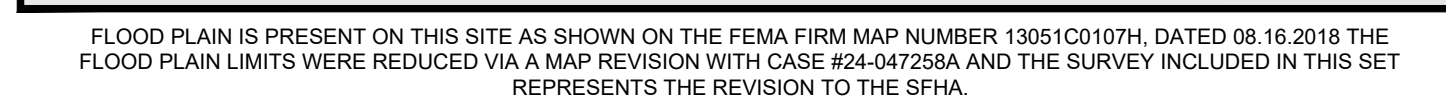


500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA



<u>DISTURBED AREA</u>
TOTAL SITE AREA = 0.82 ACRES TOTAL DISTURBED AREA = 0.7 ACRES
<u>24 HOUR CONTACT</u>
AUSTIN WORTHY 713.560.8172 CBH PROPERTIES POOLER, LLC

<u>CITY OF POOLER DETAIL NOTE</u> 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
<u>STATE WATERS NOTE</u> STATE WATERS ARE NOT PRESENT ON THIS SITE.



SHEET INDEX				
SHEET #	SHEET TITLE	REVISION		
C-0.0	COVER			
1 OF 1	SURVEY (BY OTHERS)			
C-0.1	GENERAL NOTES			
C-1.0	DEMOLITION PLAN			
C-2.0	ESPC PLAN - PHASE 1			
C-2.1	ESPC PLAN - PHASE 2			
C-2.2	ESPC PLAN - PHASE 3			
C-2.3	ESPC NOTES - 1			
C-2.4	ESPC NOTES - 2			
C-2.5	ESPC DETAILS - 1			
C-2.6	ESPC DETAILS - 2			
C-3.0	SITE PLAN			
C-3.1	TRUCK TURN			
C-4.0	GRADING PLAN			
C-4.1	DRAINAGE PLAN			
C-5.0	UTILITY PLAN			
C-5.1	WATER LINE PLAN			
C-5.2	HOSE LAY EXHIBIT			
C-6.0	SANITARY PROFILES			
C-6.1	STORM PROFILES			
C-7.0	CONSTRUCTION DETAILS - 1			
C-7.1	CONSTRUCTION DETAILS - 2			
C-7.2	CONSTRUCTION DETAILS - 3			
C-7.3	CONSTRUCTION DETAILS - 4			
C-7.4	CONSTRUCTION DETAILS - 5			
LP-1	LANDSCAPE PLAN (BY OTHERS)			
LP-2	LANDSCAPE DETAILS (BY OTHERS)			
A-4.2	PHOTOMETRIC PLAN (BY OTHERS)			

JURISDICTIONAL APPROVAL STAMPS	

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PROJECT

 DEPARTMENT OF
PLANNING & DEVELOPMENT

APPROVED BY: rjarles

DATE: 11:31 am, Sep 22 2026

RESERVED FOR CLERK'S FILING INFORMATION

CERTIFICATION

TO:
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION, A TEXAS CORPORATION
CBH PROPERTIES POOLER, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY COMMERCIAL SERVICES

LENDER: TBD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(b)-1), 7(b)-2), 7(c), 8, 11(a), 11(b), 16, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/29/2026

DATE OF PLAT OR MAP: 08/06/2026. LAST REVISED: ###/###/##

THOMAS G GAMMON, GA. P.L.S. 3005

PARCEL 1 COMMITMENT LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL KNOWN AS LOT R3E OF THE MORGAN FAMILY COMMERCIAL TRACT LOCATED IN GEORGIA MILITIA DISTRICT 8, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS: BEING TRACT R3E 35,752 S.F. 0.82 AC. AS SHOWN ON THAT PLAT OF SURVEY TITLED "MINOR SUBDIVISION PLAT OF PARCEL R-3C" PREPARED FOR DG POOLER PARKWAY, LLC BY SHUPE SURVEYING COMPANY, P.C., DATED JANUARY 9, 2025, LAST REVISED FEBRUARY 9, 2026, FILED FOR RECORD FEBRUARY 24, 2026 AND RECORDED IN PLAT BOOK 55, PAGE 498 AND BOOK 54, PAGE 130; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED APRIL 17, 2025, FILED APRIL 17, 2025, AND RECORDED IN DEED BOOK 3644, PAGE 577, AFORESAID RECORDS.

PARCEL 2 COMMITMENT LEGAL DESCRIPTION

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS BY DG POOLER PARKWAY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 15, 2023, FILED FOR RECORD DECEMBER 15, 2023, AND RECORDED IN DEED BOOK 3272, PAGE 351, AFORESAID RECORDS (DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARCELS R-1, R-2 AND R-3, MORGAN TRACT RECORDED IN BOOK 2971, PAGE 50, AT PLATS RECORDED IN PLAT BOOK 55, PAGE 498 AND BOOK 54, PAGE 130); AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED APRIL 17, 2025, FILED APRIL 17, 2025, AND RECORDED IN DEED BOOK 3644, PAGE 577, AFORESAID RECORDS.

COMMITMENT NUMBER: NCS-1271347-HOU1 BIL EXCEPTIONS

13. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 23-P, PAGES 51-51E, CHATHAM COUNTY, GEORGIA RECORDS. (AFFECTS-PARENT PARCEL PLAT)

14. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 32-S, PAGE 3, AFORESAID RECORDS. (AFFECTS-PARENT PARCEL PLAT)

15. RIGHT OF WAY DEED FROM VALERIA MCIVER MORGAN, HENRY SAYLER MORGAN, BERNICE MORGAN HELFRICH, SAMUEL HILL MORGAN, HOLLEY MORGAN PETERS, G. PHILLIP MORGAN, III, G. PHILLIP MORGAN, IV, G. PHILLIP MORGAN, III C/F, G. PHILLIP MORGAN, IV, G. PHILLIP MORGAN, III C/F, WINNIFRED LANE MORGAN, VALERIA M. CROUCH, EMILY M. KEHOE, AND KATHERINE M. WADDELL TO CHATHAM COUNTY, DATED SEPTEMBER 2, 1998, FILED FOR RECORD OCTOBER 1, 1999, AND RECORDED IN DEED BOOK 1978, PAGE 109, AFORESAID RECORDS. (DOES NOT AFFECT-POOLER PARKWAY RIGHT OF WAY)

16. USE RESTRICTIONS AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM G. PHILIP MORGAN, III, INDIVIDUALLY, AND AS GUARDIAN FOR G. PHILIP MORGAN, IV, WINNIFRED LANE MORGAN, HENRY S. MORGAN, VALERIA MORGAN FAMILY PROPERTIES II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, SAMUEL H. MORGAN, HOLLEY M. DYER, BERNICE M. KUHN TO HENDERSON PROPERTY HOLDINGS, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA, DATED FEBRUARY 18, 2005, FILED FOR RECORD FEBRUARY 18, 2005, AND RECORDED IN DEED BOOK 283-L, PAGE 483, AFORESAID RECORDS. (AFFECTS-BLANKET COVENANTS AND RESTRICTIONS)

17. UTILITY EASEMENT AGREEMENT FROM SAMUEL HILL MORGAN, G. PHILLIP MORGAN, III, INDIVIDUALLY AND AS CUSTODIAN FOR G. PHILIP MORGAN, IV, WINNIFRED LANE MORGAN, HENRY S. MORGAN, HOLLEY M. DYER, BERNICE MORGAN KUHN, AND VALERIA MORGAN FAMILY PROPERTIES I, LLC TO THE CITY OF POOLER, GEORGIA, DATED NOVEMBER 2, 2005, FILED FOR RECORD DECEMBER 5, 2005, AND RECORDED IN DEED BOOK 298-O, PAGE 468, AFORESAID RECORDS. (DOES NOT AFFECT)

18. USE RESTRICTIONS AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM G. PHILIP MORGAN, III, INDIVIDUALLY, AND AS GUARDIAN FOR G. PHILIP MORGAN, IV, WINNIFRED LANE MORGAN, HENRY S. MORGAN, VALERIA MORGAN FAMILY PROPERTIES II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, SAMUEL H. MORGAN, HOLLEY M. DYER AND BERNICE M. KUHN TO HENDERSON PROPERTY HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AUGUST 16, 2006, FILED FOR RECORD AUGUST 18, 2006, AND RECORDED IN DEED BOOK 311-U, PAGE 30, AFORESAID RECORDS. (AFFECTS- BLANKET COVENANTS AND RESTRICTIONS)

19. CONDITIONS SET FORTH IN WARRANTY DEED FROM G. PHILIP MORGAN, III, INDIVIDUALLY, AND AS GUARDIAN FOR G. PHILIP MORGAN, IV, WINNIFRED LANE MORGAN, HENRY S. MORGAN, VALERIA MORGAN FAMILY PROPERTIES II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, SAMUEL H. MORGAN, HOLLEY M. DYER AND BERNICE M. KUHN TO HENDERSON PROPERTY HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED FEBRUARY 13, 2008, FILED FOR RECORD FEBRUARY 19, 2008, AND RECORDED IN DEED BOOK 337-N, PAGE 675, AFORESAID RECORDS. (AFFECTS- BLANKET COVENANTS AND RESTRICTIONS)

20. STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT BY AND BETWEEN DG POOLER PARKWAY, LLC AND THE CITY OF POOLER, GEORGIA, DATED DECEMBER 21, 2022, FILED FOR RECORD MAY 11, 2023, AND RECORDED IN DEED BOOK 3090, PAGE 690, AFORESAID RECORDS. (AFFECTS-BLANKET, STORM LINE SHOWN IS COVERED VIA THE DECLARATION)

21. TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS BY DG POOLER PARKWAY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 15, 2023, FILED FOR RECORD DECEMBER 28, 2023, AND RECORDED IN DEED BOOK 351, AFORESAID RECORDS (DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARCELS R-1, R-2 AND R3, MORGAN TRACT RECORDED IN BOOK 2971, PAGE 50, AT PLATS RECORDED IN PLAT BOOK 55, PAGE 498 AND BOOK 54, PAGE 130); AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, DATED APRIL 17, 2025, FILED APRIL 17, 2025, AND RECORDED IN DEED BOOK 3644, PAGE 577, AFORESAID RECORDS. (AFFECTS-BLANKET COVENANTS AND RESTRICTIONS)

22. STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT BY AND BETWEEN DG POOLER PARKWAY, LLC AND THE CITY OF POOLER, GEORGIA, DATED JANUARY 23, 2024, FILED FOR RECORD FEBRUARY 28, 2024, AND RECORDED IN DEED BOOK 3313, PAGE 408, AFORESAID RECORDS. (DOES NOT AFFECT)

23. EASEMENT FROM DG POOLER PARKWAY, LLC TO GEORGIA POWER COMPANY, DATED JUNE 26, 2024, FILED FOR RECORD JULY 15, 2024, AND RECORDED IN DEED BOOK 3429, PAGE 284, AFORESAID RECORDS. (DOES NOT AFFECT)

24. STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT BY AND BETWEEN DG POOLER PARKWAY, LLC AND THE CITY OF POOLER, GEORGIA, DATED FEBRUARY 18, 2025, FILED FOR RECORD MARCH 3, 2025, AND RECORDED IN DEED BOOK 3603, PAGE 707, AFORESAID RECORDS. (DOES NOT AFFECT)

25. TERMS AND PROVISIONS, INCLUDING USE RESTRICTIONS, OF THAT CERTAIN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM DG POOLER PARKWAY, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO WAWA SOUTHEAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED APRIL 24, 2025, FILED FOR RECORD MAY 29, 2025 AND RECORDED IN DEED BOOK 3679, PAGE 178, AFORESAID RECORDS. (AFFECTS-RESTRICTS USE NOT PLATTABLE)

26. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 55, PAGE 222 AFORESAID RECORDS (AFFECTS-BLANKET)

REFERENCES:

1. PLAT BOOK 23P PAGE 51
2. PLAT BOOK 29P PAGE 9A
3. PLAT BOOK 32S PAGE 3
4. PLAT BOOK 53 PAGE 498
5. PLAT BOOK 54 PAGE 448
6. PLAT BOOK 54 PAGE 700

SURVEY LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT OR PARCEL KNOWN AS LOT R3E OF THE MORGAN FAMILY COMMERCIAL TRACT LOCATED IN GEORGIA MILITIA DISTRICT 8, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT AN IRON REBAR AT THE NORTHERN RIGHT OF WAY OF HALLIDAY DRIVE, A PRIVATE ACCESS EASEMENT, AND WESTERN RIGHT OF WAY OF POOLER PARKWAY, A PUBLIC RIGHT OF WAY, HAVING GEORGIA STATE PLANE GRID, EAST ZONE COORDINATES OF N764866.05, E933554.79, THENCE N 30°11'40" E A DISTANCE OF 30.54' TO AN IRON REBAR; THENCE N 69°02'35" W A DISTANCE OF 124.62' TO AN IRON REBAR; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 190.73', WITH A RADIUS OF 130.00', WITH A CHORD BEARING OF S 78°09'42" W, WITH A CHORD LENGTH OF 174.08' TO AN IRON REBAR; THENCE S 87°05'34" W A DISTANCE OF 29.76' TO AN IRON REBAR; THENCE S 69°52'50" W A DISTANCE OF 39.24' TO AN IRON REBAR; THENCE S 22°05'00" W A DISTANCE OF 24.85' TO AN IRON REBAR; THENCE S 22°07'13" W A DISTANCE OF 5.56' TO AN IRON REBAR; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.10', WITH A RADIUS OF 230.00', WITH A CHORD BEARING OF S 62°39'56" W, WITH A CHORD LENGTH OF 54.97', TO AN IRON REBAR; SAID POINT BEING THE POINT OF BEGINNING, WITH GEORGIA STATE PLANE, EAST ZONE COORDINATES OF N764832.85, E933156.63; THENCE S 63°22'26" E A DISTANCE OF 41.35' TO AN "X" SCRIBE FOUND IN THE CURB; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 62.61', WITH A RADIUS OF 200.98', WITH A CHORD BEARING OF S 52°51'31" W, WITH A CHORD LENGTH OF 62.36', TO A CAPPED 1/2" IRON REBAR FOUND; THENCE S 43°58'04" W A DISTANCE OF 7.98' TO A PK NAIL FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 47.98', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF S 37°03'52" W, WITH A CHORD LENGTH OF 47.85', TO A PK NAIL FOUND; THENCE S 30°11'40" W A DISTANCE OF 80.37' TO A CAPPED 1/2" IRON REBAR FOUND; THENCE N 67°58'50" W A DISTANCE OF 186.69' TO A CAPPED 1/2" IRON REBAR SET; THENCE N 14°59'00" E A DISTANCE OF 22.45' TO A CAPPED 1/2" IRON REBAR FOUND; THENCE N 16°01'38" E A DISTANCE OF 110.08' TO A CAPPED 1/2" IRON REBAR FOUND; THENCE S 67°59'00" E A DISTANCE OF 165.42' TO A CAPPED 1/2" IRON REBAR FOUND; THENCE N 54°26'42" E A DISTANCE OF 31.54' TO A CAPPED 1/2" IRON REBAR FOUND; THENCE N 26°37'34" E A DISTANCE OF 36.58' TO A CAPPED 1/2" IRON PIN FOUND; THENCE S 63°22'26" E A DISTANCE OF 60.01' TO A CAPPED 1/2" IRON REBAR FOUND; WHICH IS THE POINT OF BEGINNING, CONTAINING 0.82 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S 43°58'04" W	7.98'
L19	N 30°11'40" E	30.54'
L20	N 69°02'35" W	124.62'
L21	S 87°05'34" W	29.76'
L22	S 69°52'50" W	39.24'
L23	S 22°05'00" W	24.85'
L24	S 22°07'13" W	5.56'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.98'	62.61'	62.36'	S 52°51'31" W	17°50'55"
C2	200.00'	47.98'	47.85'	S 37°03'52" W	13°44'23"
C19	130.00'	190.73'	174.08'	S 78°09'42" W	84°03'46"
C20	230.00'	55.10'	54.97'	S 62°39'56" W	13°43'35"

51011 01073
NOW OR FORMERLY
STOCKBRIDGE OF POOLER
OWNER LC
(DEED BOOK 3274, PAGE 102)

25' BUFFER
PB 32 S PG 3

CEMETERY BUFFER ALSO
SERVES AS SETBACK IN
THIS AREA.

CEMETERY

PRIVATE PEDESTRIAN
ACCESS EASEMENT

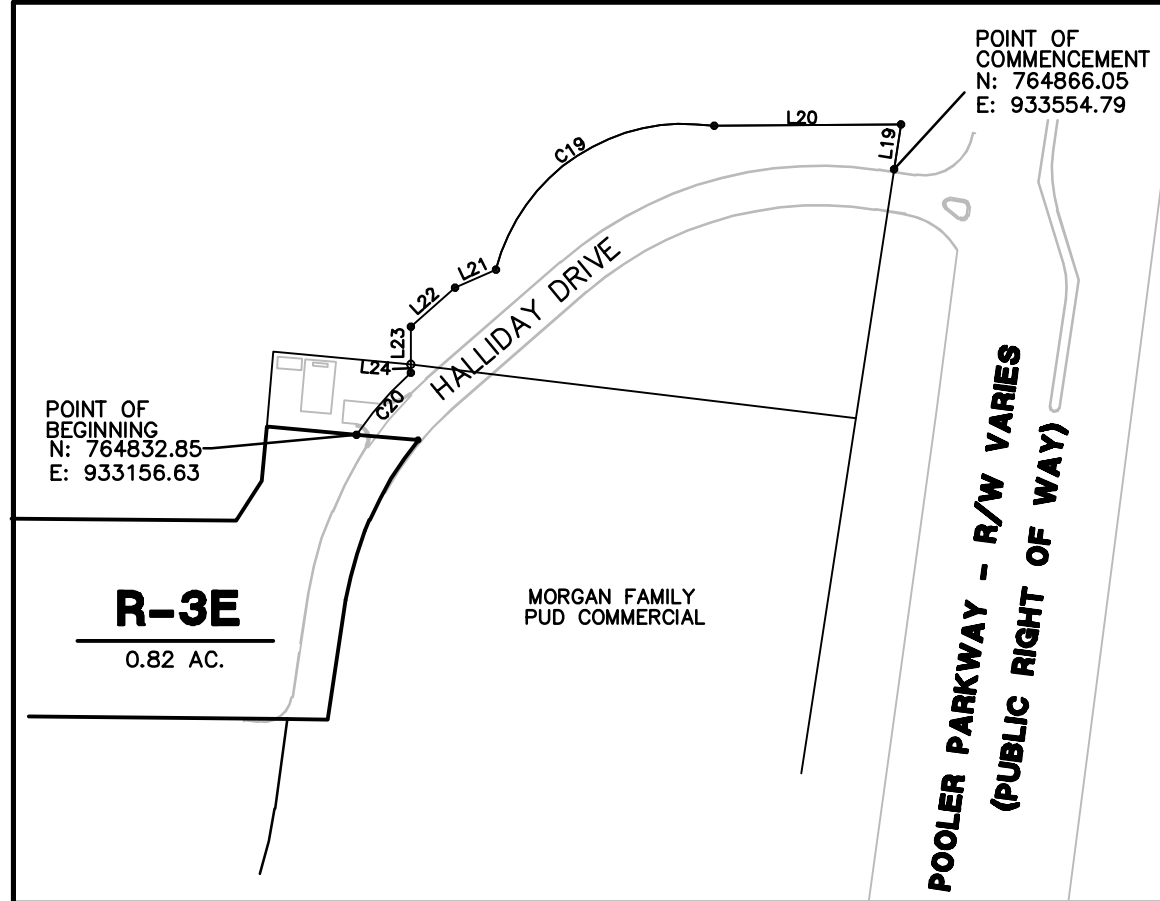
51011 01027
NOW OR FORMERLY
DG POOLER PARKWAY LLC
(DEED BOOK 2997, PAGE 645)

NOTES:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90 AND CARLSON BRX7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.03 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,705 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 4/13/26 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS DG POOLER PARKWAY LLC (DEED BOOK 2997 PAGE 645).
7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0107H, EFFECTIVE DATE 8/16/18, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE (AE EL 15) WHICH IS A SPECIAL FLOOD HAZARD AREA. REVISION CASE # 24-04-7258A PANEL NUMBER 13051C 0107H

ZONE AE (EL 15) - 1% ANNUAL CHANCE FLOOD PLAINS.
BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.



INSET
NOT TO SCALE

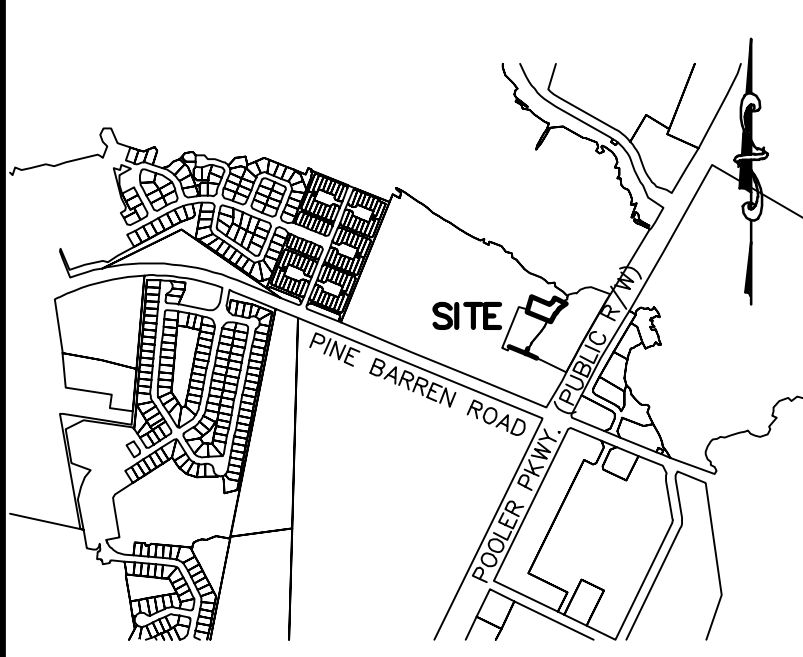
APPROXIMATE FLOOD ZONE LIMITS
ALONG PROPERTY LINE - POST LETTER OF MAP
REVISION CASE #
24-04-7258A
PANEL NUMBER 13051C 0107H

LOT R-3E

0.82 AC.
PARCEL 1 COMMITMENT
LEGAL DESCRIPTION

LEGEND:

- CIRS 1/2" CAPPED IRON REBAR SET (SSO FC, LSF 317) FLUSH WITH GROUND
- CIRF IRON REBAR FOUND
- PKF PKF NAIL AND WASHER SET
- PKF PKF NAIL FOUND
- X FOUND IN CURB
- AB ABOVE GROUND
- FG FLUSH WITH GROUND
- BG BELOW GROUND
- SANITARY SEWER MANHOLE
- GRATE INLET
- CURB INLET
- STORM DRAIN MANHOLE
- EXCEPTION NUMBER
- X — FENCE
- W — WATER LINE
- SS — SEWER LINE
- SD — STORM DRAINAGE
- — BOTTOM OF BANK
- — TOP OF BANK
- UGP — TOP OF BANK



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

TITLE PACKAGE:

FIRST AMERICAN TITLE INSURANCE COMPANY
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION, A TEXAS CORPORATION
CBH PROPERTIES POOLER, LLC

COMMITMENT NUMBER: NCS-1271347-HOU1
COMMITMENT DATE: MARCH 26, 2026 AT 8:00 AM

SURVEYORS RECORDING CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



THOMAS G. GAMMON, GA PLS #3005

NO. _____ REVISION _____ BY _____ DATE _____

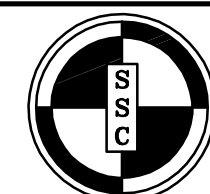
AN ALTA/NSPS LAND TITLE SURVEY OF

LOT R-3E MORGAN FAMILY COMMERCIAL TRACT POOLER PARKWAY

8TH G.M.D.
CITY OF POOLER
CHATHAM COUNTY, GEORGIA

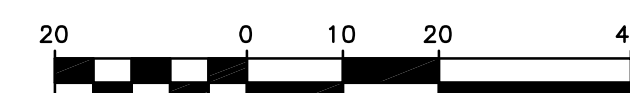
PREPARED FOR:
FIRST AMERICAN TITLE INSURANCE
COMPANY NATIONAL COMMERCIAL
SERVICES

CHRISTIAN BROTHERS AUTOMOTIVE
CORPORATION, A TEXAS CORPORATION
CBH PROPERTIES POOLER, LLC



SHUPE SURVEYING COMPANY, P.C.
130 CANAL STREET, SUITE 501
POOLER, GA 31322
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSP317



SCALE 1" = 20'
FILE 25408
DRAWING 25408 ALTA
DRAWING DATE 08/06/2026
DRAWN BY GS/DW
CREW CHIEF NH

SHEET 1 OF 1

Drawing name: C:\Users\ndchapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GASCADD\CONSTR01860056 - 01 - GEN NOTES.dwg GENERAL NOTES Aug 06, 2026 2:35pm By: ndchapman

GENERAL NOTES
ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.
UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 4" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOO, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOO SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.
ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN ON THE CONSTRUCTION DRAWINGS.
ALL DIMENSIONS AND RADI ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.
ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.
REFER TO THE DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING. REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.
ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.
THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.
THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING BODY.
THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
TRAFFIC CONTROL NOTES
REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.

DEMOLITION NOTES
THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION.
THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.
IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.
THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.
REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.
SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.
ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.
SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY. .
AS-BUILT NOTE
CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. IN JURISDICTIONS WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND PONDS, IF APPLICABLE. PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE.

EROSION CONTROL NOTES
CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THESE DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.
SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE EROSION AND SEDIMENT CONTROL PLANS SHALL BE INITIATED AS SOON AS PRACTICABLE.
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE EROSION CONTROL PLANS AND/OR LANDSCAPE PLAN.
IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM THE EROSION CONTROL BASINS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE EROSION AND SEDIMENT CONTROL REGULATIONS, U.S. DEPARTMENT OF AGRICULTURE, AND U.S. SOIL CONSERVATION SERVICE REGULATIONS.
THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE STATE REGULATIONS. TOPSOILING, PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED, AT NO ADDITIONAL COST TO THE OWNER, WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.
ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE CONSTRUCTION DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAFFIC FROM OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

GRADING NOTES
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT
CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SHUPE SURVEYING COMPANY, P.C..
ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).
LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.
CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.
THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
THE CONTRACTOR SHALL INCLUDE IN THE BID ANY Dewatering and moisture conditioning NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFEROUS CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.
CONTRACTOR TO ENSURE THAT ALL ADA ROUTES, SIDEWALKS, PATHS, ETC. HAVE A LONGITUDINAL SLOPE OF LESS THAN 5% AND A CROSS SLOPE OF LESS THAN 2%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY, AND PRIOR TO POURING OF CONCRETE, IF ANY ADA ROUTES EXCEED THE CRITERIA LISTED ABOVE.

Davis Group Hydrant Test Results					
model					
Hydrant Table - Time: 0.00 hours					
Label	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)		
H-1		104.97	45		
H-2	1,200	104.47	48		
H-3	0	110.47	48		
H-4	0	112.81	49		
H-5	0	110.47	48		
H-6	0	110.47	48		
H-7	0	113.93	49		
H-8	0	108.36	47		
H-9	0	107.87	47		
H-10	0	112.81	49		
Pump Table - Time: 0.00 hours					
Label	Pump Definition	Status (Initial)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
PMP-1	fire flow	On	114.15	1,200	114.15

DRAINAGE NOTES
CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES.
PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS. TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R-ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS. SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 790 TYPE 1R, ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL, CULVERT CO, "SMOOTH RIB", OR APPROVED EQUAL. TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST 18 PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNUALR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306 MATERIAL. FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 454420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.
EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.
A MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES.
ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.
ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: A. NO MORE THAN 500 FT OF TRENCH MAY BE OPENED AT ONE TIME. B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. E. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS. F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.
STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.

FIRE FLOW TEST					
Reservoir Table - Time: 0.00 hours					
Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)		
R-1		0.00	1,200	0.00	
Pipe Table - Time: 0.00 hours					
Label	Diameter (in)	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Length (User Defined) (ft)
P-1	12.0	130.0	1,200	3.40	1
P-2	12.0	130.0	1,200	3.40	10
P-3	12.0	130.0	1,200	3.40	78
P-4	12.0	130.0	1,200	3.40	81
P-5	8.0	130.0	1	0.00	0
P-6	10.0	130.0	1,200	4.90	58
P-7	8.0	130.0	597	3.81	0
P-8	8.0	130.0	1,200	7.66	80
P-9	12.0	130.0	1,200	3.40	1
P-10	10.0	130.0	0	0.00	1
P-11	10.0	130.0	0	0.00	194
P-12	10.0	130.0	0	0.00	139
P-13	8.0	130.0	1	0.00	0
P-14	8.0	130.0	597	3.81	14
P-15	8.0	130.0	597	3.81	213
P-16	8.0	130.0	603	3.85	15
P-17	8.0	130.0	603	3.85	222
P-18	8.0	130.0	1	0.00	0
P-19	8.0	130.0	1	0.00	15
P-20	8.0	130.0	1	0.00	252
P-21	8.0	130.0	1	0.00	15
P-22	8.0	130.0	1	0.00	15
P-23	8.0	130.0	1	0.00	125
P-24	8.0	130.0	1	0.00	494
P-25	8.0	130.0	1	0.00	14
P-26	8.0	130.0	1	0.00	78
P-27	8.0	130.0	1	0.00	14
P-28	8.0	130.0	1	0.00	87
P-29	8.0	130.0	1	0.00	14
P-30	8.0	130.0	1	0.00	8
P-31	8.0	130.0	1	0.00	7
P-32	8.0	130.0	597	3.81	8
P-33	8.0	130.0	603	3.85	6
P-34	8.0	130.0	1	0.00	201
P-35	8.0	130.0	1	0.00	221
P-36	8.0	130.0	1	0.00	225
P-37	8.0	130.0	1	0.00	240
P-38	8.0	130.0	0	0.00	0
P-39	8.0	130.0	1	0.00	107
P-40	8.0	130.0	1	0.00	358
P-41	12.0	130.0	1,200	3.40	52
P-42	12.0	130.0	1,200	3.40	237
P-43	12.0	130.0	0	0.00	434
P-44	8.0	130.0	597	3.81	218
P-45	8.0	130.0	597	3.81	248
P-46	8.0	130.0	603	3.85	57
Junction Table - Time: 0.00 hours					
Label	Hydraulic Grade (ft)	Pressure (psi)			
J-1	114.12	49			
J-2	113.99	49			
J-3	112.81	49			
J-4	112.52	49			
J-5	110.47	48			
J-6	110.47	48			
J-7	109.89	48			
J-8	110.47	48			
J-9	109.97	48			
J-10	110.48	48			
J-11	110.47	48			
J-12	110.47	48			
J-13	110.47	48			
J-14	106.62	46			
J-15	106.52	46			
J-16	105.02	45			
J-17	105.01	45			
J-18	108.27	47			
J-19	108.38	47			
J-20	110.47	48			
J-21	110.47	48			
J-22	110.47	48			
J-23	110.47	48			
J-24	110.47	48			
J-25	110.47	48			
J-26	110.47	48			
J-27	110.47	48			
J-28	110.47	48			
J-29	110.47	48			
J-30	110.47	48			
J-31	110.47	48			
J-32	110.47	48			
J-33	110.47	48			
J-68	110.47	48			

UTILITY NOTES

ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

SANITARY SEWER PIPE, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:
PVC PER ASTM D 3034.
DUCTILE IRON PIPE PER AWWA C150
PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.

WATER LINES, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:
PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
DUCTILE IRON PIPE PER AWWA C150
EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
PVC, 200 P.S.I. PER ASTM D1784 AND D2241.

MINIMUM TRENCH WIDTH SHALL BE 3 FEET.

ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS.

ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES UNLESS OTHERWISE SPECIFIED BY UTILITY PROVIDER.

IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I.

DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED.

