

Plan for Groundwater Recharge

Prepared by:
Thomas and Hutton
50 Park of Commerce Way
Savannah, GA 31405

February 10, 2022

Plan for Groundwater Recharge Issues:

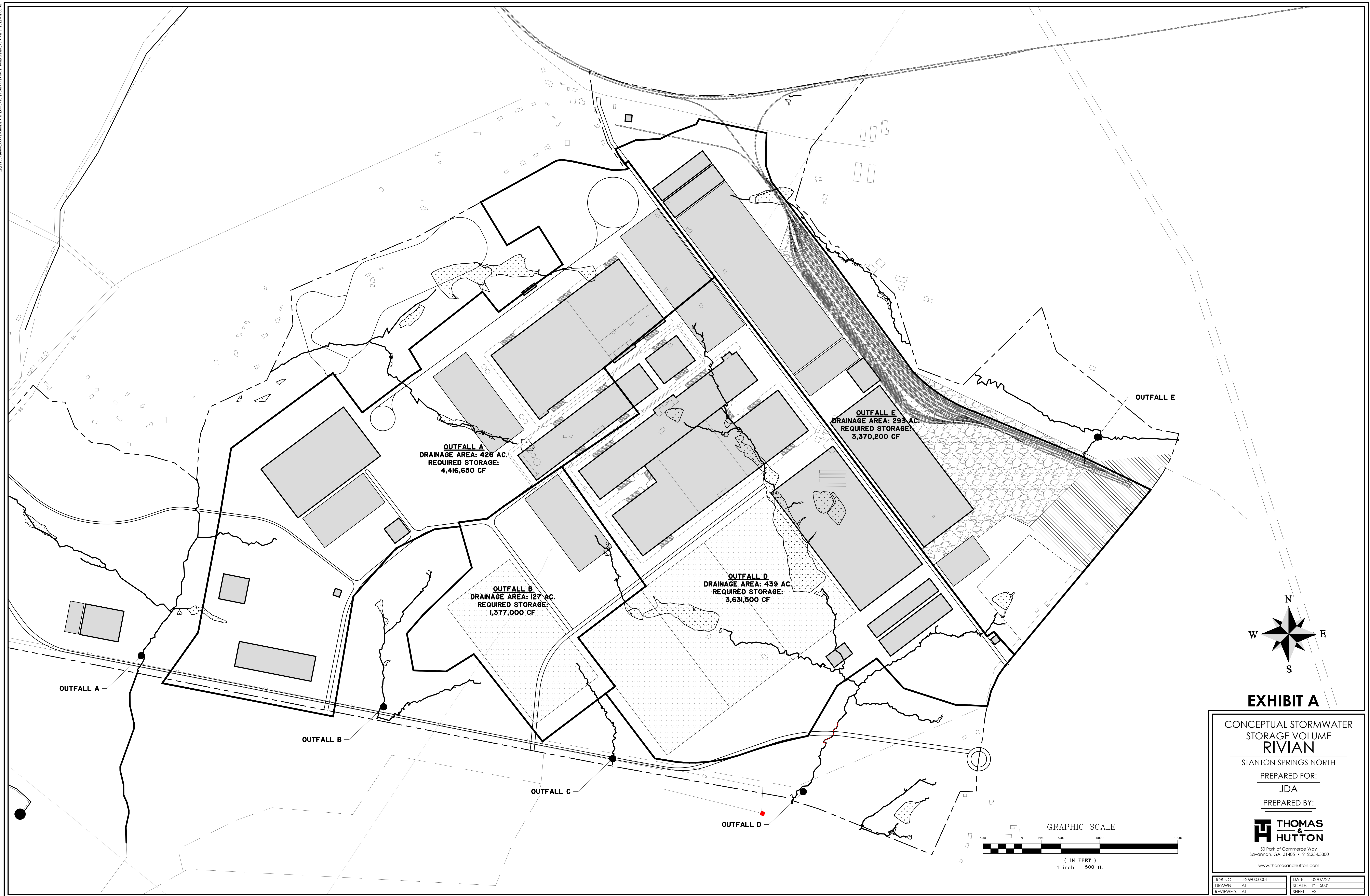
Per the Morgan County Zoning Ordinance: All applications for a development permit within the Groundwater Recharge Area District shall include a site plan, with the exception of certain exempted activities identified in this Chapter.

