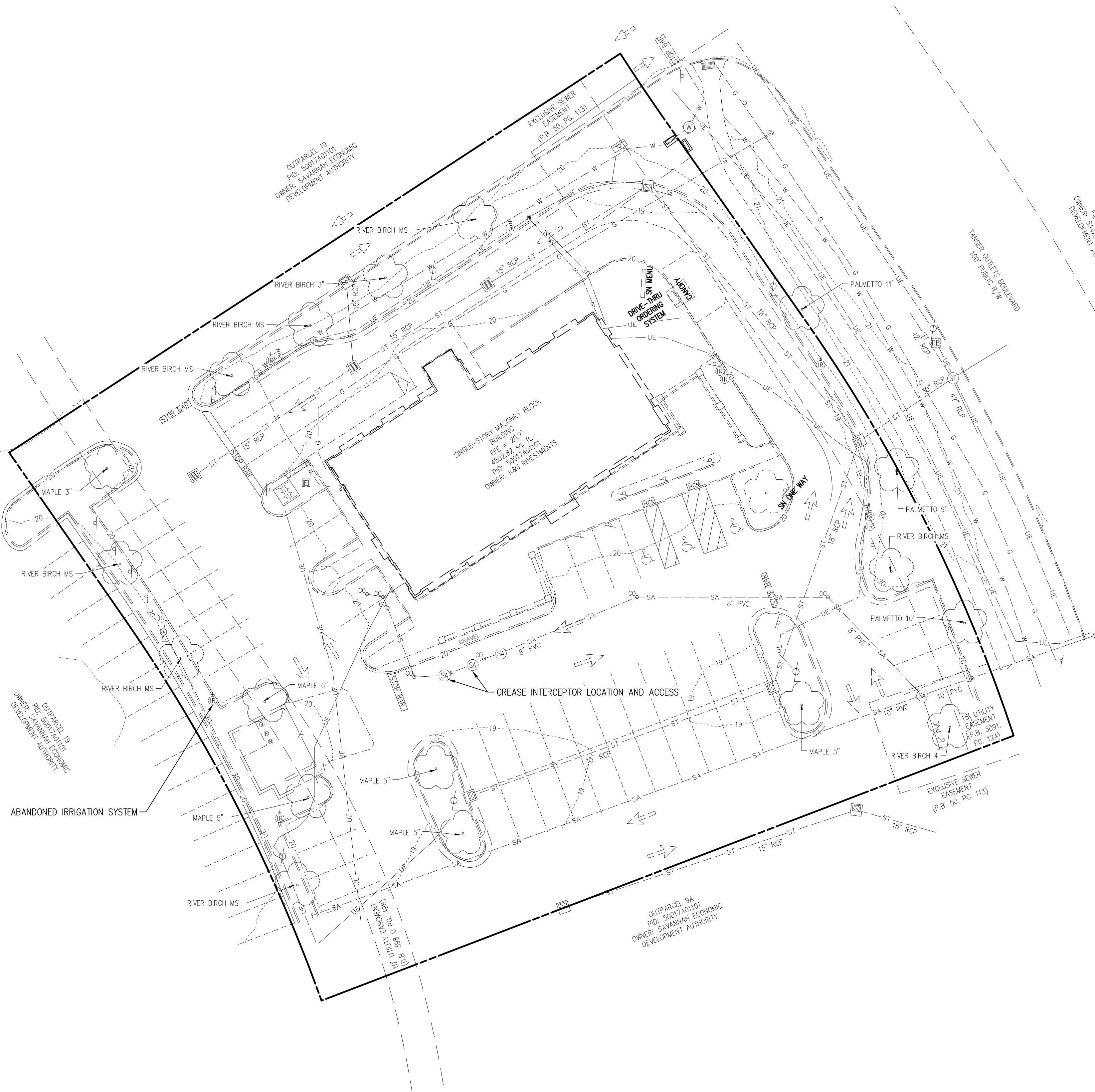
EAST
PARCEL E
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
CURRENT ZONING: C-2
CURRENT USE: MIXED RETAIL

SOUTH
OUTPARCEL 9A
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
CURRENT ZONING: C-2
CURRENT USE: OIL CHANGE SHOP

WEST
OUTPARCEL 19
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
CURRENT ZONING: C-2
CURRENT USE: MIXED RETAIL



0 10 20 40
SCALE: 1 IN = 20 FT



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CULVER'S
DRIVE-THRU ADDITION

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SHEET

C101

SHEET NUMBER

LEGEND

— P —	PROPERTY LINE	— — — — —	FULL DEPTH SAWCUT
— R/W —	RIGHT OF WAY LINE	· · · · ·	EX BLOCK WALL TO BE REMOVED
-----17-----	EX CONTOUR	-----	EX CURB TO BE REMOVED
— UE —	EX UNDERGROUND ELECTRIC	-----	EX CURB AND GUTTER TO BE REMOVED
— W —	EX WATER	-----	GRAVEL TO BE REMOVED
— SA —	EX SANITARY SEWER	-----	EX WALK TO BE REMOVED
— ST —	EX STORM SEWER	-----	ASPHALT TO BE REMOVED
□	EX ELECTRIC PULLBOX	-----	CONCRETE TO BE REMOVED
□	EX TELEPHONE PEDESTAL	-----	EX LAWN
□	EX SANITARY MANHOLE		
□	EX CATCH BASIN		
□	EX POWER POLE		
□	EX LIGHT POLE		
□	EX WATER VALVE		
□	EX FIRE HYDRANT		
□	EX GAS METER		
□	EX TREE TO BE REMOVED		
(TBR)	TO BE REMOVED		

DEMOLITION / SITE PREPARATION NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATIONS, GEOMETRY, AND ELEVATIONS OF EXISTING UTILITY SERVICES IN IMPROVEMENT AREAS PRIOR TO THE START OF CONSTRUCTION.

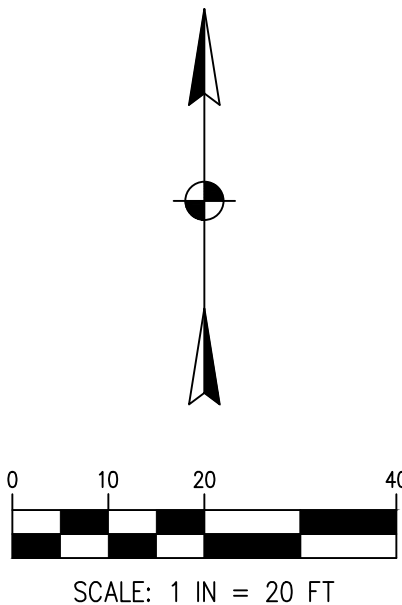
CODED NOTES

- 1 DRIVE-THRU ORDERING SYSTEM WITH CANOPY TO BE REMOVED
- 2 DRIVE-THRU MENU TO BE REMOVED
- 3 BLOCK WALL TO BE REMOVED
- 4 SIGN TO BE REMOVED
- 5 IRRIGATION VALVES TO BE REMOVED FROM PRE-EXISTING LAWN AREA, IRRIGATION SYSTEM IS ABANDONED AND NOT IN USE.
- 6 REMOVAL OF TREE AT DRIVE-THRU ENTRY. DOES NOT IMPEDE TREE CANOPY REQUIREMENTS OF ARTICLE VI, SEC. 42-197 "(15) EXISTING HEALTHY LARGE SPECIES TREES PER ACRE OF DEVELOPABLE LAND", AND COMPLIES WITH SEC. 42-200.
- 7 DISTURBED AREA

EXTENT OF DISTURBED AREA:

TOTAL SITE AREA: 51,334 FT² (1.18 ACRE)
IMPERVIOUS AREA: 41,697 FT² (0.96 ACRE)
PERCENTAGE IMPERVIOUS: 81.23%

PROPOSED DISTURBED AREA: 4,333 FT² (0.1 ACRE)
IMPERVIOUS ADDED: 853 FT² (0.02 ACRE)
NEW TOTAL IMPERVIOUS: 42,550 FT²
NEW TOTAL PERCENTAGE IMPERVIOUS: 82.89%



K&J
INVESTMENTS
XXIV LLC

1448 CONNER STREET,
NOBLESVILLE, IN 46060



www.cphcorp.com

Building Better
Communities Together

1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH Consulting, LLC

State of Georgia Licenses:
Engineer No. PEF006331
Architect No. N/A
Landscape No. N/A



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CULVER'S
DRIVE-THRU ADDITION

