

# HINESVILLE BUSINESS INCUBATOR

HINESVILLE, GEORGIA 31313

FOR

HINESVILLE INCUBATOR FACILITY

EDA PROJECT NO 04-79-07284

CONSTRUCTION DOCUMENTS

**CIVIL ENGINEERS:**  
**LANDSCAPE ARCHITECT:**



**COASTLINE CONSULTING SERVICES**  
**MANDEL DESIGN, LLC**

**SITE BIDDING CONSULTANT -- SIMONTON ENGINEERING, LLC**

Not for Bid

## SCHEDULE OF DRAWINGS:

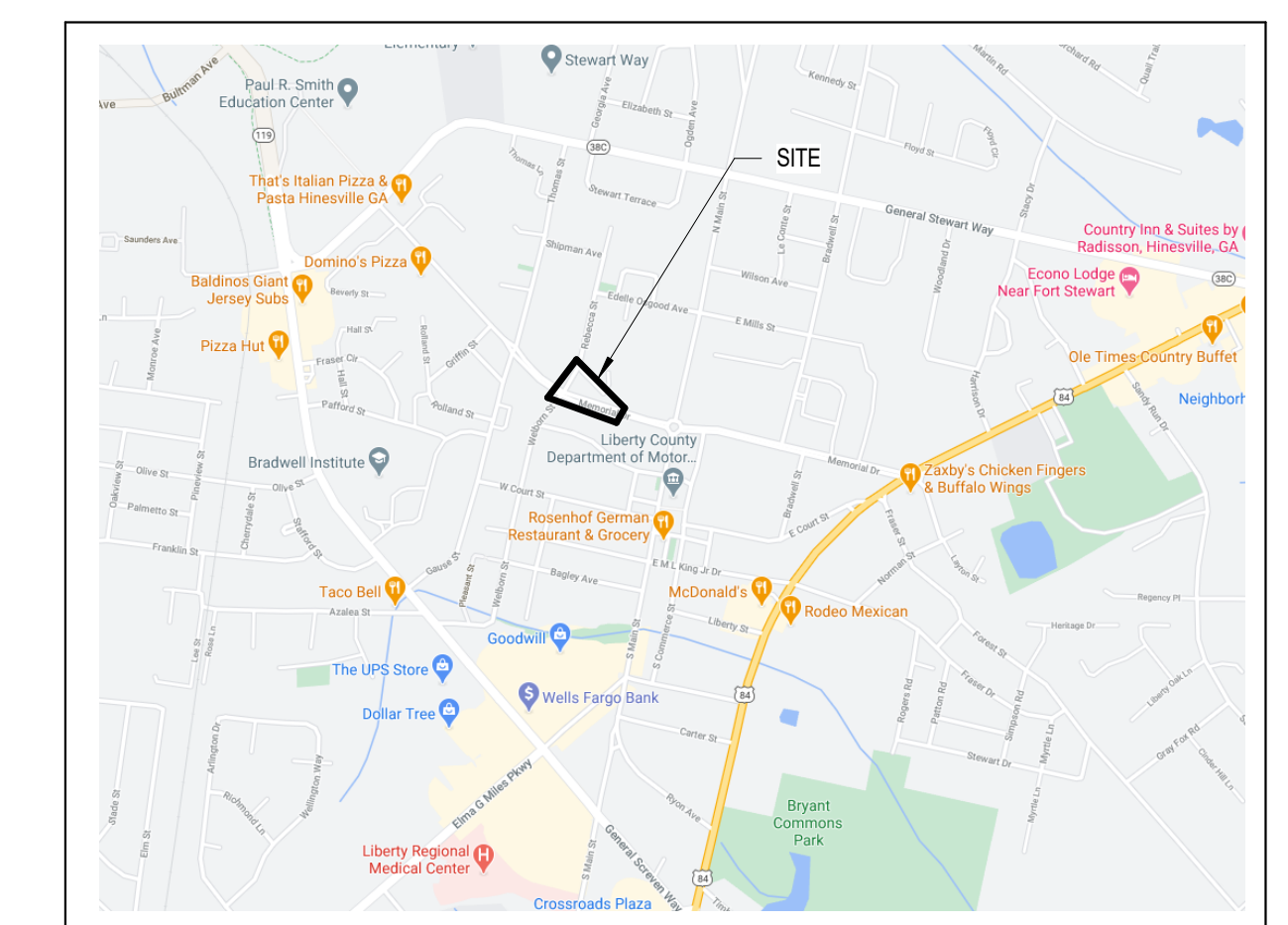
### LIST OF DRAWINGS - CIVIL

- C-1 GENERAL NOTES AND LEGEND
- C-2 EXISTING CONDITIONS & DEMOLITION PLAN
- C-3 STAKING & UTILITY PLAN
- C-4 PAVING, GRADING & DRAINAGE PLAN
- C-6 EROSION CONTROL PLAN
- C-7 EROSION CONTROL NOTES
- C-8 CONSTRUCTION DETAILS
- C-9 CONSTRUCTION DETAILS
- C-10 CONSTRUCTION DETAILS
- C-11 CONSTRUCTION DETAILS
- C-12 CONSTRUCTION DETAILS

### LIST OF DRAWINGS - LANDSCAPE

- L-1 LANDSCAPE PLAN

## LOCATION MAP:



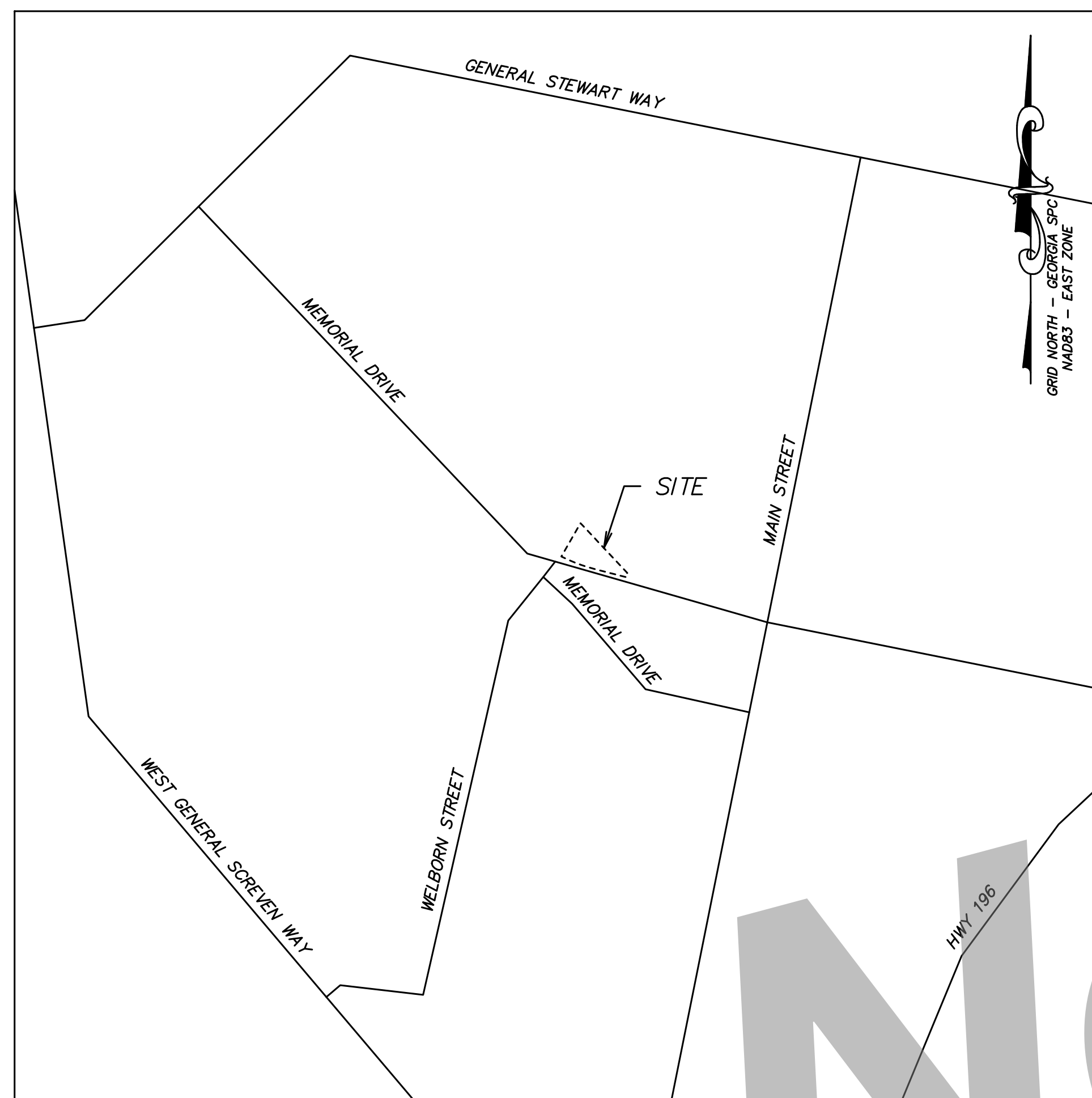
SET NO. **1**  
Issued for Permit  
03-22-2021

SHEET:

**T1.0**

**GENERAL NOTES**

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HINESVILLE SPECIFICATIONS, LATEST EDITION
- PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. BEFORE CALLING (811) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS.
- 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.
- IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.
- FILL MATERIAL SHALL BE CLEAN AND FREE OF ALL DEBRIS AND ORGANIC MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- ALL ITEMS REMOVED FROM THE PROJECT WHICH ARE NOT TO BE REUSED SHALL BE MOVED TO A LOCATION APPROVED BY THE OWNER.
- ALL SIGNING AND PAVEMENT MARKINGS IN CITY OF HINESVILLE RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER GDOT STANDARDS AND M.U.T.C.D.
- THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY HUD, COMMUNITY MAP NO. 13179C, PANEL 0226E, DATED MAY 5, 2014.
- TOPOGRAPHIC INFORMATION BASED ON SURVEY PERFORMED BY COASTLINE CONSULTING SERVICES, INC. IN NOVEMBER 2020. HORIZONTAL DATUM IS BASED ON GEORGIA STATE PLANE NAD83 AND VERTICAL DATUM IS BASED ON NAVD 88.
- CITY SHALL HAVE THE RIGHT TO ACCESS PROPERTY TO INSPECT STORMWATER FACILITIES.
- A COPY OF THE VIDEO TAPE OF THE DRAINAGE SYSTEM(S) TO BE MAINTAINED BY THE CITY OR DIRECTLY CONNECTED TO CITY PIPE/INLET/MANHOLE IS REQUIRED. BOTH THE VIDEO TAPE AND THE ACCOMPANYING WRITTEN REPORT MUST BE GIVEN TO THE CITY ONE WEEK (7 DAYS) PRIOR TO THE FINAL INSPECTION.



\* ADDRESS ON PROPERTY CARD, DEED, ETC. REFLECTS 207 WEST MEMORIAL

**SHEET INDEX**

- C-1 GENERAL NOTES AND LEGEND
- C-2 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-3 STAKING AND UTILITY PLAN
- C-4 PAVING, GRADING, AND DRAINAGE PLAN
- C-5 LANDSCAPE PLAN
- C-6 EROSION CONTROL PLAN
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- C-9 CONSTRUCTION DETAILS
- C-10 CONSTRUCTION DETAILS
- C-11 CONSTRUCTION DETAILS

SURVEY CONTROL		
	FOUND	SET
CONTROL NAIL		
IRON PIPE		
IRON REBAR		
HUB & TACK		
CONCRETE MONUMENT		
RIGHT-OF-WAY MARKER		
BENCHMARK		

FENCE LINE		
	EXISTING	PROPOSED
CHAIN LINK		
BARBED WIRE		
HOG WIRE		
WROUGHT IRON		
WOODEN		
SILT FENCE (SINGLE)		
SILT FENCE (DOUBLE)		

BUILDING		
	EXISTING	PROPOSED
BUILDING LINE		
BUILDING OVERHANG		
FINISHED FLOOR ELEVATION		

GROUND/DITCH		
	EXISTING	PROPOSED
SPOT ELEVATION		
CONTOURS		
CENTERLINE OF DITCH		
WATERS EDGE		

WATER		
	EXISTING	PROPOSED
WATERMAIN LINE		
BACKFLOW PREVENTER		
BLOW-OFF		
FIRE HYDRANT		
HOSE BIBB (SPIGOT)		
WELL		
WATER METER		
WATER MANHOLE		
WATER VALVE		

SANITARY SEWER		
	EXISTING	PROPOSED
CLEANOUT		
CENTER SANITARY MANHOLE		
GREASE TRAP		
SANITARY SEWER LINE		
FORCEMAIN LINE		

STORM		
	EXISTING	PROPOSED
PIPES		
DRAINAGE MANHOLE		
FLARED END SECTION		
INVERT ELEVATION		
CURB INLET TYPE A		
CURB INLET TYPE B		
CURB INLET TYPE C		
ROOF INLET		
GRATE INLET		
RIP RAP		

GAS		
	EXISTING	PROPOSED
GAS LINE		
GAS METER		
GAS MANHOLE		
GAS VALVE		

ELECTRIC		
	EXISTING	PROPOSED
POWER POLE		
GUY POLE		
LIGHT POLE		
GROUND LIGHT		
ELECTRICAL MANHOLE		
ELECTRICAL CONTROL BOX		
ELECTRICAL SERVICE METER		
ELECTRICAL TRANSFORMER		
UNDERGROUND POWER CABLE		
OVERHEAD POWER CABLE		

TELEPHONE		
	EXISTING	PROPOSED
TELEPHONE BOOTH		
TELEPHONE PEDISTAL		
TELEPHONE MANHOLE		
UNDERGROUND TELEPHONE		

ROADWAY		
	EXISTING	PROPOSED
CENTERLINE OF ROAD		
EDGE OF ASPHALT		
CURB & GUTTER		
EDGE OF CONCRETE		
EDGE OF GRAVEL		
EDGE OF DIRT		
EDGE OF DRIVEWAY		
GUARDRAIL		

**HINESVILLE BUSINESS INCUBATOR**  
CITY OF HINESVILLE DEVELOPMENT AUTHORITY  
207 W. WASHINGTON AVE.  
HINESVILLE, GEORGIA

**CONSTRUCTION DOCUMENTS - ISSUED FOR BID**

**Cogdell Mendrala Architects**  
**COGDELL & MENDRALA ARCHITECTS, PC**  
517 EAST CONGRESS STREET  
SAVANNAH, GEORGIA 31401  
Tel: 912.234.6318  
fax: 912.236.8414  
cogdellmendrala.com

**SEAL:**

**PROJECT CONSULTANTS:**  
M.E.P. ENGINEERS:  
**METHOD ENGINEERING GROUP**  
2 E. BRYANT STREET SUITE 1500C  
SAVANNAH, GA 31401

STRUCTURAL ENGINEERS:  
**SAUSSY ENGINEERING**  
400 E. JOHNNY MERCER BOULEVARD  
SAVANNAH, GA 31410

CIVIL ENGINEERS:  
**COASTLINE CONSULTING**  
138 CANAL STREET #307  
POOLER, GA 31322

LANDSCAPE ARCHITECT:  
**MANDEL DESIGN, LLC**  
7 BAKER DRIVE  
SAVANNAH, GA 31410

**KEY PLAN:**

**SHEET TITLE:**  
**GENERAL NOTES AND LEGEND**

REVISION SCHEDULE	
DATE	DESCRIPTION

**EDA PROJECT NO:** 04-79-07284  
**PROJECT NO:** 2010  
**DATE:** MAY 2021  
**DRAWN BY:** CCS  
**SCALE:** N/A

**SHEET:** **C-1**

Utilities Protection Center, Inc.

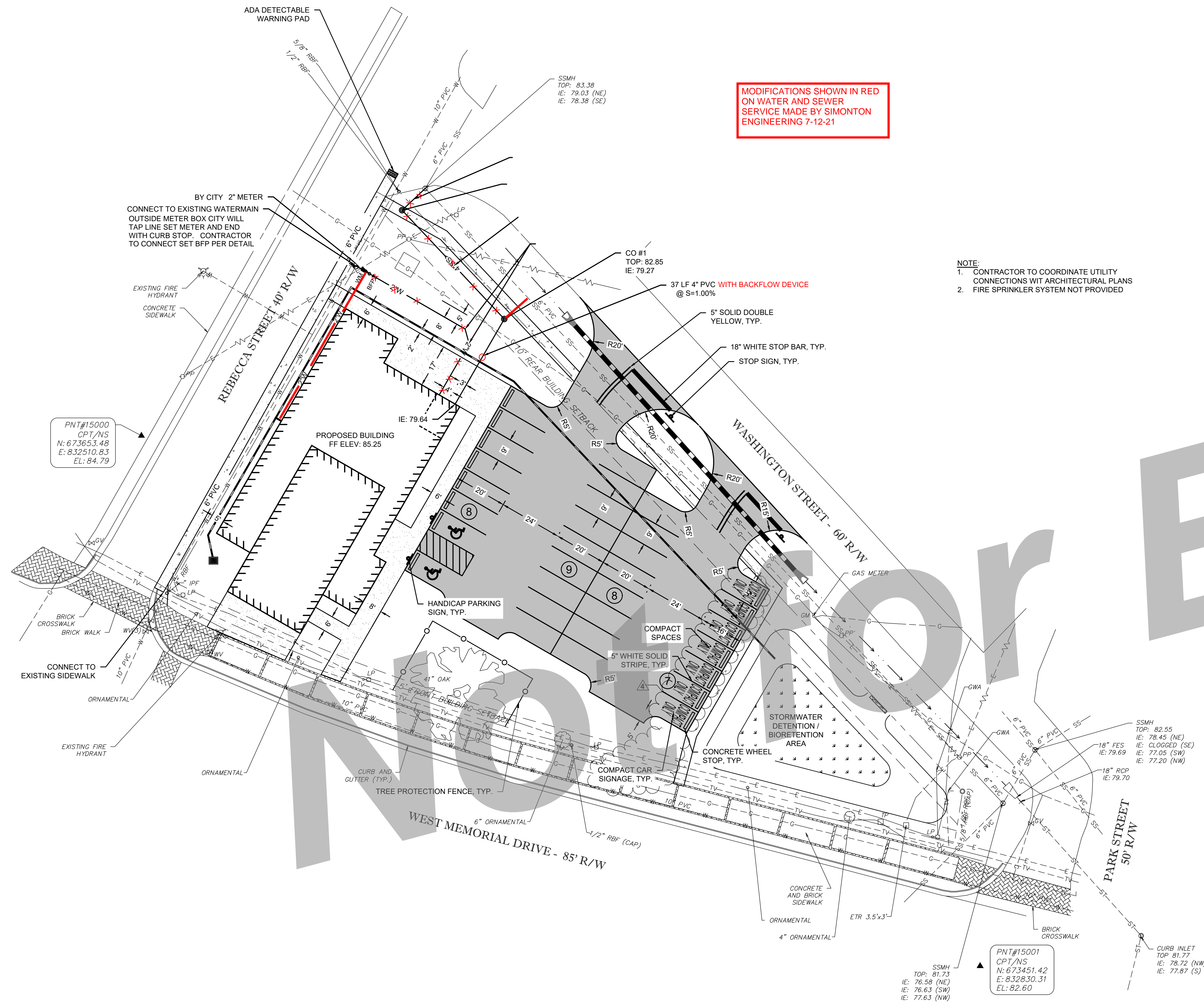
Know what's below.  
Call before you dig.

**COASTLINE CONSULTING SERVICES, INC.**  
138 CANAL STREET, UNIT 307  
POOLER, GEORGIA 31322  
PH: (912) 330-8550  
FX: (912) 330-8568

- ◆ CIVIL SITE SERVICES
- ◆ TRANSPORTATION SERVICES
- ◆ MARINE SERVICES
- ◆ ENVIRONMENTAL SERVICES

1	GENERAL NOTES AND LEGEND
C-1	NOT TO SCALE





MODIFICATIONS SHOWN IN RED ON WATER AND SEWER SERVICE MADE BY SIMONTON ENGINEERING 7-12-21

NOTE:  
1. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH ARCHITECTURAL PLANS  
2. FIRE SPRINKLER SYSTEM NOT PROVIDED

**SITE INFORMATION**

ADDRESS: 207 W WASHINGTON AVE, HINESVILLE, LIBERTY COUNTY, GEORGIA 31313  
 PROPERTY AREA: 0.72 AC  
 CURRENT ZONING: R-A-1 (HINESVILLE DOWNTOWN REDEVELOPMENT / MIXED USE CORRIDOR)  
 BUILDING SETBACKS:  
 FRONT: 5 FEET  
 SIDE: 0 FEET  
 REAR: 10 FEET

**PARKING SPACE CALCULATION**

1. PARKING REQUIRED: 30 SPACES  
 1 SPACE PER 200 SF OF GROSS AREA  
 5,850 SF / 200 SF = 30 SPACES  
 2. PARKING PROVIDED: 32 SPACES  
 30 REGULAR SPACES  
 2 VAN ACCESSIBLE SPACE

**STAKING NOTES**

- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT COASTLINE CONSULTING SERVICES, INC AT 912-330-8550 FOR CLARIFICATION IMMEDIATELY.
- CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- ALL STRIPING AND SIGNS SHALL CONFORM WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPING TO BE WHITE WITH BLUE HANDICAPPED STRIPING
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
- DIMENSIONS AND CURVE RADII ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS
- EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATES AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLES 601 AND 602.
- SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

**UTILITY NOTES**

- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
- BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.
- A 10 FOOT HORIZONTAL AND 18 INCH VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND ANY WATER OR STORM LINES. WATER OR STORM LINES SHALL BE ABOVE ANY SANITARY LINES.
- MAINTAIN A MINIMUM OF 3' OF COVER ABOVE WATER LINES.
- ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 1% SLOPE UNLESS OTHERWISE NOTED
- FOR ANY WORK IN DOT RIGHT-OF-WAY, AN ENCROACHMENT AND/OR UTILITY PERMIT MAY BE REQUIRED.
- ALL METERS, VALVES, AND BACKFLOW PREVENTORS ARE TO BE IN COMPLIANCE WITH THE CITY OF HINESVILLE REQUIREMENTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
- ADJUST ALL TOP OF STRUCTURES ELEVATIONS (MANHOLES, CLEANOUTS, VALVE BOXES) TO FINISH GRADE ELEVATIONS.
- ALL SANITARY SEWER WORK MUST BE IN ACCORDANCE WITH THE CITY OF HINESVILLE WATER AND SEWER DEVELOPMENT STANDARDS JUNE 2003 EDITION.
- LOCATOR WIRE AND DETECTOR TAPE ARE REQUIRED ON ALL SEWER LINES.
- NOTIFY HINESVILLE WATER & SEWER DEPARTMENT 48 HOURS BEFORE BEGINNING EVERY PHASE OF CONSTRUCTION OR PRESSURE TESTING.

