CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

NOTE:
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE A DEWATERING PLAN AND EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.

ALL DEWATERING, EARTHWORK, AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.

ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

PREPARED FOR
SUNCAP PROPERTY GROUP

OWNER/REPRESENTATIVE 24 HOUR CONTACT:
NICK STARCEVIC
SUNCAP PROPERTY GROUP
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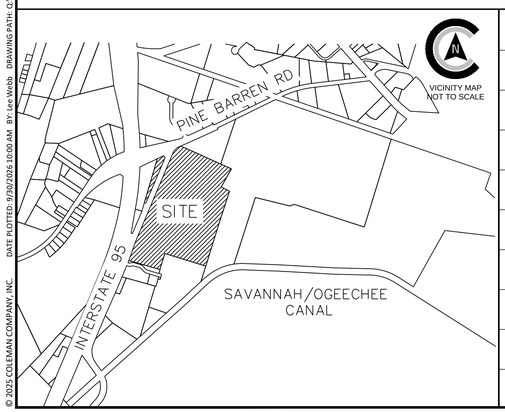
VICINITY MAP (N.T.S.)



REVISIONS

	09/22/2026 RELEASED FOR CONSTRUCTION
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PROJECT SITE DATA

PROJECT ADDRESS:	PINE BARREN RD
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	SUNCAP PROPERTY GROUP
PROPERTY AREA:	64.55 AC
DISTURBED AREA:	70.11 AC
ZONING:	I-1
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	50987 06008
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	CERTERRA
ARCHITECT:	TBD
CONSTRUCTION EXIT LOCATION:	N032.09357, W081.23540

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COLEMAN COMPANY
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COA: PEF000385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

REVISIONS:
09/22/2026 Released for Construction

CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	09/22/2026
DRAWN BY:	WS
CHECKED BY:	LPW
SCALE:	AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 9/30/2026 10:00 AM BY: Lee Webb DRAWING PATH: Q:\2025\25-485.000\DWG\Civil\25-485 cover.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE AUTHORITY HAVING JURISDICTION (AHJ) OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE AUTHORITY HAVING JURISDICTION (AHJ).
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOPE OF 5%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
13. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
14. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
15. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
16. 21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
17. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE
18. STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
19. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA
20. AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
21. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
22. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
23. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
24. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE
25. FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
26. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGE POINTS, PLUS, OR MINUS, OF OPTIMUM.
27. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
28. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
29. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
30. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
31. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
32. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
33. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
34. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
35. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
36. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPN AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
37. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
38. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
39. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
40. TRACER WIRE SHALL BE REQUIRED ON ALL WATER AND SEWER PIPE.
41. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
42. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
43. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
44. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS.
45. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
46. THE CONTRACTOR SHALL BECOME FAMILIAR WITH GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY CERTERRA INSIGHT GROUP. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM CERTERRA OR FROM THE ENGINEER.
47. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:
48. GENERAL:
    ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.
49. MATERIALS:
    GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTING'S WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.
50. MARKINGS:
    ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER " IN FLUISH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
51. INTERNATIONAL FIRE CODE, 2021 EDITION: 2024 EDITION, JUNE 2024 VERSION

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

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

ADA NOTES:

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

WATER - SEWER NOTES:

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

SITE INFORMATION:

PARENT PIN: 50987 06008
ZONING DISTRICT: I-1
FLOOD ZONE: X
SIZE: 64.55 AC

PROPOSED LAND USE: WAREHOUSE

MAXIMUM BUILDING HEIGHT = 70'

PROPOSED BUILDING HEIGHT = 52'

IMPERVIOUS AREA: 44.1 AC (68.3%)

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	60'
SIDE YARD SETBACKS:	20'
REAR YARD SETBACK:	20'

OWNER/REPRESENTATIVE 24 HOUR CONTACT:
NICK STARCEVIC
SUNCAP PROPERTY GROUP
DIRECTOR, CONSTRUCTION
1407 STUART ENGALS BOULEVARD-2ND FLOOR
MT. PLEASANT, SOUTH CAROLINA 29464
PHONE : 704-361-3265

NOTES:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0126H DATED 8/16/2018.

THERE ARE NOT STATE WATERS THAT REQUIRE A BUFFER LOCATED ON OR WITHIN 200' OF THIS SITE.

BUFFERS ARE NOT REQUIRED FOR THIS PROJECT.

THERE ARE WETLANDS LOCATED IN OR WITHIN 200 FEET OF THE PROJECT SITE.

THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:
LEONARD P. WEBB, PE
COLEMAN COMPANY
1480 CHATHAM PARKWAY, SUITE 100
SAVANNAH, GA 31405
(912) 200-3041

CITY OF POOLER NOTES:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
4. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
5. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
6. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42- 183.4(6))
7. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5))

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REVISIONS:
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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	09/22/2026
DRAWN BY:	WS
CHECKED BY:	LPW
SCALE:	AS NOTED

CONSTRUCTION NOTES

SHEET:
C1.0

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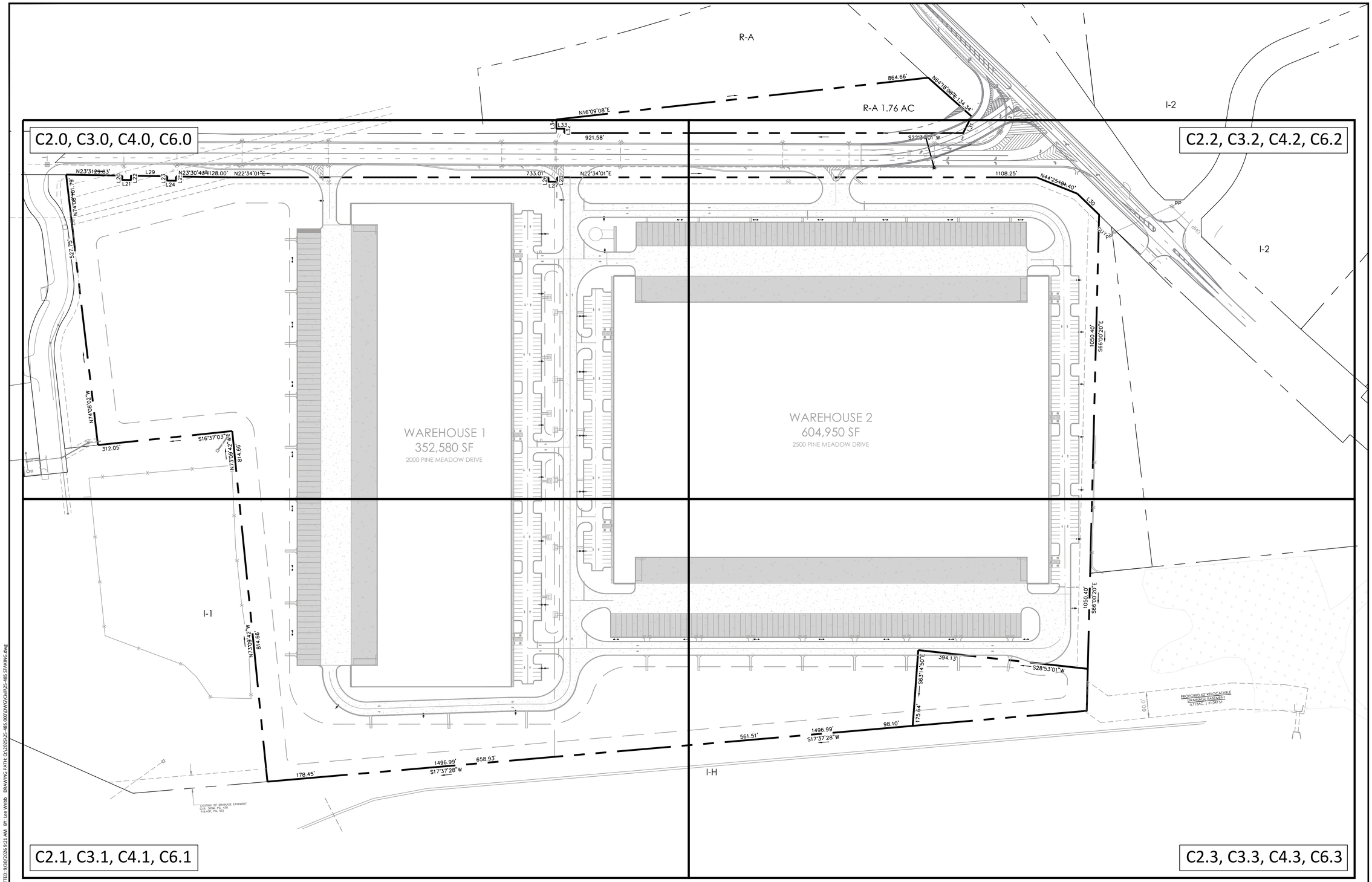

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CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SHEET LEGEND

SHEET:
C1.1

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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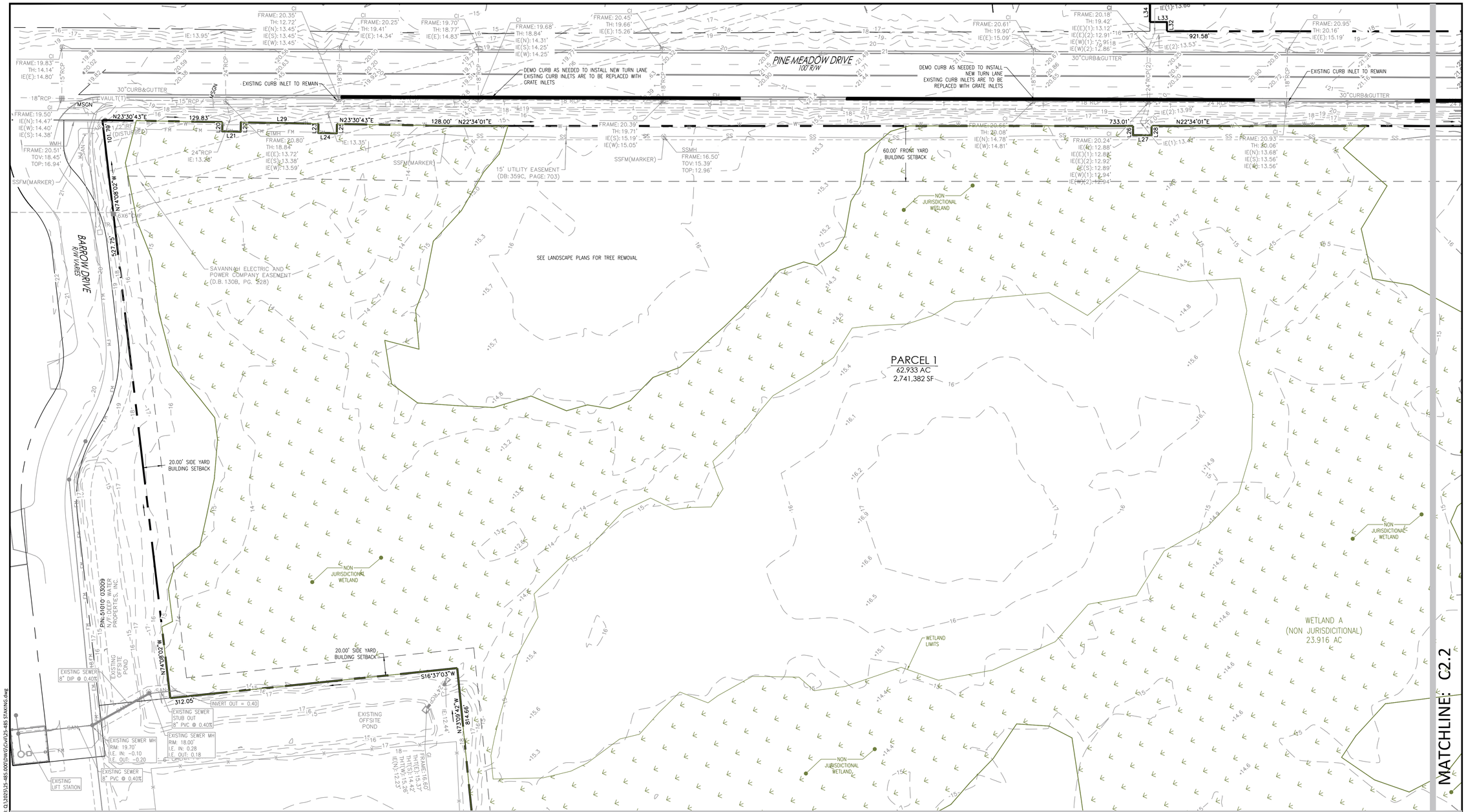
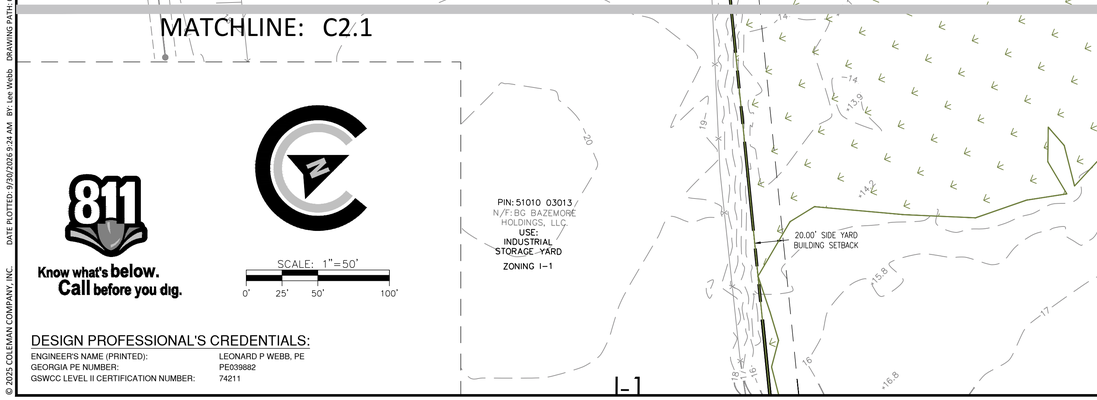




Know what's below. Call before you dig.

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

PROPERTY INFORMATION

P.I.N.:	50987 06008
ADDRESS:	PINE BARREN RD
PROPERTY AREA:	64.55 AC
ZONING:	I-1 LIGHT INDUSTRIAL
FLOOD ZONE:	X

PROJECT INFORMATION

DISTURBED AREA:	63.10 AC

DEVELOPMENT REQUIREMENTS

FRONT SETBACK:	60'
SIDE YARD SETBACK:	20'
REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
BUFFER REQUIREMENTS:	NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS

REQUIRED SPACES: 240 SPACES

WAREHOUSE:

REQUIREMENT: 1 SPACE / 2 EMPLOYEES

FLOOR AREA: 957,530 SF

1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES

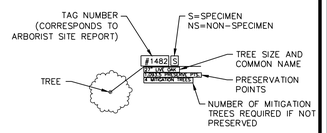
$\frac{479}{2}$ = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES

LEGEND

	BENCH MARK	--OHU--	OVERHEAD UTILITY	TH	THROAT
IRF	IRON ROD FOUND	--STM--	STORM WATER LINE	IE	INVERT ELEVATION
IPF	IRON PIPE FOUND	--SAN--	SANITARY SEWER LINE	DB	DEED BOOK
IPS	1" IRON PIPE SET	--UE--	UNDERGROUND ELECTRIC	PRB	PLAT RECORD BOOK
CMS	CONCRETE MONUMENT SET	--W--	WATER LINE	SMB	SUBDIVISION MAP BOOK
CMF	CONCRETE MONUMENT FOUND	--UG--	UNDERGROUND GAS LINE	PB	PLAT BOOK
RWCMF	RIGHT-OF-WAY CMF	--UC--	UNDERGROUND COMMUNICATIONS LINE	PIN	PARCEL IDENTIFICATION NUMBER
GI	GRATE INLET		WOOD LINE	BFE	BASE FLOOD ELEVATION
CI	CURB INLET	R/R	RAILROAD	POB	POINT OF BEGINNING
PP	POWER POLE	R/W	RIGHT-OF-WAY	POC	POINT OF COMMENCEMENT
GW	GUY WIRE	BFP	BACK-FLOW PREVENTER		
LP	LIGHT POLE	TR	TRANSFORMER		
	SIGN	SP	SPIGOT		
SSMH	SANITARY SEWER MANHOLE	CO	CLEAN OUT		
STMH	STORM SEWER MANHOLE	MB	MAIL BOX		
TMH	TELEPHONE MANHOLE	BOL	BOLLARD		
WMH	WATER MANHOLE	CHH	COMMUNICATIONS HAND-HOLE		
EMH	ELECTRIC MANHOLE	WHH	WATER HAND-HOLE		
CMH	COMMUNICATIONS MANHOLE	WWP	WATER WITNESS POST		
FH	FIRE HYDRANT	CWP	COMMUNICATIONS WITNESS POST		
WV	WATER VALVE	GWP	GAS WITNESS POST		
ICV	IRRIGATION CONRTOL VALVE	RD	ROOF DRAIN		
GV	GAS VALVE	WLAT	WATER LATERAL		
FV	FIRE VALVE	ELAT	ELECTRIC LATERAL		
WM	WATER METER	SLAT	SEWER LATERAL		
	TELEPHONE BOX	FDC	FIRE DEPARTMENT CONNECTION		
	CABLE TV BOX	RCP	REINFORCED CONCRETE PIPE		
	ELECTRIC BOX	CMP	CORRUGATED METAL PIPE		
	GAS METER	HDP	HIGH DENSITY POLYURETHANE PIPE		

TREES



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CIVIL CONSTRUCTION PLANS FOR

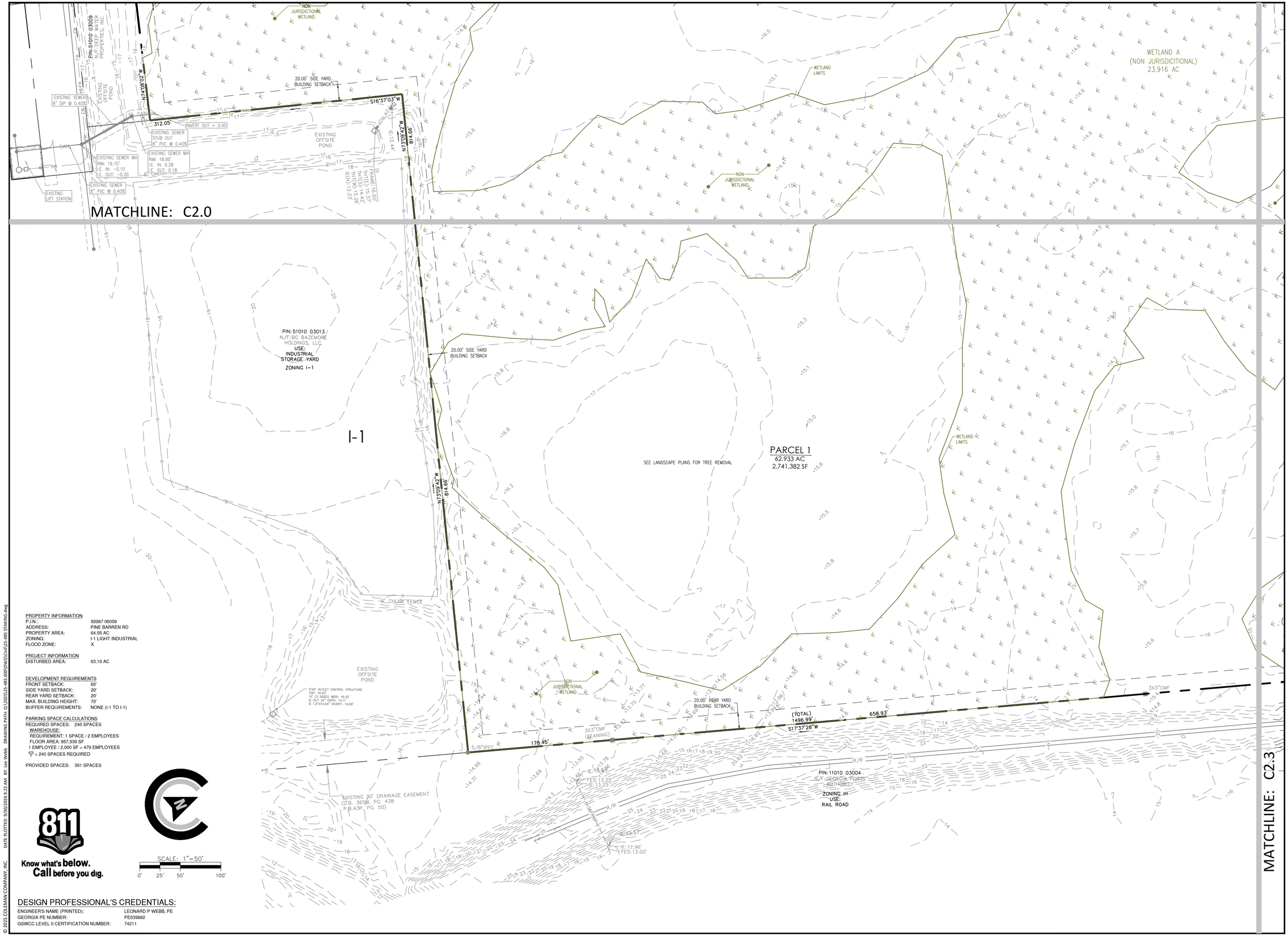
HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

EXISTING CONDITIONS (1)

SHEET:
C2.0



PROPERTY INFORMATION

P.I.N.:	50987 06008
ADDRESS:	PINE BARREN RD
PROPERTY AREA:	64.55 AC
ZONING:	I-1 LIGHT INDUSTRIAL
FLOOD ZONE:	X

PROJECT INFORMATION

DISTURBED AREA:	63.10 AC

DEVELOPMENT REQUIREMENTS

FRONT SETBACK:	60'
SIDE YARD SETBACK:	20'
REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
BUFFER REQUIREMENTS:	NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS

REQUIRED SPACES: 240 SPACES

WAREHOUSE:

REQUIREMENT: 1 SPACE / 2 EMPLOYEES

FLOOR AREA: 957,530 SF

1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES

$\frac{479}{2}$ = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES

Know what's below. Call before you dig.

SCALE: 1"=50'

0' 25' 50' 100'

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039682
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

MATCHLINE: C2.3

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CIVIL CONSTRUCTION PLANS FOR

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PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
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CHECKED BY:	LPW
SCALE:	AS NOTED

EXISTING CONDITIONS (2)

SHEET:

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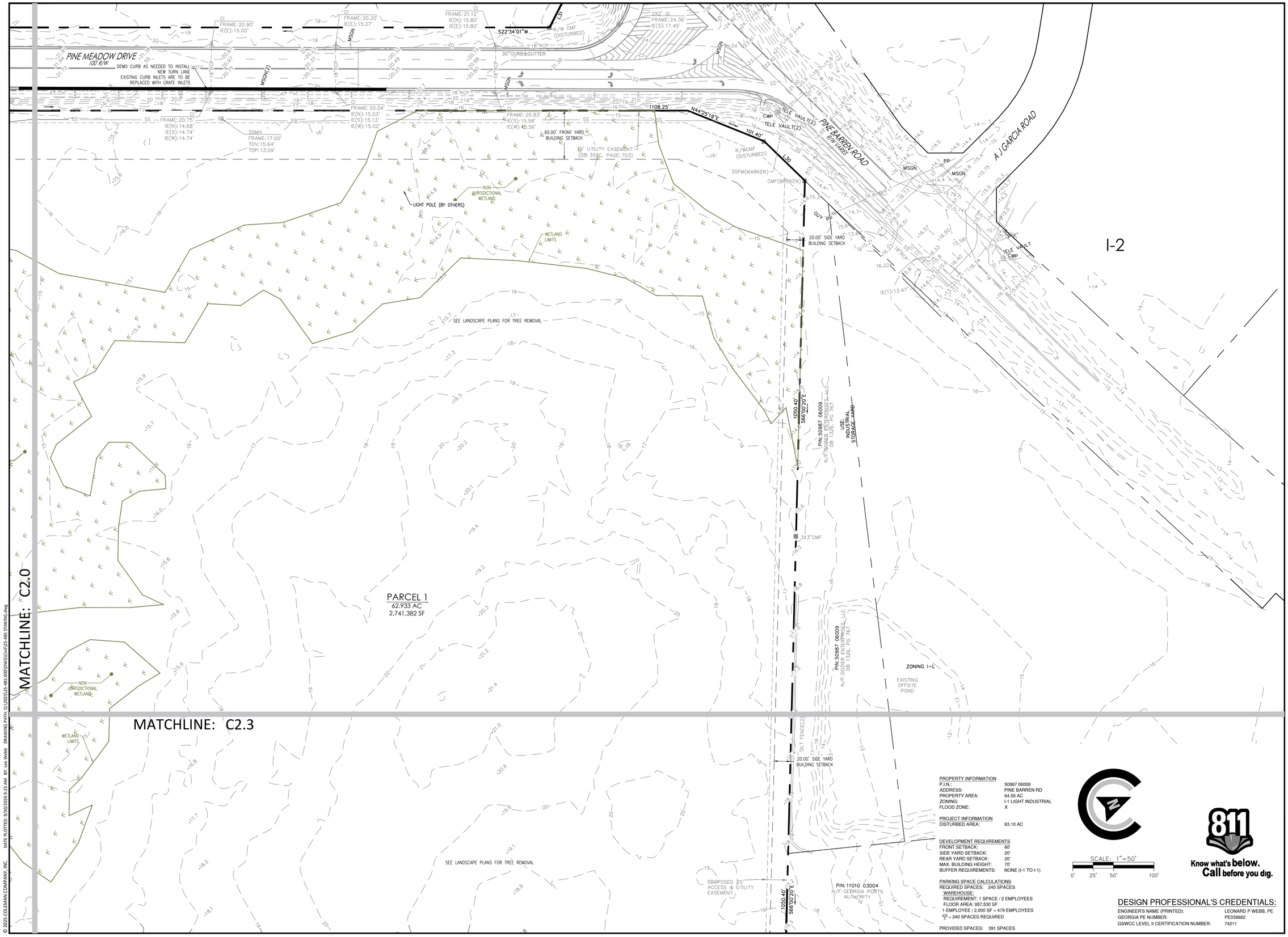

PROPERTY INFORMATION

P.I.N.:	50987 06008
ADDRESS:	PINE BARREN RD
PROPERTY AREA:	64.55 AC
ZONING:	I-1 LIGHT INDUSTRIAL
FLOOD ZONE:	X

PROJECT INFORMATION

DISTURBED AREA:	63.10 AC

DEVELOPMENT REQUIREMENTS

FRONT SETBACK:	60'
SIDE YARD SETBACK:	20'
REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
BUFFER REQUIREMENTS:	NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS

REQUIRED SPACES: 240 SPACES

WAREHOUSE:

REQUIREMENT: 1 SPACE / 2 EMPLOYEES

FLOOR AREA: 957,530 SF

1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES

$\frac{479}{2}$ = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES

SCALE: 1"=50'

0' 25' 50' 100'

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
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CHECKED BY:	LPW
SCALE:	AS NOTED

EXISTING CONDITIONS (3)

SHEET:

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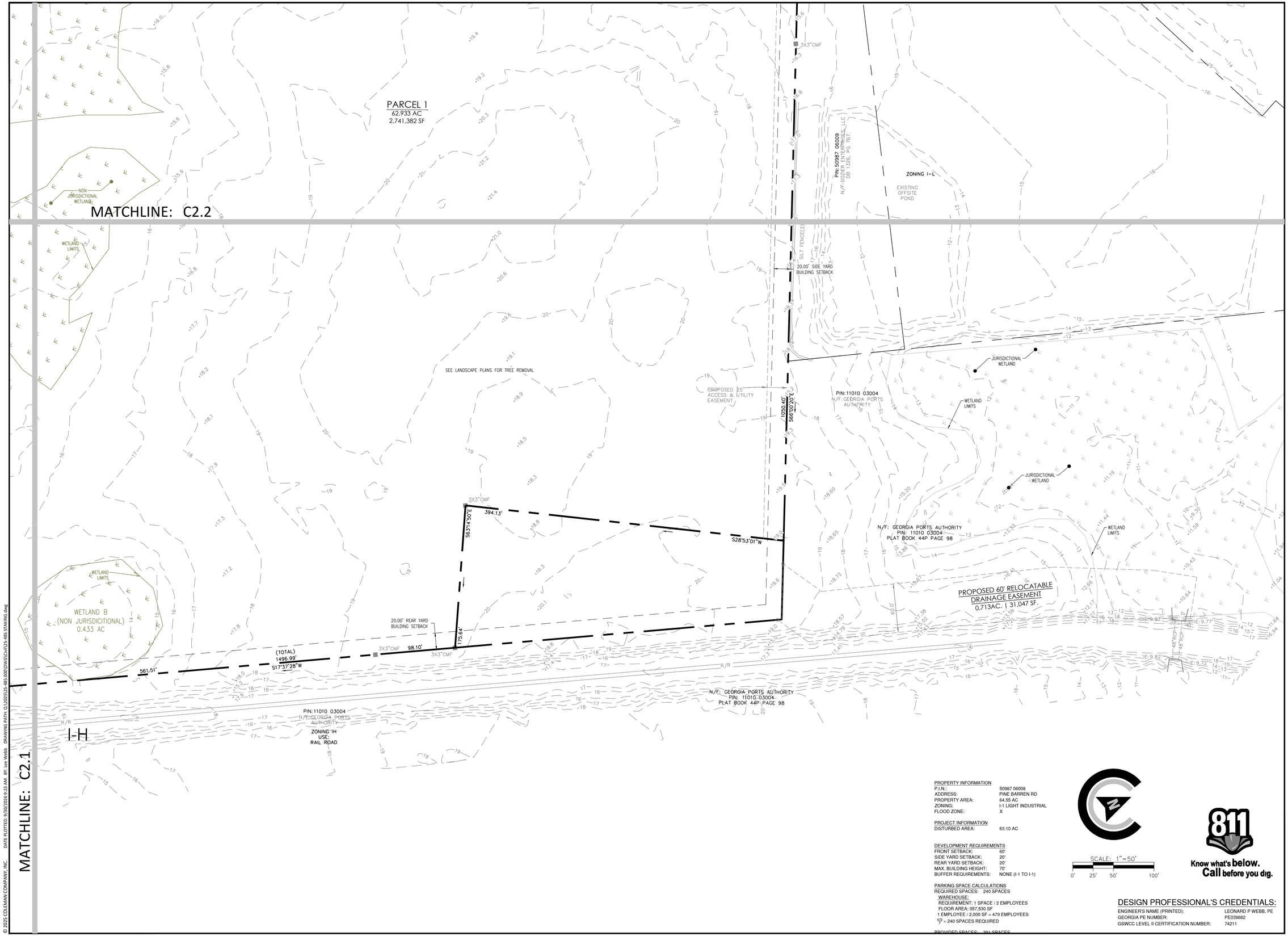

PROPERTY INFORMATION

P.I.N.:	50987 06008
ADDRESS:	PINE BARREN RD
PROPERTY AREA:	64.55 AC
ZONING:	I-1 LIGHT INDUSTRIAL
FLOOD ZONE:	X

PROJECT INFORMATION

DISTURBED AREA:	63.10 AC

DEVELOPMENT REQUIREMENTS

FRONT SETBACK:	60'
SIDE YARD SETBACK:	20'
REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
BUFFER REQUIREMENTS:	NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS

REQUIRED SPACES: 240 SPACES
WAREHOUSE:
REQUIREMENT: 1 SPACE / 2 EMPLOYEES
FLOOR AREA: 957,530 SF
1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES
$\frac{479}{2}$ = 240 SPACES REQUIRED

PROVIDED SPACES: 291 SPACES

SCALE: 1"=50'

0' 25' 50' 100'

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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PREPARED FOR SUNCAP PROPERTY GROUP

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EXISTING CONDITIONS (4)

SHEET:
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CITY OF POOLER NOTES:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
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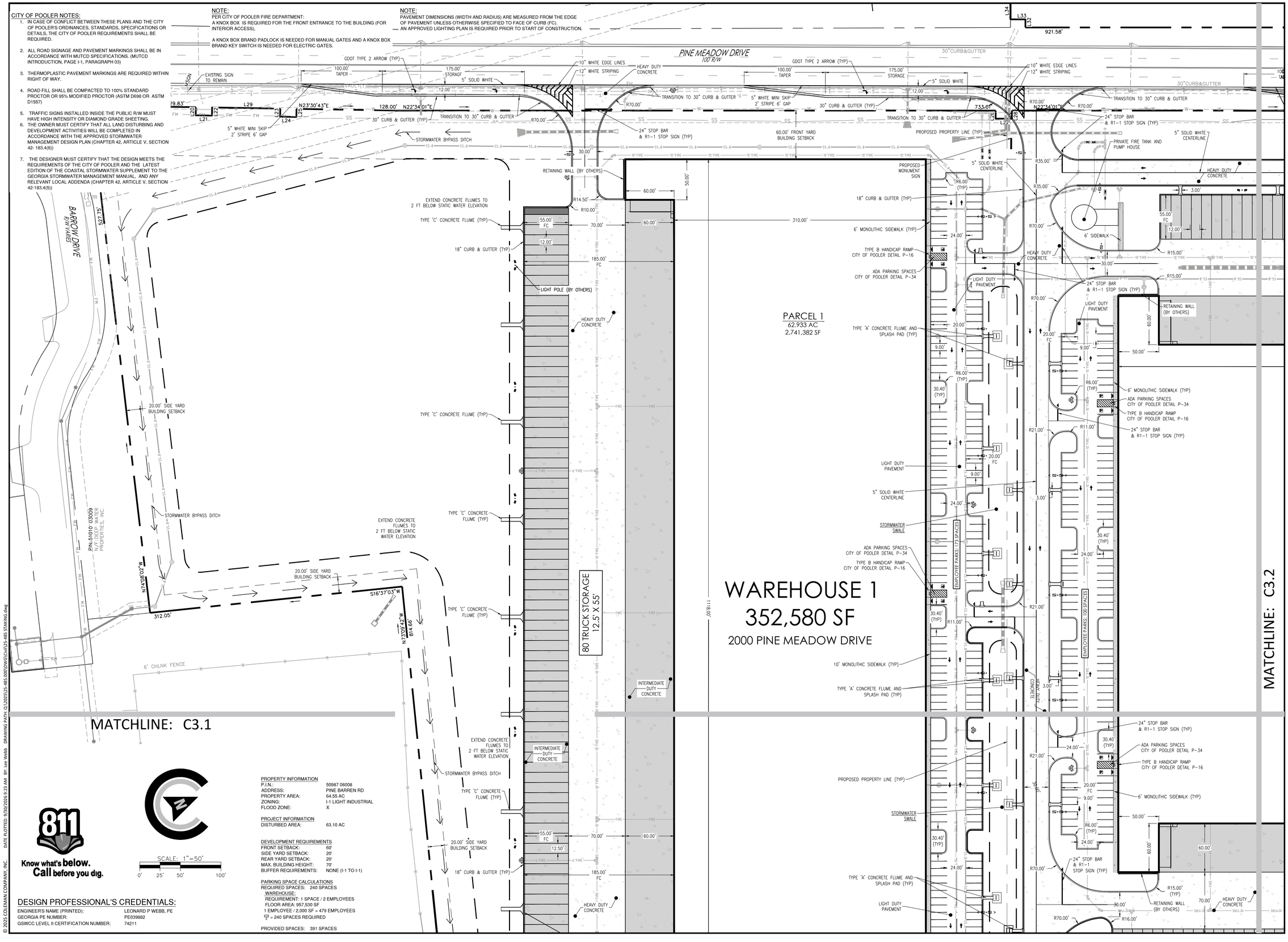
7. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5))

NOTE:
PER CITY OF POOLER FIRE DEPARTMENT:
A KNOX BOX IS REQUIRED FOR THE FRONT ENTRANCE TO THE BUILDING (FOR INTERIOR ACCESS).

A KNOX BOX BRAND PADLOCK IS NEEDED FOR MANUAL GATES AND A KNOX BOX BRAND KEY SWITCH IS NEEDED FOR ELECTRIC GATES.

NOTE:
PAVEMENT DIMENSIONS (WIDTH AND RADIUS) ARE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED TO FACE OF CURB (FC).
AN APPROVED LIGHTING PLAN IS REQUIRED PRIOR TO START OF CONSTRUCTION.



Know what's below. Call before you dig.

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

PROPERTY INFORMATION

P.I.N.:	50987 06008
ADDRESS:	PINE BARREN RD
PROPERTY AREA:	64.55 AC
ZONING:	I-1 LIGHT INDUSTRIAL
FLOOD ZONE:	X

PROJECT INFORMATION

DISTURBED AREA:	63.10 AC

DEVELOPMENT REQUIREMENTS

FRONT SETBACK:	60'
SIDE YARD SETBACK:	20'
REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
BUFFER REQUIREMENTS:	NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS
REQUIRED SPACES: 240 SPACES
WAREHOUSE:
REQUIREMENT: 1 SPACE / 2 EMPLOYEES
FLOOR AREA: 957,530 SF
1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES
$\frac{479}{2}$ = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

STAKING PLAN (1)

SHEET:
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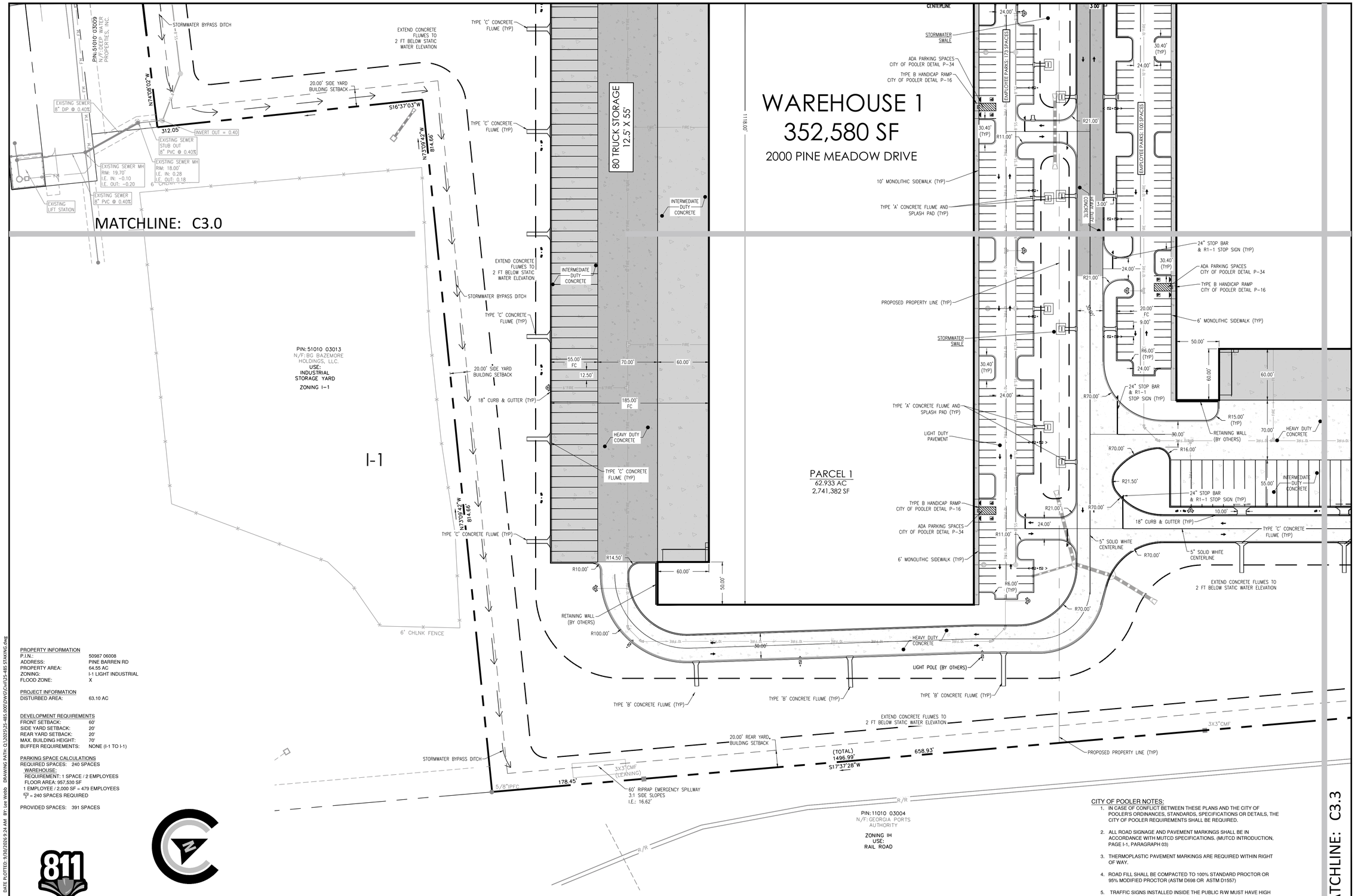

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REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
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PARKING SPACE CALCULATIONS

REQUIRED SPACES: 240 SPACES

WAREHOUSE:

REQUIREMENT: 1 SPACE / 2 EMPLOYEES

FLOOR AREA: 957,530 SF

1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES

479/2 = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES

Know what's below. Call before you dig.

SCALE: 1"=50'

0' 25' 50' 100'

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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AN APPROVED LIGHTING PLAN IS REQUIRED PRIOR TO START OF CONSTRUCTION.

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1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
4. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
5. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
6. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42- 183.4(6))
7. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5))

MATCHLINE: C3.3

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CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

STAKING PLAN (2)

SHEET:
C3.1

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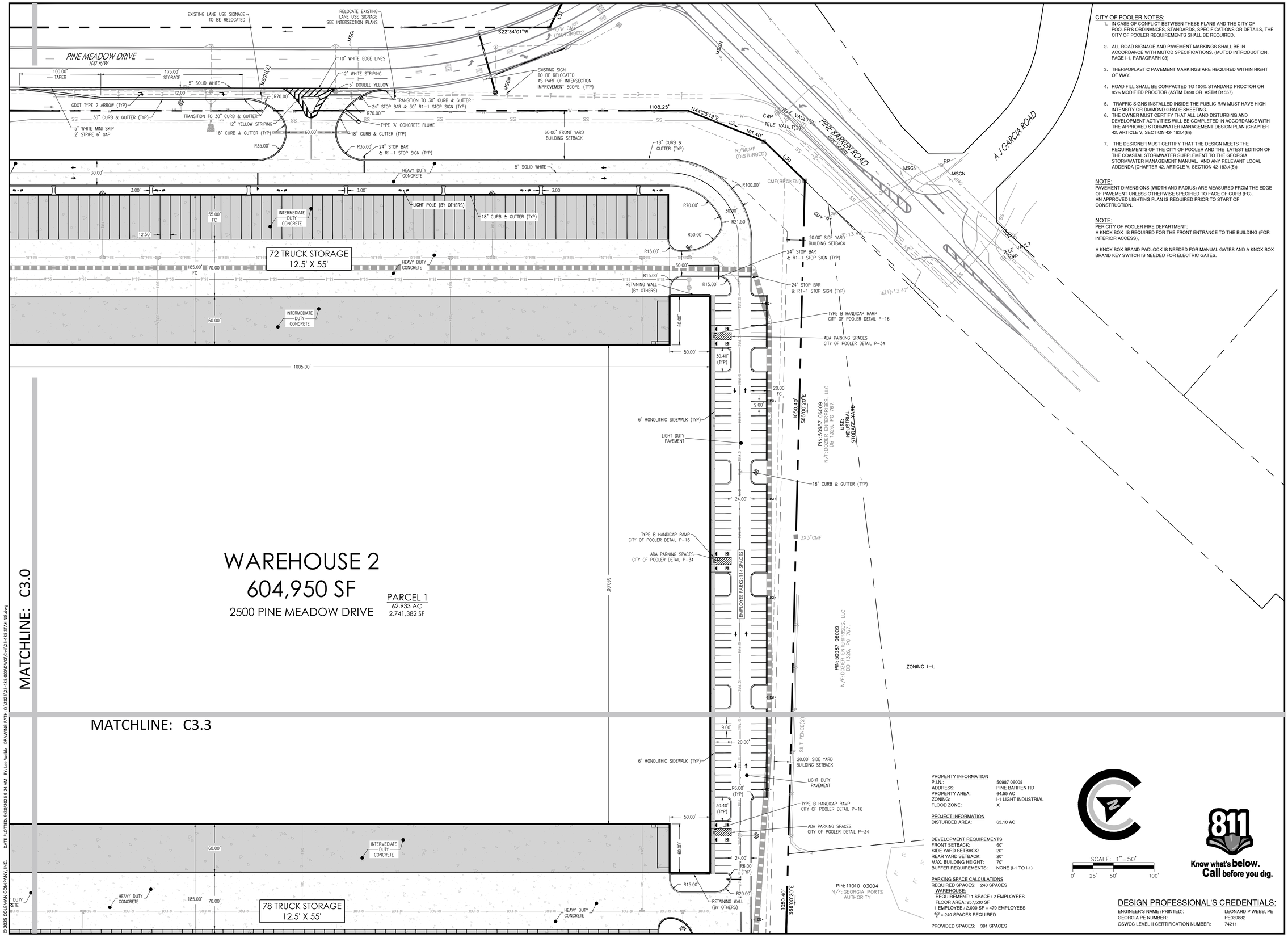

CITY OF POOLER NOTES:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
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NOTE:
PAVEMENT DIMENSIONS (WIDTH AND RADIUS) ARE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED TO FACE OF CURB (FC).
AN APPROVED LIGHTING PLAN IS REQUIRED PRIOR TO START OF CONSTRUCTION.

NOTE:
PER CITY OF POOLER FIRE DEPARTMENT:
A KNOX BOX IS REQUIRED FOR THE FRONT ENTRANCE TO THE BUILDING (FOR INTERIOR ACCESS),

A KNOX BOX BRAND PADLOCK IS NEEDED FOR MANUAL GATES AND A KNOX BOX BRAND KEY SWITCH IS NEEDED FOR ELECTRIC GATES.

PROPERTY INFORMATION

P.I.N.:	50987 06008
ADDRESS:	PINE BARREN RD
PROPERTY AREA:	64.55 AC
ZONING:	I-1 LIGHT INDUSTRIAL
FLOOD ZONE:	X

PROJECT INFORMATION

DISTURBED AREA:	63.10 AC

DEVELOPMENT REQUIREMENTS

FRONT SETBACK:	60'
SIDE YARD SETBACK:	20'
REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
BUFFER REQUIREMENTS:	NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS
REQUIRED SPACES: 240 SPACES
WAREHOUSE:
REQUIREMENT: 1 SPACE / 2 EMPLOYEES
FLOOR AREA: 957,530 SF
1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES
$\frac{479}{2}$ = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

STAKING PLAN (3)

SHEET:
C3.2

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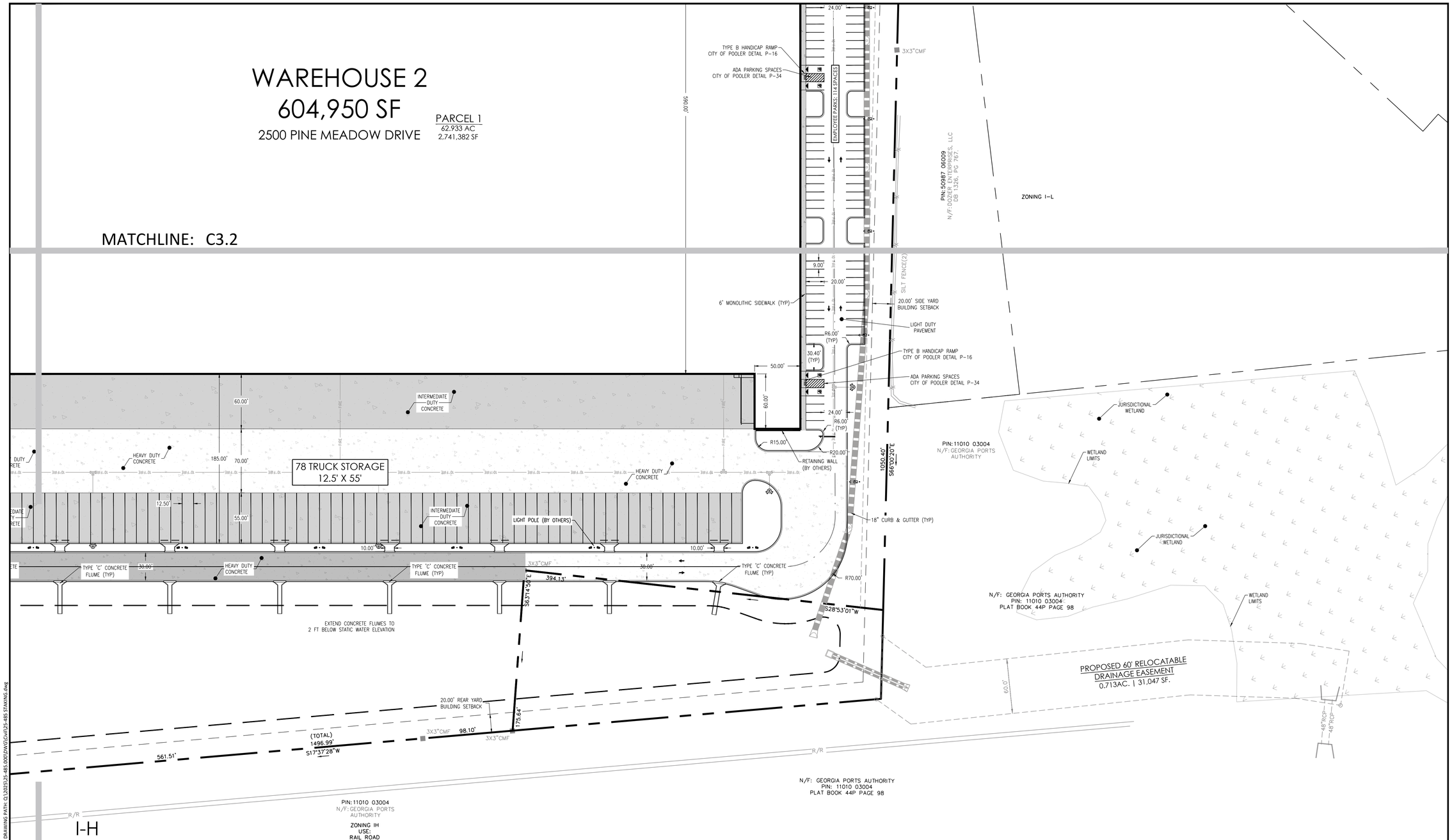

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PROPERTY INFORMATION

P.I.N.:	50987 06008
ADDRESS:	PINE BARREN RD
PROPERTY AREA:	64.55 AC
ZONING:	I-1 LIGHT INDUSTRIAL
FLOOD ZONE:	X

PROJECT INFORMATION

DISTURBED AREA:	63.10 AC

DEVELOPMENT REQUIREMENTS

FRONT SETBACK:	60'
SIDE YARD SETBACK:	20'
REAR YARD SETBACK:	20'
MAX. BUILDING HEIGHT:	70'
BUFFER REQUIREMENTS:	NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS
REQUIRED SPACES: 240 SPACES
WAREHOUSE:
REQUIREMENT: 1 SPACE / 2 EMPLOYEES
FLOOR AREA: 957,530 SF
1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES
479/2 = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES

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

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

STAKING PLAN (4)

SHEET:
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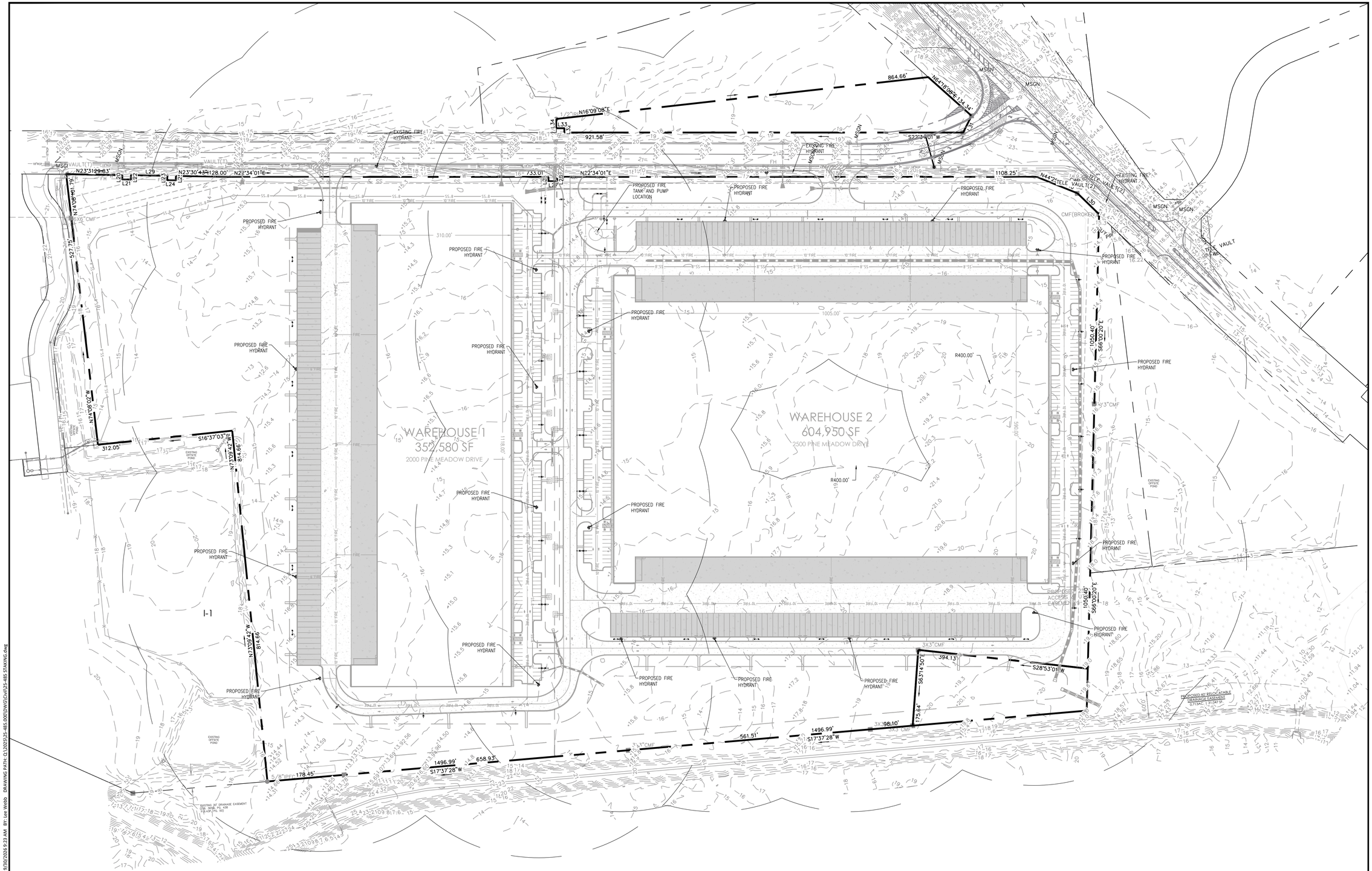

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039682
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

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PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
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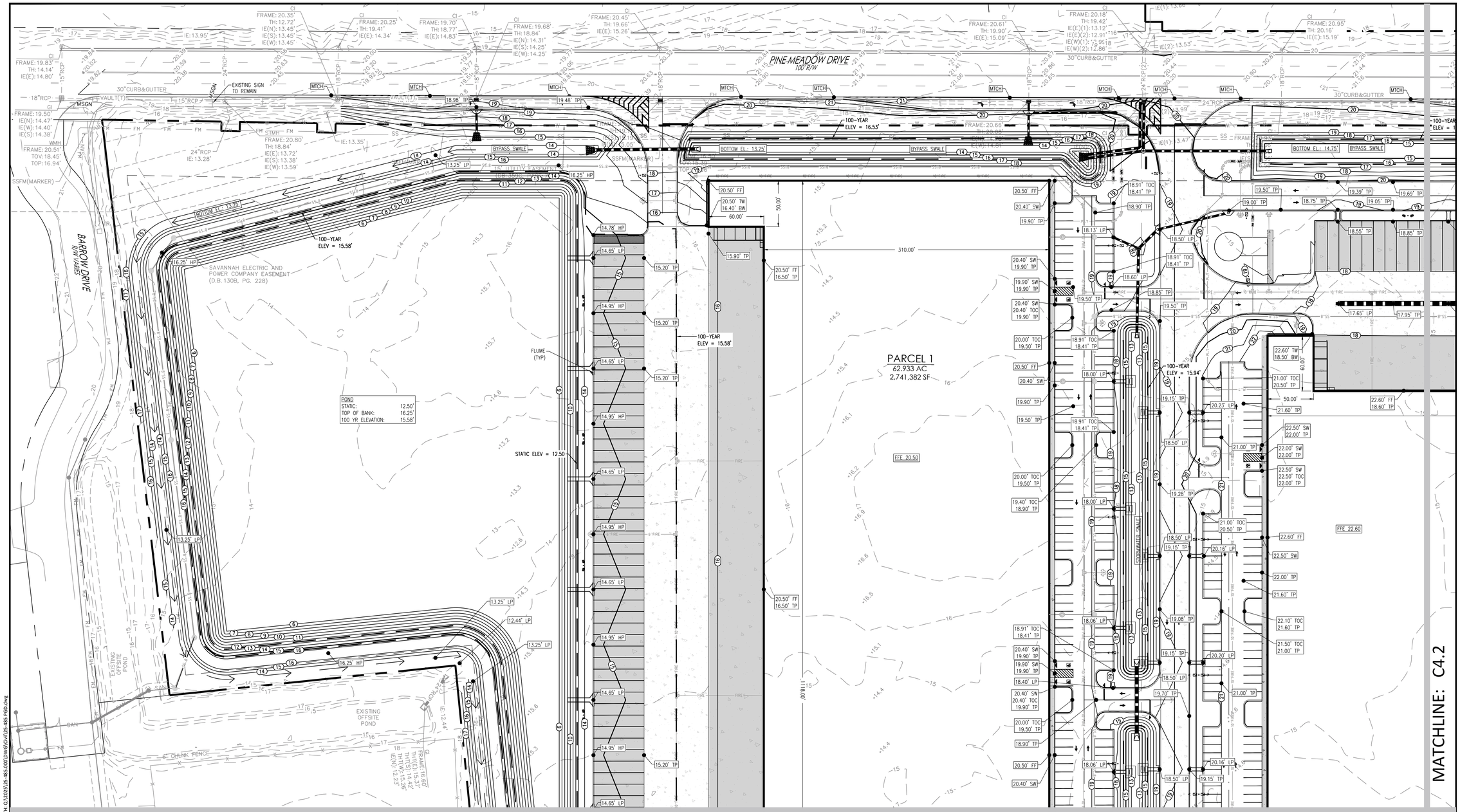
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

FIRE PROTECTION PLAN

SHEET:
C3.4



NOTE:
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.