121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
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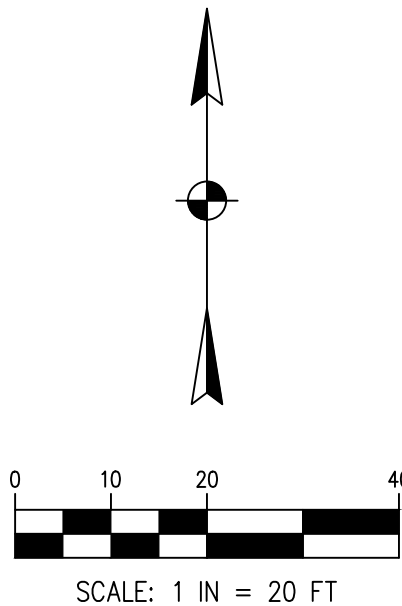
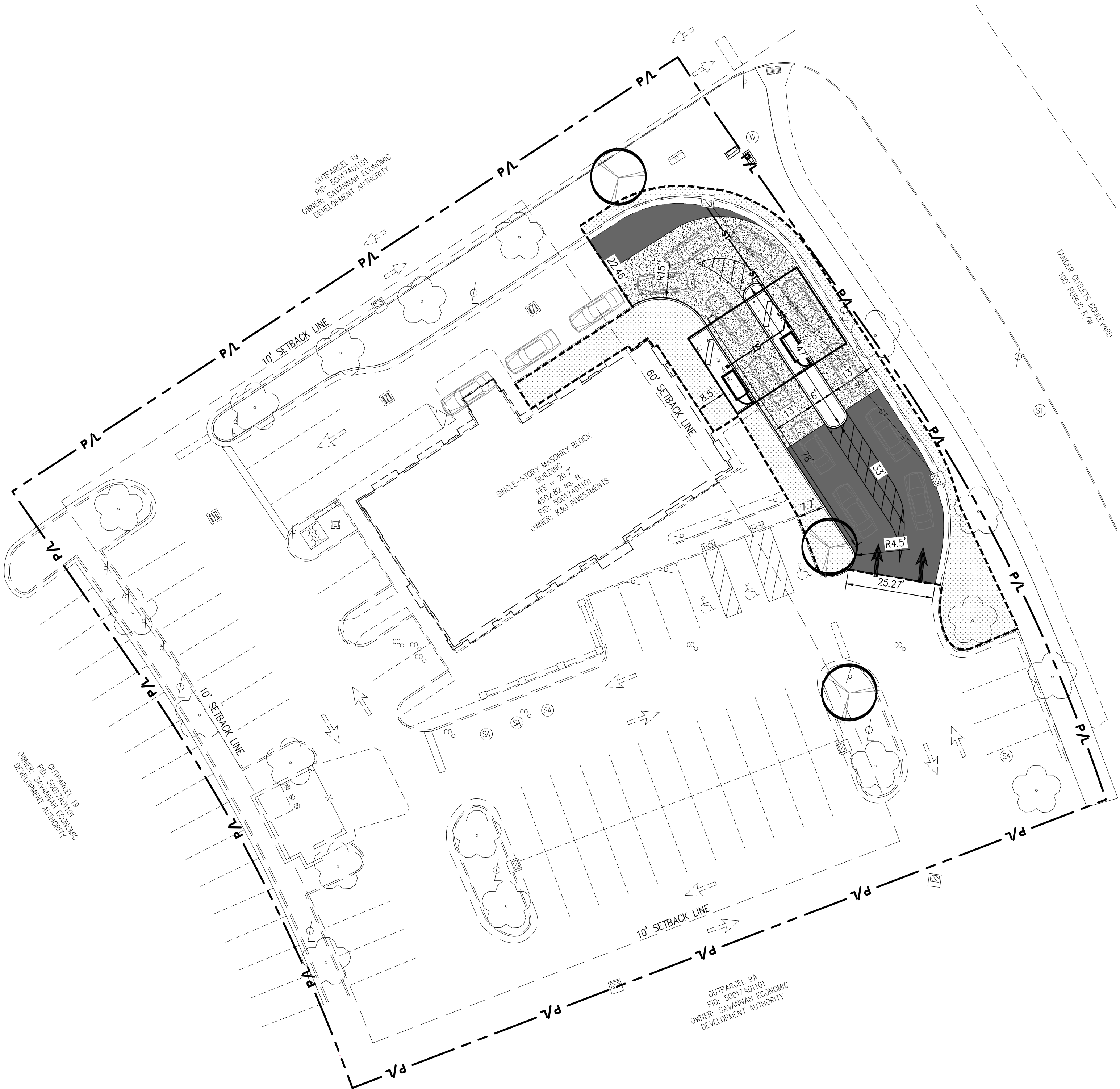
SHEET

C200

SHEET NUMBER

LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	PR LIMITS OF SEEDING BOUNDARY
	PR STORM SEWER
	HEAVY-DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	EX SIDEWALK PAVEMENT
	PR LAWN
	EX TREE
	PR TREE



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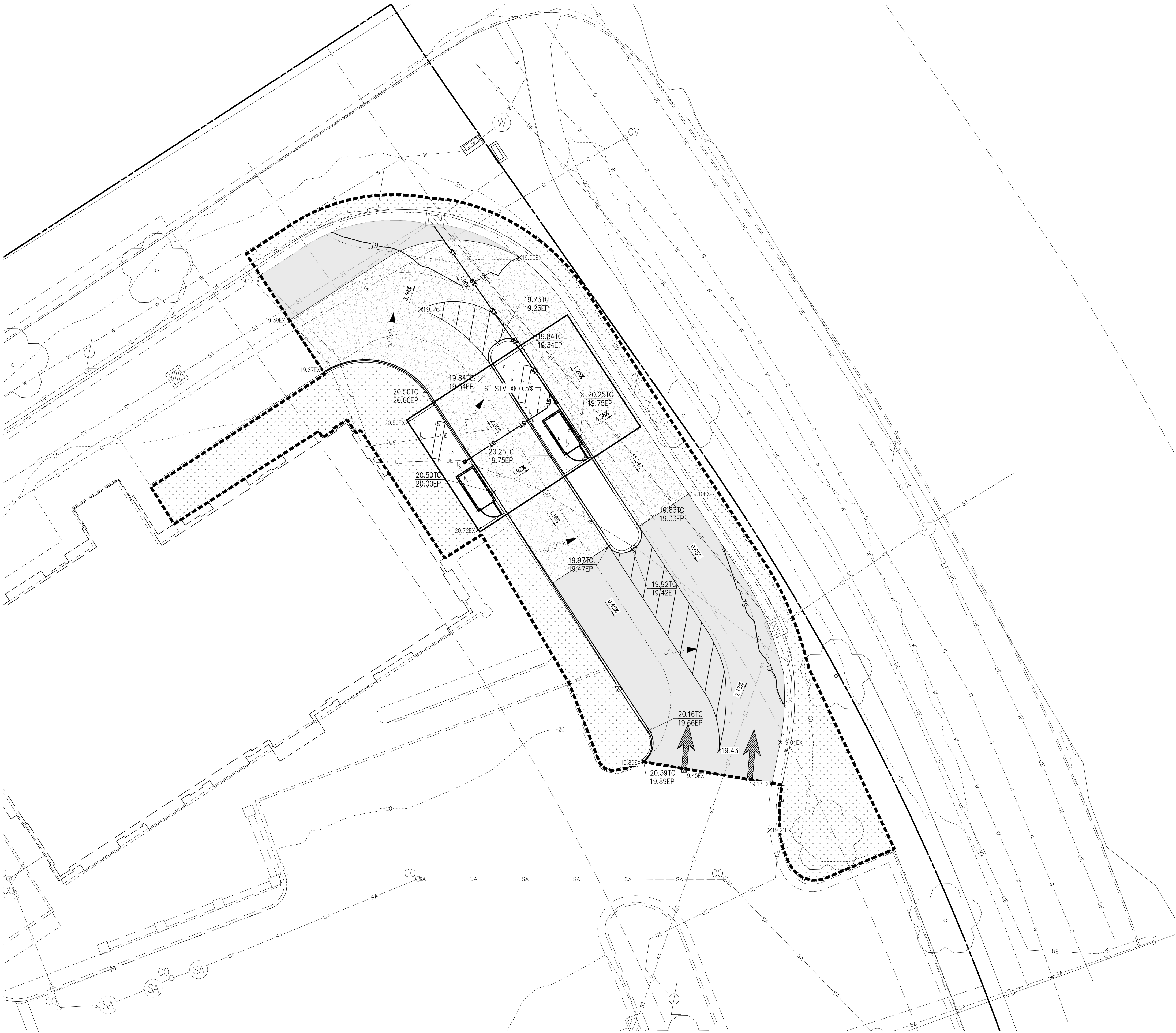
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SHEET