The following information is also required for all submitted site plans:

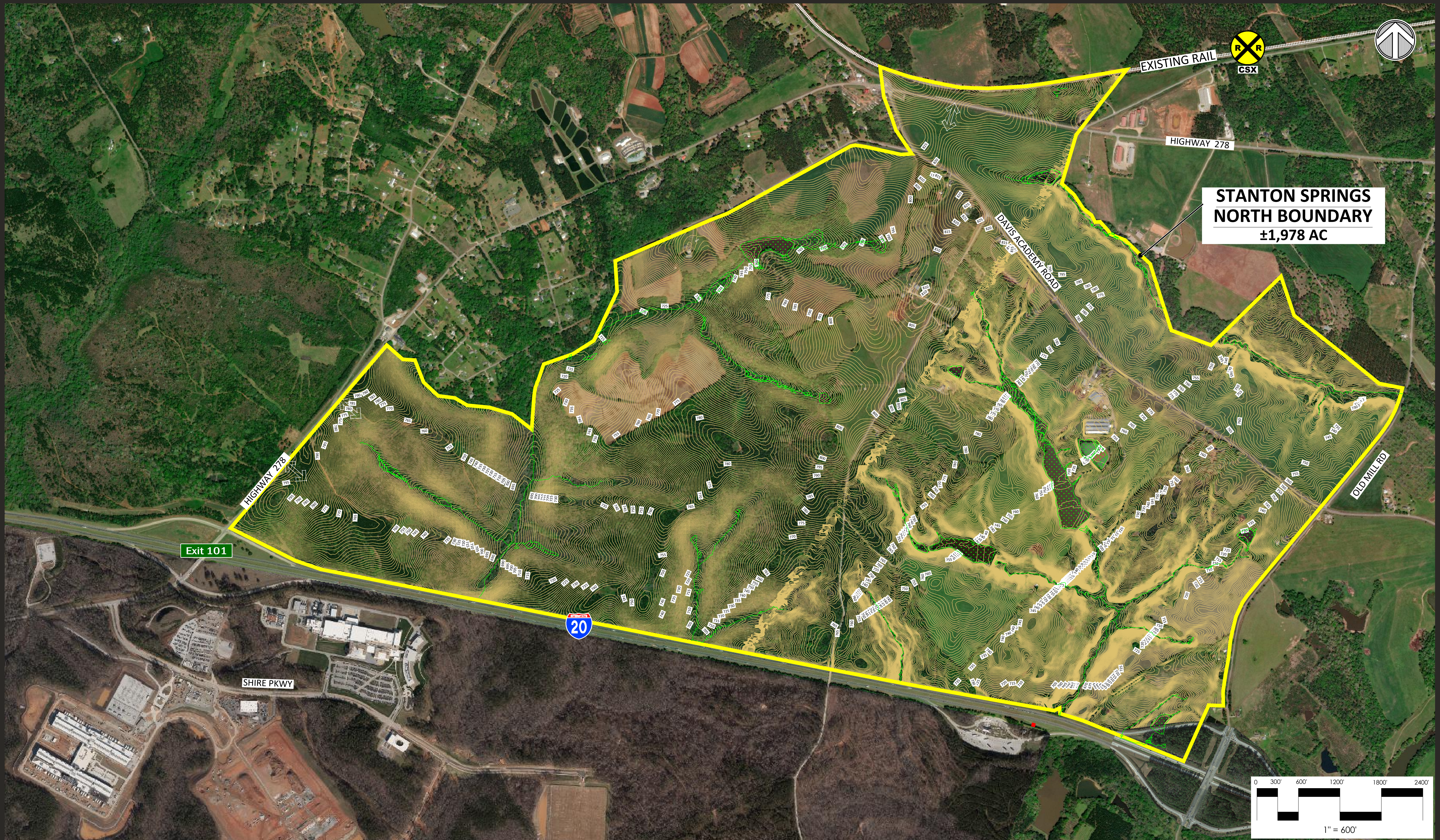
- A map, drawn to a scale of 1" = 50', showing all planned improvements including the width, depth, and length of all existing and proposed structures, roads, water courses and drainage ways, water, wastewater and storm water facilities, and utility installations;
 - Please see the provided preliminary drainage analysis exhibit showing the current conceptual site plan and an analysis of proposed post development drainage basins. We estimated the volume of pond storage required based on the pre versus post development analysis of the conceptual site plan. The ponds will be designed and located during the final design process. The proposed drainage plan considers maintaining the existing storm basin drainage routing by splitting the site into drainage basins that will discharge to the existing drainage basin outfalls. The proposed storm drainage system will comply with applicable local and state stormwater ordinances and regulations.
- Location, dimensions and area of all impervious surfaces, both existing and proposed;
 - Please see the provided preliminary drainage analysis exhibit (Exhibit A).
- The orientation and distance from the boundaries of the proposed site to the nearest bank of an affected perennial stream or water body;
 - The existing streams are identified in the preliminary drainage analysis exhibit (Exhibit A).
- Elevations of the site and adjacent land within 200 feet of the site at contour intervals of no greater than five (5) feet;
 - Please see the provided topographic exhibit for the site (Exhibit B).
- Location and detailed design of any spill and leak collection systems designed for the purpose of containing accidentally released hazardous or toxic materials;
 - Rivian is current in the beginning stages of their detailed site design, which will include all material storage locations. Rivian will comply with applicable federal, state, and local regulations and requirements. The detailed design information will be submitted with the site plans for site plan approval.
- Calculations of the amount of cut and fill proposed and cross-sectional drawings showing existing and proposed grades in areas of fill or excavation. Elevations, horizontal scale and vertical scale must be shown on cross-sectional drawings;
 - Please see the enclosed Phase 1A and Phase 1B grading plans (Exhibits C & D) for the first phase of the project. We estimate approximately 7,000,000 cubic yards of cut on the site that will be used to fill the lower portions of the site. Phase 1A will be