CONTRACTOR TO REFERENCE MEP PLANS FOR ALL GREASE TRAP SIZING, DETAILS, CLEANOUTS, SAMPLE WELLS, AND VENT PIPING. GREASE TRAPS SHOWN ON CIVIL DRAWINGS ARE FOR REFERENCE ONLY.

length (User Defined) (ft)

1

10

78

81

5

08

80

1

1

194

139

0

14

213

15

222

0

15

15

125

434

14

78

14

87

14

8

7

8

6

201

221

225

240

107

358

52

434

248

57

Davis Group Hydrant Test Results

Pipe Table - Time: 0.00 hours

Label	Diameter (in)	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Length (User Defined) (ft)
P-47	8.0	130.0	603	3.85	398
P-48	12.0	130.0	0	0.00	238
P-49	12.0	130.0	0	0.00	212

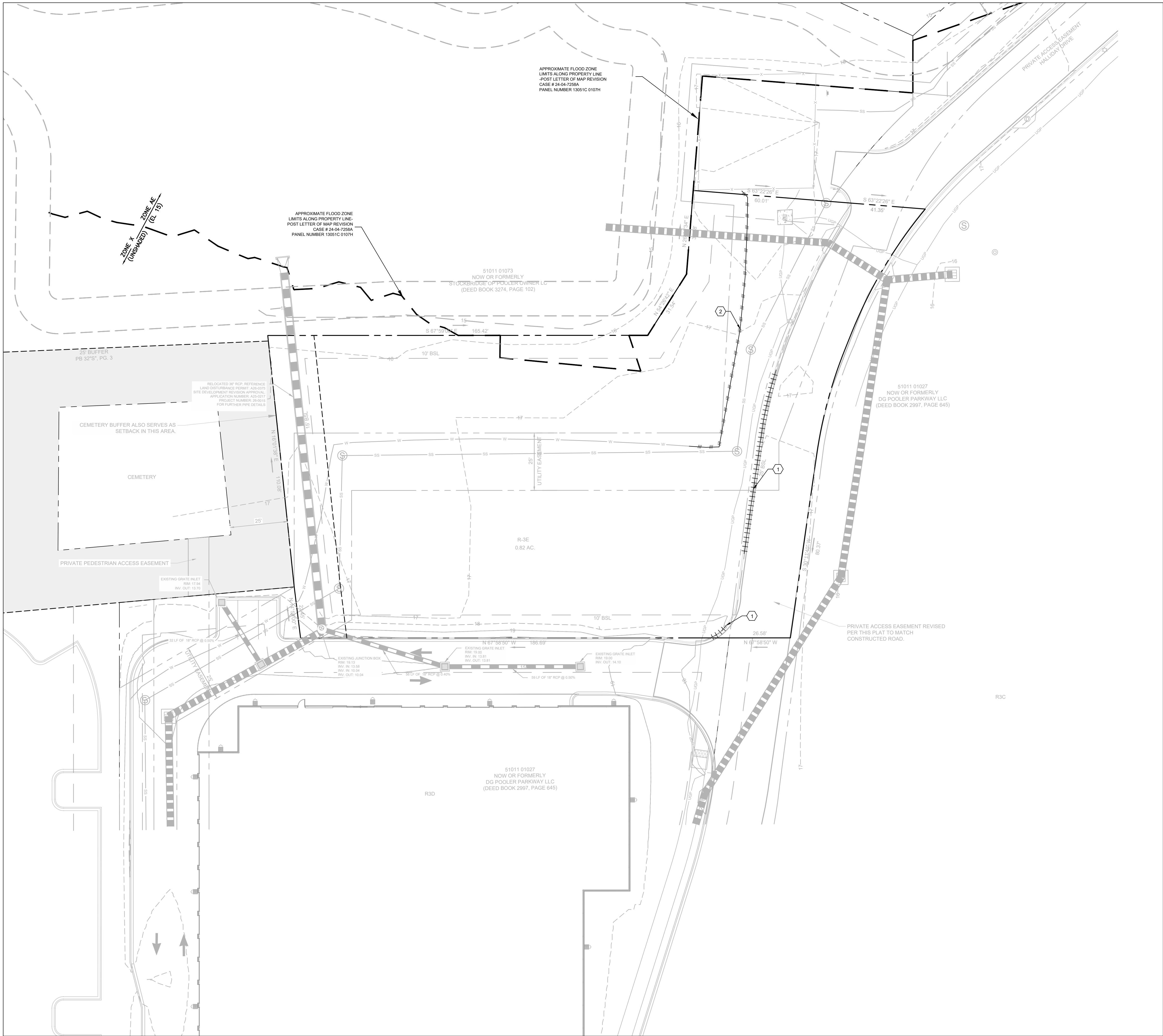
Junction Table - Time: 0.00 hours

Label	Hydraulic Grade (ft)	Pressure (psi)
J-1	114.12	49
J-2	113.09	49
J-3	112.81	49
J-4	112.52	49
J-5	110.47	48
J-6	110.47	48
J-7	109.89	48
J-8	110.47	48
J-9	109.97	48
J-10	110.48	48
J-11	110.47	48
J-12	110.47	48
J-13	110.47	48
J-14	106.62	46
J-15	106.52	46
J-16	105.02	45
J-17	105.01	45
J-18	108.27	47
J-19	108.38	47
J-20	110.47	48
J-21	110.47	48
J-22	110.47	48
J-23	110.47	48
J-24	110.47	48
J-25	110.47	48
J-26	110.47	48
J-27	110.47	48
J-28	110.47	48
J-29	110.47	48
J-30	110.47	48
J-31	110.47	48
J-32	110.47	48
J-33	110.47	48
J-68	110.47	48

WATER FLOW TEST SUMMARY SHEET - THE DAVIS GROUP

Hydrant No.	Outlet Diameter (in)	Flow Pressure (psi)	Discharge (gpm)	Test Location: 12" Main Along Pine Barren Road		Time: 4:00 p.m.
						Date: 8/25/2023
				Static Pressure (psi)	Resid. Pressure (psi)	Available Flow (gpm)
				62	52	At 20 psi At 0 psi
Total Discharge During Test (gpm)				2,301 2,839		
1,060 gpm						

Drawing name: C:\Users\inchapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR01860056 - 02 - DEMO.dwg DEMOLITION PLAN Aug 08, 2026 2:35pm by: inchapman



GENERAL DEMOLITION NOTES

- 1) CONTRACTOR TO ENSURE ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, ARE IN PLACE PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.
- 2) CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS, ETC. DURING ALL PHASES OF CONSTRUCTION.
- 3) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
- 4) ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.
- 5) BOUNDARY & TOPOGRAPHIC INFORMATION IS A COMBINATION OF A SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025 AND DESIGN PLANS BY KIMLE-HORN AND ASSOCIATES, TITLED POOLER SELF-STORAGE FACILITY. BENCHMARK IS NOTED ON SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING BASE INFORMATION PRIOR TO CONSTRUCTION AND COORDINATING ANY DISCREPANCIES WITH THE ENGINEER OF RECORD.
- 6) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0107H, DATED 08.16.2018.
- 7) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

LEGEND

- +++++ DEMOLISH EXISTING CURB/GUTTER
- DEMOLISH EXISTING UTILITIES

KEY NOTES

- 1) REMOVE EXISTING CURB & GUTTER
- 2) CONTRACTOR TO DEMO EXISTING 2" WATER LINE PAST POINT OF CBA CONNECTION. NEW 2" SERVICE LINE FROM POOLER PARKWAY TO BE PROVIDED TO EXISTING LIFT STATION VIA PLAN BY OTHERS PULLING TAP FROM MAIN ON POOLER PARKWAY.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED IN THE OFFICE OF:



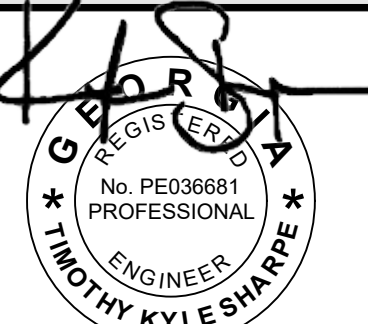
REVISIONS:

NO.	DATE	BY	CHKD	REVISION
1	05/28/26	CWH	TKS	CITY COMMENTS #1
2	07/22/26	NCC	TKS	CITY COMMENTS #2
3	08/06/26	NCC	TKS	CBA CONSTRUCTION COMMENTS

CLIENT
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT
CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:



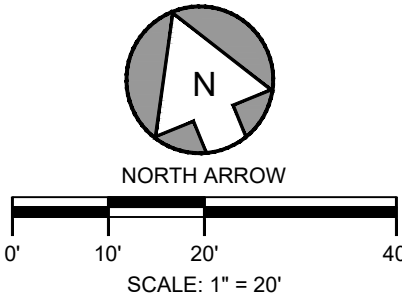
8/6/2026

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Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



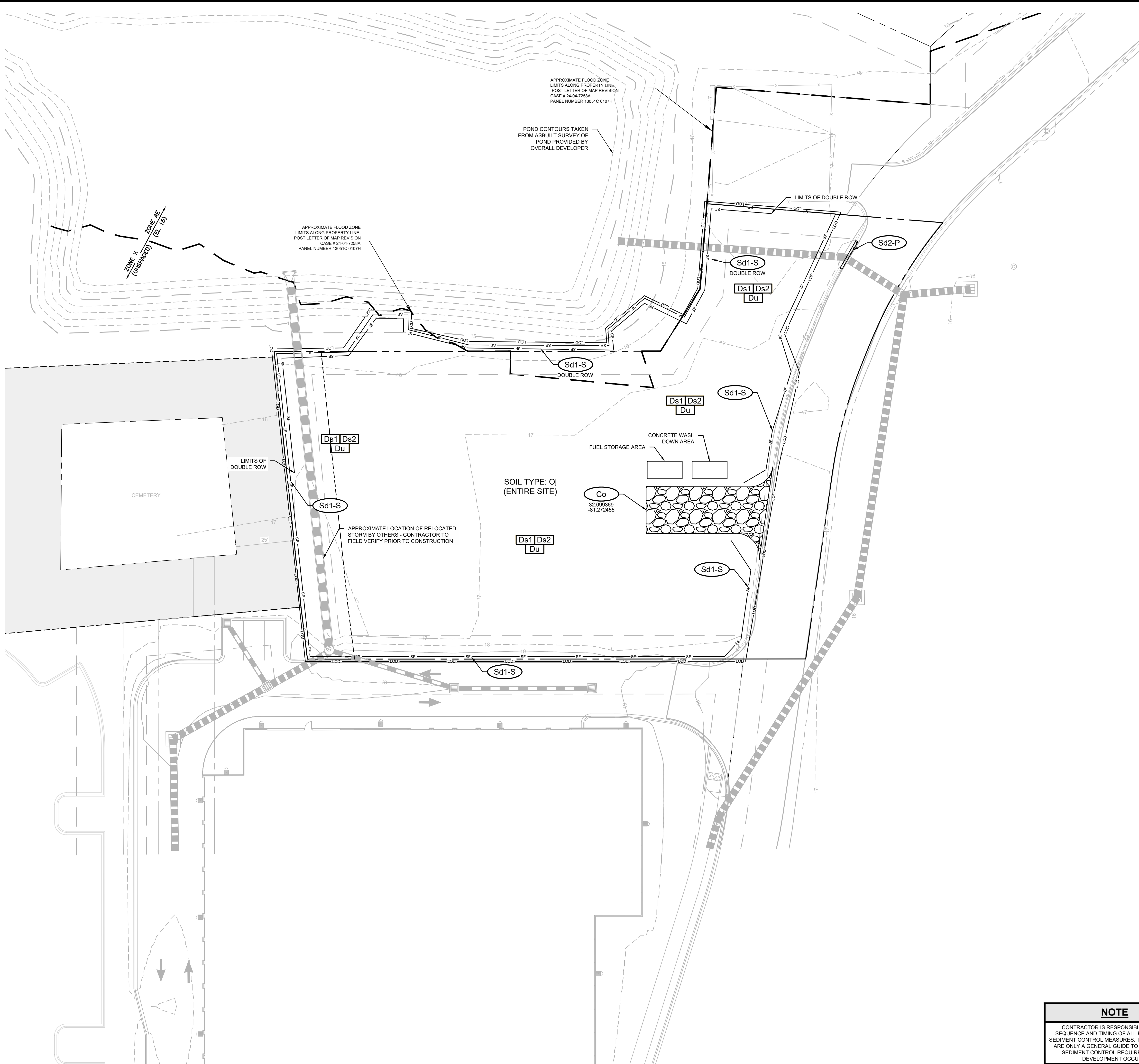
DESIGN INFO:

DRAWN BY:	CWH
DESIGNED BY:	NCC
REVIEWED BY:	TKS
JOB #:	01860056
DATE:	MARCH 20, 2026

DEMOLITION PLAN

C-1.0

Drawing name: C:\Users\ndchapman\Gaskins+LeCraw\Dropbox\Shared\Foldera\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR01860056 - 03 - ESFC.dwg ESFC PLAN - PHASE 1 Aug 06, 2026 2:35pm by: ndchapman



NOTE

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

36

GENERAL EROSION CONTROL NOTES

1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.

2.) BOUNDARY & TOPOGRAPHIC SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025. BENCHMARK IS NOTED ON SURVEY.

3.) SOIL TYPES FOR ENTIRE DISTURBED AREA IS OJ PER NRCS WEB SOIL SURVEY.

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

5.) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

6.) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 FULL VOLUME.

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

8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 0.82 ACRES

TOTAL DISTURBED AREA = 0.7 ACRES

1213

CERTIFICATION STATEMENT

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

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

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

KS

KS

GEORGIA LICENSED PROFESSIONAL (SIGN)

8/6/26

DATE

TIMOTHY KYLE SHARPE

GEORGIA LICENSED PROFESSIONAL (PRINT)

PE036681

GEORGIA PE#

0000065749

GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

24 HOUR CONTACT

AUSTIN WORTHY
713.560.8172
CBH PROPERTIES POOLER, LLC

PRIMARY PERMITTEE

CBH PROPERTIES POOLER, LLC
17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77094
217.494.0553
CONTACT:
TIMOTHY GEIGER
TIMOTHY.GEIGER@CBAC.COM

47

SOIL SERIES

OJ: OCILLA COMPLEX
(HYDROLOGIC SOIL GROUP B/D)

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

2

TIMOTHY KYLE SHARPE

Level II Certified Design Professional

CERTIFICATION NUMBER

0000065749

ISSUED: 02.17.2024

EXPIRES: 02.17.2027

BYPASS AREA NO. 1			
Disturbed Area to Silt Fence =	30,492	SF =	0.7 AC
LF of Silt Fence Required =	280	LF	(100 LF per 0.25 AC)
LF of Silt Fence Provided =	280	LF	
Silt Fence Storage Capacity =	0.70	AC =	1,266 CF

EROSION CONTROL LEGEND					
CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
Du	DUST CONTROL ON DISTURBED AREAS	Du	Sd1-S	SEDIMENT BARRIER (SENSITIVE)	Sd1-S
Co	CONSTRUCTION EXIT	Co			

PREPARED IN THE OFFICE OF:

G

GASKINS + LECRAW

a PAPER-DAWSON company

© 2026 GASKINS + LECRAW
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com

PEF008127

8

REVISIONS:

NO.	DESCRIPTION	DATE	CHKD BY	APP'D BY
1				
2				
3				

CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT

CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

KS

KS

GEORGIA LICENSED PROFESSIONAL (SIGN)

8/6/2026

DATE

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

37

N

NORTH ARROW

0' 10' 20' 40'

SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:

CWH

DESIGNED BY:

NCC

REVIEWED BY:

TKS

JOB #:

01860056

DATE:

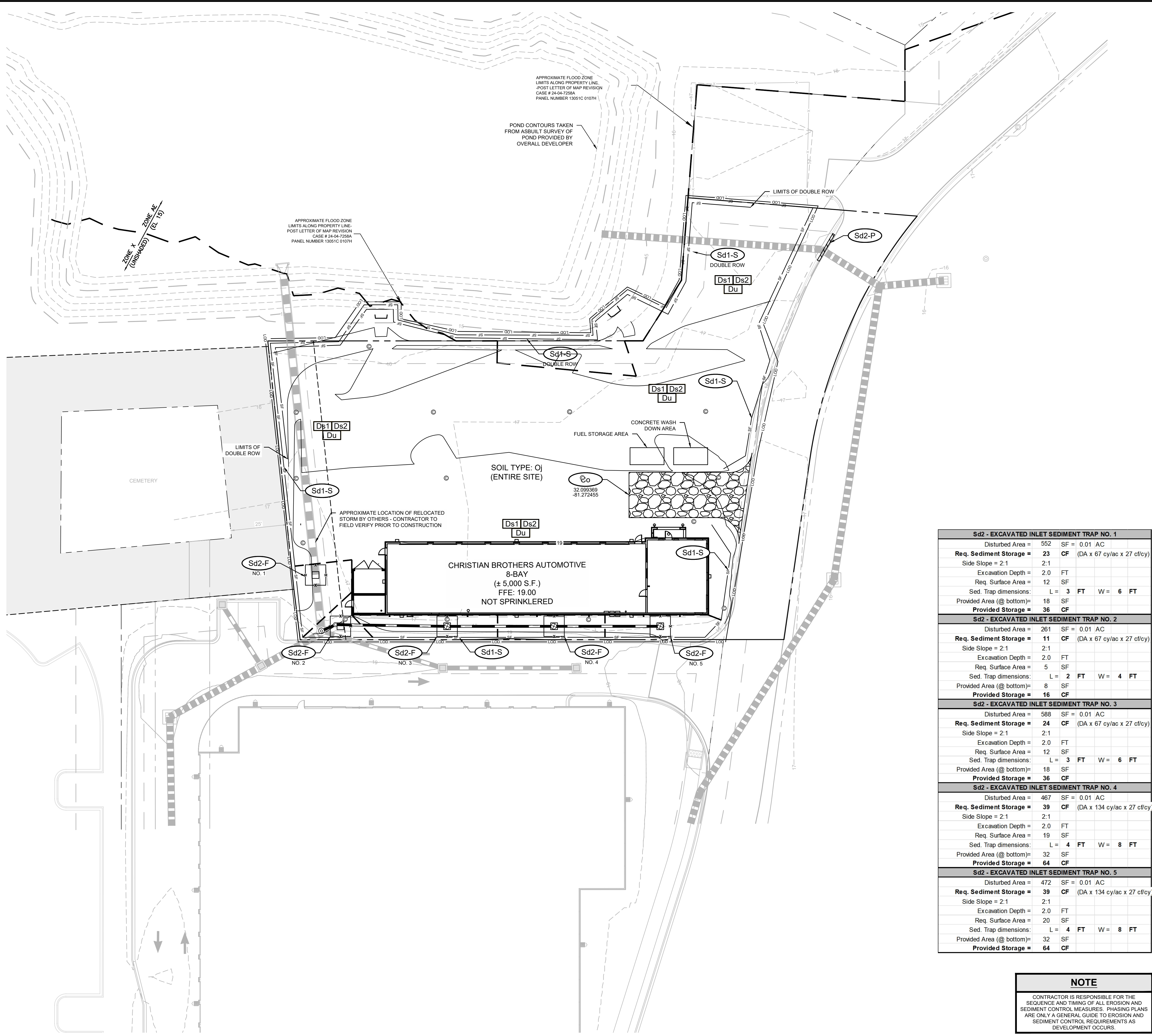
MARCH 20, 2026

ESPC PLAN - PHASE 1

C-2.0

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Drawing name: C:\Users\ndchapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACACADD\CONSTR01860056 - 03 - ESPC.dwg 03 - ESPC.dwg Aug 06, 2026 2:35pm by: ndchapman



Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 1						
Disturbed Area =	552	SF =	0.01	AC		
Req. Sediment Storage =	23	CF	(DA x 67 cy/ac x 27 cf/cy)			
Side Slope = 2:1	2.1					
Excavation Depth =	2.0	FT				
Req. Surface Area =	12	SF				
Sed. Trap dimensions:	L =	3	FT	W =	6	FT
Provided Area (@ bottom)=	18	SF				
Provided Storage =	36	CF				
Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 2						
Disturbed Area =	261	SF =	0.01	AC		
Req. Sediment Storage =	11	CF	(DA x 67 cy/ac x 27 cf/cy)			
Side Slope = 2:1	2.1					
Excavation Depth =	2.0	FT				
Req. Surface Area =	5	SF				
Sed. Trap dimensions:	L =	2	FT	W =	4	FT
Provided Area (@ bottom)=	8	SF				
Provided Storage =	16	CF				
Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 3						
Disturbed Area =	588	SF =	0.01	AC		
Req. Sediment Storage =	24	CF	(DA x 67 cy/ac x 27 cf/cy)			
Side Slope = 2:1	2.1					
Excavation Depth =	2.0	FT				
Req. Surface Area =	12	SF				
Sed. Trap dimensions:	L =	3	FT	W =	6	FT
Provided Area (@ bottom)=	18	SF				
Provided Storage =	36	CF				
Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 4						
Disturbed Area =	467	SF =	0.01	AC		
Req. Sediment Storage =	39	CF	(DA x 134 cy/ac x 27 cf/cy)			
Side Slope = 2:1	2.1					
Excavation Depth =	2.0	FT				
Req. Surface Area =	19	SF				
Sed. Trap dimensions:	L =	4	FT	W =	8	FT
Provided Area (@ bottom)=	32	SF				
Provided Storage =	64	CF				
Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 5						
Disturbed Area =	472	SF =	0.01	AC		
Req. Sediment Storage =	39	CF	(DA x 134 cy/ac x 27 cf/cy)			
Side Slope = 2:1	2.1					
Excavation Depth =	2.0	FT				
Req. Surface Area =	20	SF				
Sed. Trap dimensions:	L =	4	FT	W =	8	FT
Provided Area (@ bottom)=	32	SF				
Provided Storage =	64	CF				

NOTE
CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

36

GENERAL EROSION CONTROL NOTES

1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.

2.) BOUNDARY & TOPOGRAPHIC SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025. BENCHMARK IS NOTED ON SURVEY.

3.) SOIL TYPES FOR ENTIRE DISTURBED AREA IS OJ PER NRCS WEB SOIL SURVEY

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

5.) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

6.) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 FULL VOLUME.

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

8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 0.82 ACRES

TOTAL DISTURBED AREA = 0.7 ACRES

1213

CERTIFICATION STATEMENT

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100005.

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

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

8/6/26

DATE

PROFESSIONAL (SIGN)

DATE

TIMOTHY KYLE SHARPE

GEORGIA LICENSED PROFESSIONAL (PRINT)

PE036681

GEORGIA PE#

0000065749

GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

24 HOUR CONTACT

AUSTIN WORTHY
713.560.8172
CBH PROPERTIES POOLER, LLC

PRIMARY PERMITTEE

CBH PROPERTIES POOLER, LLC
17725 KATY FREEWAY, SUITE 200
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217.484.0553
CONTACT:
TIMOTHY GEIGER
TIMOTHY.GEIGER@CBAC.COM

47

SOIL SERIES

OJ: OCILLA COMPLEX
(HYDROLOGIC SOIL GROUP B/D)

2

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

TIMOTHY KYLE SHARPE

Level II Certified Design Professional

CERTIFICATION NUMBER

0000065749

ISSUED

02.17.2024

EXPIRES

02.17.2027

BYPASS AREA NO. 1				
Disurbed Area to Silt Fence =	30,492	SF =	0.7	AC
LF of Silt Fence Required =	280	LF	(100 LF per 0.25 AC)	
LF of Silt Fence Provided =	360	LF		
Silt Fence Storage Capacity =	0.90	AC =	1,628	CF

EROSION CONTROL LEGEND					
CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
Du	DUST CONTROL ON DISTURBED AREAS	Du	Sd1-S	SEDIMENT BARRIER (SENSITIVE)	Sd1-S
Co	CONSTRUCTION EXIT	Co	Sd2-F	TEMPORARY INLET SEDIMENT TRAP (FILTER FABRIC W/ SUPPORTING FRAME)	Sd2-F

PREPARED IN THE OFFICE OF:

G

GASKINS + LECRAW

a PAPER-DAWSON company

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3475 CORPORATE WAY

SUITE A

DULUTH, GA 30096

PHONE - 678.546.8100

www.gaskinslecraw.com

PEF008127

REVISIONS:					
NO.	DESCRIPTION	DATE	BY	CHECKED	DATE
1					
2					
3					

CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT

CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

TIMOTHY KYLE SHARPE

ENGINEER

PE036681

PROFESSIONAL

8/6/2026

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

37

N

NORTH ARROW

0' 10' 20' 40'

SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:

CWH

DESIGNED BY:

NCC

REVIEWED BY:

TKS

JOB #:

01860056

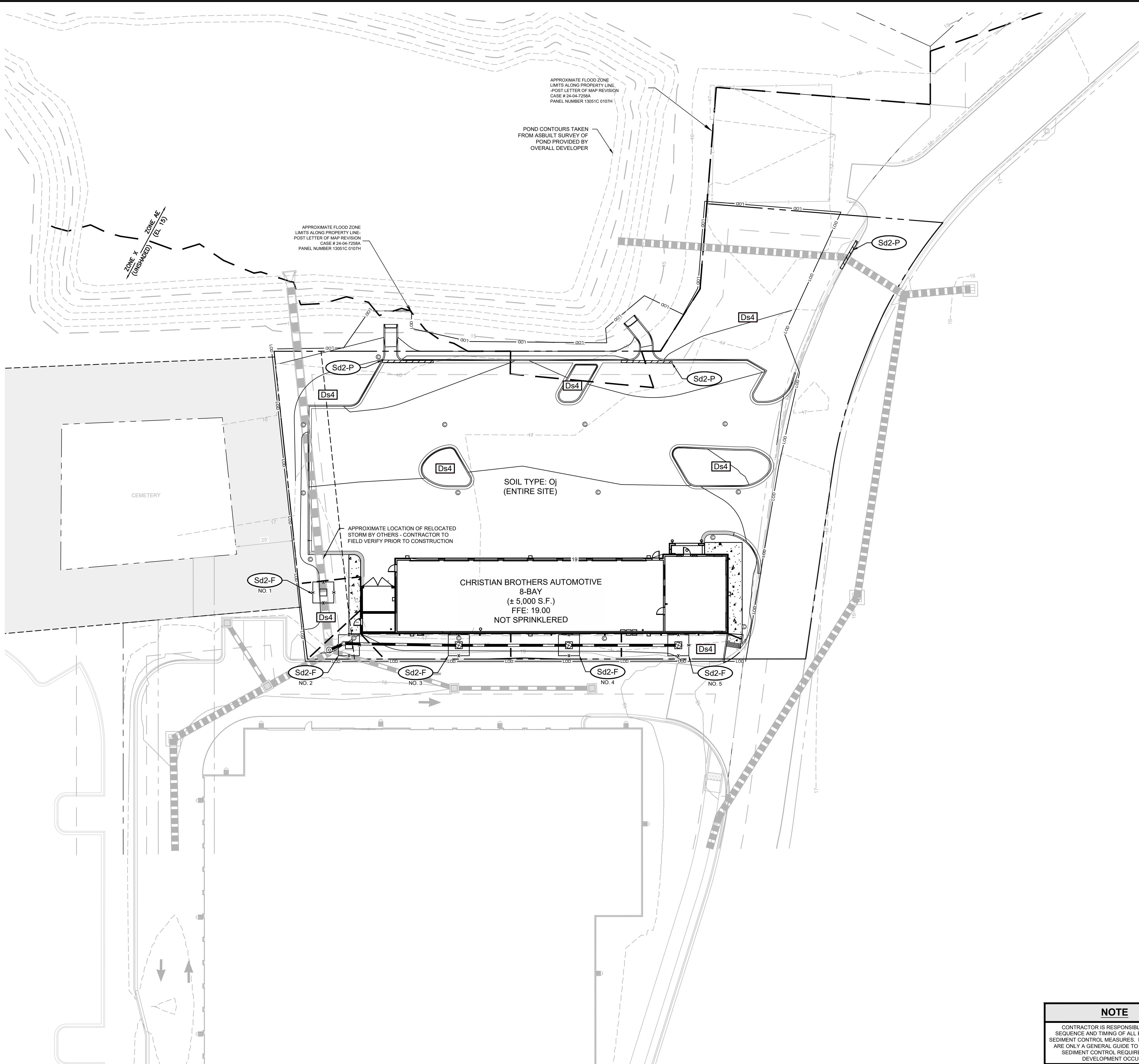
DATE:

MARCH 20, 2026

ESPC PLAN - PHASE 2

C-2.1

Drawing name: C:\Users\chapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR01860056 - 03 - ESPC.dwg ESPC PLAN - PHASE 3 Aug 06, 2026 2:35pm by: nchapman



NOTE

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

3 6 GENERAL EROSION CONTROL NOTES

- 1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.
- 2.) BOUNDARY & TOPOGRAPHIC SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025. BENCHMARK IS NOTED ON SURVEY.
- 3.) SOIL TYPES FOR ENTIRE DISTURBED AREA IS OJ PER NRCS WEB SOIL SURVEY.
- 4.) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- 5.) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 6.) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 FULL VOLUME.
- 7.) MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 0.82 ACRES
TOTAL DISTURBED AREA = 0.7 ACRES

12 13 CERTIFICATION STATEMENT

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

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

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

Timothy Kyle Sharpe
GEORGIA LICENSED PROFESSIONAL (SIGN) 8/6/26
DATE

TIMOTHY KYLE SHARPE
GEORGIA LICENSED PROFESSIONAL (PRINT)

PE036681
GEORGIA PE#

0000065749
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

24 HOUR CONTACT

AUSTIN WORTHY
713.560.8172
CBH PROPERTIES POOLER, LLC

PRIMARY PERMITTEE

CBH PROPERTIES POOLER, LLC
17725 KATY FREEWAY, SUITE 200
HOUSTON, TEXAS 77094
217.494.0553
CONTACT:
TIMOTHY GEIGER
TIMOTHY.GEIGER@CBAC.COM

47 SOIL SERIES

OJ: OCILLA COMPLEX
(HYDROLOGIC SOIL GROUP B/D)

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

TIMOTHY KYLE SHARPE
Level II Certified Design Professional

CERTIFICATION NUMBER 0000065749

ISSUED: 02.17.2024 EXPIRES: 02.17.2027

FINAL STABILIZATION NOTE

REFER TO LANDSCAPE PLANS BY OTHERS FOR ALL PLANTINGS AND GROUND COVER FOR FINAL STABILIZATION.

EROSION CONTROL LEGEND					
CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
Sd2-F	TEMPORARY INLET SEDIMENT TRAP (FILTER FABRIC W/ SUPPORTING FRAME)		Ds4	DISTURBED AREA STABILIZATION (WITH SOODING)	
Sd2-P	TEMPORARY INLET SEDIMENT TRAP (CURB INLET PROTECTION)				

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
a PAPER-DAWSON company
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3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

8 REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD
1	08/06/26	CBA CONSTRUCTION COMMENTS	NCC	TKS
2	07/22/26	CITY COMMENTS #1	NCC	TKS
1	05/28/26	CITY COMMENTS #2	CWH	TKS

CLIENT: CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT: CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL: *Timothy Kyle Sharpe*
No. PE036681
ENGINEER
TIMOTHY KYLE SHARPE

8/6/2026

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

DESIGN INFO:

DRAWN BY: CWH
DESIGNED BY: NCC
REVIEWED BY: TKS
JOB #: 01860056
DATE: MARCH 20, 2026

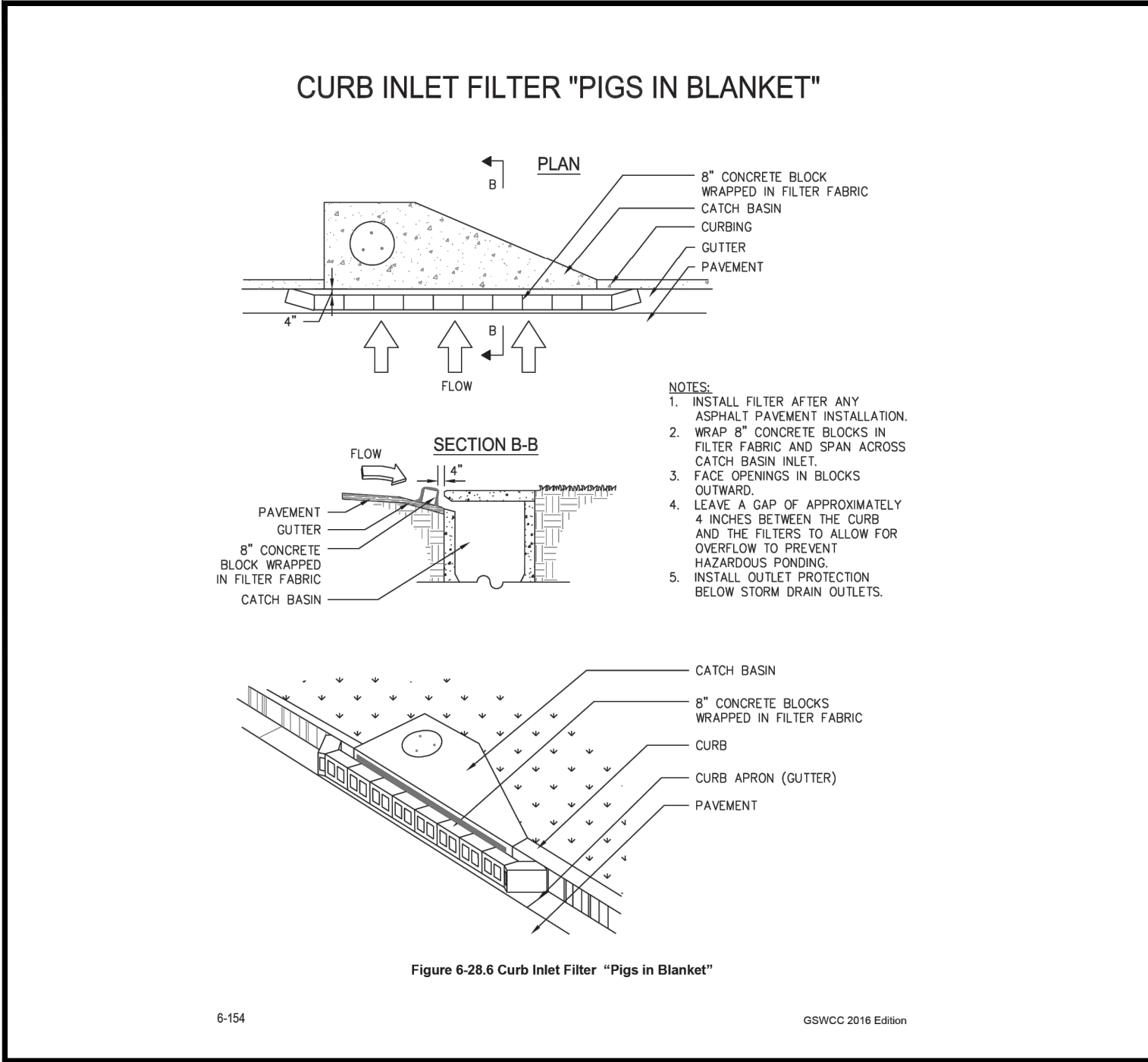
ESPC PLAN - PHASE 3

C-2.2

[illegible]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, shall be without liability to Gaskins + LeCraw. Copyright Gaskins + LeCraw.

Drawing name: C:\Users\chappman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\1860056 - CBA - Pooler - GASCAD\CONSTR01860056 - 05 - ESPC DETAILS.dwg ESPC DETAILS - 1 Aug 06, 2026, 2:35pm by: richman



INLET SEDIMENT TRAP (Sd2-P)

GEORGIA UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES				STRUCTURAL PRACTICES			
CODE	PRACTICE	DETAIL	DESCRIPTION	CODE	PRACTICE	DETAIL	DESCRIPTION
(S1)	SEDIMENT TRAP		Install a sediment trap to catch sediment before it enters the waterway. The trap should be installed at the head of the waterway, and the sediment should be removed regularly.	(S2)	SEDIMENT TRAP		Install a sediment trap to catch sediment before it enters the waterway. The trap should be installed at the head of the waterway, and the sediment should be removed regularly.
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MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% TO 100% SOIL COVER. WHEN SELECTING A MULCH, DESIGN PROFESSIONALS SHOULD CONSIDER THE MULCH'S FUNCTIONAL LONGEVITY, VEGETATION ESTABLISHMENT ENHANCEMENT, AND EROSION CONTROL EFFECTIVENESS. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED.

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.

1. 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.

2. 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.

3. SERICEA LESPEDeza HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.

4. 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.

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

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

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

LIME & FERTILIZER RATES

NOTE: LIME & FERTILIZER RATES APPLY TO BOTH Ds2 & Ds3

AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.

LIME SPREAD BY CONVENTIONAL EQUIPMENT SHALL BE "GROUND LIMESTONE." GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE, NOT LESS THAN 50 PERCENT WILL PASS THROUGH A 50-MESH SIEVE AND NOT LESS THAN 25 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.

FAST-ACTING LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT SHOULD BE "FINELY GROUND LIMESTONE" SPANNING FROM THE 180 MICRON SIZE TO THE 5 MICRON SIZE. FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 95 PERCENT OF THE MATERIAL WILL PASS THROUGH A 100-MESH SIEVE.

IT IS DESIRABLE TO USE DOLOMITIC LIMESTONE IN THE SAND HILLS, SOUTHERN COASTAL PLAIN AND ATLANTIC COAST FLATWOODS MILRAS. (SEE FIGURE 6-4.1)

AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES ARE PLANTED.

INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES OR COMBINATION OF SPECIES ARE LISTED IN TABLE 6-5.1.

MULCHING / FERTILIZER RATES

Dust Control on Disturbed Areas Du

DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
-To prevent surface and air movement of dust from exposed soil surfaces.
-To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification Tac - Tackifiers.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification Ds3 - Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See specification Tp - Topsoiling.

Stones. Cover surface with crushed stone or coarse gravel. See specification Cr-Construction Road Stabilization.

DUST CONTROL (Du)

Disturbed Area Stabilization (With Mulching Only) Ds1

DEFINITION
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE
-To reduce runoff and erosion
-To conserve moisture
-To prevent surface compaction or crusting
-To control undesirable vegetation
-To modify soil temperature
-To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

SPECIFICATIONS

Mulching Without Seeding
This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated.

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "poker disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal application shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

DISTURBED AREA STABILIZATION (Ds1)

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND TYPE C SILT FENCE INSTALLATION

NOTES:

1. DESIGN IS FOR SLOPES NO GREATER THAN 3% (NOT DESIGNED FOR CONCENTRATED FLOWS).

2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHALL BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).

3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.

4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

***FABRIC ENTRENCHED AT LEAST 12" AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.**

STAKE

BURIED FABRIC

DROP INLET WITH GRATE

CRUSHED STONE OR COMPACTED SOIL

WIRE-BACKING

GATHER EXCESS AT CORNERS

FABRIC WITH WIRE-BACKING SUPPORT

Figure 6-28.1 - Fabric and Supporting Frame for Inlet Protection

SILT FENCE - TYPE C

NOTES:

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

2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

SILT FENCE (Sd1-S)

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanup of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

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"-1.5" STONE).

4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".

5. PAD WIDTH SHALL BE EQUAL TO ALL POINTS OF VEHICULAR ENTRY, BUT NO LESS THAN 20'.

6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.

7. A DRAIN PIPE UNDER THE ENTRANCE IS NEEDED TO MAINTAIN DRAINAGE DEVICES.

8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEGMENT THAT OR SEDIMENT BASIN (ON ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).

