



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

September 23, 2024 at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Final Plat approval, acceptance of the Warranty Letter of Credit for water and sewer infrastructure, and posting of the Sidewalk Performance Letter of Credit for The Farm at Morgan Lakes, Phase 2
 - B. Site Plan approval for Palmetto Cay Multi-Family at 100 Bourquin Avenue
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
September 9, 2024

CALL TO ORDER:

Chair Johnson called the meeting to order at 3:00 p.m.
Commissioner Simmons led the Pledge of Allegiance.

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brad Rife	Alternate	Absent
Jeremy Kelly	Commissioner	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the August 26, 2024, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Kelly

Motion passed without opposition.

NEW BUSINESS:

A. Posting of Performance Bond/Final Plat for 360 Communities Clear Lake Phase 2

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Final Plat approval for 360 Communities Clear Lake Phase 2, acceptance of a Maintenance and Warranty Bond for water and sewer infrastructure for Phase 2 and posting of a Sidewalk Performance Bond for Phase 2.

Result: *After review of the criteria, a motion was made to recommend approval of the performance bond and final major subdivision plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Motion passed without opposition

B. Posting of Performance Bond/Final Plat for 360 Communities Clear Lake Phase 3

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Final Plat approval for 360 Communities Clear Lake Phase 3, acceptance of a Maintenance and Warranty Bond for water and sewer infrastructure for Phase 3 and posting of a Sidewalk Performance Bond for Phase 3.

***Result:** After review of the criteria, a motion was made to recommend approval of the performance bond and final major subdivision plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Motion passed without opposition

C. Posting of Performance Bond/Final Plat for Canal Towns at Savannah Quarters

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Final Plat approval for Canal Towns at Savannah Quarters Phase 1, posting of a Performance Bond for curbs and gutters for Phase 1, and posting of a Sidewalk Performance Bond for Phase 1.

***Result:** After review of the criteria, a motion was made to recommend approval of the performance bond and final major subdivision plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Kelly

Motion passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:06 p.m.

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2024.