ALL EARTHWORK AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.

ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

USE:

GRADING LEGEND	
MTCH	MATCH EXISTING ELEVATION
TP	TOP OF PAVEMENT
FF	FINISHED FLOOR
TOC	TOP OF CURB
LP	LOW POINT ELEVATION
IE	INVERT ELEVATION
SW	TOP OF SIDEWALK
FG	FINISHED GRADE
MTCH	MATCH EXISTING ELEVATION

Know what's below. Call before you dig.

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
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JOB NUMBER:	25-485
DATE:	2026.09.22
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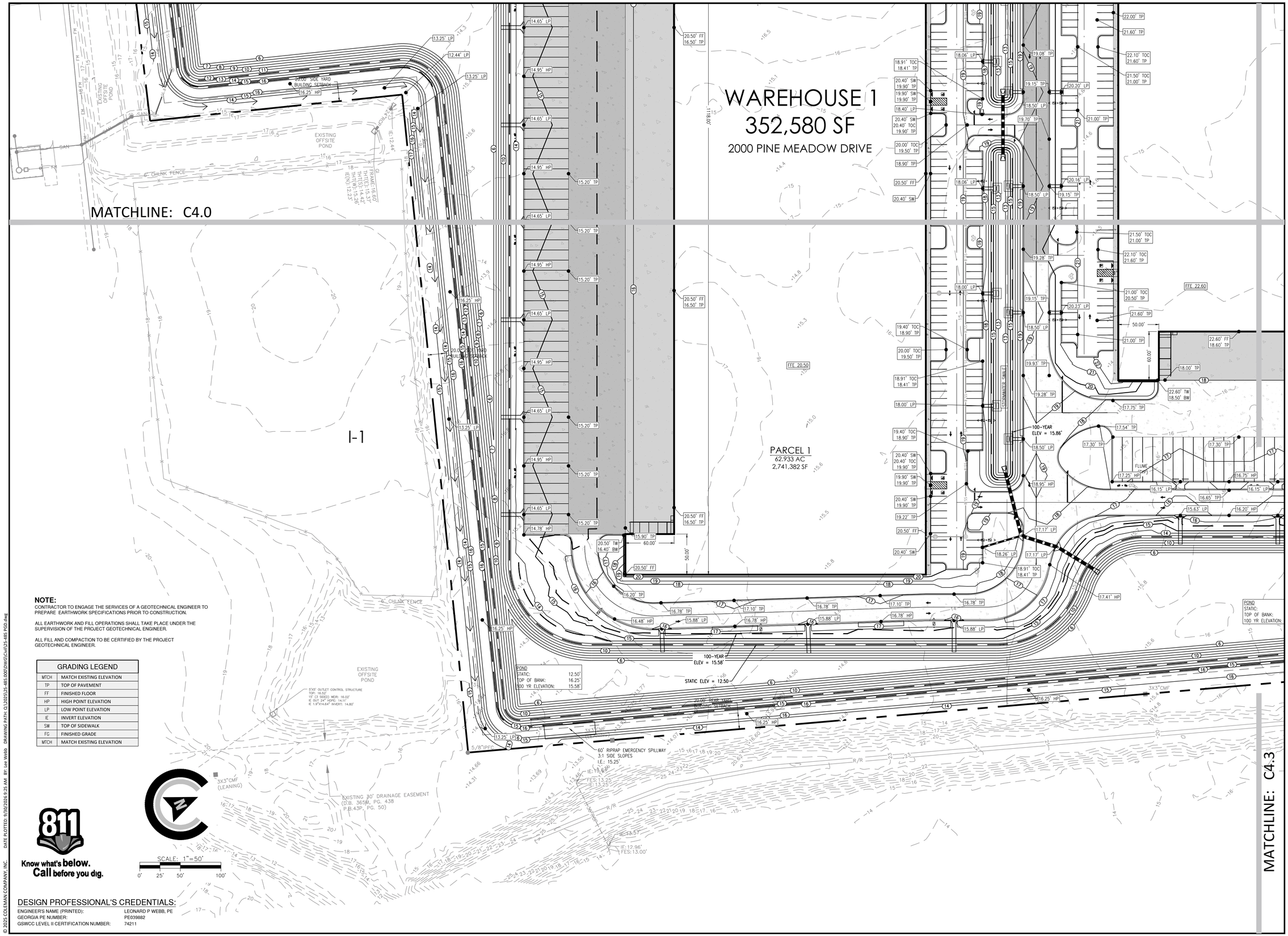
CHECKED BY:	LPW
SCALE:	AS NOTED

GRADING PLAN (1)

SHEET:
C4.0



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GRADING LEGEND	
MTCH	MATCH EXISTING ELEVATION
TP	TOP OF PAVEMENT
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LP	LOW POINT ELEVATION
IE	INVERT ELEVATION
SW	TOP OF SIDEWALK
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MTCH	MATCH EXISTING ELEVATION

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DATE:	2026.09.22
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CHECKED BY:	LPW
SCALE:	AS NOTED

GRADING PLAN (2)

SHEET:
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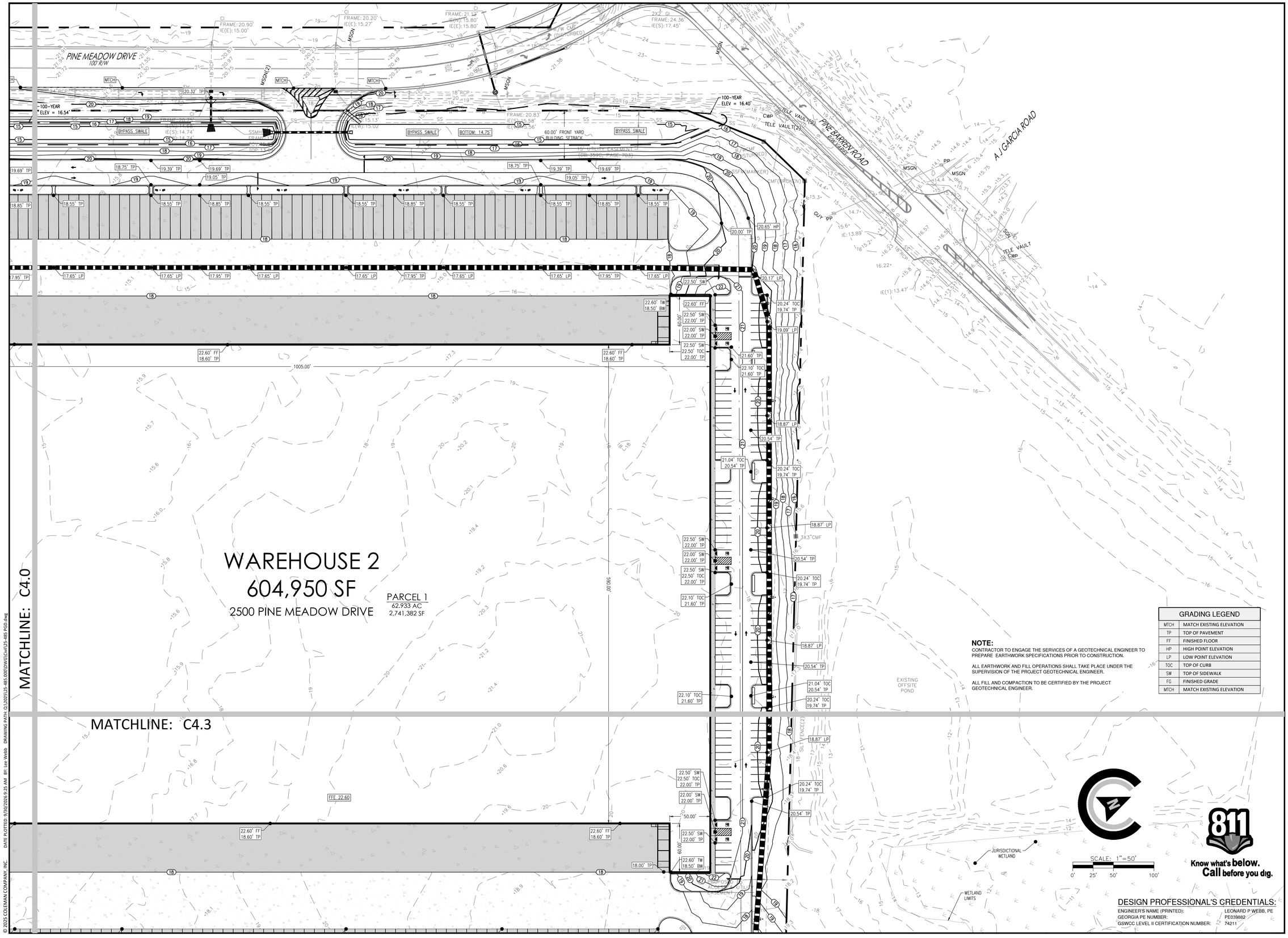

GRADING LEGEND	
MTCH	MATCH EXISTING ELEVATION
TP	TOP OF PAVEMENT
FF	FINISHED FLOOR
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TOC	TOP OF CURB
SW	TOP OF SIDEWALK
FG	FINISHED GRADE
MTCH	MATCH EXISTING ELEVATION

NOTE:
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.

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DESIGN PROFESSIONAL'S CREDENTIALS:

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SCALE:	AS NOTED

GRADING PLAN (3)

SHEET:
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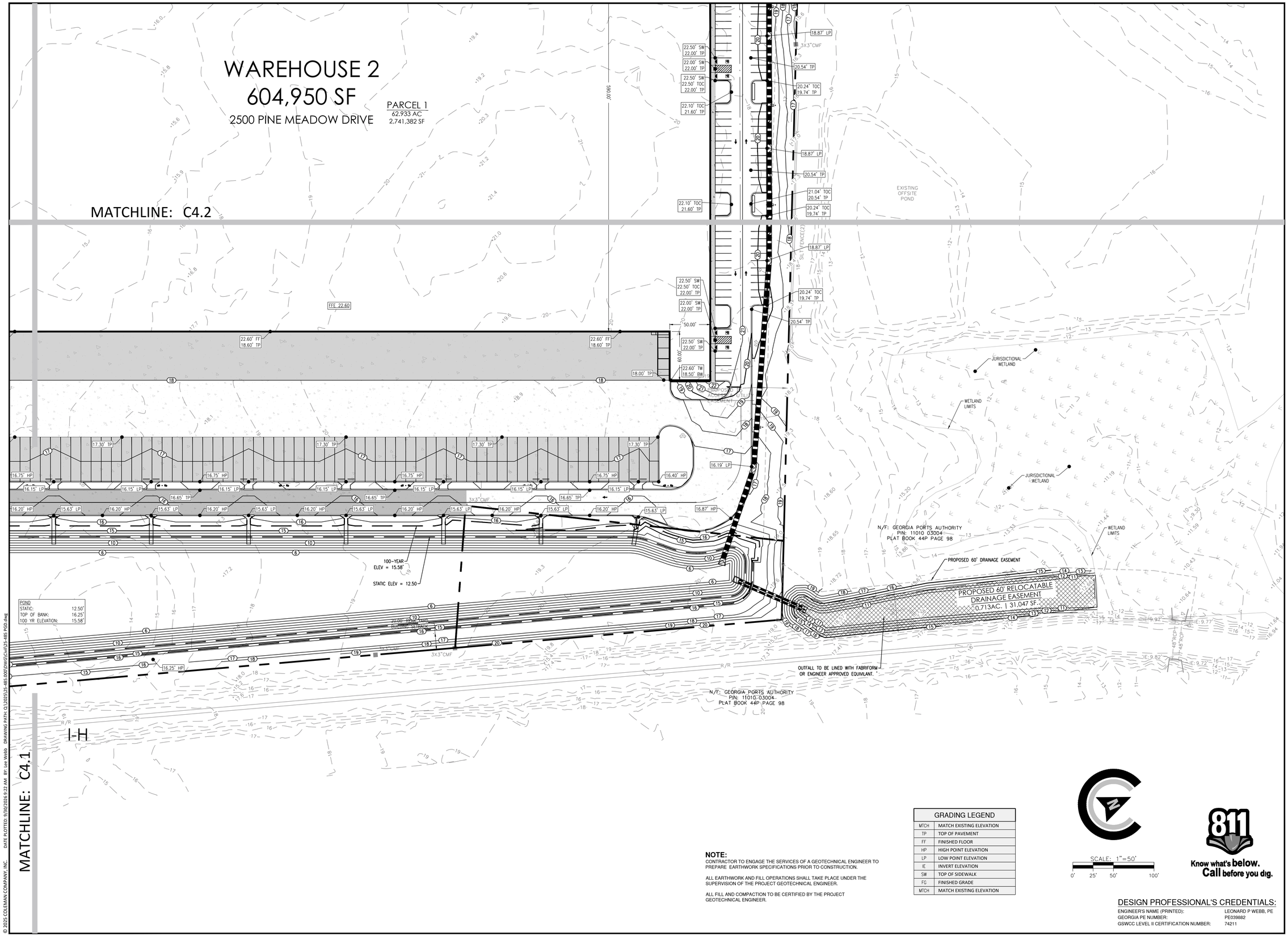

GRADING LEGEND

MTCH	MATCH EXISTING ELEVATION
TP	TOP OF PAVEMENT
FF	FINISHED FLOOR
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
IE	INVERT ELEVATION
SW	TOP OF SIDEWALK
FG	FINISHED GRADE
MTCH	MATCH EXISTING ELEVATION

NOTE:
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ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

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

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

GRADING PLAN (4)

SHEET:
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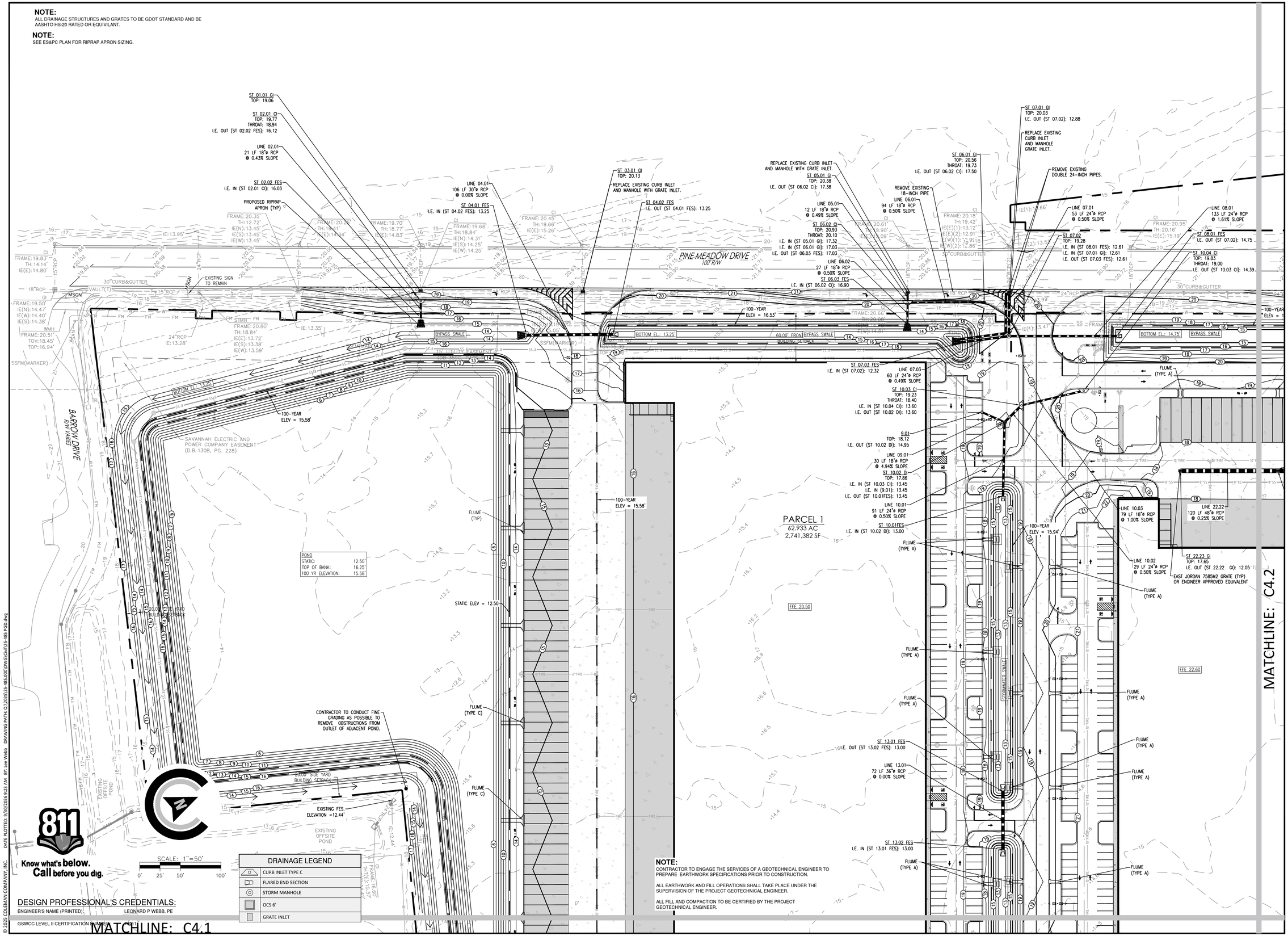
NOTE:
ALL DRAINAGE STRUCTURES AND GRATES TO BE GDOT STANDARD AND BE AASHTO HS-20 RATED OR EQUIVILANT.

NOTE:
SEE ES&PC PLAN FOR RIPRAP APRON SIZING.



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ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

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

DRAINAGE LEGEND

	CURB INLET TYPE C
	FLARED END SECTION
	STORM MANHOLE
	OCS 6'
	GRATE INLET

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GSWCC LEVEL II CERTIFICATION NUMBER:

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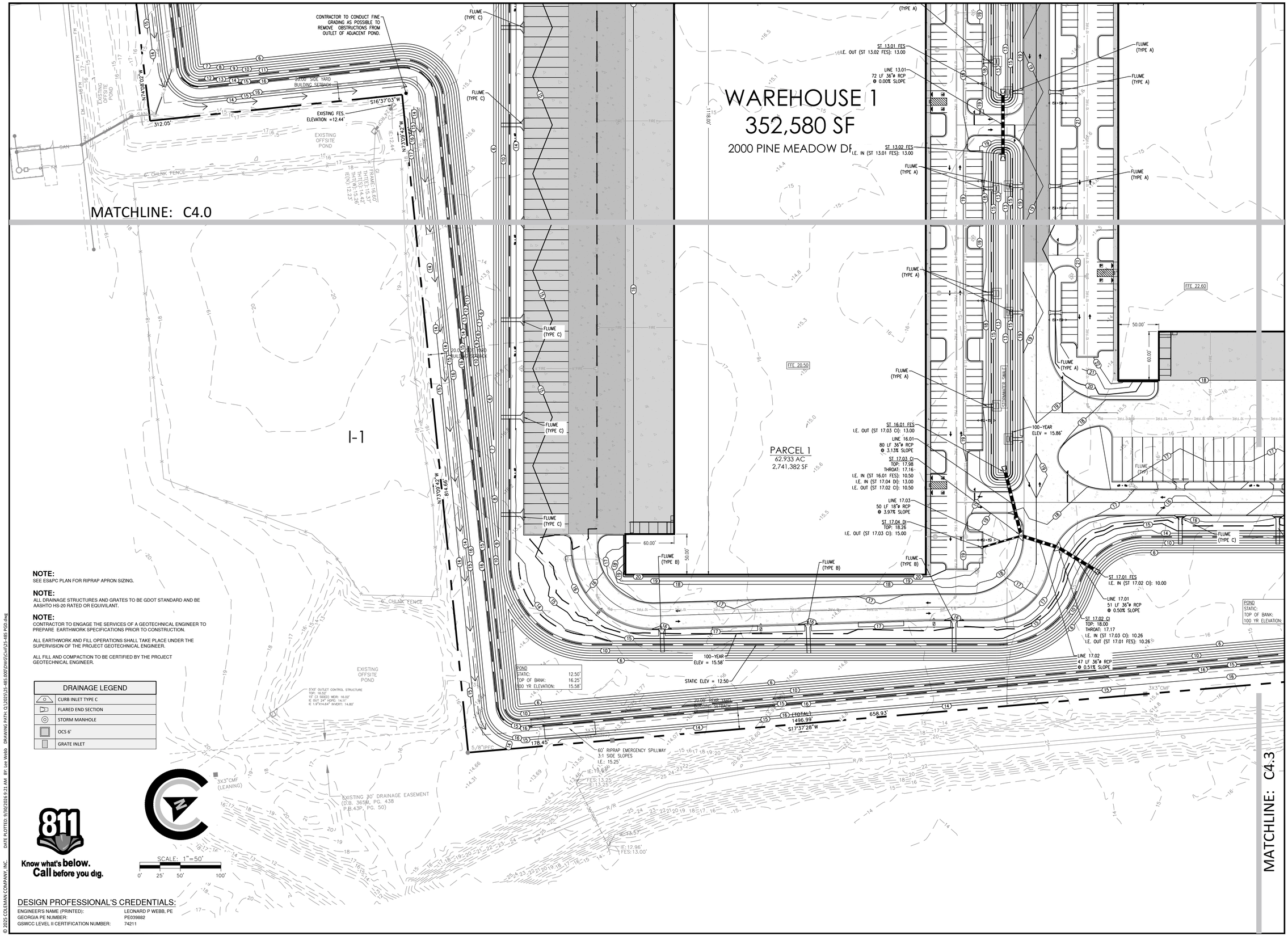
DRAINAGE PLAN (1)

SHEET:
C5.0



NOTE:
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DRAINAGE LEGEND	
	CURB INLET TYPE C
	FLARED END SECTION
	STORM MANHOLE
	OCS 6'
	GRATE INLET

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

MATCHLINE: C4.3

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DRAINAGE PLAN (2)

SHEET:
C5.1

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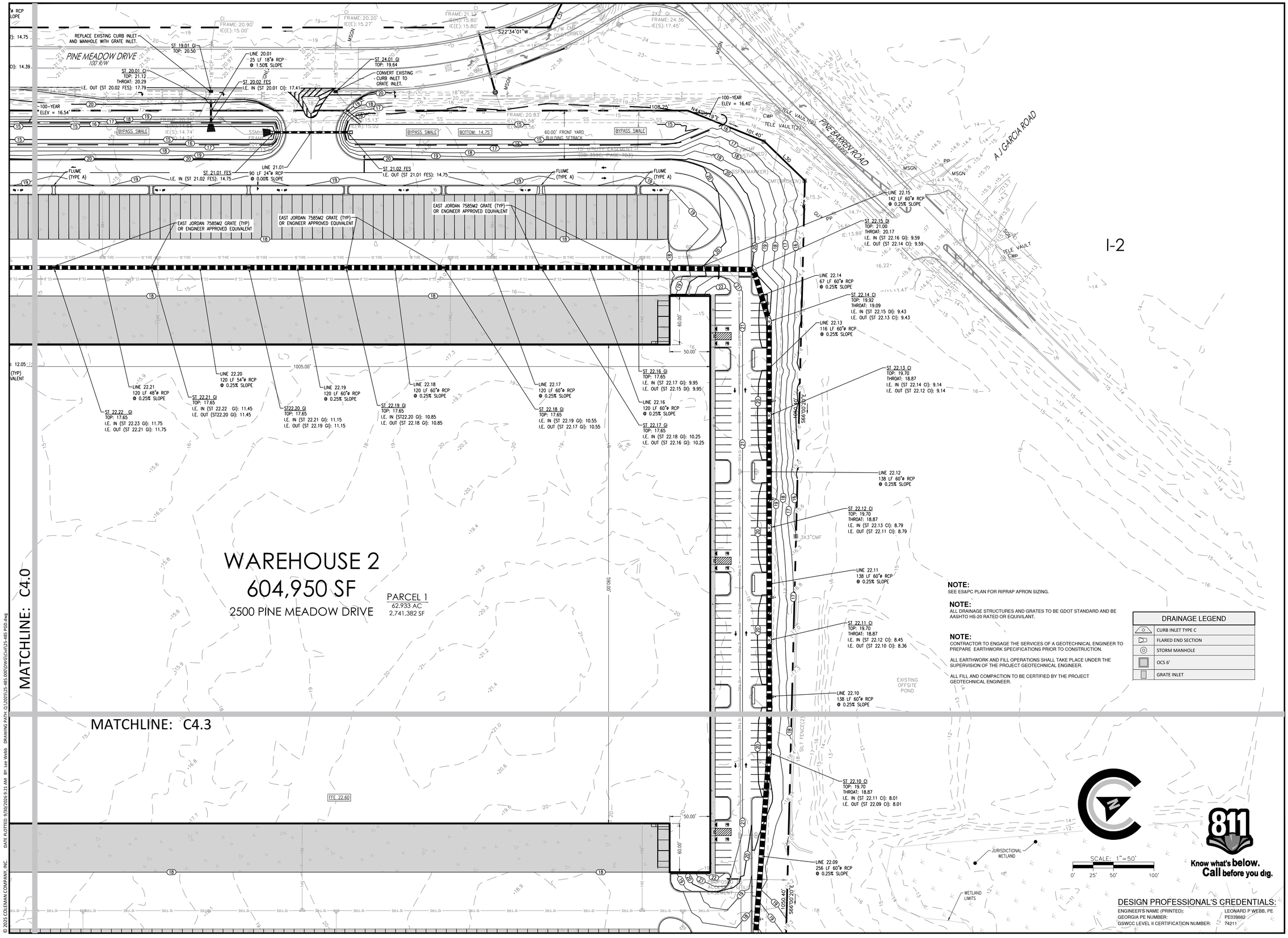

NOTE:
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NOTE:
ALL DRAINAGE STRUCTURES AND GRATES TO BE GDOT STANDARD AND BE AASHTO HS-20 RATED OR EQUIVILANT.

NOTE:
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.

ALL EARTHWORK AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.

ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

DRAINAGE LEGEND
CURB INLET TYPE C
FLARED END SECTION
STORM MANHOLE
OCS 6'
GRATE INLET

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

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

COLEMAN COMPANY
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COA: PEF0000385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

REVISIONS:
09/22/2026 Released for Construction

CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

DRAINAGE PLAN (3)

SHEET:
C5.2

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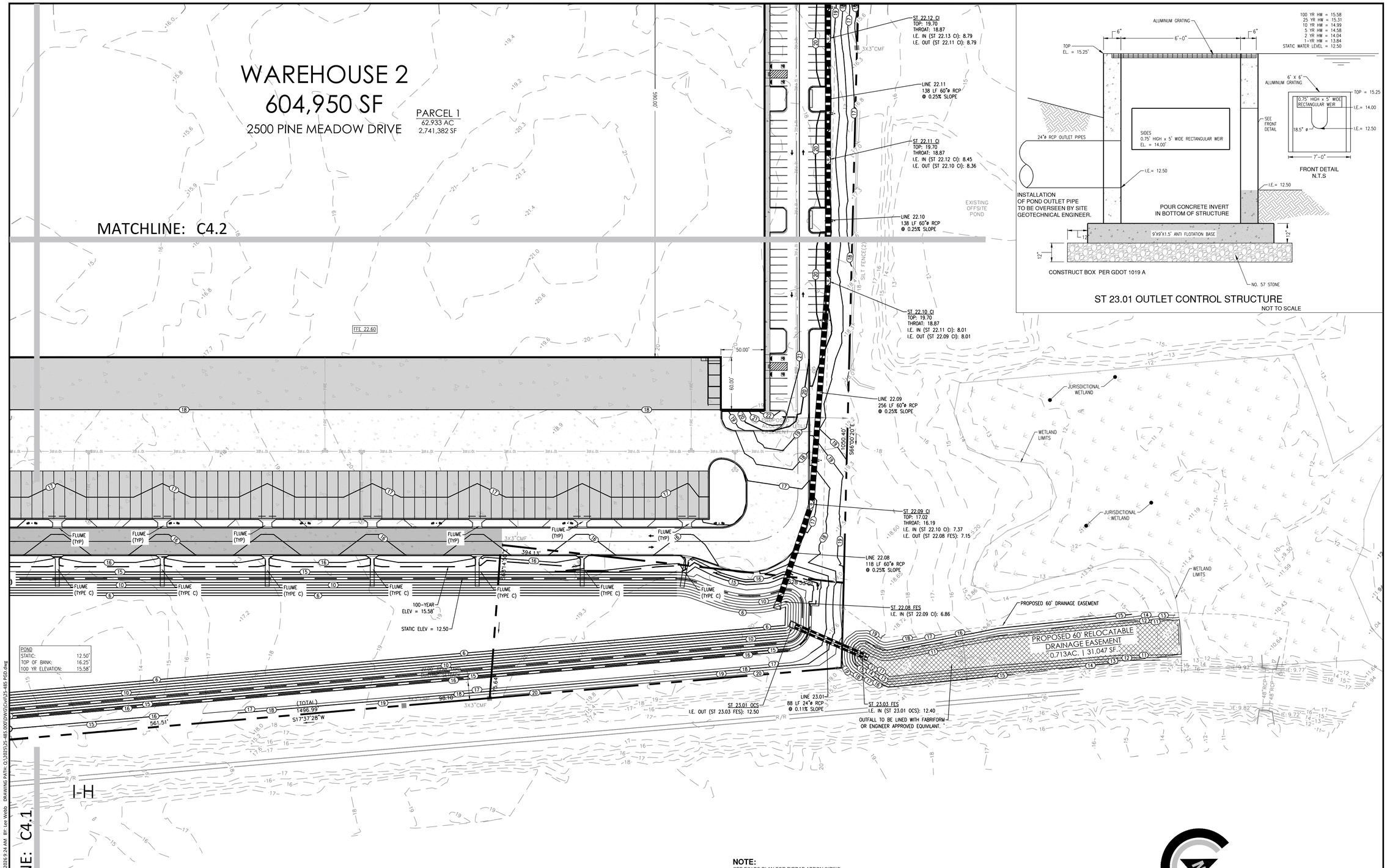
DATE PLOTTED: 9/30/2026 9:21 AM BY: Lee Webb DRAWING PATH: Q:\2025\25-485.000\DWG\Civil\25-485 PGD.dwg



NOTE:
SEE ES&PC PLAN FOR RIPRAP APRON SIZING.

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DRAINAGE PLAN (4)

SHEET:
C5.3

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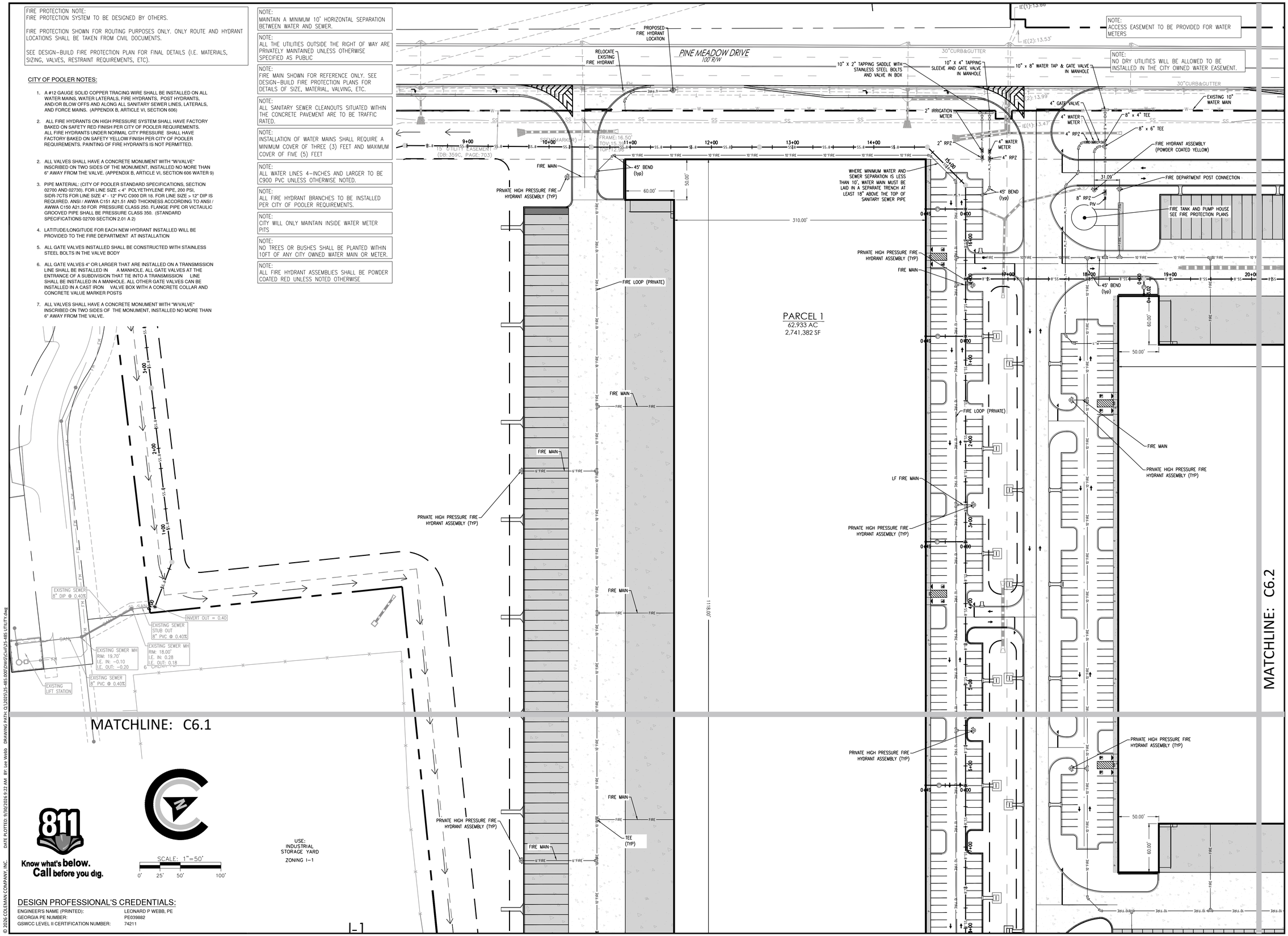

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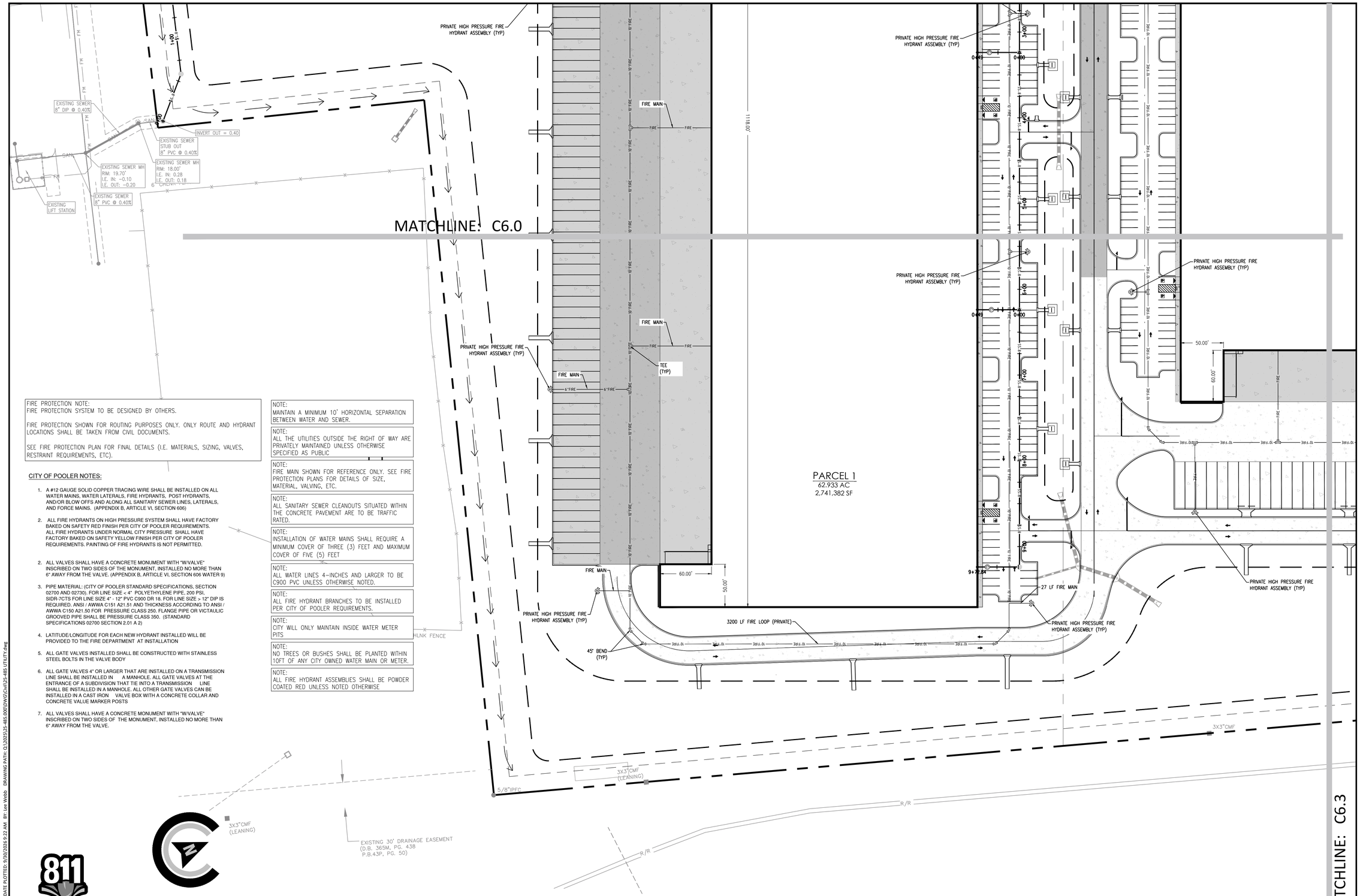
SCALE:	AS NOTED

WATER UTILITY PLAN (1)

SHEET:
C6.0



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CHECKED BY:	LPW
SCALE:	AS NOTED

WATER UTILITY PLAN (2)

SHEET:
C6.1

MATCHLINE: C6.3

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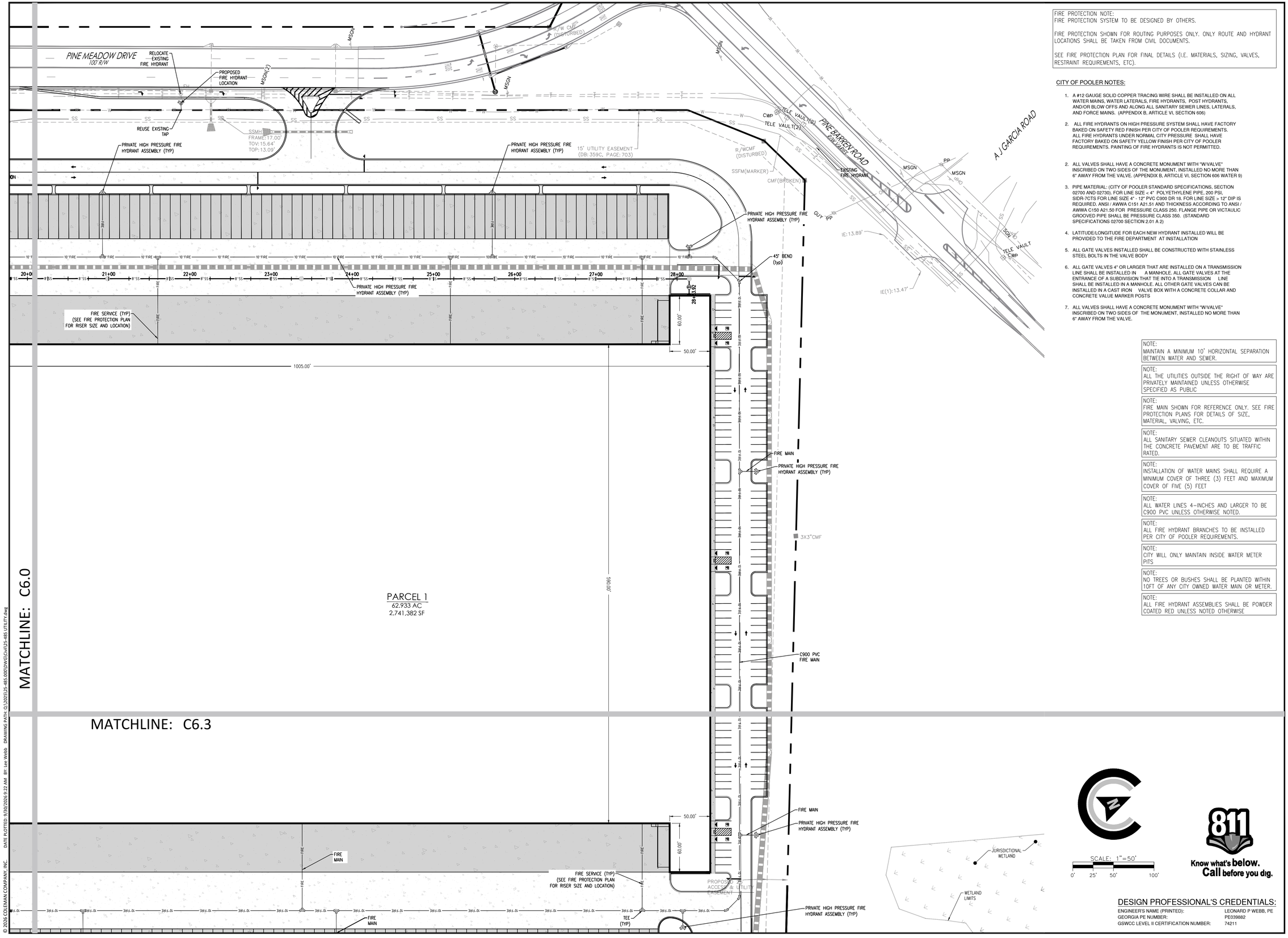

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WATER UTILITY PLAN (3)

SHEET:
C6.2

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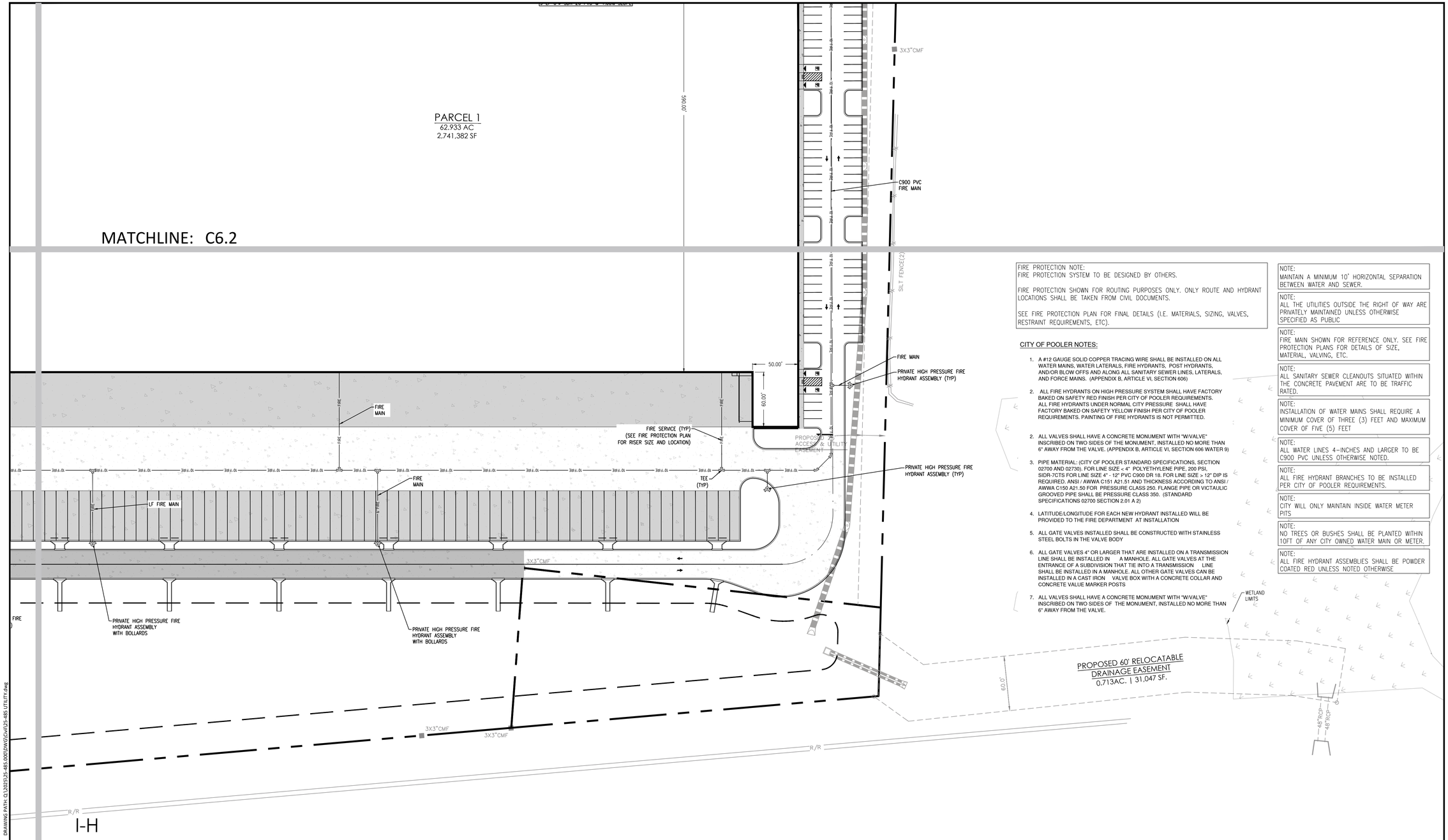

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SHEET:
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SEE FIRE PROTECTION PLAN FOR FINAL DETAILS (I.E. MATERIALS, SIZING, VALVES, RESTRAINT REQUIREMENTS, ETC).

NOTE:
MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER.

