

Planning & Zoning
Commission
Agenda

January 22, 2024 - 3:00 p.m.

Pooler City Hall | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Text Amendment to Amend Appendix A, Art. II and III to Provide Provisions Related to Multi-Use Development
 - B. Zoning Map Amendment for property on Clear Lake Way from C-2 to R-3(C)
 - C. Preliminary Development Plans for Canal Bank Road Subdivision
 - D. Site Plan for Tanger Outlets Outparcel #4 at 220 Tanger Outlets Blvd
 - E. Site Plan for 212 E Highway 80
 - F. Final Plat for 360 Communities Phase 1B and Performance Bond for Lift Station electrical work
- V. ADJOURNMENT



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE-O2024-01.A

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE II – DEFINITIONS AND ARTICLE III – GENERAL PROVISIONS BY ADDING SECTION 32 – MULTI-USE DEVELOPMENT AND AMENDING TABLE 4.1 – ALLOWED USES BY ZONING DISTRICT TO PROVIDE PROVISIONS RELATED TO MULTI-USE DEVELOPMENT; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That APPENDIX A – ZONING, Article II. DEFINITIONS be amended by adding the following language:

Multi-use development. A development site consisting of multiple detached buildings with differing land uses including both residential and non-residential components.

Mixed-use development. A development site consisting of one or more multi-story buildings that include both residential and non-residential principal uses. Mixed-use development typically has non-residential uses on the first floor with upper story residential uses.

II

That APPENDIX A – ZONING, Article III. GENERAL PROVISIONS be amended by adding the following:

Section 32. – Multi-use development.

(A) *Applicability.*

- (1) The provisions of this section shall apply to any new multi-use development as defined in this ordinance.
- (2) Any new multi-use development shall only be allowed as part of an approved site plan.
- (3) Any multi-use development existing prior to the adoption of this ordinance shall be allowed to continue to exist without express compliance with these requirements. Any redevelopment, alteration, expansion, or extension of at least 50 percent of an existing multi-use development shall be required to comply with these requirements.

(B) *Definitions.*

- (1) *Non-residential component.* The minimum required non-residential use portion related to a multi-use development.
- (2) *Open space set-aside.* Portion of the site that is not occupied by buildings, structures, impermeable areas, or driveways, which are intended for the use and enjoyment of the development's residents, employees, and users and is at least 500 sq feet in size and consisting of primarily pervious or semi-pervious surfaces. Open space set-aside is meant to serve as an amenity and includes features such as:
 - a. Natural features, such as groupings of trees and areas of preserved vegetation;
 - b. Recreation areas, such as gazebo and picnic areas, playgrounds or courts, parks, or other like features;
 - c. Any vegetation, tree plantings, or landscape areas not part of parking lots or other hardscapes (unless part of another identified open space set-aside); or,
 - d. Squares, forecourts, or plazas, which are framed and oriented by buildings or streets to provide gathering spaces that are not ancillary or allocated to a residential or non-residential use component, i.e., outdoor dining area or hang-out pad, unless accessible to all users of the site.
- (3) *Phasing plan.* A general development plan that identifies the sequence or phases in which the development is proposed to be accomplished, including the timing of construction of residential and non-residential components, along with all infrastructure, open space, amenities, or other proposed features associated with such.
- (4) *Residential component.* The minimum required residential use portion related to a multi-use development. The residential component shall include apartments, condominiums, or townhouses.

(C) *General Requirements.* Where permitted, any multi-use development shall comply with the following requirements:

- (1) A minimum size requirement of at least 5 acres and a maximum size requirement of no more than 50 acres.
- (2) At least 15 percent of the development shall be designated as open space set-aside as defined in this section. Open space set-aside shall be parceled out and labeled as open space on the plat.
- (3) A phasing plan shall be submitted as part of any application for the development. A Certificate of Occupancy for at least one non-residential building shall be required prior to or simultaneously with the issuance of any Certificate of Occupancy for a residential building.
- (4) A minimum of three distinct use categories shall be required for the development, with at least one comprising the residential component and two comprising the non-residential component. Staff shall review and determine if

the proposed uses within each component are satisfied during a pre-application meeting, prior to site plan submittal.

- (5) No use component shall exceed 75 percent of the uses by acreage within the development.
 - (6) No use category, except for residential, shall exceed 65 percent of the total acreage of the site.
 - (7) Each use category shall comprise at least 10 percent of the gross floor area of all uses.
 - (8) Any use proposed for inclusion within the development shall comply with all use permissions and use requirements related to such use for the zoning district.
 - (9) The development may receive a reduction in the minimum number of required parking spaces by submitting a parking demand study demonstrating that there is reasonable probability the number of parking spaces needed to serve the development is less than what would otherwise be required because of the location, nature, and mixture of uses. An alternative parking or shared parking plan shall be provided with the parking demand study.
 - (10) The land comprising the site shall not be subdivided into separate, individual parcels, except through a horizontal property regime, condominium, land or ground lease, HOA or POA, or other similar property framework.
- (D) *Violations.* Any violation of the requirements of this section shall be subject to the provisions set forth within Article V, Section 12 of Appendix A, along with any and all applicable enforcement procedures, including Section 1-12 of the City of Pooler Code of Ordinances.

III

That APPENDIX A, ARTICLE IV. ZONING DISTRICTS, Table 4.1 *Allowed Uses by Zoning District* be amended to include "Multi-Use Development" as a conditional use in the C-1, Light Commercial, C-2, Heavy Commercial, C-P, Commercial Professional, I-1, Light Industrial, and I-2, Heavy Industrial, districts:

P	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

Table 4.1 Allowed Uses by Zoning District

Uses with NAICS Codes are found within the NAICS Manual : <https://www.census.gov/eos/www/naics/>

Uses in R-1A, R-1B, R-1C are listed in this table under R-1

*Uses in a PUD are determined case-by-case by the Board

Uses in R-2A, R-2B, R-2C are listed in this table under R-2

Uses in R-3A, R-3B, R-3C are listed in this table under R-3

NAICS Code	Use	R-1	R-2	R-3	R-4	MH-1	MH-2	MH-3	C-1	C-2	C-P	I-1	I-2	R-A	RA-1	RA-2	PUD*
	Principal Uses																
	Principal Residential Uses																
	Single Family Detached: Site-Built	P	P	P		P	P							P	P	P	
	Single Family Detached: Modular	P	P	P		P	P										
	Single Family Detached: Manufactured Home					P	P	P						P			
	Two Family Dwelling: Duplex		P	P										P	P	P	
	Two Family Dwelling: Modular		P	P													
	Multi Family Dwelling: Townhomes			P	P												
	Multi Family Dwelling: Apartment/Condominium			P	P				C								
	Manufactured Home Park							P									
	Residential Mixed-Use Building								P	P							
	Multi-use Development								C	C	C	C	C				
	Retreat	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

IV

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

V

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

VI

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Mayor

ATTEST:

Clerk of Council



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment for Clear Lake Reserve Lot 5

Project:	#231730
P&Z Meeting Date:	January 22, 2024
Public Hearing Date:	February 20, 2024
Applicant and Authorized Agent:	Pooler Parkway of GA, LLC (Adam Bryant)
Location (Address):	Clear Lake Way (Clear Lake Reserve, Lot 5)
Parcel (PIN):	51011F 01005
Existing Zoning:	C-2
Zoning Action:	Zoning Map Amendment
Request:	Request to rezone the subject site from C-2 to R-3-C
Application Filed:	December 12, 2023
Legal Notice Published:	January 21, 2024
Sign Posted:	January 10, 2024
Letters Mailed:	January 10, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The subject site is approximately 14.845 acres located in Clear Lake Reserve. The subject site is centrally located within the

development and bounded by Kita Ave, E Marketplace, and Clear Lake Way. The site is undeveloped and presently wooded.

The applicant is requesting to rezone from C-2 to R-3-C for a multifamily development. Under the requested zoning, a maximum of 296 units would be permitted for multi-family.

Clear Lake Reserve is centrally located along Pooler Parkway approximately halfway between US Highway 80 and I-16. It is a mixed-use development with a variety of commercial and residential uses planned, permitted, and under construction. The residential components are located to the south of the subject site off of Clear Lake Way. The only active commercial use, a retail shopping plaza, is located across the subject site on E Marketplace Way.

The Pooler 2040 Comprehensive Plan includes this area within the Residential character area. The FLUM designates this area as Residential.

Relevant Ordinances:

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

Zoning Action Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
 - *In part, yes, this would be a logical extension of an existing zoning boundary. The residential component of Clear Lake Reserve (360 Communities) is zoned R-3-C. This request would then be an extension of that same zoning district. The larger portion of the residential zone is separated by commercial frontage that generally is not usable for commercial development (wetlands or drainage ponds). Because of this, the rezoning would serve to improve the pattern of potential uses for the residential components where there is a transition from commercial to higher intensity residential to less intense residential uses throughout the development.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the request would entail extension of existing zoning districts. Likewise, the request is of a substantial enough size to exist on its own. Further, the request is consistent with the recommendations of the 2040 Comp Plan as the area is designed as residential in the FLUM and Character Area map.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established

single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

- *The proposed use would be located off a major roadway and corridors designed and intended for higher levels of traffic. The proposed use would not traverse through residential neighborhoods but through a mostly commercial development.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the FLUM designates this area for residential development. Likewise, the proposed zoning districts would be compatible and consistent with the existing districts and uses found within the general area. Further, Clear Lake Reserve is designed and intended as a mixed-use development with a variety of uses.*
 5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *There is a need for additional housing within the City as commercial development and growth in the larger region continues. The master developer of Clear Lake Reserve appears to have an intended user for the site with the intent to develop the site for multifamily residential.*
 6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed multifamily residential use would not be in conflict with the existing development pattern and would complement the nearby residential and commercial development.*
 7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *It is unlikely that additional requests for R-3-C would occur within the area. Most of the other sites are not conducive to multifamily uses and are suitable for commercial or retail. Likewise, potential land use impacts related to multifamily development are less than those that would occur with commercial development.*
 8. Will the action adversely impact adjacent or nearby properties in terms of:
 - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and

air that is incompatible with the established development pattern?

- *No, the proposed use would not affect the surrounding development or properties. Any potential traffic issues would need to be addressed as part of the site plan process in order for the use to be established.*
 - Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
 - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable. Additionally, because the property is surrounded by right-of-way, the subject site would not abut any commercial tracts, thereby negating any potential required buffers for future commercial development.*
 - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
 - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any large site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this development would be the responsibility of the developer and would not place a burden on the City.*

Conclusion:

Staff finds the request complies with the required criteria for a zoning map amendment. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Clear Lake Reserve Map
- C. Application and Submittal Documentation



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Project #231730 - Clear Lake Reserve Rezoning

01/17/2024

☐ Parcels





CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Project #231730 - Clear Lake Reserve Rezoning

01/17/2024

☐ Parcels

Conceptual Site Plan

Clear Lake Vista - Pooler, GA

SITE DATA:
PARCEL AREA: +/- 14.84 ACRES

PROPOSED DEVELOPMENT SUMMARY:

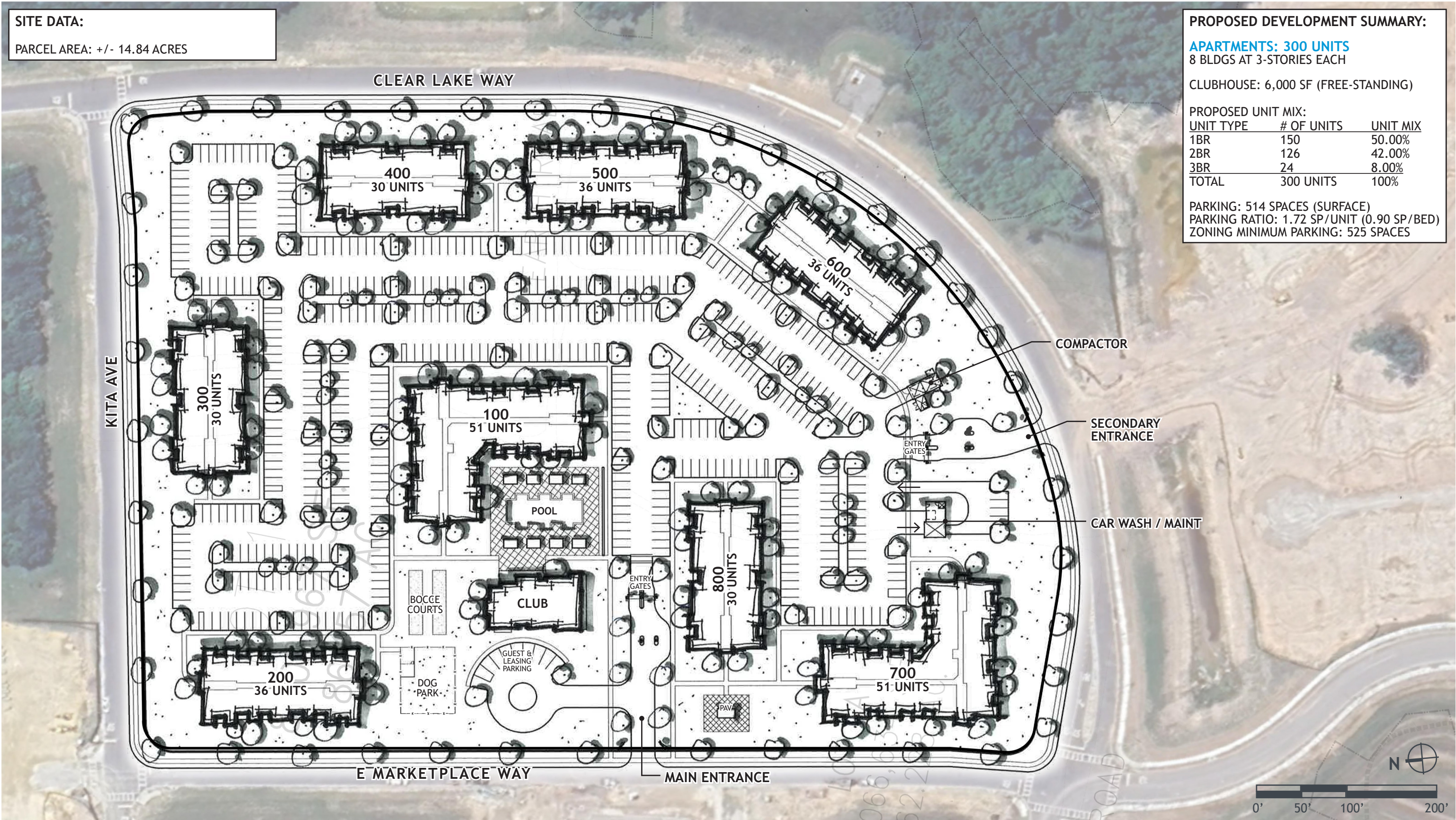
APARTMENTS: 300 UNITS
8 BLDGS AT 3-STORIES EACH

CLUBHOUSE: 6,000 SF (FREE-STANDING)

PROPOSED UNIT MIX:

UNIT TYPE	# OF UNITS	UNIT MIX
1BR	150	50.00%
2BR	126	42.00%
3BR	24	8.00%
TOTAL	300 UNITS	100%

PARKING: 514 SPACES (SURFACE)
PARKING RATIO: 1.72 SP/UNIT (0.90 SP/BED)
ZONING MINIMUM PARKING: 525 SPACES



Type: PLAT
Recorded: 1/26/2022 3:11:00 PM
Fee Amt: \$40.00 Page 1 of 4
Chatham Co. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 4498674959

BK 53 PG 278 - 281

THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

NOTES

- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 161,860 FEET, AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPARISON METHOD
- ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 1245,300 FEET OR BETTER.
- ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 1017H, REVISED AUGUST 15, 2018, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATIONS IS FEET AND 16 FEET).
- WETLANDS SHOWN ARE BASED UPON THE APPROVED JURISDICTIONAL DETERMINATIONS (SAS-2018-00845, DATED JULY 8, 2021, AND SAS-2021-00370, DATED JULY 8, 2021) ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS. THESE APPROVED VERIFICATIONS (JD'S) REMAIN VALID FOR A PERIOD OF 5 YEARS UNLESS NEW INFORMATION WARRANTS REVISIONS PRIOR TO THAT DATE. LOT OWNERS AND THE DEVELOPER ARE ADVISED TO REVIEW THE JD'S TO UNDERSTAND APPLICABLE COMPLIANCE REQUIREMENTS, AS PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL MAY OCCUR.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- FOR PROPOSED WATER LINE EASEMENTS, SEE SHEET 2. FOR PROPOSED SANITARY SEWER EASEMENTS SEE SHEET 3. FOR PROPOSED DRAINAGE EASEMENTS SEE SHEET 4.
- WATER & SEWER UTILITIES AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF POOLER FOR OWNERSHIP AND MAINTENANCE.
- LINE TAGS ARE NUMBERED CONSECUTIVELY. SOME TAGS HAVE BEEN OMITTED FOR CLARITY AND LEGIBILITY.
- ALL PROPOSED RIGHTS-OF-WAY SHOWN HEREON WITHIN THE SUBDIVISION ARE TO BE PRIVATE.
- THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
- POOLER PARKWAY OF GA, LLC PROPERTY OWNERS ASSOCIATION (POA) WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PARCELS AND ITEMS NOT OWNED BY THE CITY OF POOLER.

REFERENCES

- A LIMITED WARRANTY DEED BY AND BETWEEN DONNY TUTEN AND LRP HOTELS OF SOUTH MYRTLE BEACH, LLC, DATED APRIL 10, 2018, RECORDED APRIL 18, 2018, IN DEED BOOK 1325, PAGE 737, CHATHAM COUNTY RECORDS.
- A LIMITED WARRANTY DEED BY AND BETWEEN LRP HOTELS OF SOUTH MYRTLE BEACH, LLC, AND DONNY TUTEN, DATED APRIL 10, 2018, RECORDED APRIL 18, 2018, IN DEED BOOK 1325, PAGE 666, CHATHAM COUNTY RECORDS.
- AN ALTA/NSPS LAND TITLE SURVEY OF A 243.949 ACRE PORTION OF THE LANDS KNOWN AS THE RYALS TRACT, PREPARED FOR THE BLACKWOOD RYALS ESTATE, BY THOMAS & HUTTON ENGINEERING CO., DATED JANUARY 13, 2017, UNRECORDED, BEARING TAB JOB NO. 2549.000.
- AN 88.400 ACRE SURVEY SHOWING A PORTION OF PARCEL "E" AND THE REMAINING PORTIONS OF PARCELS "B" AND "D" AND LOTS 45 THRU 48, AND LOT 54, A PORTION OF PHASE ONE-ADDITION TWO OF GARDEN ACRE ESTATES, FORMERLY OF THE J.E. TUTEN PROPERTY, PREPARED FOR DONNY & R.E. TUTEN, BY EMC ENGINEERING SERVICES, INC., DATED MAY 2, 1988, RECORDED IN PLAT BOOK 9P, PAGE 160A, CHATHAM COUNTY RECORDS.

LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- ADJONER PROPERTY LINE
- FRESHWATER WETLAND EDGE
- UTILITIES EASEMENT
- POWER LINE EASEMENT
- FRESHWATER WETLAND (JURISDICTIONAL)
- FRESHWATER WETLAND (NON-JURISDICTIONAL)
- 15.6 FEET
- CROSS SECTION WITH 1% ANNUAL CHANCE

APPROXIMATE LIMITS OF F.I.R.M. ZONE

CENTRAL OF GEORGIA RAILROAD
(PRIVATE 100' RIGHT OF WAY)

N/F
DONNY TUTEN
(SEE REFERENCE #1)

N/F
DONNY TUTEN
PIN 5-101-01-006
P.R.B. 9-P, PG. 106-A

N/F
DONNY TUTEN
PIN 5-101-01-006
P.R.B. 9-P, PG. 106-A

N/F
DONNY TUTEN
PIN 5-101-01-006A
P.R.B. 9-P, PAGE 106-A

N/F
CORY MICHAEL HENNEMAN
PIN 5-101-01-057

N/F
BOARD OF EDUCATION
PIN 5-1010-01-016
D.B. 177-V, PG. 101
P.R.B. 14-P, PG. 103

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

AS OWNER
POOLER PARKWAY OF GA, LLC

DATE

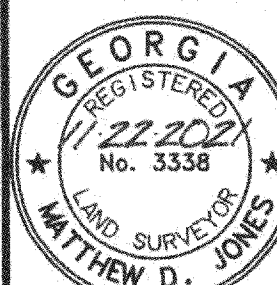
CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	2755.91	1479.17	N 14°54'54" E	1461.48	30°45'06"
C2	2984.02	90.00	S 28°16'07" W	90.00	4°02'06"
C3	2984.02	90.00	S 25°31'04" W	90.00	4°24'16"
C4	2984.02	223.39	S 22°19'15" W	223.34	4°24'16"
C5	2984.02	655.28	N 13°49'59" E	653.97	12°34'55"
C6	470.00	79.84	S 49°34'59" E	79.75	9°43'59"
C7	530.00	76.92	S 48°52'27" E	76.85	8°18'56"
C8	30.00	44.85	N 12°37'48" W	44.86	85°50'38"
C9	100.00	275.17	N 7°46'51" E	251.75	82°59'47"
C10	205.00	256.58	N 77°24'55" E	240.15	7°14'25"
C11	205.00	87.94	N 29°16'13" E	87.27	24°34'44"
C12	230.00	194.45	N 07°14'20" W	188.71	48°26'22"
C13	230.00	21.08	N 34°05'04" W	21.07	5°15'07"
C14	23.24	173.13	N 13°49'53" W	168.41	46°31'09"
C15	14.00	23.80	N 59°22'00" E	21.04	97°24'31"
C16	416.58	65.17	S 74°34'14" E	65.10	8°57'46"
C17	590.00	53.65	S 8°25'41" E	53.64	5°12'38"
C18	580.00	159.45	S 89°05'28" W	158.95	15°45'04"
C19	580.00	60.03	N 77°15'03" E	60.00	9°45'47"
C20	580.00	205.55	S 64°08'00" W	204.47	20°18'19"
C21	580.00	142.65	N 46°57'05" E	142.29	14°05'29"
C22	580.00	50.02	N 37°26'07" E	50.00	4°58'27"
C23	580.00	274.89	N 2°23'15" E	272.32	27°09'18"
C24	2984.02	60.00	N 06°57'38" E	60.00	1°03'07"
C25	520.00	302.51	S 70°39'47" W	298.26	33°19'55"
C26	30.00	90.50	N 82°18'00" W	90.01	20°44'31"
C27	455.00	56.44	N 68°22'32" E	56.40	7°06'26"
C28	545.00	67.93	S 68°21'30" E	67.89	7°08'50"
C29	30.00	42.81	S 3°03'04" E	39.27	8°45'32"
C30	280.00	227.42	S 13°26'30" E	221.22	46°32'14"
C31	170.00	60.73	S 26°28'36" E	60.41	20°28'02"
C32	170.00	98.58	S 0°02'20" W	97.20	33°13'26"
C33	145.00	243.68	S 65°07'33" W	216.00	36°17'23"
C34	250.00	244.51	S 35°15'07" W	234.88	56°02'15"
C35	250.00	17.56	S 43°45'43" W	16.48	26°56'51"
C36	25.00	45.81	N 82°47'14" E	39.67	104°59'34"
C37	1000.00	350.38	N 54°45'15" W	348.59	20°04'31"
C38	970.00	81.87	S 10°15'40" W	81.85	4°50'09"
C39	65.00	85.91	N 17°09'38" W	79.75	46°43'36"
C40	2984.02	358.03	N 02°56'50" E	357.81	6°52'28"
C41	30.00	47.57	S 37°36'53" E	42.74	90°50'58"
C42	30.51	45.30	N 30°16'39" W	41.25	85°03'18"
C43	30.00	46.68	N 52°23'07" E	42.11	89°09'02"
C44	1030.00	75.11	S 85°07'43" E	75.09	4°17'47"
C45	30.00	46.31	S 42°59'40" E	41.85	88°26'46"
C46	970.00	111.42	S 04°31'09" W	111.36	6°34'53"
C47	1030.00	95.56	N 10°28'05" E	95.53	5°18'58"
C48	520.00	49.18	S 30°54'13" W	407.92	46°10'41"
C49	65.00	196.29	S 39°27'45" W	129.76	173°01'37"
C50	30.00	26.62	S 22°38'03" E	25.75	50°50'00"
C51	30.00	47.12	S 47°46'57" W	42.43	90°00'00"
C52	970.00	70.73	S 85°07'43" E	70.72	4°10'41"
C53	1030.00	90.38	N 05°17'46" E	90.35	5°01'39"

ACREAGE TABLE

LOT 1	12.766 AC.
LOT 2	17.729 AC.
LOT 3	14.262 AC.
LOT 4	4.100 AC.
LOT 5	14.845 AC.
LOT 6	5.632 AC.
LOT 7	2.615 AC.
LOT 8	7.206 AC.
LOT 9	4.734 AC.
LOT 10	9.483 AC.
LOT 11	1.154 AC.
LOT 12	70.372 AC.
LOT 13	33.919 AC.
LOT 14	1.832 AC.
LOT 15	1.813 AC.
PUMP STATION SITE 'A'	0.069 AC.
TOTAL	212.744 AC.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (a) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
PLS #5338 / LSF #145
jones.m@thomasandhutton.com

A MAJOR SUBDIVISION OF CLEAR LAKE RESERVE PHASE 1

BEING
TRACTS 1 & 2
FORMERLY KNOWN AS THE RYALS TRACT

AND
PARCEL E-3
BEING A PORTION OF PARCEL "E"
OF THE MORGAN TRACT "Q"

8th G.M. DISTRICT, CITY OF POOLER,
CHATHAM COUNTY, GEORGIA

prepared for
POOLER PARKWAY OF GA, LLC

No. Revision By Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

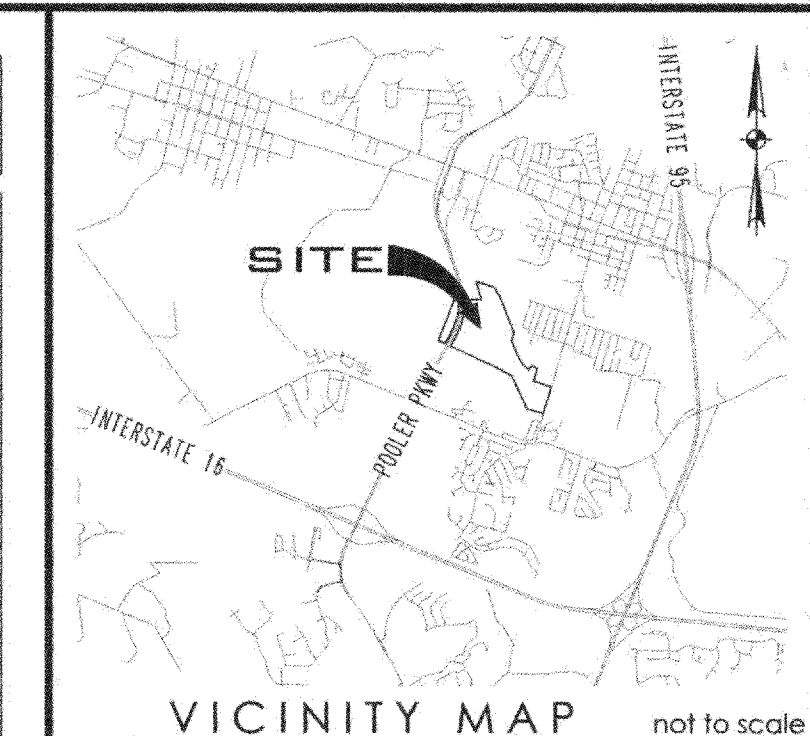
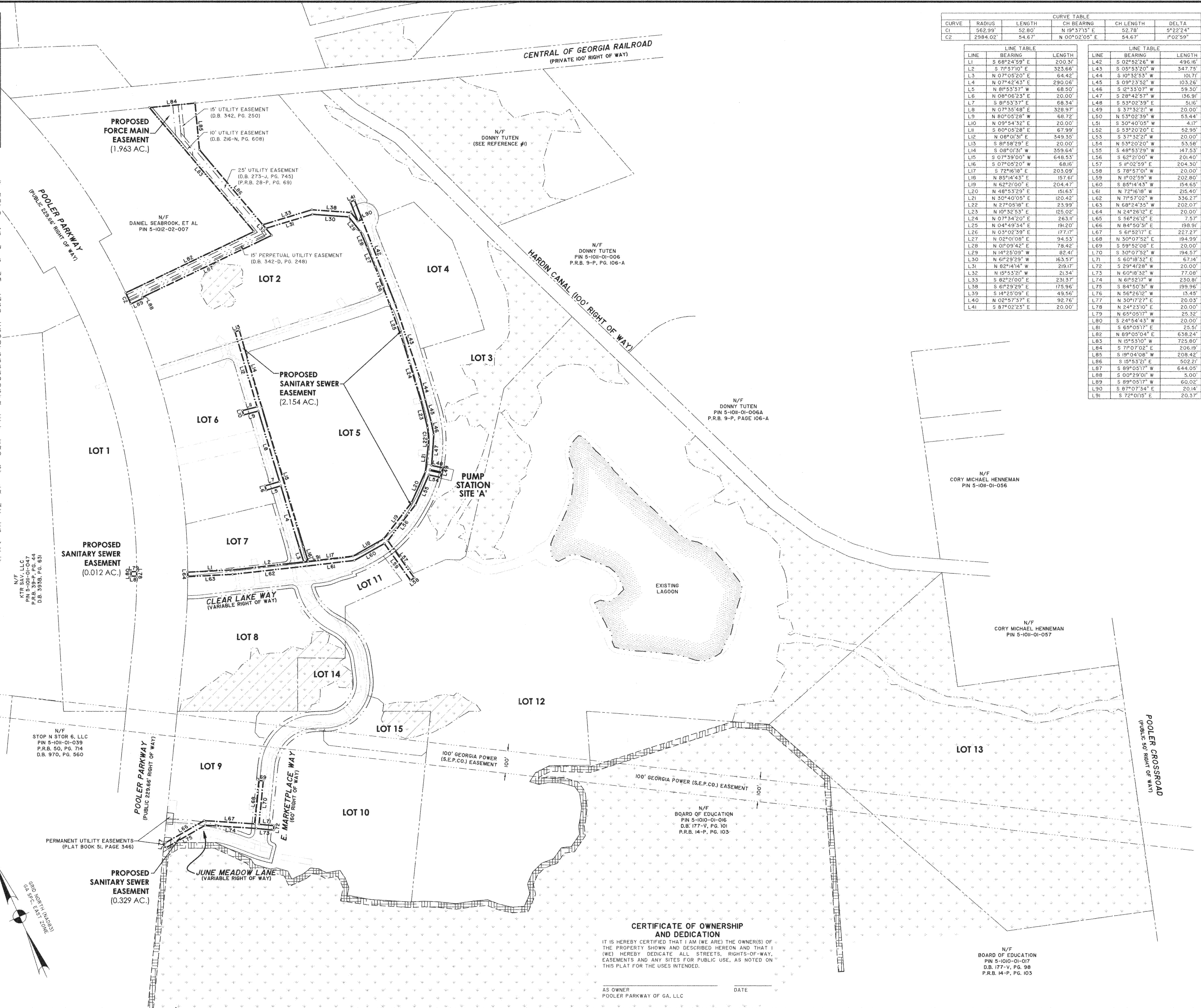
200 0 200 400
1 INCH = 200 FEET

plat drawn reviewed field crew
11/17/2021 MDJ MDJ 03/22/2019 BJ
job 26440.0004 SHEET 1 OF 4

- NOTES**
1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 161,860 FEET, AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
 4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,245,500 FEET OR BETTER.
 5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
 6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 010TH, REVISED AUGUST 15, 2018, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATIONS 15 FEET AND 16 FEET).
 8. WETLANDS SHOWN ARE BASED UPON THE APPROVED JURISDICTIONAL DETERMINATIONS (SAS-2015-00845, DATED JULY 8, 2021, AND SAS-2021-00370, DATED JULY 8, 2021) ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS. THESE APPROVED VERIFICATIONS (JO'S) REMAIN VALID FOR A PERIOD OF 5 YEARS UNLESS NEW INFORMATION WARRANTS REVISIONS PRIOR TO THAT DATE. LOT OWNERS AND THE DEVELOPER ARE ADVISED TO REVIEW THE JO'S TO UNDERSTAND APPLICABLE COMPLIANCE REQUIREMENTS, AS PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL MAY OCCUR.
 9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 10. FOR PROPOSED WATER LINE EASEMENTS, SEE SHEET 2. FOR PROPOSED SANITARY SEWER EASEMENTS, SEE SHEET 3. FOR PROPOSED DRAINAGE EASEMENTS, SEE SHEET 4.
 11. WATER & SEWER UTILITIES AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF POOLER FOR OWNERSHIP AND MAINTENANCE.
 12. LINE TAGS ARE NUMBERED CONSECUTIVELY. SOME TAGS HAVE BEEN OMITTED FOR CLARITY AND LEGIBILITY.
 13. ALL PROPOSED RIGHTS-OF-WAY SHOWN HEREON WITHIN THE SUBDIVISION ARE TO BE PRIVATE.
 14. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
 15. POOLER PARKWAY OF GA, LLC, PROPERTY OWNERS ASSOCIATION (POA) WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PARCELS AND ITEMS NOT OWNED BY THE CITY OF POOLER.

- REFERENCES**
1. A LIMITED WARRANTY DEED BY AND BETWEEN DONNY TUTEN AND LRP HOTELS OF SOUTH MYRTLE BEACH, LLC, DATED APRIL 10, 2018, RECORDED APRIL 18, 2018, IN DEED BOOK 1325, PAGE 737, CHATHAM COUNTY RECORDS.
 2. A LIMITED WARRANTY DEED BY AND BETWEEN LRP HOTELS OF SOUTH MYRTLE BEACH, LLC, AND DONNY TUTEN, DATED APRIL 10, 2018, RECORDED APRIL 18, 2018, IN DEED BOOK 1325, PAGE 666, CHATHAM COUNTY RECORDS.
 3. AN ALTA/NSPS LAND TITLE SURVEY OF A 243.949 ACRE PORTION OF THE LANDS KNOWN AS THE RYALS TRACT, PREPARED FOR THE BLAKEWOOD RYALS ESTATE, BY THOMAS & HUTTON ENGINEERING CO., DATED JANUARY 13, 2017, UNRECORDED, BEARING T&H JOB NO. 25419.0001.
 4. AN 88-400 ACRE SURVEY SHOWING A PORTION OF PARCEL "E" AND THE REMAINING PORTIONS OF PARCELS "B" AND "D" AND LOTS 45 THRU 48, AND LOT 54, A PORTION OF PHASE ONE-ADDITION TWO OF GARDEN ACRE ESTATES, FORMERLY OF THE J.E. TUTEN PROPERTY, PREPARED FOR DONNY & R.E. TUTEN, BY EMC ENGINEERING SERVICES, INC., DATED MAY 2, 1988, RECORDED IN PLAT BOOK 9P, PAGE 160A, CHATHAM COUNTY RECORDS.

- LEGEND**
- ⊕ BENCHMARK
 - COMPUTED POINT (NO MONUMENT)
 - CONCRETE MONUMENT (FOUND)
 - IRON PIPE (FOUND)
 - IRON PIPE (SET)
 - IRON REBAR (FOUND)
 - ADJOINER PROPERTY LINE
 - FRESHWATER WETLAND EDGE
 - UTILITIES EASEMENT
 - POWER LINE EASEMENT
 - FRESHWATER WETLAND (JURISDICTIONAL)
 - FRESHWATER WETLAND (NON-JURISDICTIONAL)



VICINITY MAP not to scale

This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA
REGISTERED
LAND SURVEYOR
No. 3338
MATTHEW D. JONES

Matthew D. Jones
MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #45
jones.m@thomasandhutton.com

A MAJOR SUBDIVISION OF
CLEAR LAKE RESERVE
PHASE 1
BEING
TRACTS 1 & 2
FORMERLY KNOWN AS THE RYALS TRACT
AND
PARCEL E-3
BEING A PORTION OF PARCEL "E"
OF THE MORGAN TRACT "Q"
(PROPOSED SANITARY SEWER
AND FORCE MAIN EASEMENTS)
8th G.M. DISTRICT, CITY OF POOLER,
CHATHAM COUNTY, GEORGIA
prepared for
POOLER PARKWAY OF GA, LLC

No. Revision By Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

200 0 200 400
1 INCH = 200 FEET

plat drawn reviewed field crew
11/17/2021 MDJ MDJ 03/22/2019 BJ
job 26640.0004 SHEET 3 OF 4

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

AS OWNER POOLER PARKWAY OF GA, LLC DATE

N/F
BOARD OF EDUCATION
PIN 5-1010-01-017
D.B. 177-V, PG. 98
P.R.B. 14-P, PG. 103



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Preliminary Subdivision Plan for Canal Bank Subdivision

Project:	#231156
P&Z Meeting Date:	January 22, 2024
City Council Meeting Date:	February 5, 2024
Applicant and Authorized Agent:	Maupin Engineering / Mehul Sheth
Location (Address):	Canal Bank Road
Parcel (PIN):	51009 02022
Acreage:	51.8 total – 6.6 disturbed
Zoning:	R-A (Residential Agricultural)
Proposed Use:	Single-family Subdivision (9 lots)
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	"After review of the criteria, move for approval of the request."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
- 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
- 4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - The site plan complies with the provisions related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
- 5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - The site plan complies with the provisions related to the location of uses/development areas, development standards for commercial development, and buffer standards.
- 6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
- 7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - The site is adequately served by any other public services for current or projected needs.
- 8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - The site plan complies with the provisions related to buffer and screening standards.
- 9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other

landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

- The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.

10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Approval Letter



CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Project #231156 - Canal Bank Subdivision

01/17/2024

☐ Parcels



GENERAL DEVELOPMENT NOTES:

- PIN: 5-1009-02-022
ADDRESS: 0 CANAL BANK ROAD
POOLER, GA 31322
- TOTAL LAND ACREAGE = 51.8(±) AC
TOTAL DISTURBED ACREAGE = 6.6(±) AC
- EXISTING USE OF PROPERTY : VACANT / SINGLE FAMILY
PROPOSED USE OF PROPERTY : SINGLE FAMILY

PRESENT SITE ZONING : R-A

MAXIMUM BUILDING HEIGHT = 35'

MAXIMUM IMPERVIOUS LOT COVERAGE = 60% FOR FIRST ACRE + 8% / ACRE THEREAFTER
- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE8 A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0225F, DATED 08/26/18
- THESE LOTS ARE SERVED BY ON-SITE WELL AND ON-SITE SEPTIC SYSTEMS.
- THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY ENCROACHMENT PERMIT FOR WORK WITHIN THE CITY OF SAVANNAH RIGHT-OF-WAY.
- THIS IS A PRIVATE SUBDIVISION AND EXCEPT AS NOTED, THE ROAD, DRAINAGE AND INFRASTRUCTURE WILL BE PRIVATELY MAINTAINED AND NOT MAINTAINED BY THE CITY OF POOLER OR CITY OF SAVANNAH.

THE ROADWAY FROM STATION 0+00 TO 1+68 WILL BE PUBLIC AND PUBLICLY MAINTAINED.
THE ROADWAY FROM STATION 1+68 TO 11+03 WILL BE PRIVATE AND PRIVATELY MAINTAINED.