Nicole Johnson, Director of Planning & Development

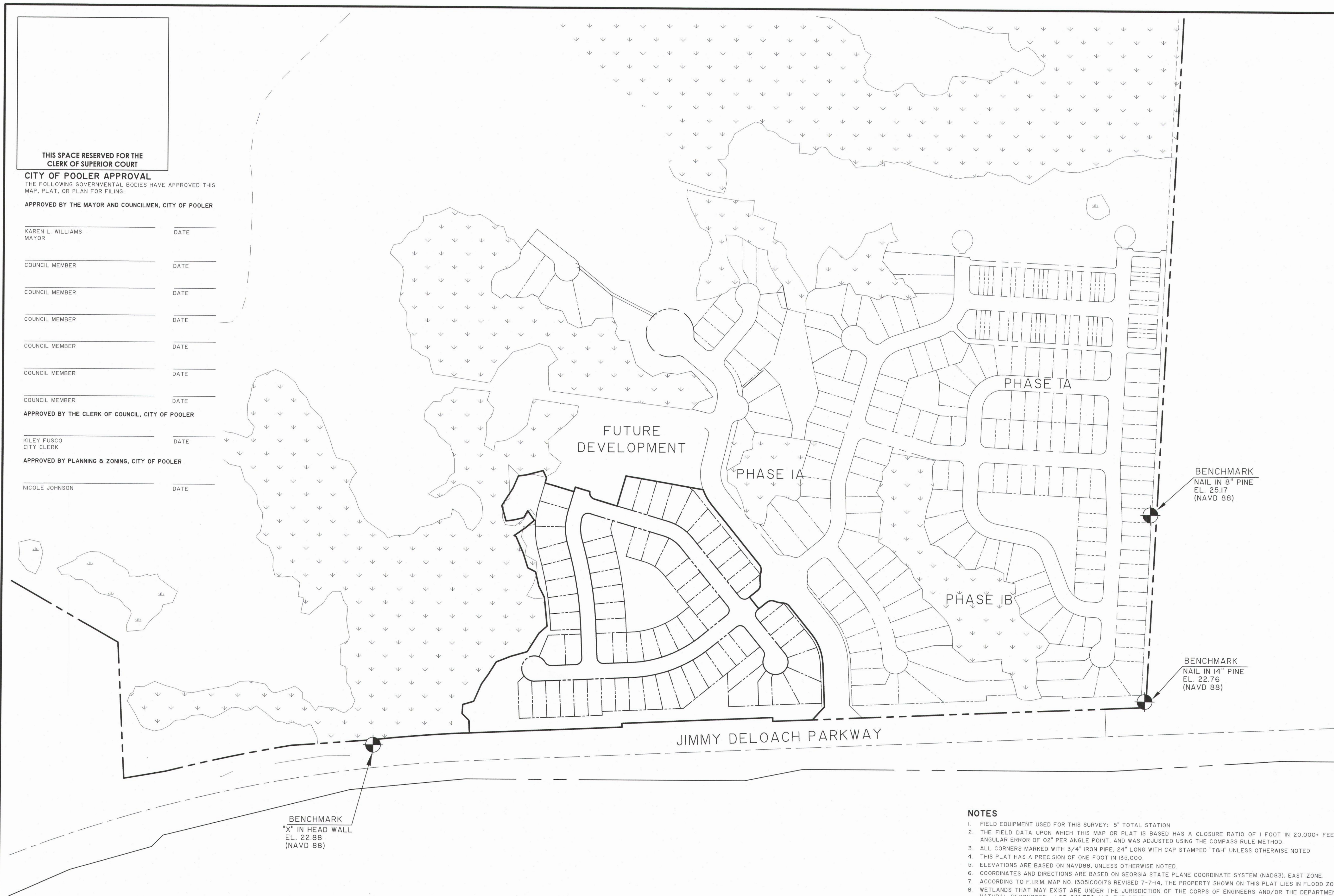


CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Final Plat, Warranty and Sidewalk Performance Letters of Credit for The Farm at Morgan Lakes Phase 2

Project:	#A24-0078
P&Z Meeting Date:	September 23, 2024
City Council Meeting Date:	October 7, 2024
Applicant and Authorized Agent:	Morgan Lakes Property LLC
Location (Address):	The Farm at Morgan Lakes Phase 2
Parcel (PIN):	51015 01011
Acreage:	Approximately 22.70
Zoning:	PUD (Planned Unit Development) – Morgan Lakes
Proposed Use:	Phase 2 of The Farm at Morgan Lakes.
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the application, move for approval of the request."
Attachments:	A. Final Plat B. Letter of Credit Submittal Documentation

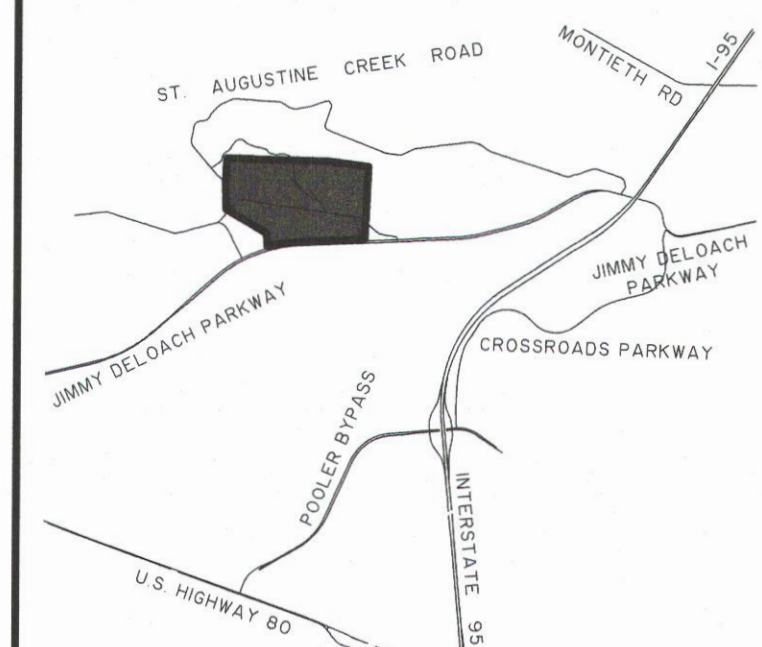


THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

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
COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE
KILEY FUSCO CITY CLERK	DATE
APPROVED BY PLANNING & ZONING, CITY OF POOLER	
NICOLE JOHNSON	DATE