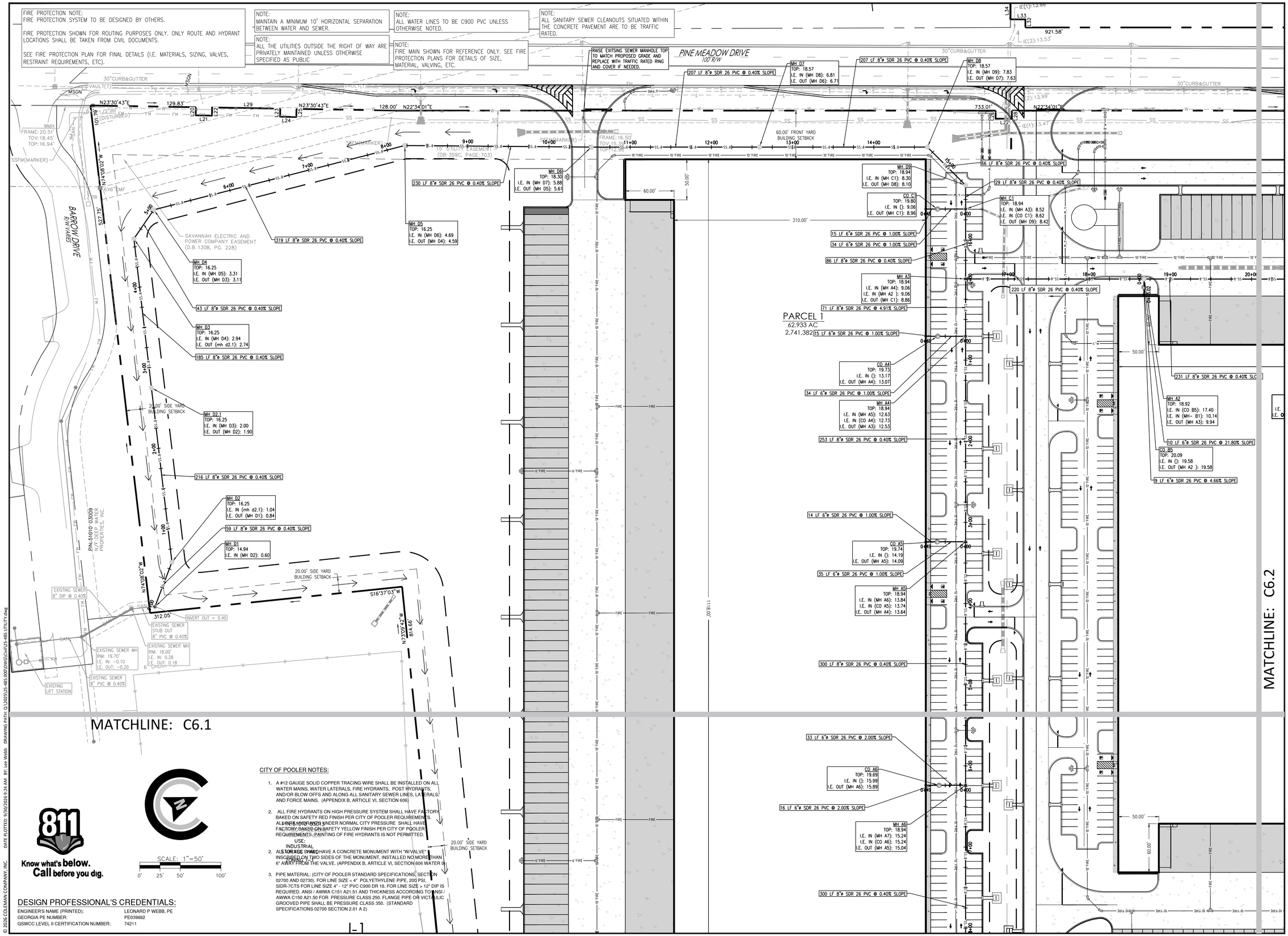
NOTE:
ALL THE UTILITIES OUTSIDE THE RIGHT OF WAY ARE PRIVATELY MAINTAINED UNLESS OTHERWISE SPECIFIED AS PUBLIC

NOTE:
ALL WATER LINES TO BE C900 PVC UNLESS OTHERWISE NOTED.

NOTE:
FIRE MAIN SHOWN FOR REFERENCE ONLY. SEE FIRE PROTECTION PLANS FOR DETAILS OF SIZE, MATERIAL, VALVING, ETC.

NOTE:
ALL SANITARY SEWER CLEANOUTS SITUATED WITHIN THE CONCRETE PAVEMENT ARE TO BE TRAFFIC RATED.

RAISE EXITSING SEWER MANHOLE TOP TO MATCH PROPOSED GRADE AND REPLACE WITH TRAFFIC RATED RING AND COVER IF NEEDED.



CITY OF POOLER NOTES:

1. A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, POST HYDRANTS, AND/OR BLOW OFFS AND ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS. (APPENDIX B, ARTICLE VI, SECTION 606)
2. ALL FIRE HYDRANTS ON HIGH PRESSURE SYSTEM SHALL HAVE FACTORY BAKED ON SAFETY RED FINISH PER CITY OF POOLER REQUIREMENTS. ALL FIRE HYDRANTS UNDER NORMAL CITY PRESSURE SHALL HAVE FACTORY BAKED ON SAFETY YELLOW FINISH PER CITY OF POOLER REQUIREMENTS. PAINTING OF FIRE HYDRANTS IS NOT PERMITTED.
2. ALL STORAGE YARD USE: INDUSTRIAL SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE. (APPENDIX B, ARTICLE VI, SECTION 606 WATER 9)
3. PIPE MATERIAL: (CITY OF POOLER STANDARD SPECIFICATIONS, SECTION 02700 AND 02730). FOR LINE SIZE < 4" POLYETHYLENE PIPE, 200 PSI, SIDR-7CTS FOR LINE SIZE 4" - 12" PVC C900 DR 18. FOR LINE SIZE > 12" DIP IS REQUIRED. ANSI / AWWA C151 A21.51 AND THICKNESS ACCORDING TO ANSI / AWWA C150 A21.50 FOR PRESSURE CLASS 250. FLANGE PIPE OR VICTAULIC GROOVED PIPE SHALL BE PRESSURE CLASS 350. (STANDARD SPECIFICATIONS 02700 SECTION 2.01 A 2)

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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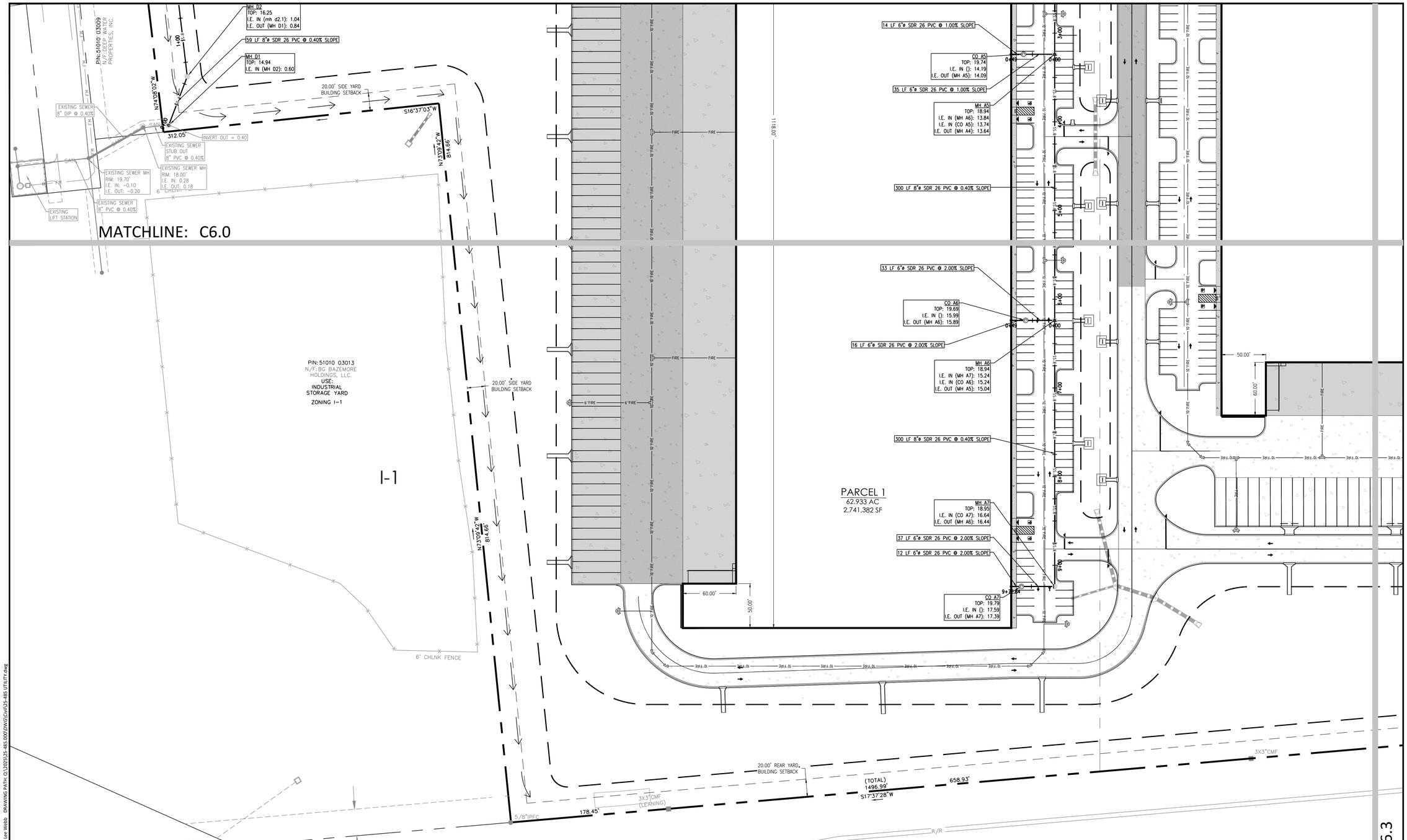
REVISIONS:
09/22/2026 Released for Construction

CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SEWER UTILITY PLAN (1)

SHEET:
C6.4



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

SCALE: 1"=50'

0' 25' 50' 100'

NOTE:
MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER.

NOTE:
ALL THE UTILITIES OUTSIDE THE RIGHT OF WAY ARE PRIVATELY MAINTAINED UNLESS OTHERWISE SPECIFIED AS PUBLIC

NOTE:
ALL WATER LINES TO BE C900 PVC UNLESS OTHERWISE NOTED.

NOTE:
FIRE MAIN SHOWN FOR REFERENCE ONLY. SEE FIRE PROTECTION PLANS FOR DETAILS OF SIZE, MATERIAL, VALVING, ETC.

NOTE:
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FIRE PROTECTION NOTE:
FIRE PROTECTION SYSTEM TO BE DESIGNED BY OTHERS.

FIRE PROTECTION SHOWN FOR ROUTING PURPOSES ONLY. ONLY ROUTE AND HYDRANT LOCATIONS SHALL BE TAKEN FROM CIVIL DOCUMENTS.

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GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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REVISIONS:
09/22/2026 Released for Construction

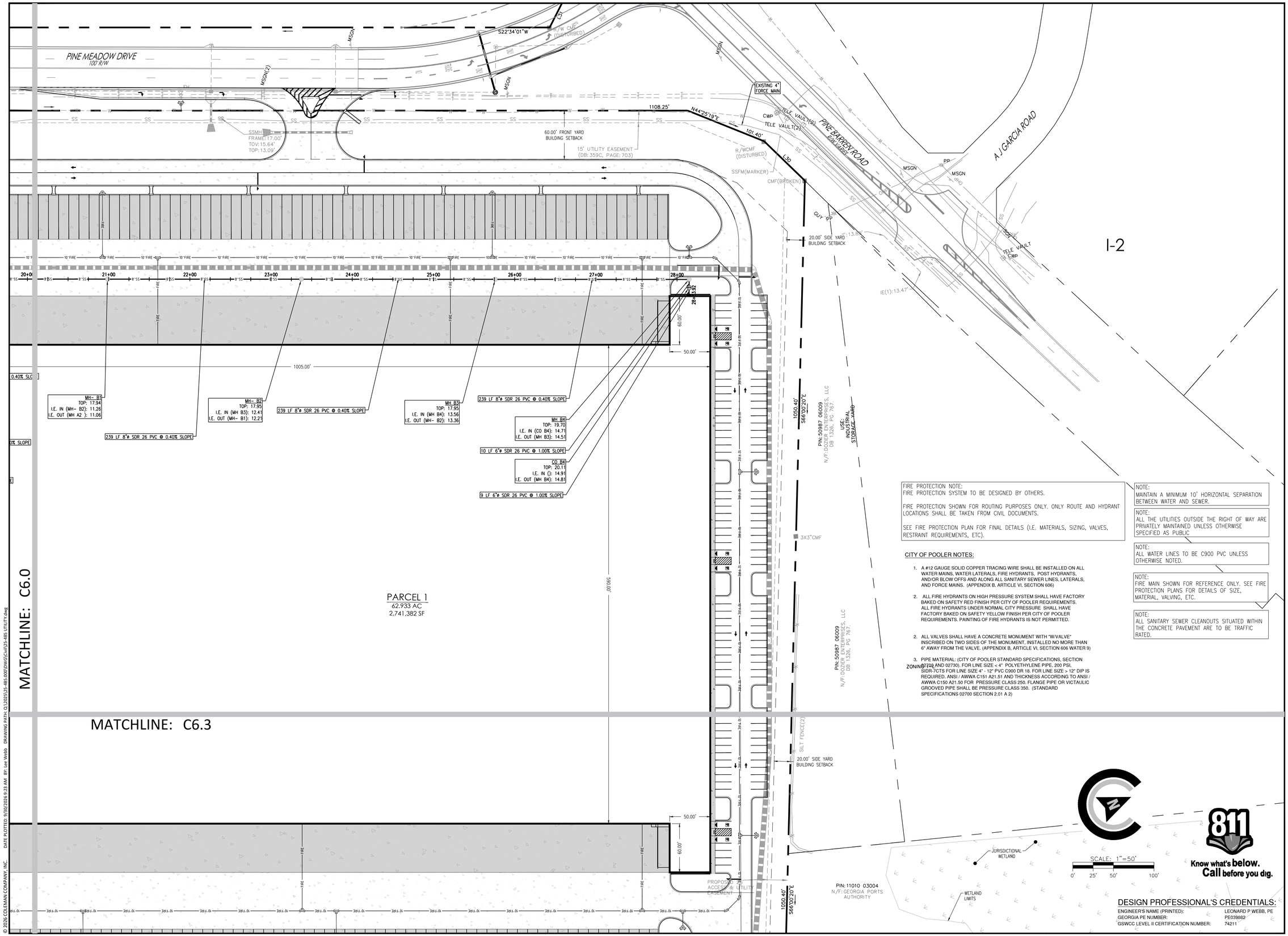
CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

MATCHLINE: C6.3

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SEWER UTILITY PLAN (2)

SHEET:
C6.5



FIRE PROTECTION NOTE:
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NOTE:
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NOTE:
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GEORGIA PE NUMBER:	PE039882
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REVISIONS:
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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SEWER UTILITY PLAN (3)

SHEET:
C6.6

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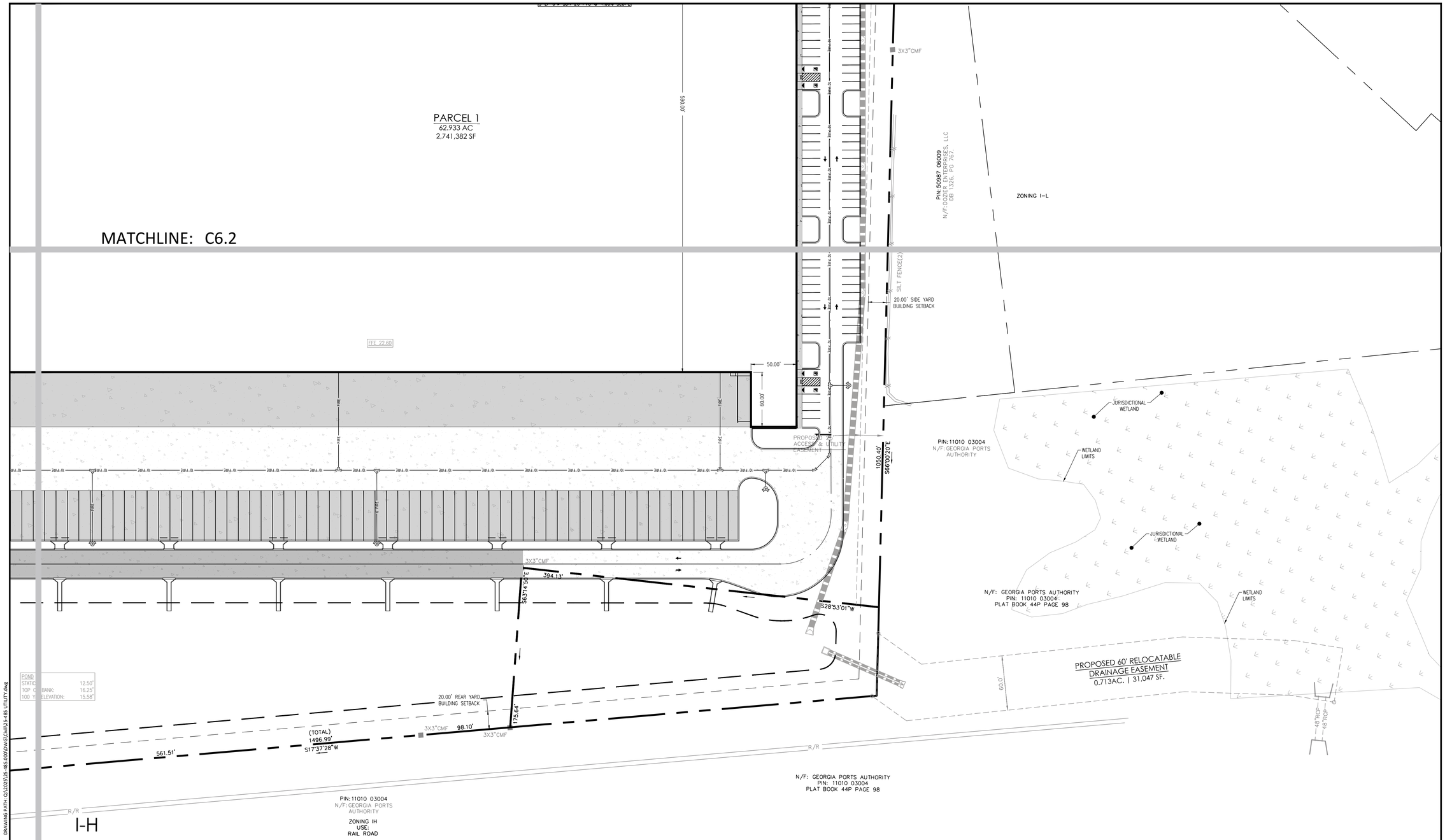

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SCALE: 1"=50'
0' 25' 50' 100'

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SEWER UTILITY PLAN
(4)

SHEET:
C6.7

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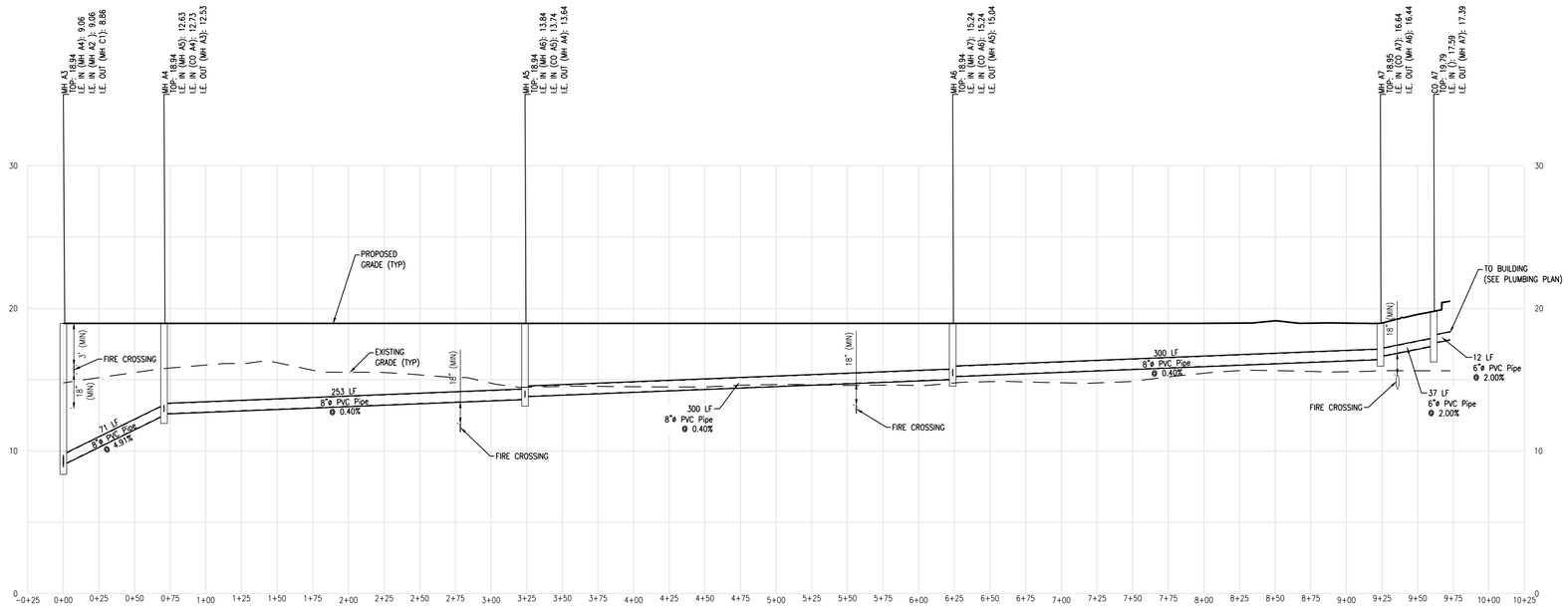
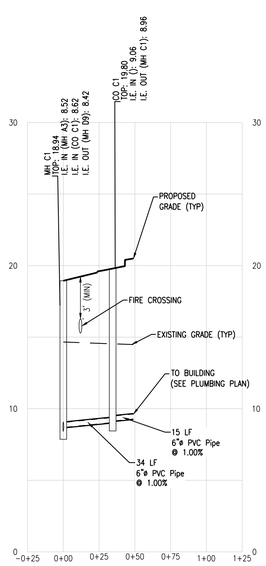


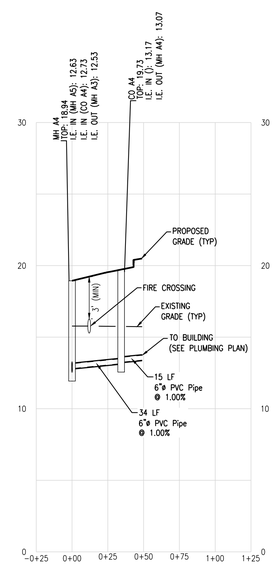
SANITARY SEWER A PROFILE
STA. -0+25.00 TO STA. 10+25.00

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER SERVICE C1 PROFILE
STA. -0+25.00 TO STA. 1+25.00

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER SERVICE A4 PROFILE
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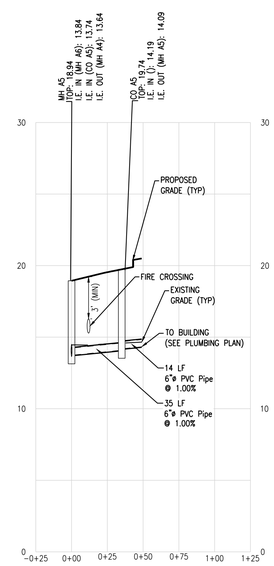
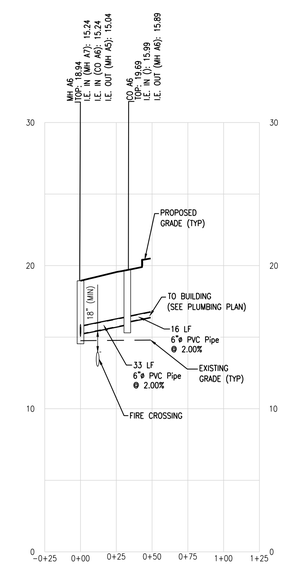
VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER SERVICE A5 PROFILE
STA. -0+25.00 TO STA. 1+25.00

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER SERVICE A6 PROFILE
STA. -0+25.00 TO STA. 1+25.00

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SEWER PROFILES (1)

SHEET:
C6.8

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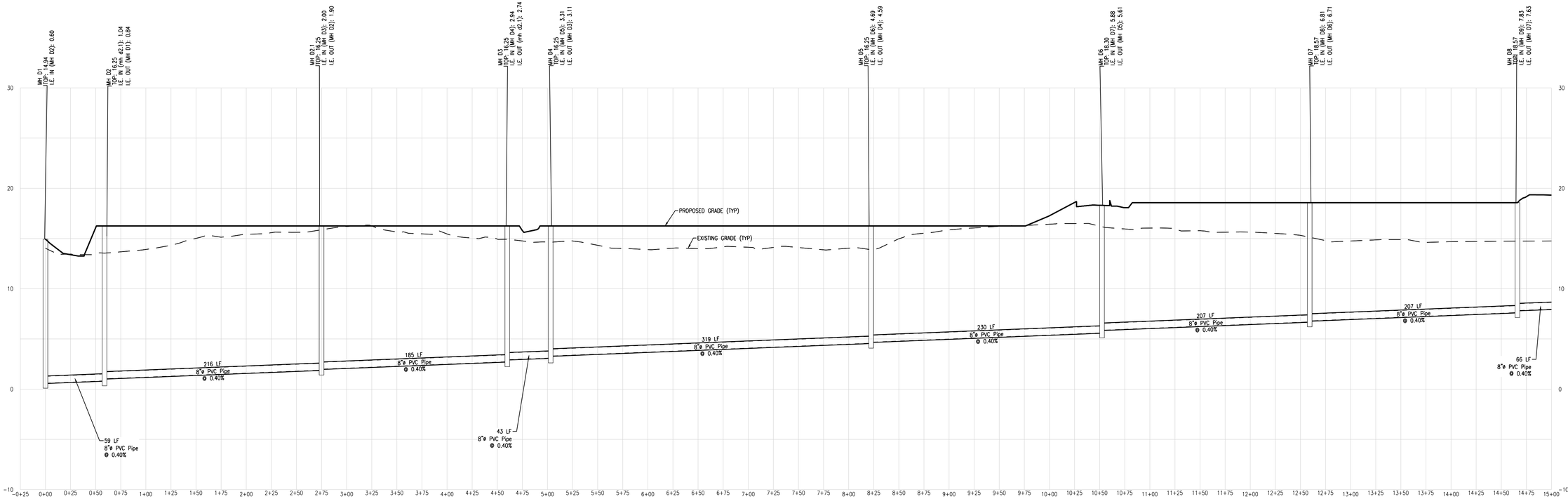
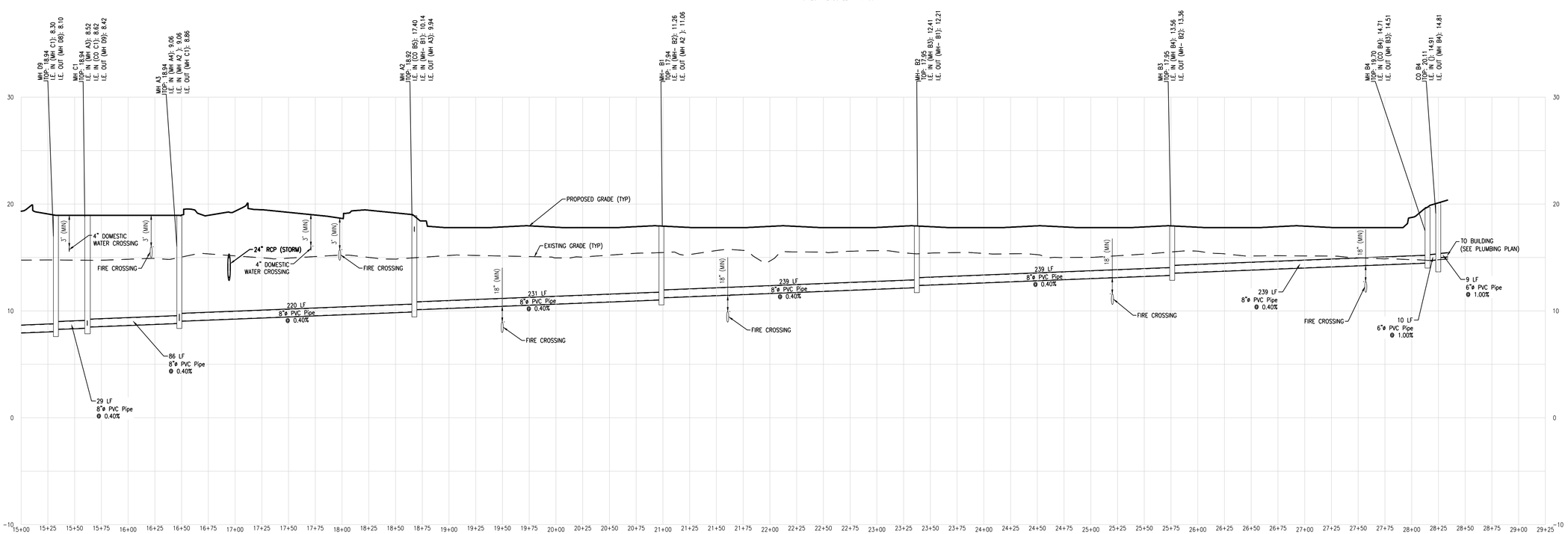


SANITARY SEWER D PROFILE
STA. -0+25.00 TO STA. 15+00.00

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER D PROFILE
STA. 15+00.00 TO STA. 29+25.00

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

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HICKS TRACT
LOCATED IN POOLER, GEORGIA
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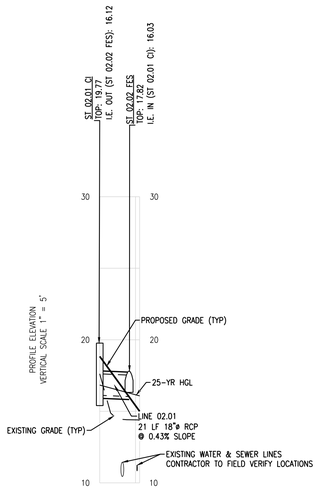
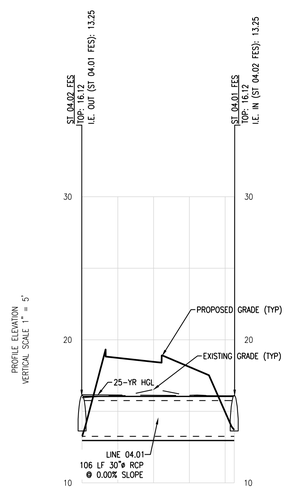
JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SEWER PROFILES (2)

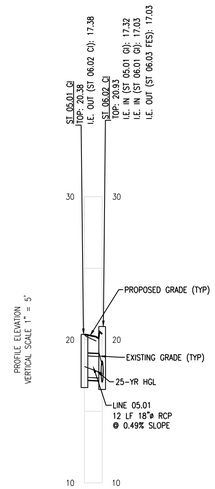
SHEET:
C6.9



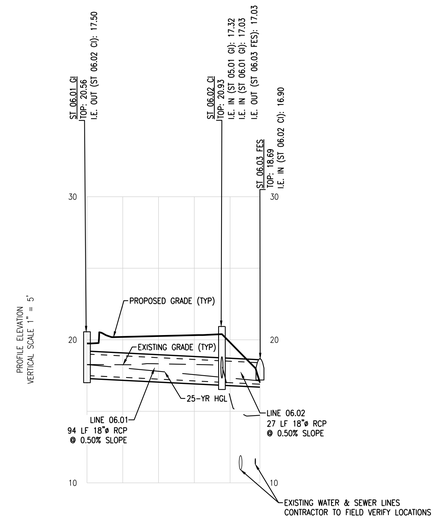
ST 02 SEWER PROFILE
STA. 0+00.00 TO STA. 0+27.87



ST 04 SEWER PROFILE
STA. 0+00.00 TO STA. 1+06.36



ST 05 SEWER PROFILE
STA. 0+00.00 TO STA. 0+12.34



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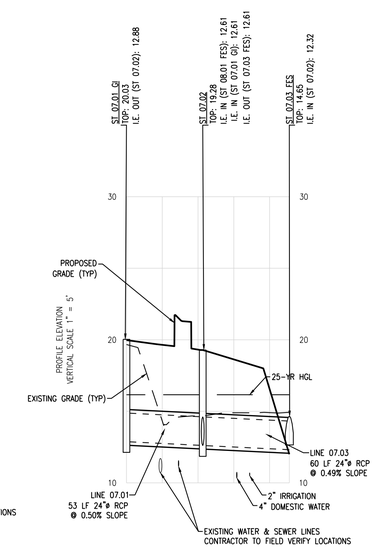
STA. 0+00.00 TO STA. 1+20.80



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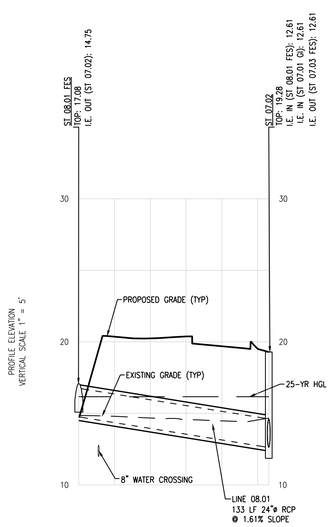
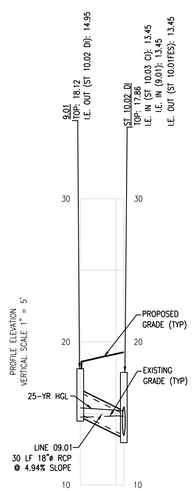


ST 08 SEWER PROFILE
STA. 0+00.00 TO STA. 1+32.77



ST 09 SEWER PROFILE
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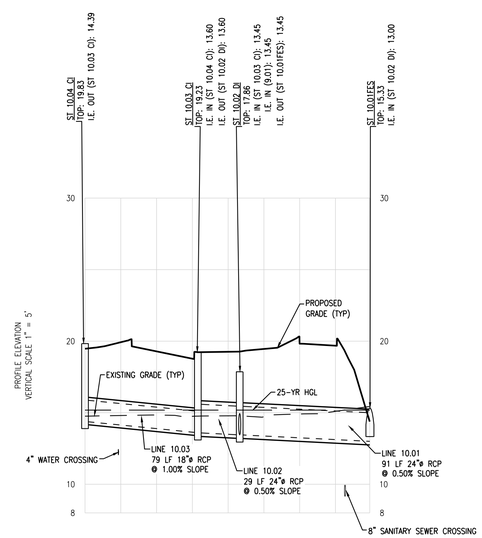
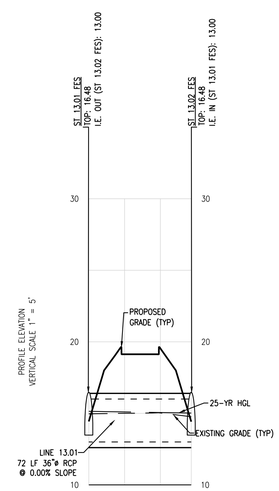


ST 10 SEWER PROFILE
STA. 0+00.00 TO STA. 1+98.94



ST 13 SEWER PROFILE
STA. 0+00.00 TO STA. 0+71.58

NOTE:
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.

ALL EARTHWORK AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.

ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

DRAINAGE LEGEND	
	CURB INLET TYPE C
	FLARED END SECTION
	STORM MANHOLE
	OCS 6'
	GRATE INLET

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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REVISIONS:
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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

STORM PROFILES (1)

SHEET:
C7.0

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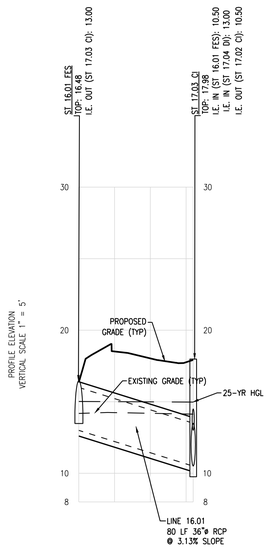
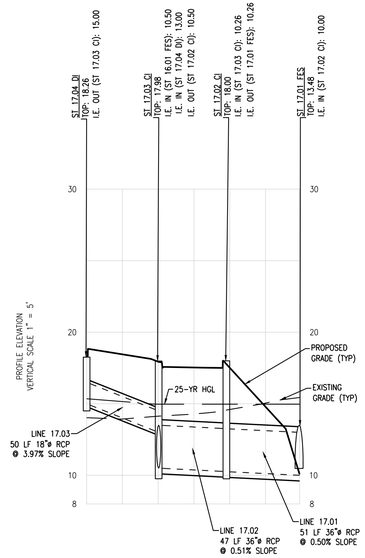


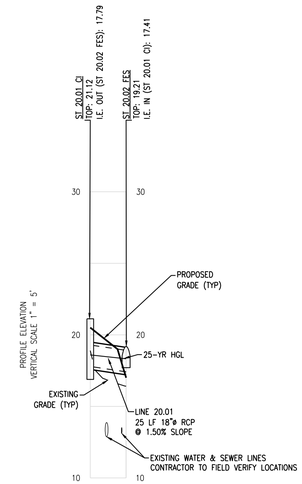
STATION HORIZONTAL SCALE 1" = 50'

ST 16 SEWER PROFILE
STA. 0+00.00 TO STA. 0+79.94



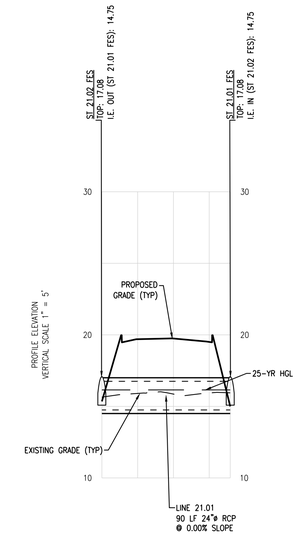
STATION HORIZONTAL SCALE 1" = 50'

ST 17 SEWER PROFILE
STA. 0+00.00 TO STA. 1+48.83



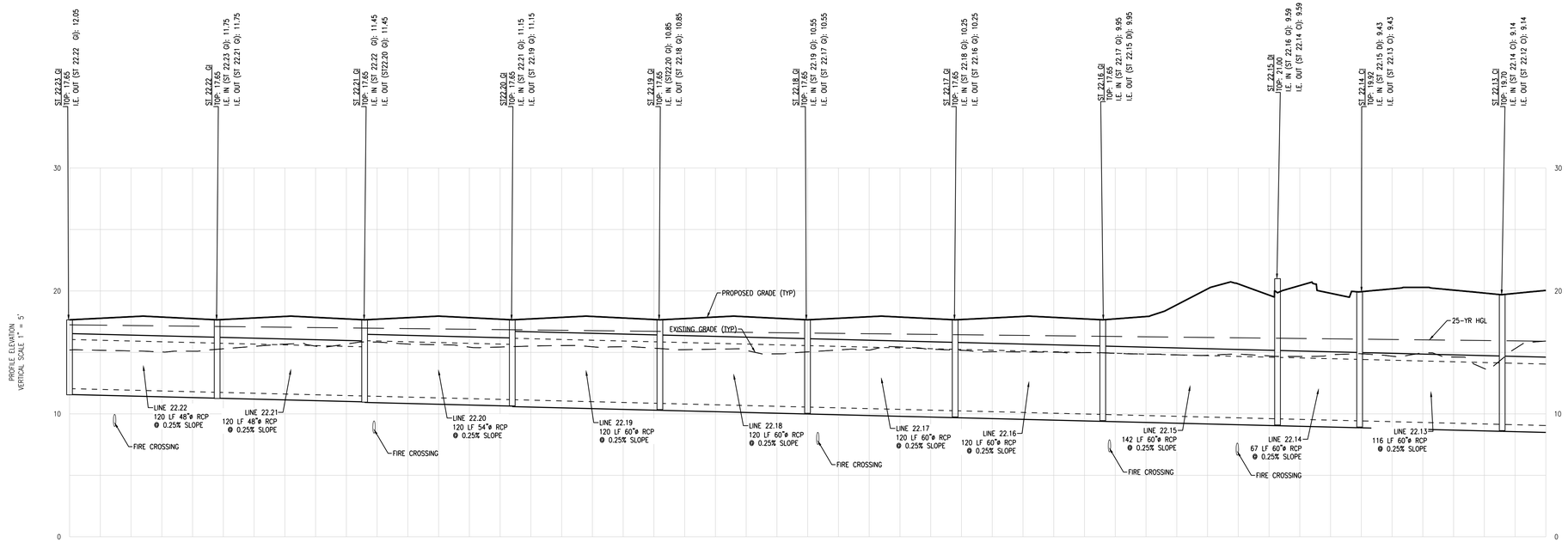
STATION HORIZONTAL SCALE 1" = 50'

ST 20 SEWER PROFILE
STA. 0+00.00 TO STA. 0+25.03



STATION HORIZONTAL SCALE 1" = 50'

ST 21 SEWER PROFILE
STA. 0+00.00 TO STA. 0+89.69



STATION HORIZONTAL SCALE 1" = 50'

ST 22 SEWER PROFILE
STA. 0+00.00 TO STA. 12+00.00

NOTE:
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DRAINAGE LEGEND	
	CURB INLET TYPE C
	FLARED END SECTION
	STORM MANHOLE
	OCS 6'
	GRATE INLET

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ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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CIVIL CONSTRUCTION PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.09.22
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

STORM PROFILES (2)

SHEET:
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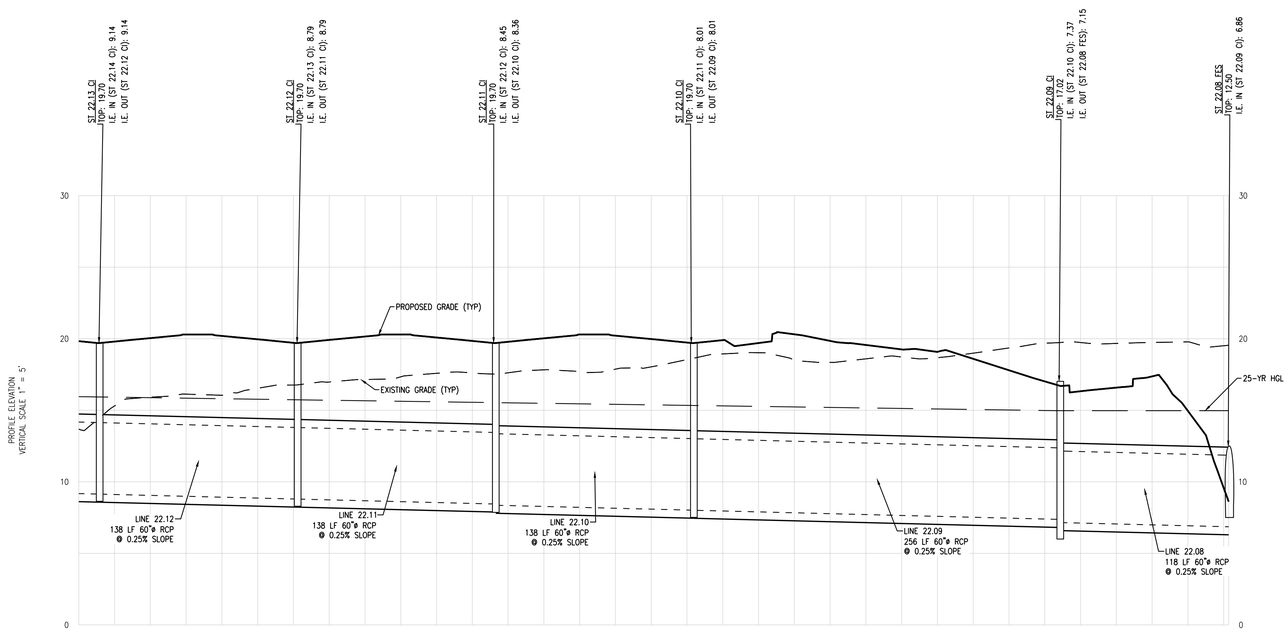
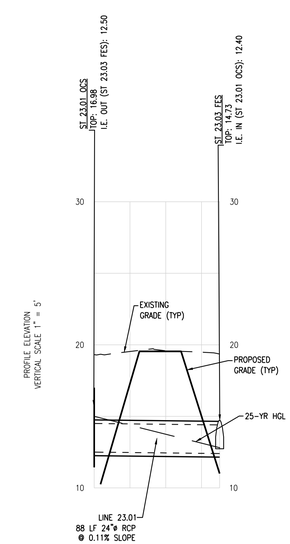


ST 22 SEWER PROFILE
STA. 11+50.00 TO STA. 19+53.50



ST 23 SEWER PROFILE
STA. 0+00.00 TO STA. 0+87.64

NOTE:
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DRAINAGE LEGEND
CURB INLET TYPE C
FLARED END SECTION
STORM MANHOLE
OCS 6'
GRATE INLET

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STORM PROFILES (3)

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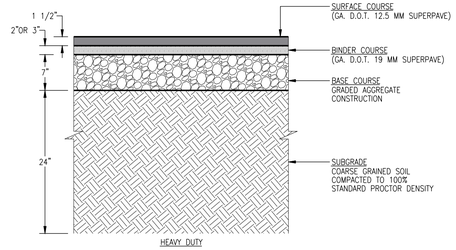
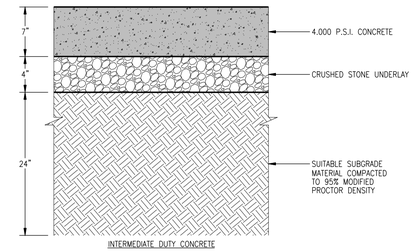
SEE GEOTECHNICAL ENGINEERING REPORT FOR
MORE IN-DEPTH INFORMATION ON PAVEMENT RECOMMENDATIONS



NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW,
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT AT RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.
3. BINDER COURSE IS TO BE 3" THICK WHEN PLACED INSIDE THE ALL PUBLIC ROWs. OTHERWISE USE 2".

P-11 HEAVY DUTY PAVEMENT SECTION

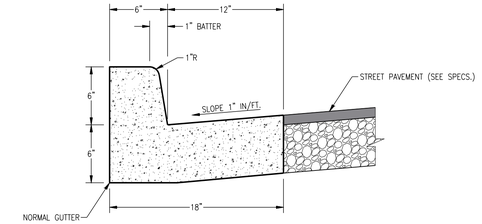
NOT TO SCALE



P-20A INTERMEDIATE DUTY CONCRETE SECTION

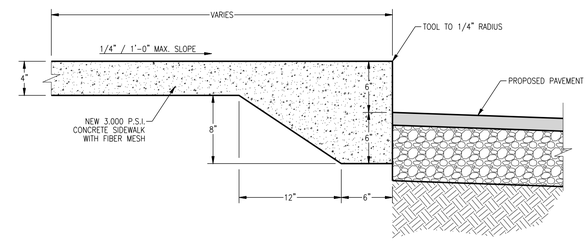
NOT TO SCALE

SEE GEOTECHNICAL ENGINEERING REPORT FOR
MORE IN-DEPTH INFORMATION ON PAVEMENT RECOMMENDATIONS



P-3 18" CURB & GUTTER

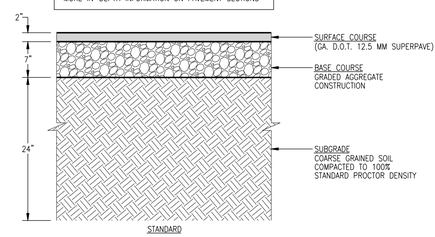
NOT TO SCALE



P-16 MONOLITHIC SIDEWALK

NOT TO SCALE

SEE TERRACON GEOTECHNICAL ENGINEERING REPORT FOR
MORE IN-DEPTH INFORMATION ON PAVEMENT SECTIONS



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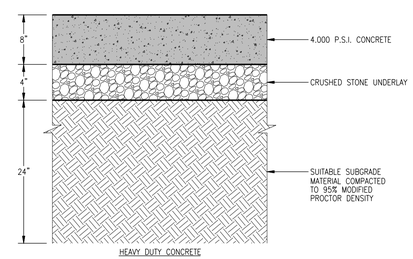
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT AT RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.