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER ORDINANCES, STANDARDS, SPECIFICATIONS AND DETAILS. CITY OF POOLER REQUIREMENTS WILL TAKE PRECEDENCE IF THERE IS A CONFLICT WITH THE REQUIREMENTS OF THESE PLANS.
- CONSTRUCTION OF ROADWAY PAVEMENT WILL BE PERFORMED UNDER THE SUPERVISION OF A GEORGIA REGISTERED ENGINEER AND SHALL BE IN ACCORDANCE WITH POOLER CODE SECTION 42-183.4(5)

POST DEVELOPMENT IMPERVIOUS AREA:

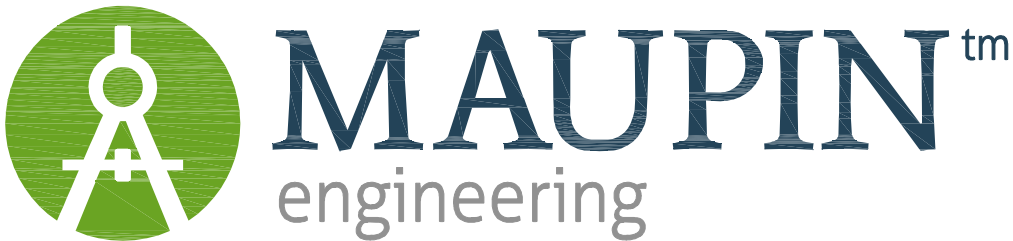
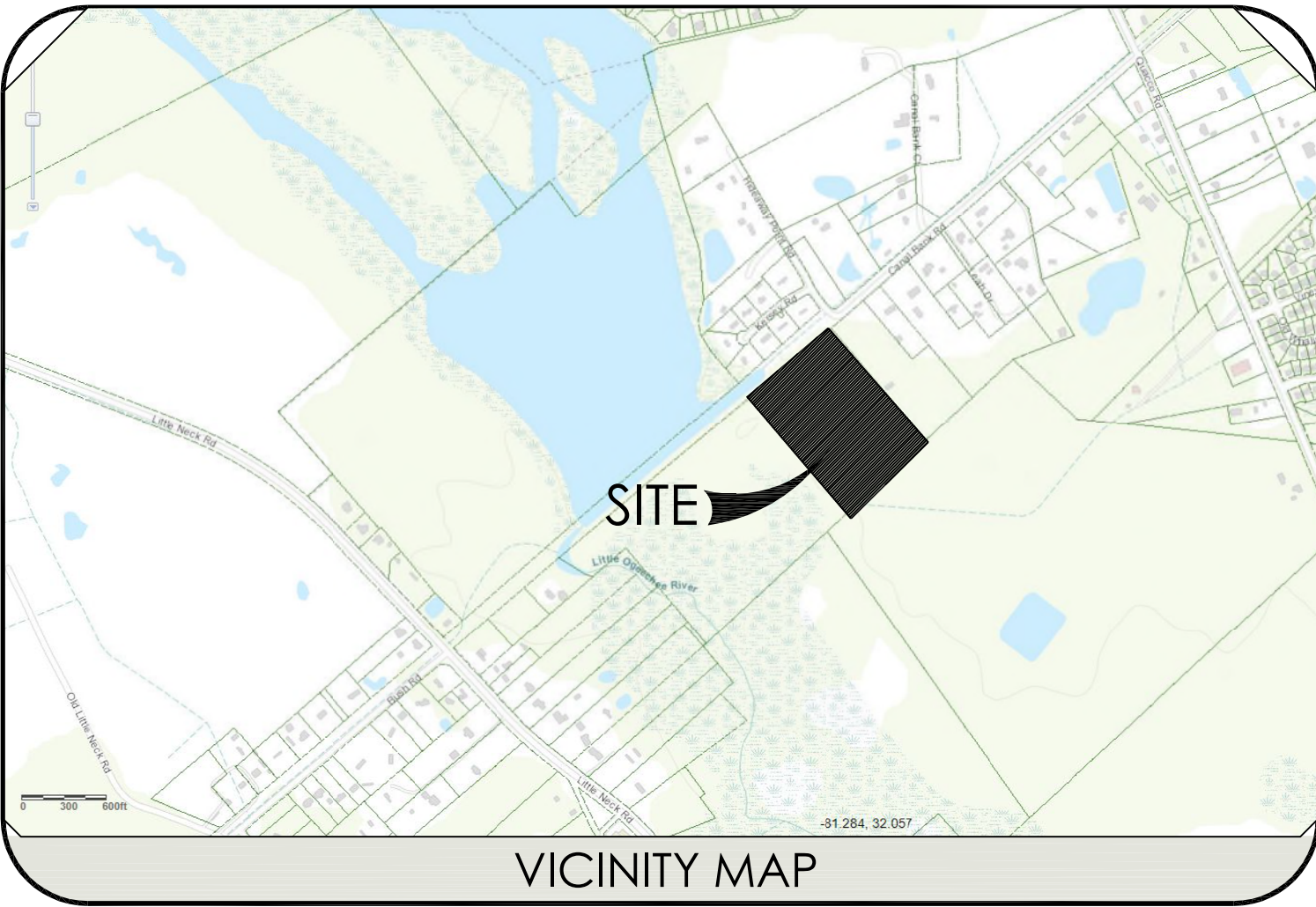
ROADWAY	= 0.72ac
APPROXIMATE LOT COVERAGE	= 0.35ac/LOT
TOTAL	= 3.87ac (+/-)

CANAL BANK ROAD
SUBDIVISION
Specific Development Plan

MEI Proj #738-18-02 Plan Date: 10/6/23

PREPARED FOR:

MUKESH SHETH
49 MYRTLE WOOD ROAD
SAVANNAH, GA 31405
912-224-5435
mehulsheth89@gmail.com



114 W. 42ND STREET • SAVANNAH, GA 31401
O: 912 235 2915

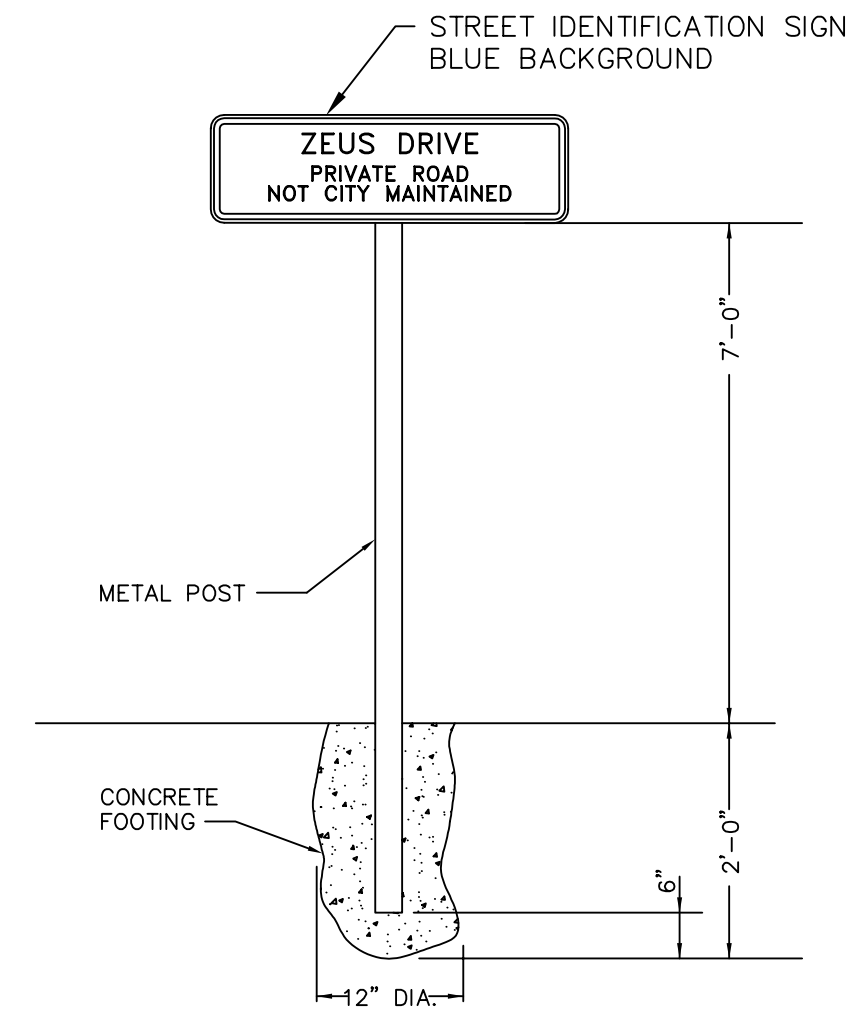
SHEET INDEX

C0	COVER - NOTES
C1	EXISTING CONDITIONS DEMO PLAN
C2	STAKING PLAN
C3	GRADING PLAN
C4	HEALTH DEPARTMENT PLAN
C5A	EROSION CONTROL PLAN - INITIAL
C5B	EROSION CONTROL PLAN - INTERMEDIATE
C5C	EROSION CONTROL PLAN -FINAL
D1-D2	EROSION CONTROL DETAILS
D3	ROADWAY PROFILE AND DETAILS

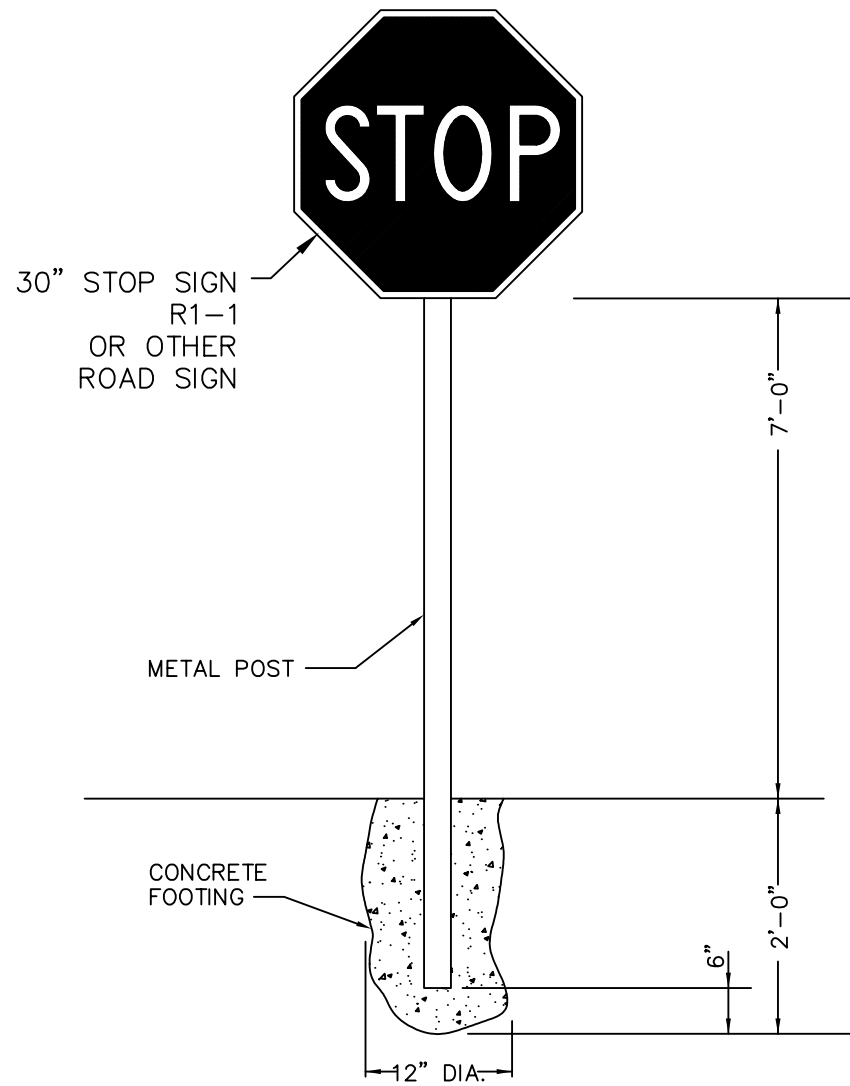
NO.	DATE	DESCRIPTION
1	1.10.19	Original Submittal Date
2	7.9.19	NRCS Comments and Adjustments
3	8/22/22	REVISED FOR CANAL BANK ROAD RIGHT-OF-WAY DEDICATION
4	11/7/23	REVISED FOR EOM COMMENTS
5	1/16/24	REVISED FOR FIRE MARSHALL COMMENTS

THIS SET IS RELEASED FOR CONSTRUCTION 1/16/24

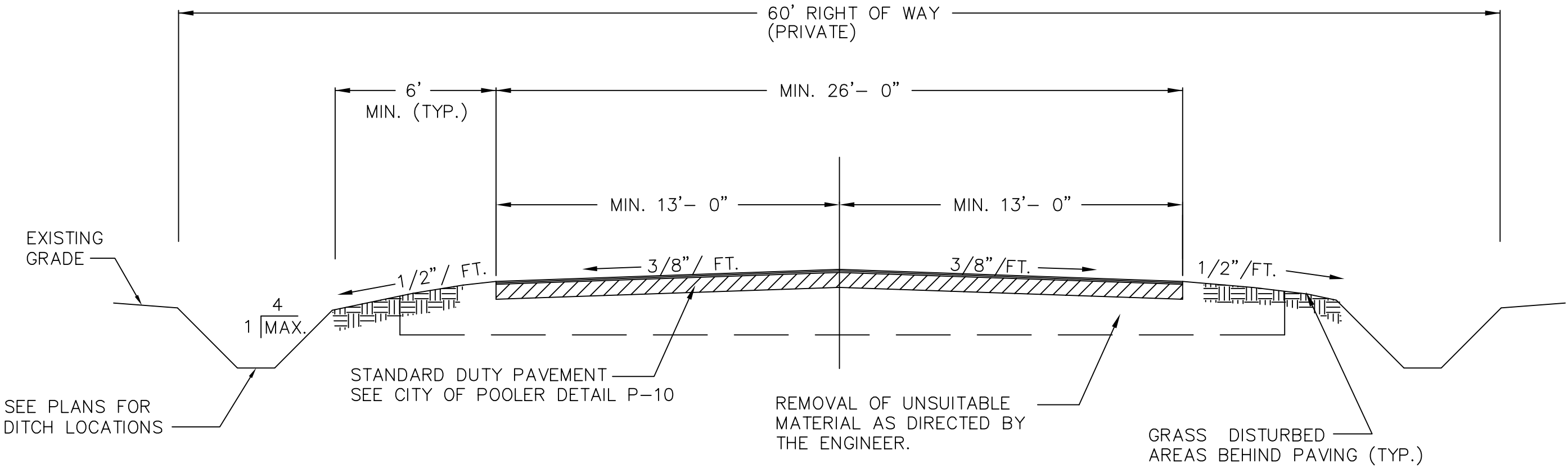
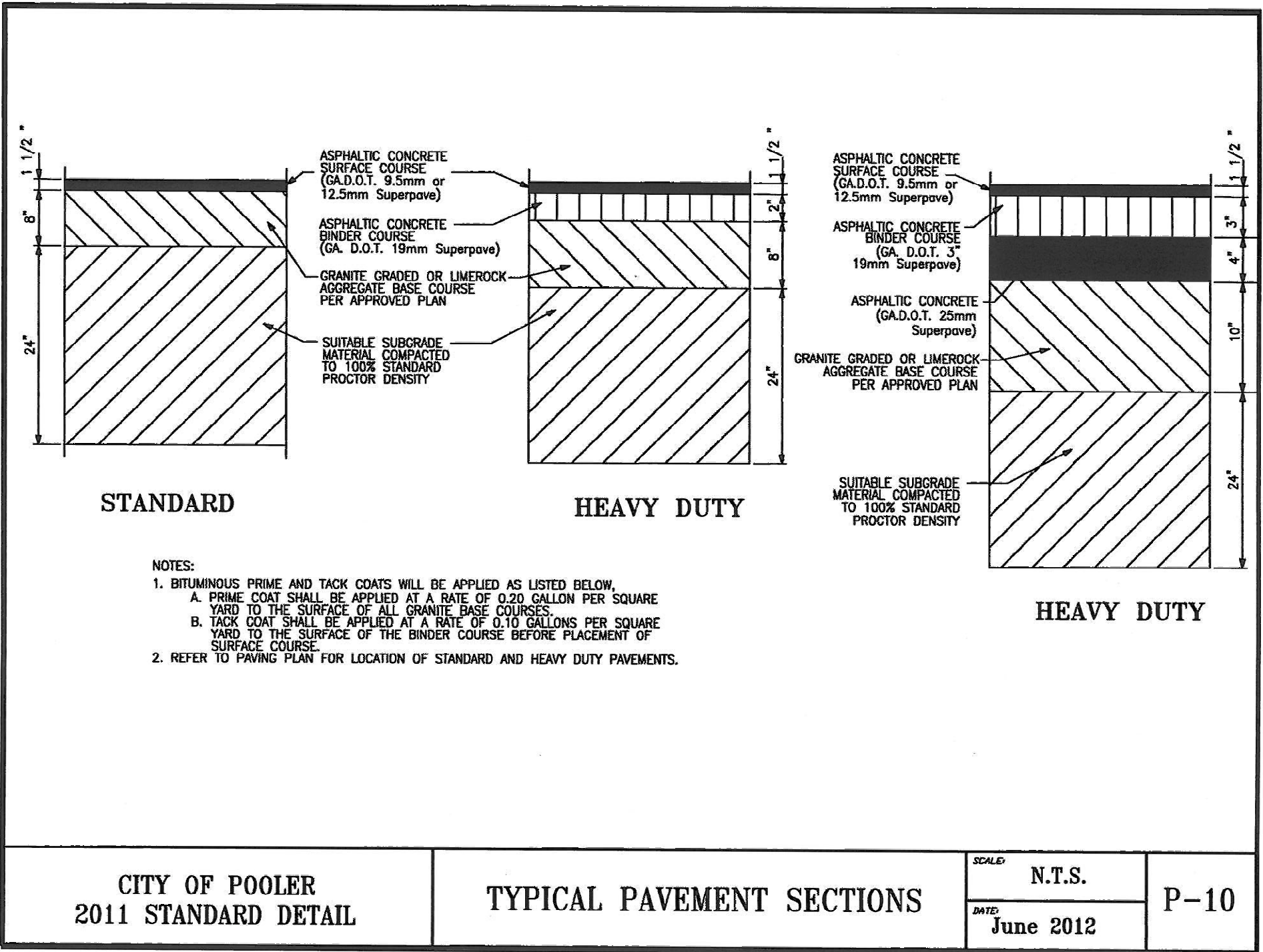
©COPYRIGHT 2022 Maupin Engineering, Inc.



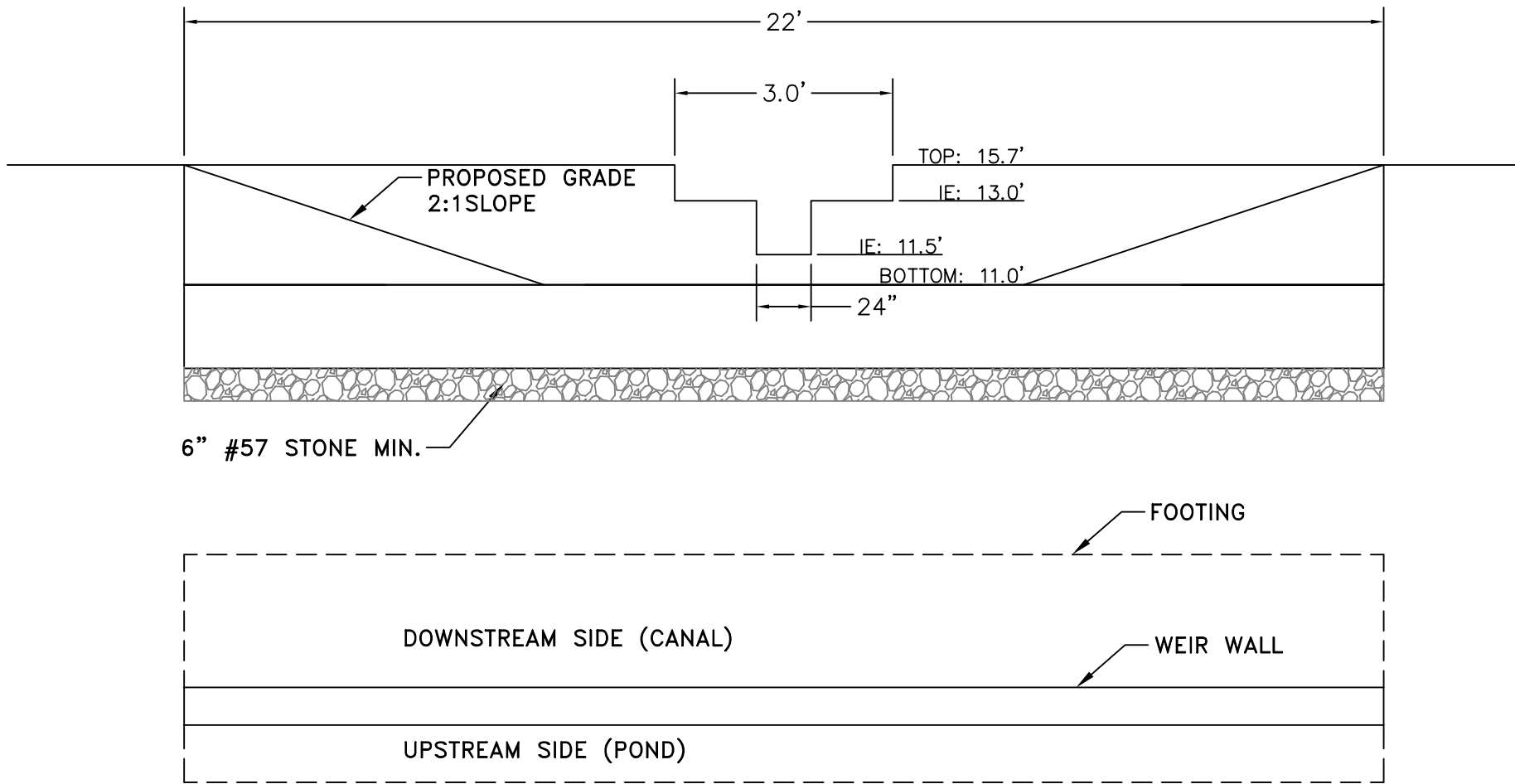
STREET SIGN
NOT TO SCALE



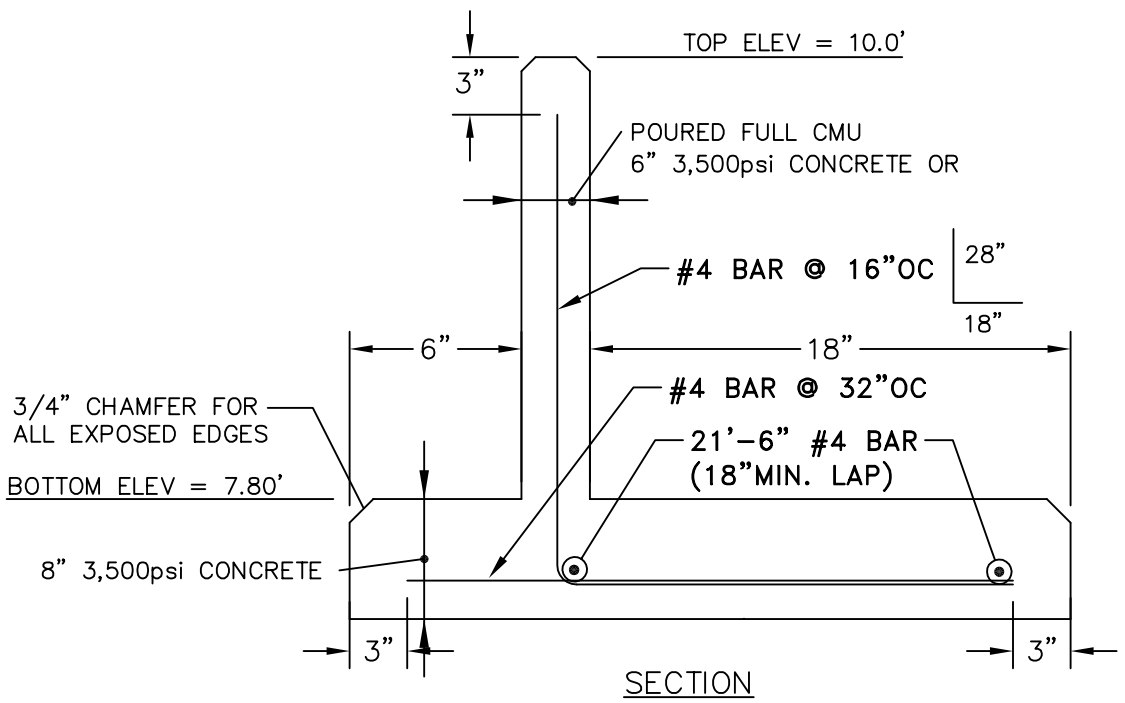
STOP / ROAD SIGN
NOT TO SCALE



TYPICAL SECTION THRU ROADWAY
WITHOUT CURB AND GUTTER
NOT TO SCALE



OUTFALL STRUCTURE
NOT TO SCALE



SECTION

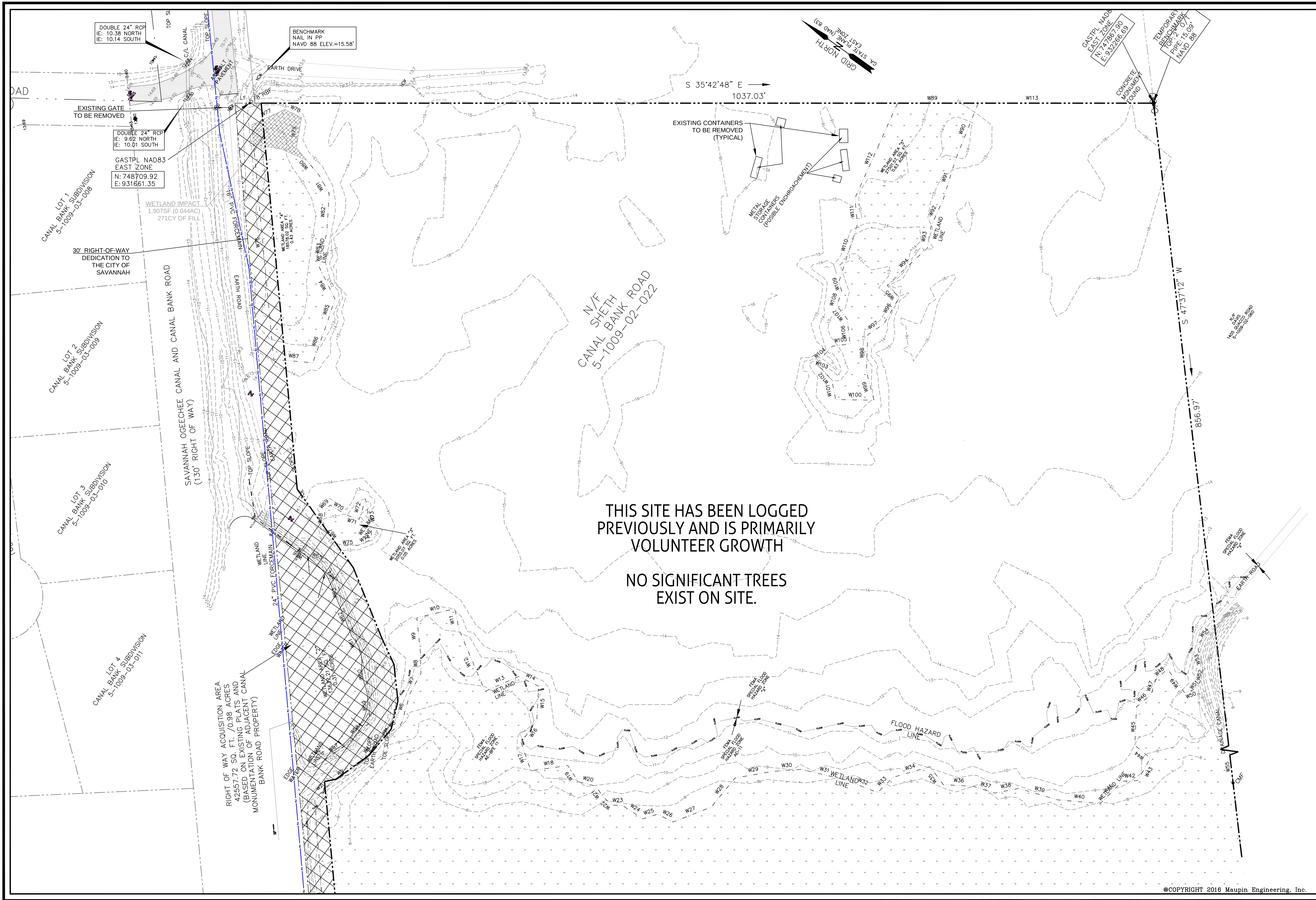


LEVEL II E&S CERT:
#21051 EXP: 12/1/2024

UTILITIES PROTECTION CENTER

Dig Safely.
CALL 811

CONTRACTOR IS REQUIRED TO CALL
AT LEAST 3 DAYS PRIOR TO
START OF CONSTRUCTION



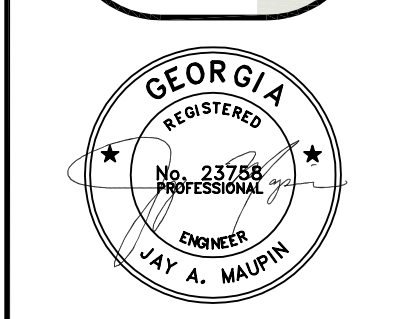
REVISIONS	
NO.	DESCRIPTION
1	DATE: 7/2/19
2	DATE: 7/2/19

MAUPINtm
engineering

114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

**EXISTING CONDITIONS &
DEMOLITION PLAN**

CANAL BANK ROAD SUBDIVISION



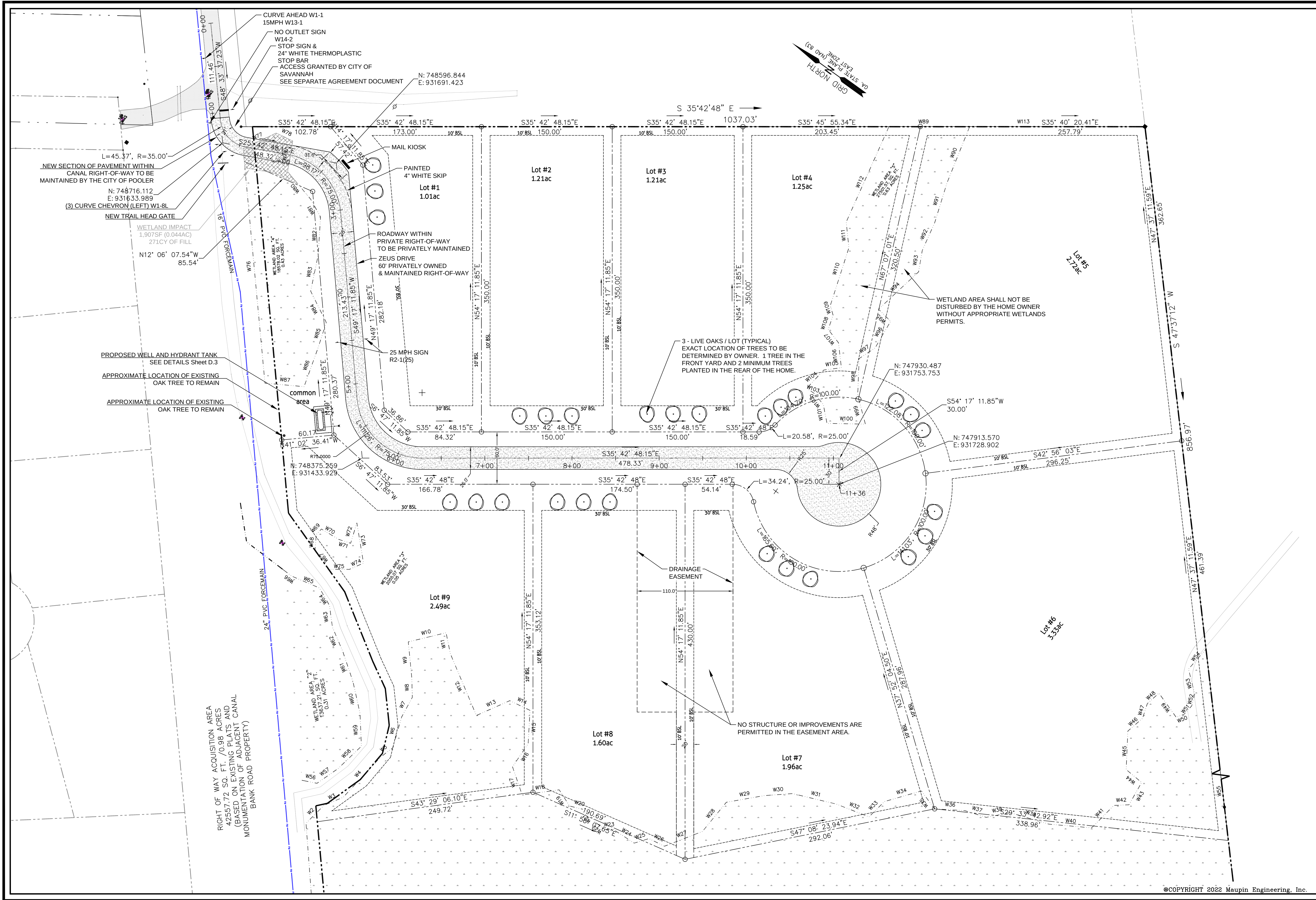
STATUS: **RELEASED FOR CONSTRUCTION**

DRWN: JAM 10-6-2023
CHK'D: JAM DATE

25 0 50
SCALE: 1" = 50'

SHEET NO. **C.1**
738-18-02

©COPYRIGHT 2016 Maupin Engineering, Inc. PROJECT NO.



REVISIONS

NO.	DATE	DESCRIPTION
1	7/2/19	Initial Date
2	11/26/19	NICE Comments and Adjustments
3		REVISED ENTRANCE CURVE TO AVOID TREE

MAUPINtm

engineering

114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

STAKING PLAN

CANAL BANK ROAD SUBDIVISION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JAY A. MAUPIN
No. 23758

STATUS: RELEASED FOR CONSTRUCTION

DRWN: JAM 10-6-2023
CHK'D: JAM DATE

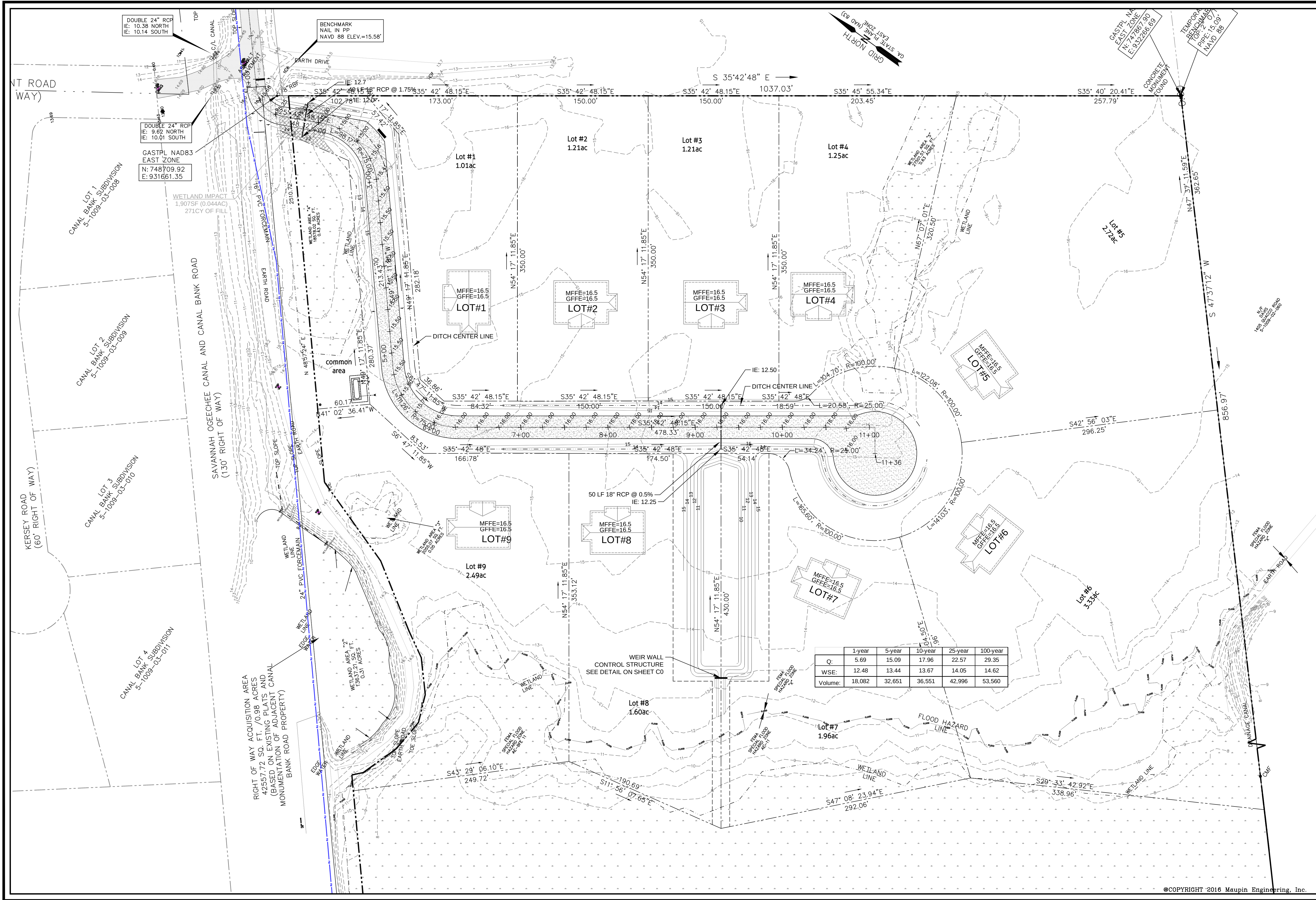
25 0 50
SCALE: 1" = 50'

SHEET NO. C.2
738-18-02

©COPYRIGHT 2022 Maupin Engineering, Inc.

PROJECT NO.

Updated SDP 8-30-22 - Canal Bank Road.dwg



REVISIONS

NO.	DATE	DESCRIPTION
1	10-6-2023	Initial Design
2	7-9-19	Minor Comments and Adjustments

MAUPIN[™]

engineering

114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

GRADING & WATER
SYSTEM PLAN

CANAL BANK ROAD SUBDIVISION

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
JAY A. MAUPIN

STATUS:
RELEASED
FOR
CONSTRUCTION

DRWN: JAM 10-6-2023
CHK'D: JAM DATE

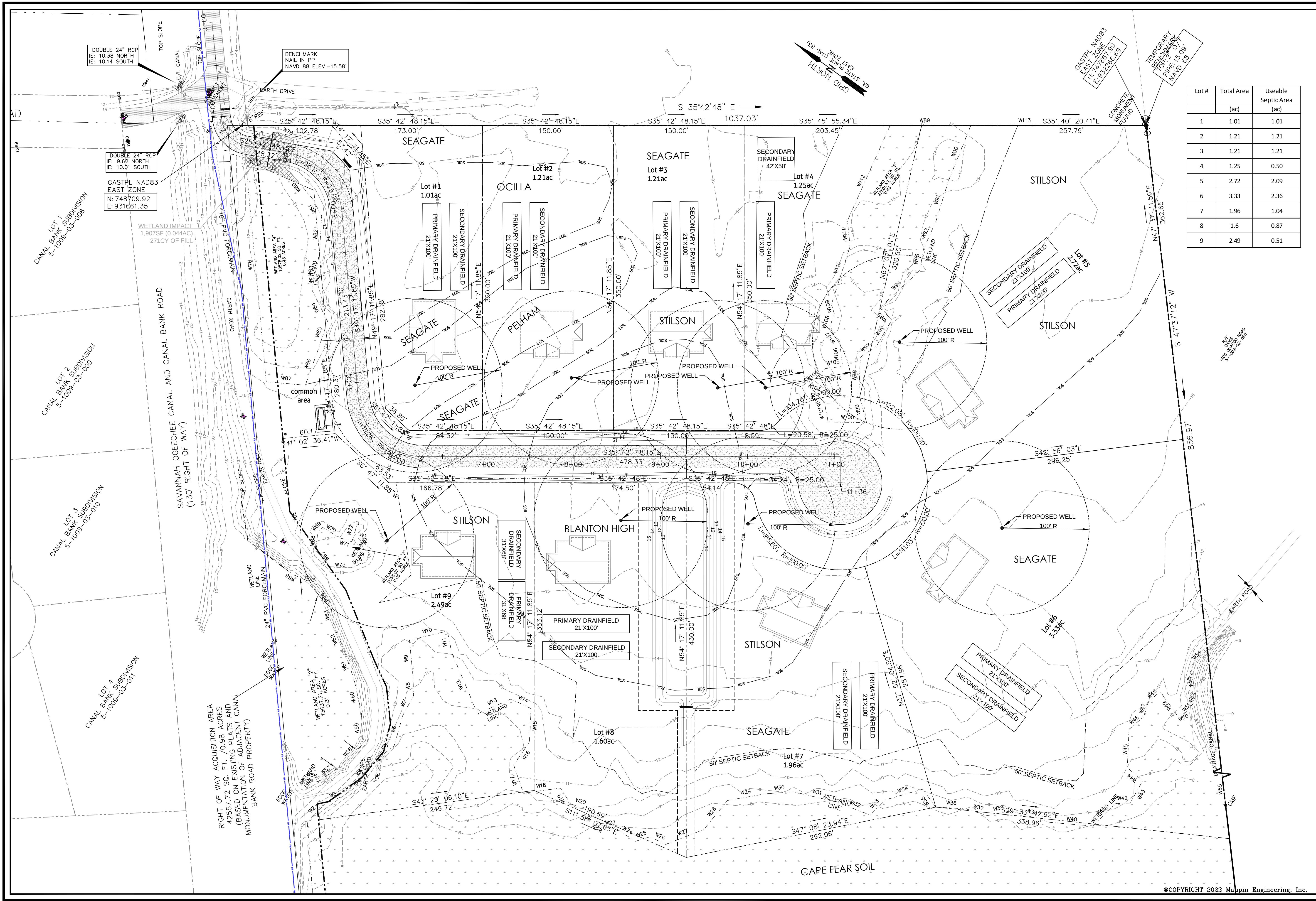
25 0 50
SCALE: 1" = 50'

SHEET NO.
C.3
738-18-02

PROJECT NO.

©COPYRIGHT 2016 Maupin Engineering, Inc.

Updated SDP 8-30-22 - Canal Bank Road.dwg



Lot #	Total Area (ac)	Useable Septic Area (ac)
1	1.01	1.01
2	1.21	1.21
3	1.21	1.21
4	1.25	0.50
5	2.72	2.09
6	3.33	2.36
7	1.96	1.04
8	1.6	0.87
9	2.49	0.51

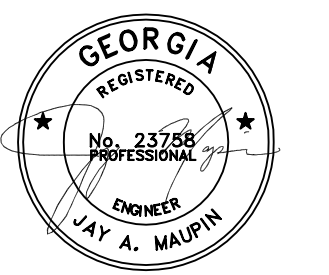
REVISIONS	DATE	DESCRIPTION
NO.		

**MAUPINtm**
engineering

114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

HEALTH DEPARTMENT

CANAL BANK ROAD SUBDIVISION

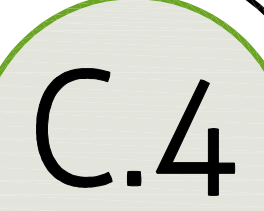


STATUS: **RELEASED FOR CONSTRUCTION**

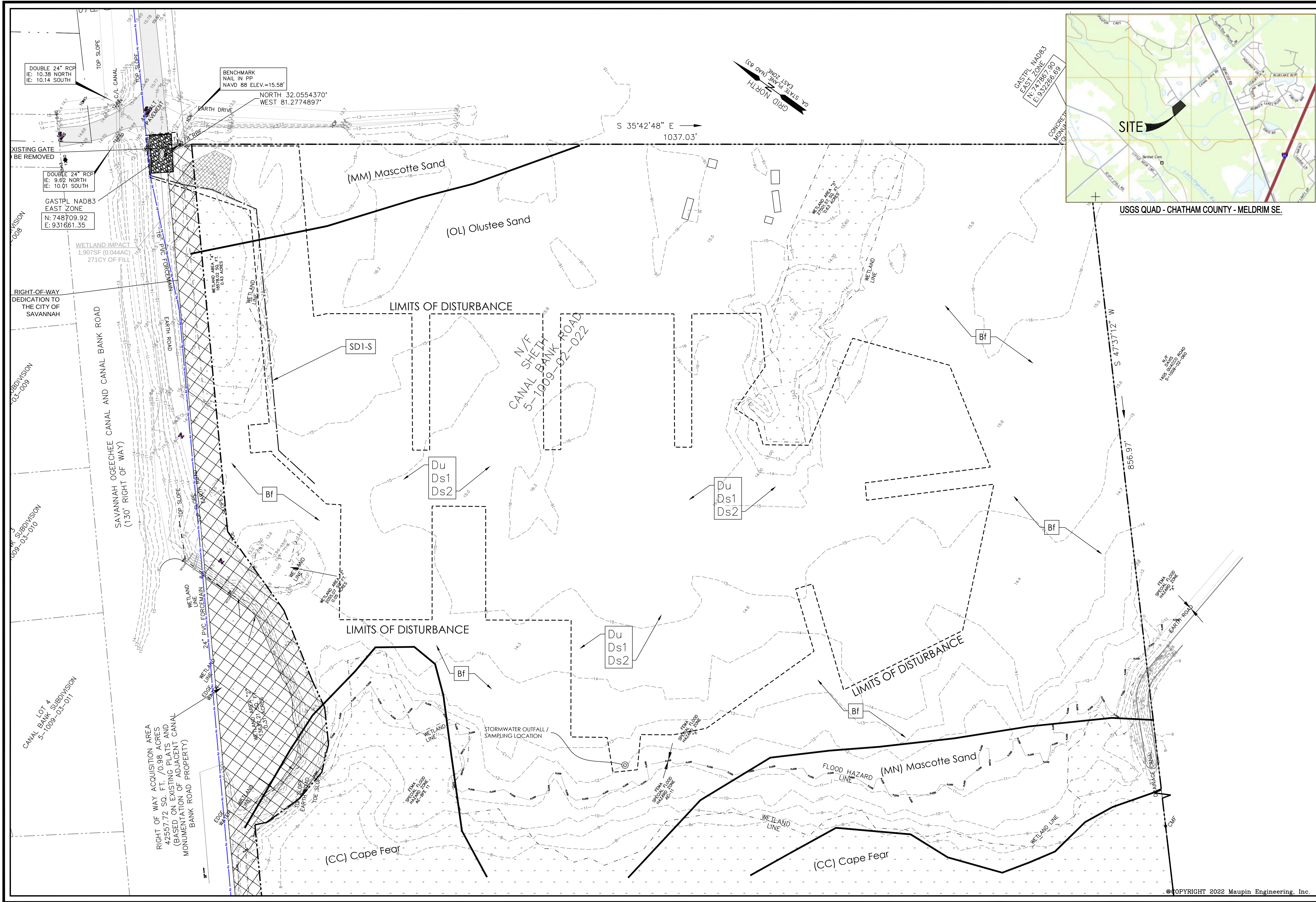
DRWN: JAM 10-6-2023
CHK'D: JAM DATE

25 0 50
SCALE: 1" = 50'

SHEET NO.

**C.4**
738-18-02

PROJECT NO.