9. WASHRAINS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRAINS DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.

10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, RETAIN AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

CONSTRUCTION EXIT (Co)

Table 6-5.1. Fertilizer Requirements

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2
	Second	6-12-12	1000 lbs./ac.	30
	Maintenance	10-10-10	400 lbs./ac.	—
2. Cool season grasses and legumes	First	6-12-12	1500 lbs./ac.	0-50 lbs./ac. 1/
	Second	10-10-10	1000 lbs./ac.	—
	Maintenance	0-10-10	400 lbs./ac.	—
3. Ground covers	First	10-10-10	1300 lbs./ac. 3/	—
	Second	10-10-10	1300 lbs./ac. 3/	—
	Maintenance	10-10-10	1100 lbs./ac.	—
4. Pine seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	—
5. Shrub Lespedeza	First	0-10-10	700 lbs./ac.	—
	Maintenance	0-10-10	700 lbs./ac. 4/	—
6. Temporary cover crops seeded alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Warm season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/6/
	Second	6-12-12	800 lbs./ac.	50-100 lbs./ac. 2/
	Maintenance	10-10-10	400 lbs./ac.	30 lbs./ac.
8. Warm season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac./6/
	Second	0-10-10	1000 lbs./ac.	—
	Maintenance	0-10-10	400 lbs./ac.	—

1/ Apply in spring following seeding.
2/ Apply in split applications when high rates are used.
3/ Apply in 3 split applications.
4/ Apply when plants are pruned.
5/ Apply to grass species only.
6/ Apply when plants grow to a height of 2 to 4 inches.

CERTIFICATION STATEMENT (ENGINEER)

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

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

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

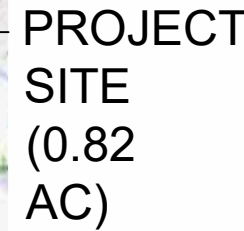
Timothy Kyle Sharpe
GEORGIA LICENSED PROFESSIONAL (SIGN) 8/6/26 PEO36681 GEORGIA PE#

TIMOTHY KYLE SHARPE 0000065749
GEORGIA LICENSED PROFESSIONAL (PRINT) GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

GSWCC DESIGN PROFESSIONAL

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

T



RECEIVING WATERS MAP



Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Species	Broadcast Rates	Resource Area ¹	Planting Dates by Resource Area	Remarks
	Pure Live Seed (PLS) Rate Per Acre ² Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. J F M A M J J A S O N D	
FESCUE, TALL <i>Festuca arundinacea</i>				
alone	50 lbs	1.1 lb	M-L	227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lb	P	
KUDZU <i>Pueraria thumbergia</i>				
Plants or crowns	3' - 7' apart	ALL		Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDeza SERICEA <i>Lepidoliza sericea</i>				
scarified	60 lbs	1.4 lb	M-L P C	350,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
unscarified	75 lbs	1.7 lb	M-L P C	Mix with Tall fescue or winter annuals.
seed-bearing hay	3 tons	1338 lbs	M-L P C	Cut when seed mixture is mature, but before it shatters. Acid Tall fescue or winter annuals.
Species	Broadcast Rates	Resource Area ¹	Planting Dates by Resource Area	Remarks
	Pure Live Seed (PLS) Rate Per Acre ² Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. J F M A M J J A S O N D	
LESPEDeza Ambro virgata Lepidoliza virgata DC or Appaloosa Lepidoliza cuneata (Dumont) G. Don				
scarified	60 lbs	1.4 lb	M-L P C	300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop solid stands. Inoculate seed with EL inoculant.
unscarified	75 lbs	1.7 lb	M-L P C	
LESPEDeza, SHRUB <i>Lepidoliza bicolor</i> <i>Lepidoliza thumbergi</i>				
plants	3' x3'	M-L P C		Provide wildlife food and cover.
LOVEGRASS, WEEPING <i>Eragrostis curvula</i>				
alone	4 lbs	0.1 lb	M-L P C	1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
with other perennials	2 lbs	0.05 lb		

Species	Broadcast Rates	Resource Area ¹	Planting Dates by Resource Area	Remarks
	Pure Live Seed (PLS) Rate Per Acre ² Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. J F M A M J J A S O N D	
MAIDENCANE <i>Panicum hemiltonianum</i>				
sprigs PANICGRASS, ATLANTIC COASTAL <i>Panicum amarum</i> var <i>amarulum</i>	2' x 3' spacing ALL		-----	For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
	20 lbs 0.5 lb	P C	-----	Grove well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with <i>Sericea lopespedae</i> except on sand dunes.
REED CANARY GRASS <i>Phalaris arundinacea</i>				
alone with other perennials	50 lbs 1.1 lb 30 lbs 0.7 lb	M-L P	-----	Grows similar to Tall fescue
SUNFLOWER, AZTEC ³ MAXIMILLIAN <i>Helianthus maximiliani</i>				
	10 lbs 0.2 lb	M-L P C	-----	227,000 seed per pound. Mix with Weeping lovegrass or other low-growing grasses or legumes.
1 Reduce seeding rates by 50% when drilled 2 PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications. 3 M-L represents to Mountain; Blue Ridge, and Ridges and Valleys MLRAS P represents the Southern Piedmont MLRA C represents the Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAS.				
See Figure 6-4.1				

DETAIL

Species	Broadcast Rates	Resource Area ^a	Planting Dates by Resource Area	Remarks
	Pure Line Seed (PLS) Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.	
	Rate Per Acre ^b		J F M A M J J A S O N D	
BARLEY <i>Hordeum vulgare</i>				
alone	3 bu. (144 lbs)	3.3 lbs	M-L	14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24lbs)	0.6 lb	P C	
LESPEDEZA, ANNUAL <i>Lespedeza sativa</i>				
alone	40 lbs	0.9 lb	M-L	200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixture	10 lbs	0.2 lb	P C	
LOVEGRASS, WEEPING <i>Eragrostis curvula</i>				
alone	4 lbs	0.1 lb	M-L	1,500,000 seed per pound. May last for several years. Mix with <i>Setaria lepidodes</i> .
in mixture	2 lbs	0.05 lb	P C	
MILLET, BROWNTOP <i>Panicum fasciculatum</i>				
alone	40 lbs	0.9 lb	M-L	137,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if seeded at high rate.
in mixture	10 lbs	0.2 lb	P C	
SPECIES	Broadcast Rates	Resource Area^a	Planting Dates by Resource Area	Remarks
	Pure Line Seed (PLS) Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.	
	Rate Per Acre ^b		J F M A M J J A S O N D	
MILLET, PEARL <i>Pennisetum glaucum</i>				
alone	50 lbs	1.1 lbs	M-L P C	88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS <i>Avena sativa</i>				
alone	4 bu. (128 lbs)	2.9 lbs	M-L	13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P C	
RYE <i>Sitona cereale</i>				
alone	3 bu. (168 lbs)	3.9 lbs	M-L	18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P C	
RYEGRASS, ANNUAL <i>Lolium temulentum</i>				
alone	40 lbs	0.9 lb	M-L P C	227,000 seed per pound. Dense cover. Very competitive and is good to be used in mixtures.
SUDANGRASS <i>Sorghum sudanese</i>				
alone	60 lbs	1.4 lbs	M-L P C	55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
SPECIES	Broadcast Rates	Resource Area^a	Planting Dates by Resource Area	Remarks
	Pure Line Seed (PLS) Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.	
	Rate Per Acre ^b		J F M A M J J A S O N D	
TRITICALE <i>X-Triticosecal</i>				
alone	3 bu. (144 lbs)	3.3 lbs	C	Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1/2 bu. (24 lbs)	0.6 lb		
WHEAT <i>Triticum aestivum</i>				
alone	3 bu. (180 lbs)	4.1 lbs	M-L	15,000 seed per pound. Winter hardy.
in mixture	1/2 bu. (30 lbs)	0.7 lb	P C	

^aTemporary cover crops are very competitive and will crowd out perennials if seeded too heavily

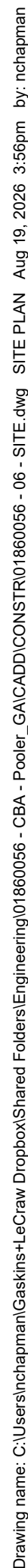
^bReduce seeding rates by 50% when drilled.

M-L represents the Mountain, Blue Ridge, and Ridges and Valleys MLRA

P represents the Southern Piedmont MLRA

C represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs

(see Figure 6-4.1, p. 6-40)

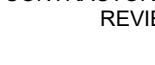
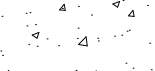
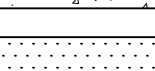


GENERAL SITE NOTES

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC INFORMATION IS A COMBINATION OF A SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10/07/2025 AND DESIGN PLANS BY KIMLE-HORN AND ASSOCIATES, TITLED POOLER SELF-STORAGE FACILITY. BENCHMARK IS NOTED ON SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING BASE INFORMATION PRIOR TO CONSTRUCTION AND COORDINATING ANY DISCREPANCIES WITH THE ENGINEER OF RECORD.
- 4) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C10017, DATED 08.16.2018. STATE WATERS DO NOT EXIST ON THIS SITE.
- 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY WHITAKER LABORATORY, INC., DATED 09.09.2025.

SITE SUMMARY	
SITE AREA	
SITE AREA:	0.82 ACRES (35,719 S.F.)
IMPERVIOUS AREA:	26,080 S.F. (73%)
PERVIOUS AREA:	9,639 S.F. (27%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF POOLER
ZONING:	PUD (MORGAN FAMILY TRACT)
ADJACENT ZONING:	PUD (MORGAN FAMILY TRACT)
BUILDING SETBACKS	
FRONT:	25'
SIDE:	10'
REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	±5,000 S.F.
BUILDING COVERAGE:	14.0 %
BUILDING HEIGHT ALLOWED:	75'
PROPOSED BUILDING HEIGHT:	24.67'
PARKING SUMMARY	
PARKING REQ.:	(MIN) 1 SPACE/300 S.F.
	17 SPACES
PARKING PROV.:	1 SPACE/167 S.F.
	30 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	19'

KEY NOTES	
①	16" CURB & GUTTER. SEE SHEET C-7.2 FOR DETAIL
②	24" WHITE THERMOPLASTIC STOP BAR. SEE SHEET C-7.0 FOR DETAIL
③	HEAVY DUTY ASPHALT PAVEMENT. SEE SHEET C-7.4 FOR PAVEMENT SPECIFICATIONS
④	LIGHT DUTY ASPHALT PAVEMENT. SEE SHEET C-7.4 FOR PAVEMENT SPECIFICATIONS
⑤	HEAVY DUTY CONCRETE PAVEMENT. SEE SHEET C-7.4 FOR PAVEMENT SPECIFICATIONS. #4 REBAR @ 24" O.C. PER CBA STANDARDS
⑥	GDOT TYPE D ADA RAMP WITH DETECTABLE WARNING. SEE SHEET C-7.3 FOR DETAIL
⑦	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER OR EDGE-OF-PAVEMENT IF CURB AND GUTTER IS NOT PRESENT.
⑧	LANDSCAPE AREA. SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
⑨	ADA PARKING AREA. SEE SHEET C-7.0 FOR DETAIL(S)
⑩	ADA PARKING SIGN IN BOLLARD. SEE SHEET C-7.0 FOR DETAIL.
⑪	DUMPSITE ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS
⑫	STOP SIGN (R1-1) INSTALLED ON A SQUARE BREAKAWAY POST. SEE SHEET C-7.0 FOR MOUNTING DETAIL
⑬	TAPER CURB FROM 6" TO 0" OVER 5'. SEE SHEET C-7.0 FOR DETAIL
⑭	SIDEWALK TO BE FLUSH WITH PAVEMENT
⑮	CONCRETE SIDEWALK. SEE SHEET C-7.0 FOR DETAIL
⑯	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
⑰	TYPICAL PAVEMENT MARKINGS. SEE SHEET C-7.0 FOR DETAILS
⑱	BOLLARD (TYP.). SEE SHEET C-7.0 FOR DETAIL
⑲	DO NOT ENTER SIGN. SEE SHEET C-7.0 FOR MOUNTING DETAIL
⑳	COMPRESSOR ROOM. SEE ARCH PLANS FOR DETAILS
㉑	WHEEL STOPS WITH DRAINAGE SLOT. SEE SHEET C-7.0 FOR DETAIL
㉒	18" WIDE 0" TALL FLUSH HEADER CURB . SEE SHEET C-7.2 FOR DETAIL
㉓	CONCRETE FLUME PER PLAN WIDTH. SEE SHEET C-7.0 FOR DETAIL
㉔	CONCRETE TRANSFORMER PAD PER UTILITY PROVIDER REQUIREMENTS
㉕	STRIPED THERMOPLASTIC ADA PEDESTRIAN CROSSING
㉖	LIGHTED MONUMENT SIGN. TO BE DESIGNED AND PERMITTED BY OTHERS

PAVEMENT LEGEND	
*CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING	
	HEAVY DUTY CONCRETE PAVEMENT (SEE GEOTECH REPORT BY WHITAKER LABORATORY, INC., DATED 09.09.2025)
	LIGHT DUTY PAVEMENT (SEE GEOTECH REPORT BY WHITAKER LABORATORY, INC., DATED 09.09.2025)
	HEAVY DUTY PAVEMENT (SEE GEOTECH REPORT BY WHITAKER LABORATORY, INC., DATED 09.09.2025)

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

IMPERVIOUS CALCULATIONS		
EXISTING CONDITION:	PERVIOUS (SF) 30,771 (71%)	IMPERVIOUS (SF) 4,948 (29%)
PROPOSED CONDITION:	9,639 (27%)	26,080 (73%)

PREPARED IN THE OFFICE OF:



PEF008127

REVISIONS:

[illegible]

ERS AUTOMOTIVE CORP.

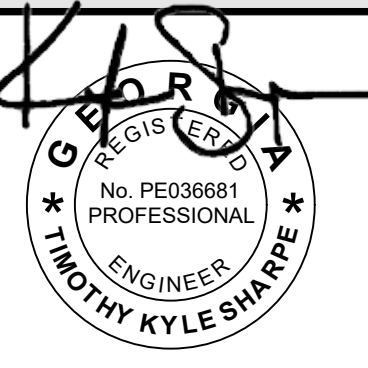
117725 KATY FREEWAY, SUITE 200, HOUSTON, TX

CHRISTIAN BROTHERS AUTOMOTIVE

LOT 1, SUMMERS SQUARE SUBDIVISION

PARCEL: A0 152 00061
TOWN OF ARLINGTON, SHELBY COUNTY, TENNESSEE

SEAL



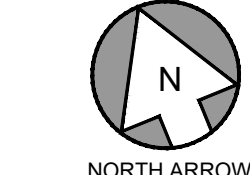
8/6/2026

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SCALE & NORTH ARROW:



SCALE: 1" = 20'

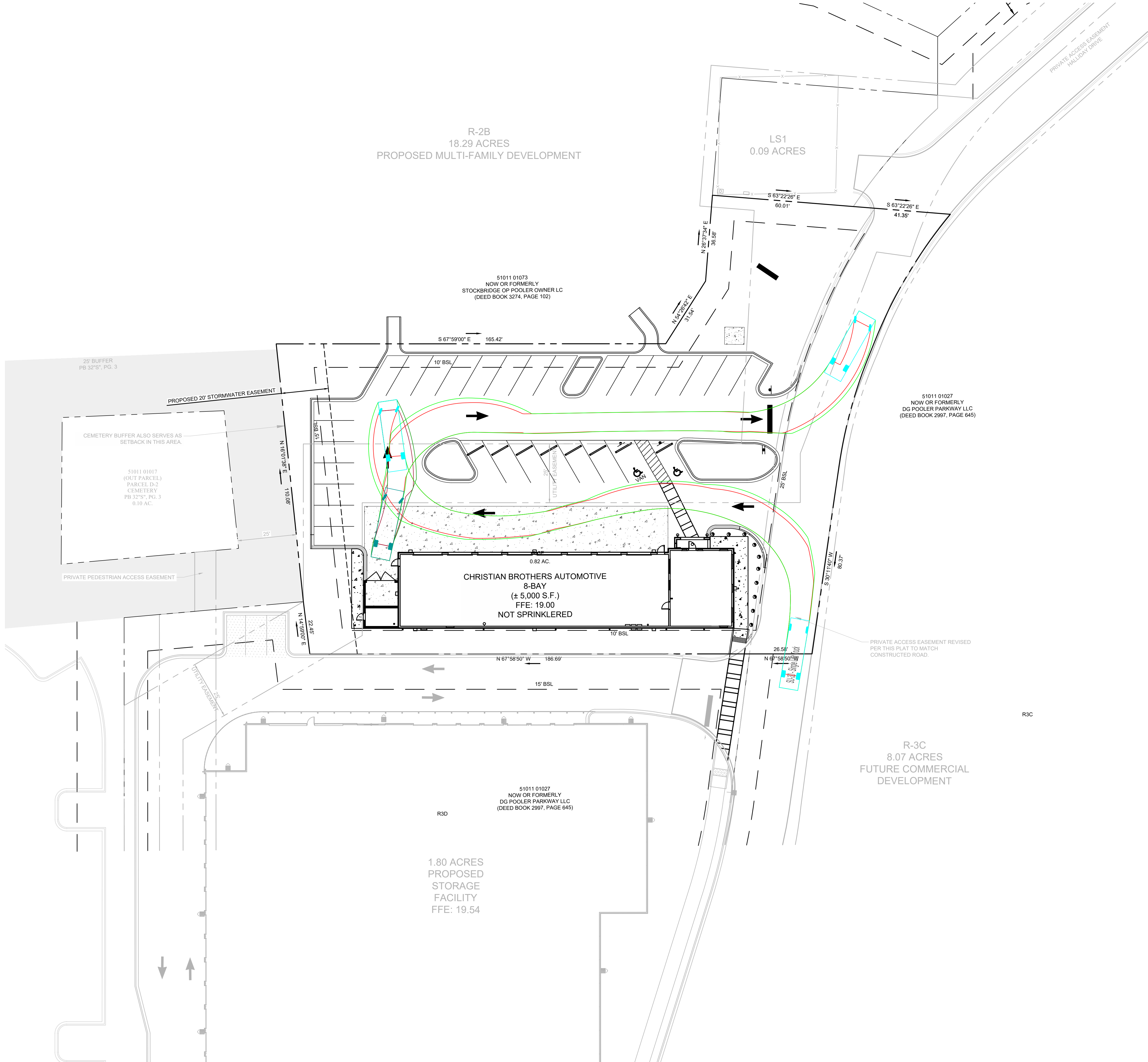
DESIGN INFO:

DRAWN BY:	CWH
DESIGNED BY:	NCC
REVIEWED BY:	TKS
JOB #:	01860060
DATE:	Original Submittal Date

SITE PLAN

C-3.0

Drawing name: C:\Users\chapman.Gaskins\LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR\01860056 - 06 - SITE.dwg TRUCK TURN Aug 06, 2026 2:36pm by nchapman



- GENERAL SITE NOTES**
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
 - 3) BOUNDARY & TOPOGRAPHIC INFORMATION IS A COMBINATION OF A SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025 AND DESIGN PLANS BY KIMLE-HORN AND ASSOCIATES, TITLED POOLER SELF-STORAGE FACILITY. BENCHMARK IS NOTED ON SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING BASE INFORMATION PRIOR TO CONSTRUCTION AND COORDINATING ANY DISCREPANCIES WITH THE ENGINEER OF RECORD.
 - 4) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0107H, DATED 08.16.2018. STATE WATERS DO NOT EXIST ON THIS SITE.
 - 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
 - 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
 - 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
 - 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY WHITAKER LABORATORY, INC., DATED 09.09.2025.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
a PAPER-DAWSON company
© 2026 GASKINS + LECRAW
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV #	DATE	CHECKED BY	DRAWN BY	TKS	NCC	TKS	TKS
3	08/06/26						
2	07/22/26						
1	05/28/26						

CBA CONSTRUCTION COMMENTS
CITY COMMENTS #2
CITY COMMENTS #1

CLIENT
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT
CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

GASKINS + LECRAW
No. PE036681
PROFESSIONAL
ENGINEER
TIMOTHY KYLE SHAPE
8/6/2026

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811
Know what's below.
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SCALE & NORTH ARROW:

NORTH ARROW

0' 10' 20' 40'

SCALE: 1" = 20'

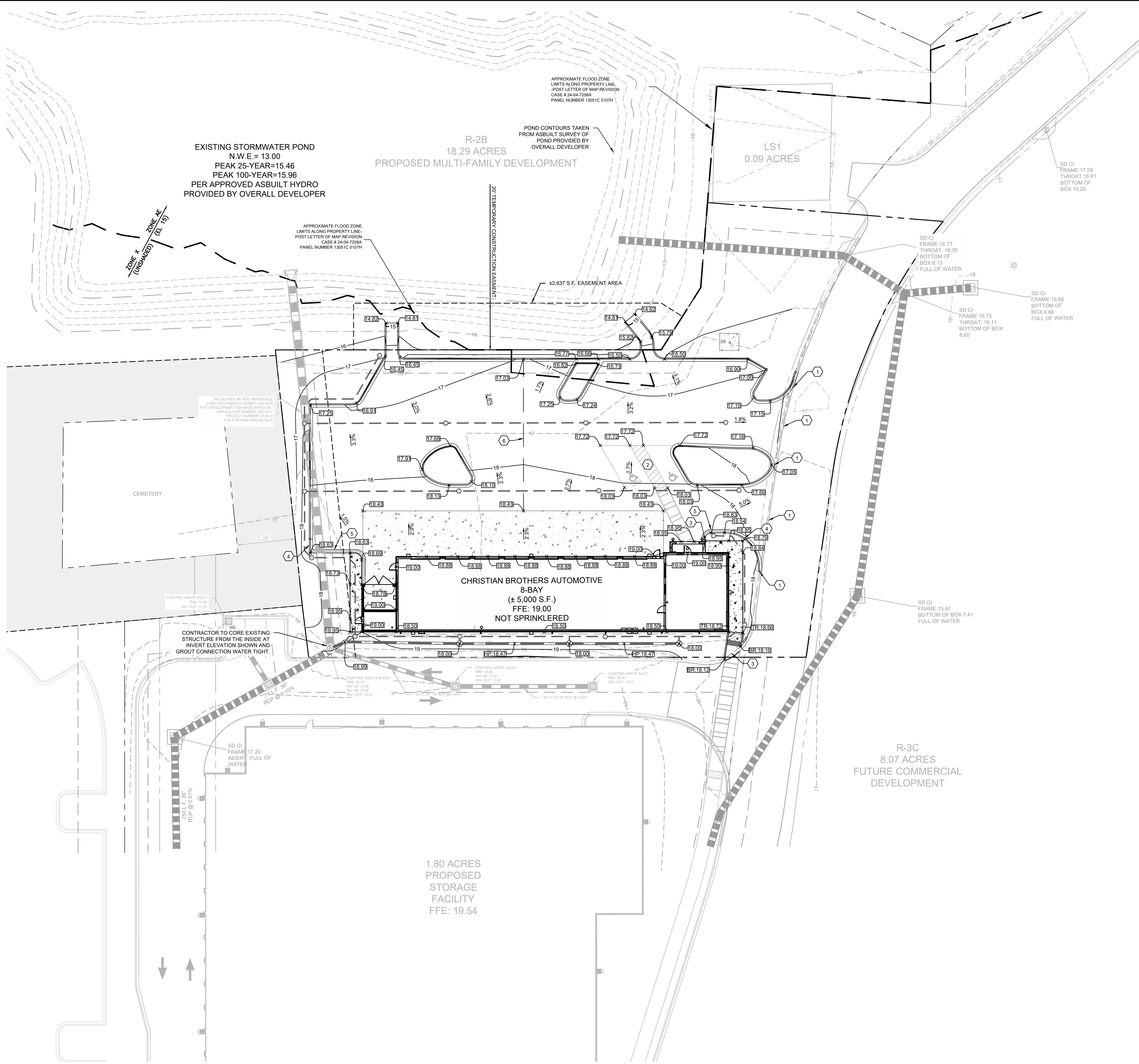
DESIGN INFO:

DRAWN BY: CWH
DESIGNED BY: NCC
REVIEWED BY: TKS
JOB #: 01860056
DATE: MARCH 20, 2026

TRUCK TURN

C-3.1

Drawing name: C:\Users\richchapman\Gaskins+LeCraw\Dropbox\Shared\Foldera\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR01860056 - 07 - GRADING.dwg Aug 06, 2026 2:36pm by richchapman



GENERAL GRADING NOTES

- 1) ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 2) NO SLOPES ARE TO BE STEEPER THAN 2:1.
- 3) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 4) BOUNDARY & TOPOGRAPHIC INFORMATION IS A COMBINATION OF A SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025 AND DESIGN PLANS BY KIMLE-HORN AND ASSOCIATES, TITLED POOLER SELF-STORAGE FACILITY. BENCHMARK IS NOTED ON SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING BASE INFORMATION PRIOR TO CONSTRUCTION AND COORDINATING ANY DISCREPANCIES WITH THE ENGINEER OF RECORD.
- 5) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0107H, DATED 08.16.2018. STATE WATERS DO NOT EXIST ON THIS SITE.
- 6) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 7) OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
- 8) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 9) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
- 10) SIDEWALKS ADJACENT TO BUILDING AND ALONG ADA ROUTES TO HAVE MAXIMUM CROSS SLOPE OF 2%.

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
3	SIDEWALK FLUSH WITH PAVEMENT
4	TAPER CURB FROM 6" TO 0" OVER 5', SEE SHEET C-7.0 FOR DETAIL
5	18" WIDE 0" TALL FLUSH HEADER CURB, SEE SHEET C-7.2 FOR DETAIL
6	RIDGE LINE

UNDERCUT NOTE

A MINIMUM OF 24" OF SEPARATION IS REQUIRED BETWEEN BOTTOM OF PAVEMENT SECTIONS AND FOOTINGS. IF THIS CANNOT BE ACHIEVED, MASS UNDERCUTTING AND REPLACEMENT WILL BE REQUIRED. SEE GEOTECH REPORT BY WHITAKER LABORATORY, INC. DATED 09.09.2025.

SPOT ELEVATION LEGEND

BR: BOTTOM OF RAMP
TR: TOP OF RAMP
HP: HIGH POINT
BW: BOTTOM OF WALL
TW: TOP OF WALL
*ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.

PREPARED IN THE OFFICE OF:



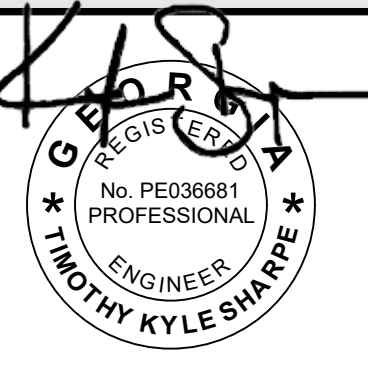
REVISIONS:

NO.	DATE	BY	CHKD.	REVISION
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CLIENT
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT
CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

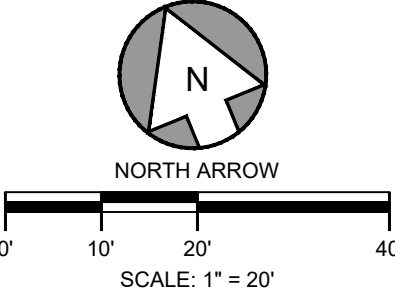


8/6/2026

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SCALE & NORTH ARROW:

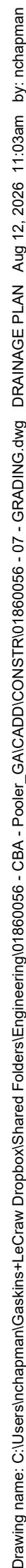


DESIGN INFO:

DRAWN BY:	CWH
DESIGNED BY:	NCC
REVIEWED BY:	TKS
JOB #:	01860056
DATE:	MARCH 20, 2026

GRADING PLAN

C-4.0



GENERAL GRADING NOTES

- PREPARED IN THE OFFICE OF:



PEF008127

REVISIONS:

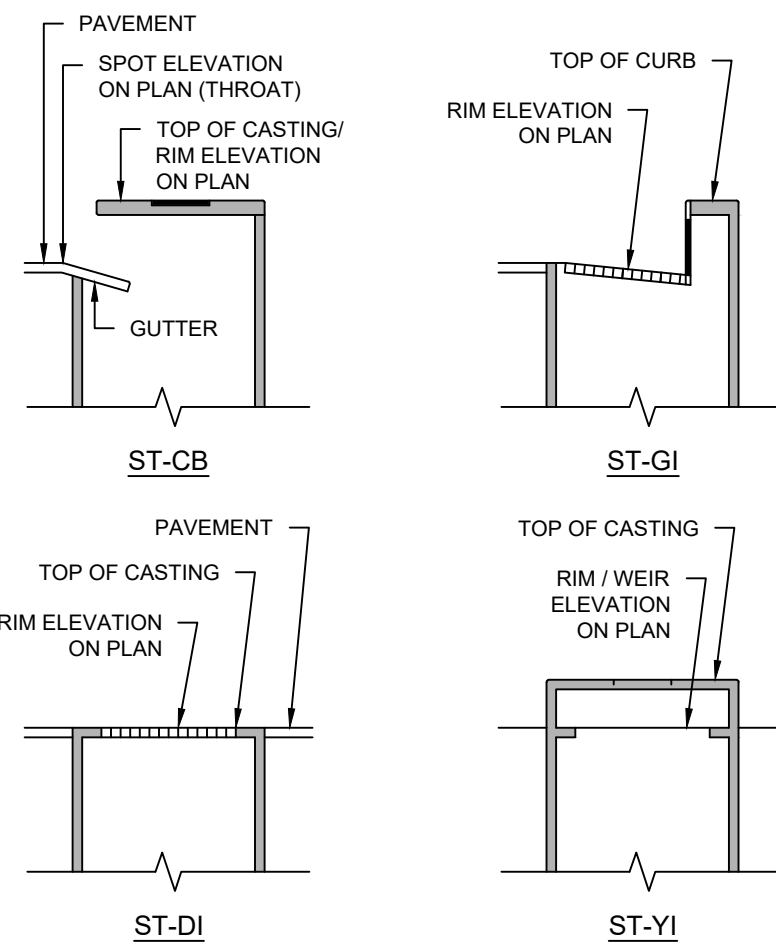
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KEY NOTES

- ## STRUCTURE TYPES

STAD: 10" NYLOPLAST DOMED AREA DRAIN, SEE SHEET C-7.4 FOR DETAIL
STCO: STORM CLEANOUT
EXSTJB: EXISTING STORMWATER JUNCTION BOX

DEFINITION OF STRUCTURE SPOT ELEVATIONS



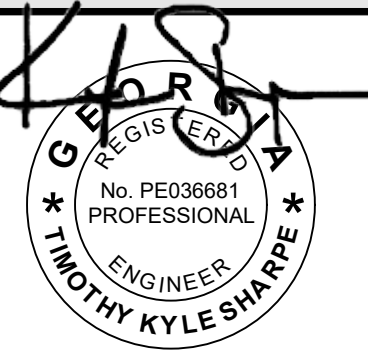
PIPE CHART

NAME:	SIZE:	LENGTH:	SLOPE:	INV UP:	INV DOWN:	MATERIAL
A0-A1	12"	47.00	1.00%	15.11 (A0-STAD)	14.64 (A1-STAD)	HDPE
A1-A2	12"	47.00	1.00%	14.64 (A1-STAD)	14.17 (A2-STAD)	HDPE
A2-A3	12"	49.22	1.60%	14.17 (A2-STAD)	13.38 (A3-STCO)	HDPE
A3-A4	12"	6.76	10.00%	13.38 (A3-STCO)	12.70 (A4-EX STJB)	HDPE

STRUCTURE CHART

NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
A0-STAD	10" AREA DRAIN	1+49.99	18.00		15.11 (A0-A1)
A1-STAD	10" AREA DRAIN	1+62.99	18.00	14.64 (A0-A1)	14.64 (A1-A2)
A2-STAD	10" AREA DRAIN	0+55.99	18.00	14.17 (A1-A2)	14.17 (A2-A3)
A3-STCO	CLEANOUT	0+06.76	18.99	13.38 (A2-A3)	13.38 (A3-A4)
A4-EX STJTB	EXISTING JUNCTION BOX	0+00.00	19.13	13.58 (18" RCP) 10.04 (36" RCP) 12.25 (A3-A4)	10.04 (36" RCP)

SEAL:



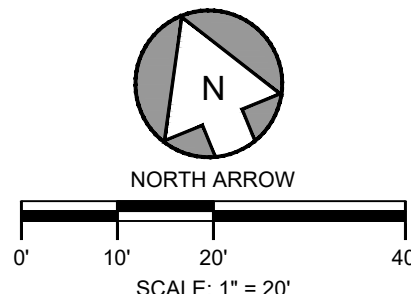
8/6/2020

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SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	CW
DESIGNED BY:	NC
REVIEWED BY:	TK
JOB #:	0186005
DATE:	MARCH 20, 202

DRAINAGE PLAN

C-4.1



GENERAL UTILITY NOTES

- 1) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.
- 2) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY THOMAS GAMMON, DATED 10/07/2025. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 3) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
- 4) REFER TO ARCHIMEP PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
- 5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
- 6) ALL PVC USED IN SANITARY SEWER SERVICE SYSTEM TO BE PVC SDR26.
- 7) ALL CLEANSOUTS IN PAVEMENT TO BE TRAFFIC RATED.