P-12 LIGHT DUTY PAVEMENT SECTION

NOT TO SCALE

SEE GEOTECHNICAL ENGINEERING REPORT FOR
MORE IN-DEPTH INFORMATION ON PAVEMENT RECOMMENDATIONS



P-20 HEAVY DUTY CONCRETE SECTION

NOT TO SCALE

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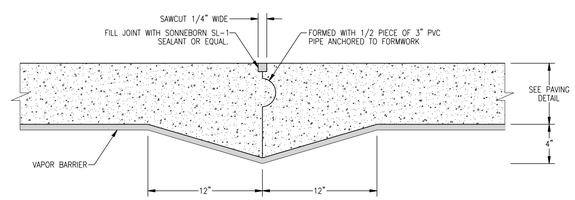
MORE IN-DEPTH INFORMATION ON PAVEMENT RECOMMENDATIONS



P-28 CONSTRUCTION JOINT DETAIL

NOT TO SCALE

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GEORGIA PE NUMBER:	PE039882
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JOB NUMBER:	25-485
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DRAWN BY:	WS
CHECKED BY:	LPW
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
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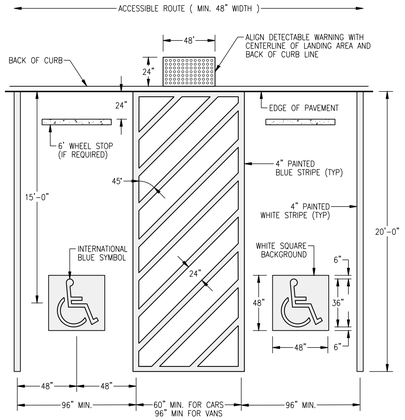
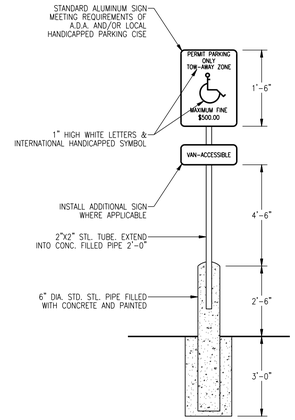


NOTE: STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND GOVERNING AGENCY CODES AND SPECIFICATIONS

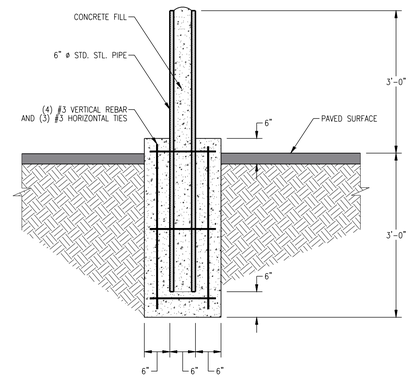
P-35 HANDICAP PARKING STALL STRIPING

NOT TO SCALE



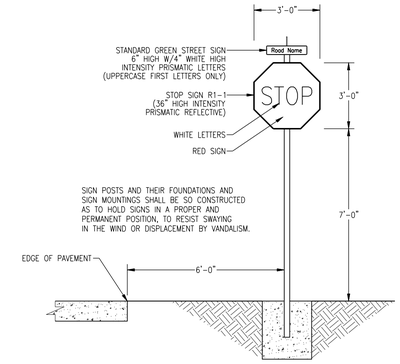
P-37B TYPICAL HANDICAP SIGN WITH PIPE BOLLARD

NOT TO SCALE



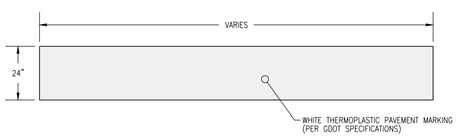
P-24 BOLLARD DETAIL

NOT TO SCALE



P-26 TYPICAL STOP SIGN

NOT TO SCALE



P-27 TRAFFIC STOP BAR

NOT TO SCALE

DESIGN PROFESSIONAL'S CREDENTIALS:

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CONSTRUCTION DETAILS

SHEET:
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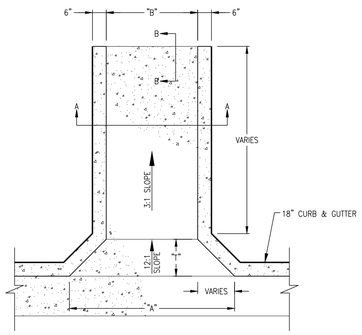
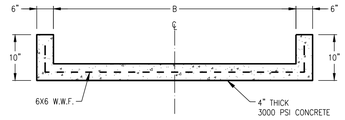
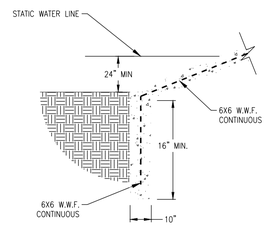


PLAN VIEW



SECTION A–A

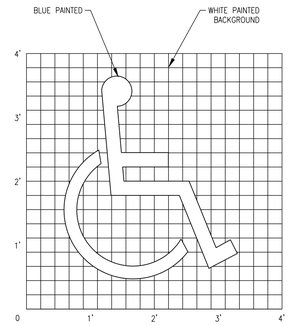


SECTION B–B

FLUME SIZE CHART				
	DA MAX	"A"	"B"	"T" MIN
TYPE "A"	0.5 AC	5FT	3FT	3FT
TYPE "B"	1 AC	8FT	4FT	4FT
TYPE "C"	2 AC	14FT	4FT	4FT

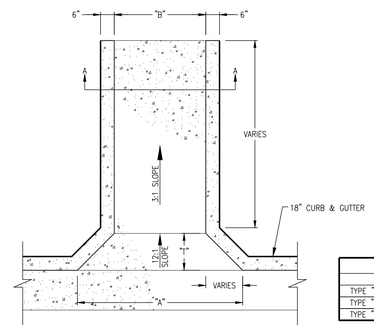
D-21B CONCRETE FLUME

NOT TO SCALE

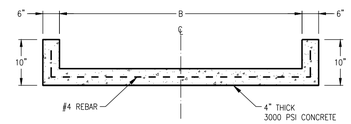


P-40 HANDICAPPED MARKING

NOT TO SCALE

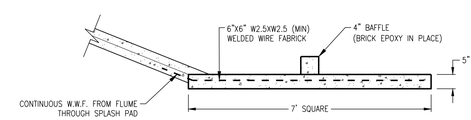


PLAN VIEW

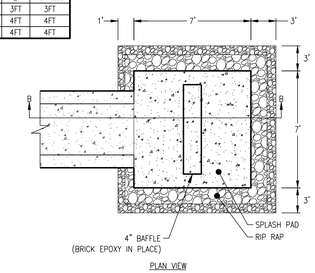


SECTION A–A

FLUME SIZE CHART				
	DA MAX	"A"	"B"	"T" MIN
TYPE "A"	0.5 AC	5FT	3FT	3FT
TYPE "B"	1 AC	8FT	4FT	4FT
TYPE "C"	2 AC	14FT	4FT	4FT



SECTION B–B
TYP. FLUME SPLASH PAD



PLAN VIEW

D-21 CONCRETE FLUME WITH SPLASH PAD

NOT TO SCALE

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GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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CONSTRUCTION DETAILS

SHEET:
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CHECKED BY:	LPW
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:

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GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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COA: PEF000385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

REVISIONS:

09/22/2026 Released for Construction

CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	09/22/2026
DRAWN BY:	WS
CHECKED BY:	LPW
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:

C8.5

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DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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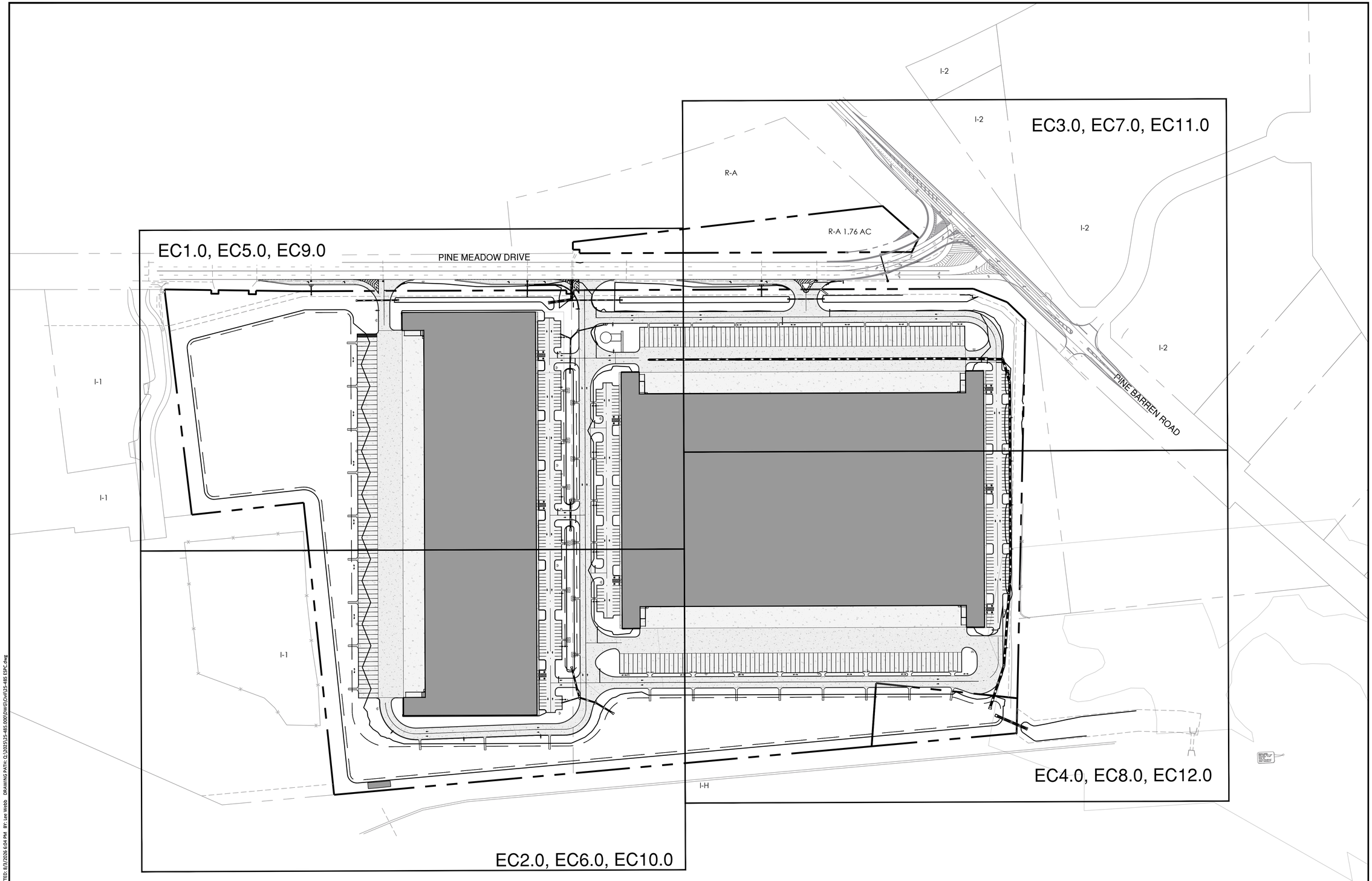

NRCS ORIGINAL SUBMITTAL:	3/15/2026
NRCS SECOND SUBMITTAL:	3/15/2026

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COA: PEF000585
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE039882 LEONARD P WEBB
4-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

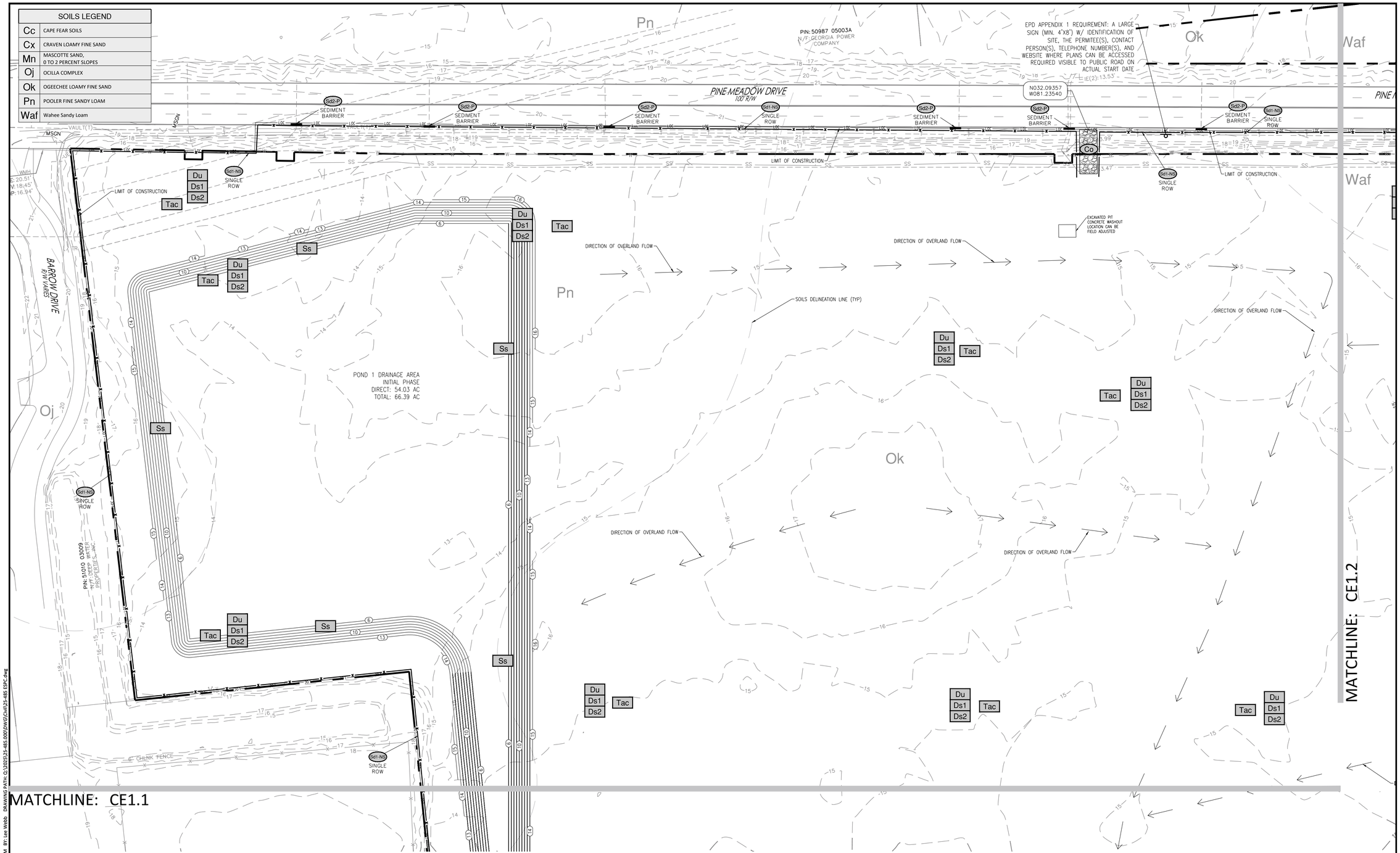
JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

SHEET INDEX

SHEET:

CE0.0

SOILS LEGEND	
Cc	CAPE FEAR SOILS
Cx	CRAVEN LOAMY FINE SAND
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pn	POOLER FINE SANDY LOAM
Waf	Wahee Sandy Loam



SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

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

INTERMEDIATE PHASE:

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

FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
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SCALE: 1"=50'
0' 25' 50' 100'

NRCS ORIGINAL SUBMITTAL:	3/15/2026
NRCS SECOND SUBMITTAL:	3/15/2026

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4-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

INITIAL ES&PC PLAN (1

SHEET:
CE1.0

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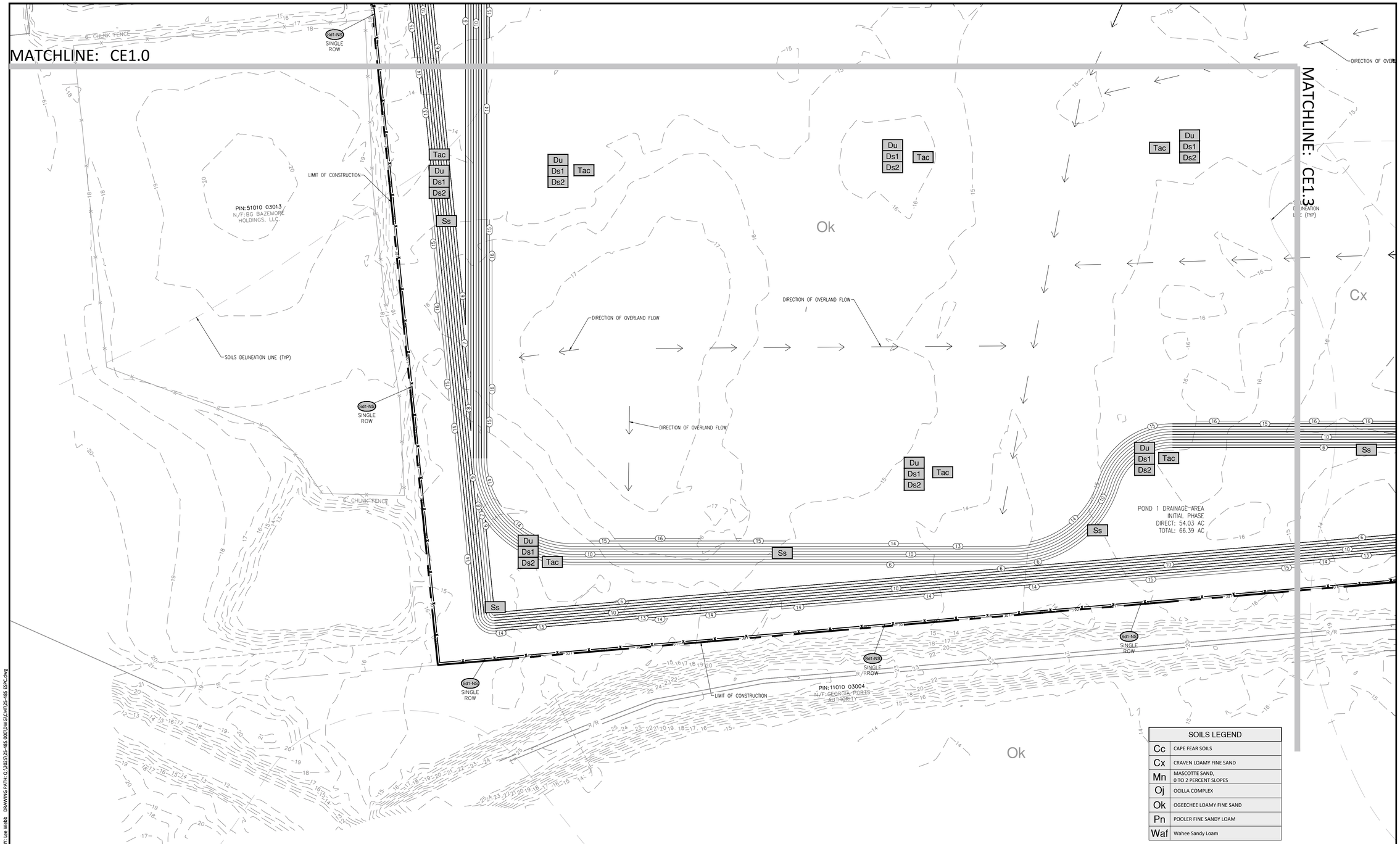

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4-10-26

REVISIONS:

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HICKS TRACT
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JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

INITIAL ES&PC PLAN (2)

SHEET:
CE1.1

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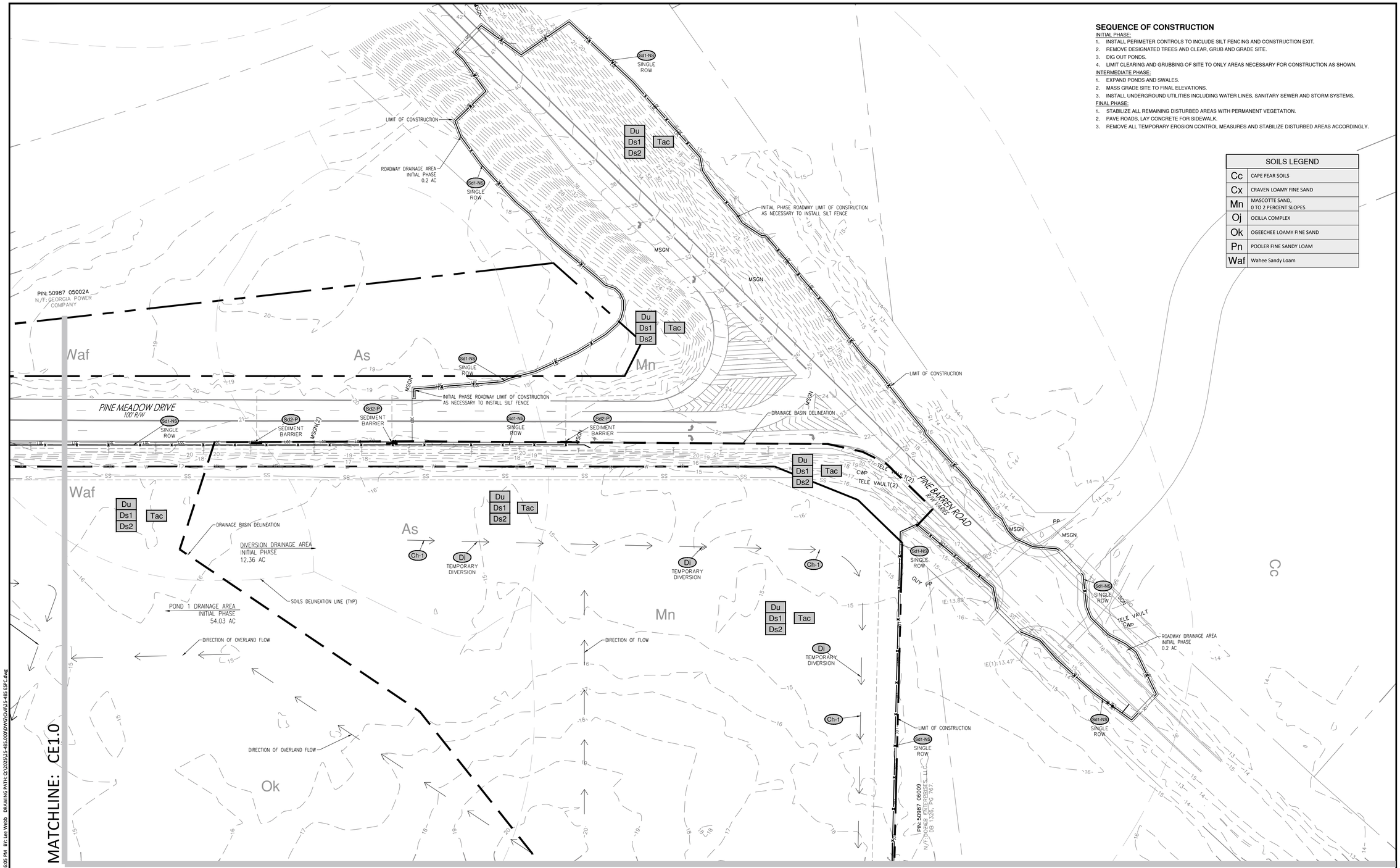

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INITIAL ES&PC PLAN
(3)

SHEET:
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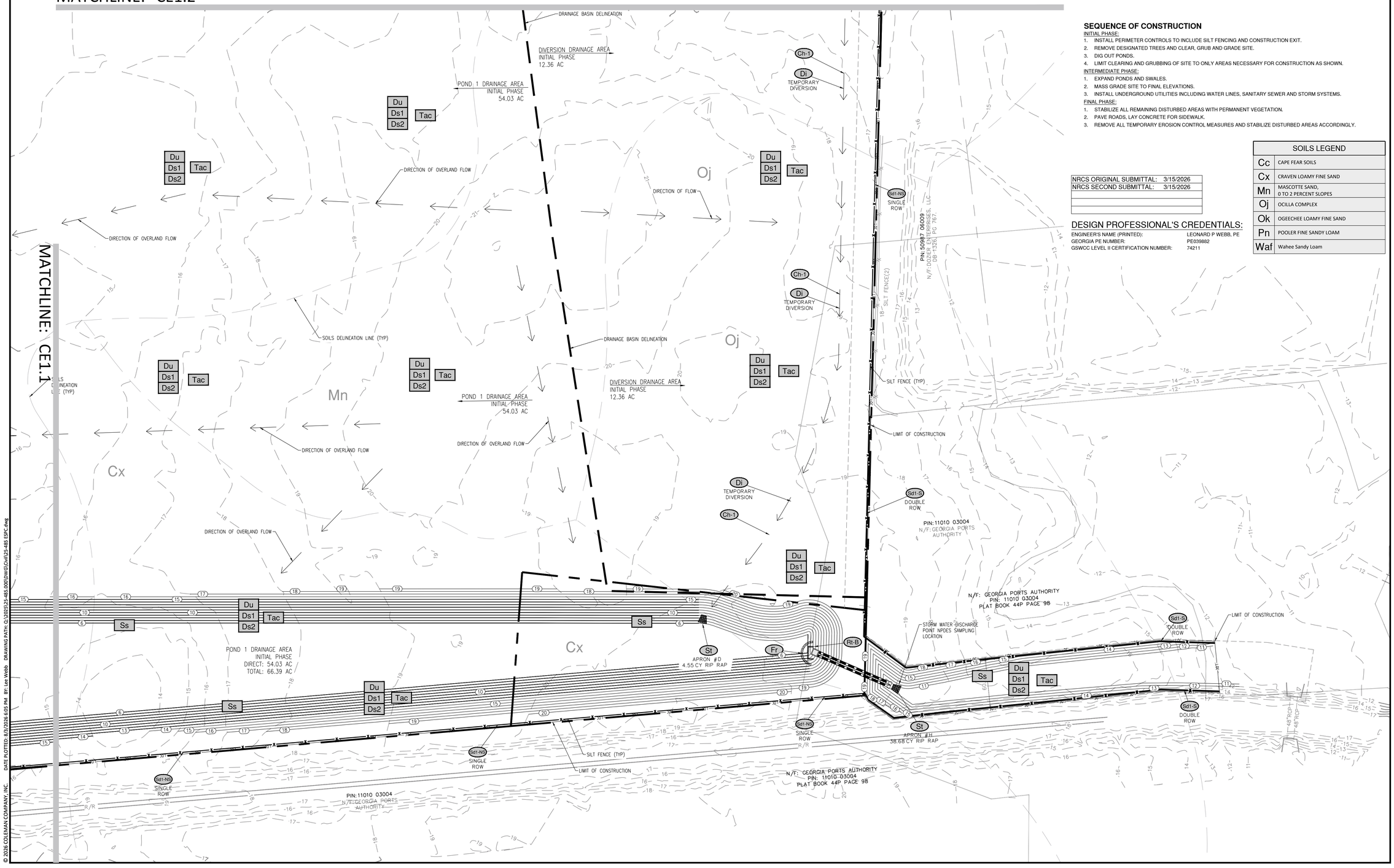

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SOILS LEGEND	
Cc	CAPE FEAR SOILS
Cx	CRAVEN LOAMY FINE SAND
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pn	POOLER FINE SANDY LOAM
Waf	Wahee Sandy Loam

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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COA: PEF000585
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE039882 LEONARD P WEBB 4-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

INITIAL ES&PC PLAN
(4)

SHEET:
CE1.3

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DATE PLOTTED: 8/3/2026 6:05 PM BY: Lee Webb DRAWING PATH: Q:\2025\25-485.000\DWG\Civil\25-485 ESPC.dwg

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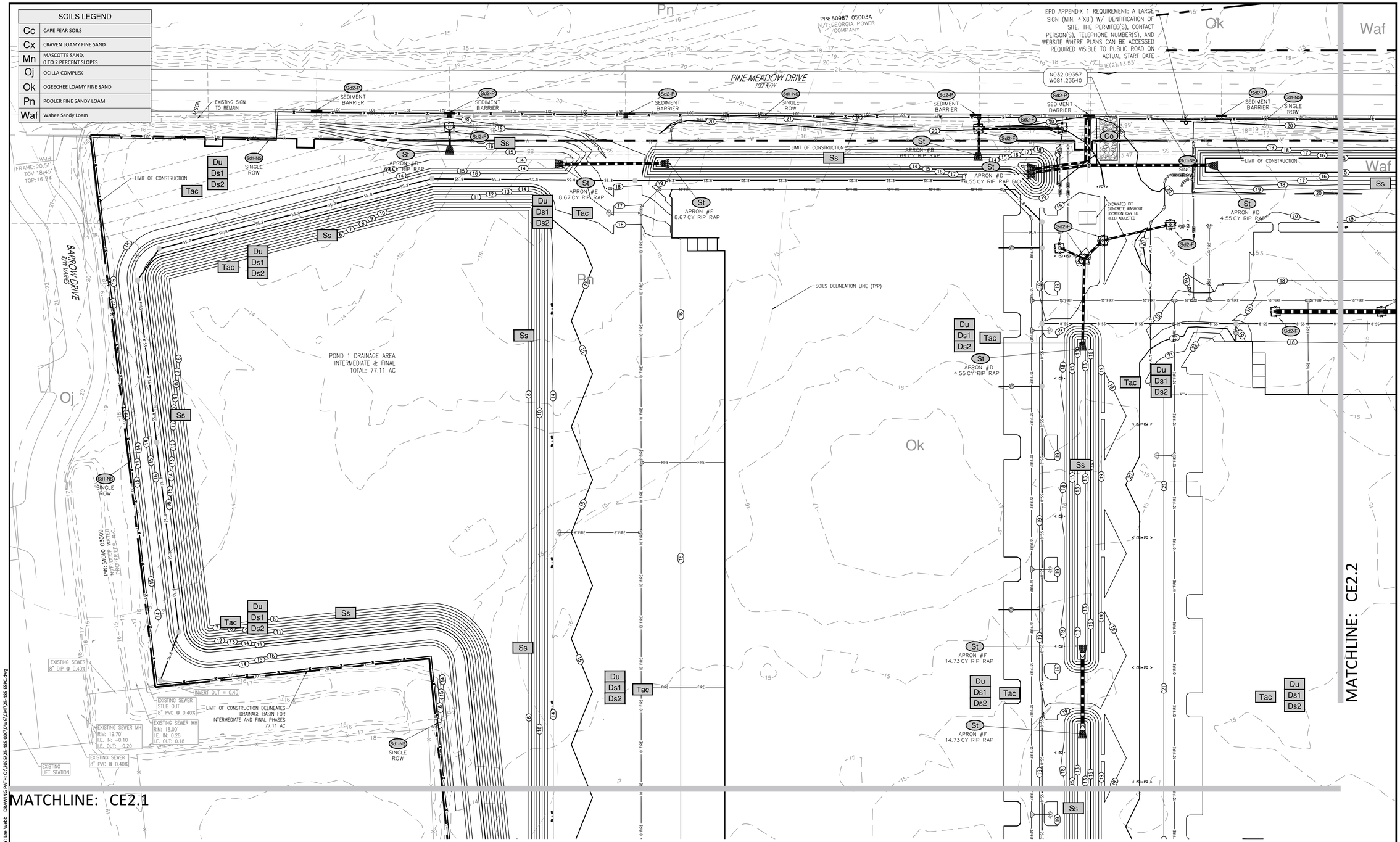

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

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

INTERMEDIATE PHASE:

1. EXPAND PONDS AND SWALES.
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FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.
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INTERMEDIATE/FINAL PHASE DRAINAGE AREA = 77.11 AC

POND 1:
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REQUIRED STORAGE: 77.11 AC X 134 C.Y./AC = 10,332.74 C.Y. X 27 C.F./C.Y. = 278,984 C.F.

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NRCS ORIGINAL SUBMITTAL:	3/15/2026
NRCS SECOND SUBMITTAL:	3/15/2026

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

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CHECKED BY:	LPW
SCALE:	AS NOTED

INTERM ES&PC PLAN (1)

SHEET:
CE2.0

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DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

INTERM ES&PC PLAN (2)

SHEET:
CE2.1

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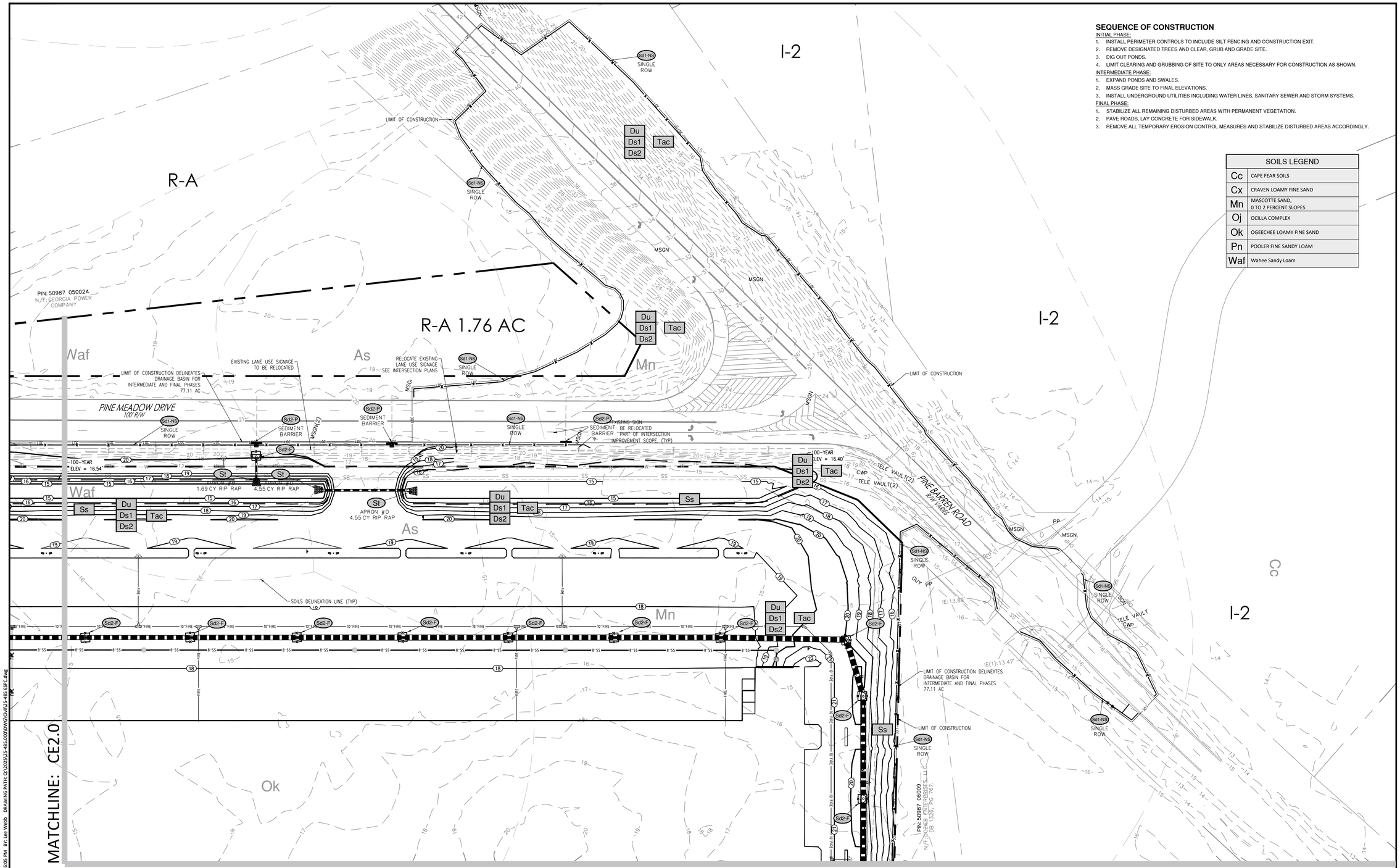

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SCALE: 1"=50'
0' 25' 50' 100'

Know what's below. Call before you dig.

NRCS ORIGINAL SUBMITTAL:	3/15/2026
NRCS SECOND SUBMITTAL:	3/15/2026

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
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REVISIONS:

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JOB NUMBER:	25-485
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DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

INTERM ES&PC PLAN (3)

SHEET:
CE2.2

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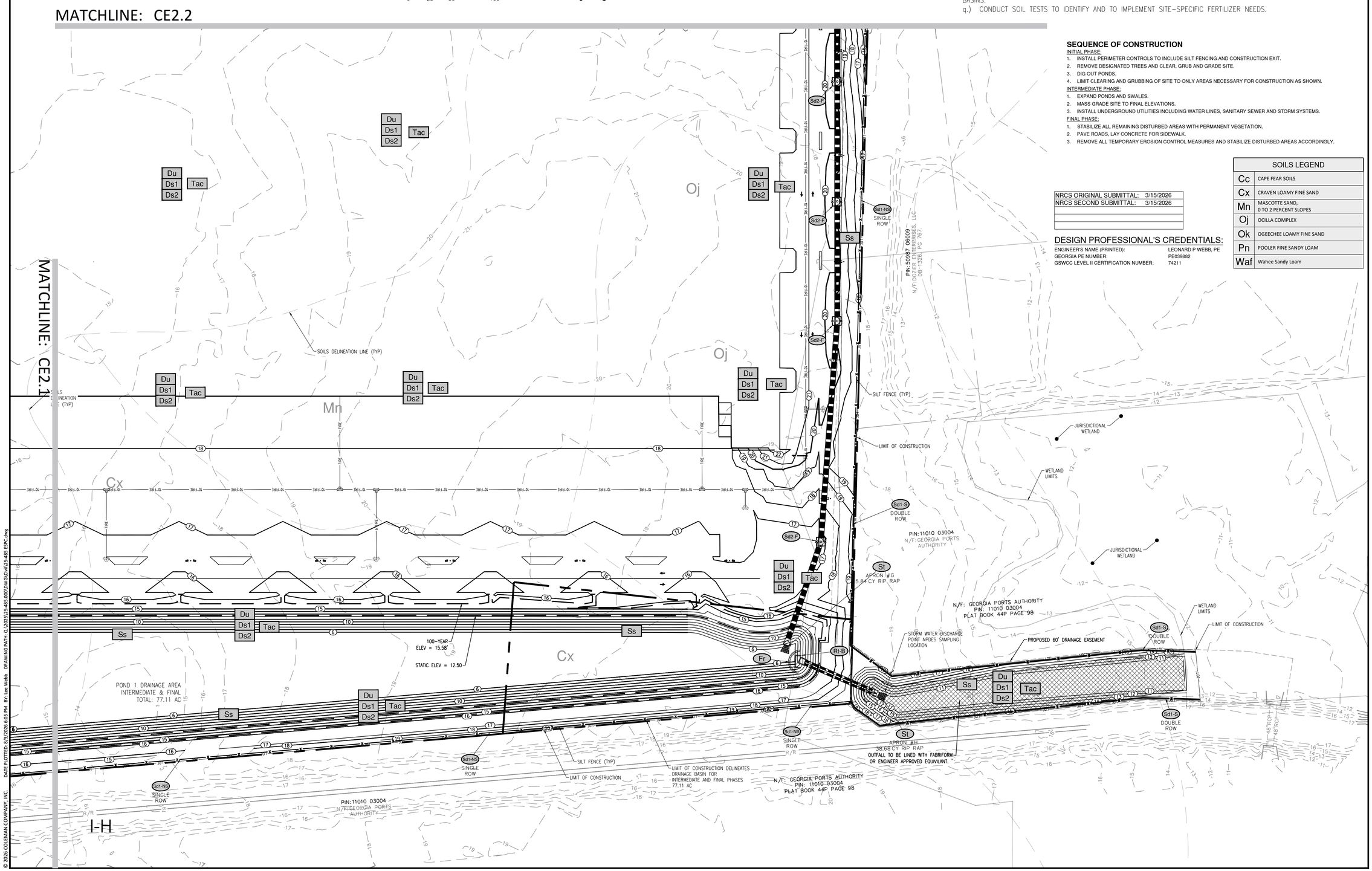

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INTERM ES&PC PLAN (4)

SHEET:
CE2.3

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DATE PLOTTED: 8/3/2026 6:05 PM BY: Lee Webb DRAWING PATH: Q:\2025\25-485.000\DWG\Civil\25-485 ESPC.dwg

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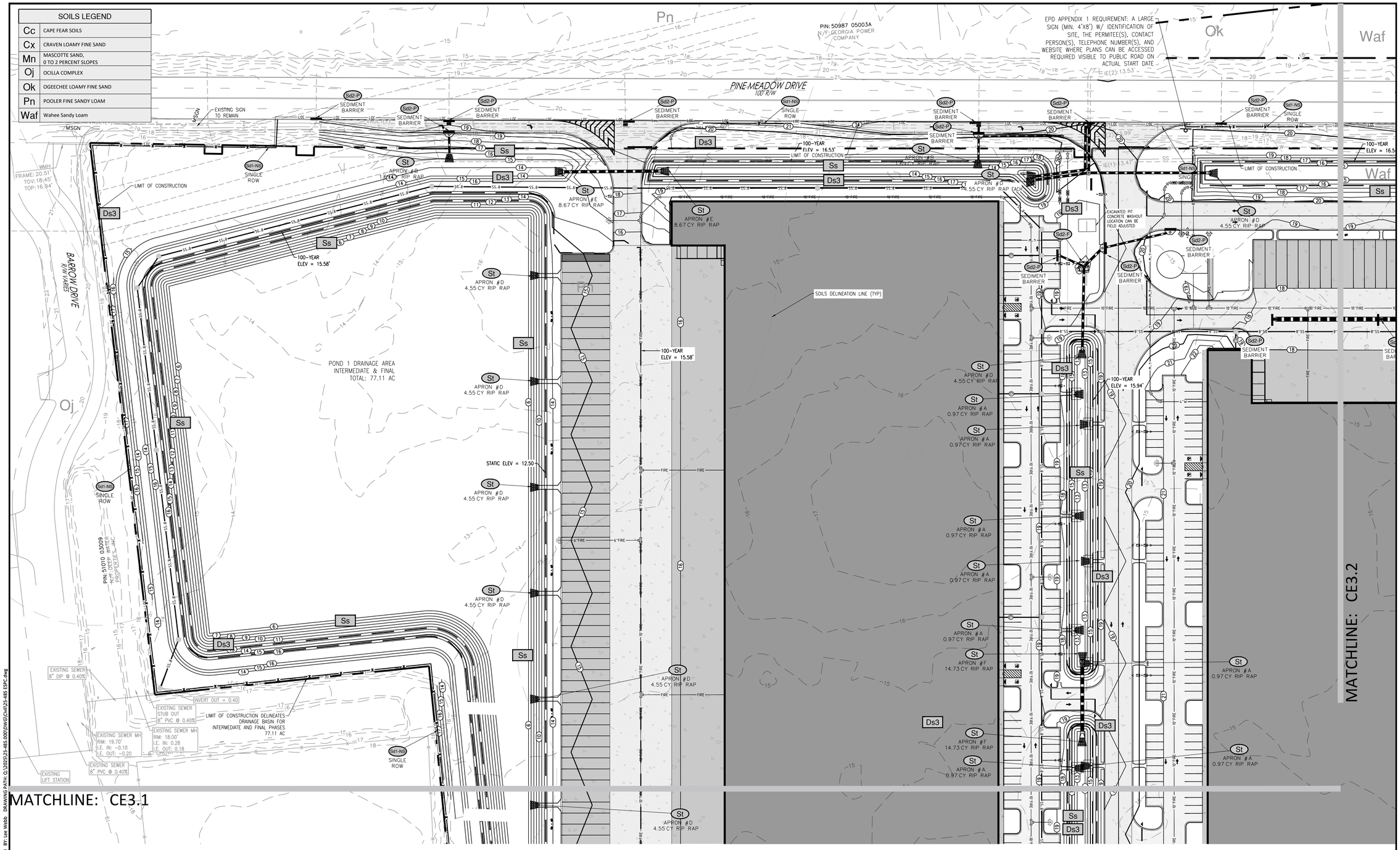

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0' 25' 50' 100'

NRCS ORIGINAL SUBMITTAL:	3/15/2026
NRCS SECOND SUBMITTAL:	3/15/2026

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COA: PEF0000585
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE039882 PROFESSIONAL ENGINEER LEONARD P WEBB
4-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

FINAL ES&PC PLAN (1)

SHEET:
CE3.0

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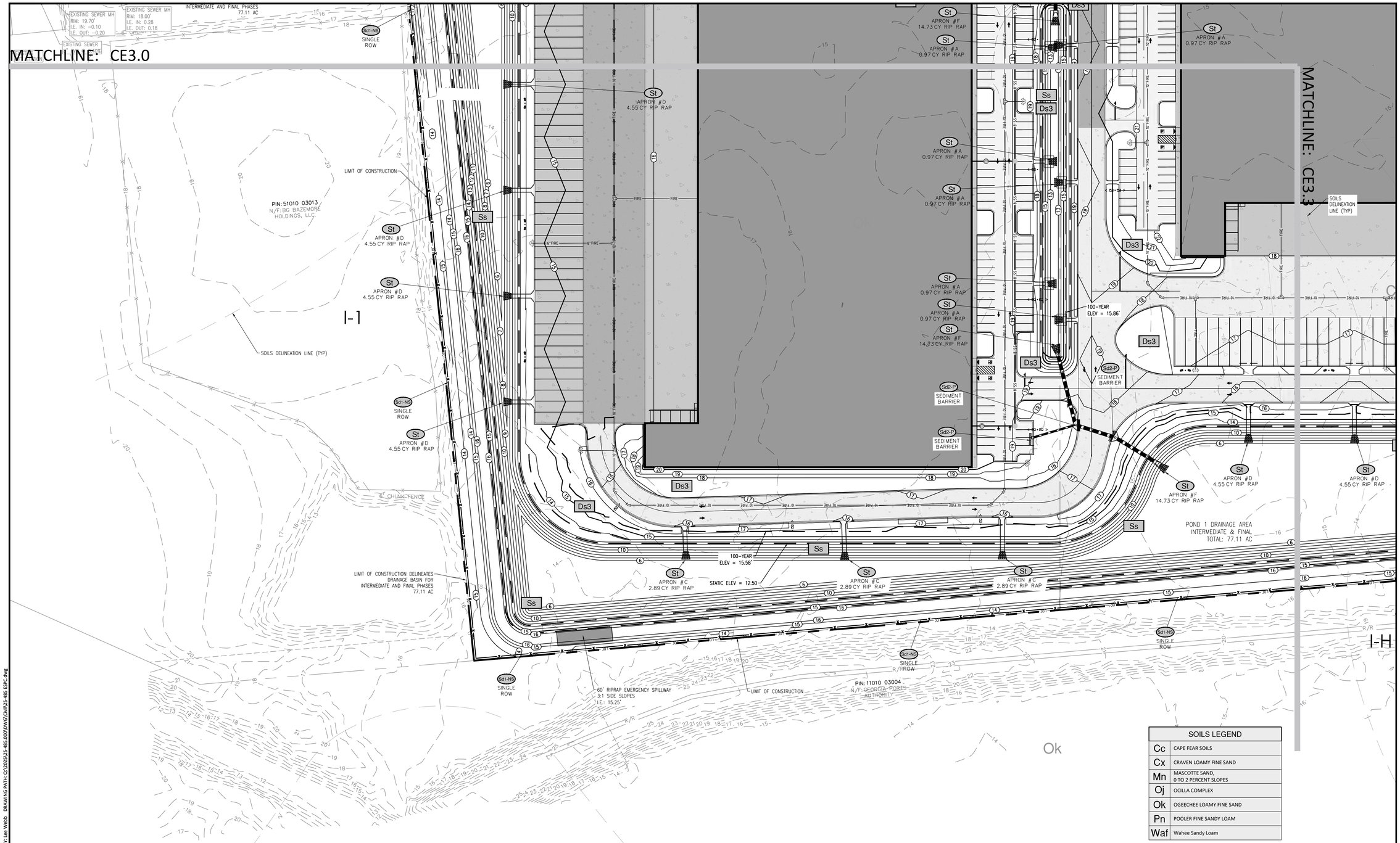

SOILS LEGEND	
Cc	CAPE FEAR SOILS
Cx	CRAVEN LOAMY FINE SAND
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND
Pn	POOLER FINE SANDY LOAM
Waf	Wahee Sandy Loam

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

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

INTERMEDIATE PHASE:

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

FINAL PHASE:

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

SEDIMENT STORAGE REQUIREMENTS:
INTERMEDIATE/FINAL PHASE DRAINAGE AREA = 77.11 AC

POND 1:

DRAINAGE AREA: 77.11 AC (TOTAL)
REQUIRED STORAGE: 77.11 AC X 134 C.Y./AC = 10,332.74 C.Y. X 27 C.F./C.Y. = 278,984 C.F.

STORAGE PROVIDED: POND 1
STATIC ELEVATION: 11.50' | AREA @ 0.00' = 186,297 SF
BOTTOM ELEVATION: 0.00' | AREA @ 11.50' = 390,460 SF
AVAILABLE STORAGE = [(11.50' - 0.00') X ((186,297 + 390,460)/2)] = 3,316,356.09 CF
3,316,356.09 CF >> 278,984 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED
DEWATERING RATIONALE PROVIDED ON SHEET CE4.2.

APPENDIX 1 NOTE: THE ESPC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPS FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME. OUR SITE INCLUDES THE FOLLOWING:

b.) INCREASE ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO PROVIDE SEDIMENT STORAGE OF AT LEAST 3600 CUBIC FEET (134 CUBIC YARDS) PER ACRE DRAINED.

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q.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

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

NRCS ORIGINAL SUBMITTAL:	3/15/2026
NRCS SECOND SUBMITTAL:	3/15/2026

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GEORGIA REGISTERED No. 039882 PROFESSIONAL ENGINEER LEONARD P WEBB
4-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

FINAL ES&PC PLAN (2)

SHEET: CE3.1

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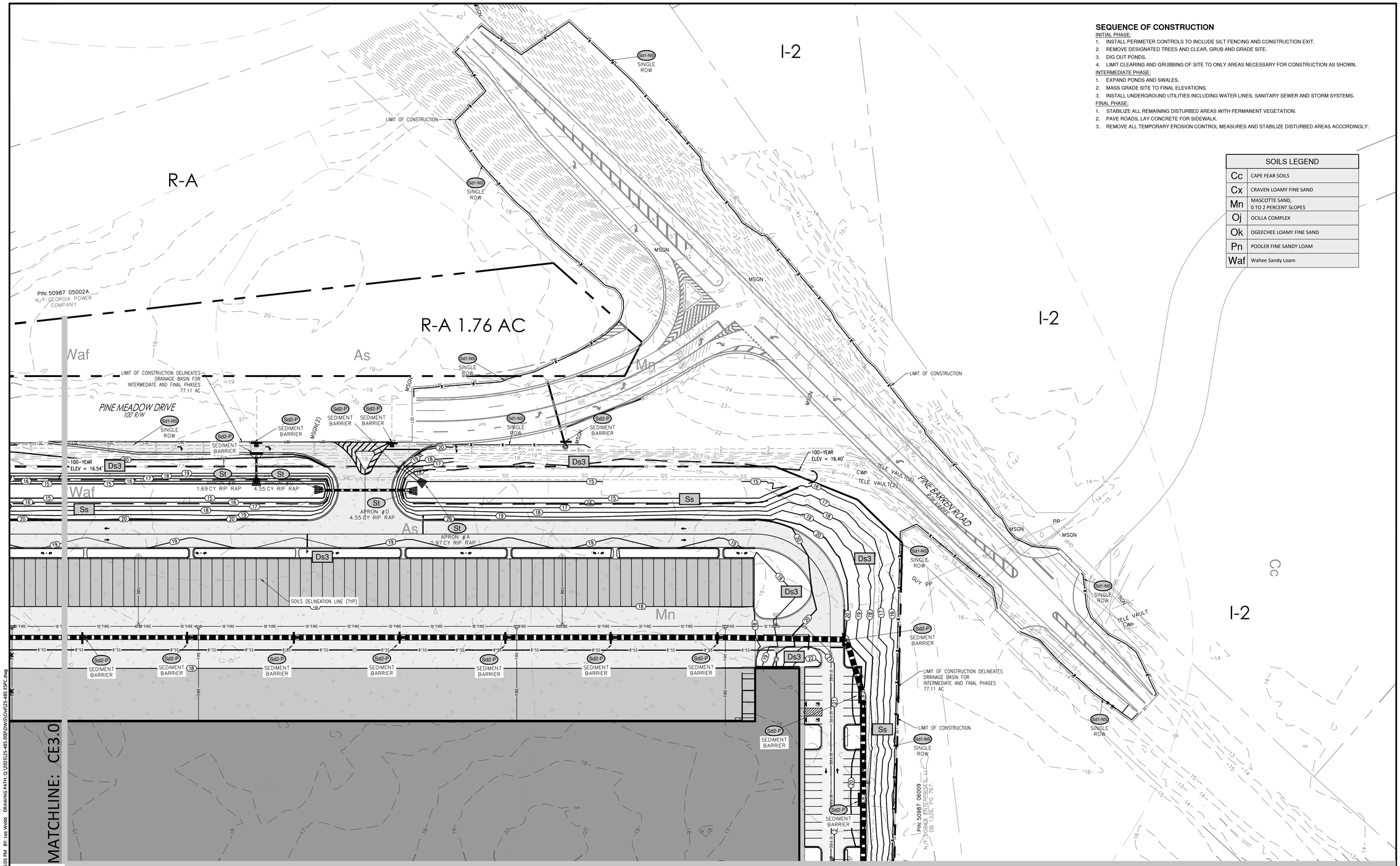

MATCHLINE: CE3.3

SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
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SCALE: 1"=50'
0' 25' 50' 100'

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DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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04-10-26

REVISIONS:

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JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

FINAL ES&PC PLAN (3)

SHEET:
CE3.2

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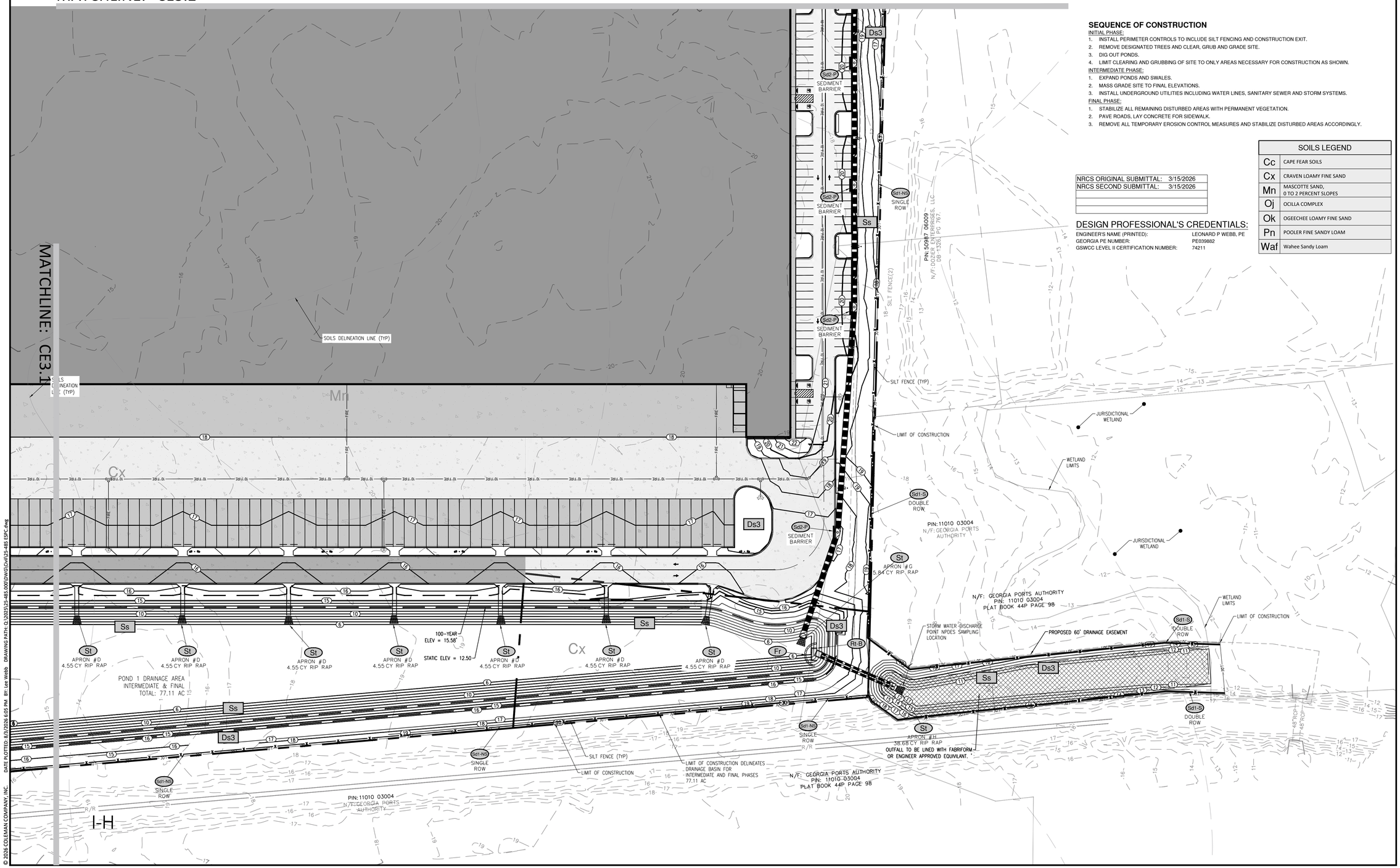

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DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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COA: PEF000585
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE039882 PROFESSIONAL ENGINEER LEONARD P WEBB
4-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
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JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

FINAL ES&PC PLAN (4)

SHEET: CE3.3

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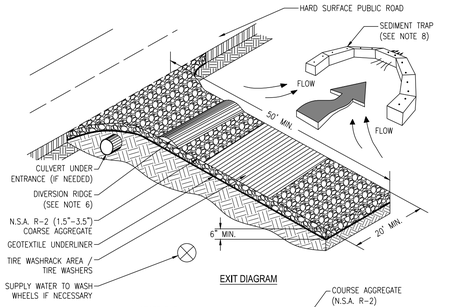
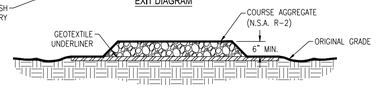


EXIT DIAGRAM



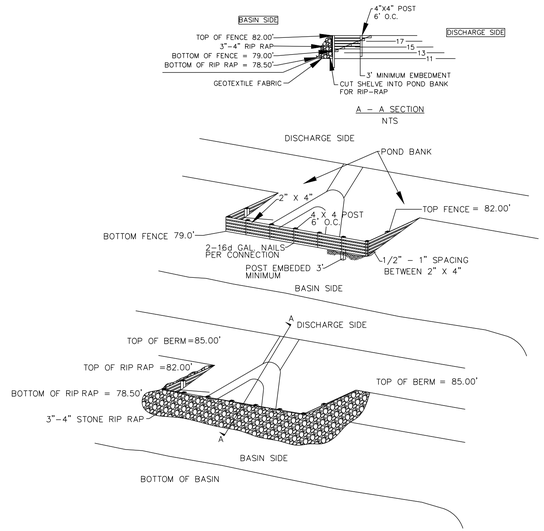
ENTRANCE ELEVATION

NOTES:

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

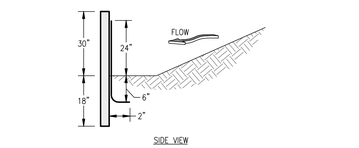
Co CRUSHED STONE CONSTRUCTION EXIT

NOT TO SCALE



Rt-B SLOTTED BOARD DAM WITH STONE RING

NOT TO SCALE

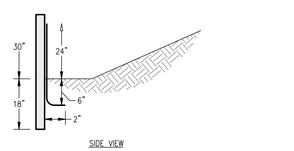


NOTE:

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

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE

NOT TO SCALE



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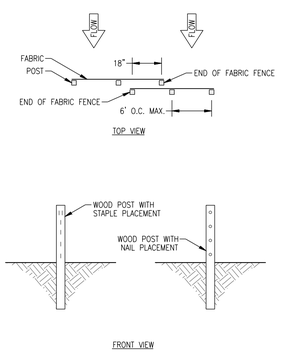

NOTE:

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

FASTENERS FOR SILT FENCES OVERLAP AT FABRIC ENDS

NOT TO SCALE

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

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EROSION CONTROL DETAILS (1)

SHEET:

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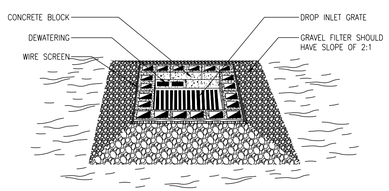
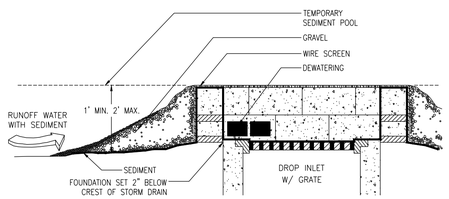
BLOCK AND GRAVEL PERSPECTIVE



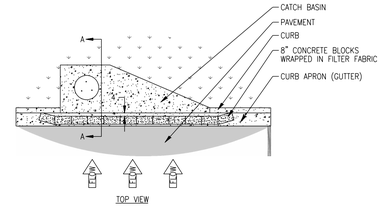
BLOCK AND GRAVEL SECTION

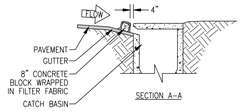


NOTES:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

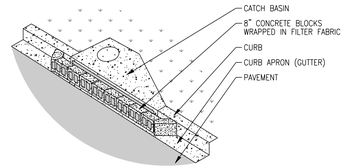
Sd2-Bg BLOCK GRAVEL DROP INLET PROTECTION

NOT TO SCALE



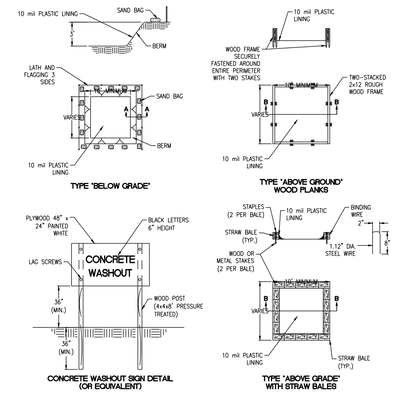


NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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



Sd2-P CURB INLET FILTER "PIGS IN BLANKET"

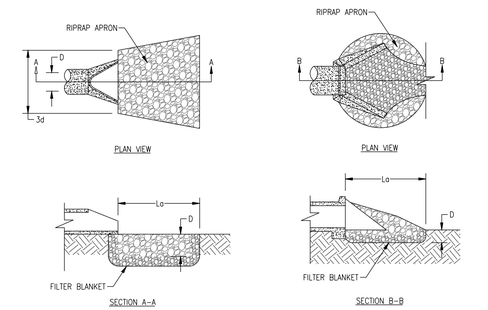
NOT TO SCALE



CONCRETE WASHOUT DETAIL

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

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



PIPE OUTLET TO FLAT AREA NO WELL DEFINED CHANNEL

PIPE OUTLET TO WELL DEFINED CHANNEL

St RIPRAP OUTLET PROTECTION

NOT TO SCALE

Ds1

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

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

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

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

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

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

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

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

CONDITIONS

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

SPECIFICATIONS

GRADING AND SHAPING

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

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

SEEDBED PREPARATION

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

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

LIME AND FERTILIZER

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

SEEDING

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

MULCHING

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

IRRIGATION

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

SEEDING RATES FOR TEMPORARY SEEDING

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

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

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

CONDITIONS

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

SPECIFICATIONS

GRADING AND SHAPING

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

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

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

SEEDBED PREPARATION

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

LIME AND FERTILIZER

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

BROADCAST PLANTINGS

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

2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.