REVISIONS	
NO.	DATE
1	7/20/19
2	7/25/19

DESCRIPTION	
Original Submittal Date	
Date Comments and Adjustments	

MAUPINtm
engineering

114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

**SEDIMENT AND EROSION
CONTROL PLAN - INITIAL
CANAL BANK ROAD SUBDIVISION**

GEORGIA
REGISTERED
ENGINEER
No. 23758
JAY A. MAUPIN

LEVEL II E&S
CORT #21051 EXP:12/1/2024
STATUS:
**RELEASED
FOR
CONSTRUCTION**

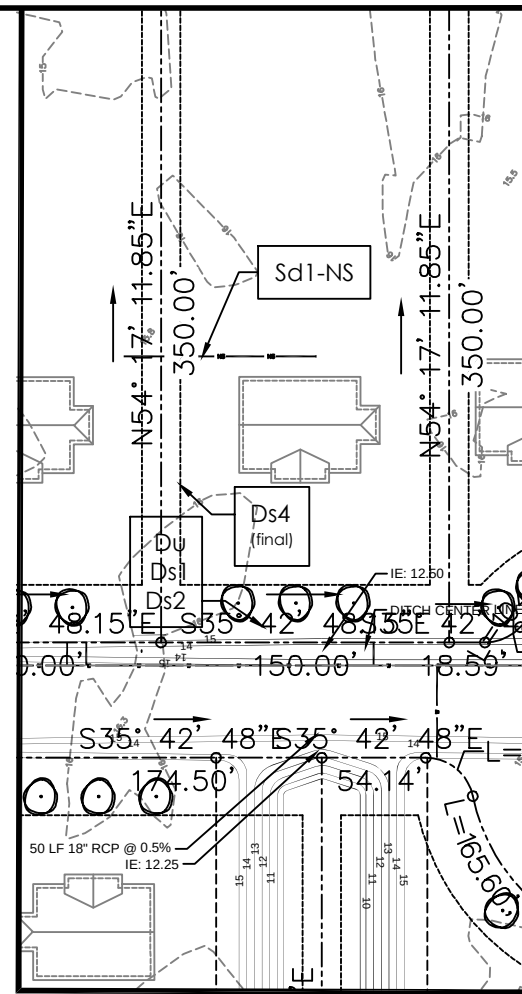
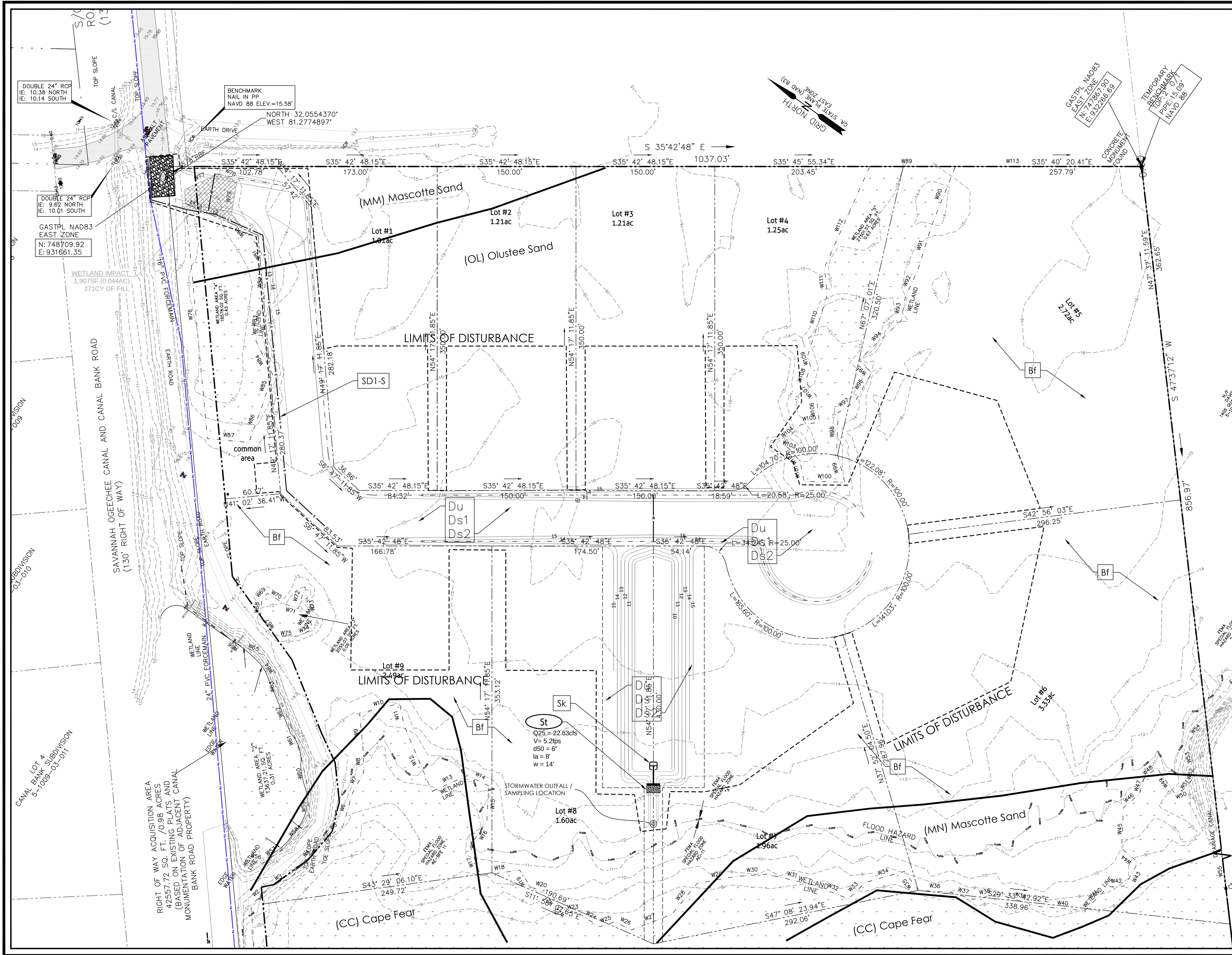
DRWN: JAM 10-6-2023
CHK'D: JAM DATE

25 0 50
SCALE: 1" = 50'

SHEET NO.
C.5a
738-18-02

©COPYRIGHT 2022 Maupin Engineering, Inc. PROJECT NO.

Updated SDP 8-30-22 - Canal Bank Road.dwg



REVISIONS

NO.	DATE	DESCRIPTION
1	7/9/23	Initial Plan
2	7/9/23	Notes Comments and Adjustments

MAUPINtm

engineering

114 W. 42nd STREET • SAVANNAH, GA 31401
O: 912 235 2915

SEDIMENT AND EROSION
CONTROL PLAN - INTERMEDIATE
CANAL BANK ROAD SUBDIVISION

GEORGIA
REGISTERED
No. 23758
PROFESSIONAL
ENGINEER
JAY A. MAUPIN

LEVEL II E&S
CRR #21051 EXP:12/1/2024
STATUS:
RELEASED
FOR
CONSTRUCTION

DRWN: JAM 10-6-2023
CHKD: JAM DATE
25 0 50
SCALE: 1" = 50'

SHEET NO.
C.5b
738-18-02

©COPYRIGHT 2022 Maupin Engineering, Inc. PROJECT NO.

ES&PC
ITEM#

2 DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): JAY MAUPIN, PE
GEORGIA PE NUMBER: 23758
GSWCC LEVEL II CERTIFICATION NUMBER: 21051
CERTIFICATION NUMBER EXPIRATION DATE: 11/01/2021

4 24 HOUR CONTACT
MEHUL SHETH
912-224-5435

6 DEVELOPMENT

THIS SITE IS BEING CLEARED FOR A RESIDENTIAL SUBDIVISION.
THE TOTAL PARCEL AREA IS 51.77(a) ACRES. THE DISTURBED AREA IS 6.6(b)ACRES.

7 CONSTRUCTION EXIT LOCATION

N: 32.0554370°
W: 81.2774897°

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN (ESPC)

THIS PLAN WAS PREPARED AS REQUIRED BY NPDES GENERAL PERMIT NO. GAR 100001. THESE PLAN SHEETS AND ALL REQUIREMENTS OF THE GENERAL PERMIT AS WELL AS LOCAL, STATE, AND FEDERAL REGULATIONS OR LAWS APPLY REGARDLESS OF SPECIFIC INCLUSION IN THIS PLAN.

9 CONSTRUCTION ACTIVITY DESCRIPTION

OWNER/DEVELOPER (PRIMARY PERMITTEE) WILL OVERSEE SITE CONSTRUCTION LOCATED ON THE PROPERTY SITUATED IN CITY OF POOLER, GA, 31322. PINS: 5-1009-02-022

THE DESIGNER WAS NOT KNOWLEDGEABLE OF ANY SECONDARY PERMITTEES AT THE TIME OF PRODUCTION OF THE DRAWINGS.

CONSTRUCTION WILL BEGIN WITH PLACEMENT OF PERIMETER SILT PROTECTION BARRIERS AND CONSTRUCTION ENTRANCES. AFTER THESE EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN INSTALLED, CLEARING AND GRUBBING OF VEGETATION WILL BEGIN IN AREAS THAT ARE TO BE DISTURBED. THE SITE WILL THEN BE GRADED AND UTILITIES WILL BE TRENCHED. ONCE BROUGHT TO FINAL GRADE, THE ROADS WILL BE PAVED WHILE ALL OTHER EXPOSED AREAS WILL BE STABILIZED WITH VEGETATION, SIDEWALKS, OR STRUCTURES.

STORM WATER RUNOFF FROM THIS DEVELOPMENT WILL BE DETAINED IN THE PROPOSED DETENTION PONDS AND DISCHARGED THROUGH THE CITY DRAINAGE AND CANAL SYSTEM INTO THE SAVANNAH RIVER.

11 NAME OF RECEIVING WATERS

ON-SITE DETENTION ==> SAVANNAH/OGEECHEE CANAL ==> LITTLE OGEECHEE RIVER

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


Jay Maupin 1/16/24 Date

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OF THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR00003.


Jay Maupin 1/16/24 Date

14 THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

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

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

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

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

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

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

25 CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON-SITE. BMP'S FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

26 PETROLEUM-BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDE - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

SPILL CLEANUP AND CONTROL PRACTICES

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

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED WITH PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

ES&PC
ITEM#

27 FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, THE CONTRACTOR SHALL PROVIDE COVER (E.G. STORAGE CONTAINER, PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.

28 UPON COMPLETION OF THIS PROJECT THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES EXCEPT THE TEMPORARY SEDIMENT POND.

29 POLLUTANTS FROM THE SITE WILL BE TREATED BY THE BIODETENTION & SEDIMENT POND INSTALLED DURING CONSTRUCTION.

31 INSPECTIONS

(1.) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT:
A. ALL AREAS A THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND
B. ALL LOCATIONS AT THE PRIMARY PERMITTEES' SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(2.) MEASURE RAINFALL ONCE EVERY 24-HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND SEEDING OF TARGET PERENNIALS APPROPRIATE OF THE REGION.

(3.) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF PRIMARY PERMITTEES CONSTRUCTION SITE; (B) AREAS USE BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL NOTICE OF TERMINATION IS SUBMITTED.

(4.) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S)

(5.) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

(6.) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD, SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

32 SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3) WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND

(4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

SAMPLE TYPE.

ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE

ES&PC
ITEM#

CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

(1) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

(2) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

(3) LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

(4) MANUAL, AUTOMATIC OR RINSING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RINSING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

(5) SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

SAMPLING POINTS.

(1) FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

(A) THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FROM THE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

(B) THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(C) IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZON AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).

(D) CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

(E) THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

(F) THE SAMPLES SHOULD BE KEPT FREE OF FLOATING DEBRIS.

(G) PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION)

(H) ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS II.D.3. OR II.D.4., WHICHEVER IS APPLICABLE.

SAMPLING FREQUENCY.

(1) THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR THE QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AS SOON AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2) HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

(3) SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(A) FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THEIR PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO THE COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(B) IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(C) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED

TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THE BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(D) WHERE SAMPLING PURSUANT TO (A), (B), OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

(E) EXISTING CONSTRUCTION ACTIVITIES, I.E. THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

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

REPORTING.

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE AMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

- THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
- THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
- THE DATE(S) ANALYSES WERE PERFORMED;
- THE TIME ANALYSES WERE INITIATED;
- THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
- REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR ANALYTICAL TECHNIQUES OR METHODS USED;
- THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS
- RESULTS WHICH EXCEED 1000NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
- CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THE PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. IF AN ELECTRONIC SUBMITTAL IS PRUNING BY EPD THEN THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED ELECTRONICALLY; IF REQUIRED, A PAPER COPY MUST ALSO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL OR SIMILAR SERVICE.

33 RETENTION RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI;

- A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
- A COPY OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN REQUIRED BY THE PERMIT;
- HE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THE PERMIT;
- A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
- A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT; AND
- DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

34/35 SAMPLE ANALYSIS

STORMWATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORMWATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001."

STORMWATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. A DISCHARGE OF STORMWATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING 75, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR 100003. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 6.6 ACRES FOR THE PROJECT SITE. THE SURFACE WATER DRAINAGE AREA OF 0.002 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES.

47 RUNOFF COEFFICIENT

- WEIGHTED PRE-CONSTRUCTION CN CURVE NUMBER: 74 25-YEAR EVENT RUNOFF ESTIMATE: 11.83 CFS
- WEIGHTED POST-CONSTRUCTION CN CURVE NUMBER: 84 25-YEAR EVENT RUNOFF ESTIMATE: 2.1 CFS

51 SEDIMENT STORAGE CALCULATIONS:

BASIN NUMBER	DISTURBED AREA A	REQUIRED STORAGE VOLUME SVR, (A*67cy)	STORAGE METHOD	PROVIDED STORAGE VOLUME SVA	REQUIREMENT MET? YES/NO
1	6.6 AC	442.2 CY	TEMP STORAGE TRAP	450(s) CY	YES

30

TENTATIVE ACTIVITY SCHEDULE											
	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11
CONSTRUCTION EXIT											
SILT FENCING AND OTHER E&SC PRACTICES											
CLEARING AND GRUBBING											
GRADING / UTILITY INSTALLATION											
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)											
FINE GRADING AND PAVING											
BUILDING CONSTRUCTION											
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)											
LANDSCAPE INSTALLATION											
MAINTAIN ES & PC BMPSs											

REVISIONS	DESCRIPTION	
	DATE	

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			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			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			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			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			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			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			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			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			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			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			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			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			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			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			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			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			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			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)			Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			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)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)			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			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

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

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

*PERMANENT METHODS
-PERMANENT VEGETATION
-TOPSOIL
-STONE COVER

TOP SOIL STOCKPILE
NOT TO SCALE

MULCHING & STRAWING RATES

MATERIAL	RATE	DEPTH
STRAW OR HAY	-	2" to 4"
WOOD CHIPS, SAWDUST, BARK	-	2" to 3"

NOTES:
1. APPLY DRY STRAW HAY OR MULCH UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. PRESS THE STRAW/HAY INTO THE SOIL IMMEDIATELY AFTER APPLICATION.
3. ANCHOR WOOD USING APPROPRIATE SIZED NETTING.

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATES PER ACRE	MONTH	PERMANENT COVER	RATES PER ACRE
MARCH-JUNE	COMMON BERMUDA (HULLED) WEEDING LOVEGRASS	10 lbs. 4 lbs.	MARCH-JUNE	COMMON BERMUDA (HULLED) WEEDING LOVEGRASS	10 lbs. 4 lbs.
APRIL-AUGUST	BROWN TOP MILLET SUONAGRASS PEARL MILLET	40 lbs. 60 lbs. 50 lbs.	JULY-AUGUST	COMMON BERMUDA (HULLED) & BROWN TOP MILLET COMMON BERMUDA (HULLED) & WEEDING LOVEGRASS COMMON BERMUDA (HULLED) & BROWN TOP MILLET PENSACOLA BAHIA & BROWN TOP MILLET PENSACOLA BAHIA & WEEDING LOVEGRASS & BROWNTOP MILLET WEEDING LOVEGRASS & BROWN TOP MILLET	10 lbs. 10 lbs. 6 lbs. 2 lbs. 30 lbs. 10 lbs. 60 lbs. 10 lbs. 30 lbs. 2 lbs. 10 lbs. 4 lbs. 10 lbs.
SEPT.-FEBRUARY	RYE (MOST WINTER HARDY) RYEGRASS BARLEY WHEAT	3 BU 40 lbs. 3 BU 3 BU			

NOTES:
1. CENTPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THROUGH OCTOBER.
2. LISTED IN ORDER OF PREFERENCE.
3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED.

SOD COVER

GRASS	TEMPORARY VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA	COMMON TIFWAY TIFGREEN TIFLAWN	M-L, P, C P, C P, C	WARM WEATHER
CENTPEDE	--	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER

FERTILIZER REQUIREMENTS FOR SOD

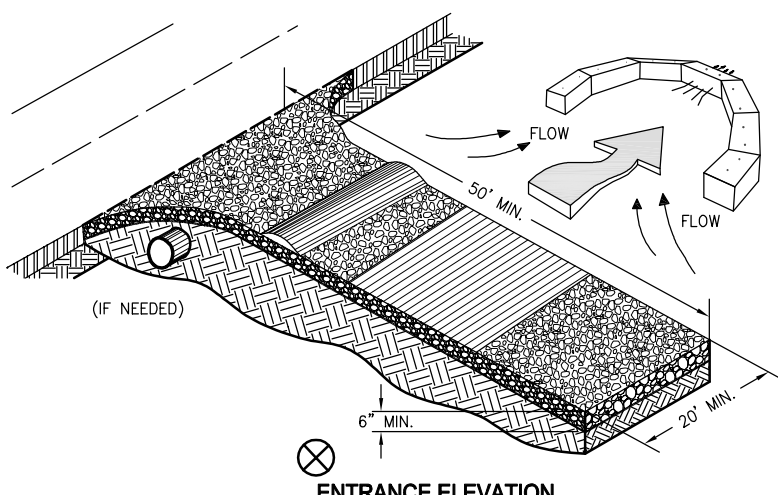
GRASS	PLANTING YEAR	FERTILIZER (N-P-K)	RATE lbs/ac	NITROGEN lbs/ac
GRASS	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

Ds2-Ds4 NOTES:

- Ds2
- A TEMPORARY GRASSING OF ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 40 LBS PER ACRE TO DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE. THE PROPOSED ANNUAL RYEGRASS SHALL BE APPLIED DURING THE MONTHS OF SEPTEMBER THRU DECEMBER.
 - A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.
 - AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.
- Ds3
- A PERMANENT GRASSING OF UNHULLED COMMON BERMUDA SHALL BE APPLIED AT A RATE OF 10 LBS. PER ACRE DURING THE MONTHS OF SEPTEMBER THRU FEBRUARY. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
 - A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
 - DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
 - AGRICULTURAL LIME IS REQUIRED AT A RATE OF 1-2 TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE.
- Ds4
- SOIL SURFACE IS BROUGHT TO FINAL GRADE AND CLEAR OF ANY TRASH, DEBRIS, AND CLOUDS LARGER THAN 1".
 - SOD SHOULD BE APPLIED TO SOIL SURFACE ONLY (NOT TO FROZEN OR GRAVEL TYPE SOILS). CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
 - LIME & FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 - 2 TONS PER ACRE.
 - SOD SHOULD BE ANCHORED WITH PINS ON SLOPES STEEPER THAN 3:1
 - IRRIGATION SHOULD BE USED AS A SUPPLEMENT TO RAINFALL FOR A MIN OF 2 - 3 WEEKS
 - GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2" - 3" WHEN MOWING

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



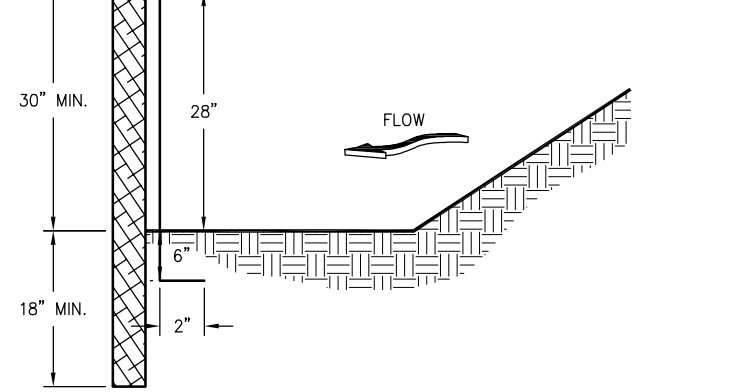
- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - 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).
 - 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 REMOVES MUD AND DIRT.
 - 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.

DUST CONTROL ON DISTURBED AREAS

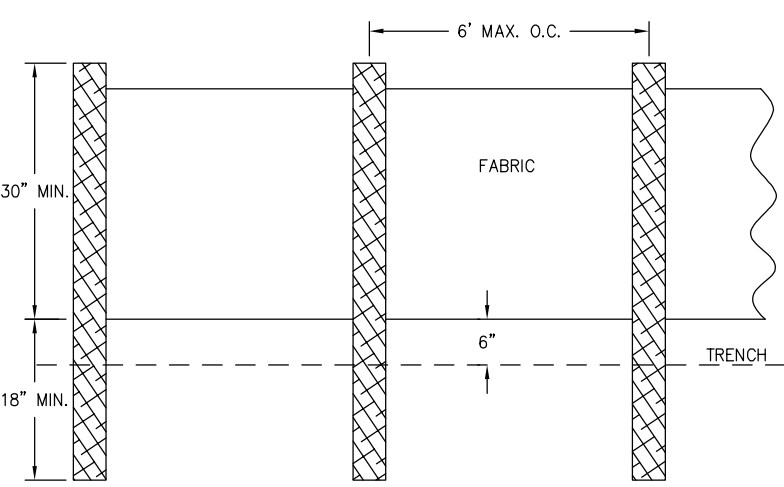
Du

SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



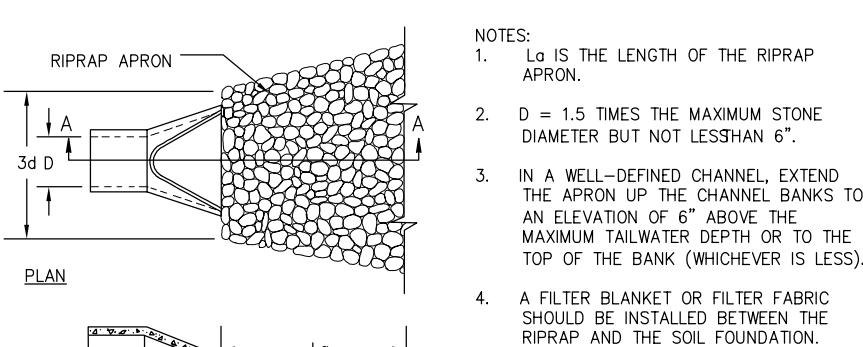
FRONT VIEW



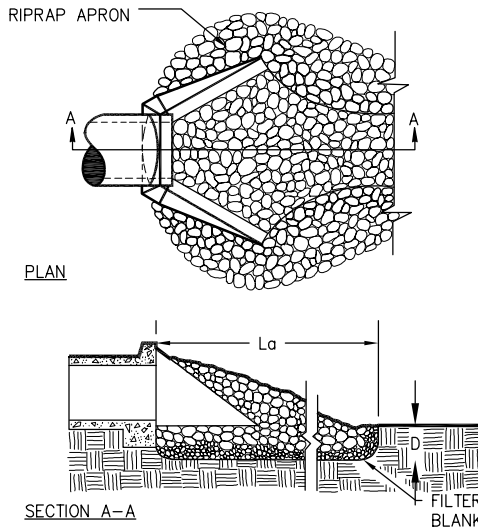
- NOTES:
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

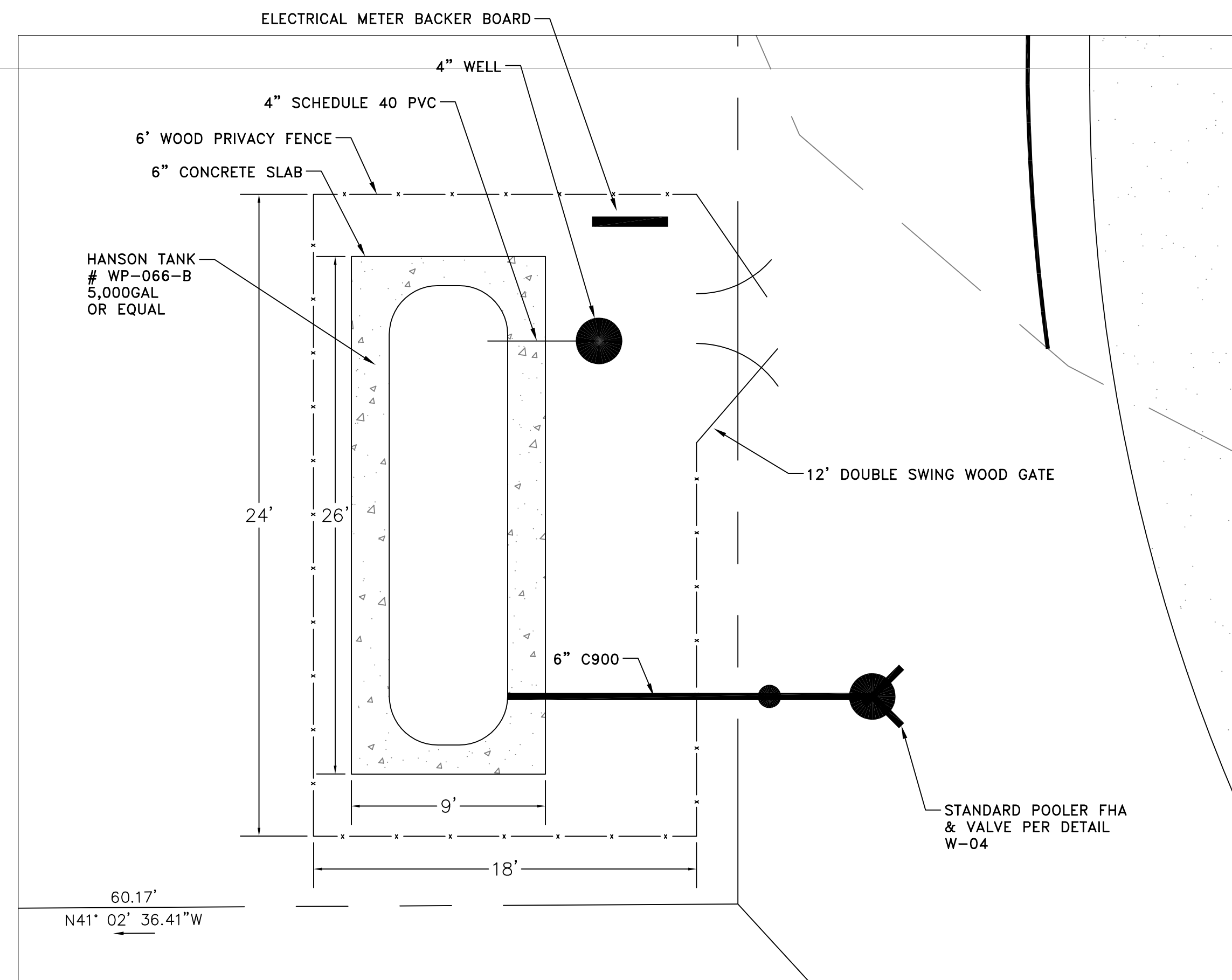
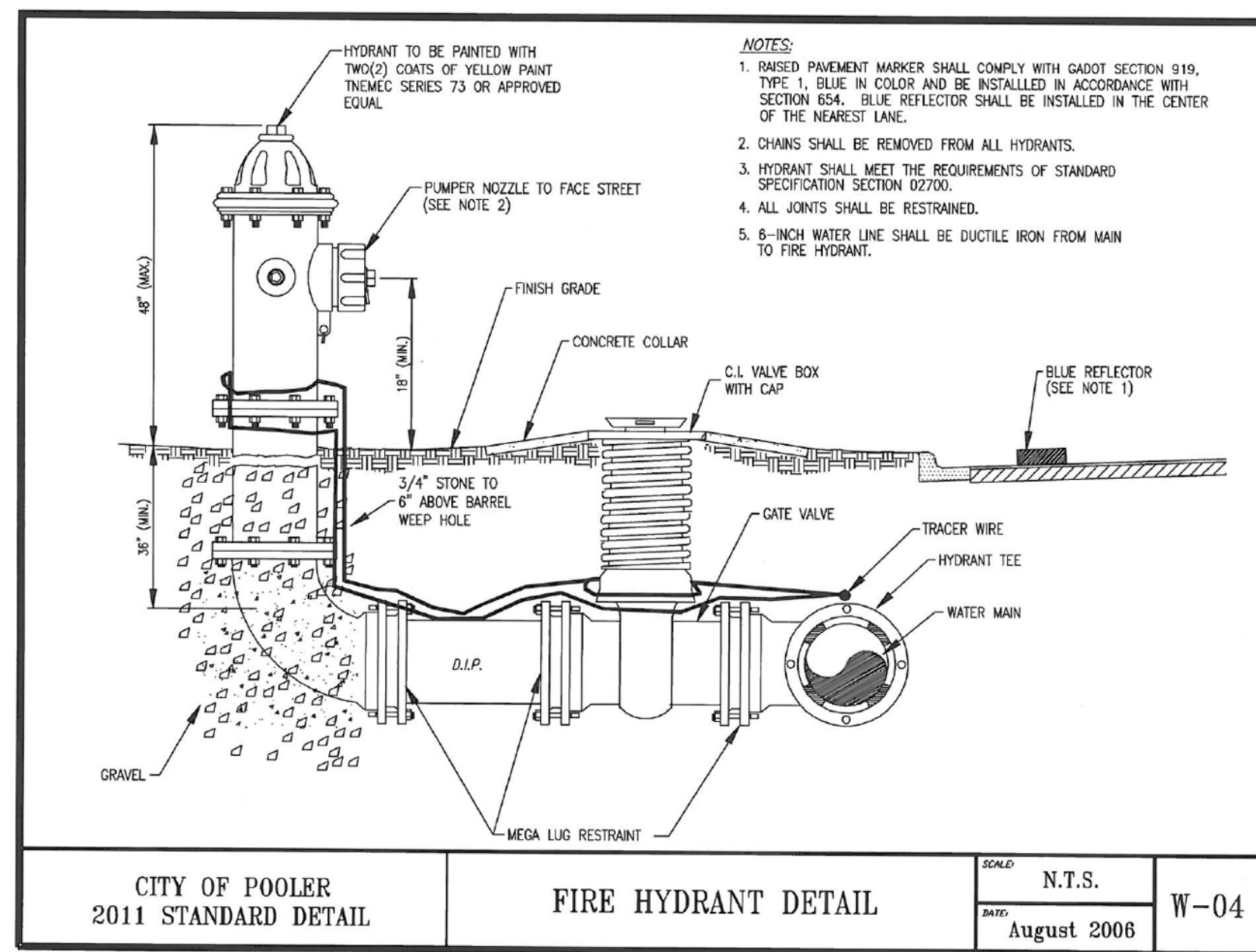
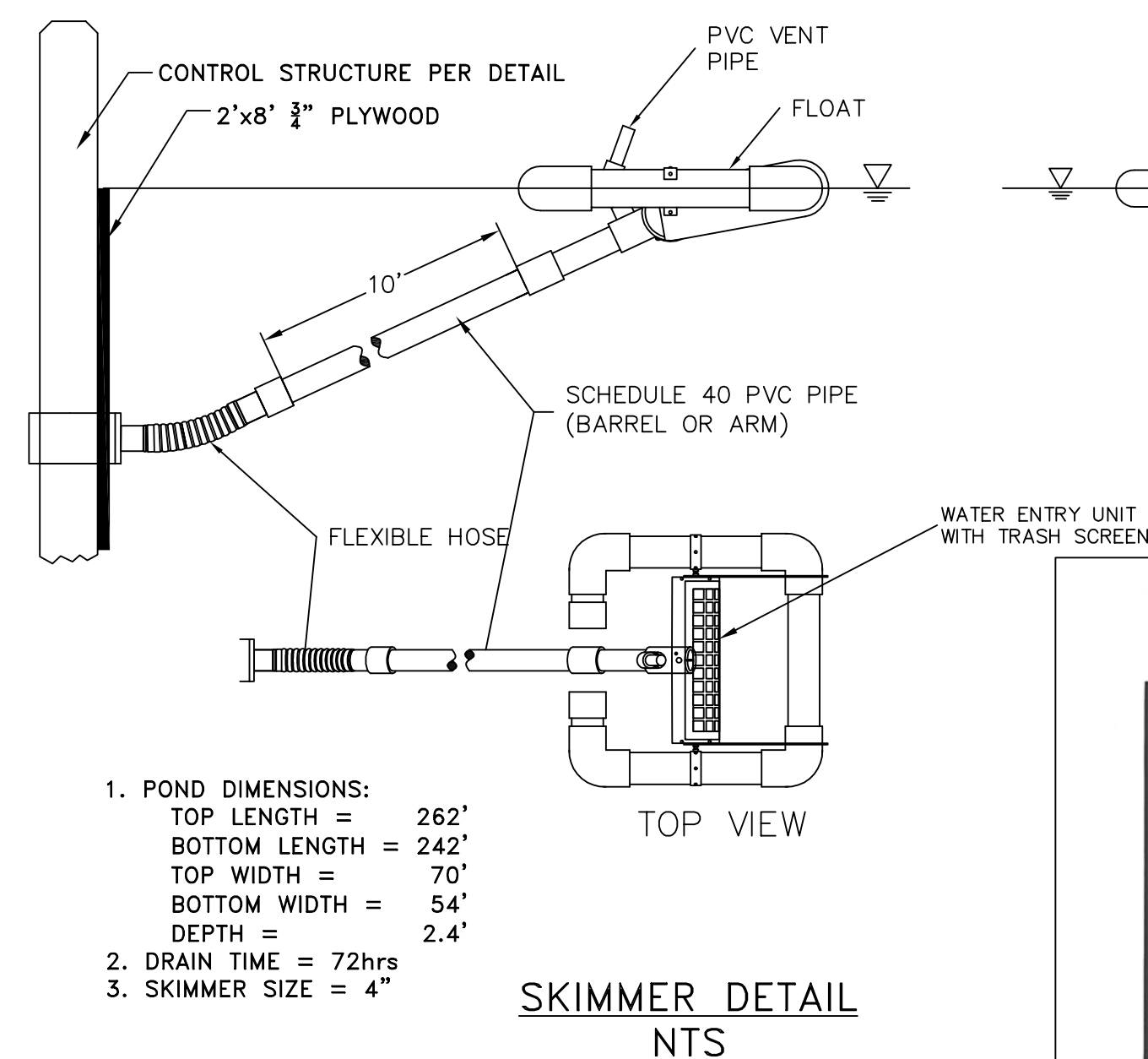
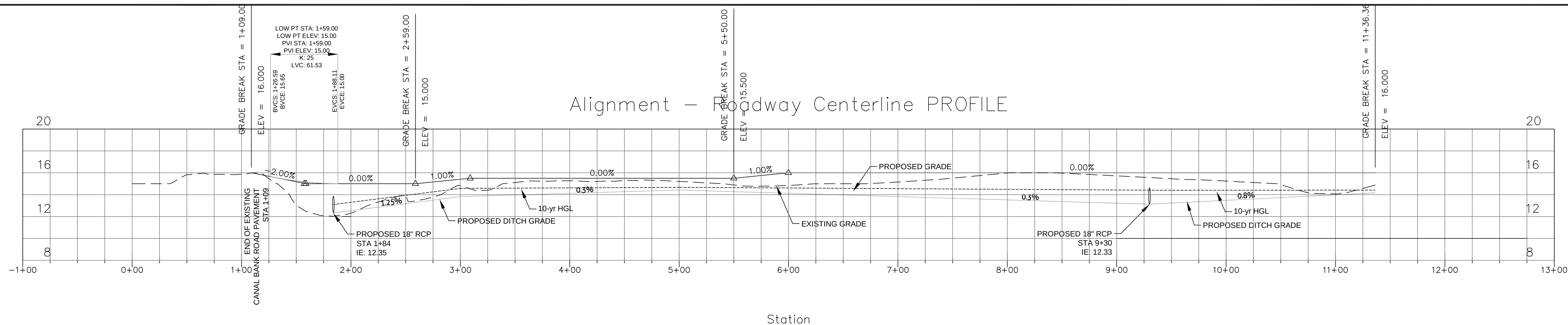
RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL





HYDRANT SHALL FLOW 250 GMP FOR 20 MINS. IN FIELD TEST UPON COMPLETION OF CONSTRUCTION

NO DRINKING WATER OR IRRIGATION WATER SYSTEMS MAY BE TIED TO THIS WELL
THE CITY WILL NOT MAINTAIN THIS WELL. WELL MUST BE MAINTAINED BY THE HOA
FHA MUST BE TESTED ON AN ANNUAL BASIS AT A MINIMUM.

PROPOSED WELL AND HYDRANT TANK DETAIL
SCALE: 1" = 5'

REVISIONS	DATE	DESCRIPTION
NO.		



January 10th, 2024

Jay Maupin, P.E.
Maupin Engineering
114 West 42nd Street
Savannah, GA 31401

Dear Mr. Maupin,

I am pleased to provide you with a recommendation for Approval of the site development plans for Canal Bank Rd Subdivision, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plan.....	<i>Dec. 2023</i>
	Stormwater Management Report.....	<i>Dec. 2023</i>
	Stormwater Maintenance Agreement.....	<i>Dec. 2023</i>
	GSWCC Approval of ESPC Plans.....	<i>Dec. 2023</i>
	Savannah Encroachment Permit.....	<i>Dec. 2023</i>
	Non-Exclusive Easement Agreement.....	<i>Dec. 2023</i>
	DPH Septic Approval.....	<i>Dec. 2023</i>
	USACE JD Letter.....	<i>Dec. 2023</i>
	Non-Exclusive Easement Agreement.....	<i>Dec. 2023</i>

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State, and City codes and regulations. All required permits and approvals, pursuant to land disturbing activities and land development shall be provided and found acceptable to the City of Pooler. All the required testing results, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.





EOM Operations
Your solution to a better tomorrow

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Brian Crooks, AICP; City Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, P.E.; Sr. Vice President – EOM



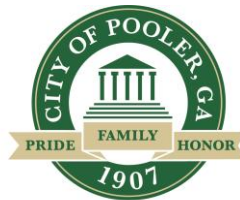
480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for Tanger Outparcel #4 at 220 Tanger Outlets Blvd

Project:	#231277
P&Z Meeting Date:	January 22, 2024
City Council Meeting Date:	February 5, 2024
Applicant and Authorized Agent:	Coleman Company (Travis Burke)
Location (Address):	220 Tanger Outlets Blvd
Parcel (PIN):	50017A 01099
Acreage:	1.08 total – 1.08 disturbed
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	13,000 sf retail shopping center
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	"After review of the criteria, move for approval of the request."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
 4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - The site plan complies with the provisions related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
 5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - The site plan complies with the provisions related to the location of uses/development areas, development standards for commercial development, and buffer standards.
 6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
 7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - The site is adequately served by any other public services for current or projected needs.
 8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - The site plan complies with the provisions related to buffer and screening standards.
 9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other

landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

- The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.

10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

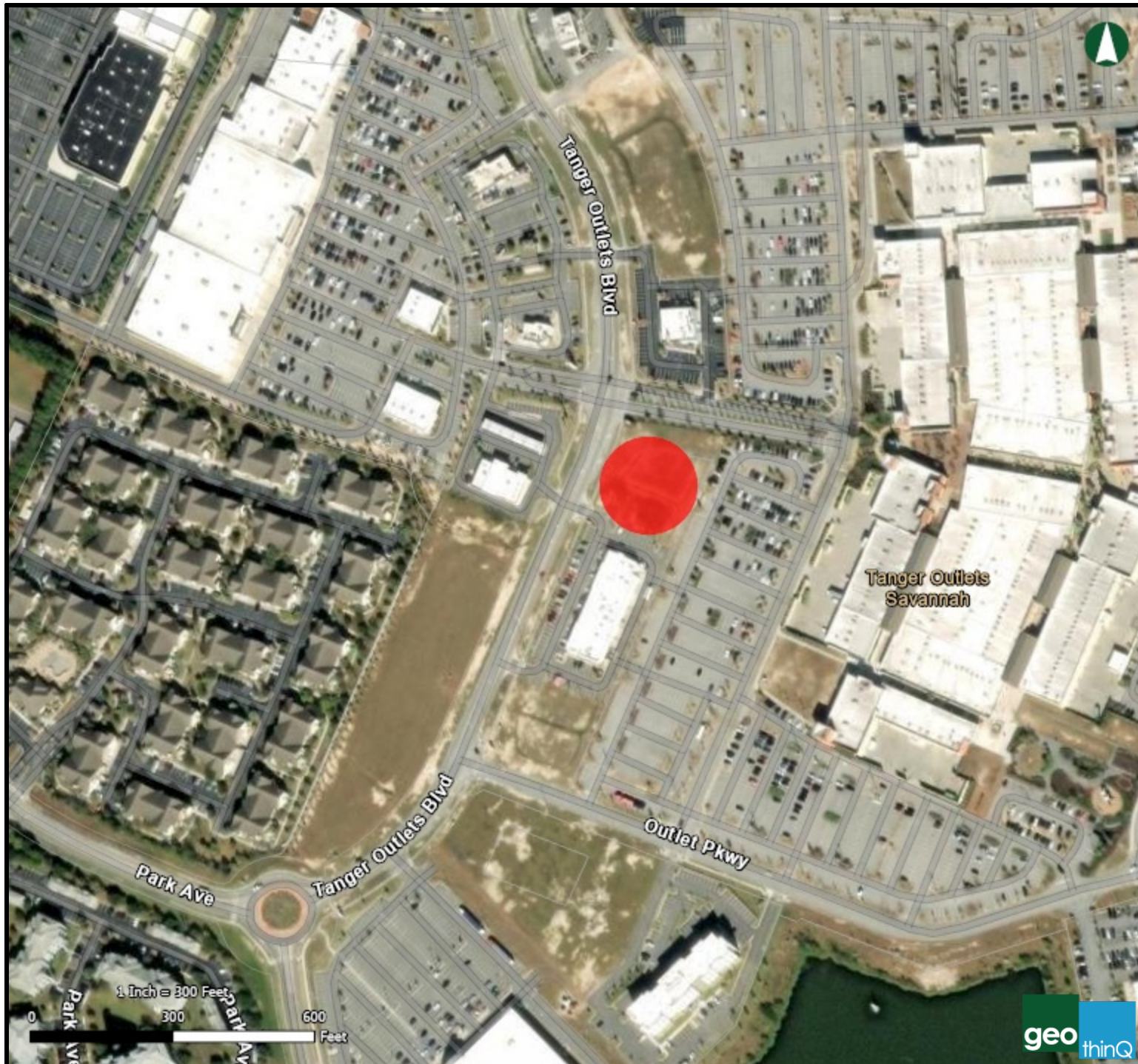
- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Approval Letter



CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Project #231277 - Tanger OP 4

01/17/2024

☐ Parcels



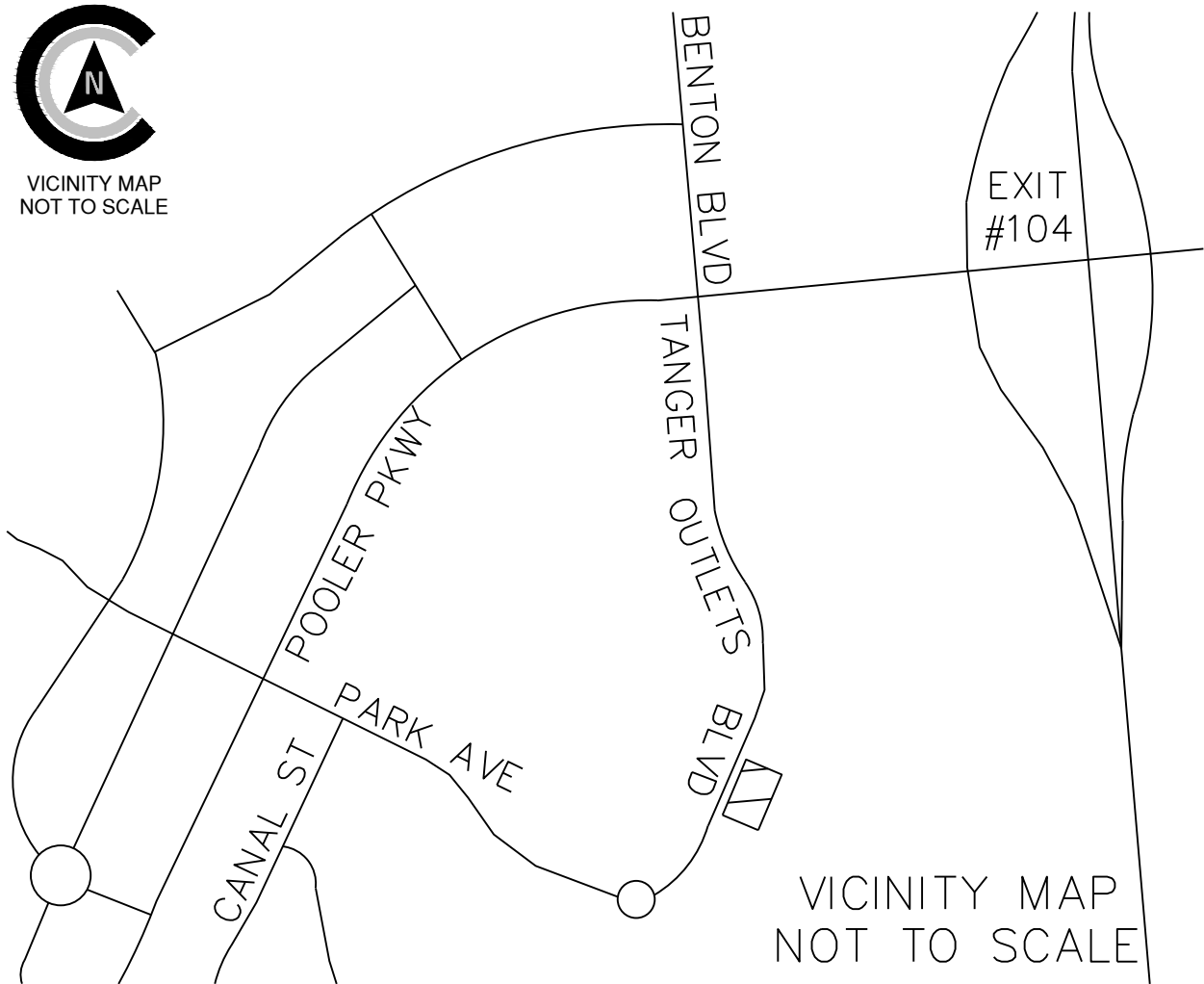


CIVIL CONSTRUCTION PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

PREPARED FOR
YOGESH PATEL

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): TRAVIS BURKE, PE
GEORGIA PE NUMBER: 31215
GSWCC LEVEL II CERTIFICATION NUMBER: 8134



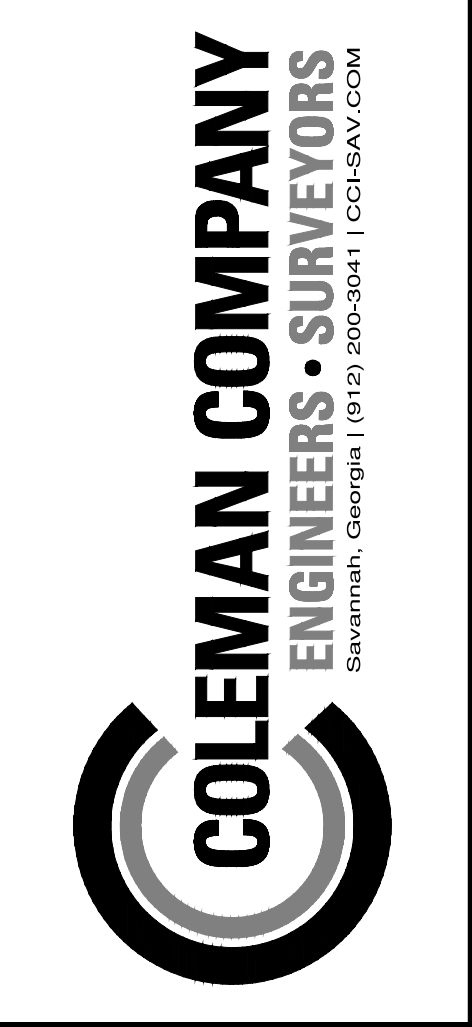
REVISIONS

PROJECT SITE DATA

SHEET INDEX

PROJECT ADDRESS: 260 TANGER OUTLETS BLVD
PROJECT CITY, STATE: POOLER, GEORGIA
OWNER/REPRESENTATIVE: YOGESH PATEL
PROPERTY AREA: 1.080 AC
DISTURBED AREA: 1.08 AC
ZONING: C-2
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83
FLOOD ZONE: X
WATER & SEWER PROVIDER: POOLER
PINS: 50017A01099
SURVEY PREPARED BY: COLEMAN COMPANY, INC.
GEOTECHNICAL BY: N/A
ARCHITECT: N/A
CONSTRUCTION EXIT LOCATION: 32.13443, -81.24599

Sheet Number	Sheet Title	Sheet Number	Sheet Title
COV	COVER	CE1.0	INITIAL ES&PC PLAN
C0.0	CONSTRUCTION NOTES	CE2.0	INTERM ES&PC PLAN
C1.0	EXISTING CONDITIONS	CE3.0	FINAL ES&PC PLAN
C2.0	STAKING PLAN	CE4.0	EROSION CONTROL DETAILS
C3.0	UTILITY PLAN	CE4.1	EROSION CONTROL DETAILS
C4.0	GRADING PLAN	CE5.0	NPDES PERMIT NOTES
C5.0	DRAINAGE PLAN	CE5.1	NPDES PERMIT NOTES
C6.0	PAVING PLAN		
C7.0	PROFILES		
C8.0	CONSTRUCTION DETAILS		
C8.1	CONSTRUCTION DETAILS		
C8.2	CONSTRUCTION DETAILS		
C9.0	LIGHTING PLAN		
L1.0	LANDSCAPE PLAN		
L1.1	LANDSCAPE DETAILS		



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
TANGER OUTLETS, OUTPARCEL #4
LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 12/18/2023
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

COVER

SHEET:
COV

GENERAL NOTES:

- CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
- A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MINIMUM SLOPE OF 2%.
- MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT-OF-WAY AT 1% MINIMUM.
- REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
- PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
- SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THE INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL, SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES, THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE, ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE, GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW, THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
- ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
- ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT CARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
- ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
- CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
- ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
- PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
- SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
- ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL. COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
- MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
- ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1" C.C. THREAD.
- ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
- 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRADE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
- ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ADJUTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
- CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
- ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
- THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL CURB AND GUTTER TO BE 18" STANDARD PITCH CURB UNLESS OTHERWISE NOTED.
- FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- NO SOIL TEST HAS BEEN PERFORMED ON THIS SITE.
- STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.

MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTINGS' WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.

MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURER'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.

50.INTERNATIONAL FIRE CODE, 2012 EDITION:

SECTION 3310
ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

SECTION 3312
WATER SUPPLY FOR FIRE PROTECTION
3312.1 WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

51.IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

52. MAXIMUM BUILDING HEIGHT IS TO BE 45' PER APPENDIX A, ARTICLE III, SECTION 6 OF THE CITY OF POOLER CODIFIED ORDINANCES.

ADA NOTES:

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): TRAVIS BURKE, PE
GEORGIA PE NUMBER: 31215
GSWCC LEVEL II CERTIFICATION NUMBER: 8134

WATER - SEWER NOTES:

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

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK: 60'
SIDE YARD SETBACKS: 10'
REAR YARD SETBACK: 10'

EXISTING USE: VACANT LOT
PROPOSED USE: SHOPPING CENTER
PROPOSED BUILDING: 12,996 S.F.

PARKING REQUIREMENTS:
REQUIRED: 4.5 SPACES PER 1,000 SF
4.5 X (12,996 / 1,000) = 59 SPACES
PROVIDED: 37 ON SITE (2 HANDICAP)
22 SHARED
59 TOTAL

IMPERVIOUS AREA REQUIREMENTS:
MAX IMPERVIOUS: 85% X 1.08 AC = 0.918 AC
PROPOSED IMPERVIOUS: 80.5% = 0.869 AC

SITE INFORMATION:

PARENT PIN: 50017A01099
ZONING DISTRICT: C-2
FLOOD ZONE: X
SIZE: 1.080 AC

PROPOSED LAND USE: SHOPPING CENTER (8 SUITES)

EROSION CONTROL NOTES:

- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) DURING ALL PHASES OF CONSTRUCTION AND SHALL INSTALL & MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
- NARRATIVE DESCRIPTION:

LOCATION: 260 TANGER OUTLETS BLVD POOLER,GEORGIA

PINS: 50017A01099

NATURE OF WORK: RETAIL BUILDING WITH 8 SUITES AND ASSOCIATED INFRASTRUCTURE.

SIZE:
TOTAL PROPERTY ACREAGE: 1.080 AC
DISTURBED ACREAGE: 1.08 AC

ZONING CLASSIFICATION: C-2

MAXIMUM BUILDING HEIGHT: 45 FEET

PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.
- THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
- THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
- ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
- THE SOILS ON SITE ARE : OGEECHEE LOAMY FINE SAND (SOIL GROUP BD)
- THIS SITE IS CURRENTLY CLEARED AND ROUGHLY GRADED.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN AN FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0109F EFFECTIVE DATE: AUGUST 16, 2018.
- CONTACT INFORMATION:

CIVIL ENGINEER: OWNER/REPRESENTATIVE CONTACT:
YOGESH PATEL
TRAVIS G. BURKE, PE 115 COFFEE POINTE DRIVE
COLEMAN COMPANY, INC. SAVANNAH, GA 31419
1480 CHATHAM PKWY, P: 917.789.0806
SAVANNAH, GA 31405
P: 912.200.3041
F: 912.200.3056

- THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE EXISTING STORM SEWER SYSTEM THAT HAS BEEN INSTALLED FOR THE TANGER OUTLETS AND SURROUNDING OUTPARCELS. FINAL RECEIVING WATERS ARE THE PIPEMAKERS CANAL WHICH ULTIMATELY DISCHARGES INTO THE SAVANNAH RIVER.
- ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
- SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
- ALL TEMPORARY BMP'S FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.



RELEASED FOR CONSTRUCTION



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 12/18/2023
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

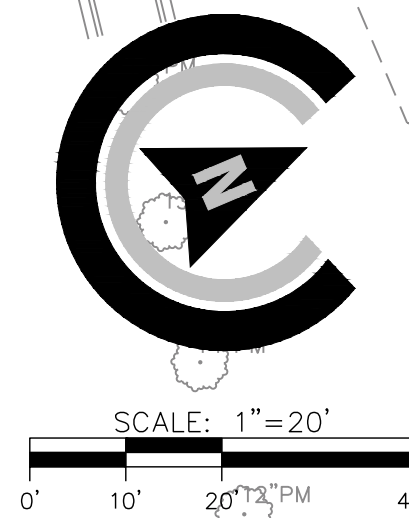
CONSTRUCTION
NOTES

SHEET:

C0.0



Know what's below.
Call before you dig.



RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

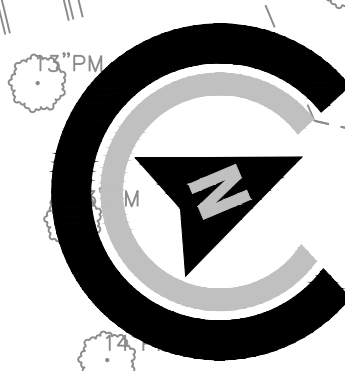
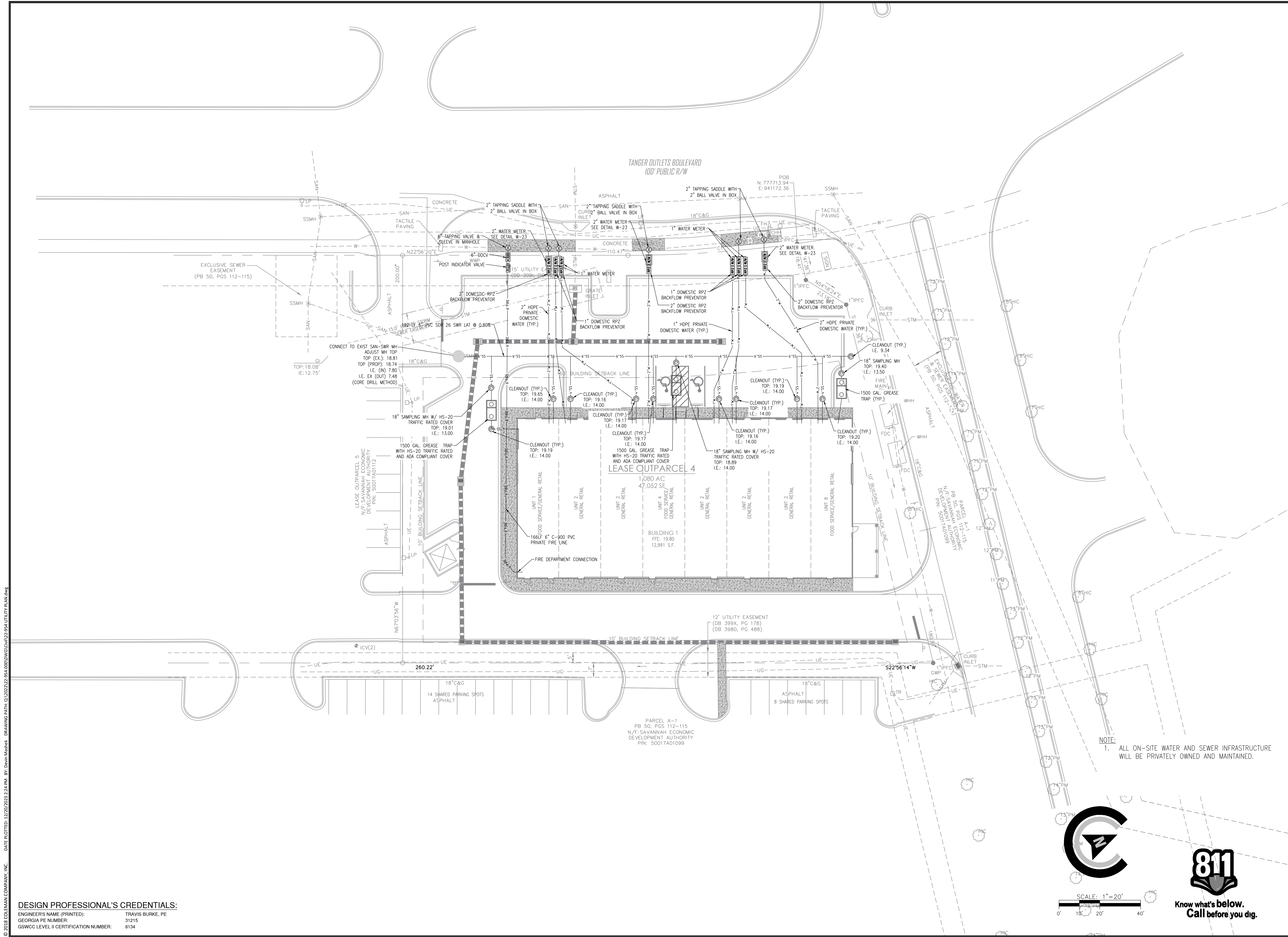
JOB NUMBER: 22-954
DATE: 12/18/2023
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

STAKING PLAN

SHEET:

C2.0

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): TRAVIS BURKE, PE
GEORGIA PE NUMBER: 31215
GSWCC LEVEL II CERTIFICATION NUMBER: 8134



SCALE: 1"=20'



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3641 | CCI-SAV.COM

RELEASED FOR CONSTRUCTION

GEORGIA
REGISTERED
No. 031215
PROFESSIONAL
ENGINEER
TRAVIS BURKE
12-18-23

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

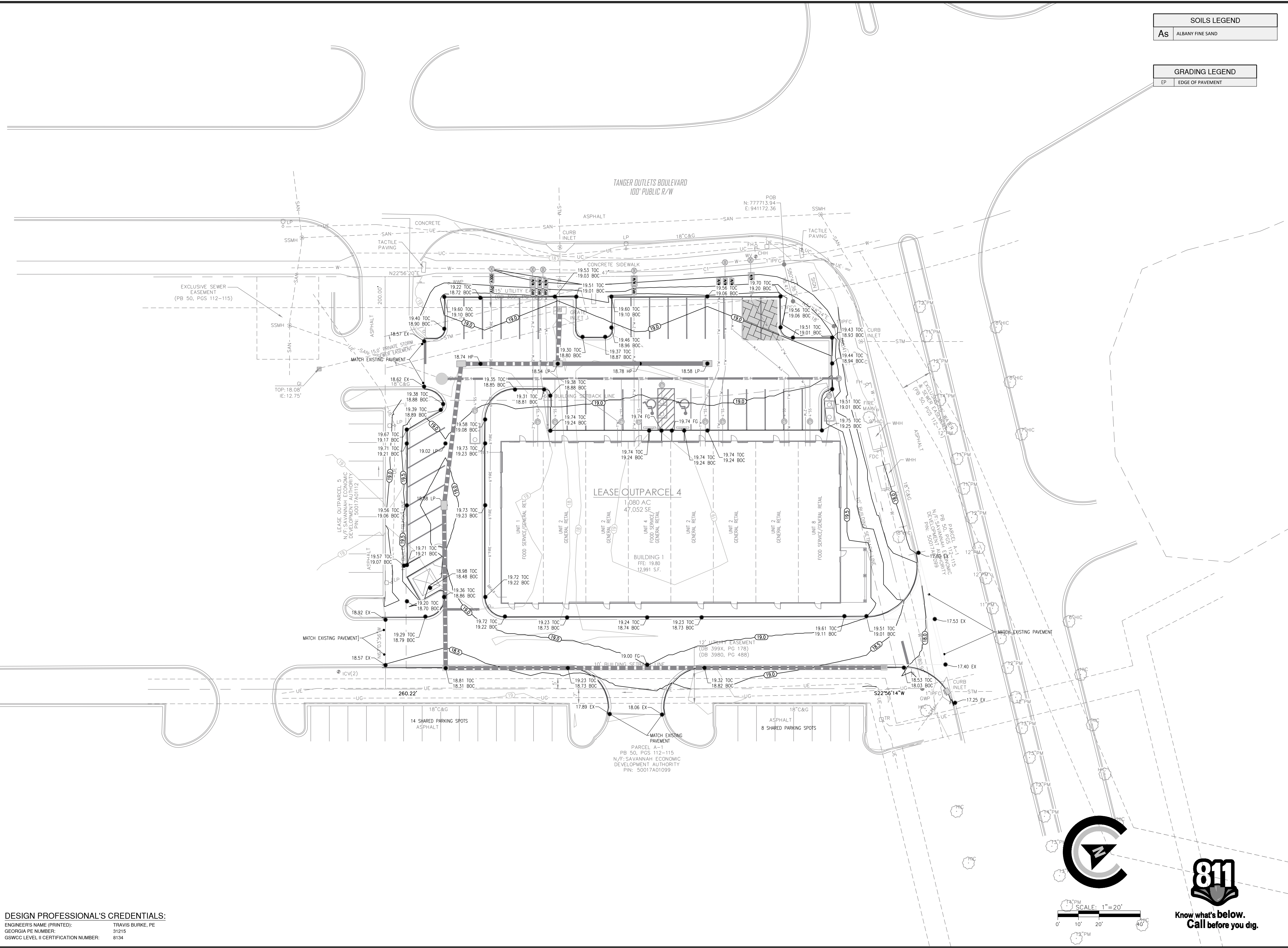
LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 12/18/2023
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

UTILITY PLAN

SHEET:
C3.0

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): TRAVIS BURKE, PE
GEORGIA PE NUMBER: 31215
GSWCC LEVEL II CERTIFICATION NUMBER: 8134



SOILS LEGEND	
As	ALBANY FINE SAND

GRADING LEGEND	
EP	EDGE OF PAVEMENT



RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 12/18/2023
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

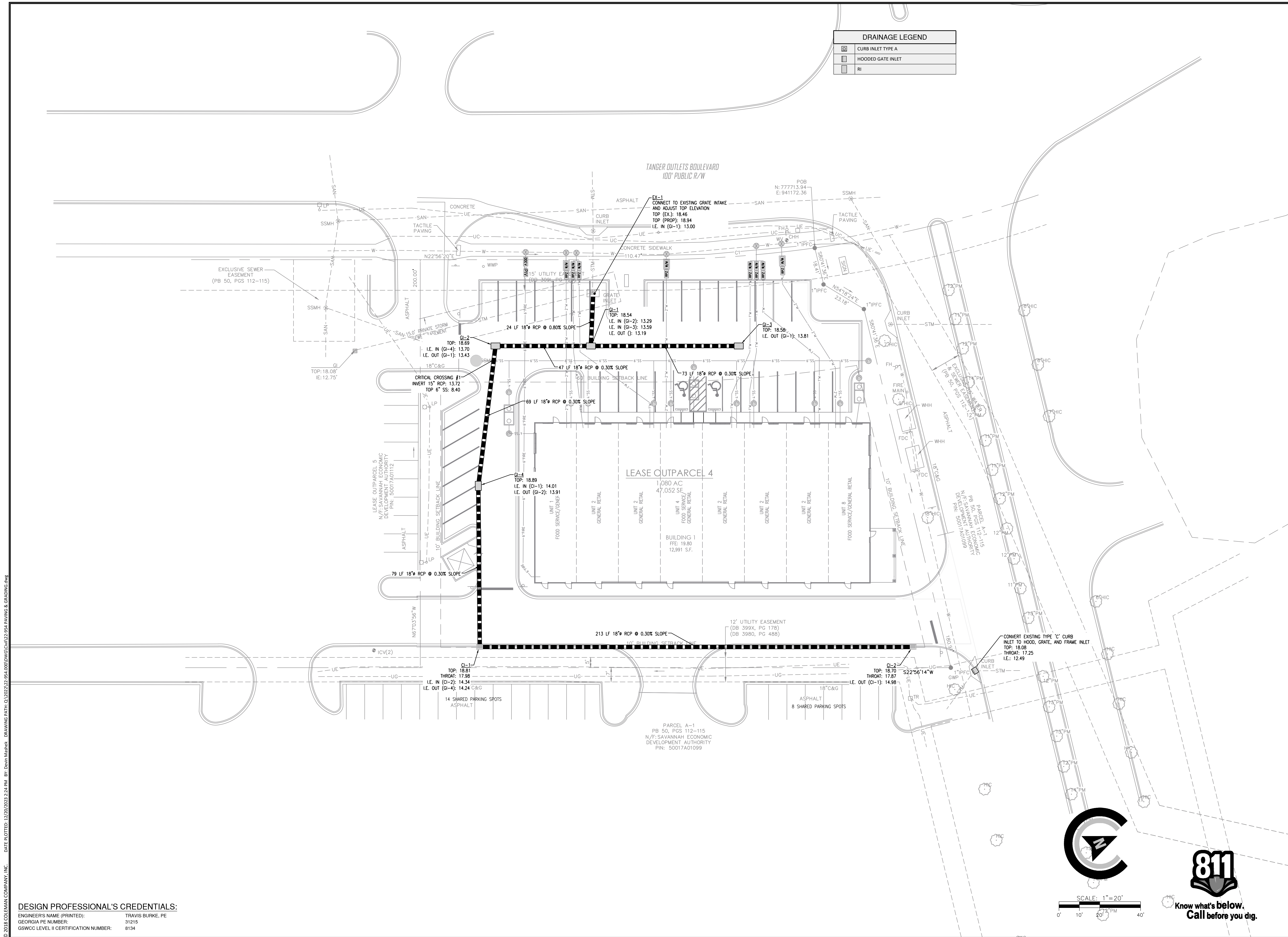
GRADING PLAN

SHEET:

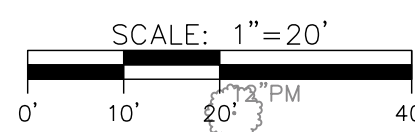
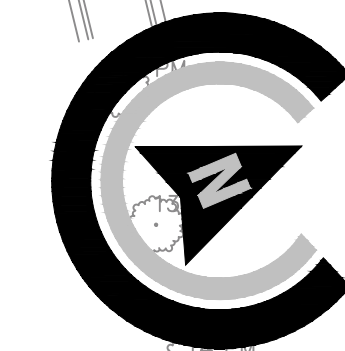
C4.0



DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): TRAVIS BURKE, PE
GEORGIA PE NUMBER: 31215
GSWCC LEVEL II CERTIFICATION NUMBER: 8134



DRAINAGE LEGEND	
	CURB INLET TYPE A
	HOODED GATE INLET
	RI



RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

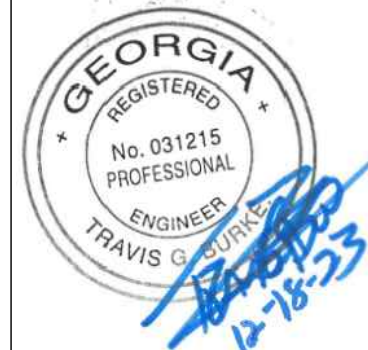
LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 12/18/2023
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

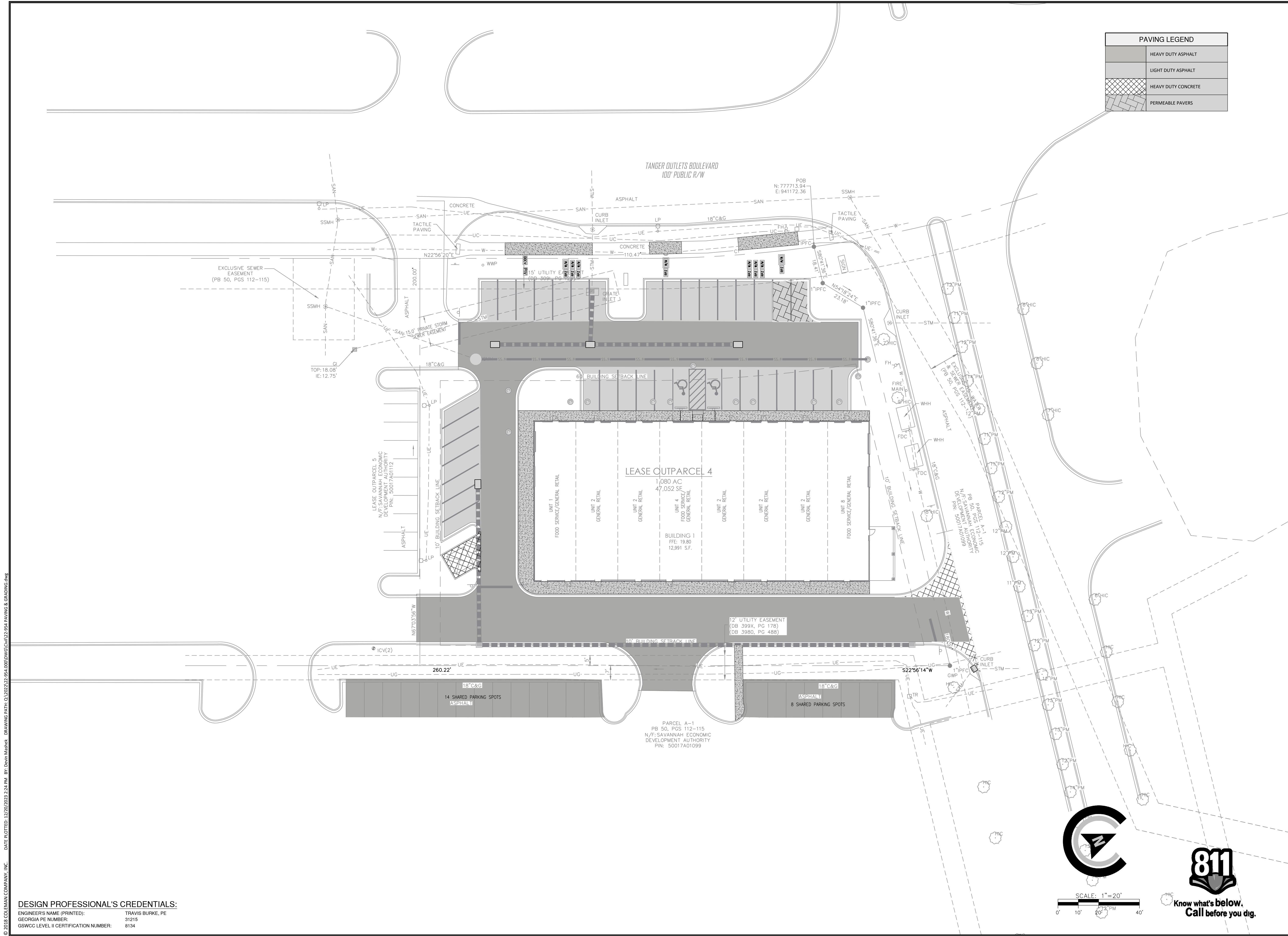
DRAINAGE PLAN

SHEET:

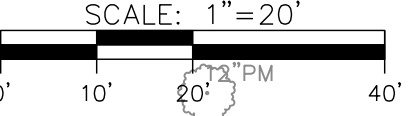
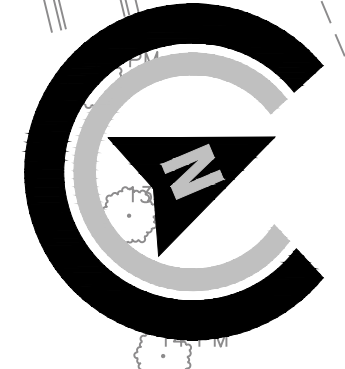
C5.0



DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): TRAVIS BURKE, PE
GEORGIA PE NUMBER: 31215
GSWCC LEVEL II CERTIFICATION NUMBER: 8134



PAVING LEGEND	
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	HEAVY DUTY CONCRETE
	PERMEABLE PAVERS



RELEASED FOR CONSTRUCTION

12-15-23

REVISIONS:

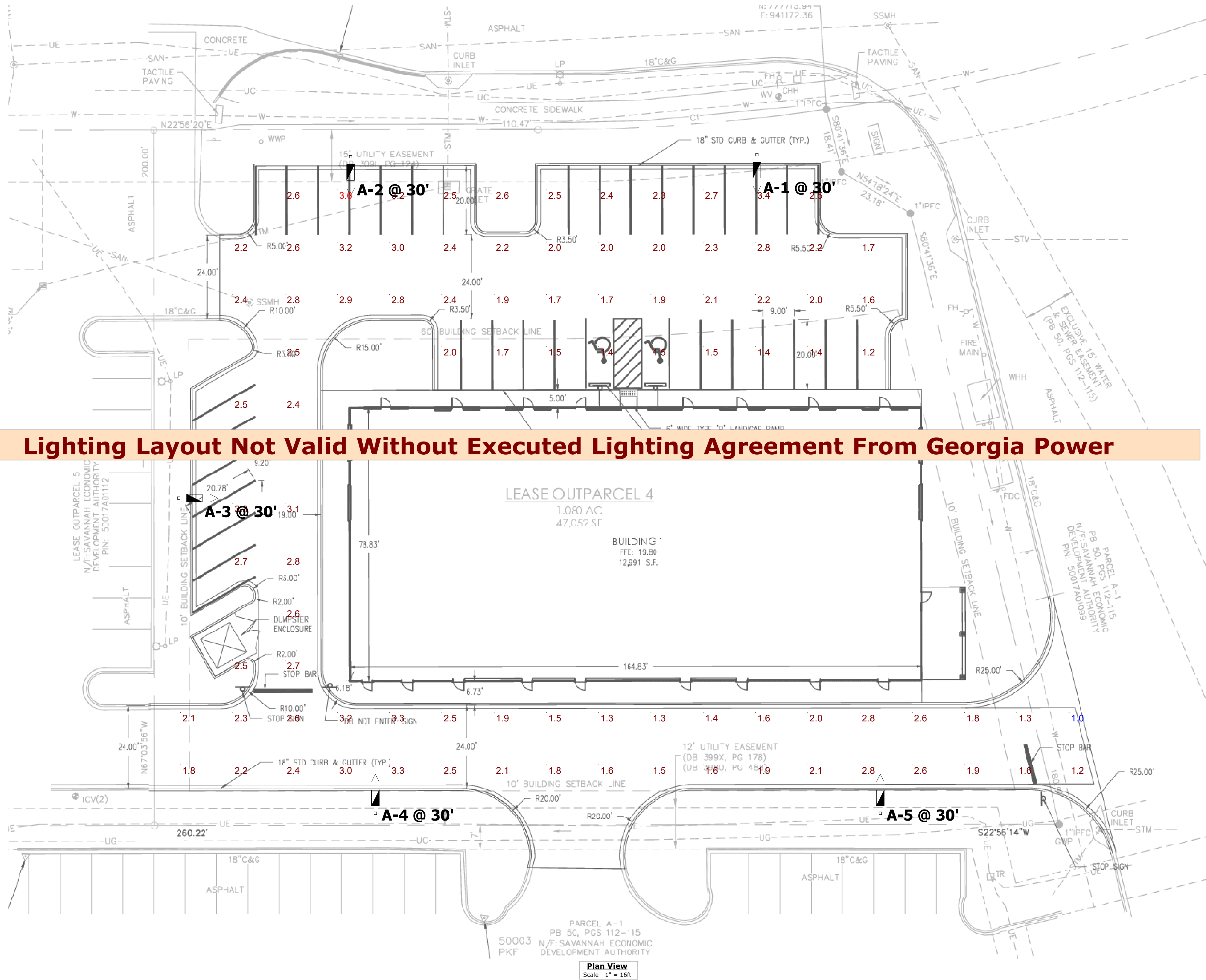
CIVIL CONSTRUCTION PLANS FOR
TANGER OUTLETS, OUTPARCEL #4
LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 12/18/2023
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

PAVING PLAN

SHEET:
C6.0

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3641 | CCI-SAV.COM



Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power

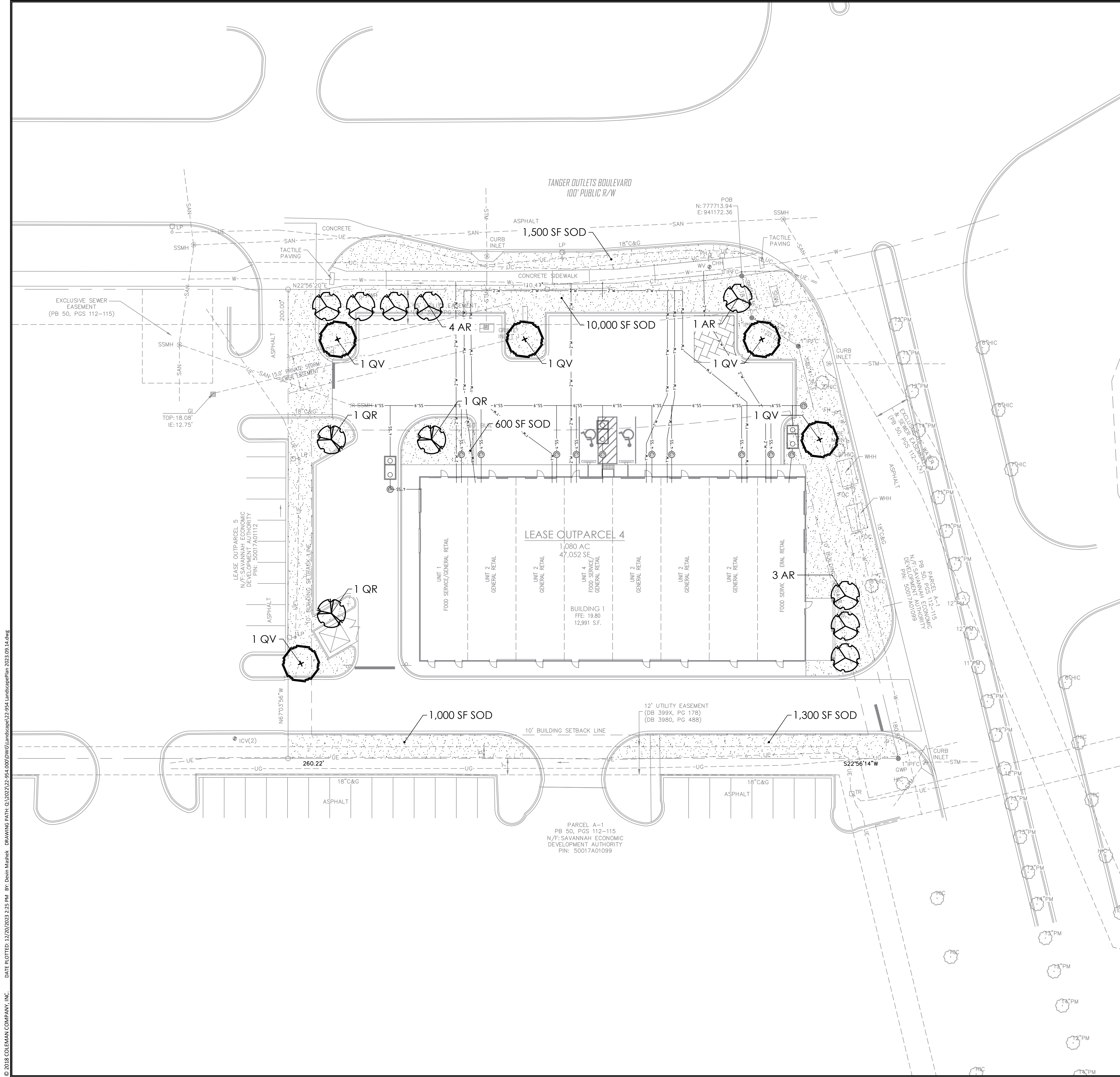
Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	5	ARCH-L-PA3-180-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	0.912	181

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	3.6 fc	1.0 fc	3.6:1	2.2:1

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

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

Designer
KF
Date
9/21/2023
Scale
As Shown
Drawing No.
S53323A1
Summary



CITY OF POOLER LANDSCAPE REQUIREMENTS

TOTAL AREA: 1.22 AC
TOTAL DISTURBED AREA: 1.3 AC

TREE REQUIREMENT: 15 TREES PER ACRE
TOTAL AMENITY PROPERTY REQUIREMENT = (15) TREES PER ACRE x 1.08 ACRE = 16.2 TREES

TREES PROVIDED = 16

NO SIGNIFICANT TREES TO BE REMOVED

PLANTED TREES SHALL BE: "HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL." POOLER, GEORGIA, CODE OF ORDINANCES >> PART II - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE VI. TREE PROTECTION >> SEC. 42-199. REPLACEMENT.

PREFERRED TREE LIST

LARGE SPECIES: AMERICAN BEECH, AMERICAN ELM HYBRIDS, AMERICAN SYCAMORE, GREEN ASH, WHITE ASH, BALD CYPRESS, POND CYPRESS, GINKGO (MALE), HICKORY SPECIES, SOUTHERN MAGNOLIA, LIVE OAK, NUTTALL OAK, OVERCUP OAK, SHUMARD OAK, WHITE OAK, WILLOW OAK, SOUTHERN RED OAK, AND YELLOW POPLAR.

MEDIUM SPECIES: AMERICAN HOLLY, RED MAPLE, FLORIDA MAPLE, TRIDENT MAPLE, EASTERN RED CEDAR

SMALL SPECIES: EASTERN REDBUD, ATTENUATA HYBRIDS HOLLY, YAUPON HOLLY, SWEETBAY MAGNOLIA, FRINGE TREE

NO MORE THAN 30% OF SMALL SPECIES CAN BE USED FOR TREE REPLACEMENT, MINIMUM 500 SF OF PLANTING AREA PER TREE

IRRIGATION AND MAINTENANCE NOTES

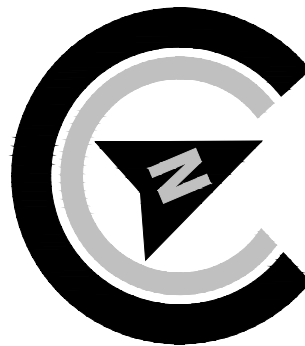
- ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR.
- ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICIAL SHALL BE REPLACED WITH A TWO AND ONE-HALF-INCH DBH TREE OF THE SAME TYPE.

NOTES:

1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES $\pm 0.2'$ WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. SEE SPECIFICATIONS ON SHEET L3.0 FOR FURTHER INSTRUCTIONS.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE.
6. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.

PLANT KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
AR	8	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE
QV	5	QUERCUS VIRGINIANA 'HIGHRISE'	HIGHRISE LIVE OAK
QW	3	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK
	16	TOTAL	
TURF			
SOD	14,400 SF	ZOYZIA 'EMPIRE	EMPIRE ZOYZIA SOD



SCALE: 1"=20'



RELEASED FOR CONSTRUCTION

REVISIONS:

LANDSCAPE PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

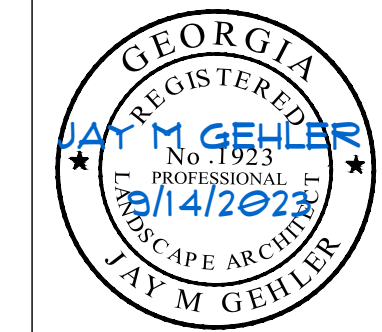
LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 2023.09.14
DRAWN BY: JMG
CHECKED BY: CCH
SCALE: AS NOTED

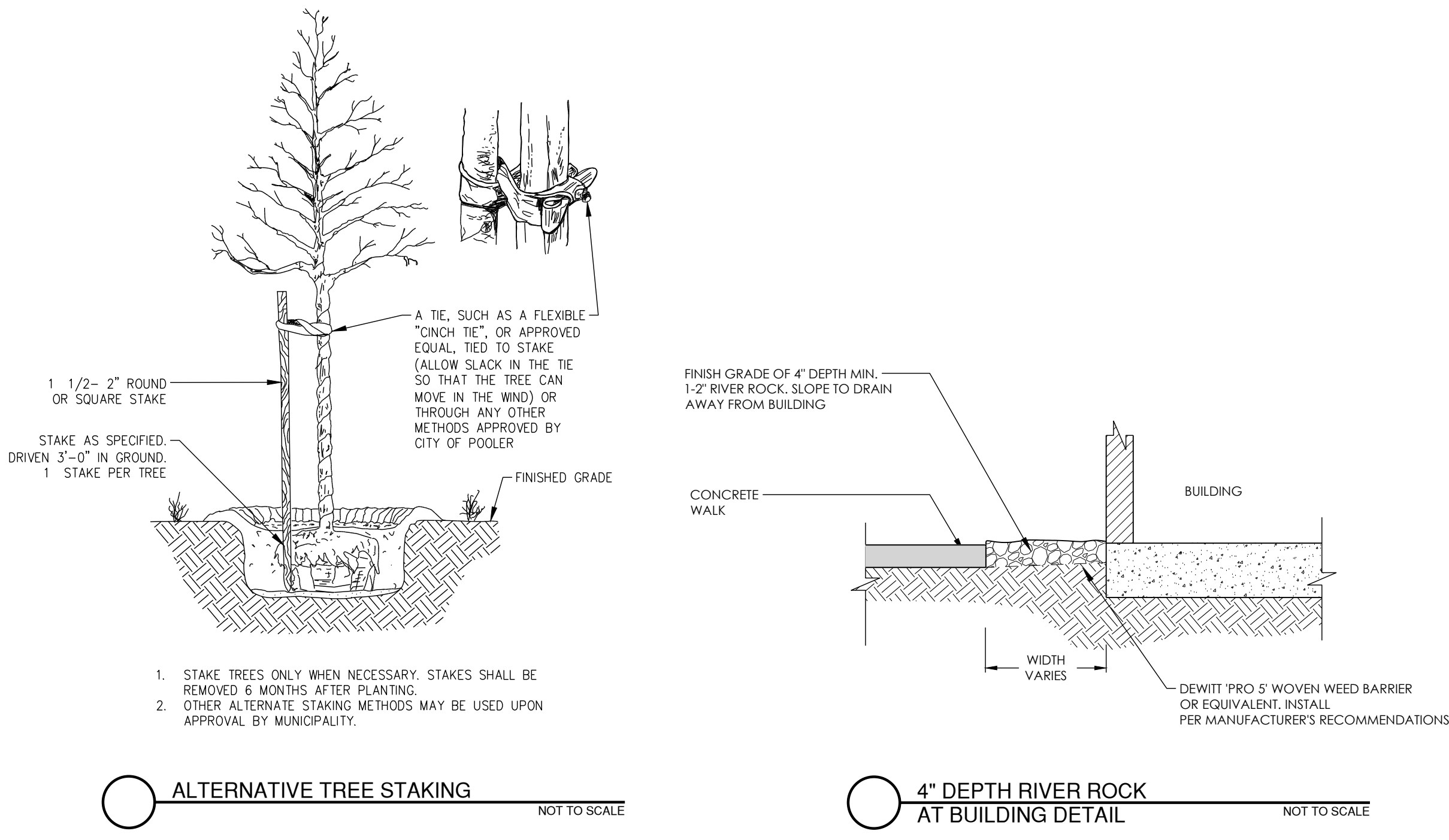
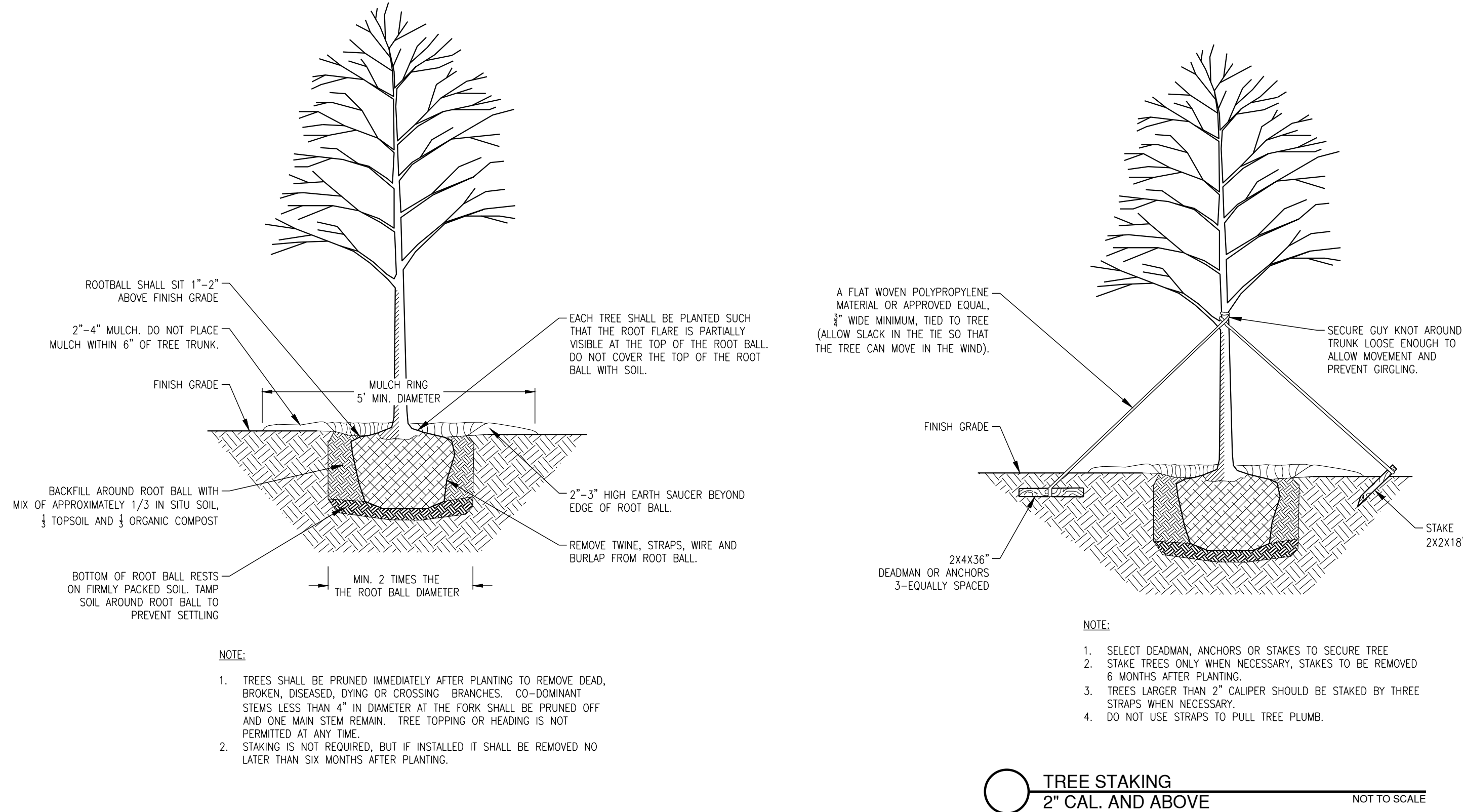
LANDSCAPE
PLAN

SHEET:

L1.0



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 12/20/2023 2:15 PM BY: Devin Mathiak DRAWING PATH: C:\2023\22-954\2023.DWG\Landscaping\22-954.LandscapePlan_2023.09.14.dwg



PLANTING NOTES

GENERAL:

- CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
- GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN 1/4" OF FINISH GRADE.
- ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.

