# CONSTRUCTION PLANS

FOR

# DELTA CROSSING

## TRACT C - ALTAMA PLANTATION

# GLYNN COUNTY, GEORGIA

PREPARED FOR:

## COASTAL BUSINESS STORAGE, INC.

I certify that I have been in responsible charge of the design of this project in accordance with the rules of the Georgia State Board of Registration for Professional Engineers and Land Surveyors. I further certify, to the best of my knowledge and belief, that these plans and specifications were prepared in accordance with current standard engineering practices and accurately reflect the Design Development Report (DDR) previously reviewed and concurred in by EPD. I further certify that the system as designed can reasonably be expected to consistently meet all currently applicable permit limits, conditions, and regulatory requirements, provided the facility is constructed as designed and properly operated and maintained.

The development of the included construction plans can be expected to not increase the rate of runoff per county requirements, provided the facility is constructed as designed and properly operated and maintained.

OWNERSHIP STATEMENT:
ALL PROPOSED WATER AND SANITARY SEWER SYSTEMS WITHIN THIS PROJECT ARE TO BE OWNED AND MAINTATINED BY BGJWSC.

JANUARY 17, 2025

JOB NUMBER: 2024-43

PREPARED BY:

PITTMAN ENGINEERING

2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
WWW.PITTMANENGINEERINGCO.COM

### PROJECT DATA

| | |
|---|---|
| DEVELOPER: | COASTAL BUSINESS STORAGE, INC.<br>P.O. BOX 1944<br>RICHMOND HILL, GA<br>31324<br>912-508-6853<br>LIZ@NICHOLSCAPITALMANAGEMENT.COM |
| 24 HOUR CONTACT: | LIZ MORIARTY |
| TELEPHONE: | 912-508-6853 |
| JURISDICTION: | GLYNN COUNTY, GEORGIA |
| TAX MAP #: | 0544201 |
| ZONING: | PD - PLANNED DEVELOPMENT<br>NJNICHOL54@GMAIL.COM |
| PROPERTY OWNER OF RECORD: | NICK NICHOLS |
| FEMA FLOOD ZONE: | X, X (UNSHADED) |
| FEMA FLOOD PANEL: | MAP NUMBER 13127C-0105H, 13127C-0115H<br>MAP DATED 01/05/2018 |
| APPROXIMATE LOCATION OF SITE: | INTERSTATE 95 & GA HWY. 99 |
| LATITUDE:<br>LONGITUDE: | N031.309696<br>W081.470172 |
| VERTICAL DATUM: | NAVD88 |

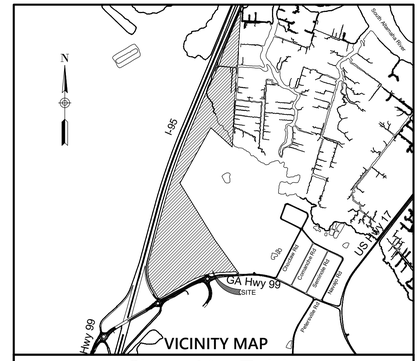
### REVISION LISTING

| REV. NO. | REVISION | BY | DATE |
|---|---|---|---|
| 12 | REVISED PER GDOT COMMENTS | WCS | 6/11/26 |
| 11 | REVISED PER GDOT COMMENTS | WCS | 5/1/26 |
| 10 | REVISED PER GDOT COMMENTS | MKJ | 3/16/26 |
| 9 | REVISED PER BGJWSC COMMENTS | MKJ | 1/28/26 |
| 8 | REVISED PER GLYNN COUNTY COMMENTS | WCS | 1/27/26 |
| 7 | REVISED PER GLYNN COUNTY & BGJWSC COMMENTS | MKJ | 1/14/26 |
| 6 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 12/16/25 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 4 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |
| 3 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 8/5/25 |
| 2 | REVISED PER GDOT COMMENTS | MKJ | 5/12/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ | 4/4/25 |

GEORGIA REGISTERED No. 38245 PROFESSIONAL JASON JOSEPH BRYANT

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

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




### Sheet List Table



| Sheet Number | Sheet Title |
|---|---|
| COV | COVER SHEET |
| C0.1 | CONSTRUCTION NOTES |
| C0.2 | EXISTING CONDITIONS – SURVEY |
| C0.3 | EXISTING CONDITIONS – SURVEY |
| C0.4 | EXISTING CONDITIONS – SURVEY |
| C1.1 | STAKING & LAYOUT PLAN |
| C1.2 | STAKING & LAYOUT PLAN |
| C1.3 | STAKING & LAYOUT PLAN |
| C1.4 | STAKING & LAYOUT PLAN |
| C1.5 | STAKING & LAYOUT PLAN |
| C2.1 | WATER & SEWER PLAN |
| C2.2 | WATER & SEWER PLAN |
| C2.3 | WATER & SEWER PLAN |
| C2.4 | WATER & SEWER PLAN |
| C2.5 | WATER & SEWER PLAN |
| C2.6 | SEWER PROFILES |
| C2.7 | SEWER PROFILES |
| C2.8 | WATER & SEWER DETAILS |
| C2.9 | WATER & SEWER DETAILS |
| C2.10 | WATER & SEWER DETAILS |
| C3.1 | PAVING, GRADING & DRAINAGE PLAN |
| C3.2 | PAVING, GRADING & DRAINAGE PLAN |
| C3.3 | PAVING, GRADING & DRAINAGE PLAN |
| C3.4 | PAVING, GRADING & DRAINAGE PLAN |
| C3.5 | PAVING, GRADING & DRAINAGE PLAN |
| C3.6 | PAVING, GRADING & DRAINAGE DETAILS |
| C3.7 | PAVING, GRADING & DRAINAGE DETAILS |
| C3.8 | PAVING, GRADING & DRAINAGE DETAILS |
| C3.9 | PAVING, GRADING & DRAINAGE DETAILS |
| C3.9A | PAVING, GRADING & DRAINAGE DETAILS |
| C3.9B | PAVING, GRADING & DRAINAGE DETAILS |
| C3.9C | PAVING, GRADING & DRAINAGE DETAILS |
| C3.10 | STORM DRAINAGE PROFILES |
| C3.11 | STORM DRAINAGE PROFILES |
| C3.12 | STORM DRAINAGE PROFILES |
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| C3.15 | ROAD CENTERLINE PROFILES |
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| C3.17 | ROAD CENTERLINE PROFILES |
| C3.18 | ROAD CENTERLINE PROFILES |
| C3.19 | CROSS SECTIONS |
| C3.20 | CROSS SECTIONS |
| C3.21 | CROSS SECTIONS |
| C3.22 | CROSS SECTIONS |
| C3.23 | CROSS SECTIONS |
| EC2.1 | EROSION CONTROL PLAN – INTERMEDIATE |
| EC2.2 | EROSION CONTROL PLAN – INTERMEDIATE |
| EC2.3 | EROSION CONTROL PLAN – INTERMEDIATE |
| EC2.4 | EROSION CONTROL PLAN – INTERMEDIATE |
| EC2.5 | EROSION CONTROL PLAN – INTERMEDIATE |
| EC3.1 | EROSION CONTROL PLAN – FINAL |
| EC3.2 | EROSION CONTROL PLAN – FINAL |
| EC3.3 | EROSION CONTROL PLAN – FINAL |
| EC3.4 | EROSION CONTROL PLAN – FINAL |
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| EC4.1 | EROSION CONTROL DETAILS |
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| EC4.3 | EROSION CONTROL DETAILS |
| TRACK 1 | WB-50 VEHICLE TRACKING EXHIBIT |
| TRACK 2 | WB-50 VEHICLE TRACKING EXHIBIT |
| TRACK 3 | WB-50 VEHICLE TRACKING EXHIBIT |

Tuesday, July 14, 2026 3:52:31 PM

# GENERAL NOTES:

OWNER/DEVELOPER:
COASTAL BUSINESS STORAGE, INC.
NICK NICHOLS
P.O. BOX 1944
RICHMOND HILL, GA 31324
912-508-6853
24 HOUR CONTACT: LIZ MORIARTY
LIZ@NICHOLSCAPITALMANAGEMENT.COM

ENGINEER:
PITTMAN ENGINEERING CO., LLC
2591 HWY 17S SUITE 303
RICHMOND HILL, GA 31324
912-445-0578

SITE DATA:

| | |
|---|---|
| ZONE: | PD-PLANNED DEVELOPMENT |
| TOTAL PROJECT ACREAGE: | ±43 AC. |
| DISTURBED AREA: | ±16.5 AC. |
| FLOOD MAP: | 13127C-0105H, 13127C-0115H |
| DATED: | 01/05/18 |
| FLOOD ZONE: | X, X-(UNSHADED) |

SURVEY INFORMATION:

THE BOUNDARY INFORMATION:
REFERENCE INFORMATION TAKEN FROM SURVEY BY SHUPE SURVEYING COMPANY, PC

THE TOPOGRAPHIC INFORMATION:
ALL ELEVATIONS BASED ON NAVD88

# CONSTRUCTION NOTES & LEGEND

**General Notes:**

1. All elevations are based on NAVD88
2. Existing utility locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Contractor shall field verify location of all existing utilities prior to beginning construction. All existing utilities may not be shown on these drawings. It is the contractor's responsibility to coordinate his operation with all utilities which may be in conflict with his work. The contractor must maintain and protect all utilities, or relocate utilities as needed.
3. Contractor is responsible for coordination with utility companies and adjustment of existing sanitary sewer cleanouts, manholes, water meters, storm inlets, manholes, and any other appurtenances to final grade as required.
4. Contractor is responsible for worksite safety. Occurrences at worksite shall be the complete responsibility of the contractor.
5. The contractor shall not begin construction until the proper permits have been issued.
6. The contractor shall be responsible for locating all existing utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
7. The contractor shall completely clear and grub all areas within the limits of disturbance unless indicated otherwise.
8. All construction shall conform to the GLYNN COUNTY Ordinances.
9. Contractor shall coordinate construction activities with local utility companies and adjacent property owners. Contractor shall be responsible for protection and any necessary repairs to existing utility lines.
10. Three days notice to county and local utility companies is required prior to each different construction activity.
11. Control of stormwater and groundwater throughout the construction period shall be the responsibility of the contractor. Existing drainage is not to be impeded during construction. All penalties, claims and fees imposed on owner as a result of damage caused by actions of the contractor, his employees or subcontractors shall be borne in full by the contractor. Storm drainage conveyance shall not be impeded and dewatering may be required for the contractor. These are considered "Means and Methods," and any and all cost associated with this activity shall be included in the respective pay category.
12. Contractor shall be responsible for repairs of damage to any existing infrastructure including but not limited to roads, sidewalk, curb & gutter, landscaping, structures, and all existing conditions.
13. All signs, mail boxes, shrubbery, fences, landscaping or existing structures interfering with construction shall be removed and replaced by the contractor at the contractor's expense.
14. Contractor shall be solely responsible for all construction means, methods, techniques, and procedures and shall at all times take all reasonable safety precautions for the safety of its employees on the project and shall comply with all applicable provisions of federal, state, and municipal safety laws and building construction codes.
15. Contractor shall comply to the fullest extent with the latest standards or OSHA directives or any other agency having jurisdiction for excavation and trenching procedures. The contractor shall provide support systems, sloping, benching and other means of protection. This shall include, but not be limited to, access and egress from all excavation and trenching. Contractor is responsible for his job site to be in complete compliance with all regulatory requirements.
16. All construction debris shall be removed from the site and disposed of in an approved waste disposal area. The contractor shall be responsible for disposal of all construction debris.
17. Contractor must provide proper traffic control devices for construction in accordance with "Manual of Uniform Traffic Control Devices" (latest edition).
18. Only new Reinforced Concrete Pipe Class III, shall be used in county road rights-of-ways or for drainage systems or if any storm runoff from adjoining properties drain through the proposed project.
19. Pipes up to thirty-six inches in diameter shall have flared end sections or safety end sections, depending on clear zone.
20. Pipes of dissimilar size shall be vertical aligned with their energy grade line or shall have crowns of the pipe converge at a manhole or other structure.
21. All pipe joints, in addition to the required rubber gaskets, shall be covered with approved geo-textile material of sufficient width to be secured to the pipe and completely encircle the joint with 50% overlap.
22. All pipe that crosses a road shall be imbedded in suitable material compacted to minimum 100% standard proctor. Suitable materials are GW, GP, GM, GC, SP, or SW soils as classified under the Unified System.
23. All stormwater inlets structures shall be of the standard design and shall have inverts built in bottoms.
24. Swales shall have a 5:1 side slopes or flatter.
25. All PVC pipe shall be stored out of the sunlight or appropriately covered with a UV resistant cover. All PVC pipe shall be properly supported so "sagging" of the pipe doesn't occur during storage. Any PVC pipe showing UV degradation or sagging shall be removed and replaced at the contractor's expense.

Staking Notes:

1. All dimensions are to the edge of pavement (edge of traveled way) unless shown otherwise on the plans.
2. Layout for manholes, inlets, etc., is not shown on this plan.
3. The contractor shall verify existing benchmarks shown on the plans to establish vertical control on the site. The contractor shall be responsible for protecting these from unauthorized removal or replacement of benchmarks. When a permanent benchmark is located such that it must be removed to complete the project, the contractor shall establish such temporary benchmarks as he may require prior to removing the permanent benchmark. The contractor shall provide the location, identification and elevation of any temporary benchmark established to the owner and engineer.

Paving, Grading and Drainage Notes:

1. The contractor shall be responsible for locating all existing underground utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
2. Contours shown on these plans are for general guidance and informational purposes. The contractor shall grade the site in accordance with spot elevations shown. In cases of conflict between spot elevations and contours the spot elevations will govern.
3. Load bearing and structural fills shall be approved suitable material as defined in the project specs, geotechnical report, Georgia Department of Transportation specifications and International Builder's Code. The most stringent requirement shall be adhered to. Waste material may be used for flushing of shoulder or construction of pedestrian or landscaped areas if they can be stabilized and will support plant growth and meet the required degree of compaction.
4. Contractor shall be responsible for ensuring proper drainage of any areas which are field adjusted during construction.
5. See details for requirements for control, construction and expansion joints in concrete sidewalks and curb and gutter.
6. Type 1 curb and gutter (refer to GDOT STD 9032B) will be used where the drawings indicate that the gutter is to carry water. Pitched curb and gutter will be used where the drawings indicate the water will drain away from the gutter. Transitions between the two conditions shall be made as smoothly as possible.
7. Invert elevations shown on the plans are to the invert of the lowest pipe.
8. All storm drainage pipe shall be Class III Reinforced Concrete Pipe.
9. Contractor to follow Geotechnical Engineering Report Project no. 09-08-21-5 prepared by Whitaker on September 8, 2021.

Signage and Striping Notes:

1. All traffic control measures shall conform to the latest edition of the "Manual on Uniform Traffic Control Devices." The manual identification and dimensions are shown on staking sheets for each required sign. The orientation of each sign from an approaching driver's point of view is also shown. Sign and support post material and installation shall conform to the pertinent sections of the current edition of the Georgia Department of Transportation specifications (latest edition).
2. Street name signs (MUTCD street name sign code D3-1) are required at all intersections.

Water and Sewer Notes:

1. The contractor shall be responsible for locating all existing underground utilities prior to beginning construction activities and for avoiding all conflicts with the same. Any damage to existing utilities shall be repaired at the contractor's expense.
2. All water and sewer connections to existing active systems are to be coordinated with BGJWSC a minimum of 72 hours prior to construction activities. Any damage to existing County utilities shall be repaired immediately at the Contractor's expense.
3. All construction shall be in accordance with the BGJWSC Ordinances.
4. All water main pipe shall be AWWA C-900 Pressure Rated Pipe, Pressure Class 150, with dimension ratio 18 or lower and blue. If Ductile Iron water mains are necessary, they shall be Pressure Class 350, with cement interior lining in accordance with the latest revision of ANSI A-21.4 (AWWA C-104) and asphaltic exterior coating. The water service laterals shall be Polyethylene PE 3408 SDR 9 conforming to all requirements of AWWA C-901 and ASTM D-2737 latest revisions.
5. All sanitary sewer pipe shall be PVC and geeen, ASTM D-3034, SDR-26.
6. Minimum slope of 4-inch sewer laterals shall be 1.0%.
7. All PVC Water Main shall be blue and all PVC Sewer shall be green.
8. Sewer pipe deflection shall not exceed 5.0%. Deflection shall be verified using a spherical or cylindrical mandrel with a diameter no less than 95% of the inside pipe diameter.
9. All manhole and inlet castings shall be American made. Manufacturer's specification sheets shall be submitted for review and approval.
10. Manhole frame heights outside of paved areas shall be a minimum of 0.2 feet above finished grade.
11. Pipe, fittings, valves, and other accessories shall, unless otherwise directed, be unloaded at the point of delivery and stored where they will be protected and will not be hazardous to traffic. They shall at all times be handled with care to avoid damage. The interior of all pipes, fittings and other accessories shall be kept free from dirt and foreign matter at all times.
12. All water main and water lateral thrust restraint shall be handled by use of joint restraint/mechanical joints equivalent to Ebaa Iron Megalug or push-on joint type restrained joints equivalent to "Lok-Ring", "TR Flex", or "Super Lock". Concrete thrust block shall not be allowed.
13. All water mains shall have a minimum cover of 3 feet and a maximum cover of 5 feet measured from finished grade. Where the water main crosses other utility lines, the water main shall be installed 18" (pipe to pipe) below the other utility lines (if required) to avoid conflicts and maintain cover.
14. Maintain a minimum horizontal separation of 10 feet between water, sewer, and drainage lines unless otherwise shown.
15. When pipe laying is not in progress, a mechanical joint plug or cap will be used to form a water tight seal at both ends of the line being installed.
16. The following procedure shall be followed during flushing of the lines prior to connection to the water system:
    a. Flush the water mains using a full size flush having a minimum velocity of 2.5 feet per second.
    b. Continue flushing for a minimum time period of thirty minutes or until water line is purged of foreign matter and water runs clear.
9. All water used for construction, if obtained from an unmetered line, must be metered through an approved fire hydrant meter with a backflow prevention device obtained from the municipality's water department.
10. Water distribution pipe shall have a #10 Gauge Solid Copper Tracing Wire installed along its length, including laterals up to the meter or backflow preventer.
11. All connections of the #10 Gauge Solid Copper Tracing Wire shall be made per Detail JWSC 2-9 (sheet C3.1).
12. Mylar detectable warning tape shall be installed in sanitary sewer trenches or as required by the county.
13. Gate Valves & Valve Boxes: Gate Valves shall be cast iron or ductile iron body, bronze mounted, double disc, or resilient wedge design, with non-rising stems conforming to AWWA C-500, C-509, or C-515. Valves shall have a working pressure of 200 psi, and be tested at 400 psi. 8" or larger valves are to be installed in manholes.
14. Hydrants shall be Mueller or approved equal with traffic yellow enamel finish and be equipped with a 4-1/2" outlet facing the street side with two 2-1/2" outlets on either side. Hydrants shall be restrained with mechanical joint fittings and rodded. Hydrant legs shall be ductile iron pressure class 350 pipe. Tracer wire shall be extended along hydrant legs, to hydrant isolation valves and up outside of valve box, and shall also extend up hydrant base terminating above grade.

Special Notes:

1. All earthworks for roadways shall be in accordance with Georgia Department of Transportation requirements.
2. The engineer will make intermittent site visits to observe site development construction and to provide an engineer's letter of completion with qualifiers at project close-out.
3. All sidewalks shall have no more than 2% cross slope, including driveway crossings.
4. All earthwork activities for roadways, utilities, lot areas and building pads shall be in conformance with the geotechnical report prepared for owner by others. The contractor shall request this report from the owner if not provided in the bid documents. Any recommendations contested by the contractor shall be submitted to the owner prior to commencing work. Failing to notify the owner will result in the contractor being considered to have proceeded at his or her own risk and expense.
5. Contractor shall furnish as-built data for the water, sewer and storm lines which are to be stamped by a registered land surveyor registered in the state of Georgia. The survey shall be delivered in AutoCAD format and be in compliance with the county requirements.
6. The roads and drainage in this project, outside of GDOT right-of-way, are public and shall be owned and maintained by GLYNN COUNTY.

# LEGEND

## LINE STYLES

- CENTER LINE
- DEMOLITION/ABANDONMENT
- CONSTRUCTION LIMITS
- C — C — PROPOSED OVERHEAD COMMUNICATION
- — C — C — EXISTING OVERHEAD COMMUNICATION
- Cu — Cu — PROPOSED UNDERGROUND COMMUNICATION
- — Cu — Cu — EXISTING UNDERGROUND COMMUNICATION
- E — E — PROPOSED OVERHEAD ELECTRICAL
- — Eu — Eu — EXISTING OVERHEAD ELECTRICAL
- Eu — Eu — PROPOSED UNDERGROUND ELECTRICAL
- — Eu — Eu — EXISTING UNDERGROUND ELECTRICAL
- FM — FM — PROPOSED FORCE MAIN
- — FM — FM — EXISTING FORCE MAIN
- G — G — PROPOSED NATURAL GAS MAIN
- — G — G — EXISTING NATURAL GAS MAIN
- NPW — NPW — PROPOSED NON-POTABLE WATER
- — NPW — NPW — EXISTING NON-POTABLE WATER
- SS — SS — PROPOSED SANITARY SEWER
- — SS — SS — EXISTING SANITARY SEWER
- W — W — PROPOSED WATER MAIN
- — W — W — EXISTING WATER MAIN
- RIGHT OF WAY
- PROPERTY LINE
- FILL — LIMITS OF FILL
- X — X — WELDED WIRE FABRIC
- TREE LINE
- RAIL ROAD
- DRAINAGE CHANNEL
- SILT FENCE
- PROPOSED FENCE
- EXISTING FENCE
- GAURD RAIL
- BREAK LINE
- SB — STREAM BUFFER
- LIMITS OF 100 YEAR FLOOD PLANE
- SOIL — SOIL BOUNDARY
- 1000 — PROPOSED MAJOR CONTOUR
- 1000 — EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MINOR CONTOUR

## PATTERNS

- POROUS
- BLOCK WALL
- BRICK WALL
- CONCRETE (PLAN)
- CONCRETE (SECTION)
- ASPHALT (PLAN)
- ASPHALT (SECTION)
- GRATING
- GROUT
- RIP-RAP
- GRAVEL
- SWAMP
- UNDISTURBED EARTH
- DISTURBED EARTH
- SAND
- ROCK

## VEGETATION

- GENERIC TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB

## LEGEND

- CENTER LINE
- FIRE HYDRANT
- TAG
- WATER MANHOLE
- WATER METER
- SANITARY SEWER MANHOLE
- GREASE TRAP
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT
- UTILITY POLE
- IN LINE VALVE
- HORIZONTAL CONTROL POINT
- GUY WIRE
- ELECTRICAL MANHOLE
- BM BENCHMARK
- VALVE IN MANHOLE
- GRATE INLET

| REV. | | DATE |
|---|---|---|
| 11 | REVISED PER GDOT COMMENTS | 5/1/26 |
| 3 | REVISED PER GLYNN COUNTY COMMENTS | 10/31/25 |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | 9/3/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | 8/5/25 |
| | REVISIONS | BY |

JASON J. BRYANT, P.E.
GA. CERTIFICATE NO.
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 36245 JASON JOSEPH BRYANT

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CONSTRUCTION NOTES

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

Prepared For
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: N.T.S.
Date: 1/17/25

SHEET
C0.1

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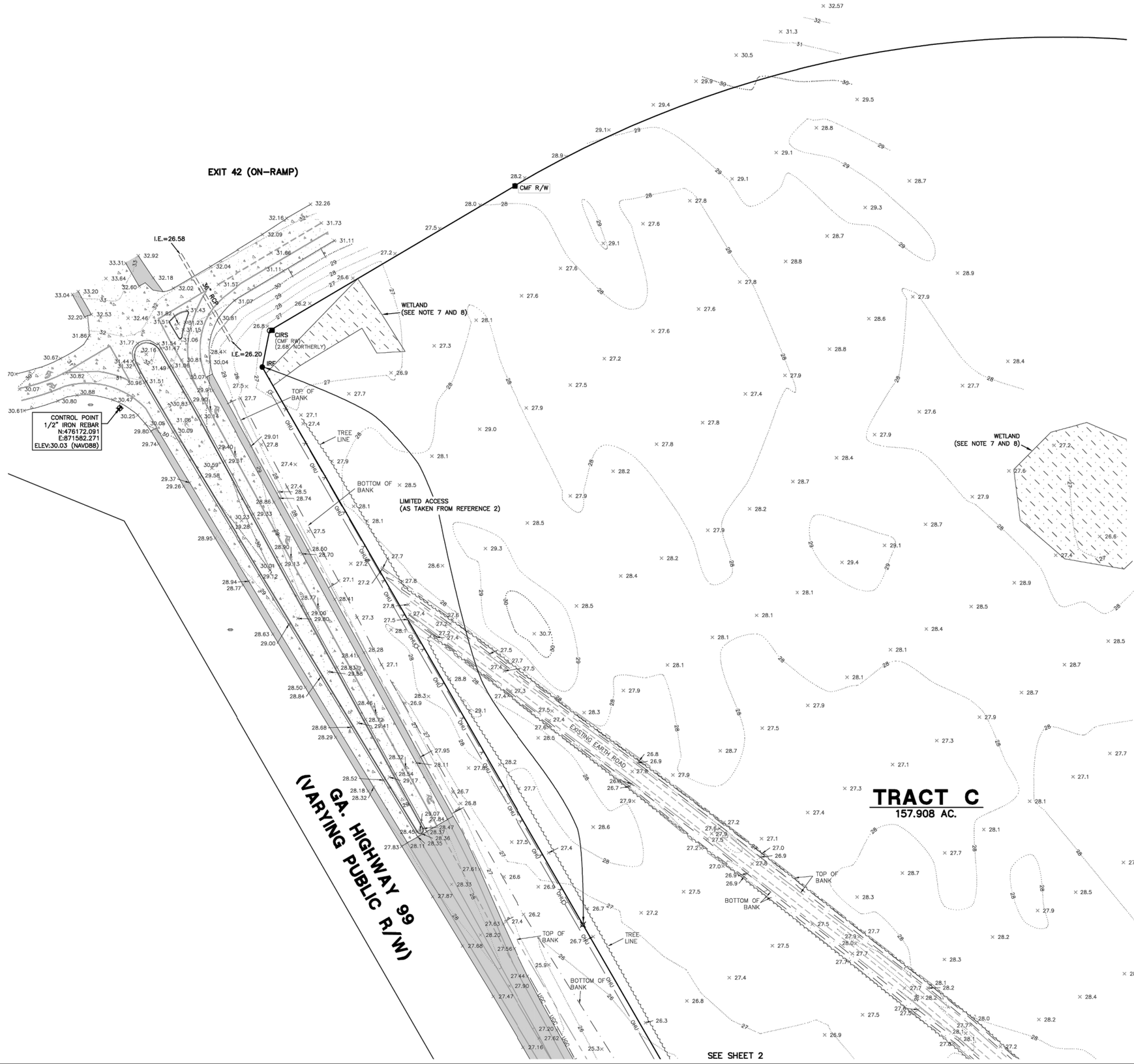



(SEE NOTE 1)

REFERENCES:

1. SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'SURVEY OF: ALTAMA PLANTATION', DATED 03/08/2010.
2. GEORGIA DEPARTMENT OF TRANSPORTATION, FEDERAL AID PROJECT: NHS00-0001-00(585), PI NO.: 0001585, DATED 05/20/2008, LAST REVISED 03/22/2012.
3. DEED BOOK 3031, PAGE 52.
4. SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'BOUNDARY RETRACEMENT SURVEY OF: TRACT C, ALTAMA PLANTATION', DATED 05/12/2022.
5. SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'WETLAND SURVEY OF: TRACT C, ALTAMA PLANTATION', DATED 06/03/2022.

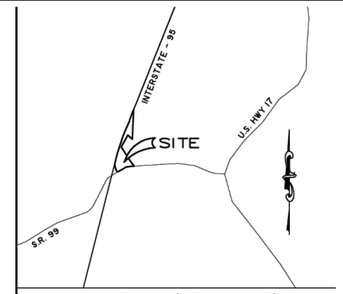
NOTES:

1. BOUNDARY INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM REFERENCE SURVEY (SEE REFERENCE 4). THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED FOR REAL PROPERTY TRANSFER.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90 / CARLSON BRX7 RTK GPS WITH VRS NETWORK (EGPS SOLUTIONS)
3. THE VERTICAL DATUM IS BASED ON NAVD88 AND WAS ESTABLISHED UTILIZING RTK GPS WITH A VRS NETWORK(eGPS SOLUTIONS)
4. THE ADJOINING PROPERTY INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.QPUBLIC.COM/GA/GLYNN) AND COURTHOUSE RESEARCH.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 10/26/2022 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0105H & 0115H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION LIES WITHIN ZONE AE, WHICH IS A SPECIAL FLOOD HAZARD AREA.

   ZONE AE (EL 11) – 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS DETERMINED.

   ZONE X (SHADED) – AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

   ZONE X (UNSHADED) – AREAS OF MINIMAL FLOOD HAZARD.
7. FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS AND SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT.
8. FRESHWATER WETLANDS LINE SHOWN ON THIS SURVEY WERE TAKEN FROM REFERENCE 5 AND WERE NOT VERIFIED AS PART OF THIS PROJECT.
9. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.




VICINITY MAP (NOT TO SCALE)

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LEGEND:

- ○ CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- ● CIRF 1/2" CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
- ■ CMF CONCRETE MONUMENT FOUND
- ● IRF 1/2" IRON REBAR FOUND
- CABLE TV BOX
- GUY WIRE
- UTILITY POLE
- SIGN
- SANITARY SEWER MANHOLE
- PHONE BOX
- × 25.6 SPOT ELEVATION
- ASPHALT
- WETLAND
- CONCRETE
- STORM DRAIN PIPE
- TOP OF BANK
- BOTTOM OF BANK
- EDGE OF WOODS
- OHU OVERHEAD UTILITY LINES
- UGC UNDERGROUND COMMUNICATION LINE
- SS SANITARY SEWER LINE
- X FENCE

GEORGIA PROFESSIONAL No. 3081 LAND SURVEYOR C. TEEPLE HILL

C. TEEPLE HILL, GA PLS #3081

| NO. | REVISION | BY | DATE |
|---|---|---|---|

TOPOGRAPHIC
DEVELOPMENT SURVEY OF:

# TRACT C
# ALTAMA PLANTATION

1356TH G.M.D.
GLYNN COUNTY, GEORGIA

PREPARED FOR:
COASTAL BUSINESS STORAGE

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562
CERTIFICATE OF AUTHORIZATION: LSF317

50' 0 25' 50' 100'

| | | | |
|---|---|---|---|
| SCALE | 1" = 50' | DRAWING DATE | 12/12/2022 |
| FILE | 22184 | DRAWN BY | KP |
| DRAWING | 22184-SHEET | CREW CHIEF | AC |

Tuesday, July 14, 2026 3:52:44 PM

SEE SHEET 1

(SEE NOTE 1)

# TRACT C
157.908 AC.

GA. HIGHWAY 99
(PUBLIC R/W)

EXISTING EARTH ROAD

TOP OF BANK

BOTTOM OF BANK

TREE LINE

CONTROL POINT
1/2" IRON REBAR
N:476602.056
E:872278.370
ELEV:26.44 (NAVD88)

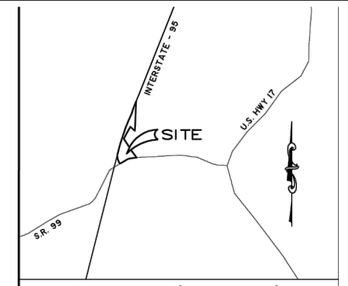
CIRS

OHU

UGC

# TRACT C
157.908 AC.

SEE SHEET 3




VICINITY MAP (NOT TO SCALE)

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- UTILITY POLE
- SIGN
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- PHONE BOX
- × 25.6 SPOT ELEVATION
- ASPHALT
- CONCRETE
- STORM DRAIN PIPE
- TOP OF BANK
- BOTTOM OF BANK
- EDGE OF WOODS
- OHU OVERHEAD UTILITY LINES
- UGC UNDERGROUND COMMUNICATION LINE
- SS SANITARY SEWER LINE
- X FENCE

GEORGIA PROFESSIONAL No. 3081 LAND SURVEYOR C. TEEPLE HILL

C. TEEPLE HILL, GA PLS #3081

| NO. | REVISION | BY | DATE |
|---|---|---|---|

TOPOGRAPHIC
DEVELOPMENT SURVEY OF:

## TRACT C
## ALTAMA PLANTATION

1356TH G.M.D.
GLYNN COUNTY, GEORGIA

PREPARED FOR:
COASTAL BUSINESS STORAGE

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562
CERTIFICATE OF AUTHORIZATION: LSF317

50' 0 25' 50' 100'

| | | | |
|---|---|---|---|
| SCALE | 1" = 50' | DRAWING DATE | 12/12/2022 |
| FILE | 22184 | DRAWN BY | KP |
| DRAWING | 22184-SHEET | CREW CHIEF | AC |



G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Existing Conditions Plan.dwg

Tuesday, July 14, 2026 3:52:46 PM

SEE SHEET 2

GA. HIGHWAY 99
(VARYING PUBLIC R/W)

CONTROL POINT
1/2" IRON REBAR
N:476894.642
E:872968.866
ELEV:19.55 (NAVD88)

TRACT C
157.908 AC.

EXISTING EARTH ROAD

TOP OF BANK

BOTTOM OF BANK

CIRS
(CMF R/W)
(0.62' NORTHWESTERLY)

CIRF

IRF

TREE LINE

WETLAND
(SEE NOTE 7 AND 8)

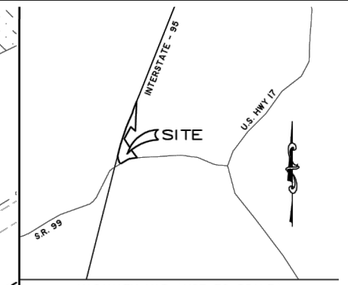
(SEE NOTE 1)

NOW OR FORMERLY
MORNINGSTAR BAPTIST
TREATMENT SERVICES, INC.
(DEED BOOK 279, PAGE 261)
(DEED BOOK 3654, PAGE 450)

I.E.=12.88
I.E.=12.91
36" RCP
I.E.=12.68
I.E.=12.50
I.E.=14.65
18" CMP
I.E.=13.03
CMF

SANITARY SEWER MANHOLE
RIM=13.81
INV.=1.00
8" PVC

OHU
UGC
SS

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**LEGEND:**

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- CIRF 1/2" CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
- CMF CONCRETE MONUMENT FOUND
- IRF 1/2" IRON REBAR FOUND
- CABLE TV BOX
- GUY WIRE
- UTILITY POLE
- SIGN
- SANITARY SEWER MANHOLE
- PHONE BOX
- × 25.6 SPOT ELEVATION
- ASPHALT
- CONCRETE
- STORM DRAIN PIPE
- TOP OF BANK
- BOTTOM OF BANK
- EDGE OF WOODS
- OHU — OVERHEAD UTILITY LINES
- UGC — UNDERGROUND COMMUNICATION LINE
- SS — SANITARY SEWER LINE
- X — FENCE

GEORGIA PROFESSIONAL No. 3081 LAND SURVEYOR C. TEEPLE HILL

C. TEEPLE HILL, GA PLS #3081

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

TOPOGRAPHIC
DEVELOPMENT SURVEY OF:

# TRACT C
# ALTAMA PLANTATION

1356TH G.M.D.
GLYNN COUNTY, GEORGIA

PREPARED FOR:
COASTAL BUSINESS STORAGE

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562
CERTIFICATE OF AUTHORIZATION: LSF317

50' 0 25' 50' 100'

| | | | |
|---|---|---|---|
| SCALE | 1" = 50' | DRAWING DATE | 12/12/2022 |
| FILE | 22184 | DRAWN BY | KP |
| DRAWING | 22184-SHEET | CREW CHIEF | AC |



G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawing\Construction Plans\2024-43 Delta Crossing Existing Conditions Plan.dwg

NOTES:
1. POSTED SR 99 SPEED LIMIT IS 45 MPH.

2. INSTALL GDOT PAVEMENT SECTION WITHIN GDOT RIGHT-OF-WAY (TYP).

3. INSTALL ALL ITEMS IN GDOT RIGHT-OF-WAY IN ACCORDANCE WITH MOST RECENT GDOT CONSTRUCTION STANDARDS AND DETAILS BOOK (2026), STANDARD SPECIFICATIONS (2021), AND THE SUPPLEMENTAL SPECIFICATIONS ( 2024).

TRACT-H
±2.53 Ac.

TRACT-I
±2.78 Ac.

MATCHLINE -- SEE SHEET C1.2

N38° 32' 31"W
150.54'

CROSSWALK TO PROVIDE MUTCD COMPLIANT MARKINGS (PLEASE REFERENCE 2025-2026 GDOT DETAIL T-11A)

PT: 0+26.04

PEDESTRIAN CROSSING SIGN W11-2 (36") WITH DOWNWARD DIAGONAL ARROW W16-7P SIGN

TRANSITION 30" CURB & GUTTER TYPE 2, 6" HEIGHT TO 24" CURB & GUTTER TYPE 2, 6" HEIGHT, BOTH SIDES OF ROAD

BP: 0+00.00

30" CURB & GUTTER TYPE 2, 6" HEIGHT WITHIN GDOT R/W (TYP)

CURB RAMP TYPE B PER GDOT DETAIL A-3 (BOTH SIDES)

YIELD SIGN R1-2 36"X36"X36"

PEDESTRIAN CROSSING SIGN W11-2 (30"X30")

18" WIDE SKIP WHITE: 2' LINE, 2' GAP

RAISED MONOLITHIC CONCRETE ISLAND WITH CURB FACE 6 INCH, TYPE 7 OFFSET 2 FT MINIMUM FROM TRAVEL LANE, TYP

ERADICATE SOLID WHITE LANE BUFFER AND INSTALL 6" WIDE SKIP WHITE: 3' LINE, 3' GAP ALONG THE OUTSIDE OF THE DIVIDER

MATCH EXISTING SHARED-USE PATH ELEVATIONS (BOTH SIDES)

DEPRESSED AREA THROUGH SPLITTER ISLAND (PLEASE REFER TO GDOT DETAIL A-4)

MATCH EXISTING CURB & GUTTER ELEVATIONS (TYP)

MATCH EXISTING EDGE OF PAVEMENT ELEVATIONS (TYP)

CONTROL POINT
CAPPED IRON REBAR (SSC)
N:476870.71
E:872875.76
Z:27.80 (NAVD88)

SR 99 / GRANT'S FERRY ROAD CONSTRUCTION C

BILLBOARD EASEMENT

15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT

RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT(VARIABLE WIDTH)

10' UTILITY EASEMENT

WHISKEY ROAD

S87° 17' 41" W
418.75'

S35° 36' 45" E
1188.32'

S35° 36' 45" E
1188.32'

N34° 55' 55" W
623.19'

EXISTING 6.5' PAVED SHOULDER

6" DOUBLE YELLOW

NO LEFT TURN SIGN R3-2
24" X 24"

12" YELLOW STRIPING

KEEP RIGHT SIGN R4-7
24" X 30"

6" WHITE EDGE LINE

RE-ROUTE ±155 LF EXISTING SWALE

YIELD SIGN R1-2
36"X36"X36"

20 TYPE II/B (MOUNTABLE) - TUBULAR FLAT TOP 36 INCH YELLOW DELENIATORS

MATCH EXISTING EDGE OF PAVEMENT ELEVATIONS (TYP)

REMOVE (2) EXISTING FLARED END SECTIONS, 30"Ø RCP AND RIPRAP

10" SOLID WHITE EDGE LINE AND 12" WHITE CHEVRON STRIPING ANGLED 45° AT 5'-0" ON CENTER

5" DOUBLE YELLOW CENTERLINE

24" CURB & GUTTER TYPE 2, 6" HEIGHT (TYP)

20' UNDISTURBED BUFFER (TYP)

BP: 0+00.00

RAISED MONOLITHIC CONCRETE ISLAND WITH CURB FACE 6 INCH, TYPE 7 OFFSET 4 FT MINIMUM FROM TRAVEL LANE, TYP

TRANSITION 30" CURB & GUTTER TYPE 2, 6" HEIGHT TO 24" CURB & GUTTER TYPE 2, 6" HEIGHT BOTH SIDES OF ROAD

6" DOUBLE YELLOW

12" YELLOW STRIPING

6" WHITE EDGE LINE

N36° 59' 18" W
60.51'

S87° 16' 40" W
44.28'

30" CURB & GUTTER TYPE 2, 6" HEIGHT WITHIN GDOT R/W (TYP)

TYPE 2 ARROW (T-11A) (2 MIN.) (TYP)

6" SOLID WHITE

4' PAVED SHOULDER

6" WHITE EDGE LINE

6" SKIP WHITE 2' SEG. (6' GAP) (TYP)

MATCH EXISTING EDGE OF PAVEMENT ELEVATIONS (TYP)

TYPE 3 CLR/RED RPMS 1EA 20' O.C.

SR 99 / GRANT'S FERRY ROAD RIGHT-OF-WAY (45 MPH SPEED LIMIT)

SR 99 / GRANT'S FERRY ROAD

NOTES:
1. POSTED SR 99 SPEED LIMIT IS 45 MPH.

2. INSTALL GDOT PAVEMENT SECTION WITHIN GDOT RIGHT-OF-WAY (TYP).

3. INSTALL ALL ITEMS IN GDOT RIGHT-OF-WAY IN ACCORDANCE WITH MOST RECENT GDOT CONSTRUCTION STANDARDS AND DETAILS BOOK (2026), STANDARD SPECIFICATIONS (2021), AND THE SUPPLEMENTAL SPECIFICATIONS ( 2024).

Curve Table: Alignments

| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
|---|---|---|---|---|---|
| C1 | 112.87 | 26.04 | N31° 55' 59.47"W | (872855.04,476986.40) | (872841.30,477008.45) |
| C2 | 294.57 | 52.32 | N33° 27' 13.00"W | (872747.50,477126.19) | (872718.70,477169.79) |
| C3 | 200.00 | 73.53 | S72° 10' 02.66"W | (872818.92,477517.27) | (872749.31,477494.87) |
| C4 | 175.00 | 6.99 | S83° 50' 40.89"W | (873046.64,477546.30) | (873039.69,477545.55) |
| C5 | 250.00 | 130.55 | S70° 01' 44.62"W | (873231.91,477595.99) | (873110.60,477551.90) |

0' 50' 100' 150'

| REV. | DATE | BY |
|---|---|---|
| 12 | REVISED PER GDOT COMMENTS | WCS 6/11/26 |
| 11 | REVISED PER GDOT COMMENTS | WCS 5/1/26 |
| 8 | REVISED PER GDOT COMMENTS | MKJ 3/16/26 |
| 7 | REVISED PER GLYNN CO. & BG&WSC COMMENTS | WCS 1/14/26 |
| 6 | REVISED PER GLYNN COUNTY COMMENTS | MKJ 12/16/25 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ 11/24/25 |
| 3 | REVISED PER GLYNN COUNTY COMMENTS | MKJ 9/3/25 |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | MKJ 8/5/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ 4/4/25 |
| | REVISIONS | |

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL JASON JOSEPH BRYANT


Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


STAKING & LAYOUT PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

Prepared For
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C1.1

MATCHLINE
SEE SHEET C1.5

MATCHLINE -- SEE SHEET C1.3

MATCHLINE -- SEE SHEET C1.4

MATCHLINE -- SEE SHEET C1.1

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

TRACT-N
±3.32 Ac.

TRACT-M
±3.18 Ac.

TRACT-L
±2.36 Ac.

TRACT-K
±2.36 Ac.

TRACT-J
±2.35 Ac.

TRACT-E
±2.60 Ac.

TRACT-F
±2.97 Ac.

TRACT G
±2.47 AC.

TRACT-H
±2.53 Ac.

TRACT-I
±2.78 Ac.

PHASE LINE (TYP)

DELTA WAY

LEE BLVD

WHISKEY ROAD

SR 99 / GRANTS FERRY ROAD

549.86'

N28° 22' 25"W
549.86'

N28° 21' 55"W
271.51'

N38° 32' 31"W
150.54'

S31° 29' 38"E
182.73'

S35° 39' 58"E
198.32'

N34° 55' 51"W
181.25'

S61° 38' 04"W
181.38'

S82° 42' 01"W
272.58'

S55° 04' 09"W
34.09'

S84° 29' 21"W
64.20'

N34° 55' 51"W
600.76'

LEN: 954.07'
R2009.86'

687.87'
S61° 37' 54"W

CONTROL POINT
CAPPED IRON REBAR (SSC)
N:476870.71
E:872875.76
Z:27.80 (NAVD88)

CONTROL POINT
CAPPED IRON REBAR (SSC)
N:477492.49
E:873235.80
Z:21.08 (NAVD88)

TYPE 2 ARROW
2 EACH 8'-16' APART,
SPACING BEWTEEN
PAIRS VARY (TYP)

5" SOLID YELLOW
5" SKIP YELLOW 10' SEGMENT AND 30' GAP

5" DOUBLE YELLOW AT
LEFT TURN LANES (TYP)

TWO WAY LEFT TURN
ONLY SIGN R3-9B
24"X36"

25 MPH SPEED
LIMIT SIGN R2-1
(24"X30")

KEEP RIGHT SIGN R4-7

STREET NAME SIGN D3-1

5" DOUBLE YELLOW WITH
12" YELLOW DIAGONALS BEFORE
SPLITTER ISLAND, TYP

24" CURB & GUTTER TYPE 2,
6" HEIGHT (TYP)

24" CURB & GUTTER
TYPE 1, 4" HEIGHT

24" CURB & GUTTER
TYPE 9, 4" HEIGHT

SINGLE LANE ROUNDABOUT WITH
OFFSET APPROACHES WITH
SPLITTER ISLANDS, CIRCULATORY
ROADWAY, AND TRUCK APRON
GEOMETRY MEETING GDOT
ROUNDABOUT DESIGN CRITERIA

STREET NAME
SIGN D3-1

RAISED MONOLITHIC CONCRETE
SPLITTER ISLAND WITH CURB FACE
6 INCH, TYPE 7 OFFSET
2 FT MINIMUM FROM
TRAVEL LANE, TYP

6" WHITE EDGE LINE ON
OUTER EDGE OF CIRCULATORY
ROADWAY AND ADJACENT
TO SPLITTER ISLANDS

MOUNTABLE STAMPED
CONCRETE TRUCK APRON
(FEDERAL RED COLOR 30152)

ONE-WAY SIGN R6-1R
(TYP OF 4)

YIELD SIGN R1-2 36"X36"X36" WITH
ROUNDABOUT CIRCULATION R6-5P
UNDERNEATH (TYP OF 4)

18" WIDE SKIP WHITE: 2' LINE, 2' GAP
(TYP OF 4)

5" DOUBLE YELLOW CENTERLINE

24" WHITE THERMOPLASTIC STOP
BAR. TYP PER GDOT DETAIL T-11A

STOP SIGN R1-1
30"X30" WITH
DOUBLE STREET SIGN

24" CURB & GUTTER TYPE 2,
6" HEIGHT (TYP)

20' UNDISTURBED BUFFER (TYP)

30' R/W (PUBLIC)

80' R/W (PUBLIC)

10' UTILITY EASEMENT

40' ACCESS & UTILITY EASEMENT

100' R/W (PUBLIC)

RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT (VARIABLE WIDTH)

15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT

NOTE:
ROADWAY SIGNS AND STRIPING WITHIN GLYNN COUNTY PUBLIC RIGHTS-OF-WAY SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

NOTES:
1. POSTED SR 99 SPEED LIMIT IS 45 MPH.