KEY NOTES

- | | |
|----|---|
| 1 | LOCATION OF EXISTING MANHOLE FOR PROPOSED OUTSIDE DROP SANITARY SEWER CONNECTION. SEE SHEET C-7.3 FOR DETAIL |
| 2 | UNDERGROUND POWER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION. |
| 3 | UNDERGROUND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION |
| 4 | 750 GALLON SAND/OIL SEPARATOR. SEE MEP PLANS FOR DETAILS |
| 5 | 1" PE 4710 DR9 DOMESTIC WATER LINE |
| 6 | 1" PE 4710 DR9 IRRIGATION WATER LINE (CONTINUATION BY OTHERS) |
| 7 | 1" TAPPING SADDLE AND CORPORATION STOP PER DETAIL ON SHEET C-7.2 |
| 8 | 1" DOMESTIC WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS |
| 9 | 1" IRRIGATION WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS |
| 10 | PROPOSED TRANSFORMER PAD PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS |
| 11 | REFER TO ARCH PLANS FOR ALL LOCATIONS AND INTERNAL CONNECTIONS |
| 12 | CONTRACTOR TO BEND WATER LINE AS NECESSARY TO ENSURE VERTICAL CLEARANCE |
| 13 | 2" BELOW-GRADE BLOW-OFF (TRUFO T5500 OR APPROVED EQUAL) TO BE PROVIDED AT DEAD-END IN A STANDARD VALVE BOX. SEE SHEET C-7.4 FOR DETAIL |
| 14 | LIGHTED MONUMENT SIGN. TO BE DESIGNED AND PERMITTED BY OTHERS. |
| 15 | EXISTING STREET LIGHTPOLE. CONTRACTOR TO COORDINATE WITH GEORGIA POWER PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF POLE OR UNDERGROUND LINE |
| 16 | PROPOSED LIGHTPOLE. SEE PHOTOMETRIC PLANS BY OTHERS. CONTRACTOR TO COORDINATE POWER SERVICE TO LIGHTPOLE WITH GEORGIA POWER. |

STRUCTURE TYPES

SSCO: CLEANOUT
SSMH: MANHOLE
SSBC: BUILDING CONNECTION

STRUCTURE CHART

NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
S0-EX SSMH	EXISTING MANHOLE	0+00.00	17.52	9.61 (S0-S1) 6.12 (EXISTING)	6.08 (EXISTING)
S1-SSCO	CLEANOUT	0+14.96	17.76	10.74 (S1-S2)	10.74 (S0-S1)
S2-SSCO	CLEANOUT	0+53.08	18.28	12.05 (S2-S3) 11.88 (S2-S2.1)	11.88 (S1-S2)
S2.1-SSCO	CLEANOUT	0+18.08	18.84	12.75 (S2.1-S2.2)	12.75 (S2-S2.1)
S2.2-SSBC	BUILDING CONNECTION	0+23.08			13.00 (S2.1-S2.2)
S3-SSCO	CLEANOUT	0+62.25	18.29	12.33 (S3-S4)	12.33 (S2-S3)
S4-SSM	SAMPLE MANHOLE	0+69.67	18.52	12.55 (S4-S5)	12.55 (S3-S4)
S5-SSGT (IN)	SAND/OIL SEPARATOR (IN)	0+80.27		12.75 (S5-S6)	
S5-SSGT (OUT)	SAND OIL SEPARATOR (OUT)	0+71.77			12.61 (S4-S5)
S6-SSCO	CLEANOUT	0+82.77	18.62	12.88 (S6-S7)	12.88 (S5-S6)
S7-SSBC	BUILDING CONNECTION	0+85.27			13.00 (S6-S7)

PIPE CHART

S0-S1	6"	14.96	3.00%	10.74 (S1-SSCO)	10.29 (S0-EX SSMH)	SDR26 PVC
S1-S2	6"	38.12	3.00%	11.88 (S2-SSCO)	10.74 (S1-SSCO)	SDR26 PVC
S2-S2.1	4"	18.08	4.79%	12.75 (S2.1-SSCO)	11.88 (S2-SSCO)	SDR26 PVC
S2-S3	4"	9.17	3.00%	12.33 (S3-SSCO)	12.05 (S2-SSCO)	SDR26 PVC
S2.1-S2.2	4"	5.00	5.00%	13.00 (S2.2-SBBC)	12.75 (S2.1-SSCO)	SDR26 PVC
S3-S4	4"	7.42	3.00%	12.55 (S4-SSM)	12.33 (S3-SSCO)	SDR26 PVC
S4-S5	4"	2.10	3.00%	12.61 (S5-SGGT (OUT))	12.55 (S4-SSM)	SDR26 PVC
S5-S6	4"	2.50	5.00%	12.88 (S6-SSCO)	12.75 (S5-SGGT (IN))	PVC
S6-S7	4"	2.50	5.00%	13.00 (S7-SBBC)	12.88 (S6-SSCO)	PVC

IRRIGATION NOTE

IRRIGATION SYSTEMS SHALL BE KEPT ON
PRIVATE PROPERTY AND SHALL NOT
ENCROACH INTO RIGHTS-OF-WAY OR
EASEMENTS.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED IN THE OFFICE OF:



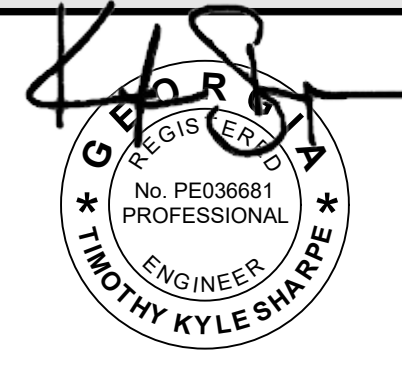
REVISIONS

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CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT
CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL



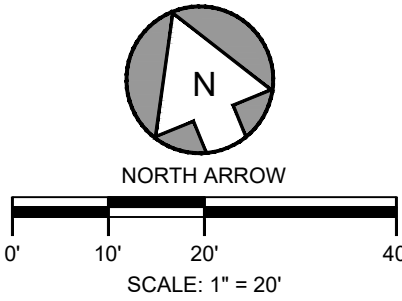
8/6/2020

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SCALE & NORTH ARROW:

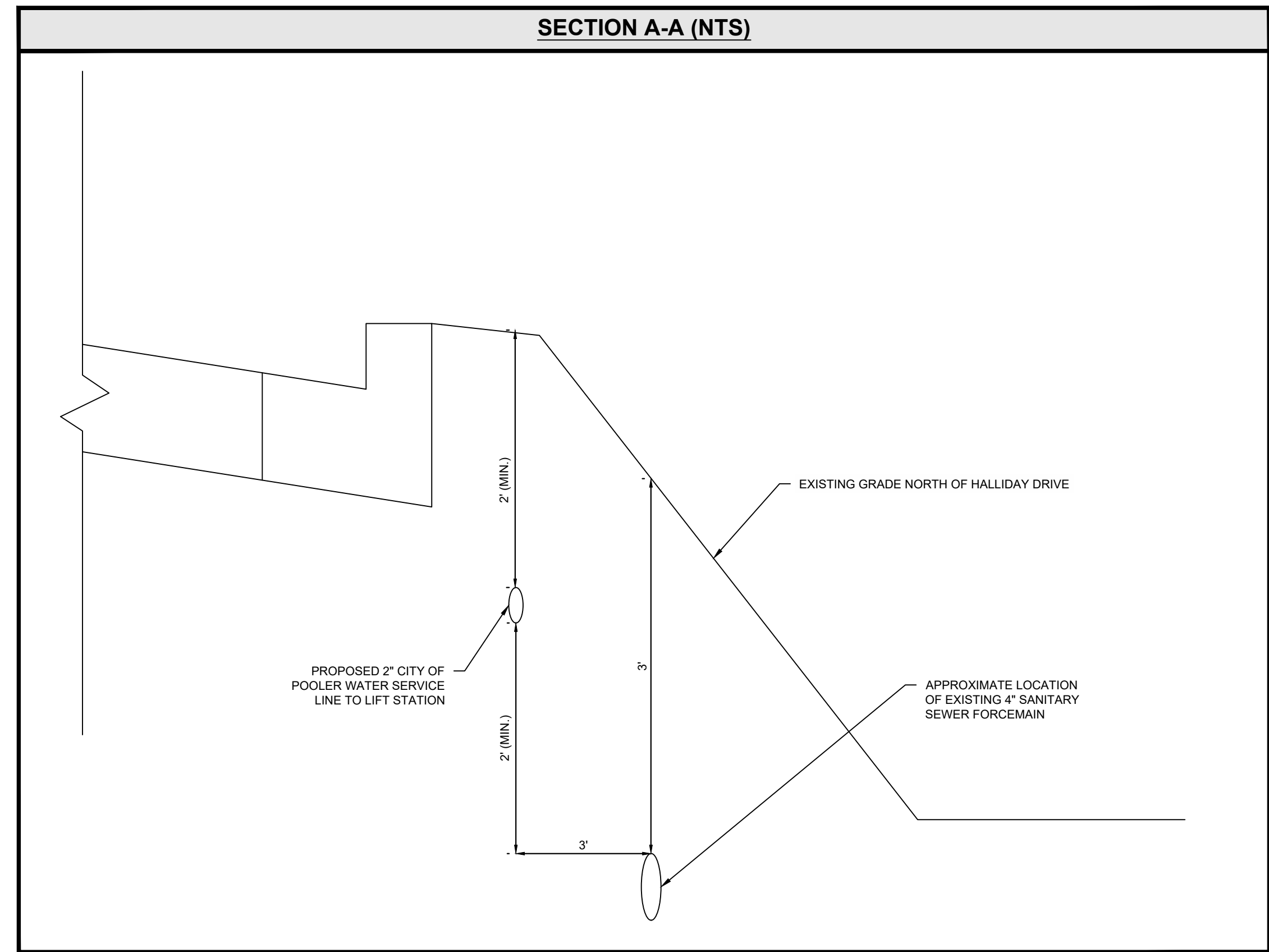


DESIGN INFO:

DRAWN BY:	CW
DESIGNED BY:	NC
REVIEWED BY:	TK
JOB #:	0186005
DATE:	MARCH 20, 202

UTILITY PLAN

C-5.0



- ## INSTALLATION NOTE
- WATER LINE INSTALLATION TO BE PERMITTED AS PART OF THIS PLAN SET, BUT INSTALLATION TO BE COMPLETED BY OVERALL DEVELOPER AND DISTURBANCE TO BE COVERED BY COMMON DEVELOPMENT NOI.

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE
500 HOLIDAY DRIVE
MORGAN HILL TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PROJECT

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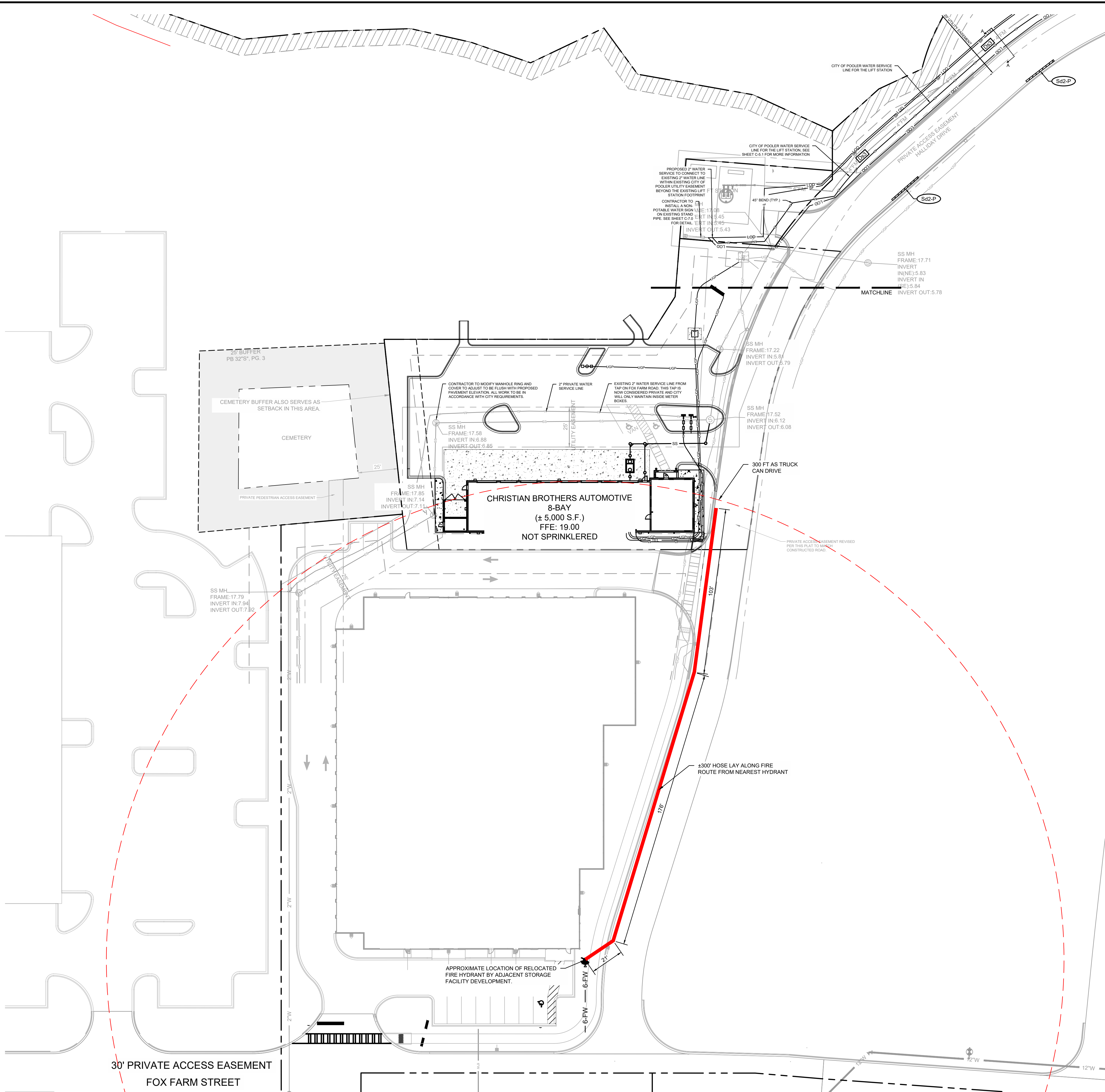
WATER LINE PLAN

C-5.1

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Drawing name: C:\Users\ndchapman\Gaskins+LeCraw\Dropbox\Shared\Folder\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR\01860056 - 08 - UTILITY.dwg HOSE LAY EXHIBIT Aug 06, 2026 2:38pm by ndchapman



GENERAL UTILITY NOTES

- 1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.
- 2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY THOMAS GAMMON, DATED 10.07.2025. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
- 4.) REFER TO ARCH/MEP PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
- 5.) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

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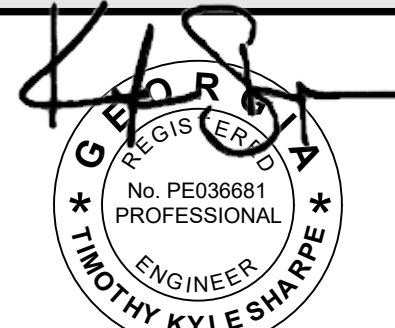
REVISIONS:

REV #	DATE	CHECKED BY	DRAWN BY	REVISION
3	08/06/26	TKS	NCC	CBA CONSTRUCTION COMMENTS
2	07/22/26	TKS	NCC	CITY COMMENTS #2
1	05/28/26	TKS	CWH	CITY COMMENTS #1

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MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

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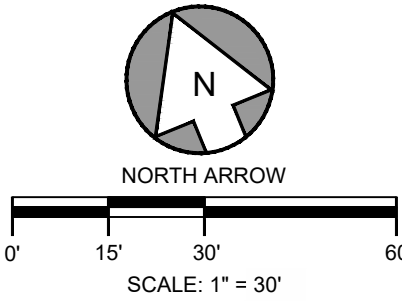


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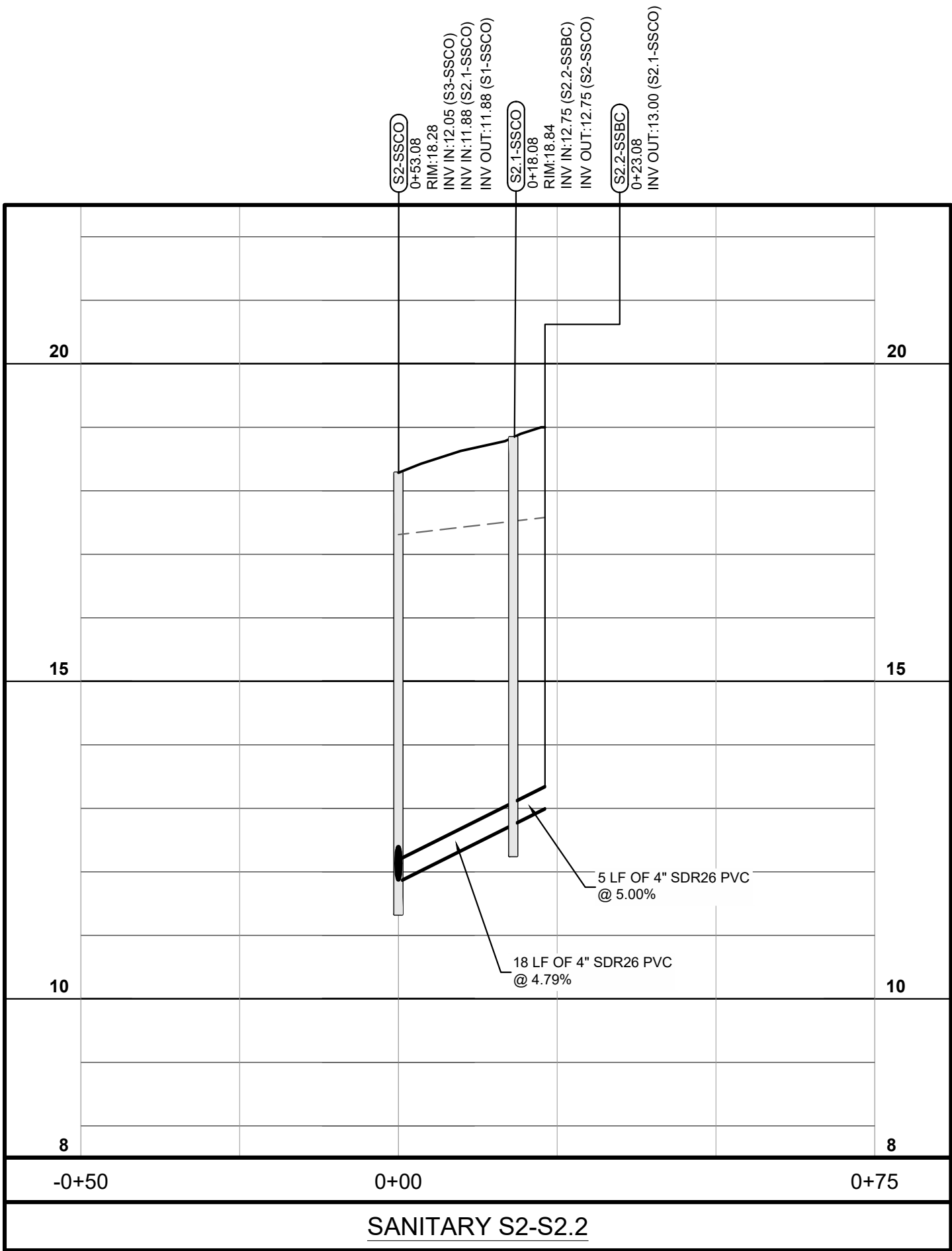
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REVIEWED BY:	TKS
JOB #:	01860056
DATE:	MARCH 20, 2026

HOSE LAY EXHIBIT

C-5.2

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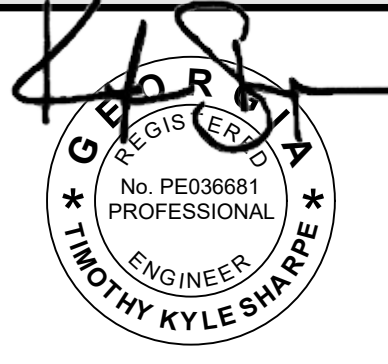
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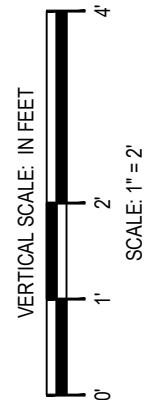


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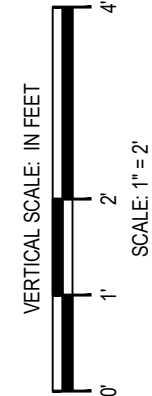
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JOB #:	01860056
DATE:	MARCH 20, 2026

SANITARY PROFILES

C-6.0



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REGISTERED
No. PE036681
PROFESSIONAL
ENGINEER
TWOOTHY KYLE SHARPE

8/6/2026

SCALE & NORTH ARROW:

0' 10' 20' 40'

SCALE: 1" = 20'

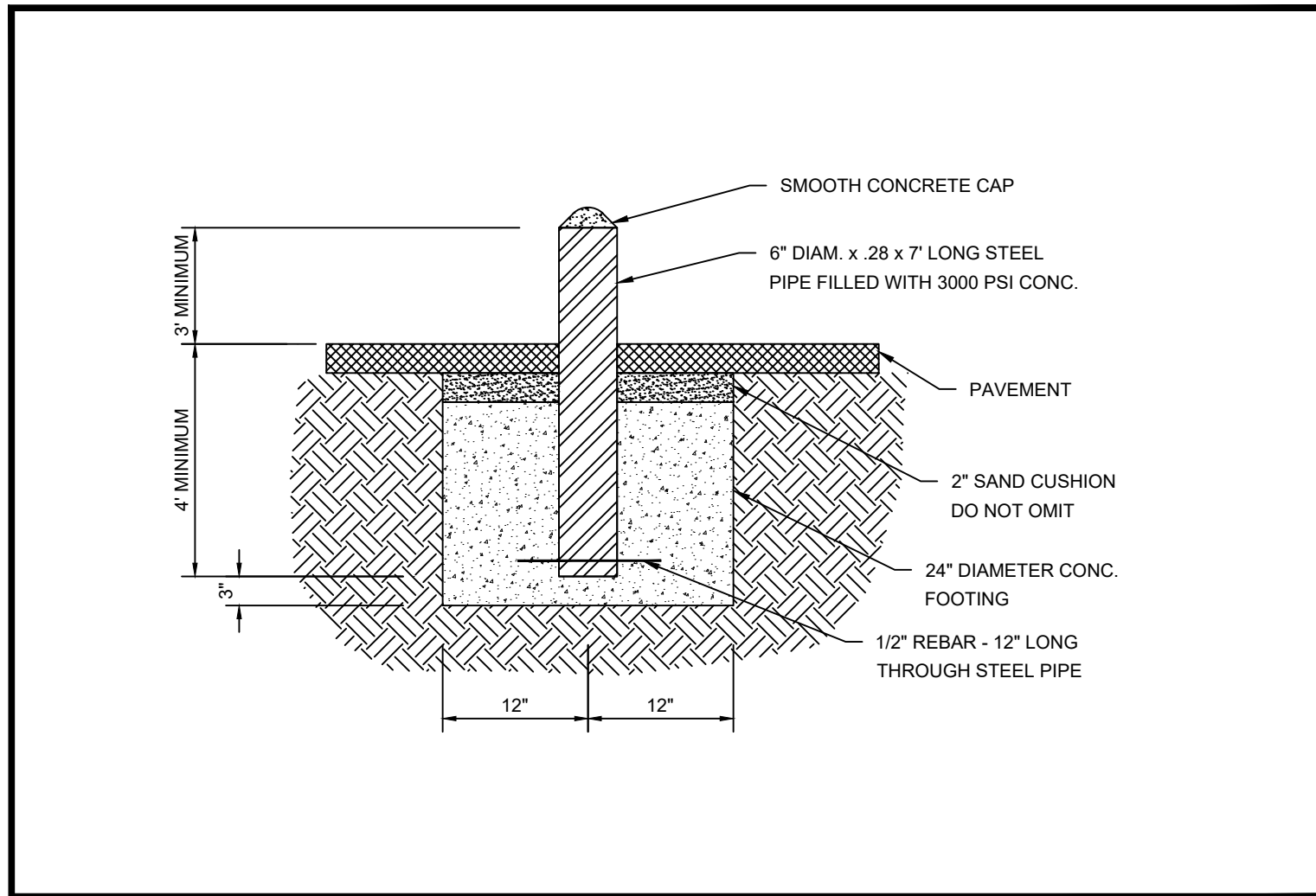
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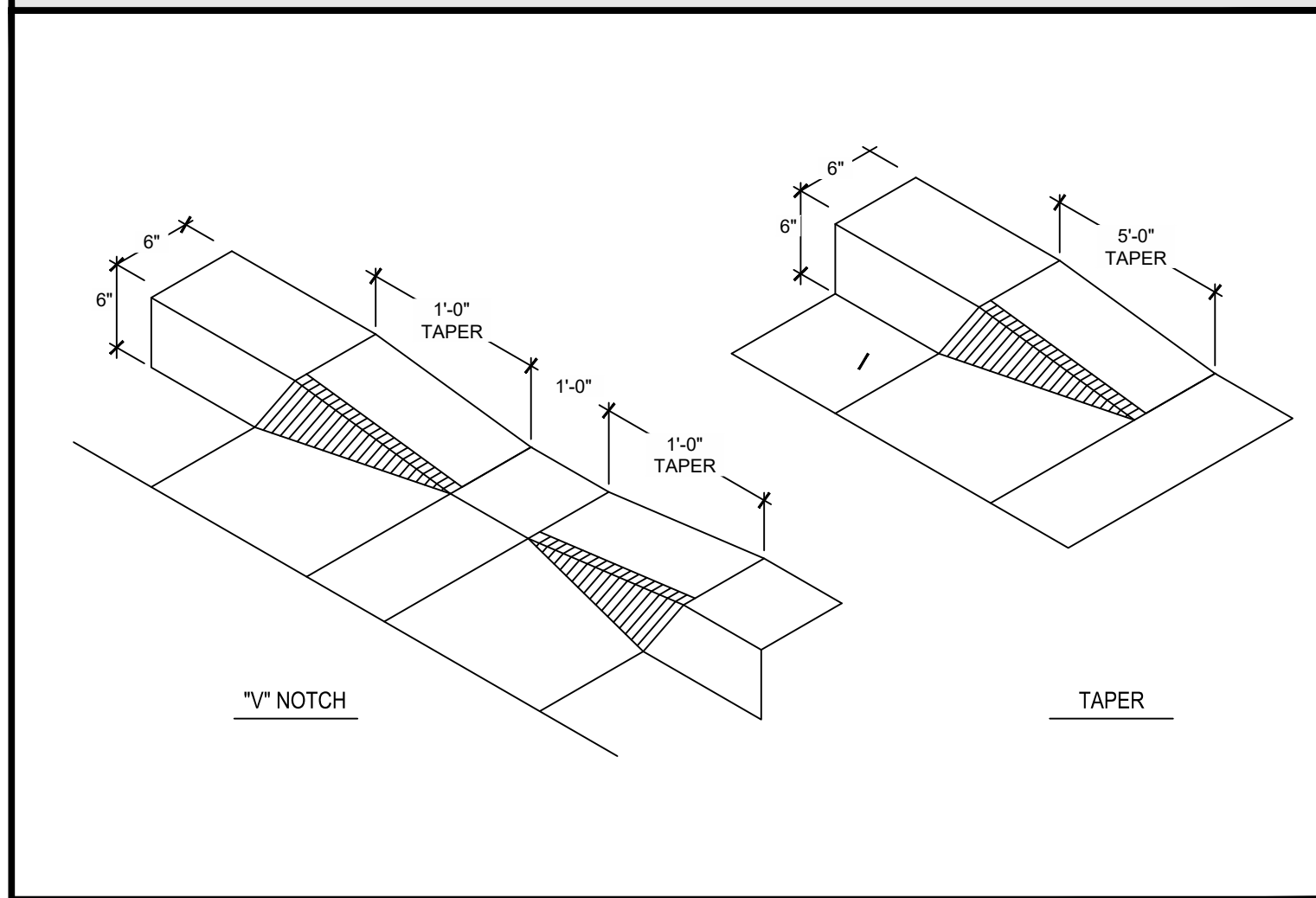
STORM PROFILES

C-6.1

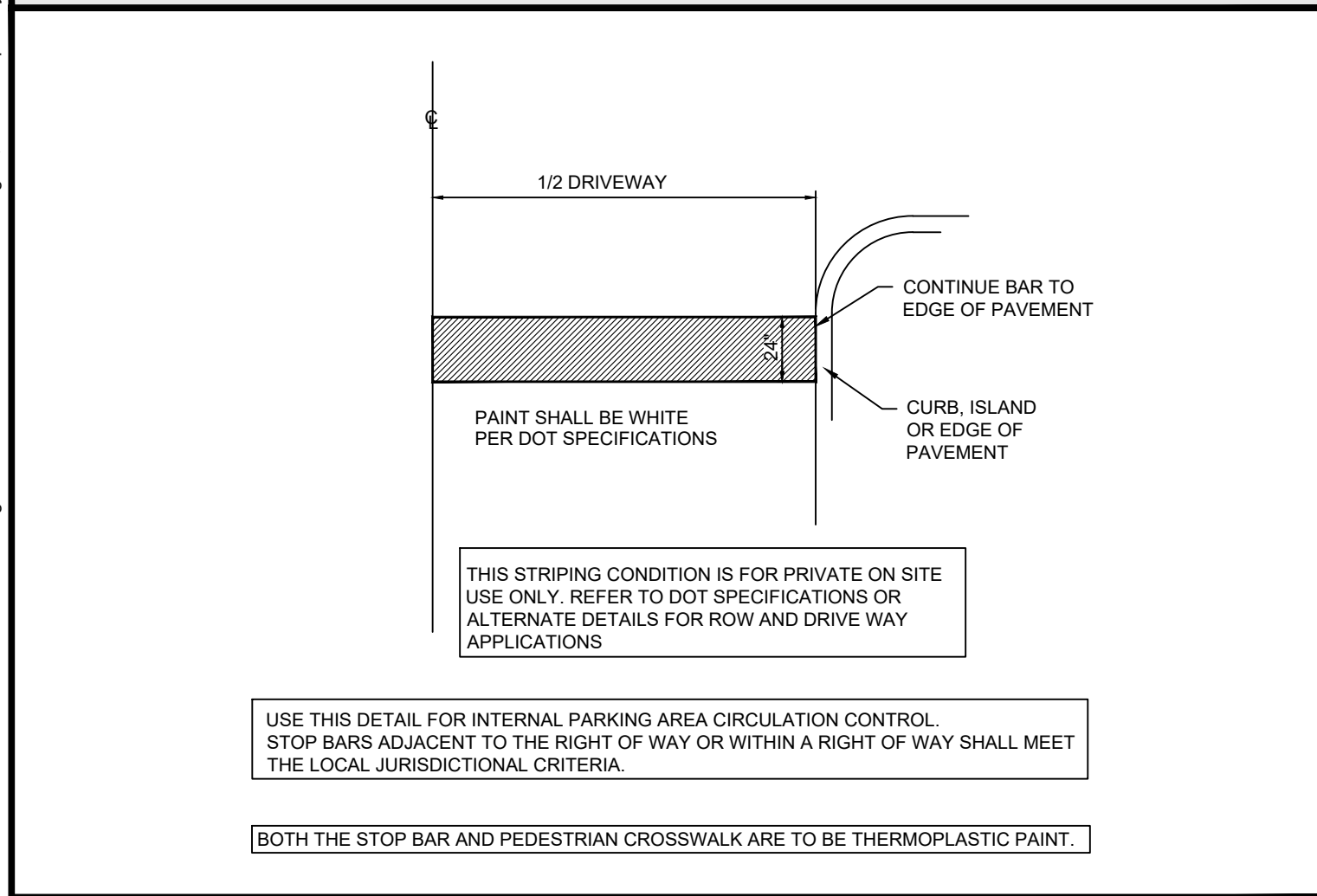
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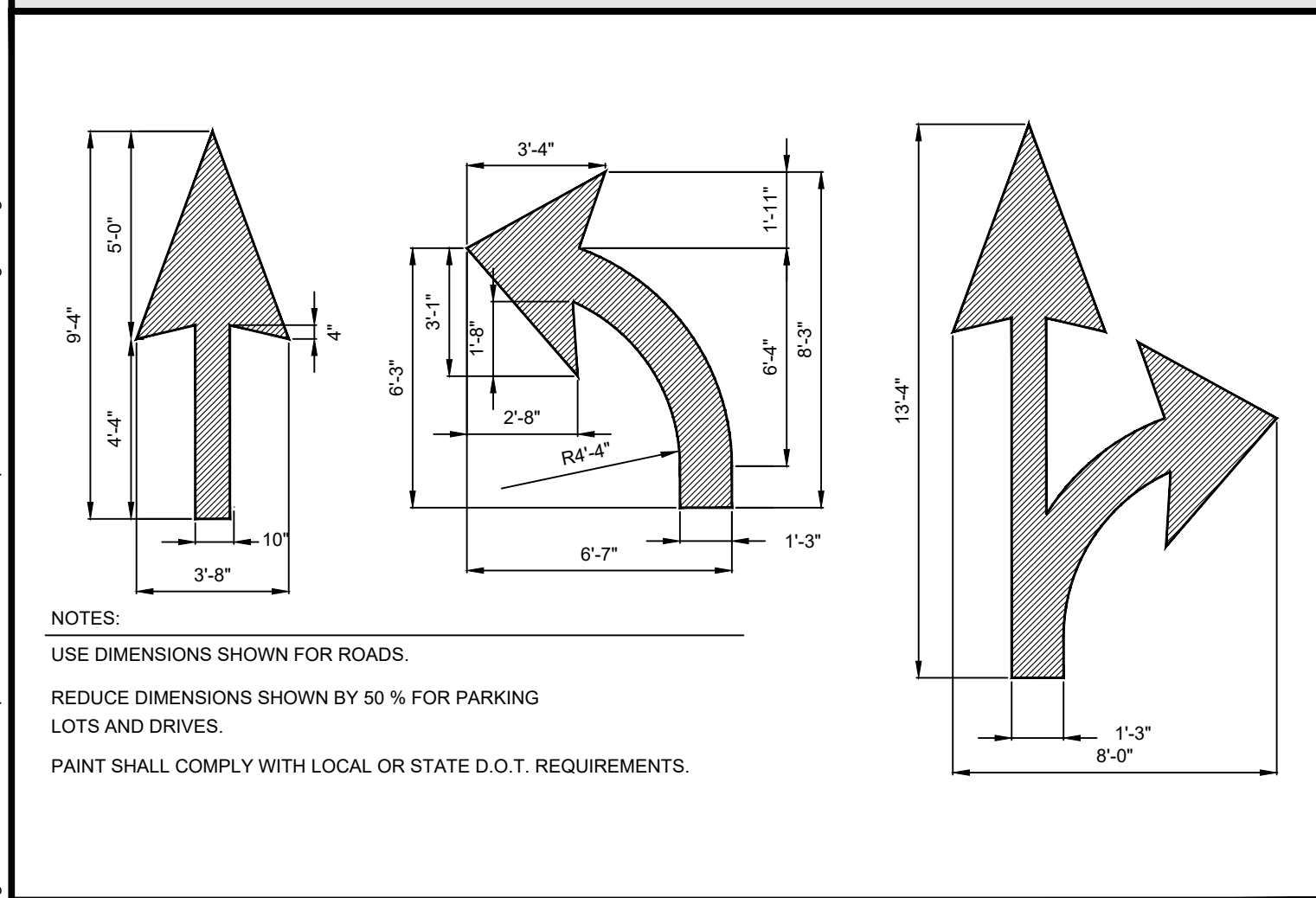
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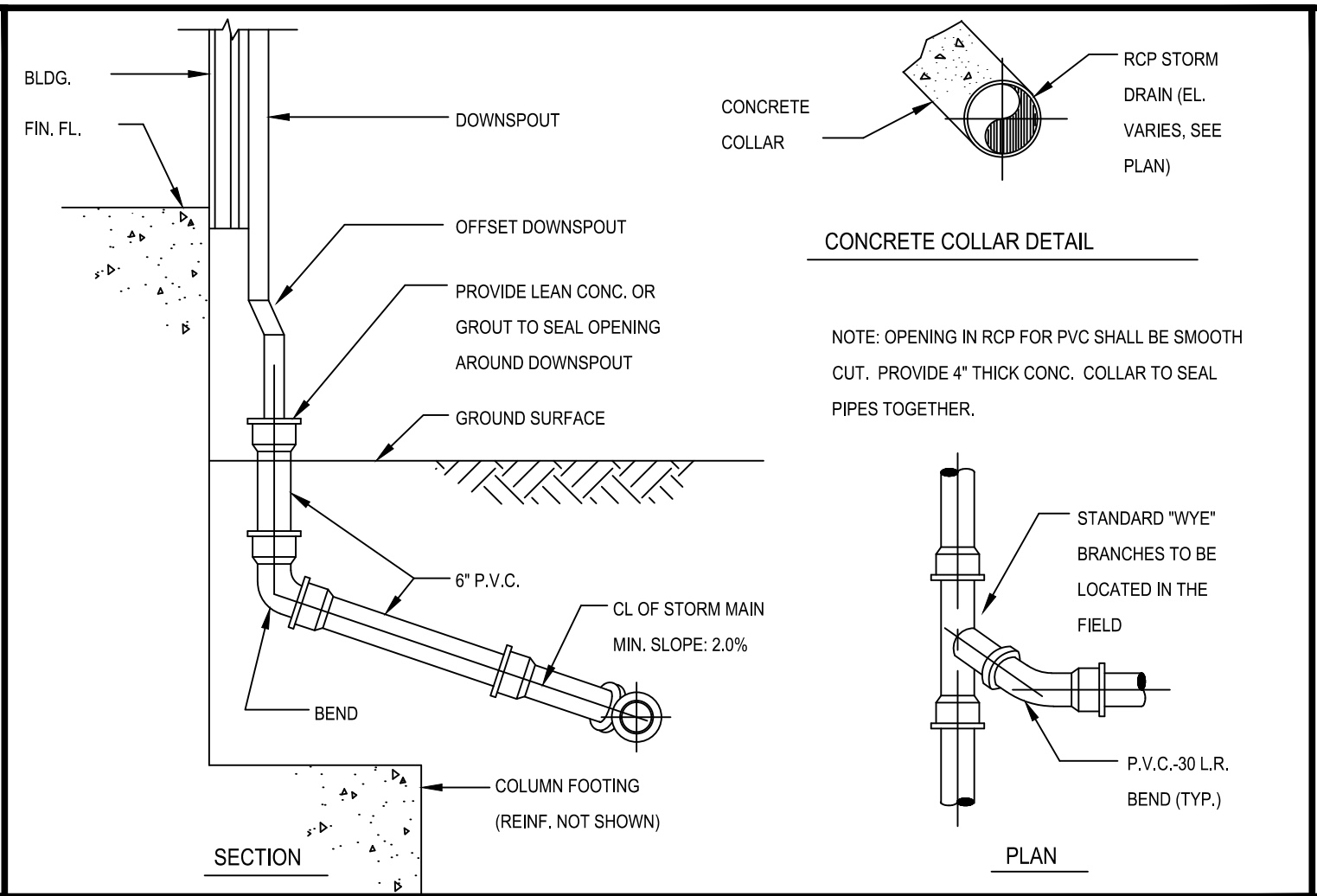
"V" NOTCH / TAPER CURB DETAIL