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

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

INDIVIDUAL PLANTS

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

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

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

PLANTING

HYDRAULIC SEEDING

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

CONVENTIONAL SEEDING

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

NO-TILL SEEDING

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

INDIVIDUAL PLANTS

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

MULCHING

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

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

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

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

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

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

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

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

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

APPLYING MULCH

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

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

ANCHORING MULCH

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

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

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

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

2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.

3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB - TACKIFIERS AND BINDERS.

4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.

5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

IRRIGATION

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

DUST CONTROL ON DISTURBED AREAS

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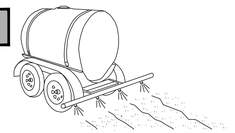


CONTRACTOR SHALL EMPLOY THE FOLLOWING TEMPORARY METHODS TO LIMIT THE SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES:

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

*PERMANENT METHODS
- PERMANENT VEGETATION
- TOPSOIL
- STONE COVER

*CHEMICAL CONTROL

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

Tac TACKIFIERS

TAC-1: TYPE 1 TACKIFIERS (SYNTHETIC POLYMERS)
- APPLICATION RATES SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION.
- ONLY ANIONIC FORMS OF PAM SHALL BE USED. ANIONIC PAMs SHALL BE NO MORE THAN 0.05% ACRYLAMIDE MONOMER BY WEIGHT, AS ESTABLISHED BY THE FDA AND EPA.
- PAM AND PAM MIXTURES SHALL BE ENVIRONMENTALLY BENIGN, HARMLESS TO FISH, WILDLIFE, AND PLANTS. PAM AND PAM MIXTURES SHALL BE NON-COMBUSTIBLE.
- SHALL NOT REDUCE INFILTRATION RATES AND CONTAIN NO GROWTH OR GERMINATION INHIBITING MATERIALS.

TAC-2: TYPE 2 TACKIFIERS (ORGANIC POLYMERS)
- APPLICATION RATES SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION.
- DERIVED FROM NATURAL PLANT SOURCES.
- NOT HARMFUL TO PLANTS, ANIMALS AND AQUATIC LIFE.
- CONTAIN NO GROWTH OR GERMINATION INHIBITING MATERIALS.
- SHALL NOT REDUCE INFILTRATION RATES.

TAC-3: TYPE 3 TACKIFIERS (SYNTHETIC/ORGANIC BLENDS)
- APPLICATION RATES SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION.
- ONLY ANIONIC FORMS OF PAM SHALL BE USED IN THE BLEND, AND SHALL BE NO MORE THAN 0.05% ACRYLAMIDE MONOMER BY WEIGHT.
- ORGANIC MATERIAL MUST BE DERIVED FROM NATURAL PLANT SOURCES.
- NOT HARMFUL TO PLANTS, ANIMALS AND AQUATIC LIFE.
- CONTAIN NO GROWTH OR GERMINATION INHIBITING MATERIALS.
- SHALL NOT REDUCE INFILTRATION RATES

TAC-4: TYPE 4 TACKIFIERS (ORGANIC TACKIFIERS W/ SYNTHETIC FIBERS)
- APPLICATION RATES SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION.
- ORGANIC MATERIAL MUST BE DERIVED FROM NATURAL PLANT SOURCES.
- NOT HARMFUL TO PLANTS, ANIMALS AND AQUATIC LIFE.
- CONTAIN NO GROWTH OR GERMINATION INHIBITING MATERIALS.
- SHALL NOT REDUCE INFILTRATION RATES.
- SYNTHETIC FIBERS SHALL BE OF NYLON OR POLYESTER BLENDS.

TAC-5: TYPE 5 TACKIFIERS (SYNTHETIC/ORGANIC BLENDS W/ SYNTHETIC FIBERS)
- APPLICATION RATES SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION.
- ONLY ANIONIC FORMS OF PAM SHALL BE USED IN THE BLEND, AND SHALL BE NO MORE THAN 0.05% ADCRYLAMIDE MONOMER BY WEIGHT.
- ORGANIC MATERIAL MUST BE DERIVED FROM NATURAL PLANT SOURCES.
- NOT HARMFUL TO PLANTS, ANIMALS AND AQUATIC LIFE.
- CONTAIN NO GROWTH OR GERMINATION INHIBITING MATERIALS.
- SHALL NOT REDUCE INFILTRATION RATE.
- SYNTHETIC FIVERS SHALL BE OF NYLON OR POLYESTER BLENDS.

SEEDING RATES FOR PERMANENT SEEDING

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

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):
GEORGIA PE NUMBER:
GSWCC LEVEL II CERTIFICATION NUMBER:

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 150, Savannah, Georgia (912) 200-3041 | ColemanCompany.inc.com
COA: PEF000585
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE039882 PROFESSIONAL ENGINEER LEONARD P WEBB
4-10-26

REVISION

VEGETATIVE LINING

VEGETATED LINING SHALL BE DESIGNED TO RESIST EROSION WHEN THE CHANNEL IS FLOWING AT THE BANKFULL DISCHARGE OR 25-YEAR FREQUENCY DISCHARGE, WHICHEVER IS THE LESSER. TEMPORARY EROSION CONTROL BLANKETS OR SOD SHALL BE USED ON ALL CHANNELS AND CONCENTRATED FLOW AREAS TO AID IN THE ESTABLISHMENT OF THE VEGETATED LINING. IF A VEGETATED LINING IS DESIRED IN A CHANNEL WITH VELOCITIES BETWEEN 5-10 FT/SEC, PERMANENT SOIL REINFORCEMENT MATTING SHALL BE USED. REFER TO SPECIFICATIONS DS3 – DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION), DS4 – DISTURBED AREA STABILIZATION (WITH SODDING), AND MB – MATTING AND BLANKETS.

SPECIFICATIONS

1. WHERE NEEDED, ALL TREES, BRUSH, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED SO THEY WILL NOT INTERFERE WITH THE CONSTRUCTION OR PROPER FUNCTIONING OF THE CHANNEL.
2. WHERE POSSIBLE, TREES WILL BE LEFT STANDING, AND STUMPS WILL NOT BE REMOVED.
3. EXCAVATION SHALL BE AT THE LOCATIONS AND GRADES SHOWN ON THE DRAWINGS. THE LINING SHALL NOT COMPROMISE THE CAPACITY OF THE CHANNEL, E.G. THE EMERGENCY SPILLWAY SHALL BE OVER-EXCAVATED SO THAT THE LINING WILL BE FLUSH WITH THE SLOPE SURFACE.
4. THE GEOTEXTILE SHALL BE PLACED ON A SMOOTH GRADED SURFACE. THE GEOTEXTILE SHALL BE PLACED IN SUCH A MANNER THAT IT WILL NOT EXCESSIVELY STRETCH OR TEAR UPON PLACEMENT OF THE OVERLYING MATERIALS. CARE SHOULD BE TAKEN TO PLACE THE GEOTEXTILE IN INTIMATE CONTACT WITH THE SOIL SUCH THAT NO VOID SPACES EXIST BETWEEN THE UNDERLYING SOIL AND THE GEOTEXTILE.
5. CONSTRUCTION PLANS WILL SPECIFICALLY DETAIL THE LOCATION AND HANDLING OF SPOILS. SPOIL MATERIAL RESULTING FROM CLEARING, GRUBBING AND CHANNEL EXCAVATION SHALL BE DISPOSED OF IN A MANNER WHICH WILL:
   a. NOT CAUSE AN INCREASE IN FLOOD STAGE,
   b. MINIMIZE OVERBANK WASH,
   c. NOT CAUSE AN ADVERSE EFFECT ON THE ENVIRONMENTAL INTEGRITY OF THE AREA,
   d. PROVIDE FOR THE FREE FLOW OF WATER BETWEEN THE CHANNEL AND FLOOD PLAIN UNLESS THE VALLEY ROUTING AND WATER SURFACE PROFILE ARE BASED ON CONTINUOUS DIKES BEING INSTALLED,
   e. LEAVE THE RIGHT-OF-WAY IN THE BEST CONDITION FEASIBLE, AND
   f. IMPROVE THE AESTHETIC APPEARANCE OF THE SITE TO THE EXTENT FEASIBLE.
6. CHANNEL LININGS SHALL BE ESTABLISHED OR INSTALLED IMMEDIATELY AFTER CONSTRUCTION OR AS SOON AS WEATHER CONDITIONS PERMIT.
7. STRUCTURES SHALL BE INSTALLED ACCORDING TO LINES AND GRADES SHOWN ON THE PLAN. THE FOUNDATION FOR STRUCTURES SHALL BE CLEARED OF ALL UNDESIRABLE MATERIALS PRIOR TO THE INSTALLATION OF THE STRUCTURES.
8. MATERIALS USED IN CONSTRUCTION SHALL BE OF PERMANENCY COMMENSURATE WITH THE DESIGN FREQUENCY AND LIFE EXPECTANCY OF THE FACILITY.
9. EARTHFILL, WHEN USED AS A PART OF THE STRUCTURES, SHALL BE PLACED ACCORDING TO THE INSTALLATION REQUIREMENTS FOR SEDIMENT BASIN EMBANKMENTS.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. VEGETATION SHALL BE ESTABLISHED ON ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION. IF WEATHER CONDITIONS CAUSE A DELAY IN ESTABLISHING VEGETATION, THE AREA SHALL BE MULCHED IN ACCORDANCE WITH THE STANDARD FOR MULCHING. REFER TO SPECIFICATION DS1 – DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SEEDING, FERTILIZING AND MULCHING SHALL CONFORM TO THE STANDARD FOR PERMANENT VEGETATIVE COVER. REFER TO SPECIFICATION DS3-DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION).
12. ALL TEMPORARY ACCESS ROADS OR TRAVELWAYS SHALL BE APPROPRIATELY CLOSED TO EXCLUDE TRAFFIC.
13. TREES AND OTHER FALLEN NATURAL VEGETATION NOT CAUSING A DETERRENT TO STREAM FLOW SHOULD BE LEFT FOR THE PURPOSE OF HABITAT.

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS

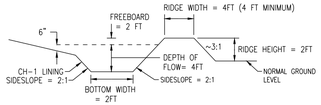
DIVERSION CHANNEL #1:
1. VELOCITY IN THE CHANNEL FOR 25-YEAR FREQUENCY DISCHARGE: 1.60 FT/S
2. THE TYPE OF LINING TO BE USED TO STABILIZE THE CHANNEL: CH-1 VEGETATED LINING.

DIVERSION CHANNEL #2:
1. VELOCITY IN THE CHANNEL FOR 25-YEAR FREQUENCY DISCHARGE: 1.71 FT/S
2. THE TYPE OF LINING TO BE USED TO STABILIZE THE CHANNEL: CH-1 VEGETATED LINING

DIVERSION CHANNEL #3:
1. VELOCITY IN THE CHANNEL FOR 25-YEAR FREQUENCY DISCHARGE: 1.74 FT/S
2. THE TYPE OF LINING TO BE USED TO STABILIZE THE CHANNEL: CH-1 VEGETATED LINING

Ch-1 CHANNEL STABILIZATION

NOT TO SCALE

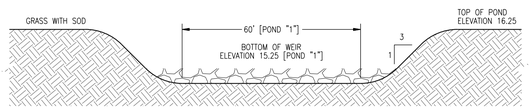


Di DIVERSION CHANNEL

NOT TO SCALE

Temporary Diversion Ditch & Channel Stabilizion Calculations:
25-yr Storm, Tc=10min, C=0.5, Rainfall Intensity = 8.42 in/Hr
Side Slopes = 2:1 or Flatter, Ditch Btm = 2 ft

Temporary Diversion Ditch
Drainage Area = 12.36 AC
Length = 1,587 LF
Min Slope = 0.50%
Q25 = 70.05 CFS
V25 = 4.42 FT/S

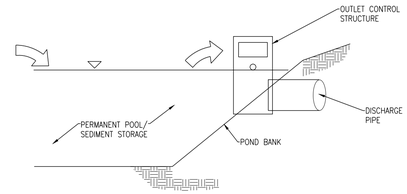


D-53 EMERGENCY SPILLWAY

NOT TO SCALE

49 RATIONAL FOR DEWATERING FROM TOP

THIS PROJECT WILL UTILIZE A PERMANENT DETENTION POND FOR SEDIMENT STORAGE WITH WATER SURFACE ELEVATION CONTROL. AN OUTLET CONTROL STRUCTURE WILL MAINTAIN WATER SURFACE ELEVATION, NOT A RISER THEREFORE A SKIMMER CANNOT REPLACE THE PIPE. BY NATURE, THE OUTFALL DOES DISCHARGE FROM THE TOP SURFACE OF THE PERMANENT POOL WHICH WILL BE USED FOR SEDIMENT STORAGE, AS CAN BE SEEN IN DIAGRAM BELOW. THE PIPE DEWATERS WHEN INCREASED WATER LEVEL PASSES OVER ITS INVERT FROM THE TOP SURFACE OF THE POOL. SEDIMENT HAS NO MORE CHANCE OF ENTERING THE INVERT OF THE WEIR AS ENTERING THE ORIFICE OF A SKIMMER.



RIP RAP APRON DESIGN — June 5, 2026

Hicks Tract — CC1#: 25-485.000

APRON	Tailwater Condition	Outlet Pipe Diameter	Total Outflow	La and D_{50} from figure 6-34.1 in green book		W=3*Do	W=Do+La W=Do+0.4La	Depth of Apron=2.25 *D50 (6"min)	Volume of Riprap Apron
		D ft.	Q cfs	La ft.	D in.	W1 ft.	W2 ft.	H in.	V cy
ST-A	< 0.5D	1.25	6.4	8	2.4	3.75	9.25	6	0.97
ST-B	< 0.5D	1.5	9	9	3.6	4.5	10.5	8.1	1.69
ST-C	< 0.5D	1.75	14.5	11	4.2	5.25	12.75	9.45	2.89
ST-D	< 0.5D	2	20.5	13	4.8	6	15	10.8	4.55
ST-E	< 0.5D	2.5	36	16	6	7.5	18.5	13.5	8.67
ST-F	< 0.5D	3	56	19	7.2	9	22	16.2	14.73
ST-G	> 0.5D	5	200	20	3	15	13	6.75	5.84
ST-H	< 0.5D	4	118	26	10.2	12	30	22.95	38.68

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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DATE PLOTTED: 8/3/2026 6:04 PM BY: Lee Webb DRAWING PATH: Q:\2025\25-485.000\DWG\Civil\25-485 ESPC.dwg

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COA: PEF000585
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE039882 PROFESSIONAL ENGINEER LEONARD P WEBB
4-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	04/10/2026
DRAWN BY:	WRS
CHECKED BY:	LPW
SCALE:	AS NOTED

EROSION CONTROL DETAILS (3)

SHEET:
CE4.2

2 DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED):
GEORGIA PE NUMBER:
GSWCC LEVEL II CERTIFICATION NUMBER:

4 TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
NAME: MR. KRIS SIMMONS/SunCap PROPERTY GROUP
PHONE: 843-518-8974
ADDRESS: 1407 STUART ENGALS BLVD.
CITY, STATE: MT. PLEASANT, SC

5 PRIMARY PERMITTEE / DEVELOPER / OWNER
NAME: SunCap PROPERTY GROUP
EMAIL: ksimmons@suncappg.com
PHONE: 843-518-8974
ADDRESS: 1407 STUART ENGALS BLVD.
CITY, STATE: MT. PLEASANT, SC 29464

6 THE TOTAL ACREAGE FOR THE SITE IS 64.55 AC ACRES
DISTURBED ACREAGE IN THIS PHASE IS 66.10 ACRES

7 THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE IS N32.09357° LATITUDE, 81.2354° LONGITUDE

9 DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS
CONSTRUCTION OF APPROXIMATELY 957,530 SF OF WAREHOUSE SPACE AND SUPPORTING INFRASTRUCTURE. THE EXISTING SITE IS UNDEVELOPED

11 IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED. RECEIVING WATERS ARE A SERIES OF NEIGHBORHOOD DITCHES TO PIPE MAKERS CANAL AND THEN ON TO THE SAVANNAH RIVER AND ENDING IN THE ATLANTIC OCEAN. SEE QUAD MAP ON SHEET CE15.0.

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

LEE WEBB, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 74211

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

LEE WEBB, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 74211

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

LEE WEBB, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 74211

14 FOR STAND ALONE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, OR AN ALTERNATIVE DESIGN PROFESSIONAL APPROVED BY EPD IN WRITING, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION
DATE OF INSPECTION: _____

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

_____

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN:
_____
_____
_____

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

15 "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."

ADDITIONAL SITE/EROSION CONTROL NOTES:
A. ZONING: THE PRESENT ZONING CLASSIFICATION FOR THIS SITE IS I-1. PIN(S): 50987 06008
B. EROSION CONTROL PROGRAM: CLEARING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH SHALL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. GRAVEL SHALL BE APPLIED TO PARKING AREAS AND ROADWAYS AS SOON AS GRADING IS COMPLETED. LAND SHALL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES SHALL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. EROSION AT THE EXITS OF ALL STORM WATER STRUCTURES SHALL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES.
C. STANDARDS AND SPECIFICATIONS: ALL DESIGNS SHALL CONFORM TO AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
D. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
E. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY, ANY DAMAGES OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT FENCES, AND THE BARRIERS SHALL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE DEVICES SHALL THEN BE VEGETATED. GUIDELINES FOR THE MAINTENANCE OF ESTABLISHED VEGETATION SHALL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED.
F. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
G. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
H. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN FLOOD ZONE X, IS/IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER ??? DATED ???.
I. THERE ARE/ARE NOT STATE WATERS LOCATED ON OR WITHIN 200' OF THIS SITE.
J. BUFFERS ARE/ARE NOT REQUIRED FOR THIS PROJECT.

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

LEONARD P. WEBB, PE
COLEMAN COMPANY
1480 CHATHAM PARKWAY, SUITE 100
SAVANNAH, GA 31405
(912) 200-3041

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

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

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

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

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

22 IF THE CONSTRUCTION ACTIVITY DOES DISCHARGE INTO AN IMPAIRED STREAM SEGMENT, THE PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE BEST MANAGEMENT PRACTICES (BMPS) LISTED IN PART III.C.2.A.-U. OF THE PERMIT.

23 IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.

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

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

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

26 MEASURES THAT SHALL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT SHALL REMAIN IN PLACE AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED: RIP-RAP OUTFALL APRON (ST), PERMANENT VEGETATIVE STABILIZATION (DS3) AND PIGS IN A BLANKET (SD2-P).
THE SITE SHALL UTILIZE A SERIES OF PRACTICAL BMPS. DIVERSION DITCHES SHALL BE USED TO CONVEY THE STORM WATER TO THE EXISTING WET DETENTION POND. THE POND IS A CONSTRUCTED BASIN THAT CONTAINS A PERMANENT POOL OF WATER AND TREATS POLLUTED STORM WATER RUNOFF VIA SETTLEMENT. THE WET DETENTION POND DETAINS THE STORM WATER RUNOFF LONG ENOUGH FOR CONTAMINATED SEDIMENTS TO SETTLE AND REMAIN IN THE POND, AS IT EVENTUALLY OUTFALLS THROUGH A SLOTTED BOARD RETROFIT. THIS SETTLEMENT PROCESS REMOVES PARTICULATES, ORGANIC MATTER, AND METALS FROM THE WATER WHILE NUTRIENTS ARE REMOVED THROUGH BIOLOGICAL UPTAKE. THE WET DETENTION POND SHALL OUTLET THE STORM WATER RUNOFF AT A SIGNIFICANTLY REDUCED RATE.

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

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

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

30 **INSPECTIONS REQUIREMENTS BY THE PERMITTEE:**

A. PRIMARY PERMITTEE REQUIREMENTS.

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

31 **SAMPLING FREQUENCY & REPORTING:**

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

NOTE THAT THE PERMITTE MAY CHOOSE TO MEET THE REQUIREMENTS OF (a) AND (b) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OF THE WEEK.

SAMPLING FREQUENCY
1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONAL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OD SUCH ANALYSES, INCLUD

INITIAL PHASE

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

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

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

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

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

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

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

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

1. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.
2. TYPE 'NS' & 'S', IF REQUIRED, AND TYPE 'S' AS APPLICABLE, SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLES 6-27.2 AND 6-27.3. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHED ½ THE HEIGHT OF THE BARRIER. PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
3. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.
4. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHALL BE REPAIRED IMMEDIATELY.

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

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

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

INTERMEDIATE PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PHASE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PERMIT COVERAGE

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

AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH STAND ALONE CONSTRUCTION PROJECTS THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAT ONE ACRE OCCURRING ON OR BEFORE, AND CONTINUING AFTER, THE EFFECTIVE DATE OF THIS PERMIT. PART I.C.1.

2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART 1.C.2 AND PART III.A.2 OF THE PERMIT.

AUTHORIZED MIXED STORM WATER DISCHARGES:PART 1.C.2

a. THIS PERMIT MAY ONLY AUTHORIZE A STORMWATER DISCHARGE FROM A CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES MIXED WITH A STORMWATER DISCHARGE FROM AN INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION WHERE:

b. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.

c. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.

d. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

3. AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2

d. FIRE FIGHTING ACTIVITIES
e. FIRE HYDRANT FLUSHING
f. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
g. IRRIGATION DRAINAGE
h. AIR CONDITIONING CONDENSATE
i. SPRINGS
j. UNCONTAMINATED GROUND WATER
k. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART I.C.3

1. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
   a. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
   b. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.
   c. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
   d. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

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

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

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

29 TENTATIVE ACTIVITY SCHEDULE

CONSTRUCTION DATES: Sept. 26, 2026 - Mar. 26,2027	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
CONSTRUCTION EXIT (Co)						
SILT FENCE AND OTHER ES&PC PRACTICES						
RETROFIT (Rt)						
INLET SEDIMENT TRAP (Sd2)						
CLEARING AND GRUBBING						
GRADING / UTILITY						
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) (Ds2)						
FINE GRADING AND PAVING						
BUILDING CONSTRUCTION						
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) (Ds3)						
LANDSCAPE INSTALLATION						
MAINTENANCE OF ES&PC BMP's						

DESIGN PROFESSIONAL'S CREDENTIALS:

2

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

3

APPENDIX 1 NOTE: THE ESPC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPS FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME. OUR SITE INCLUDES THE FOLLOWING:
b.) INCREASE ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO PROVIDE SEDIMENT STORAGE OF AT LEAST 3600 CUBIC FEET (134 CUBIC YARDS) PER ACRE DRAINED.
d.) A LARGE SIGN, 4' X 8' MINIMUM, WILL BE PLACED ON THE SITE ON THE ACTUAL START DATE OF CONSTRUCTION VISIBLE FROM A PUBLIC ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITTEE(S), THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND THE PERMITTEE-HOSTED WEBSITE WHERE THE PLANS CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MUST REMAIN ON SITE AND THE PLANS MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
o.) USE ANIONIC PAM UNDER A PASSIVE DOSING METHOD (E.G., FLOCCULANT BLOCKS) WITHIN CONSTRUCTION STORM WATER DITCHES AND STORM DRAINAGES THAT FEED INTO TEMPORARY SEDIMENT BASINS AND RETROFITTED MANAGEMENT BASINS.
q.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

8 E,S&PC PLAN CHECKLIST NUMBER

NRCS ORIGINAL SUBMITTAL:	3/15/2026
NRCS SECOND SUBMITTAL:	3/15/2026

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

GEORGIA UNIFORM CODING SYSTEM FOR SOIL AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
CD	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
CSL	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		Co (LINE)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
CP	CONSTRUCTION ROAD STABILIZATION		CP (LINE)	A traveleway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
DN1	TEMPORARY DOWNDRAIN STRUCTURE		DN1 (LINE)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
DN2	PERMANENT DOWNDRAIN STRUCTURE		DN2 (LINE)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
FR	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Gb	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
GP	GRADE STABILIZATION STRUCTURE		GP (LINE)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
LV	LEVEL SPREADER			A storm flow outlet device constructed at zero grade across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by exiting vegetation.
RF	ROCK FILTER DAM			A temporary stone filter dam installed across drainage ways or in conjunction with a temporary sediment trap.
Rw	RETAINING WALL		Rw (LINE)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rf	RETRO FITTING		Rf (LINE)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Set	SEDIMENT BARRIER		(BARRIER LINE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN		Sd3 (LINE)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (LINE)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
SpB	SEEP BERM		SpB (LINE)	Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.
Sr	TEMPORARY STREAM CROSSING		Sr (LINE)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St (LINE)	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Sri	SURFACE ROUGHENING		Sri (LINE)	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tb	TURBIDITY CURTAIN		Tb (LINE)	A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		(TOPSOIL STOCKPILE AND SURFACE AREAS)	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		(DRIP LINE CENTER)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

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

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COA: PEF000585 EXP. DATE: 06/30/2026

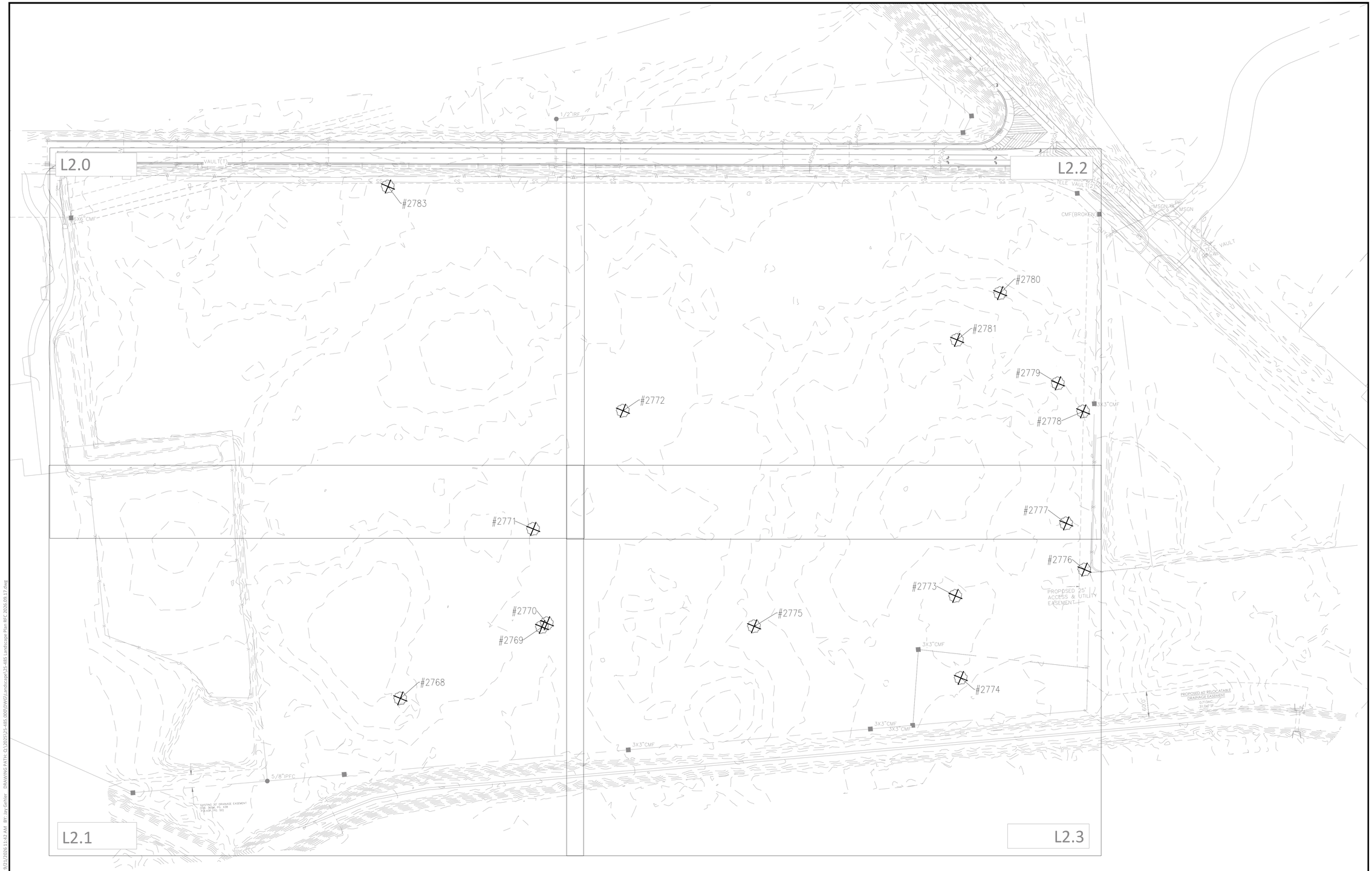
RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE039882 PROFESSIONAL ENGINEER LEONARD P. WEBB 04-10-26

REVISIONS:

ES&PC CONTROL PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485



EXISTING TREE TO BE REMOVED
REFER TO ARBORIST' REPORT; SHEET L3.0

SCALE: 1"=100'
0' 50' 100' 200'

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COA: PEF000585
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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT No. 1923 JAY M GEHLER
JAY M GEHLER
4/10/26

REVISIONS:	
2026.06.09	jmg
2026.07.20	jmg
2026.09.22 RFC	jmg

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

SHEET LEGEND

SHEET:
L0.0

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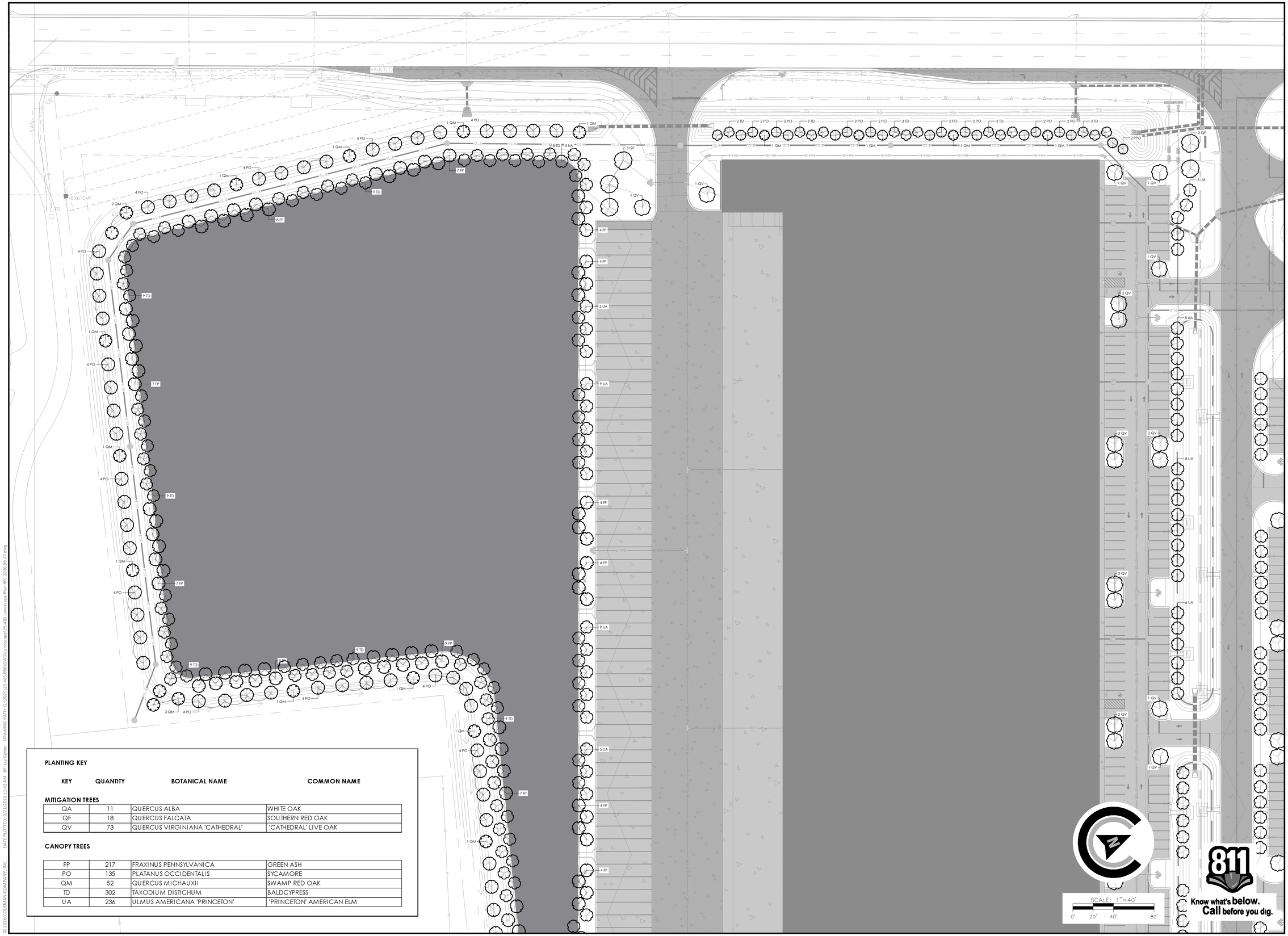

PLANTING KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
MITIGATION TREES			
QA	11	QUERCUS ALBA	WHITE OAK
QF	18	QUERCUS FALCATA	SOUTHERN RED OAK
QV	73	QUERCUS VIRGINIANA 'CATHEDRAL'	'CATHEDRAL' LIVE OAK
CANOPY TREES			
FP	217	FRAXINUS PENNSYLVANICA	GREEN ASH
PO	135	PLATANUS OCCIDENTALIS	SYCAMORE
QM	52	QUERCUS MICHAUXII	SWAMP RED OAK
TD	302	TAXODIUM DISTICHUM	BALDCYPRESS
UA	236	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM

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COA: PEF006585
EXP DATE: 06/30/2026

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GEORGIA REGISTERED LANDSCAPE ARCHITECT
JAY M GEHLER
4/16/26

REVISIONS:

2026.06.09	jmg
2026.07.20	jmg
2026.09.22 RFC	jmg

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	jmg
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:

L2.0

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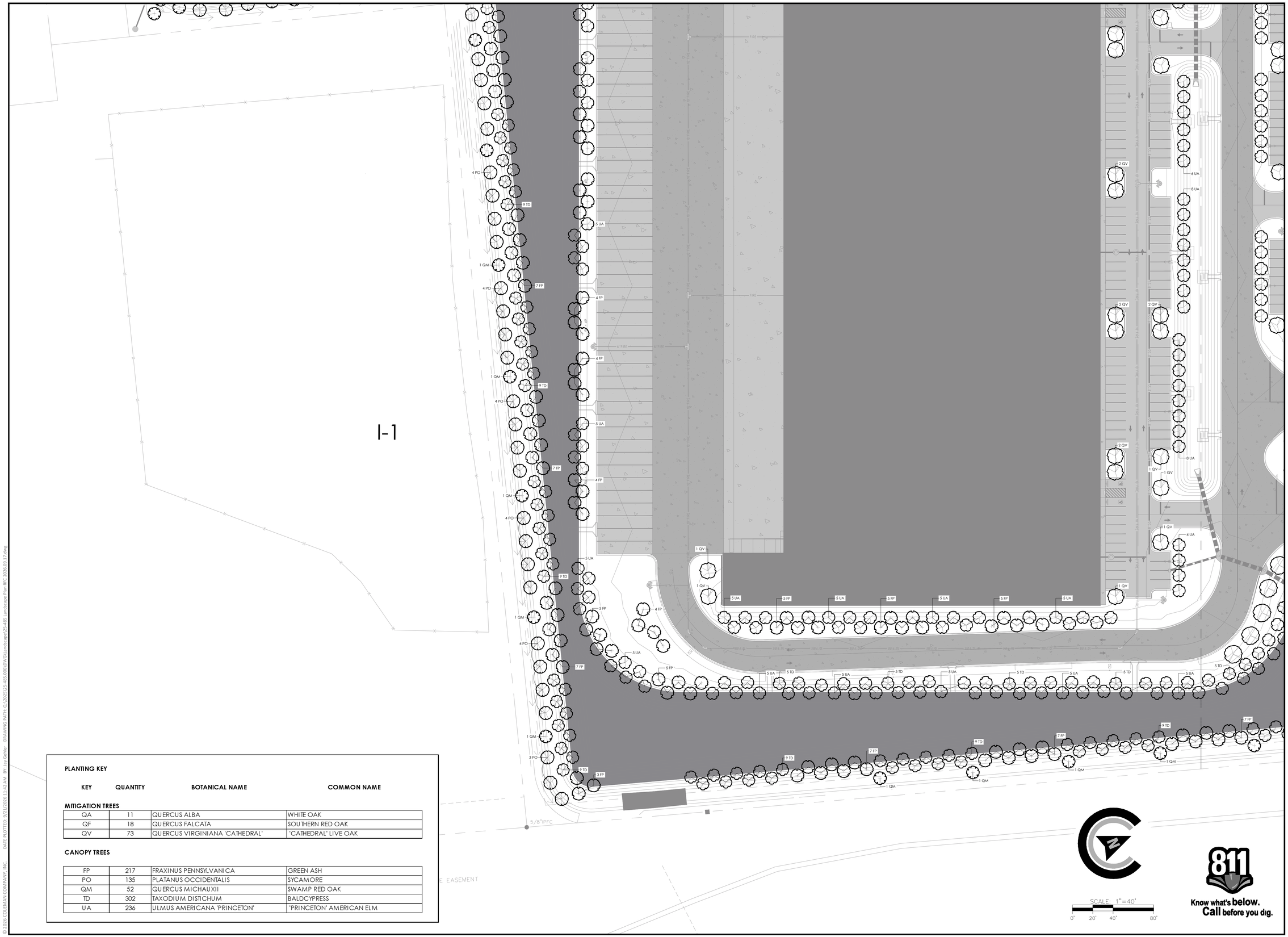

PLANTING KEY

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EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT NO. 1750 JAY M GEHLER
JAY M GEHLER
PRELIMINARY
4/10/26

REVISIONS:

2026.06.09	jmg
2026.07.20	jmg
2026.09.22 RFC	jmg

LANDSCAPE PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	jmg
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.1

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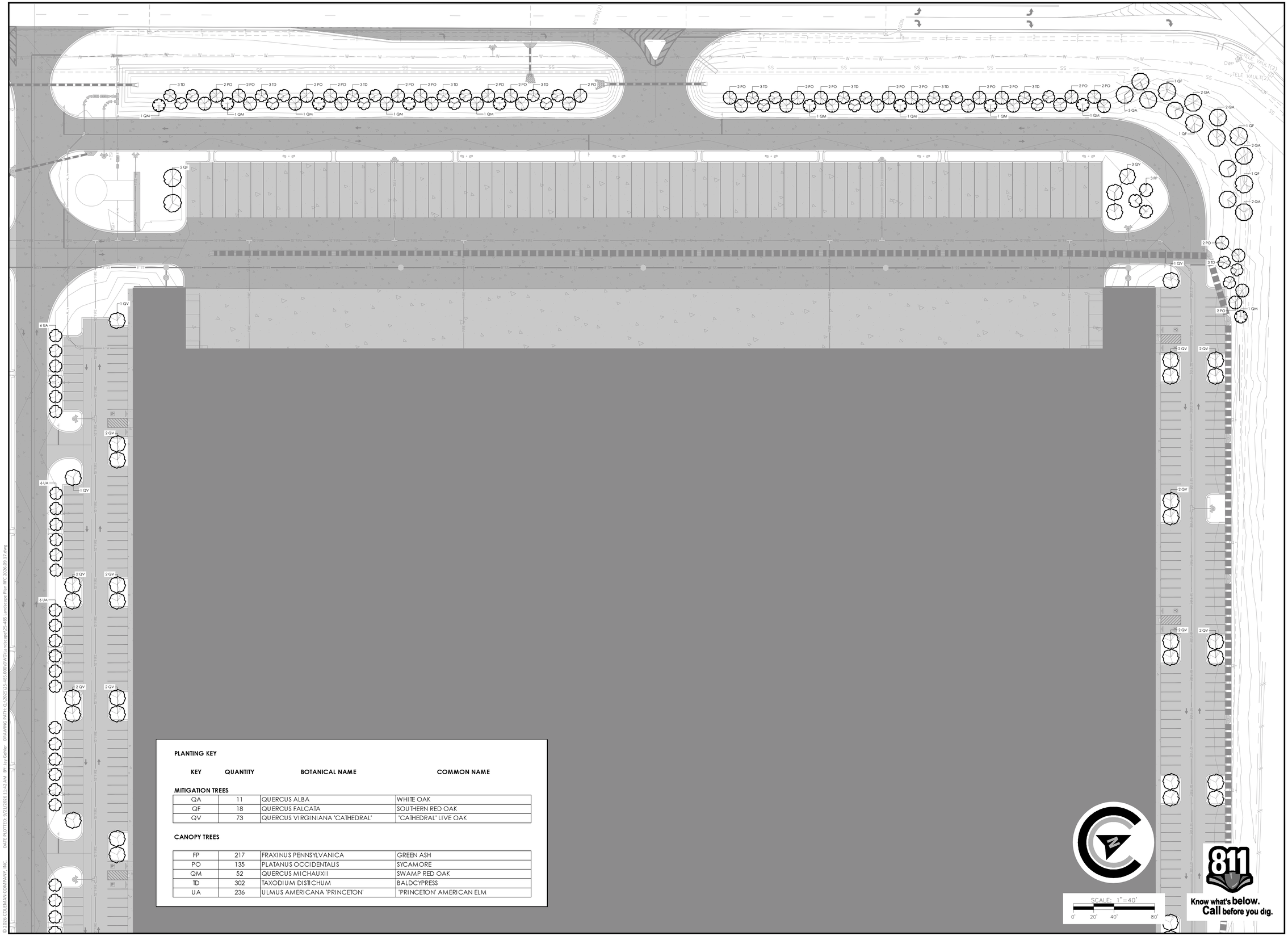

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COA: PEF006385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
JAY M GEHLER
4/16/26

REVISIONS:

2026.06.09	jmg
2026.07.20	jmg
2026.09.22 RFC	jmg

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	jmg
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.2

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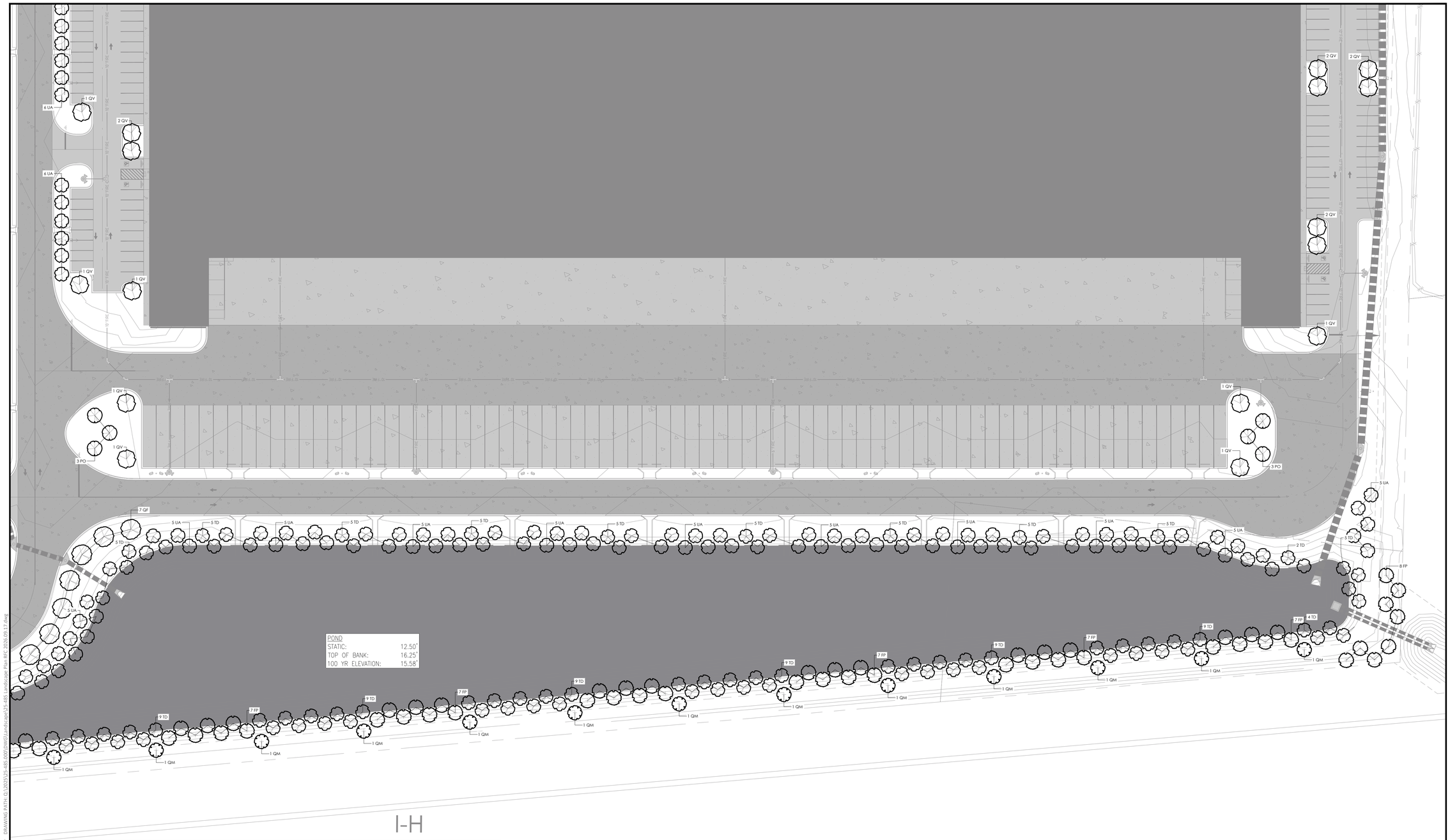

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UA	236	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM

SCALE: 1"=40'
0' 20' 40' 80'

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COA: PEF000585
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT JAY M GEHLER
JAY M GEHLER
4/10/26

REVISIONS:

2026.06.09	jmg
2026.07.20	jmg
2026.09.22 RFC	jmg

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:

L2.3

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Ossabaw Consulting

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

Arborist Site Report

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

November 6, 2025

Location:
Hicks Tract
Pooler, GA

General Information:
Documented trees were assessed to determine if they are healthy, per City of Pooler code for "significant tree". The trees were assessed during October and November of 2025 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler, and this report will be the official opinion of the City of Pooler Arborist.

Detailed Findings and Recommendations*:
The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a "significant tree", per City of Pooler code, and the supporting information is provided. These defects do not necessarily mean that the tree should be removed but re-evaluated once there is a site plan.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
2769	33	Laurel oak	*Quercus laurifolia*	This tree has massive decay.
2770	30	Laurel oak	*Quercus laurifolia*	This tree has massive decay.
2772	28	Laurel oak	*Quercus laurifolia*	This tree has massive decay.
2773	20	Live oak	*Quercus virginiana*	This tree has massive decay.
2782	28	Willow oak	*Quercus phellos*	This tree has massive decay.

In the opinion of the inspecting arborist, the following trees would have the potential to be a "significant tree", per City of Pooler code. Some of the tree listed below have a minor defect that does not impact the tree but will have to be monitored as the tree ages.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
2767	21	Live oak	*Quercus virginiana*	This tree has a decay seam.
2768	21	Live oak	*Quercus virginiana*	
2771	24	White oak	*Quercus alba*	This tree has a slight lean.
2774	32	Southern red oak	*Quercus falcata*	
2775	28	White oak	*Quercus alba*	This tree has decay.
2776	49	Live oak	*Quercus virginiana*	
2777	35	Live oak	*Quercus virginiana*	
2778	20	Live oak	*Quercus virginiana*	
2779	30	Live oak	*Quercus virginiana*	
2780	28	Live oak	*Quercus virginiana*	This tree has decay.
2781	18	Live oak	*Quercus virginiana*	
2783	18	Live oak	*Quercus virginiana*	

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

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

Inspector's information:
Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration,

Michael W. Pavlis

Ossabaw Consulting, LLC

*Trees are living organisms that continuously respond to environmental conditions and physiological changes. The observations and recommendations provided in this report are based on conditions present at the time of assessment and assume ideal environmental factors. These conditions may change over time, potentially affecting tree health and structural integrity. While every effort is made to identify visible signs of defects or potential failure, it is important to note that not all issues can be detected through visual inspection alone. Subsurface or internal defects may exist and could result in partial or complete tree failure without prior visible symptoms, unless otherwise specifically stated in this report.