constructed prior to the issuance of the wetland permit for the site. Phase 1B will be constructed once the wetland permit is issued.

- Potential Designs to Mitigate Impacts:
 - Runoff Reduction
 - The project design team is considering the following measures for runoff reduction and stormwater infiltration, which may be utilized to the extent they are practicable for this site and the project:
 - Where soils allow, infiltration practices will be considered in the form of dry detention and infiltration basins, vegetated ditches/swales, or similar measures.
 - Stormwater reuse will be considered where practicable, include onsite use in the form of irrigation or offsite use in coordination with the water and sewer authority.
 - Stormwater detention will be designed to accommodate the 100-year design storm.
 - Groundwater / Stormwater Protection Considerations
 - The project design team is considering the following measures for groundwater protection, which may be utilized to the extent they are practicable for this site and the project:
 - Rivian will employ spill protection control and countermeasure practices that comply with applicable federal, state, and local requirements.
 - To the extent practicable, stormwater from paved surfaces will be routed over grassed or vegetated areas prior to detention to provide additional filtration.
 - Sand/Oil/Water separators will be employed in areas where appropriate to capture pollutants.
 - Additional undisturbed buffers will be provided along existing streams that are not impacted by the project.
 - Perimeter buffers will also be provided along adjacent properties.
 - Any existing water wells on the site will be capped and closed following applicable EPA standards.



Z:\26900\26900.000\Engineering\Drawings\Exhibits\Stanton Springs North Topo Wetland Exhibit 2-9-2022.dwg - Feb 9, 2022 - 3:47:22 PM



**STANTON SPRINGS
NORTH BOUNDARY**
±1,978 AC



CONCEPTUAL TOPO / WETLAND EXHIBIT
STANTON SPRINGS NORTH
NEWTON / WALTON / MORGAN COUNTY / GA
2/9/2022

EXHIBIT B



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.