**HINESVILLE BUSINESS INCUBATOR**  
 CITY OF HINESVILLE DEVELOPMENT AUTHORITY  
 207 W. WASHINGTON AVE.  
 HINESVILLE, GEORGIA 31313

CONSTRUCTION DOCUMENTS - ISSUED FOR BID

**Cogdell Mendrala Architects**  
 COGDELL & MENDRALA ARCHITECTS, PC  
 517 EAST CONGRESS STREET  
 SAVANNAH, GEORGIA 31401  
 tel 912.234.6318  
 fax 912.236.8414  
 cogdellmendrala.com

SEAL:

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 M.E.P. ENGINEERS:  
**METHOD ENGINEERING GROUP**  
 2 E. BRYANT STREET SUITE 1500C  
 SAVANNAH, GA 31401

STRUCTURAL ENGINEERS:  
**SAUSSY ENGINEER**  
 400 E. JOHNNY MERCER BOULEVARD  
 SAVANNAH, GA 31410

CIVIL ENGINEERS:  
**COASTLINE CONSULTING**  
 138 CANAL STEET #307  
 POOLER, GA 31322

LANDSCAPE ARCHITECT:  
**MANDEL DESIGN, LLC**  
 7 BAKER DRIVE  
 SAVANNAH, GA 31410

**KEY PLAN:**

**SHEET TITLE:**  
**STAKING & UTILITY PLAN**

REVISION SCHEDULE	
DATE	DESCRIPTION
5-12-2021	UPDATED NOTE #7
5-26-2021	ADD. No. 01

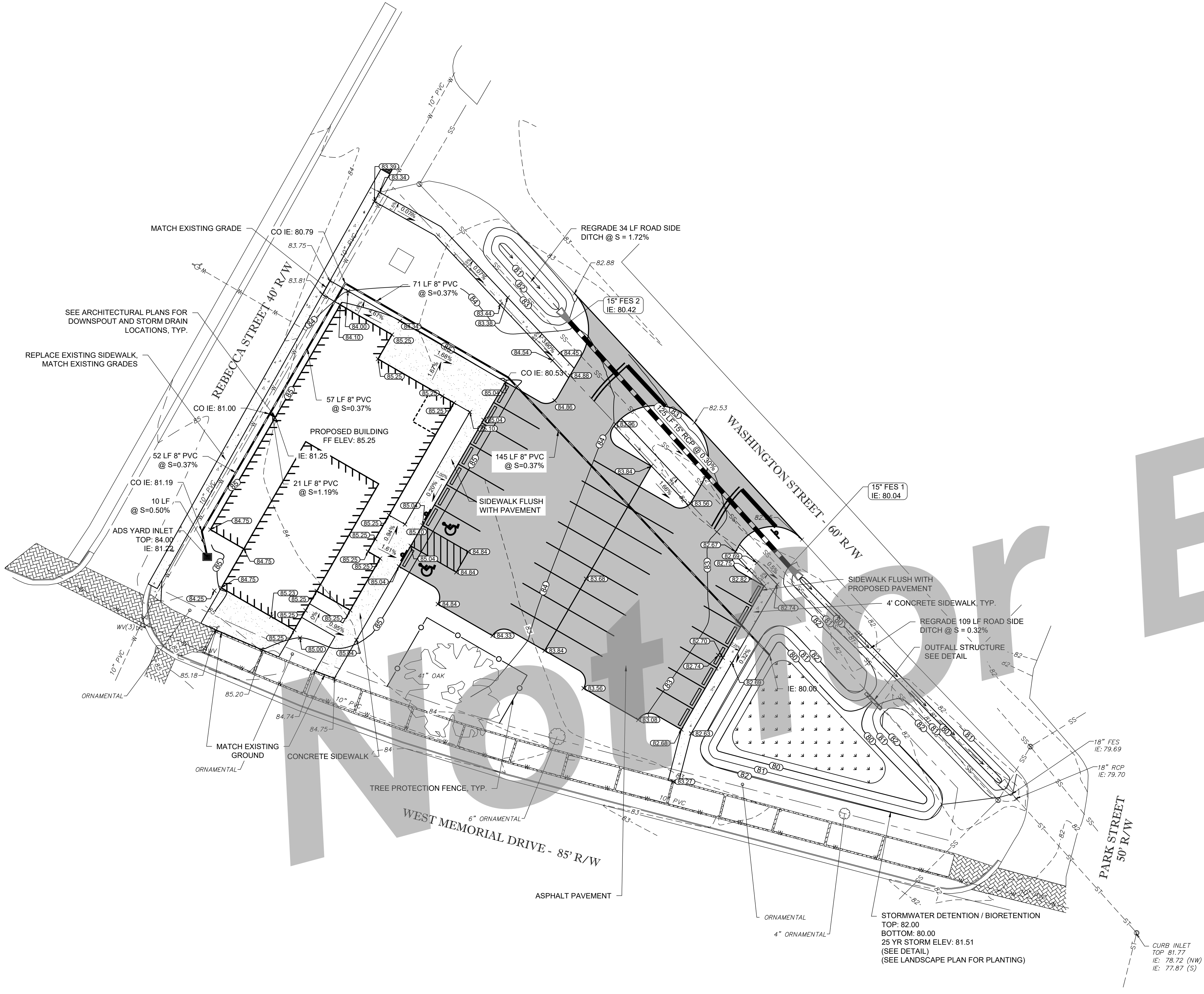
**EDA PROJECT NO:** 04-79-07284  
**PROJECT NO:** 2010  
**DATE:** MAY 2021  
**DRAWN BY:** CCS  
**SCALE:** 1" = 20'

**SHEET:** **C-3**

**COASTLINE CONSULTING SERVICES, INC.**  
 138 CANAL STREET, UNIT 307  
 POOLER, GEORGIA 31322  
 PH: (912) 330-8550  
 FX: (912) 330-8568

- CIVIL SITE SERVICES
- TRANSPORTATION SERVICES
- MARINE SERVICES
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GRAPHIC SCALE: 1" = 20'



**PAVING, GRADING, AND DRAINAGE NOTES**

- ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
- MAXIMUM LONGITUDINAL SLOPE ON ALL ACCESSIBLE SIDEWALK SHALL BE 5.00%.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS ADA ACCESSIBLE AS REQUIRED BY FEDERAL, STATE AND LOCAL GOVERNMENT.
- FINISH GRADE ELEVATIONS INDICATE TOP OF PAVEMENT / FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO DETAILS FOR PAVEMENT TYPICAL SECTION.
- SITE SHALL BE GRADED UNIFORMLY FOR POSITIVE DRAINAGE AS SHOWN FROM THE ELEVATIONS, PROPOSED CONTOURS, AND THE DRAINAGE SLOPE ARROWS.
- MAXIMUM SIDEWALK CROSS SLOPE IS 2%. MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5%. MAXIMUM PAVEMENT SLOPE IN HANDICAP PARKING AREA AND AISLE IS 2%. MAXIMUM HANDICAMP RAMP SLOPE IS 12H:1V.

**UTILITY NOTES**

- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND IS APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE THIS INFORMATION.
- ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
- BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.
- STORM PIPE SHALL BE HIGH PERFORMANCE POLYPROPYLENE PIPE (HP) OR EQUIVALENT.

**GENERAL NOTE**

- CONTRACTOR TO COORDINATE ROOF DRAIN CONNECTIONS WITH DESIGN ALTERNATES PER ARCHITECTURAL AND PLUMBING DRAWINGS.

RUNNING SLOPES AND CROSS SLOPES HAVE BEEN ADDED.

**HINESVILLE BUSINESS INCUBATOR**  
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**KEY PLAN:**

**SHEET TITLE:**  
 PAVING,  
 GRADING &  
 DRAINAGE PLAN

REVISION SCHEDULE	
DATE	DESCRIPTION
5-12-2021	2. RUNNING AND CROSS SLOPES

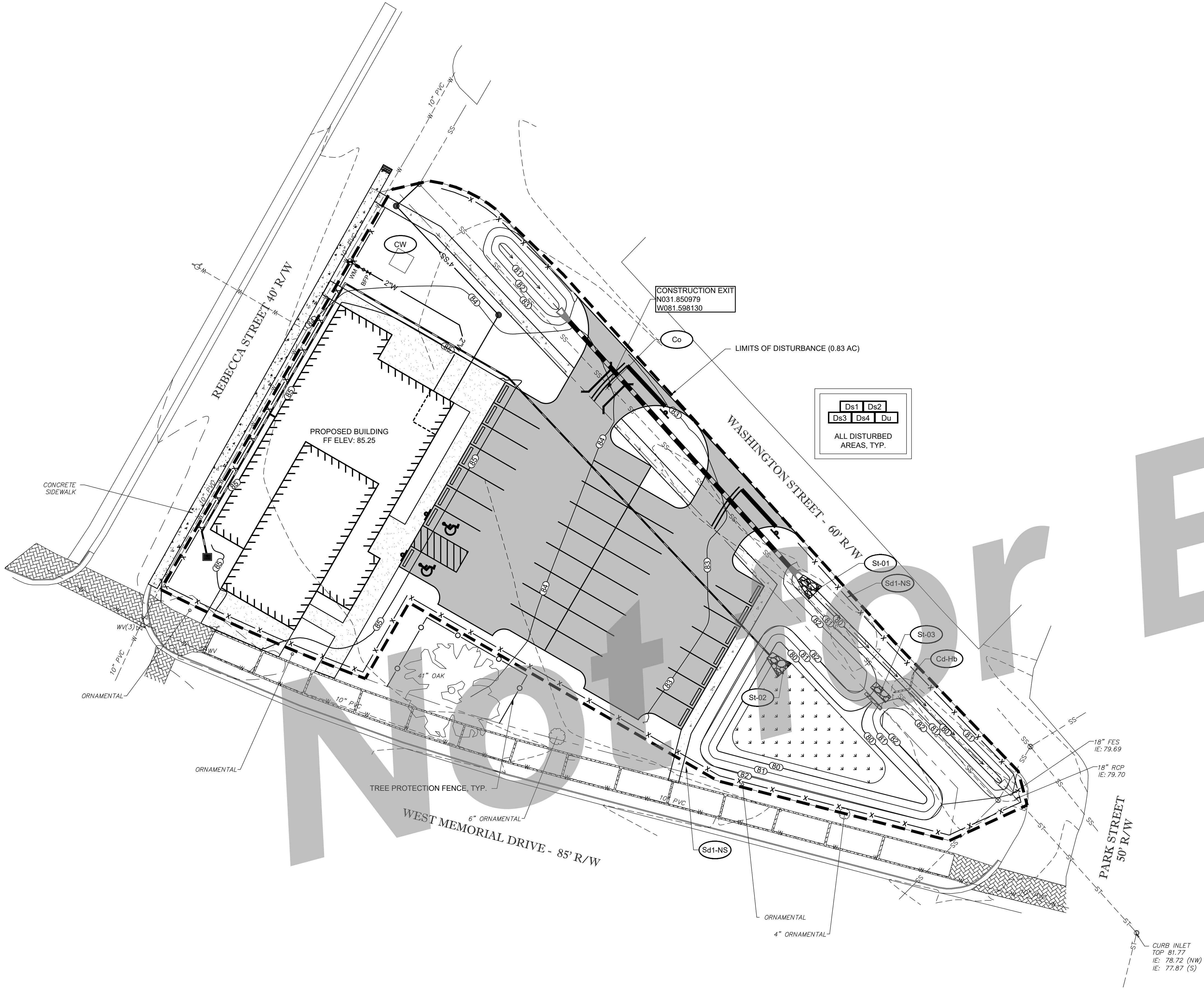
**EDA PROJECT NO:** 04-79-07284  
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**DRAWN BY:** CCS  
**SCALE:** 1" = 20'

**SHEET:** **C-4**

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- CIVIL SITE SERVICES
- TRANSPORTATION SERVICES
- MARINE SERVICES
- ENVIRONMENTAL SERVICES

GRAPHIC SCALE: 1" = 20'



**EROSION AND SEDIMENTATION CONTROL NOTES**

- STANDARDS AND SPECIFICATIONS: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 6TH EDITION".
- EROSION CONTROL PROGRAM:** CLEARING WILL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER EXCAVATION IS COMPLETED. LAND-DISTURBING WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES WILL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS.
- SEDIMENT CONTROL PROGRAM:** SEDIMENT CONTROL WILL BE ACCOMPLISHED BY INSTALLING BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. PLANS HAVE BEEN PHASED INTO INITIAL SEDIMENT STORAGE AND PERIMETER CONTROL BMP'S, INTERMEDIATE GRADING AND DRAINAGE BMP'S AND FINAL BMP'S. ALL BMP'S HAVE BEEN LABELED ON PLANS USING THE UNIFORM CODING SYMBOLS FROM THE MANUAL. (SEE LEGEND)
- MAINTENANCE PROGRAM:** SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. SEDIMENT BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT BARRIERS WILL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE AREAS WILL THEN BE VEGETATED. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
- 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.
- 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.

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- THE INSTALLATION OF EROSION CONTROL AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL RUN PRIOR TO LAND-DISTURBING ACTIVITIES
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ANY AMENDMENTS/REVISIONS TO THE ESSPC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- 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.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- THE DESIGN PROFESSIONAL WHO PREPARED THE ESSPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

**HINESVILLE BUSINESS INCUBATOR**  
CITY OF HINESVILLE DEVELOPMENT AUTHORITY  
207 W. WASHINGTON AVE.  
HINESVILLE, GEORGIA 31313

CONSTRUCTION DOCUMENTS - ISSUED FOR BID

HINESVILLE Development Authority

**Cogdell Mendrala Architects**  
COGDELL & MENDRALA ARCHITECTS, PC  
517 EAST CONGRESS STREET  
SAVANNAH, GEORGIA 31401  
tel 912.234.6318  
fax 912.236.8414  
cogdellmendrala.com

SEAL:

**PROJECT CONSULTANTS:**

M.E.P. ENGINEERS:  
**METHOD ENGINEERING GROUP**  
2 E. BRYANT STREET SUITE 1500C  
SAVANNAH, GA 31401

STRUCTURAL ENGINEERS:  
**SAUSSY ENGINEERING**  
400 E. JOHNNY MERCER BOULEVARD  
SAVANNAH, GA 31410

CIVIL ENGINEERS:  
**COASTLINE CONSULTING**  
138 CANAL STREET #307  
POOLER, GA 31322

LANDSCAPE ARCHITECT:  
**MANDEL DESIGN, LLC**  
7 BAKER DRIVE  
SAVANNAH, GA 31410

**KEY PLAN:**

**SHEET TITLE:  
EROSION CONTROL PLAN**

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION

**BRISTAL C HOLLOWAY**  
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000012542  
ISSUED: 04/11/2014 EXPIRES: 04/11/2023

Signature: *Brystal C Holloway*

**COASTLINE CONSULTING SERVICES, INC.**

138 CANAL STREET, UNIT 307  
POOLER, GEORGIA 31322  
PH: (912) 338-8550  
FX: (912) 338-8568

- CIVIL SITE SERVICES
- TRANSPORTATION SERVICES
- MARINE SERVICES
- ENVIRONMENTAL SERVICES

GRAPHIC SCALE: 1" = 20'

REVISION SCHEDULE	
DATE	DESCRIPTION

EDA PROJECT NO: 04-79-07284  
PROJECT NO: 2010  
DATE: MAY 2021  
DRAWN BY: CCS  
SCALE: 1" = 20'

SHEET: **C-6**

**SOIL EROSION AND SEDIMENTATION NARRATIVE NOTES:**

- NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS "WARM WATER," EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED, HOWEVER, THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED. THE BUFFER SHALL NOT APPLY TO THE FOLLOWING LAND-DISTURBING ACTIVITIES, PROVIDED THAT THEY OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM, CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED: (1) STREAM CROSSINGS FOR WATER LINES OR (2) STREAM CROSSINGS FOR SEWER LINES.
- NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS "TROUT STREAMS," EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED, HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS "TROUT STREAMS" WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25 FOOT BUFFER OR THEY MAY BE PIPED, AT THE DISCRETION OF THE PERMITTEE, PURSUANT TO THE TERMS OF A RULE PROVIDING FOR A GENERAL VARIANCE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING AND FOR MEASURING THE VOLUME OF WATER DISCHARGED BY THE STREAM. ANY SUCH PIPE MUST STOP SHORT OF THE DOWNSTREAM PERMITTEE'S PROPERTY, AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS. THE BUFFER SHALL NOT APPLY TO THE FOLLOWING LAND-DISTURBING ACTIVITIES, PROVIDED THAT THEY OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM, CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED: (1) STREAM CROSSINGS FOR WATER LINES OR (2) STREAM CROSSINGS FOR SEWER LINES.
- EXCEPT AS PROVIDED ABOVE, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED, BETWEEN THE TIME FINAL STABILIZATION OF THE SITE IS ACHIEVED AND UPON THE SUBMITTAL OF A NOTICE OF TERMINATION. A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATION COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. ANY DAMAGES OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY. CLEAN OUT OF SEDIMENT CONTROL STRUCTURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE ESTABLISHED. THE SEDIMENT BARRIERS SHALL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE AREAS SHALL THEN BE VEGETATED.
- THE DESIGN PROFESSIONAL MUST BE RETAINED BY THE PRIMARY PERMITTEE TO CONDUCT A SITE INSPECTION WITHIN SEVEN (7) DAYS AFTER INITIAL CONSTRUCTION BEGINS IN ORDER TO DETERMINE IF THE BMP'S HAVE BEEN INSTALLED AS DESIGNED AND ARE BEING MAINTAINED AS REQUIRED BY THE PLAN AND THE GREEN BOOK. THE DESIGN PROFESSIONAL MUST REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PRIMARY MUST CORRECT ALL DEFICIENCIES IDENTIFIED IN THE REPORT WITHIN TWO (2) BUSINESS DAYS AFTER RECEIVING THE REPORT (UNLESS ADDITIONAL TIME IS NEEDED DUE TO ADVERSE WEATHER). THE PRIMARY PERMITTEE MAY USE AN ALTERNATE DESIGN PROFESSIONAL TO CONDUCT THE BMP INSPECTION, PROVIDED THAT THEY MAKE WRITTEN REQUEST TO EPD TO CHANGE FROM THE DESIGN PROFESSIONAL WHO DEVELOPED THE PLAN AND EPD HAS AGREED.
- ANY AMENDMENTS/REVISIONS TO THE ESO/PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND SHOULD BE SUBMITTED TO THE REVIEWING AGENCY.
- NO WASTE SHALL BE DISPOSED OF INTO STORM WATER INLETS OR WATERS OF THE STATE.
- 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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GRATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- WASTE MATERIALS- ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER SHALL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH SHALL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE SHALL BE BURIED ONSITE.
- ALL PERSONNEL SHALL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES SHALL BE POSTED AT THE JOBSITE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
- HAZARDOUS WASTES- ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, SHALL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE SHALL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. ALL MATERIAL SAFETY DATA SHEETS SHALL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MATERIAL SAFETY DATA SHEETS SHALL BE MAINTAINED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES SHALL BE INSTRUCTED ON THE USE OF THE MATERIAL SAFETY DATA SHEETS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MATERIAL SAFETY DATA SHEETS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
- SANITARY WASTES- A MINIMUM OF ONE PORTABLE SANITARY UNIT SHALL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
- ALL SANITARY WASTE UNITS SHALL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE, ONCE THE LOCATIONS HAVE BEEN DETERMINED.
- 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 ALL STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE 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 INTO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT MIXTURES USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS SHALL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- FERTILIZERS/ HERBICIDES- THESE PRODUCTS SHALL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE 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.
- CONCRETE TRUCK WASHING- NO CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.
- SOIL CLEANUP AND CONTROL PRACTICES- LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND PROCEDURES WILL 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 1-800-426-2675. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD SHALL BE CONTACTED WITHIN 24 HOURS. 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.
- THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 560 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

A COPY OF THE ENTIRE ESO/PCP MUST BE RETAINED ON-SITE OR AT A REASONABLE ALTERNATIVE LOCATION SUCH AS A LOCAL OFFICE. EVERY PERMITTEE ASSOCIATED WITH THE PROJECT MUST BE PROVIDED A COPY OF THE ESO/PCP, AND IT IS IMPORTANT THAT THE PRIMARY PERMITTEE OBTAIN WRITTEN ACKNOWLEDGMENT THAT A COPY OF THE ESO/PCP HAS BEEN OBTAINED BY A PERMITTEE(S).