2. INSTALL GDOT PAVEMENT SECTION WITHIN GDOT RIGHT-OF-WAY (TYP).

3. INSTALL ALL ITEMS IN GDOT RIGHT-OF-WAY IN ACCORDANCE WITH MOST RECENT GDOT CONSTRUCTION STANDARDS AND DETAILS BOOK (2026), STANDARD SPECIFICATIONS (2021), AND THE SUPPLEMENTAL SPECIFICATIONS ( 2024).

**Curve Table: Alignments**

| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
|---|---|---|---|---|---|
| C1 | 112.87 | 26.04 | N31° 55' 59.47"W | (872855.04,476986.40) | (872841.30,477008.45) |
| C2 | 294.57 | 52.32 | N33° 27' 13.00"W | (872747.50,477126.19) | (872718.70,477169.79) |
| C3 | 200.00 | 73.53 | S72° 10' 02.66"W | (872818.92,477517.27) | (872749.31,477494.87) |
| C4 | 175.00 | 6.99 | S83° 50' 40.89"W | (873046.64,477546.30) | (873039.69,477545.55) |
| C5 | 250.00 | 130.55 | S70° 01' 44.62"W | (873231.91,477595.99) | (873110.60,477551.90) |

| REV. | DATE | BY |
|---|---|---|
| 12 | REVISED PER GDOT COMMENTS | WCS 6/11/26 |
| 11 | REVISED PER GDOT COMMENTS | WCS 5/1/26 |
| 8 | REVISED PER GDOT COMMENTS | MKJ 3/16/26 |
| 7 | REVISED PER GLYNN CO. & BG/WSC COMMENTS | WCS 1/14/26 |
| 6 | REVISED PER GLYNN COUNTY COMMENTS | MKJ 12/16/25 |
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| 3 | REVISED PER GLYNN COUNTY COMMENTS | MKJ 9/3/25 |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | MKJ 8/5/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ 4/4/25 |

REVISIONS


JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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STAKING & LAYOUT PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C1.2

0' 50' 100' 150'

MATCHLINE -- SEE SHEET C1.5

FUTURE DEVELOPMENT

| Curve Table: Alignments | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
| C1 | 112.87 | 26.04 | N31° 55' 59.47"W | (872855.04,476986.40) | (872841.30,477008.45) |
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| C3 | 200.00 | 73.53 | S72° 10' 02.66"W | (872818.92,477517.27) | (872749.31,477494.87) |
| C4 | 175.00 | 6.99 | S83° 50' 40.89"W | (873046.64,477546.30) | (873039.69,477545.55) |
| C5 | 250.00 | 130.55 | S70° 01' 44.62"W | (873231.91,477595.99) | (873110.60,477551.90) |

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT 12+52

PHASE LINE (TYP)

EP: 12+51.83

DELTA WAY

10' UTILITY EASEMENT

5" DOUBLE YELLOW WITH 12" YELLOW DIAGONALS BEFORE SPLITTER ISLAND, TYP

24" CURB & GUTTER TYPE 2, 6" HEIGHT (TYP)

KEEP RIGHT SIGN R4-7

STREET NAME SIGN D3-1

N28° 22' 25"W 201.56'

GRASSED ISLAND (TYP)

24" CURB & GUTTER TYPE 1, 4" HEIGHT

24" CURB & GUTTER TYPE 9, 4" HEIGHT

5" DOUBLE YELLOW AT LEFT TURN LANES (TYP)

24" CURB & GUTTER TYPE 2, 6" HEIGHT (TYP)

10' UTILITY EASEMENT

5" SOLID YELLOW 5" SKIP YELLOW 10' SEGMENT AND 30' GAP

STREET NAME SIGN D3-1

BALKAN AVENUE

704.07' S61° 38' 10"W

PI: 10+50.27

PI: 6+09.03

KEEP RIGHT SIGN R4-7

80' R/W (PUBLIC)

TW0 WAY LEFT TURN ONLY SIGN R3-9B 24"X36"

SINGLE LANE ROUNDABOUT WITH OFFSET APPROACHES WITH SPLITTER ISLANDS, CIRCULATORY ROADWAY, AND TRUCK APRON GEOMETRY MEETING GDOT ROUNDABOUT DESIGN CRITERIA

NOTE:
ROADWAY SIGNS AND STRIPING WITHIN GLYNN COUNTY PUBLIC RIGHTS-OF-WAY SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

6" WHITE EDGE LINE ON OUTER EDGE OF CIRCULATORY ROADWAY AND ADJACENT TO SPLITTER ISLANDS

STREET NAME SIGN D3-1

RAISED MONOLITHIC CONCRETE SPLITTER ISLAND WITH CURB FACE 6 INCH, TYPE 7 OFFSET 2 FT MINIMUM FROM TRAVEL LANE, TYP

TW0 WAY LEFT TURN ONLY SIGN R3-9B 24"X36"

MOUNTABLE STAMPED CONCRETE TRUCK APRON (FEDERAL RED COLOR 30152)

ONE-WAY SIGN R6-1R (TYP OF 4)

YIELD SIGN R1-2 36"X36"X36" WITH ROUNDABOUT CIRCULATION R6-5P UNDERNEATH (TYP OF 4)

18" WIDE SKIP WHITE: 2' LINE, 2' GAP (TYP OF 4)

KEEP RIGHT SIGN R4-7

N28° 22' 25"W 549.86'

TYPE 2 ARROW 2 EACH 8'-16' APART, SPACING BEWTEEN PAIRS VARY (TYP)

5" SOLID YELLOW 5" SKIP YELLOW 10' SEGMENT AND 30' GAP

25 MPH SPEED LIMIT SIGN R2-1 (24"X30")

TW0 WAY LEFT TURN ONLY SIGN R3-9B 24"X36"

PROPOSED POND

5" SOLID YELLOW 5" SKIP YELLOW 10' SEGMENT AND 30' GAP

25 MPH SPEED LIMIT SIGN R2-1 (24"X30")

TW0 WAY LEFT TURN ONLY SIGN R3-9B 24"X36"

TYPE 2 ARROW 2 EACH 8'-16' APART, SPACING BEWTEEN PAIRS VARY (TYP)

TW0 WAY LEFT TURN ONLY SIGN R3-9B 24"X36"

NOTE:
ROADWAY SIGNS AND STRIPING WITHIN GLYNN COUNTY PUBLIC RIGHTS-OF-WAY SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

24" WHITE THERMOPLASTIC STOP BAR, TYP PER GDOT DETAIL T-11A

STOP SIGN R1-1 30"X30" WITH DOUBLE STREET SIGN

5" DOUBLE YELLOW CENTERLINE

609.03' S61° 38' 10"W

BALKAN AVENUE

80' R/W (PUBLIC)

24" CURB & GUTTER TYPE 2, 6" HEIGHT (TYP)

10' UTILITY EASEMENT

BP: 0+00.00

PI: 13+62.97

DELTA WAY

80' R/W (PUBLIC)

25 MPH SPEED LIMIT SIGN R2-1 (24"X30")

TW0 WAY LEFT TURN ONLY SIGN R3-9B 24"X36"

TRACT-N ±3.32 Ac.

PHASE LINE (TYP)

TRACT-M ±3.18 Ac.

TRACT-L ±2.36 Ac.

TRACT-K ±2.36 Ac.

TRACT-J ±2.35 Ac.

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

MATCHLINE -- SEE SHEET C1.2

S17° 26' 38"E 829.73'

S35° 30' 45"E 1184.32'

0' 50' 100' 150'

N

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 7 | REVISED PER GLYNN CO. & BGJWSC COMMENTS | WCS | 1/14/26 |
| 6 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 12/16/25 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 3 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 8/5/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ | 4/4/25 |


JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


STAKING & LAYOUT PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C1.3

MATCHLINE -- SEE SHEET C1.5

MATCHLINE -- SEE SHEET C1.2

TRACT-Q
±4.70 Ac.

TRACT-N
±3.32 Ac.

TRACT-M
±3.18 Ac.

TRACT-O
±1.56 Ac.

TRACT-A
±1.96 Ac.

TRACT-B
±1.81 Ac.

TRACT-C
±1.79 Ac.

TRACT-D
±1.76 Ac.

TRACT-E
±2.60 Ac.

TRACT-F
±2.97 Ac.

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

PHASE LINE (TYP)

INTERSTATE-95
(VARYING R/W)

EXIT 42 (ON-RAMP)

SR 99 / GRANT'S FERRY ROAD RIGHT-OF-WAY (45 MPH SPEED LIMIT)

SR 99 / GRANT'S FERRY ROAD RIGHT-OF-WAY (45 MPH SPEED LIMIT)

LEE BLVD

OYSTER BAY

80' R/W (PUBLIC)

10' UTILITY EASEMENT

Curve Table: Alignments

| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
|---|---|---|---|---|---|
| C1 | 112.87 | 26.04 | N31° 55' 59.47"W | (872855.04,476986.40) | (872841.30,477008.45) |
| C2 | 294.57 | 52.32 | N33° 27' 13.00"W | (872747.50,477126.19) | (872718.70,477169.79) |
| C3 | 200.00 | 73.53 | S72° 10' 02.66"W | (872818.92,477517.27) | (872749.31,477494.87) |
| C4 | 175.00 | 6.99 | S83° 50' 40.89"W | (873046.64,477546.30) | (873039.69,477545.55) |
| C5 | 250.00 | 130.55 | S70° 01' 44.62"W | (873231.91,477595.99) | (873110.60,477551.90) |

NOTE:
ROADWAY SIGNS AND STRIPING WITHIN GLYNN COUNTY PUBLIC RIGHTS-OF-WAY SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

NOTES:
1. POSTED SR 99 SPEED LIMIT IS 45 MPH.

2. INSTALL GDOT PAVEMENT SECTION WITHIN GDOT RIGHT-OF-WAY (TYP).

3. INSTALL ALL ITEMS IN GDOT RIGHT-OF-WAY IN ACCORDANCE WITH MOST RECENT GDOT CONSTRUCTION STANDARDS AND DETAILS BOOK (2026), STANDARD SPECIFICATIONS (2021), AND THE SUPPLEMENTAL SPECIFICATIONS ( 2024).

CONTROL POINT
1/2" IRON REBAR
N:476172.091
E:871582.271
ELEV:30.03 (NAVD88)

CONTROL POINT
1/2" IRON REBAR
N:476602.056
E:872278.370
ELEV:26.44 (NAVD88)

0' 50' 100' 150'

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 12 | REVISED PER GDOT COMMENTS | WCS | 6/11/26 |
| 11 | REVISED PER GDOT COMMENTS | WCS | 5/4/26 |
| 8 | REVISED PER GDOT COMMENTS | MKJ | 3/16/26 |
| 7 | REVISED PER GLYNN CO. & BGJWSC COMMENTS | WCS | 1/14/26 |
| 6 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 12/16/25 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 4 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |
| 3 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 8/5/25 |
| 2 | REVISED PER GDOT COMMENTS | MKJ | 5/12/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ | 4/4/25 |


JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #173897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

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912-445-0578
www.PittmanEngineeringCo.com


STAKING & LAYOUT PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

Prepared For
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C1.4

| Curve Table: Alignments | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
| C1 | 112.87 | 26.04 | N31° 55' 59.47"W | (872855.04,476986.40) | (872841.30,477008.45) |
| C2 | 294.57 | 52.32 | N33° 27' 13.00"W | (872747.50,477126.19) | (872718.70,477169.79) |
| C3 | 200.00 | 73.53 | S72° 10' 02.66"W | (872818.92,477517.27) | (872749.31,477494.87) |
| C4 | 175.00 | 6.99 | S83° 50' 40.89"W | (873046.64,477546.30) | (873039.69,477545.55) |
| C5 | 250.00 | 130.55 | S70° 01' 44.62"W | (873231.91,477595.99) | (873110.60,477551.90) |

INTERSTATE-95 (VARYING R/W)

EXISTING FENCE

10' UTILITY EASEMENT

N15° 08' 13"E 1649.29'

N04° 46' 46"E 185.33'

LEN: 630.10' CHORD: 629.82'

FUTURE DEVELOPMENT

TYPE 2 ARROW 2 EACH 8'-16' APART, SPACING BEWTEEN PAIRS VARY (TYP)

TW0 WAY LEFT TURN ONLY SIGN R3-9B 24"X36"

EP: 16+31.02

EP: 10+87.58

N30° 03' 36"W 95.19'

PI: 9+92.39

PI: 13+13.10

5" SOLID YELLOW 5" SKIP YELLOW 10' SEGMENT AND 30' GAP

5" SOLID WHITE (TYP)

TYPE 2 ARROW 2 MINIMUM (TYP)

5" DOUBLE YELLOW AT LEFT TURN LANES (TYP)

24" CURB & GUTTER TYPE 2, 6" HEIGHT (TYP)

BALKAN AVENUE

317.92' S61° 38' 10"W

704.07' S61° 38' 10"W

STREET NAME SIGN D3-1

KEEP RIGHT SIGN R4-7

80' R/W (PUBLIC)

STOP SIGN R1-1 30"X30" WITH DOUBLE STREET SIGN (TYP OF 4)

24" WHITE THERMOPLASTIC STOP BAR

NOTE:
ROADWAY SIGNS AND STRIPING WITHIN GLYNN COUNTY PUBLIC RIGHTS-OF-WAY SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

TRACT-P
±1.52 Ac.

TRACT-Q
±4.70 Ac.

TRACT-N
±3.32 Ac.

TRACT-M
±3.18 Ac.

PHASE LINE (TYP)

SINGLE LANE ROUNDABOUT WITH OFFSET APPROACHES WITH SPLITTER ISLANDS, CIRCULATORY ROADWAY, AND TRUCK APRON GEOMETRY MEETING GDOT ROUNDABOUT DESIGN CRITERIA

6" WHITE EDGE LINE OUTER EDGE OF CIRCULATO ROADWAY AND ADJACE TO SPLITTER ISLAN

STREET NAME SI

RAISED MONOLITHIC C SPLITTER ISLAND WITH CU 6 INCH, TYPE 2 FT MINIM TRAVEL L

TW0 WAY LE ONLY SI

MATCHLINE -- SEE SHEET C1.4

MATCHLINE -- SEE SHEET C1.3

N

0' 50' 100' 150'

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 7 | 1/14/26 | WCS | REVISED PER GLYNN CO. & BGJWSC COMMENTS |
| 6 | 12/16/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
| 5 | 11/24/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
| 3 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
| 2 | 8/5/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 4/4/25 | MKJ | REVISED PER GDOT COMMENTS |


JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER 38245 JASON JAMES BRYANT JOSEPH

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


STAKING & LAYOUT PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C1.5

Tuesday, July 14, 2026 3:53:21 PM

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Water & Sewer Plan.dwg

MATCHLINE -- SEE SHEET C2.2

TRACT-H
±2.53 Ac.

TRACT-I
±2.78 Ac.

WHISKEY ROAD

BILLBOARD EASEMENT

15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT

RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT (VARIABLE WIDTH)

50' R/W (PUBLIC)

50' UNDISTURBED BUFFER (TYP.)

TRACT C
NOW OR FORMERLY
COASTAL BUSINESS STORAGE, INC.
(DEED BOOK 4695, PAGE 469)

NOW OR FORMERLY
MORNINGSTAR BAPTIST TREATMENT SERVICES, INC.
(DEED BOOK 2378, PAGE 261)
(DEED BOOK 3634, PAGE 450)

NOW OR FORMERLY
BRUNSWICK HIGHWAY 99, LLC
(DEED BOOK 4871, PAGE 64)

LIFT STATION
NOW OR FORMERLY
BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION
(DEED BOOK 2725, PAGE 13)

GA HIGHWAY 99
(VARYING PUBLIC R/W)

GA SR 99 R/W
45 MPH SPEED LIMIT

CONTROL POINT
1 (CONCRETE MON)
N:477666.4427
E:2515456.8662
ELEV:18.55 (NAVD88)

SEWER MH-2
FR: 18.58
IE(NW IN): 3.39
IE(SE OUT): 3.29
Station: 5+14.43

SEWER MH-1
FR: 15.48
IE(NW IN): 1.85
IE(E OUT): 1.75
Station: 1+57.37

±500 LF 12"Ø
PVC DR18 C900
WATER MAIN
(FH TO FH)

Station: 10+02.92
FH-2
12"X6" TEE
6"Ø DIP
6" FHV-2

357 LF 8"Ø PVC SDR26 @ 0.40%

±176 LF 12"Ø
PVC DR18 C900
WATER MAIN
(BEND TO FH)

Station: 8+26.64
12"-22.5° BEND

±62LF 12"Ø
PVC DR18 C900
WATER MAIN
( HDPE TO 22.5° BEND)

ENTRY PIT

Station: 7+73.32
12"-11.25° BEND

Station: 7+64.86
12"- 45° BEND

157 LF 8"Ø PVC SDR26 @ 0.41%

SANITARY SEWER MANHOLE
RIM=13.81
INV.=1.00

CONNECT TO EXISTING SSMH WITH BOOT CONNECTOR @ IE 1.10
(SEE BGJWSC DETAIL 3-1 SHEET C3.3)

Station: 0+00.00
EXIST. SSMH
FR: 13.81
IE(W IN): 1.10
Station: 0+00.00
IE(OUT): 1.00

COORDINATE SEWER SYSTEM TIE-IN WITH BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION

ROUTE WATER MAIN UNDER STORM PIPE

EXIT PIT

220 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO FV&R-1)

12" RESTRAINED PLUG TAPPED 2" AND
2" FLUSH VALVE & RISER (FV&R-1)

±26 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO HDPE)

Station: 6+08.09
12"X12" TEE
12" MV-2,
12" MV-3,
12" MV-4

DIRECTIONAL DRILL ±135 LF
20"Ø FUSED HDPE DIPS DR 11
CASING PIPE & 12"Ø FUSED HDPE
DIPS DR 11 CARRIER PIPE

±108 LF 12"Ø PVC DR18 C900
WATER MAIN (FH TO TEE)

Station: 5+00.00
FH-1
12"X6" TEE
6"Ø DIP
6" FHV-1

±500 LF 12"Ø PVC DR18 C900
WATER MAIN (MV TO FH)

COORDINATE WATER SYSTEM TIE-IN WITH BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION

CONNECT NEW 12"Ø WATER MAIN TO EXISTING 12"Ø WATER MAIN WITH STAINLESS 12"X12" TAPPING SADDLE AND 12" TAPPING VALVE (12" MV-1)

EXISTING FIRE HYDRANT AND VALVE

EXISTING 12"Ø WATER MAIN

0+00

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

ZONE X (UNSHADED)

ZONE X (SHADED)

ZONE AE

APPARENT RIGHT-OF-WAY

0' 50' 100' 150'

N

JSWC NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JOINT WATER & SEWER COMMISSION.

IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSTRUCTION PLANS AND THE STANDARDS AND SPECIFICATIONS, THE STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE UNLESS THE DEVIATION HAS BEEN SPECIFICALLY APPROVED IN WRITING BY THE JWSC.

THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER LINES, SEWER LINES AND STORM DRAINS SHALL CONFORM TO THE LATEST GEORGIA EPD REQUIREMENTS.

ALL PLANNED MAINS AND SERVICES OUTSIDE OF ROADWAYS OR OTHER COMPACTED FINAL GRADES SHALL HAVE A MINIMUM FINAL COVER DEPTH OF 36". THOSE WITHIN COMPACTED FINAL GRADES SHALL BE INSTALLED WITH A FINAL COVER DEPTH OF 48" (ASTM D2321).

A MINIMUM DISTANCE OF 20' OR TWO TIMES THE DEPTH OF THE MAIN, WHICHEVER IS GREATER, SHALL BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS AND THE TOP OF BANK OF ALL PONDS. ANY DEVIATION FROM THIS REQUIREMENT MUST BE APPROVED IN WRITING BY THE JWSC.

PRESSURE AND LEAKAGE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC.

DISINFECTION OF WATER MAINS SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JWSC. NOTE THAT TABLET METHOD FOR DISINFECTION IS NOT ALLOWED.

AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 (GA811) TO REQUEST UNDERGROUND UTILITY LOCATE SERVICE.

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 7 | REVISED PER BGJWSC COMMENTS | MKJ | 1/28/26 |
| 6 | REVISED PER GLYNN CO. & BGJWSC COMMENTS | MKJ | 1/14/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

JASON J. BRYANT, P.E.
GA PE LIC. #034115
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT


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WATER & SEWER PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C2.1

Tuesday, July 14, 2026 3:53:25 PM

MATCHLINE -- SEE SHEET C2.3

MATCHLINE -- SEE SHEET C2.4

MATCHLINE -- SEE SHEET C2.1

TRACT-N
±3.32 Ac.

TRACT-M
±3.18 Ac.

TRACT-L
±2.36 Ac.

TRACT-K
±2.36 Ac.

TRACT-J
±2.35 Ac.

TRACT-E
±2.60 Ac.

TRACT-F
±2.97 Ac.

TRACT G
±2.47 AC.

TRACT-H
±2.53 Ac.

TRACT-I
±2.78 Ac.

PHASE LINE (TYP)

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

TRACT C
157.908 AC.

DELTA WAY
80' R/W (PUBLIC)

WHISKEY ROAD
50' R/W (PUBLIC)

LEE BOULEVARD
50' R/W (PUBLIC)

SR 99 / GRANT'S FERRY ROAD

SEWER MH-7
FR: 26.78
IE(SW IN): 9.73
IE(NE OUT): 9.63
Station: 19+49.42

SEWER MH-6
FR: 26.08
IE(SW IN): 8.76
IE(NE OUT): 8.66
Station: 17+33.14

SEWER MH-5
FR: 24.42
IE(SW IN): 7.23
IE(E OUT): 7.13
Station: 13+76.58

SEWER MH-12
FR: 23.35
IE(W IN): 6.32
IE(E OUT): 6.22
Station: 11+73.37

SEWER MH-4
FR: 20.73
IE(W IN): 5.42
IE(SE OUT): 5.32
Station: 9+73.93

SEWER MH-3
FR: 20.49
IE(SW IN): 4.89
IE(SE OUT): 4.79
Station: 8+66.75

SEWER MH-2
FR: 19.58
IE(NW IN): 3.78
IE(SE OUT): 3.29
Station: 5+14.43

FH-8
8"X6" TEE
6"Ø DIP
6" FHV-8
Station: 0+71.58
8" MV-23
Station: 0+66.03

FH-7
12"X6" TEE
6"Ø DIP
6" FHV-7
Station: 2+35.26
12"X8" TEE
12" MV-20, 12" MV-21,
8" MV-22
Station: 4+31.15

FH-6
8"X6" TEE
6"Ø DIP
6" FHV-6
8" MV-16
0+43
Station: 0+37.91

FH-5
8"X6" TEE
6"Ø DIP
6" FHV-5
Station: 0+41.01
0+47
8" MV-11

FH-3
12"X6" TEE
6"Ø DIP
6" FHV-3
Station: 14+65.35

FH-2
12"X6" TEE
6"Ø DIP
6" FHV-2
Station: 10+02.92

12"X12" TEE
12" MV-17, 12" MV-18,
12" MV-19

12"X8" TEE
12" MV-13, 12" MV-14,
8" MV-15
Station: 4+84.44

12"X12" TEE
12" MV-5, 12" MV-6,
12" MV-7
Station: 14+94.49

Station: 0+09.77
12"-45° BEND

Station: 0+82.25
12"-45° BEND

Station: 1+84.56
12"-45° BEND

Station: 1+59.60
12"-11.25° BEND

Station: 0+77.21
12"-11.25° BEND

Station: 5+01.10
12"-11.25° BEND

Station: 5+60.20
12"-22.5° BEND

Station: 6+09.18
12"-22.5° BEND

±91 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO BEND)

±49 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO BEND)

±43 LF 8"Ø PVC DR18 C900
WATER MAIN (TEE TO MV-16)

±36 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO TEE)

±59 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO BEND )

±14 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO FV&R-3)

12" RESTRAINED PLUG TAPPED 2" AND
2" FLUSH VALVE & RISER (FV&R-3)

±82 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO BEND)

±51 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO FH)

±102 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO BEND )

±47 LF 8"Ø PVC DR18 C900
WATER MAIN (TEE TO MV-11)

±500 LF 12"Ø PVC DR18 C900
WATER MAIN (FH TO FH)

12"8" TEE
12" MV-8, 12" MV-9
8" MV-10

±471 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO TEE)

±471 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO MV-23)

±471 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO TEE)

±29 LF 12"Ø PVC DR18 C900
WATER MAIN (FH TO TEE)

±77 LF 12"Ø PVC DR18 C900
WATER MAIN (TEE TO BEND)

±462 LF 12"Ø PVC DR18 C900
WATER MAIN (FH TO FH)

±500 LF 12"Ø
PVC DR18 C900
WATER MAIN
(FH TO FH)

±311 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO FH)

±82 LF 12"Ø PVC DR18 C900
WATER MAIN (BEND TO BEND)

199 LF 8"Ø PVC SDR26 @ 0.40%

203 LF 8"Ø PVC SDR26 @ 0.40%

107 LF 8"Ø PVC SDR26 @ 0.40%

352 LF 8"Ø PVC SDR26 @ 0.40%

357 LF 8"Ø PVC SDR26 @ 0.40%

216 LF 8"Ø PVC SDR26 @ 0.40%

6" PVC SDR26 SEWER SERVICE LATERAL
INSTALLED PER JWSC DETAIL 3-8(TYP)

2" PE 3408 WATER
SERVICE LATERAL (TYP)

CONTROL POINT
CAPPED IRON REBAR (SSC)
N:477492.49
E:873235.80
Z:21.08 (NAVD88)

NOW OR FORMERLY
MORNINGSTAR BAPTIST TRE
SERVICES, INC.
(DEED BOOK 279, PAGE 2
(DEED BOOK 3654, PAGE 4

TRACT C
NOW OR FORMERLY
COASTAL BUSINESS
STORAGE, INC.
(DEED BOOK 4692, PAGE 469)

BILLBOARD
EASEMENT

JWSC NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE JOINT WATER & SEWER COMMISSION.

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| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 7 | 1/28/26 | MKJ | REVISED PER BGJWSC COMMENTS |
| 6 | 1/14/26 | MKJ | REVISED PER GLYNN CO. & BGJWSC COMMENTS |
| 5 | 11/24/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GA CERT. NO. 38245
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON J. BRYANT


Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


WATER & SEWER PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

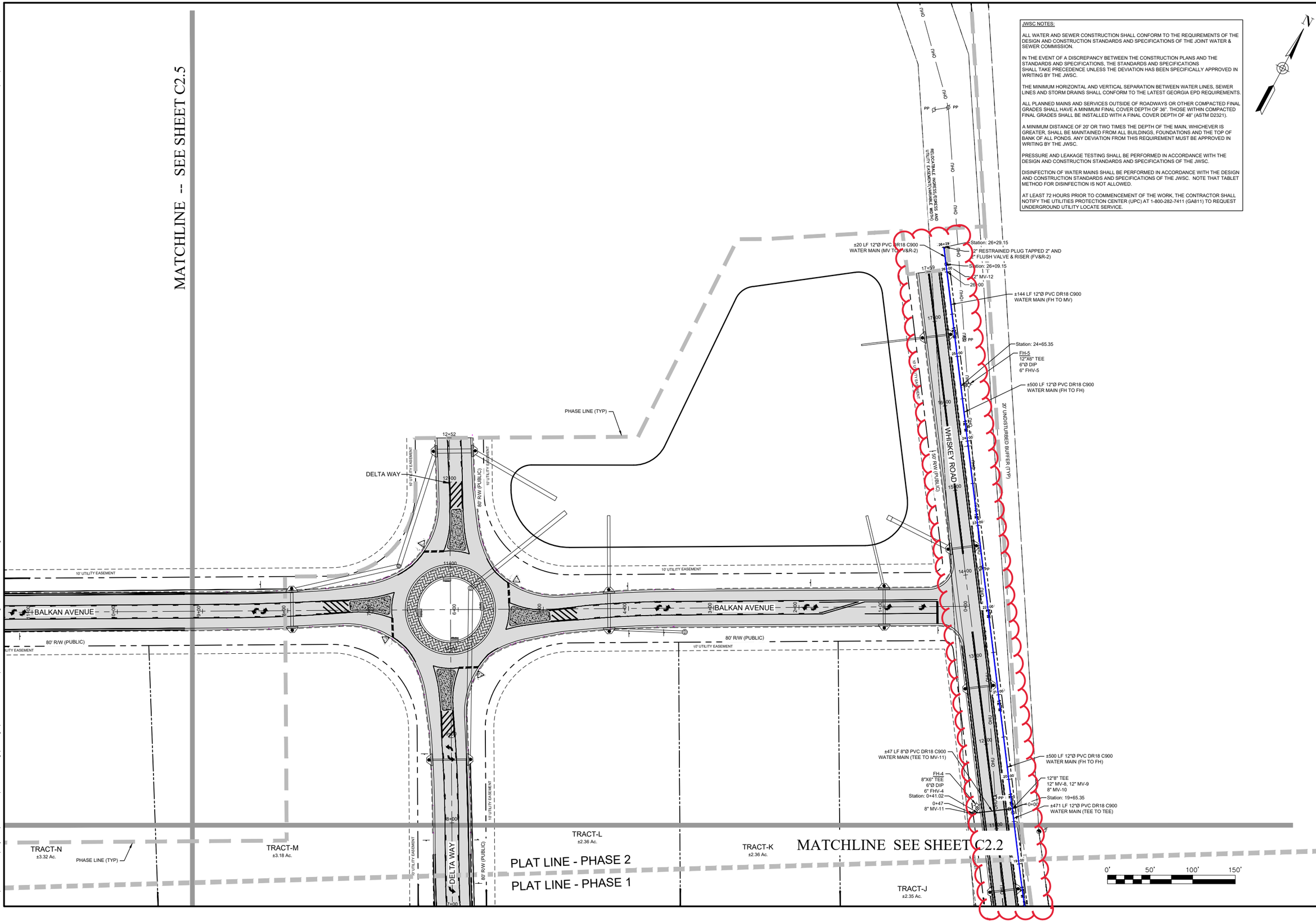
SHEET
C2.2

0' 50' 100' 150'

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Water & Sewer Plan.dwg

Tuesday, July 14, 2026 3:53:28 PM

MATCHLINE -- SEE SHEET C2.5

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| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GA CERTIFICATE II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER 38245 JASON JOSEPH BRYANT


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2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


WATER & SEWER PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C2.3

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Water & Sewer Plan.dwg

Tuesday, July 14, 2026 3:53:31 PM

MATCHLINE -- SEE SHEET C2.5

TRACT-Q
±4.70 Ac.

PLAT LINE - PHASE 2
PLAT LINE - PHASE 1

TRACT-O
±1.56 Ac.

TRACT-N
±3.32 Ac.

TRACT-M
±3.18 Ac.

PHASE LINE (TYP)

SEWER MH-11
FR: 27.82
IE(NW IN): 12.45
IE(SE OUT): 12.35
Station: 2+89.86

290 LF 8"Ø PVC SDR26 @ 0.40%

±419 LF 12"Ø PVC DR18 C900 WATER MAIN (TEE TO FH)

±71 LF 8"Ø PVC DR18 C900 WATER MAIN (TEE TO MV-23)

SEWER MH-8
FR: 27.38
IE(SW IN): 11.19
IE(NW IN): 11.19
IE(NE OUT): 11.09
Station: 22+88.34

6" PVC SDR26 SEWER SERVICE LATERAL INSTALLED PER JWSC DETAIL 3-8(TYP)

SEWER MH-7
FR: 26.78
IE(SW IN): 9.73
IE(NE OUT): 9.63
Station: 19+49.42

Station: 0+71.58
8" MV-23
Station: 0+66.03
FH-8
8"X6" TEE
6"Ø DIP
6" FHV-8

SEWER MH-6
FR: 26.08
IE(SW IN): 8.76
IE(NE OUT): 8.66
Station: 17+33.14

357 LF 8"

216 LF 8"Ø PVC SDR26 @ 0.4

SEWER MH-10
FR: 26.99
IE(S IN): 14.62
IE(NE OUT): 14.52
Station: 28+78.45

290 LF 8"Ø PVC SDR26 @ 0.70%

8" MV-30
Station: 0+67.36
FH-10
8"X6" TEE
6"Ø DIP
6" FHV-10

0+73

±73 LF 8"Ø PVC DR18 C900 WATER MAIN (TEE TO MV-30)

SEWER MH-9
FR: 28.16
IE(SW IN): 12.49
IE(NE OUT): 12.39
Station: 25+88.34

2" PE 3408 WATER SERVICE LATERAL (TYP)

10' UTILITY EASEMENT

LEE BOULEVARD

80' R/W (PUBLIC)

8"W

Station: 13+98.42
8" RESTRAINED PLUG TAPPED 2" AND 2" FLUSH VALVE & RISER (FV&R-4)

±20 LF 8"Ø PVC DR18 C900 WATER MAIN (MV TO FV&R-4)

Station: 13+78.82
8" MV-31

Station: 12+35.25
8"X8" TEE
8" MV-27, 8" MV-28, 8" MV-29

2" PE 3408 WATER SERVICE LATERAL (TYP)

6" PVC SDR26 SEWER SERVICE LATERAL INSTALLED PER JWSC DETAIL 3-8(TYP)

±419 LF 8"Ø PVC DR18 C900 WATER MAIN (TEE TO TEE)

300 LF 8"Ø PVC SDR26 @ 0.40%

Station: 8+28.14
12" X 8" REDUCER
12"X12" TEE
12" MV-24, 12" MV-25, 12" MV-26

Station: 7+35.26
FH-9
8"X6" TEE
6"Ø DIP
6" FHV-9

±81 LF 12"Ø PVC DR18 C900 WATER MAIN (FH TO TEE)

339 LF 8"Ø PVC SDR26 @ 0.40%

±500 LF 12"Ø PVC DR18 C900 WATER MAIN (FH TO FH)

Station: 4+31.15
12"X8" TEE
12" MV-20, 12" MV-21, 8" MV-22

Station: 2+35.26
FH-7
12"X6" TEE
6"Ø DIP
6" FHV-7

±51 LF 12"Ø PVC DR18 C900 WATER MAIN (BEND TO FH)

Station: 1+84.56
12"-45° BEND

±102 LF 12"Ø PVC DR18 C90
WATER MAIN (BEND TO BEND

TRACT C
157.908 AC.

INTERSTATE-95
(VARYING R/W)

EXIT 42 (ON-RAMP)

TRACT-A
±1.96 Ac.

TRACT-B
±1.81 Ac.

TRACT-C
±1.79 Ac.

TRACT-D
±1.76 Ac.

TRACT-E
±2.60 Ac.

TRACT-F
±2.97 Ac.

10' UTILITY EASEMENT
EXISTING FENCE

TOP OF BANK (SEE REFERENCE 1)

BOTTOM OF BANK

LIMITED ACCESS (45' TMOS FROM REFERENCE 2)

45° ROP

LE-2D

OYSTER BAY — 80' ACCESS & UTILITY EASEMENT (SEE REFERENCE 5)

OYSTER BAY — 80' R/W (PUBLIC)

15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT

SR 99 / GRANT'S FERRY ROAD
CONSTRUCTION C

GA HIGHWAY 99
(VARYING PUBLIC R/W)

GA SR 99 R/W
45 MPH SPEED LIMIT

CONTROL POINT
1/2" IRON REBAR
N:479252.5591
E:811782.2777
ELEV:30.07' (NAVD88)

CONTROL POINT
1/2" IRON REBAR
N:476607.0096
E:812218.3170
ELEV:26.44' (NAVD88)

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MATCHLINE -- SEE SHEET C2.2

0' 50' 100' 150'

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JASON J. BRYANT, P.E.
GEORGIA LICENSE
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36245 JASON JOSEPH BRYANT


Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


WATER & SEWER PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

Prepared For
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=50' |
| Date: | 1/17/25 |

SHEET
C2.4

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Water & Sewer Plan.dwg

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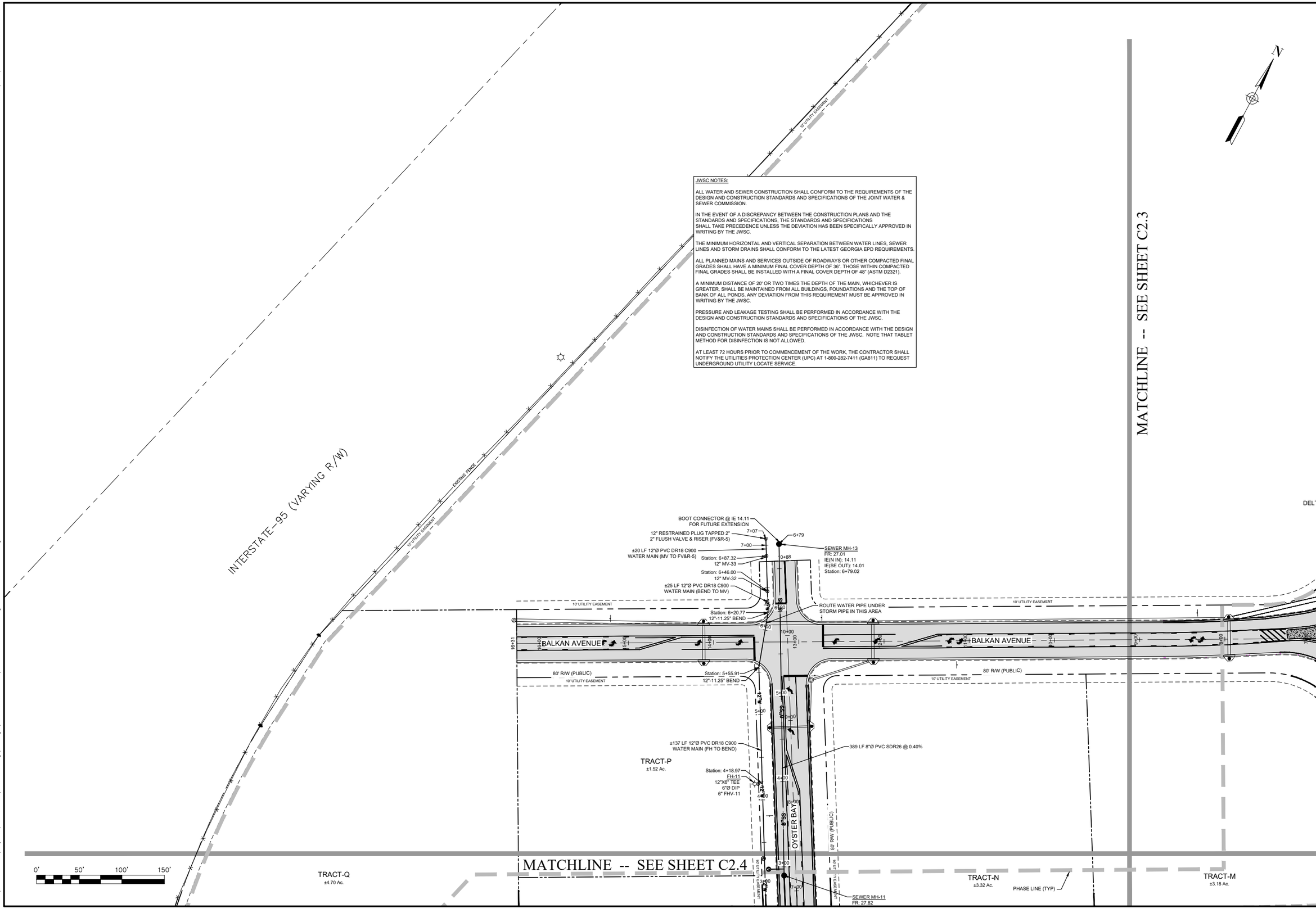


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TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

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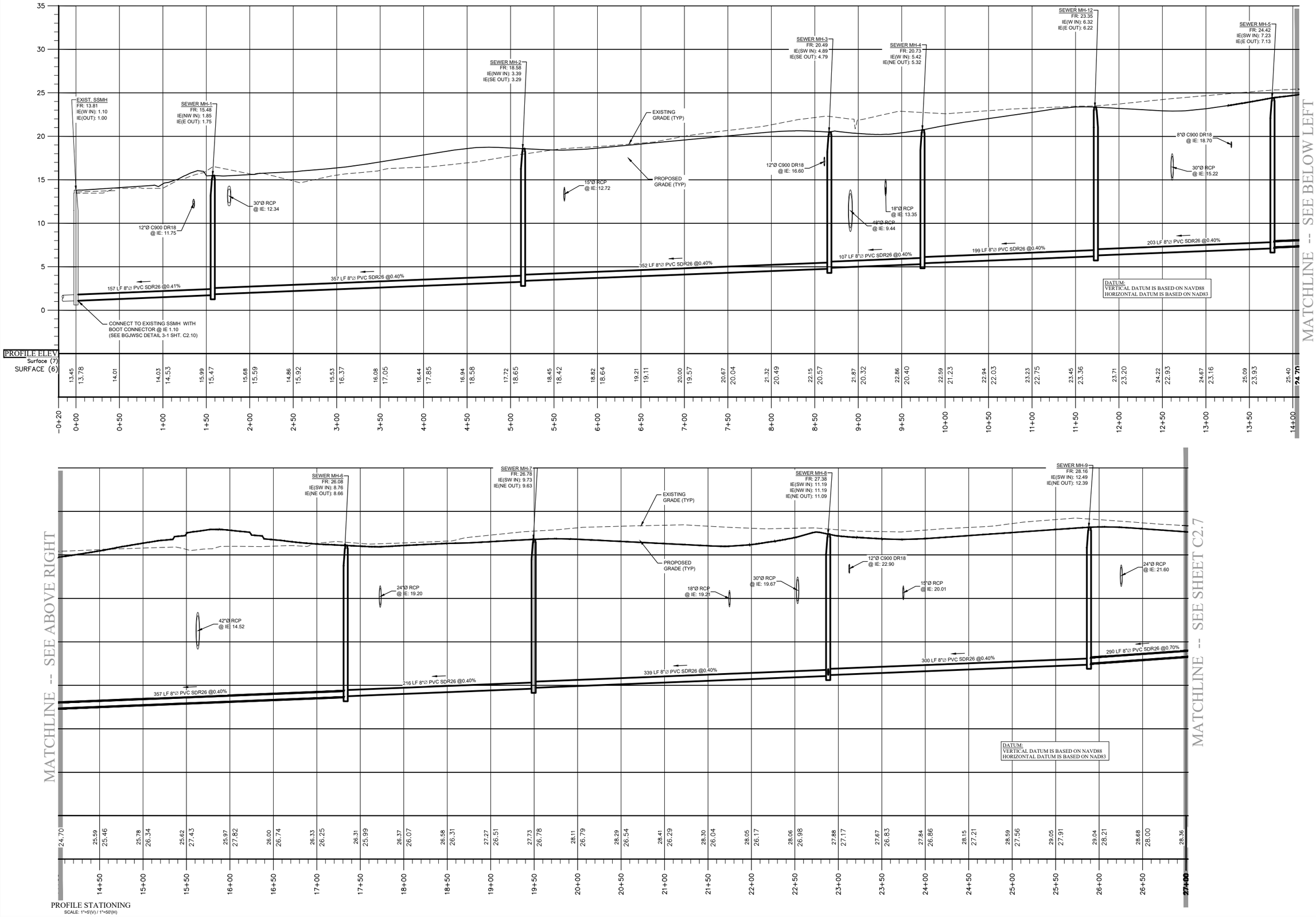
SHEET
C2.5

Tuesday, July 14, 2026 3:53:44 PM







PROFILE STATIONING
SCALE: 1"=5'(V) / 1"=50'(H)

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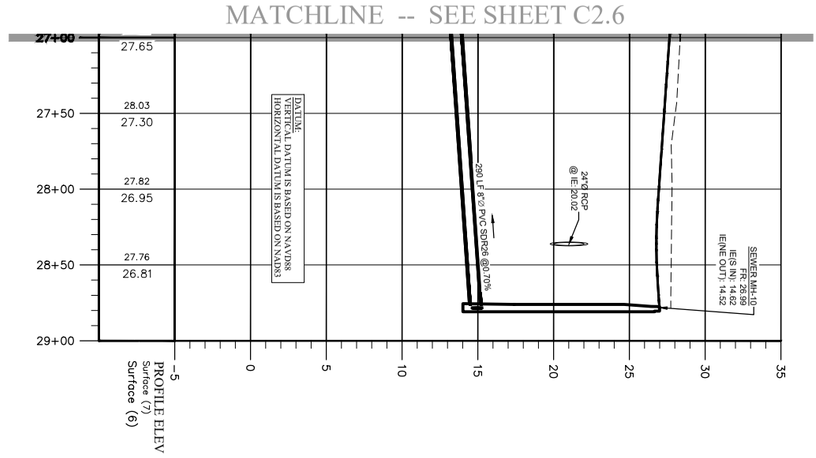
SEWER PROFILES