C300

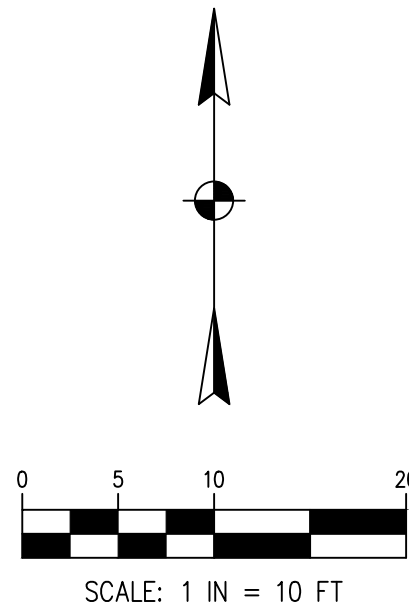
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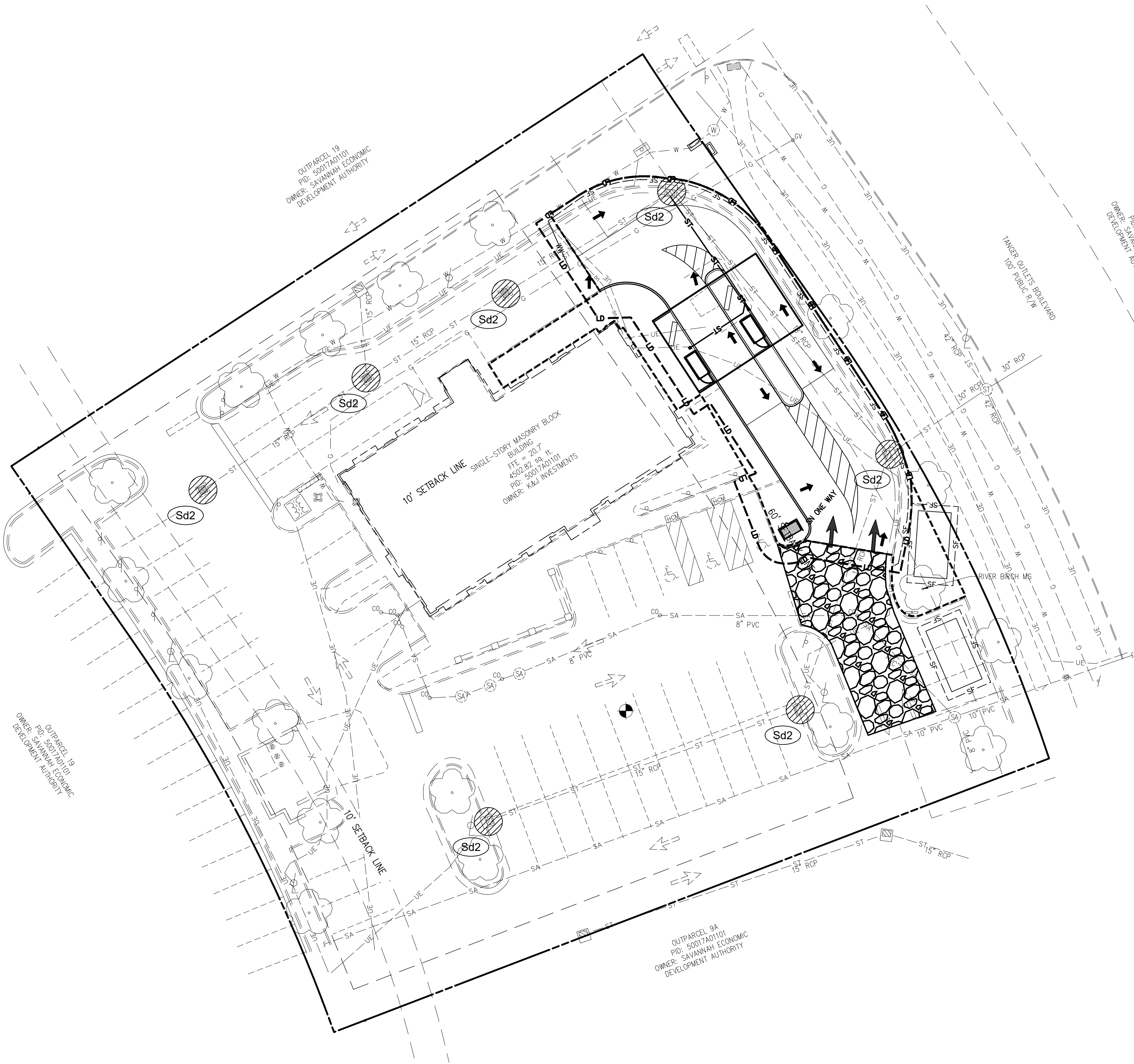
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LEGEND

- P — PROPERTY LINE
- R/W — RIGHT OF WAY LINE
- C — ROAD CENTERLINE
- ST — EXISTING STORM LINE
- SA EXISTING SANITARY MANHOLE
- ST EXISTING STORM MANHOLE
- CB EXISTING CATCH BASIN
- 21 — PR CONTOUR
- - - 21 - - - EX CONTOURS
- ST — PR STORM SEWER
- 25.80 x MATCH EXISTING ELEVATION
- 23.50 x PR SPOT ELEVATION
- RIM 23.50 x TOP OF CASTING
- 23.50 x FLUSH CURB/PAVEMENT (WALK)
- ATC 23.50 x ADJUST TO GRADE
- HP 23.50 x HIGH POINT SPOT ELEVATION
- > FLOW ARROW
- PR LAWN





NOTES

- MINIMIZATION OF DISTURBED AREAS:
- CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
 - CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
 - CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.
- NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

- CONTRACTOR NOTE:
- WHEN IN CLOSE PROXIMITY, THE LIMITS OF DISTURBANCE SHALL FOLLOW THE BUILDING, CURB, FENCE LINES, ETC., UNLESS OTHERWISE INDICATED. LIMITS OF DISTURBANCE SHOWN OUTSIDE BUILDING, CURB, FENCE LINES, ETC. FOR CLARITY PURPOSES.
- NOTE TO GENERAL CONTRACTOR:
- PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE ES&PCP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

CONSTRUCTION SEQUENCING TABLE											
ANTICIPATED CONSTRUCTION SEQUENCE*	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN		
CONSTRUCTION ENTRANCE											
INSTALL TEMPORARY CONTROL MEASURES											
MAINTENANCE OF BMPS											
TEMPORARY SEEDING											
STORM FACILITIES (StormTech Chambers)											
ROUGH GRADE / SEDIMENT CONTROL											
FOUNDATION / BUILDING CONSTRUCTION											
SITE CONSTRUCTION											
FINISH GRADING											
PERMANENT CONTROL MEASURES											
PERMANENT GRASSING / STABILIZATION											
REMOVE TEMPORARY EROSION CONTROL											

BEST MANAGEMENT PRACTICE SEQUENCE

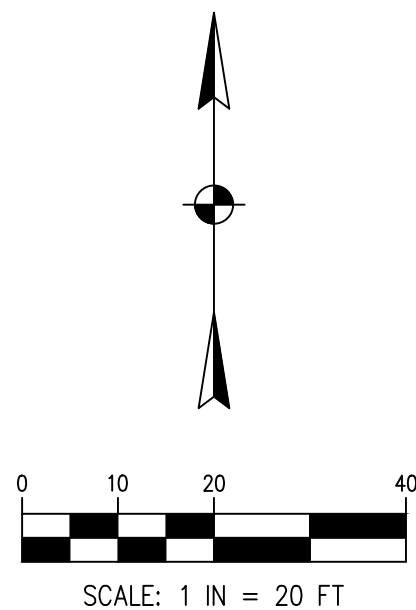
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 - CONSTRUCT THE SILT FENCES ON THE SITE.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE ES&PCP PLANS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
 - CONSTRUCT AND STABILIZE THE SEDIMENT BASINS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
- GEORGIA 7 DAY BMP INSPECTION REQUEST - WITHIN 7 DAYS OF INSTALLATION OF PERIMETER CONTROL BMPs AND THE INITIAL CONSTRUCTION ACTIVITIES COMMENCE, THE GENERAL CONTRACTOR SHALL CONTACT THE CEC TO INSPECT THE INSTALLATION OF ALL BMPs
- CLEAR AND GRUB THE SITE.
 - START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 - BEGIN GRADING THE SITE.
 - TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 - INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
 - PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 - COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AREAS.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

ACREAGE SUMMARY

TOTAL SITE AREA	0.78 AC.
ON-SITE DISTURBED AREA	0.78 AC.
OFF-SITE DISTURBED AREA	0.04 AC.
TOTAL DISTURBED AREA	0.82 AC.

LEGEND

- FLOOD ROUTE
- TEMPORARY CONSTRUCTION EXIT
- GEOTEXTILE BAG INLET PROTECTION
- ES&PCP INFORMATION SIGN
- WEIGHTED WATTLE ON PAVEMENT
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- SEDIMENT BARRIER



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POOLER, GA 31322

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GENERAL NOTES FOR EROSION CONTROL SITE DATA

OWNER/DEVELOPER:	CULVER'S GEORGIA, POOLER
PLAN DESIGNER:	CPH CONSULTING, LLC 1031-C W. 23RD STREET PANAMA CITY, FL 32405
SITE OPERATOR:	CONTRACTOR TBD
ESPC AUTHORIZER:	TBD
SITE LOCATION:	121 TANGER OUTLETS BLVD, POOLER, GA 31322
PRIOR LAND USE:	OPERATIONAL CULVERS.
DEVELOPMENT TYPE:	COMMERCIAL ESTIMATED START DATE: FALL 2026 ESTIMATED COMPLETION DATE: SUMMER 2027
SITE VEGETATION:	YES, COMBINATION OF GRASS, TREES AND GROUND COVER.
ONSITE STREAMS:	N/A
ADJACENT AREAS:	SITE IS AN EXISTING DEVELOPED COMMERCIAL RESTAURANT SITE SURROUNDED BY COMMERCIAL/RETAIL DEVELOPMENT, PARKING AREAS, AND PUBLIC/PRIVATE ROADWAYS.