**SPILL CLEANUP AND CONTROL PRACTICES**

- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIALS STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EMERGENCY RESPONSE ACTIONS AT THE SITE, TO INCLUDE REMOVAL AND DISPOSAL OF CONTAMINATED MATERIALS. FOR EMERGENCY ASSISTANCE FROM THE FIRE DEPARTMENT CONTACT 911. ALL SPILLS WILL 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) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GAEPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
- IF ABOVE GROUND STORAGE OF PETROLEUM PRODUCTS EXCEEDS 1,320 GALLONS, COUNTING CONTAINER 55 GALLONS OR LARGER; AN SPCC PLAN AT THE STATE LEVEL WILL BE REQUIRED. THIS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO IS ACTUALLY CONDUCTING THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE SITE SPECIFIC SPCC PREPARED AND SIGNED BY A PROFESSIONAL ENGINEER IN ACCORDANCE TO 40 CFR 112. OTHERWISE, LOCAL SPCC REQUIREMENTS WILL BE REQUIRED AS DESCRIBED ABOVE.
- TO ENSURE BEST MANAGEMENT PRACTICES FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS ARE SUITABLE, THE OPERATOR (OPERATOR/CONTRACTOR) SHALL MEET THE REQUIREMENTS SET FORTH IN THE GEORGIA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.
- SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) REQUIREMENTS: DURING THE IMPLEMENTATION (CONSTRUCTION/OPERATION) PHASE(S) OF THIS PROJECT, THE CONTRACTOR AND/OR PROPONENT MUST HAVE A SPCC PLAN, AND DEPARTMENT OF TRANSPORTATION (DOT) REGULATIONS ASSOCIATED WITH TRANSPORTATION OF ANY HAZARDOUS MATERIALS INCLUDING SECONDARY CONTAINMENT AS REQUIRED. A HAZARDOUS MATERIAL INVENTORY AND MSDS SHOULD BE KEPT ON RECORD AT ALL TIMES. THE INVENTORY MUST INCLUDE ALL PETROLEUM PRODUCTS, CHEMICAL, HERBICIDES, PESTICIDES, FERTILIZERS, DETERGENTS, PAINTS AND ANY OTHER HAZARDOUS SUBSTANCES USED AND/OR STORED BY THE CONTRACTOR/PROPONENT ON SITE. DRIP PANS SHOULD BE AVAILABLE FOR VEHICLES AND EQUIPMENT TO PREVENT OIL AND OTHER PETROLEUM PRODUCTS FROM SPILLING ONTO THE SOIL OR WATER. SECONDARY CONTAINMENT IS REQUIRED FOR ANY REFUELING/TRANSFERRING ACTIVITIES.
- THE LOCATION OF HAZARDOUS MATERIALS INCLUDING STORAGE AREAS, TANKS AND FUELING OPERATIONS SHOULD BE SHOWN. STORAGE AREAS FOR HAZARDOUS MATERIALS/CHEMICALS/WASTE SHOULD BE DESIGNED TO ALLOW FOR SECURE PRODUCT STORAGE, TO PROVIDE SECONDARY CONTAINMENT AND COVERED. SEE ATTACHED GENERAL PREVENTION MEASUREMENTS CHECKLIST TO MEET SPCC REQUIREMENTS AND INSPECTION REQUIREMENTS. CONTRACTOR TO IMPLEMENT CHECKLIST OR SIMILAR PLAN TO MEET THE SPCC REQUIREMENTS.
- POLLUTANT SOURCES (EXISTING AND PROPOSED)
  - VEHICLE AND/OR EQUIPMENT LEAKS, AS WELL AS FROM ANY UNEXPECTED ACCIDENTS.
  - STORAGE, HANDLING AND/OR TRANSPORTATION OF HAZARDOUS MATERIALS/CHEMICALS.
  - LOADING/UNLOADING AND/OR REFUELING/TRANSFERRING OPERATIONS OF HEAVY EQUIPMENT AND ANY OTHER FUEL OPERATED EQUIPMENT (GENERATORS, PUMPS, CHAINSAWS, ETC.) TO INCLUDE THE USE OF FUEL TANKS AND ANY OTHER TYPE OF DISPENSERS (AS APPLICABLE).
  - ASPHALT, CONCRETE AND ROCK CRUSHER OPERATIONS.

**SANITARY WASTES**

- A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME A WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
- ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN SHEET BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.
- LATRINE PUMPING (AS APPROPRIATE - IF USED): IF DURING CONSTRUCTION, CONTRACTOR IS TO DISPOSE OF WASTE WITHIN THE HINESVILLE LIMITS, THE CONTRACTOR IS REQUIRED TO OBTAIN A PERMIT ISSUED BY HINESVILLE PUBLIC WORKS PRIOR TO ANY DISCHARGE INTO THEIR SYSTEM. CONTRACTOR MUST COORDINATE WITH HINESVILLE PUBLIC WORKS FOR SANITARY SEWER AND SEWAGE DISPOSAL ORDINANCE REQUIREMENTS, PARTICULARLY TO MEET THE ORDINANCE FOR PRIVATE SEWAGE DISPOSAL.
- PRIMARY PERMITTEE (OPERATOR/CONTRACTOR) SHALL ENSURE AND DEMONSTRATE THAT THEIR ESO/PC IS IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS. THE OPERATOR WILL FOLLOW HINESVILLE SPECIFICATIONS AND REQUIREMENTS.
- SANITARY SEWER WILL THE INTO THE EXISTING HINESVILLE SANITARY SEWER SYSTEM AT THE COMPLETION OF THIS PROJECT.
- ENSURE THAT ALL WASTEWATER FROM CONSTRUCTION ACTIVITIES AND/OR CLEANING OPERATIONS ARE DISCHARGED INTO THE SANITARY SEWER SYSTEM, NOT THE STORM WATER SYSTEM. DO NOT DISCHARGE ANY WASTEWATER INTO THE STORM DRAINS. COLLECT WASTE WATERS FOR PROPER DISPOSAL AND/OR COORDINATE WITH APPROPRIATE SEWER FACILITIES TO ENSURE CLEANING OPERATIONS WOULD NOT AFFECT PLANT OPERATIONS IF WASTE WATERS WERE DISCHARGED INTO SEWER LINES.
- NO WASTE WILL BE DISPOSED OF INTO STORM WATER INLETS OR WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

**WASTE MATERIALS**

- ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.
- ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOB SITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

**HAZARDOUS WASTES:**

- ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESO/PC FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
- THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE ESO/PC AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IF SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

**NARRATIVE AND NOTES - EROSION AND SEDIMENTATION CONTROL**

LOCATION:  
THE PROPOSED PROJECT IS LOCATED IN THE CITY OF HINESVILLE GA  
THE CONSTRUCTION EXIT IS LOCATED AT: [CHECKLIST #7]  
LATITUDE: 31.850979° N  
LONGITUDE: -81.598130° W

EXISTING LAND USE:  
THE PROPERTY IS CURRENTLY AN UNDEVELOPED LOT, CONSISTING OF ONE BUILDING AND VARIOUS VEGETATION. THE CURRENT ZONING OF THE PROPERTY IS R-A-1.

PROPOSED PROJECT DESCRIPTION: [CHECKLIST #8]  
THE PROPERTY WILL BE A BUSINESS INCUBATOR.

STATE WATERS AND OTHER CRITICAL AREAS:  
THERE ARE NO STATE WATERS PRESENTLY ON SITE, THERE ARE NO WETLANDS PRESENTLY ON SITE.

ACREAGE: [CHECKLIST #6]  
THE TOTAL PROJECT PROPERTY INCLUDES 0.72 ACRES.  
APPROXIMATELY 0.83 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

RECEIVING WATERS AND WETLAND AREA(S) IF APPLICABLE: [CHECKLIST #11]  
THE RECEIVING WATER FEATURE IS A DRAINAGE SYSTEM THAT WILL OUTFLW INTO AN UNNAMED TRIBUTARY OF MELVIN SWAMP.

[CHECKLIST #26 & 27] ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE WILL HAVE EITHER RIP RAP OR PERMANENT VEGETATION INSTALLED.



**HINESVILLE BUSINESS INCUBATOR**  
CITY OF HINESVILLE DEVELOPMENT AUTHORITY  
207 W. WASHINGTON AVE.  
HINESVILLE, GEORGIA



**Cogdell Mendrala Architects**  
**COGDELL & MENDRALA ARCHITECTS, PC**  
517 EAST CONGRESS STREET  
SAVANNAH, GEORGIA 31401  
tel 912.234.6318  
fax 912.236.8414  
cogdellmendrala.com



**PROJECT CONSULTANTS:**  
M.E.P. ENGINEERS:  
**METHOD ENGINEERING GROUP**  
2 E. BRYANT STREET SUITE 1500C  
SAVANNAH, GA 31401

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**MANDEL DESIGN, LLC**  
7 BAKER DRIVE  
SAVANNAH, GA 31410

**KEY PLAN:**

**SHEET TITLE:**  
**EROSION CONTROL NOTES**

REVISION SCHEDULE	
DATE	DESCRIPTION

**EDA PROJECT NO:** 04-79-07284  
**PROJECT NO:** 2010  
**DATE:** MAY 2021  
**DRAWN BY:** CCS  
**SCALE:** N/A

**SHEET:** **C-7**

7	EROSION CONTROL NOTES
C-7	NOT TO SCALE

[CHECKLIST #4]  
24 HOUR CONTACT:  
CHRYL HOLLOWAY  
(912) 665-0079



Know what's below.  
Call before you dig.