TREE REMOVAL AND MITIGATION

TREE #		SPECIES	DBH
2768	QUERCUS VIRGINIANA	LIVE OAK	21
2771	QUERCUS ALBA	WHITE OAK	24
2774	QUERCUS FALCATA	SOUTHERN RED OAK	32
2775	QUERCUS ALBA	WHITE OAK	28
2776	QUERCUS VIRGINIANA	LIVE OAK	49
2777	QUERCUS VIRGINIANA	LIVE OAK	35
2778	QUERCUS VIRGINIANA	LIVE OAK	20
2779	QUERCUS VIRGINIANA	LIVE OAK	30
2780	QUERCUS VIRGINIANA	LIVE OAK	28
2781	QUERCUS VIRGINIANA	LIVE OAK	18
2783	QUERCUS VIRGINIANA	LIVE OAK	18

REPLACEMENT TREES

			CALIPER INCHES REQUIRED
	QUERCUS VIRGINIANA	LIVE OAK	219
	QUERCUS ALBA	WHITE OAK	52
	QUERCUS FALCATA	SOUTHERN RED OAK	32

CITY OF POOLER LANDSCAPE REQUIREMENTS

SITE DATA

TOTAL SITE AREA	2,795,435 SF
LESS EASEMENTS	62,230 SF
NET AREA	2,733,205 SF
NET ACREAGE	62.75 ACRES

MITIGATION

CRITERIA	REPLACEMENT TREES TOTALING THE SAME NUMBER CALIPER INCHES REMOVED OF THE SAME SPECIES
REQUIREMENT	REFER TO ARBORIST REPORT; SHEET L3.0
SOLUTION	73 EA 3" CALIPER LIVE OAK = 219 CALIPER INCHES 18 EA 3" CALIPER WHITE OAK = 54 CALIPER INCHES 11 EA 3" CALIPER RED OAK = 33 CALIPER INCHES

TREE COVERAGE

CRITERIA	3 EA 2" CALIPER LARGE CANOPY TREE/ACRE
REQUIREMENT	62.75 ACRES @ 15 TREES PER ACRE = 942 TREES
SOLUTION	942 LARGE CANOPY TREES

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
MITIGATION TREES					
QA	11	QUERCUS ALBA	WHITE OAK	3" CALIPER	EVENLY BRANCHED
QF	18	QUERCUS FALCATA	SOUTHERN RED OAK	3" CALIPER	EVENLY BRANCHED
QV	73	QUERCUS VIRGINIANA 'CATHEDRAL'	'CATHEDRAL' LIVE OAK	3" CALIPER	EVENLY BRANCHED
CANOPY TREES					
FP	217	FRAXINUS PENNSYLVANICA	GREEN ASH	2" CALIPER	EVENLY BRANCHED
PO	135	PLATANUS OCCIDENTALIS	SYCAMORE	2" CALIPER	EVENLY BRANCHED
QM	52	QUERCUS MICHAUXII	SWAMP RED OAK	2" CALIPER	EVENLY BRANCHED
TD	302	TAXODIUM DISTICHUM	BALDCYPRESS	2" CALIPER	EVENLY BRANCHED
UA	236	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM	2" CALIPER	EVENLY BRANCHED
	942				

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COA: PE0006385
EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT No. 1423 JAY M GEHLER
JAY M GEHLER
4/10/26

REVISIONS:

2026.06.09	jmg
2026.07.20	jmg
2026.09.22 RFC	jmg

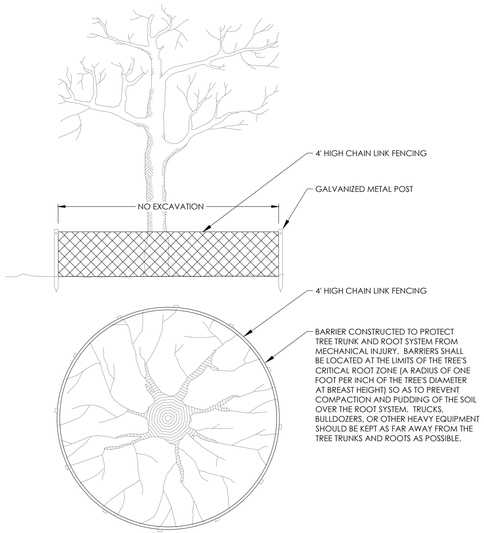
LANDSCAPE PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	jmg
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE DETAIL

SHEET:
L3.0

© 2026 COLEMAN COMPANY, INC. DATE PLOTTED: 9/21/2026 11:42 AM BY: Jay Gehler DRAWING PATH: Q:\2025\25-485.000\DWG\Landscape\25-485 Landscape Plan RFC 2026.09.17.dwg

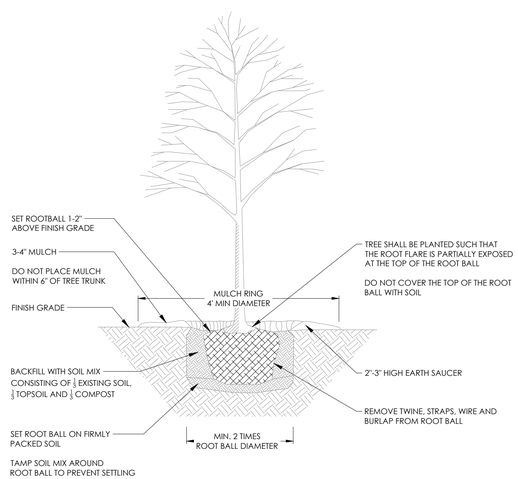


FOR ADDED PROTECTION:

- PROVIDE MULCH SPREAD TO A 3-4" DEPTH OVER CRITICAL ROOT ZONE
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE

1/L3.2 TREE PROTECTION DETAIL - CRITICAL ROOT ZONE

NOT TO SCALE



NOTE:

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

2/L3.2 TREE PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½" OF FINISH GRADE.
4. **ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.**
5. GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL 'SOIL-CEMENT' OR 'CEMENT-MODIFIED SOIL' CONDITIONS THAT WILL IMPEDE TREE, SHRUB, AND/OR GROUNDCOVER GROWTH.
6. STREET TREE LOCATIONS ARE REPRESENTATIONAL ONLY; STREET TREES SHALL BE LOCATED WITHIN 'TREE EASEMENTS' AS INDICATED ON ENGINEERING PLANS. TREES SHALL BE LOCATED 10' FROM UNDERGROUND UTILITIES AND SUBJECT TO LOCATION OF STREET LIGHTING STANDARDS, DRIVEWAYS AND SIDEWALKS. TREES SHALL BE LOCATED AT LEAST 10' FROM BUILDING FOUNDATIONS.

PLANT QUALITY:

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

ROOT SYSTEM:

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

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

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

FERTILIZER:

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

MULCH:

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

WATERING:

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

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

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COA: PE0006385 EXP DATE: 06/30/2026

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT No. 1952 JAY M GEHLER 4/16/26

REVISIONS:	
2026.06.09	jmg
2026.07.20	jmg
2026.09.22 RFC	jmg

LANDSCAPE PLANS FOR
HICKS TRACT
LOCATED IN POOLER, GEORGIA
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER:	25-485
DATE:	2026.04.10
DRAWN BY:	jmg
CHECKED BY:	
SCALE:	AS NOTED

LANDSCAPE DETAIL

SHEET: L3.1

© 2026 COLEMAN COMPANY, INC. DATE PLOTTED: 9/21/2026 11:42 AM BY: Jay Gehler DRAWING PATH: Q:\2025\25-485.000\DWG\Landscape\25-485 Landscape Plan RFC 2026.09.17.dwg

Plan View
Scale - 1" = 100ft

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
	A	18	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	ARCH-L-PA3-250-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 1070mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	0.912	251
	B	12	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	ARCH-L-PA3-250-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 1070mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	0.912	502
	W	52	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	NVN-SA6C-740-U-T4W	CUSTOMER-SUPPLIED FIXTURES - NAVION ROADWAY AND AREA LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS	0.912	333

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Warehouse 1 East Lot	+	3.2 fc	4.7 fc	0.9 fc	5.2:1	3.6:1
Warehouse 1 Truck Court	+	2.1 fc	4.0 fc	1.0 fc	4.0:1	2.1:1
Warehouse 2 East Lot	+	2.9 fc	4.1 fc	2.0 fc	2.1:1	1.5:1
Warehouse 2 North Truck Court	+	2.0 fc	4.9 fc	0.7 fc	7.0:1	2.9:1
Warehouse 2 South Truck Court	+	2.0 fc	4.3 fc	0.7 fc	6.1:1	2.9:1
Warehouse 2 West Lot	+	3.2 fc	4.3 fc	2.4 fc	1.8:1	1.3:1
Combined Roadways		2.4 fc	6.8 fc	0.6 fc	11.3:1	4.1:1

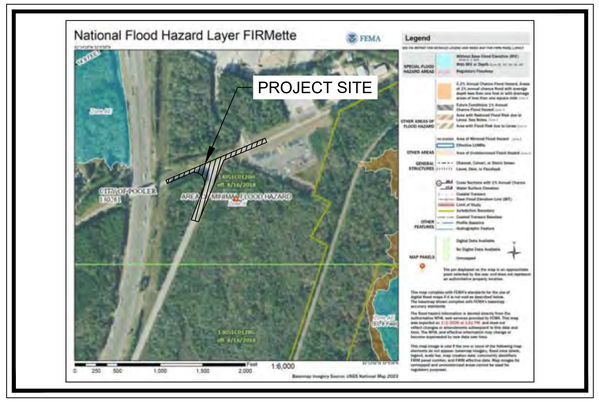
Note
1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = .912 LLF for LED
3. Test Plane = 0' Above Grade.
4. Fixture Mounting Height = See Plan View.
5 Fixture Spacing = See Plan View.
6. This photometric layout was calculated using specific criteria. Any deviation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

Hicks Tract

Designer
KF
Date
09/22/2026
Scale
As Shown
Drawing No.
S34626A3
Summary

7/31/2026
james.dusenbury

ROADWAY CONSTRUCTION DRAWINGS
FOR
HICKS TRACT DEVELOPMENT
PINE BARREN ROAD, POOLER, GA 31322



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13051C0126H DATED 8/16/2018.

PROJECT CONTACTS

OWNER:	SUNCAP PROPERTY GROUP 1407 STUART ENGALS BLVD MT PLEASANT, SC 29464
CIVIL ENGINEER:	COLEMAN COMPANY 1480 CHATHAM PARKWAY, SUITE 100 SAVANNAH, GA 31405 PHONE: 912.200.3041 CONTACT: DOUGLAS FAIRCLOTH, P.E.
ROADWAY ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 33 BULL STREET, SUITE 505 SAVANNAH, GA 31401 PHONE: 912.328.4448 CONTACT: BRIAN CLOUSER, P.E.
SURVEYOR:	COLEMAN COMPANY 1480 CHATHAM PARKWAY, SUITE 100 SAVANNAH, GA 31405 PHONE: 912.200.3041 CONTACT: TBD

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

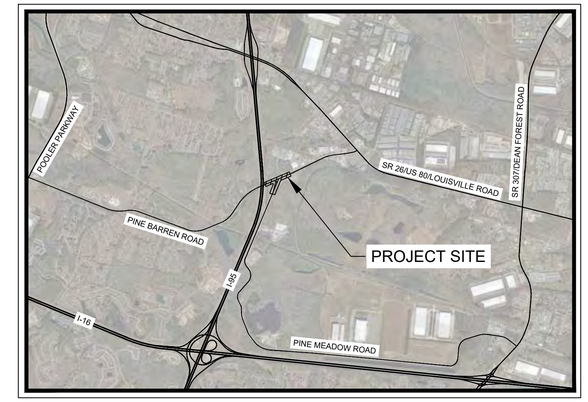
DISTURBED AREA = 2.55 ACRES

PROJECT NARRATIVE:

THIS PROJECT IS PROPOSING OFFSITE ROADWAY IMPROVEMENTS CORRESPONDING TO A PLANNED INDUSTRIAL DEVELOPMENT WITHIN THE SUBJECT PARCEL. THE PROPOSED ROADWAY IMPROVEMENTS INCLUDE THE REALIGNMENT OF THE EXISTING INTERSECTION AT PINE BARREN ROAD AND PINE MEADOW ROAD AND THE WIDENING OF PINE BARREN ROAD. THE PROJECT ALSO INCLUDES THE ADDITION OF A WESTBOUND LEFT TURN LANE AND A RAISED CONCRETE MEDIAN ON PINE BARREN ROAD.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. 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 KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
4. THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH AASHTO STANDARDS AND HAVE BEEN REVIEWED TO ENSURE HORIZONTAL AND VERTICAL SIGHT DISTANCE REQUIREMENTS ARE MET.
5. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2026 CONSTRUCTION STANDARDS AND DETAILS BOOK AND ATTACHED APPLICABLE REVISIONS. THE 2026 CONSTRUCTION STANDARDS BOOK IS AVAILABLE AT:
https://mydocs.dot.ga.gov/info/gdotpubs/ConstructionStandardsAndDetails/Forms/AllItems.aspx
ANY REVISIONS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THE 2026 CONSTRUCTION STANDARDS AND DETAILS BOOK WHICH THEY REVISE OR IN WHICH THERE IS A CONFLICT.



VICINITY MAP

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
01-0001	COVER SHEET
04-0001	GENERAL NOTES
1/X-X/X	TOPOGRAPHIC SURVEY (OMITTED)
05-0001-05-0005	TYPICAL SECTIONS AND MISCELLANEOUS DETAILS
13-0001-13-0003	CONSTRUCTION LAYOUT
15-0001-15-0002	MAINLINE ROADWAY PROFILES
16-0001	CROSSROAD PROFILE
17-0001	DRIVEWAY PROFILES
22-0001	DRAINAGE PROFILES
23-0001-23-0009	CROSS SECTIONS
24-0000-24-0003	UTILITY PLANS
26-0001-26-0003	SIGNING AND MARKING PLANS

Kimley»Horn
Engineering, Planning, and Environmental Consultants
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GEORGIA REGISTERED No. PE040973 PROFESSIONAL ENGINEER BRIAN D. CLOUSER 07/31/2026

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DRAWING No.
01–0001

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\01-0001 - GDOT COVER SHEET.dwg 01-0001 COVER SHEET Jul 31, 2026 8:07am by: James.Dusenbury

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PROJECT NOTES

1. THIS PROJECT DOES REQUIRES AN NOI.

2. ALL BORROW AND WASTE SITES FOR THIS PROJECT SHALL BE ENVIRONMENTALLY APPROVED PRIOR TO CONSTRUCTION ACTIVITIES OCCURRING IN THEM. ALL COMMON FILL OR EXCESS MATERIAL DISPOSED OUTSIDE THE PROJECT RIGHT OF WAY SHALL BE PLACED IN EITHER A PERMITTED SOLID WASTE FACILITY, A PERMITTED INERT WASTE LANDFILL, OR IN AN ENGINEERED FILL. SEE SECTION 201 OF THE GEORGIA DEPARTMENT OF TRANSPORTATION ("GDOT") STANDARD SPECIFICATIONS AND SUPPLEMENTS THERETO FOR ADDITIONAL INFORMATION.

3. TEMPORARY STRIPING IS REQUIRED IN ACCORDANCE WITH SECTION 150.04 OF THE GDOT STANDARD SPECIFICATIONS. PLACEMENT OF PERMANENT PAVEMENT MARKING SHALL BE COMPLETED NO SOONER THAN 30 DAYS AND NO LATER THAN 45 DAYS AFTER PLACEMENT OF THE FINAL SURFACE COURSE.

4. THE CONTRACTOR SHALL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE BUT NOT BE LIMITED TO, REPLACEMENT TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN THE PLANS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

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UTILITY OWNER	TYPE
AT&T	TELEPHONE
ATLANTA GAS LIGHT	GAS
COMCAST	TELEVISION
GEORGIA POWER	ELECTRIC (DISTRIBUTION)
UTILITIES INC. OF GEORGIA	WATER AND SEWER
LIVEOAK FIBER	TELEPHONE

GENERAL NOTES

1. ALL DRIVEWAYS THAT ARE TO BE RECONSTRUCTED WILL BE PAVED BACK TO THE TIE IN POINT OR REQUIRED RIGHT OF WAY, AS DIRECTED BY THE ENGINEER. ALL DRIVEWAYS OVER 11% IN GRADE SHOULD BE PAVED WITH CONCRETE. ALL OTHER DRIVEWAYS SHALL BE REPLACED AS FOLLOWS: ASPHALT FOR ASPHALT, CONCRETE FOR CONCRETE AND ASPHALT FOR EARTH/GRAVEL DRIVES. RESIDENTIAL DRIVES SHALL BE 14 FEET WIDE AT THE THROAT UNLESS NOTED OTHERWISE IN THE PLANS. COMMERCIAL DRIVES SHALL BE 24 FEET WIDE UNLESS NOTED OTHERWISE IN THE PLANS. EXISTING DRIVEWAY LOCATIONS ARE SHOWN FROM THE BEST AVAILABLE DATA; THE CONTRACTOR SHALL CONSTRUCT DRIVEWAYS TO MATCH THE LOCATION OF EXISTING DRIVEWAYS AT THE TIE IN POINT, IF APPLICABLE. THE CONTRACTOR SHALL OBTAIN THE APPROVAL FROM THE ENGINEER PRIOR TO MAKING ANY REVISIONS TO LOCATION, WIDTH, AND/OR NUMBER OF DRIVES TO BE CONSTRUCTED. DRIVES SHALL BE CONSTRUCTED USING:

RESIDENTIAL:
ASPHALT – (SURFACE COURSE FROM THE MAINLINE), GRADED AGGREGATE BASE, 6".
CONCRETE – DRIVEWAY CONCRETE, 6 IN THICK, (URBAN SHOULDER) CONC VALLEY GUTTER, 6 IN.

COMMERCIAL:
ASPHALT – (SURFACE COURSE FROM THE MAINLINE), LIME, 220 LB/SY RECYCLED ASPHALT CONC, 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME, GRADED AGGREGATE BASE, 6".
CONCRETE – DRIVEWAY CONCRETE, 8 IN THICK (URBAN SHOULDER) CONC VALLEY GUTTER, 8 IN.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND 2024 SUPPLEMENTAL SPECIFICATIONS.

3. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON ROADWAY PLANS, AND ARE NOT NECESSARILY ACCURATE IN LOCATION AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICELINES OR UNKNOWN FACILITIES NOT SHOWN ON ROADWAY PLANS WILL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY UNDER THIS REQUIREMENT EXCEPT AS NOTED BELOW. "EXISTING UTILITY FACILITIES" MEANS ANY UTILITY THAT EXISTS ON THE ROADWAY PROJECT IN ITS ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. ALL UTILITY FACILITIES, WHICH ARE IN CONFLICT WITH CONSTRUCTION AND ARE NOT COVERED AS SPECIFIC ITEMS IN THE DETAILED ESTIMATE ARE TO BE REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF HIS WORK.

4. THE CONTRACTOR SHALL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER 1-800-282-7411, FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. THE CONTRACTOR'S ATTENTION IS CALLED TO SUB-SECTION 105.06 "COOPERATION WITH UTILITIES".

5. THE CONTRACTOR SHALL STRICTLY ADHERE TO DUST CONTROL REGULATIONS. ALL AREAS SUBJECTED TO DUST FORMATION MUST BE PERIODICALLY WATERED, SUFFICIENT TO RETARD DUST. ALL COSTS FOR DUST CONTROL SHALL BE INCLUDED IN PRICE BID FOR GRADING COMPLETE – LUMP SUM.

6. INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES. REFER TO SUBSECTION 107.07 OF THE GDOT STANDARD SPECIFICATIONS.

7. RIGHT-OF-WAY MARKERS IN RESIDENTIAL LAWN AND DEVELOPED COMMERCIAL AREAS SHALL BE PLACED FLUSH WITH FINISHED SURFACE.

8. ALL LOCATIONS WHERE NEW PAVEMENT IS TO BE PLACED ADJACENT TO EXISTING PAVEMENT WITHOUT AN OVERLAY OR WHERE CURBING IS TO BE PLACED ACROSS A PAVED AREA, A JOINT SHALL BE SAWED ON A LINE ESTABLISHED BY THE ENGINEER TO INSURE PAVEMENT REMOVAL TO A NEAT LINE. COST SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS.

9. WHERE EXISTING PAVEMENT MARKINGS AND LINES ARE IN CONFLICT WITH THE TRAFFIC PATTERN BEING USED ON CONSTRUCTION, THE CONTRACTOR SHALL REMOVE OR OVERLAY LINES TO THE SATISFACTION OF THE ENGINEER SUCH THAT THE LINES DO NOT CONFUSE THE TRAVELING PUBLIC. ALL REMAINING LINES OR MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION OR AS DIRECTED BY THE ENGINEER. TRAFFIC SHALL NOT BE ALLOWED ON ANY PAVEMENT NOT PROPERLY STRIPED.

10. EXISTING PAVED SHOULDERS SHALL BE RETAINED UNLESS NOTED ON THE PLANS AND REMOVAL SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE. SAWED LONGITUDINAL JOINTS ASSOCIATED WITH ASPHALT SHOULDER REMOVAL, AS WELL AS ALL OTHER EXISTING PAVEMENT REMOVAL AND PREPARATION SHALL BE INCLUDED IN THE OVERALL PRICE BID FOR OTHER ITEMS.

11. THE CONTRACTOR SHALL PROTECT ALL POST-MOUNTED STREET NAME SIGNS WITHIN THE PROJECT LIMITS DURING CONSTRUCTION. IF A STREET NAME SIGN MUST BE MOVED DURING THE COURSE OF CONSTRUCTION, IT MUST BE RESET AT THE END OF EACH WORKDAY. FINALLY, ALL COUNTY AND MUTCD SIGNS MUST BE REPLACED AND SET AT THE FINAL LOCATION AT THE COMPLETION OF CONSTRUCTION TO ENSURE CURRENT RETROREFLECTIVITY STANDARDS ARE MET. ALL LABOR AND MATERIALS REQUIRED TO SATISFY THIS COMMENT SHALL BE INCLUDED IN THE PRICE BID FOR TRAFFIC CONTROL.

12. THE CONTRACTOR SHALL RETAIN ALL SIGNS AND LIGHT POLES WITHIN CONSTRUCTION LIMITS UNLESS PLANS OR PROJECT ENGINEER INIDICATE OTHERWISE. ALL WORK ASSOCIATED WITH REMOVAL SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE.

13. DRAINAGE STRUCTURES REQUIRING TEMPORARY COVERS TO ACCOMMODATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION STAGING SHALL BE CAPPED WITH A REINFORCED CONCRETE TOP AS PER GDOT STANDARD 9031U. A MINIMUM OF 18 INCHES OF CLEARANCE SHOULD BE MAINTAINED BETWEEN THE TOP ELEVATION OF CAPPED STRUCTURES AND THE STAGING SUBGRADE. AS STAGED CONSTRUCTION PROGRESSES, THE TEMPORARY REINFORCED CONCRETE TOPS SHALL BE REMOVED AND DISCARDED, AND THE STRUCTURES SHALL BE COMPLETED AS PER THE CONSTRUCTION PLANS. NO SEPARATE PAYMENT SHALL BE MADE FOR REINFORCED CONCRETE TOPS, REMOVAL OR DISPOSAL. ALL WORK ASSOCIATED WITH THIS REQUIREMENT SHALL BE INCLUDED IN THE PRICE BID FOR DRAINAGE STRUCTURES.

14. ALL MEDIANS AND ISLANDS SHALL HAVE TYPE 7 FACE AS PER GDOT STANDARD 9032B. ALL MEDIANS SHALL BE GRASSED UNLESS SPECIFIED OTHERWISE.

15. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN PIPE LENGTHS TO ACCOMODATE PREFABRICATED JOINTS OR CUT PIPE AND CONNECT END SECTIONS WITH PIPE COLLARS IN ACCORDANCE WITH PIPE COLLARS IN ACCORDANCE WITH GDOT STD 9031U.

16. ALL EXISTING DRAINAGE STRUCTURES AND PIPES WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS OTHERWISE NOTED IN THE PLANS. AT THE ENGINEER'S DISCRETION, PIPES MAY BE ABANDONED IN PLACE AND SHALL BE FILLED WITH FLOWABLE FILL. THIS WORK SHALL BE INCLUDED IN OVERALL BID SUBMITTED.

17. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING DRAINAGE STRUCTURES AND PIPES THAT REMAIN IN PLACE. THIS WORK SHALL BE PAID UNDER GRADING COMPLETE.

18. ALL ADA WHEELCHAIR RAMPS AND SIDEWALK WITHIN THE RADII SHALL BE 8 INCH CONCRETE. ALL COSTS ASSOCIATED WITH THIS REQUIREMENT SHALL BE INCLUDED IN THE PRICE BID FOR CONC SIDEWALK, 8 IN.

19. ALL INCIDENTAL SAW CUTTING COSTS SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE.

20. ALL GRINDING AND TEMPORARY STRIPING COSTS SHALL BE INCLUDED IN THE PRICE BID FOR TRAFFIC CONTROL.

21. TREE PROTECTION IS REQUIRED FOR SPECIMEN TREES LOCATED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL INSTALL TREE PROTECTION PER THE PLANS. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK IN THE VICINITY OF PROTECTED TREES, THE CONTRACTOR SHALL CONTACT THE CITY OF POOLER ARBORIST WHEN TREE PROTECTION IS ESTABLISHED FOR INSPECTION.

22. THE CONTRACTOR SHALL NOT CUT ANY TREE ROOTS GREATER THAN 4 INCHES IN DIAMETER WITHOUT PRIOR APPROVAL FROM THE CITY OF POOLER ARBORIST.

23. THIS PROJECT WILL NOT REQUIRE POST CONSTRUCTION BMPS.

24. ALL PIPES SHALL BE COSNTRUCTED USING REINFORCED CONCRETE PIPE (RCP). ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH TWO LAYERS OF FILTER FABRIC, 4'-0" WIDE CENTERED ON JOINT WITH A MINIMUM 1'-0" OVERLAP. THE COST FOR WRAPPING PIPE JOINTS SHALL BE INCLUDED IN THE OVERALL COST FOR PIPE ON THE PROJECT. ALL PIPE USED DURING CONSTRUCTION OF THE PROJECT SHALL BE STAMPED BY A GDOT CERTIFIED PIPE TECHNICIAN (CPT). RCP PIPE SHALL BE A MINIMUM OF 10 DAYS OLD PRIOR TO DELIVERY TO THE PROJECT SITE.

GENERAL NOTES – STANDARD SIGNS

1. ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, AND THE GEORGIA SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL PROVISIONS.

2. SIGN ERECTION STATIONS ARE APPROXIMATE AND MAY BE ADJUSTED TO MEET FIELD CONDITIONS WHERE NECESSARY, BUT SHALL BE WITHIN THE LIMITATIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION. NO SIGN LOCATION SHALL BE CHANGED BY THE CONTRACTOR OR BY THE PROJECT ENGINEER WITHOUT PRIOR APPROVAL FROM THE CITY OF POOLER.

3. ALL STANDARD HIGHWAY SIGNS SHALL BE ERECTED AT A HEIGHT OF 7 FEET ABOVE THE NORMAL EDGE OF PAVEMENT TO THE BOTTOM OF THE SIGN OR ASSEMBLY. IF SIDEWALK IS PROPOSED OR EXISTING, THE SIGNS SHALL BE ERECTED AT A HEIGHT OF 7 FEET ABOVE THE SIDEWALK.

4a. HORIZONTAL CLEARANCE FOR STANDARD HIGHWAY SIGNS ON ALL OTHER ROADWAYS SHALL BE 6 FEET FROM THE EDGE OF THE PAVED SHOULDER OR 12 FEET FROM THE NORMAL EDGE OF PAVEMENT TO THE NEARER EDGE OF THE SIGN(S), WHICHEVER IS GREATER. THE HORIZONTAL CLEARANCE IN NON-MOUNTABLE CURB SECTIONS SHALL BE AT LEAST 2 FEET FROM THE CURB FACE TO THE NEARER EDGE OF THE SIGN(S). SUPPLEMENTAL OR SECONDARY SIGNS MOUNTED LESS THAN 7 FEET ABOVE SIDEWALK SHALL NOT PROJECT MORE THAN 4 INCHES HORIZONTALLY INTO THE PEDESTRIAN FACILITY. IN AREAS WTH SIDEWALK, SIGN POST SHALL PROVIDE A 4 FOOT MINIMUM SIDEWALK CLEAR WIDTH MEASURED FROM THE POST.

4b. WHEN GUARDRAIL IS PRESENT OR BEING PROPOSED, SIGNS SHALL BE POSTED AN UNSTIPULATED DISTANCE BEHIND GUARDRAIL.

5. SIGN ASSEMBLIES SHALL BE MOUNTED ON ALUMINUM OR GALVANIZED STEEL STRAP FRAMES FOR DETAILS AND STRAP SPECIFICATIONS REFER TO SIGN ASSEMBLY – TYPICAL FRAMING DETAILS.

6. TYPE 9 (VERY HIGH INTENSITY) REFLECTIVE SHEETING SHALL BE USED FOR ALL STANDARD HIGHWAY SIGNS REQUIRING REFLECTORIZED BACKGROUNDS EXCEPT AS SPECIFIED BELOW OR SPECIFIED OTHERWISE IN THE PLANS. EITHER CLASS 1 OR CLASS 2 ADHESIVE BACKING IS PERMISSIBLE.

7. TYPE 11 (VERY HIGH INTENSITY) REFLECTIVE SHEETING SHALL BE USED FOR ALL RED SERIES SIGNS (R1-1, R1-2, R1-3P, R5-1, R5-1A, R5-1B).

8. TYPE 11 (VERY HIGH INTENSITY) FLUORESCENT YELLOW REFLECTIVE SHEETING SHALL BE USED FOR ALL WARNING SIGNS.

9. A ½ INCH MINIMUM AIR SPACE SHALL BE REQUIRED BETWEEN ALL SIGN PLATES WITHIN AN ASSEMBLY.

10. WHERE SIGNS WITHIN AN ASSEMBLY EXTEND BELOW THE STANDARD MOUNTING HOLES ON THE POST(S), ADDITIONAL ⅝INCH DIAMETER HOLE(S), DRILLED OR PUNCHED, SHALL BE REQUIRED TO PROPERLY MOUNT THE ASSEMBLY.

11. REFER TO PLAN SHEETS FOR LOCATION OF THE DISTRICT ENGINEERS OFFICE TO BE SHOWN ON ALL R552-1 (LIMITED ACCESS) SIGNS IN THIS PROJECT, IF ANY.

12. THE CONTRACTOR WILL, AS REQUESTED BY THE CITY OF POOLER, BE REQUIRED TO REMOVE ANY EXISTING SIGNS THAT ARE DUPLICATED OR ARE CONTRARY TO THESE SIGN PLANS.

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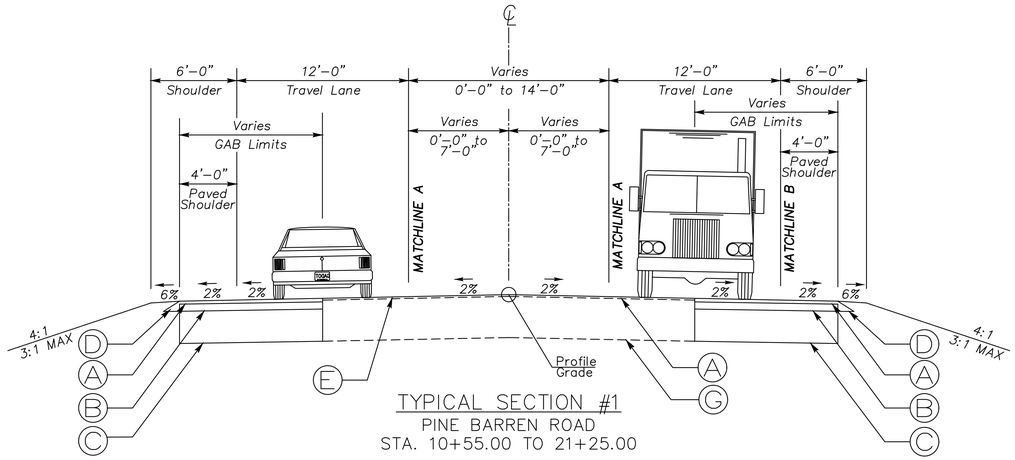
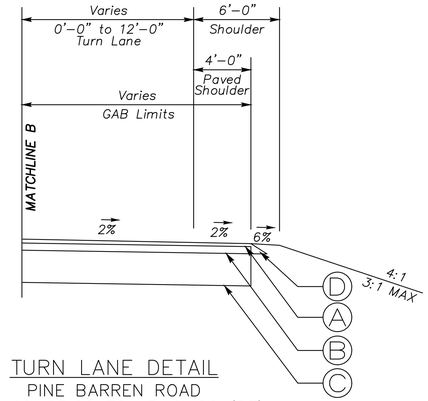
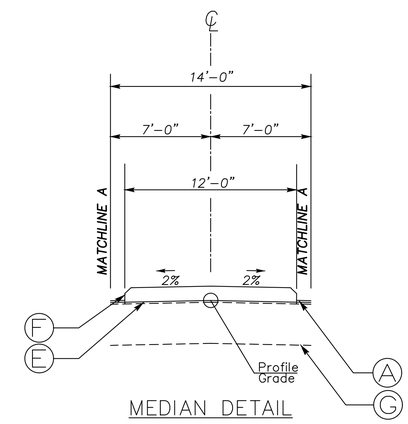


TYPICAL SECTION #1
PINE BARREN ROAD
STA. 10+55.00 TO 21+25.00



TURN LANE DETAIL
PINE BARREN ROAD
STA. 10+85.00 TO 13+61.00 (RT)



MEDIAN DETAIL
PINE BARREN ROAD
STA. 13+94.00 TO 14+49.00

PAVEMENT DESIGN

- (A) 165 LB/SY (1.5") RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME
- (B) 220 LB/SY (2") RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME
- (C) 8" GRADED AGGREGATE BASE
- (D) PAVEMENT SAFETY EDGE – SEE GDOT STD DETAIL P–7
- (E) RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME
- (F) INTEGRAL RAISED MEDIAN, TP 7 FACE (GDOT STD 9032B)
- (G) EXISTING PAVEMENT – RETAIN

NOTES

1. TYPICAL SECTIONS ILLUSTRATING SUPERELEVATION AND TURN LANES ALSO APPLY TO OPPOSITE–HAND SECTIONS. SEE PLANS FOR LOCATION, DIRECTION, AND COMPLETE DETAILS OF EACH.
2. SHOULDER TO SLOPE AT NORMAL RATE, HOWEVER, THE ALGEBRAIC DIFFERENCE IN PAVING SLOPE AND SHOULDER SLOPE SHALL NOT EXCEED 8%. MINIMUM SHOULDER SLOPE TO BE 2%.

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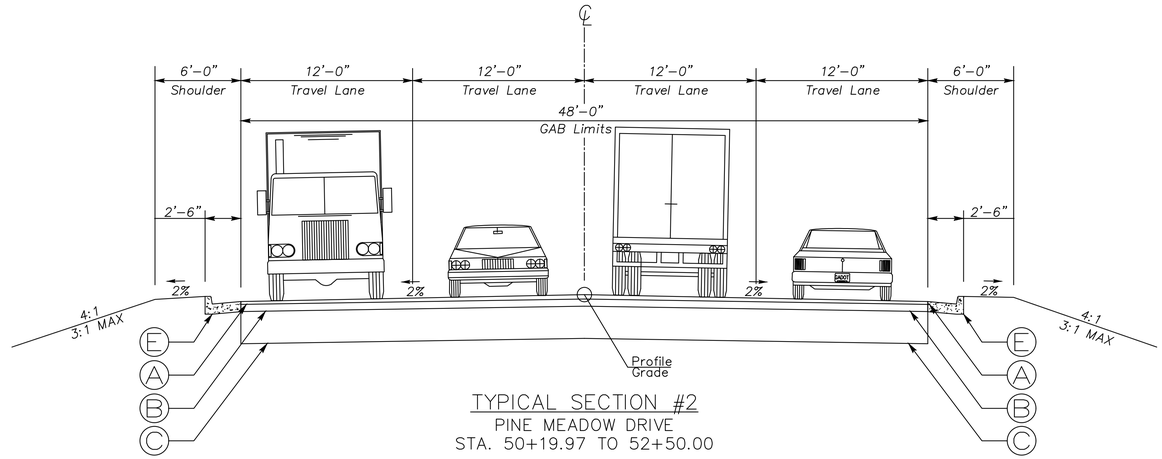
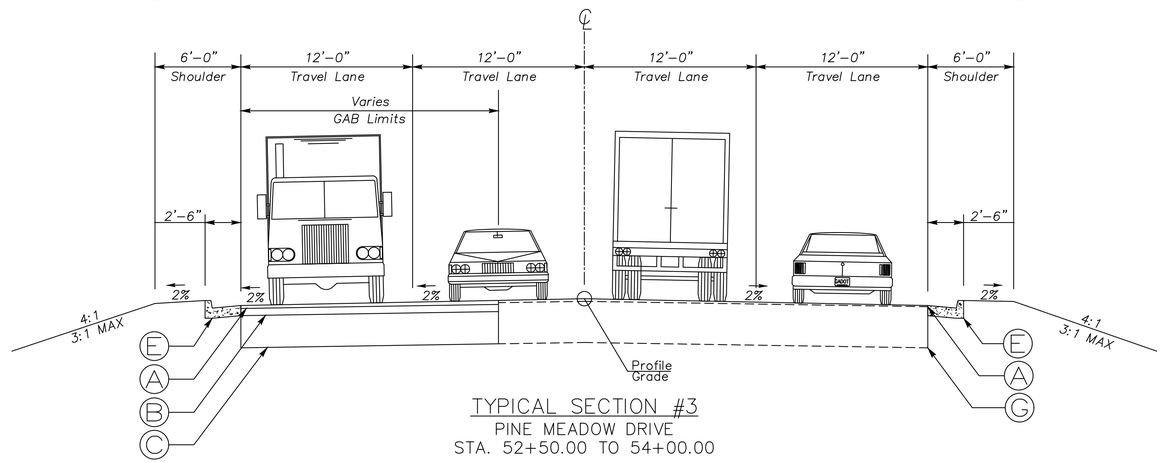


TYPICAL SECTION #2
PINE MEADOW DRIVE
STA. 50+19.97 TO 52+50.00



TYPICAL SECTION #3
PINE MEADOW DRIVE
STA. 52+50.00 TO 54+00.00

PAVEMENT DESIGN

- (A) 165 LB/SY (1.5") RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME
- (B) 220 LB/SY (2") RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME
- (C) 8" GRADED AGGREGATE BASE
- (D) RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME
- (E) CONC. CURB & GUTTER, 6 IN X 30 IN, TP.2 (GDOT STD 9032B)
- (F) INTEGRAL RAISED MEDIAN, TP 7 FACE (GDOT STD 9032B)
- (G) EXISTING PAVEMENT – RETAIN

NOTES

1. TYPICAL SECTIONS ILLUSTRATING SUPERELEVATION AND TURN LANES ALSO APPLY TO OPPOSITE–HAND SECTIONS. SEE PLANS FOR LOCATION, DIRECTION, AND COMPLETE DETAILS OF EACH.
2. SHOULDER TO SLOPE AT NORMAL RATE, HOWEVER, THE ALGEBRAIC DIFFERENCE IN PAVING SLOPE AND SHOULDER SLOPE SHALL NOT EXCEED 8%. MINIMUM SHOULDER SLOPE TO BE 2%.

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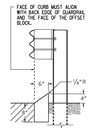
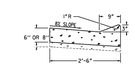


TYPE 8 HEADER CURB IS USED IN CONJUNCTION WITH GUARDRAIL CONNECTIONS TO CONCRETE BARRIER AS NOTED ON GA. STD. 4382.

CURB TYPE	h	d
1	3" OR 4"	6" min.
2	6"	8" min.
3	8"	10" min.
4	10"	12" min.
6	6"	7" min.
7	6"	8" min.
9	3" OR 4"	8" min.

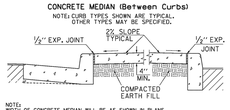
RAISED EDGE WITH CONCRETE GUTTER



RAISED EDGE TO BE CONSTRUCTED WITH SAME CONCRETE MIX AS THE GUTTER AND SHALL BE FORMED MONOLITHIC WITH GUTTER. JOINTS IN RAISED EDGE SHALL MATCH THOSE IN THE GUTTER.

CONCRETE MEDIAN (Between Curbs)

NOTE: CURB TYPES SHOWN ARE TYPICAL. OTHER TYPES MAY BE SPECIFIED.



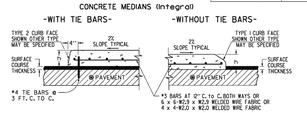
NOTE:
WIDTH OF CONCRETE MEDIAN WILL BE AS SHOWN IN PLANS

NOTE:
IF CONCRETE MEDIAN INTERCEPTS PEDESTRIAN CROSSWALKS, WHEELCHAIR RAMPS (CONSTRUCTION DETAIL A-3 AND A-4) WILL BE REQUIRED.

CONCRETE MEDIANS (Integral)

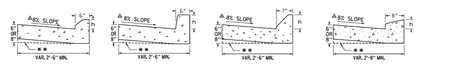
GDOT Georgia Department of Transportation — P.I. Number

-WITH TIE BARS- -WITHOUT TIE BARS-



NOTE:
IF FINAL SURFACE COURSE IS PRESENT OR MUST BE INSTALLED BEFORE THE CONCRETE MEDIAN CAN BE INSTALLED, THEN DOWELED IN CONCRETE MEDIAN IS REQUIRED.

CONCRETE CURB & GUTTER

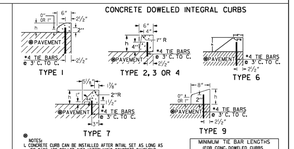


TYPE 1 TYPE 2, 3 OR 4 TYPE 7 TYPE 9

* AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE, BUT THE GUTTER THICKNESS MUST NOT BE LESS THAN THE SPECIFIED 6" OR 8" AT ANY POINT.

△ WHEN POSITIVE SUPERELEVATION IS REQUIRED, THE SLOPE OF THE GUTTER ON THE HIGH SIDE SHALL BE A CONTINUATION OF THE SLOPE OF THE SUPERELEVATED PAVEMENT.

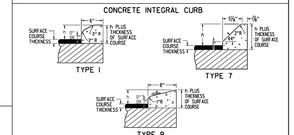
CONCRETE DOWELED INTEGRAL CURBS



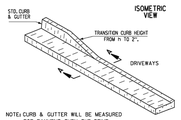
NOTES:
1. CONCRETE CURB CAN BE INSTALLED AFTER INITIAL SET AS LONG AS TIE BARS ARE DRILLED INTO UNDERLYING CONCRETE PAVEMENT.
2. CONCRETE CURB CAN BE INSTALLED BEFORE INITIAL SET WITH DOWELS INSERTED INTO UNDERLYING CONCRETE PAVEMENT.
3. JOINTS IN CURB AND CONCRETE MEDIAN WILL MATCH THOSE IN THE CONCRETE PAVEMENT.
4. DOWELED INTEGRAL CONCRETE CURB CAN BE PLACED ON ASPHALT PAVEMENTS WHERE TIE BARS MAY BE EITHER DRIVEN OR DRILLED INTO THE UNDERLYING PAVEMENT. CONTRACTION JOINTS SHALL BE SPACED AT 15' INTERVALS OR EQUAL TO THE PAVEMENT SPACING.
5. TIE BARS FOR DOWELED CONCRETE MEDIAN SHALL BE EITHER DEFORMED BILLET-STEEL BARS GRADE 40 USED FOR CONCRETE REINFORCEMENT, (AASHTO M-31)

MINIMUM TIE BAR LENGTHS (FOR CONC. DOWELED CURBS ON ASPHALT PAVEMENT)		
CURB TYPE	CONC. PAV.	ASPHALT PAV.
1	6"	8"
2, 3 OR 4	8"	12"
5	6"	8"
7	6"	8"
9	6"	8"

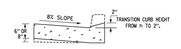
CONCRETE INTEGRAL CURB



DETAILS OF RECESSED CURB FOR DRIVEWAYS



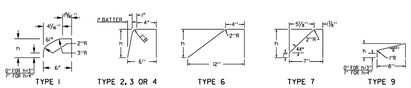
NOTE: CURB & GUTTER WILL BE MEASURED FOR PAYMENT THRU THE DRIVE



SECTIONAL VIEW
SECTION A-A

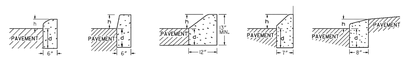
(SEE SEPARATE CONSTRUCTION DETAILS FOR DRIVEWAYS)

CURB FACE DESIGN



TYPE 1 TYPE 2, 3 OR 4 TYPE 6 TYPE 7 TYPE 9

CONCRETE HEADER CURBS



TYPE 1 TYPE 2, 3 OR 4 TYPE 6 TYPE 7 TYPE 9 TRUCK APRON IN ROUNDABOUTS

THE DIMENSION d MAY BE INCREASED AT CONTRACTOR'S OPTION SO BOTTOM OF HEADER CURB WILL ALIGN WITH BOTTOM OF PAVEMENT TYPICAL SECTION.