MAINTENANCE NOTES:

THE OWNER'S REPRESENTATIVE WILL INSPECT ALL EROSION AND SEDIMENTATION CONTROL MEASURES WEEKLY AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT TO ASSURE THAT THE MEASURES ARE FUNCTIONING PROPERLY. THE OWNER/CONTRACTOR SHALL KEEP INSPECTION REPORTS, COPIES OF WHICH SHALL BE PROVIDED TO THE CITY OR GEORGIA EPA UPON REQUEST.

THE OWNER/DEVELOPER MUST MAINTAIN A DOCUMENT SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE ESPCP IMPLEMENTATION. THE DOCUMENT MUST CERTIFY THAT THE CONTRACTOR(S) HAS READ AND UNDERSTANDS THE ESPCP. THE OWNER/DEVELOPER IS TO PROVIDE THE CITY OF POOLER WITH A COPY OF THIS DOCUMENT.

CONSTRUCTION ROAD/CONSTRUCTION ENTRANCE:

BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDED AREAS ADJACENT TO THE ROADS AND PARKING AREAS SHOULD BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED. ROADSIDE DITCHES AND OTHER DRAINAGE STRUCTURES SHOULD BE CHECKED REGULARLY TO ENSURE THAT THEY DO NOT BECOME CLOGGED WITH SILT OR OTHER DEBRIS.

FILTER FABRIC FENCE:

FILTER FABRIC FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT THAT IS COLLECTED WILL BE DISTRIBUTED ON THE PROTECTED PORTION OF THE SITE AND STABILIZED. ALL STOCKPILES OF EARTH AND TOPSOIL WILL BE PROTECTED WITH TEMPORARY SEEDING OR OTHER MEANS TO PREVENT EROSION.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF (1/2) THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

INLET PROTECTION:

ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION), WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NEEDED.

SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF (1/2) THE DESIGN OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

ANY SEDIMENT BLOCKING DRAINAGE AT INLETS THAT CREATES STANDING WATER ON ROADWAYS AND/OR DRIVEWAYS SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

GENERAL LAND CONSERVATION NOTES:

ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED ACCORDING TO THE FOLLOWING GEORGIA EPA CRITERIA:

- ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 250 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.
- ELECTRICAL POWER, TELEPHONE, CABLE TELEVISION AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL IF INSTALLATION IS THROUGH STABILIZED AREAS.
- ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING.
- ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING, OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HYDRO MULCH AT THE RATE OF ONE (1) TON PER ACRE AND OVER-SEEDED BY APRIL 15TH.
- ALL DENOTED AREAS SHALL BE STABILIZED AND TEMPORARY SEDIMENTATION & EROSION CONTROLS SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AT THE COMPLETION OF CONSTRUCTION.

PERMANENT SEEDING RATES			
SEEDING DATES **	SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE *
JANUARY 1 TO DECEMBER 31	BAHIA	1.4 LBS	60 LBS
FEBRUARY 15 TO JULY 1	BERMUDA	0.2 LBS	10 LBS
APRIL 1 TO JULY 1	CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY
JANUARY 1 TO DECEMBER 31	LESPEDeza	1.7 LBS	75 LBS
FEBRUARY 1 TO JUNE 15	weeping LOVE GRASS	0.1 LBS	4 LBS
MARCH 15 TO JUNE 1	SWITCH GRASS	0.9 LBS	40 LBS
* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES			
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.			

TEMPORARY SEEDING RATES			
SEEDING DATES **	SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE *
SEPTEMBER 1 TO MARCH 1	RYE	3.9 LBS	3 BU
AUGUST 15 TO APRIL 1	RYEGRASS	0.9 LBS	40 LBS
JANUARY 15 TO MARCH 15	ANNUAL LESPEDeza	0.9 LBS	40 LBS
FEBRUARY 15 TO JUNE 15	weeping LOVEGRASS	0.1 LBS	4 LBS
MARCH 1 TO AUGUST 1	SUDANGRASS	1.4 LBS	60 LBS
APRIL 1 TO JULY 15	BROWNTOP MILLET	0.9 LBS	40 LBS
SEPTEMBER 15 TO FEBRUARY 1	WHEAT	4.1 LBS	3 BU
* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES			
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.			

SEDIMENT AND EROSION CONTROL NOTES

- THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AND DETAILS SHALL BE AVAILABLE FOR INSPECTION ON SITE DURING WORKING HOURS.
- CONTRACTOR SHALL MAINTAIN A LOG DOCUMENTING GRADING AND STABILIZATION ACTIVITIES AS WELL AS AMENDMENTS TO THE ESPCP, WHICH OCCUR AFTER CONSTRUCTION ACTIVITIES COMMENCE.
- MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE AS NEEDED TO PREVENT DIRT AND MUD FROM TRACKING ONTO THE ROADWAY. REGULAR SWEEPING OF THE ROADWAY MAY BE NECESSARY TO ENSURE ROADWAY DOES NOT BUILD UP WITH SEDIMENTS.
- THE SITE CONTRACTOR MUST PROVIDE REGULAR INSPECTION AND MAINTENANCE FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF ALL MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTION MUST BE MADE A MINIMUM OF ONCE EVERY SEVEN (7) DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE NAME OF CONTRACTOR'S DESIGNATED INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTIONS AND CORRECTIVE MEASURES TAKEN MUST BE NOTED ON ALL INSPECTIONS.
- OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS AND MAY BE REQUIRED AT THE DISCRETION OF THE CITY AND/OR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR ITS REPRESENTATIVES.
- SEDIMENT/STORMWATER PONDS AND EROSION AND SEDIMENT CONTROL SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. UPON COMPLETION OF CONSTRUCTION OF PONDS, SEEDING AND MULCHING SHALL IMMEDIATELY FOLLOW TO AID IN THE STABILIZATION AND MINIMIZE EROSION AND SEDIMENT TRANSPORT OF THE SOIL BEFORE WATER LEAVES THE POND. ALL EROSION AND SEDIMENT CONTROLS SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE REESTABLISHED.
- NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF. (THIS INCLUDES WASHING OUT OF CEMENT TRUCKS.) DESIGNATED WASH PIT AREAS ARE SHOWN ON THE PLANS AND ARE PRESET FOR THIS PURPOSE AWAY FROM AREAS OF STORM WATER RUNOFF.
- WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. THESE TECHNIQUES MAY INCLUDE MULCHING, EROSION MATTING, OR PLACEMENT OF STONE.
- THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPOUNDMENT.
- THIS WORK SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED IN THE PLANS OR ORDERED BY THE ENGINEER DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF BEST MANAGEMENT PRACTICES AS DETAILED IN THE GEORGIA RAINWATER AND LAND DEVELOPMENT MANUAL.
- TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED IN THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR UPON COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. TEMPORARY CONTROL MEASURES WILL BE USED WHEN AND AS DIRECTED BY THE ENGINEER TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING THE DESIGN STAGE; THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT CONTROL FEATURES; OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
- EXISTING VEGETATIVE GROWTH SHALL REMAIN UNDISTURBED AS LONG AS POSSIBLE. THE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED.
- TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL SUBSEQUENTLY BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER. TEMPORARY AND PERMANENT EROSION CONTROL FEATURES SHALL BE CHECKED AFTER EACH MEASURABLE RAINFALL AND RE-ESTABLISHED AS NECESSARY. REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE.
- CONTRACTOR IS TO PROVIDE SPECIFIC LOCATIONS FOR THE PROPER CROSSING OF DIVERSION SWALES WITH VEHICLES AND EQUIPMENT. AT THESE LOCATIONS THE DIVERSION SWALES SHALL BE PROTECTED FROM INCURRING DAMAGE FROM THE VEHICLES AND EQUIPMENT. IF ANY DAMAGE IS TO OCCUR THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING SAID DAMAGE IMMEDIATELY, PRIOR TO CONTINUATION OF WORK ON SITE.
- IF PROPER CONTROL OF SOIL EROSION AND SEDIMENTATION IS NOT BEING PROVIDED BY THE CONTRACTOR, THE ENGINEER MAY WITHHOLD PROGRESS PAYMENTS UNTIL PROPER CONTROL IS ACHIEVED.
- IN THE EVENT THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE, CARELESSNESS, OR FAILURE TO INSTALL PERMANENT CONTROLS AS A PART OF THE WORK AS SCHEDULED, AND ARE ORDERED BY THE ENGINEER, SUCH TEMPORARY WORK SHALL BE PERFORMED BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN ALL SEEDED, MULCHED AREAS UNTIL FINAL INSPECTION. MAINTENANCE SHALL ALSO INCLUDE REPAIRING ANY AREAS DAMAGED FOLLOWING THE SEEDING OR MULCHING OPERATION DUE TO WIND, WATER, FIRE, OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION OF THE GRADE OF THE AREA PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED RE-SEEDED, RE-MULCHED AS DIRECTED BY THE PROJECT ENGINEER.
- INSTALL SILT FENCE OR COMBINATION BARRIERS AT LOCATIONS SO INDICATED ON THE ESPCP (SEE DETAIL).
- SILT FENCE TO BE PLACED AROUND ALL YARD DRAINS TO MINIMIZE SILTING OF PIPE AND TRANSPORT OF SILT (SEE DETAIL).
- INSTALL INLET PROTECTION FOR ALL RECEIVING CURB INLETS.
- INSTALL TEMPORARY AGGREGATE PAD AT POINT OF INGRESS AND EGRESS FROM PROJECT TO PREVENT VEHICULAR TRACKING OFF-SITE. THE PAD SHALL BE CLEANED AND REPLENISHED, AS NECESSARY, DURING THE CONSTRUCTION PERIOD.
- IF TRENCH OR GROUND WATER CONTAINS SEDIMENT, IT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR BY DEWATERING INTO A SUMP PIT, FILTER BAG, OR COMPARABLE PRACTICE.
- TOPSOIL STOCKPILES SHALL RECEIVE TEMPORARY SEEDING AND MULCHING AS SOON AS STOCKPILING OPERATIONS ARE COMPLETED OR A SILT FENCE SHALL BE INSTALLED ALONG AND 20 FEET FROM THE TOE OF THE STOCKPILE. TOPSOIL SHALL BE REPLACED AS QUICKLY AS CONSTRUCTION PERMITS.
- ADDITIONAL EROSION CONTROLS MAY BE MANDATED BY THOSE AGENCIES HAVING JURISDICTION.