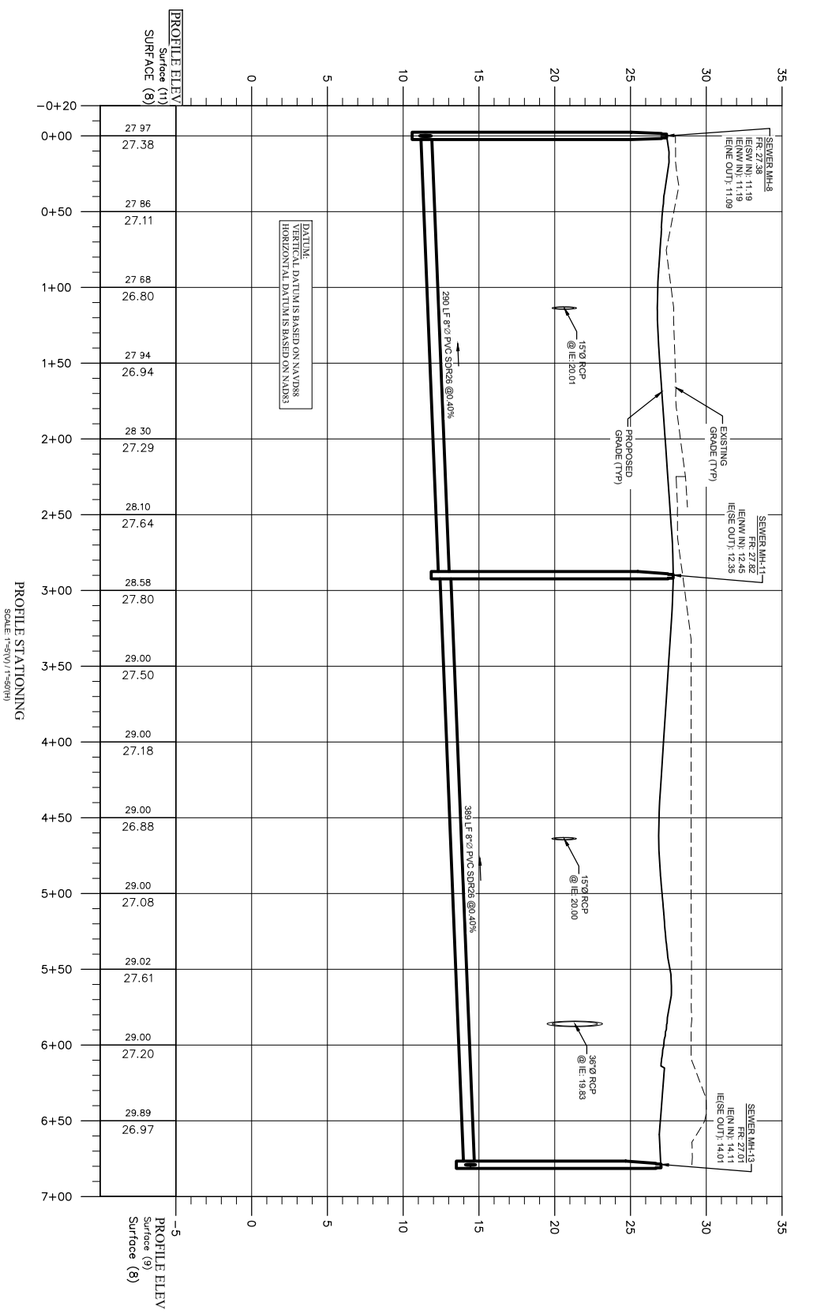
DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | AS SHOWN |
| Date: | 1/17/25 |

SHEET
C2.6

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Sewer Profiles.dwg




SEWER PROFILES

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
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www.PittmanEngineeringCo.com

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

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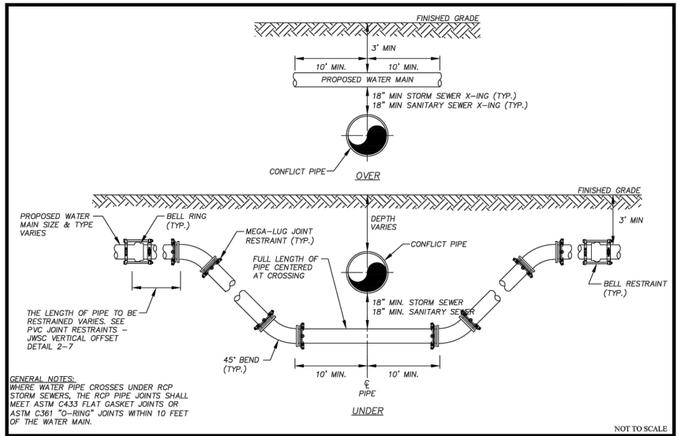
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: AS SHOWN
Date: 1/17/25

SHEET C2.7

Tuesday, July 14, 2026 3:54:04 PM



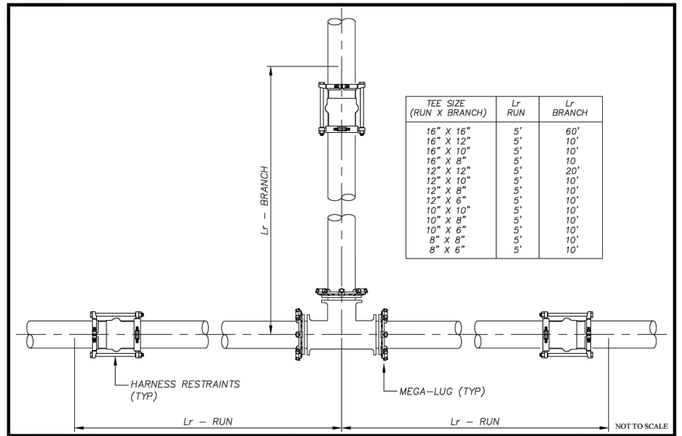

NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

**UTILITY CONFLICT DETAIL** — JWSC 2-2

| BY | REVISION | DATE |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS




| TEE SIZE (RUN X BRANCH) | Lr RUN | Lr BRANCH |
|---|---|---|
| 16" X 16" | 5' | 60' |
| 16" X 12" | 5' | 10' |
| 16" X 10" | 5' | 10' |
| 16" X 8" | 5' | 10 |
| 12" X 12" | 5' | 20' |
| 12" X 10" | 5' | 10' |
| 12" X 8" | 5' | 10' |
| 12" X 6" | 5' | 10' |
| 10" X 10" | 5' | 10' |
| 10" X 8" | 5' | 10' |
| 10" X 6" | 5' | 10' |
| 8" X 8" | 5' | 10' |
| 8" X 6" | 5' | 10' |

NOT TO SCALE

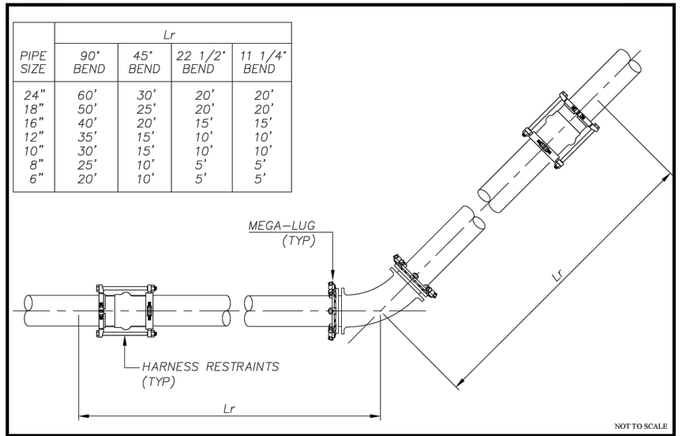
BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

**PVC JOINT RESTRAINT TEE** — JWSC 2-3

| BY | REVISION | DATE |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS

| PIPE SIZE | Lr 90° BEND | Lr 45° BEND | Lr 22 1/2° BEND | Lr 11 1/4° BEND |
|---|---|---|---|---|
| 24" | 60' | 30' | 20' | 20' |
| 18" | 50' | 25' | 20' | 20' |
| 16" | 40' | 20' | 15' | 15' |
| 12" | 35' | 15' | 10' | 10' |
| 10" | 30' | 15' | 10' | 10' |
| 8" | 25' | 10' | 5' | 5' |
| 6" | 20' | 10' | 5' | 5' |




NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

**PVC JOINT RESTRAINT HORIZONTAL BEND** — JWSC 2-4

| BY | REVISION | DATE |
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DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS

| REV. | REVISIONS | BY | DATE |
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| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

JASON J. BRYANT, P.E.
GA. CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON J. BRYANT JOSEPH

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

| LINE SIZE | Lr |
|---|---|
| 18" | 170' |
| 16" | 155' |
| 12" | 120' |
| 10" | 100' |
| 8" | 85' |
| 6" | 65' |
| 4" | 50' |




NOT TO SCALE

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**PVC JOINT RESTRAINT IN-LINE VALVE** — JWSC 2-6

| BY | REVISION | DATE |
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DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS




| LINE SIZE | Lr |
|---|---|
| 18" | 170' |
| 16" | 155' |
| 12" | 120' |
| 10" | 100' |
| 8" | 85' |
| 6" | 65' |
| 4" | 50' |

NOT TO SCALE

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**PVC JOINT RESTRAINT TEMPORARY DEAD END** — JWSC 2-8

| BY | REVISION | DATE |
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DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS




NOTE:
1. USE #10 AWG SOLID PLASTIC COATED COPPER WIRE.
2. STRIP 2" OF COATING & WRAP WIRE 2 TURNS UNDER "T" HEAD BOLT ON TOP OF DUCTILE IRON FITTING (VALVE). NEXT WRAP WIRE 2 TURNS AROUND BELL OF FITTING (VALVE) AND WIND WITH A CONTINUOUS LENGTH OF AT LEAST 4 WRAPS PER LENGTH OF PVC PIPE TO THE NEXT DUCTILE IRON FITTING. TERMINATE AT FITTING IN A SIMILAR MANNER AS NOTED ABOVE.
3. ALL SPLICES MUST BE MADE BY USING COPPER WIRE SPLICE, "U" BOLT ASSEMBLIES AND THEN WRAPPING WITH ELECTRICAL TAPE.
4. IN LIEU OF "WRAPPING" TRACER WIRE AROUND PVC PIPE, WIRE MAY BE STRUNG ALONG THE TOP OF PIPE, PROVIDED IT IS TAPED TO THE PIPE EVERY 5'-0" TO INSURE ACCURATE POSITION MAINTAINED DURING BACKFILL.

NOT TO SCALE

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**TRACER WIRE INSTALLATION** — JWSC 2-9

| BY | REVISION | DATE |
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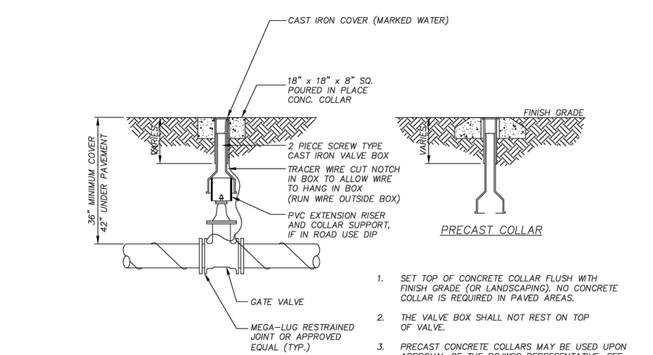
DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS




1. SET TOP OF CONCRETE COLLAR FLUSH WITH FINISH GRADE (OR LANDSCAPING). NO CONCRETE COLLAR IS REQUIRED IN PAVED AREAS.
2. THE VALVE BOX SHALL NOT REST ON TOP OF VALVE.
3. PRECAST CONCRETE COLLARS MAY BE USED UPON APPROVAL OF THE BGJWSC REPRESENTATIVE. SEE ALTERNATE DETAIL ABOVE.

NOT TO SCALE

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**WATER VALVE DETAIL** — JWSC 2-13

| BY | REVISION | DATE |
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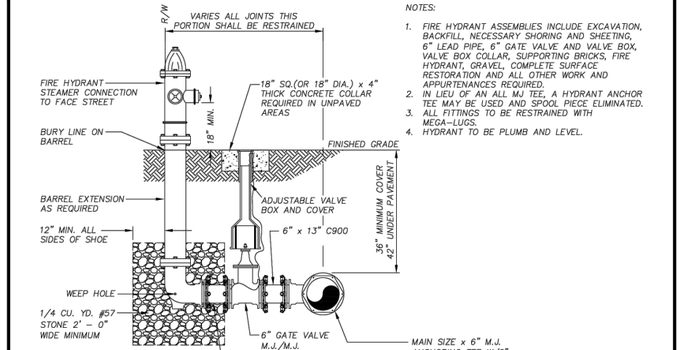
DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS




NOTES:
1. FIRE HYDRANT ASSEMBLIES INCLUDE EXCAVATION, BACKFILL, NECESSARY SHORING AND SHEETING, 6" LEAD PIPE, 6" GATE VALVE AND VALVE BOX, VALVE BOX COLLAR, SUPPORTING BRICKS, FIRE HYDRANT, GRAVEL, COMPLETE SURFACE RESTORATION AND ALL OTHER WORK AND APPURTENANCES REQUIRED.
2. IN LIEU OF AN ALL MJ TEE, A HYDRANT ANCHOR TEE MAY BE USED AND SPOOL PIECE ELIMINATED.
3. ALL FITTINGS TO BE RESTRAINED WITH MEGA-LUGS.
4. HYDRANT TO BE PLUMB AND LEVEL.

NOT TO SCALE

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Website: www.bgjwsc.org

**FIRE HYDRANT DETAIL** — JWSC 2-14

| BY | REVISION | DATE |
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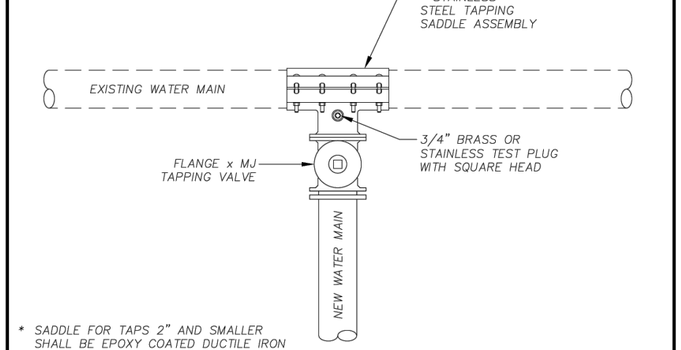
DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS




* SADDLE FOR TAPS 2" AND SMALLER SHALL BE EPOXY COATED DUCTILE IRON BODY, DOUBLE STRAPPED TYPE WITH NPT SERVICE OUTLET. RUBBER GASKET RING, TWO ALLOY STEEL STRAPS, AWWA C800 FEMALE IRON PIPE TAP.

NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
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Brunswick, Georgia 31520 Fax: (912) 261-7178
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**CONNECTION TO EXISTING WATER MAIN 4" AND LARGER** — JWSC 2-15

| BY | REVISION | DATE |
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DESIGNED: BGJWSC | DRAWN: HPATEL
DATE: 05/26/2022 | SCALE: NTS

WATER & SEWER DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | N.T.S. |
| Date: | 1/17/25 |

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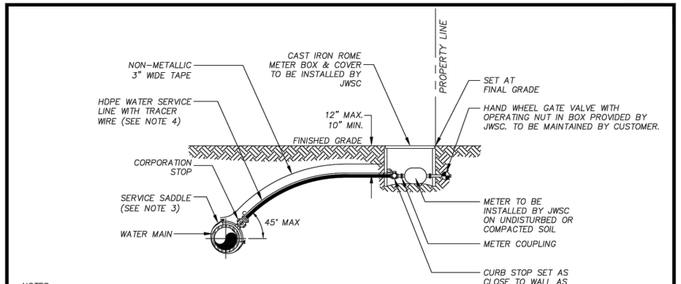


NOTES:
1. JWSC TO INSTALL METER AND METER BOX. METER IS TO BE PURCHASED THROUGH JWSC.
2. ALL FITTINGS IN LATERAL SHALL BE COMPRESSION TYPE.
3. A MINIMUM OF TWO FULL THREADS ARE REQUIRED FOR TAPPING SLEEVE TO GO INTO THE PIPE WALL.
4. INSULATED SINGLE STRAND #10 AWG COPPER WIRE SHALL BE STRAPPED TO THE PIPE AND ATTACHED TO THE CORPORATION, CURB STOPS AND CONNECT TRACER WIRE TO MAIN.
5. INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (NO METER IS INSTALLED).
6. WATER SERVICES SHALL INCLUDE A "W" STAMPED INTO THE CURB.
7. HDPE WATER SERVICE LINE SHALL BE PERPENDICULAR TO THE MAIN UNLESS APPROVED OTHERWISE BY BGJWSC.
8. METER SIZE WILL BE BASED ON END USERS REQUIREMENTS.
9. POTABLE TAP TO BE SEPERATE FROM IRRIGATION AND FIRE SPRINKLER LINES.

NOT TO SCALE

| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | SINGLE WATER OR IRRIGATION SERVICE (2" AND SMALLER) | JWSC 2-16 |
|---|---|---|

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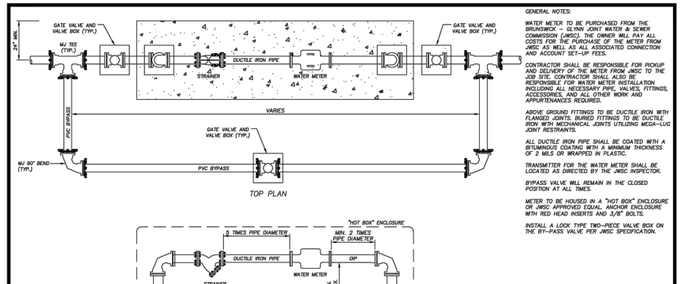


GENERAL NOTES:

WATER METER TO BE PURCHASED FROM THE BRUNSWICK – GLYNN JOINT WATER & SEWER COMMISSION (JWSC). THE OWNER WILL PAY ALL COSTS ASSOCIATED WITH THE METER FROM JWSC AS WELL AS ALL ASSOCIATED CONNECTION AND ACCOUNT SET-UP FEES.

CONTRACTOR SHALL BE RESPONSIBLE FOR PICKUP AND DELIVERY OF THE METER FROM JWSC TO THE JOB SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE METER INSTALLATION INCLUDING ALL NECESSARY PIPE, VALVES, FITTINGS, ACCESSORIES, AND ALL OTHER WORK AND APPURTENANCES REQUIRED.

ABOVE GROUND FITTINGS TO BE DUCTILE IRON WITH FLANGED JOINTS. BURIED FITTINGS TO BE DUCTILE IRON WITH MECHANICAL JOINTS UTILIZING MEGA-LUG JOINT RESTRAINTS.

ALL DUCTILE IRON PIPE SHALL BE COATED WITH A BITUMINOUS COATING WITH A MINIMUM THICKNESS OF 2 MILS OR WRAPPED IN PLASTIC.

TRANSMITTER FOR THE WATER METER SHALL BE LOCATED AS DIRECTED BY THE JWSC INSPECTOR.

BYPASS VALVE WILL REMAIN IN THE CLOSED POSITION AT ALL TIMES.

METER TO BE HOUSED IN A "HOT BOX" ENCLOSURE OR JWSC APPROVED EQUAL. ANCHOR ENCLOSURE WITH RED HEAD INSERTS AND 3/8" BOLTS.

INSTALL A LOCK TYPE TWO-PIECE VALVE BOX ON THE BY-PASS VALVE PER JWSC SPECIFICATION.

NOT TO SCALE

| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | ABOVE GRADE WATER METER INSTALLATION DETAIL (3" & LARGER) | JWSC 2-25 |
|---|---|---|

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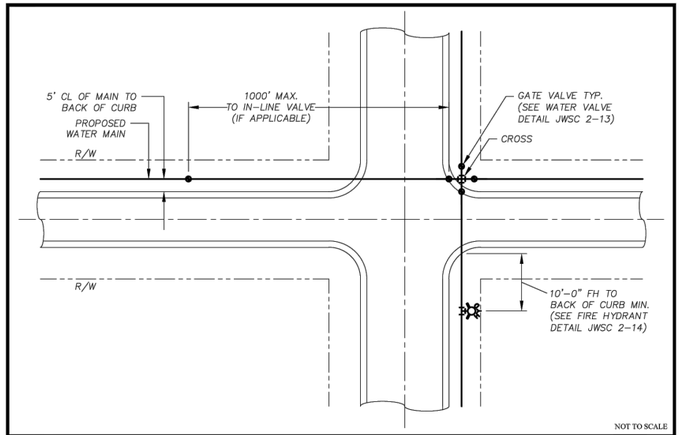


NOT TO SCALE

| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | WATER MAIN AT 4-WAY INTERSECTION | JWSC 2-26 |
|---|---|---|

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DESIGNED: BGJWSC | DRAWN: HPATEL | DATE: 05/24/2022 | SCALE: NTS

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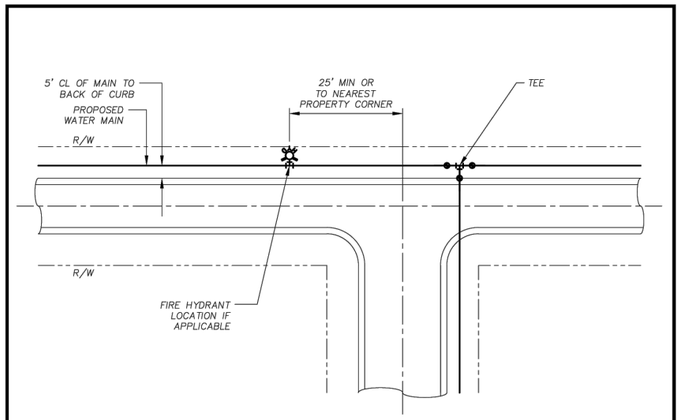


NOT TO SCALE

| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | WATER MAIN AT TEE INTERSECTION | JWSC 2-26A |
|---|---|---|

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GENERAL NOTES:

CONCRETE: 4000 PSI TYPE II CEMENT

WALL REINFORCING: ASTM C-478

BOTTOM REINFORCING: #4@12" O.C.E.W.

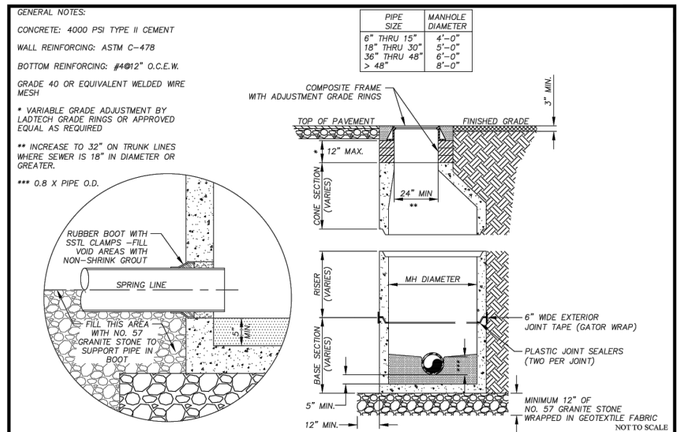
GRADE 40 OR EQUIVALENT WELDED WIRE MESH

* VARIABLE GRADE ADJUSTMENT BY LADTECH GRADE RINGS OR APPROVED EQUAL AS REQUIRED

** INCREASE TO 32" ON TRUNK LINES WHERE SEWER IS 18" IN DIAMETER OR GREATER.

*** 0.8 X PIPE O.D.

| PIPE SIZE | MANHOLE DIAMETER |
|---|---|
| 6" THRU 15" | 4'-0" |
| 18" THRU 30" | 5'-0" |
| 36" THRU 48" | 6'-0" |
| > 48" | 8'-0" |




NOT TO SCALE

| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | STANDARD MANHOLE SECTION | JWSC 3-2A |
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DESIGNED: BGJWSC | DRAWN: HPATEL | DATE: 05/24/2022 | SCALE: NTS

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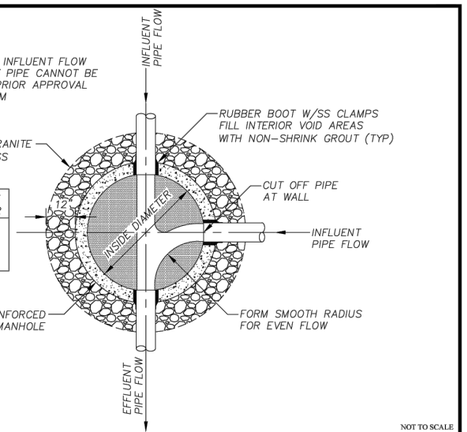
NOTE:

THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE CANNOT BE LESS THAN 90° UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE JWSC

LEVELING COURSE #57 GRANITE STONE MIN. 12" THICKNESS

| PIPE SIZE | MANHOLE DIAMETER |
|---|---|
| 6" THRU 15" | 4'-0" |
| 18" THRU 30" | 5'-0" |
| 36" THRU 48" | 6'-0" |
| > 48" | 8'-0" |




NOT TO SCALE

| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | STANDARD MANHOLE PLAN | JWSC 3-2B |
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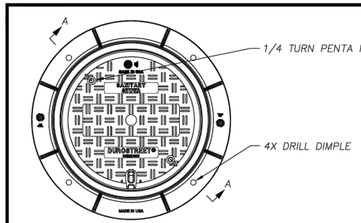
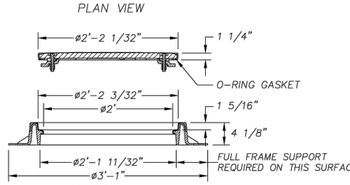
## COMPOSITE ASSEMBLY




GENERAL NOTES:

PRODUCT NUMBER: COM260318A01

DESIGN FEATURES:
- LOAD RATING – H25 (50,000LB)
- ESTIMATED WEIGHT – 70LB
- REQUIRED ACCESSORY:
  - 13/16" PENTA-HEAD WRENCH
  - NOT INCLUDED

MAJOR COMPONENTS: COM260210
COM260318

NOT TO SCALE

| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | MANHOLE FRAME & COVER - 24" OPENING | JWSC 3-2F |
|---|---|---|

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GENERAL NOTES:

CONCRETE: 4000 PSI TYPE II CEMENT

WALL REINFORCING: ASTM C-478

BOTTOM REINFORCING: #4@12" O.C.E.W.

GRADE 40 OR EQUIVALENT WELDED WIRE MESH

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** INCREASE TO 32" ON TRUNK LINES WHERE SEWER IS 18" IN DIAMETER OR GREATER.

*** 0.8 X PIPE O.D.

| PIPE SIZE | MANHOLE DIAMETER |
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| 6" THRU 15" | 4'-0" |
| 18" THRU 30" | 5'-0" |
| 36" THRU 48" | 6'-0" |
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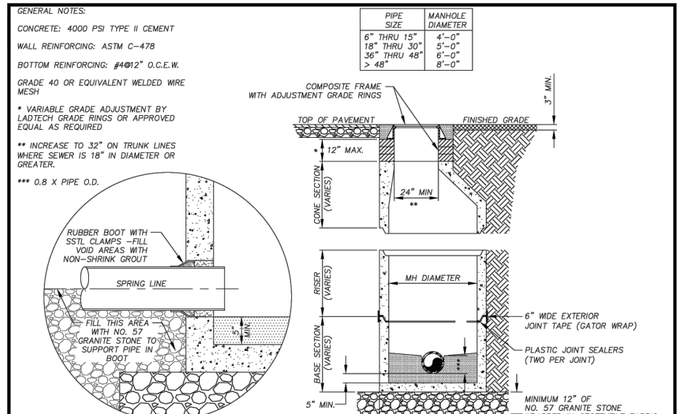


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| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | STANDARD MANHOLE SECTION | JWSC 3-2A |
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DESIGNED: BGJWSC | DRAWN: HPATEL | DATE: 05/24/2022 | SCALE: NTS

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NOTE:

THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE CANNOT BE LESS THAN 90° UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE JWSC

LEVELING COURSE #57 GRANITE STONE MIN. 12" THICKNESS

| PIPE SIZE | MANHOLE DIAMETER |
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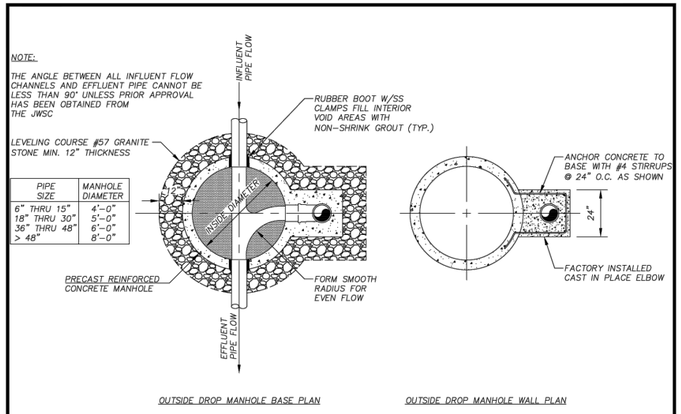


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| BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION | OUTSIDE DROP MANHOLE PLAN | JWSC 3-3B |
|---|---|---|

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| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

JASON J. BRYANT, P.E.
GA. C.O.A. #PEF 001545
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36245 JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

WATER & SEWER DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: N.T.S.
Date: 1/17/25

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GENERAL NOTES:

1. THE MINIMUM SIZE FOR HOUSE SERVICE LATERALS SHALL BE 4". WHERE DOUBLE SERVICES ARE INSTALLED, A 6" LATERAL SHALL BE USED FROM THE MAIN TO THE PROPERTY LINE. AS DETERMINED BY THE JWSC COMMERCIAL DEVELOPMENTS, SHALL BE REQUIRED TO INSTALL A 6" LATERAL FROM THE MAIN TO THE PROPERTY LINE, RIGHT-OF-WAY OR EASEMENT LINE.
2. THE MAXIMUM LENGTH OF A SERVICE LATERAL SHALL NOT EXCEED 60' AS MEASURED FROM THE SEWER MAIN (OR MANHOLE) TO THE PROPERTY LINE.
3. THE SEWER SERVICE LATERAL SHALL BE CONSTRUCTED AT A DEPTH TO ALLOW A GRAVITY CONNECTION BY THE CUSTOMER WHERE POSSIBLE. MIN. AND MAX. BURY DEPTHS SHALL COMPLY WITH JWSC SPECIFICATIONS.
4. ALL SERVICES SHALL BE RUN PERPENDICULAR TO THE RIGHT-OF-WAY LINE.
5. SERVICE CONNECTIONS ARE NOT PERMITTED ON SEWER MAINS OR TRUNK LINES LARGER THAN 15-INCHES IN DIAMETER.
6. ALL GRAVITY MAINS AND SEWER SERVICE LATERALS (INCLUDING THE TEE-WYE FITTING) WITH A DEPTH OF CUT SHALL BE NO GREATER GREATER THAN 12 FEET.
7. CLEANOUT SHALL BE INSTALLED AT RIGHT-OF-WAY OR EASEMENT LINE UPON CONNECTION OF THE CUSTOMER TO PUBLIC SEWER. SEE CLEANOUT DETAIL FOR ADDITIONAL INFORMATION.
8. THE SERVICE LINE DEPTH AT THE RIGHT-OF-WAY OR EASEMENT SHALL HAVE A MINIMUM OF 3'-0" COVER.
9. IN LIEU OF SEWER SAFE DIP (PROTECTO 401 COATED OR APPROVED EQUAL) DR18 C900 PVC PIPE MAY BE INSTALLED. FITTINGS SHALL BE DR 18 AS MANUFACTURED BY IPEX OR APPROVED EQUAL. PIPE SHALL BE GREEN IN COLOR.

NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

GENERAL NOTES SEWER SERVICES | JWSC 3-5

DESIGNED: BGJWSC | DRAWN: HNEIL | DATE: 05/26/2022 | SCALE: NTS

| BY | REVISION | DATE |
|---|---|---|
| - | - | - |
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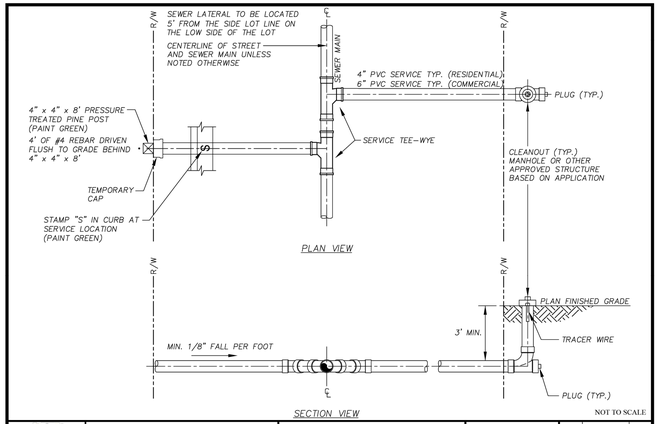


NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

SINGLE SEWER SERVICE PLAN VIEW | JWSC 3-6

DESIGNED: BGJWSC | DRAWN: HNEIL | DATE: 05/26/2022 | SCALE: NTS

| BY | REVISION | DATE |
|---|---|---|
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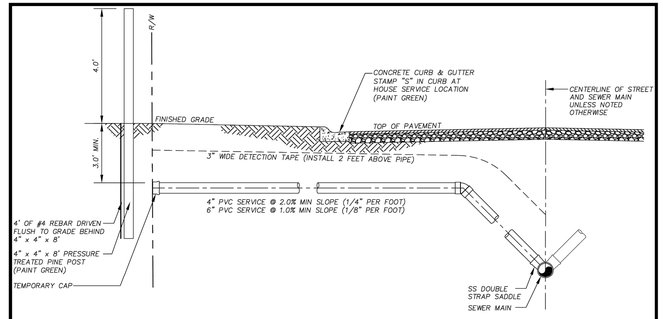


GENERAL NOTES:

1. MINIMUM BURY AT THE R/W IS 3'-0". INSTALL DR18 C900 WHERE MINIMUM BURY DEPTH IS NOT ACHIEVABLE AS DIRECTED BY THE JWSC. PIPE TO BE GREEN IN COLOR.
2. MINIMUM SERVICE FOR COMMERCIAL SITES IS 6" OR AS DIRECTED BY THE JWSC.
3. WHERE C900 IS REQUIRED, ALL FITTINGS SHALL BE C907 DR18 FITTINGS.
4. THE SEWER SERVICE LATERAL SHALL BE CONSTRUCTED AT A DEPTH TO ALLOW A GRAVITY CONNECTION BY THE CUSTOMER WHERE POSSIBLE. SEWER SERVICE DEPTHS GREATER THAN 60" REQUIRE APPROVAL OF THE JWSC PLANNING AND CONSTRUCTION DIVISION.
5. FOR NEW TAP TO EXISTING 15" AND SMALLER GRAVITY MAINS, INSTALL A SSTL DOUBLE STRAPPED SADDLE ON THE MAIN.

NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

SEWER SERVICE SECTIONAL VIEW | JWSC 3-8

DESIGNED: BGJWSC | DRAWN: HNEIL | DATE: 05/26/2022 | SCALE: NTS

| BY | REVISION | DATE |
|---|---|---|
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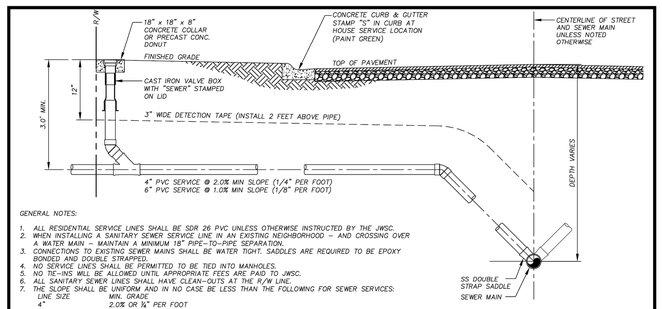


GENERAL NOTES:

1. ALL RESIDENTIAL SERVICE LINES SHALL BE SDR 26 PVC UNLESS OTHERWISE INSTRUCTED BY THE JWSC.
2. WHEN INSTALLING A SANITARY SEWER SERVICE LINE IN AN EXISTING NEIGHBORHOOD – AND CROSSING OVER A WATER MAIN – MAINTAIN A MINIMUM 18" PIPE-TO-PIPE SEPARATION.
3. CONNECTIONS TO EXISTING SEWER MAINS SHALL BE WATER TIGHT. SADDLES ARE REQUIRED TO BE EPOXY BONDED AND DOUBLE STRAPPED.
4. NO SERVICE LINES SHALL BE PERMITTED TO BE TIED INTO MANHOLES.
5. NO TIE-INS WILL BE ALLOWED UNTIL APPROPRIATE FEES ARE PAID TO JWSC.
6. ALL SANITARY SEWER LINES SHALL HAVE CLEAN-OUTS AT THE R/W LINE.
7. THE SLOPE SHALL BE UNIFORM AND IN NO CASE BE LESS THAN THE FOLLOWING FOR SEWER SERVICES:

| LINE SIZE | MIN. GRADE |
|---|---|
| 4" | 2.0% OR ¼" PER FOOT |
| 6" | 1.0% OR ⅛" PER FOOT |

8. DESIGN OF DEEP SEWER ("SHIT") CONNECTIONS SHALL BE APPROVED BY THE JWSC.
9. SADDLE MUST BE P.V.C. O.D. SPECIFIC AND HAVE EPOXY SEAL AROUND TAP. WYE FITTING SHALL HAVE POLLY TAPE AROUND STAINLESS STEEL STRAPS.
10. A HOLE SAW SHALL BE USED TO MAKE TAPS ON EXISTING SEWER MAINS; THE COUPON FROM THE TAP MUST BE AVAILABLE TO THE JWSC INSPECTOR.
11. NEW TAPS ON LINED SEWER MAINS – THE OUTER MATERIAL MUST BE COMPLETELY REMOVED AND SADDLE SHALL BE APPLIED DIRECTLY TO THE SEWER LINING.
12. 90° FITTINGS ARE PROHIBITED.
13. SERVICE LINE TAPS INTO HIGH FLOW TRANSMISSION MAINS SHALL BE MADE VERTICALLY. DETERMINATION TO BE MADE BY THE JWSC.
14. BEDDING FOR SANITARY SEWER SERVICE LINES SHALL BE NO. 57 STONE AND SHALL BE INSTALLED, IN ALL CASES, FROM SIX (6) INCHES BELOW THE SUB-GRADE OF THE PIPE TO OVER THE TOP OF THE PIPE IN THE AREA WHERE THE PIPE IS DISTURBED. SEE JWSC TYPICAL DETAILS 3-10A AND 3-11A.
15. WHERE C900 IS REQUIRED, ALL FITTINGS SHALL BE C907 DR18 FITTINGS.

NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

SERVICE TAP CONNECTION | JWSC 3-8A

DESIGNED: BGJWSC | DRAWN: HNEIL | DATE: 05/26/2022 | SCALE: NTS

| BY | REVISION | DATE |
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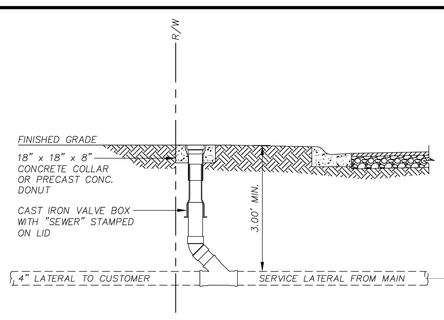


GENERAL NOTES:

1. BOX SHALL BE STAR PIPE PRODUCTS VB562S OR APPROVED EQUAL.
2. THE SEWER SERVICE LATERAL SHALL BE CONSTRUCTED AT A DEPTH TO ALLOW A GRAVITY CONNECTION BY THE CUSTOMER WHERE POSSIBLE. SEWER SERVICE DEPTHS GREATER THAN 60" REQUIRE APPROVAL OF THE JWSC PLANNING AND CONSTRUCTION DIVISION.

NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

SEWER SERVICE CLEANOUT | JWSC 3-9

DESIGNED: BGJWSC | DRAWN: HNEIL | DATE: 05/26/2022 | SCALE: NTS

| BY | REVISION | DATE |
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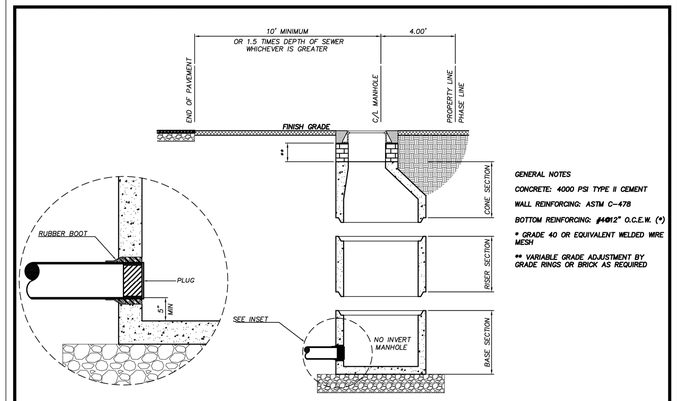



GENERAL NOTES

CONCRETE: 4000 PSI TYPE II CEMENT

WALL REINFORCING: ASTM C-478

BOTTOM REINFORCING: #4@12" O.C.E.W. (*)

* GRADE 40 OR EQUIVALENT WELDED WIRE MESH

** VARIABLE GRADE ADJUSTMENT BY GRADE RINGS OR BRICK AS REQUIRED

NOT TO SCALE

BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION
700 Gloucester Street, Suite 300 Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

GRAVITY MAIN STUB OUT MANHOLE

JWSC STANDARD DETAIL 3-1

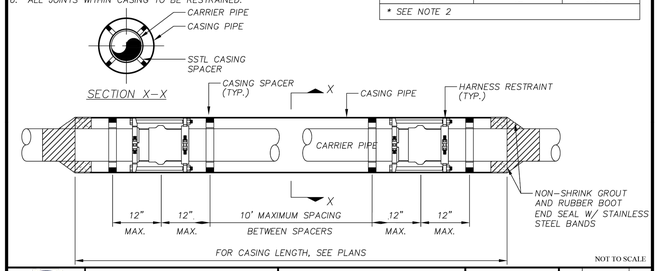
Date: AUGUST 2011

GENERAL NOTES:

1. DETAIL SHOWN IS FOR CITY AND COUNTY ROADWAY CROSSINGS.
2. INSTALLATIONS UNDER STATE ROADS AND RAILROADS MAY HAVE REQUIREMENTS DIFFERENT FROM THOSE SHOWN. SUCH INSTALLATIONS SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION OR THE PARTICULAR RAILROAD INVOLVED.
3. SEE BGJWSC STANDARD CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. CASING SIZE SHOWN ARE FOR DUCTILE IRON PIPE. FOR PVC PIPE AND HARNESS RESTRAINTS, ADJUST CASING PIPE DIAMETER ACCORDINGLY.
5. STEEL CASING SHALL EXTEND 3' BEYOND TOE OF SLOPE OR CENTER OF DITCH, 3' BEYOND BACK OF CURB, 10' BEYOND TOP OF CREEK BANK OR 10' BEYOND EDGE OF PAV'T. WHERE APPLICABLE.
6. ALL JOINTS WITHIN CASING TO BE RESTRAINED.

| CARRIER PIPE DIAMETER (INCHES) | CASING PIPE DIAMETER (INCHES) | WALL THICKNESS* (INCHES) |
|---|---|---|
| 6 | 12 | 0.375 |
| 8 | 16 | 0.375 |
| 10 | 16 | 0.375 |
| 12 | 20 | 0.375 |
| 14 | 22 | 0.375 |
| 16 | 24 | 0.375 |
| 18 | 30 | 0.375 |
| 20 | 30 | 0.375 |
| 24 | 36 | 0.375 |
| 30 | 42 | 0.375 |

* SEE NOTE 2




NOT TO SCALE

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
1703 Gloucester Street Phone: (912) 261-7110
Brunswick, Georgia 31520 Fax: (912) 261-7178
Website: www.bgjwsc.org

STEEL CASING AND CARRIER PIPE INSTALLATION | JWSC 2-10

DESIGNED: BGJWSC | DRAWN: HNEIL | DATE: 05/26/2022 | SCALE: NTS

| BY | REVISION | DATE |
|---|---|---|
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| - | - | - |

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED PROFESSIONAL ENGINEER
GEORGIA
No. 38245
JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

WATER & SEWER DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: N.T.S.
Date: 1/17/25

SHEET
C2.10

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MATCHLINE -- SEE SHEET C3.2

TRACT-H
±2.53 Ac.

TRACT-I
±2.78 Ac.

WHISKEY ROAD
(80' R/W (PUBLIC))

GA SR 99 R/W

(45 MPH SPEED LIMIT)

DELTA WAY
(100' R/W (PUBLIC))

ROW
(2025)

C#1
FR: 23.11
IE(NE OUT): 16.08

C#2
FR: 23.02
IE(SW IN): 15.90
IE(NW OUT): 15.90
42 LF 15"Ø RCP @ 0.40%

MATCH EXISTING EDGE OF PAVEMENT ELEVATIONS (TYP)

BILLBOARD EASEMENT

TRACT C
NOW OR FORMERLY
COASTAL BUSINESS STORAGE, INC.
(DEED BOOK 4697A, PAGE 469)

GRANITE FIBER OPTIC EASEMENT

15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT

RELOCATED WATER SERVICE EASEMENT (VARIABLE WIDTH)

259 LF 48"Ø RCP @ 0.40%

C#44
FR: 18.73
IE(NE IN): 12.66
IE(NW IN): 8.35
IE(SE OUT): 8.35

C#43
FR: 18.74
IE(SW OUT): 12.74

6"Ø SUBGRADE DRAIN (CONTINUOUS FROM STRUCTURE TO STRUCTURE)

20' UNDISTURBED BUFFER (TYP)

DMH#10
FR: 17.29
IE(NW IN): 7.31
IE(SW OUT): 7.31

69 LF 48"Ø RCP @ 0.45%

10 SY RIP-RAP ON FILTER FABRIC

OUTFALL CONTROL STRUCTURE #1
FR: 19.00
IE(NE IN): 7.00

C#45
FR: 16.03
IE(SW IN): 12.50
IE(E OUT): 12.50

40 LF 19"x30" RECP @ 1.74%

TIE NEW SWALE TO EXISTING SWALE

FES-3
FR: 14.99
IE(NE OUT): 13.20

FES-5
FR: 15.20
IE(E IN): 13.20

154 LF 19"x30" RECP @ -0.70%

*PRECAST DROP INLET NON-MOUNTABLE HOOD (TYPE E)

65 LF 19"x30" RECP @ 0.29%

C#46
FR: 15.86
IE(E IN): 12.31
IE(W IN): 12.31

60 LF 19"x30" RECP @ -0.30%

FES-4
FR: 14.13
IE(W OUT): 12.13

FES-6
FR: 14.13
IE(W OUT): 12.13

NOW OR FORMERLY
MORNINGSTAR BAPTIST TREATMENT SERVICES, INC.

NOTES:
1. POSTED SR 99 SPEED LIMIT IS 45 MPH.
2. INSTALL GDOT PAVEMENT SECTION WITHIN GDOT RIGHT-OF-WAY (TYP).
3. INSTALL ALL ITEMS IN GDOT RIGHT-OF-WAY IN ACCORDANCE WITH MOST RECENT GDOT CONSTRUCTION STANDARDS AND DETAILS BOOK (2026), STANDARD SPECIFICATIONS (2021), AND THE SUPPLEMENTAL SPECIFICATIONS ( 2024).