PLANT QUALITY:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION d/b/a AMERICAN HORT.
- ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS SHALL BE COMMERCIAL GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA.
- ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
- CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
- PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

ROOT SYSTEM:

- ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
- ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NOR BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
- THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL BALLED AND BURLAPPED PLANTS SHALL HAVE ALL OF THE BURLAP, WIRE BASKETS AND TYING TWINE REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED.

SEEDING AND SODDING:

- ALL EXTERIOR GROUND AREA NOT OCCUPIED BY BUILDINGS, STRUCTURES, PAVEMENT, PLANT MATERIAL, AND MULCH SHALL BE SEEDED OR SODDED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH LOCAL NURSERY STANDARDS, UNLESS OTHERWISE NOTED.
- ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASON'S CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
- ALL SOD SHALL BE COMMERCIAL GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
- ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
- SOD SHALL BE LAYED OUT SO THAT NO VOIDS OCCUR AND IN SUCH A MANNER THAT THE END JOINTS BETWEEN INDIVIDUAL SOD PIECES OF ADJOINING ROW DO NOT COINCIDE. SOD SHALL BE Laid ON TOPSOIL AT THE REQUIRED FINISH GRADE AND SHALL BE FLUSH WITH ADJACENT PAVEMENT, CURBS, AND PLANTING BED EDGES.

TOPSOIL:

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

PLANTING:

- GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
 - 1.1. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
 - 1.2. WHERE GROUND COVER ADJUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
 - 1.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
- SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4" FROM CENTER OF ALL LARGE TREES.
- SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
- NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
- TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
- STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:

- CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.
- IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

MULCH:

- ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF DOUBLE-GROUND HARDWOOD SHREDDED BARK.
- ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF DOUBLE-GROUND HARDWOOD SHREDDED BARK.
- ACCEPTABLE MULCHING MATERIAL INCLUDES SHREDDED BARK, HARDWOOD SPECIES, DOUBLE GROUND.

WATERING:

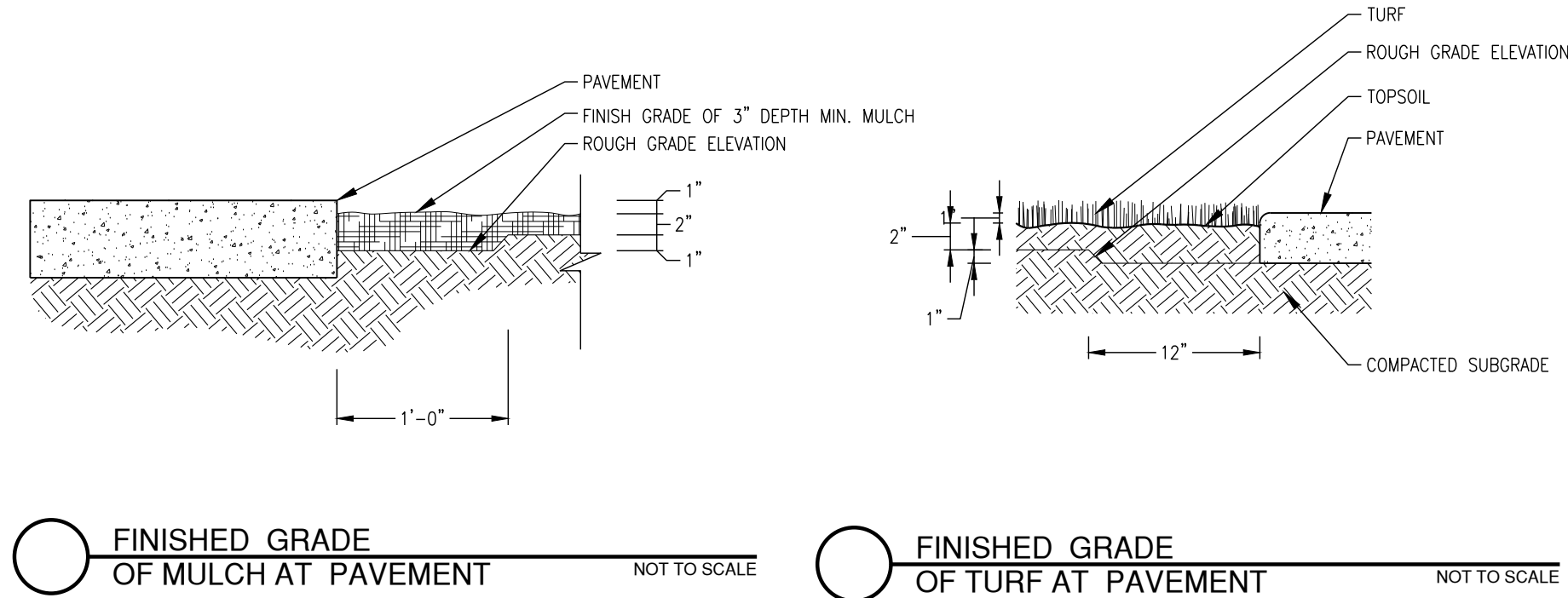
- ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
- ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
- CONTRACTOR WILL CONTINUE WATERING OF ALL PLANT MATERIAL, SODDED AREA AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF INSTALLATION.

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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



PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
AR	8	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL. MIN., 12-14' HT.	AS SHOWN	WELL BALANCED HEAD, SINGLE STRAIGHT TRUNK
QV	5	QUERCUS VIRGINIANA 'HIGHRISE'	HIGHRISE LIVE OAK	3" CAL. MIN., 10-12' HT.	AS SHOWN	WELL BALANCED HEAD, SINGLE STRAIGHT TRUNK
QW	3	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	3" CAL. MIN., 12-14' HT.	AS SHOWN	WELL BALANCED HEAD, SINGLE STRAIGHT TRUNK
	16	TOTAL				
TURF						
SOD	14,400 SF	ZOYZIA 'EMPIRE'	EMPIE ZOYZIA SOD			2 YEAR CERTIFIED, SEASON PERMITTING



Know what's below.
Call before you dig.

RELEASED FOR CONSTRUCTION



REVISIONS:

LANDSCAPE PLANS FOR

TANGER OUTLETS, OUTPARCEL #4

LOCATED IN POOLER, GEORGIA
PREPARED FOR YOGESH PATEL

JOB NUMBER: 22-954
DATE: 2023.09.14
DRAWN BY: DJM
CHECKED BY: TGB
SCALE: AS NOTED

DETAILS

SHEET:

L1.1





EOM Operations
Your solution to a better tomorrow

January 10th, 2024

Travis G Burke, P.E.
 Coleman Company
 1480 Chatham Pkwy
 Savannah, GA 31405

Dear Mr. Burke,

I am pleased to provide you with a recommendation for Approval of the site development plans for Tanger Outlets – Outparcel #4, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	<i>Dec. 2023</i>
	GSWCC Approval of ES&PC Plans.....	<i>Dec. 2023</i>
	Stormwater Maintenance Agreement.....	<i>Jan. 2024</i>
	Stormwater Management Report (Site).....	<i>Nov. 2023</i>
	Utility Easement Document.....	<i>Nov. 2023</i>
	Tanger Off-Street Parking Requirements.....	<i>Nov. 2023</i>
	Access Management Report.....	<i>Sep. 2023</i>

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State, and City codes and regulations. All required permits and approvals, pursuant to land disturbing activities and land development shall be provided and found acceptable to the City of Pooler. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.



480 Edsel Drive, Ste 100
 Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
 F: 912.756.5882



EOM Operations
Your solution to a better tomorrow

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Brian Crooks, AICP; City Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, P.E.; Sr. Vice President – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for 212 E Hwy 80

Project:	#221523
P&Z Meeting Date:	January 22, 2024
City Council Meeting Date:	February 5, 2024
Applicant and Authorized Agent:	Mark Boyles (Engineer) / Dr. Toni Sylvester (Applicant)
Location (Address):	212 E Highway 80
Parcel (PIN):	50006 13033
Acreage:	0.97 total – 0.57 disturbed
Zoning:	C-1 (Light Commercial) / Main Street Overlay
Proposed Use:	Physician's office
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	"After review of the criteria, move for approval of the request."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
 4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - The site plan complies with the provisions related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
 5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - The site plan complies with the provisions related to the location of uses/development areas, development standards for commercial development, and buffer standards.
 6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
 7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - The site is adequately served by any other public services for current or projected needs.
 8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - The site plan complies with the provisions related to buffer and screening standards.
 9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other

landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

- The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.

10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Approval Letter



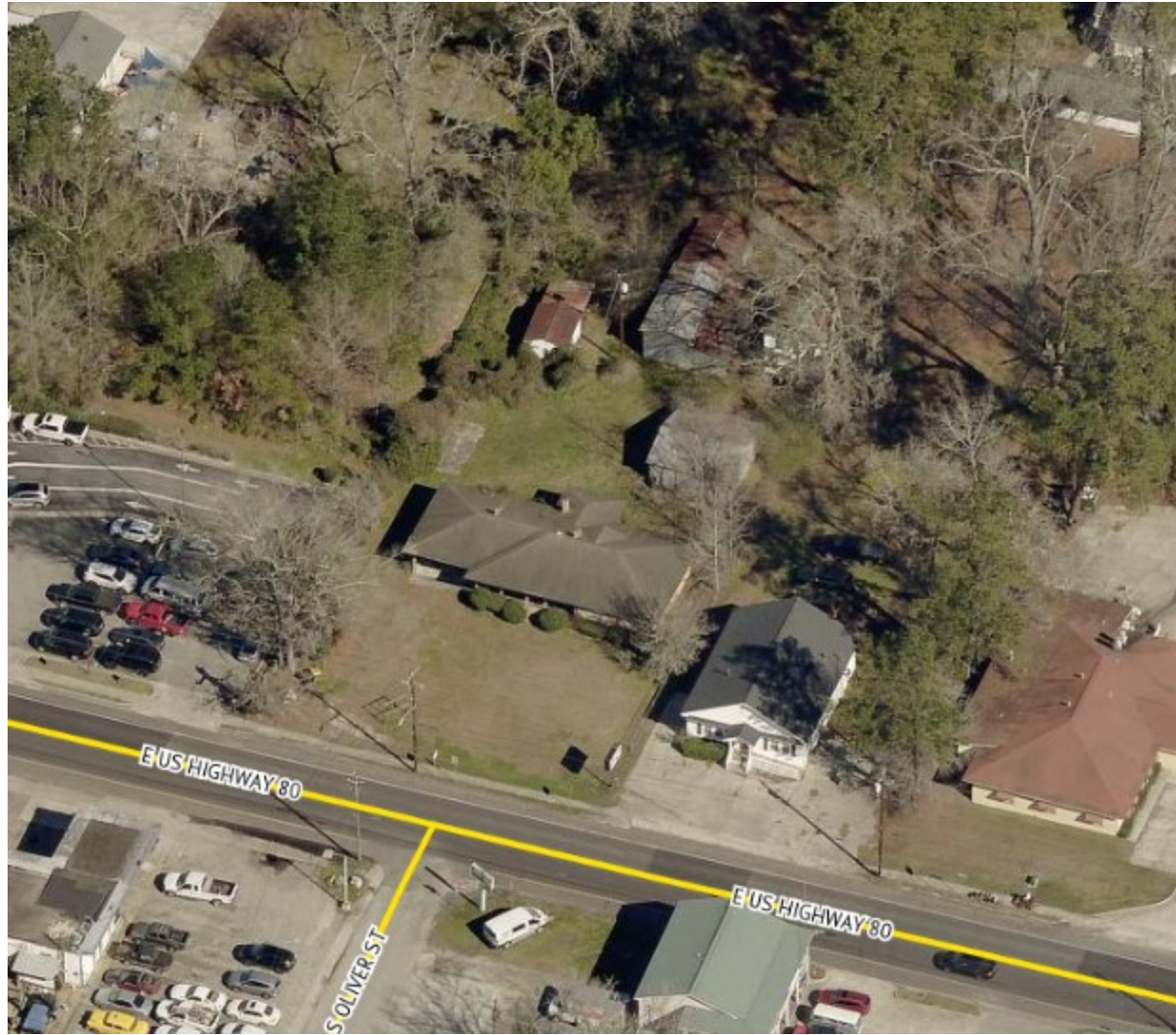
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Project #221523 - 212 E Hwy 80 Office

01/18/2024

☐ Parcels





NEW OFFICE
PIN #50006 13033
212 East Hwy 80
Pooler Georgia

OWNER/DEVELOPER

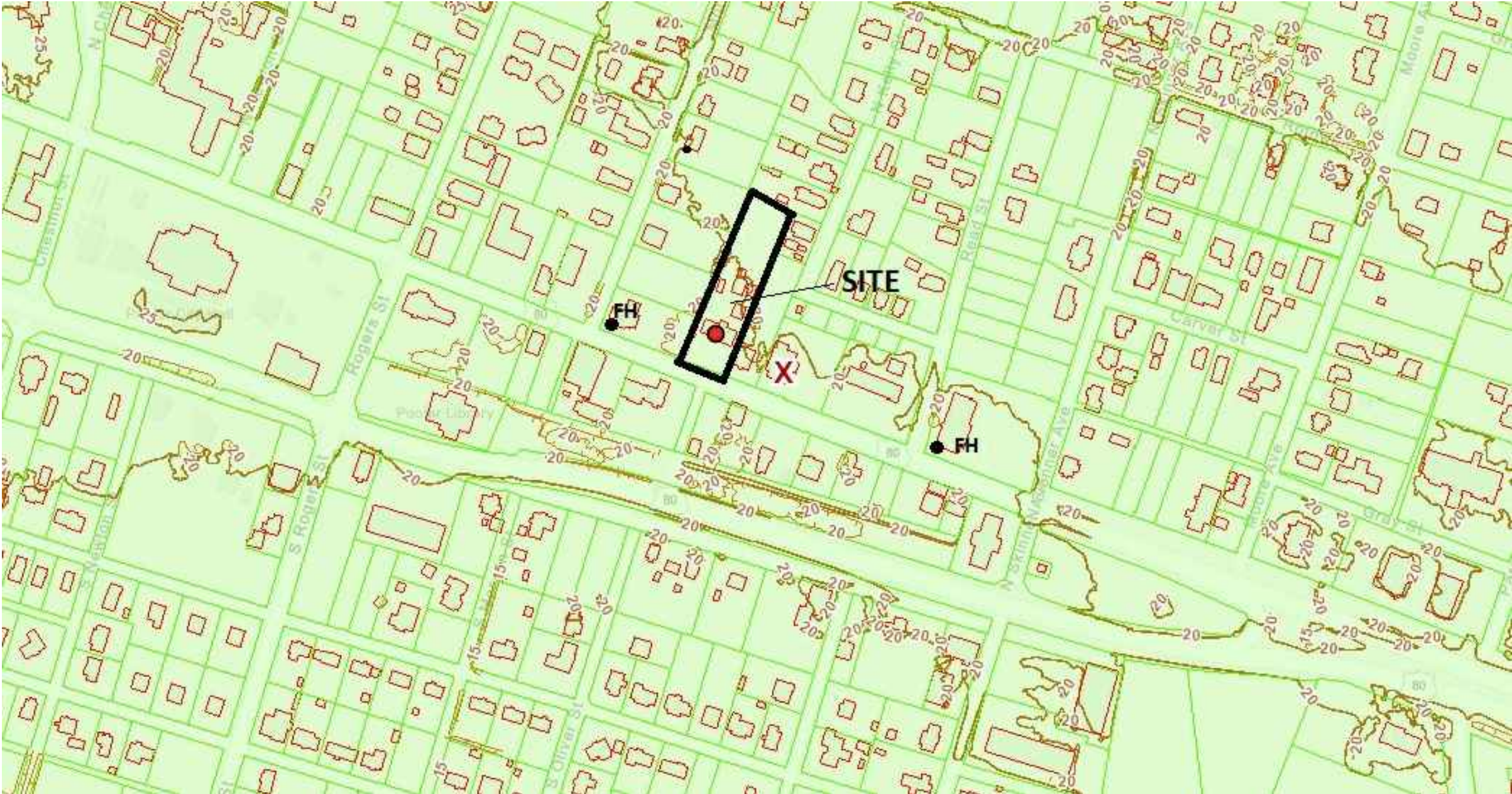
Dr Toni Sylvester
(973)220-4399
sylvester.reynolds@gmail.com

SURVEYOR

Vince Helmly
(912)429-9395

ENGINEER

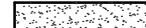
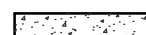
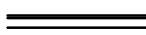
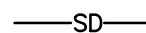
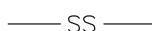
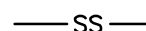
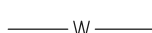
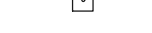
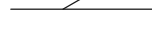
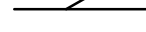
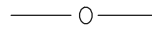
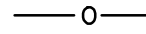
S. MARK BOYLES, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
CONTACT: MARK BOYLES
(912)657-1155
SMBOYLES@BELLSOUTH.NET



VICINITY MAP
NTS

SHEET INDEX

- C1.0--COVER SHEET
- C1.1--GENERAL NOTES
- C1.2--EXISTING SITE PHOTOGRAPHS
- C2.0--ORIGINAL SURVEY & DEMOLITION PLAN
- C2.1--SITE PLAN
- C2.2--GRADING & DRAINAGE PLAN
- C2.3--UTILITY PLAN
- C2.4--EROSION CONTROL PLAN
- C3.0--SITE DETAILS
- C3.1--SITE DETAILS
- C3.2--SITE DETAILS
- C3.3--SITE DETAILS
- L1.0--LANDSCAPE PLAN
- L2.0--LANDSCAPE DETAILS
- A1--GADOT STANDARD DETAILS
- A2--GADOT STANDARD DETAILS
- A3--GADOT STANDARD DETAILS
- A4--GADOT STANDARD DETAILS
- T01--GADOT STANDARD DETAILS
- T02--GADOT STANDARD DETAILS
- T11a--GADOT STANDARD DETAILS
- T12b--GADOT STANDARD DETAILS

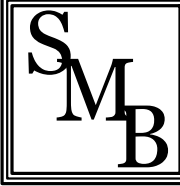
LEGEND		
EXISTING	NEW	
		BUILDING
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		CONCRETE CURB AND GUTTER
		WALK
		STORM DRAIN
		SANITARY SEWER
		WATER LINE
		TELEPHONE LINE
		UNDERGROUND TELEPHONE LINE
		POWER POLE W/LIGHT
		UNDERGROUND POWER
		GAS LINE
		MANHOLE
		INLET
		VALVE
		TREE
		CONTOUR
	TP=34.56	TOP OF PAVEMENT
	TW=34.56	TOP OF WALK
	FG=34.56	FINISHED GRADE
	IE=34.56	INVERT ELEVATION
		FIRE HYDRANT
		DITCH OR SWALE
	RD	ROOF DRAIN
		C.O. CLEANOUT
		CHAINLINK FENCE
		SILT FENCE

SITE DEVELOPMENT DATA	
PIN NUMBER =	50006 13033
CURRENT ZONE =	C-1
TOTAL AREA OF SITE =	0.975 ACRES
DISTURBED AREA =	0.57 ACRES
NEW SIDEWALK AREA =	407 SQUARE FT
NEW IMP. PAVEMENT AREA =	4475 SQUARE FT
TOTAL NEW IMPERVIOUS AREA =	4872 SQUARE FT
NEW GRAVEL PAVEMENT AREA=	3860 SQUARE FT.
EXIST. BUILDING AREA =	2854 SQUARE FT
PARKING REQUIRED: 1 SPACE FOR EACH 300 SF OF OFFICE=	2854/300 = 10
PARKING PROVIDED: REGULAR = VAN ACCESSIBLE = TOTAL =	14 1 15
REQUIRED TREE QUALITY POINTS =	0.57 x 1600 = 912 TQP
REQUIRED PARKING TQP =	0.06 x 1200 = 74 TQP
REQUIRED LANDSCAPE QUALITY POINTS =	0.57 x 400 =228 LQP

THE UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY TO VERIFY THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Know what's below.
Call before you dig.



S. Mark Boyles, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
smboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE, PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

No.	Description	Date
1	PER GDOT & POOLER	11/15/23
2	PER GDOT	11/17/23

New Office
212 Hwy 80
Pooler Georgia

Cover

Project number	22-046
Date	2/7/23
Drawn by	S.M.B.
Designed by	S.M.B.
C1.0	
Scale	As Shown

GENERAL SITE NOTES:

1. TREE PROTECTION AND EROSION CONTROL SHALL BE INSTALLED BEFORE ANY OTHER WORK COMMENCES ON THE PROJECT BY THE CONTRACTOR.

2. PRIOR TO ANY AND ALL DIGGING OPERATIONS, THE CONTRACTOR SHALL GIVE ALL UTILITY COMPANIES THREE WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. CONTACT THE UTILITY PROTECTION CENTER (UPC) AT (1-800-282-7411). CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY BEFORE CALLING THIS NUMBER: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTION, TYPE OF WORK (SEWER, WATER, ETC.), YOUR NAME, YOUR COMPANY NAME, TELEPHONE NUMBER (WHERE YOU CAN BE REACHED AND THE BEST TIME TO REACH YOU), OWNERS NAME, DATE AND TIME YOU ARE PLANNING TO DIG.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL OF THE UTILITIES. ANY DAMAGE SHALL BE THE EXPENSE OF THE CONTRACTOR.

4. IT IS THE OBLIGATION OF THE BIDDER TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA THAT IS AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED AND WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.

5. ALL DISTURBED EARTH AREAS NOT COVERED OTHERWISE BY PAVING SHALL BE GRASSED USING A HYDRO-MULCH OF FERTILIZER, MULCH, CENTIPEDE GRASS SEED AND SUBSEQUENTLY WATERED AND MAINTAINED ACCORDING TO APPLICABLE PROVISIONS OF THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" BY THE STATE OF GEORGIA SOIL AND WATER CONSERVATION COMMISSION 5TH EDITION, DATED APRIL 2000.

6. ALL WORK SHALL CONFORM WITH APPLICABLE REQUIREMENT AND CODES OF THE CITY OF POOLER, GEORGIA.

7. ALL RELATED SITE DETAILS NOT OTHERWISE SHOWN SHALL CONFORM TO THE LATEST CITY OF POOLER STANDARD CONSTRUCTION DETAILS.

8. WHERE EXISTING PAVEMENT IS SHOWN TO BE MATCHED, EXISTING PAVEMENT SHALL BE SAW CUT TO A NEAT LINE.

9. CONTRACTOR SHALL COORDINATE DEMOLITION AND IMPROVEMENTS TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF FACILITIES.

10. STREET SIGNS SHALL CONFORM TO STANDARDS OF THE CITY OF POOLER TRAFFIC ENGINEER'S DEPT. AT ALL ENTRANCES TO SITE. DIRECTIONAL ARROWS, CROSS WALK MARKINGS AND OTHER PAINTED TRAFFIC MARKINGS SHALL CONFORM TO CITY OF POOLER TRAFFIC ENGINEERS DEPARTMENT STANDARDS.

11. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT BLOCKAGE OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RAISING OF WATER LEVELS WHICH WOULD ENTER ADJACENT BUILDINGS OR STRUCTURES.

12. THE CONTRACTOR SHALL OBTAIN A " RIGHT OF WAY PERMIT" PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY.

13. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

14. THE CONTRACTOR SHALL FURNISH AN "AS-BUILT" SURVEY OF THE COMPLETED CONSTRUCTION. THE SURVEY SHALL BE PREPARED BY A REGISTERED SURVEYOR IN AUTOCAD VERSION 2000 OR LATER ON CD. THE SURVEY SHALL BE PREPARED WITH A COORDINATE SYSTEM BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD OF 88). COORDINATES SHALL BE PROVIDED FOR ALL DRAINAGE STRUCTURES, DETENTION FACILITIES, MANHOLES, VALVES, HYDRANTS, TEES, AND BENDS. INVERTS FOR ALL STORM DRAINAGE AND SANITARY SEWER PIPES AND STRUCTURES SHALL BE PROVIDED.

15. THE CONTRACTOR SHALL FURNISH AN "AS-BUILT" LANDSCAPE PLAN SHOWING THE SPECIES, SIZE AND LOCATION OF ALL TREES, SHRUBS AND GROUND COVERS AND THE "AS-BUILT" TQP AND LQP.

16. THE CITY WILL HAVE THE RIGHT TO PROPERTY/SITE FOR INSPECTION DURING CONSTRUCTION.

WATER INSTALLATION NOTES:

1. CONTRACTOR IS REQUIRED BY LAW TO CONTACT THE UTILITIES PROTECTION CENTER (UPC) AT 1- 800-282-7411 FOR UTILITY LOCATIONS A MINIMUM OF 72 HOURS PRIOR TO ANY DIGGING ACTIVITY.

2. "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 PIPE, FITTINGS, AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES."

"ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE."

"CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT ALL DIRT BEFORE LAYING."

"FLUSH THE NEW PIPE LINE UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION." (VELOCITY- 2.5 FPS, TIME- 30 MIN.)

3. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FOR A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING USED.

4. IF THE CITY WATER SUPPLY IS USED TO FLUSH THE NEW WATER SYSTEM, A TEMPORARY BACK FLOW PREVENTOR AND TEMPORARY CONNECTION SHALL BE PROVIDED BY THE CONTRACTOR. THE SYSTEM SHALL BE FLUSHED THRU THE FIRE HYDRANTS AND SERVICE LATERALS. THE WATER FROM FLUSHING SHALL BE DISCHARGED TO THE SANITARY SEWER SYSTEM.

5. FOR CITY WATER, SANITARY SEWER LINES, AND STORM DRAINAGE, CONTACT THE UTILITIES PROTECTION CENTER A MINIMUM OF SEVENTY- TWO (72) HOURS PRIOR TO DIGGING. (1-800-282-7411)

6. PREFABRICATED METER PITS ARE ACCEPTABLE FOR INSTALLATION. METER VALVES MUST MEET CITY OF POOLER SPECIFICATIONS.

7. ALL CONSTRUCTION MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER'S CONSTRUCTION SPECIFICATIONS AND DETAILS.

8. ALL PIPE SHALL BE IN ACCORDANCE WITH THE CITY OF SAVANNAH SPECIFICATIONS. PIPE 4 INCHES AND LARGER SHALL BE EITHER C-900 PVC OR DUCTILE IRON. PIPE SMALLER THAN 4 INCHES SHALL BE EITHER POLYETHYLENE OR COPPER.

9. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED FIRE HYDRANT METER EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE. THIS METER AND BACKFLOE DEVICE WILL BE OBTAINED FROM THE CITY OF SAVANNAH WATER OPERATIONS DEPARTMENT.

10. ALL PIPE JOINTS TO BE RESTRAINED WITH MECHANICAL RESTRAINTS IN ACCORDANCE WITH CITY OF POOLER STANDARDS. THRUST BLOCKS ARE NOT ALLOWED.

11. THE WATER SERVICE LATERALS SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAINS TO THE METERS. THE CITY OF SAVANNAH WILL ONLY MAKE THE WET TAP. THE CITY WILL NOT INSTALL THE WATER SERVICE LATERAL.

12. CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM MUST BE MADE BY WET TAP WITH NO INTERRUPTION OF SERVICE IN THE EXISTING SYSTEM.

13. MAINTAIN 18 INCH VERTICAL CLEARANCE BETWEEN ALL WATER LINES AND ALL STORM AND SANITARY SEWER LINES.

14. ALL EXISTING UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CITY OF POOLER.

15. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.

16. ALL MATERIALS USED AND COMING INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITARY FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61)

17. FOR COPPER PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" WITH NO MORE THAN 8% LEAD IN THE PIPE AND FITTINGS AND NO MORE THAN 0.2% LEAD IN THE SOLDER AND FLUX.



S. Mark Boyles, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
smboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uncnction Urogynecology, LLC

No.	Description	Date
1	PER GDOT & POOLER	11/15/23

New Office

212 Hwy 80
Pooler Georgia

General Notes

Project number	22-046
Date	10/19/22
Drawn by	S.M.B.
Designed by	S.M.B.

C1.1

Scale	As Shown
-------	----------



GEORGIA
REGISTERED
19/23
No. 21319
PROFESSIONAL
S.M.B.
MARK BOYLES

SMB

S. Mark Boyles, PE, PC
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
emboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE, PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

No.	Description	Date

New Office
212 Hwy 80
Pooler Georgia

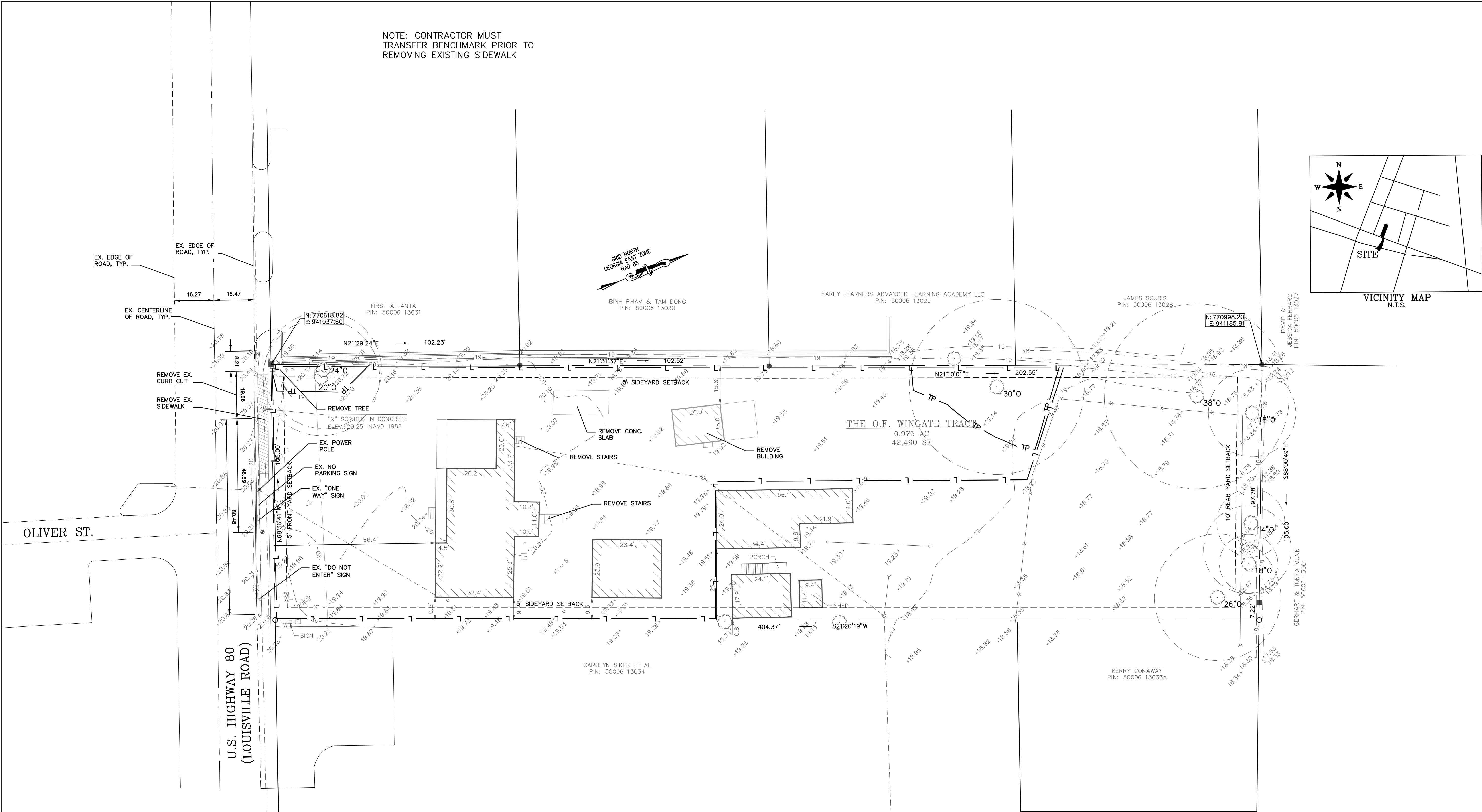
Existing Site
Photographs

Project number22-046
Date10/19/22
Drawn byS.M.B.
Designed byS.M.B.

C1.2

ScaleAs Shown

Full Size: 24X36



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

ERROR OF CLOSURE:
FIELD: 1/45.382
ANGULAR ERROR OF 2" PER
ANGLE POINT AND ADJUSTED
BY COMPASS METHOD
PLAT CLOSURE 1/127.709
EQUIPMENT: TOPCON GT523BW
TOTAL STATION; SINGLE PRISM

REFERENCE:
1. PRB P, PAGE 90
2. DB 687, PAGE 183

NOTES:
1. ACCORDING TO F.I.R.M. MAP NO. 13051C0126H
EFFECTIVE DATE 8/16/2018, THIS PARCEL SHOWN
HEREON LIES IN ZONE X, NOT A SPECIAL FLOOD
HAZARD AREA.
2. CURRENT ZONING: C-1
3. THE HORIZONTAL DATUM IS BASED ON GRID NORTH,
GEORGIA EAST ZONE, NAD 83.

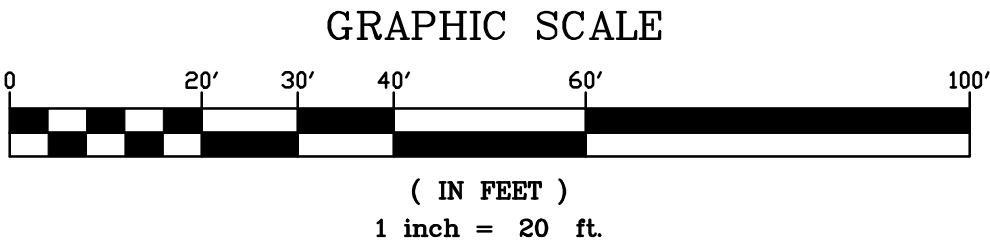
LEGEND
■ CMF-CONCRETE MONUMENT FOUND
● IRF-IRON ROD FOUND
● IRP-IRON PIPE FOUND
○ IRS-5/8" IRON ROD SET
C&G-CURB AND GUTTER
MB-MAIL BOX
CO-CLEAN OUT
OHP-OVERHEAD POWER
PP-POWER POLE
SP-SPIGOT
WM-WATER METER
TR-TRANSFORMER
EBX-ELECTRIC BOX
TV-TELEPHONE VAULT
GW-GUY WIRE
G-GUM TREE
O-OK TREE
P-PINE TREE
---UT--- UNDERGROUND TELEPHONE
---W--- UNDERGROUND WATER LINE

A TOPOGRAPHIC & TREE SURVEY
OF THE O.F. WINGATE TRACT

8TH G.M. DISTRICT, POOLER,
CHATHAM COUNTY, GEORGIA

ADDRESS: 212 EAST U.S. HIGHWAY 80
PIN: 50006 13033
Surveyed For: REDMAN CONSTRUCTION, INC.

Vincent Helmly
129-A BURTON ROAD
SAVANNAH, GEORGIA 31405
(912) 429-9395
FIELD SURVEY DATE : 9/12/2022
DATE : 9/13/2022 JOB No. 22-228



Know what's below.
Call before you dig.



S. Mark Boyles, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
emboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uncion Urogynecology, LLC

No.	Description	Date
2	PER GDOT	11/17/23

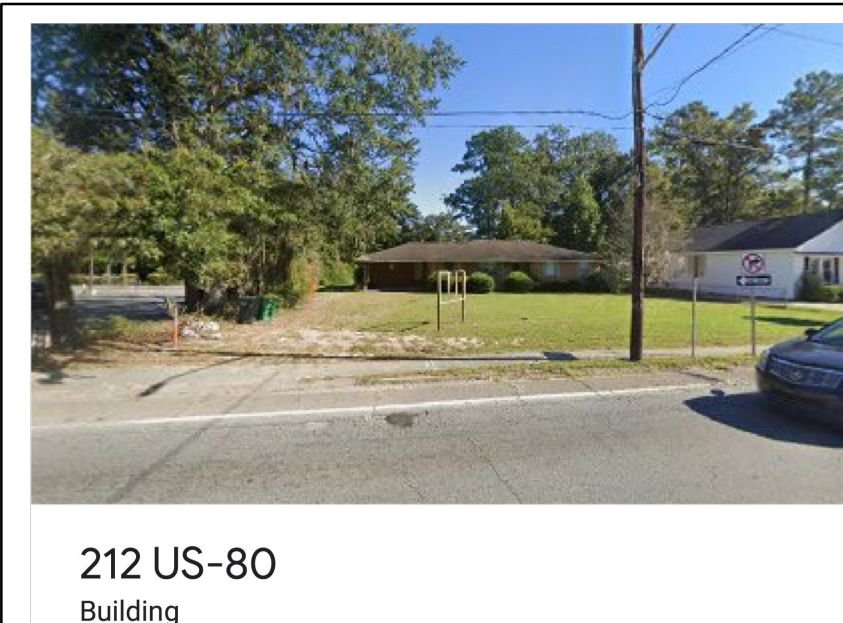
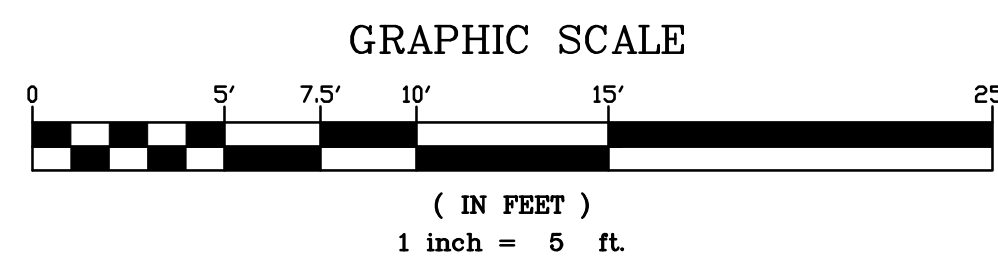
New Office
212 Hwy 80
Pooler Georgia

Existing Survey &
Demolition Plan

Project number	22-046
Date	2/7/23
Drawn by	S.M.B.
Designed by	S.M.B.