- ROUTINE INSPECTION WILL BE CONDUCTED ON ALL EROSION CONTROL PRACTICES FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ALL DEFICIENCIES REVEALED BY THE INSPECTIONS.
- ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE GEORGIA EPA GENERAL CONSTRUCTION PERMIT REQUIREMENTS.
- THIS SITE IS COVERED UNDER GEORGIA EPA GENERAL PERMIT GAR100001 FOR STORM WATER POLLUTION ASSOCIATED WITH CONSTRUCTION.

EQUIPMENT FUELING AND MAINTENANCE:

- LOCATION OF THE FUELING AND STAGING AREA IS SHOWN ON THE ESPCP. MODIFICATIONS TO THE LOCATION OF THE EQUIPMENT FUELING AREA SHALL BE SHOWN ON AN AMENDED ESPCP. THE FUELING AREA SHALL BE ESTABLISHED EITHER ON EXISTING PAVEMENT OR ON 12" OF GRANULAR AGGREGATE BASE. IF AN AGGREGATE BASE COURSE IS USED, THEN THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE STONE SUCH THAT IT IS REPLENISHED WHEN THE DEPTH IS LESS THAN 6" OR REMOVED AND REPLACED IF THE STONE BECOMES LADEN WITH MUD.

- A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE GROUND STORAGE TANK (AST) OF 660 GALLONS OR MORE, TOTAL ABOVE GROUND TANK STORAGE OF 1330 GALLONS, OR BELOW GROUND STORAGE OF 42,000 GALLONS OF FUEL.

WASTE DISPOSAL:

- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A MINIMUM OF ONE SOLID WASTE DISPOSAL RECEPTACLE AND HAVE THIS RECEPTACLE EMPTIED BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE AS NECESSARY. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORM WATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN THESE RECEPTACLES. THE LOCATION IS TO BE DETERMINED IN THE FIELD. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF.

SPILL REQUIREMENTS:

- SHOULD AN ACCIDENTAL SPILL OCCUR, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL IMMEDIATELY AND BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS, AS SOON AS POSSIBLE. ALL SPILLS >25 GALLONS SHALL BE REPORTED TO THE APPROPRIATE STATE AND LOCAL AGENCIES, THIS SHALL INCLUDE THE GEORGIA EPA AT 404-657-8600, THE LOCAL FIRE DEPARTMENT, THE NATIONAL RESPONSE CENTER AT 800-424-8802, US COAST GUARD 440-288-1206 (IF APPLICABLE).

- ALL CONTAMINATED SOILS MUST BE TREATED AND/OR DISPOSED IN GEORGIA EPA APPROVED SOLID WASTE MANAGEMENT FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFS).

NON-SEDIMENT POLLUTION CONTROLS:

- THE CONTRACTOR IS RESPONSIBLE FOR ALL NON-SEDIMENT POLLUTION CONTROLS AT THIS SITE, WHICH PROHIBIT NON-SEDIMENT POLLUTANTS FROM DISCHARGING INTO RUNOFF OR INTO THE GROUND AND MUST DISPOSE OF THEM IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATORY AUTHORITIES. IT IS PROHIBITED TO BURN, BURY, OR POUR OUT ONTO THE GROUND, DITCH OR INTO A STORM SEWER, SOLVENTS, PAINTS, STAINS, GASOLINE, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CEMENT, CURING COMPOUND AND OTHER SUCH TOXIC OR HAZARDOUS WASTE. STORAGE TANKS SHALL BE LOCATED IN DIKED AREAS AWAY FROM DRAINAGE CHANNELS AND THE DIKED AREA SHOULD HOLD A VOLUME OF 110% OF THE LARGEST TRUCK OR TANK. SHOULD THE CONTRACTOR FAIL TO PREVENT NON-SEDIMENT POLLUTION AT THIS SITE, HE MUST IMMEDIATELY REMEDIATE THE SITE TO LOCAL, STATE AND FEDERAL REGULATORY AUTHORITIES APPROVAL AT HIS OWN EXPENSE.

- OPEN BURNING SHOULD BE DONE IN ACCORDANCE WITH GEORGIA RULE 391-3-1-.02(5). IF OPEN BURNING IS PERMITTED IT SHOULD BE DONE IN RESTRICTED AREAS FOR BARBECUES, HEATING, AND CERTAIN OCCUPATIONAL PURPOSES. OPEN BURNING IN AN UNRESTRICTED AREA IS LIMITED TO SCRAP LUMBER, WOODEN FENCE POSTS, AGRICULTURAL, LAND-CLEARING, OR LANDSCAPE WASTES.

- CONTRACTOR MAY NOT USE OIL AS A DUST SUPPRESSANT.

CONSTRUCTION FILL, DEMOLITION DEBRIS & CHEMICAL COMPOUNDS:

- THE CONTRACTOR IS RESPONSIBLE TO PREVENT DISCHARGE OF WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS FROM MIXING WITH RUN-OFF AND LEAVING THE SITE. THE CONTRACTOR SHALL SIZE THE CONCRETE WASHOUT PIT TO HANDLE HIS PROPOSED CONCRETE OPERATIONS AND SHALL MAINTAIN THE PIT SUCH THAT ALL CONCRETE TRUCKS CAN USE IT TO WASHOUT. ALL CURED RESIDUE FROM THE PIT SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. A GENERAL LOCATION FOR THE WASHOUT PIT IS SHOWN ON THE PLAN AND MAY BE MOVED TO BETTER FIT THE CONTRACTOR'S METHODS.
- ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE WILL BE DISPOSED OF IN A GEORGIA EPA APPROVED C&DD LANDFILL AS REQUIRED BY GEORGIA REVISED CODE. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE RULES 391-3-1, 391-3-4, AND 391-3-14).

INSPECTIONS:

- THE STORM WATER POLLUTION PREVENTION PLAN AND DETAILS SHALL BE AVAILABLE FOR INSPECTION ON SITE DURING WORKING HOURS.
- THE OWNER OF RECORD MUST PROVIDE REGULAR INSPECTION AND MAINTENANCE FOR ALL EROSION SEDIMENT CONTROL PRACTICES. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS AND MAY BE REQUIRED AT THE DISCRETION OF THE VILLAGE AND/OR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR ITS REPRESENTATIVES.
- PERMANENT RECORDS OF ALL MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTION MUST BE MADE A MINIMUM OF ONCE EVERY SEVEN (7) DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE NAME OF OWNER'S DESIGNATED INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTIONS AND CORRECTIVE MEASURES TAKEN MUST BE NOTED ON ALL INSPECTIONS. RECORDS SHALL BE KEPT FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.
- IF THE SITE WILL BE DORMANT FOR A LONG PERIOD, IT'S STABILIZED, AND LESS FREQUENT INSPECTIONS ARE DESIRED, A WAIVER REQUEST MAY BE SUBMITTED TO GEPD FOR A REDUCTION TO MONTHLY INSPECTION.
- ALL INSPECTIONS SHALL BE CONDUCTED BY A QUALIFIED INSPECTION PERSONNEL.
- AN INSPECTION CHECKLIST SHALL BE COMPLETED AND SIGNED BY THE INSPECTOR AFTER EVERY INSPECTION.
- FOR BMP'S THAT HAVE BEEN DETERMINED NEED REPAIR OR MAINTENANCE, NON-SEDIMENT POND BMP'S SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT PONDS SHALL BE REPAIRED OR CLEANED OUT WITHIN 10 DAYS OF THE INSPECTION.
- FOR BMP'S NOT MEETING THE INTENDED FUNCTION, THE BMP SHALL BE REPLACED WITH A NEW BMP AND INSTALLED WITHIN 10 DAYS OF INSPECTION.
- FOR MISSING BMP'S REQUIRED FOR INSTALLATION BY THE ESPCP, THE BMP SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (PLAN) WAS PREPARED BY A DESIGN PROFESSIONAL, AS DEFINED BY THIS PERMIT, THAT HAS COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-19 AND THAT I WILL ADHERE TO THE PLAN AND COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT.