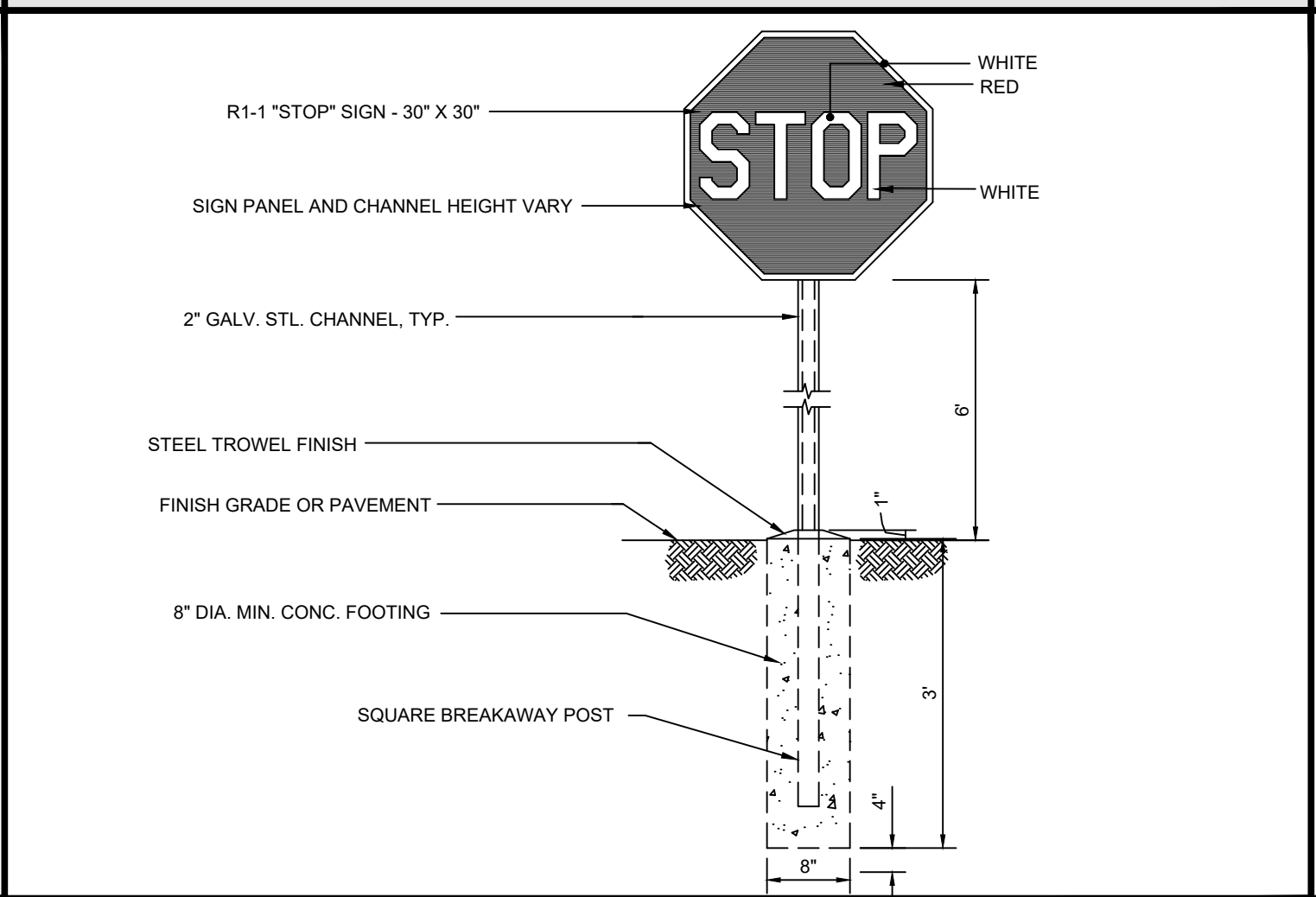
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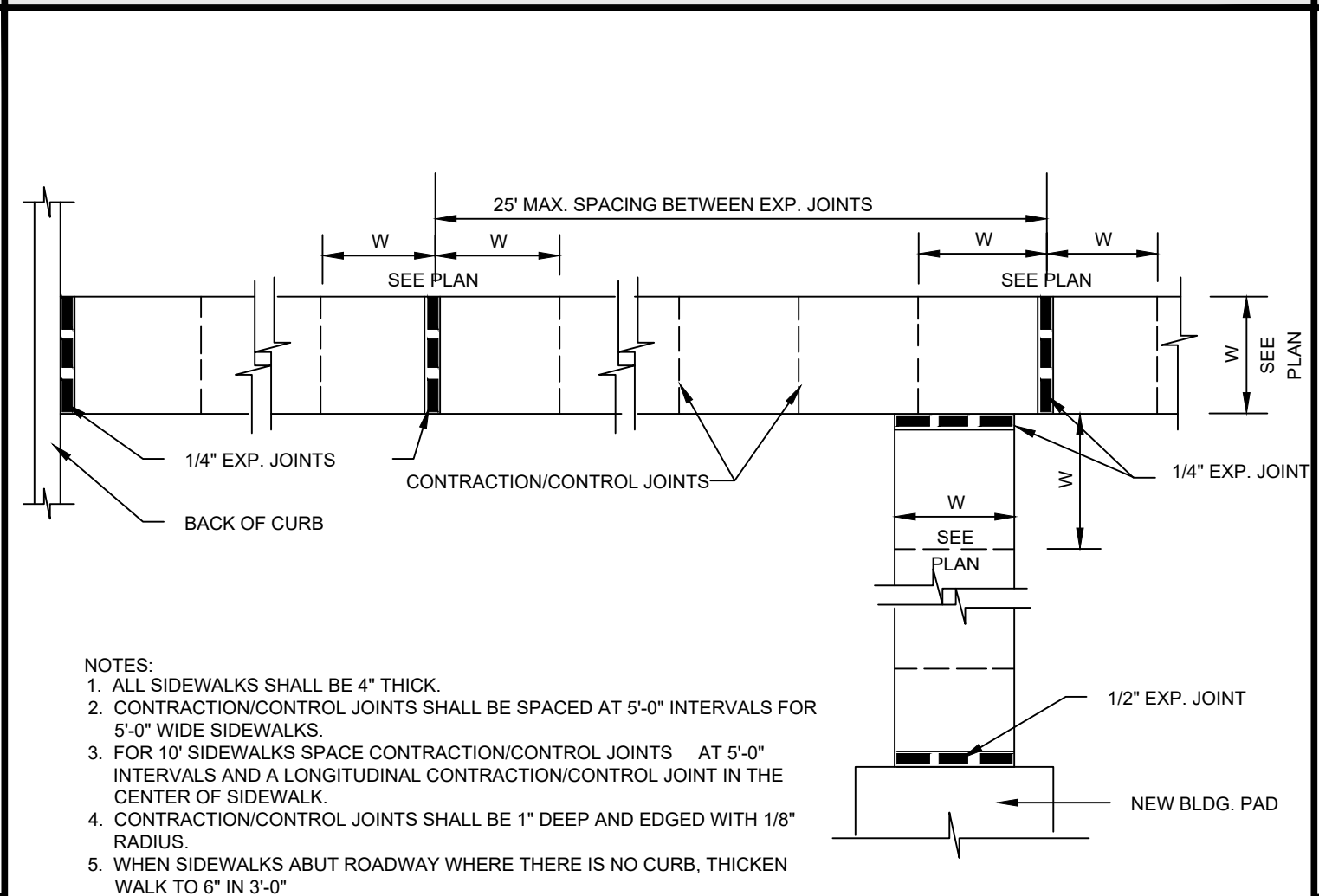
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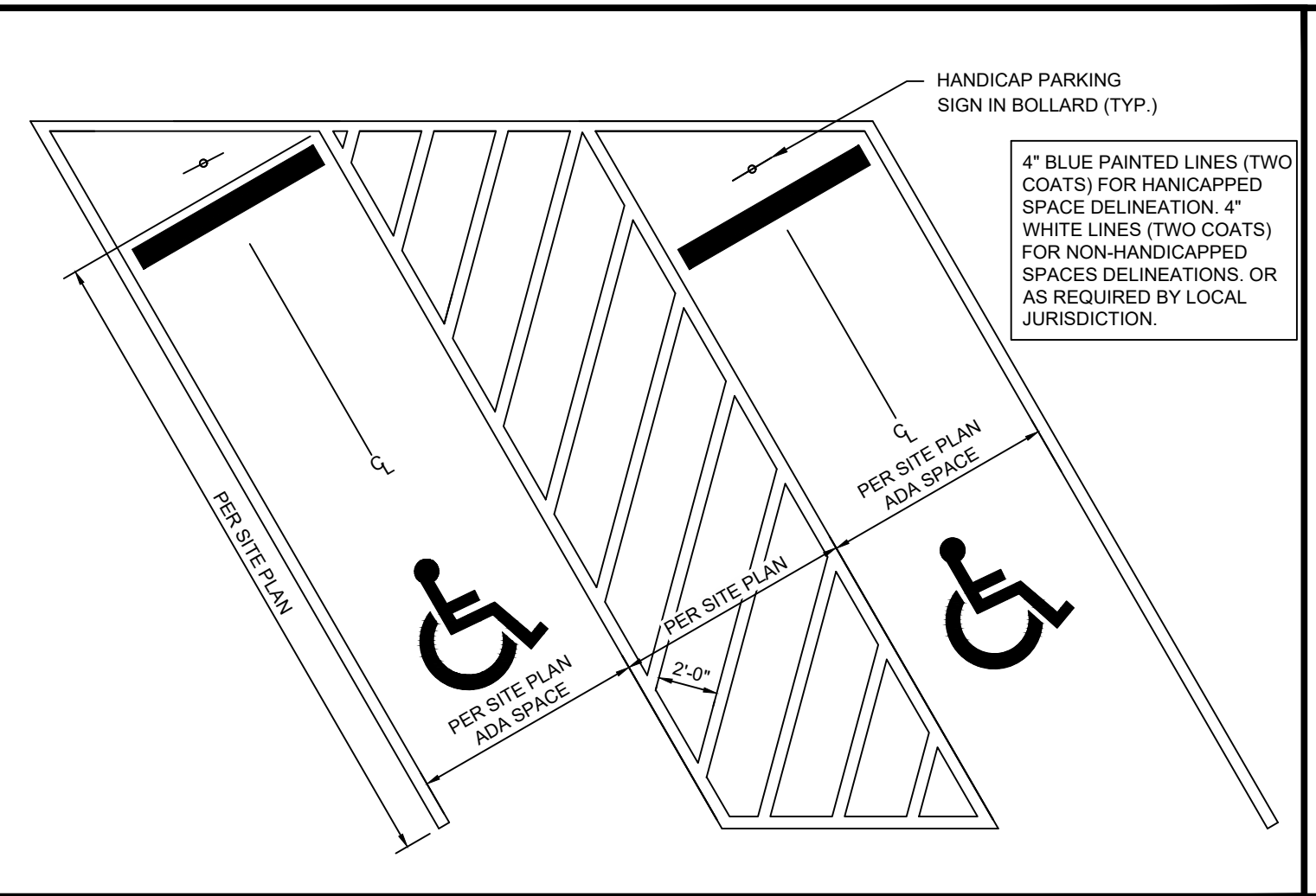
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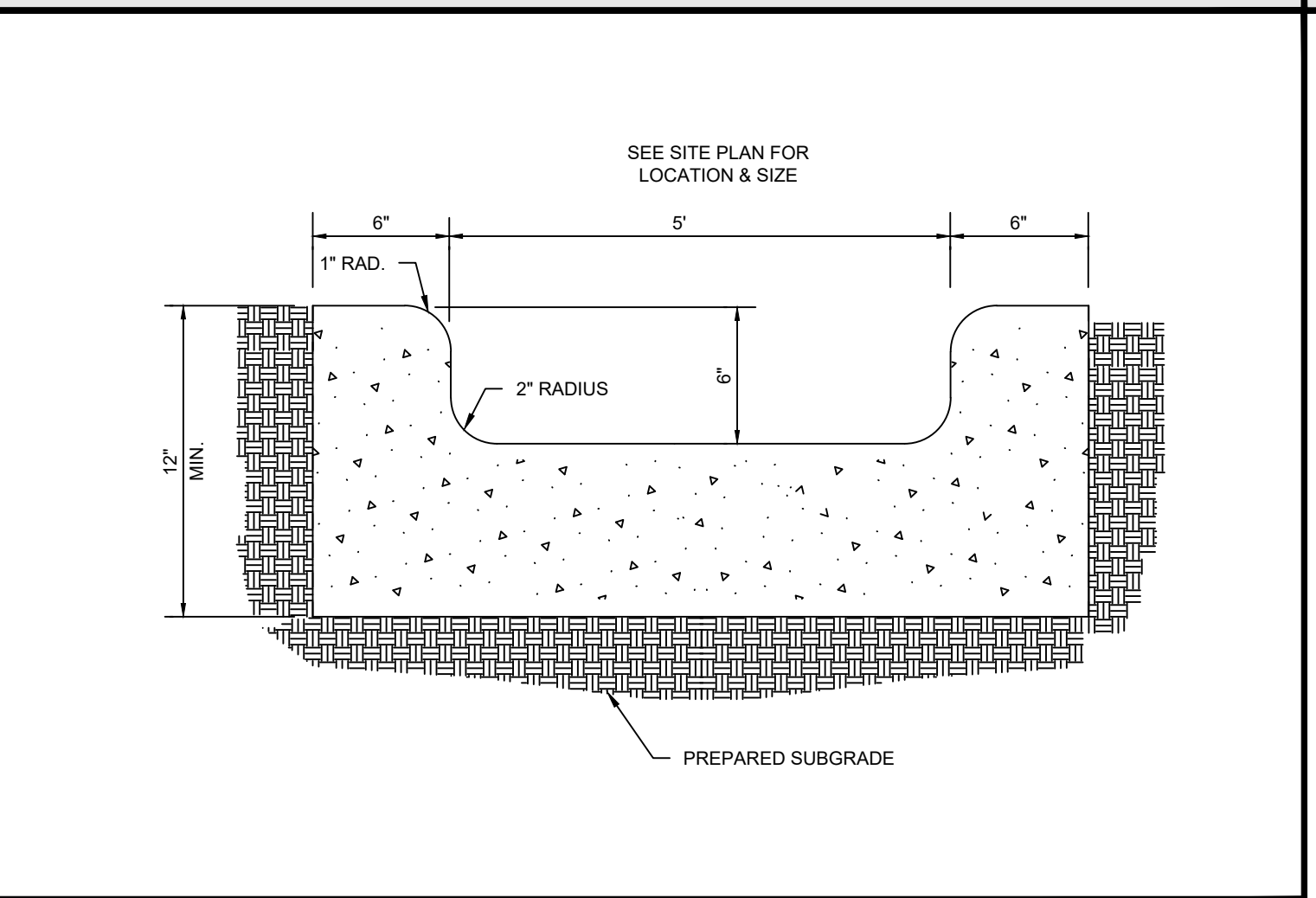
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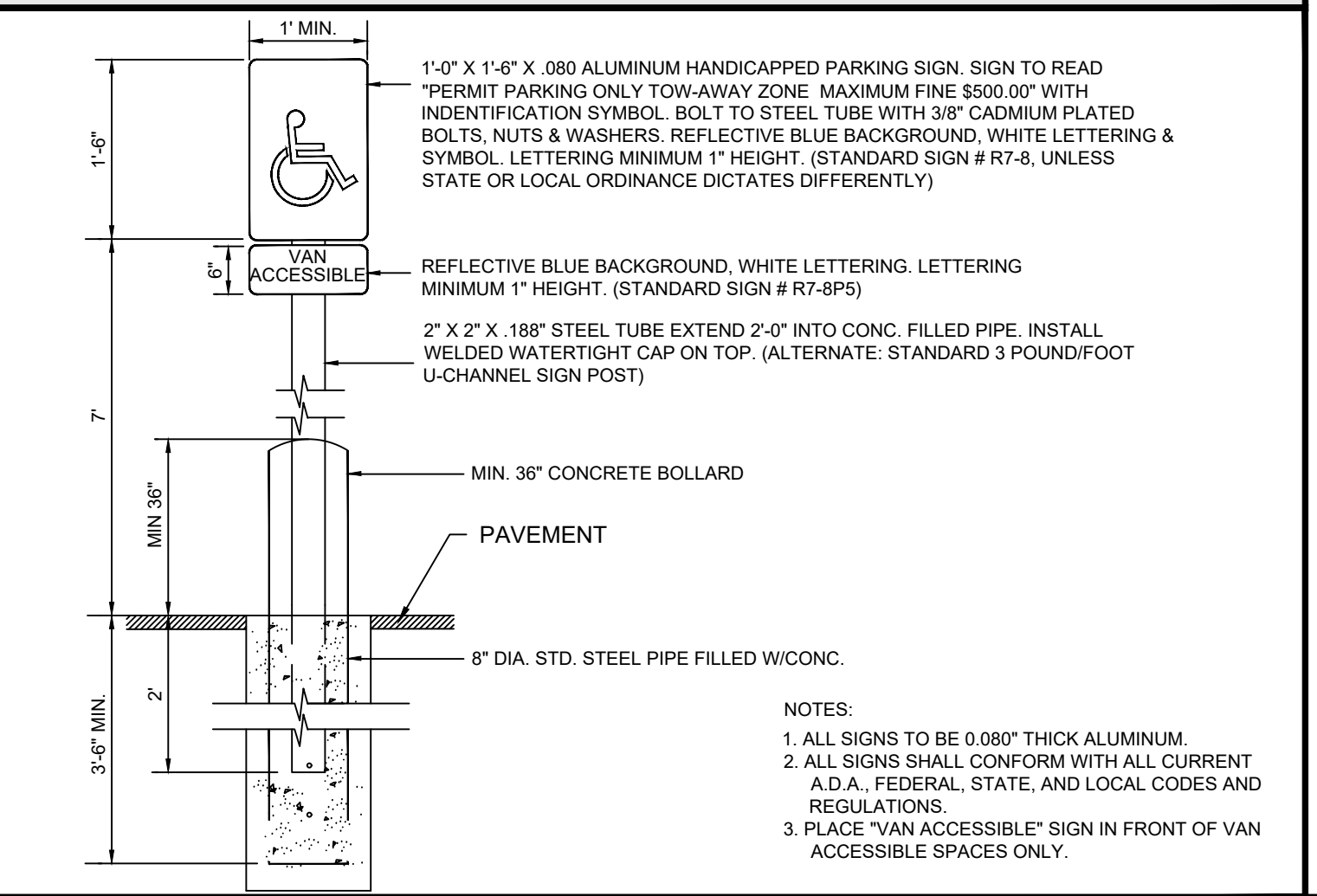
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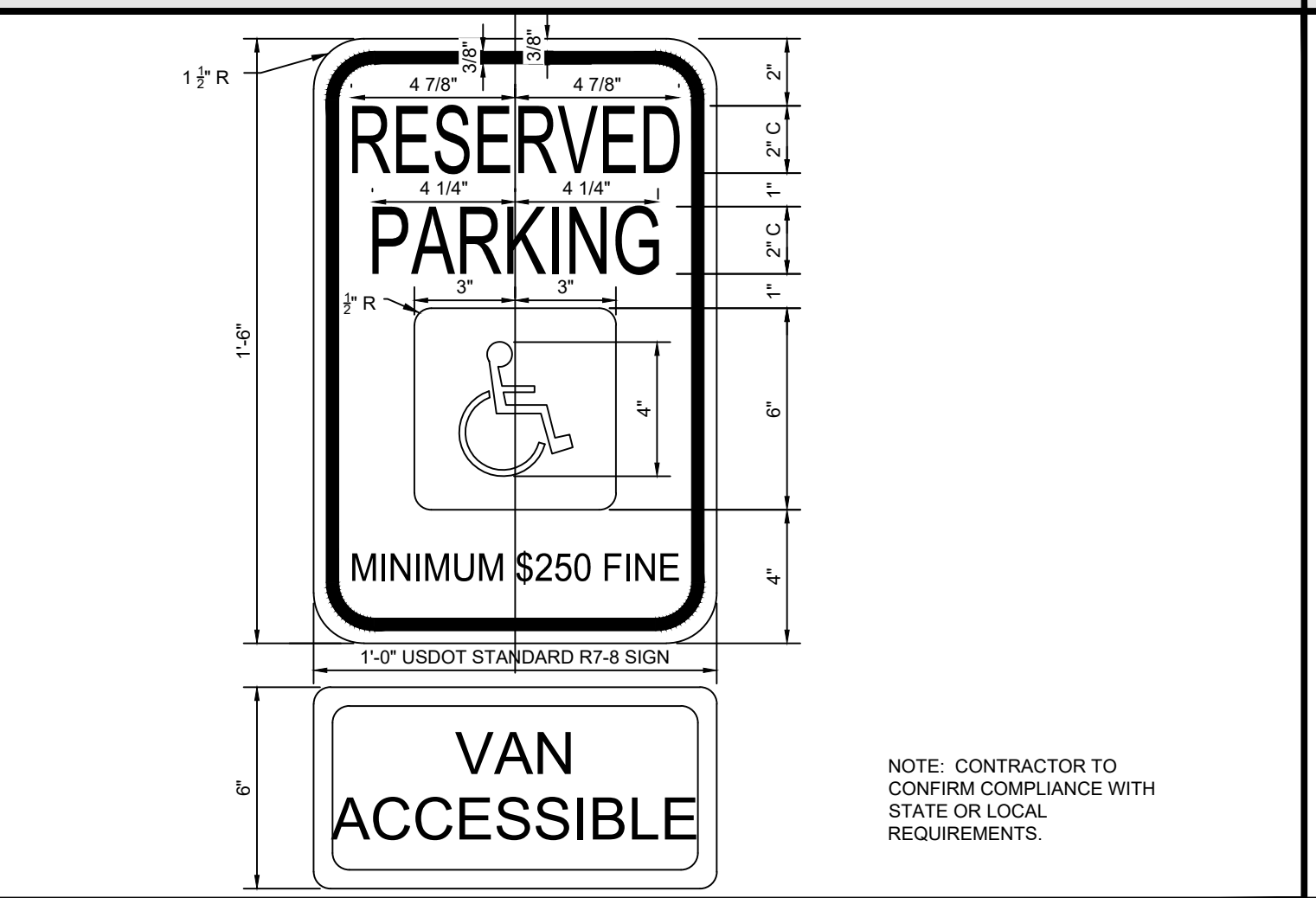
ADA PARKING DETAIL



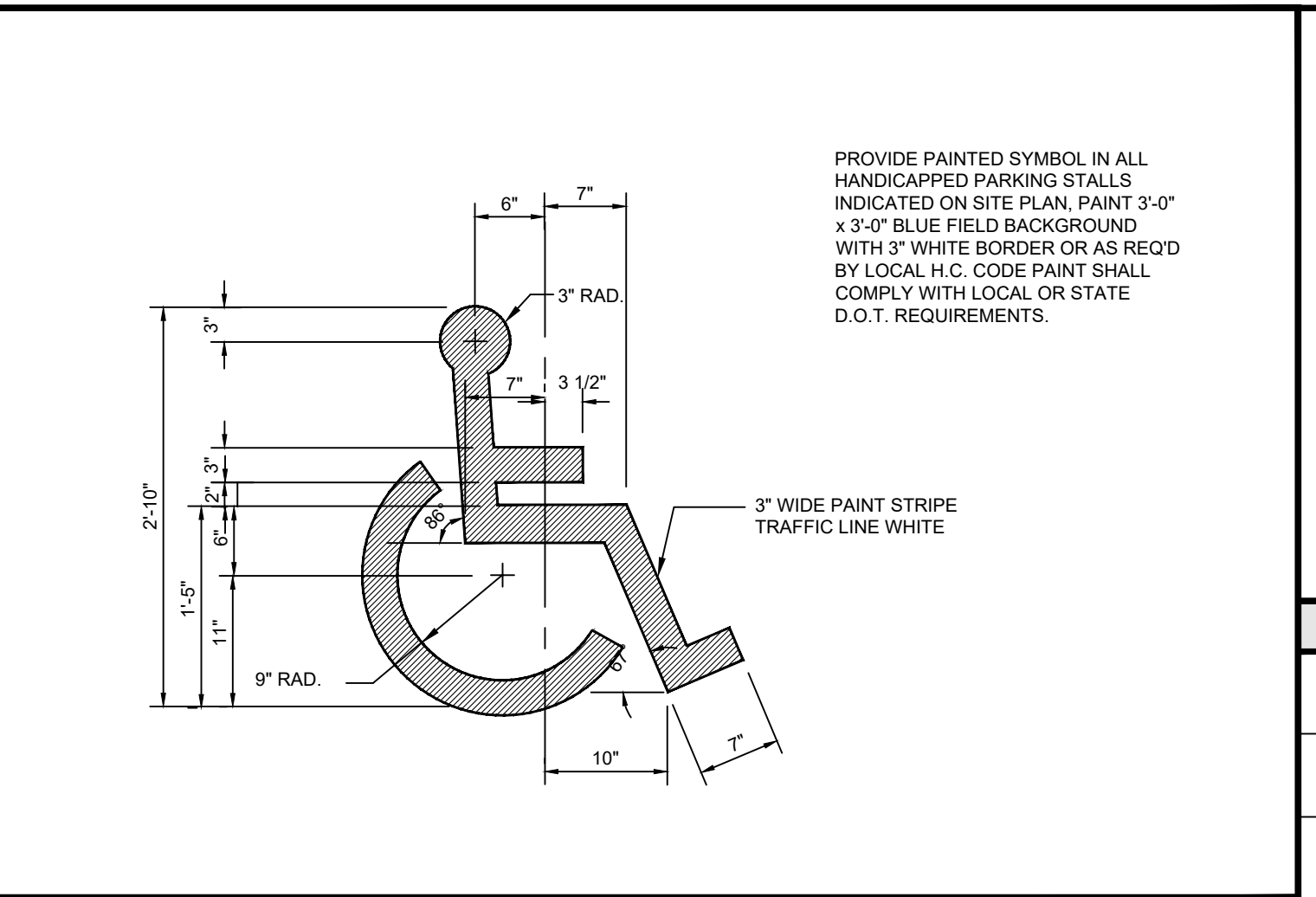
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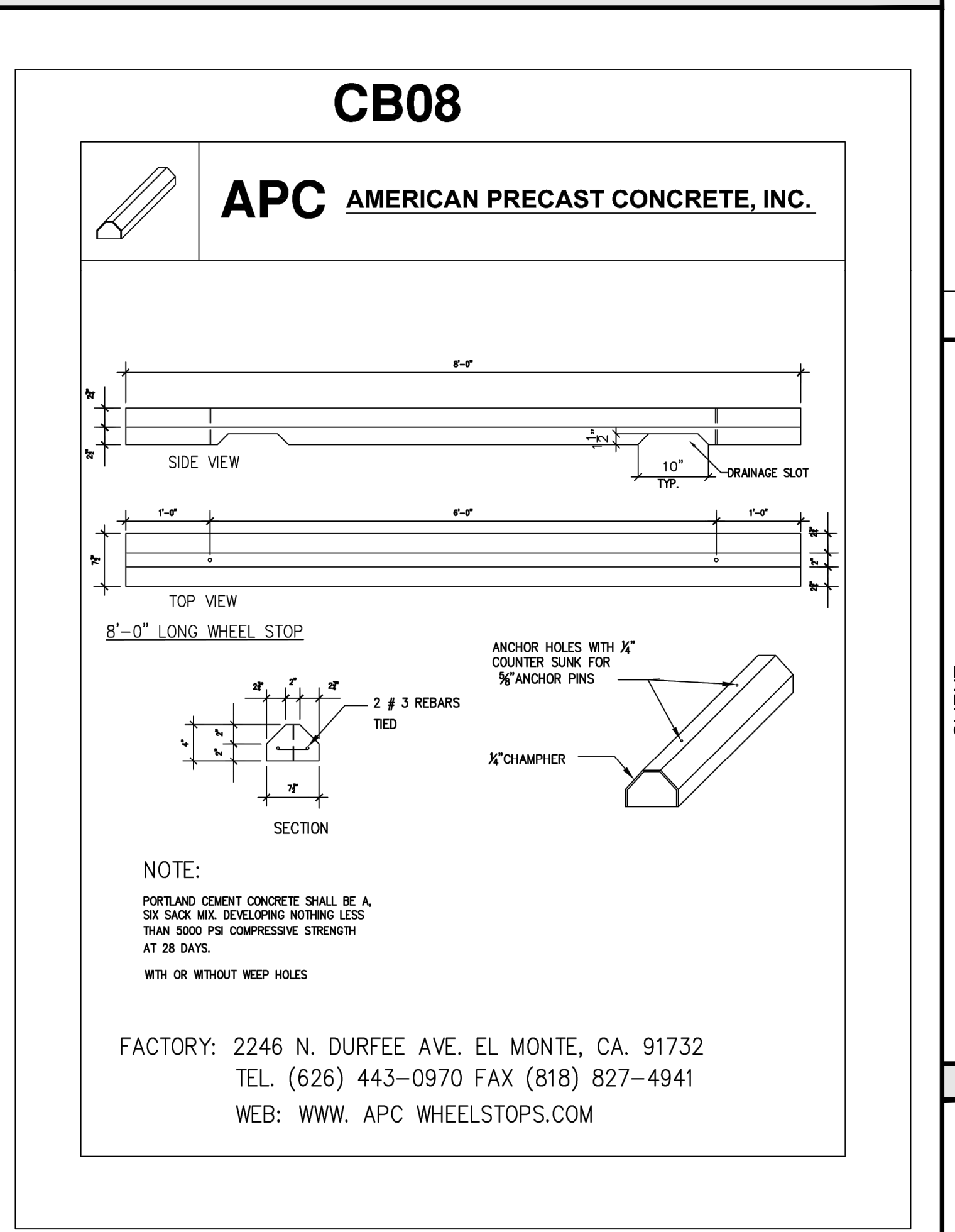
ADA SIGN MOUNTING DETAIL



ADA SIGN DETAIL



ADA PARKING SYMBOL DETAIL



WHEEL STOP DETAIL



NON-POTABLE WATER SIGN DETAIL

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3	08/06/26	NCC	TKS	

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CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

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No. PE30681

PROFESSIONAL

ENGINEER

W. KYLE SHARP

8/6/2026

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NCC

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JOB #:

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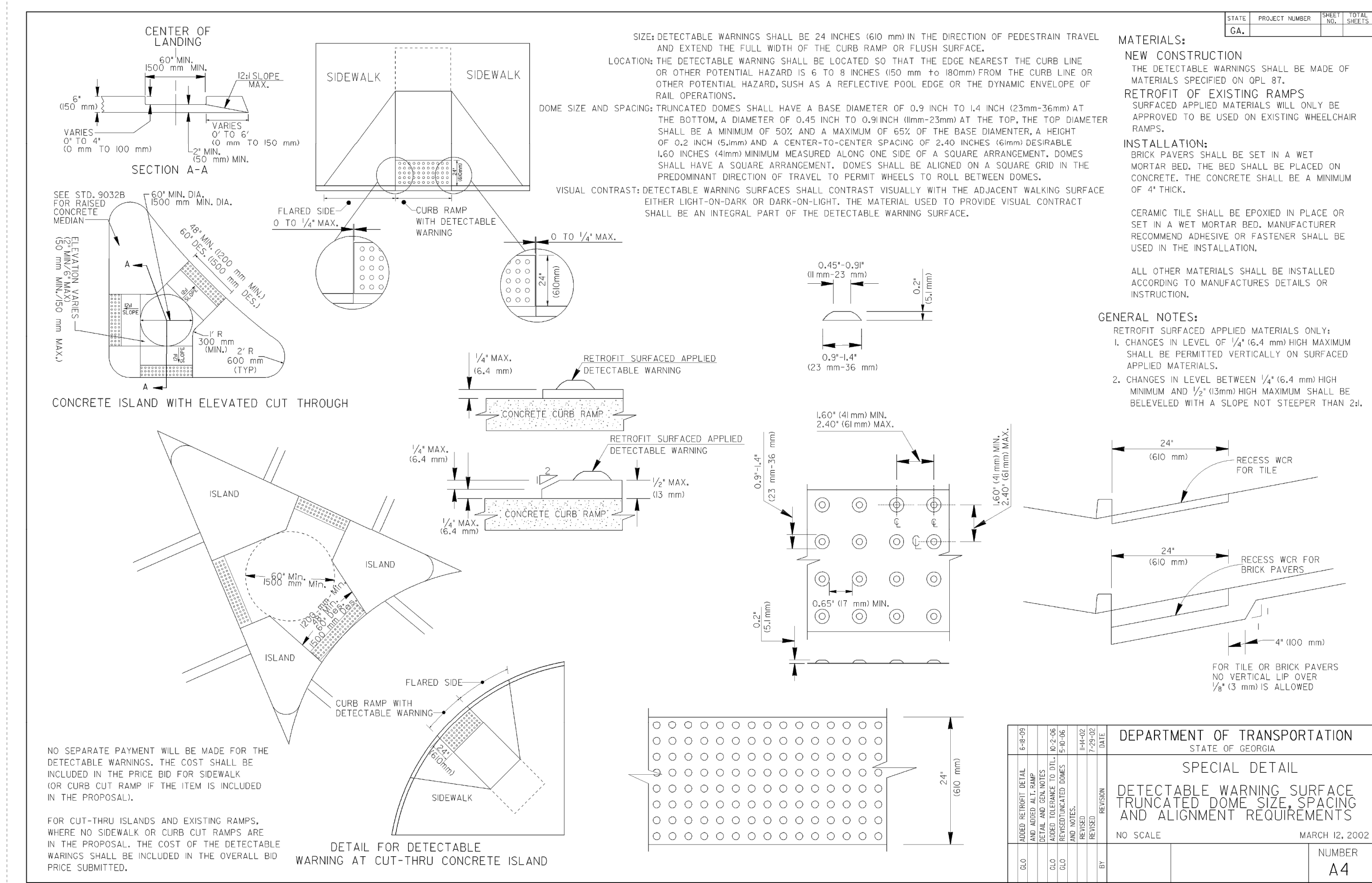
DATE:

MARCH 20, 2026

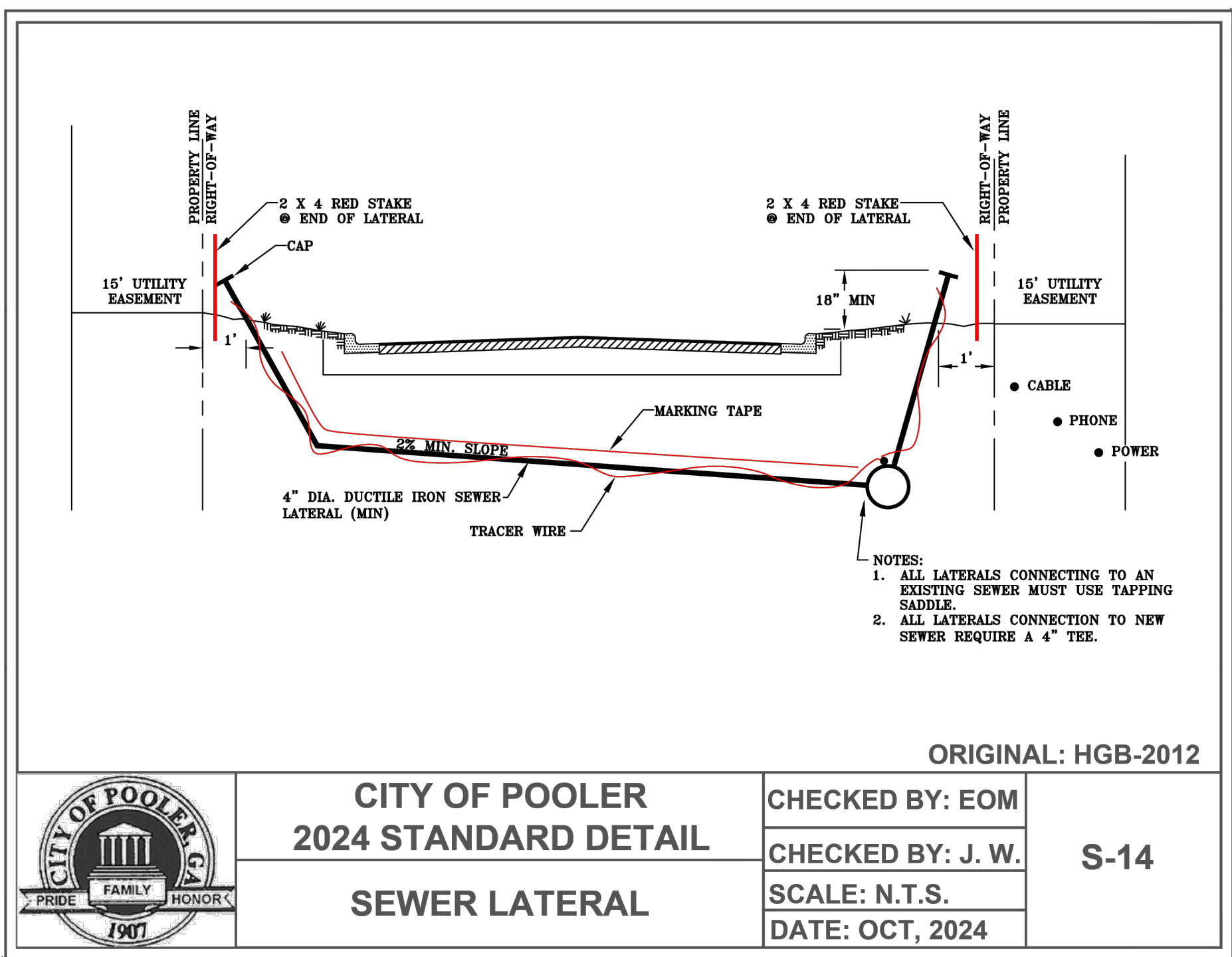
CONSTRUCTION DETAILS - 1

C-7.0

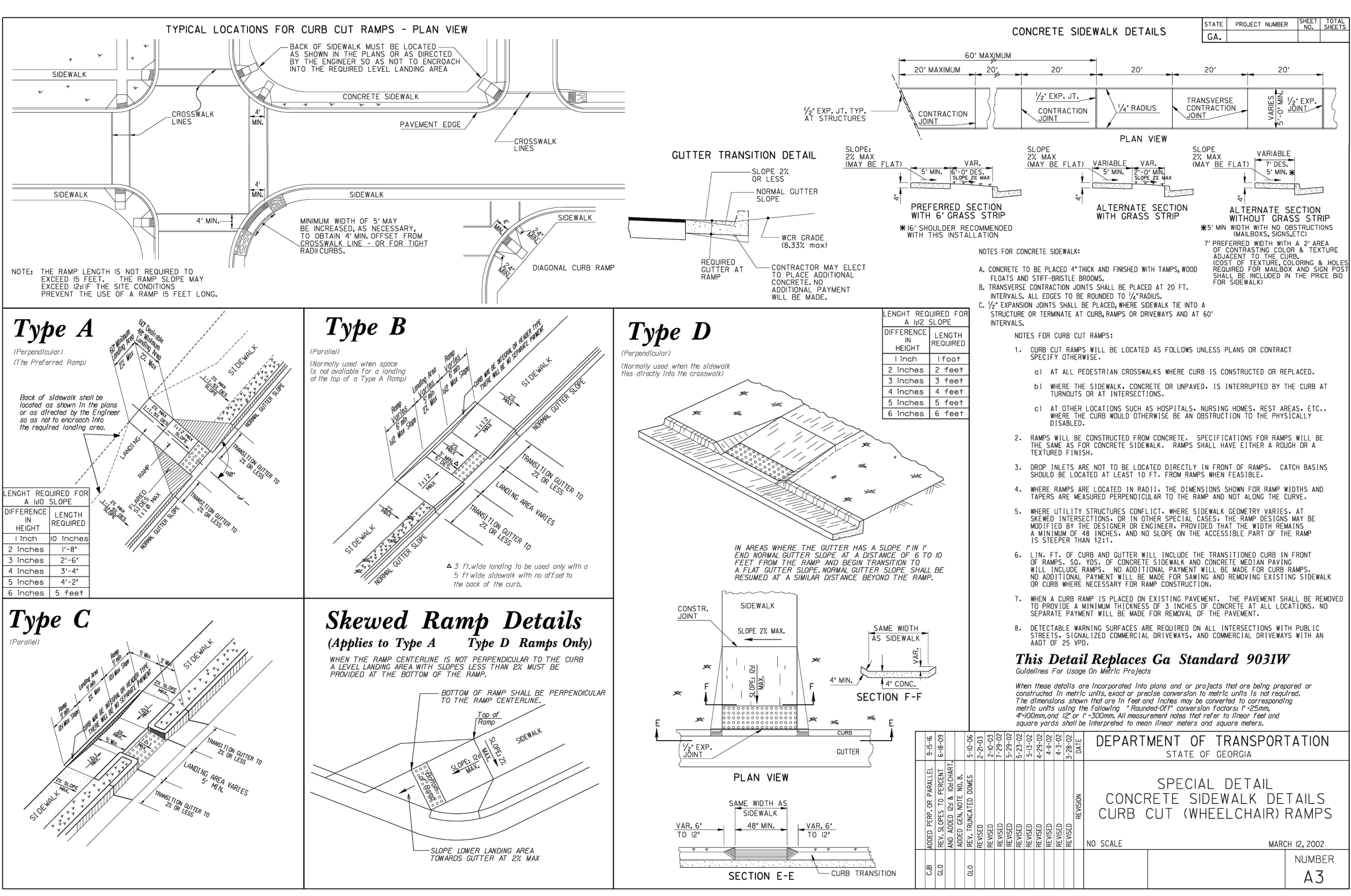
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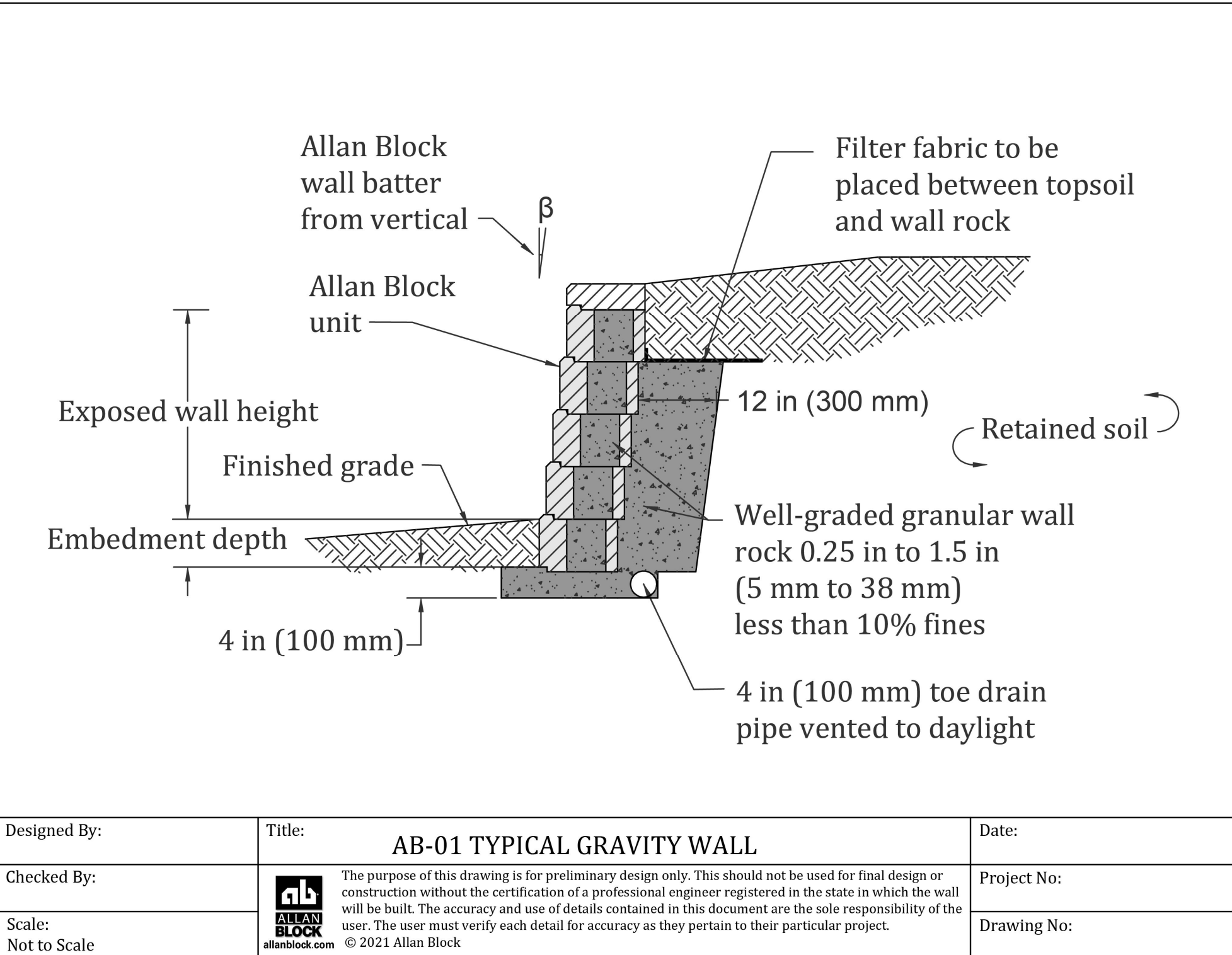
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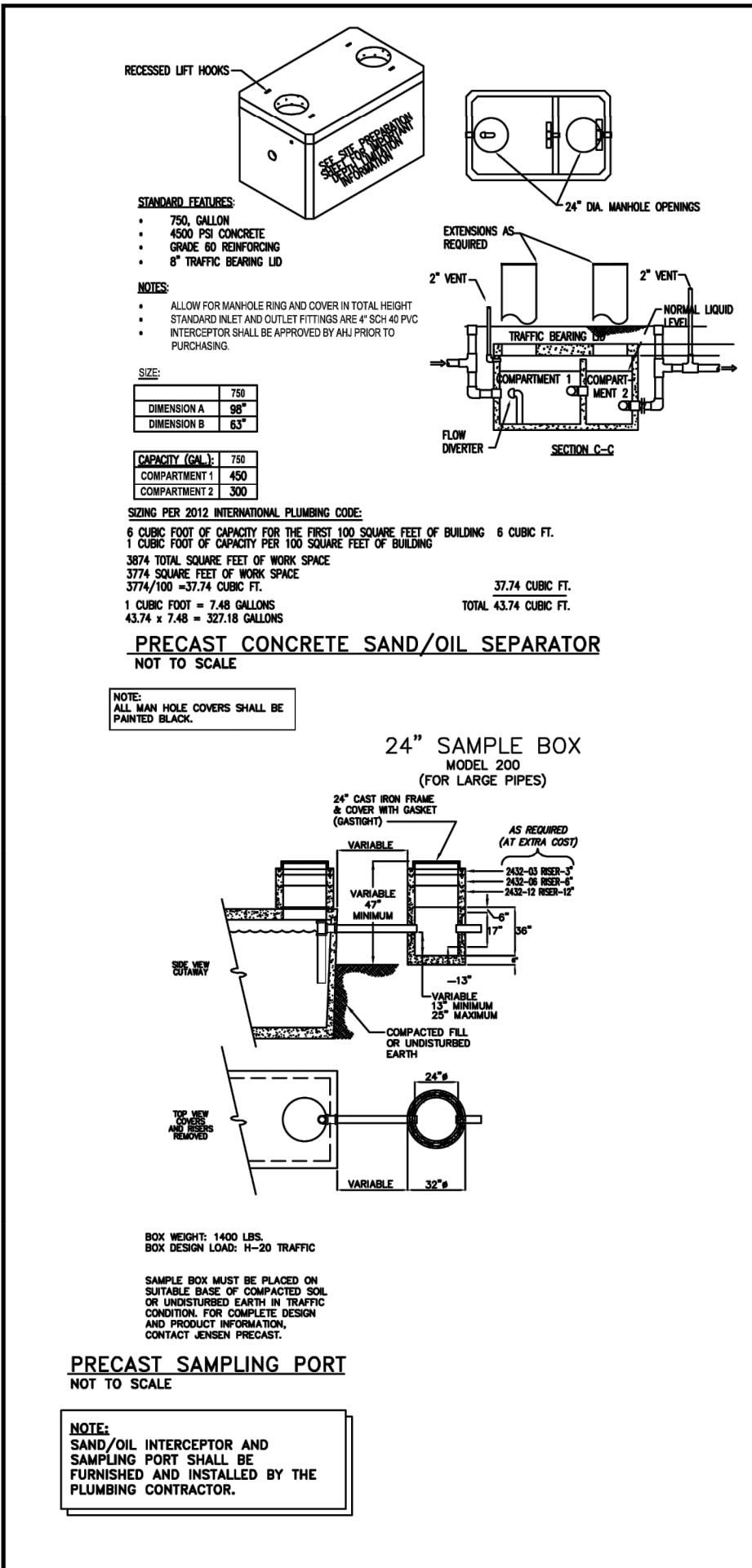
CITY OF POOLER SEWER LATERAL DETAIL



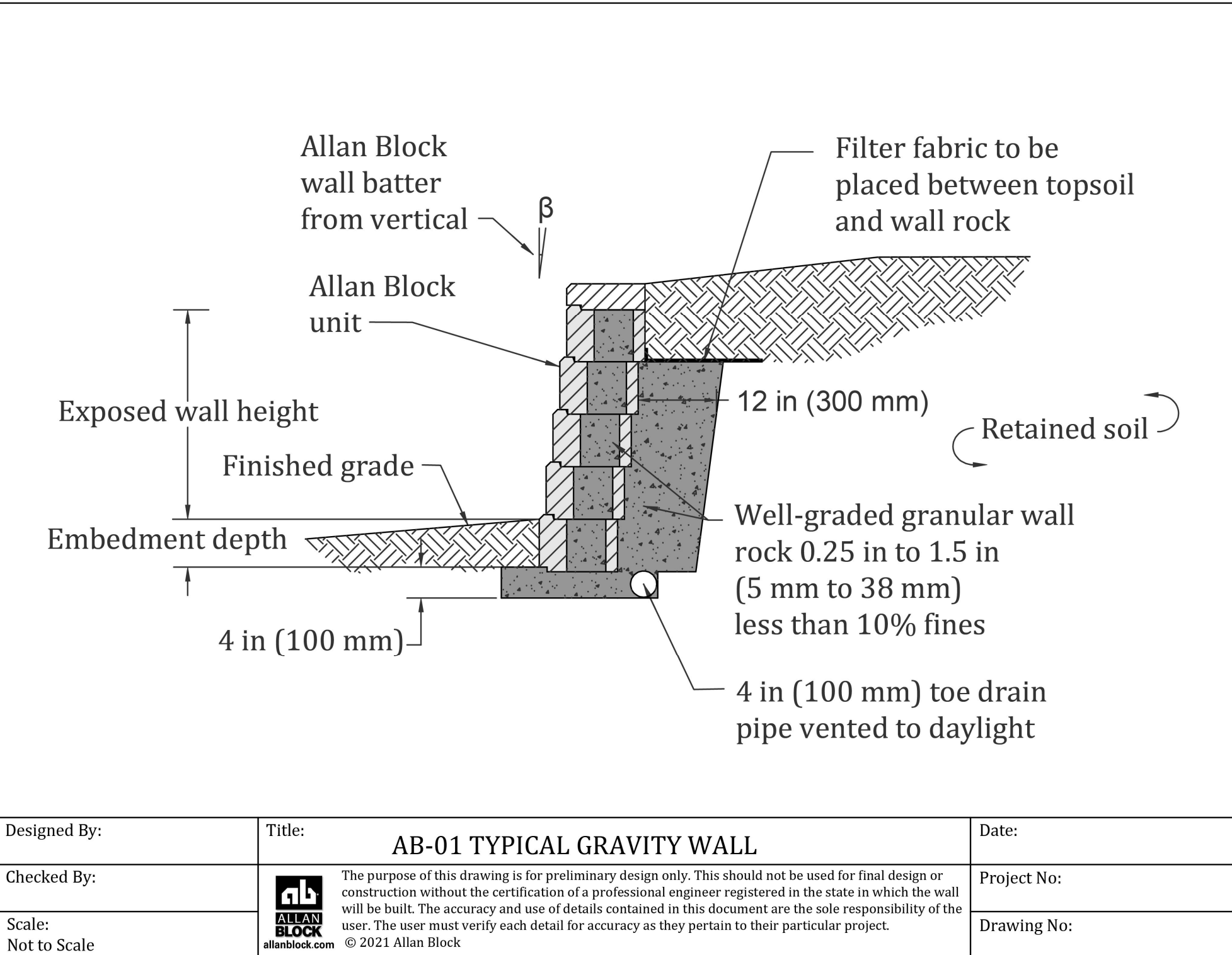
GDOT ADA RAMP DETAIL



RETAINING WALL DETAIL



SAND/OIL SEPARATOR DETAIL



RETAINING WALL DETAIL

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TRACER WIRE MUST BE LOOPED AROUND THE VALVE BOX. IT MUST BE ACCESSIBLE FROM THE TOP OF THE BOX.

USE 18" Ø PRECAST COLLAR

SMOOTH GRAVEL

MUELLER OR APPROVED EQUAL

30" MIN.

CAST IRON VALVE BOX

DEEP BURY RATED TRACER WIRE

TYP. CONCRETE SUPPORT: PRECAST DONUTS OR 6" OF GRAVEL MAY BE USED FOR 12" AND SMALLER VALVES

VALVE AND VALVE BOX

CONCRETE VALVE MARKERS

BRASS MARKER PLATE
4"x4" SQUARE
4-#3 RE-BAR

EXISTING GROUND

PRECAST CONCRETE POST (4,000 PSI)

3/4" CHAMFER EACH CORNER

2" BRASS MARKER PLATE W/ANCHOR

PLATE W/DIRECTIONAL ARROW POINTED TO VALVE & DISTANCE TO NEAREST FOOT

NOTE:
1. WATER MAIN LINE CONCRETE VALVE MARKERS SHALL NOT BE PAINTED AND SHOULD BE MARKED AS FOLLOWS:
MV - WATER MAIN VLVE
AV - AIR RELEASE VALVE
PIPELINE - PIPELINE MARKER
2. DO NOT WRAP WIRE AROUND VALVE NUT.

CITY OF POOLER
2024 STANDARD DETAIL
WATER VALVE

REVISED BY: EOM
CHECKED BY: J. W.
SCALE: N.T.S.
DATE: APRIL, 2024

W-03

ORIGINAL: HGB-2006

STREET R.O.W.

PRIVATE PROPERTY

TURF BOX

FINISH GRADE

3/4" SCH 40 BALL VALVE

TO HOUSE

200 PSI 1" POLYETHYLENE WATER SERVICE TUBING

METER (SEE NOTES 2 AND 3)

TRACER WIRE

DETECTOR TAPE

TRACER WIRE

BEDDING TO BE 12" CRUSHER RUN STONE

SECTION

RIGHT-OF-WAY

PROPERTY CORNER

PROPERTY LINE

MAIN WATER LINE

TAPPING SADDLE

1" POLYETHYLENE SERVICE TO MAIN

DEEP BURY RATED TRACER WIRE

3/4" BALL VALVE IN TURF BOX METER AND BOX (SEE NOTES 2 AND 3)

PLAN

NOTE:
1. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED AT THE PROPERTY LINE.
2. METERS MUST BE SMART POINT.
3. METERS CAN'T BE INSTALLED IN HARD SURFACES LIKE CONCRETE.
4. ALL SYSTEM COMPONENTS DOWNSTREAM FROM THE METER OR FROM THE PRIVATE SIDE OF THE PROPERTY LINE ARE PRIVATE. THEY ARE OWN AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

CITY OF POOLER
2024 STANDARD DETAIL
SERVICE CONNECTION

REVISED BY: EOM
CHECKED BY: J. W.
SCALE: N.T.S.
DATE: APRIL, 2024

W-10

ORIGINAL: HGB-2006

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

1" TAP (MIN.)

4"x1" TAPPING SADDLE

DUCTILE IRON

12 MIL BONDED EPOXY COATING

SEE NOTE 1

CORPORATION STOP

WATER MAIN

SEE NOTE 1

CORPORATION STOP

CITY OF POOLER
2024 STANDARD DETAIL
1" AND 2" TAPPING SADDLE

DONE BY: EOM
CHECKED BY: J. W.
SCALE: N.T.S.
DATE: APRIL, 2024

W-11

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

PER STANDARD SPECIFICATION SECTION 02700

FORD CAST IRON STRETCH METER BOX W/ LOCKING TOUCH HEAD LID

FINISHED GRADE

6" MAX.

1" BRASS COMPRESSION

1" POLYETHYLENE PIPE FROM MAIN

4" MIN.

2" OF GRAVEL

SMART POINT WATER METER WITH BACKFLOW PREVENTOR

MARKING TAPE

DEEP BURY RATED TRACER WIRE

1" TAP C.C. THREAD

WATER MAIN

STAINLESS STEEL DOUBLE STRAP TAPPING SADDLE

CITY OF POOLER
2024 STANDARD DETAIL
WATER METER INSTALLATION
1" SERVICE PIPE, 3/4" OR 1" WATER METERS FOR DOMESTIC, IRRIGATION & COMMERCIAL USE ONLY

REVISED BY: EOM
CHECKED BY: J. W.
SCALE: N.T.S.
DATE: APRIL, 2024

W-21

ORIGINAL: HGB-2006

MARKING TAPE

TRACER WIRE

FLOW

12" MIN. CLEARANCE

FIN. GRADE

1" POLYETHYLENE PIPE

1" TAP C.C. THREAD

WATER MAIN

STAINLESS STEEL DOUBLE STRAP TAPPING SADDLE

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

* REQUIRED BY THE CITY FOR FREEZE PROTECTION

CITY OF POOLER
2024 STANDARD DETAIL
BACKFLOW PREVENTER
3/4", 1", 1-1/2", AND 2"

REVISED BY: EOM
CHECKED BY: J. W.
SCALE: N.T.S.
DATE: APRIL, 2024

W-28

ORIGINAL: HGB-2011

PAVEMENT

3000 PSI CONCRETE

15"

18"

(AT END PAVEMENT)

CITY OF POOLER
2024 STANDARD DETAIL
FLUSH HEADER CURB

REVISED BY: EOM
CHECKED BY: J. W.
SCALE: N.T.S.
DATE: APRIL, 2024

P-04

ORIGINAL: HGB-2006

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3	08/06/26	TKS	TKS	CBA CONSTRUCTION COMMENTS

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PROJECT

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MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