C2.0

Scale As Shown



-

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Unction Urogynecology, LLC

[illegible]

New Office

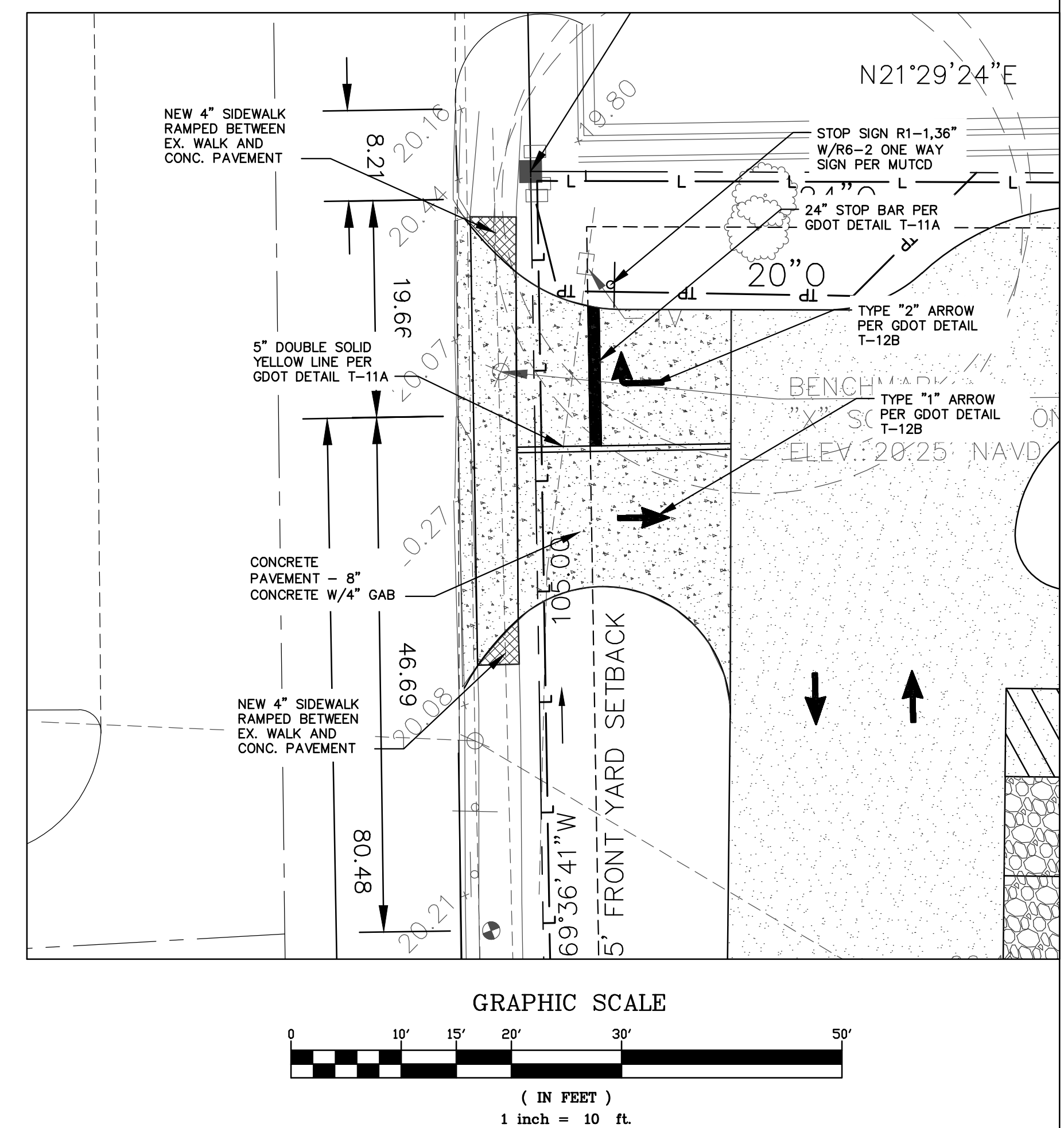
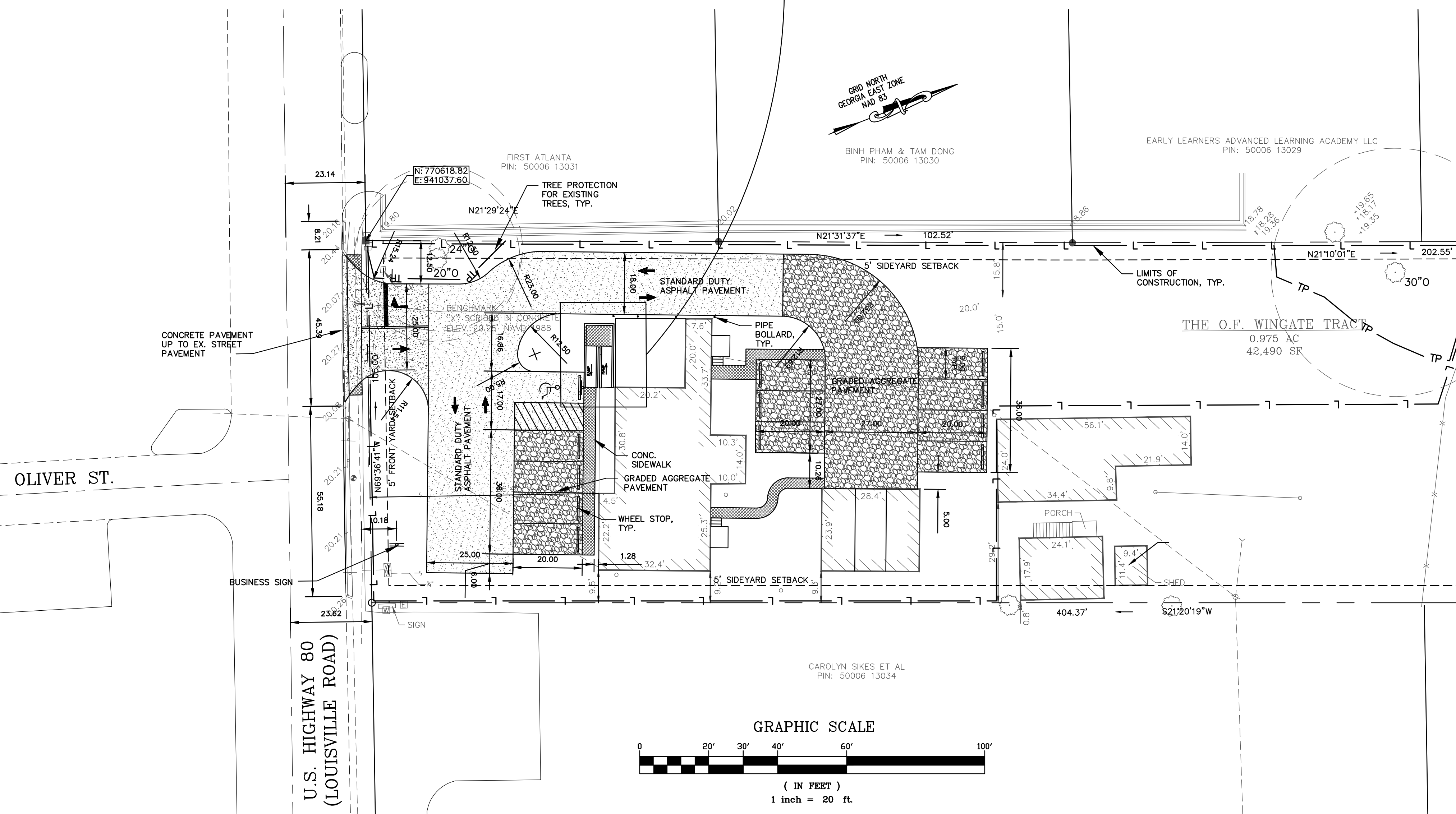
212 Hwy 80
Pooler Georgia

Site Plan

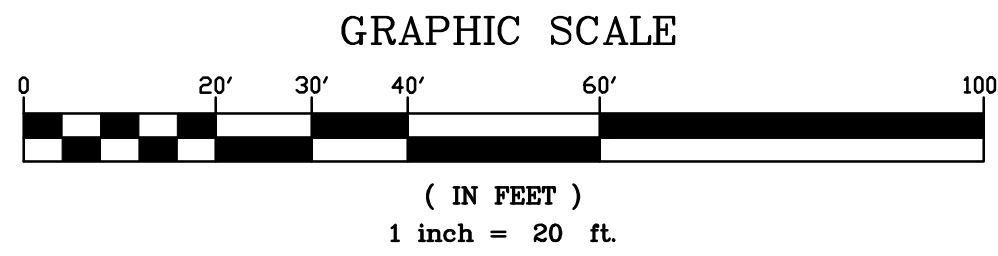
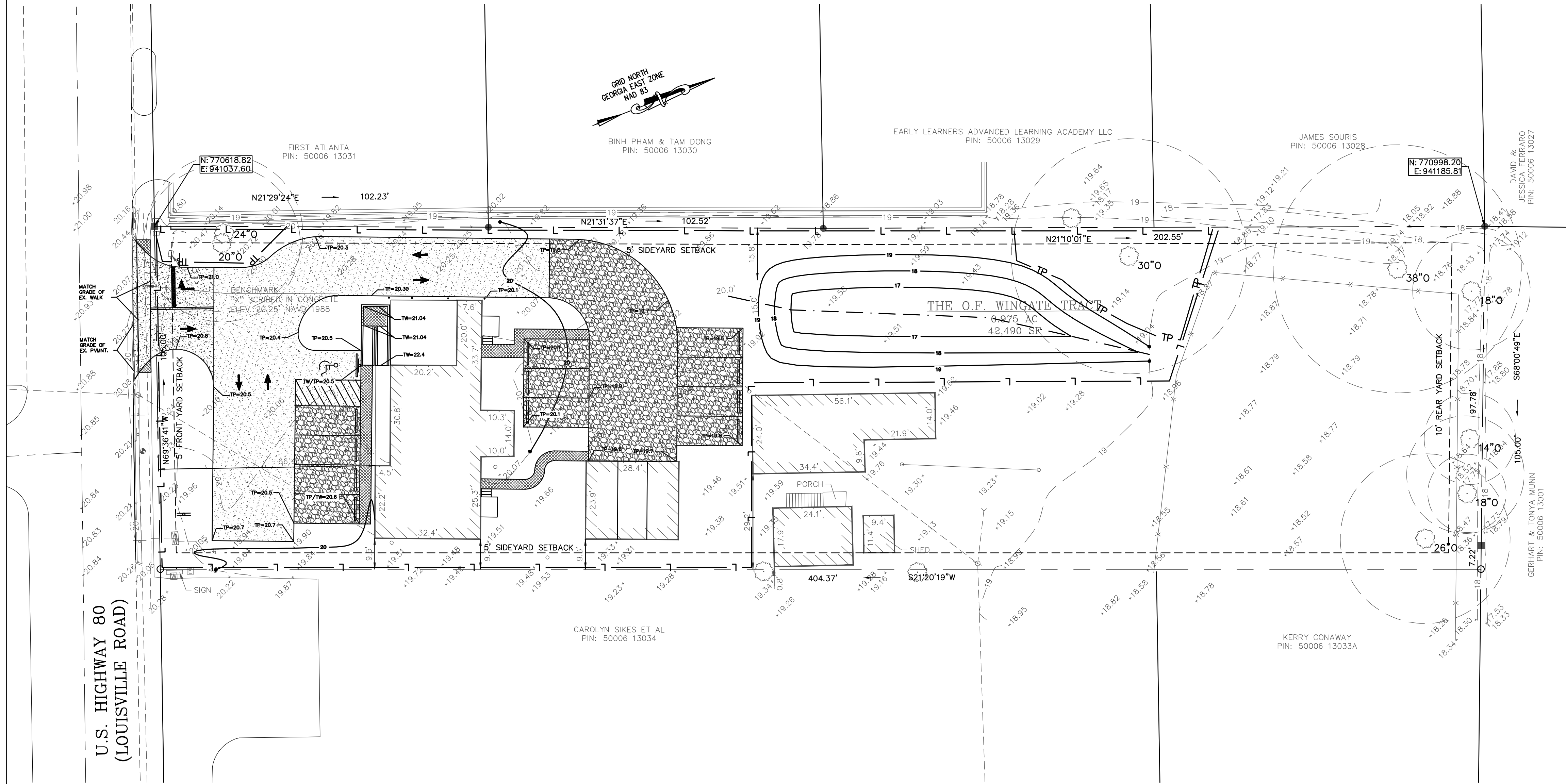
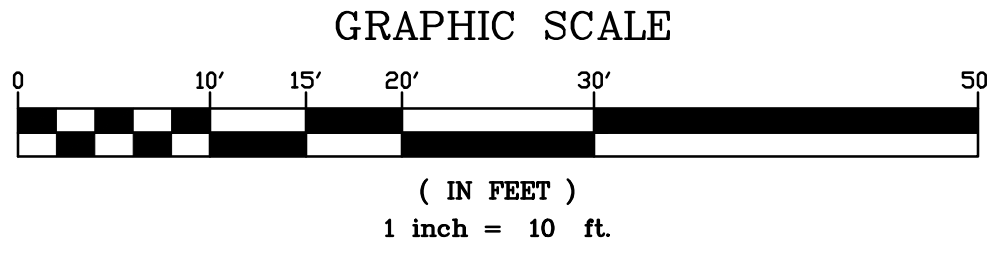
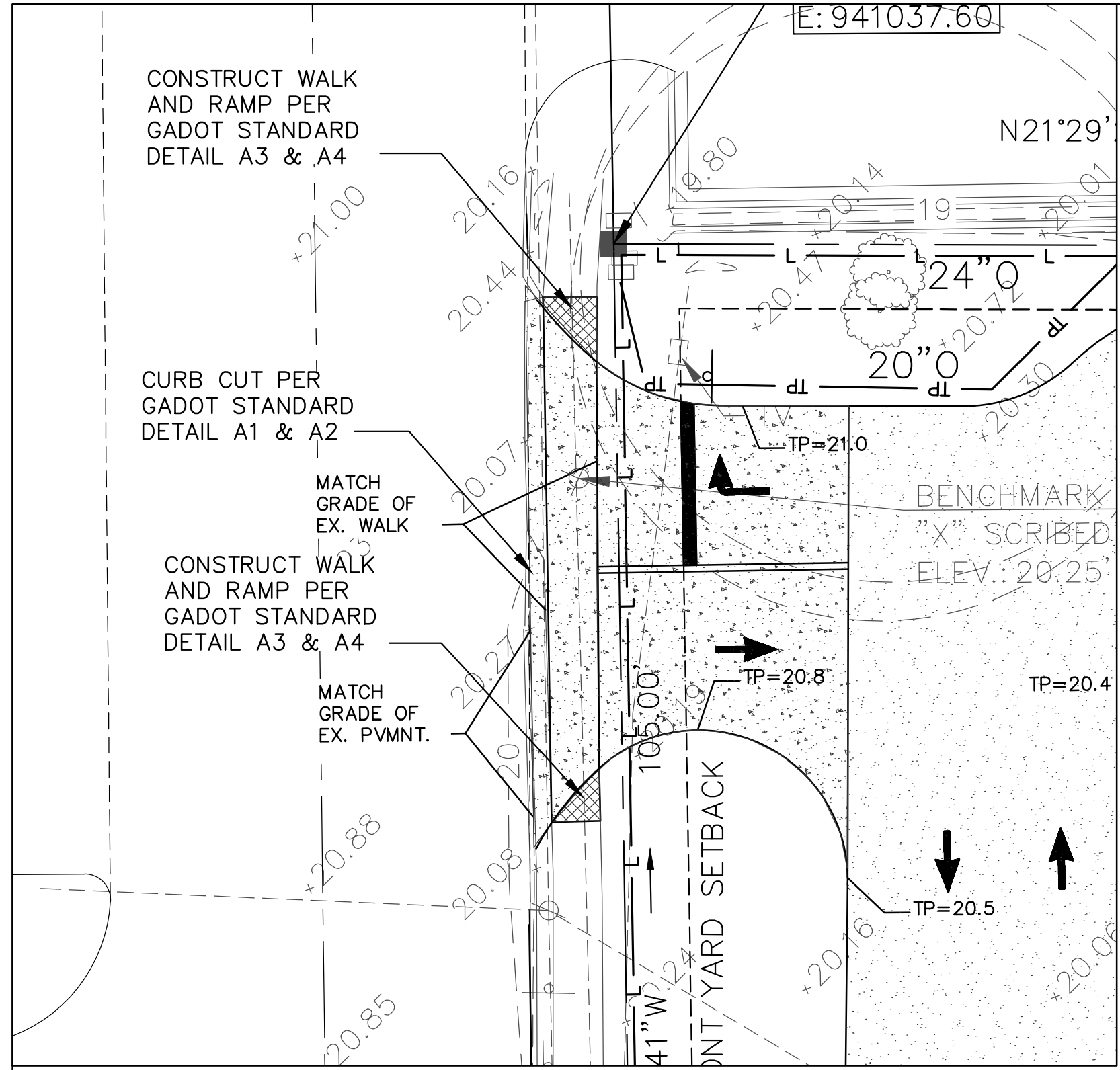
Project number	22-046
Date	2/7/23
Drawn by	S.M.B.
Designed by	S.M.B.

C2.1

Scale	As Shown
-------	----------



Know what's below.
Call before you dig.



SMB
S. Mark Boyles, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
emboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE, PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

No.	Description	Date
1	PER GDOT & POOLER	11/15/23
2	PER GDOT	11/17/23

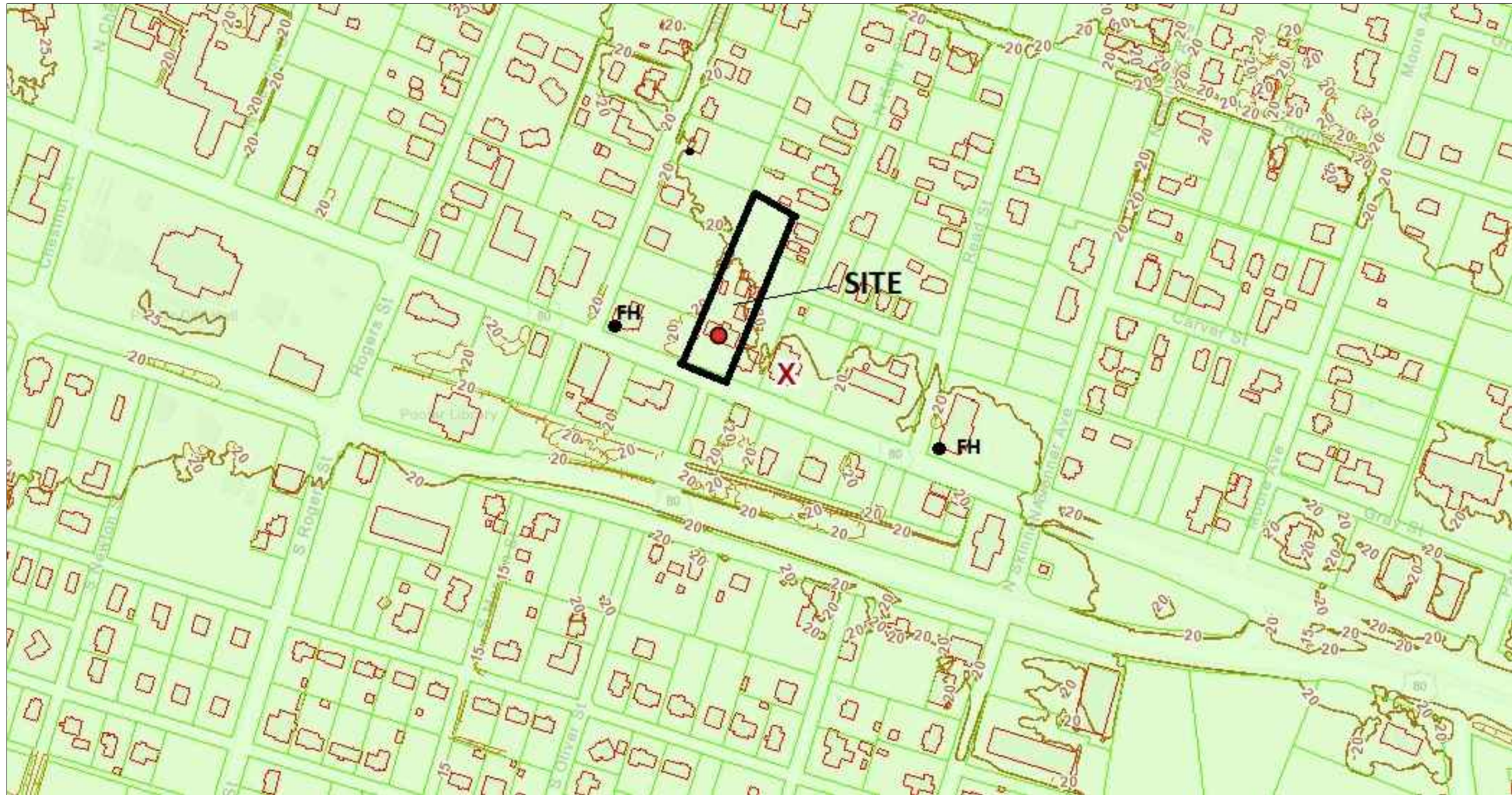
New Office
212 Hwy 80
Pooler Georgia

Grading &
Drainage Plan

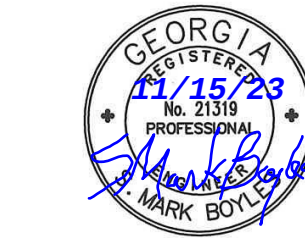
Project number	22-046
Date	2/7/23
Drawn by	S.M.B.
Designed by	S.M.B.

C2.2
Scale As Shown

Full Size: 24X36



- NOTES:
1. THE EXISTING WATER METER SHALL BE REMOVED AND TURNED OVER TO THE CITY OF POOLER.
 2. THE EXISTING SANITARY SEWER LINE SHALL BE INSPECTED AND REPAIRED OR REPLACED AS NECESSARY.
 3. SEE PLUMBING PLANS INCLUDED IN THE ARCHITECTURAL SET FOR ROUTING OF WATER AND SANITARY SEWER FOR THE BUILDING.
 4. SEE ARCHITECTURAL PLANS FOR WATER AND SANITARY SEWER IN THE BUILDING.
 5. SEE ARCHITECTURAL PLANS FOR EXTERIOR LIGHTING.



S. Mark Boyles, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
emboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

No.	Description	Date
1	PER GDOT & POOLER	11/15/23

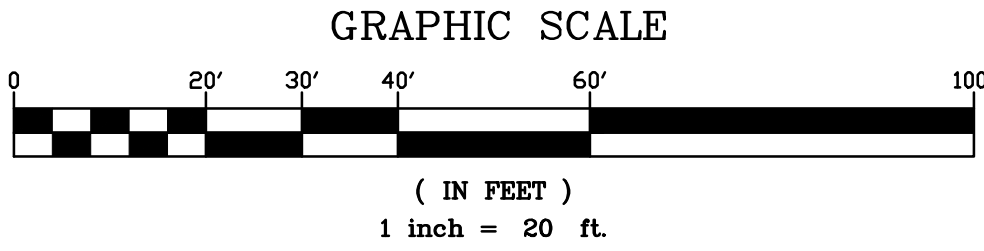
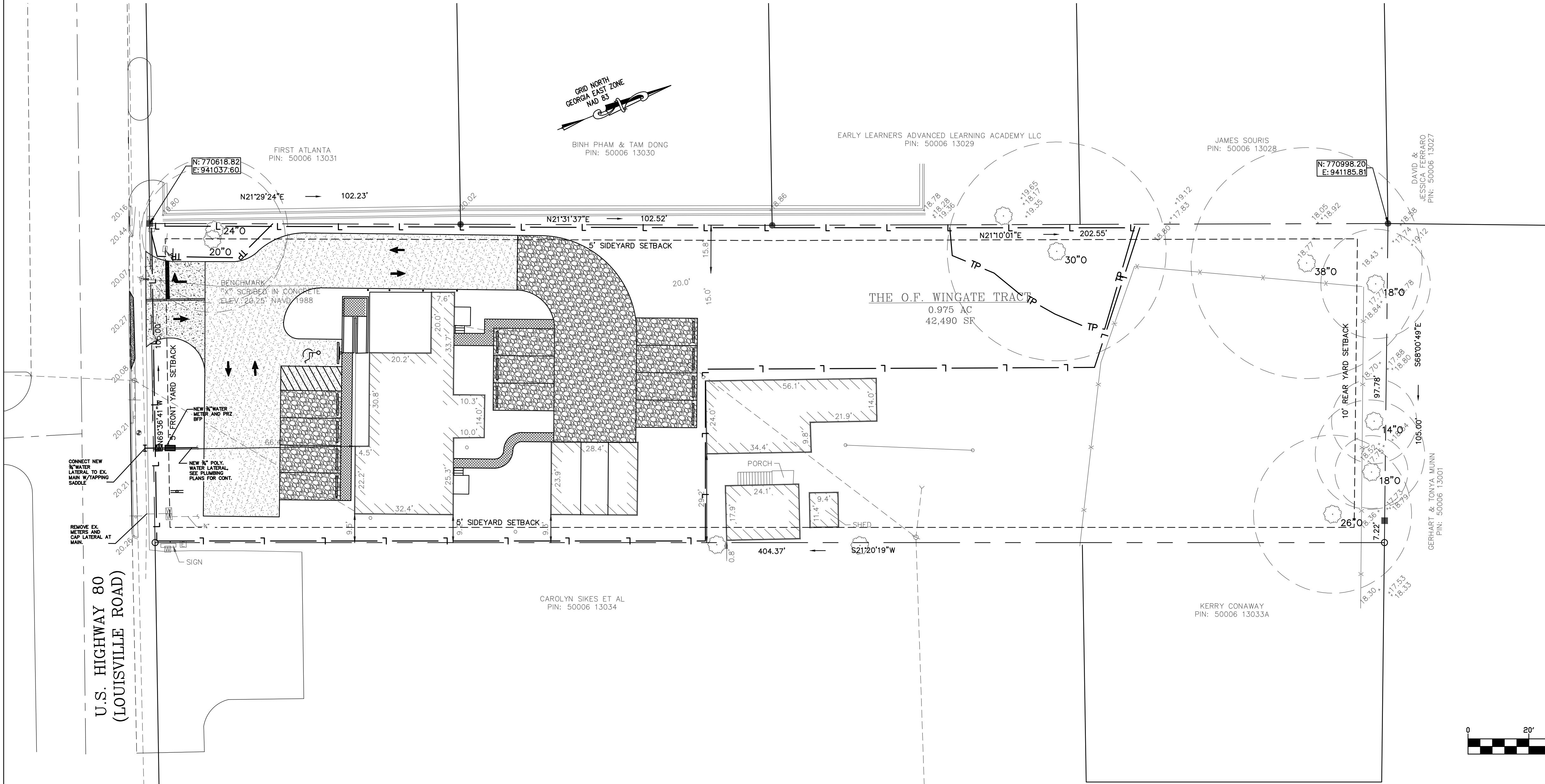
New Office
212 Hwy 80
Pooler Georgia

Utility Plan

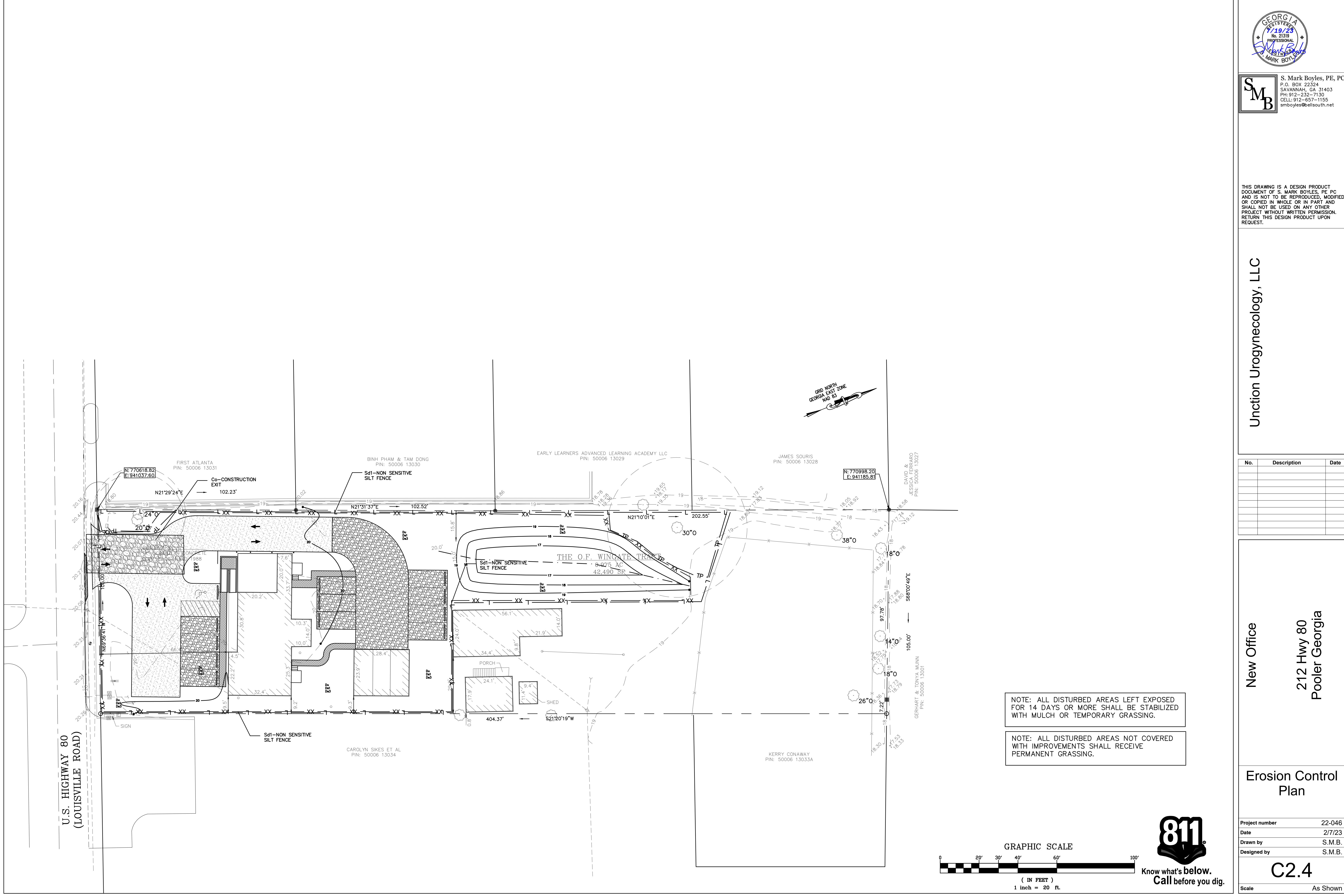
Project number	22-046
Date	2/7/23
Drawn by	S.M.B.
Designed by	S.M.B.

C2.3

Scale As Shown



Know what's below.
Call before you dig.



NOTES:

1. LANDSCAPING SHALL MEET THE CITY OF POOLER STANDARDS.
2. SEE COVER SHEET FOR LANDSCAPE REQUIREMENTS.

DESCRIPTION	QUANTITY	SIZE	TQP	PARKING TQP	LQP
EXISTING TREES					
LIVE OAK	1	20	600		
LIVE OAK	1	24	864		
LIVE OAK	1	36	1944		
LIVE OAK	1	38	2166		
LIVE OAK	2	18	972		
LIVE OAK	1	14	294		
GUM	1	12	144		
LIVE OAK	1	26	1014		
NEW TREES					
AMERICAN ELM	4	2" CALIPER	360	360	
AMERICAN HOLLY	2	2" CALIPER	180	180	
SHRUBS					
FORMOSA AZALEA	27	3 GAL.			270
BOXWOOD	63	3 GAL.			630
INDIAN HAWTHORN	31	1 GAL.			31
TOTALS			8538	540	931



S. Mark Boyles, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
smboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT
DOCUMENT OF S. MARK BOYLES, PE, PC
AND IS NOT TO BE REPRODUCED, MODIFIED
OR COPIED IN WHOLE OR IN PART AND
SHALL NOT BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION.
RETURN THIS DESIGN PRODUCT UPON
REQUEST.

Uncion Urogynecology, LLC

No.	Description	Date
1	PER GDOT & POOLER	11/15/23

New Office
212 Hwy 80
Pooler Georgia

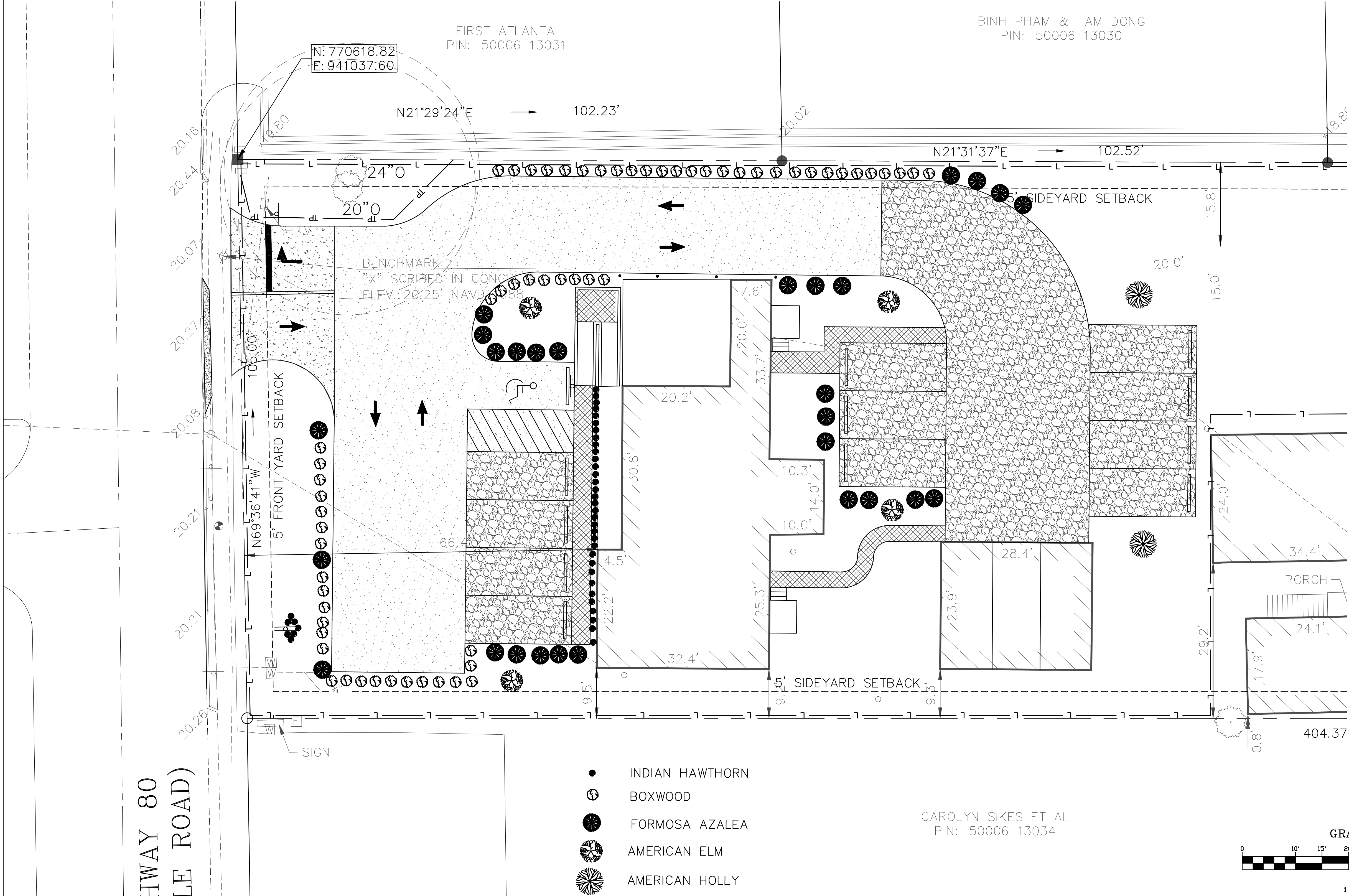
Landscape Plan

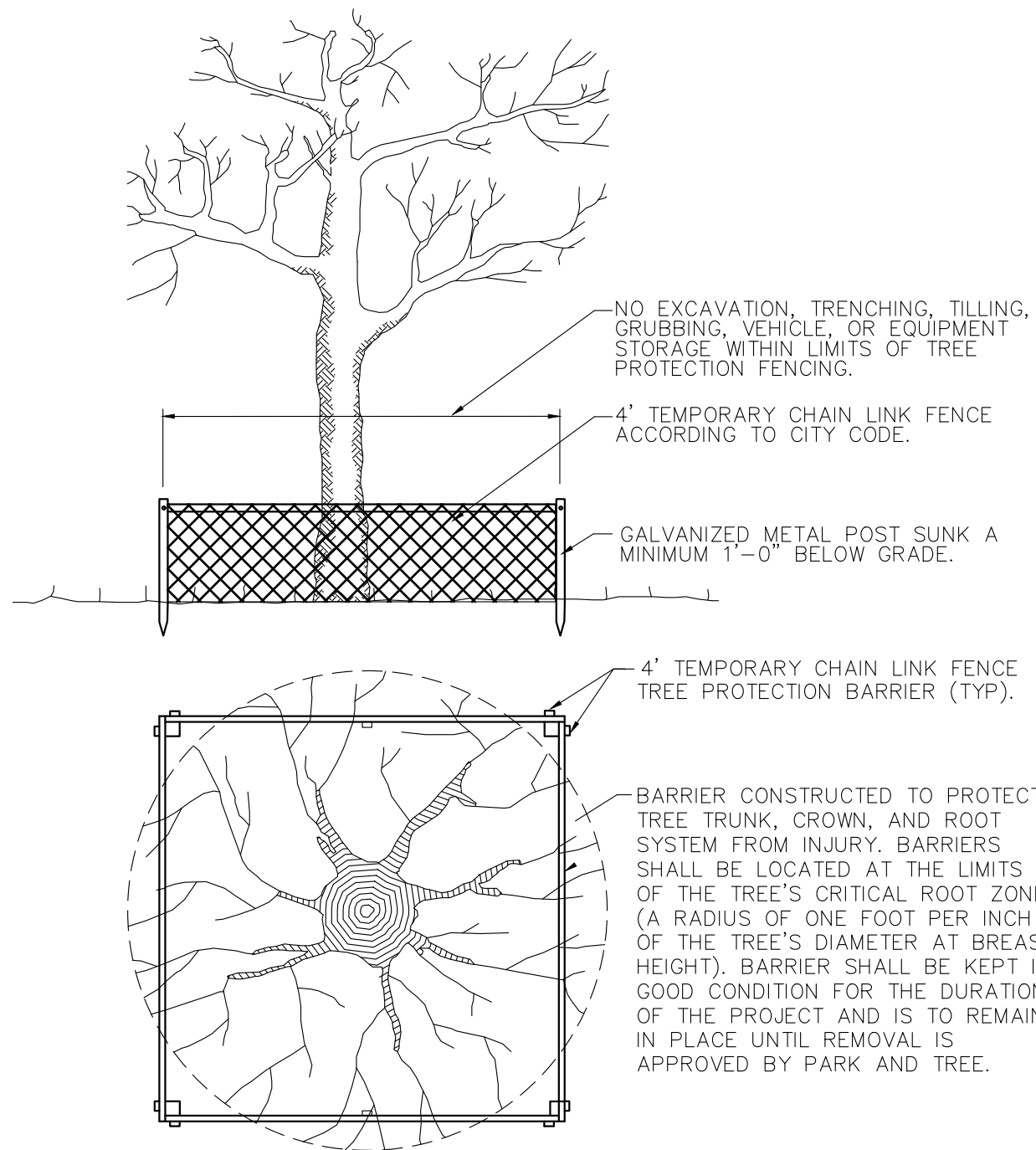
Project number	22-046
Date	2/7/23
Drawn by	S.M.B.
Designed by	S.M.B.

L1.0

Scale As Shown

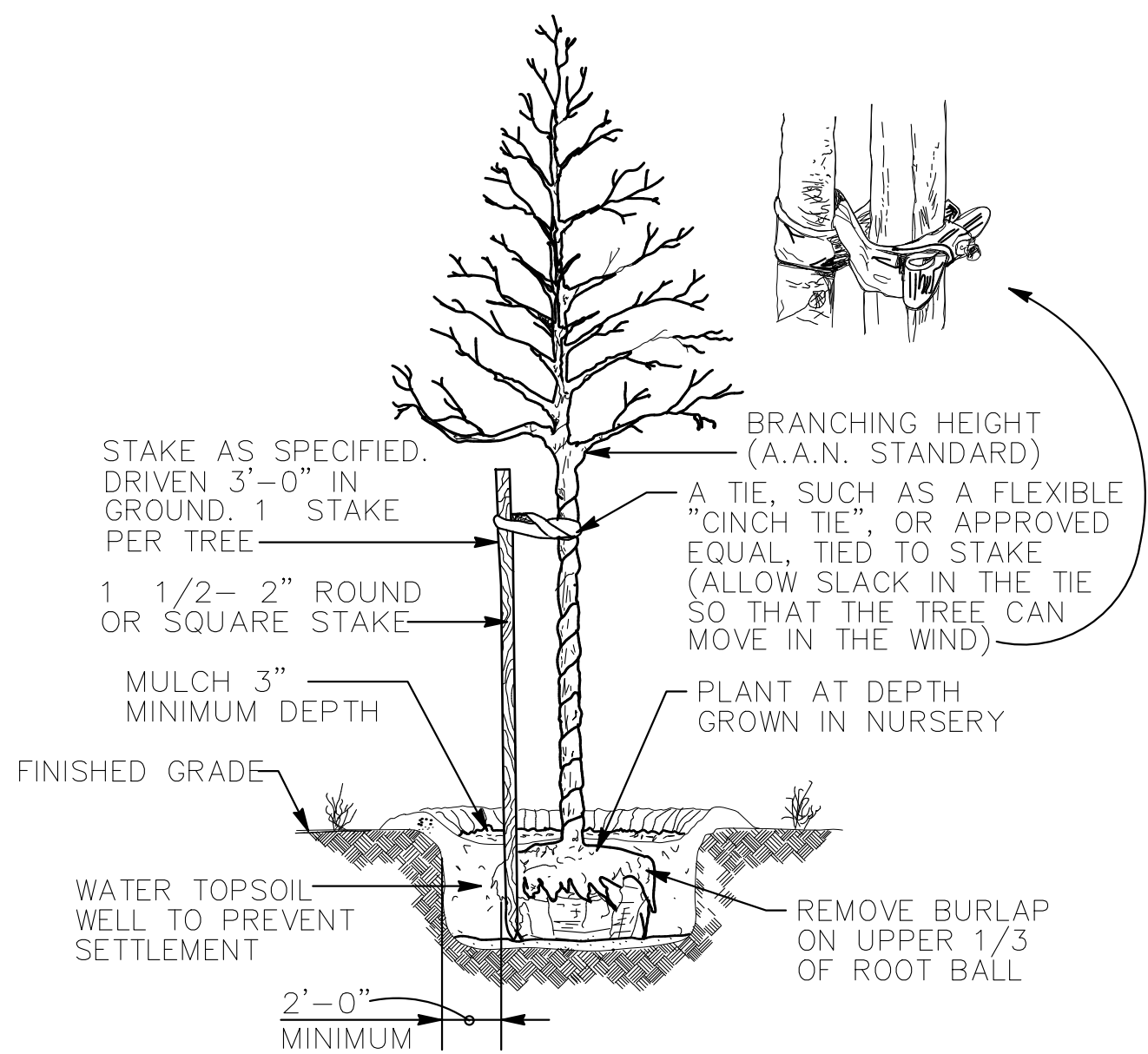
Full Size: 24X36





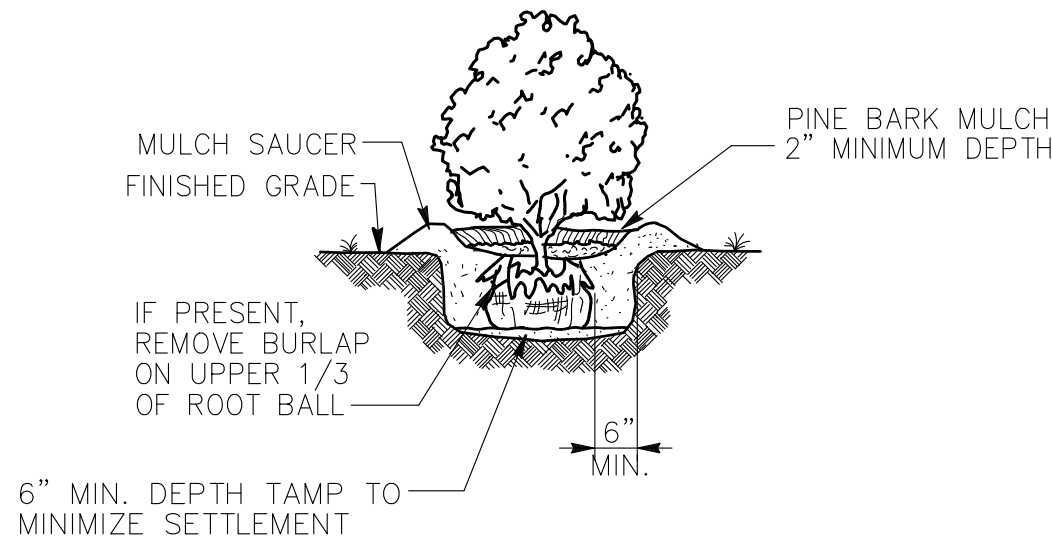
- FOR ADDED PROTECTION
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
 - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 - PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION BARRIER



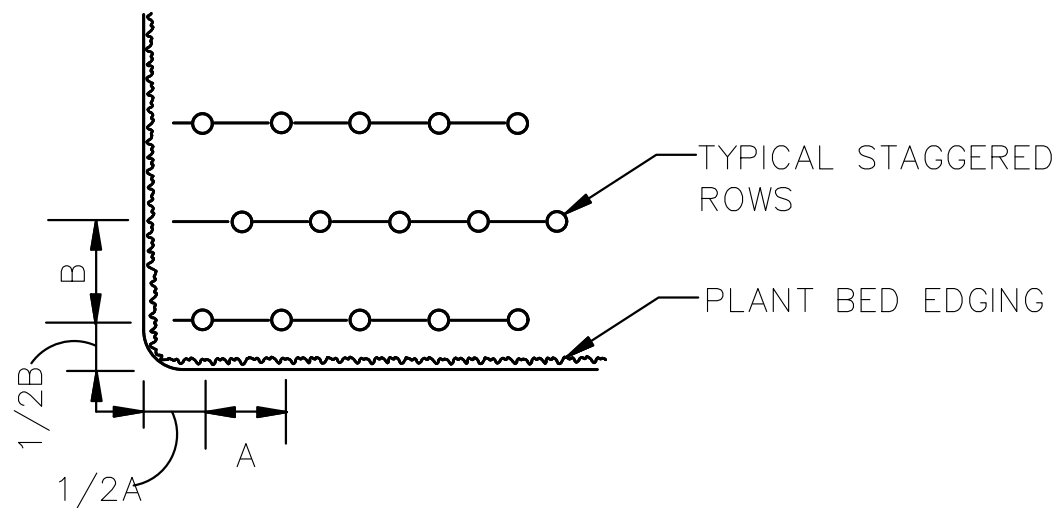
MEDIUM TREE

(LESS THAN 3" CALIPER AND BARE-ROOT)
FOR ALL MAPLES, MAGNOLIAS AND WILLOW OAKS
NOT TO SCALE

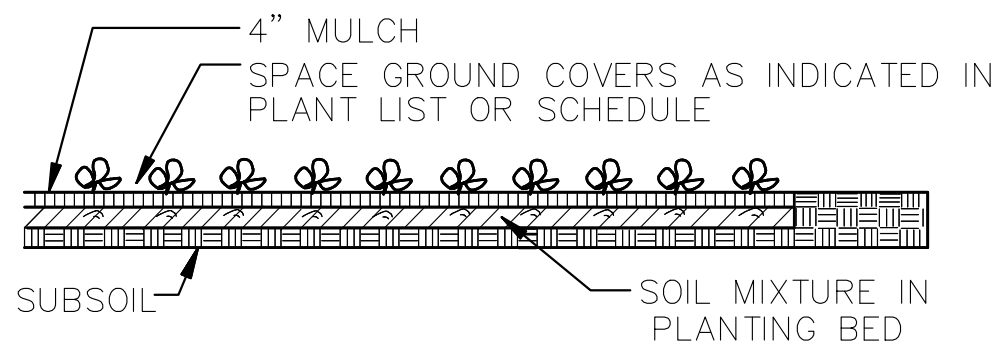


SHRUB PLANTING

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

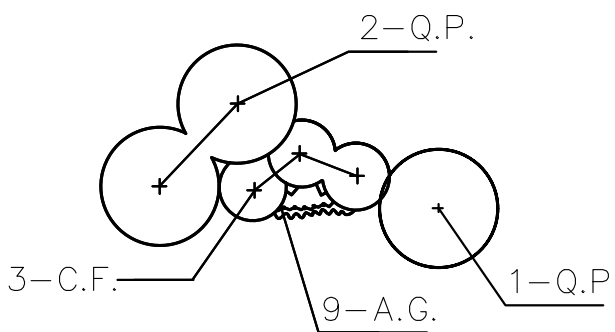


PLAN VIEW



SECTION

GROUND COVER DETAIL



GROUND COVER PLANTING DETAIL & GRAPHIC PLAN SYMBOLS

(NOT TO SCALE)

GEORGIA
REGISTERED
7/19/23
No. 21319
PROFESSIONAL
S.M.B.
S. MARK BOYLES, PE, PC

SMB

S. Mark Boyles, PE, PC
P.O. BOX 22324
SAVANNAH, GA 31403
PH: 912-232-7130
CELL: 912-657-1155
sboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

No.	Description	Date

New Office

212 Hwy 80
Pooler Georgia

Landscape
Details

Project number22-046

Date2/7/23

Drawn byS.M.B.

Designed byS.M.B.

L2.0

ScaleAs Shown



LED AREA LIGHT

PLTS-11986

DESCRIPTION

Outlasting and outperforming 400W metal halide fixtures, this 250W LED area light is ideal for a variety of outdoor applications.