PERSON OF RESPONSIBLE CHARGE
AS DEFINED IN PART V.G.1 OF THE
GEORGIA EPA PERMIT NO. GAR100001

DATE

K&J
INVESTMENTS
XXIV LLC

1448 CONNER STREET,
NOBLESVILLE, IN 46060



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Building Better
Communities Together

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Ph: 850.563.1490

Plans Prepared By:
CPH Consulting, LLC

State of Georgia Licenses:
Engineer No. PEFD06331
Architect No. N/A
Landscape No. N/A



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by Jason L. Toole
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Date: 2026.08.13
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CULVER'S
DRIVE-THRU ADDITION
121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT # 401.2500953

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DATE 07/24/2026

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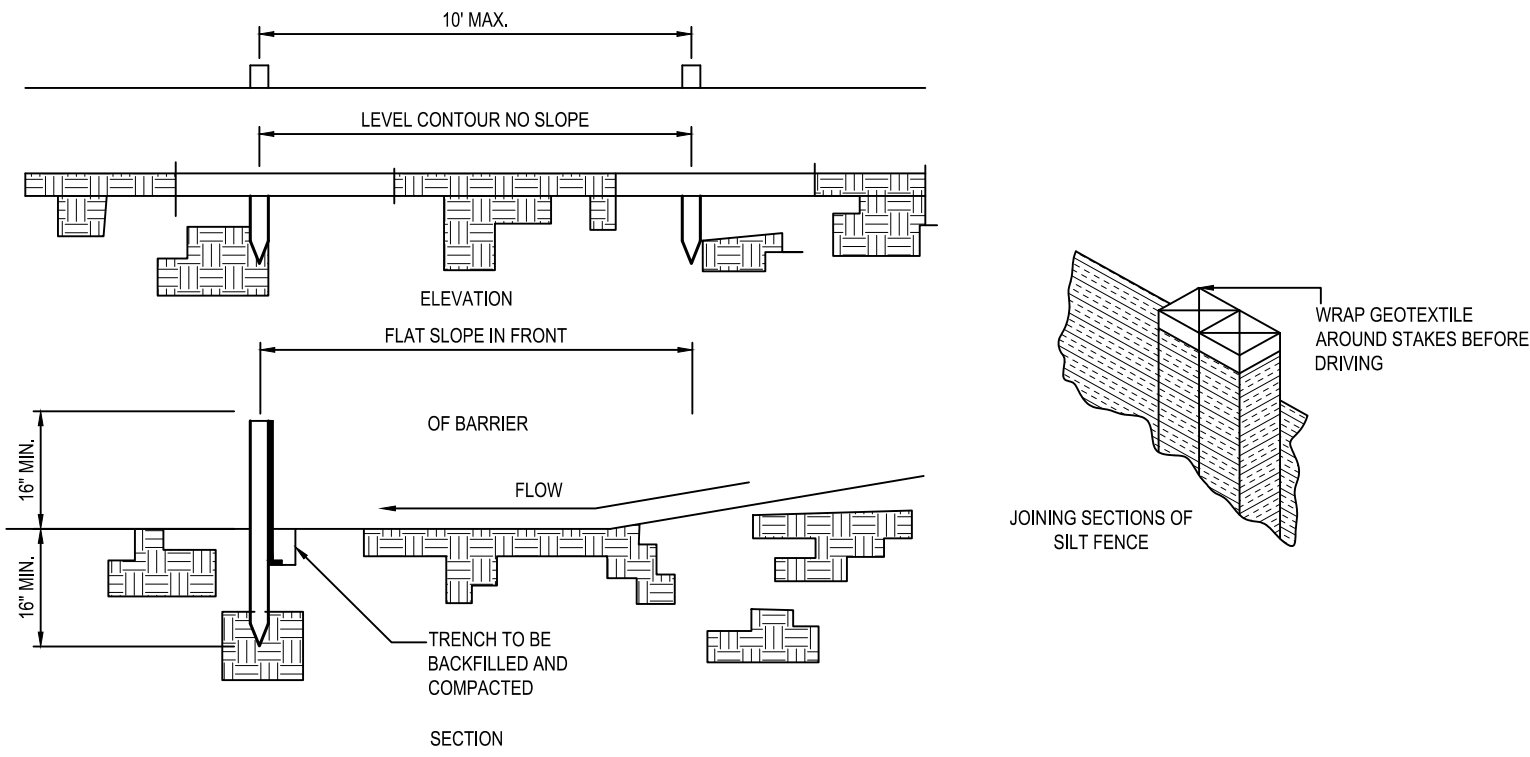
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SHEET

C401

SHEET NUMBER

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1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE, IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 18 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS).
10. MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED; 2) ACCUMULATED SEDIMENT SHALL BE REMOVED; OR 3) OTHER PRACTICES SHALL BE INSTALLED. SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

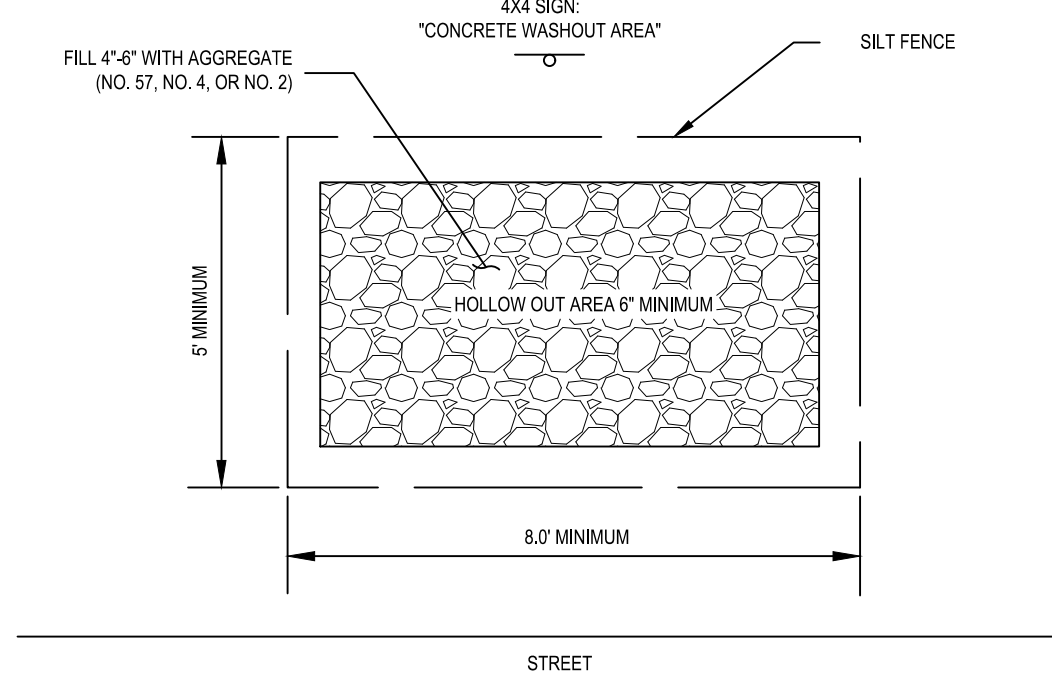
CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-8X2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 18 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC - SEE CHART BELOW.

MINIMUM CRITERIA FOR SILT FENCE FABRIC	
FABRIC PROPERTIES	VALUES
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)
MAXIMUM ELONGATION AT 60 LBS	50%
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)
MINIMUM TEAR STRENGTH	40 LBS (1 600N)
APPARENT OPENING SIZE	≤0.84 MM
MINIMUM PERMITTIVITY	1X10-2 SEC-1
UV EXPOSURE STRENGTH RETENTION	70%

SILT FENCE

NOT TO SCALE

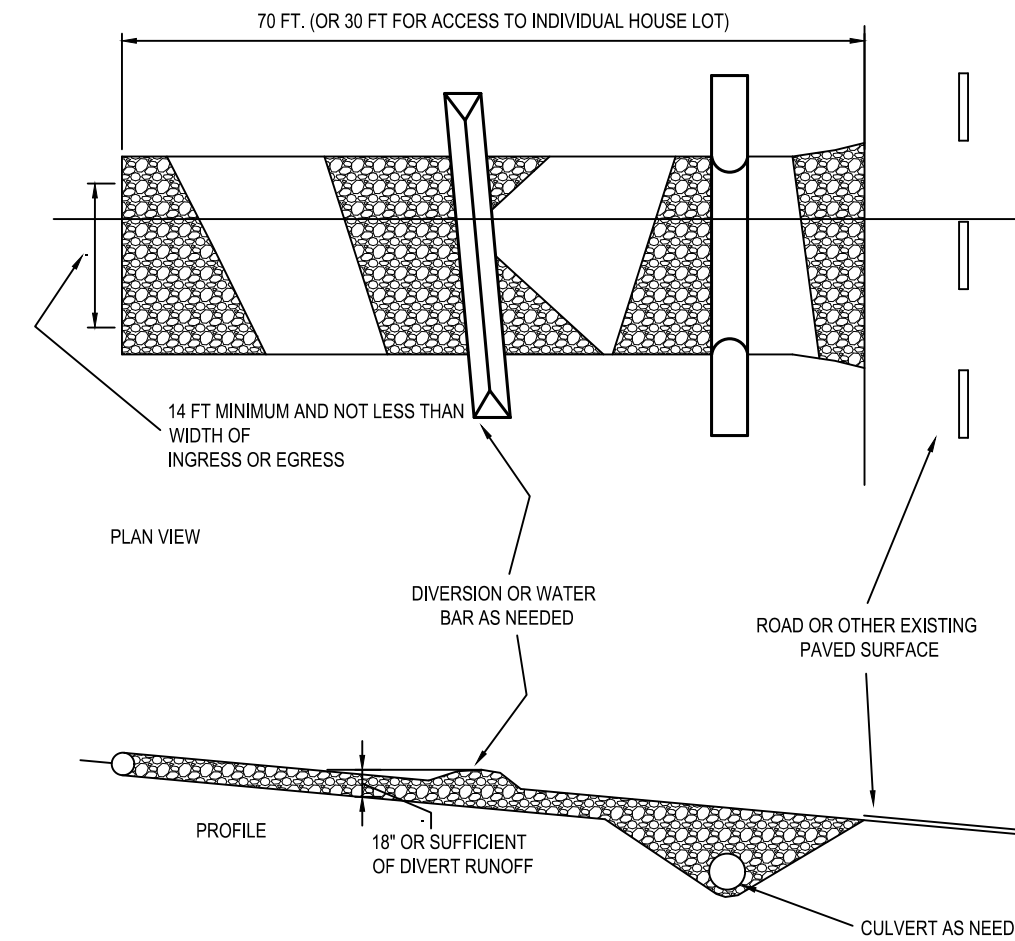


NOTE:

1. THE CONTRACTOR IS RESPONSIBLE TO PREVENT DISCHARGE OF WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS FROM MIXING WITH RUN-OFF AND LEAVING THE SITE. THE CONTRACTOR SHALL SIZE THE CONCRETE WASHOUT PIT TO HANDLE HIS PROPOSED CONCRETE OPERATIONS AND SHALL MAINTAIN THE PIT SUCH THAT ALL CONCRETE TRUCKS CAN USE IT TO WASHOUT. ALL CURED RESIDUE FROM THE PIT SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. A GENERAL LOCATION FOR THE WASHOUT PIT IS SHOWN ON THE PLAN AND MAY BE MOVED TO BETTER FIT THE CONTRACTOR'S METHODS.
2. LINE THE CONCRETE WASHOUT AREA WITH A NON-PERVIOUS LINER.

CONCRETE WASHOUT AREA

SCALE: N.T.S.

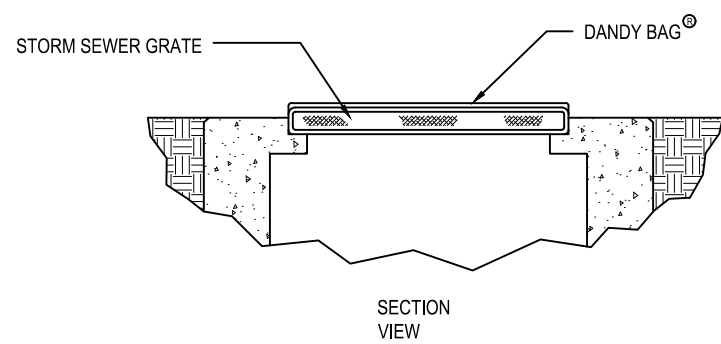
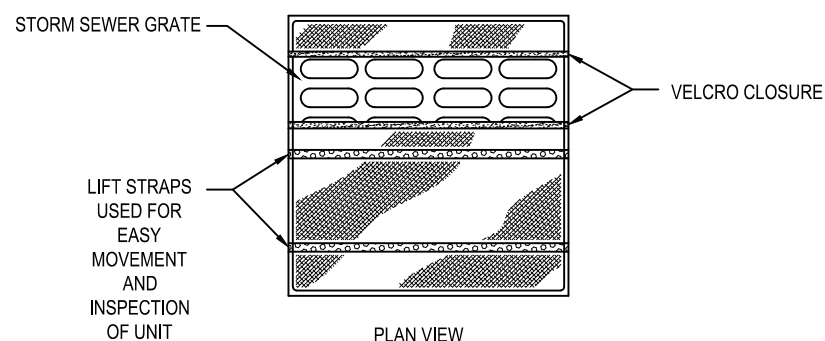


NOTES:

1. STONE SIZE 1.5-2.5 INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
3. THICKNESS-THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
4. WIDTH-THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE
MINIMUM TENSILE STRENGTH 200 LBS.
MINIMUM PUNCTURE STRENGTH 80 PSF.
MINIMUM TEAR STRENGTH 50 LBS.
MINIMUM BURST STRENGTH 320 PSF.
MINIMUM ELONGATION 20%
EQUIVALENT OPENING SIZE E05-0.6MM.
PERMITTIVITY 1X10-3 CM/SEC.
6. TIMING-THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
7. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
8. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
9. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
11. REMOVAL-THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

CONSTRUCTION ENTRANCE

SCALE: N.T.S.



DANDY BAG® SPECIFICATIONS

NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOCLAMMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

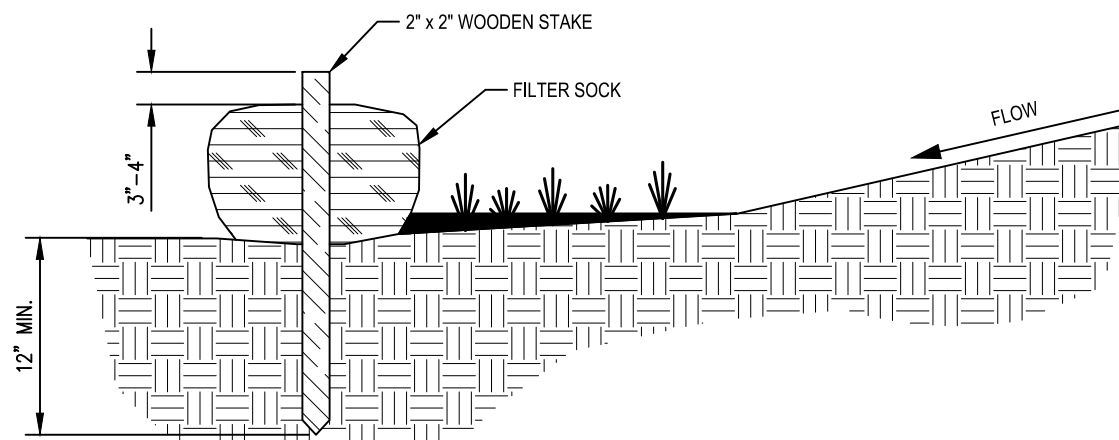
H-FLOW DANDY BAG® SAFETY ORANGE

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4832	KN (LBS)	1.82 (408) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4832	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	WPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	50
APPARENT OPENING SIZE	ASTM D 4151	MM (US STD SIEVE)	0.425 (60)
FLOW RATE	ASTM D 4491	L/MINUTE (GAL/MINUTE)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC-1	2.1

*NOTE: ALL DANDY BAGS® CAN BE ORDERED WITH OUR OPTIONAL OIL ABSORBENT PILLOWS

DANDY BAG® INLET PROTECTION

SCALE: N.T.S.



MAXIMUM DRAINAGE ARE (IN ACRES) TO 100 LF OF FILTER SOCK	RANGE IN SLOPE FOR A PARTICULAR DRAINAGE AREA (IN PERCENT)
0.5	< 2%
0.25	2.2% BUT < 20%
0.125	2.2% BUT < 50%

FILTER SOCK

SCALE: N.T.S.

NOTES:

1. MATERIALS - COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF A PARTICLES RANGING FROM 3/8" TO 2".
 2. FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HEPT 80% KNITTED MESH NETTING MATERIAL FILLED WITH COMPOST PASSING ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.
 3. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
 4. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED OR ON SUCH AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.
- INSTALLATION:
1. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MID-SLOPE.
 2. FILTER SOCKS ARE INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE. SHALL BE SEEDS AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
 3. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.

MAINTENANCE:

1. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
2. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
3. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
4. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED OR ON SUCH AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.