FOR INFORMATIONAL PURPOSES ONLY

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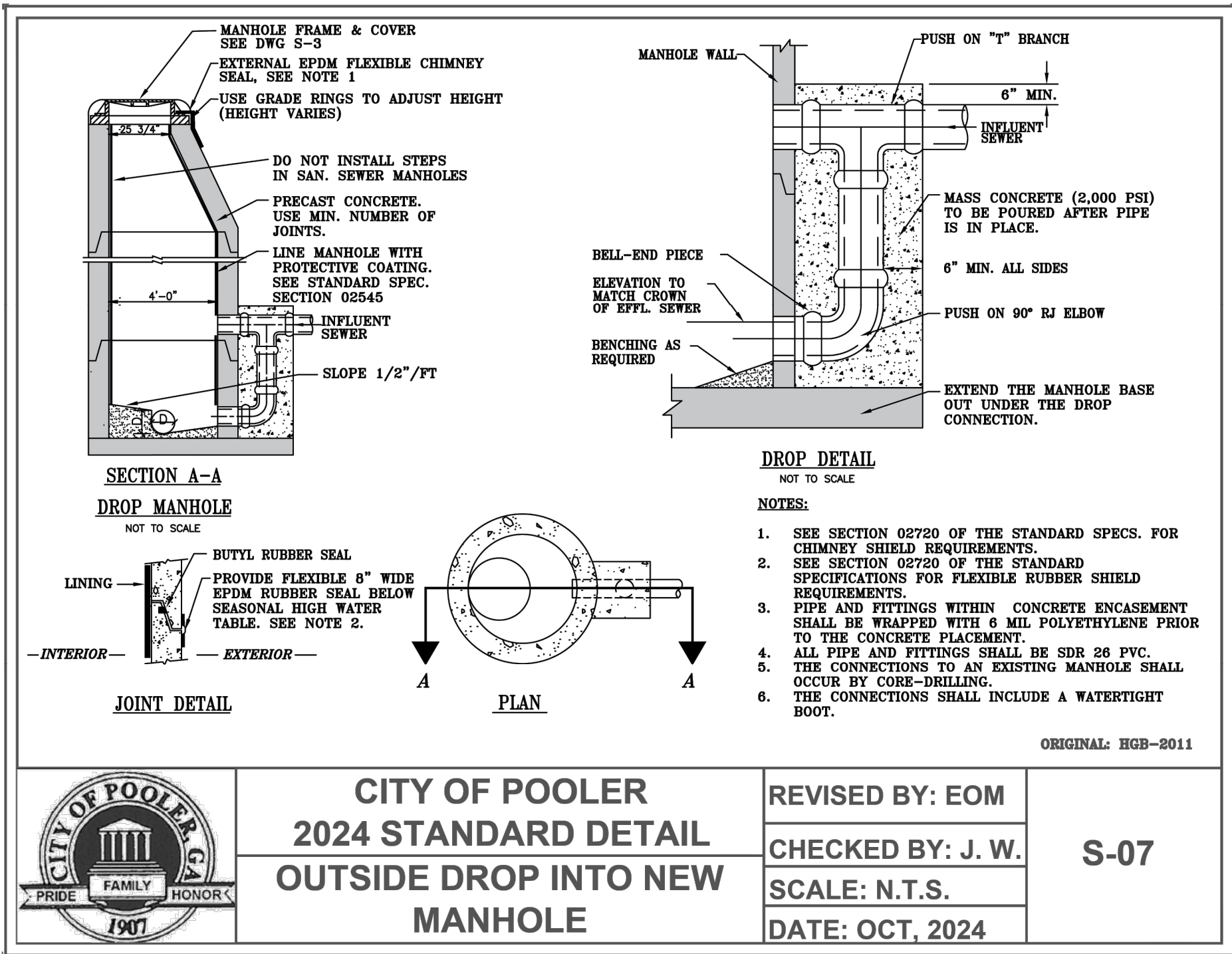
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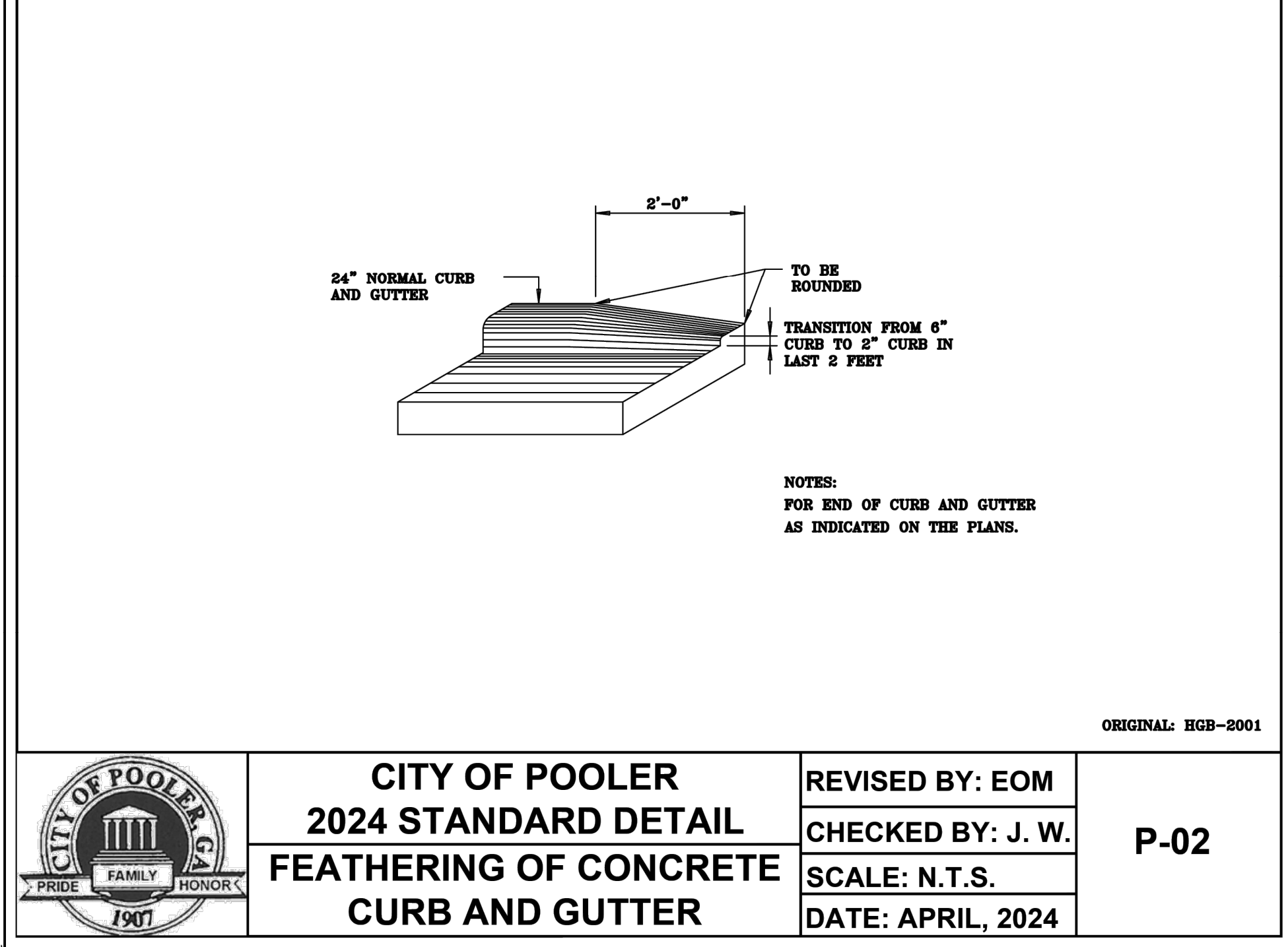
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DESIGNED BY: NCC
REVIEWED BY: TKS
JOB #: 01860056
DATE: MARCH 20, 2026
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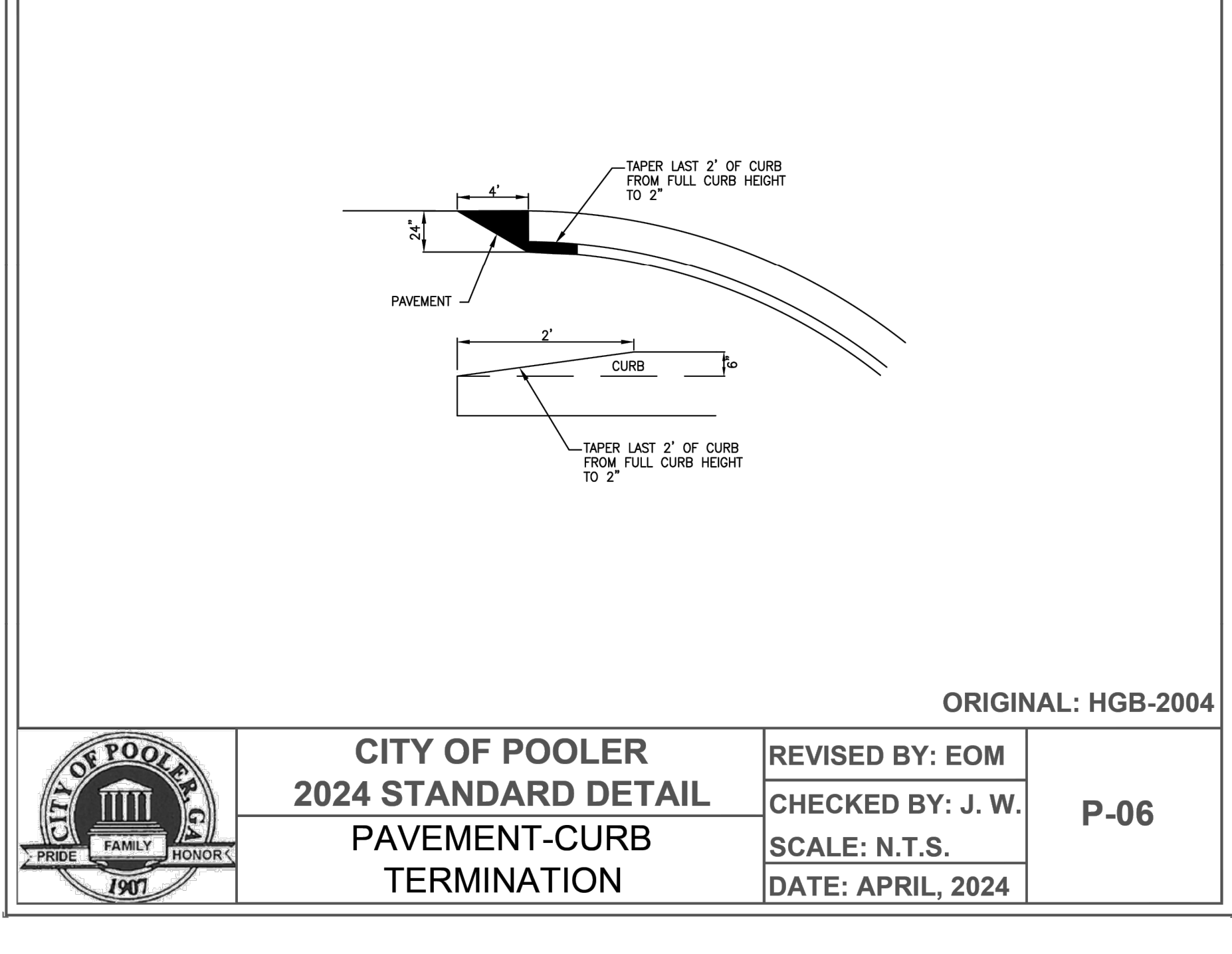
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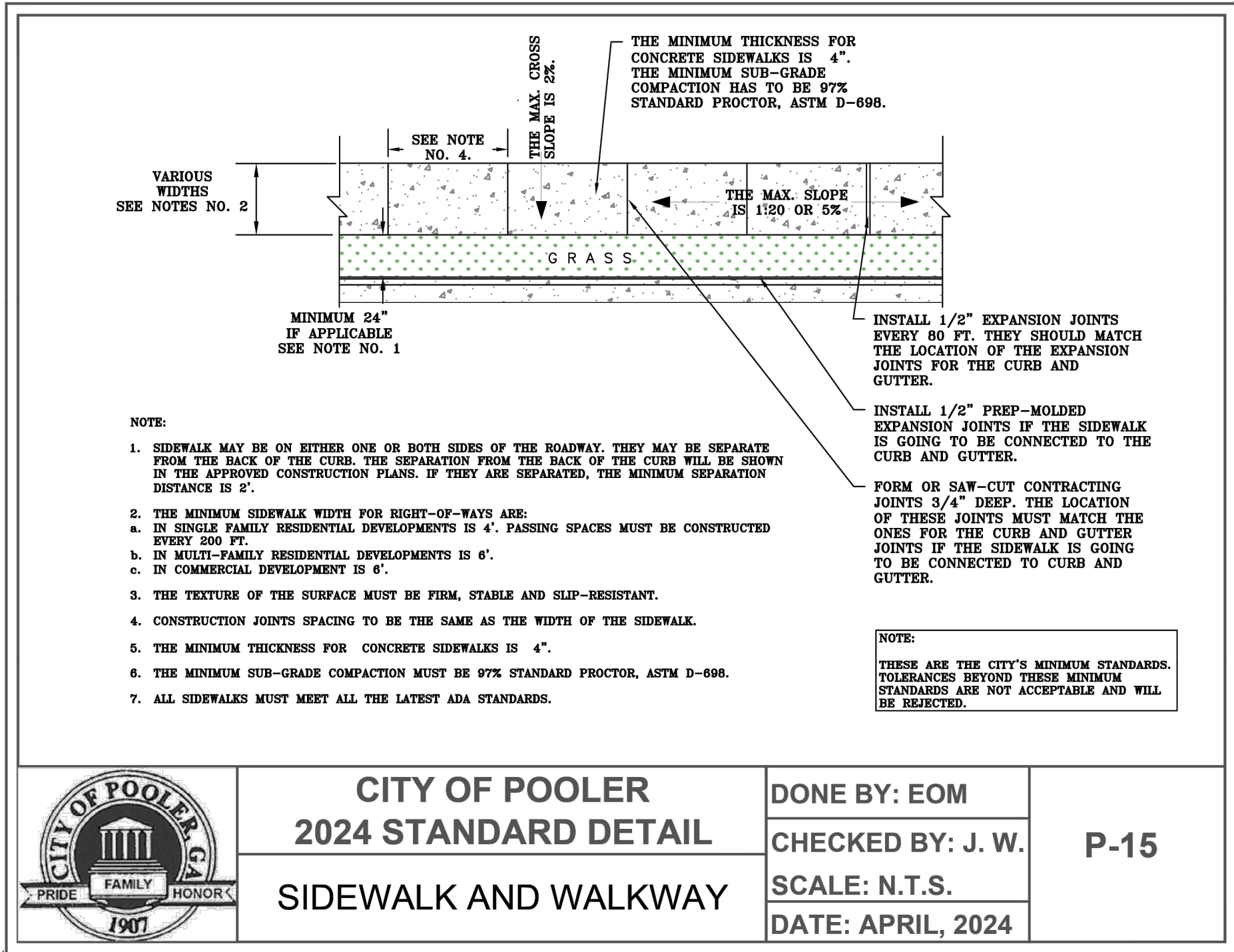
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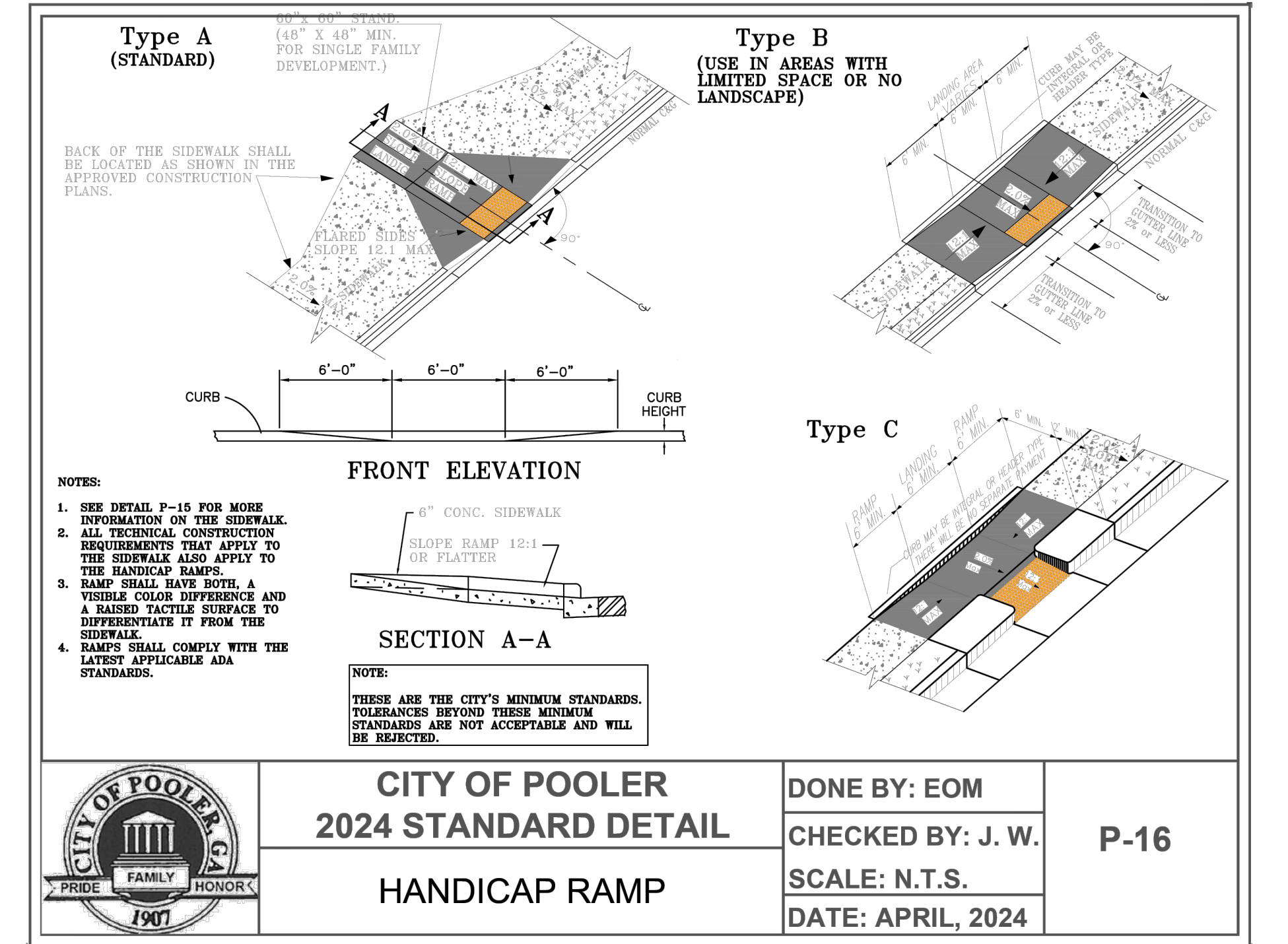
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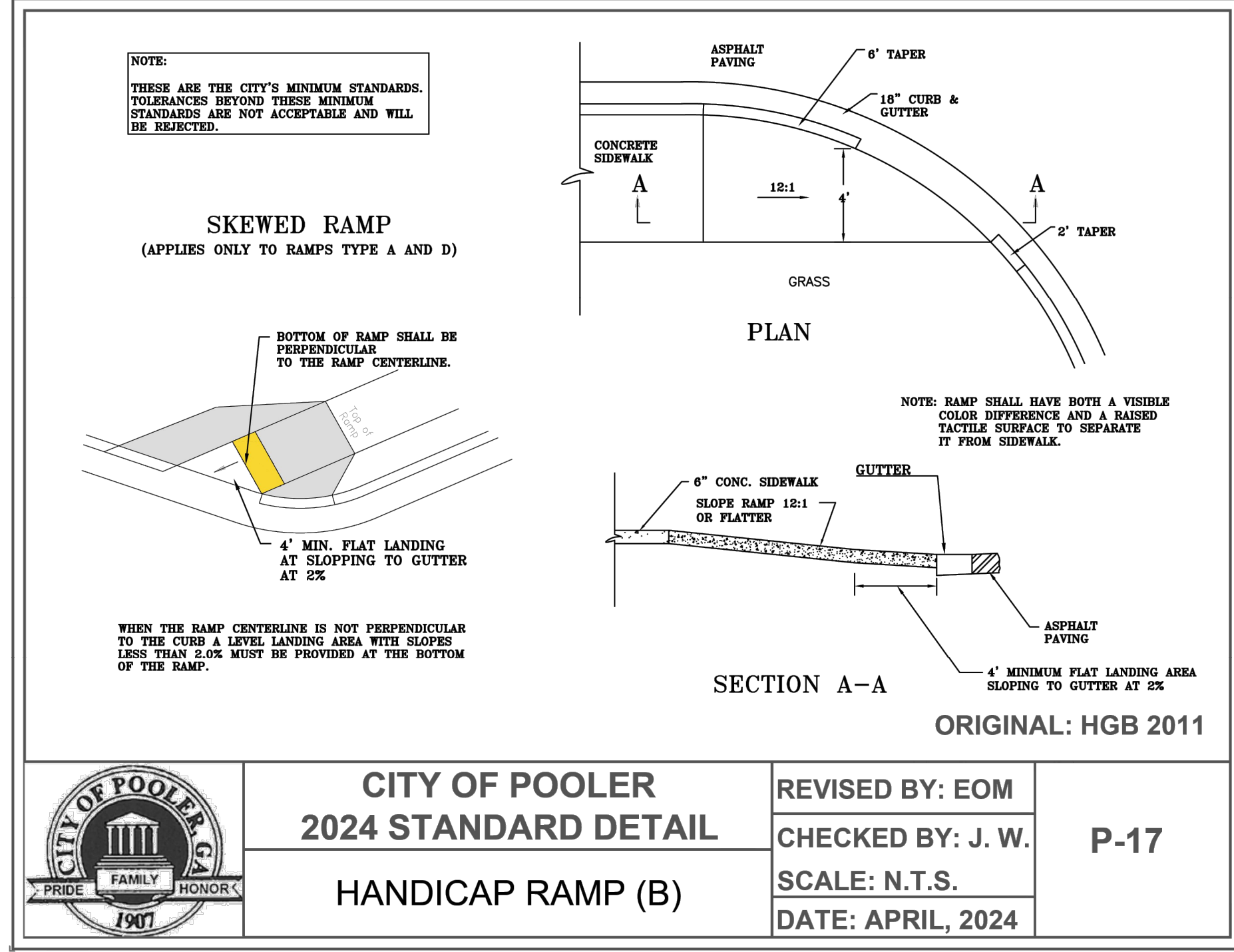
CITY OF POOLER DETAIL



CITY OF POOLER DETAIL



CITY OF POOLER DETAIL



CITY OF POOLER DETAIL

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3	08/06/26	NCC	TKS		CBA CONSTRUCTION COMMENTS

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17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT
CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

FOR
INFORMATIONAL
PURPOSES
ONLY

8/6/2026

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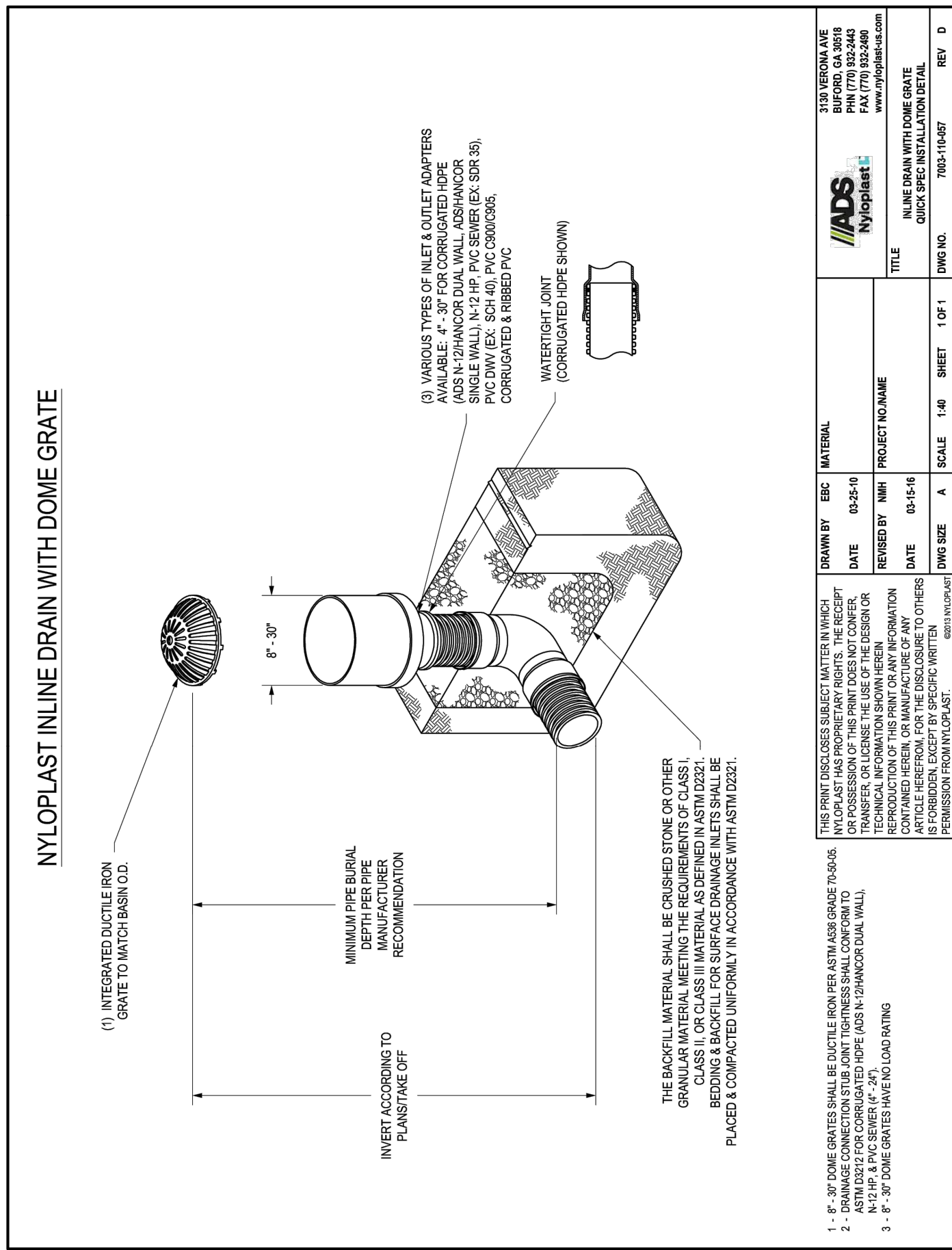
DETAILS ARE
NOT
DRAWN TO SCALE

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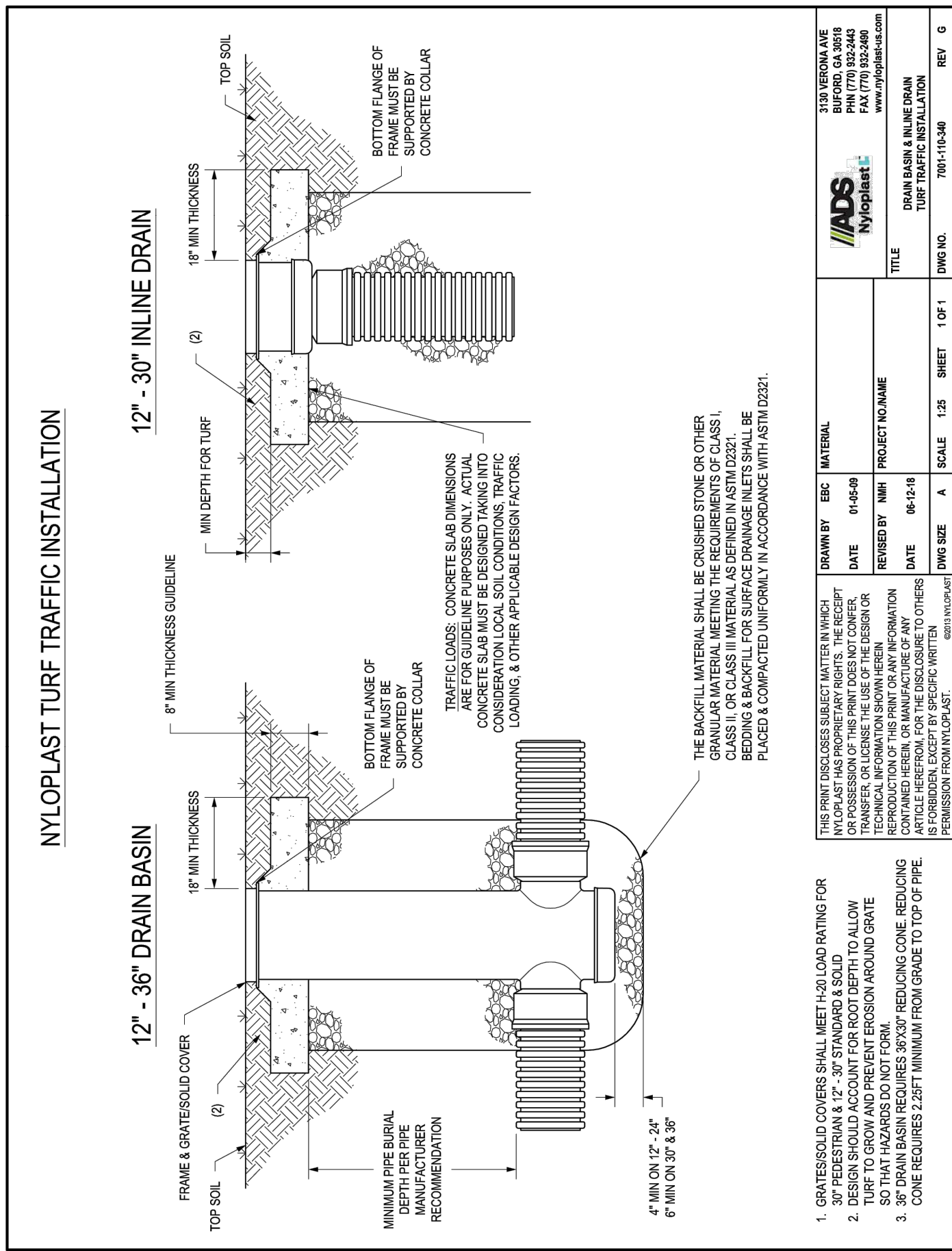
DRAWN BY:	CWH
DESIGNED BY:	NCC
REVIEWED BY:	TKS
JOB #:	01860056
DATE:	MARCH 20, 2026

CONSTRUCTION DETAILS - 4

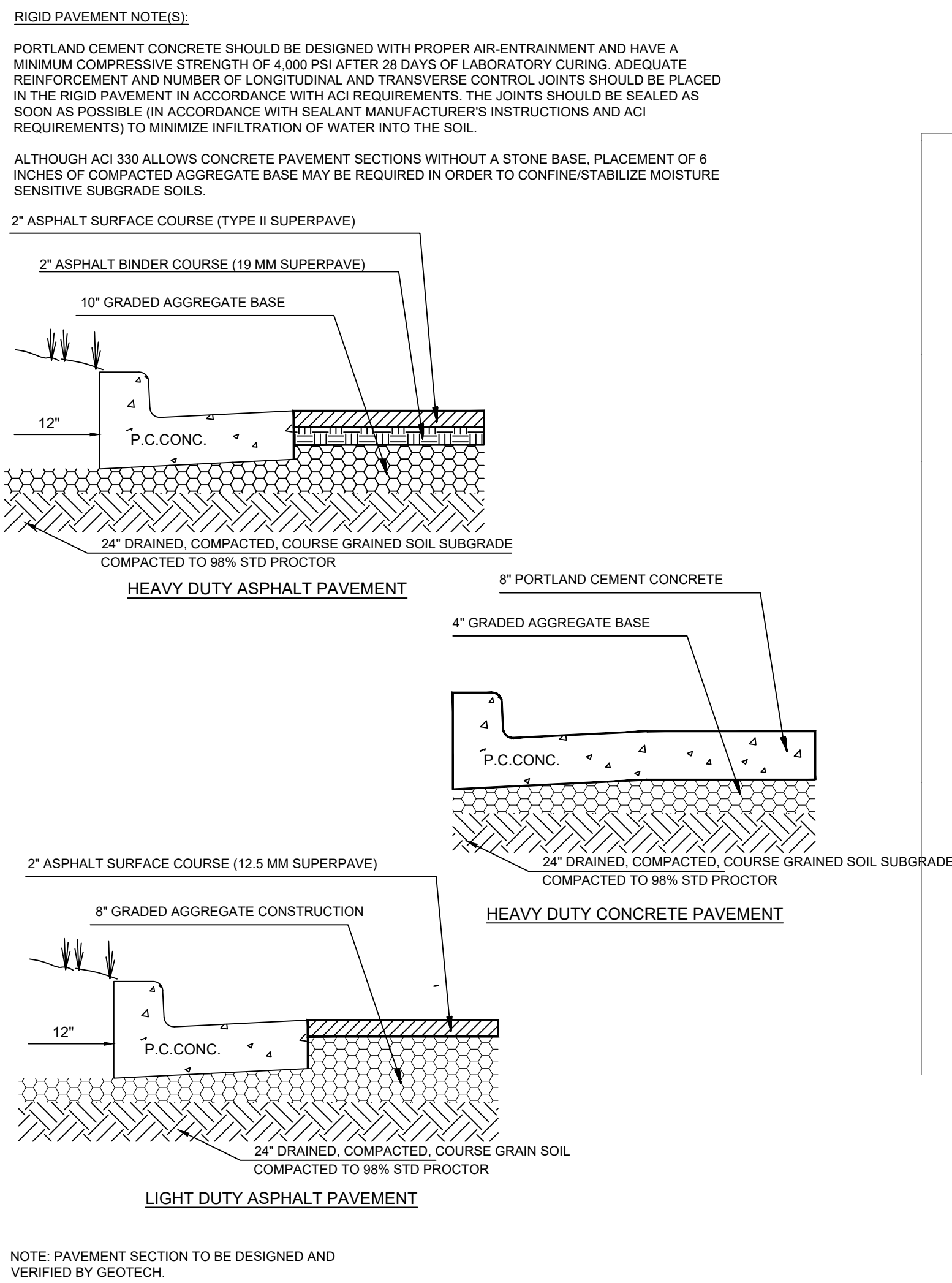
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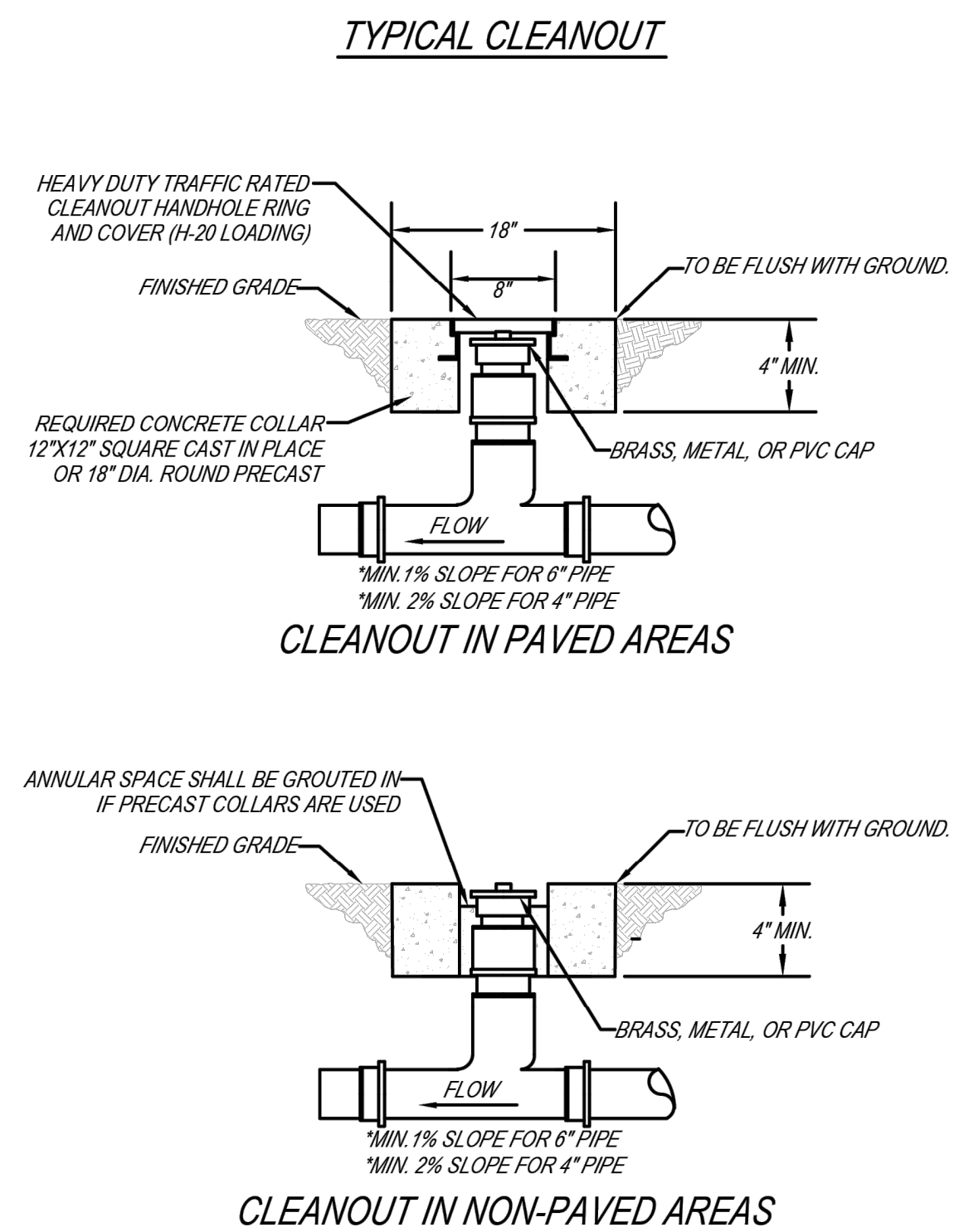
NYLOPLAST DETAIL



NYLOPLAST DETAIL



PAVEMENT SECTION DETAILS



CLEANOUT DETAIL

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CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE

17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT

CHRISTIAN BROTHERS AUTOMOTIVE

500 HALLIDAY DRIVE

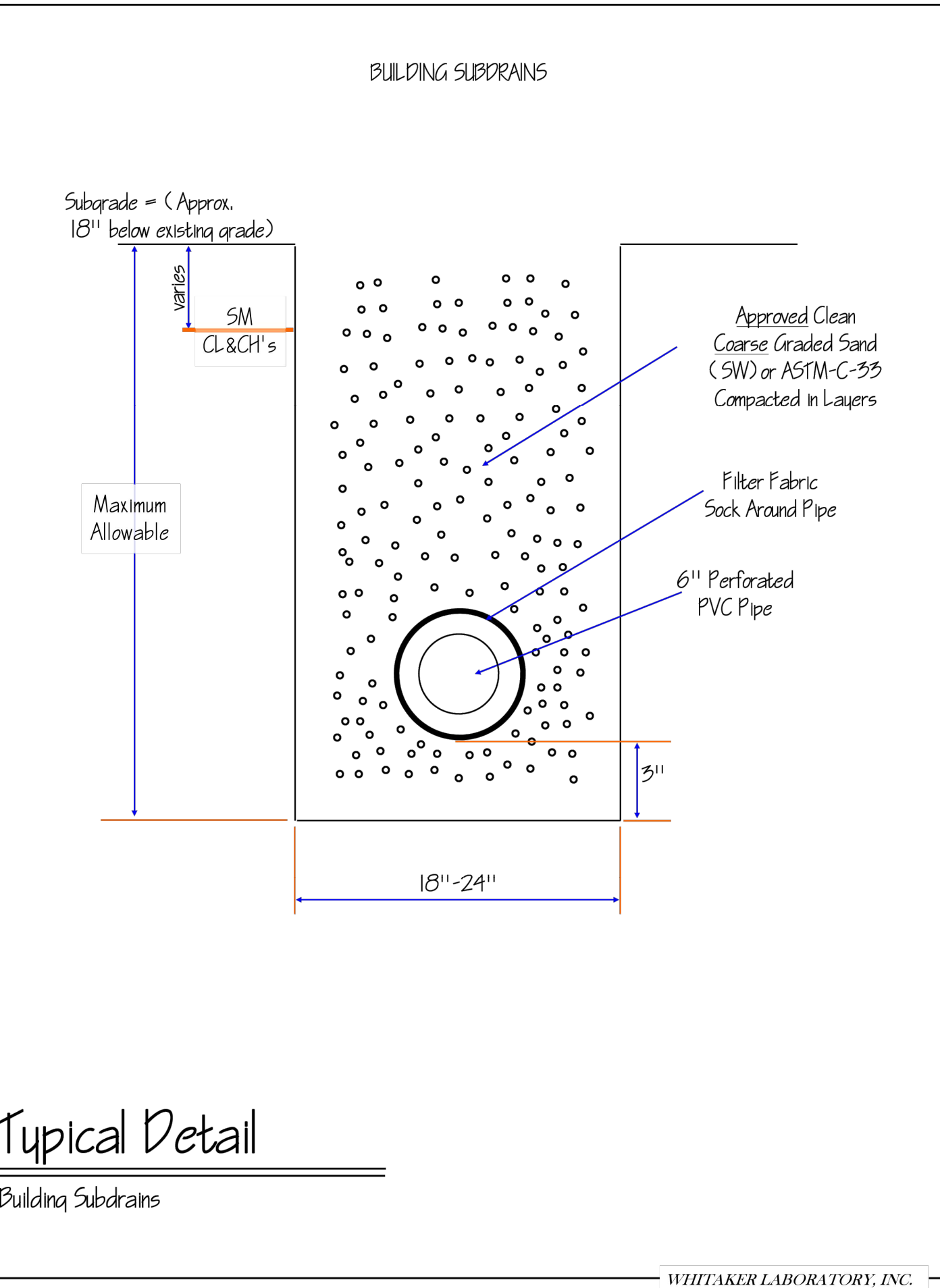
MORGAN FAMILY TRACT LOT R3E

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

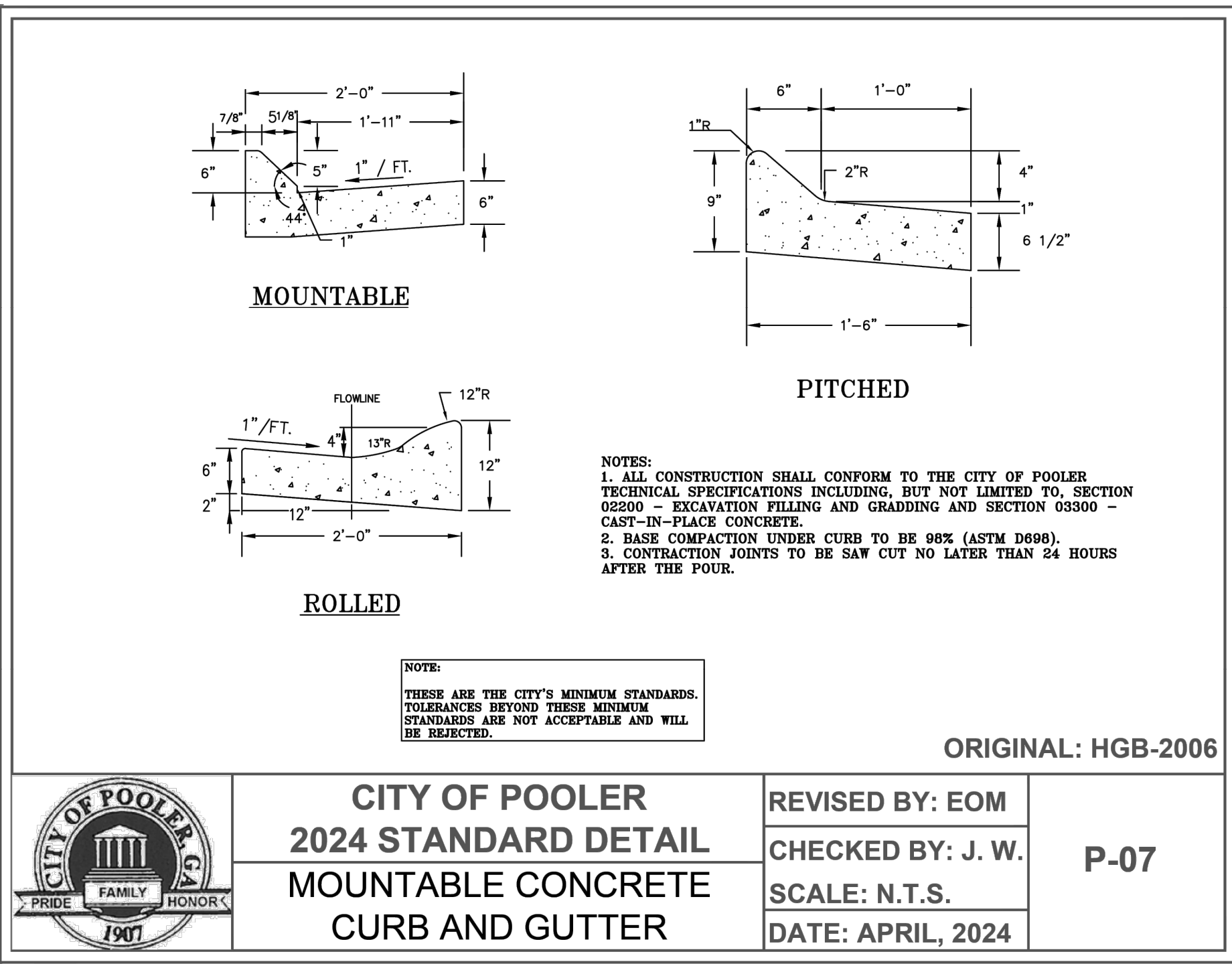
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SCALE & NORTH ARROW:
DETAILS ARE NOT DRAWN TO SCALE

DESIGN INFO:	
DRAWN BY:	CWH
DESIGNED BY:	NCC
REVIEWED BY:	TKS
JOB #:	01860056
DATE:	MARCH 20, 2026
CONSTRUCTION DETAILS - 5	