FEATURES

- Up to 130 LPW ultra-high efficiency delivers superior performance over older HID fixtures
- Type III light distribution projects light outwards with a lateral width of 40 degrees
- 0-10V dimming
- Instant on with no warmup

LISTINGS

- IP65
- UL Listed for wet locations
- FCC Part 15, Part B, Class A
- DesignLights Consortium® 5.1 Premium - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance, DLC PN - PLTBFA512

PERFORMANCE

- CRI: 80+
- OCT: 5000K
- LED L70 Life Hours: ≥100,000 hours
- Surge Protection: 6kV
- Light Distribution: Type III
- Philips Lumileds LEDs and Sosen driver

THERMAL

- 40°F to 113°F (-40°C to 45°C) operating temperature

ELECTRICAL

- THD: <20%
- Power Factor: >0.95
- Input Voltage: 480V
- Dimmable power supply (0-10V)

INSTALLATION

- Designed to be mounted with Excel Series and select Grandview Series slip fitters, straight arms, or U brackets (all sold separately), see Mounting Accessories section for full list of compatible products. See installation instructions for more information on how to install these fixtures.

CONSTRUCTION

- Low profile die-cast aluminum housing
- Durable dark bronze powder coat finish

WARRANTY

- 5 year limited warranty; see pltsolutions.com for warranty details

project name	type
catalog number	
comments	voltage
approved by	date



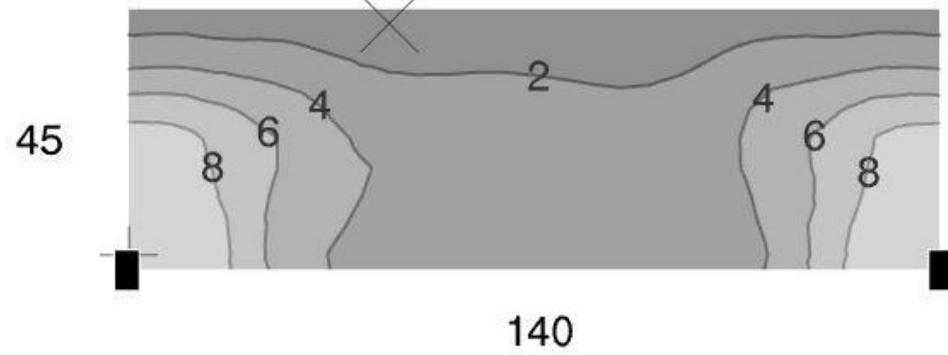
APPLICATIONS

- Parking Lots
- Automotive Dealerships
- Roadways
- Campuses
- Area Security Lighting
- Airports

140 ft

24 ft

PLTS-11980 300W 4K T3
Single (Arm)

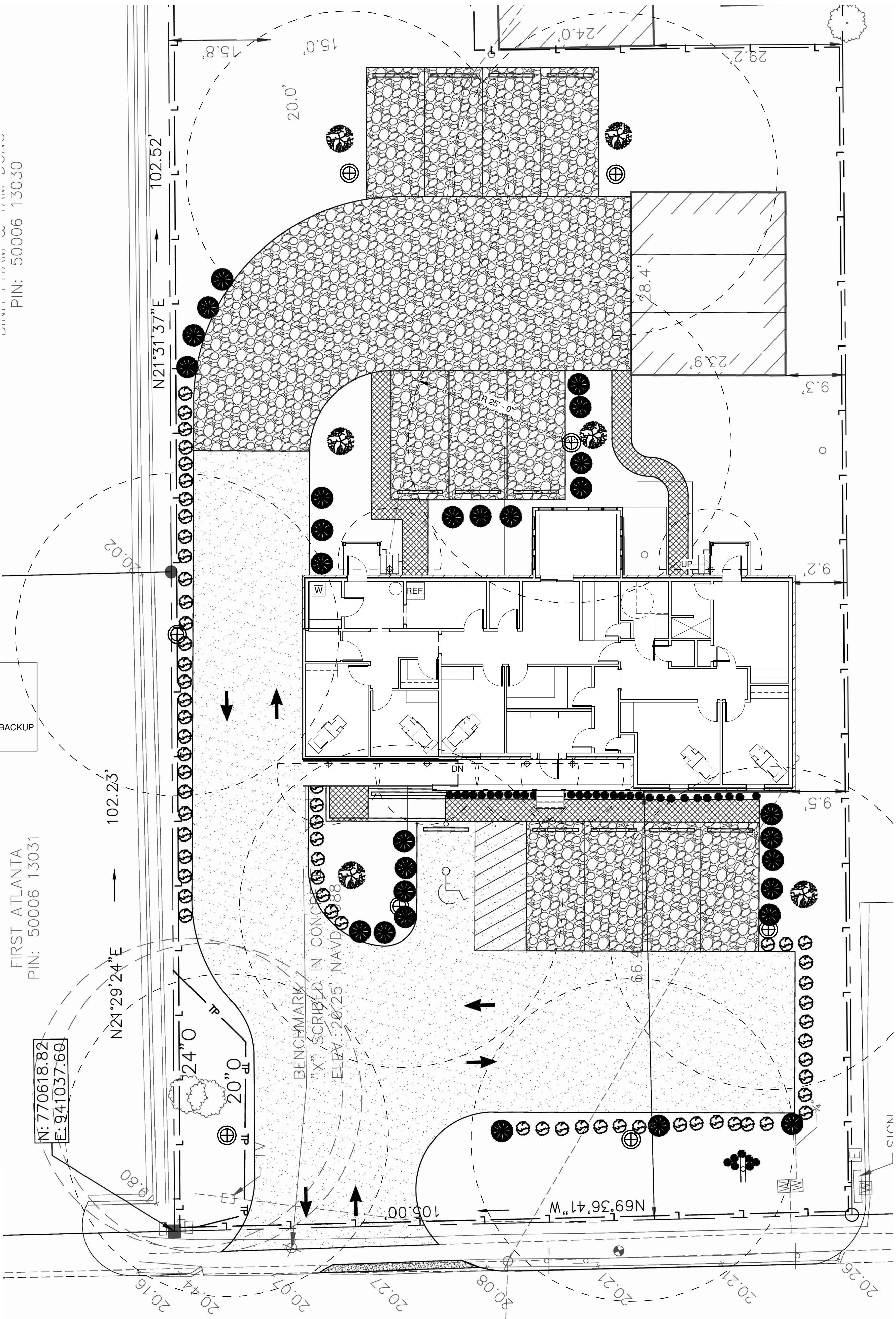


UNION UROGYNECOLOGY LLC
PIN: 50006 13030

NOTE:
POLE HEIGHT SHALL BE 20FT MAX

FIXTURE LEGEND

- PARKING LOT LIGHT FIXTURE LOCATION
- WALL LIGHT FIXTURE LOCATION W/ BATTERY BACKUP



Wubbena

Architectural Design
and Development

James Wubbena, RA, NCARB
40 Drayson Circle
Bluffton, SC 29910
P - 912 660 5438
jim@wubbenapc.com

Uction
Urogynecology, LLC

NEW OFFICE SPACE FOR
UNCTION
UROGYNECOLOGY LLC

212 US HWY 80
POOLER GA 31322

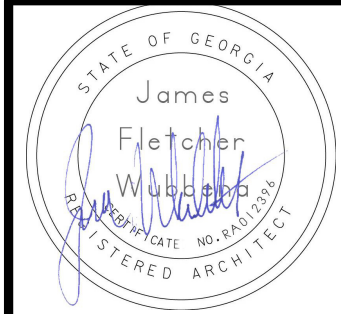
REVISIONS

SHEET TITLE

SITE LIGHTING
PLAN

COPYRIGHT & REPRODUCTION OF DRAWINGS

- This Drawing is the property of Wubbena ASD PC and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
- Scales as stated hereon are valid on the original drawings only and are hereby changed in proportion to the difference in size between the print and the original drawing.
- Do not scale dimensions from prints. Plans and details are not always to scale. Use dimensions given or consult the Architect for further clarification.



PROJECT NUMBER: 2215

DATE: 9/9/2022

DRAWN: MRS

CHECKED BY: JFW

SCALE: 1" = 10'-0"

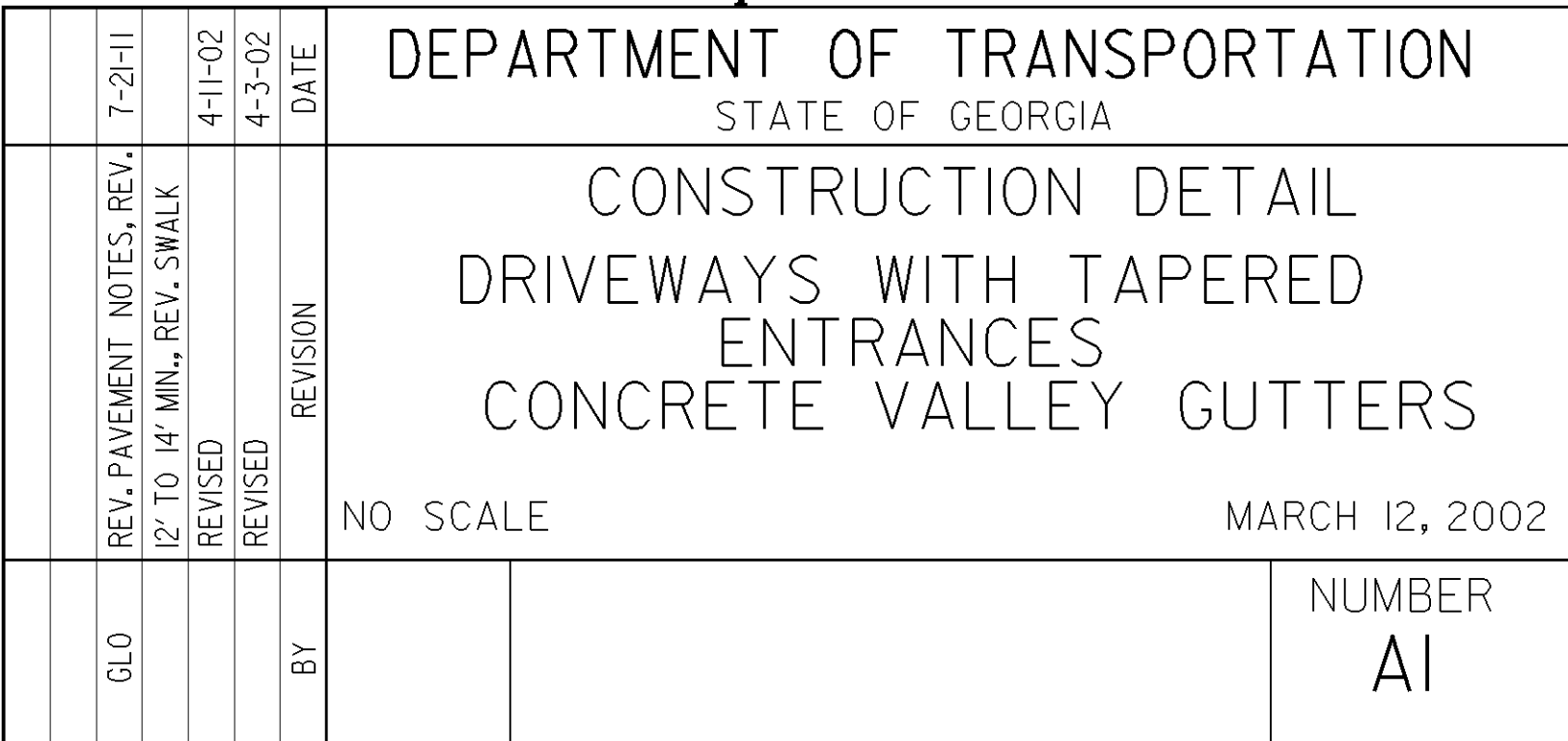
SHEET NO.

C1.2

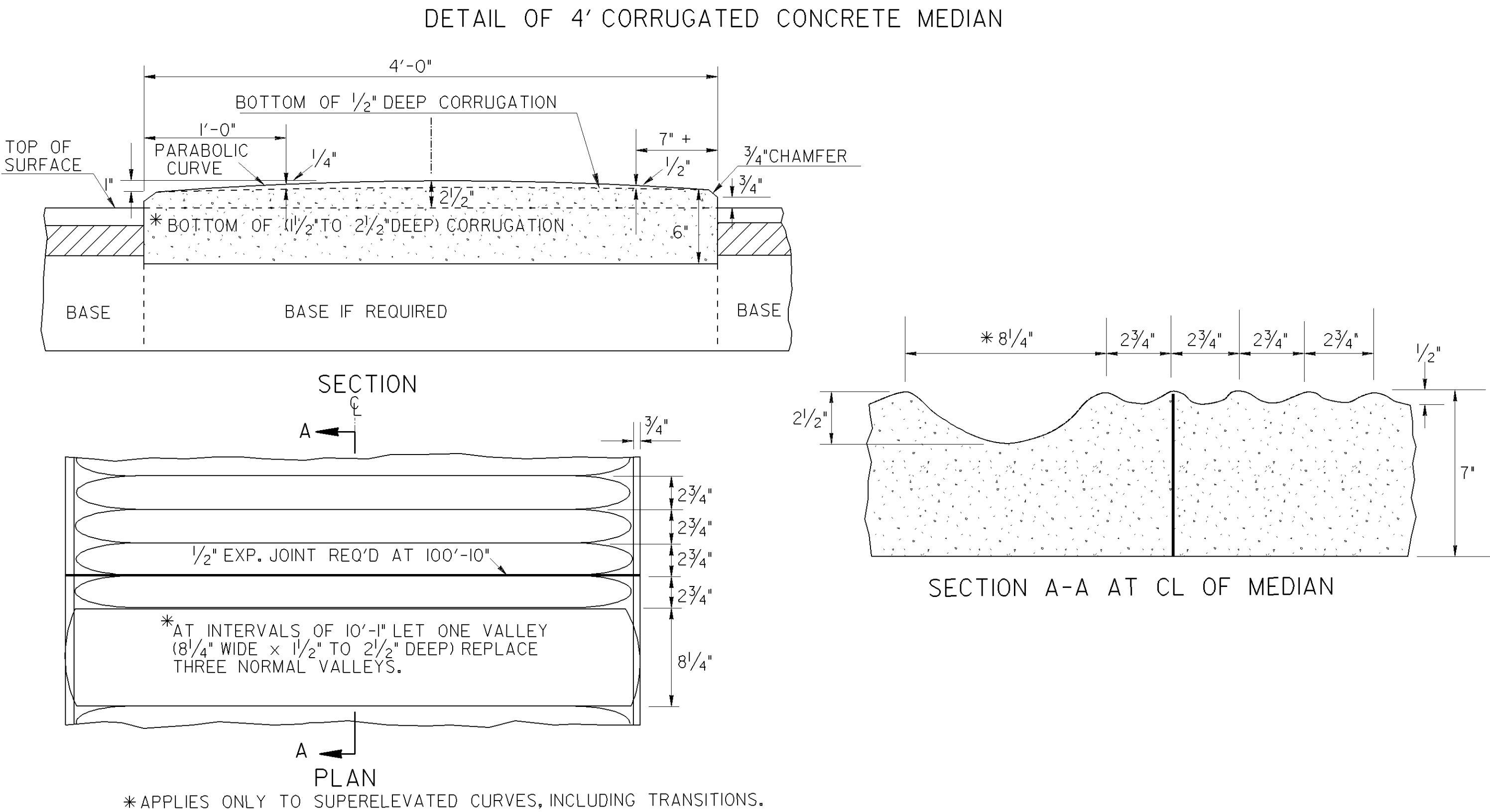
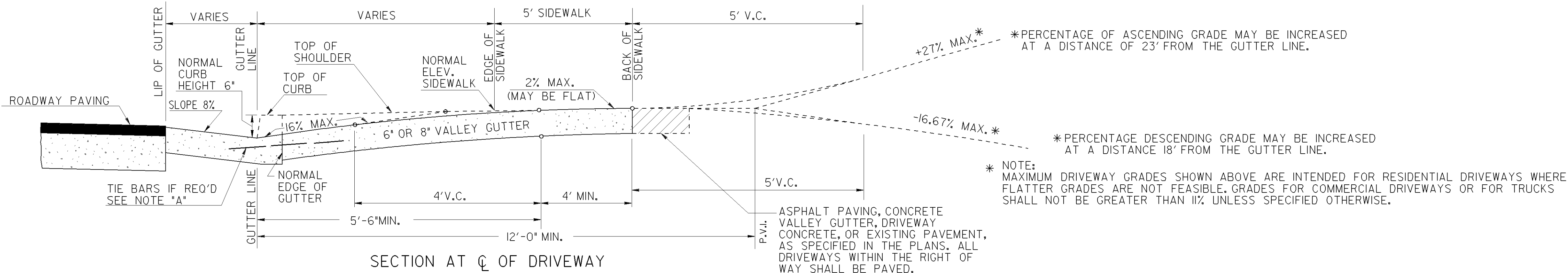
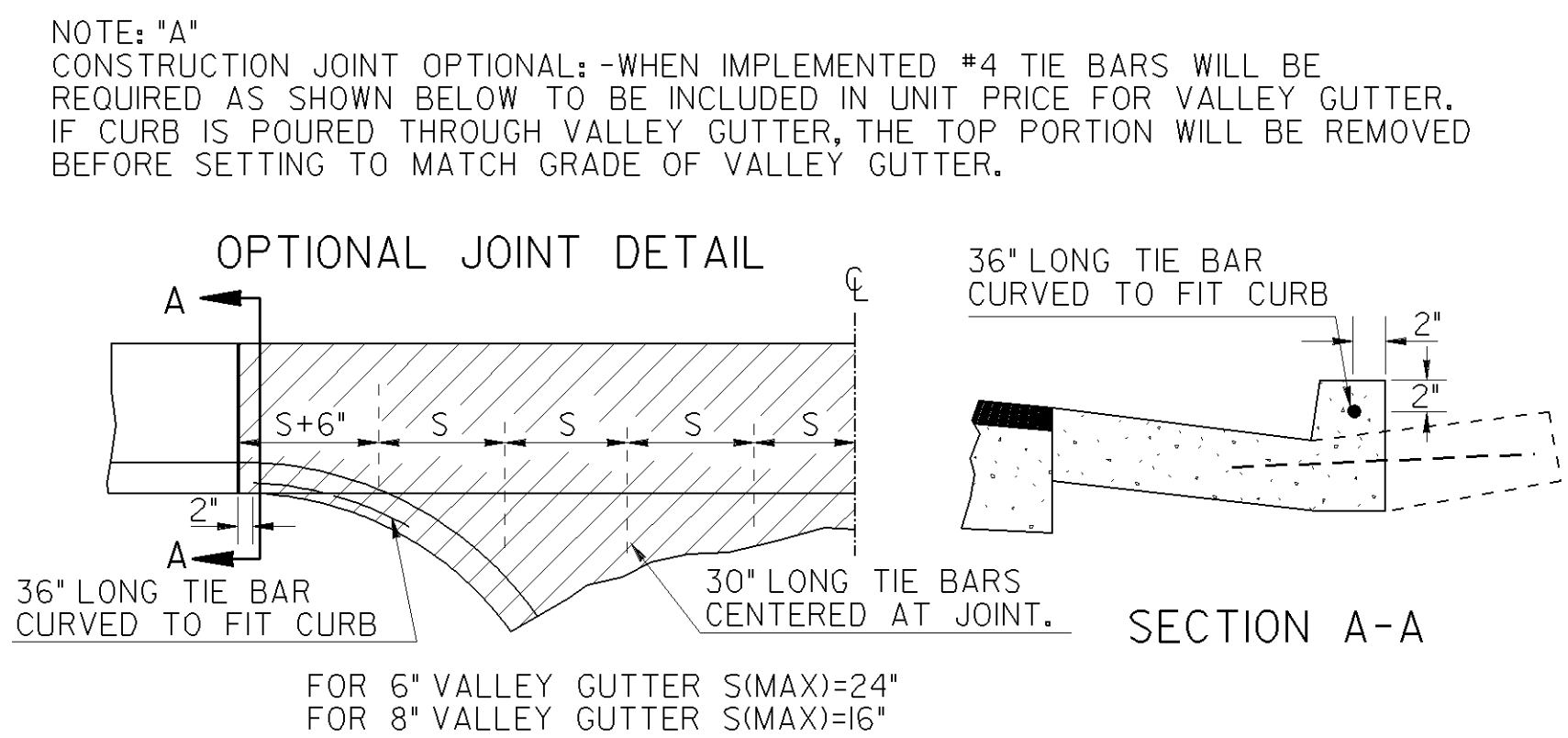
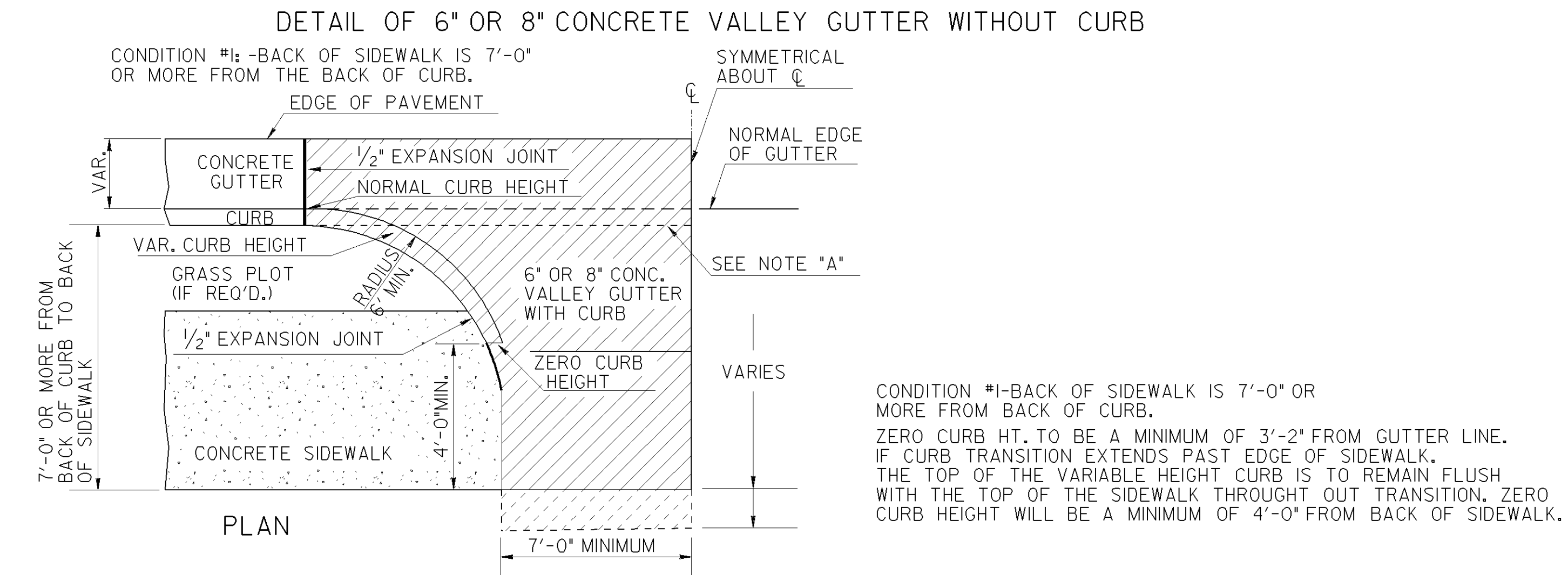
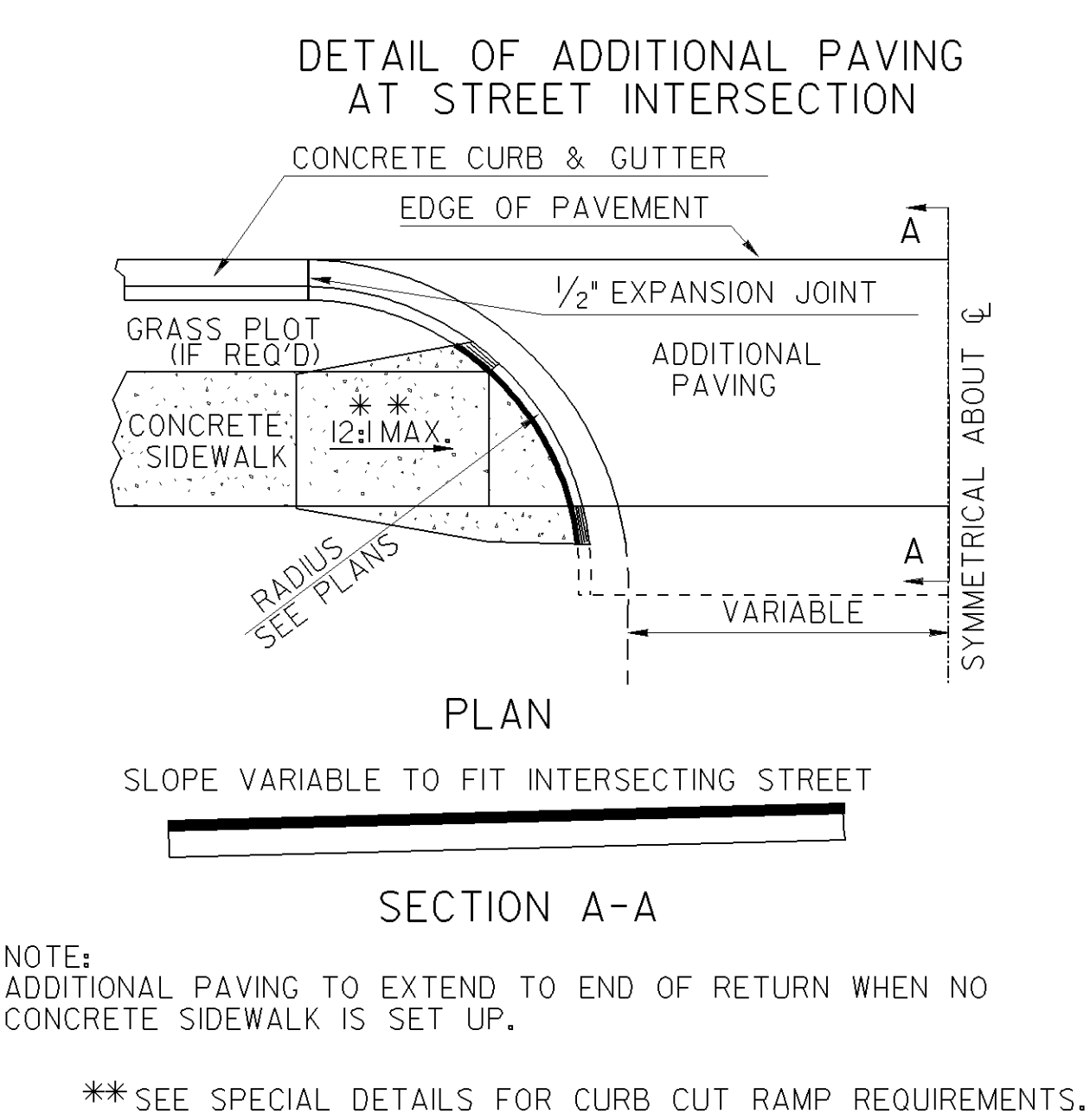
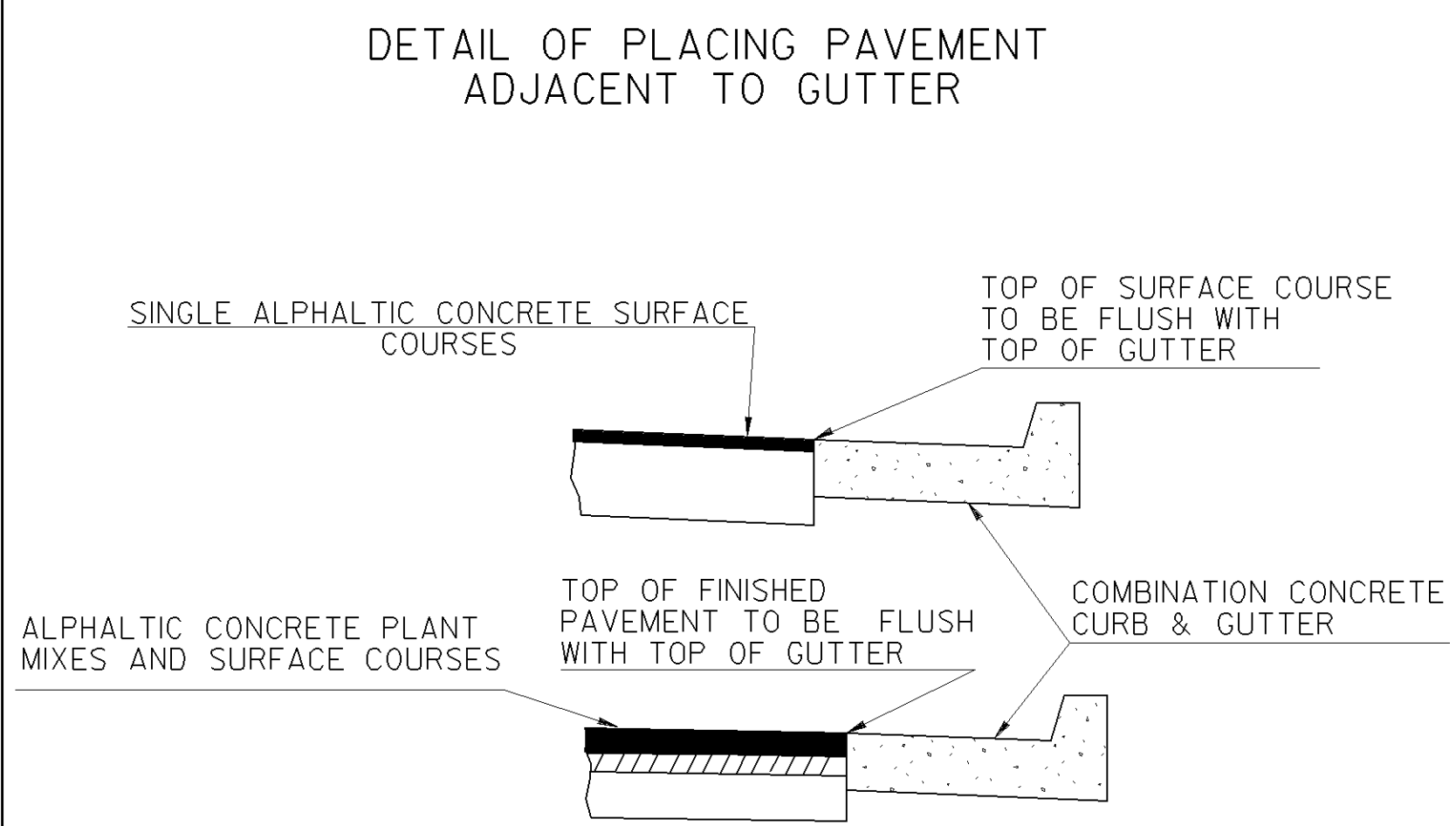
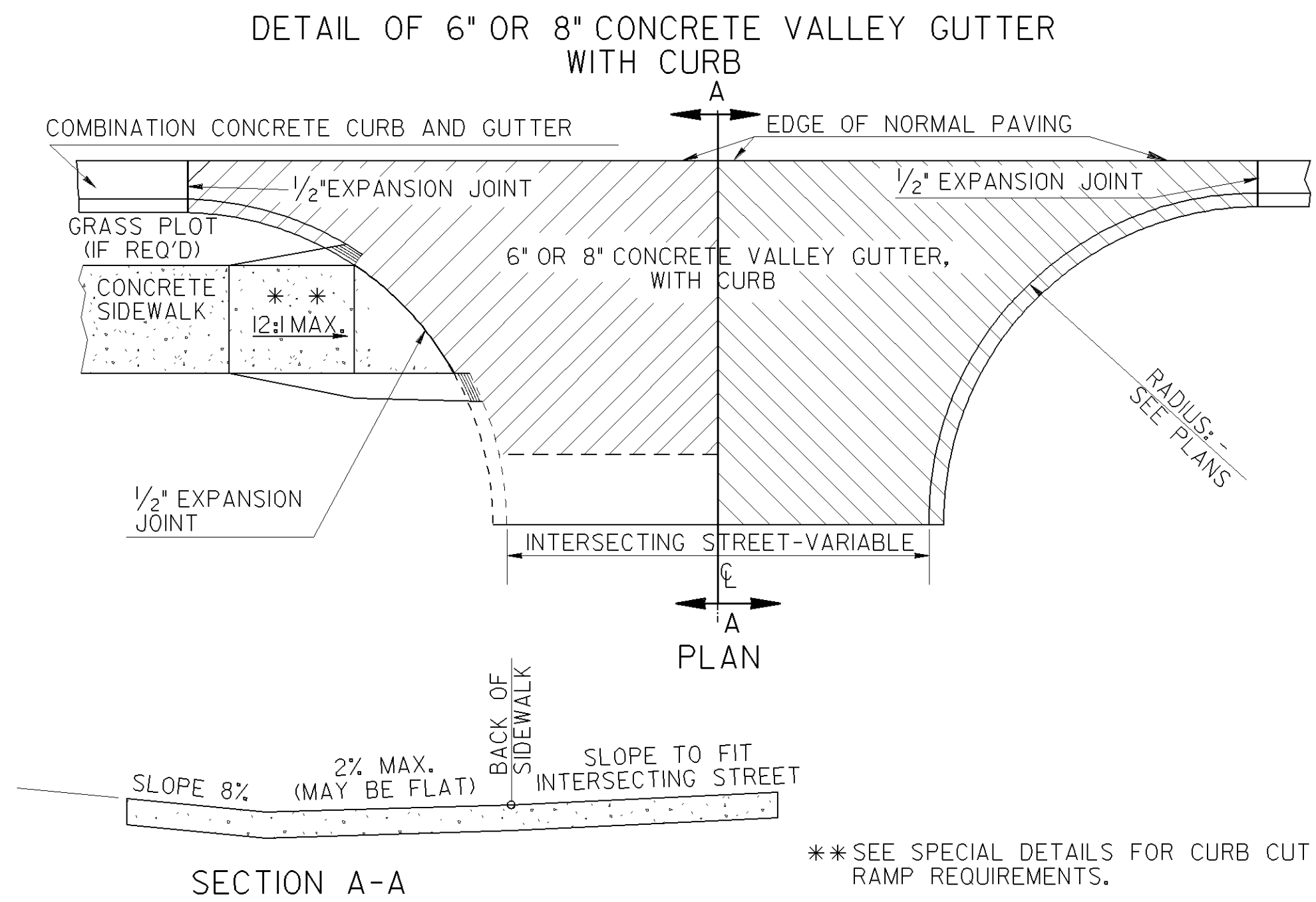
Copyright © 2020 Satco Products, Inc.
All Rights Reserved.

For More Information Visit:
www.satcoled.com





STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

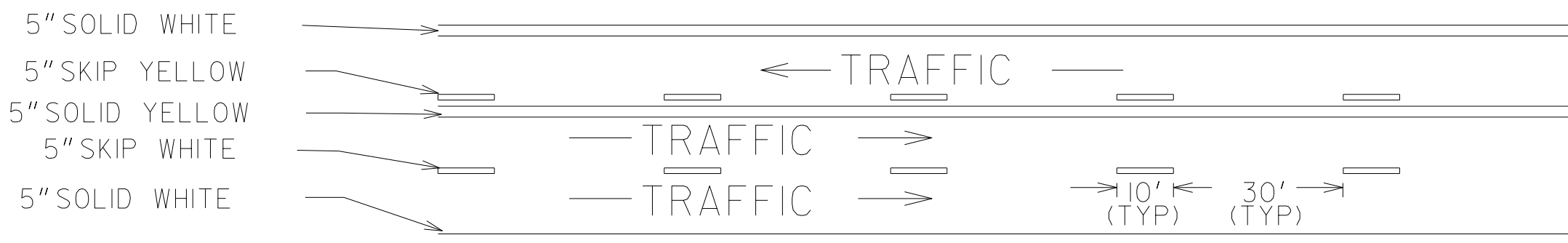
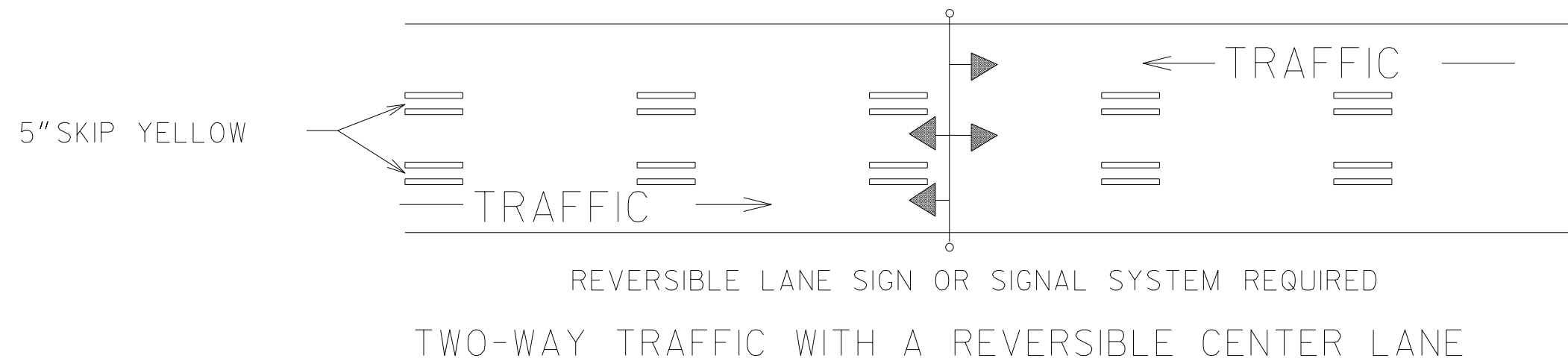


This Detail Replaces Ga Standard 9031J

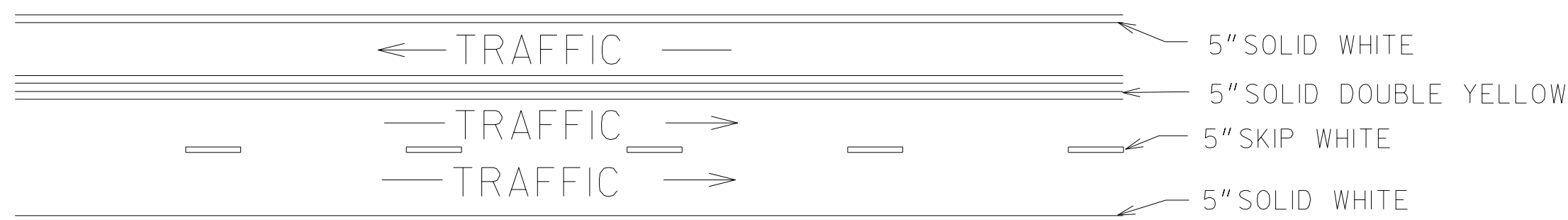
Guidelines For Usage On Metric Projects

When these details are incorporated into plans and or projects that are being prepared or constructed in metric units, exact or precise conversion to metric units is not required. The dimensions shown that are in feet and inches may be converted to corresponding metric units using the following "Rounded-Off" conversion factors: 1"=25mm, 4"=100mm, and 12" or 1'=300mm. All measurement notes that refer to linear feet and square yards shall be interpreted to mean linear meters and square meters.