[CHECKLIST #2] LEVEL II CERTIFICATION

**BRISTAL C HOLLOWAY**  
Level II Certified Design Professional

Certification Number: 0000012542  
Issued: 04/11/2014 Expires: 04/11/2023

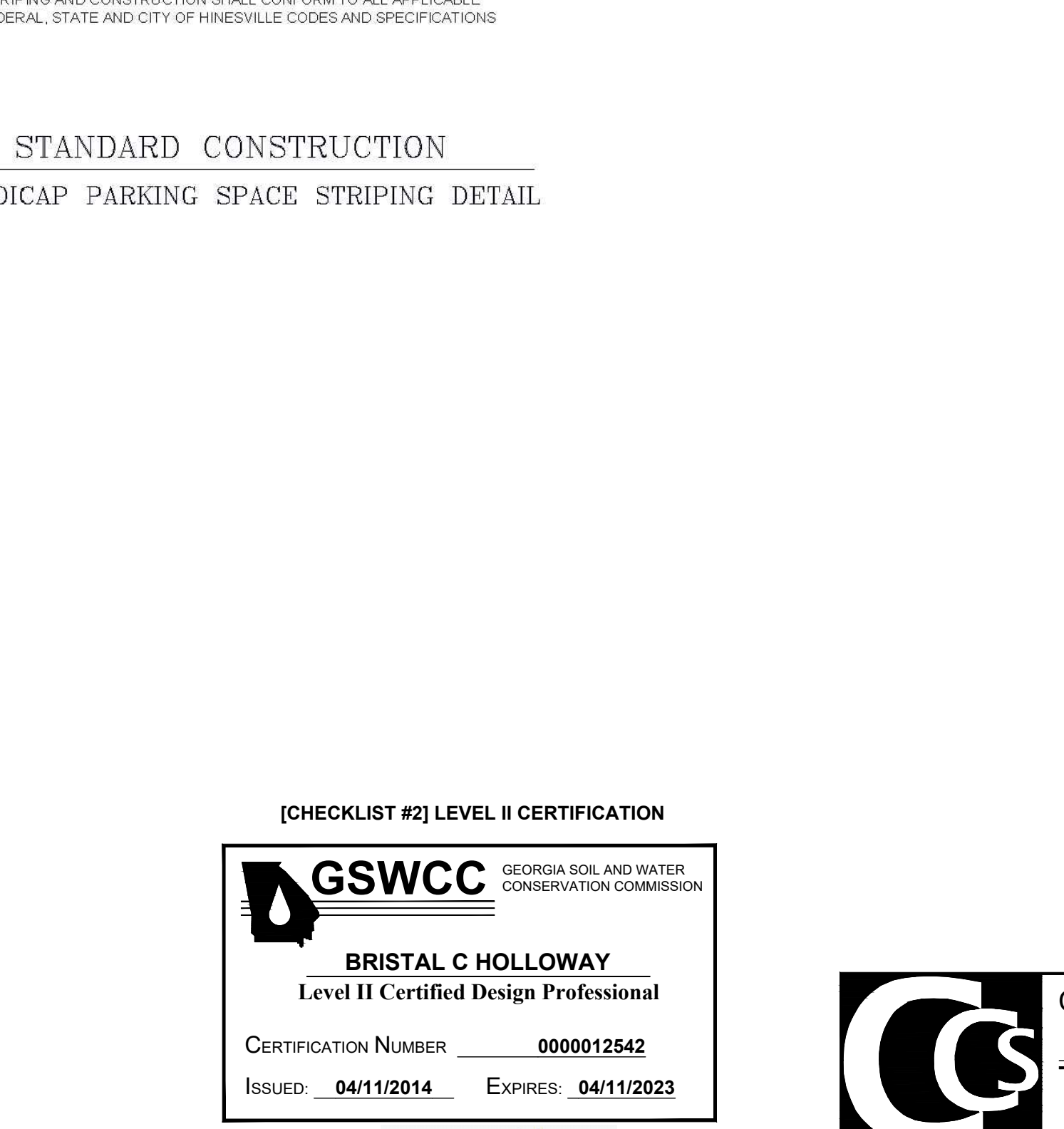
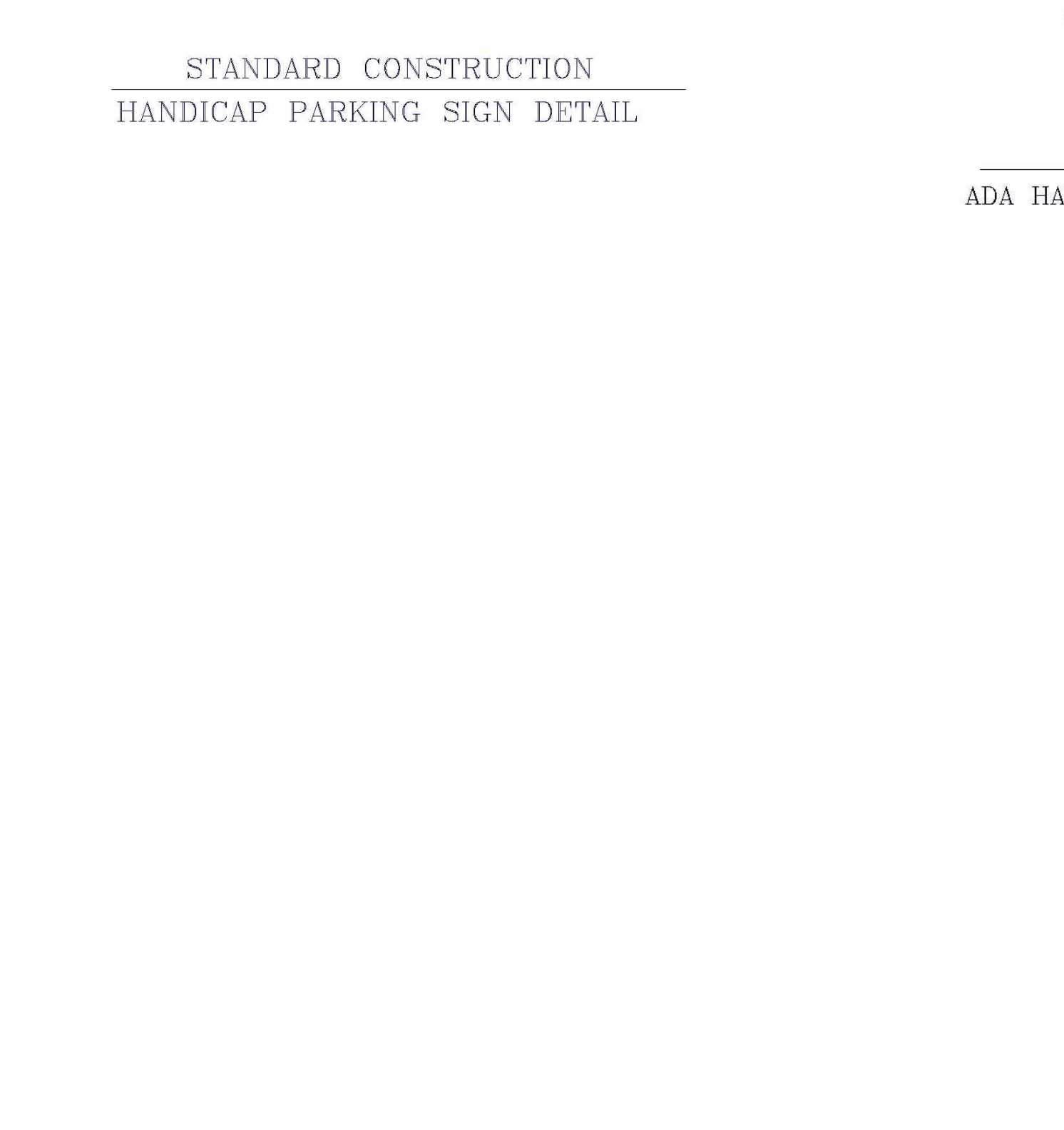
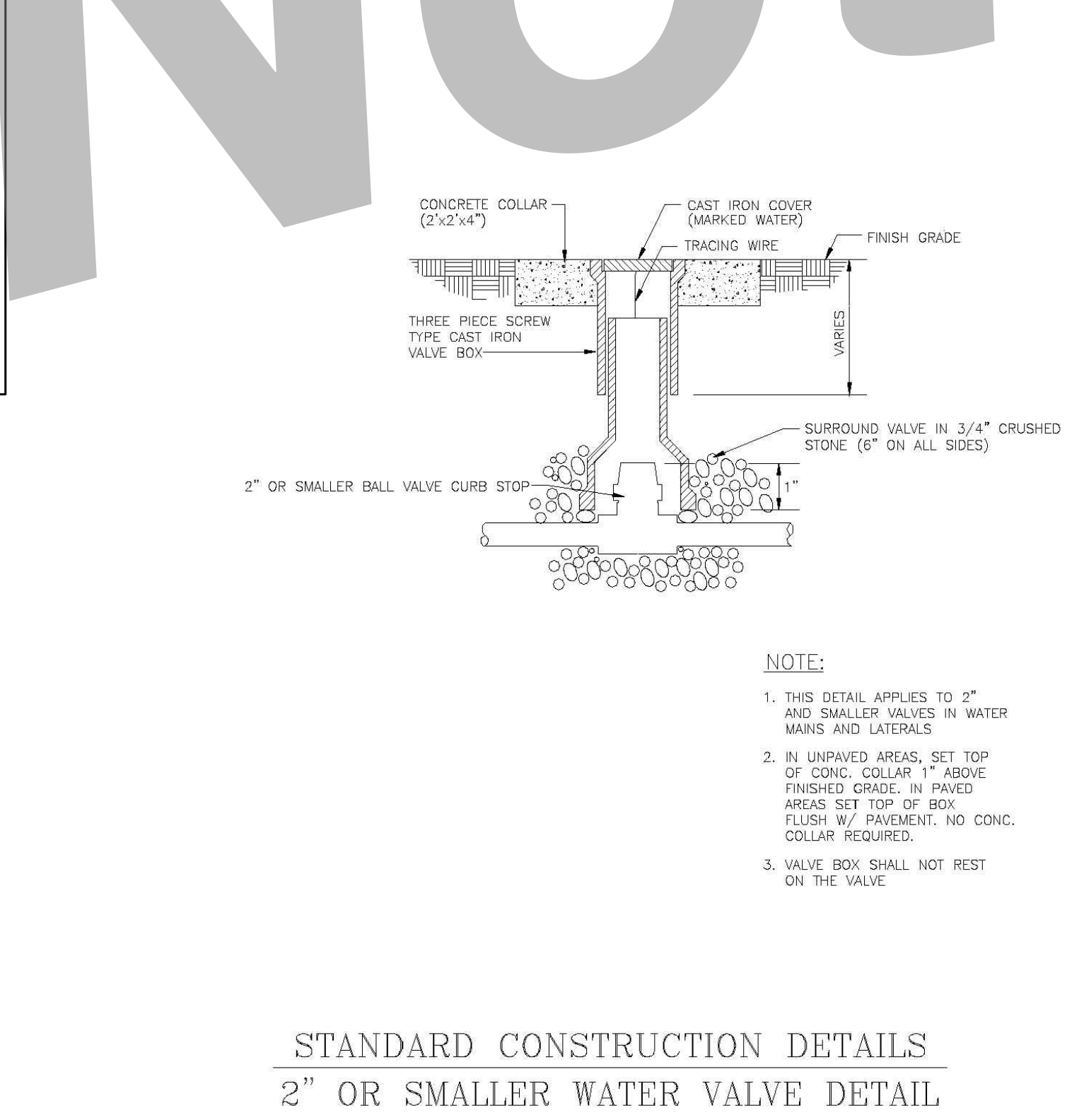
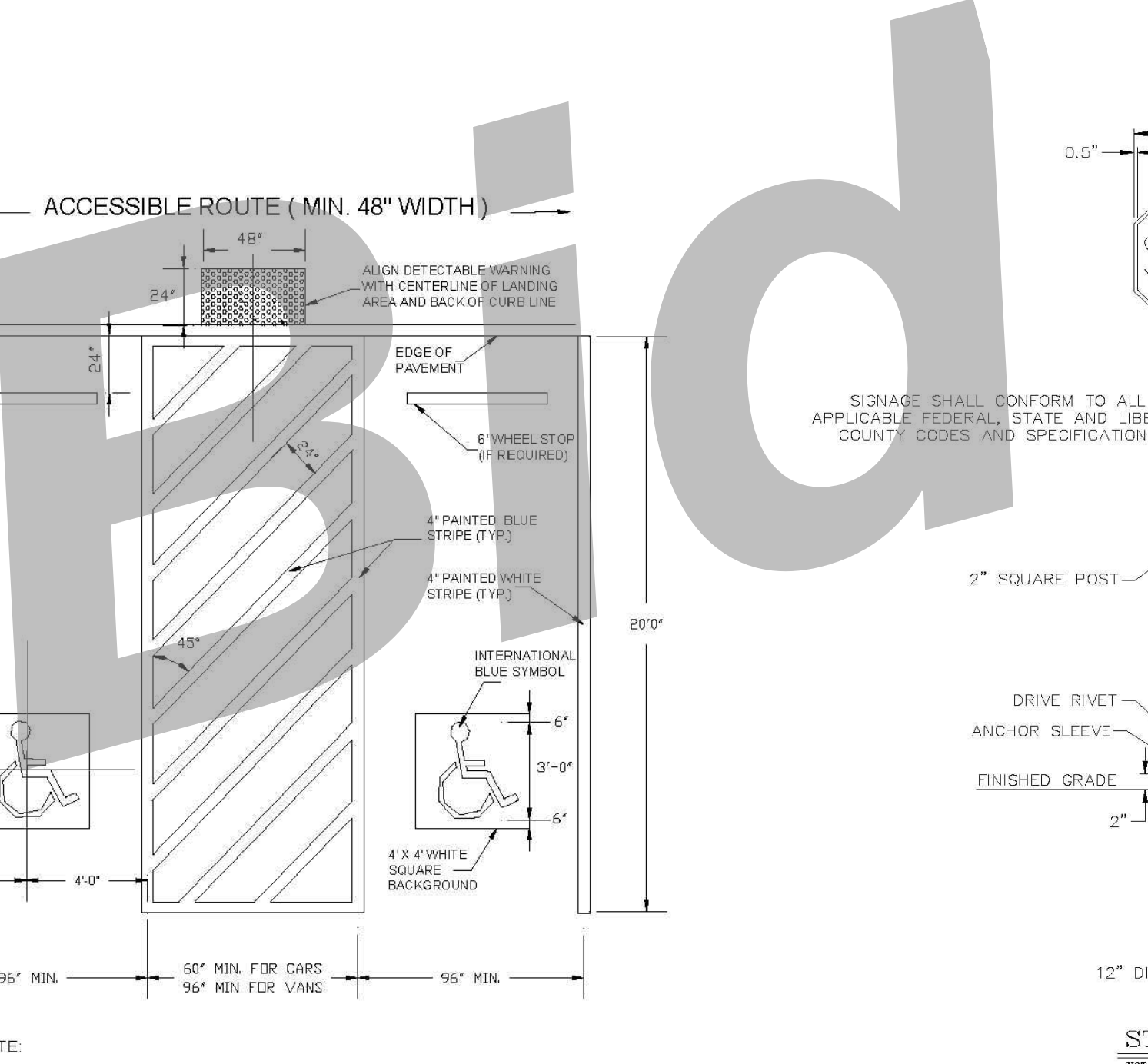
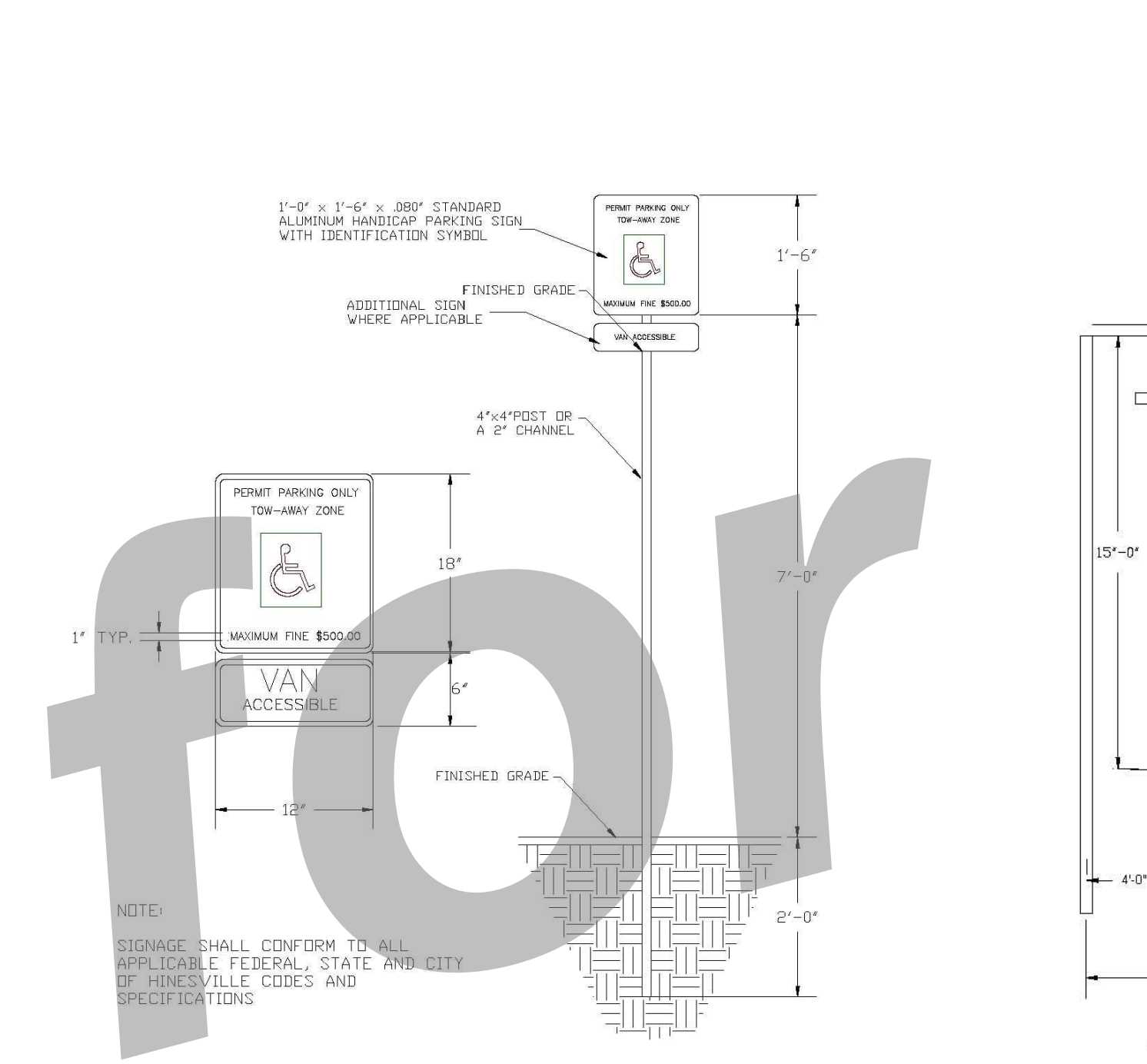
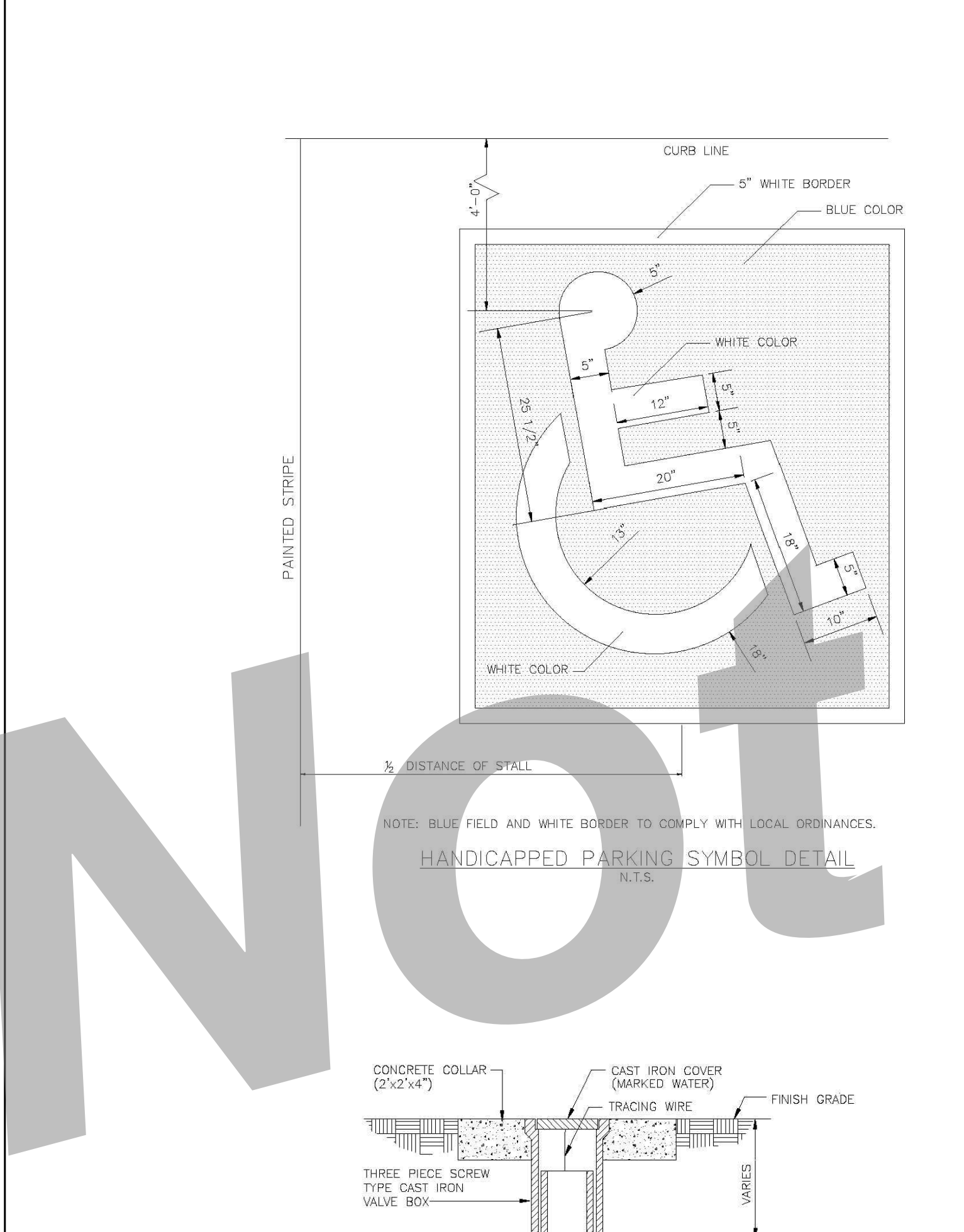
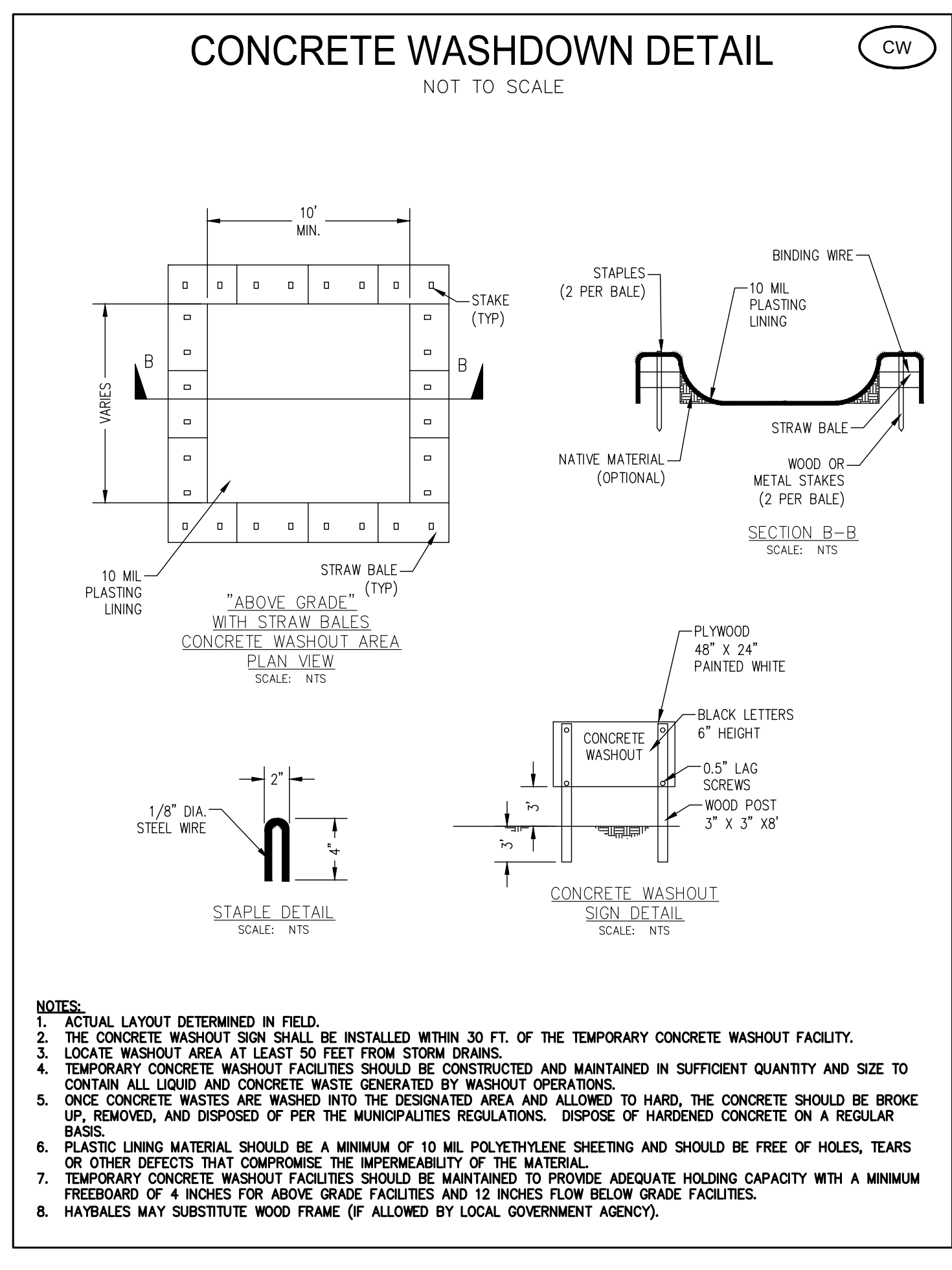
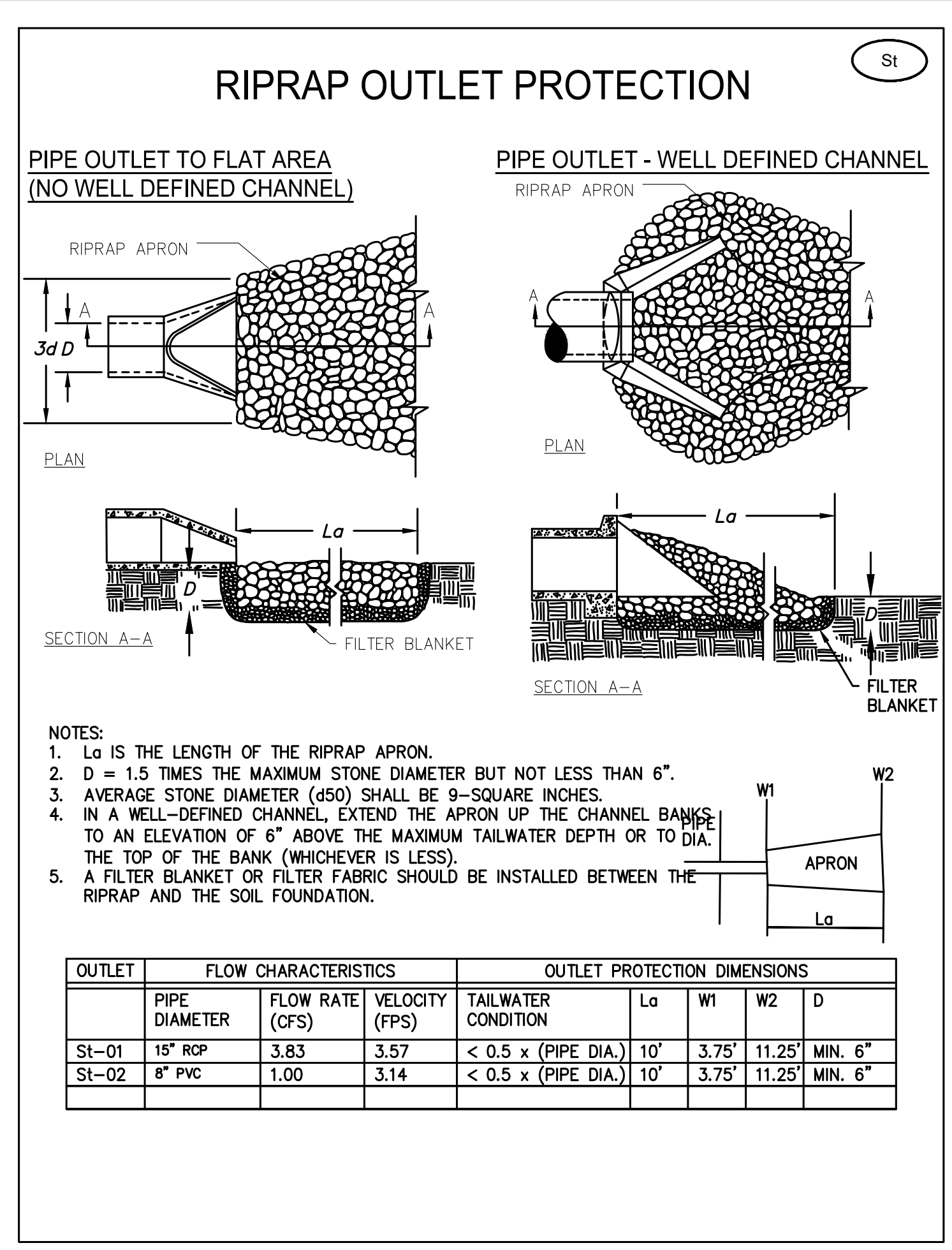
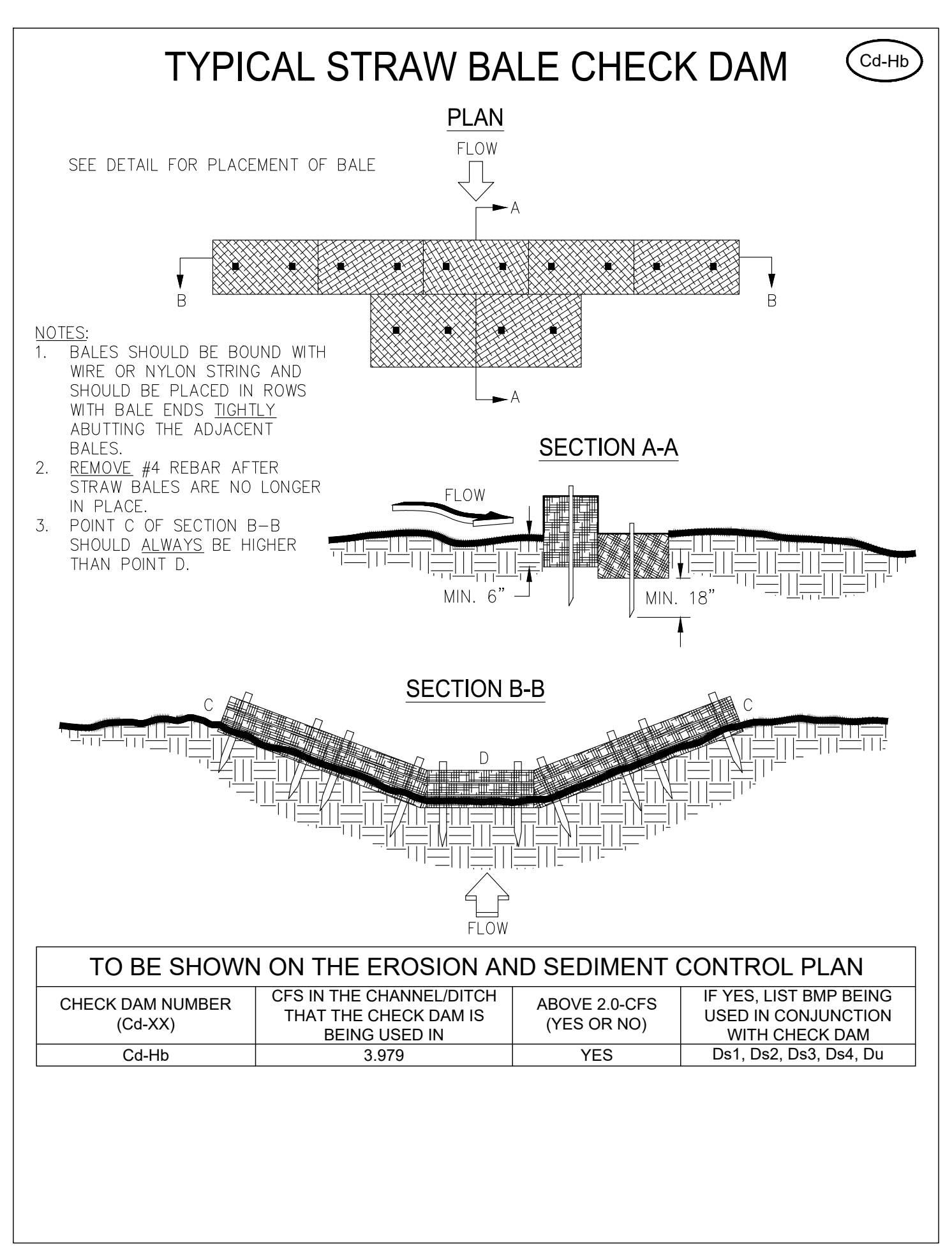
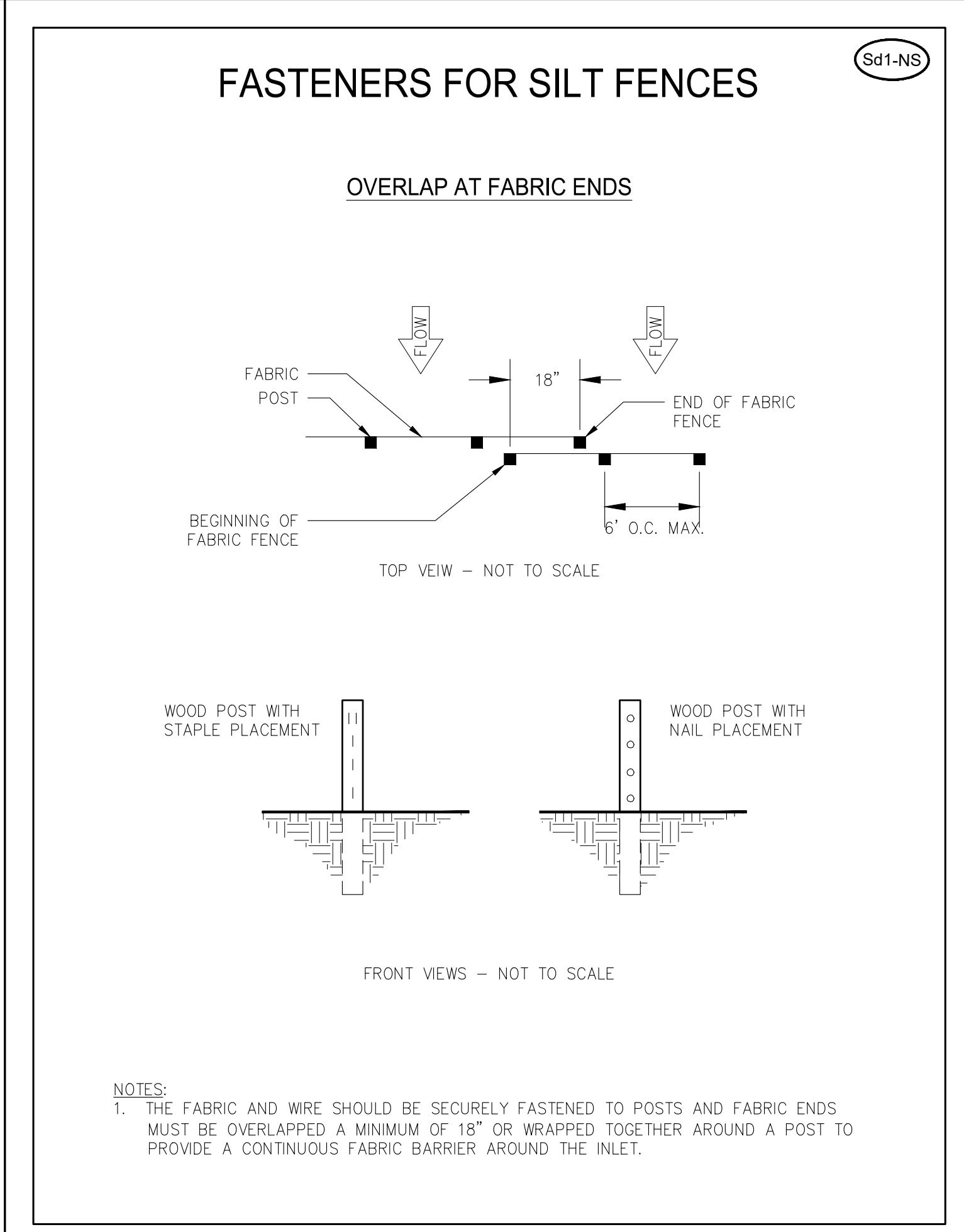
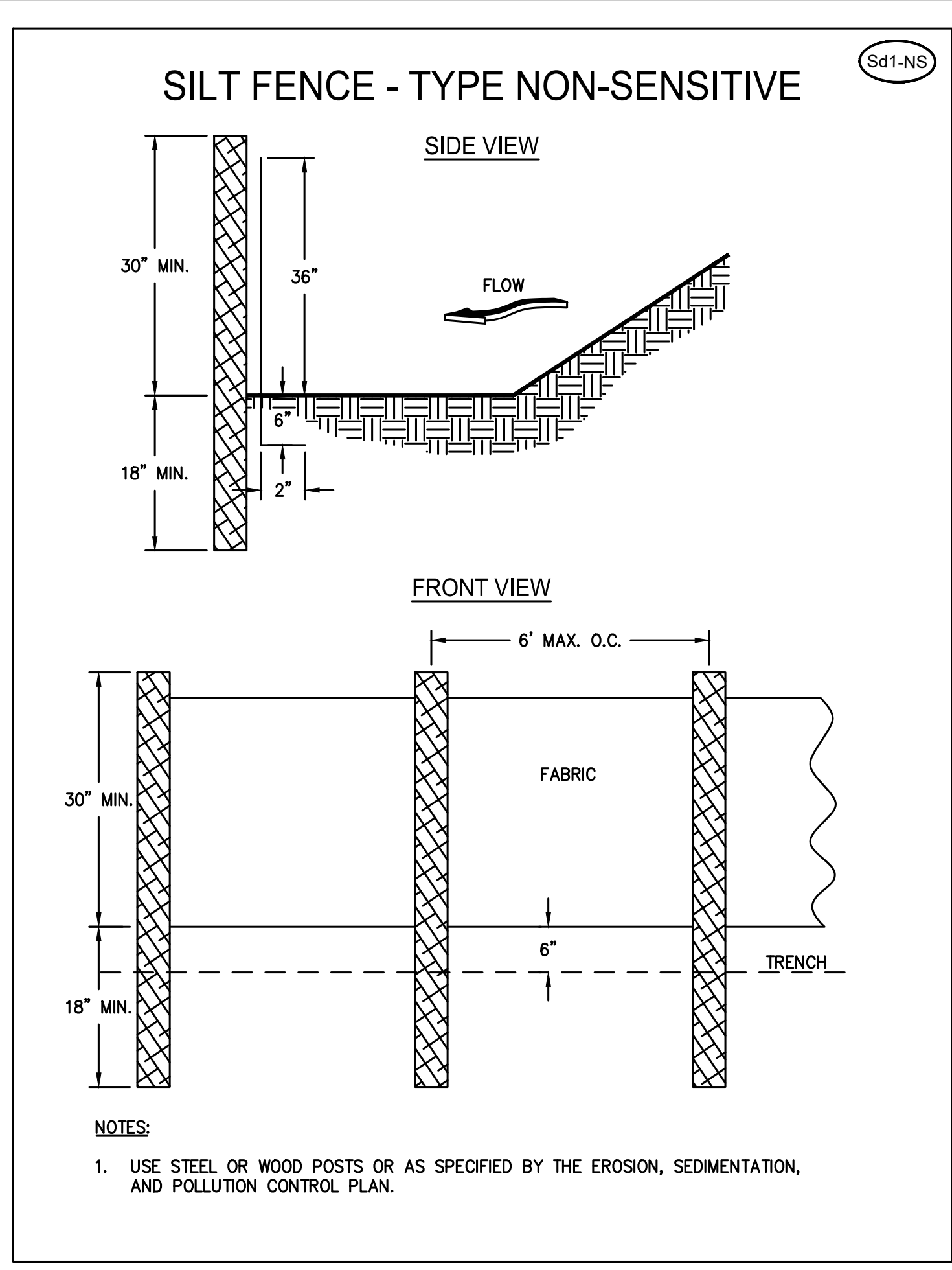
Signature: *Cheryl Holloway*