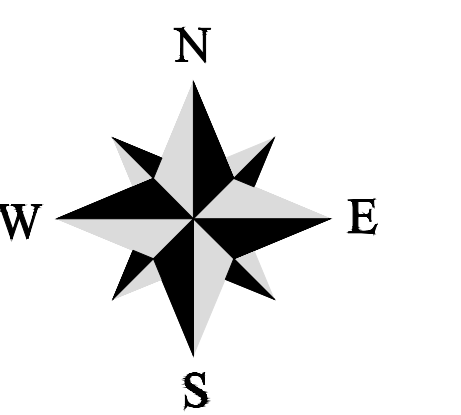
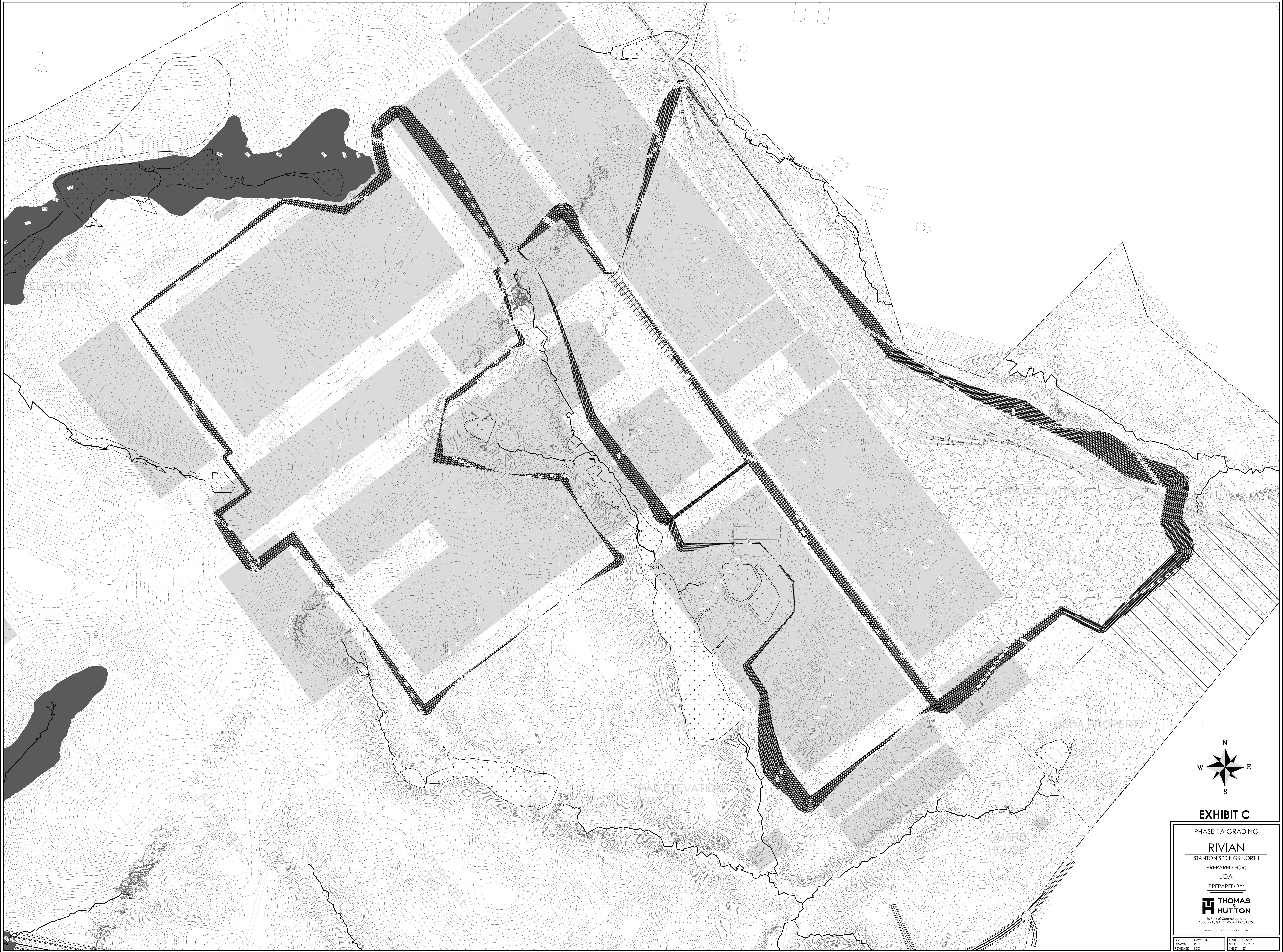


EXHIBIT C

PHASE 1A GRADING

RIVIAN

STANTON SPRINGS NORTH

PREPARED FOR:

JDA

PREPARED BY:



90 Park of Commerce Way
Savannah, GA 31405 • 912.234.3300
www.thomashutton.com

JOB NO:	256001.001	DATE:	2/4/22
DRAWN:	JDC	SCALE:	1"=200'
REVIEWED:	JDC	SHEET:	EX

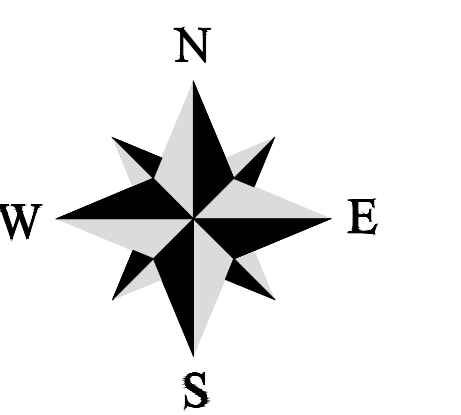
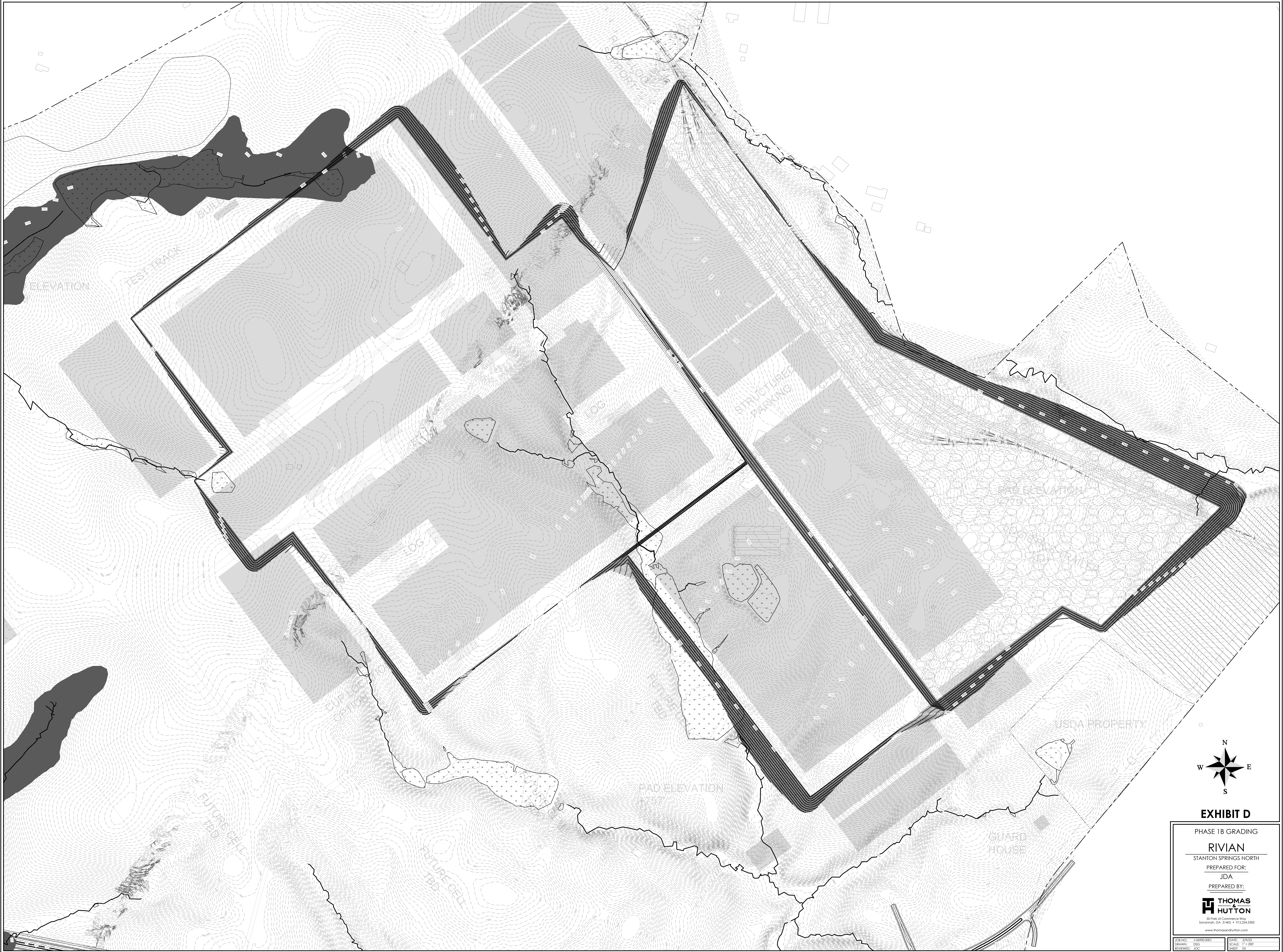


EXHIBIT D

PHASE 1B GRADING

RIVIAN

STANTON SPRINGS NORTH

PREPARED FOR:

JDA

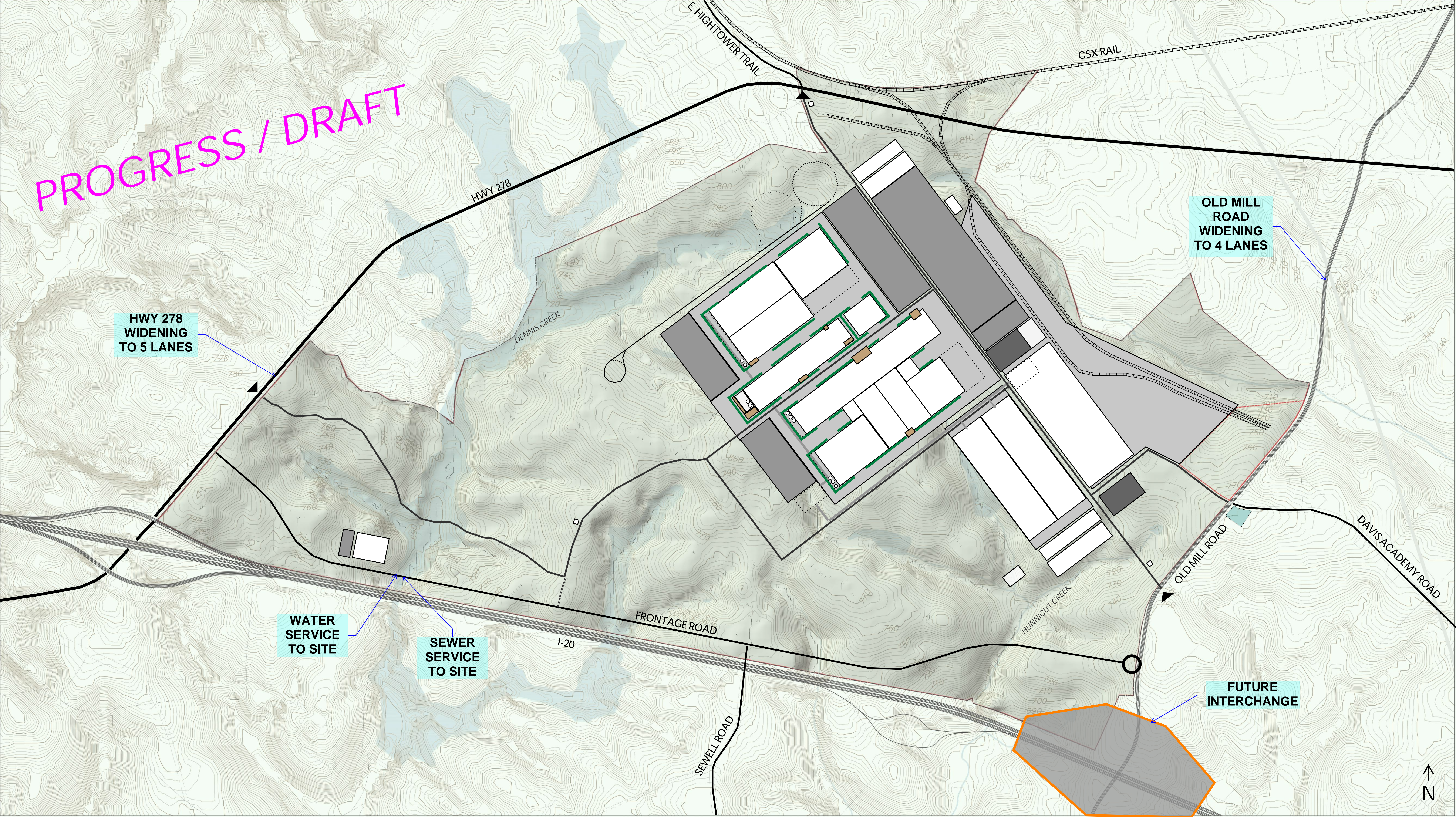
PREPARED BY:

THOMAS HUTTON

90 Park of Commerce Way
Savannah, GA 31405 • 912.234.3300
www.thomashutton.com

JOB NO:	22600.0001	DATE:	2/9/22
DRAWN:	DGS	SCALE:	1"=200'
REVIEWED:	JOC	SHEET:	EX

PHASE 1 | MINIMUM VIABLE PRODUCT








20220126

SITE PLANNING / PHASING

EXHIBIT E

LEGEND

	BUILDING		PAD
	ANCILLARY PROGRAM		SURFACE LOT
			STRUCTURED PARKING

SCALE: 1" = 600'

1,000'-0"