NOTE:
ELLIPTICAL PIPES MUST FOLLOW GDOT SECTION 550 SPECIFICATIONS WHICH REQUIRE RCP MATERIAL ( HERCP PER ASTM C507 OR ARCP PER ASTM C506 ) WITH POST INSTILLATION INSPECTION

NOTE: USE GDOT STD 1122 SAFETY END SECTIONS ON APPROACH ENDS AND/OR WHERE THE PIPE ENDS ARE WITHIN CLEAR ZONE PER STD 4000W

SANITARY SEWER MANHOLE RIM=13.81 INV.=1.00

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

ZONE X (UNSHADED) TO ZONE X (SHADED)

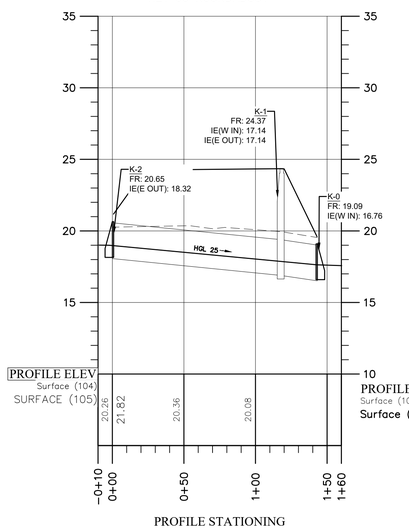
ZONE X (SHADED) TO ZONE AE

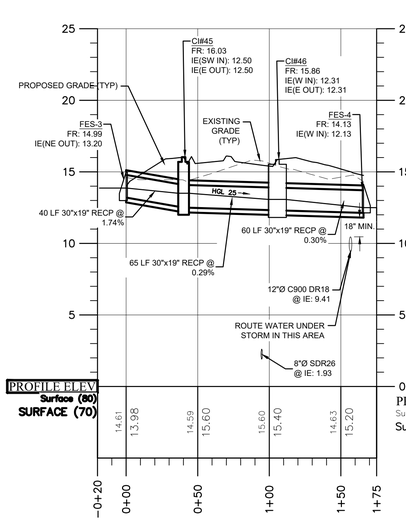
NOW OR FORMERLY BRUNSWICK HIGHWAY 99, LLC (DEED BOOK 1671A, PAGE 64)

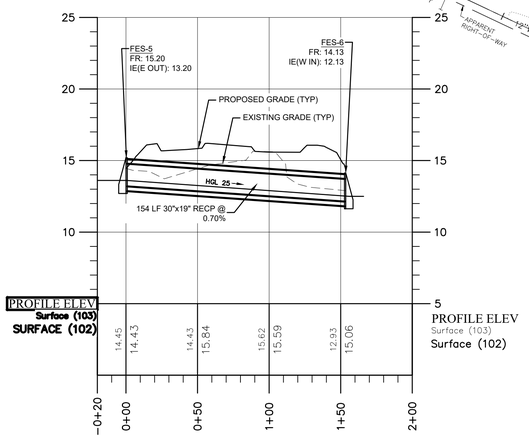
LIFT STATION NOW OR FORMERLY BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION (DEED BOOK 2715, PAGE 13)

NOW OR FORMERLY MORNINGSTAR BAPTIST TREATMENT SERVICES, INC. (DEED BOOK 2715, PAGE 261) (DEED BOOK 3804, PAGE 450)

EXISTING STORM PROFILE AT HEY 99 ROUNDABOUT




0' 50' 100' 150'

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 11 | REVISED PER GDOT COMMENTS | WCS | 5/1/26 |
| 6 | REVISED PER GLYNN CO. & BG&WSC COMMENTS | MKJ | 1/24/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ | 4/4/25 |

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #7897

REGISTERED PROFESSIONAL ENGINEER
GEORGIA
No. 38245
JASON JOSEPH BRYANT


Pittman Engineering Co., LLC
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Richmond Hill, GA 31324
912-445-0578
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PAVING, GRADING & DRAINAGE PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=50' |
| Date: | 1/17/25 |

SHEET
C3.1

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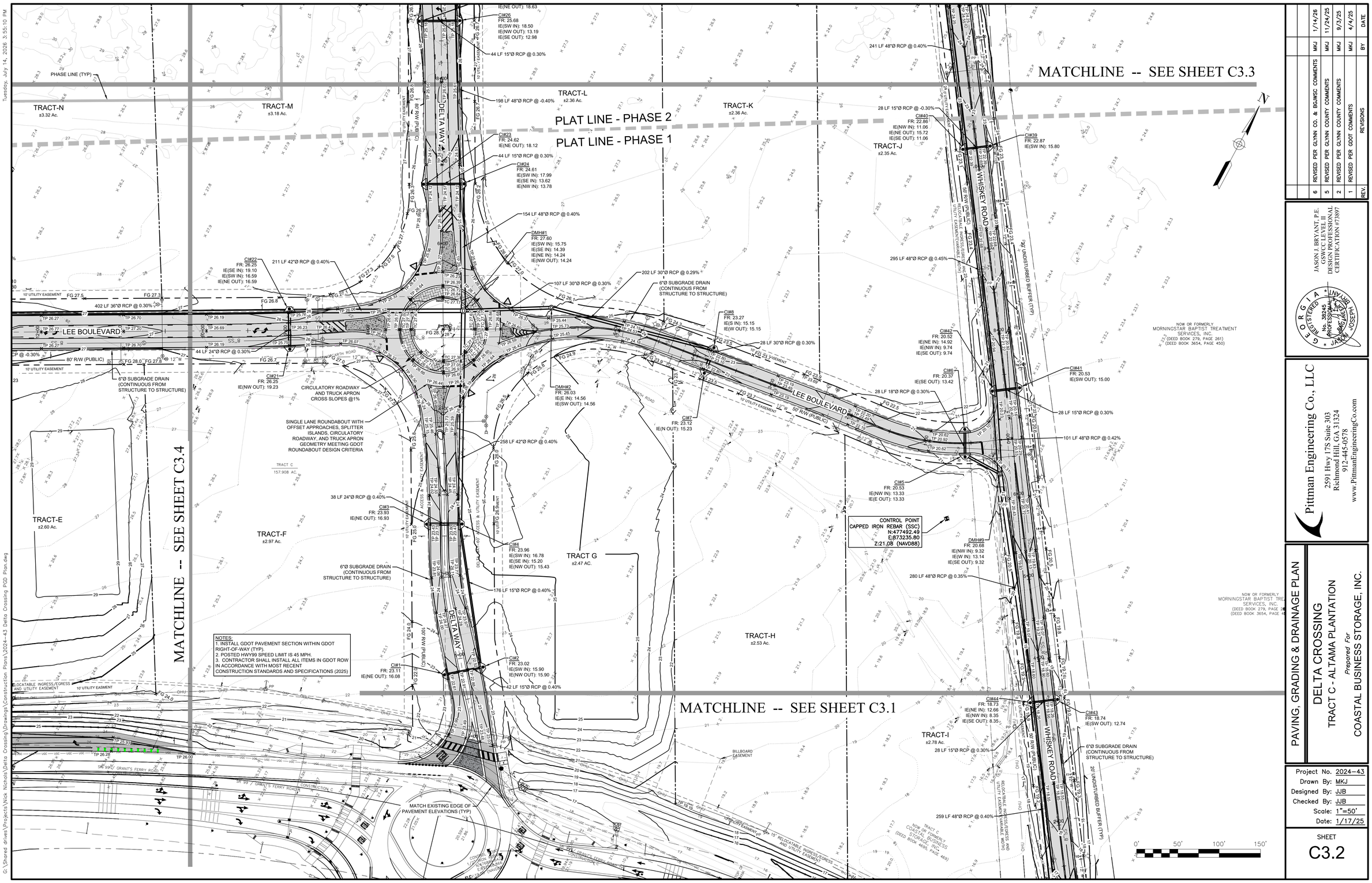


| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | REVISED PER GLYNN CO. & BG&WSC COMMENTS | MKJ | 1/14/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ | 4/4/25 |

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED PROFESSIONAL ENGINEER No. 38245 GEORGIA JASON JOSEPH BRYANT


Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


PAVING, GRADING & DRAINAGE PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=50' |
| Date: | 1/17/25 |

SHEET
C3.2

Tuesday, July 14, 2026 3:55:10 PM

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Tuesday, July 14, 2026 3:55:17 PM

MATCHLINE -- SEE SHEET C3.5

PHASE LINE (TYP)

10' UTILITY EASEMENT

RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT(VARIABLE WIDTH)

CI#34
FR: 26.17
IE(NE IN): 19.80
IE(SW OUT): 14.32

28 LF 15"Ø RCP @ 0.30%

CI#33
FR: 26.18
IE(SW OUT): 19.88

75 LF 15"Ø RCP @ 2.50%

IE:12.45

NOW OR FORMERLY
MORNINGSTAR BAPTIST TREATMENT SERVICES, INC.
(DEED BOOK 279, PAGE 261)
(DEED BOOK 3654, PAGE 450)

UNDISTURBED BUFFER (TYP)

WHISKEY ROAD
80' R/W (PUBLIC)

CI#27
FR: 27.04
IE(S IN): 17.29
IE(NE OUT): 17.29

44 LF 48"Ø RCP @ 0.40%

CI#28
FR: 27.05
IE(SW IN): 17.12
IE(E IN): 12.01

113 LF 48"Ø RCP @ -2.50%

142 LF 48"Ø RCP @ 0.30%

DMH#12
FR: 27.77
IE(SW IN): 17.72
IE(N OUT): 17.72

129 LF 48"Ø RCP @ 0.30%

CI#48
FR: 26.97
IE(SW IN): 18.11
IE(SE OUT): 20.35
IE(NE OUT): 18.11

418 LF 42"Ø RCP @ 0.30%

44 LF 30"Ø RCP @ -0.30%

CI#47
FR: 26.97
IE(NW IN): 20.48

6'Ø SUBGRADE DRAIN (CONTINUOUS FROM STRUCTURE TO STRUCTURE)

CIRCULATORY ROADWAY AND TRUCK APRON CROSS SLOPES @1%

SINGLE LANE ROUNDABOUT WITH OFFSET APPROACHES WITH SPLITTER ISLANDS, CIRCULATORY ROADWAY, AND TRUCK APRON GEOMETRY MEETING GDOT ROUNDABOUT DESIGN CRITERIA

DELTA WAY
80' R/W (PUBLIC)

80 LF 48"Ø RCP @ 0.40%

IE:13.00
IE:11.50

IE:9.20
IE:9.20
IE:11.00

90 LF 30"Ø RCP @ 2.50%

DMH#7
FR: 28.43
IE(SE IN): 12.38
IE(NE OUT): 12.38

CI#30
FR: 26.09
IE(SE OUT): 18.67
IE(NW OUT): 13.24

87 LF 24"Ø RCP @ -2.50%

CI#32
FR: 24.14
IE(SE IN): 16.89
IE(NW IN): 13.68

44 LF 30"Ø RCP @ -0.30%

BALKAN AVENUE

44 LF 24"Ø RCP @ 0.30%

CI#29
FR: 26.09
IE(NW IN): 18.80
IE(NE OUT): 18.80

89 LF 24"Ø RCP @ -0.30%

DMH#8
FR: 26.48
IE(SW IN): 19.07

CI#31
FR: 24.14
IE(NW OUT): 17.02

6"Ø SUBGRADE DRAIN (CONTINUOUS FROM STRUCTURE TO STRUCTURE)

201 LF 48"Ø RCP @ 0.40%

CI#25
FR: 25.67
IE(NE OUT): 18.63

CI#26
FR: 25.68
IE(SW IN): 18.50
IE(NW OUT): 13.19
IE(SE OUT): 12.98

44 LF 15"Ø RCP @ 0.30%

CI#38
FR: 24.56
IE(NE IN): 18.12
IE(NW IN): 12.02
IE(SE OUT): 12.02

165 LF 48"Ø RCP @ 0.40%

6"Ø SUBGRADE DRAIN (CONTINUOUS FROM STRUCTURE TO STRUCTURE)

28 LF 15"Ø RCP @ 0.30%

CI#37
FR: 24.57
IE(SW OUT): 18.20

241 LF 48"Ø RCP @ 0.40%

CI#36
FR: 24.75
IE(NE IN): 17.30
IE(W IN): 12.68
IE(SE OUT): 12.68

28 LF 15"Ø RCP @ 0.30%

CI#35
FR: 24.76
IE(SW OUT): 17.38

TRACT-L
±2.36 Ac.

TRACT-K
±2.36 Ac.

TRACT-N
±3.32 Ac.

TRACT-M
±3.18 Ac.

TRACT-J
±2.35 Ac.

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

198 LF 48"Ø RCP @ -0.40%

CI#23
FR: 24.62
IE(NE OUT): 18.12

44 LF 15"Ø RCP @ 0.30%

28 LF 15"Ø RCP @ -0.30%

CI#40
FR: 22.86
IE(NW IN): 11.06
IE(NE OUT): 15.72
IE(SE OUT): 11.06

CI#39
FR: 22.87
IE(SW IN): 15.80

MATCHLINE -- SEE SHEET C3.2

0' 50' 100' 150'

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| REV. | DATE | BY |
|---|---|---|
| 6 | REVISED PER GLYNN CO. & BGJWSC COMMENTS | 1/14/26 | MKJ |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | 11/24/25 | MKJ |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | 9/3/25 | MKJ |
| 1 | REVISED PER GDOT COMMENTS | 4/4/25 | MKJ |

REVISIONS

JASON J. BRYANT, P.E.
GA CERTIFICATE #34
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL JASON JOSEPH BRYANT


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PAVING, GRADING & DRAINAGE PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C3.3

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

PHASE LINE (TYP)

INTERSTATE-95 (VARYING R/W)

EXIT 42 (ON-RAMP)

TRACT-Q ±4.70 Ac.

TRACT-O ±1.56 Ac.

TRACT-N ±3.32 Ac.

TRACT-M ±3.18 Ac.

TRACT-A ±1.96 Ac.

TRACT-B ±1.81 Ac.

TRACT-C ±1.79 Ac.

TRACT-D ±1.76 Ac.

TRACT-E ±2.60 Ac.

TRACT-F ±2.97 Ac.

TRACT C 157,908 AC.

LEE BOULEVARD

OYSTER BAY

EXISTING EARTH ROAD

69 LF 24"Ø RCP @ 0.30%

44 LF 24"Ø RCP @ 0.30%

55 LF 24"Ø RCP @ 0.30%

210 LF 30"Ø RCP @ 0.30%

252 LF 36"Ø RCP @ 0.30%

120 LF 36"Ø RCP @ 0.40%

44 LF 15"Ø RCP @ 0.30%

78 LF 15"Ø RCP @ -0.30%

80 LF 36"Ø RCP @ 0.30%

402 LF 36"Ø RCP @ 0.30%

211 LF 42"Ø RCP @ 0.40%

44 LF 18"Ø RCP @ -0.30%

44 LF 24"Ø RCP @ 0.30%

283 LF 24"Ø RCP @ 0.30%

110 LF 24"Ø RCP @ 0.91%

38 LF 24"Ø RCP @ 0.30%

DMH#3 FR: 27.99 IE(NE OUT): 20.12

DMH#4 FR: 28.64 IE(NW OUT): 21.64

DMH#5 FR: 28.60 IE(SW IN): 19.28 IE(SE IN): 21.48 IE(NE OUT): 19.28

DMH#6 FR: 26.95 IE(SW IN): 18.04 IE(SE IN): 19.56 IE(NE OUT): 18.04 IE(NW OUT): 19.67

CI#10 FR: 26.33 IE(SW IN): 21.11 IE(NW OUT): 21.11

CI#11 FR: 27.12 IE(NE OUT): 20.05

CI#12 FR: 27.12 IE(SW IN): 19.92 IE(SE IN): 20.26 IE(NW OUT): 19.92

CI#13 FR: 27.13 IE(NW OUT): 20.04

CI#14 FR: 27.13 IE(SE IN): 19.91 IE(SW IN): 19.91 IE(NE OUT): 19.91

CI#15 FR: 27.12 IE(NW OUT): 20.03

CI#16 FR: 27.12 IE(SE IN): 19.90 IE(SW IN): 18.52 IE(NE OUT): 18.52

CI#17 FR: 27.12 IE(NE OUT): 20.03

CI#18 FR: 27.12 IE(SW IN): 19.90 IE(SE IN): 19.90

CI#19 FR: 26.34 IE(NW IN): 19.23

CI#20 FR: 26.34 IE(SW IN): 17.80 IE(SE OUT): 19.10 IE(NE OUT): 17.80

CI#21 FR: 26.25 IE(NW OUT): 19.23

CI#22 FR: 26.25 IE(SE IN): 19.10 IE(SW IN): 16.59 IE(NE OUT): 16.59

CI#9 FR: 26.33 IE(NE OUT): 21.24

FES#1 FR: 25.33 IE(NE OUT): 23.00

FES#2 FR: 24.33 IE(SW IN): 22.00

6"Ø SUBGRADE DRAIN (CONTINUOUS FROM STRUCTURE TO STRUCTURE)

BILLBOARD EASEMENT

LIMITED ACCESS (AS TAKEN FROM REFERENCE 2)

15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT

10' UTILITY EASEMENT

80' R/W (PUBLIC)

CIRCULATORY ROADWAY AND TRUCK APRON CROSS SLOPES @1%

SINGLE LANE ROUNDABOUT WITH OFFSET APPROACHES, SPLITTER ISLANDS, CIRCULATORY ROADWAY, AND TRUCK APRON GEOMETRY MEETING GDOT ROUNDABOUT DESIGN CRITERIA

NOTES:
1. INSTALL GDOT PAVEMENT SECTION WITHIN GDOT RIGHT-OF-WAY (TYP).
2. POSTED HWY99 SPEED LIMIT IS 45 MPH.
3. CONTRACTOR SHALL INSTALL ALL ITEMS IN GDOT ROW IN ACCORDANCE WITH MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS (2025)

MATCH EXISTING EDGE OF PAVEMENT ELEVATIONS (TYP)

CONTROL POINT 1/2" IRON REBAR N:476605.0258 E:872215.3170 ELEV:26.44 (NAVD88)

GA HIGHWAY 99 (VARYING PUBLIC R/W)

GA SR 99 R/W (45 MPH SPEED LIMIT)

SR 99 / GRANT'S FERRY ROAD

CONSTRUCTION C

PROFILE ELEV
Surface (72)
SURFACE (71)

PROFILE ELEV
Surface (72)
Surface (71)

PROFILE STATIONING

0+20 | 0+00 | 0+50 | 1+00 | 1+25

25.90 | 25.33 | 25.60 | 26.68 | 25.28 | 25.26

HGL 25

0' 50' 100' 150'

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 6 | 1/14/26 | MKJ | REVISED PER GLYNN CO. & BGJWSC COMMENTS |
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| 2 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 4/4/25 | MKJ | REVISED PER GDOT COMMENTS |

JASON J. BRYANT, P.E.
GEORGIA PE #038245
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON J. BRYANT

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PAVING, GRADING & DRAINAGE PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
C3.4

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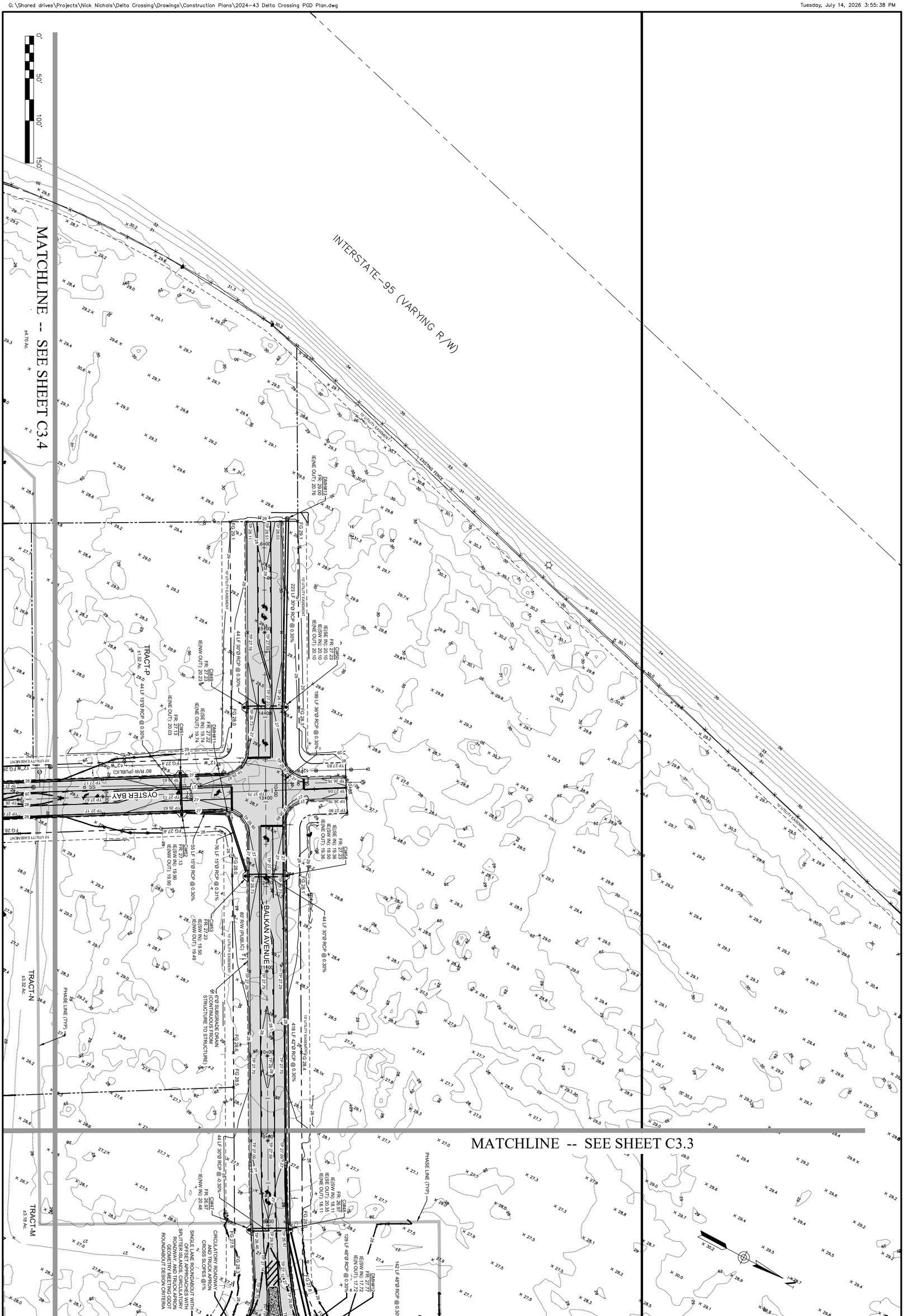


PAVING, GRADING & DRAINAGE PLAN

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Pittman Engineering Co., LLC
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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | REVISED PER GLYNN CO. & BGJWSC COMMENTS | MKJ | 1/14/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 2 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |
| 1 | REVISED PER GDOT COMMENTS | MKJ | 4/4/25 |

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET C3.5

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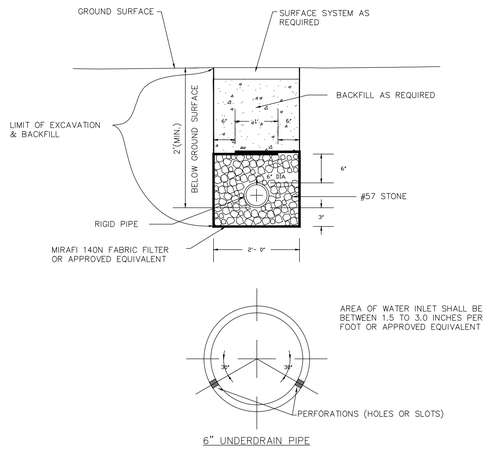




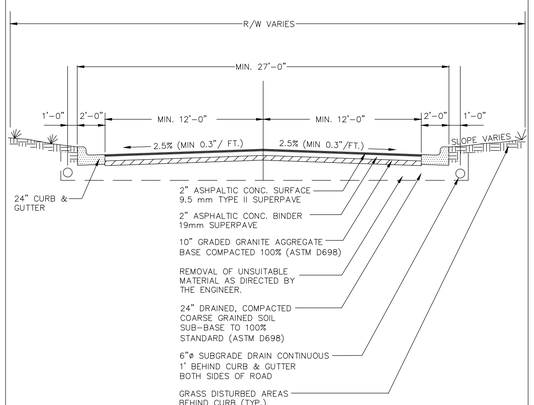


6" UNDERDRAIN PIPE

# STANDARD CONSTRUCTION DETAILS

## 6" UNDERDRAIN PIPE

PLATE NUMBER:



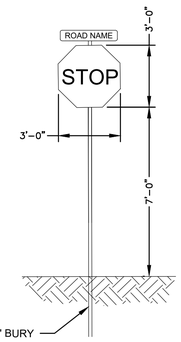

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE MOST CURRENT GLYNN COUNTY TECHNICAL SPECIFICATIONS.

# STANDARD CONSTRUCTION DETAILS

## TYPICAL STREET PAVEMENT SECTION

PLATE NUMBER:

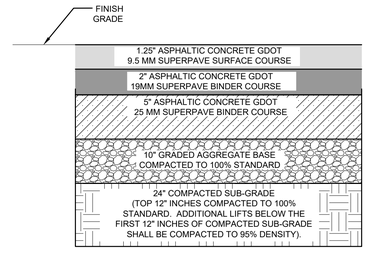



NOTE: ALL SIGNAGE MUST MEET THE LATEST MUTCD RETROREFLECTIVITY REQUIREMENTS

## SIGN DETAIL

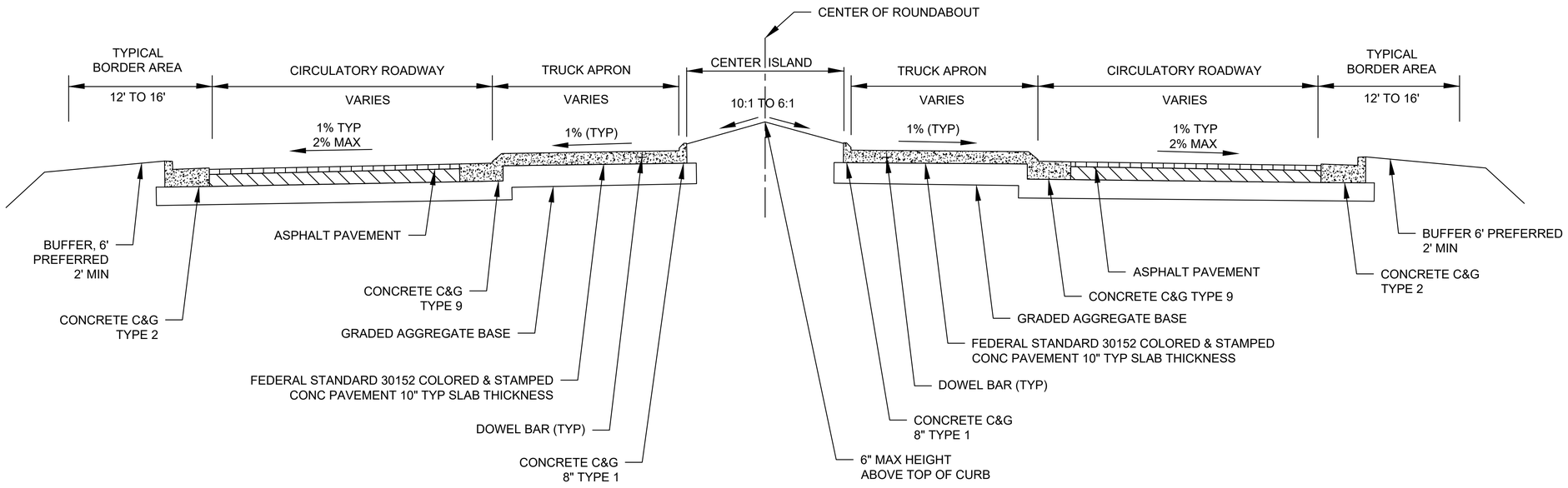
(OUTSIDE OF GDOT ROW)

NOT TO SCALE




## GDOT ASPHALT PAVEMENT DETAIL

NOT TO SCALE




## TYPICAL ROUNDABOUT DETAIL

(OUTSIDE OF GDOT ROW)

NOT TO SCALE

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 11 | 5/1/26 | MKJ | REVISED PER GDOT COMMENTS |
| 2 | 1/27/26 | WCS | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 10/31/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
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PAVING, GRADING & DRAINAGE DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | N.T.S. |
| Date: | 1/17/25 |

SHEET
C3.6

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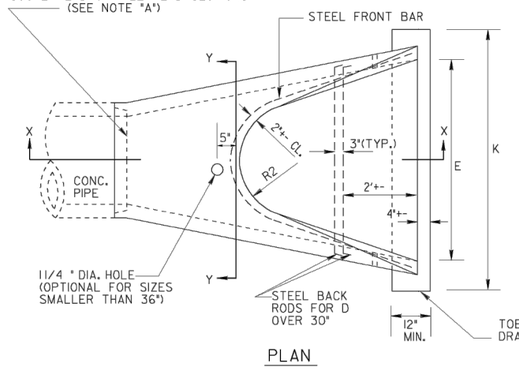
| STATE | PROJECT NUMBER | SHEET NO. | TOTAL SHEETS |
|---|---|---|---|
| GA. | | | |

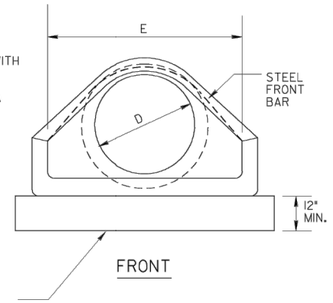
# CONCRETE FLARED END SECTION

END SECTION TO PIPE JOINT SHOWN AS TYPICAL:
HUB END ON OUTLET END SECTIONS;
SOCKET END ON INLET END SECTIONS
(SEE NOTE *A*)



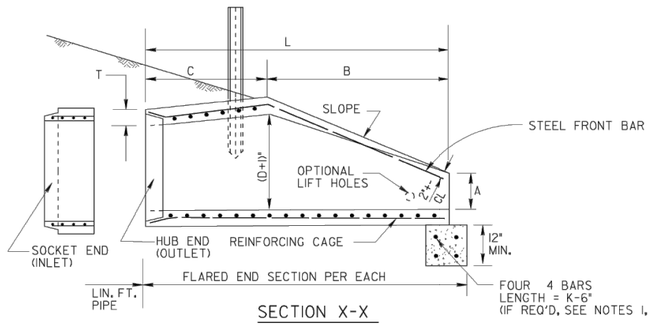

PLAN

INSTALLATION: (D OVER 30") CABLE, CHAIN, OR LIFTING PIN WILL EXTEND THRU 1 1/4 " HOLE WITH A PLATE OR REBAR CONNECTED INSIDE THE CONC. SECTION TO PROVIDE ADEQUATE BEARING AREA OR A LIFTING ASSEMBLY DEVICE MAY BE USED TO GIVE 3 LIFT POINTS. HOOKS CONNECTED DIRECTLY TO CONCRETE IS NOT PERMITTED. DAMAGE FROM IMPROPER HANDLING SHALL BE CAUSE FOR REJECTION.

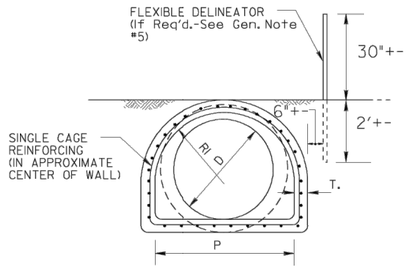



FRONT

NOTE: DO NOT CUT CONCRETE PIPE. USE FULL LENGTH SECTIONS ONLY. WARP SLOPE TO CONFORM WITH PIPE LENGTH AND END SECTION.




SECTION X-X




SECTION Y-Y

REINFORCING CAGE:

(1.) WIRE FABRIC HAVING EQUAL STEEL AREA AS INNER CAGE FOR CLASS II PIPE, AASHTO M-170.
(2.) ALTERNATE: # 3 BARS SPACED 12"+- LONGITUDINALLY WITH # 2 BARS TRANVERSELY AT 6" O.C. MAX. SPACING, SPOT WELDED OR TIED TO FORM CAGE. (BACK RODS MAY BE OMITTED.)

NOTE 'A':

CONTRACTOR WILL INFORM PRODUCER IF CONCRETE FLARED END SECTION IS FOR INLET OR FOR OUTLET END. SOCKET (TONGUE OR SPIGOT) END IS REQUIRED FOR INLETS. HUB (GROOVE OR BELL) END IS REQUIRED FOR OUTLETS. SOCKET TO SOCKET OR HUB TO HUB JOINT WILL NOT BE ACCEPTED UNLESS A REINFORCED CONCRETE COLLAR IS BUILT AROUND THE JOINT WITH NO PAYMENT BEING MADE FOR THE COLLAR.

FLARED END SECTIONS SHALL BE JOINTED TO PIPE WITH ALL SPACE IN THE JOINT FILLED WITH EITHER BITUMINOUS PLASTIC CEMENT OR PREFORMED PLASTIC GASKET (SEC. 848).

WALL THICKNESS (T) IS SHOWN AS NOMINAL AND MAY BE INCREASED AT PRODUCER'S OPTION FOR DESIRED JOINT DESIGN OR TO ALLOW A FLAT OUTSIDE BOTTOM ON THE FLARE, WITH INSIDE DIMENSIONS OF FLARE RETAINED AS SHOWN.

T = PIPE WALL THICKNESS (0.0833D + 1"+- TYPICAL)

## DIMENSIONS AND REINFORCING FOR CONCRETE FLARED END SECTIONS (+- 1" TOLERANCE)

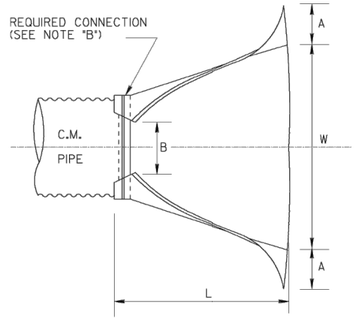
| PIPE DIA | FRONT BAR | BACK RODS | SLOPE +- | A | B | C * | L * | E | P | RI | R2 | OUTLET TOEWALL (IF REQ'D) K= E + 2' | OUTLET TOEWALL (IF REQ'D) CU.YDS. CONC. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12" | 1-#3 x 5' 4" | NOT REQ'D. | 2.2:1 | 4" | 2'0" | 4' 1" | 6'1" | 2'0" | 1'8" | 10" | 9" | 4'-0" | .148 |
| 15" | 1-#3 x 6' 0" | NOT REQ'D. | 2.2:1 | 6" | 2'3" | 3'10" | 6'1" | 2'6" | 2'0" | 1'0" | 11" | 4'-6" | .167 |
| 18" | 1-#3 x 7' 2" | NOT REQ'D. | 2.2:1 | 9" | 2'3" | 3'10" | 6'1" | 3'0" | 2'5" | 1'4" | 1'0" | 5'-0" | .185 |
| 24" | 1-#3 x 9' 10" | NOT REQ'D. | 2.4:1 | 10" | 3'8" | 2' 6' | 6'2" | 4'0" | 2'9" | 1'5" | 1'2" | 6'-0" | .222 |
| 30" | 1-#4 x 11' 8" | NOT REQ'D. | 2.4:1 | 12" | 4'6" | 1' 8" | 6'2" | 5'0" | 3'1" | 1'6" | 1'3" | 7'-0" | .259 |
| 36" | 1-#4 x 13' 10" | 2-#4 x 6'3" | 2.4:1 | 15" | 5'3" | 2'11" | 8'2" | 6'0" | 4'0" | 2'0" | 1'8" | 8'-0" | .296 |
| 42" | 1-#4 x 13' 10" | 2-#4 x 7'4" | 2.4:1 | 21" | 5'3" | 2'11" | 8'2" | 6'6" | 4'6" | 2'4" | 1'10" | 8'-6" | .315 |

NOTE: SPECIFIED REINFORCING IS MINIMAL AND MAY BE INCREASED AT PRODUCERS OPTION TO AID CASTING & HANDLING. ALTERNATE REINFORCEMENT PERMITTED IF APPROVED.

* NOTE: "C" AND "L" DIMENSION MAY BE MEASURED TO EITHER END OF JOINT CONNECTION AT PIPE.

# METAL FLARED END SECTION

(USE ONLY WITH COR. METAL PIPE)




PLAN

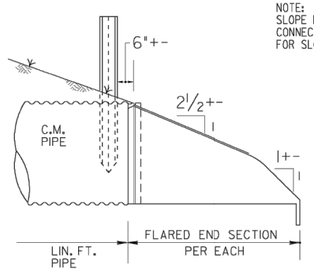
NOTE: GALVANIZED STEEL FLARED END SECTIONS ARE TO BE USED ONLY WITH CORRUGATED STEEL PIPE AND ALUMINUM FLARED END SECTIONS ARE TO BE USED ONLY WITH CORRUGATED ALUMINUM PIPE UNLESS OTHERWISE APPROVED BY D.O.T. OFFICE OF MATERIALS AND TESTS.

## FLARED END SECTION DIMENSIONS

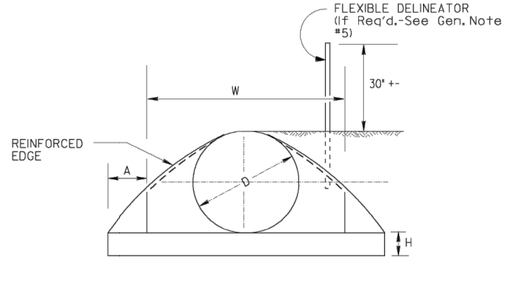
| PIPE SIZE "D" | THICKNESS GALV. STEEL | THICKNESS ALUM. | A A= 0.4D +- 1" | B B=0.5 D +- 1" | H H=0.25D +- 1" (MIN.6") | L L=1.67D +- 1½" | W W=2.0D +- 2" |
|---|---|---|---|---|---|---|---|
| 12" | .064" | .060" | 5" | 6" | 6" | 1'8" | 2'0" |
| 15" | .064" | .060" | 6" | 7" | 6" | 2'3" | 2'6" |
| 18" | .064" | .060" | 7" | 9" | 6" | 2'6" | 3'0" |
| 24" | .064" | .060" | 9" | 1'0" | 6" | 3'4" | 4'0" |
| 30" | .079" | .105" | 1'0" | 1'3" | 7" | 4'2" | 5'0" |
| 36" | .079" | .105" | 1'2" | 1'6" | 9" | 5'0" | 6'0" |
| 42" | .109" | .164" | 1'5" | 1'9" | 10" | 5'10" | 7'0" |

NOTE: WHERE METAL FLARED END SECTIONS ARE USED WITH MULTIPLE PIPE LINES, THE STANDARD SPACING BETWEEN PIPES (S=D OR 3 FT.) MAY HAVE TO BE INCREASED (S=1.75 D TYPICAL). TO PREVENT OVER-LAP OF END SECTION WINGTIPS. SEE ALSO STD. 1030D.

NOTE:
SLOPE DRAIN PIPES WILL REQUIRE AN ELBOW FOR CONNECTION TO THE FLARED END SECTION. PAYMENT FOR SLOPE DRAIN PIPE WILL INCLUDE THIS ELBOW.




SIDE




FRONT

NOTE 'B':

THE CONNECTION BETWEEN METAL FLARED END SECTION AND C.M. PIPE WILL BE ONE OF THE FOLLOWING:

(a) A STRAP BAND OR THREADED ROD PROVIDED BY THE MANUFACTURER WILL LOCK END SECTION ONTO PIPE. A CORRUGATION AT THE PIPE AND WILL BE NON-SPIRALED (PERPENDICULAR TO CL OF PIPE )

(b) A DIMPLE BAND COLLAR WILL BE SHOP BOLTED TO END SECTION. PIPE WILL BE INSERTED INTO BAND COLLAR TO MEET THE END SECTION.

(c) A STUB PIPE WILL BE RIVITED TO THE END SECTION AND THE MAIN PIPE CONNECTED TO THE STUB WITH A NORMAL CONNECTING BAND.

(d) OTHER TYPE CONNECTION IF RECOMMENDED BY MANUFACTURER AND APPROVED BY THE D.O.T.

SPECIAL NOTE:
FLARED END SECTIONS ARE NORMALLY LIMITED TO USE OUTSIDE THE CLEAR ZONE OR BEHIND BARRIER AND WHERE HYDRAULICS PERMIT. SEE OTHER STANDARDS OR DETAILS FOR TAPERED HEADWALLS, SAFETY SLOPE END SECTIONS OR OTHER PIPE END STRUCTURES.

## GENERAL NOTES :

1. TOEWALLS ARE REQ'D. FOR OUTLETS OF CONC. STORM DRAINS, EXCEPT WHERE DITCH PAVING OR OTHER EROSION PROTECTION IS PROVIDED OR WHERE THE OUTLET VELOCITY IS LESS THAN 8 FT/SEC. TOEWALLS ARE NOT REQUIRED FOR SIDE DRAINS, SLOPE DRAINS OR INLETS OF STORM DRAINS THIS CRITERIA MAY BE VARIED WHERE SPECIFIED BY THE DESIGNER OR THE ENGINEER.

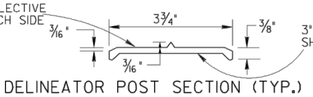
2. TOEWALLS WILL BE PAID FOR AS CU. YDS. OF CLASS "A" OR "B" CONCRETE. CONTRACTOR MAY ELECT TO CONSTRUCT TOE WALL WITH SAND CEMENT BAG RIPRAP OR STONE RIPRAP TO SAME MINIMUM DIMENSIONS WITH NO ADDITIONAL PAYMENT.

3. PRECAST TOEWALLS SHALL BE CL. "A" CONCRETE; CAST-IN-PLACE TOEWALLS MAY BE CL "A" OR "B" CONCRETE AND MAY BE TRENCH FORMED. WHERE PLANS ITEMIZE ONE CLASS OF CONCRETE AND CONTRACTOR ELECTS TO USE OTHER CLASS, NO ADDITIONAL PAYMENT IS MADE. NO PAYMENT IS MADE FOR STEEL IN TOEWALL.

4. CENTERLINE OF FLARED END SECTION WILL ALIGN WITH CENTERLINE OF PIPE, IF PIPE IS SKEWED, THE EMBANKMENT SLOPE WILL BE WARPED TO CONFORM WITH END SECTION.

5. FLEXIBLE DELINEATORS SHALL BE REQUIRED AT CROSS DRAIN FLARED END SECTIONS, BOTH INLET AND OUTLET. PAYMENT FOR FLARED END SECTION WILL INCLUDE DELINEATORS, SEE DETAIL AND NOTES BELOW. DELINEATORS NOT REQ'D. FOR SIDE DRAIN, SLOPE DRAIN, OR LONG PIPE.

1" X 12" LONG YELLOW REFLECTIVE SHEETING TYPE IX, ON EACH SIDE OF RIDGE.




3" X 12" LONG YELLOW REFLECTIVE SHEETING TYPE IX.

DELINEATOR POST SECTION (TYP.)

NOTE:
DELINEATOR POST SHALL CONFORM TO SEC. 911 FOR FLEXIBLE DELINEATOR POST EXCEPT REFLECTIVE SHEETING IS NOT REQUIRED AND LENGTH IS 4'-6" FROM TOP TO BOTTOM POINT. ALTERNATES PERMITTED IF APPROVED BY D.O.T. LABORATORY.

SPECIAL NOTE :
PIPE SIZES (D) ARE "NOMINAL-MINIMUM" INSIDE DIAMETERS IN ACCORDANCE WITH GEORGIA STANDARD FOR PIPE CULVERTS. "D" DIMENSION FOR FLARED END SECTION SHALL EQUAL THE "D" DIMENSION FOR CONNECTING PIPE CULVERT.

| BY | DATE | REVISIONS |
|---|---|---|
| MKJ | 10/31/25 | 1 REVISED PER GLYNN COUNTY COMMENTS |
| GLO | 6-9-06 | REV. REFLECTIVE SHEETING |

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD
FLARED END SECTIONS
FOR PIPES

NO SCALE REV. & REDR. SEPT., 1999

DES. ____ (SUBMITTED) [signature]
REV. ____ STATE ROAD & AIRPORT DESIGN ENGINEER
RETR. ____ (APPROVED) [signature]
CHK. ____ CHIEF ENGINEER

NUMBER 1120

JASON J. BRYANT P.E.
GA. CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 35240 PROFESSIONAL ENGINEER JASON J. BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

PAVING, GRADING & DRAINAGE DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
Prepared for
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: N.T.S.
Date: 1/17/25

SHEET
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Tuesday, July 14, 2026 3:55:59 PM
G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Paving Grading & Drainage Details.dwg
9/6/2006 9:44:21 AM \\GDOT-DSN\GOPLOT\OCF\go_11f1_output.qcf gowens M:\GARY\REVISED_1120\1120.prf

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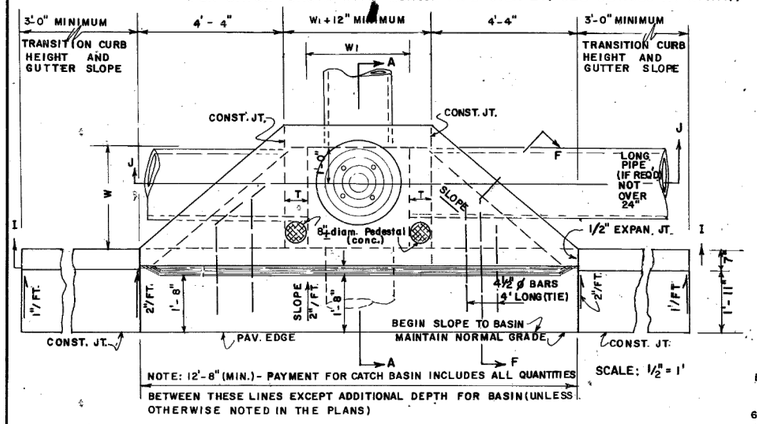
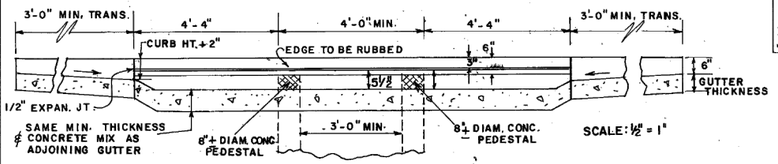
AF 21868

# CATCH BASIN

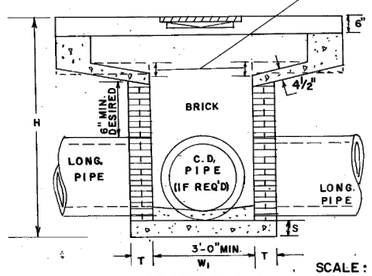
(FOR CATCH BASIN WITH LONGIT. PIPE OVER 24", SEE DETAILS AT RIGHT.)