**COASTLINE CONSULTING SERVICES, INC.**  
138 CANAL STREET, UNIT 307  
POOLER, GEORGIA 31322  
PH: (912) 330-8500

- CIVIL SITE SERVICES
- TRANSPORTATION SERVICES
- MARINE SERVICES
- ENVIRONMENTAL SERVICES







[CHECKLIST #2] LEVEL II CERTIFICATION

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION

**BRISTAL C HOLLOWAY**  
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000012542  
ISSUED: 04/11/2014 EXPIRES: 04/11/2023

Signature: *Chace Holloway*

**CS** COASTLINE CONSULTING SERVICES, INC.

138 CANAL STREET, UNIT 307  
POOLER, GEORGIA 31322  
PH: (912) 330-8550  
FX: (912) 330-8560

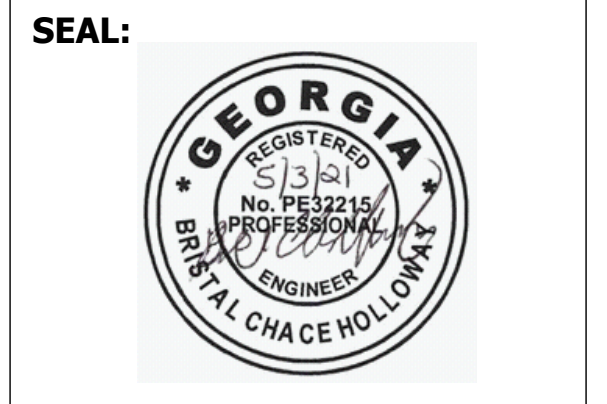
• CIVIL SITE SERVICES • MARINE SERVICES  
• TRANSPORTATION SERVICES • ENVIRONMENTAL SERVICES

**HINESVILLE BUSINESS INCUBATOR**  
CITY OF HINESVILLE DEVELOPMENT AUTHORITY  
207 W. WASHINGTON AVE.  
HINESVILLE, GEORGIA

HINESVILLE Development Authority

CONSTRUCTION DOCUMENTS - ISSUED FOR BID

**Cogdell Mendrala Architects**  
COGDELL & MENDRALA ARCHITECTS, PC  
517 EAST CONGRESS STREET  
SAVANNAH, GEORGIA 31401  
tel 912.234.6318  
fax 912.236.8414  
cogdellmendrala.com



**PROJECT CONSULTANTS:**

**M.E.P. ENGINEERS:**  
METHOD ENGINEERING GROUP  
2 E. BRYANT STREET SUITE 1500C  
SAVANNAH, GA 31401

**STRUCTURAL ENGINEERS:**  
SAUSSY ENGINEERING  
400 E. JOHNNY MERCER BOULEVARD  
SAVANNAH, GA 31410

**CIVIL ENGINEERS:**  
COASTLINE CONSULTING  
138 CANAL STREET #307  
POOLER, GA 31322

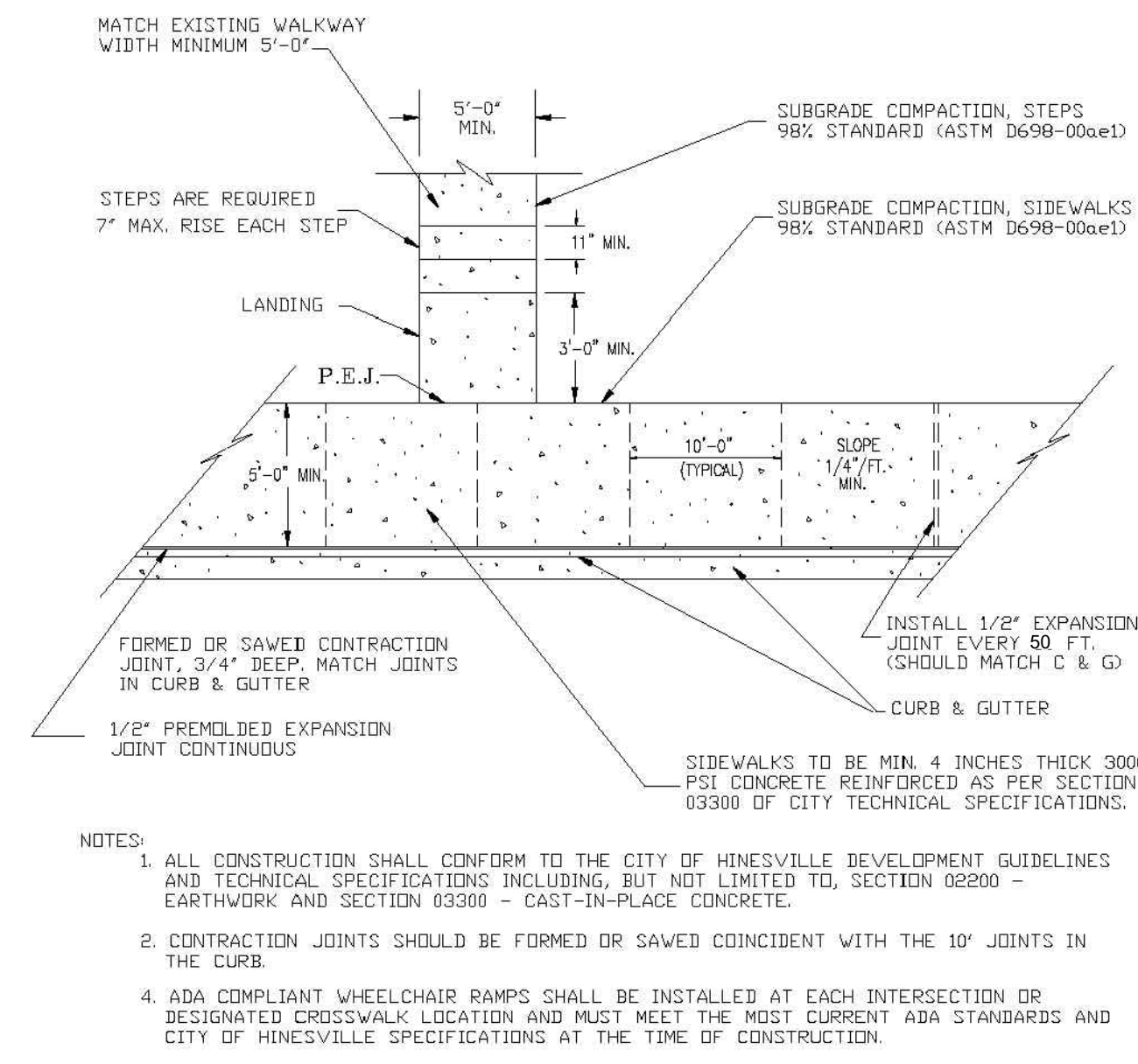
**LANDSCAPE ARCHITECT:**  
MANDEL DESIGN, LLC  
7 BAKER DRIVE  
SAVANNAH, GA 31410

**KEY PLAN:**

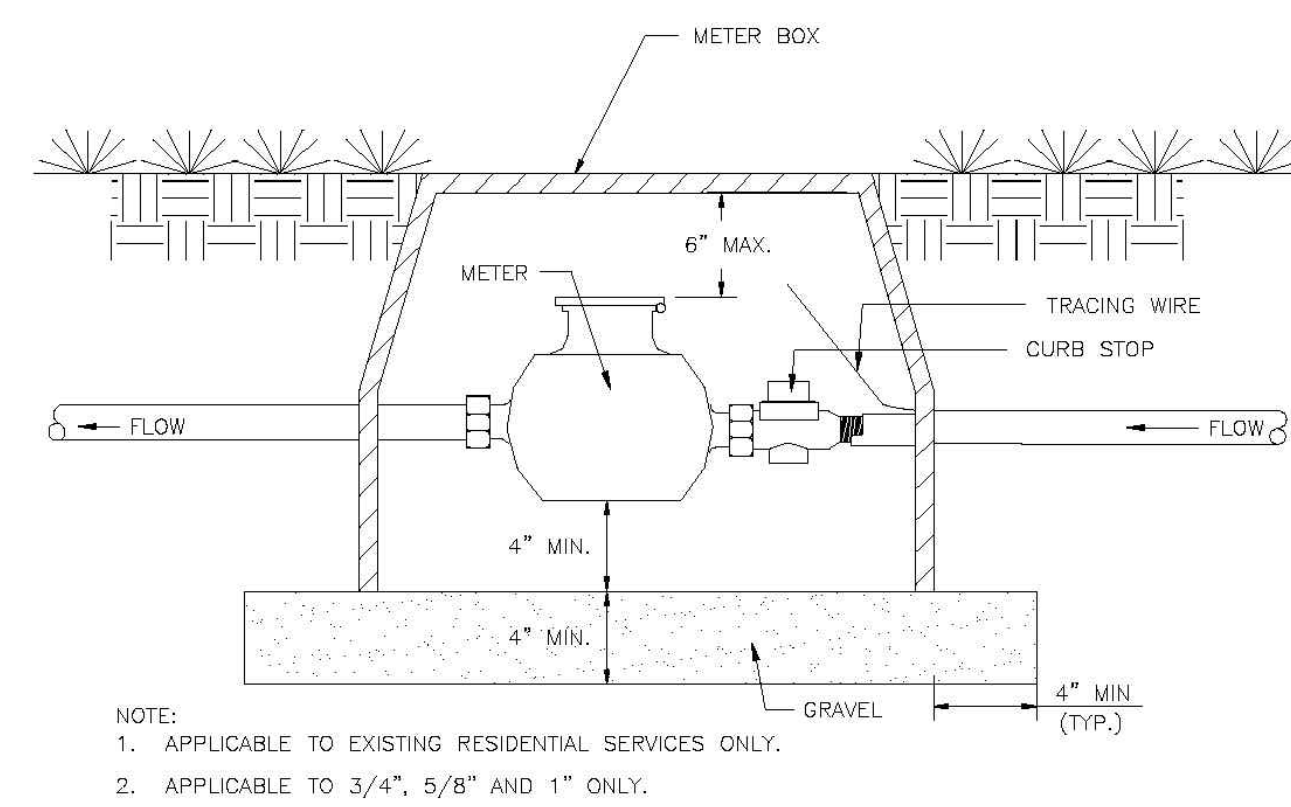
**SHEET TITLE:**  
CONSTRUCTION DETAILS

REVISION SCHEDULE	
DATE	DESCRIPTION

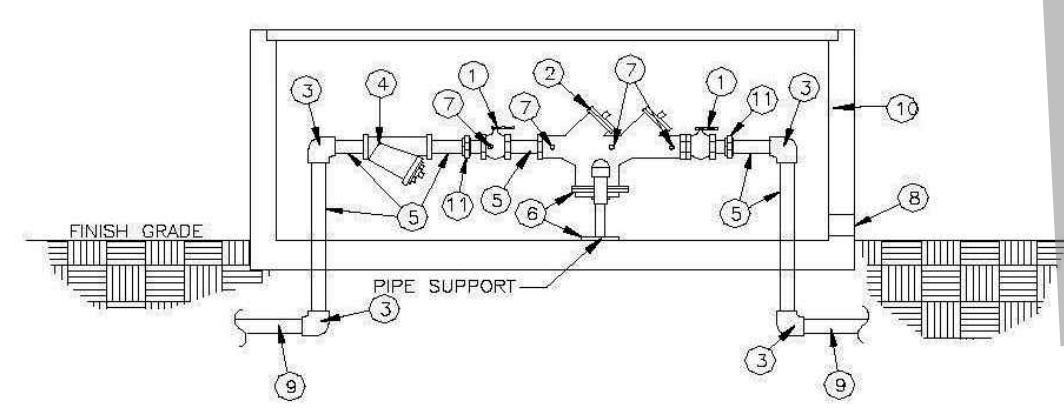
**EDA PROJECT NO:** 04-79-07284  
**PROJECT NO:** 2010  
**DATE:** MAY 2021  
**DRAWN BY:** CCS  
**SCALE:** N/A



STANDARD CONSTRUCTION DETAILS  
SIDEWALK AND WALKWAY DETAILS



STANDARD CONSTRUCTION DETAILS  
WATER METER W/O BACKFLOW PREV.

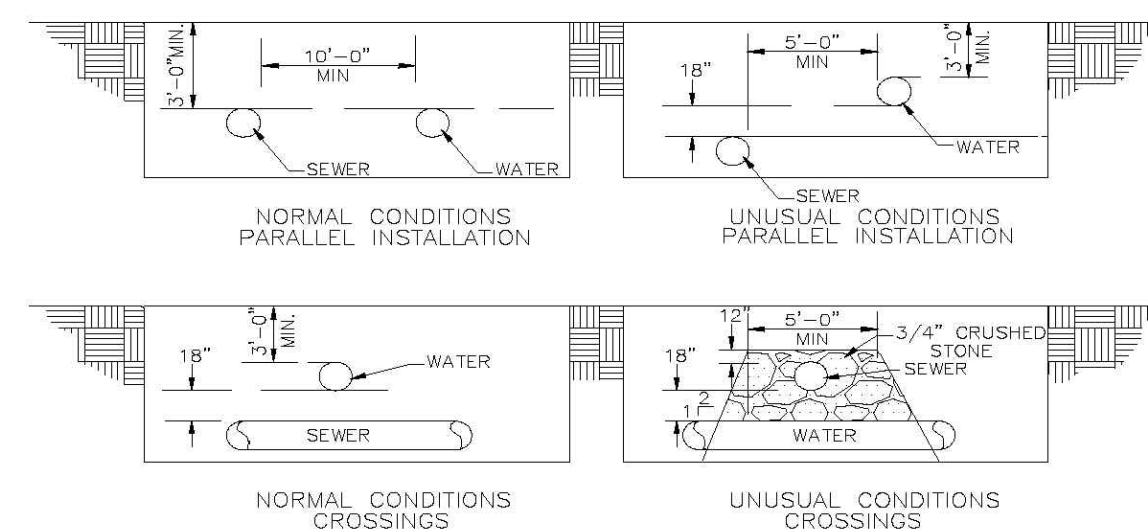


MATERIALS	
ITEM	DESCRIPTION
1	2 FULL PORT BALL VALVE
2	1 REDUCED PRESSURE ZONE DEVICE
3	4 BRASS ELLS THREADED OR FLANGED
4	1 STRAINER W/ RPT DEVICE(OPTIONAL), SEE NOTE 3
5	8 BRASS OR COPPER ONLY, NIPPLES CUT TO LENGTH
6	PIPE STAND MULTY"
7	4 BRASS PLUGS INSERTED IN TEST COCKS
8	2" X 2" DRINKS
9	POLYETHYLENE OR COPPER
10	PREFABRICATED ENCLOSURE BY HOT BOX OR EQUAL
11	2 UNION, SEE NOTE 3

- NOTES:
- FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. UNDER NO CIRCUMSTANCES SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE OTHER THAN BACKFLOW DEVICE TESTING.
  - UNDER NO CIRCUMSTANCES SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE OTHER THAN BACKFLOW DEVICE TESTING.
  - ITEMS 4 AND 11 (THE STRAINER AND THE UNIONS) MAY BE INSTALLED ON THE VERTICAL, RISERS TO REDUCE THE OVERALL LAYING LENGTH OF METER.