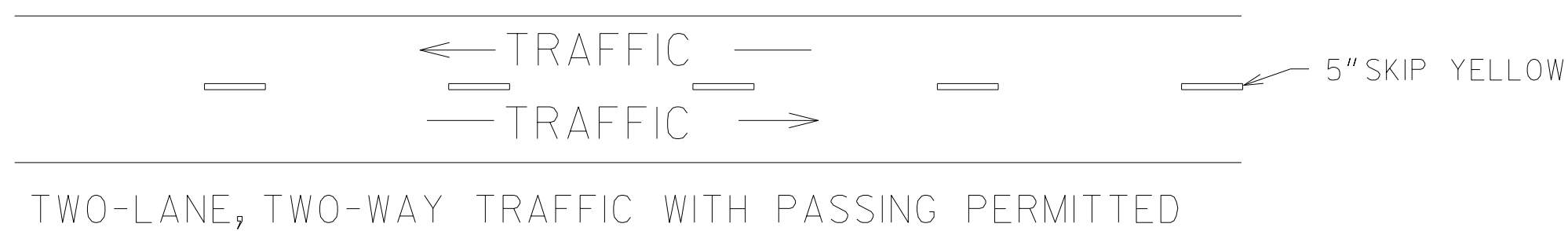
DEPARTMENT OF TRANSPORTATION									
STATE OF GEORGIA									
CONSTRUCTION DETAIL									
CONCRETE VALLEY GUTTER AT STREET INTERSECTION 6" OR 8" CONCRETE VALLEY GUTTER AT DRIVE PLACING PAVEMENT ADJACENT TO GUTTER ADDITIONAL PAVING AT STREET INTERSECTION 4' CORRUGATED CONCRETE MEDIAN									
NO SCALE									
MARCH 12, 2002									
NUMBER									
A2									



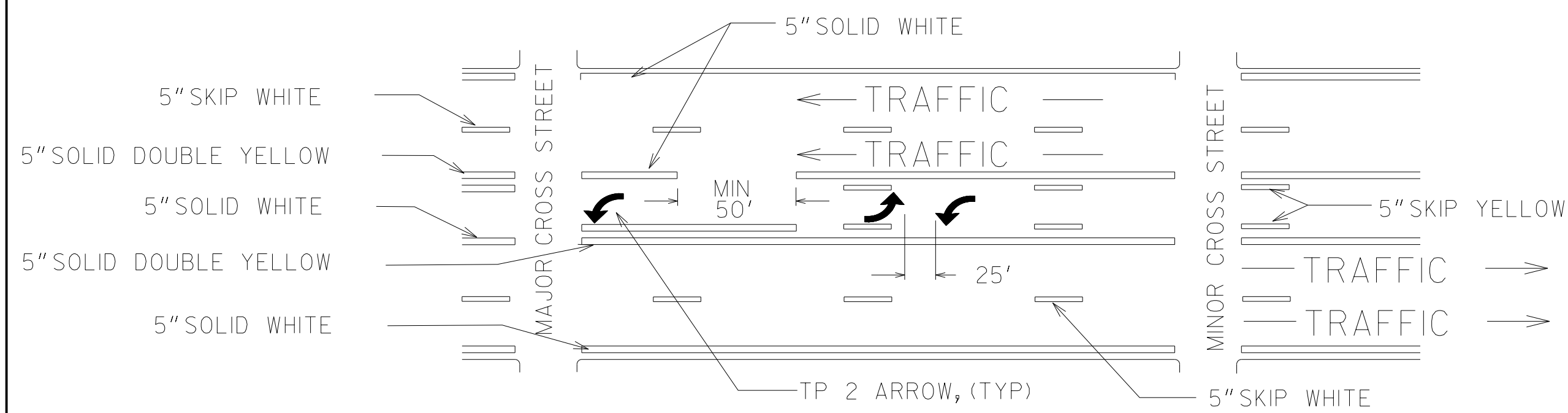
TWO-WAY TRAFFIC WHERE MOTORISTS IN A SINGLE LANE ARE PERMITTED TO PASS



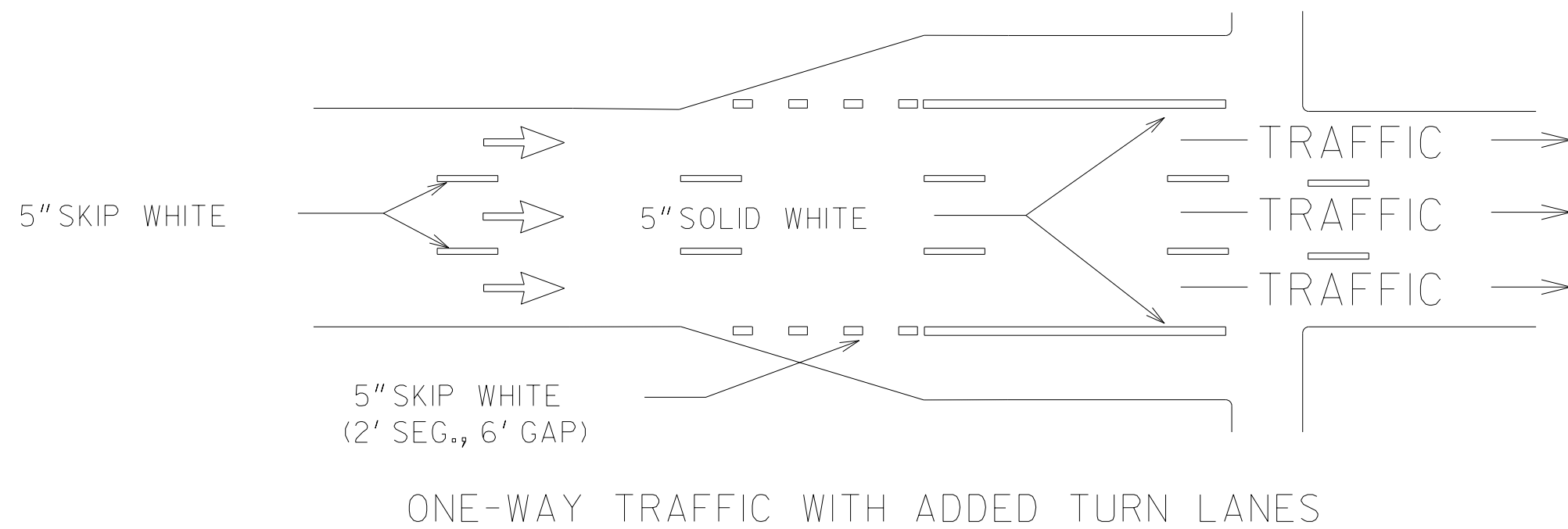
TWO-WAY TRAFFIC WHERE MOTORISTS IN A SINGLE LANE ARE NOT PERMITTED TO PASS



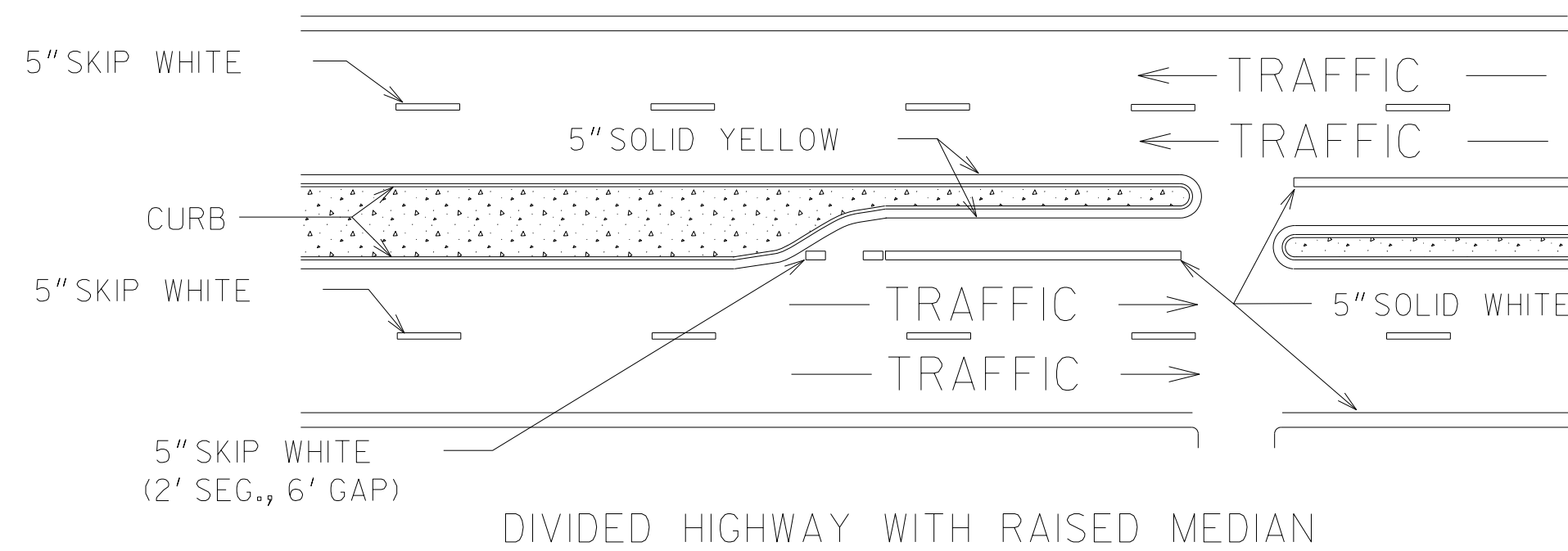
TWO-LANE, TWO-WAY TRAFFIC WITH PASSING PERMITTED



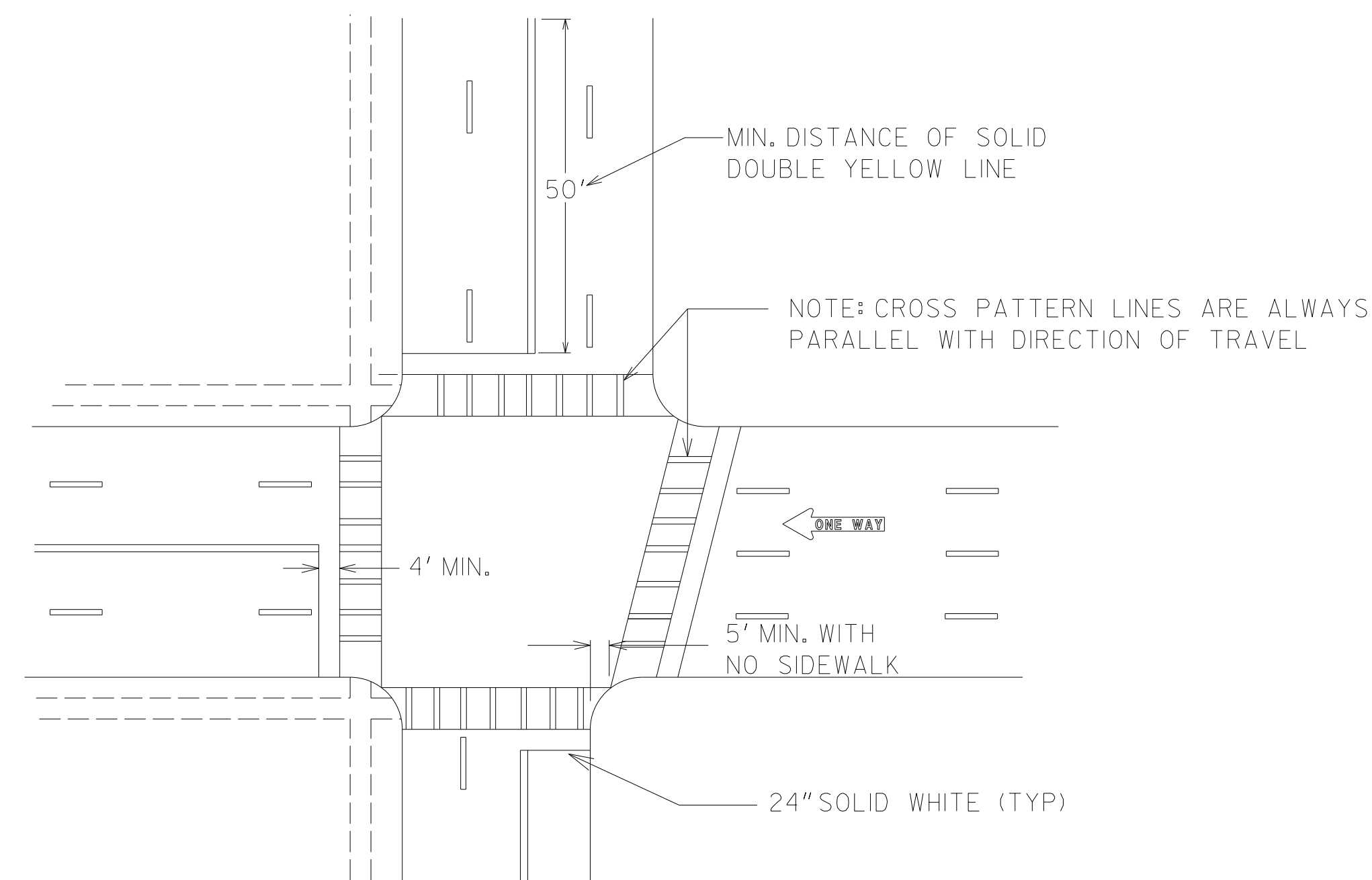
MULTI-LANE, TWO-WAY TRAFFIC WITH SINGLE LANE, TWO-WAY LEFT TURN CHANNELIZATION



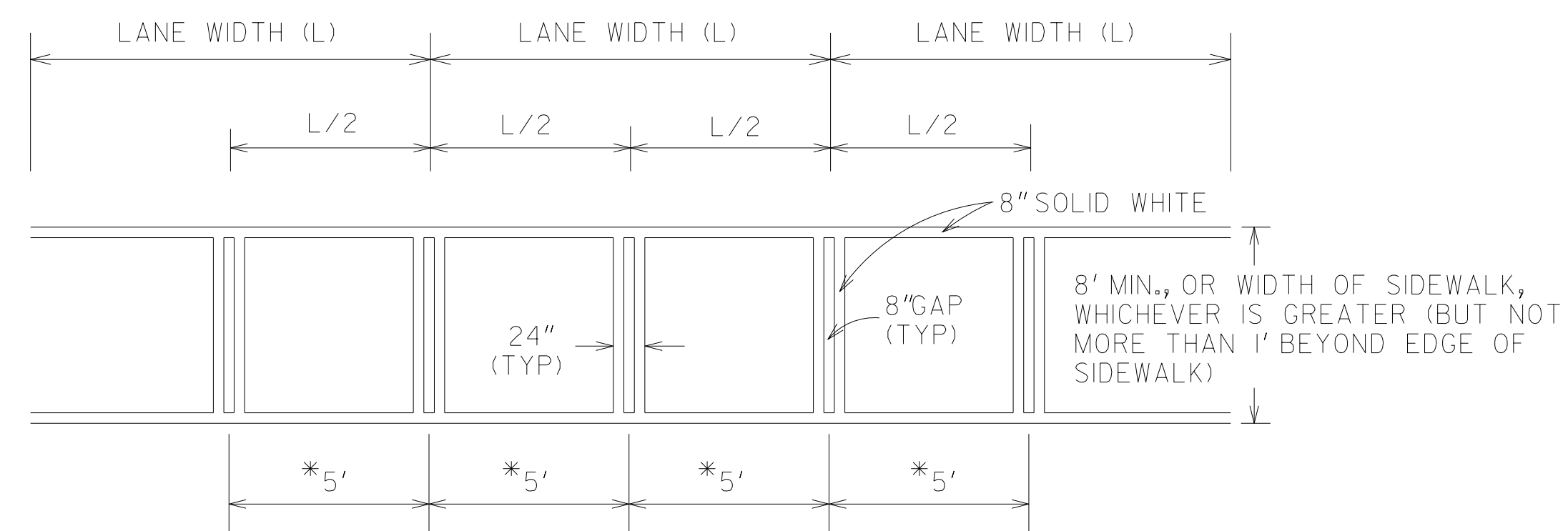
ONE-WAY TRAFFIC WITH ADDED TURN LANES



DIVIDED HIGHWAY WITH RAISED MEDIAN



TYPICAL LOCATION OF CROSSWALKS AND STOP BARS



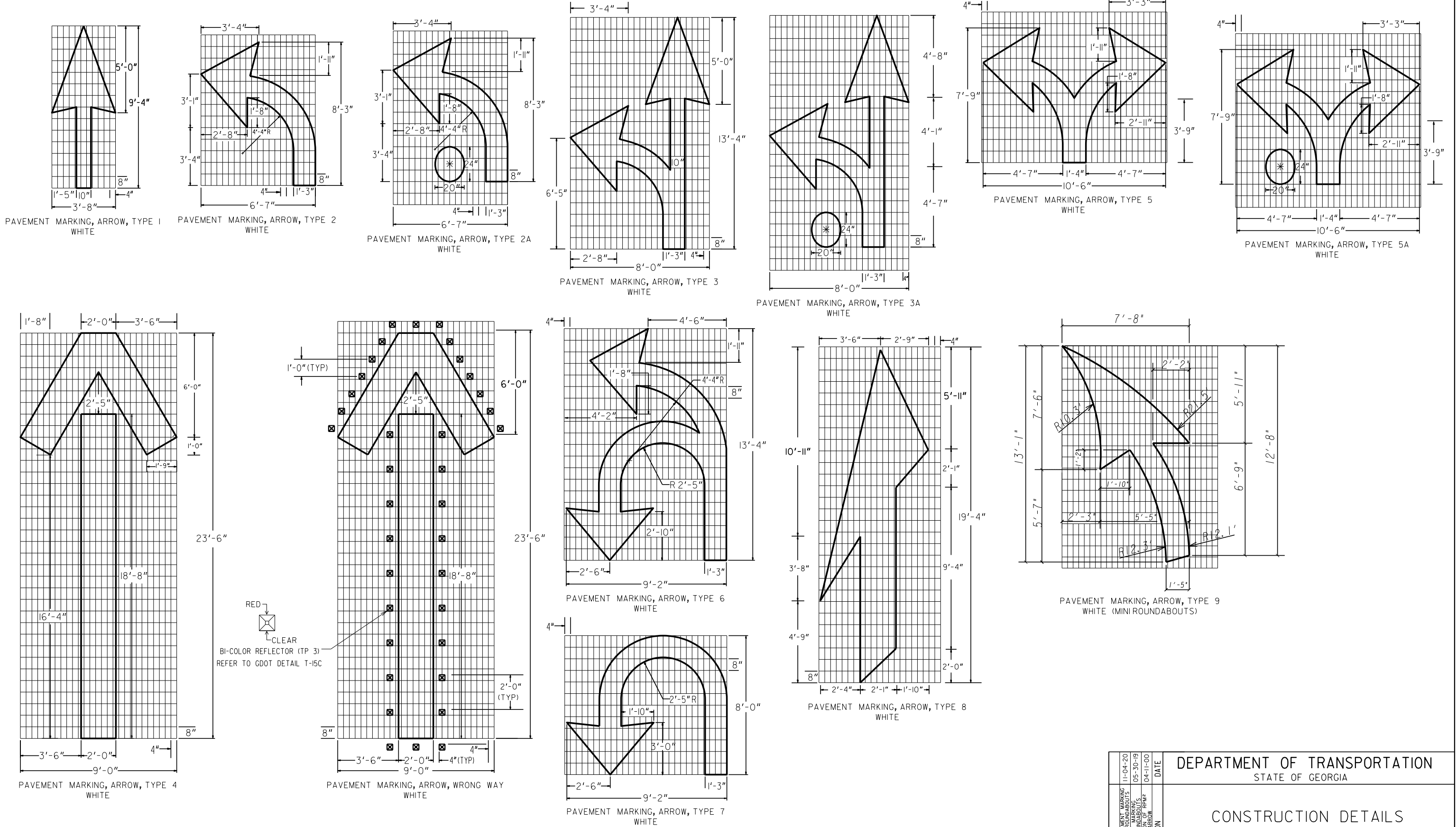
*USE WHERE THE LANE WIDTH EXCEEDS 12'
OR WHERE LANE LINES HAVE BEEN OMITTED

CROSSWALK DETAIL

GENERAL NOTES:

1. SPACING BETWEEN DOUBLE LINES SHALL BE EQUAL TO THE LINE WIDTH.
2. EDGE LINES SHALL BE PLACED A MINIMUM OF 4 INCHES FROM THE NORMAL EDGE OF PAVEMENT.
3. CONTRAST MARKINGS FOR SKIP STRIPING SHALL BE AS SHOWN IN DETAIL T-IIB.

		9-15-16	DATE	DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA	
		ADDED GENERAL NOTE 3	REVISION	CONSTRUCTION DETAILS PAVEMENT MARKING PLACEMENT NON-LIMITED ACCESS ROADWAY	
				NO SCALE	JANUARY 2000
		CDR	BY	DESIGNED _____ DRAWN _____ TRACED _____ CHECKED _____	NUMBER T-IIA



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

11-04-20		05-30-19		04-11-00		DATE		DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA			
ADDED TP 8 PAVEMENT MARKING ARROWS FOR ROUNDABOUTS		ADDED TP 15C PAVEMENT MARKING ARROWS FOR ROUNDABOUTS		CHANGED LOCATION OF RPA#2 ON WRONG WAY ARROW		REVISION		CONSTRUCTION DETAILS PAVEMENT MARKINGS - ARROWS			
ACP		ACP		ACP		BY		DESIGNED _____ DRAWN _____ TRACED _____ CHECKED _____		NO SCALE	
										APRIL 2000	
										NUMBER T-12B	



EOM Operations
Your solution to a better tomorrow

ATTACHMENT C

January 16th, 2024

S. Mark Boyles, P.E.
SMB
PO BOX 22324
Savannah, GA 31403

Dear Mr. Boyles,

I am pleased to provide you with a recommendation for Approval of the site development plans for 212 E Hwy 80 Office, which is provided below.

<u>Submittal Documents:</u>	Site Development Plans.....	Nov. 2023
	Stormwater Management Narrative & Calculations.....	Nov. 2023
	GDOT Review Submittal (w/ responses).....	Aug. 2023

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State, and City codes and regulations. All required permits and approvals, pursuant to land disturbing activities and land development shall be provided and found acceptable to the City of Pooler. All the required testing results, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Nicole Dixon; Director of Planning and Development – City of Pooler
Brian Crooks; City Planner - City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

Pooler Subdivision Application

File # _____

Date Filed: _____

This application along with the application fee of \$ 600 (see schedule of fees) is to be submitted to the Planning & Zoning Department.

Check all that apply:

- | | | |
|---|--|--|
| ☐ Recombination | ☐ Minor Subdivision | ☒ Final Plat |
| ☐ Revised Subdivision Plat | ☐ Major Subdivision | ☐ 5-Acre Tract |

General Information

- Owner or authorized agent: _____ Phone: _____
- Property address: POOLER PKWY, POOLER, GA 31322
- Mailing address: 5000 ...

If agent, please attach authorization of property owner signed, dated and notarized.

- Have any previous applications been made for a subdivision affecting these same premises?
No If yes, please give date and action taken below:
 Date _____ Action taken: _____
- Copy of current tax bill showing payments or documentation certified by the City of Pooler.

Action Requested

1. General location of property in question (the area, street number and location with respect to nearby public roads in common use).
The entrance is off of Pooler Parkway along Clear Lake Way. It is north of the I-16 exit for Pooler Parkway and west of Hardin Canal.
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach extra sheet if necessary.
TRACT 2 OF RYALS & TUTEN TRACT 51/650 and Parcel "E-3", a portion of a portion of Parcel 3 of lands of the Morgan Family as per PB 51/346 31.29 acres
3. PIN # 51011 01071 and 51011 01065
4. Total area of property in question (acres or square feet) 59 AC
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)
Vacant, wooded land
6. Desired land use of each parcel of property (specify as above)
Townhomes

Pooler Subdivision Application

(cont.)

7. Attach a plat of the property where this subdivision is proposed to take effect. Said map shall indicate the properties in respect to the nearby public roads in common use. Include a list of all adjacent property owners. *(only for Minor or Major Subdivision)*
8. Describe the reasons for requesting the subdivision which would support the purposes of the zoning program. Phase 1B subdivision plat is submitted for approval.

Submittal Requirements

- 4 Sets of Plans
 - Preliminary plan, refer to Appendix B, Section 702.
 - Final plat, refer to Appendix B, Section 703.
- A neighborhood grading and drainage plan is required for all subdivisions. (Amendment 10-03-06)
- List of adjacent property owners with correct mailing addresses. *(minor and major subdivision)*

Planning & Zoning Commission

☐ Approved

☐ Denied

Remarks:

Date

Planning & Zoning Administrator

Mayor and Council

☐ Approved

☐ Denied

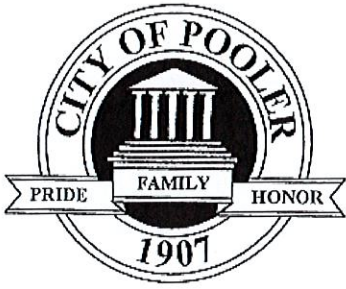
Remarks:

Date

City Clerk

Recorded Plat

Date: _____ Book _____ Page (s) _____



City of Pooler

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Clear Lake (GA) Owner I LLC

Address: c/o Freehold Capital Management, LLC 500 Boylston St, Suite 2010

City & State: Boston, MA Zip 02116

Telephone number: 617-221-8400

Clear Lake (GA) Owner I LLC

By: [Signature]

Name: Jesse R. Baker Title:

Signature of owner

Authorized Signatory

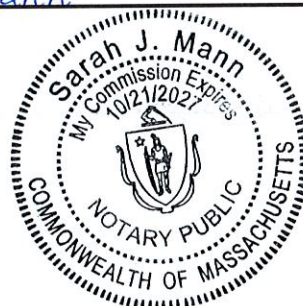
Personally appeared before me Jesse R. Baker in his capacity as Authorized Signatory
of Clear Lake (GA) Owner I LLC

Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

[Signature]
Notary Public

Sarah J. Mann

4/5/23
Date





50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

January 17, 2023

Mr. Brian Crooks
Zoning Administrator
City of Pooler
100 SW Highway 80
Pooler, Georgia 31322

Re: 360 Communities at Clearlake
Phase 1B – Performance Bond Estimate
Approval
J-26640.0008
Pooler, Georgia

Dear Mr. Crooks,

We are preparing to submit a subdivision plat and performance bond for Phase 1B of 360 Communities at Clearlake. The project was approved for construction at City Council on June 6, 2022 and since that time, the project has been under construction. The project is being constructed in 4 phases per the phasing exhibit attached. The subdivision plat and bond submittals will be made under a separate cover, upon approval of the bond amount.

Please accept this letter and the following in support of this bond amount approval:

- Phasing Exhibit
- Contractor Pumpstation Payment Schedule – details unit costs

The total construction cost remaining is \$47,500, and at the 150% performance bonding amount, the proposed performance bond would be \$71,250. Please provide our office with your approval of this bond estimate so that we may proceed with the bond and plat submittal related to phase 1B. Please contact our office with any questions.

Sincerely,

THOMAS & HUTTON

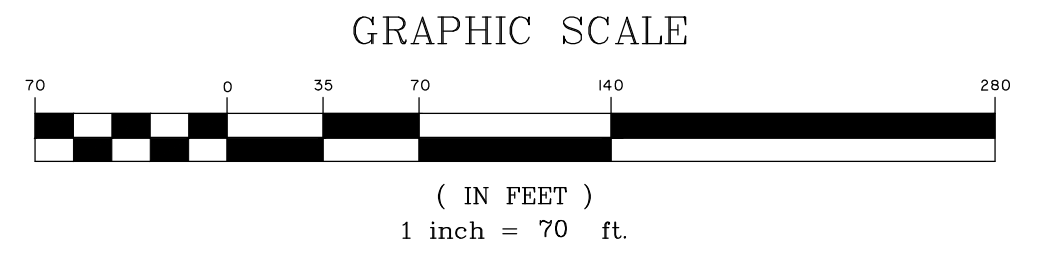
A handwritten signature in blue ink, appearing to read 'Nathan B. Long', written over the company name.

Nathan B. Long, P.E.

Cc: Richard Phillips, Project Manager – Freehold Capital Management, LLC
Michael Lerque, PE – Thomas & Hutton

Enclosures

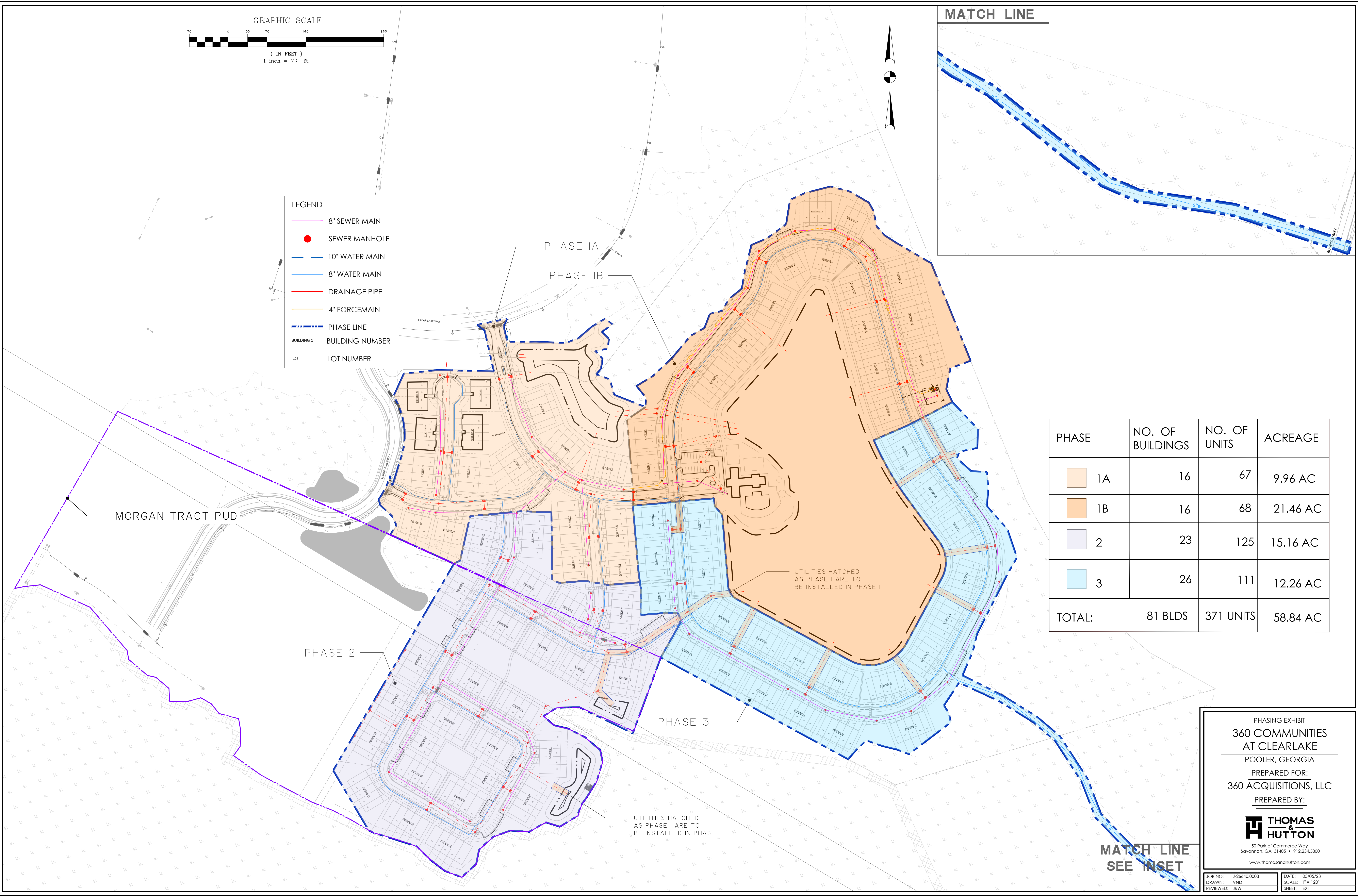
3/28/2025 10:45:00 AM J:\24640\360 COMMUNITIES AT CLEARLAKE\360 COMMUNITIES AT CLEARLAKE PHASING EXHIBIT.DWG - MAY 5, 2025 - 10:45 AM



MATCH LINE

LEGEND

- 8" SEWER MAIN
- SEWER MANHOLE
- 10" WATER MAIN
- 8" WATER MAIN
- DRAINAGE PIPE
- 4" FORCEMAIN
- PHASE LINE
- BUILDING 1 BUILDING NUMBER
- 123 LOT NUMBER



PHASE	NO. OF BUILDINGS	NO. OF UNITS	ACREAGE
1A	16	67	9.96 AC
1B	16	68	21.46 AC
2	23	125	15.16 AC
3	26	111	12.26 AC
TOTAL:	81 BLDS	371 UNITS	58.84 AC

PHASING EXHIBIT
360 COMMUNITIES
AT CLEARLAKE
POOLER, GEORGIA
PREPARED FOR:
360 ACQUISITIONS, LLC
PREPARED BY:

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

JOB NO: J-24640.0008	DATE: 05/05/23
DRAWN: VND	SCALE: 1" = 120'
REVIEWED: JRW	SHEET: EX1

SPREAD & WORK SHEETS
SANITARY SEWER SYSTEM

PROJECT NAME: **CLEARLAKE**

<i>Item</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total Cost</i>
1	6' Diameter Wet Well (Lined) +- 17' Excavation Depth	1	LS	\$ 120,000.00	\$ 120,000.00
2	Valve Vault	1	LS	\$ 5,000.00	\$ 5,000.00
3	Internal piping of Wet Well, Valve Vault & 4" By-Pass	1	LS	\$ 51,000.00	\$ 51,000.00
4					\$ -
5	Pumps & Controls	1	LS	\$ 85,000.00	\$ 85,000.00
6	SCADA System	1	LS		\$ -
7	All Electrical Including Concrete Pads, Backboards, Control Panel Mounting and Misc.	1	LS	\$ 40,000.00	\$ 40,000.00
8	Special Coated Manhole No. 1 / 12-14' Deep	1	EA	\$ 14,000.00	\$ 14,000.00
9	6" GABC ON Filter Fabric (inside PS Fence)	356	SY	\$ 30.00	\$ 10,680.00
10	Pump Station Fence w/2 ea. 10' Gates	1	EA	\$ 15,000.00	\$ 15,000.00
11	Startup & Testing of Pump Station	1	LS	\$ 5,000.00	\$ 5,000.00
12	GENERATOR	1	EA	\$ 2,500.00	\$ 2,500.00
					\$ 348,180.00

Total Preformance Bond Amount \$47,500 X 1.5 = \$71,250.00



EOM Operations
Your solution to a better tomorrow

January 16th, 2024

Brian Crooks
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
360 Communities at Clear Lake – Phase 1B

Dear Mr. Crooks:

We have reviewed the requests for 360 Communities at Clear Lake Phase 1B – Performance Bonds, furnished by Thomas & Hutton, specifically the Schedule of Values and Unit Cost for the required bond.

For the Performance Bond Request, the remaining infrastructure includes: Electrical (for Lift Station).

Based on the calculations provided by Thomas & Hutton, the cost of the remaining Electrical work (for Lift Station) is \$47,500.00, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$71,250.00 is correct.

This review was based exclusively on the information provided by the project design professional that is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

Bond No.: ES000TBD - A

Principal Amount: \$71,250.00

Premium: \$.00/Annual

SUBDIVISION PERFORMANCE BOND

Project: 360 Communities at Clear Lake, Phase 1B, Sanitary Sewer

City of Pooler Permit No.: (if applicable)

Project Location: Clear Lake, Pooler, GA

KNOW ALL MEN BY THESE PRESENTS:

That Clear Lake (GA) Owner I LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322; as Principal, hereinafter called "PRINCIPAL," and Everest National Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of Seventy-One Thousand Two Hundred Fifty & No/100ths and 00/100 Dollars (\$ 71,250.00), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: 360 Communities at Clear Lake, Phase 1B, Sanitary Sewer. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.
2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.
3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES000TBD - A _____, this 27th day of December _____, 2023.

(SEAL)
ATTEST:

CONTRACTOR
Clear Lake (GA) Owner I LLC

WITNESS AS TO CONTRACTOR

CONTRACTOR – Signature

WITNESS AS TO CONTRACTOR

(Print Name)

By: _____

Title

(SEAL)
ATTEST:

COMPANY NAME

WITNESS AS TO SURETY

Everest National Insurance Company
SURETY (Print Company Name)

WITNESS AS TO SURETY

1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597
Business Address

By: _____

Authorized Signature

(Print Name)

OR

(SEAL)
ATTEST:

SURETY'S AGENT

WITNESS AS TO AGENT

By: _____

As Attorney in Fact (Attached Power)

Lisa Ybarra

Cathy S. Kennedy

WITNESS AS TO AGENT

(Print Name)

0K07568

Agent's License Number

Acrisure of California, LLC
DBA: Rohm Insurance Agency, LLC
Agent's Name

21/06/2022 10:00:00 Survey Data 21/06/2022 10:00:00 Project File 21/06/2022 10:00:00

THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

ACREAGE TABLE

LOTS (68)	3,466 S.F.	0.080 AC.
LOT 5A	2,244 S.F.	0.052 AC.
LOT 5B	3,740 S.F.	0.086 AC.
LOT 5C	3,740 S.F.	0.086 AC.
LOT 6A	2,260 S.F.	0.052 AC.
LOT 6B	3,910 S.F.	0.090 AC.
LOT 6C	4,186 S.F.	0.096 AC.
LOT 7A	2,441 S.F.	0.056 AC.
LOT 7C	2,418 S.F.	0.056 AC.
LOT 7B	2,392 S.F.	0.055 AC.
LOT 7A	3,837 S.F.	0.088 AC.
LOT 8B	2,257 S.F.	0.075 AC.
LOT 8D	2,273 S.F.	0.059 AC.
LOT 8C	2,556 S.F.	0.059 AC.
LOT 8B	2,532 S.F.	0.058 AC.
LOT 8A	3,132 S.F.	0.072 AC.
LOT 9E	4,461 S.F.	0.102 AC.
LOT 9D	2,270 S.F.	0.052 AC.
LOT 9C	2,261 S.F.	0.052 AC.
LOT 9B	2,348 S.F.	0.054 AC.
LOT 9A	4,838 S.F.	0.111 AC.
LOT 10C	3,516 S.F.	0.081 AC.
LOT 10B	2,745 S.F.	0.063 AC.
LOT 10A	4,745 S.F.	0.109 AC.
LOT 11C	4,140 S.F.	0.095 AC.
LOT 11B	2,423 S.F.	0.056 AC.
LOT 11A	4,988 S.F.	0.115 AC.
LOT 12A	3,047 S.F.	0.070 AC.
LOT 12B	2,549 S.F.	0.059 AC.
LOT 12C	2,599 S.F.	0.062 AC.
LOT 12D	4,940 S.F.	0.114 AC.
LOT 13A	4,882 S.F.	0.107 AC.
LOT 13B	2,711 S.F.	0.062 AC.
LOT 13C	4,079 S.F.	0.094 AC.
LOT 14A	3,431 S.F.	0.079 AC.
LOT 14B	2,732 S.F.	0.063 AC.
LOT 14C	2,726 S.F.	0.063 AC.
LOT 14D	2,725 S.F.	0.063 AC.
LOT 14E	3,406 S.F.	0.078 AC.
LOT 15A	3,406 S.F.	0.078 AC.
LOT 15B	2,725 S.F.	0.063 AC.
LOT 15C	2,725 S.F.	0.063 AC.
LOT 15D	2,725 S.F.	0.063 AC.
LOT 15E	3,405 S.F.	0.078 AC.
LOT 16A	3,405 S.F.	0.078 AC.
LOT 16B	2,724 S.F.	0.063 AC.
LOT 16C	2,724 S.F.	0.063 AC.
LOT 16D	2,724 S.F.	0.063 AC.
LOT 16E	3,404 S.F.	0.078 AC.
LOT 18D	2,923 S.F.	0.067 AC.
LOT 18C	2,278 S.F.	0.052 AC.
LOT 18B	2,301 S.F.	0.053 AC.
LOT 18A	3,875 S.F.	0.089 AC.
LOT 19E	2,805 S.F.	0.064 AC.
LOT 19D	2,244 S.F.	0.052 AC.
LOT 19C	2,244 S.F.	0.052 AC.
LOT 19B	2,244 S.F.	0.052 AC.
LOT 19A	2,805 S.F.	0.064 AC.
LOT 20E	2,805 S.F.	0.064 AC.
LOT 20D	2,244 S.F.	0.052 AC.
LOT 20C	2,244 S.F.	0.052 AC.
LOT 20B	2,244 S.F.	0.052 AC.
LOT 20A	2,805 S.F.	0.064 AC.
LOT 21E	3,071 S.F.	0.070 AC.
LOT 21D	2,245 S.F.	0.052 AC.
LOT 21C	2,244 S.F.	0.052 AC.
LOT 21B	2,245 S.F.	0.052 AC.
LOT 21A	3,027 S.F.	0.069 AC.
SUB-TOTAL	206,051 S.F.	4.730 AC.

RIGHT OF WAY (1)		
RIGHT OF WAY 100.110 S.F.	2,298 AC.	
SUB-TOTAL	100.110 S.F.	2,298 AC.

PUMP STATION (1)		
RIGHT OF WAY 9,244 S.F.	0.212 AC.	
SUB-TOTAL	9,244 S.F.	0.212 AC.

PHASE 1B		
TOTAL	315,405 S.F.	7.240 AC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE
PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY
DEDICATE ALL EASEMENTS AND ANY SITES FOR PUBLIC USE, AS
NOTED ON THIS PLAT, FOR THE USES INTENDED. PRIVATE ROAD
RIGHTS OF WAY, COMMON AREAS AND STORMWATER PONDS
SHALL REMAIN UNDER THE OWNERSHIP AND MAINTENANCE OF
CLEAR LAKE (GA) LLC AND SHALL NOT BE THE RESPONSIBILITY
OF THE CITY OF POOLER. (SEE NOTE #10)

Jesse R. Baker 1/18/24
CLEAR LAKE (GA) OWNER LLC DATE
BY: JESSE R. BAKER, ITS AUTHORIZED SIGNATORY

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 161,860 FEET, AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO FIRM MAP NO. 1305IC, PANEL 0107H, REVISED AUGUST 15, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM). THE FEMA FIRM MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN.
8. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
10. PARENT TRACT TAX MAP NUMBER: 510101004
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)
TITLE REFERENCE: PLAT BOOK 53, PAGE 278
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE
13. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY. UTILITY EASEMENTS FOR WATER LINES SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY. UTILITY EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY.

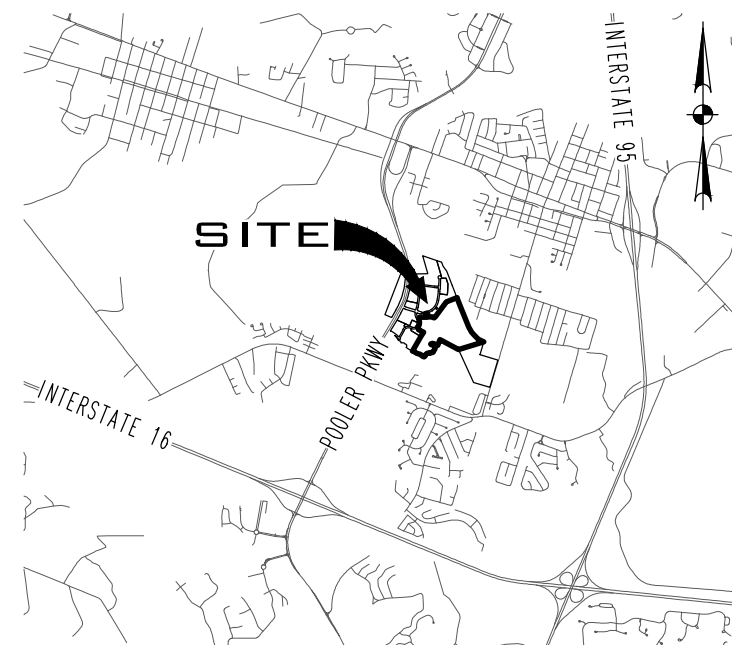
REFERENCES

A MAJOR SUBDIVISION PLAT OF CLEAR LAKE RESERVE, PHASE I, BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "O", PREPARED FOR POOLER PARKWAY OF GA, LLC, BY THOMAS & HUTTON, DATED NOVEMBER 17, 2021, RECORDED IN PLAT BOOK 53, PAGE 278, CHATHAM COUNTY RECORDS.

LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ADJACENT PROPERTY LINE
- SUBJECT PROPERTY LINE
- INTERIOR PARCEL/LOT LINE
- PROPOSED EASEMENT FOR UTILITIES
- EXISTING EASEMENT FOR STORM DRAINAGE
- EXISTING EASEMENT FOR WATER LINES
- EXISTING EASEMENT FOR SANITARY SEWER

SITE



VICINITY MAP

This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

CITY OF POOLER APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF POOLER

KAREN L. WILLIAMS MAYOR DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

APPROVED BY PLANNING & ZONING, CITY OF POOLER

KIMBERLY DYER ZONING ADMINISTRATOR DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Matthew D. Jones
REGISTERED LAND SURVEYOR
No. 3338
MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
R/S #3338 / L/S #145
jones.m@thomasandhutton.com

MAJOR SUBDIVISION

PHASE 1B CLEAR LAKE BEING A PORTION OF LOT 12 CLEAR LAKE RESERVE

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

prepared for
CLEAR LAKE (GA) OWNER I LLC

No. Revision By Date

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

50 0 50 100
1 INCH = 50 FEET

plot 10/28/2022 drawn MDJ reviewed MDJ field 11/17/2021 crew BJ

job 26440.0008 SHEET 1 OF 1

LINE	BEARING	LENGTH
L1	N 04°47'28" W	29.03'
L2	N 6°51'56" W	50.79'
L3	N 48°44'50" W	82.02'
L4	N 65°20'50" E	18.00'
L5	S 28°44'31" E	30.03'
L6	S 59°39'05" E	16.60'
L7	S 10°57'30" W	0.88'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	360.00'	7.02'	N 85°46'10" E	7.02'	1°07'04"
C2	300.00'	230.24'	N 17°11'48" E	224.63'	43°58'20"
C3	100.00'	46.81'	N 25°46'21" E	46.39'	26°49'16"
C4	100.00'	95.64'	N 39°45'41" E	92.04'	54°47'56"
C5	180.00'	314.60'	S 64°07'23" E	278.04'	97°28'56"
C6	800.00'	1118.0'	S 19°24'37" E	111.71'	8°00'26"
C7	330.00'	4.79'	S 85°37'36" W	4.79'	0°49'55"
C8	25.00'	39.27'	S 40°12'38" W	35.36'	90°00'00"
C9	330.00'	7.56'	S 04°08'00" E	7.56'	1°18'43"
C10	330.00'	24.05'	S 09°23'23" E	24.04'	4°10'31"
C11	330.00'	40.52'	S 04°12'57" W	40.50'	7°02'10"
C12	330.00'	181.13'	S 23°27'30" W	178.87'	3°26'57"
C13	70.00'	32.77'	S 25°46'21" W	32.47'	26°49'16"
C14	130.00'	124.34'	N 39°45'41" E	119.65'	54°47'56"
C15	215.00'	32.34'	S 7°28'11" W	32.31'	8°27'03"
C16	215.00'	30.53'	N 79°50'49" E	30.51'	8°08'14"
C17	215.00'	24.05'	N 87°07'13" E	24.04'	6°24'33"
C18	215.00'	24.05'	S 86°28'14" E	24.04'	6°24'33"
C19	215.00'	27.18'	S 79°38'38" E	27.17'	7°14'39"
C20	215.00'	27.82'	S 72°18'53" E	27.80'	7°24'51"
C21	215.00'	24.02'	S 69°24'27" E	24.00'	6°24'01"
C22	215.00'	38.36'	S 57°05'48" E	38.31'	10°13'18"
C23	215.00'	86.62'	S 40°26'40" E	86.03'	23°04'56"
C24	215.00'	30.44'	S 24°50'51" E	30.41'	8°06'42"
C25	215.00'	20.21'	S 18°05'37" E	20.20'	5°23'06"
C26	770.00'	105.64'	S 19°20'14" E	105.56'	7°51'40"

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C27	390.00'	9.25'	N 85°53'23" E	9.25'	1°21'34"
C28	270.00'	152.04'	N 19°20'34" E	150.04'	32°15'51"
C29	270.00'	40.24'	N 31°44'40" E	40.20'	8°32'23"
C30	270.00'	14.93'	N 37°35'55" E	14.93'	3°10'07"
C31	130.00'	3.02'	N 38°10'05" E	3.02'	0°13'57"
C32	130.00'	24.11'	N 32°32'28" E	24.07'	10°37'27"
C33	130.00'	24.18'	N 2°54'03" E	24.14'	10°39'21"
C34	130.00'	9.55'	N 14°28'03" E	9.55'	4°12'40"
C35	70.00'	65.85'	N 39°18'42" E	63.45'	53°53'59"
C36	70.00'	110'	N 68°42'41" E	110'	0°13'57"
C37	155.00'	17.54'	N 70°24'08" E	17.53'	6°28'57"
C38	155.00'	78.05'	N 88°04'11" E	77.23'	28°51'09"
C39	155.00'	24.03'	S 73°03'44" E	24.01'	8°53'01"
C40	155.00'	70.03'	S 55°40'39" E	69.43'	25°53'10"
C41	155.00'	61.67'	S 39°20'09" E	61.27'	22°47'49"
C42	155.00'	12.26'	S 17°40'20" E	12.24'	4°31'54"
C43	830.00'	16.71'	S 15°59'01" E	16.71'	1°09'13"
C44	830.00'	24.01'	S 17°32'21" E	24.01'	1°39'27"
C45	830.00'	24.00'	S 19°02'47" E	24.00'	1°39'24"
C46	830.00'	24.01'	S 20°42'12" E	24.01'	1°39'27"
C47	830.00'	29.22'	S 22°32'21" E	29.22'	2°10'31"
C48	923.50'	22.77'	S 16°06'47" E	22.76'	1°24'45"
C49	923.50'	24.01'	S 17°33'50" E	24.01'	1°29'23"
C50	923.50'	24.00'	S 19°03'12" E	24.00'	1°29'22"
C51	923.50'	24.01'	S 20°32'33" E	24.01'	1°29'22"
C52	923.50'	36.46'	S 22°25'07" E	36.46'	2°15'44"