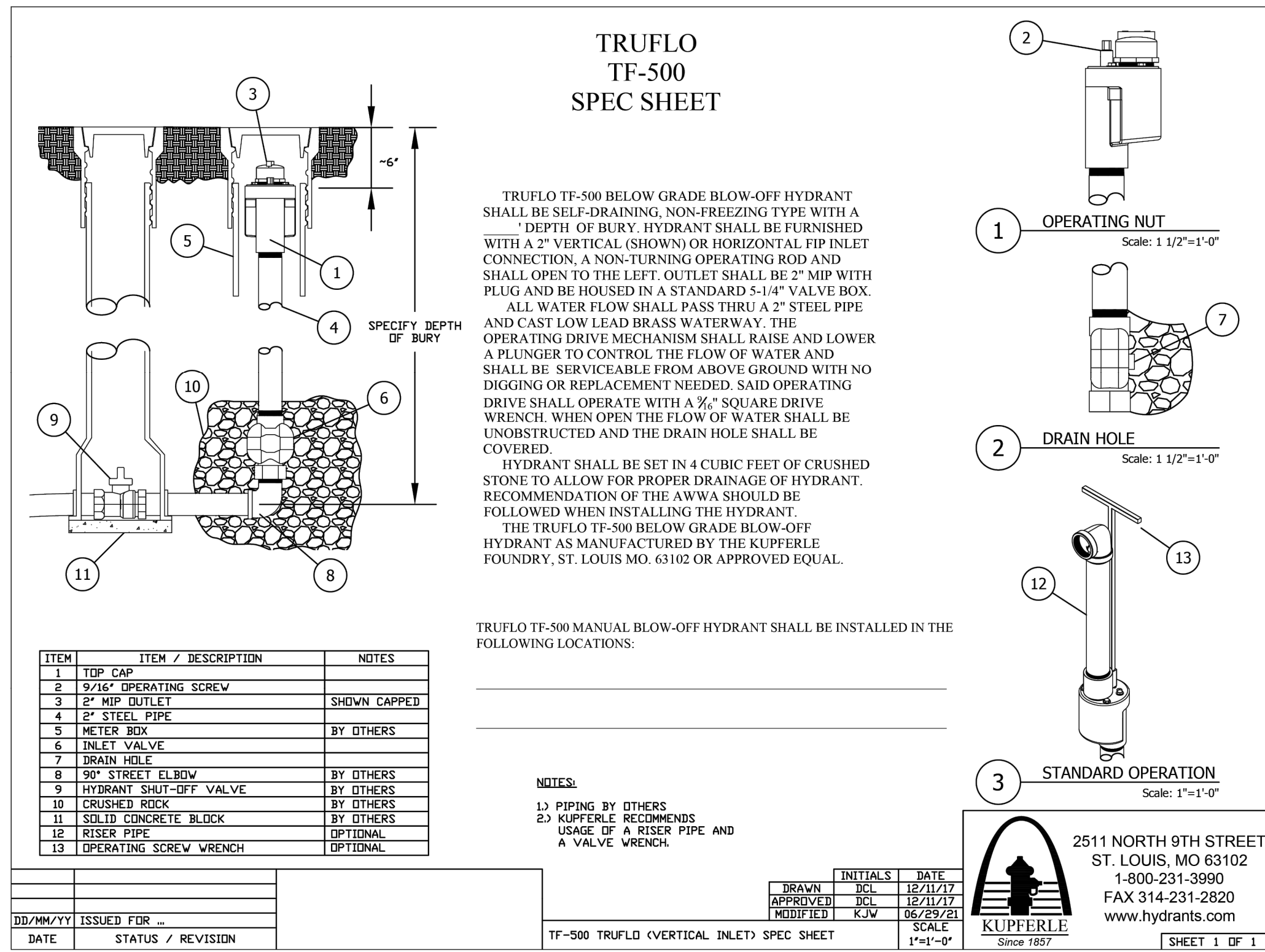
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UNDERDRAIN DETAIL



CITY OF POOLER DETAIL



BLOWOFF VALVE DETAIL

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REVISIONS

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CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT
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500 HALLIDAY DRIVE
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SEAL



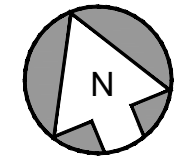
5/11/2020

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SCALE & NORTH ARROW:



NORTH ARROW

0' 10' 20' 40'

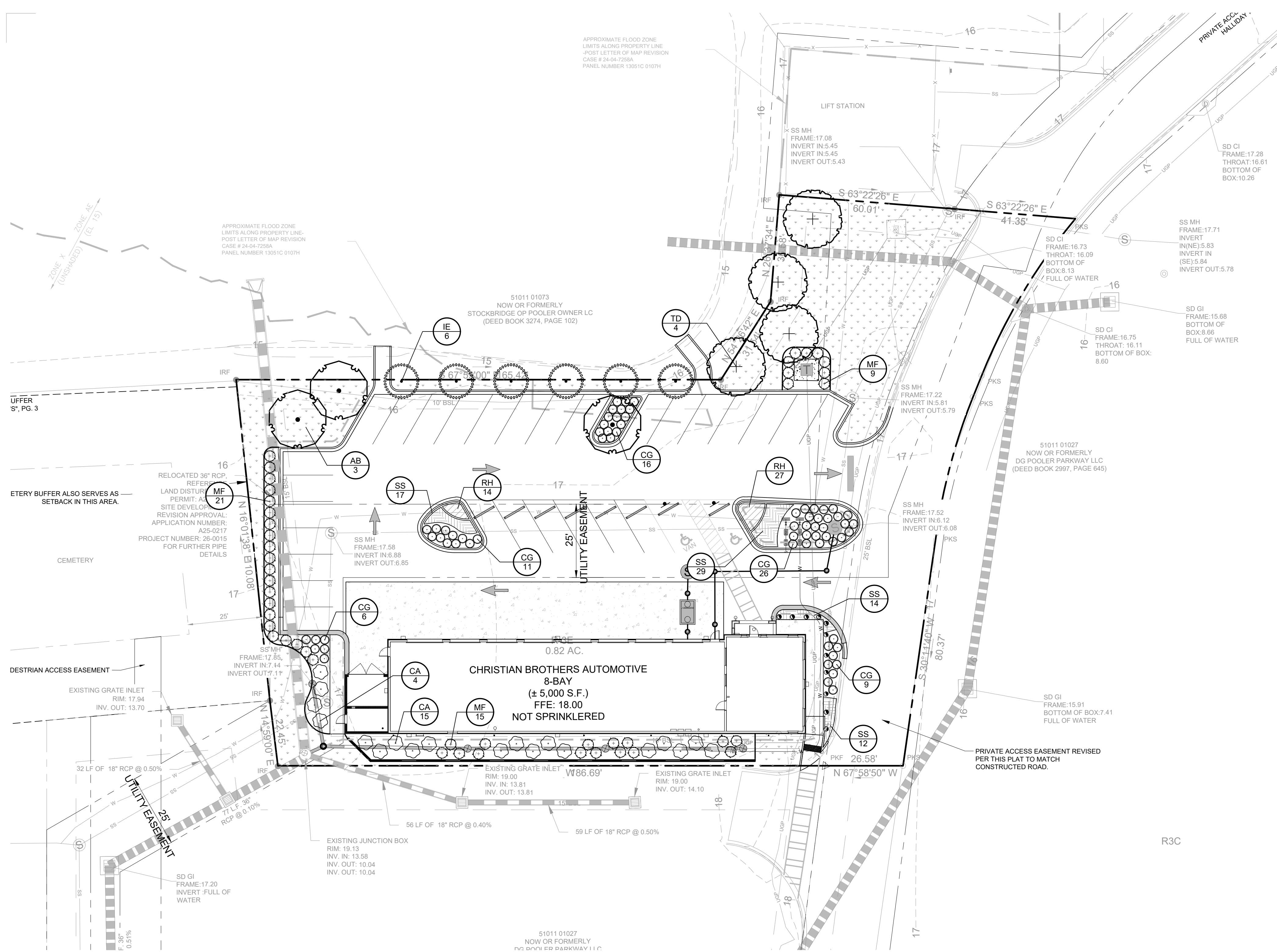
Scale 1" = 20'

DESIGN INFO:

DRAWN BY:	SM
DESIGNED BY:	SM
REVIEWED BY:	SW
JOB #:	0186005
DATE:	03-24-202

LANDSCAPE PLAN

LP-1



GENERAL GRADING AND PLANTING NOTES

- a. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- b. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- c. ONE OF THESE PLANTS, NOTES, AND SPECIFICATIONS GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- d. THE GENERAL CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES ON ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- e. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES SHOWN ON THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- f. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- g. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- h. ENSURE THAT THE FINISH GRADE IN TREE AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- i. NOTIFY ANY LOCAL DISCREPANCIES BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- j. ALL PLANT LOCATION DATA MATHEMATICAL ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (IE., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- k. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- l. IF THE LANDSCAPE CONTRACTOR'S PLANT QUANTITIES DO NOT CORRESPOND TO THOSE GIVEN BY THE LANDSCAPE ARCHITECT, IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- m. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT AND OWNER WITH REPRESENTATIVE PHOTOGRAPHY TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- n. CONTRACTOR SHALL PROVIDE AND INSTALL SOLD SOID IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL MAINTAIN SAME IN GOOD CONDITION THROUGHOUT THE PROJECT TERM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- o. AFTER ACCEPTANCE OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
- p. THE CONTRACTOR SHALL PROVIDE A SUMMARY OF THE MAINTENANCE PROGRAM TO THE OWNER.
- q. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE (BASED ON ZONE) AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, MULTIPROGRAM CONTROLLER, AND SCHEDULING SOFTWARE. SCHEDULING SOFTWARE MUST BE CAPABLE OF MULTIPROGRAM CONTROL, AND MUST BE CAPABLE OF SCHEDULING IRRIGATION BY ZONE INPUT CAPABILITIES.

NOTE:
TREES SHALL NOT BE PLANTED WITHIN 10 FEET
OF ANY UNDERGROUND UTILITY OR STORM DRAIN

LANDSCAPE PLAN

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

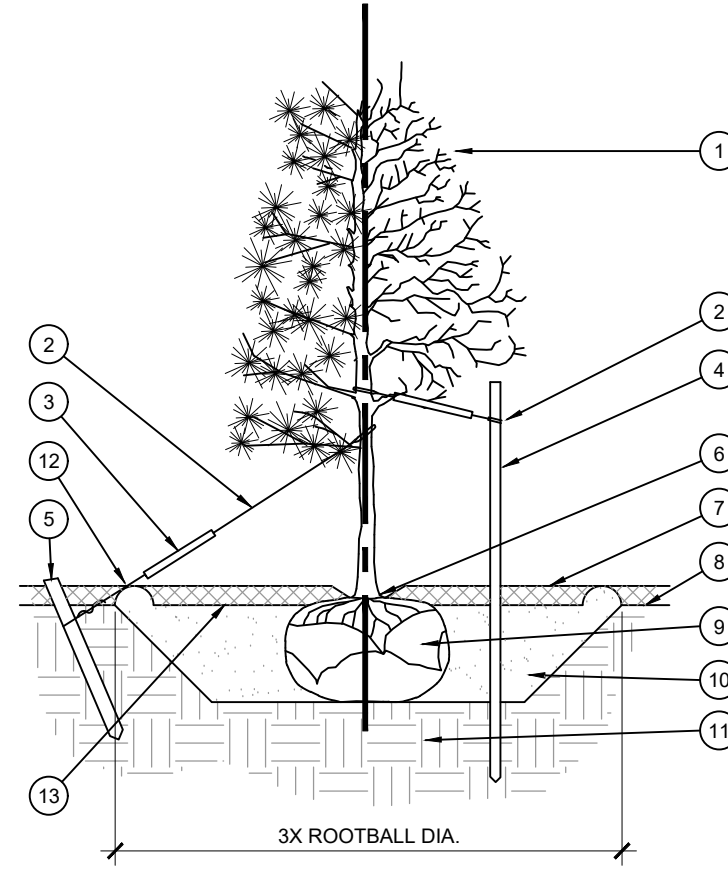
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTING:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMIENSM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC DRINKABLES OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

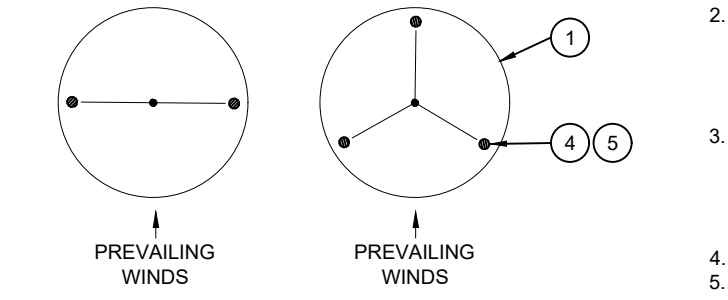
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, GRIEL (GEL) LINE, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULFATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

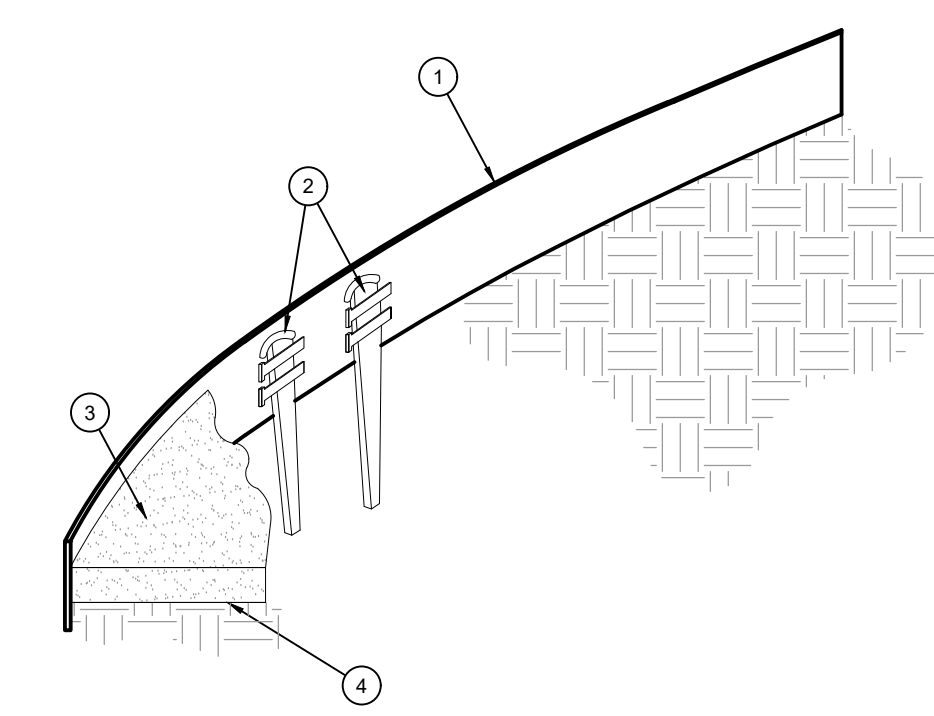
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUBS, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST-HEIGHT (4.5 ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PATCHES.
 4. TREE PLANTING
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND A MINIMUM TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 2. FOR CONTAINER AND B&B TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THAT TEXTURED IN THE ON-SITE SOIL.
 5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
 - D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 1. DID THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 - E. SODDING
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
 - F. HYDROMULCHING
 1. TURF-HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 1# UNHILLED BERMUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SUMMER MIX (APRIL - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HILLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SEED RATE PER LEGEND
 - G. DRILL SEEDING
 1. ALL SEED SHALL BE DRILL SEEDING AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - 4# ORGANIC BINDER
 - H. MULCH
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - I. CLEAN UP
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVED/PAVED CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 - J. INSPECTION AND ACCEPTANCE
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN AN INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 - K. LANDSCAPE MAINTENANCE
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. THE LANDSCAPE CONTRACTOR SHALL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
 - L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 - M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



STAKING EXAMPLES (PLAN VIEW)



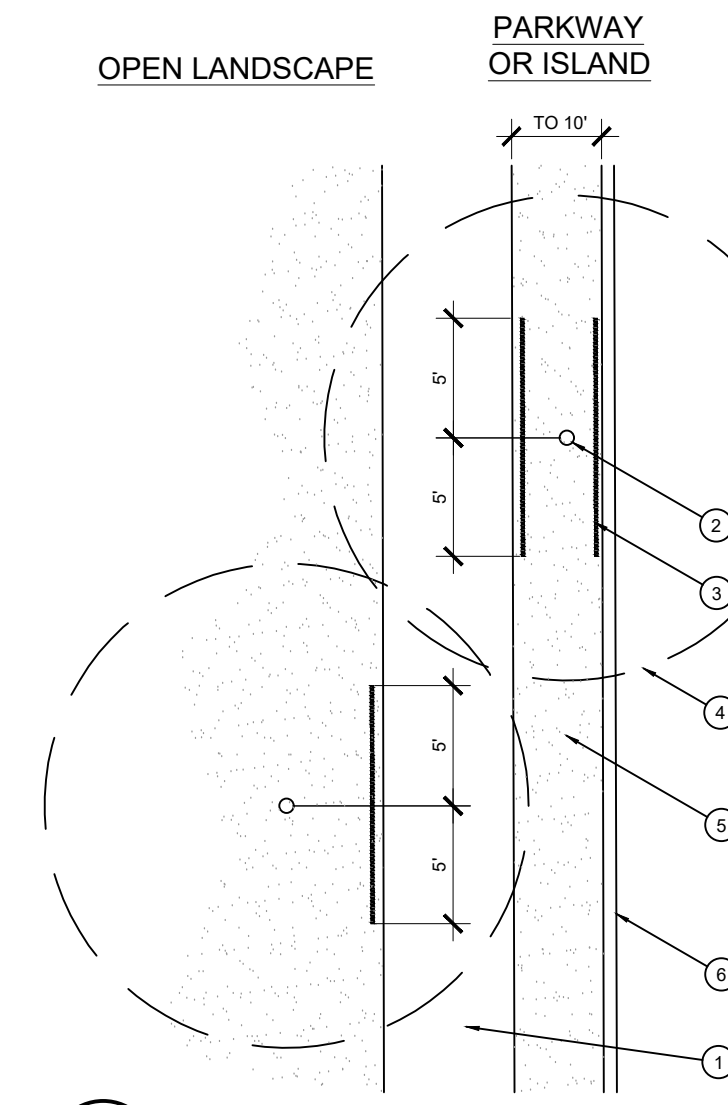
A TREE PLANTING SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING MINIMUM 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE AT LEAST 3" LOWER THAN TOP OF EDGING.

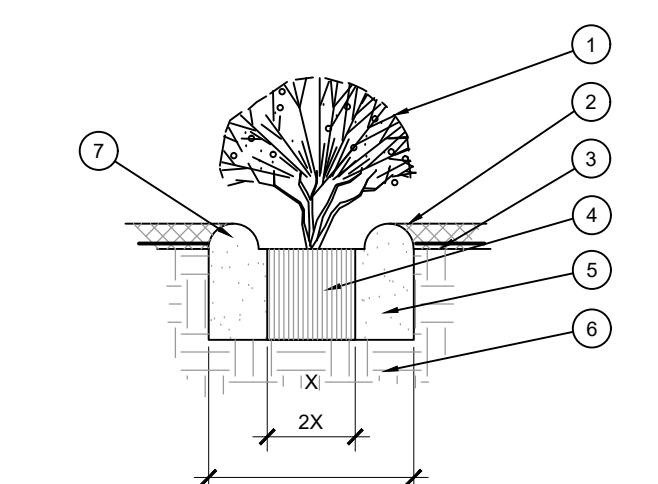
B STEEL EDGING SCALE: NOT TO SCALE



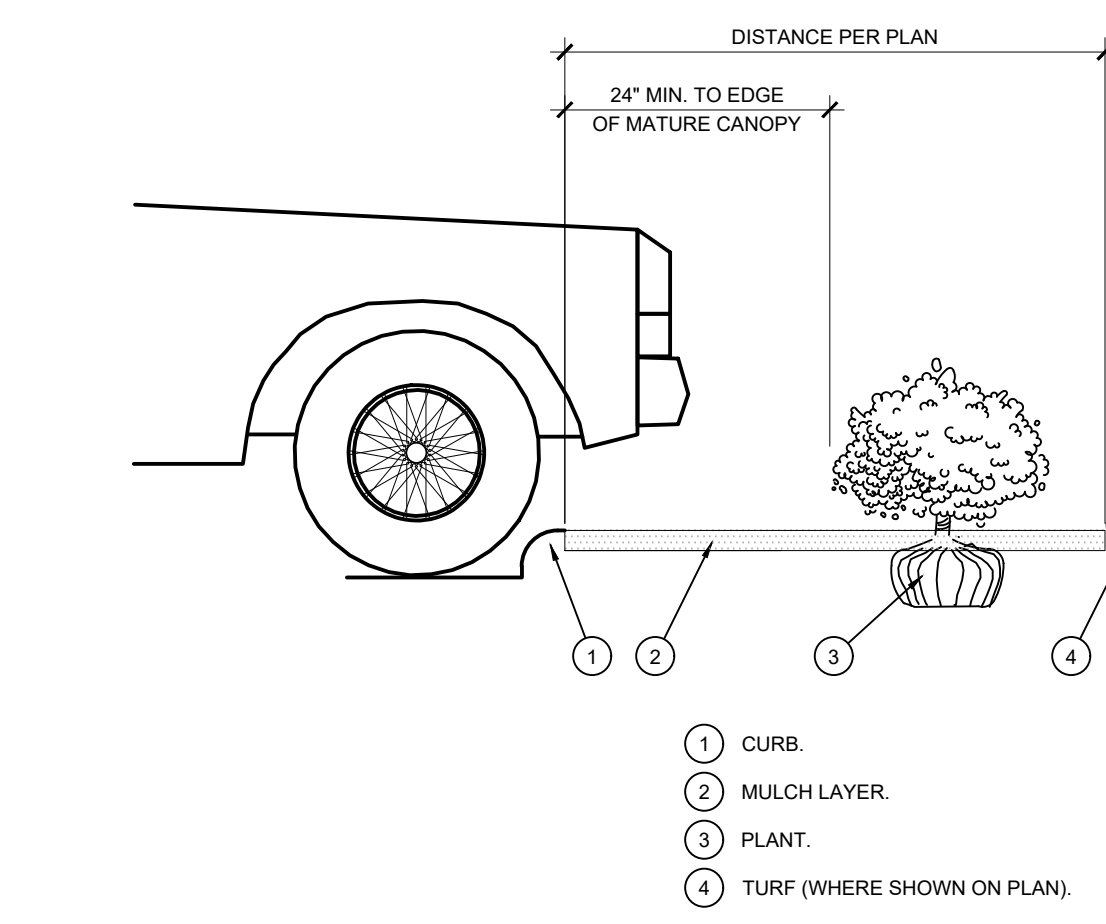
C ROOT BARRIER - PLAN VIEW SCALE: NOT TO SCALE

- 1 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.), BURIED OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. ROOT FLARE TO BE VISIBLE AT TIME OF PLANTING. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 3. FOR 8/8 TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



D SHRUB AND PERENNIAL PLANTING SCALE: NTS



E PLANTING AT PARKING AREA SCALE: NOT TO SCALE

PREPARED IN THE OFFICE OF:

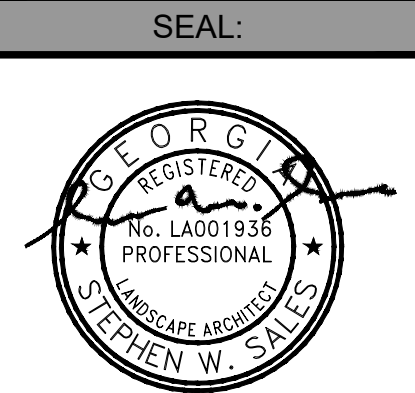


REVISIONS:

NO.	DATE	BY	CHKD.	REV. #
1				1
2				1
3				1
4				1
5				1
6				1
7				1

CLIENT
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT
CHRISTIAN BROTHERS AUTOMOTIVE
500 HALLIDAY DRIVE
MORGAN FAMILY TRACT LOT R3E
CITY OF POOLER, CHATHAM COUNTY, GEORGIA



5/11/2026

CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	SMS
DESIGNED BY:	SMS
REVIEWED BY:	SWS
JOB #:	01860056
DATE:	03-24-2026

LANDSCAPE DETAILS & SPECS

LP-2

Project	Catalog #	ISWSA1D740USL4BK	Type	F
Prepared by	Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Typical Applications

Outdoor - Wall Mount - Walkways

Product Certifications



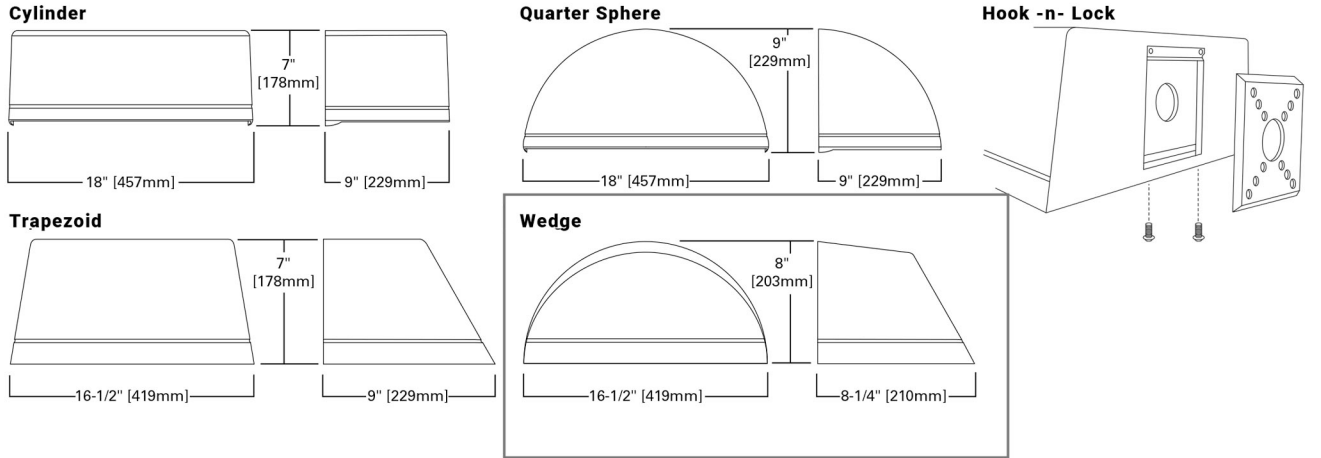
Connected Systems

- Enlighted
- WaveLinx

Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Dimensional Details



Conceptual assembly drawing, subject to Engineering verification by factory.



Catalog Number:	1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK	Type:	G1
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Signature	Date

FIXTURE: 1W-E250LED

The E250 / E260 Euro Series is a small scale, contemporary architectural fixture design. The E250 provides an LED roof mounted light source. The E260 is provided with a clear or frosted acrylic tapered cylindrical molded diffuser with vertical direct optics. All are provided with tool-less access for ease of maintenance.

LIGHT SOURCE: -1RND35T5-MDL03-/FL

Array: 1RND (26 LEDs, 31 Watts) (1RND)
Color Temp: 3500K (35)
Type 5 (T5)
Distributor: Multi-Volt Dimmable Low-Range Driver-120-277V (MDL03)
Lens: Flat Acrylic Lens Open Body (FL) (/FL)

WALL BRACKET: 50DWB

FINISH: BK

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Project	Catalog #	GLEON SA2C 740 U SL2 HSS	Type	A
Prepared by	Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



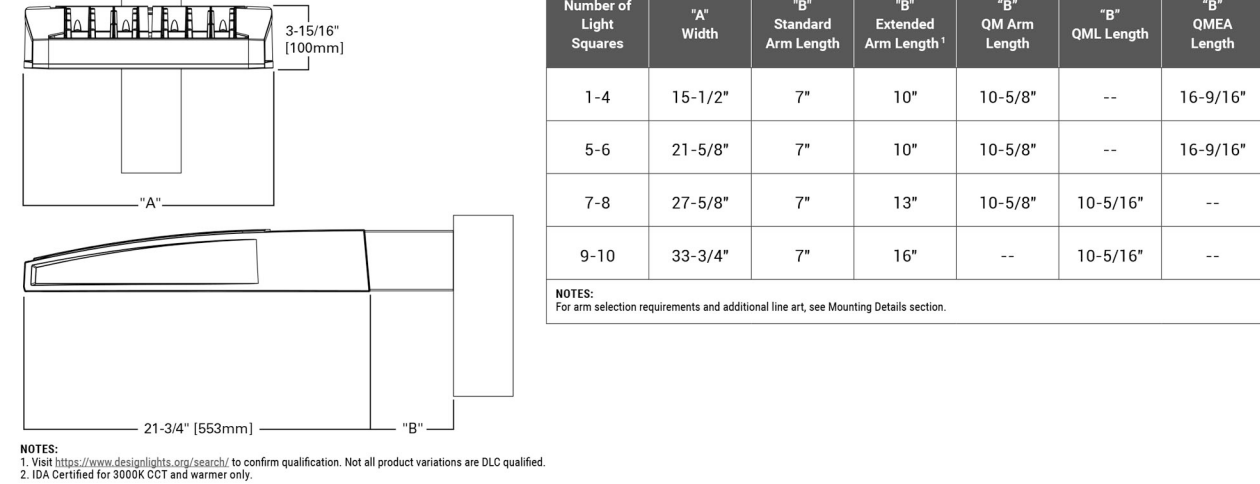
Connected Systems

- WaveLinx
- Enlighted

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Verify all dimensions against factory provided qualifications. Not all product revisions are BIC qualified.
2. BIC Certified for 2008S CCT and warmer only.



Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
G1		2	1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK	1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK	26 LED's	1	2505	1	30.8
F		5	ISW-SA1D-740-U-SL4	IMPACT ELITE LED WEDGE LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS		16	345	1	45.2
XT		3	XTOR1B	CROSSTOUR 12W WALL MOUNT LED	EATON LED 5000K	1	1417	1	12.2
A		1	GALN-SA3C-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS		48	436	1	320
L		1	PR820D010 - PR8M12WDMW - 4000K	HALO 8" ROUND DOWNLIGHT, WIDE LENS, MATTE WHITE FINISH	(1) HIGH LUMEN LED 80CRI / 4000K CCT	1	2304	1	22

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING SPACES AND DRIVE PATHS	✕	2.3 fc	11.3 fc	0.0 fc	N/A	N/A
PROPH LINE	+	0.6 fc	5.9 fc	0.0 fc	N/A	N/A
SITE	+	1.8 fc	11.3 fc	0.0 fc	N/A	N/A



PS500049EN page 1
January 7, 2021 11:25 AM

Project	Catalog #	PR840D010 / PR8M34MDMW	Type	L
Prepared by	Notes		Date	



HALO Commercial

PR810/PR815/PR820/PR830/PR840 | PR8M12/PR8M34

8-inch LED new construction shallow lensed downlight

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Product Certification



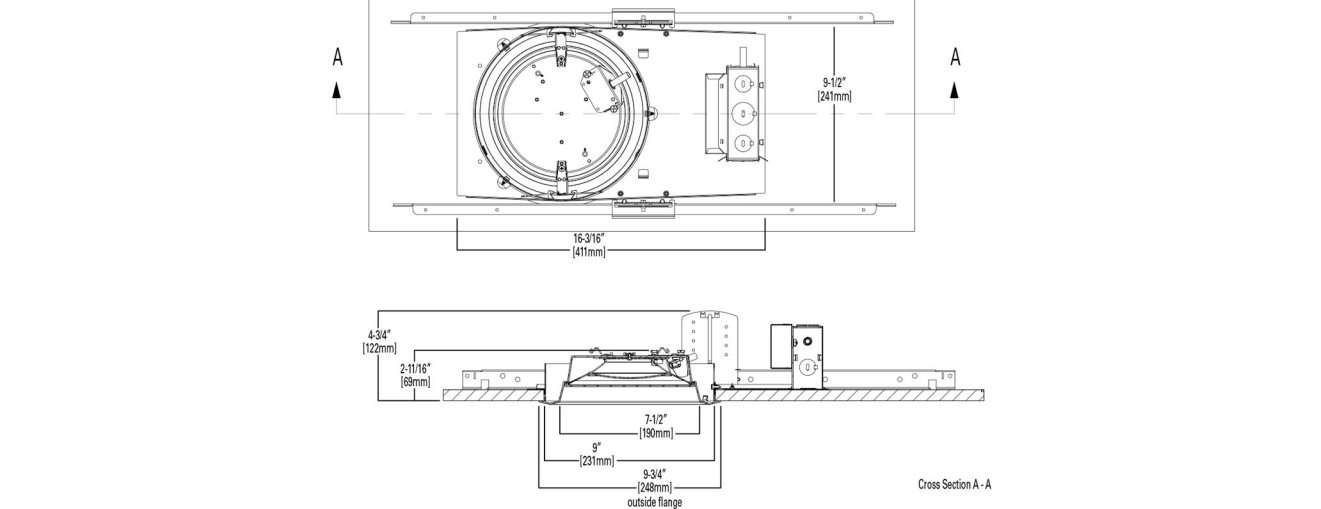
Product Features



Top Product Features

- New construction downlight; 1,000 to 4,000 lumens
- Medium and Wide interchangeable lens distributions; Wall wash accessory kit option
- Matte White, Matte Black and Matte Metallic Silver finishes
- Selectable color temperatures: 3000K, 3500K and 4000K CCT; 80 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%

Dimensional and Mounting Details



PS517019EN page 1
April 12, 2021 6:07 AM

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 99% of initial light output after 12,000 hours of operation. The half-inch NPT threaded conduit entry points allow for this branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

Catalog #	XTOR1B	Type	XT
Project		Date	
Comments			
Prepared by			

Lumark

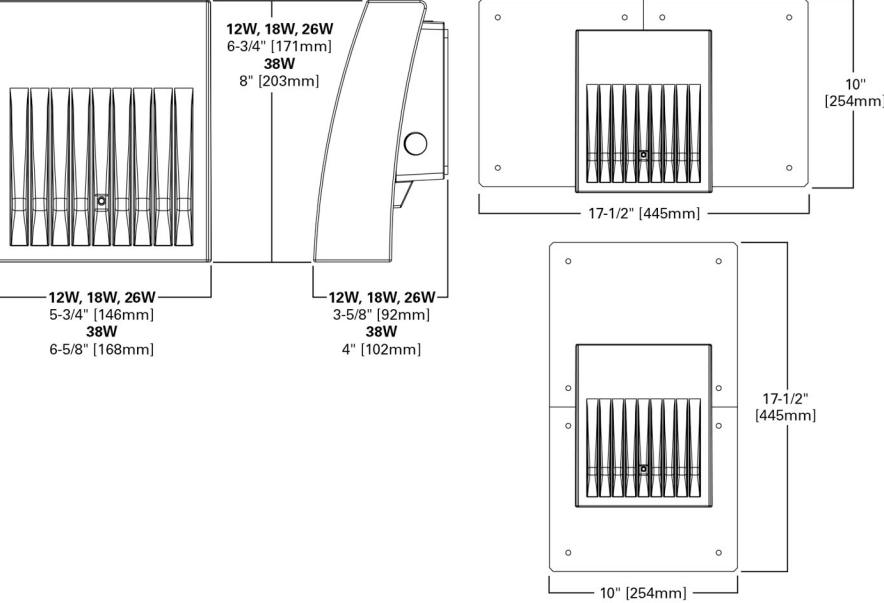
Catalog #	XTOR1B	Type	XT
Project		Date	
Comments			
Prepared by			



XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff, and 2000K CCT only)
UL924 Wet Location Listed
LM79 LM80 Compliant
ADA Compliant
NOM Compliant Models
PI66 Ignarance Protection Rated
Title 24 Compliant
DesignLights Consortium™ Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.)
XTOR1B, XTOR2B, XTOR3B-0.34
XTOR4B-0.46

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

*www.designlights.org



T0614013EN
March 12, 2020 9:33 AM

1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



711 N. FIELDER RD.
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Revisions

3/24/2026 - Issued for Site Plan
Submittal

5/14/2026 - Revised for Site Plan
Submittal

Project No. 26-XX

Drawn By: Staff

Date: 3/24/26

Sheet Title:

SITE
PHOTOMETRIC
PLAN

Drawing No.

A-4.2

9LH-02-2026