NO.	REVISION	BY	DATE
1	REVISED TYP 1 & 3	DJ	01-01-03
2	REV TYP 2,3,4,6,7,9 CURB & GUTTER	DJ	01-01-03
3	REVISED TYP 1 & 2	DJ	01-01-03
4	REVISED TYP 1 & 2	DJ	01-01-03
5	REVISED TYP 1 & 2	DJ	01-01-03
6	REVISED TYP 1 & 2	DJ	01-01-03
7	REVISED TYP 1 & 2	DJ	01-01-03
8	REVISED TYP 1 & 2	DJ	01-01-03
9	REVISED TYP 1 & 2	DJ	01-01-03
10	ADDED TYP 9 & 10	DJ	01-01-03
11	ADDED TYP 9 & 10	DJ	01-01-03

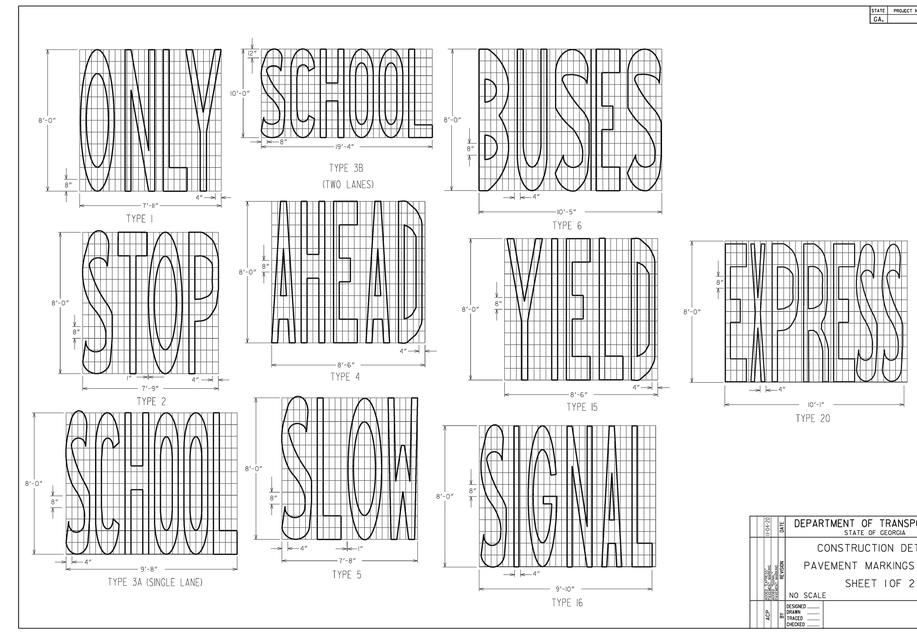
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD
CONCRETE CURB & GUTTER
CONCRETE CURBS, CONCRETE MEDIANS

NOT TO SCALE — MAR. 2003

DES. ___ DRW. ___ TRA. ___ CHK. ___ — SUBMITTED: STATE URBAN DESIGN ENGINEER — APPROVED: CHIEF ENGINEER

NUMBER 9032B



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

NO.	REVISION	BY	DATE
1	REVISED TYPE 1 & 3	DJ	01-01-03
2	REVISED TYPE 1 & 3	DJ	01-01-03
3	REVISED TYPE 1 & 3	DJ	01-01-03
4	REVISED TYPE 1 & 3	DJ	01-01-03
5	REVISED TYPE 1 & 3	DJ	01-01-03
6	REVISED TYPE 1 & 3	DJ	01-01-03
7	REVISED TYPE 1 & 3	DJ	01-01-03
8	REVISED TYPE 1 & 3	DJ	01-01-03
9	REVISED TYPE 1 & 3	DJ	01-01-03
10	REVISED TYPE 1 & 3	DJ	01-01-03
11	REVISED TYPE 1 & 3	DJ	01-01-03

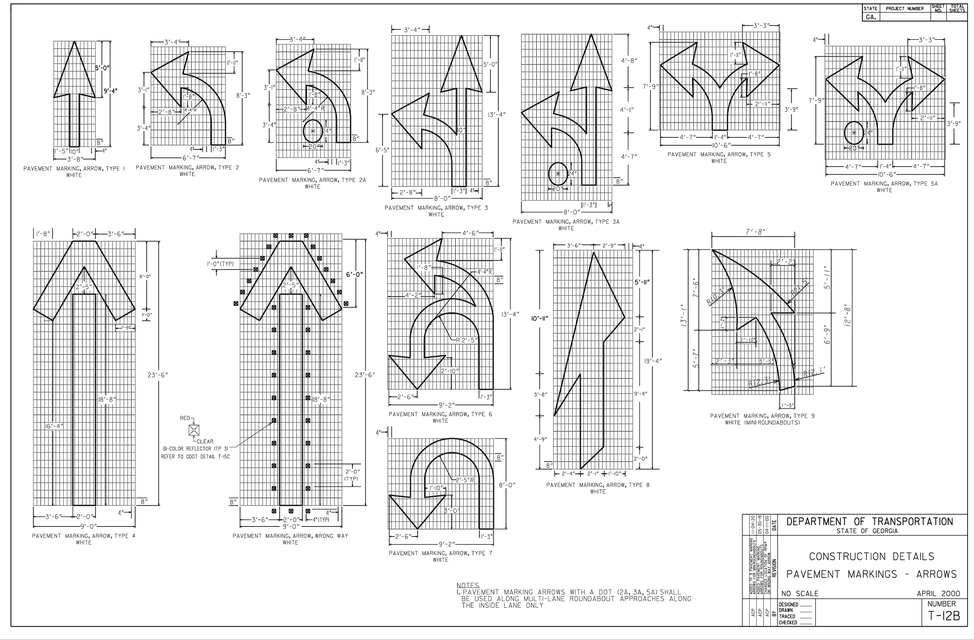
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS
PAVEMENT MARKINGS WORDS
SHEET 1 OF 2

NO SCALE — JAN. 2000

DESIGNED ___ DRAWN ___ TRACED ___ CHECKED ___

NUMBER T-13A



NOTES:
1. PAVEMENT MARKING ARROWS WITH A DOT (2A, 3A, 5A) SHALL BE USED ALONG MULTI-LANE ROUNDABOUT APPROACHES ALONG THE INSIDE LANE ONLY

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

NO.	REVISION	BY	DATE
1	REVISED TYPE 1 & 3	DJ	01-01-03
2	REVISED TYPE 1 & 3	DJ	01-01-03
3	REVISED TYPE 1 & 3	DJ	01-01-03
4	REVISED TYPE 1 & 3	DJ	01-01-03
5	REVISED TYPE 1 & 3	DJ	01-01-03
6	REVISED TYPE 1 & 3	DJ	01-01-03
7	REVISED TYPE 1 & 3	DJ	01-01-03
8	REVISED TYPE 1 & 3	DJ	01-01-03
9	REVISED TYPE 1 & 3	DJ	01-01-03
10	REVISED TYPE 1 & 3	DJ	01-01-03
11	REVISED TYPE 1 & 3	DJ	01-01-03

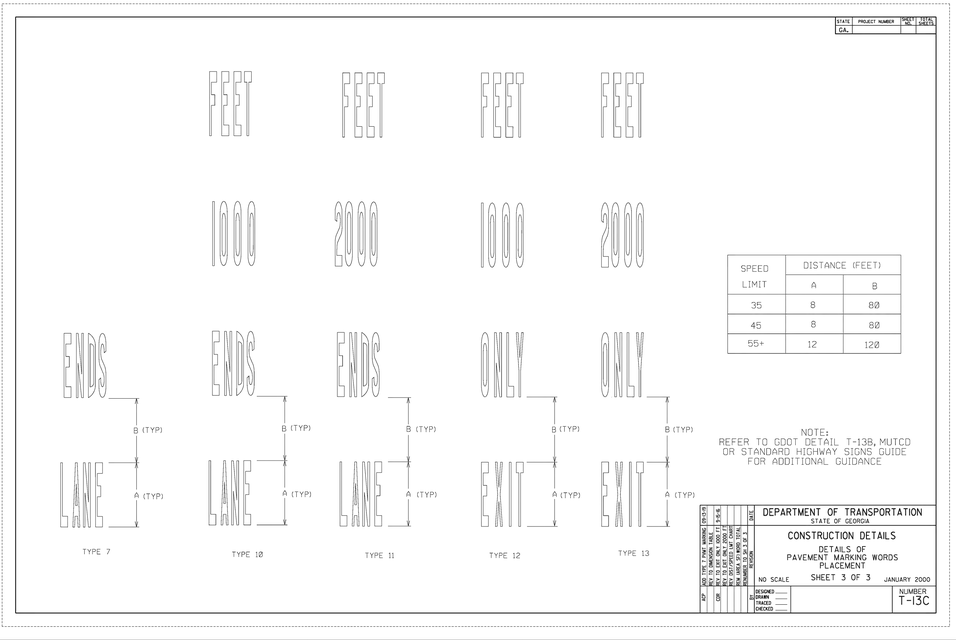
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS
PAVEMENT MARKINGS - ARROWS

NO SCALE — APRIL 2000

DESIGNED ___ DRAWN ___ TRACED ___ CHECKED ___

NUMBER T-12B



SPEED LIMIT	DISTANCE (FEET) A	DISTANCE (FEET) B
35	8	80
45	8	80
55+	12	120

NOTE:
REFER TO GDOT DETAIL T-13B, MUTCD OR STANDARD HIGHWAY SIGNS GUIDE FOR ADDITIONAL GUIDANCE

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

NO.	REVISION	BY	DATE
1	REVISED TYPE 7 & 10	DJ	01-01-03
2	REVISED TYPE 7 & 10	DJ	01-01-03
3	REVISED TYPE 7 & 10	DJ	01-01-03
4	REVISED TYPE 7 & 10	DJ	01-01-03
5	REVISED TYPE 7 & 10	DJ	01-01-03
6	REVISED TYPE 7 & 10	DJ	01-01-03
7	REVISED TYPE 7 & 10	DJ	01-01-03
8	REVISED TYPE 7 & 10	DJ	01-01-03
9	REVISED TYPE 7 & 10	DJ	01-01-03
10	REVISED TYPE 7 & 10	DJ	01-01-03
11	REVISED TYPE 7 & 10	DJ	01-01-03

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS
DETAILS OF PAVEMENT MARKING WORDS PLACEMENT
SHEET 3 OF 3

NO SCALE — JANUARY 2000

DESIGNED ___ DRAWN ___ TRACED ___ CHECKED ___

NUMBER T-13C

Kimley»Horn
Engineering, Planning, and Environmental Consultants
33 Bull St, Suite 505
Savannah, GA 31401

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MISCELLANEOUS DETAILS

HICKS TRACT DEVELOPMENT

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VERIFIED:		DATE:		

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Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\05-0001 - TYPICAL SECTIONS.dwg 05-0003 MISCELLANEOUS DETAILS Jul 31, 2026 8:07am by: James.Dusenbury

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\05-0001 - TYPICAL SECTIONS.dwg 05-0004 MISCELLANEOUS DETAILS Jul 31, 2026 8:07am by: James.Dusenbury

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Savannah, GA 31401

REVISION DATES

MISCELLANEOUS DETAILS

HICKS TRACT DEVELOPMENT

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VERIFIED:		DATE:		

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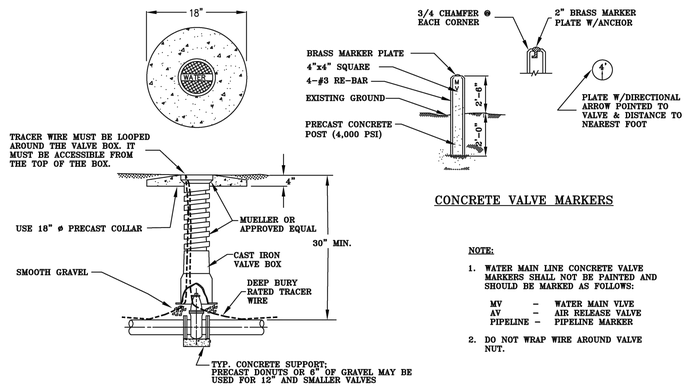


CONCRETE VALVE MARKERS

NOTE:

1. WATER MAIN LINE CONCRETE VALVE MARKERS SHALL NOT BE PAINTED AND SHOULD BE MARKED AS FOLLOWS:

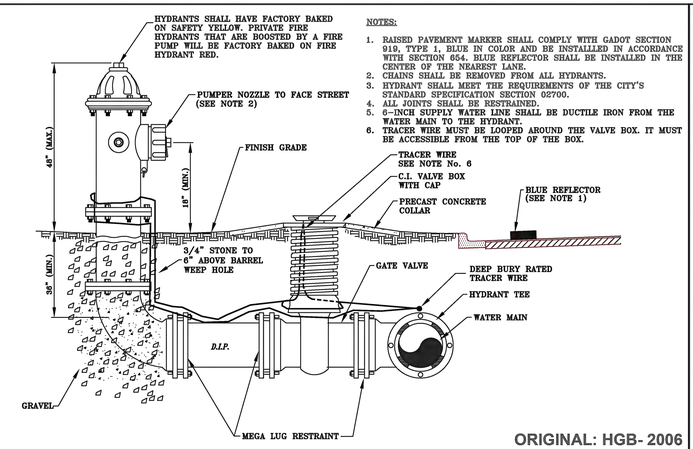
   MV – WATER MAIN VLVE
   AV – AIR RELEASE VALVE
   PIPELINE – PIPELINE MARKER

2. DO NOT WRAP WIRE AROUND VALVE NUT.

VALVE AND VALVE BOX

ORIGINAL: HGB- 2006

CITY OF POOLER 2024 STANDARD DETAIL	REVISED BY: EOM	W-03
WATER VALVE	CHECKED BY: J. W.	
	SCALE: N.T.S.	
	DATE: APRIL, 2024	

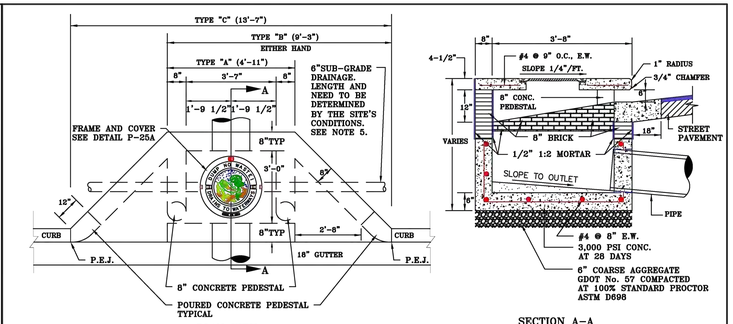


NOTES:

1. RAISED PAVEMENT MARKER SHALL COMPLY WITH GADOT SECTION 919, TYPE 1, BLUE IN COLOR AND BE INSTALLLED IN ACCORDANCE WITH SECTION 654. BLUE REFLECTOR SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE.
2. CHAINS SHALL BE REMOVED FROM ALL HYDRANTS.
3. HYDRANT SHALL MEET THE REQUIREMENTS OF THE CITY'S STANDARD SPECIFICATION SECTION 02700.
4. ALL JOINTS SHALL BE RESTRAINED.
5. 6-INCH SUPPLY WATER LINE SHALL BE DUCTILE IRON FROM THE WATER MAIN TO THE HYDRANT.
6. TRACER WIRE MUST BE LOOPED AROUND THE VALVE BOX. IT MUST BE ACCESSIBLE FROM THE TOP OF THE BOX.

ORIGINAL: HGB- 2006

CITY OF POOLER 2024 STANDARD DETAIL	REVISED BY: EOM	W-04
FIRE HYDRANT	CHECKED BY: J. W.	
	SCALE: N.T.S.	
	DATE: APRIL, 2024	



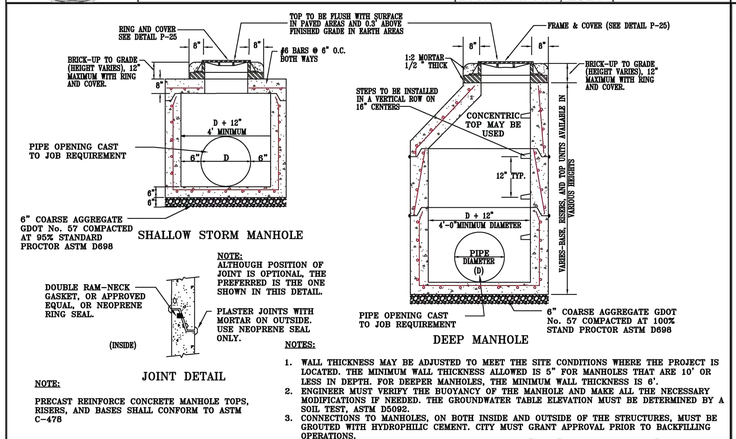
NOTE:

THESE ARE THE CITY'S MINIMUM STANDARDS. TOLERANCES BEYOND THESE MINIMUM STANDARDS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

NOTE:

1. CHAMFER ALL EXXPOSED CONCRETE EDGE 3/4".
2. FRAME AND COVER TO BE EAST JORDAN CATALOG #G1860RG OR EQUIVALENT (WEIGHT 120 LBS.). SEE DETAIL P-25A.
3. PRECAST KNOCK OUT BOXES ARE NOT ACCEPTABLE.
4. PIPE CONNECTING TO CURB INLET MUST BE SEALED INSIDE AND OUTSIDE OF STRUCTURE WITH BRICK AND MORTAR.
5. A GEOTECHNICAL REPORT IS NEEDED TO DETERMINE THE NEED AND DESIGN OF A SUB-DRAINAGE SYSTEM.
6. CONNECTIONS TO INLETS, ON BOTH INSIDE AND OUTSIDE OF THE STRUCTURES, MUST BE GROUTED WITH HYDROPHILIC CEMENT. CITY MUST GRANT APPROVAL PRIOR TO BACKFILLING OPERATIONS.

CITY OF POOLER 2024 STANDARD DETAIL	DONE BY: EOM	P-19
STANDARD CURB INLET	CHECKED BY: J. W.	
	SCALE: N.T.S.	
	DATE: APRIL, 2024	



NOTE:
ALTHOUGH POSITION OF JOINT IS OPTIONAL, THE PREFERRED IS THE ONE SHOWN IN THIS DETAIL.

NOTE:

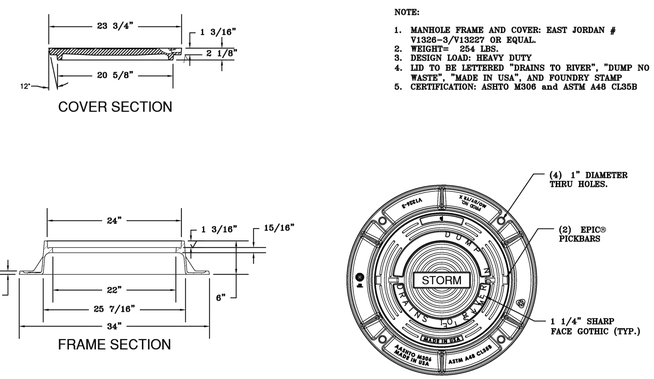
PRECAST REINFORCE CONCRETE MANHOLE TOPS, RISERS, AND BASES SHALL CONFORM TO ASTM C-478

NOTES:

1. WALL THICKNESS MAY BE ADJUSTED TO MEET THE SITE CONDITIONS WHERE THE PROJECT IS LOCATED. THE MINIMUM WALL THICKNESS ALLOWED IS 5" FOR MANHOLES THAT ARE 10' OR LESS IN DEPTH. FOR DEEPER MANHOLES, THE MINIMUM WALL THICKNESS IS 6'.
2. ENGINEER MUST VERIFY THE BUOYANCY OF THE MANHOLE AND MAKE ALL THE NECESSARY MODIFICATIONS IF NEEDED. THE GROUNDWATER TABLE ELEVATION MUST BE DETERMINED BY A SOIL TEST, ASTM D5092.
3. CONNECTIONS TO MANHOLES, ON BOTH INSIDE AND OUTSIDE OF THE STRUCTURES, MUST BE GROUTED WITH HYDROPHILIC CEMENT. CITY MUST GRANT APPROVAL PRIOR TO BACKFILLING OPERATIONS.

ORIGINAL BY: HGB 2006

CITY OF POOLER 2024 STANDARD DETAIL	DONE BY: EOM	P-23
STANDARD PRECAST CONCRETE MANHOLE	CHECKED BY: J. W.	
	SCALE: N.T.S.	
	DATE: APRIL, 2024	



NOTE:

1. MANHOLE FRAME AND COVER: EAST JORDAN # V1326-3/V13227 OR EQUAL.
2. WEIGHT= 254 LBS.
3. DESIGN LOAD: HEAVY DUTY
4. LID TO BE LETTERED "DRAINS TO RIVER", "DUMP NO WASTE", "MADE IN USA", AND FOUNDRY STAMP
5. CERTIFICATION: ASHTO M306 and ASTM A48 CL35B

CITY OF POOLER 2024 STANDARD DETAIL	DONE BY: EOM	P-25
STORMWATER MANHOLE COVER AND FRAME	CHECKED BY: J. W.	
	SCALE: N.T.S.	
	DATE: APRIL, 2024	

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Savannah, GA 31401

REVISION DATES

MISCELLANEOUS DETAILS

HICKS TRACT DEVELOPMENT

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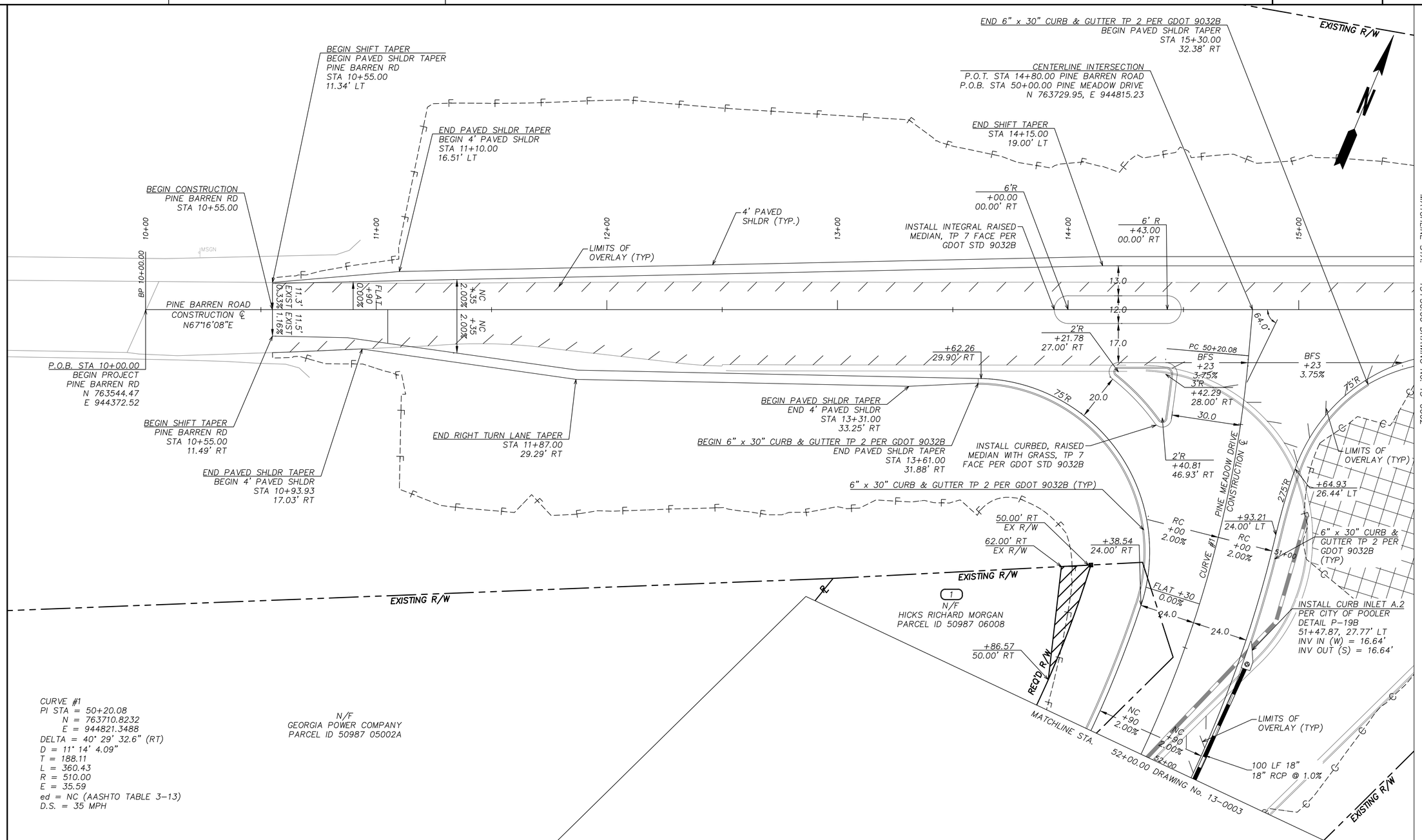

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
LIMIT OF DISTURBANCE
PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF DRIVES

REMOVE EXISTING ASPHALT PAVEMENT

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SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLANS

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DRAWING No.
13-0001

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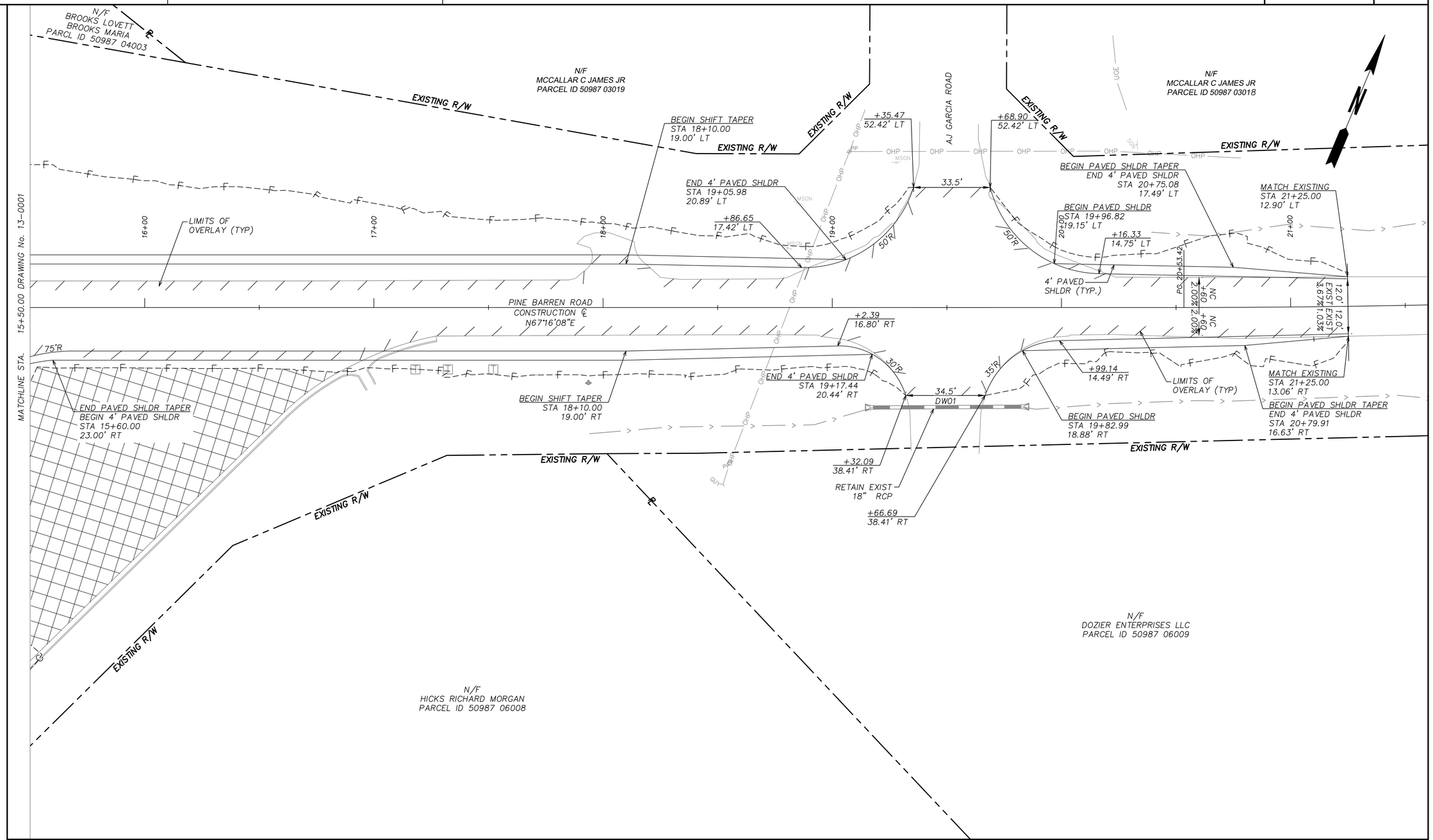

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
LIMIT OF DISTURBANCE	
PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES	
TEMPORARY EASEMENT FOR CONST. OF SLOPES	
TEMPORARY EASEMENT FOR CONST. OF DRIVES	

REMOVE EXISTING ASPHALT PAVEMENT

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Savannah, GA 31401

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLANS

HICKS TRACT DEVELOPMENT

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BACKCHECKED:		DATE:		13–0002
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\13-0001 - CONSTRUCTION LAYOUT\13-0002 CONSTRUCTION LAYOUT.dwg by: James.Dusenbury Jul 31, 2026 8:07am

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N/F
GEORGIA POWER COMPANY
PARCEL ID 50987 05002A

1
N/F
HICKS RICHARD MORGAN
PARCEL ID 50987 06008

INSTALL CURB INLET A.1.1
PER CITY OF POOLER DETAIL P-19B
52+42.38, 27.93' RT
INV = 16.20'

+43.20
50.00' RT
EX R/W

REQUIRED R/W

6" x 30" CURB &
GUTTER TP 2 PER
GDOT 9032B (TYP)

REQ'D R/W

EXISTING R/W

MATCHLINE STA.
52+00.00 DRWAING No. 13-0001

LIMITS OF
OVERLAY (TYP)

MATCH EXISTING
STA 54+00.00
23.78' RT

+80.50
24.00' RT

53+80.50

23.8'
EXIST
1.73%

NC
+80.5
2.00%

CURVE #1

56 LF 18"
RCP @ 1.0%

100 LF 18"
18" RCP @ 1.0%

PINE MEADOW DRIVE
CONSTRUCTION ℄
N22°45'39"E

24.0'
EXIST
1.82%

NC
+80.5
2.00%

PC 53+80.50

53+00

57+00

56+00

55+00

54+00

+80.50
24.00' LT

INSTALL CURB INLET A.1
PER CITY OF POOLER DETAIL P-19B
52+42.38, 27.88' LT
INV IN (N) = 15.64'
INV IN (W) = 15.64'
INV OUT (E) = 15.64'

EXISTING R/W

MATCH EXISTING
BEGIN 6 IN X 30 IN CURB & GUTTER TP 2
STA 54+00.00
24.02' LT

6" x 30" CURB & GUTTER
TP 2 PER GDOT 9032B (TYP)

21 LF 18"
18" RCP @ 1.0%

INSTALL STORM MANHOLE A.0
REMOVE EXISTING CURB INLET LID
AND INSTALL MANHOLE FRAME PER
CITY OF POOLER DETAIL P-23
AND LID PER DETAIL P-25;
EXISTING CURB INLET TO BE
REPURPOSED IN PLACE
52+42.38, 48.65' LT
INV IN (N) = 15.44'
EX INV OUT (S) = 15.44'

N/F
HICKS RICHARD MORGAN
PARCEL ID 50987 06008

CURVE #1
PI STA = 50+20.08
N = 763710.8232
E = 944821.3488
DELTA = 40° 29' 32.6" (RT)
D = 11° 14' 4.09"
T = 188.11
L = 360.43
R = 510.00
E = 35.59
ed = 4%
eMAX = 8%
D.S. = 45 MPH

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
LIMIT OF DISTURBANCE
PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF DRIVES

REMOVE EXISTING ASPHALT PAVEMENT

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SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLANS

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\13-0001 - CONSTRUCTION LAYOUT.dwg 13-0003 CONSTRUCTION LAYOUT Aug 03, 2026 3:22pm by: David.Smith

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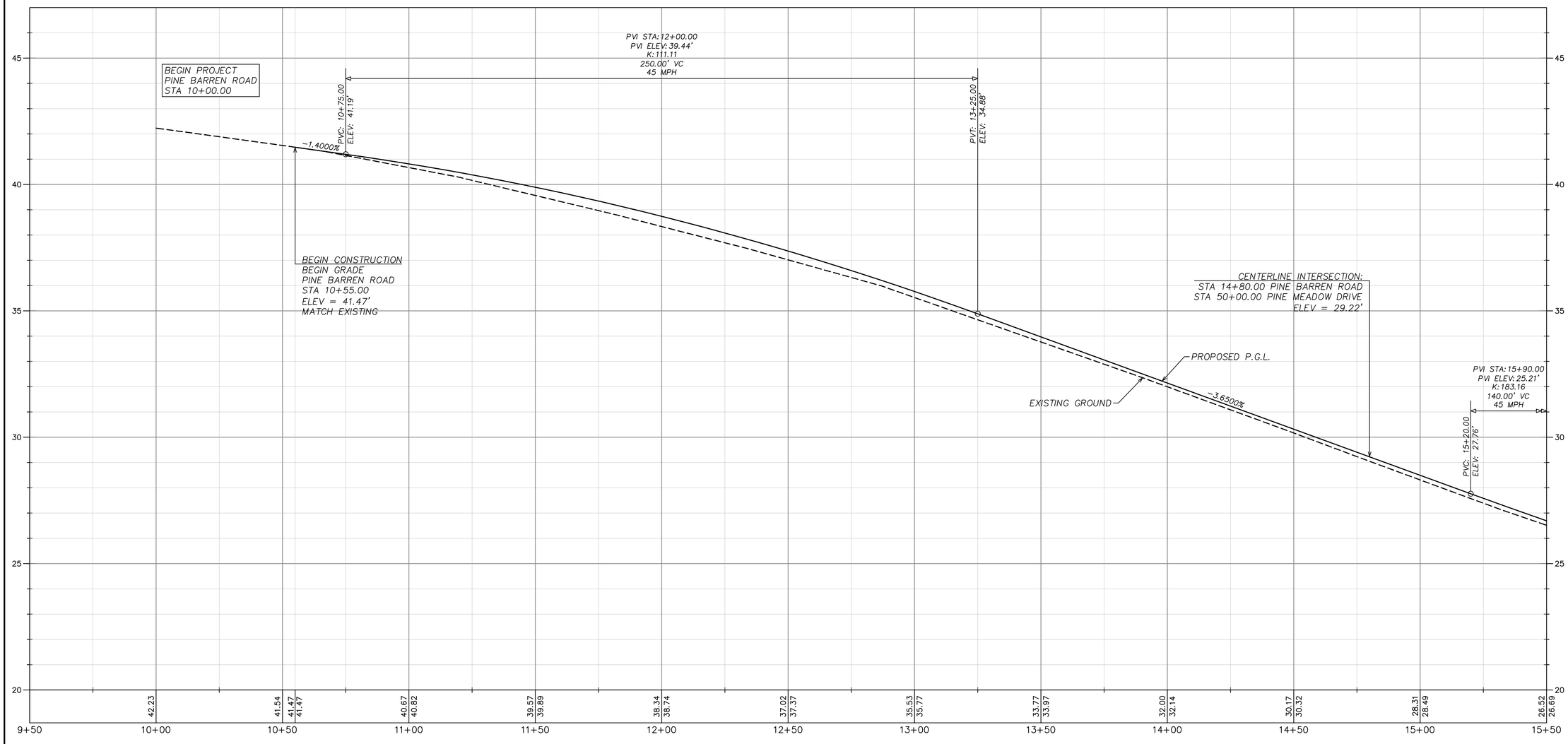

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33 Bull St, Suite 505
Savannah, GA 31401

SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

REVISION DATES

MAINLINE PROFILE

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.

15-0001

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\15-0001 - MAINLINE ROADWAY PROFILES.dwg 15-0001 MAINLINE ROADWAY PROFILES Jul 31, 2026 8:07am by: James.Dusenbury

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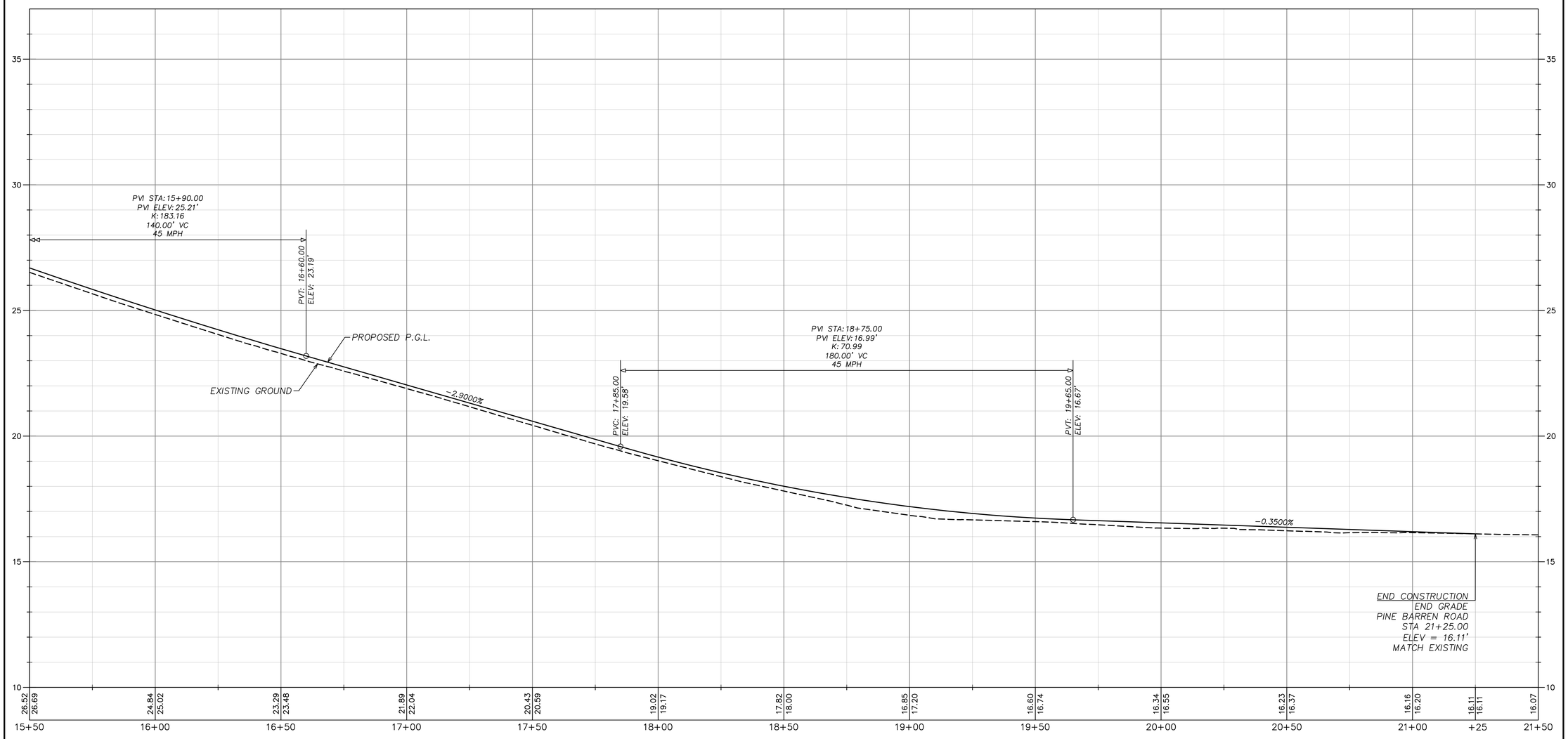

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SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

REVISION DATES

MAINLINE PROFILE

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		15-0002
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\15-0001 - MAINLINE ROADWAY PROFILES.dwg 15-0002 MAINLINE ROADWAY PROFILES Jul 31, 2026 8:07am by: James.Dusenbury

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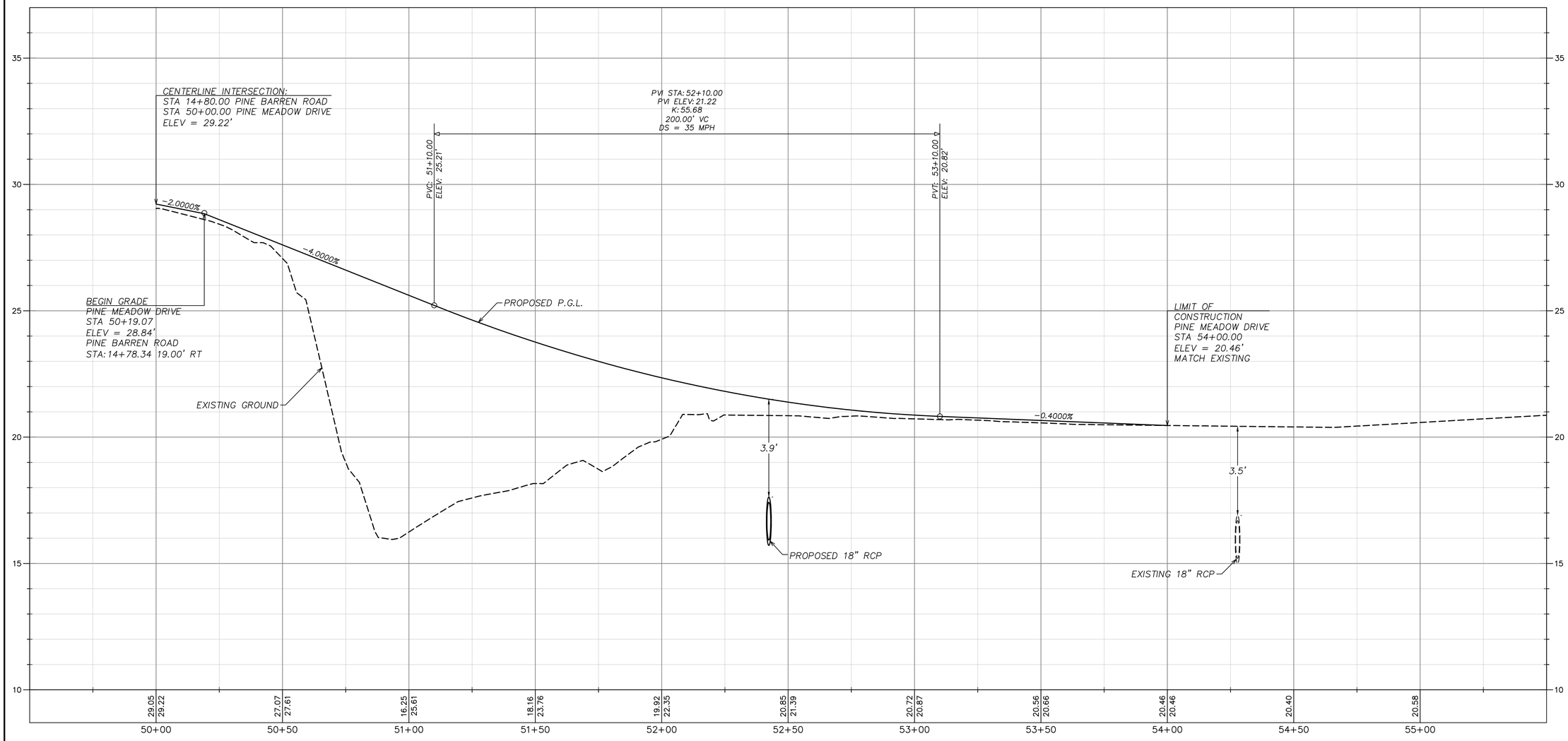

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SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

REVISION DATES

CROSSROAD PROFILE

PINE MEADOW DRIVE

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		16-0001
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\16-0001 - CROSSROAD PROFILE.dwg 16-0001 - CROSSROAD PROFILE Jul 31, 2026 8:07am by: James.Dusenbury

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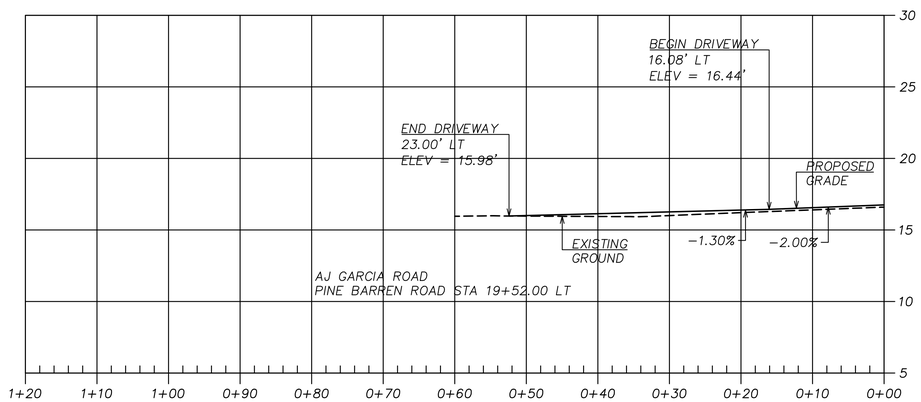

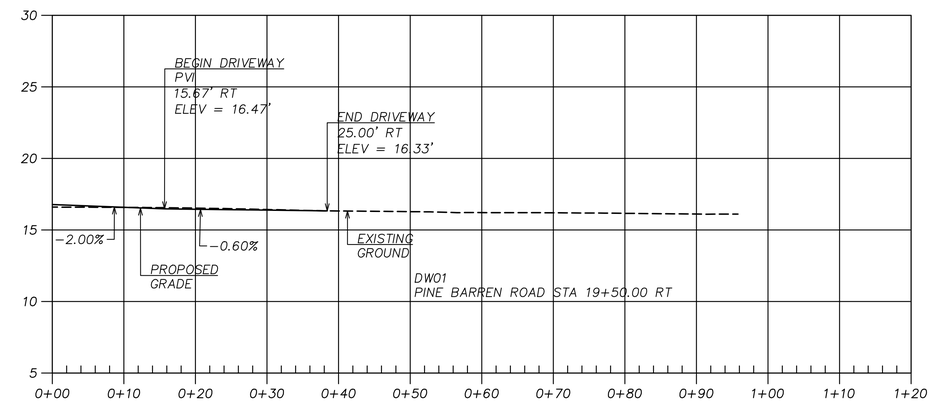

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1" = 5' VERT.

REVISION DATES

DRIVEWAY PROFILES

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		17-0001
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\17-0001 - DRIVEWAY PROFILE.dwg 17-0001 - DRIVEWAY PROFILE Jul 31, 2026 8:07am by: James.Dusenbury

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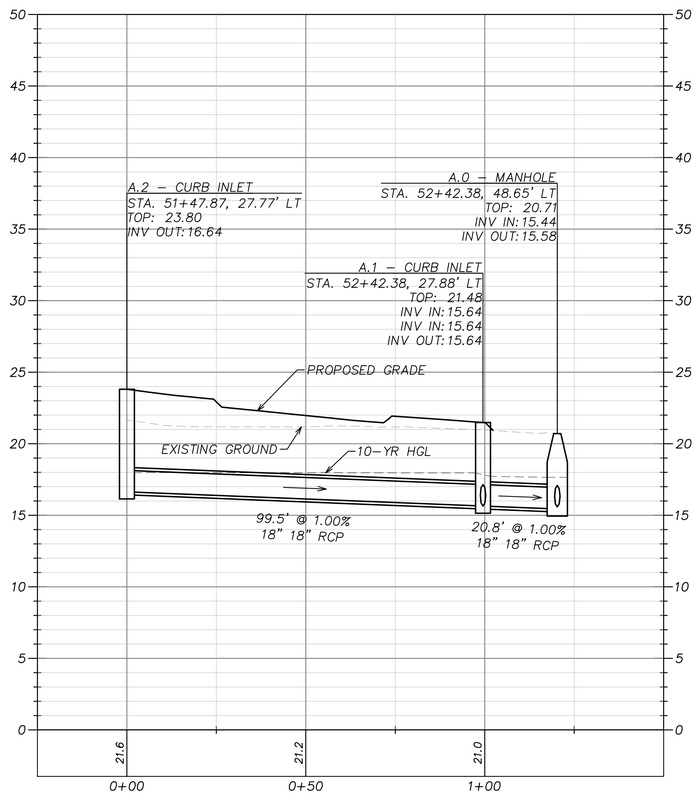

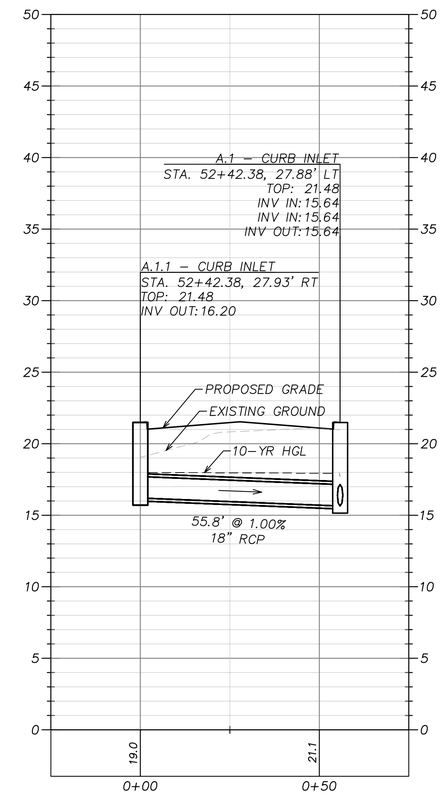

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REVISION DATES

DRAINAGE PROFILES

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		22–0001
CORRECTED:		DATE:		
VERIFIED:		DATE:		

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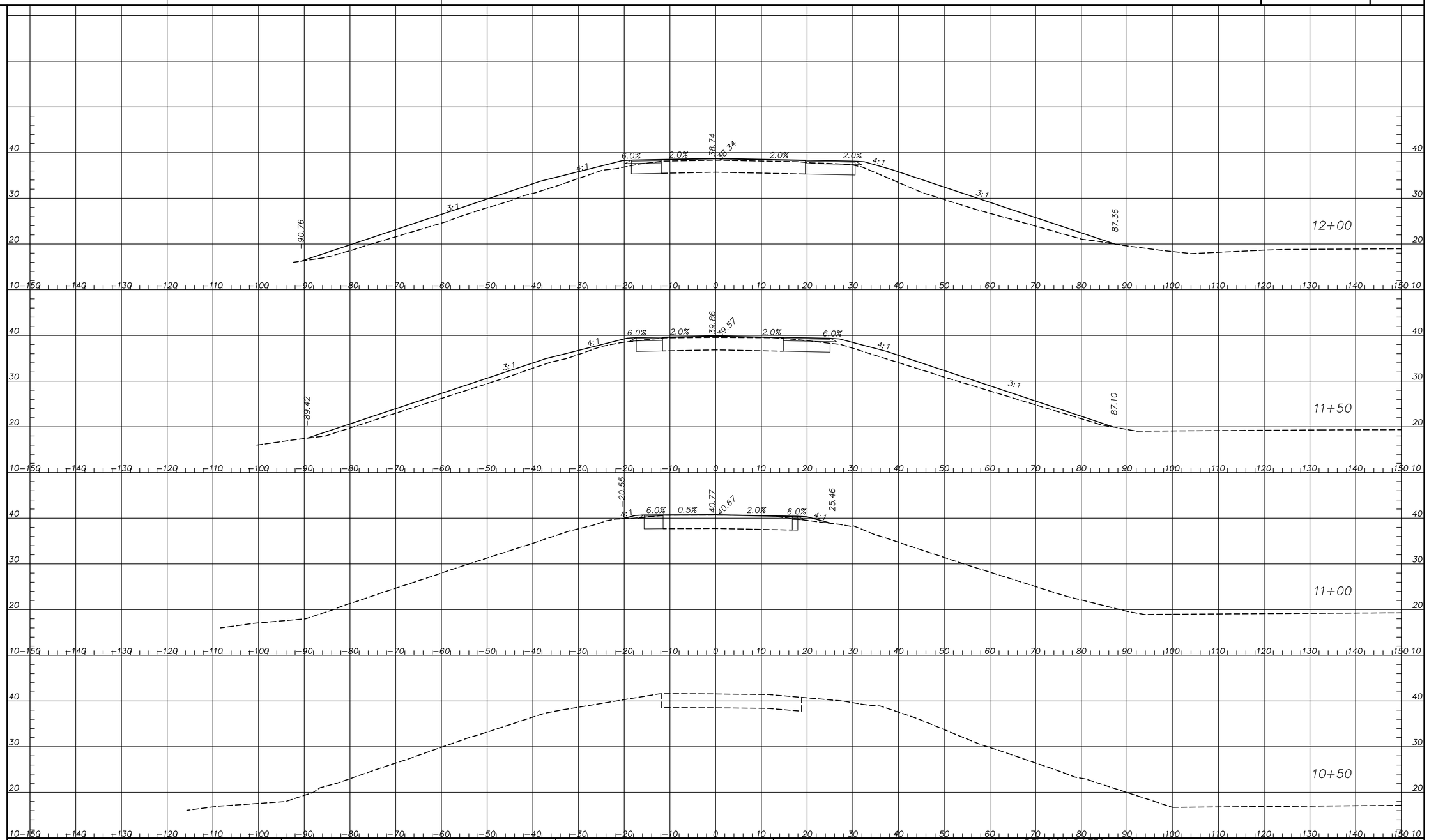

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1" = 10' VERT.

REVISION DATES

CROSS SECTIONS

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
23-0001

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0001 CROSS SECTIONS Jul 31, 2026 8:07am by: James.Dusenbury

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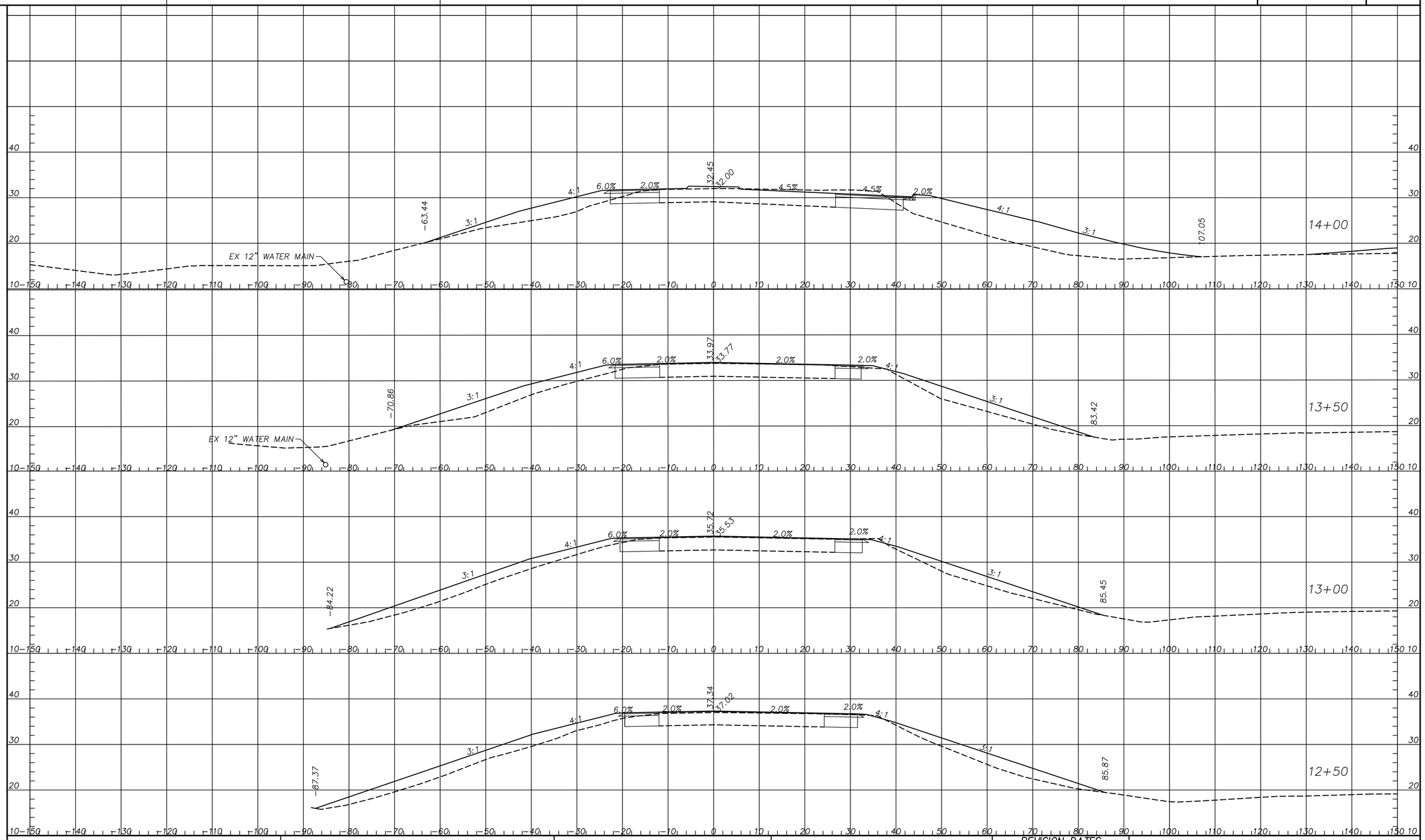

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1" = 10' VERT.