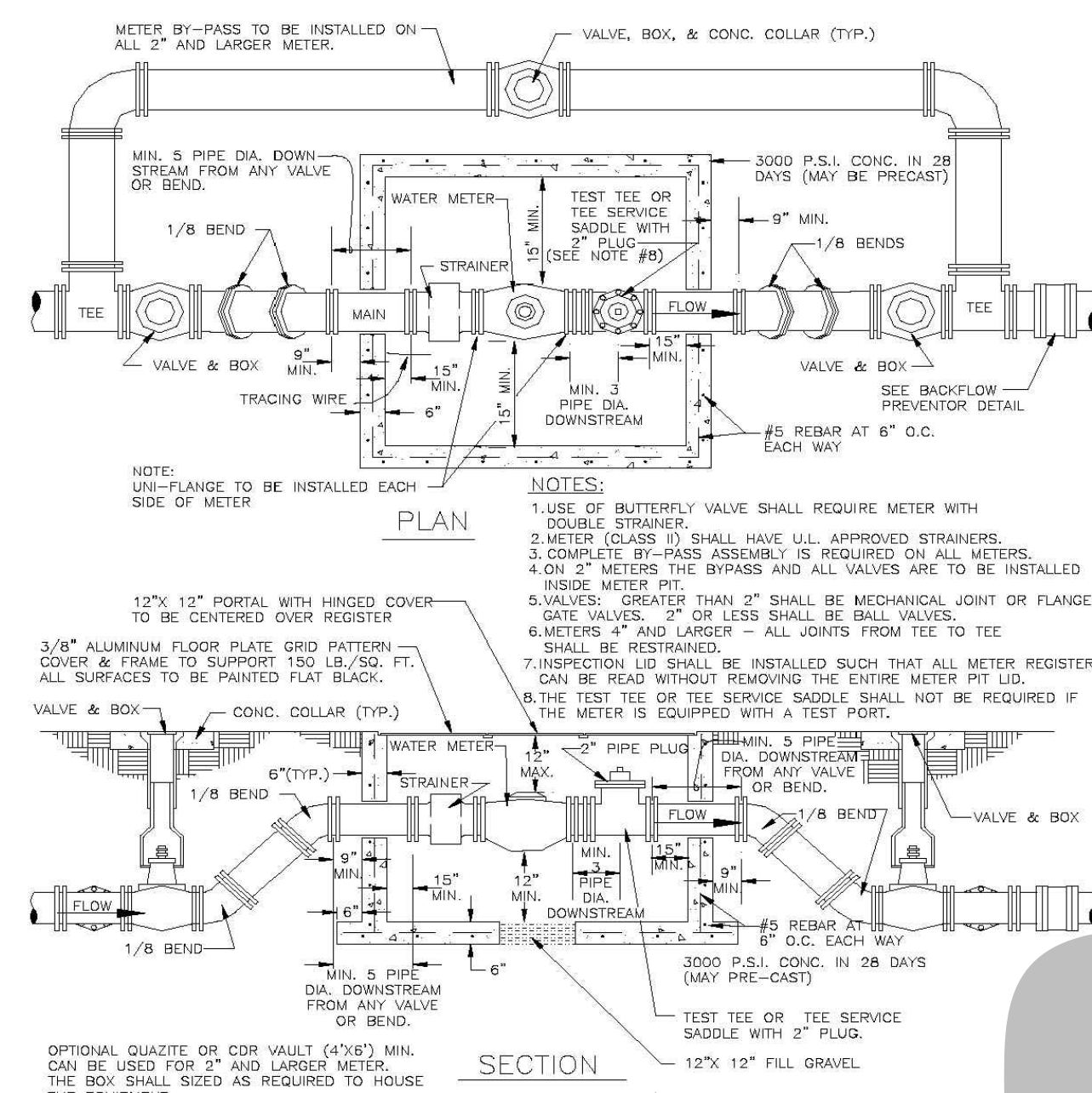
TYPICAL OUTSIDE INSTALLATION  
REDUCED PRESSURE  
TYPE BACKFLOW PREVENTION DEVICE  
(3/4", 1", 1 1/2", 2", & 2 1/2" SIZES)

STANDARD CONSTRUCTION DETAILS  
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER  
FOR DOMESTIC SYSTEM

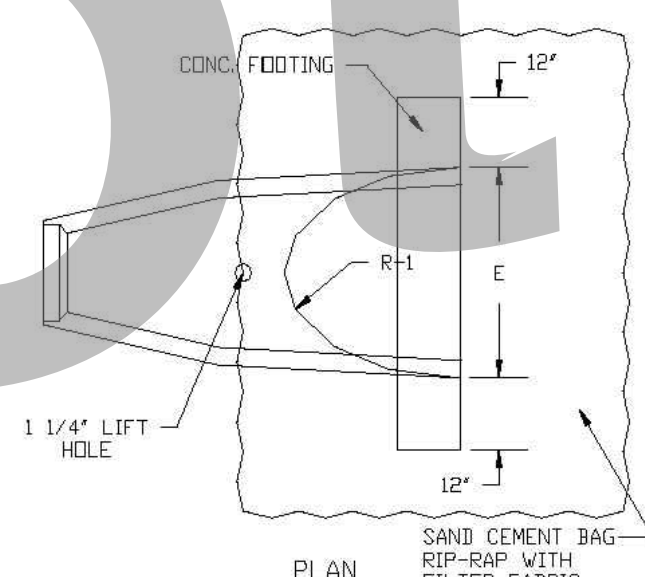


- NOTES:
- THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS, WHICH ARE GENERALLY AS FOLLOWS:
- PARALLEL INSTALLATION**
    - NORMAL CONDITIONS:** THE INSIDE EDGE OF A WATER LINE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.
    - UNUSUAL CONDITIONS:** WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, AND WHEN APPROVED BY THE ENGINEER, THE INSIDE EDGE OF A WATER MAIN MAY BE LAID A MINIMUM OF 5 FEET FROM THE INSIDE EDGE OF A SEWER PROVIDED THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER (SEE DETAIL), AND THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF.
  - CROSSINGS**
    - NORMAL CONDITIONS:** WHENEVER POSSIBLE, THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES HIGHER THAN THE TOP OF THE SEWER.
    - UNUSUAL CONDITIONS:** IF A WATER MAIN MUST CROSS UNDER A SEWER, THE TOP OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES LOWER THAN THE BOTTOM OF THE SEWER. THE WATER MAIN PIPE SHALL BE CENTERED AT THE CROSSING SUCH THAT THE JOINTS ARE EQUIVALENT AND AS FAR AS POSSIBLE FROM THE SEWER. THE SEWER STRUCTURE SUPPORT SHALL BE PROVIDED FOR THE SEWER. THE WATER MAIN SUPPORT SHALL BE PROVIDED FOR THE WATER MAIN. THE SEWER STRUCTURE SUPPORT SHALL INCLUDE BACKFILLING THE ENTIRE UTILITY CROSSING AREA WITH 3/4" CRUSHED STONE AS SHOWN IN THE DETAIL.

STANDARD CONSTRUCTION DETAILS  
MINIMUM WATER AND SEWER PIPE SEPARATION REQUIREMENTS



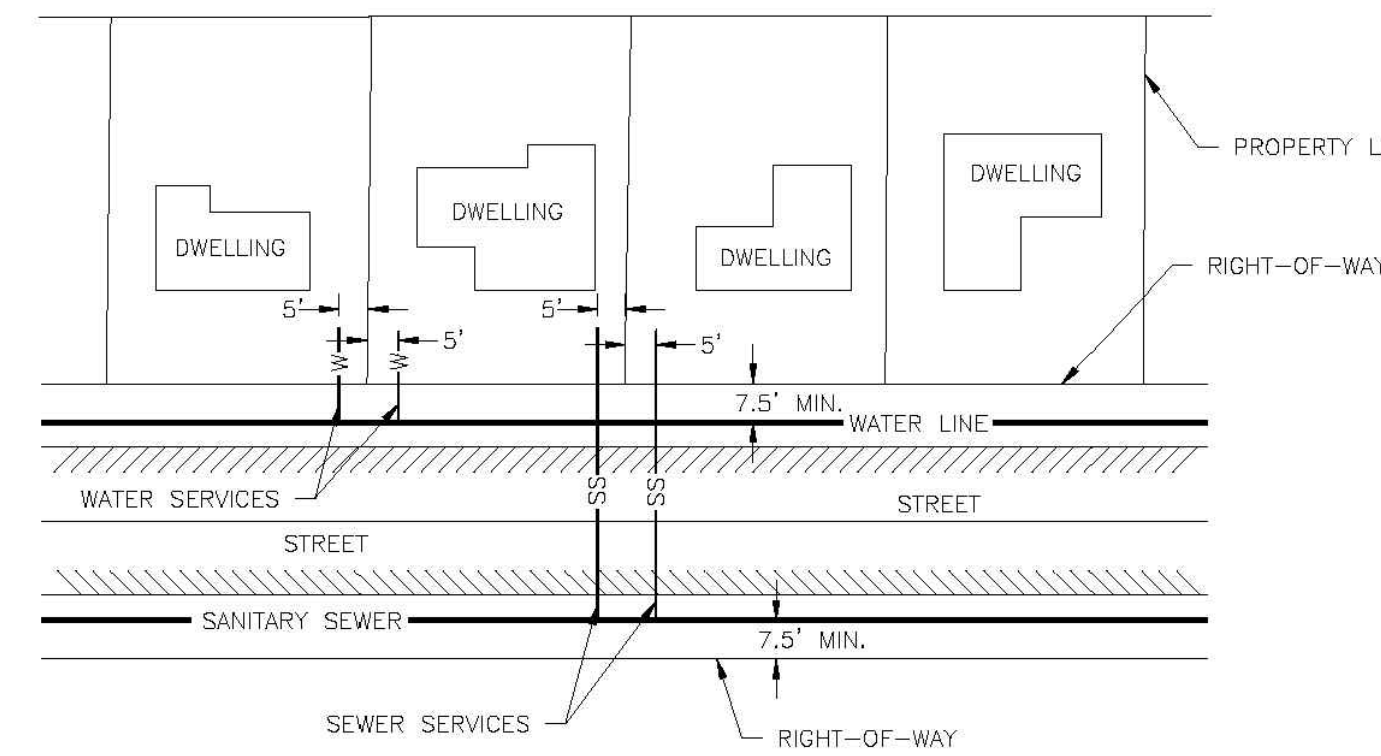
STANDARD CONSTRUCTION DETAILS  
WATER METER INST. 2" AND LARGER



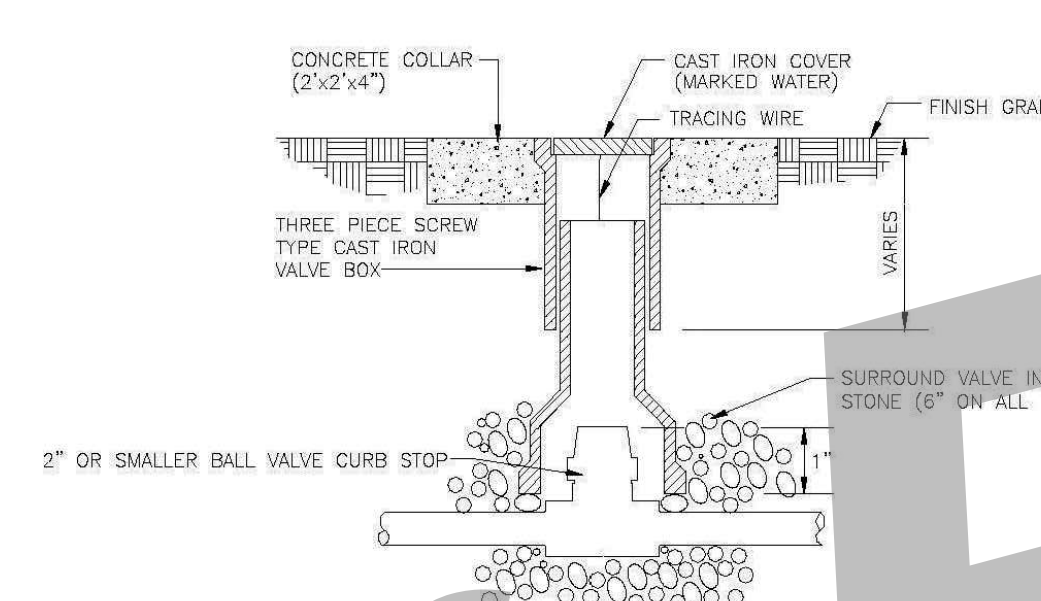
FLARE DIMENSIONS					
PIPE DIA.	A	B	C	E	R-1
12"	6"	3'-0"	3'-0"	6"	7'-0"
14"	8"	3'-0"	3'-0"	8"	7'-0"
16"	10"	3'-0"	3'-0"	10"	7'-0"
18"	12"	3'-0"	3'-0"	12"	7'-0"
20"	14"	3'-0"	3'-0"	14"	7'-0"
24"	18"	3'-0"	3'-0"	18"	7'-0"
30"	24"	3'-0"	3'-0"	24"	7'-0"
36"	30"	3'-0"	3'-0"	30"	7'-0"
42"	36"	3'-0"	3'-0"	36"	7'-0"
48"	42"	3'-0"	3'-0"	42"	7'-0"
60"	54"	3'-0"	3'-0"	54"	7'-0"
72"	66"	3'-0"	3'-0"	66"	7'-0"

REINFORCEMENT CONFORMS TO ASTM A-66

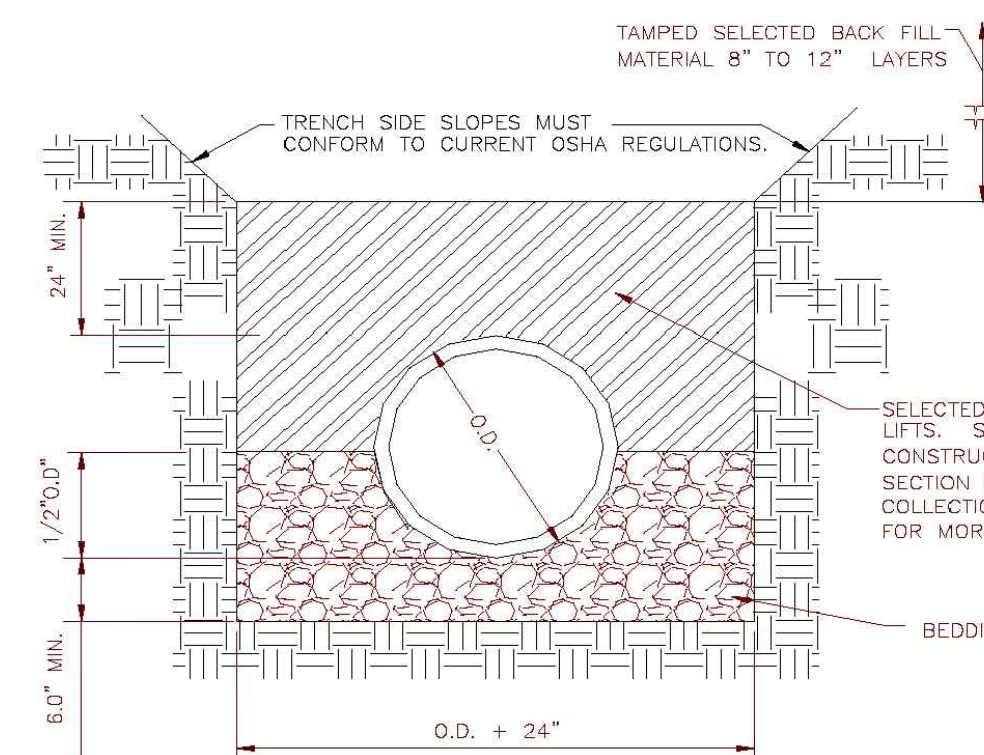
STANDARD CONSTRUCTION DETAILS  
FLARED END SECTION



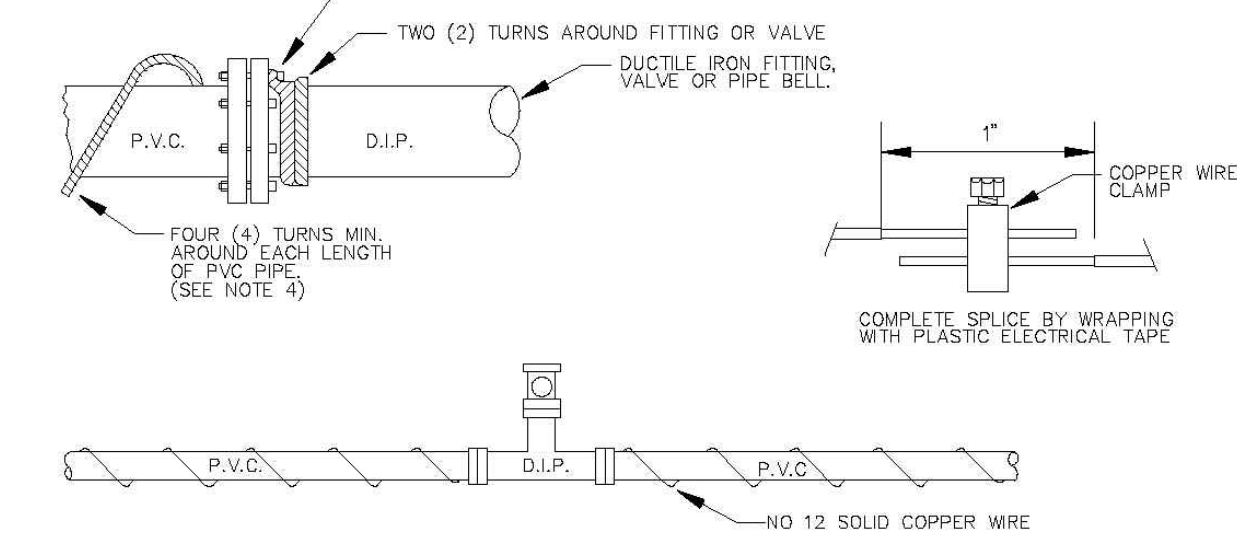
STANDARD CONSTRUCTION DETAILS  
WATER & S.S. LATERAL



STANDARD CONSTRUCTION DETAILS  
2" OR SMALLER WATER VALVE DETAIL



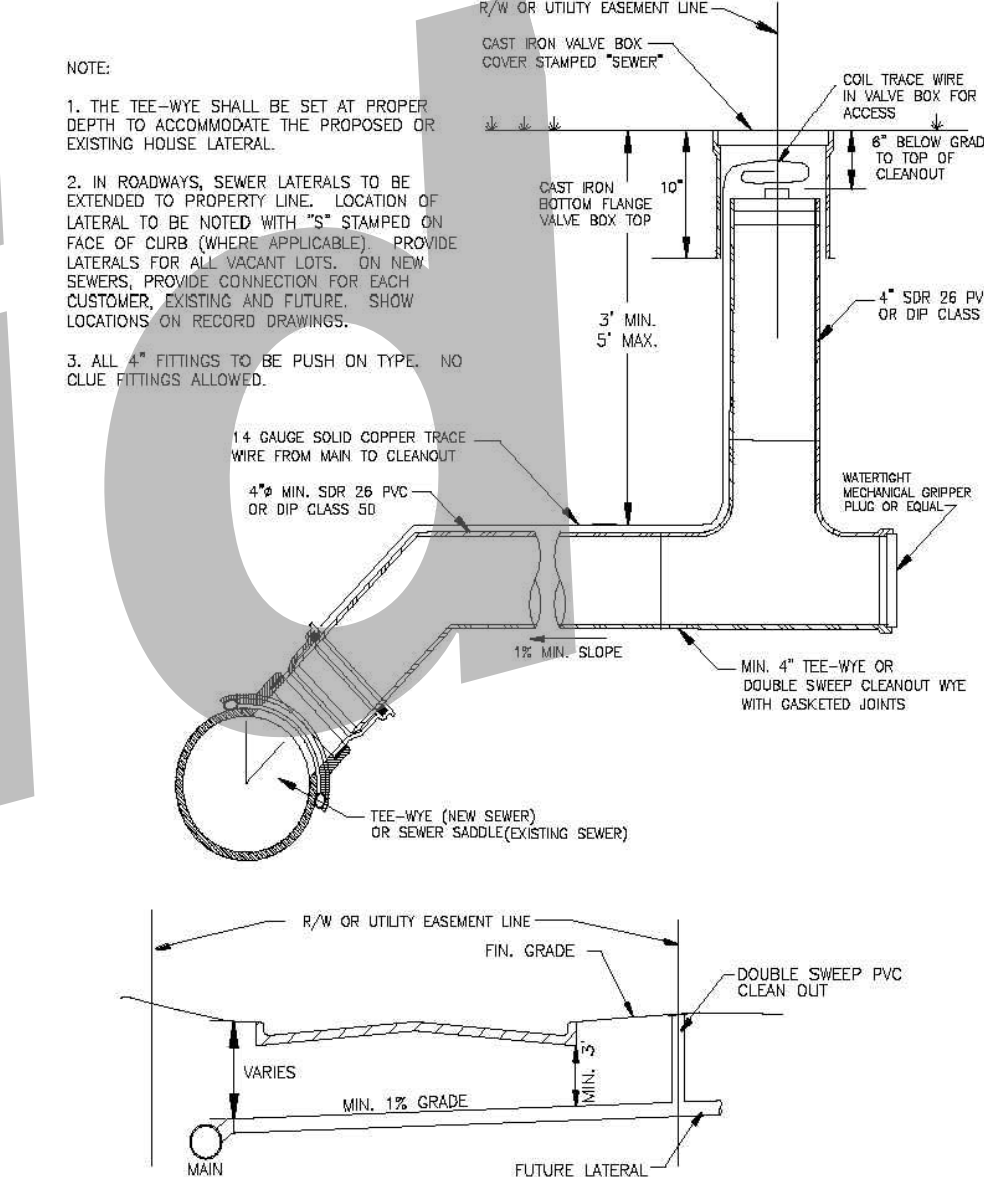
STANDARD CONSTRUCTION DETAILS  
STANDARD PIPE BEDDING DETAIL



- NOTES:
- USE NO. 12 AWG SOLID PLASTIC COATED COPPER WIRE.
  - STRIP TWO (2) INCHES OF COATING AND WRAP WIRE TWO (2) TURNS UNDER BOLT OR DUCTILE IRON FITTING (VALVE). EACH WRAP WIRE TWO (2) TURNS AROUND BELL OF FITTING AND WRAP WITH A CONTINUOUS WITH AT LEAST (2) 1/2" WRAPS PER LENGTH OF PIPE TO NEAR DUCTILE IRON FITTING. TERMINATE AT FITTING IN SIMILAR MANNER AS NOTED ABOVE.
  - ALL SPICES MUST BE MADE BY USING COPPER WIRE SPICE 'U' BOLT ASSEMBLIES AND THEN WRAPPING WITH ELECTRICAL TAPE.
  - AN LIEU OF WRAPPING TRACER WIRE AROUND P.V.C. PIPE, WIRE MAY BE STRUNG ALONG TOP OF PIPE PROVIDED IT IS TAPPED TO THE PIPE EVERY (5) FEET TO INSURE POSITION DURING BACKFILL.