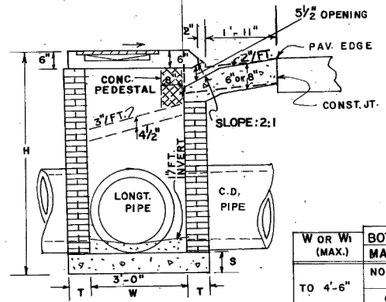

## SECTION I-I

NOTE: NORMAL SLOPE OF CONCRETE APRON TO BE INCREASED UP TO 8" TOTAL WHERE "H" PERMITS AND LONGITUDINAL PIPE IS LOWERED FOR OTHER REASONS.




## SECTION J-J

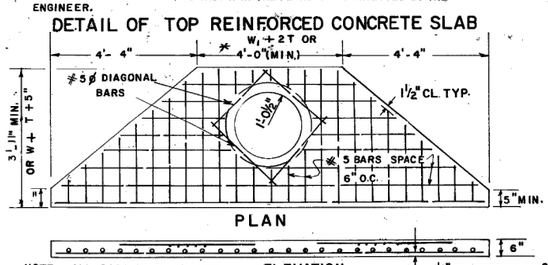
SCALE: 1/2" = 1'




## SECTION A-A

NOTE: PIPE SIZES, NUMBER, ALIGNMENT AND INVERTS SHOWN ARE ILLUSTRATIVE. SEE PLANS FOR SPECIFICS. INVERTS TO BE FORMED WITH GROUT OR CONC. AS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.

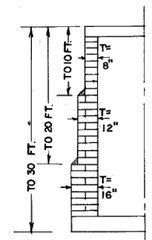
## DETAIL OF TOP REINFORCED CONCRETE SLAB



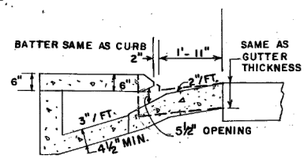

NOTE: ALL BARS IN PLAN VIEW ARE SPACED AT 6" O.C.

NOTE: FOR PLAN DETAIL OF REINFORCING STEEL IN TOP PORTION OF SLAB, SEE PART PLAN AT TOP RIGHT.

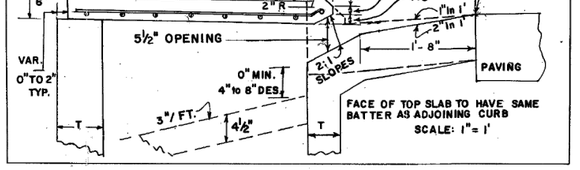
NOTE: TOP SLAB MAY BE CAST IN PLACE OR PRECAST. IF CAST IN PLACE, BUILDER'S PAPER IS TO BE PLACED BETWEEN THE CATCH BASIN AND TOP SLAB.




DEPTH LIMITS FOR INCREASING "T"



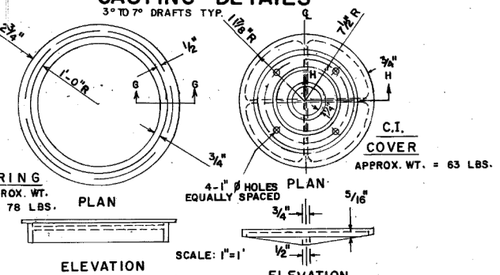

## SECTION F-F

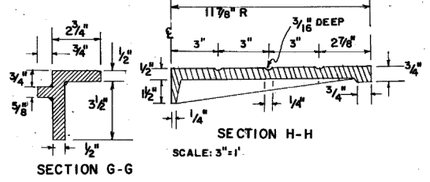



## DETAIL OF TOP SLAB REINF. STEEL & CLEARANCES REQ'D.

## CASTING DETAILS

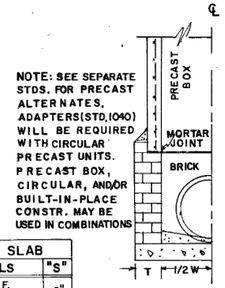
3° TO 7° DRAFTS TYP.





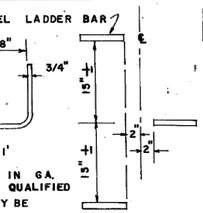





NOTE: SEE SEPARATE STDS. FOR PRECAST ALTERNATES, ADAPTERS (STD. 1040) WILL BE REQUIRED WITH CIRCULAR PRECAST UNITS. PRECAST BOX, CIRCULAR, AND/OR BUILT-IN-PLACE CONSTR. MAY BE USED IN COMBINATIONS

PRECAST BOX ON BRICK (HALF-SECTION)

| W OR W1 (MAX.) | BOTTOM SLAB MATERIALS | "S" |
|---|---|---|
| TO 4'-6" | NON-REINF. CONCRETE | 6" |
| | OR BRICK | 8" |
| OVER 4'-6" | CONC. REINF. W1 4 BARS 12" O.C. BOTH WAYS 2" CL FROM SLAB TOP | 8" |

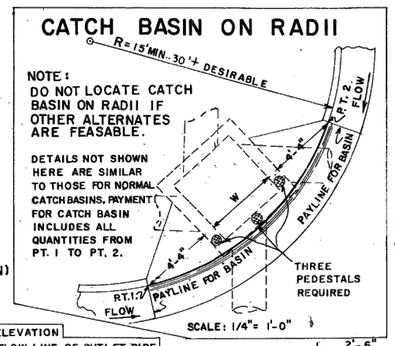


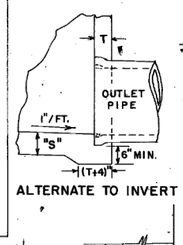

NOTE: M.H. STEPS LISTED IN GA. D.O.T. LABORATORY'S QUALIFIED PRODUCTS LIST MAY BE SUBSTITUTED.

ALL CATCH BASINS WILL HAVE STEPS OR LADDER BARS. NUMBER & LOCATION TO BE AS DIRECTED BY THE ENGINEER.

DETAIL OF LADDER BARS

## CATCH BASIN ON RADII



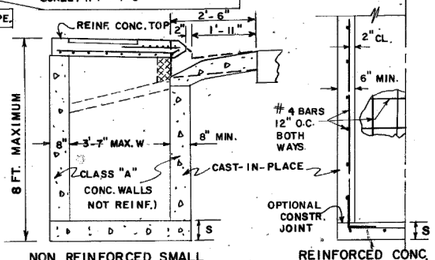




ALTERNATE TO INVERT

ΔE = MINIMUM DIFFERENCE IN ELEVATION FROM PAVEMENT EDGE TO FLOW LINE OF OUTLET PIPE.

| TYPICAL MIN. DIMENSIONS | | | |
|---|---|---|---|
| PIPE DIA. | H (MIN.) | W or W1 | MIN. ΔE |
| 12 | 4'-4" | 3'-0" | 3'-3" |
| 15 | 4'-7" | 3'-0" | 3'-6" |
| 18 | 4'-10" | 3'-0" | 3'-9" |
| 24 | 5'-6" | 3'-0" | 4'-4" |
| 30 | 6'-2" | 3'-7" | 5'-0" |
| 36 | 6'-10" | 4'-6" | 5'-7" |
| 42 | 7'-4" | 5'-3" | 5'-11" |
| 48 | 8'-0" | 6'-0" | 6'-6" |
| 54 | 8'-6" | 6'-8" | 7'-0" |
| 60 | 9'-2" | 7'-4" | 7'-7" |

NOTE: THE MIN. H & MIN. ΔE GIVEN IN ABOVE TABLE ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONC. PIPE AND MAY BE VARIED, IF CONDITIONS PERMIT WITH VARIED DIMENSIONS SPECIFIED IN THE PLANS OR DIRECTED BY THE ENGINEER. W & W1 DIMENSIONS DO NOT HAVE TO BE EQUAL.




NON REINFORCED SMALL BASIN (W1 NOT OVER 3'-7")

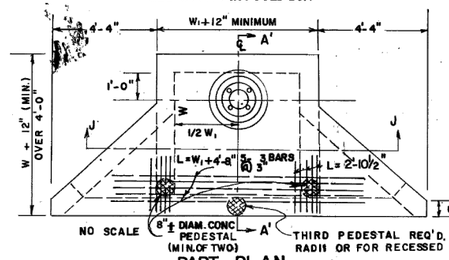
REINFORCED CONC. HALF-SECTION

NOTE: DETAILS NOT SHOWN ABOVE FOR CONSTRUCTION ALTERNATES WILL BE SIMILAR TO BRICK CATCH BASIN DETAILS.

## CONSTRUCTION ALTERNATES

# CATCH BASIN (WITH PROTUDED BACK)

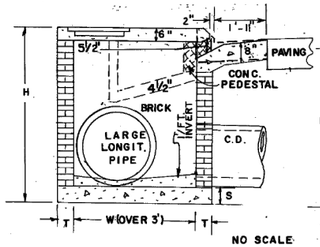
FOR USE WITH LONGITUDINAL PIPE OVER 24" OR FOR USE WITH RECESSED BOX




NOTE:
DETAILS NOT SHOWN HERE WILL BE SIMILAR TO THOSE AT FAR LEFT FOR NORMAL CATCH BASINS.

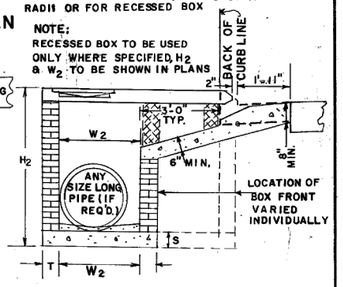
## PART PLAN

NOTE:
RECESSED BOX TO BE USED ONLY WHERE SPECIFIED. H2 & W2 TO BE SHOWN IN PLANS




## SECTION A'-A'

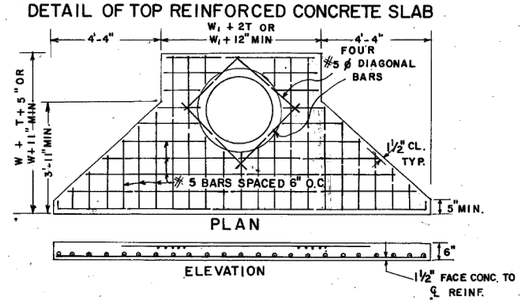
(FOR LONGIT. PIPE OVER 24")




## SECTION A'-A'

(FOR RECESSED BOX)

## DETAIL OF TOP REINFORCED CONCRETE SLAB




NOTE:
TYPICAL TREATMENT FOR SKEWED PIPES ARE: CIRCULAR PRECAST UNITS; PRECAST SWIVEL SECTIONS; PIPE ELBOWS OR INCREASED BOX SIZES TO ACCOMODATE THE SKEWS.

SEE SEPARATE STANDARDS FOR PRECAST ALTERNATES.

# DEPARTMENT OF TRANSPORTATION

STATE OF GEORGIA

## STANDARD

## CATCH BASINS

FOR USE WITH CURB (6" Mountable) & GUTTER (IN SAGS OR LOW POINTS)

SCALE AS SHOWN — DEC., 1985

| DES. RMU | (SUBMITTED) Floyd E. Hardy — STATE ROAD & AIRPORT DESIGN ENGR. | NUMBER |
|---|---|---|
| DRW. RMU | | |
| TRA. G.M.E. | (APPROVED) Hal Reinaw — STATE HIGHWAY ENGINEER | 1034 G |
| CHK. R.K.C. | | |

FORM EF3

| STATE | PROJECT NUMBER | SHEET NO. | TOTAL SHEETS |
|---|---|---|---|
| GA. | | | |

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 11 | REVISED PER GDOT COMMENTS | WCS | 5/1/26 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 10/31/25 |

JASON J. BRYANT, P.E.
GEORGIA CERTIFICATE NO.
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 30240 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

PAVING, GRADING & DRAINAGE DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | N.T.S. |
| Date: | 1/17/25 |

SHEET
C3.8

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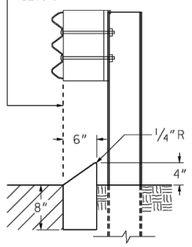
FACE OF CURB MUST ALIGN WITH BACK EDGE OF GUARDRAIL AND THE FACE OF THE OFFSET BLOCK.

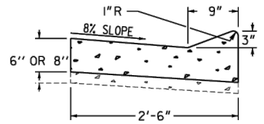



TYPE 8

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. |

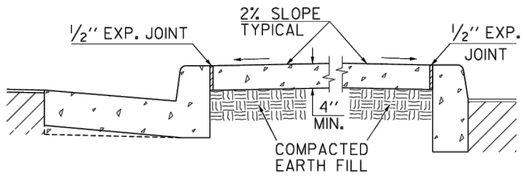
## RAISED EDGE WITH CONCRETE GUTTER




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)

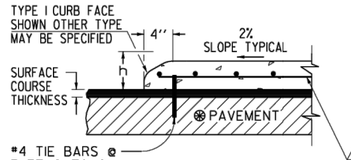
NOTE: CURB TYPES SHOWN ARE TYPICAL. OTHER TYPES MAY BE SPECIFIED.



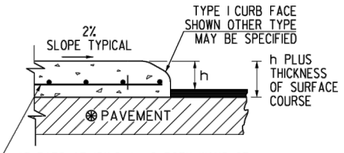

NOTE:
WIDTH OF CONCRETE MEDIAN WILL BE AS SHOWN IN PLANS

## CONCRETE MEDIANS (Integral)

-WITH TIE BARS-



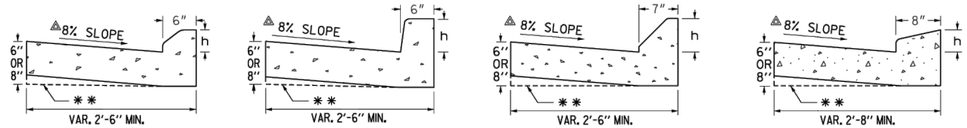

-WITHOUT TIE BARS-




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.

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

## CONCRETE CURB & GUTTER

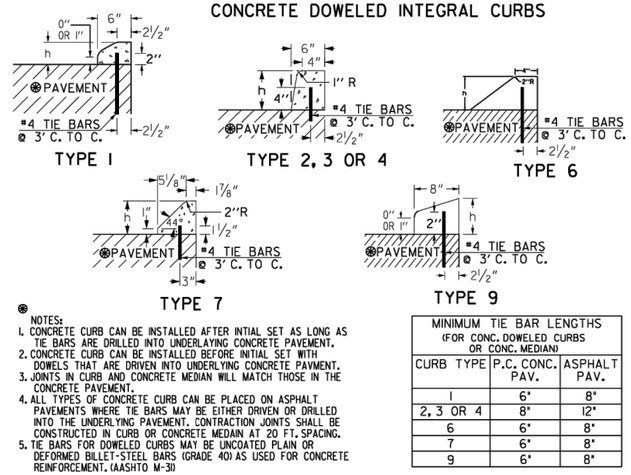



TYPE 1 | TYPE 2, 3 OR 4 | TYPE 7 | TYPE 9

** 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.

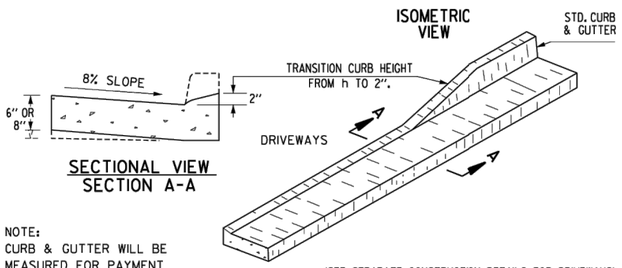
## CONCRETE DOWELED INTEGRAL CURBS




NOTES:
1. CONCRETE CURB CAN BE INSTALLED AFTER INTIAL SET AS LONG AS TIE BARS ARE DRILLED INTO UNDERLAYING CONCRETE PAVEMENT.
2. CONCRETE CURB CAN BE INSTALLED BEFORE INITIAL SET WITH DOWELS THAT ARE DRIVEN INTO UNDERLYING CONCRETE PAVMENT.
3. JOINTS IN CURB AND CONCRETE MEDIAN WILL MATCH THOSE IN THE CONCRETE PAVEMENT.
4. ALL TYPES OF 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 CONSTRUCTED IN CURB OR CONCRETE MEDAIN AT 20 FT. SPACING.
5. TIE BARS FOR DOWELED CURBS MAY BE UNCOATED PLAIN OR DEFORMED BILLET-STEEL BARS (GRADE 40) AS USED FOR CONCRETE REINFORCEMENT. (AASHTO M-31)

| MINIMUM TIE BAR LENGTHS (FOR CONC. DOWELED CURBS OR CONC. MEDIAN) | | |
|---|---|---|
| CURB TYPE | P.C. CONC. PAV. | ASPHALT PAV. |
| 1 | 6" | 8" |
| 2, 3 OR 4 | 8" | 12" |
| 6 | 6" | 8" |
| 7 | 6" | 8" |
| 9 | 6" | 8" |

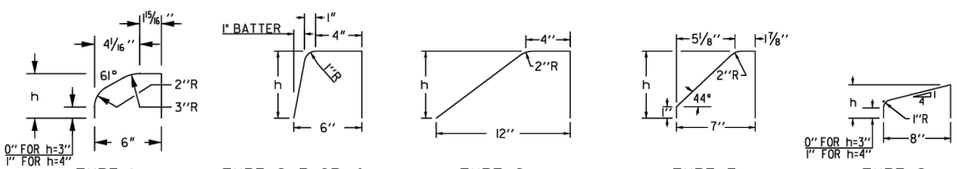
## DETAILS OF RECESSED CURB FOR DRIVEWAYS



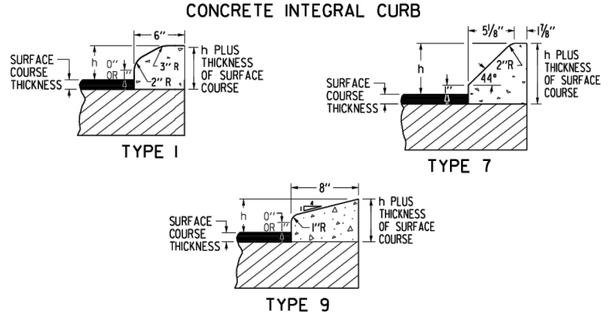

NOTE:
CURB & GUTTER WILL BE MEASURED FOR PAYMENT THRU THE DRIVE

(SEE SEPARATE CONSTRUCTION DETAILS FOR DRIVEWAYS)

## CURB FACE DESIGN

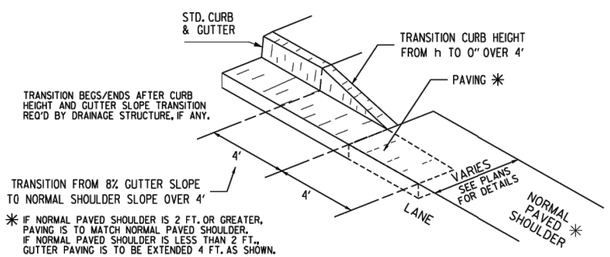



## CONCRETE INTEGRAL CURB



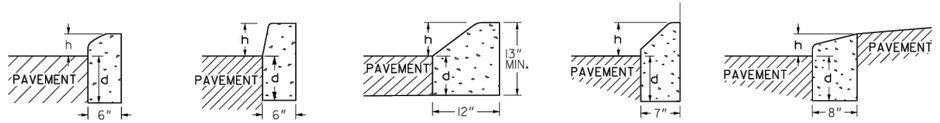

## DETAILS OF CURB AND GUTTER TRANSITION TO RURAL SHOULDER

AT DOWNSTREAM ENDS OF CURB AND GUTTER CARRYING RUNOFF, A STUCTURE MUST BE PROVIDED TO DIRECT OR DISSIPATE CONCENTRATED FLOW




* IF NORMAL PAVED SHOULDER IS 2 FT. OR GREATER, PAVING IS TO MATCH NORMAL PAVED SHOULDER. IF NORMAL PAVED SHOULDER IS LESS THAN 2 FT., GUTTER PAVING IS TO BE EXTENDED 4 FT. AS SHOWN.

## CONCRETE HEADER CURBS




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

GDOT Georgia Department of Transportation | P. I. Number

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 11 | 5/1/26 | MKJ | REVISED PER GDOT COMMENTS |
| 1 | 10/31/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT P.E.
GEORGIA FACILITY
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 36240 PROFESSIONAL ENGINEER JASON J. BRYANT

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912-445-0578
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PAVING, GRADING & DRAINAGE DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | N.T.S. |
| Date: | 1/17/25 |

SHEET
C3.9

| REV. | DESCRIPTION | DATE |
|---|---|---|
| P.JN | REV. MEDIAN "H" W/O TIE BARS | 07-01-25 |
| | ADDED C&G TRANSITION DET. | |
| ACP | ADD 3" HEIGHT TO TP 1 & 9 | 07-01-22 |
| ACP | REV. TP 1 C.F.D. RADIUS DIMS | 01-25-21 |
| | REV TP 9 C.F.D. DIM HT TO 1" | |
| | FROM GR. LEVEL TO RADIUS | |
| | SEE PREV. FOR OLDER REVS. | --/--/-- |

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD

CONCRETE CURB & GUTTER
CONCRETE CURBS, CONCRETE MEDIANS

NOT TO SCALE | MAR. 2003

DES. ____ DRW. ____ TRA. ____ CHK. ____

(SUBMITTED) David C. Bass
STATE DESIGN POLICY ENGINEER

(APPROVED) Margaret B. Pickle
CHIEF ENGINEER

NUMBER 9032B

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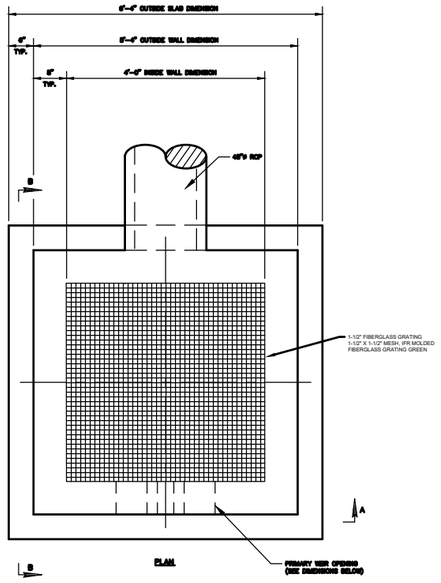
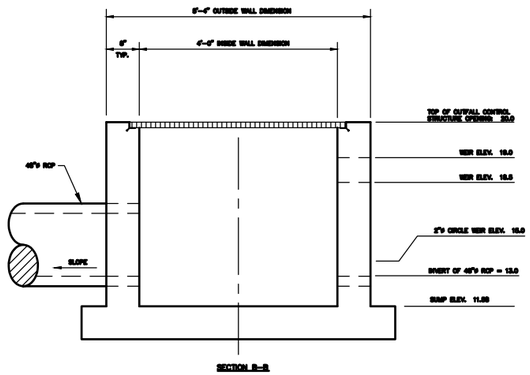
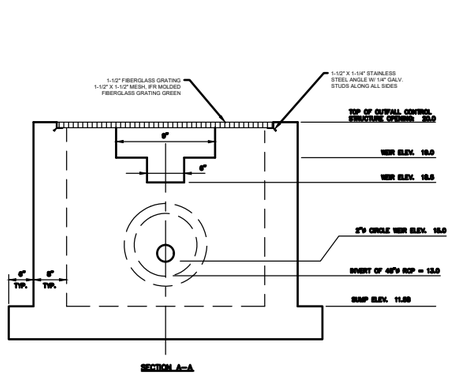
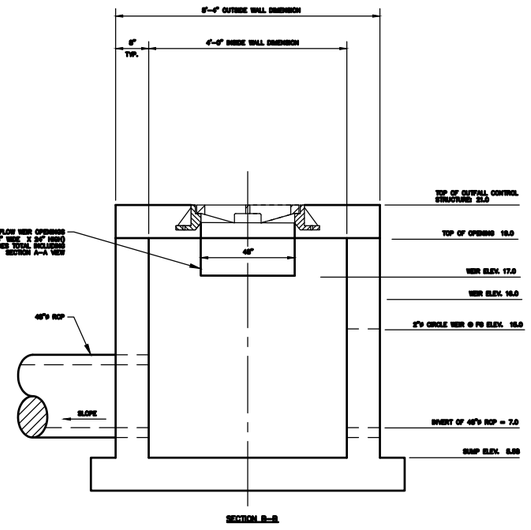


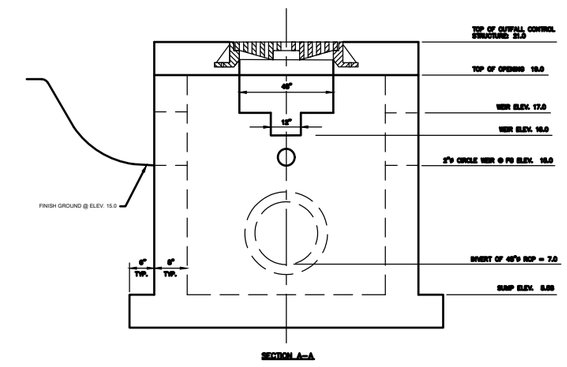



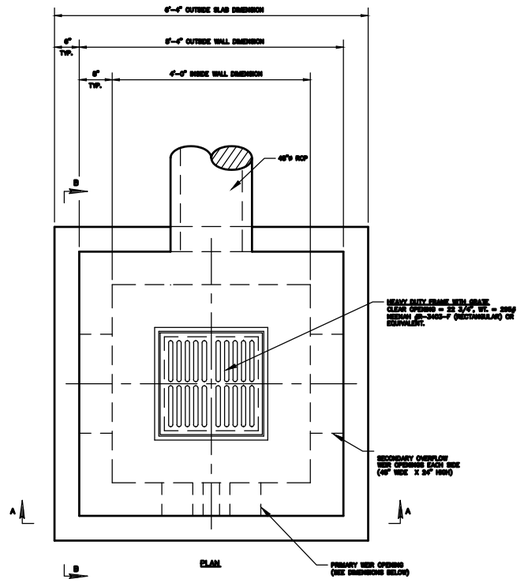




## OUTFALL CONTROL STRUCTURE #2

NOT TO SCALE




## OUTFALL CONTROL STRUCTURE #1

NOT TO SCALE

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

JASON J. BRYANT P.E.
CIVIL ENGINEER II
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PAVING, GRADING & DRAINAGE DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | WCS |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | N.T.S. |
| Date: | 1/17/25 |

SHEET
C3.9A

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

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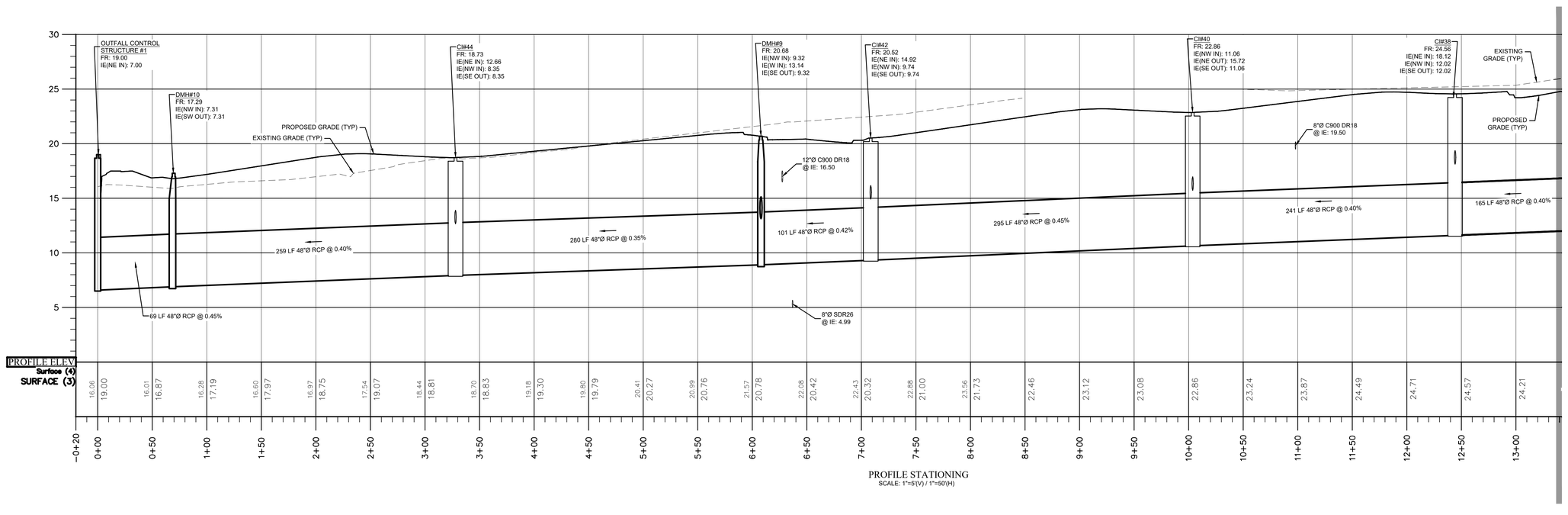


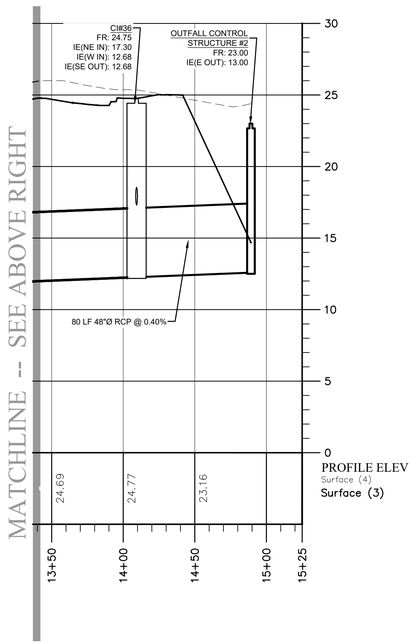


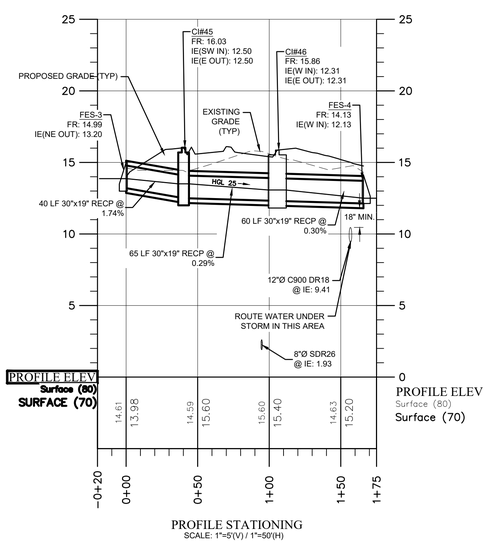


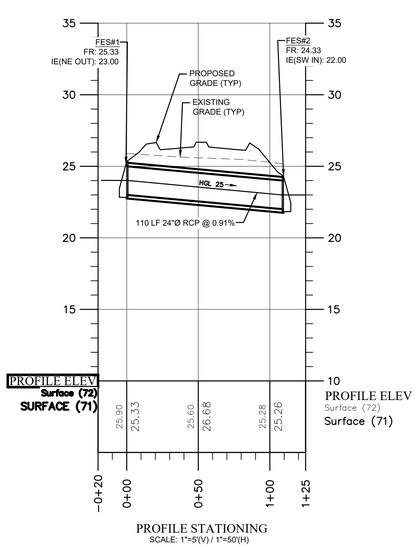


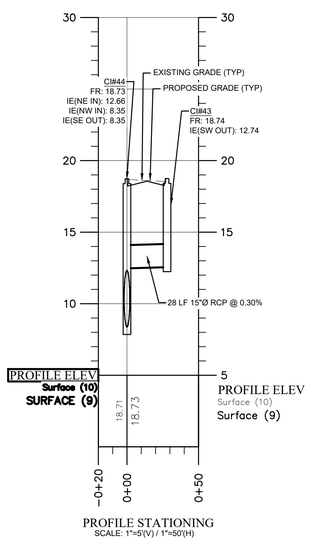


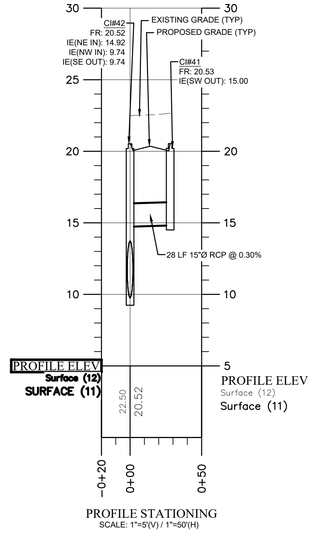


| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | REVISED PER GLYNN CO. & BG&WSC COMMENTS | MKJ | 1/14/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

REGISTERED PROFESSIONAL ENGINEER
No. 38245
JASON JOSEPH BRYANT
GEORGIA

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# STORM DRAINAGE PROFILES

## DELTA CROSSING

TRACT C - ALTAMA PLANTATION

*Prepared For*

COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | AS SHOWN |
| Date: | 1/17/25 |

SHEET
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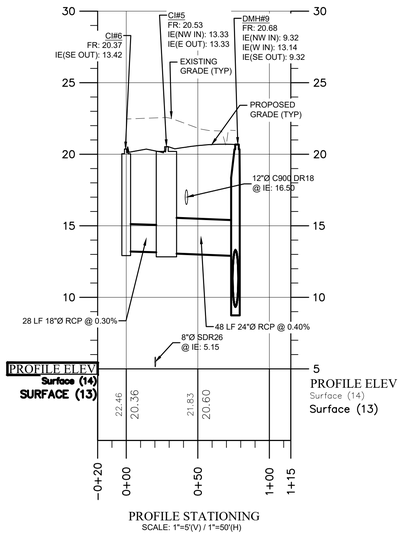


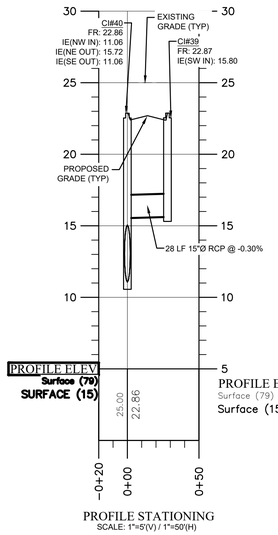


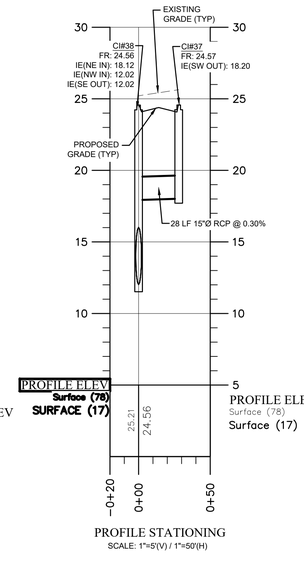


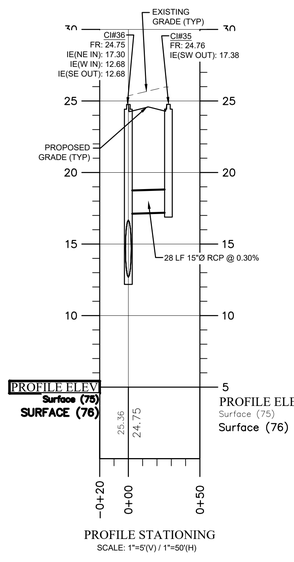


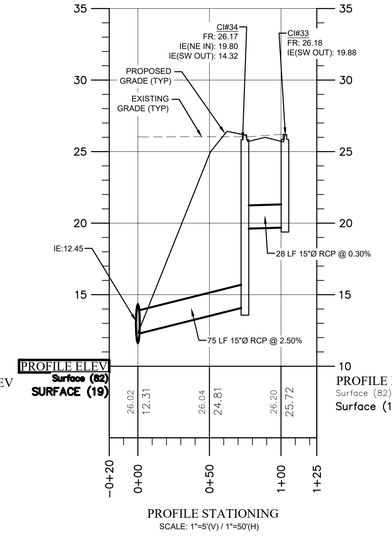


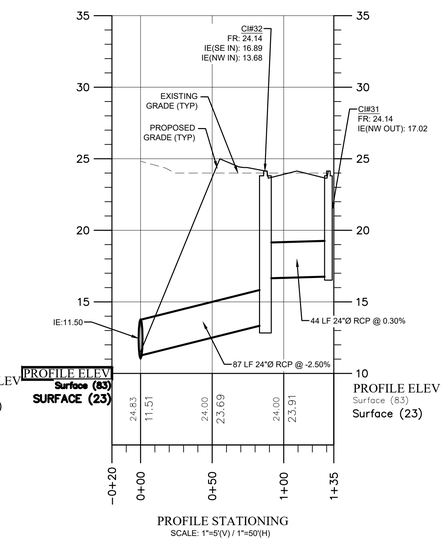


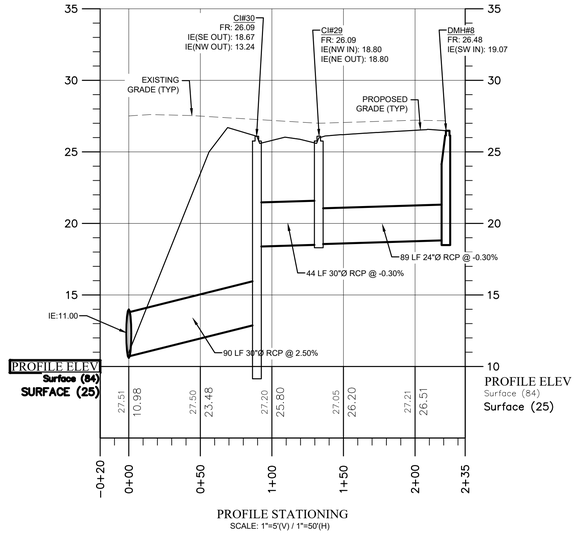


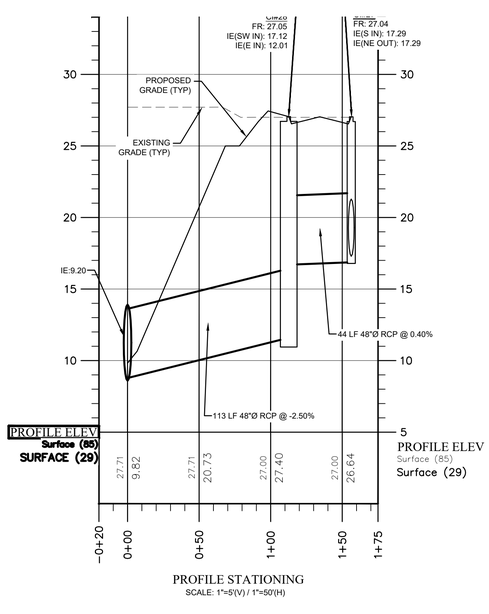


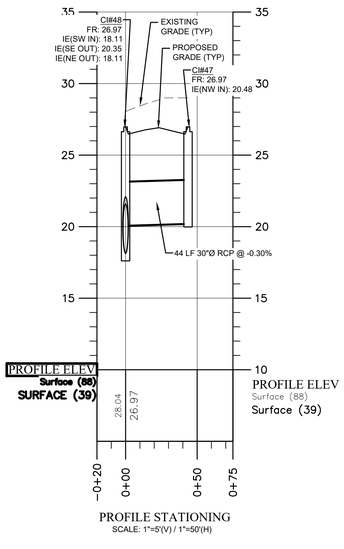


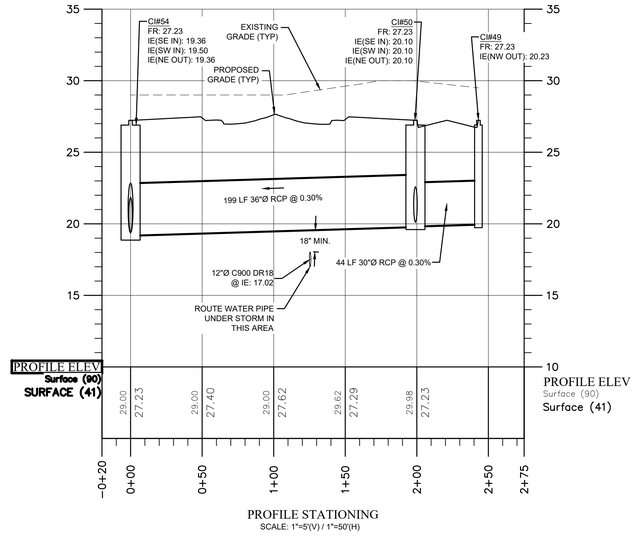


| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | REVISED PER GLYNN CO. & BG&WSC COMMENTS | MKJ | 1/14/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

JASON J. BRYANT, P.E.
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DESIGN PROFESSIONAL
CERTIFICATION #:7897

REGISTERED GEORGIA No. 38245 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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STORM DRAINAGE PROFILES

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
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| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | AS SHOWN |
| Date: | 1/17/25 |

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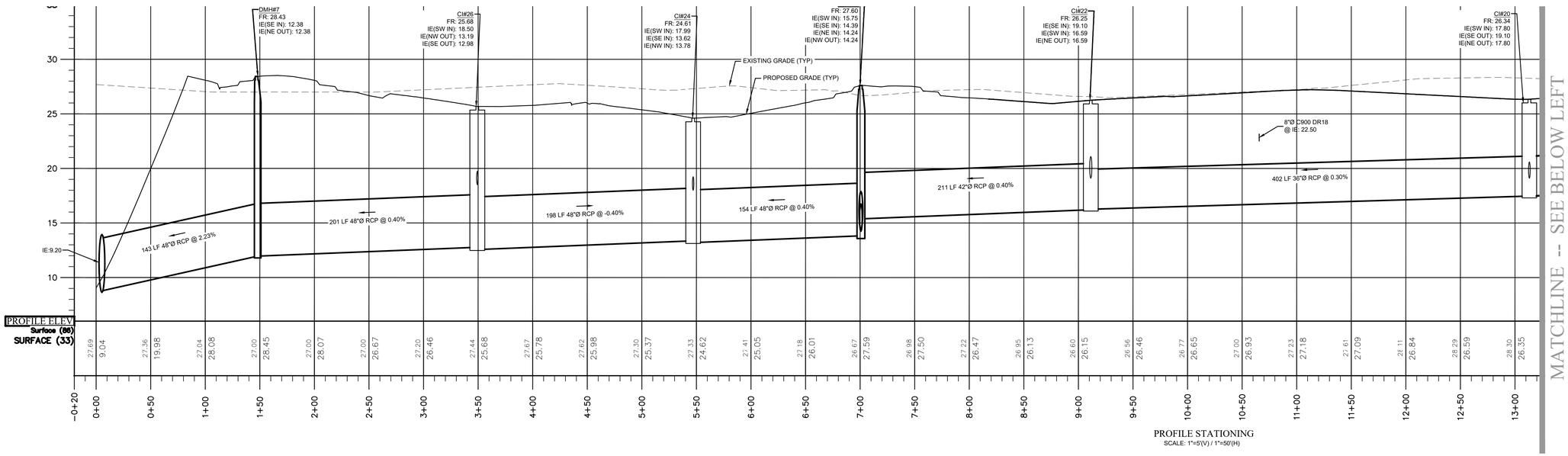


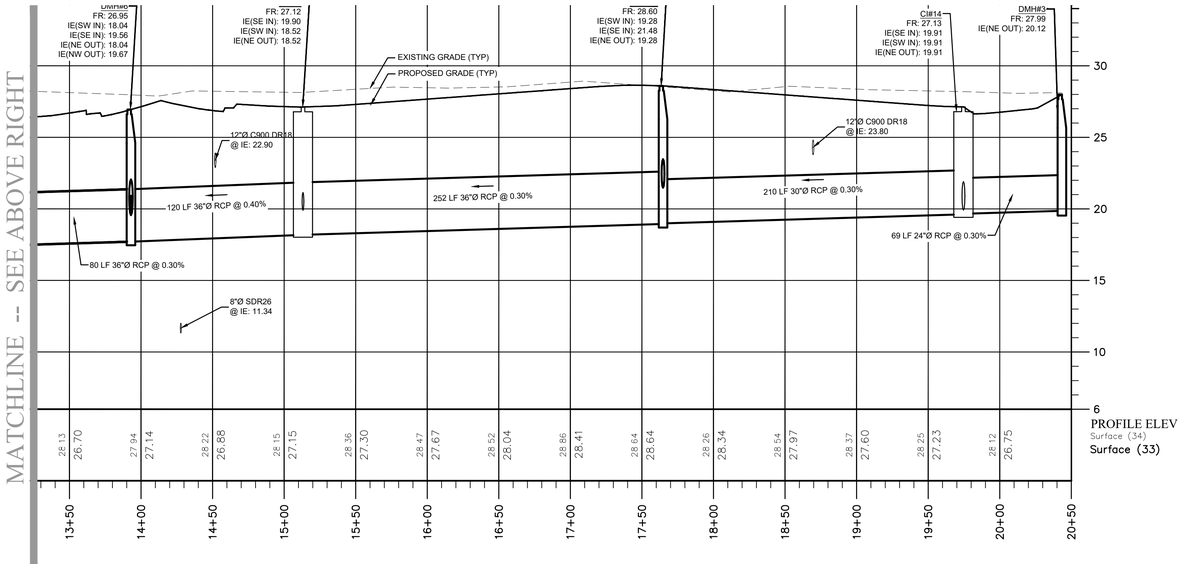


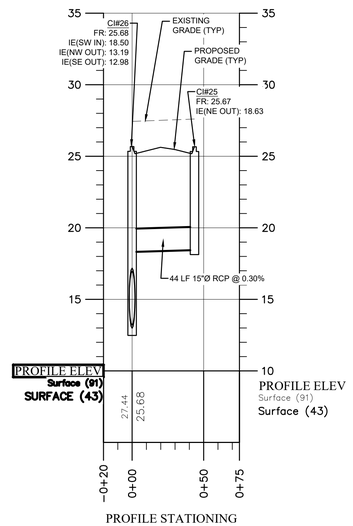


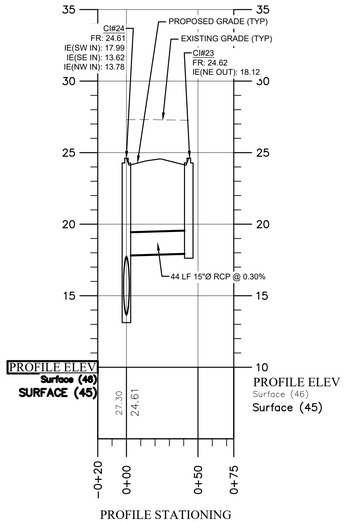


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|---|---|---|---|
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
| 5 | 11/24/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |
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STORM DRAINAGE PROFILES