REVISION DATES

CROSS SECTIONS

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		23-0002
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0002 CROSS SECTIONS Jul 31, 2026 8:07am by: James.Dusenbury

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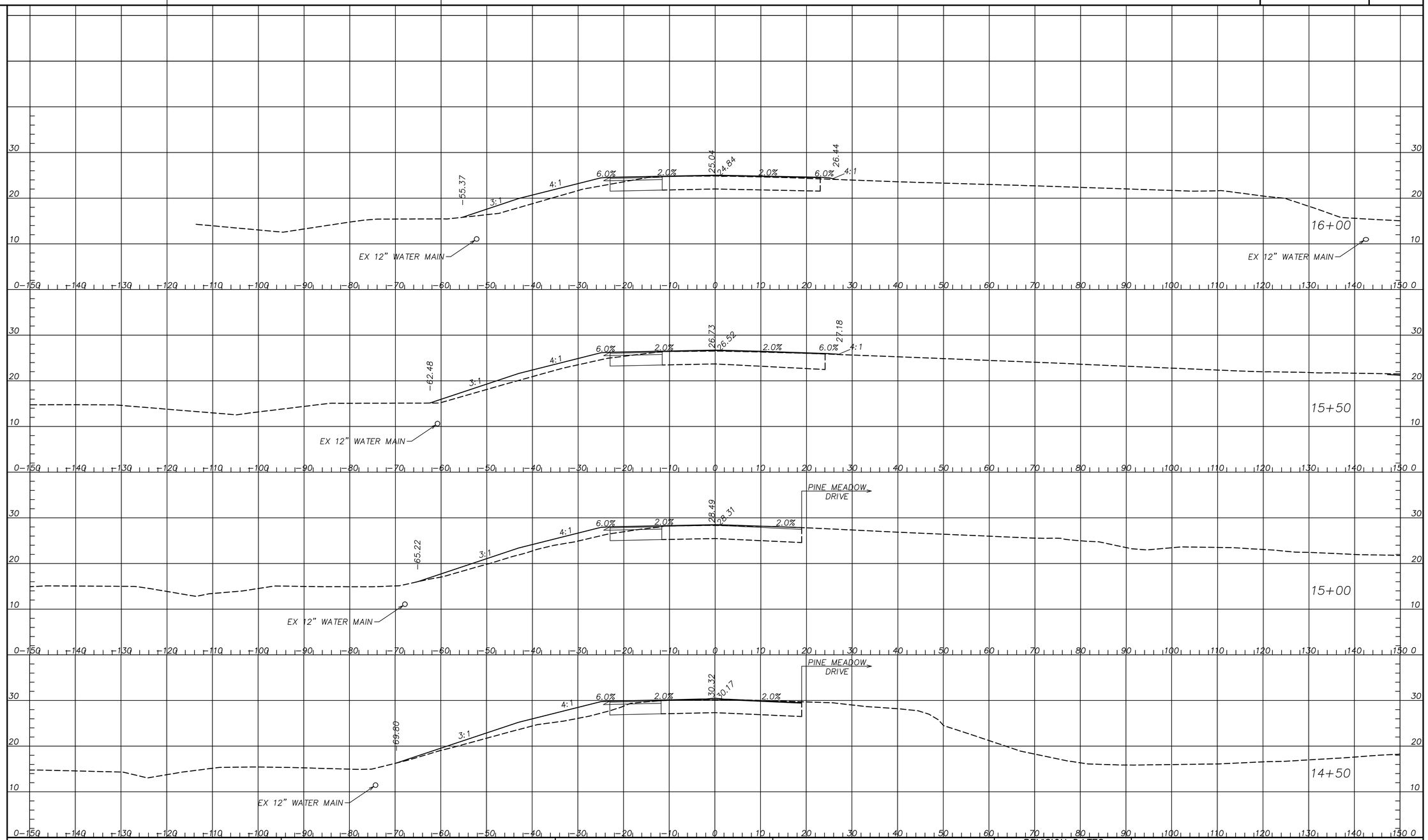

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REVISION DATES

CROSS SECTIONS

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
23-0003

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0003 CROSS SECTIONS Jul 31, 2026 8:08am by: James.Dusenbury

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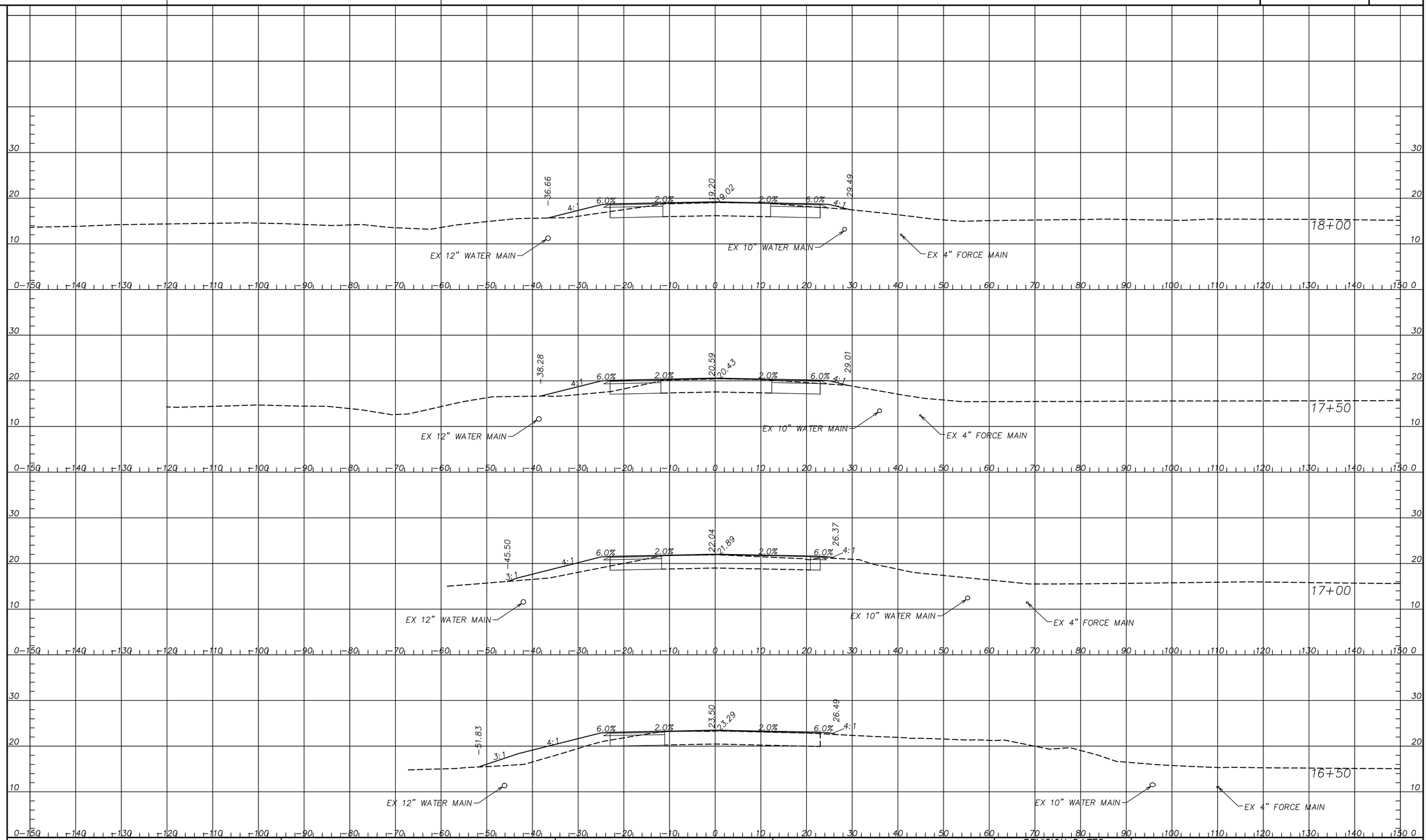

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REVISION DATES

CROSS SECTIONS

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
23-0004

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0004 CROSS SECTIONS Jul 31, 2026 8:08am by: James.Dusenbury

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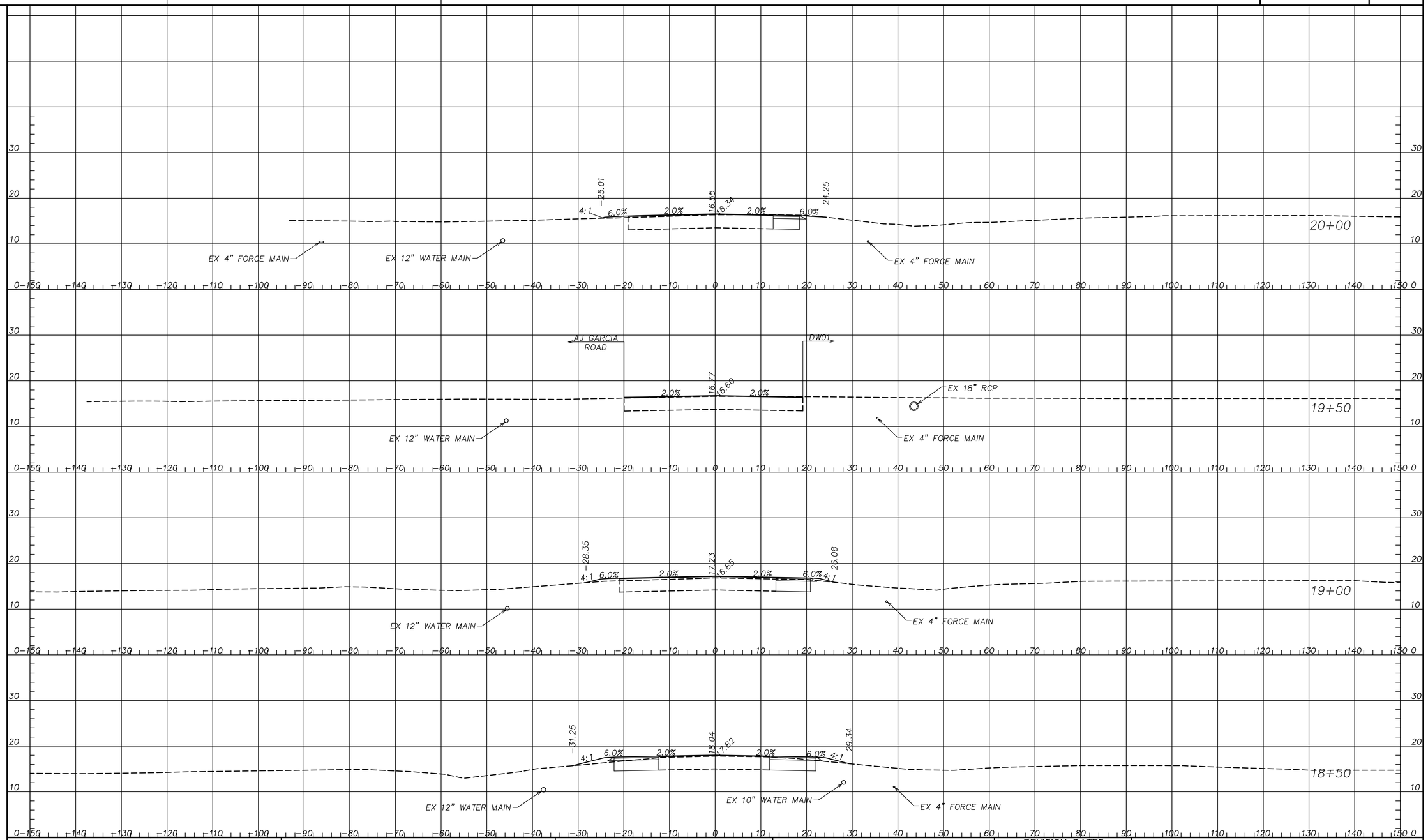

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SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

REVISION DATES

CROSS SECTIONS

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		23-0005
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0005 CROSS SECTIONS Jul 31, 2026 8:08am by: James.Dusenbury

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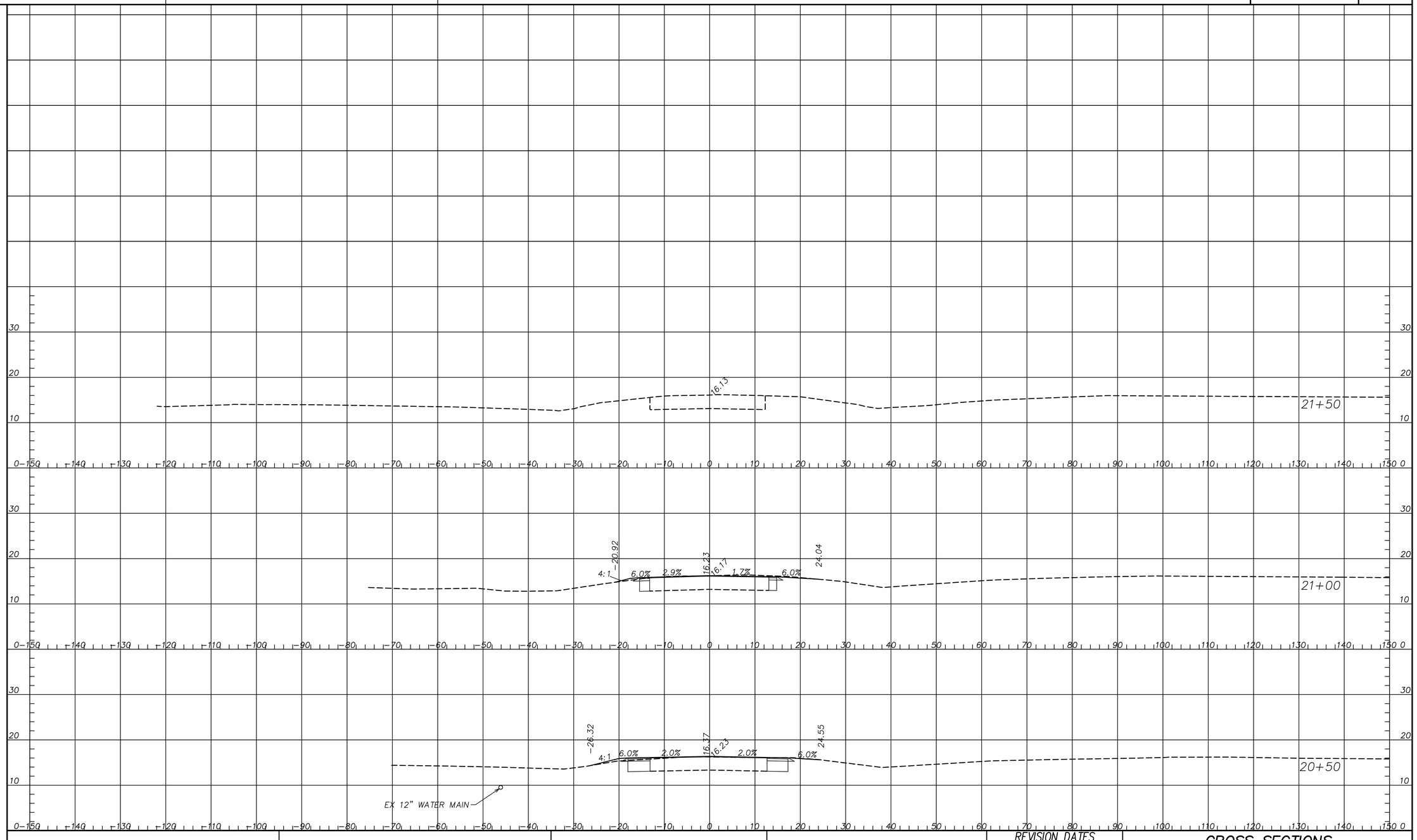

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REVISION DATES

CROSS SECTIONS

PINE BARREN ROAD

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		23-0006
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0006 CROSS SECTIONS Jul 31, 2026 8:08am by: James.Dusenbury

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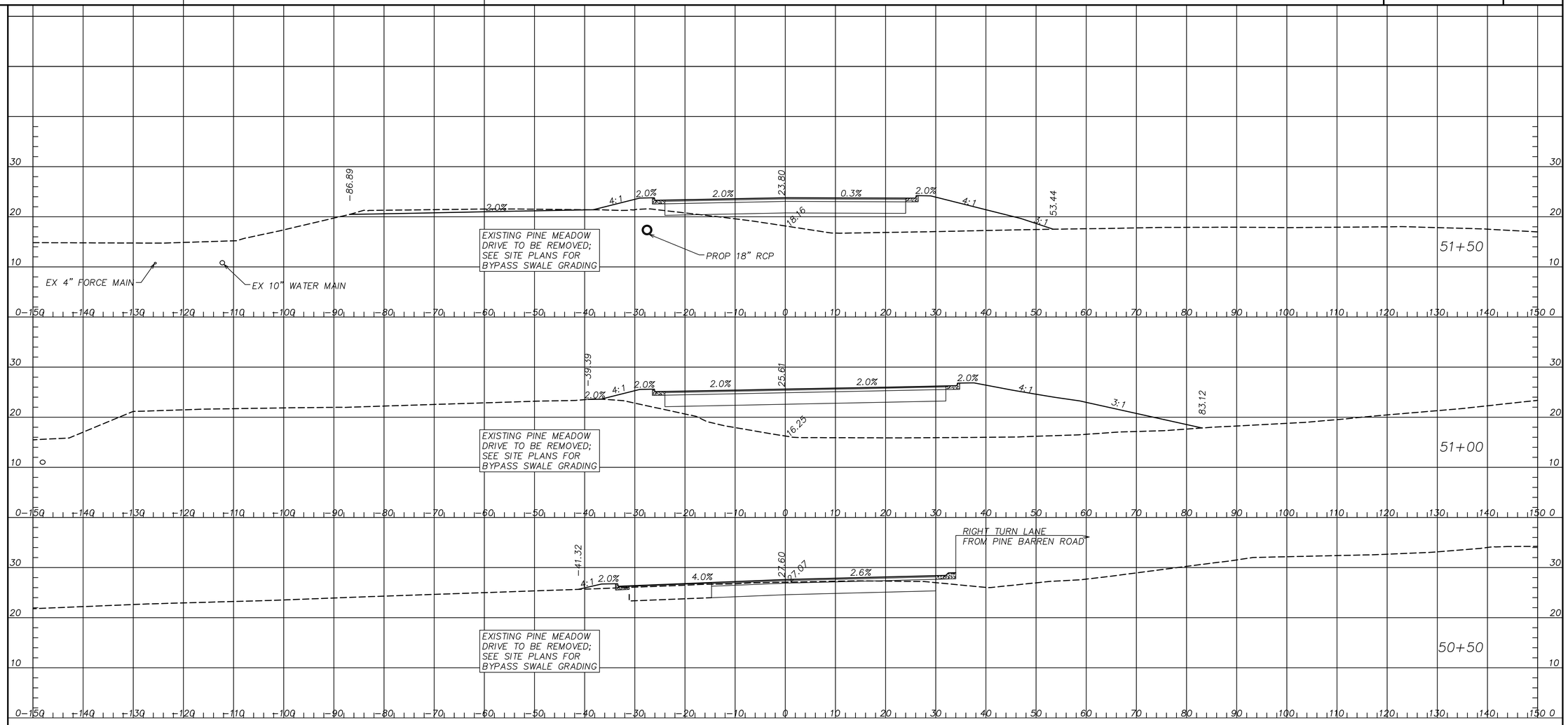

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1" = 10' VERT.

REVISION DATES

CROSS SECTIONS

PINE MEADOW DRIVE

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		23-0007
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0007 CROSS SECTIONS Jul 31, 2026 8:08am by: James.Dusenbury

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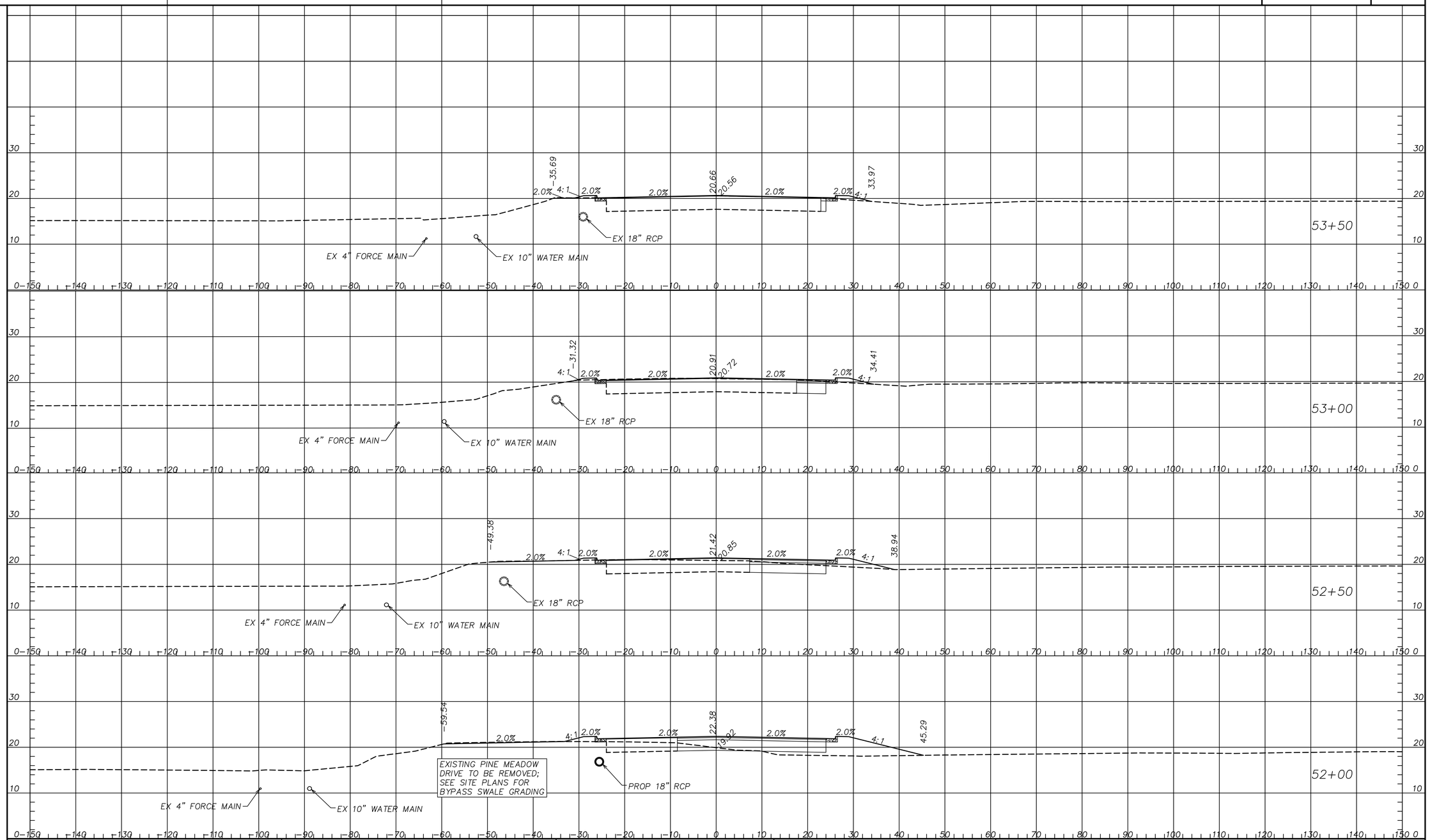

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1" = 10' VERT.

REVISION DATES

CROSS SECTIONS

PINE MEADOW DRIVE

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	23-0008
CORRECTED:		DATE:	
VERIFIED:		DATE:	

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0008 CROSS SECTIONS Jul 31, 2026 8:08am by: James.Dusenbury

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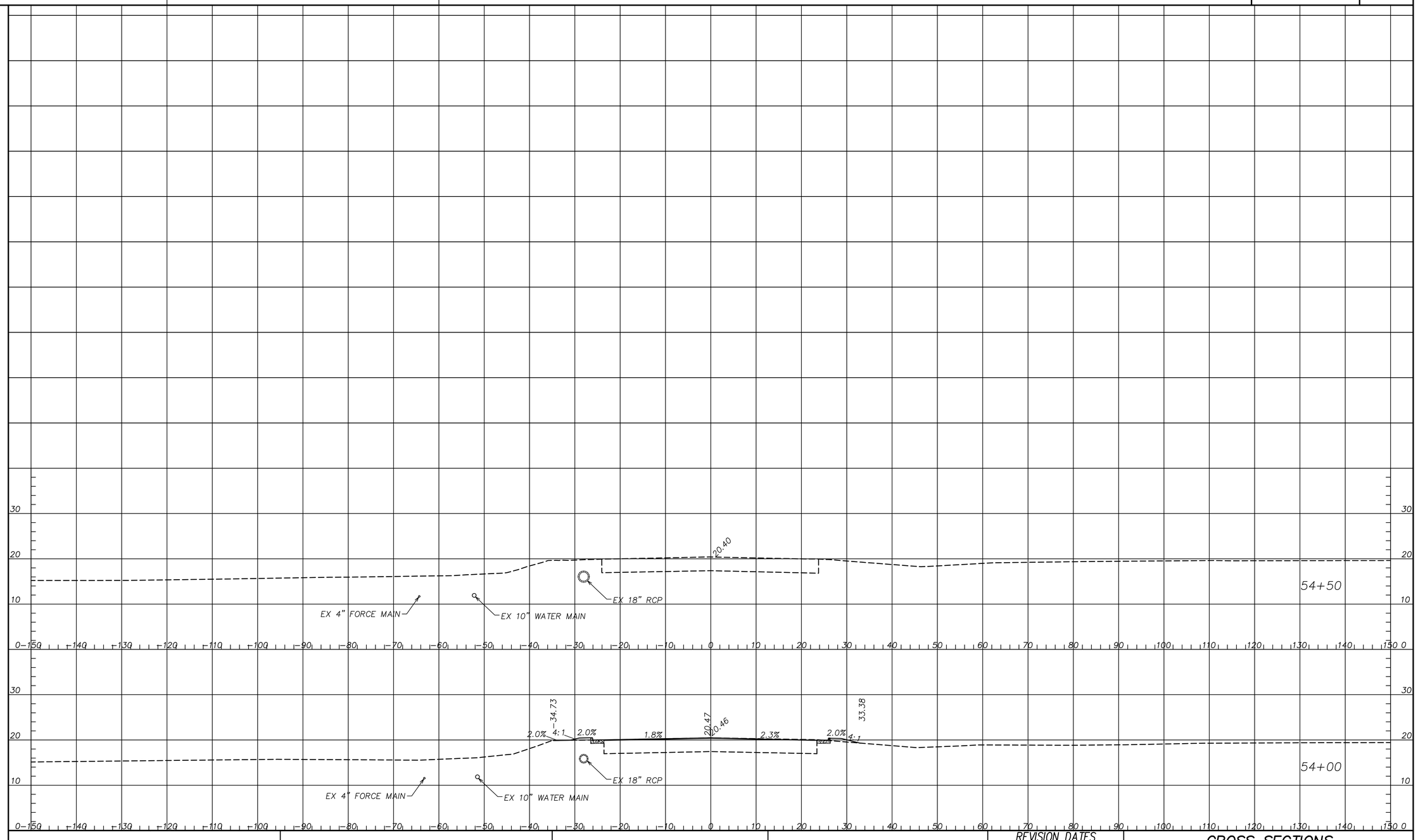

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SCALE: 1" = 10' HORIZ.
1" = 10' VERT.

REVISION DATES

CROSS SECTIONS

PINE MEADOW DRIVE

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		23-0009
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg 23-0009 CROSS SECTIONS Jul 31, 2026 8:09am by: James.Dusenbury

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UTILITY LINECODES

	EXISTING	TO BE REMOVED	PROPOSED	TYPE OF UTILITY
OVERHEAD	E	E	E	ELECTRIC
	E-T	E-T	E-T	ELECTRIC/TELECOMMUNICATIONS
	E-TV	E-TV	E-TV	ELECTRIC/CABLE TV
	E-T-TV	E-T-TV	E-T-TV	ELECTRIC/TELECOMMUNICATIONS/CABLE TV
	E-TC	E-TC	E-TC	ELECTRIC/TRAFFIC CONTROL
	E-T-TC	E-T-TC	E-T-TC	ELECTRIC/TELECOMMUNICATIONS/TRAFFIC CONTROL
	GW	GW	GW	GUY WIRE
	TC	TC	TC	TRAFFIC CONTROL
	T	T	T	TELECOMMUNICATIONS
	T-TV	T-TV	T-TV	TELECOMUNICATIONS/CABLE TV
	TV	TV	TV	CABLE TV
UNDERGROUND	E	E	E	ELECTRIC
	T	T	T	TELECOMMUNICATIONS
	TV	TV	TV	CABLE TV
	W	W	W	WATER
	##"W	##"W	##"W	WATER FOR LABELED PIPE SIZES
	NW	NW	NW	NON-POTABLE WATER
	##"NW	##"NW	##"NW	NON-POTABLE WATER FOR LABELED PIPE SIZES
	STM	STM	STM	STEAM
	##"STM	##"STM	##"STM	STEAM FOR LABELED PIPE SIZES
	SS	SS	SS	SANITARY SEWER WITH FLOW DIRECTION
	##"SS	##"SS	##"SS	SANITARY SEWER WITH FLOW DIRECTION FOR LABELED PIPE SIZES
	SFM	SFM	SFM	SANITARY SEWER FORCE MAIN WITH FLOW DIRECTION
	G	G	G	GAS
	##"G	##"G	##"G	GAS FOR LABELED PIPE SIZES
	P	P	P	PETROLEUM
	##"P	##"P	##"P	PETROLEUM FOR LABELED PIPE SIZES

UTILITY SYMBOLS

EXISTING	PROPOSED	TEMPORARY	
			UTILITY POLE/GUY POLE
			LIGHT POLE
			GUY ANCHOR
M	M	M	MARKER
X	X	X	SPLICE BOX
			CABINET
			VENT
E	E	E	ELECTRIC MANHOLE
H	H	H	HAND HOLE
E	E	E	TRANSFORMER
E	E	E	ELECTRIC METER
E	E	E	ELECTRIC BOX
			TRANSMISSION TOWER
T	T	T	TELECOMMUNICATIONS MANHOLE
T	T	T	TELECOMMUNICATIONS PEDESTAL
SLC	SLC	SLC	SUBCRIBER LOOP CARRIER (aka "SLICK")
			PHONE BOOTH
			CABLE TV PEDESTAL
TV	TV	TV	CABLE TV MANHOLE
W	W	W	WATER VALVE
W	W	W	WATER METER
W	W	W	WATER MANHOLE

EXISTING	PROPOSED	TEMPORARY	
			FIRE HYDRANT ASSEMBLY (INCLUDES ASSOCIATED VALVE)
BFP	BFP	BFP	BACKFLOW PREVENTER
PIV	PIV	PIV	PRESSURE INDICATOR VALVE
ARV	ARV	ARV	AIR RELEASE VALVE
W	W	W	WELL
W	W	W	WATER VAULT
W	W	W	WATER VALVE MARKER
			STAND PIPE
			CLEANOUT
SS	SS	SS	SANITARY SEWER MANHOLE
ARV	ARV	ARV	AIR RELEASE VALVE
GT	GT	GT	GREASE TRAP
S	S	S	SANITARY SEWER FORCE MAIN VALVE
G	G	G	GAS VALVE
G	G	G	GAS METER
G	G	G	GAS MANHOLE
GPR	GPR	GPR	GAS PRESSURE REGULATOR
G	G	G	GAS VAULT
GTS	GTS	GTS	GAS TEST STATION
P	P	P	PETROLEUM VALVE
F	F	F	FIBER MARKER

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Know what's below. Call before you dig.

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
LIMIT OF DISTURBANCE
PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

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Savannah, GA 31401

SCALE IN FEET
0 20 40 80

REVISION DATES

UTILITY PLANS
LEGEND
HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		24–0000
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\24-0001 - UTILITY PLANS.dwg 24-0000 UTILITY PLANS Jul 31, 2026 8:07am by: James.Dusenbury

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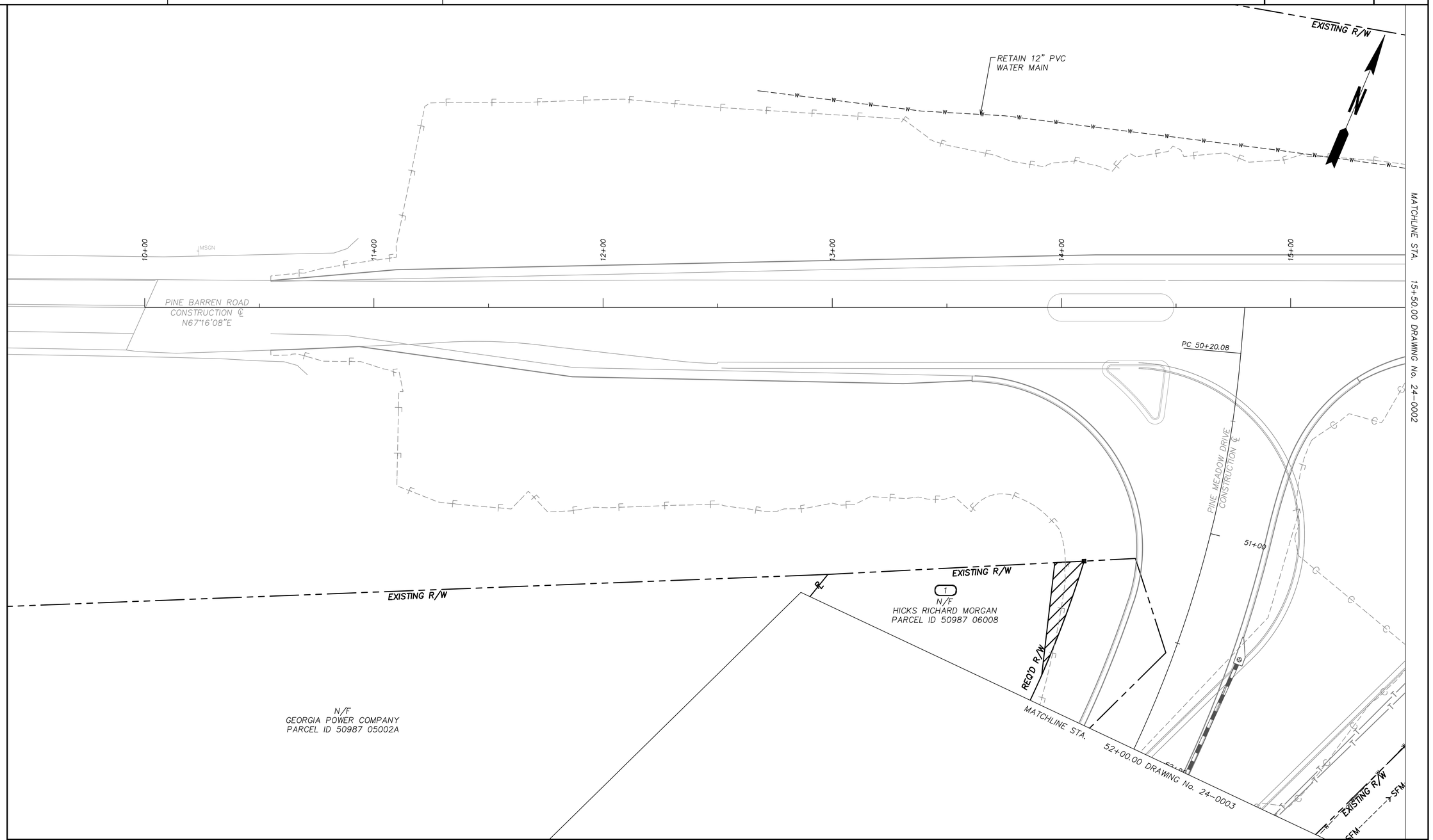

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

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Engineering, Planning, and Environmental Consultants
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REVISION DATES

UTILITY PLANS

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CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\24-0001 - UTILITY PLANS.dwg 24-0001 UTILITY PLANS Jul 31, 2026 8:07am by: James.Dusenbury

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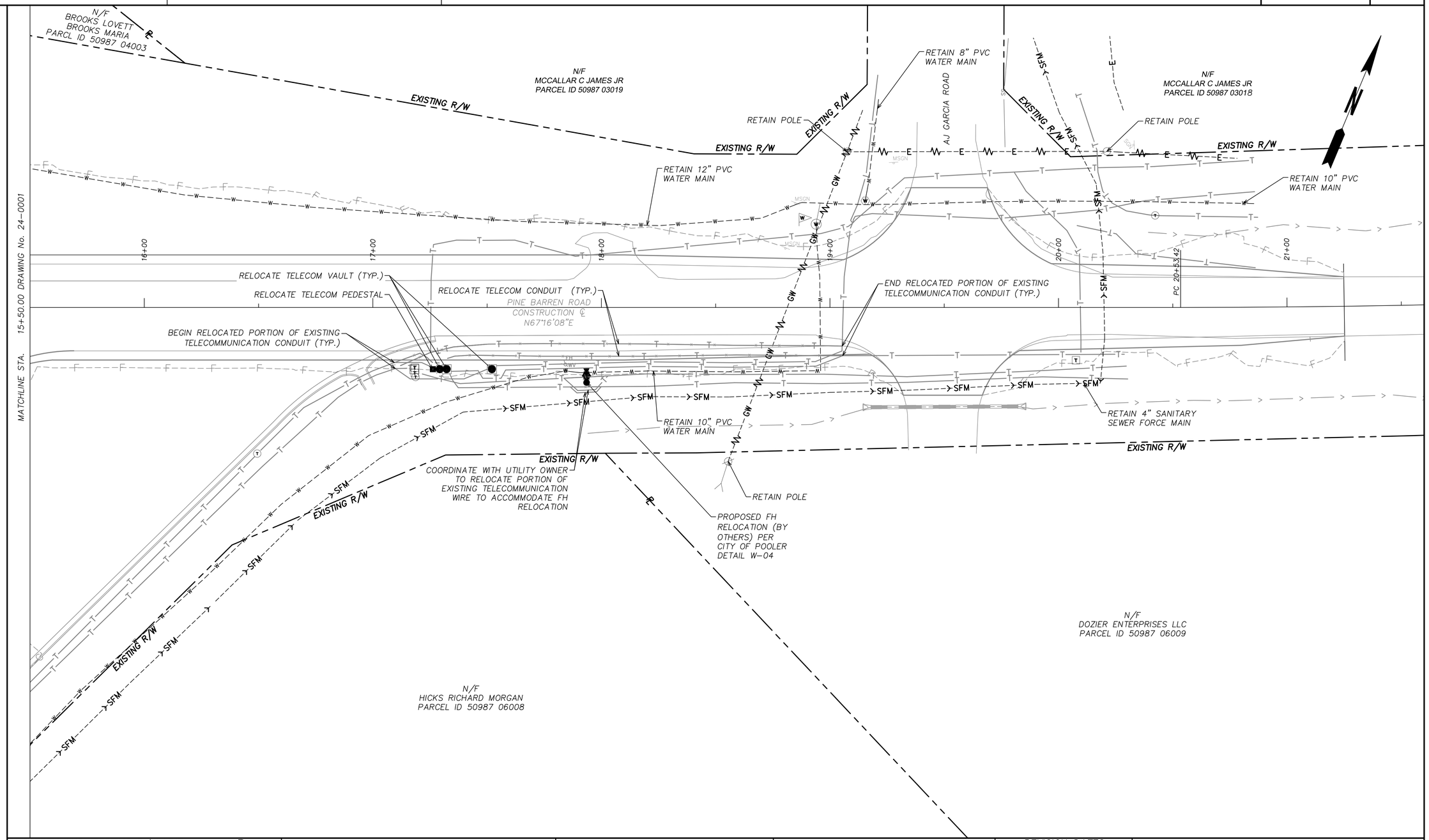

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
LIMIT OF DISTURBANCE
PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
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ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

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REVISION DATES

UTILITY PLANS

HICKS TRACT DEVELOPMENT

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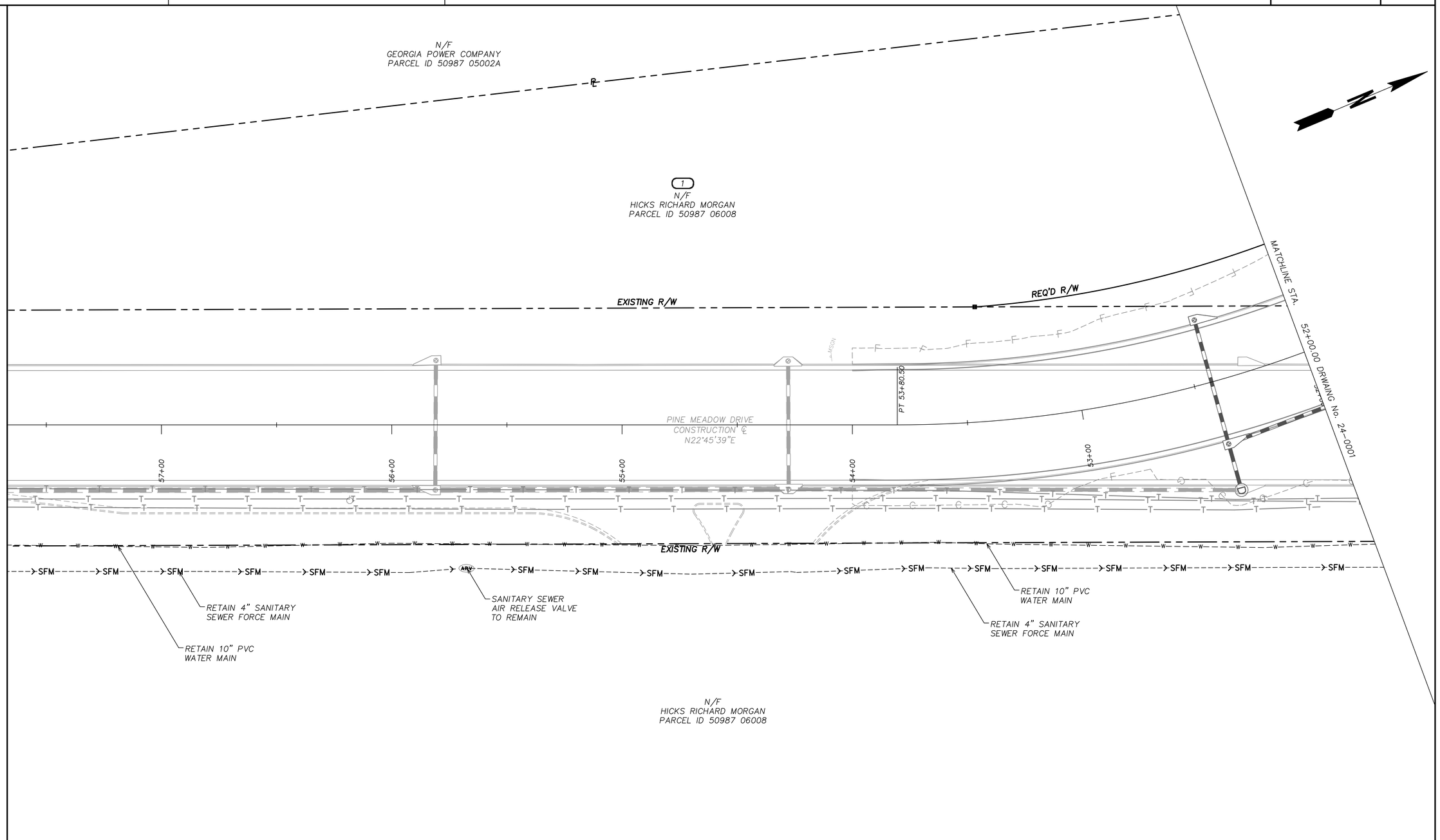

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
LIMIT OF DISTURBANCE
PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF SLOPES
TEMPORARY EASEMENT FOR CONST. OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

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UTILITY PLANS

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		24–0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\24-0001 - UTILITY PLANS.dwg 24-0003 UTILITY PLANS Aug 03, 2026 3:22pm by: David.Smith

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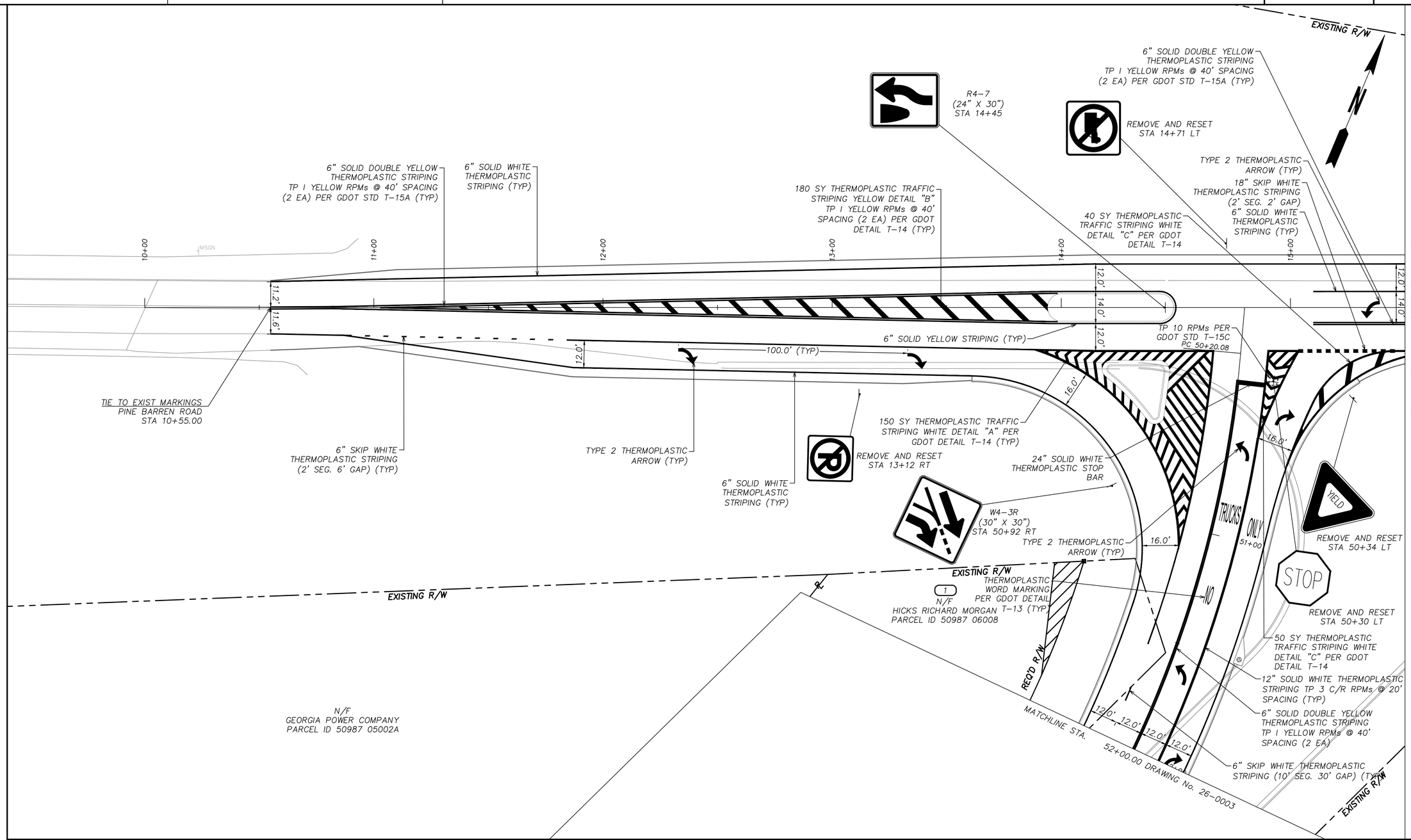

PROPERTY AND EXISTING R/W LINE
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REVISION DATES

SIGNING AND MARKING PLAN

HICKS TRACT DEVELOPMENT

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BACKCHECKED:		DATE:		26-0001
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\26-0001 - SIGNING AND MARKINGS PLAN.dwg 26-0001 SIGNING AND MARKING PLANS Jul 31, 2026 8:06am by: James.Dusenbury

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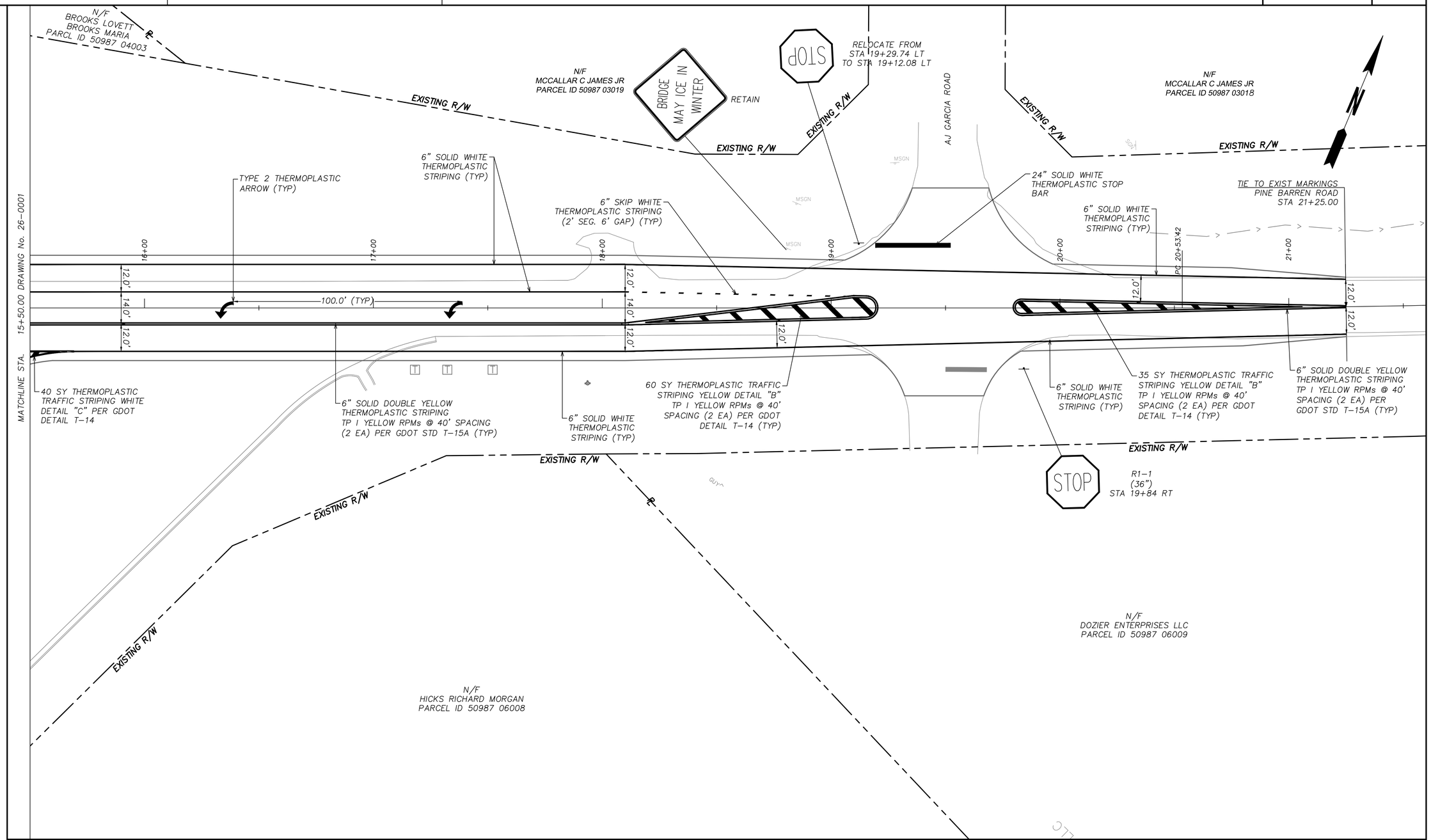

PROPERTY AND EXISTING R/W LINE
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0 20 40 80

REVISION DATES

SIGNING AND MARKING PLANS

HICKS TRACT DEVELOPMENT

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		26-0002
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\26-0001 - SIGNING AND MARKINGS PLAN.dwg 26-0002 SIGNING AND MARKING PLANS Jul 31, 2026 8:07am by: James.Dusenbury

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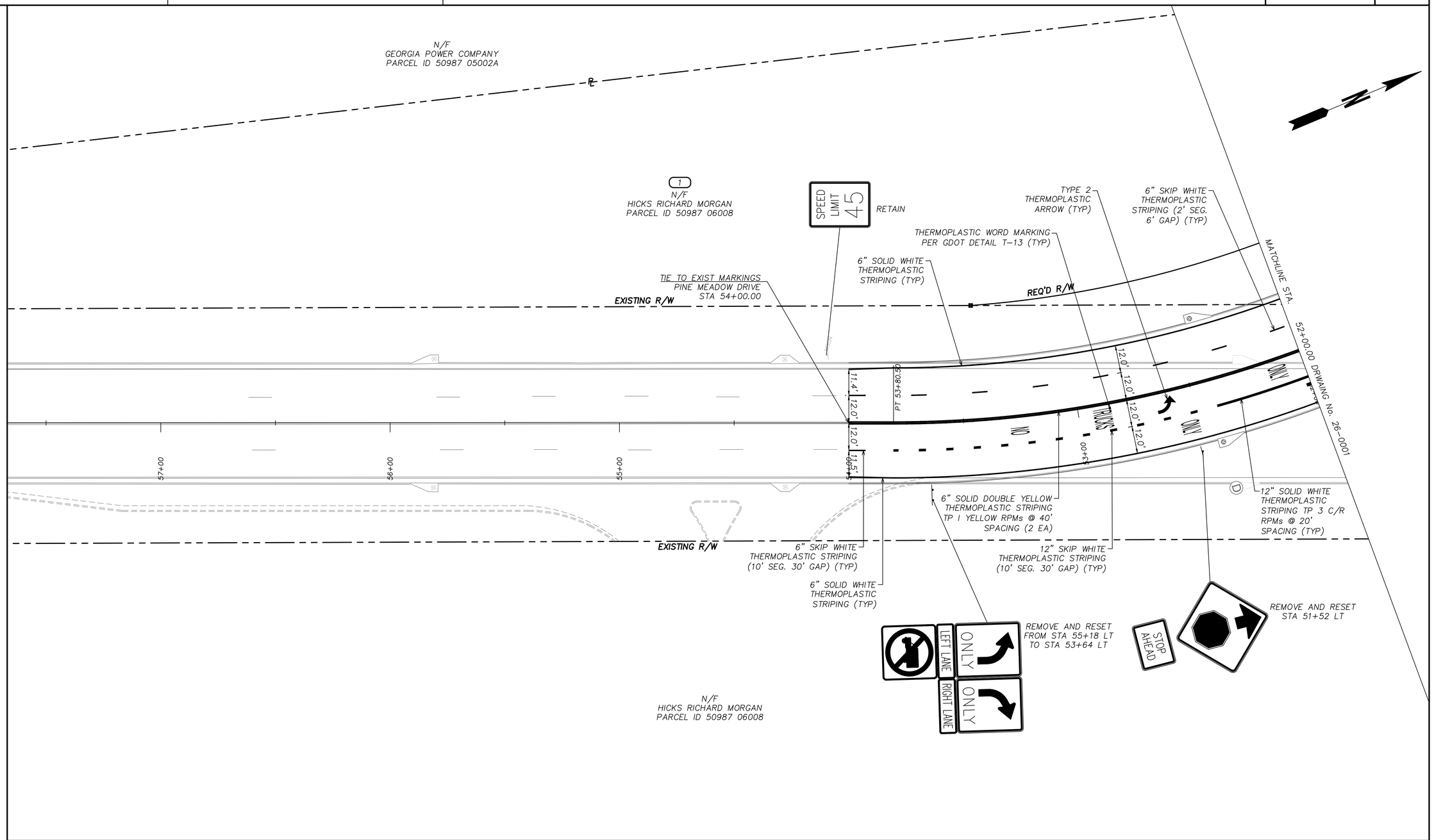

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SIGNING AND MARKING PLANS

HICKS TRACT DEVELOPMENT

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BACKCHECKED:		DATE:		26-0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Drawing name: K:\SAV_Civil\011532024_Hicks Tract Offsite\CAD\GDOT Plansheets\26-0001 - SIGNING AND MARKINGS PLAN.dwg 26-0003 SIGNING AND MARKING PLANS Aug 03, 2026 3:22pm by: David.Smith

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