TRACER WIRE

NOT TO SCALE FOR P.V.C. PIPE



STANDARD CONSTRUCTION DETAILS  
SANITARY SEWER SERVICE CONNECTION DETAIL



**Cogdell Mendrala Architects**  
COGDELL & MENDRALA ARCHITECTS, PC  
517 EAST CONGRESS STREET  
SAVANNAH, GEORGIA 31401  
tel 912.234.6318  
fax 912.236.8414  
cogdellmendrala.com



**PROJECT CONSULTANTS:**  
M.E.P. ENGINEERS:  
**METHOD ENGINEERING GROUP**  
2 E. BRYANT STREET SUITE 1500C  
SAVANNAH, GA 31401  
STRUCTURAL ENGINEERS:  
**SAUSSY ENGINEERING**  
400 E. JOHNNY MERCER BOULEVARD  
SAVANNAH, GA 31410  
CIVIL ENGINEERS:  
**COASTLINE CONSULTING**  
138 CANAL STREET #307  
POOLER, GA 31322  
LANDSCAPE ARCHITECT:  
**MANDEL DESIGN, LLC**  
7 BAKER DRIVE  
SAVANNAH, GA 31410

**KEY PLAN:**

**SHEET TITLE:**  
CONSTRUCTION  
DETAILS

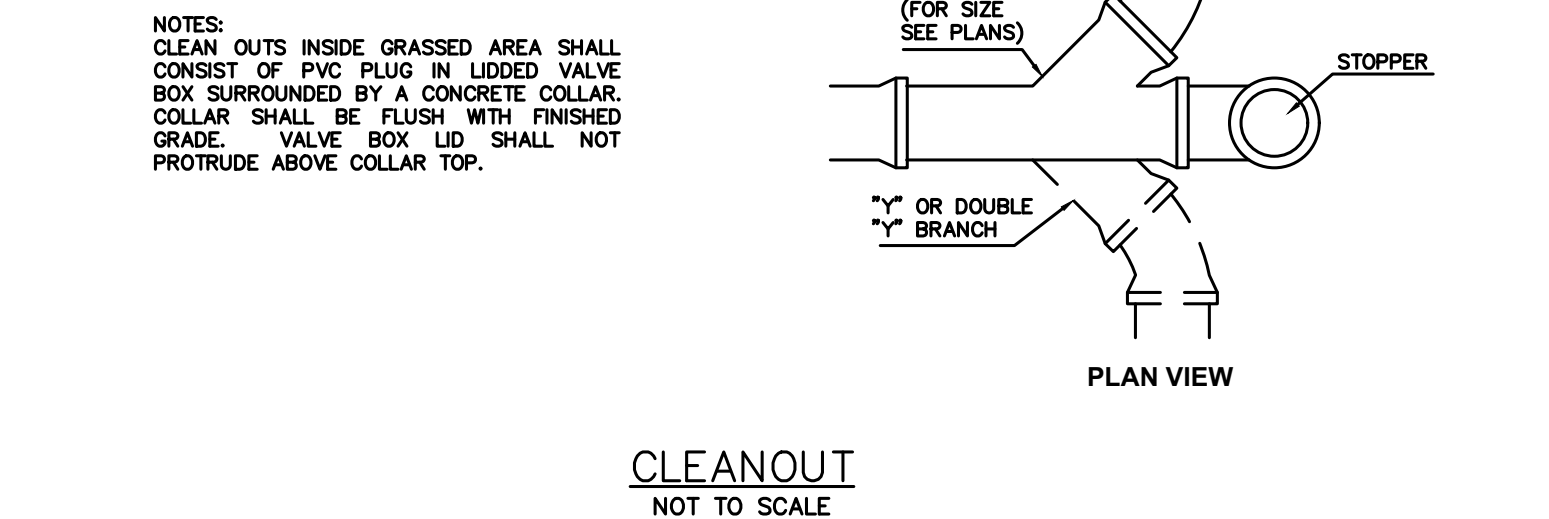
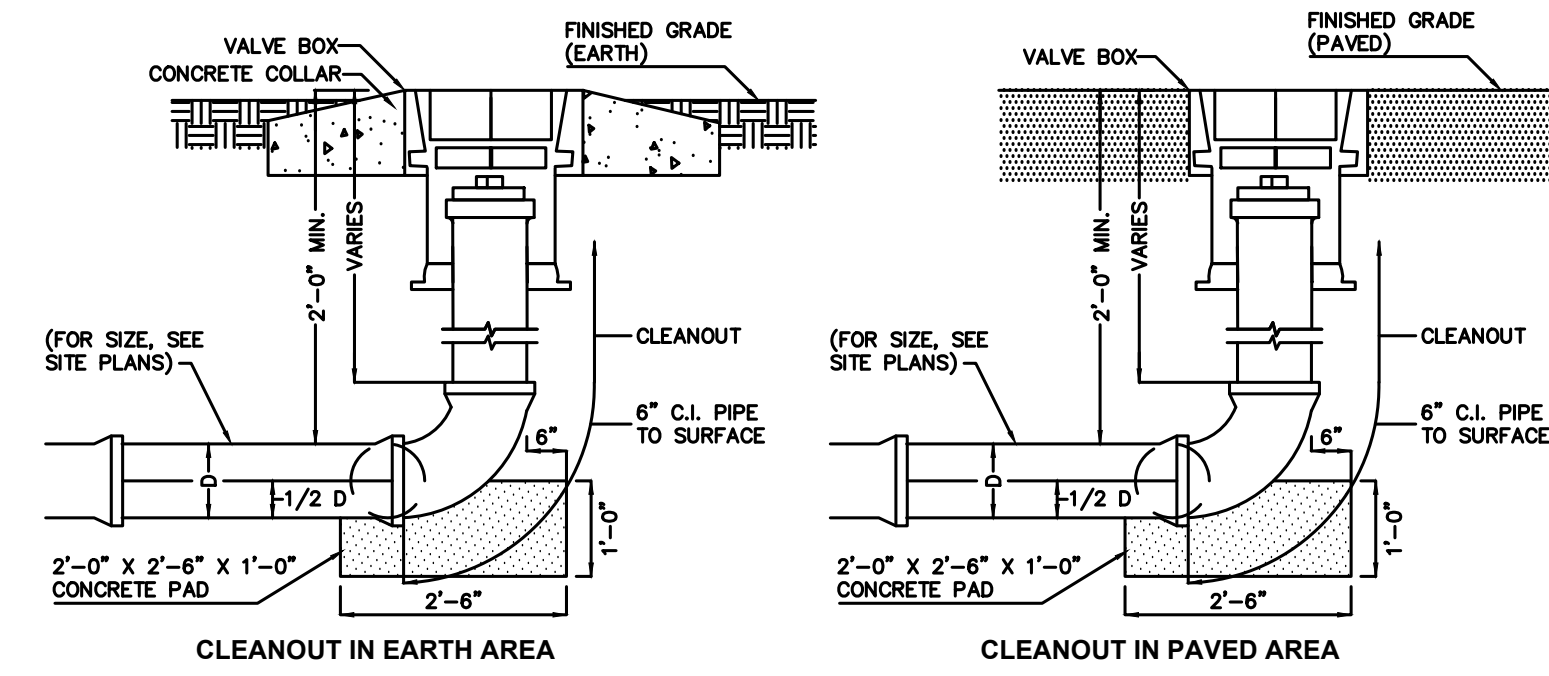
REVISION SCHEDULE	
DATE	DESCRIPTION

**EDA PROJECT NO:** 04-79-07284  
**PROJECT NO:** 2010  
**DATE:** MAY 2021  
**DRAWN BY:** CCS  
**SCALE:** N/A

**SHEET:** C-10

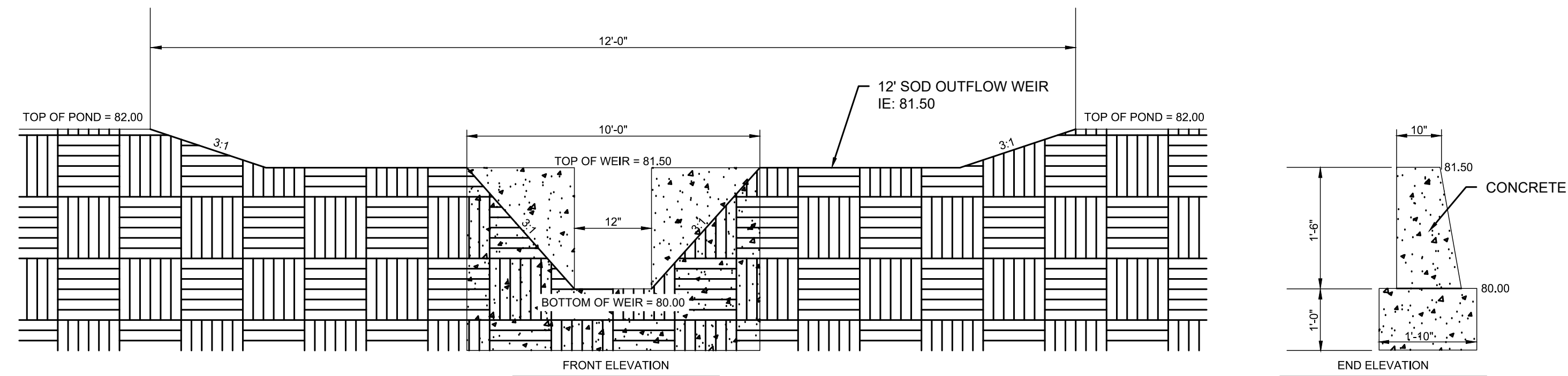
**CS COASTLINE CONSULTING SERVICES, INC.**  
138 CANAL STREET, UNIT 307  
POOLER, GEORGIA 31322  
PH: (912) 338-8550  
FX: (912) 338-8568

- CIVIL SITE SERVICES
- MARINE SERVICES
- TRANSPORTATION SERVICES
- ENVIRONMENTAL SERVICES

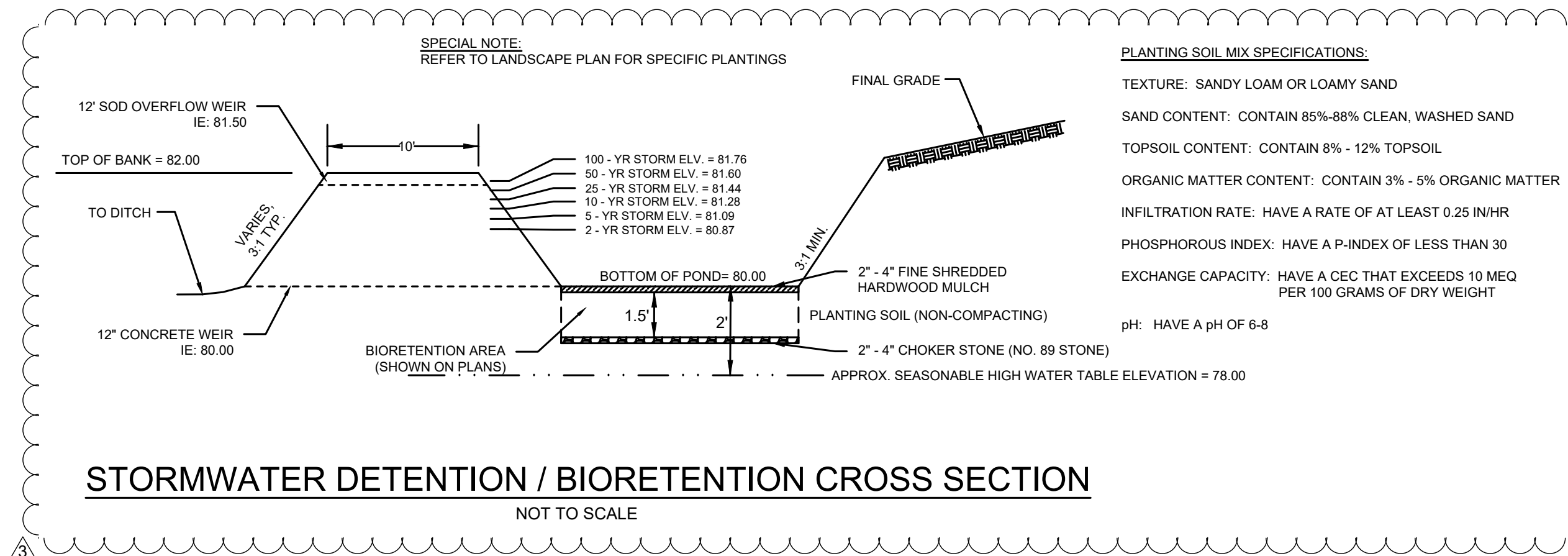


NOTES:  
CLEAN OUTS INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN LODED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.

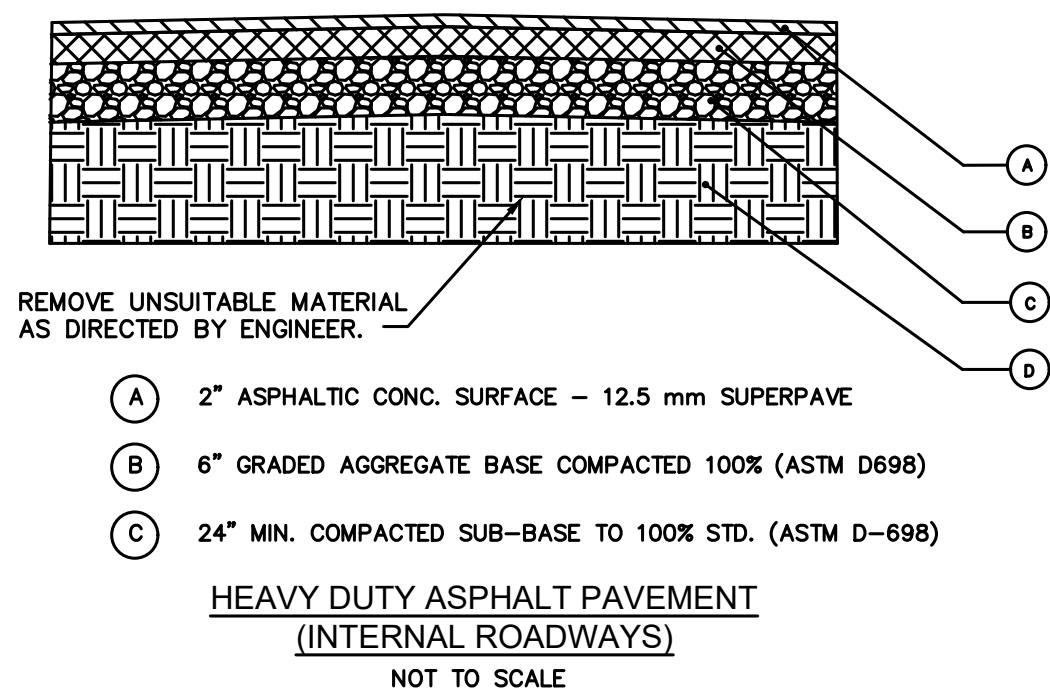
CLEANOUT  
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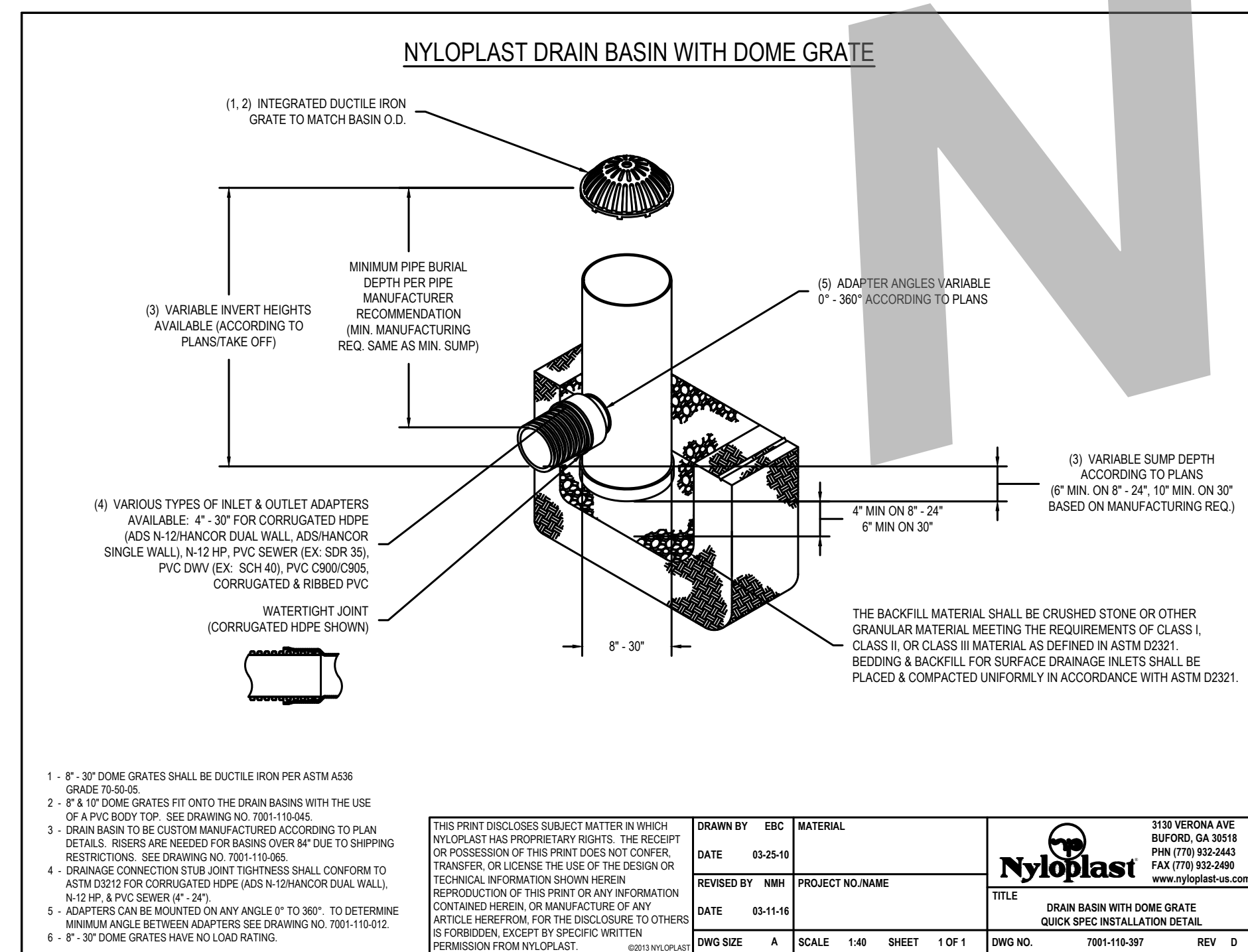
STORMWATER DETENTION / BIORETENTION OUTFALL STRUCTURE  
NOT TO SCALE