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
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| | |
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| Project No. | 2024-43 |
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| Designed By: | JJB |
| Checked By: | JJB |
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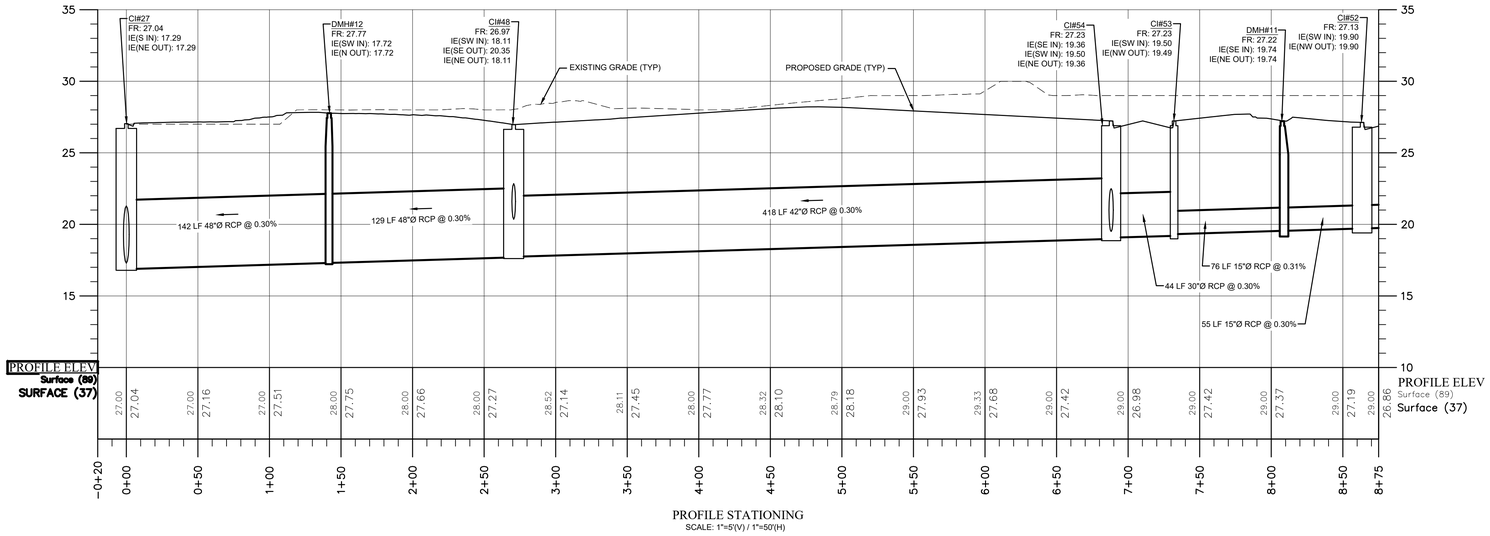


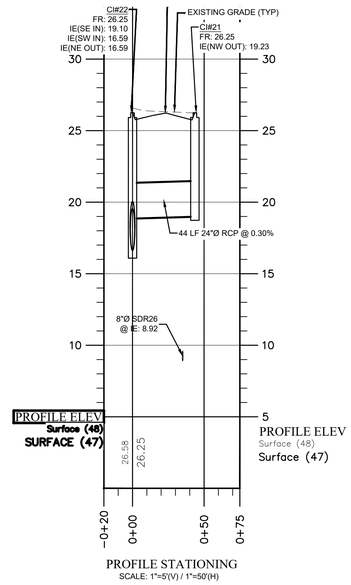


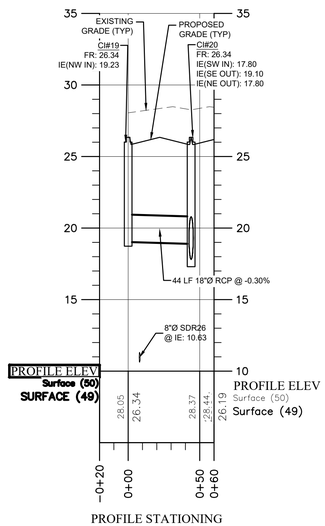


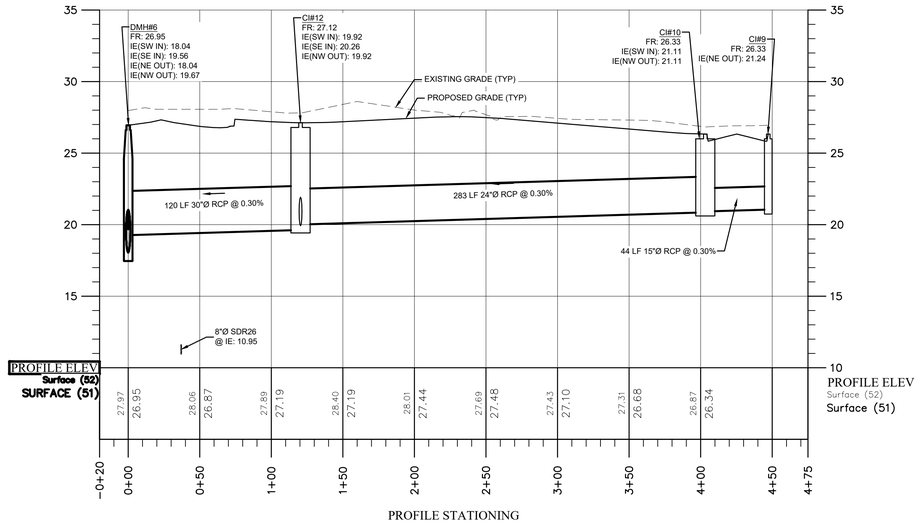


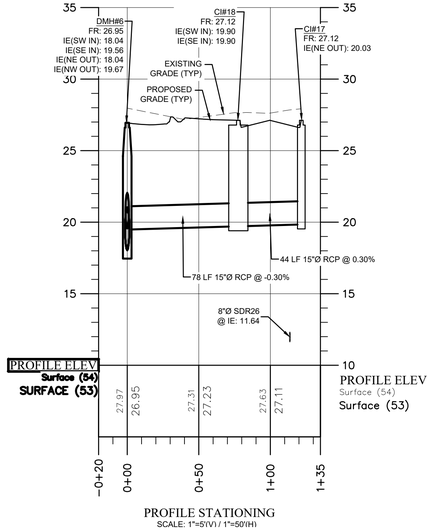


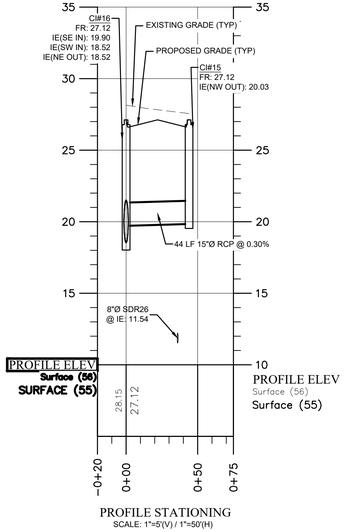


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| 6 | REVISED PER GLYNN CO. & BG/WSC COMMENTS | MKJ | 1/14/26 |
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STORM DRAINAGE PROFILES

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| Date: | 1/17/25 |

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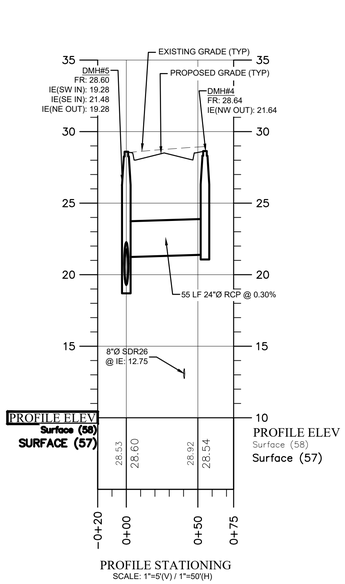


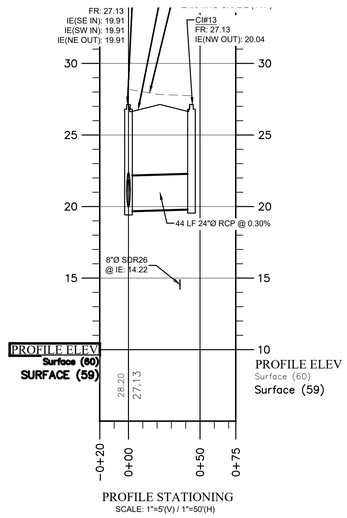


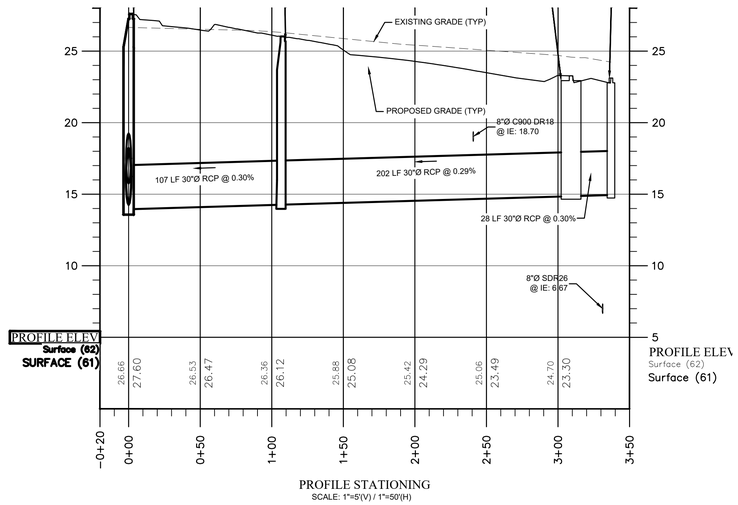


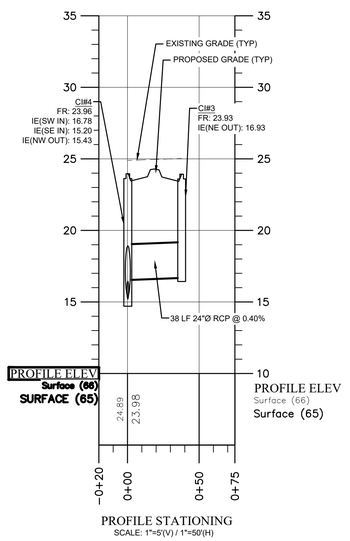


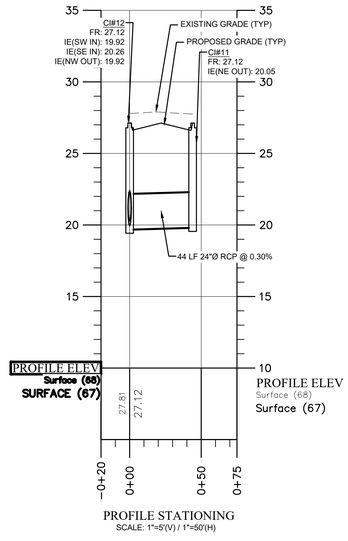


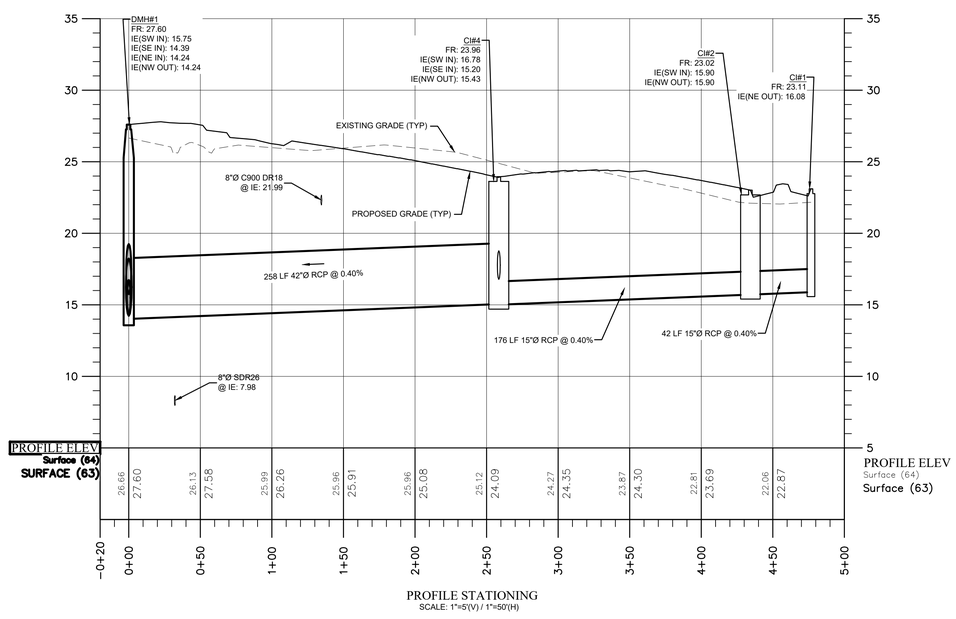


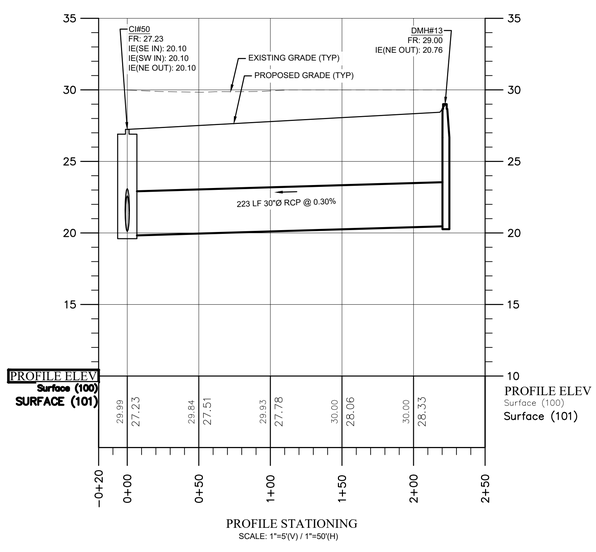


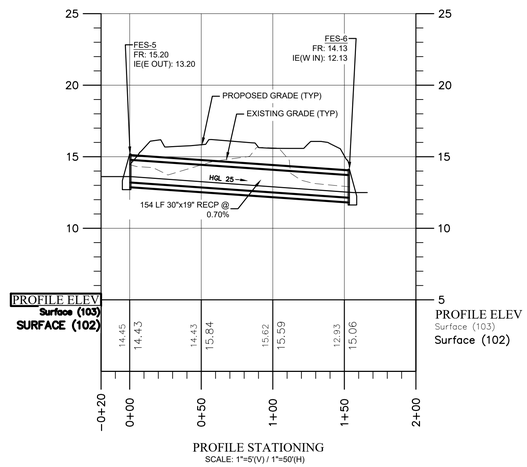


| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 6 | REVISED PER GLYNN CO. & BG&WSC COMMENTS | MKJ | 1/14/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38245 PROFESSIONAL ENGINEER JASON J. BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

STORM DRAINAGE PROFILES

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | AS SHOWN |
| Date: | 1/17/25 |

SHEET
C3.14

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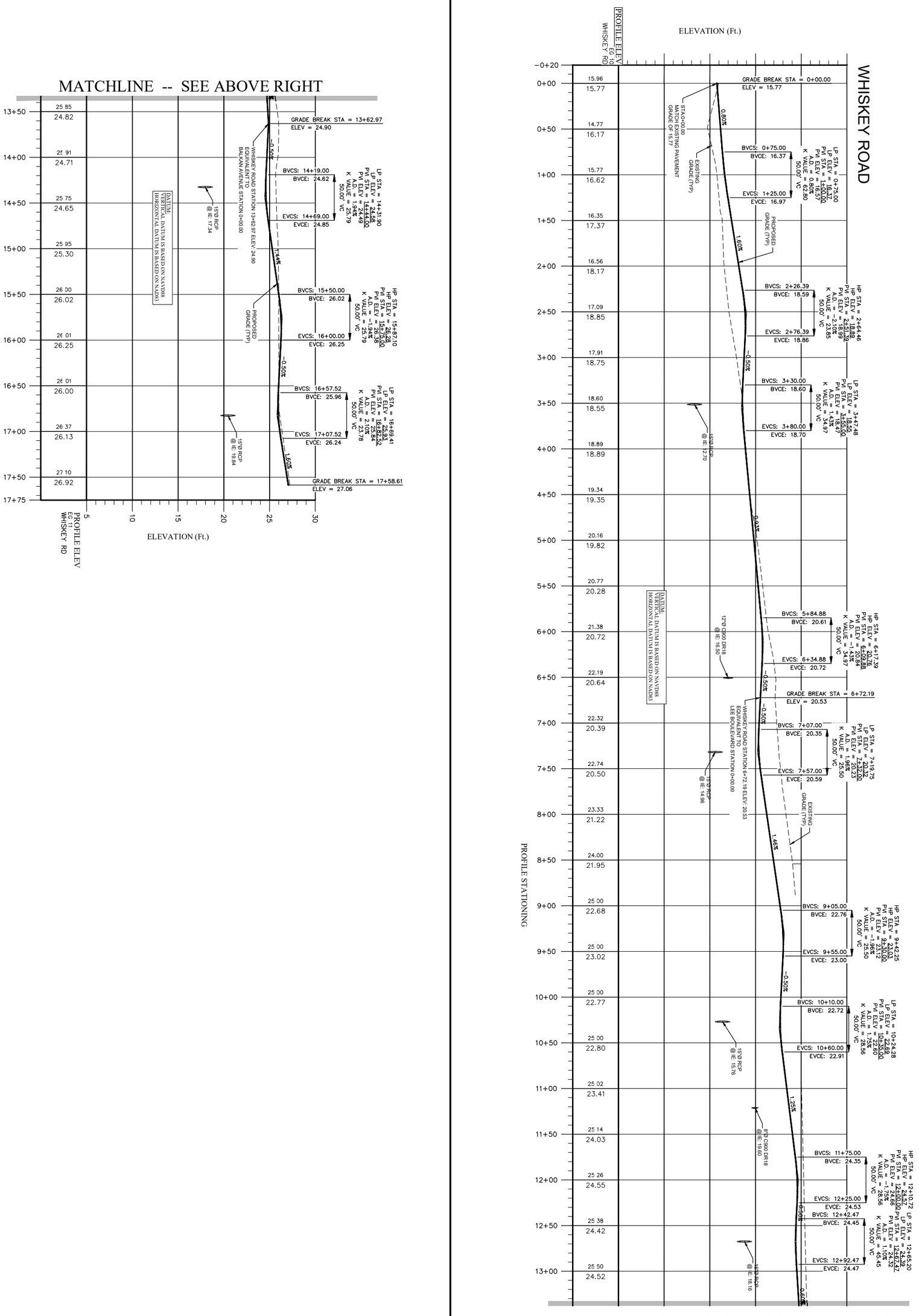


ROAD CENTERLINE PROFILES

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
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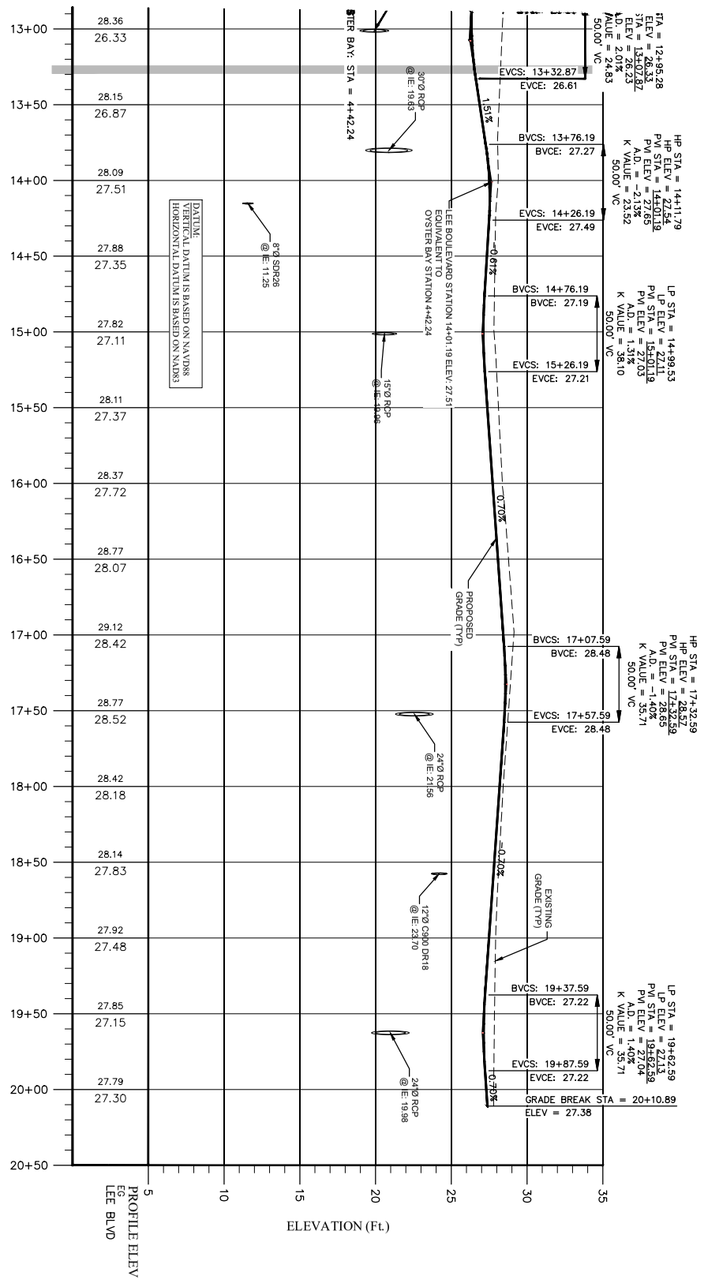
GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JOSEPH BRYANT No. 38245

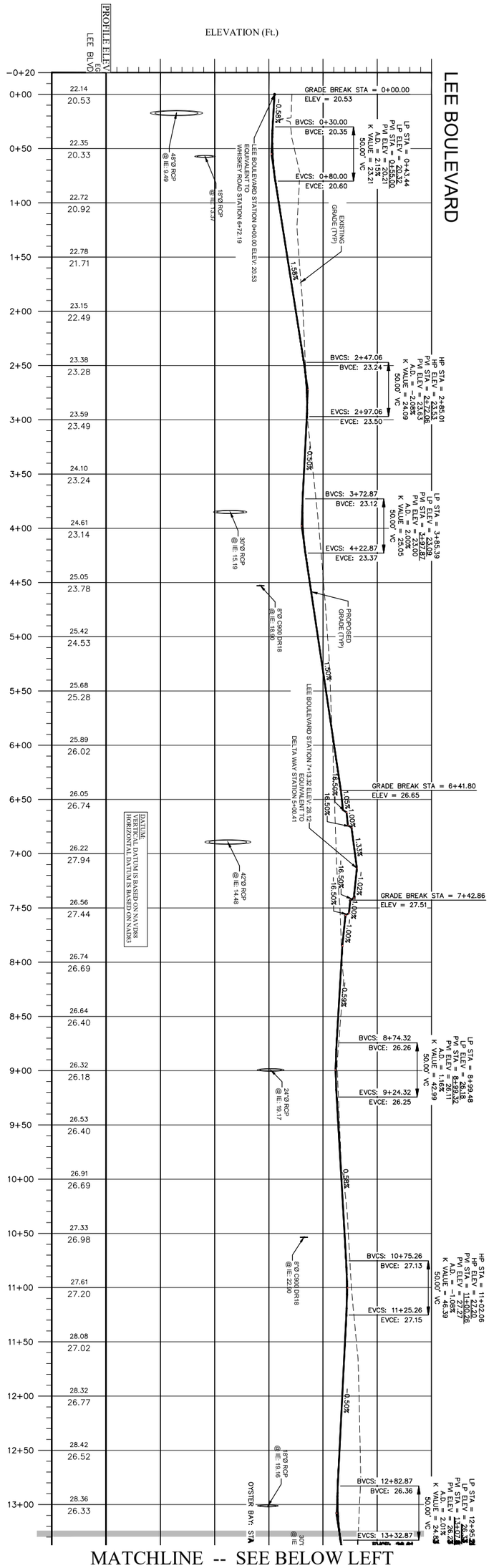
JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 11 | REVISED PER GDOT COMMENTS | MKJ | 5/1/26 |
| 6 | REVISED PER GLYNN CO. & BGJWSC COMMENTS | MKJ | 1/14/26 |
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

Project No: 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: AS SHOWN
Date: 1/17/25

SHEET C3.15




ROAD CENTERLINE PROFILES

DELTA CROSSING

TRACT C - ALTAMA PLANTATION

*Prepared For*

COASTAL BUSINESS STORAGE, INC.

Pittman Engineering Co., LLC

2591 Hwy 17S Suite 303
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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 38245 JASON JOSEPH BRYANT

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| 11 | REVISED PER GDOT COMMENTS | MKJ | 5/1/26 |
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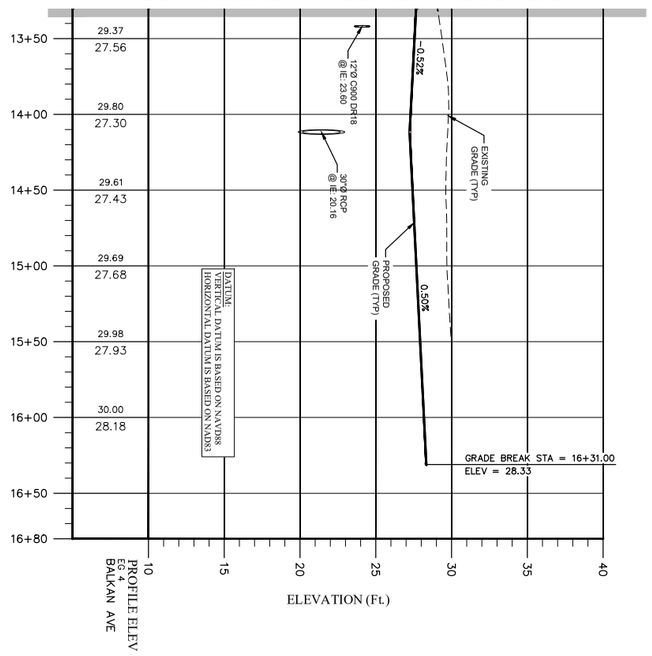
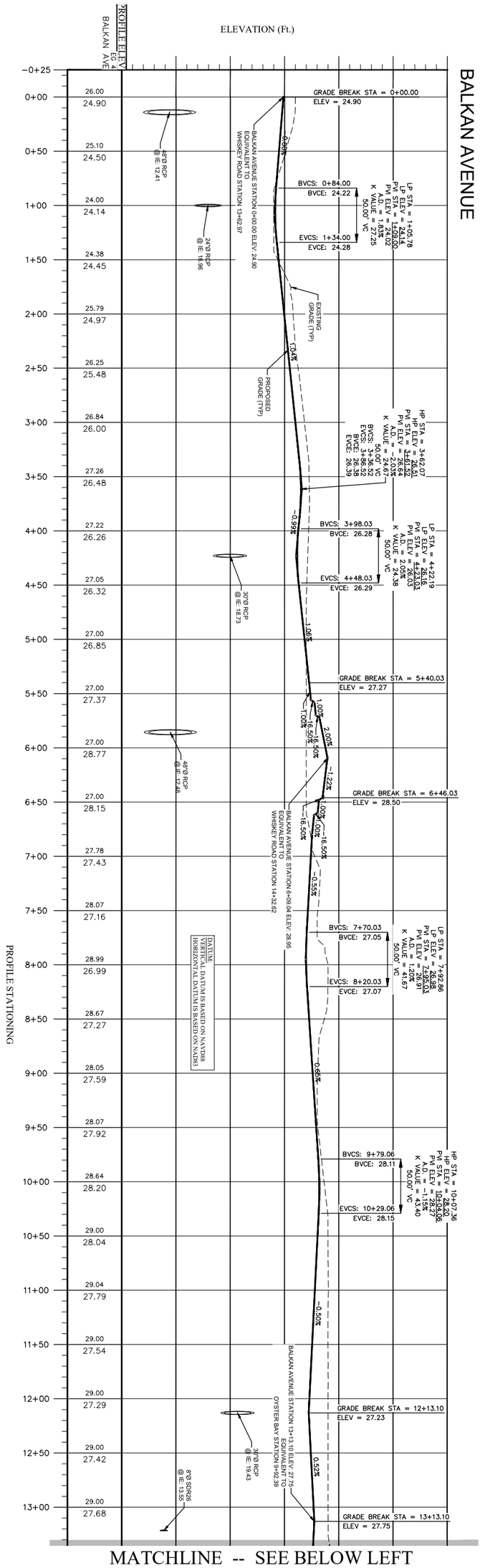
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: AS SHOWN
Date: 1/17/25

SHEET C3.16




ROAD CENTERLINE PROFILES

DELTA CROSSING

TRACT C - ALTAMA PLANTATION

*Prepared For*

COASTAL BUSINESS STORAGE, INC.

Pittman Engineering Co., LLC

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GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JOSEPH BRYANT No. 38245

JASON J. BRYANT, P.E.
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DESIGN PROFESSIONAL
CERTIFICATION #73897

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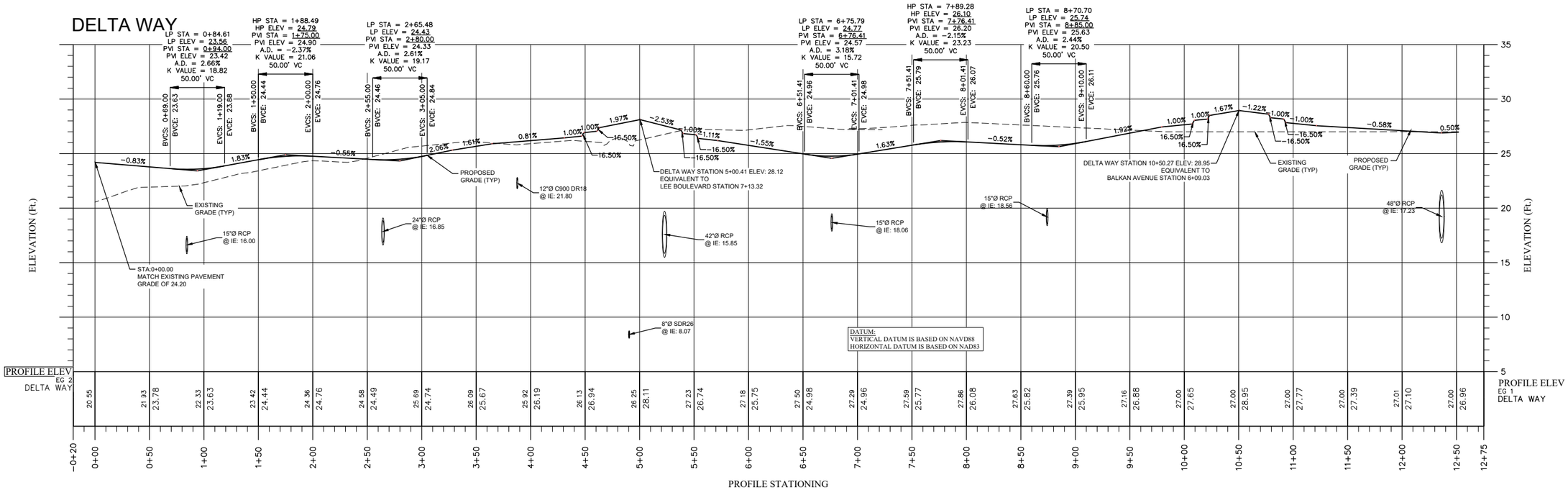
| 5 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 11/24/25 |
| 1 | REVISED PER GLYNN COUNTY COMMENTS | MKJ | 9/3/25 |

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: AS SHOWN
Date: 1/17/25

SHEET C3.17

Tuesday, July 14, 2026 3:59:58 PM

# DELTA WAY

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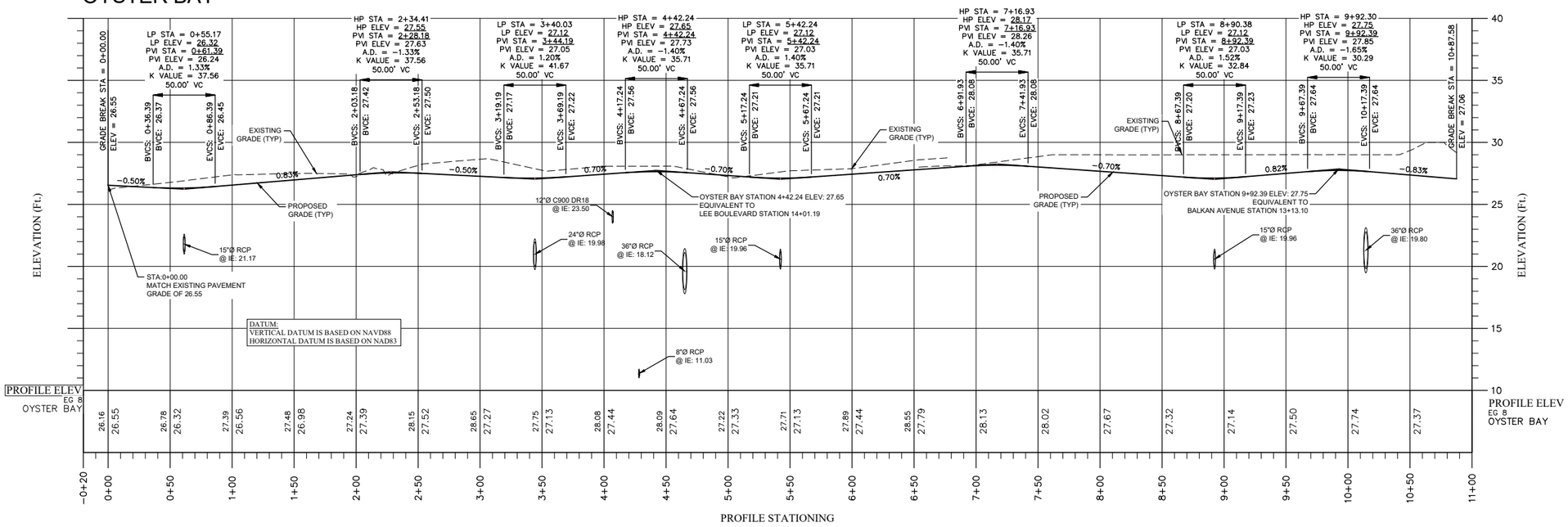


| BY | DATE | REVISIONS |
|---|---|---|
| MKJ | 5/1/26 | 11 REVISED PER GDOT COMMENTS |
| MKJ | 1/14/26 | 6 REVISED PER GLYNN CO. & BGJWSC COMMENTS |
| MKJ | 11/24/25 | 5 REVISED PER GLYNN COUNTY COMMENTS |
| MKJ | 9/3/25 | 1 REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GA CERTIFICATE #36245
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON J. BRYANT

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ROAD CENTERLINE PROFILES

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: AS SHOWN
Date: 1/17/25

SHEET
C3.18

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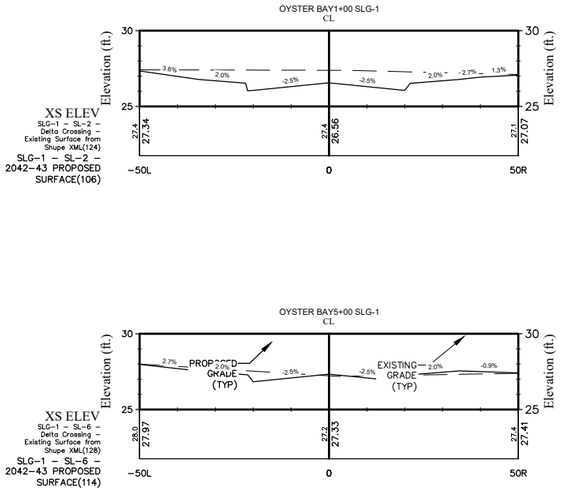
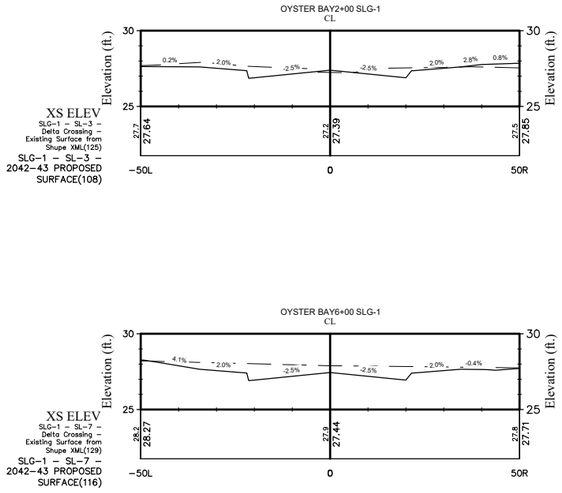
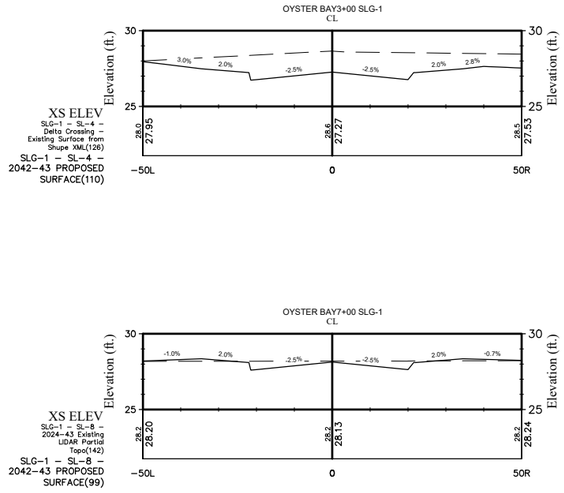
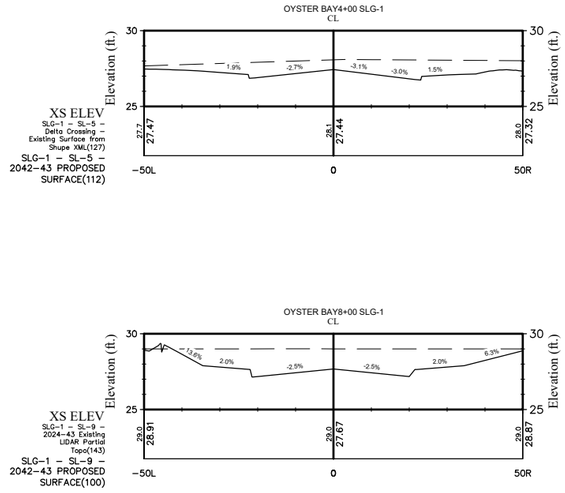
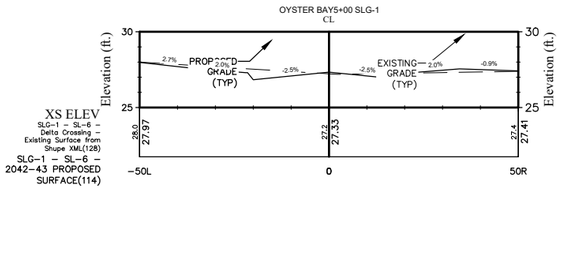
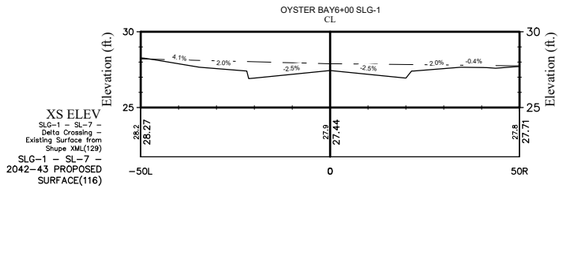


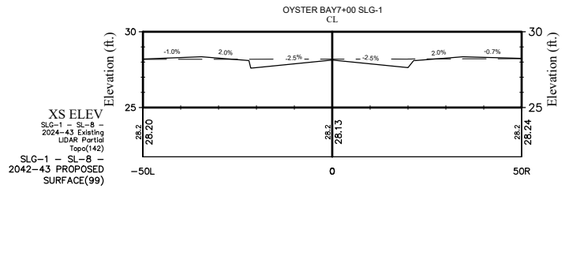



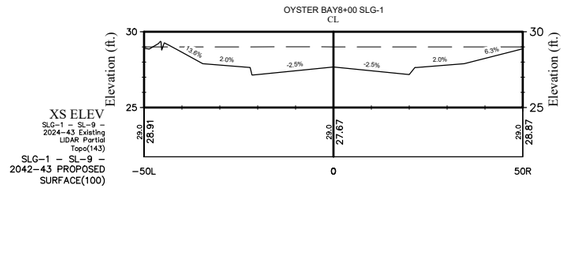



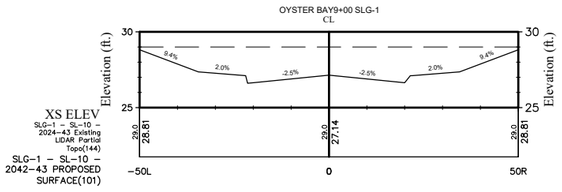



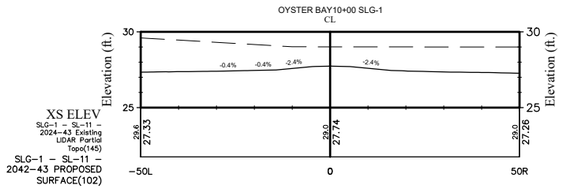



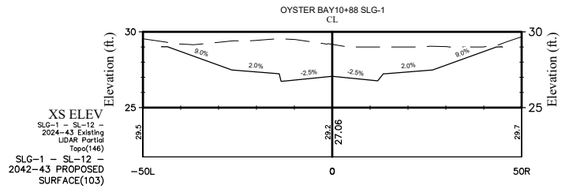




DATUM:
VERTICAL DATUM IS BASED ON NAVD 88.
HORIZONTAL DATUM IS BASED ON NAD 83.
SCALE: 1"=20' HORIZONTAL, 1"=5' VERTICAL

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 5 | 11/24/25 | JJB | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

CROSS SECTIONS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

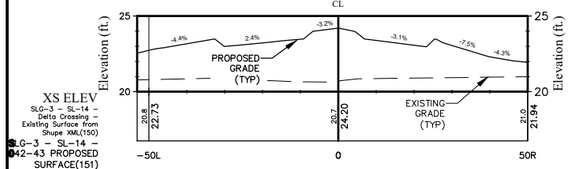
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=20' |
| Date: | 1/17/25 |

SHEET
C3.19

Tuesday, July 14, 2026 4:00:15 PM

DELTA WAY0+00 SLG-3
CL

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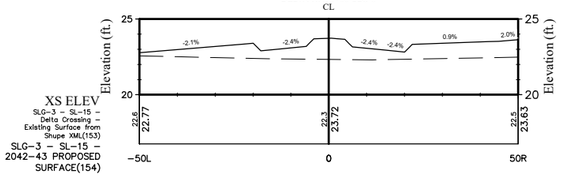


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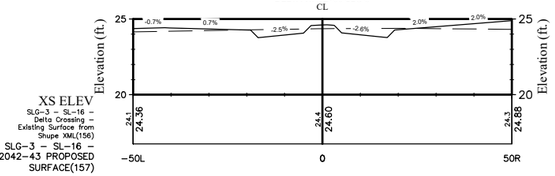


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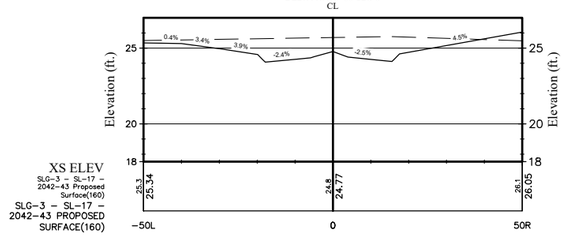


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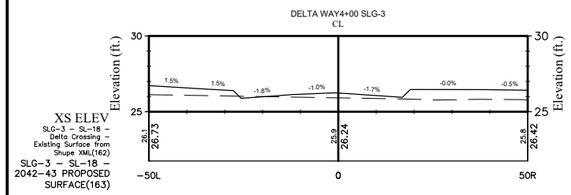


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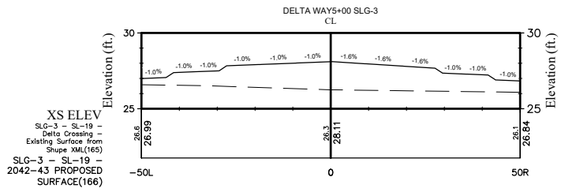


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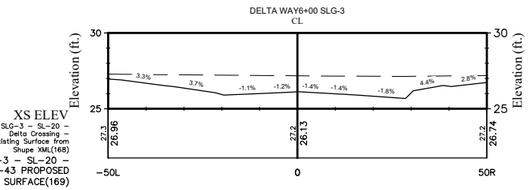


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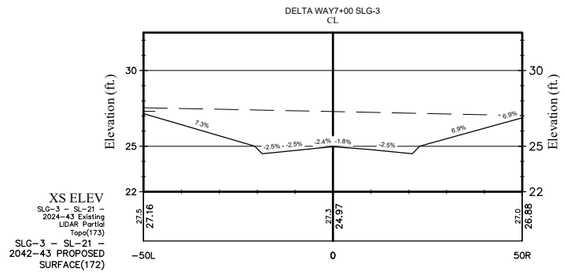


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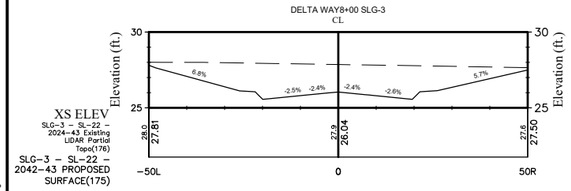


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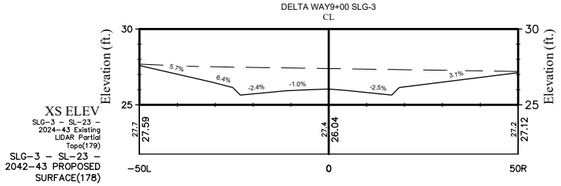