- NOTES**
1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 20,000+ FEET, AN ANGULAR ERROR OF 02" 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 135,000
 5. ELEVATIONS ARE BASED ON NAVD88, 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. 1305C0017G REVISED 7-7-14, THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD ZONE X.
 8. WETLANDS THAT MAY EXIST 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. PARCEL ID (PIN): 51015 0101
 11. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
 12. ACCESS EASEMENTS ARE FOR THE MAINTENANCE OF LAGOONS AND OPEN SPACES
 13. ALL PROPOSED RIGHTS-OF-WAYS, AND DRAINAGE SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE FARM AT MORGAN LAKES PROPERTY OWNER'S ASSOCIATION. ALL RIGHTS-OF-WAYS SHALL ALSO ACT AS BLANKET UTILITY EASEMENTS FOR PUBLIC WATER AND SEWER
 14. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD
 15. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF; AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.



VICINITY MAP not to scale

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ACREAGE SCHEDULE	
LOTS	12.929 AC.
RIGHT OF WAY	3.880 AC.
COMMON AREA	5.898 AC.
TOTAL	22.702 AC.

- SEE SHEET 3 FOR DRAINAGE ACCESS EASEMENT DATA (2.189 AC.) THIS ACREAGE IS INCLUDED WITHIN THE COMMON AREA ACREAGE TOTAL

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (4) 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.



MAJOR SUBDIVISION

THE FARM AT MORGAN LAKES PHASE 2

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

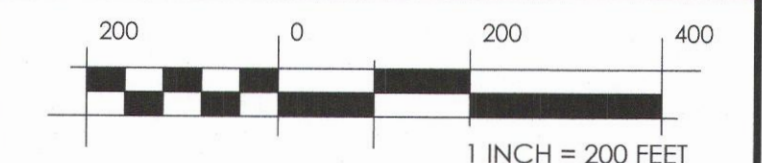
prepared for
MORGAN LAKES PROPERTY, LLC.