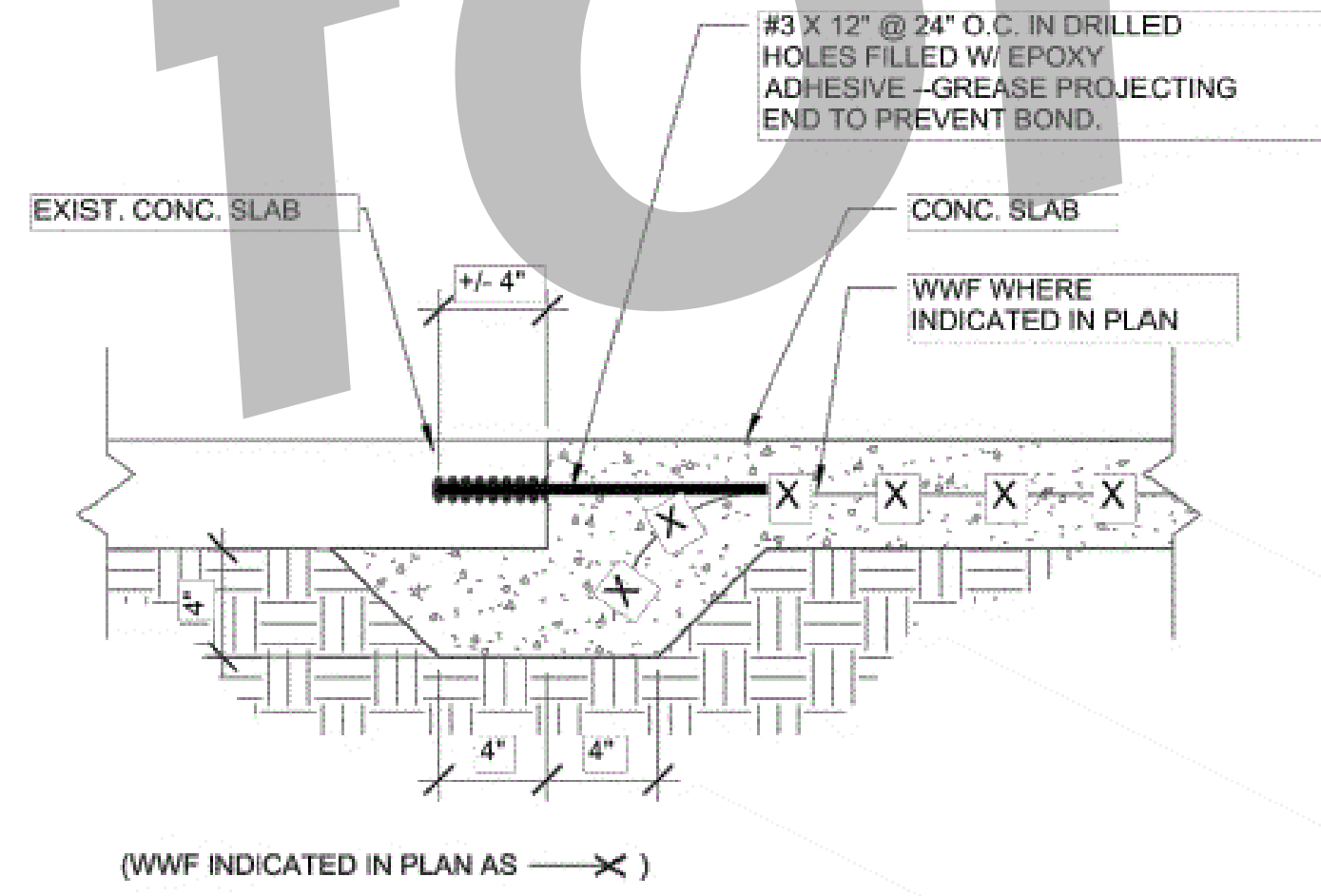
STORMWATER DETENTION / BIORETENTION CROSS SECTION  
NOT TO SCALE



REMOVE UNSUITABLE MATERIAL AS DIRECTED BY ENGINEER.  
**HEAVY DUTY ASPHALT PAVEMENT**  
(INTERNAL ROADWAYS)  
NOT TO SCALE



NYLOPLAST DRAIN BASIN DETAIL  
NOT TO SCALE



SIDEWALK TO EXISTING SIDEWALK  
NOT TO SCALE

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR BIDDING	03-23-16	
2	REVISED FOR BIDDING	03-23-16	
3	REVISED FOR BIDDING	03-23-16	
4	REVISED FOR BIDDING	03-23-16	
5	REVISED FOR BIDDING	03-23-16	
6	REVISED FOR BIDDING	03-23-16	

NO.	DATE	DESCRIPTION
1	03-23-16	ISSUED FOR BIDDING
2	03-23-16	REVISED FOR BIDDING
3	03-23-16	REVISED FOR BIDDING
4	03-23-16	REVISED FOR BIDDING
5	03-23-16	REVISED FOR BIDDING
6	03-23-16	REVISED FOR BIDDING

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2131 VERONA AVE.  
ROSELAND, GA 30084  
PH: (770) 933-2443  
FAX: (770) 933-4866  
www.nyloplast.com

TITLE: DRAIN BASIN WITH DOME GRATE  
CHECK SPEC INSTALLATION DETAILS  
DWS SIZE: A SCALE: 1/4" SHEET: 1 OF 1  
DWS NO.: 100-110-387 REV: D

**COASTLINE CONSULTING SERVICES, INC.**  
138 CANAL STREET, UNIT 307  
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**HINESVILLE BUSINESS INCUBATOR**  
CITY OF HINESVILLE DEVELOPMENT AUTHORITY  
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HINESVILLE, GEORGIA 31313  
CONSTRUCTION DOCUMENTS - ISSUED FOR BID

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fax: 912.236.8414  
cogdellmendrala.com

SEAL:  
GEORGIA PROFESSIONAL ENGINEERING  
BRITTON CHACE WOODLARK

**PROJECT CONSULTANTS:**  
M.E.P. ENGINEERS:  
**METHOD ENGINEERING GROUP**  
2 E. BRYANT STREET SUITE 1500C  
SAVANNAH, GA 31401

STRUCTURAL ENGINEERS:  
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138 CANAL STREET #307  
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LANDSCAPE ARCHITECT:  
**MANDEL DESIGN, LLC**  
7 BAKER DRIVE  
SAVANNAH, GA 31410

**KEY PLAN:**

**SHEET TITLE:**  
**CONSTRUCTION DETAILS**

REVISION SCHEDULE	
DATE	DESCRIPTION
5-12-2021	3. UPDATED DETAIL

**EDA PROJECT NO:** 04-79-07284  
**PROJECT NO:** 2010  
**DATE:** MAY 2021  
**DRAWN BY:** CCS  
**SCALE:** N/A

**SHEET:** **C-11**

**PLANT SCHEDULE\***

SYM	SCIENTIFIC	COMMON	QTY	SIZE	SPACING	NOTES	TOP	LQP
TD	Taxodium distichum	Bald Cypress	3	2.5' Caliper/12' Min.	as shown		270	
UA	Ulmus americana 'Drake'	Drake Elm	3	2.5' Caliper/12' Min.	as shown		270	
LI	Lagotis indica 'Muskogee'	Muskogee Crape Myrtle	2	1.5' Caliper/9' Min.	as shown	Single Trunk	20	
IA	Ilex attenuata	East Palmetto Holly	3	1.5' Caliper/9' Min.	as shown	Single Trunk	30	
LS	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	17	7 Gallon/24" Min.	as shown			
LC	Loropetalum chinense 'Crimson Fire'	Crimson Fire Loropetalum	36	7 Gallon/24" Min.	as shown		108	
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	44	1 Gallon/24" Min.	as shown		132	
IV	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	54	1 Gallon	as shown		54	
IC	Ilex cornuta 'Carissa'	Carissa Holly	30	3 Gallon	as shown		90	
SB	Spartina bakeri	Sand Cordgrass	200	1 Gallon	36" on center		200	

**EXISTING TREE/LANDSCAPE QUALITY POINTS**

SPECIES	SIZE	POINTS
Live Oak	41"	x .5 (Half of tree is on property)
		TOTAL 1260.75

**REQUIRED TREE AND LANDSCAPE QUALITY POINTS**

.72 TOTAL SITE ACREAGE		
.72 x 1600 = 1152 TREE QUALITY POINTS		
.72 x 400 = 288 REQUIRED LANDSCAPE QUALITY POINTS		
1200 x .22 ACRES OF PARKING AREA = 264 REQUIRED PARKING AREA TREE QUALITY POINTS (3 LARGE TREES PROVIDED)		
*Photographic submittal to be provided to landscape architect including photos of typical plant of each species (at nursery prior to purchase or delivery) for approval by project landscape architect.		

SUBTOTAL 590  
**TOTAL (INCLUDING EXISTING PRESERVED) 1850.75 584**

**PLANTING NOTES**

- GENERAL:**
- CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK.
  - 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.
  - GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN  $\pm 0'$  OF FINISH GRADE.
- PLANT QUALITY:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, 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 NURSERMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON, D.C. 20005, (202) 789-2900.
  - ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.
  - 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 SHALL BE STRAIGHT AND EXHIBIT GOOD TRUNK TAPER WITH LIMBS 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.
  - ALL PLANTS SHALL BE COMMERCIAL GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF CHATHAM COUNTY (A 15 PLANT ZONE B).
  - 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".
  - CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
  - PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS, REQUIREMENTS, AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. 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 TRANSPORTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.
- ROOT SYSTEM:**
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
  - ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
  - 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".
  - ALL BALLED AND BURLAPPED PLANTS SHALL HAVE THE TOP  $\frac{1}{2}$  OF THE BURLAP REMOVED FROM THE 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.
- SEEDING & SODDING:**
- ALL EXTERIOR GROUND AREAS NOT OCCUPIED BY BUILDINGS, STRUCTURES, PAVEMENT, PLANT MATERIAL, AND MULCH SHALL BE SODDED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH LOCAL NURSERY STANDARDS, UNLESS OTHERWISE NOTED.
  - ALL SOD SHALL BE COMMERCIAL GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
  - ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
  - SOD SHALL BE LAYED OUT SO THAT NO JOINTS OCCUR AND IN SUCH A MANNER THAT THE END JOINTS BETWEEN INDIVIDUAL SOD PIECES OF ADJOINING ROWS 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:**
- CONTRACTOR SHALL PROVIDE A MINIMUM 3" DEPTH OF TOPSOIL IN ALL PLANTING AREAS.
  - 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.
  - TOPSOIL SHALL BE A NATURAL, FERTILE, SANDY LOAM POSSESSING CHARACTERISTICS COMMON TO PRODUCTIVE SOILS IN THE SOUTHEASTERN COASTAL REGION, AND IT SHALL NOT CONTAIN ANY TOXIC SUBSTANCES.
- PLANTING:**
- GROUNDCOVER SHALL BE PLANTED AS SPECIFIED BELOW.
  - GROUNDCOVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
  - WHERE GROUNDCOVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
  - GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
  - SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4" FROM THE CENTER OF ALL LARGE TREES.
  - 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.
  - 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 (3) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
  - TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
  - STAKE TREES ONLY WHEN NECESSARY.
- FERTILIZATION:**
- CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL. TEST LOCATIONS AND RESULTS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT.
  - IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE SOIL TEST.
- MULCH:**
- ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
  - ALL GROUNDCOVERS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
  - ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEEDLES, SHREDDED BARK, AND WOOD CHIPS.
- WATERING:**
- ALL AREAS TO BE PLANTED, SEEDING, AND SODDED SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
  - ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
  - ALL SEEDING AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
- MAINTENANCE:**
- 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 TO MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
  - OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
  - CLIPPING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.
- PLANT ALTERATIONS & SUBSTITUTIONS:**
- ANY CHANGE IN PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.
  - PROJECT LANDSCAPE ARCHITECT WILL ASSIST IN LOCATING PLANTS AS NECESSARY.

**IRRIGATION NOTES**

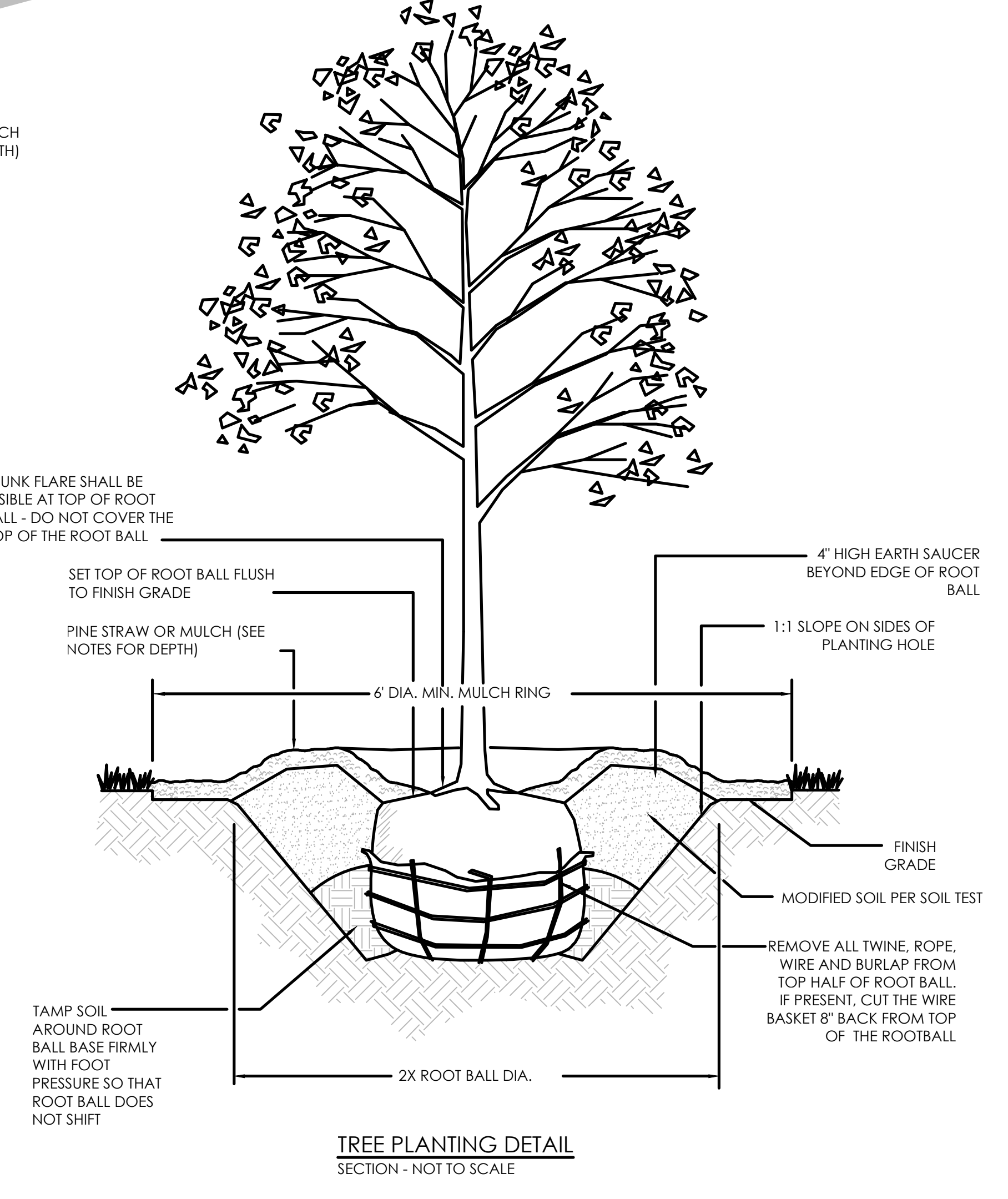
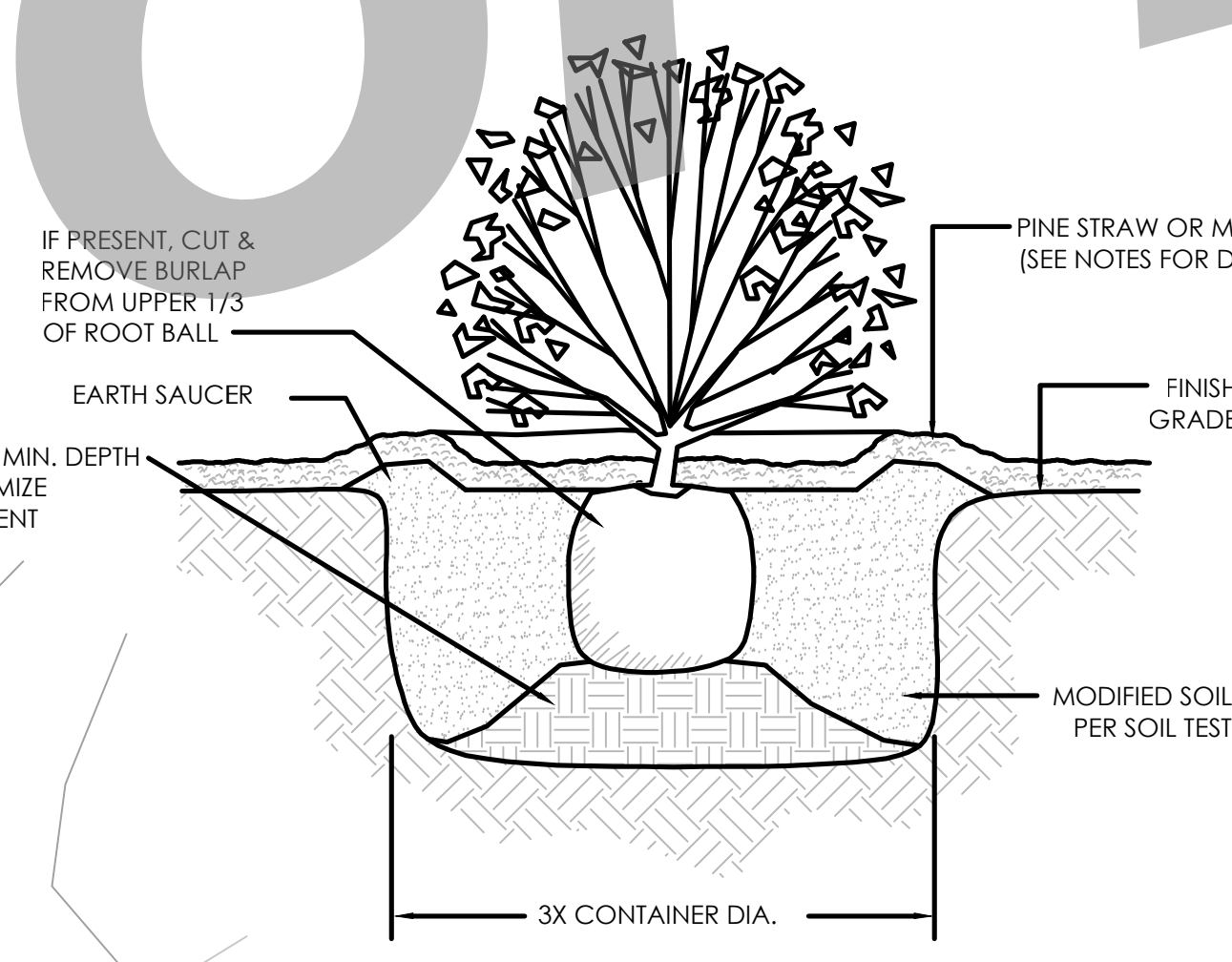
- CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL NEW PLANTING MATERIAL.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN, ASSOCIATED AGENCY APPROVALS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO COMPLETE THE IRRIGATION WORK. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO:
  - VERIFICATION OF ALL UNDERGROUND UTILITY LOCATIONS.
  - COORDINATION OF IRRIGATION WORK WITH THE WORK OF ALL RELATED TRADES AND SUBCONTRACTORS TO ASSURE SMOOTH PROGRESSION OF PROJECT.
  - PROTECTION AND/OR RESTORATION OF ALL EXISTING IMPROVEMENTS.
  - TRENCHING AND BACK FILLING FOR ALL PIPES, VALVES, AND DRAIN PITS SPECIFIED.
  - FURNISHING AND INSTALLING ALL MAIN LINES, LATERAL LINES, RISERS, FITTINGS, SPRAY HEADS, ROTOR HEADS, QUICK-COUPLING VALVES, GATE VALVES, CONTROL VALVES, CONTROLLERS, ELECTRIC WIRE, AND ALL NECESSARY SPECIALTY ITEMS AND ACCESSORIES.
  - FURNISHING AND INSTALLING ALL SLEEVES BENEATH WALKWAYS, ROADS, AND DRIVEWAYS WHERE REQUIRED.
  - REGULATING AND ADJUSTING ALL SPRAY HEADS, ROTOR HEADS, DRIP LINES, TIME SEQUENCE CONTROL DEVICES, AND SECTION VALVES.
  - TESTING OF IRRIGATION SYSTEM.
  - PROVIDING A WARRANTY ON THE IRRIGATION SYSTEM FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
  - PROVIDING THAT WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF STATE AND LOCAL AGENCIES, INCLUDING LOCAL HEALTH CODES, PLUMBING CODES, AND ELECTRICAL CODES.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBMITTALS:
  - DIAGRAMMATIC PLANS OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR INCLUSION IN AS-BUILT SET OF DRAWINGS.
  - PROPOSED IRRIGATION PLANS TO APPROPRIATE JURISDICTION FOR APPROVAL IF REQUIRED, AND TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

**NOTES:**

- CLEANLY PRUNE ONLY DAMAGED, DISEASED, AND/OR WEAK BRANCHES IF NECESSARY.
- FINISH GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

**NOTES:**

- CLEANLY PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



**HINESVILLE BUSINESS INCUBATOR**  
 CITY OF HINESVILLE DEVELOPMENT AUTHORITY  
 207 W. WASHINGTON AVE.  
 HINESVILLE, GEORGIA

CONSTRUCTION DOCUMENTS - ISSUED FOR BID

HINESVILLE Development Authority

**Cogdell Mendrala Architects**  
**COGDELL & MENDRALA ARCHITECTS, PC**  
 517 EAST CONGRESS STREET  
 SAVANNAH, GEORGIA 31401  
 tel 912.234.6318  
 fax 912.236.9414  
 cogdellmendrala.com

SEAL:

**PROJECT CONSULTANTS:**  
 M.E.P. ENGINEERS:  
**METHOD ENGINEERING GROUP**  
 2 E. BRYANT STREET SUITE 1500C  
 SAVANNAH, GA 31401

STRUCTURAL ENGINEERS:  
**SAUSSY ENGINEERING**  
 400 E. JOHNNY MERCER BOULEVARD  
 SAVANNAH, GA 31410

CIVIL ENGINEERS:  
**COASTLINE CONSULTING**  
 138 CANAL STREET #307  
 POOLER, GA 31322

LANDSCAPE ARCHITECT:  
**MANDEL DESIGN, LLC**  
 7 BAKER DRIVE  
 SAVANNAH, GA 31410

**KEY PLAN:**

**SHEET TITLE:**  
 LANDSCAPE PLAN

REVISION SCHEDULE	
DATE	DESCRIPTION
5/26/2021	ADD. No. 01

EDA PROJECT NO: 04-79-07284  
 PROJECT NO: 2010  
 DATE: MAY 2021  
 DRAWN BY: TNM  
 SCALE: As indicated