K&J INVESTMENTS XXIV LLC

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Building Better Communities Together

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Plans Prepared By:
CPH Consulting, LLC

State of Georgia Licenses:
Engineer No. PE0608531
Architect No. N/A
Landscape No. N/A



Digitally signed
by Jason L Toole
Reason: I have
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document
Date:
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CULVER'S
DRIVE-THRU ADDITION
121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		

CONSULTANT PROJECT # 401.2500953

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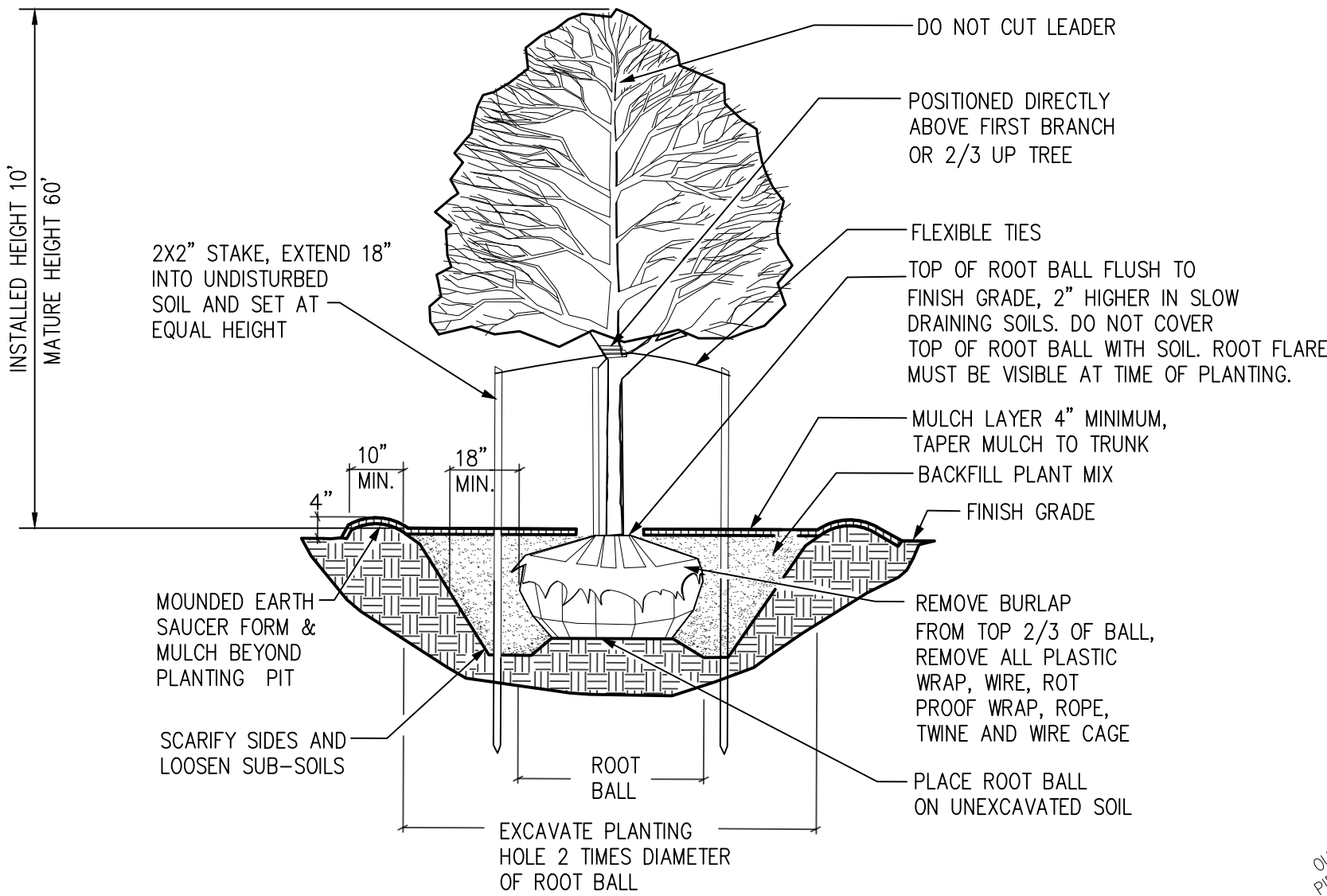
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SHEET

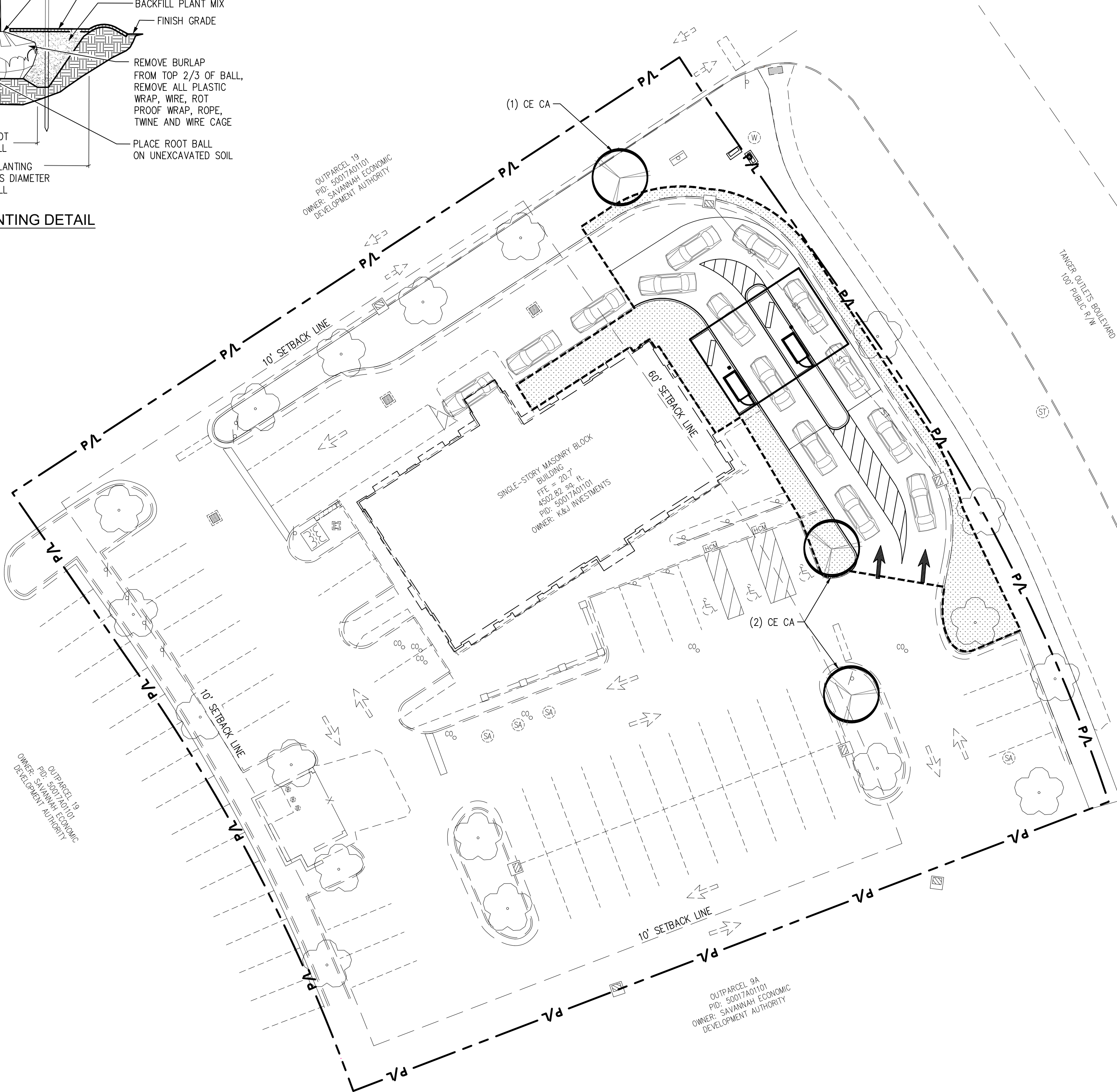
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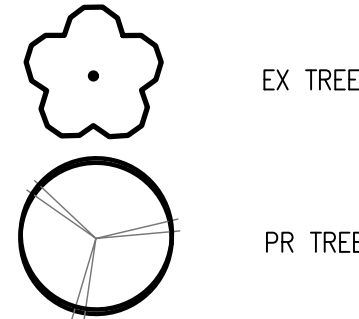


DECIDUOUS TREE PLANTING DETAIL

NO SCALE



LEGEND



LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF GDOT CONSTRUCTION SPECIFICATIONS.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER GDOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS, ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX, FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH, SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS, SEED ALL LAWNS, AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER, ON OR ABOUT AUGUST 15. THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

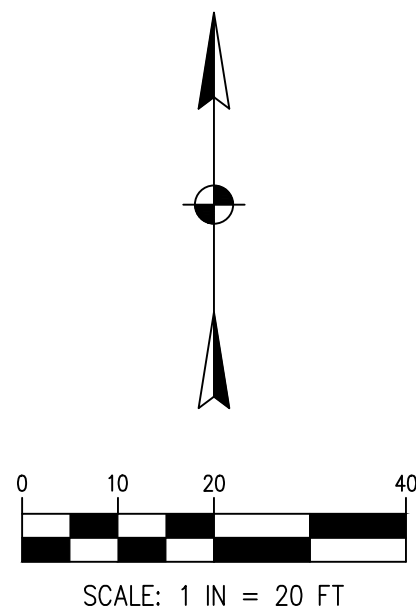
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER GDOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUND COVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO GDOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 10 LBS/ACRE WITH THE FOLLOWING SEED MIXTURE:
HULLED COMMON BERMUDA 34%
UNHULLED COMMON BERMUDA 33%
BAHIA 33%

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE
CE CA	3	CERCIS CANADENSIS	EASTERN REDBUD	2" CALIPER	DECIDUOUS TREE



K&J
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XXIV LLC

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NOBLESVILLE, IN 46060



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Communities Together**

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Plans Prepared By:
CPH Consulting, LLC

State of Georgia Licenses:
Engineer No. PE0006331
Architect No. N/A
Landscape No. N/A



Digitally signed by
Jason L. Toole
Reason: I have
reviewed this
document
Date: 2026.08.13
12:08:56-05'00'

This item has been digitally signed and sealed by Jason L. Toole, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CULVER'S
DRIVE-THRU ADDITION

121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # 401.2500953

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