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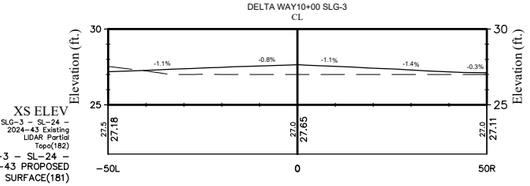


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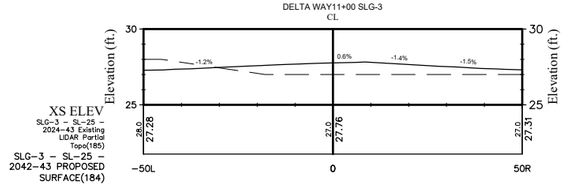


DELTA WAY12+00 SLG-3
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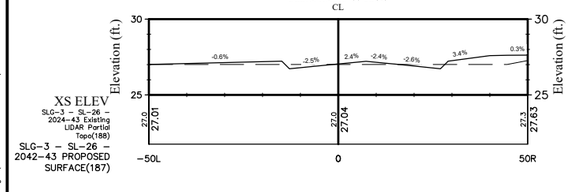


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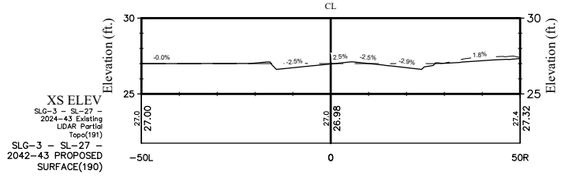


DATUM:
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HORIZONTAL DATUM IS BASED ON NAD 83.
SCALE: 1"=20' HORIZONTAL, 1"=5' VERTICAL

| REV. | DATE | BY | REVISIONS |
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| 5 | 11/24/25 | JJB | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GEORGIA LICENSE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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CROSS SECTIONS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

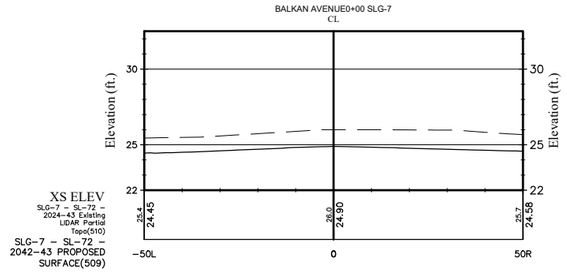
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

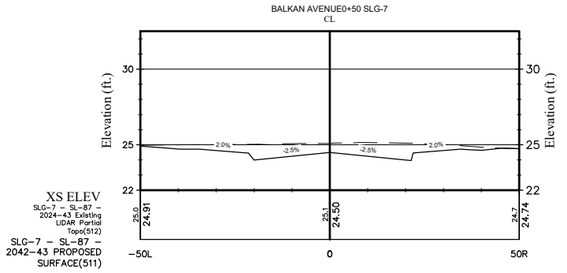
Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=20'
Date: 1/17/25

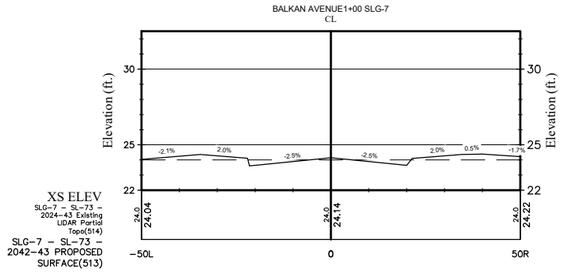
SHEET
C3.20

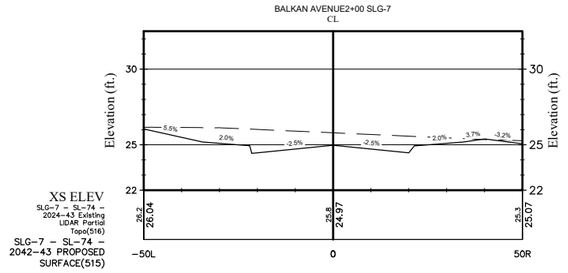
G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Road Sections.dwg

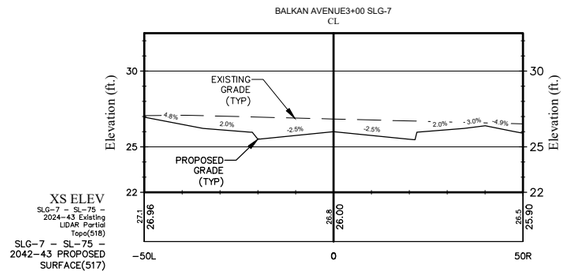
Tuesday, July 14, 2026 4:00:18 PM

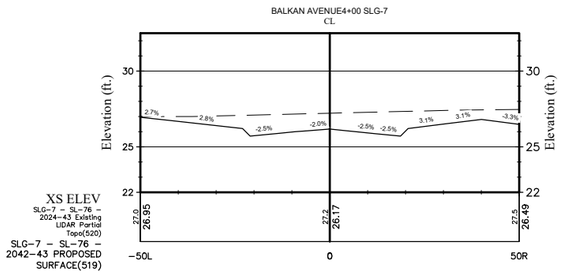


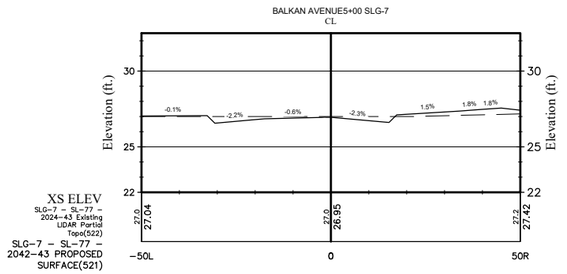



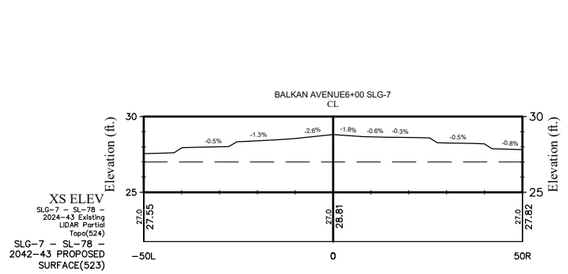



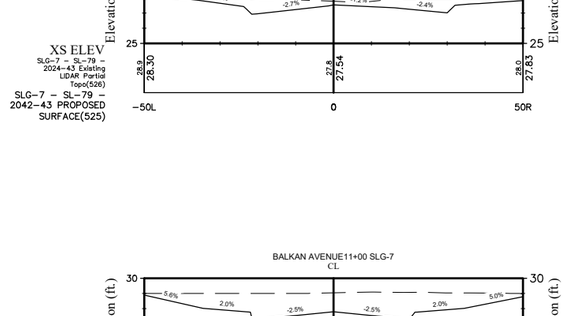



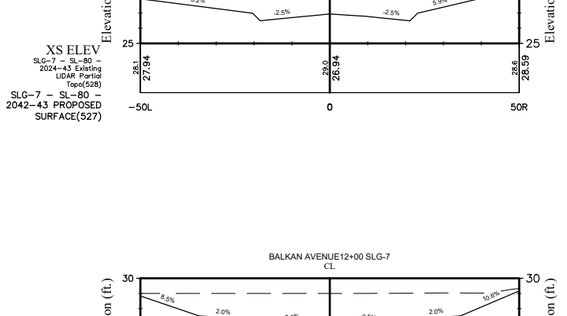



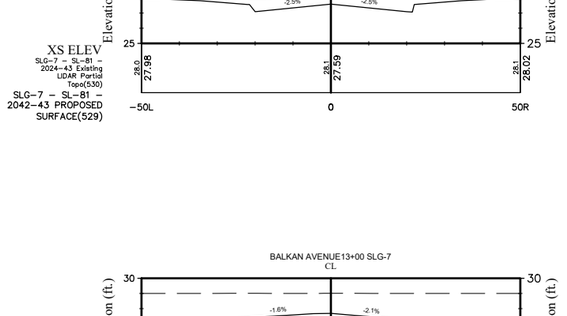



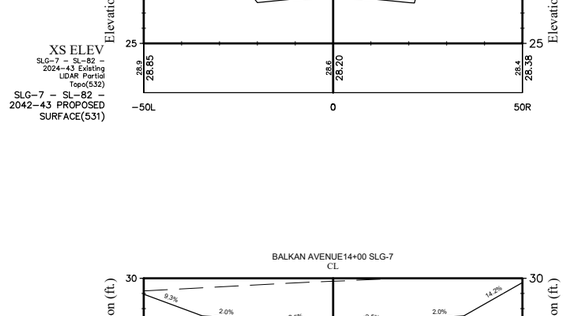



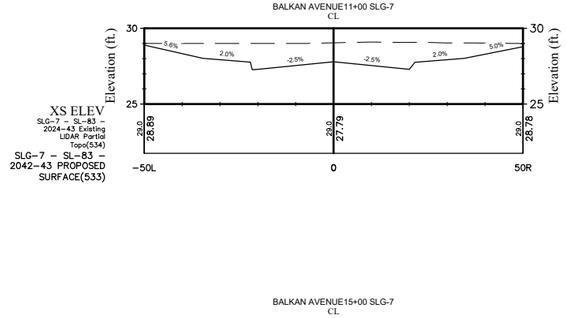



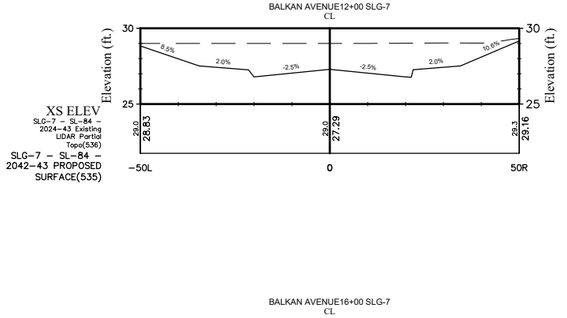



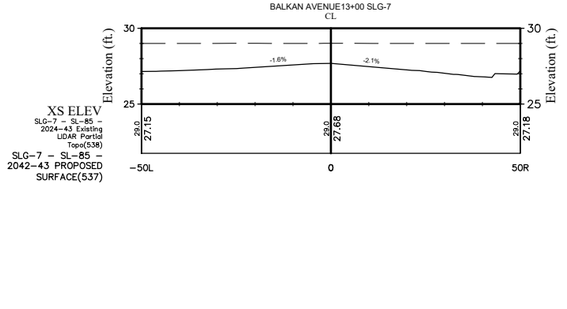



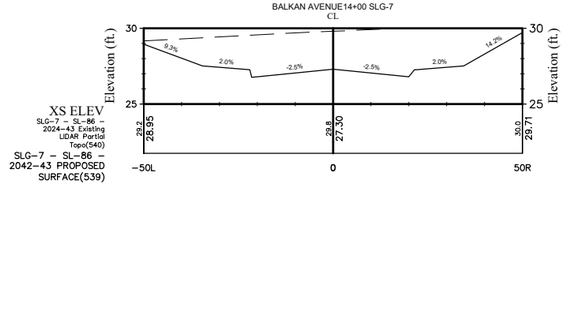



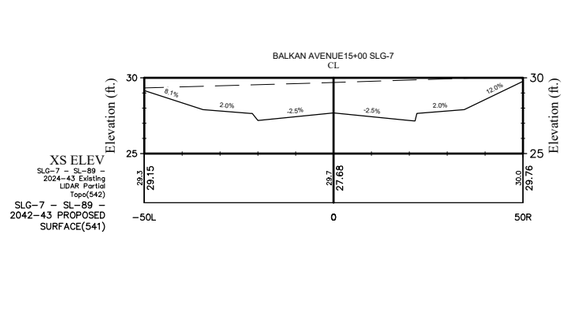



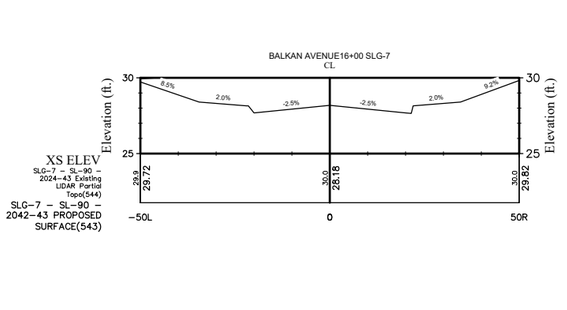




DATUM:
VERTICAL DATUM IS BASED ON NAVD 88.
HORIZONTAL DATUM IS BASED ON NAD 83.
SCALE: 1"=20' HORIZONTAL, 1"=5' VERTICAL

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 5 | 11/24/25 | JJB | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 36245
JASON JOSEPH BRYANT

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2591 Hwy 17S Suite 303
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912-445-0578
www.PittmanEngineeringCo.com

CROSS SECTIONS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=20'
Date: 1/17/25

SHEET
C3.21

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Road Sections.dwg

Tuesday, July 14, 2026 4:00:20 PM

LEE BOULEVARD0+00 SLG-5
CL
XS ELEV
SLG-5 – SL-50 –
Delta Crossing –
Existing Surface from Shupe XML(424)
SLG-5 – SL-50 – 2042-43 PROPOSED SURFACE(423)
21.8 20.74 | 22.1 20.53 | 22.5 20.32
0.5% 0.5% -0.5% -0.5%

LEE BOULEVARD1+00 SLG-5
CL
XS ELEV
SLG-5 – SL-51 –
Delta Crossing –
Existing Surface from Shupe XML(426)
SLG-5 – SL-51 – 2042-43 PROPOSED SURFACE(425)
22.3 | 22.7 20.72 | 23.0
6.8% 6.6% 2.0% -2.5% -2.5% 2.0% 6.9%

LEE BOULEVARD2+00 SLG-5
CL
XS ELEV
SLG-5 – SL-52 –
Delta Crossing –
Existing Surface from Shupe XML(428)
SLG-5 – SL-52 – 2042-43 PROPOSED SURFACE(427)
22.7 | 23.1 21.85 | 23.5
2.0% -2.5% -2.5% 2.0% 9.8%

LEE BOULEVARD3+00 SLG-5
CL
XS ELEV
SLG-5 – SL-53 –
Delta Crossing –
Existing Surface from Shupe XML(430)
SLG-5 – SL-53 – 2042-43 PROPOSED SURFACE(429)
23.1 | 23.6 22.52 | 23.7
2.0% -2.5% -2.5% 2.0% 1.1%

LEE BOULEVARD4+00 SLG-5
CL
PROPOSED GRADE (TYP)
EXISTING GRADE (TYP)
XS ELEV
SLG-5 – SL-54 –
Delta Crossing –
Existing Surface from Shupe XML(432)
SLG-5 – SL-54 – 2042-43 PROPOSED SURFACE(431)
23.7 | 24.6 22.20 | 25.0
2.0% -2.5% -2.5% 2.0% 22.0%

LEE BOULEVARD5+00 SLG-5
CL
XS ELEV
SLG-5 – SL-55 –
Delta Crossing –
Existing Surface from Shupe XML(434)
SLG-5 – SL-55 – 2042-43 PROPOSED SURFACE(433)
24.2 24.19 | 25.4 23.77 | 25.8
1.9% 1.6% -2.3% -2.5% 1.3%

LEE BOULEVARD6+00 SLG-5
CL
XS ELEV
SLG-5 – SL-56 –
Delta Crossing –
Existing Surface from Shupe XML(436)
SLG-5 – SL-56 – 2042-43 PROPOSED SURFACE(435)
25.4 25.59 | 26.3 25.74 | 26.4 26.32
-2.1% -2.7% -1.4% -1.9% 1.3% 0.3% 1.1%

LEE BOULEVARD7+00 SLG-5
CL
XS ELEV
SLG-5 – SL-57 –
Delta Crossing –
Existing Surface from Shupe XML(438)
SLG-5 – SL-57 – 2042-43 PROPOSED SURFACE(437)
26.2 26.92 | 26.2 27.90 | 27.2 26.76
-0.8% -0.7% -0.8% -0.5% -2.2% -0.9% -0.3% -0.6%

LEE BOULEVARD8+00 SLG-5
CL
XS ELEV
SLG-5 – SL-58 –
Delta Crossing –
Existing Surface from Shupe XML(440)
SLG-5 – SL-58 – 2042-43 PROPOSED SURFACE(439)
26.4 27.20 | 26.7 26.71 | 27.5 27.07
1.8% 1.9% -2.5% -2.5% -0.9% -2.1% 1.9% 1.8%

LEE BOULEVARD9+00 SLG-5
CL
XS ELEV
SLG-5 – SL-60 –
Delta Crossing –
Existing Surface from Shupe XML(442)
SLG-5 – SL-60 – 2042-43 PROPOSED SURFACE(441)
26.5 26.59 | 26.3 26.11 | 27.2 27.22
-0.1% 1.8% -2.0% -2.0% -2.0% -1.6% -1.7% 3.6% 3.6%

LEE BOULEVARD10+00 SLG-5
CL
XS ELEV
SLG-5 – SL-61 –
Delta Crossing –
Existing Surface from Shupe XML(444)
SLG-5 – SL-61 – 2042-43 PROPOSED SURFACE(443)
27.0 27.21 | 26.8 26.69 | 26.9 26.88
-0.8% 7.0% -2.0% -2.5% -2.5% 2.0% -0.2%

LEE BOULEVARD11+00 SLG-5
CL
XS ELEV
SLG-5 – SL-62 –
Delta Crossing –
Existing Surface from Shupe XML(446)
SLG-5 – SL-62 – 2042-43 PROPOSED SURFACE(445)
27.9 27.80 | 27.6 27.20 | 27.9 27.86
-2.4% 10.6% 2.0% -2.5% -2.5% 2.0% 2.8%

LEE BOULEVARD12+00 SLG-5
CL
XS ELEV
SLG-5 – SL-63 –
Delta Crossing –
Existing Surface from Shupe XML(448)
SLG-5 – SL-63 – 2042-43 PROPOSED SURFACE(447)
28.3 27.52 | 28.3 26.77 | 28.0 27.87
2.1% 5.7% 2.0% -2.5% -2.5% 2.0% 5.8%

LEE BOULEVARD13+00 SLG-5
CL
XS ELEV
SLG-5 – SL-64 –
Delta Crossing –
Existing Surface from Shupe XML(450)
SLG-5 – SL-64 – 2042-43 PROPOSED SURFACE(449)
28.0 26.90 | 28.4 26.27 | 27.8 27.60
3.3% 2.1% 2.0% -2.5% -2.5% 2.0% 1.2%

LEE BOULEVARD14+00 SLG-5
CL
XS ELEV
SLG-5 – SL-65 –
Delta Crossing –
Existing Surface from Shupe XML(452)
SLG-5 – SL-65 – 2042-43 PROPOSED SURFACE(451)
28.0 27.38 | 28.1 27.63 | 27.3 27.32
-0.6% -0.5% -0.4% -0.2% -0.3% -0.5% -0.7%

LEE BOULEVARD15+00 SLG-5
CL
XS ELEV
SLG-5 – SL-66 –
Delta Crossing –
Existing Surface from Shupe XML(454)
SLG-5 – SL-66 – 2042-43 PROPOSED SURFACE(453)
27.3 27.27 | 27.8 27.04 | 28.6 28.47
0.1% -2.0% -2.5% -2.5% 2.0% 1.8%

LEE BOULEVARD16+00 SLG-5
CL
XS ELEV
SLG-5 – SL-67 –
Delta Crossing –
Existing Surface from Shupe XML(456)
SLG-5 – SL-67 – 2042-43 PROPOSED SURFACE(455)
28.1 28.08 | 28.4 27.72 | 28.5 28.44
0.9% -2.0% -2.5% -2.5% 2.0% 3.2%

LEE BOULEVARD17+00 SLG-5
CL
XS ELEV
SLG-5 – SL-68 –
Delta Crossing –
Existing Surface from Shupe XML(458)
SLG-5 – SL-68 – 2042-43 PROPOSED SURFACE(457)
29.0 29.05 | 29.1 28.42 | 28.7 28.67
2.6% 2.0% -2.5% -2.5% -2.0% 0.2%

LEE BOULEVARD18+00 SLG-5
CL
XS ELEV
SLG-5 – SL-69 –
Delta Crossing –
Existing Surface from Shupe XML(460)
SLG-5 – SL-69 – 2042-43 PROPOSED SURFACE(459)
28.6 28.59 | 28.4 28.18 | 27.9 27.95
1.2% -2.0% -2.5% -2.5% 2.0% -2.9%

LEE BOULEVARD19+00 SLG-5
CL
XS ELEV
SLG-5 – SL-70 –
Delta Crossing –
Existing Surface from Shupe XML(462)
SLG-5 – SL-70 – 2042-43 PROPOSED SURFACE(461)
27.4 27.47 | 27.9 27.48 | 28.6 28.67
-1.5% 2.0% -2.5% -2.5% 2.0% 6.3%

LEE BOULEVARD20+00 SLG-5
CL
XS ELEV
SLG-5 – SL-71 –
Delta Crossing –
Existing Surface from Shupe XML(464)
SLG-5 – SL-71 – 2042-43 PROPOSED SURFACE(463)
27.6 27.59 | 27.8 27.30 | 28.7 28.64
0.4% -2.0% -2.5% -2.5% 2.0% 1.2%

DATUM:
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HORIZONTAL DATUM IS BASED ON NAD 83.
SCALE: 1"=20' HORIZONTAL, 1"=5' VERTICAL

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GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36845 JASON J. BRYANT

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Richmond Hill, GA 31324
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www.PittmanEngineeringCo.com

CROSS SECTIONS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
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SHEET
C3.22

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Tuesday, July 14, 2026 4:00:22 PM

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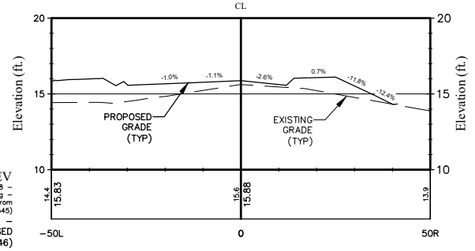
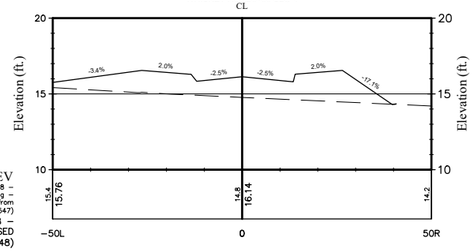
WHISKEY ROAD0+00 SLG-4
CL



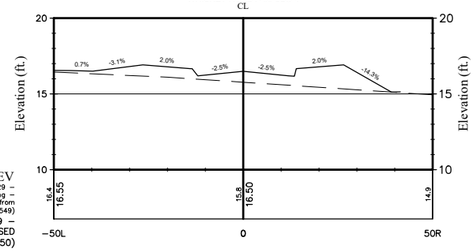

XS ELEV
SLG-4 – SL-28 – Delta Crossing – Existing Surface from Shape XML(545)
SLG-4 – SL-28 – 2042-43 PROPOSED SURFACE(546)
14.4 15.83 | 15.6 15.88 | 13.9

WHISKEY ROAD0+50 SLG-4
CL



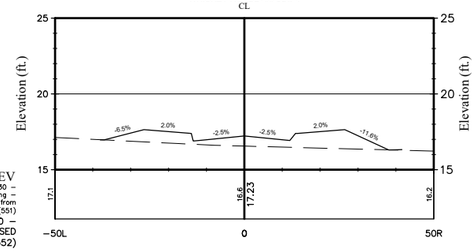

XS ELEV
SLG-4 – SL-38 – Delta Crossing – Existing Surface from Shape XML(547)
SLG-4 – SL-38 – 2042-43 PROPOSED SURFACE(548)
15.4 15.76 | 14.8 16.14 | 14.2

WHISKEY ROAD1+00 SLG-4
CL



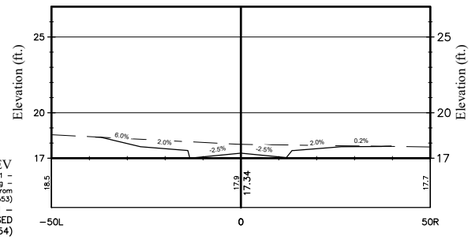

XS ELEV
SLG-4 – SL-29 – Delta Crossing – Existing Surface from Shape XML(549)
SLG-4 – SL-29 – 2042-43 PROPOSED SURFACE(550)
16.4 16.55 | 15.8 16.50 | 14.9

WHISKEY ROAD2+00 SLG-4
CL



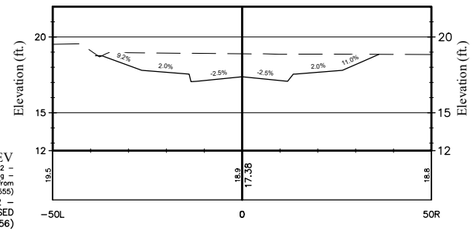

XS ELEV
SLG-4 – SL-30 – Delta Crossing – Existing Surface from Shape XML(551)
SLG-4 – SL-30 – 2042-43 PROPOSED SURFACE(552)
17.1 | 15.6 17.23 | 16.2

WHISKEY ROAD3+00 SLG-4
CL



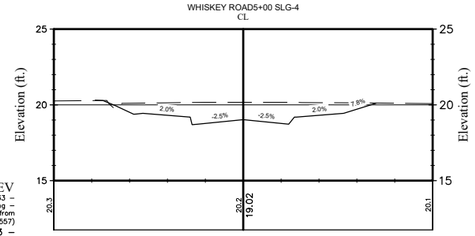

XS ELEV
SLG-4 – SL-31 – Delta Crossing – Existing Surface from Shape XML(553)
SLG-4 – SL-31 – 2042-43 PROPOSED SURFACE(554)
18.5 | 17.9 17.34 | 17.7

WHISKEY ROAD4+00 SLG-4
CL



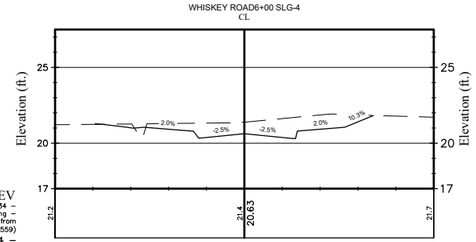

XS ELEV
SLG-4 – SL-32 – Delta Crossing – Existing Surface from Shape XML(555)
SLG-4 – SL-32 – 2042-43 PROPOSED SURFACE(556)
19.5 | 18.9 17.38 | 18.8

WHISKEY ROAD5+00 SLG-4
CL



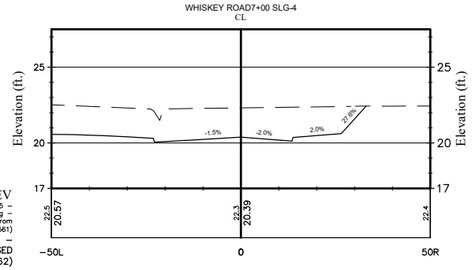

XS ELEV
SLG-4 – SL-33 – Delta Crossing – Existing Surface from Shape XML(557)
SLG-4 – SL-33 – 2042-43 PROPOSED SURFACE(558)
20.1 | 20.2 19.02 | 20.1

WHISKEY ROAD6+00 SLG-4
CL



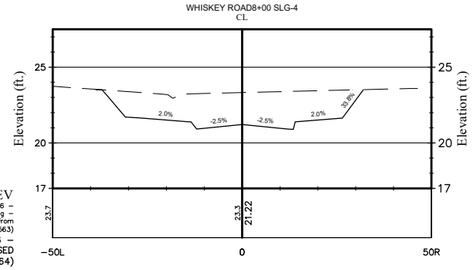

XS ELEV
SLG-4 – SL-34 – Delta Crossing – Existing Surface from Shape XML(559)
SLG-4 – SL-34 – 2042-43 PROPOSED SURFACE(560)
21.2 | 21.4 20.63 | 21.7

WHISKEY ROAD7+00 SLG-4
CL



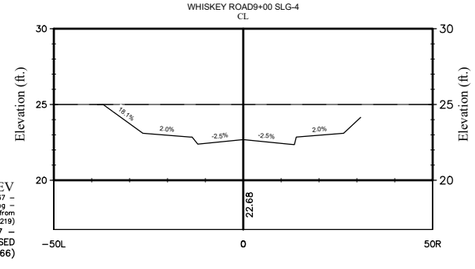

XS ELEV
SLG-4 – SL-35 – Delta Crossing – Existing Surface from Shape XML(561)
SLG-4 – SL-35 – 2042-43 PROPOSED SURFACE(562)
22.5 20.57 | 22.3 20.39 | 22.4

WHISKEY ROAD8+00 SLG-4
CL



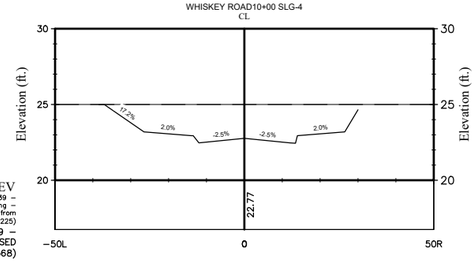

XS ELEV
SLG-4 – SL-36 – Delta Crossing – Existing Surface from Shape XML(563)
SLG-4 – SL-36 – 2042-43 PROPOSED SURFACE(564)
23.7 | 23.3 21.22

WHISKEY ROAD9+00 SLG-4
CL



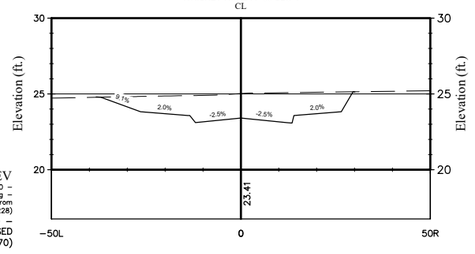

XS ELEV
SLG-4 – SL-37 – Delta Crossing – Existing Surface from Shape XML(219)
SLG-4 – SL-37 – 2042-43 PROPOSED SURFACE(566)
22.68

WHISKEY ROAD10+00 SLG-4
CL



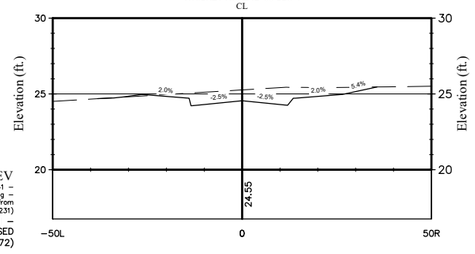

XS ELEV
SLG-4 – SL-39 – Delta Crossing – Existing Surface from Shape XML(225)
SLG-4 – SL-39 – 2042-43 PROPOSED SURFACE(568)
22.77

WHISKEY ROAD11+00 SLG-4
CL



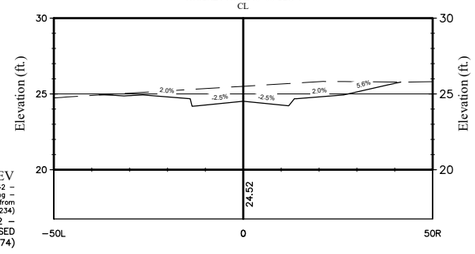

XS ELEV
SLG-4 – SL-40 – Delta Crossing – Existing Surface from Shape XML(226)
SLG-4 – SL-40 – 2042-43 PROPOSED SURFACE(570)
23.41

WHISKEY ROAD12+00 SLG-4
CL



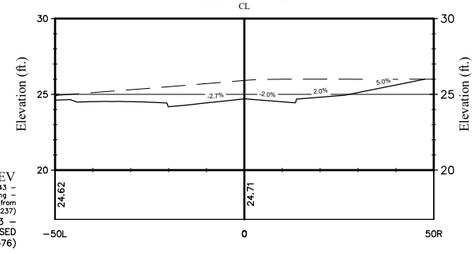

XS ELEV
SLG-4 – SL-41 – Delta Crossing – Existing Surface from Shape XML(231)
SLG-4 – SL-41 – 2042-43 PROPOSED SURFACE(572)
24.55

WHISKEY ROAD13+00 SLG-4
CL



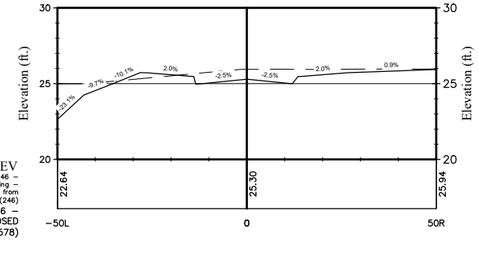

XS ELEV
SLG-4 – SL-42 – Delta Crossing – Existing Surface from Shape XML(234)
SLG-4 – SL-42 – 2042-43 PROPOSED SURFACE(574)
24.52

WHISKEY ROAD14+00 SLG-4
CL



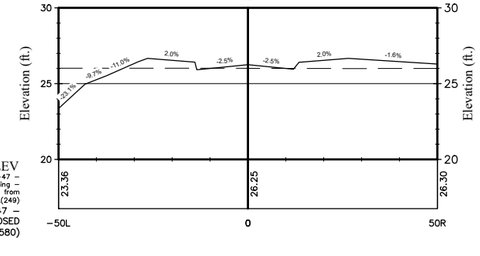

XS ELEV
SLG-4 – SL-43 – Delta Crossing – Existing Surface from Shape XML(237)
SLG-4 – SL-43 – 2042-43 PROPOSED SURFACE(576)
24.62 | 24.71

WHISKEY ROAD15+00 SLG-4
CL



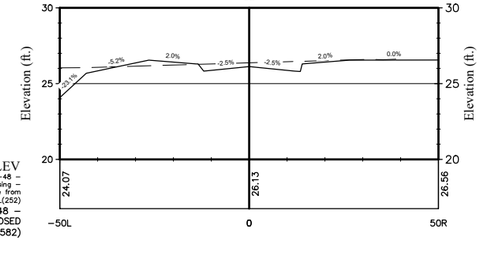

XS ELEV
SLG-4 – SL-46 – Delta Crossing – Existing Surface from Shape XML(246)
SLG-4 – SL-46 – 2042-43 PROPOSED SURFACE(578)
22.64 | 25.30 | 25.94

WHISKEY ROAD16+00 SLG-4
CL



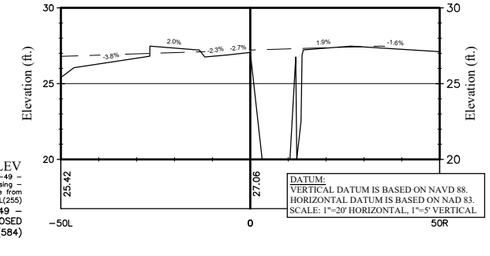

XS ELEV
SLG-4 – SL-47 – Delta Crossing – Existing Surface from Shape XML(249)
SLG-4 – SL-47 – 2042-43 PROPOSED SURFACE(580)
23.36 | 26.25 | 26.30

WHISKEY ROAD17+00 SLG-4
CL




XS ELEV
SLG-4 – SL-48 – Delta Crossing – Existing Surface from Shape XML(252)
SLG-4 – SL-48 – 2042-43 PROPOSED SURFACE(582)
24.07 | 26.13 | 26.56

WHISKEY ROAD17+59 SLG-4
CL




XS ELEV
SLG-4 – SL-49 – Delta Crossing – Existing Surface from Shape XML(255)
SLG-4 – SL-49 – 2042-43 PROPOSED SURFACE(584)
25.42 | 27.06

DATUM:
VERTICAL DATUM IS BASED ON NAVD 88.
HORIZONTAL DATUM IS BASED ON NAD 83.
SCALE: 1"=20' HORIZONTAL, 1"=5' VERTICAL

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 5 | 11/24/25 | JJB | REVISED PER GLYNN COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |


JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36245 JASON JOSEPH BRYANT

Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


CROSS SECTIONS

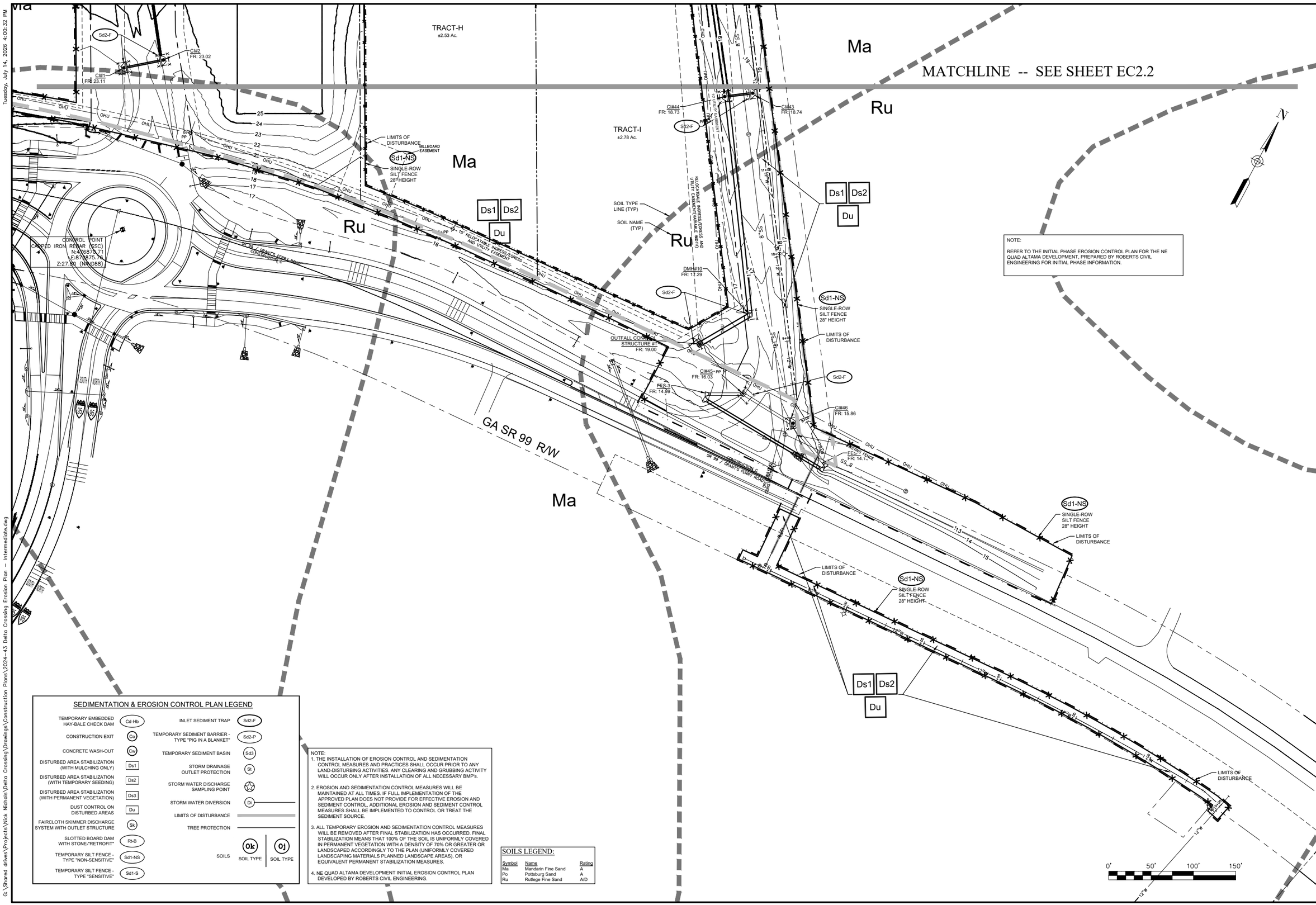
DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=20'
Date: 1/17/25

SHEET
C3.23

Tuesday, July 14, 2026 4:00:32 PM




## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Co | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2-P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | | |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | SOILS | 0k SOIL TYPE / 0j SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

NOTE:
1. THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO ANY LAND-DISTURBING ACTIVITIES. ANY CLEARING AND GRUBBING ACTIVITY WILL OCCUR ONLY AFTER INSTALLATION OF ALL NECESSARY BMP's.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. FINAL STABILIZATION MEANS THAT 100% OF THE SOIL IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER OR LANDSCAPED ACCORDINGLY TO THE PLAN (UNIFORMLY COVERED LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.
4. NE QUAD ALTAMA DEVELOPMENT INITIAL EROSION CONTROL PLAN DEVELOPED BY ROBERTS CIVIL ENGINEERING.

SOILS LEGEND:

| Symbol | Name | Rating |
|---|---|---|
| Ma | Mandarin Fine Sand | A |
| Po | Pottsburg Sand | A |
| Ru | Rutlege Fine Sand | A/D |

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 2 | 11/25/25 | MKJ | REVISED TO MATCH COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
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www.PittmanEngineeringCo.com

EROSION CONTROL PLAN - INTERMEDIATE

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
EC2.1

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Erosion Plan - Intermediate.dwg

Tuesday, July 14, 2026 4:00:36 PM

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## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Ce | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2-P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | SOILS | 0k SOIL TYPE / 0j SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | | |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

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SOILS LEGEND:

| Symbol | Name | Rating |
|---|---|---|
| Ma | Mandarin Fine Sand | A |
| Po | Pottsburg Sand | A |
| Ru | Rutlege Fine Sand | A/D |

MATCHLINE -- SEE SHEET EC2.3

MATCHLINE -- SEE SHEET CE2.4

MATCHLINE -- SEE SHEET EC2.1

TRACT-N ±3.32 Ac.
TRACT-M ±3.18 Ac.
TRACT-L ±2.36 Ac.
TRACT-J ±2.35 Ac.
TRACT-E ±2.60 Ac.
TRACT-F ±2.97 Ac.
TRACT G ±2.47 AC.
TRACT-H ±2.53 Ac.
TRACT-I ±2.78 Ac.

PLAT LINE - PHASE 2
PLAT LINE - PHASE 1

Ci#1 FR: 23.11
Ci#2 FR: 23.02
Ci#3 FR: 23.93
Ci#4 FR: 24.32
Ci#5 FR: 20.53
Ci#6 FR: 20.37
Ci#7 FR: 23.12
Ci#8 FR: 23.27
Ci#21 FR: 26.25
Ci#22 FR: 26.25
Ci#24 FR: 24.61
Ci#26 FR: 25.68
Ci#39 FR: 22.87
Ci#40 FR: 22.86
Ci#41 FR: 20.53
Ci#42 FR: 20.52
Ci#43 FR: 18.74
Ci#44 FR: 18.73
DMH#1 FR: 27.60
DMH#9 FR: 20.68
DMH#10 FR: 17.29

CONTROL POINT
CAPPED IRON REBAR (SSC)
N:477492.49
E:873235.80
Z:21.08 (NAVD88)

CONTROL POINT
CAPPED IRON REBAR (SSC)
N:476870.71
E:873875.74
Z:27.90 (NAVD88)

SR 99 / GRANTS FERRY ROAD CONSTRUCTION C

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 2 | 11/25/25 | MKJ | REVISED TO MATCH COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GA CERTIFICATE #36245
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER 36245 JASON JOSEPH BRYANT


Pittman Engineering Co., LLC
2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com


EROSION CONTROL PLAN - INTERMEDIATE

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

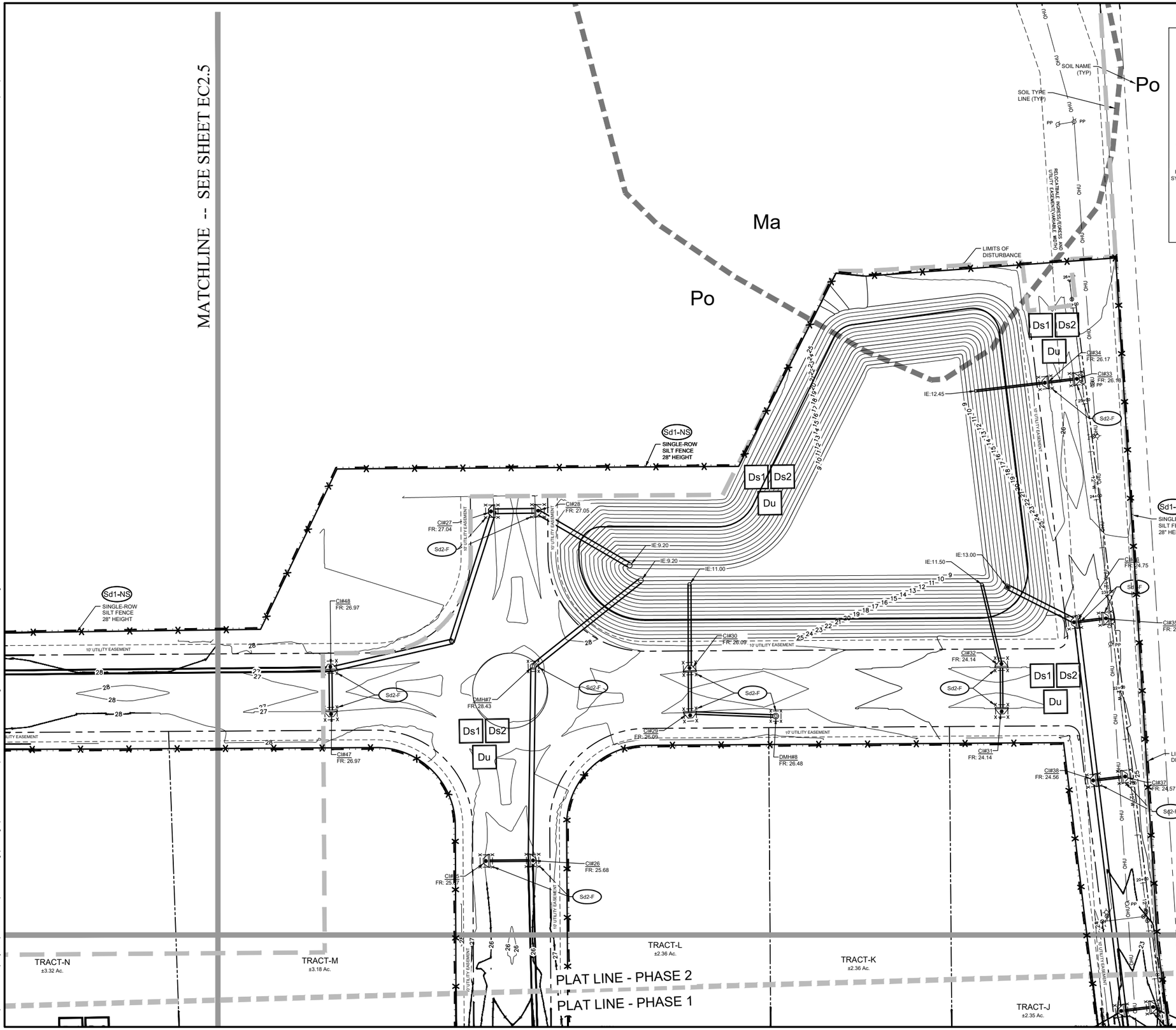
| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=50' |
| Date: | 1/17/25 |

SHEET
EC2.2

0' 50' 100' 150'

Tuesday, July 14, 2026 4:00:38 PM

MATCHLINE -- SEE SHEET EC2.5




## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Cx | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2-P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | SOILS | Ok SOIL TYPE / Oj SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | | |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

NOTE:
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SOILS LEGEND:

| Symbol | Name | Rating |
|---|---|---|
| Ma | Mandarin Fine Sand | A |
| Po | Pottsburg Sand | A |
| Ru | Rutlege Fine Sand | A/D |

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 2 | 11/25/25 | MKJ | REVISED TO MATCH COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

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GA. LIC. #36245
DESIGN PROFESSIONAL
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EROSION CONTROL PLAN - INTERMEDIATE

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
EC2.3

G:\Shared drives\Projects\Nick Nichols\Delta Crossing\Drawings\Construction Plans\2024-43 Delta Crossing Erosion Plan - Intermediate.dwg

Tuesday, July 14, 2026 4:00:41 PM

MATCHLINE -- SEE SHEET EC2.5

## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Co | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2-P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | SOILS | 0k SOIL TYPE / 0j SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | | |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

TRACT-Q ±4.70 Ac.

TRACT-N ±3.32 Ac.

TRACT-M ±3.18 Ac.

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

TRACT-O ±1.56 Ac.

INTERSTATE-95 (VARYING R/W)

EXIT 42 (ON-RAMP)

TRACT-A ±1.96 Ac.

TRACT-B ±1.81 Ac.

TRACT-C ±1.79 Ac.

TRACT-D ±1.76 Ac.

TRACT-E ±2.60 Ac.

TRACT-F ±2.97 Ac.

GA SR 99 R/W (45 MPH SPEED LIMIT)

SR 99 / GRANTS FERRY ROAD

MATCHLINE -- SEE SHEET EC2.2

SOIL NAME (TYP) — SOIL TYPE LINE (TYP) — Po, Ma, Ru

LIMITS OF DISTURBANCE

10' UTILITY EASEMENT

15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT

80' ACCESS & UTILITY EASEMENT (SEE REFERENCE 15)

EXISTING FENCE

BILLBOARD EASEMENT

CONSTRUCTION EXIT
N: 476710.3379
E: 872202.4180
LAT:N031.3089
LONG:W081.4749

CONTROL POINT
1/2" IRON REBAR
N:476629.656
E:872278.370
ELEV:26.44 (NAVD88)

DMH#5 FR: 28.60 — DMH#6 FR: 26.95 — DMH#4 FR: 28.64

CI#9 FR: 26.33 — CI#10 FR: 26.33 — CI#11 FR: 27.12 — CI#12 FR: 27.12 — CI#13 FR: 27.13 — CI#14 FR: 27.13 — CI#15 FR: 27.12 — CI#16 FR: 27.12 — CI#17 FR: 27.12 — CI#18 FR: 27.12 — CI#19 FR: 26.34 — CI#20 FR: 26.34 — CI#21 FR: 26.25 — CI#22 FR: 26.25

SINGLE-ROW SILT FENCE 28" HEIGHT

CAPPED

0' 50' 100' 150'

### SOILS LEGEND:

| Symbol | Name | Rating |
|---|---|---|
| Ma | Mandarin Fine Sand | A |
| Po | Pottsburg Sand | A |
| Ru | Rutlege Fine Sand | A/D |

NOTE:
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3. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. FINAL STABILIZATION MEANS THAT 100% OF THE SOIL IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER OR LANDSCAPED ACCORDINGLY TO THE PLAN (UNIFORMLY COVERED LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 2 | 11/25/25 | MKJ | REVISED TO MATCH COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GA CERTIFICATE #
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

EROSION CONTROL PLAN - INTERMEDIATE

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

Prepared For
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
EC2.4

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## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Co | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2-P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | SOILS | 0k SOIL TYPE / 0j SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | | |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

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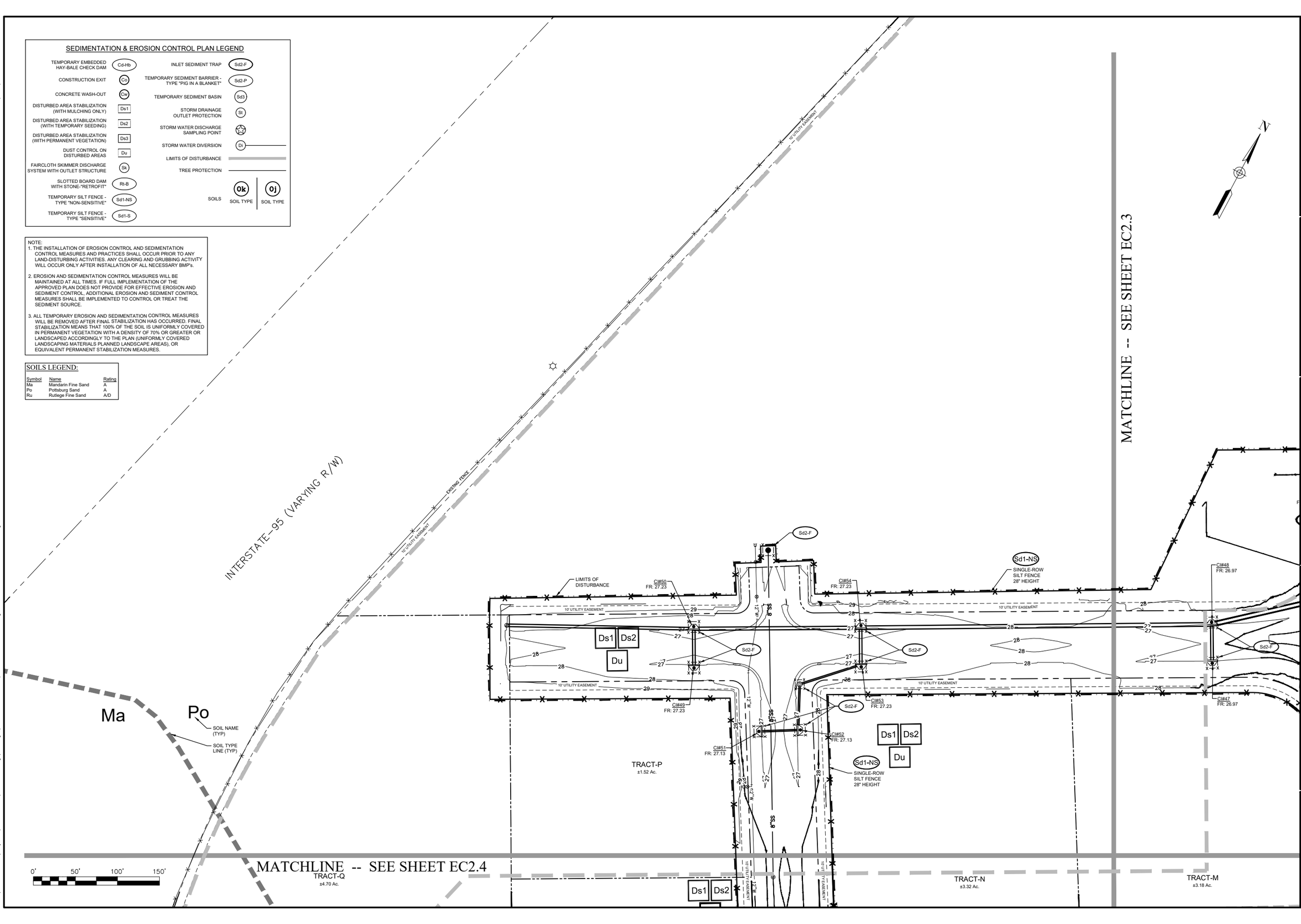
SOILS LEGEND:

| Symbol | Name | Rating |
|---|---|---|
| Ma | Mandarin Fine Sand | A |
| Po | Pottsburg Sand | A |
| Ru | Rutlege Fine Sand | A/D |

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DESIGN PROFESSIONAL
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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36245 JASON J. BRYANT


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EROSION CONTROL PLAN - INTERMEDIATE

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=50' |
| Date: | 1/17/25 |

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EC2.5

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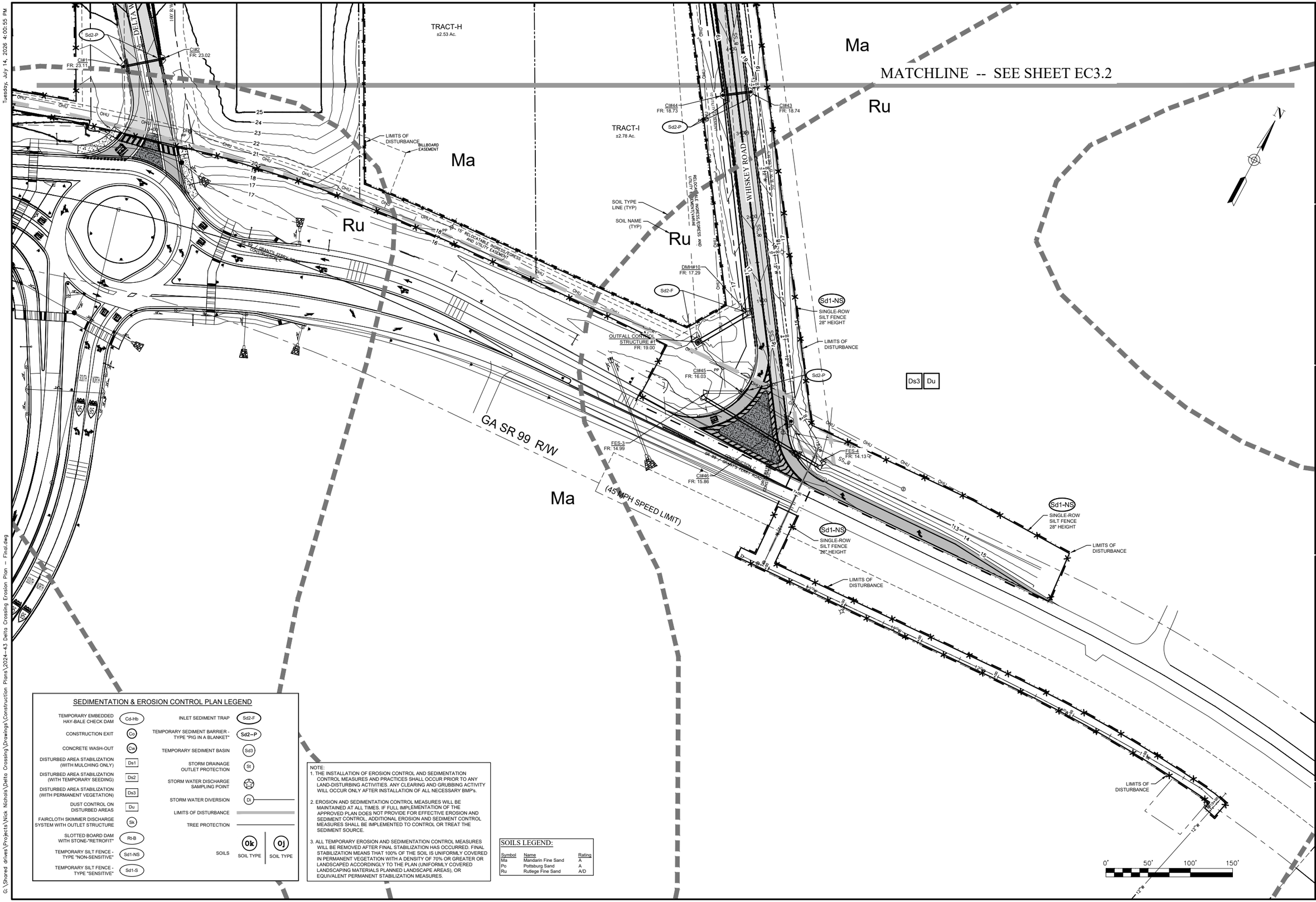


## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

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| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Cx | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2–P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | | |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | SOILS | 0k SOIL TYPE / 0j SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

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SOILS LEGEND:

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EROSION CONTROL PLAN - FINAL

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
EC3.1

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## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Cc | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2-P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | SOILS | 0k SOIL TYPE / 0j SOIL TYPE |
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MATCHLINE -- SEE SHEET CE3.4

MATCHLINE -- SEE SHEET EC3.3

MATCHLINE -- SEE SHEET EC3.1

TRACT-N ±3.32 Ac.

TRACT-M ±3.18 Ac.

TRACT-L ±2.36 Ac.

TRACT-J ±2.35 Ac.

TRACT-E ±2.60 Ac.

TRACT-F ±2.97 Ac.

TRACT G ±2.47 AC.

TRACT-H ±2.53 Ac.

TRACT-I ±2.78 Ac.

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

DELTA WAY

LEE BOULEVARD

WHISKEY ROAD

SR 99 / GRANT'S FERRY ROAD

Po Ma Ru Ds3 Du Sd1-NS Sd2-P Sd2-F

0' 50' 100' 150'


JASON J. BRYANT, P.E.
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EROSION CONTROL PLAN - FINAL

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: 1"=50'
Date: 1/17/25

SHEET
EC3.2

Tuesday, July 14, 2026 4:01:03 PM

MATCHLINE -- SEE SHEET EC3.5

## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
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| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | SOILS | Ok SOIL TYPE / Oj SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | | |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

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EROSION CONTROL PLAN - FINAL

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC.

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
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Date: 1/17/25

SHEET
EC3.3

MATCHLINE -- SEE SHEET EC3.2

PLAT LINE - PHASE 2

PLAT LINE - PHASE 1

TRACT-N ±3.32 Ac.
TRACT-M ±3.18 Ac.
TRACT-L ±2.36 Ac.
TRACT-K ±2.36 Ac.
TRACT-J ±2.35 Ac.

BALKAN AVENUE
DELTA WAY
WHISKEY ROAD

0' 50' 100' 150'

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MATCHLINE -- SEE SHEET EC3.5

## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

| | | | |
|---|---|---|---|
| TEMPORARY EMBEDDED HAY-BALE CHECK DAM | Cd-Hb | INLET SEDIMENT TRAP | Sd2-F |
| CONSTRUCTION EXIT | Co | TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" | Sd2--P |
| CONCRETE WASH-OUT | Cw | TEMPORARY SEDIMENT BASIN | Sd3 |
| DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1 | STORM DRAINAGE OUTLET PROTECTION | St |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) | Ds2 | STORM WATER DISCHARGE SAMPLING POINT | |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) | Ds3 | STORM WATER DIVERSION | Di |
| DUST CONTROL ON DISTURBED AREAS | Du | LIMITS OF DISTURBANCE | |
| FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE | Sk | TREE PROTECTION | |
| SLOTTED BOARD DAM WITH STONE-"RETROFIT" | Rt-B | SOILS | 0k SOIL TYPE / 0j SOIL TYPE |
| TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" | Sd1-NS | | |
| TEMPORARY SILT FENCE - TYPE "SENSITIVE" | Sd1-S | | |

TRACT-Q ±4.70 Ac.
TRACT-N ±3.32 Ac.
TRACT-M ±3.18 Ac.
PLAT LINE - PHASE 2
PLAT LINE - PHASE 1
TRACT-O ±1.56 Ac.
INTERSTATE-95 (VARYING R/W)
EXIT 42 (ON-RAMP)
TRACT-A ±1.96 Ac.
TRACT-B ±1.81 Ac.
TRACT-C ±1.79 Ac.
TRACT-D ±1.76 Ac.
TRACT-E ±2.60 Ac.
TRACT-F ±2.97 Ac.
LEE BOULEVARD
OYSTER BAY
SR 99 / GRANTS FERRY ROAD (PUBLIC) R/W (VARIABLE WIDTH)
GA SR 99 R/W (45 MPH SPEED LIMIT)
LIMITS OF DISTURBANCE
SINGLE-ROW SILT FENCE 28" HEIGHT
BILLBOARD EASEMENT
15' RELOCATABLE INGRESS/EGRESS AND UTILITY EASEMENT
10' UTILITY EASEMENT
80' ACCESS & UTILITY EASEMENT (SEE REFERENCE 5)
EXISTING FENCE
SOIL NAME (TYP)
SOIL TYPE LINE (TYP)
Po
Ma
Ru
Ds3 Du
CI#10 FR: 26.33
CI#11 FR: 27.12
CI#12 FR: 27.12
CI#13 FR: 27.13
CI#14 FR: 27.13
CI#15 FR: 27.12
CI#16 FR: 27.12
CI#17 FR: 27.12
CI#18 FR: 27.12
CI#19 FR: 26.34
CI#20 FR: 26.34
CI#21 FR: 26.25
CI#22 FR: 26.25
DMH#4 FR: 28.64
DMH#5 FR: 28.60
DMH#6 FR: 26.95
MATCHLINE -- SEE SHEET EC3.2

### SOILS LEGEND:

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0' 50' 100' 150'

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EROSION CONTROL PLAN - FINAL

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## SEDIMENTATION & EROSION CONTROL PLAN LEGEND

- TEMPORARY EMBEDDED HAY-BALE CHECK DAM — Cd-Hb
- CONSTRUCTION EXIT — Co
- CONCRETE WASH-OUT — Cw
- DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) — Ds1
- DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) — Ds2
- DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) — Ds3
- DUST CONTROL ON DISTURBED AREAS — Du
- FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE — Sk
- SLOTTED BOARD DAM WITH STONE-"RETROFIT" — Rt-B
- TEMPORARY SILT FENCE - TYPE "NON-SENSITIVE" — Sd1-NS
- TEMPORARY SILT FENCE - TYPE "SENSITIVE" — Sd1-S
- INLET SEDIMENT TRAP — Sd2-F
- TEMPORARY SEDIMENT BARRIER - TYPE "PIG IN A BLANKET" — Sd2-P
- TEMPORARY SEDIMENT BASIN — Sd3
- STORM DRAINAGE OUTLET PROTECTION — St
- STORM WATER DISCHARGE SAMPLING POINT
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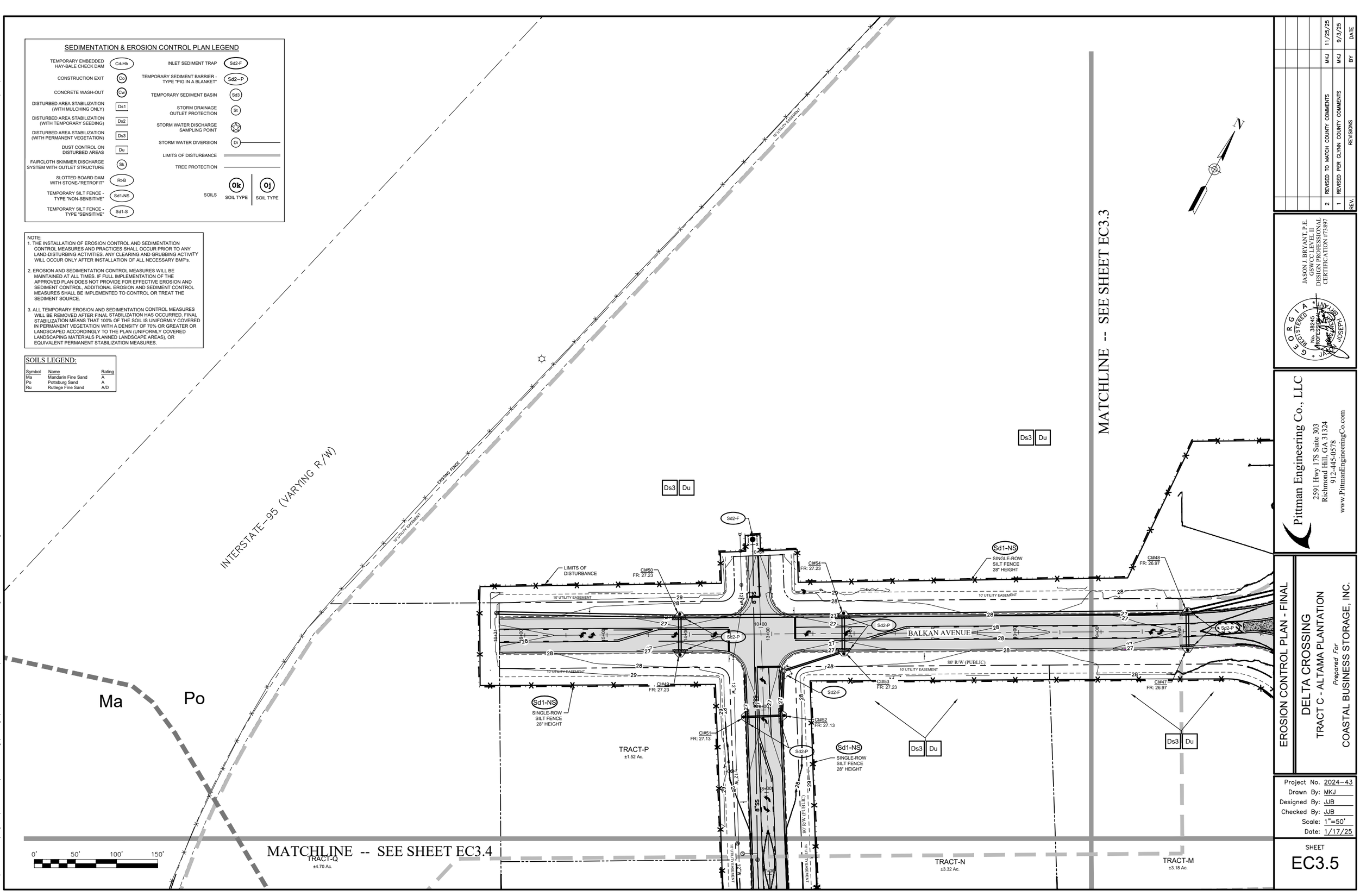
1. THE INSTALLATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO ANY LAND-DISTURBING ACTIVITIES. ANY CLEARING AND GRUBBING ACTIVITY WILL OCCUR ONLY AFTER INSTALLATION OF ALL NECESSARY BMP's.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REMOVED AFTER FINAL STABILIZATION HAS OCCURRED. FINAL STABILIZATION MEANS THAT 100% OF THE SOIL IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER OR LANDSCAPED ACCORDINGLY TO THE PLAN (UNIFORMLY COVERED LANDSCAPING MATERIALS PLANNED LANDSCAPE AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES.

SOILS LEGEND:

| Symbol | Name | Rating |
|---|---|---|
| Ma | Mandarin Fine Sand | A |
| Po | Pottsburg Sand | A |
| Ru | Rutlege Fine Sand | A/D |




| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 2 | 11/25/25 | MKJ | REVISED TO MATCH COUNTY COMMENTS |
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

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EROSION CONTROL PLAN - FINAL

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=50' |
| Date: | 1/17/25 |

SHEET
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Tuesday, July 14, 2026 4:01:15 PM

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

## 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. |
| Ch | CHANNEL STABILIZATION | | | Improving, constructing or stabilizing an open channel, existing stream, or ditch. |
| Co | CONSTRUCTION EXIT | | Co (LINEAR) | A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets. |
| Cr | CONSTRUCTION ROAD STABILIZATION | | Cr | A travelway 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 (LINEAR) | 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 (LINEAR) | 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. |
| Ga | GABION | | | Rock filter baskets which are hand-placed into position forming soil stabilizing structures. |
| Gr | GRADE STABILIZATION STRUCTURE | | Gr (LINEAR) | 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 structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils. |
| Rd | ROCK FILTER DAM | | | A permanent or temporary stone filter dam installed across small streams or drainageways. |
| Re | RETAINING WALL | | Re (LINEAR) | A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design. |
| Rt | RETRO FITTING | | Rt (LINEAR) | A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter. |
| Sd1 | SEDIMENT BARRIER | | (INDICATE TYPE) | A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence. |
| Sd2 | INLET SEDIMENT TRAP | | | An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities. |
| Sd3 | TEMPORARY SEDIMENT BASIN | | Sd3 (LINEAR) | 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 (LINEAR) | 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 (LINEAR) | 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. |

## STRUCTURAL PRACTICES

| CODE | PRACTICE | DETAIL | MAP SYMBOL | DESCRIPTION |
|---|---|---|---|---|
| Sr | TEMPORARY STREAM CROSSING | | Sr (LINEAR) | A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment. |
| St | STORMDRAIN OUTLET PROTECTION | | St | A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff. |
| Su | SURFACE ROUGHENING | | Su | A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading. |
| Tc | TURBIDITY CURTAIN | | Tc | 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 | | Tp (OVER STRIPPED AND STORAGE 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 | | (DENOTE TREE COVERS) | To protect desirable trees from injury during construction activity. |
| Wt | VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL | | (LINEAR) | Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures. |

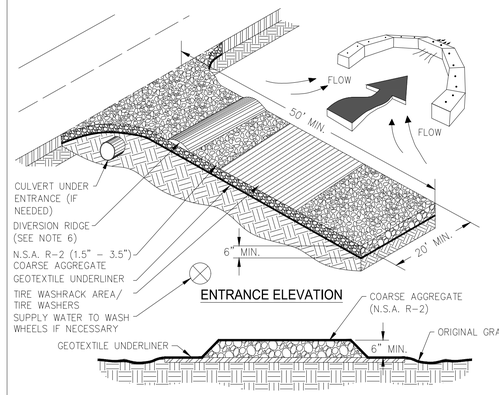
## VEGETATIVE PRACTICES

| CODE | PRACTICE | DETAIL | MAP SYMBOL | DESCRIPTION |
|---|---|---|---|---|
| Bf | BUFFER ZONE | | Bf (LINEAR) | 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. |

GaSWCC (Amended – 2016)

## CRUSHED STONE CONSTRUCTION EXIT (Co)

EXIT DIAGRAM



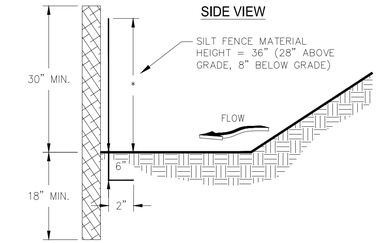

ENTRANCE ELEVATION



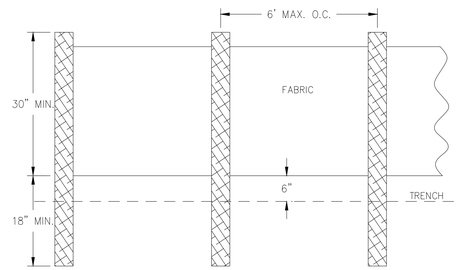

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"–3.5" STONE).
4. GRAVEL PAD 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.

## SILT FENCE - TYPE NON-SENSITIVE (Sd1-NS)

SIDE VIEW



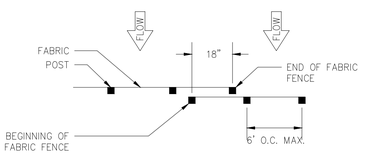

FRONT VIEW



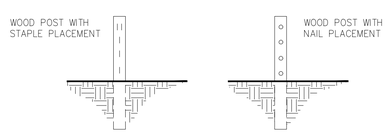

NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

## FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS




TOP VEIW – NOT TO SCALE

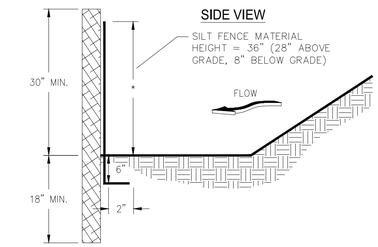



FRONT VIEWS – NOT TO SCALE

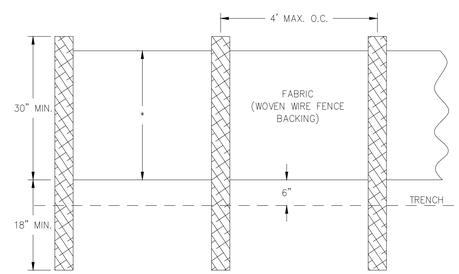
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

## SILT FENCE - TYPE SENSITIVE (Sd1-S)

SIDE VIEW




FRONT VIEW




NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

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EROSION CONTROL DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: –
Date: 1/17/25

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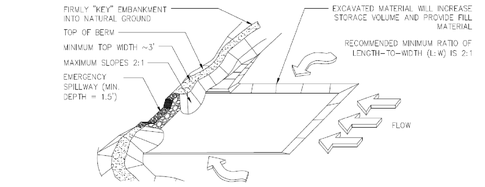
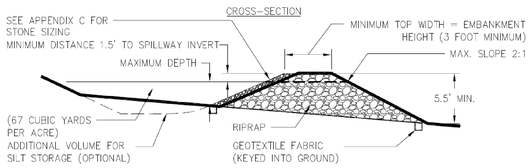
## TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET




CROSS-SECTION




PROFILE THROUGH EMBANKMENT

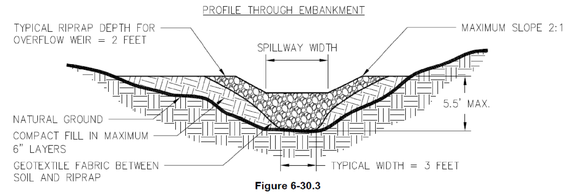



**Figure 6-30.3**

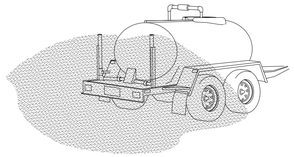
Sd4-C

## TEMPORARY SEDIMENT TRAP DETAILS

SCALE: N.T.S.

## DUST CONTROL ON DISTURBED AREAS

Du



### DEFINITION

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

### PURPOSE

- To prevent surface and air movement of dust from exposed soil surfaces.

- To reduce the presence of airborne substances that may be harmful or to human health, welfare, or safety, or to animals or plant life.

### CONDITIONS

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

### METHOD AND MATERIALS

A. TEMPORARY METHODS

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

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

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

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

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

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

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

B. PERMANENT METHODS

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

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

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

## Disturbed Area Stabilization (With Mulching Only)

Ds1

### DEFINITION

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

### PURPOSE

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

### REQUIREMENT FOR REGULATORY COMPLIANCE

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

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

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to **Ds2 -Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding)**.

### SPECIFICATIONS

**Mulching Without Seeding**

This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

**Site Preparation**

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

**Mulching Materials**

Select one of the following materials and apply at the depth indicated:

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

**Applying Mulch**

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

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

**Anchoring Mulch**

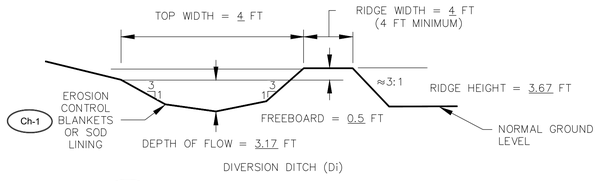
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

   Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifers, binders and hydraulic mulch with tackifier specifically desgined for tacking straw can be substituted for emulsified asphalt. Please refer to specification **Tac-Tackifers**. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.

3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.






Ch-1

Di

## DIVERSION DITCH

SCALE: N.T.S.

## Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CORPS 1/

| Species | Broadcast Rates 2/-PLS3/ Per Acre | Broadcast Rates 2/-PLS3/ Per 1000 sq. ft. | Resource Planting Dates by Resource Area: Area | Planting Dates (Solid lines indicate optimum dates; dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D | Remarks |
|---|---|---|---|---|---|
| MILLET, PEARL (Pennesetum glaucum) alone | 50 lbs. | 1.1 lb. | M-L P C | J F M A M J J A S O N D | 88,000 Seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures. |
| RYEGRASS, ANNUAL (Lolium Temulentum) alone | 40 lbs. | 0.9 lb. | M-L P C | J F M A M J J A S O N D | 227,000 seed pound. Dense cover. Very competitive and is not to be used in mixtures. |

1. Temporary cover crops are very competitive and will crowd perennials if seeded to heavily.
2. Reduce seeding rates by 50% when drilled.
3. PLS is an abbreviation for Pure Live Seed.
4. M-L represents the Mountain: Blue Ridge: and Ridges and Valleys MLRAs
   P represents the Southern Piedmont MLRA
   C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast Flatwoods MLRAs

## Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

| Species | Broadcast Rates 2/-PLS3/ Per Acre | Broadcast Rates 2/-PLS3/ Per 1000 sq. ft. | Resource Planting Dates by Resource Area: Area | Planting Dates (Solid lines indicate optimum dates; dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D | Remarks |
|---|---|---|---|---|---|
| BERMUDA, COMMON (Cynodon dactylon) Hulled seed alone | 10 lbs. | 0.2 lb. | P C | J F M A M J J A S O N D | 1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields. |
| with other perennials | 6 lbs. | 0.1 lb. | | | |
| BERMUDA, COMMON (Cynodon dactylon) Unhulled seed with temporary cover | 10 lbs. | 0.2 lb. | P C | J F M A M J J A S O N D | Plant with winter annuals. |
| with other perennials | 6 lbs. | 0.1 lb. | | | Plant with Tall fescue. |
| BERMUDA SPRIGS (Cynodon dactylon) | | | M-L | J F M A M J J A S O N D | A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 srigs. |
| Coastal, Common, Midland, or Tift 44 | 40 cu. ft. 0.9 cu. ft. or sod pulgs 3'x 3' | | P C | | Same as above |
| Coastal, Common, or Tift 44 | | | C | | Southern costal Plain only. |
| Tift 78 | | | | | |
| CENTIPEDE (Eremochloa ophiuroides) | Block sod only | | P C | J F M A M J J A S O N D | Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far north as Athens and Atlanta. |
| LOVEGRASS, WEEPING (Eragrostis curvula) alone | 4 lbs. | 0.1 lb. | M-L P C | J F M A M J J A S O N D | 1,500,000 Seed per pound. May last for several years. Mix with Sericea lespedeza. |
| in mixtures | 2 lbs. | 0.05 lb. | | | |

1. Reduce seeding rates by 50% when drilled.
2. PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specification..
3. M-L represents the Mountain: Blue Ridge: and Ridges and Valleys MLRAs
   P represents the Southern Piedmont MLRA; C represents Southern Coastal Plain: Sand Hills: Black Lands: and Atlantic Coast

| REV. | DATE | BY | REVISIONS |
|---|---|---|---|
| 1 | 9/3/25 | MKJ | REVISED PER GLYNN COUNTY COMMENTS |

JASON J. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION #73897

GEORGIA REGISTERED No. 38345 PROFESSIONAL ENGINEER JASON JOSEPH BRYANT

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EROSION CONTROL DETAILS

DELTA CROSSING
TRACT C - ALTAMA PLANTATION
*Prepared For*
COASTAL BUSINESS STORAGE, INC

Project No. 2024-43
Drawn By: MKJ
Designed By: JJB
Checked By: JJB
Scale: –
Date: 1/17/25

SHEET
EC4.2

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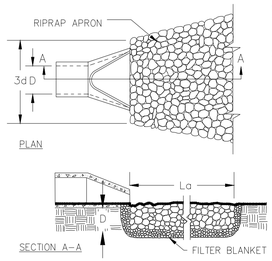
# RIPRAP OUTLET PROTECTION

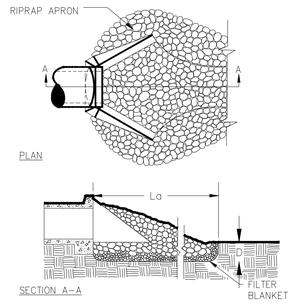
## PIPE OUTLET TO FLAT AREA – NO WELL DEFINED CHANNEL

St




NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE 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.

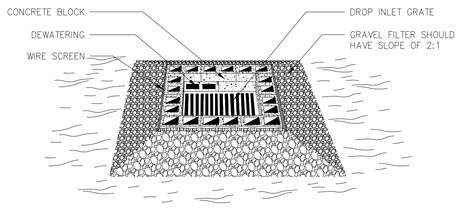
## PIPE OUTLET TO WELL DEFINED CHANNEL



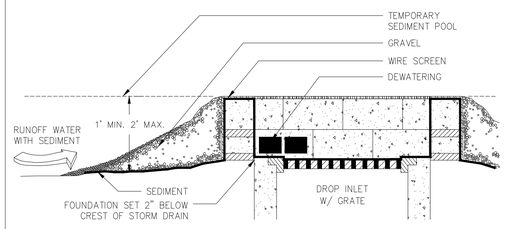

# BLOCK AND GRAVEL DROP INLET PROTECTION

## BLOCK AND GRAVEL PERSPECTIVE

Sd2-Bg



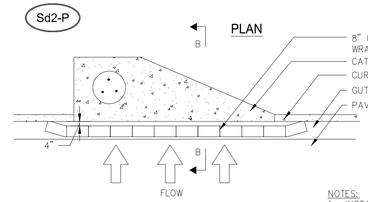

## BLOCK AND GRAVEL SECTION

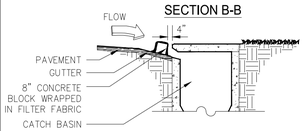



NOTE:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK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

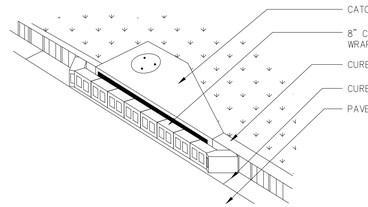
# CURB INLET FILTER "PIGS IN BLANKET"

Sd2-P



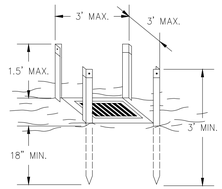

NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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



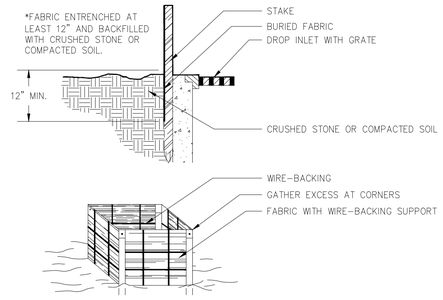

# FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

Sd2-F

## STEEL FRAME AND SILT FENCE INSTALLATION




NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

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| Project No. | 2024–43 |
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| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | – |
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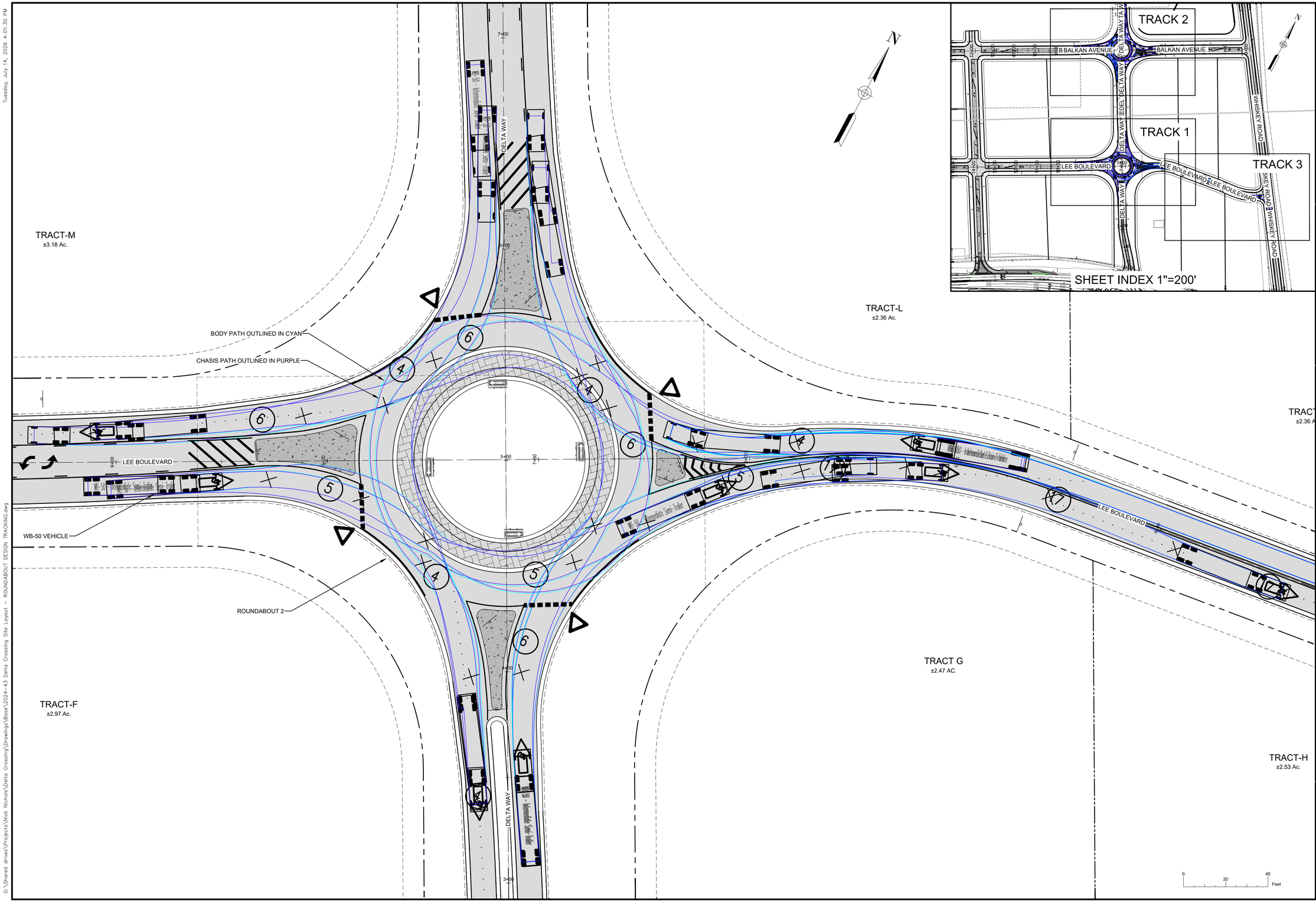


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# WB-50 VEHICLE TRACKING EXHIBIT

## DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
| Project No. | 2024-43 |
| Drawn By: | MKJ |
| Designed By: | JJB |
| Checked By: | JJB |
| Scale: | 1"=20' |
| Date: | 11/24/25 |

SHEET
TRACK 1

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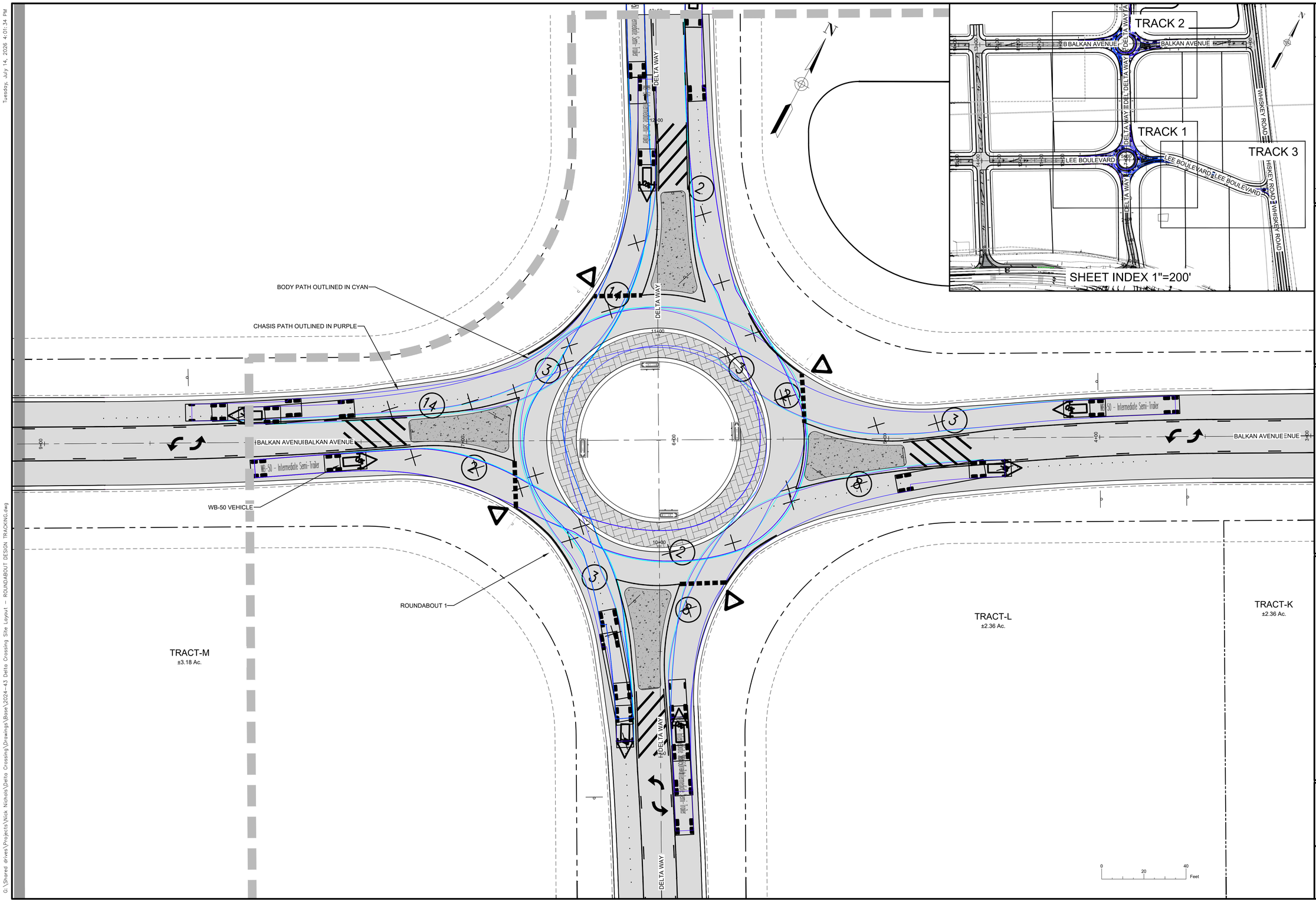





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# WB-50 VEHICLE TRACKING EXHIBIT

## DELTA CROSSING
TRACT C - ALTAMA PLANTATION

*Prepared For*
COASTAL BUSINESS STORAGE, INC.

| | |
|---|---|
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SHEET
TRACK 2

Tuesday, July 14, 2026 4:01:38 PM

TRACT-L
±2.36 Ac.

TRACT-K
±2.36 Ac.

TRACT-J
±2.36 Ac.

TRACT G
±2.47 AC.

TRACT-H
±2.53 Ac.

TRACT-I
±2.77 Ac.

WB-50 - Intermediate Semi-Trailer

LEE BOULEVARD

WHISKEY ROAD

WB-50 VEHICLE

BODY PATH OUTLINED IN CYAN

CHASIS PATH OUTLINED IN PURPLE

0 20 40 Feet

SHEET INDEX 1"=200'

TRACK 1

TRACK 2

TRACK 3

BALKAN AVENUE

DELTA WAY

LEE BOULEVARD

WHISKEY ROAD

| REV. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

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TRACK 3

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