No.	Revision	By	Date

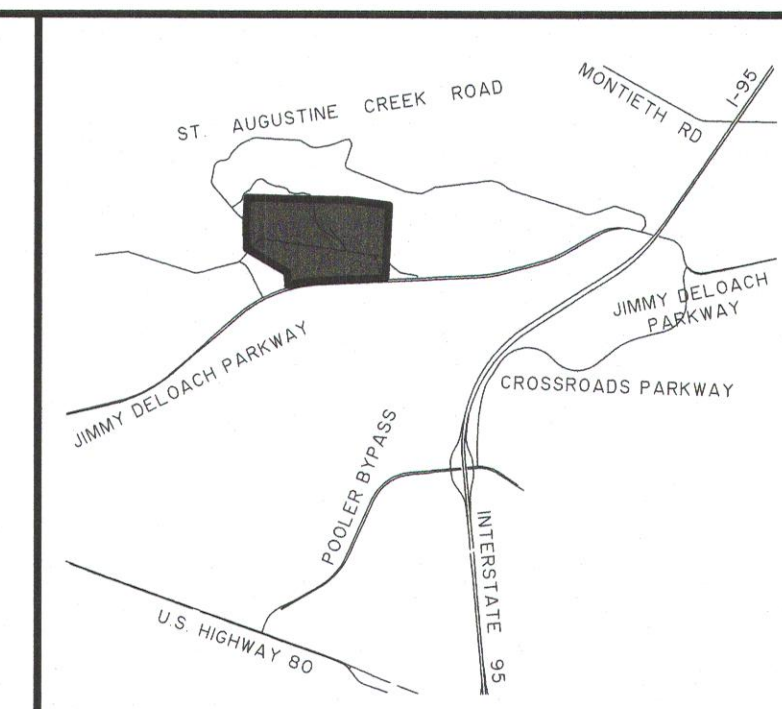
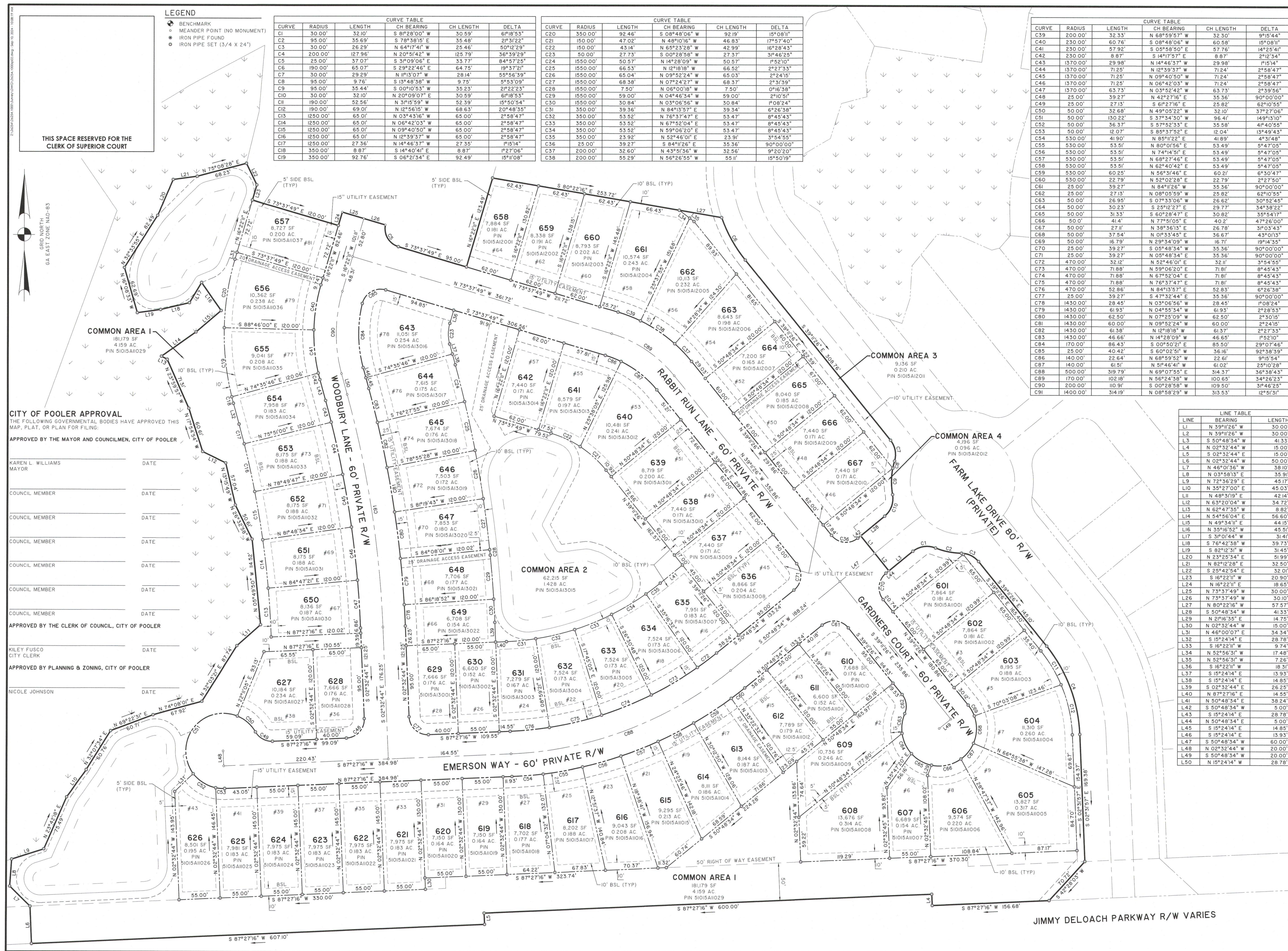


50 Park of Commerce Way
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plat	drawn	reviewed	field	crew
07-10-24	LPO	RKM	JULY, 2024	JH



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RIGHT OF WAY	3.880	AC.
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- SEE SHEET 1 FOR GENERAL NOTES
- SEE SHEET 3 FOR DRAINAGE ACCESS EASEMENT DATA (2.189 AC.)

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MAJOR SUBDIVISION

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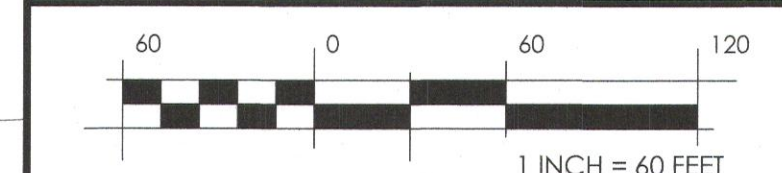
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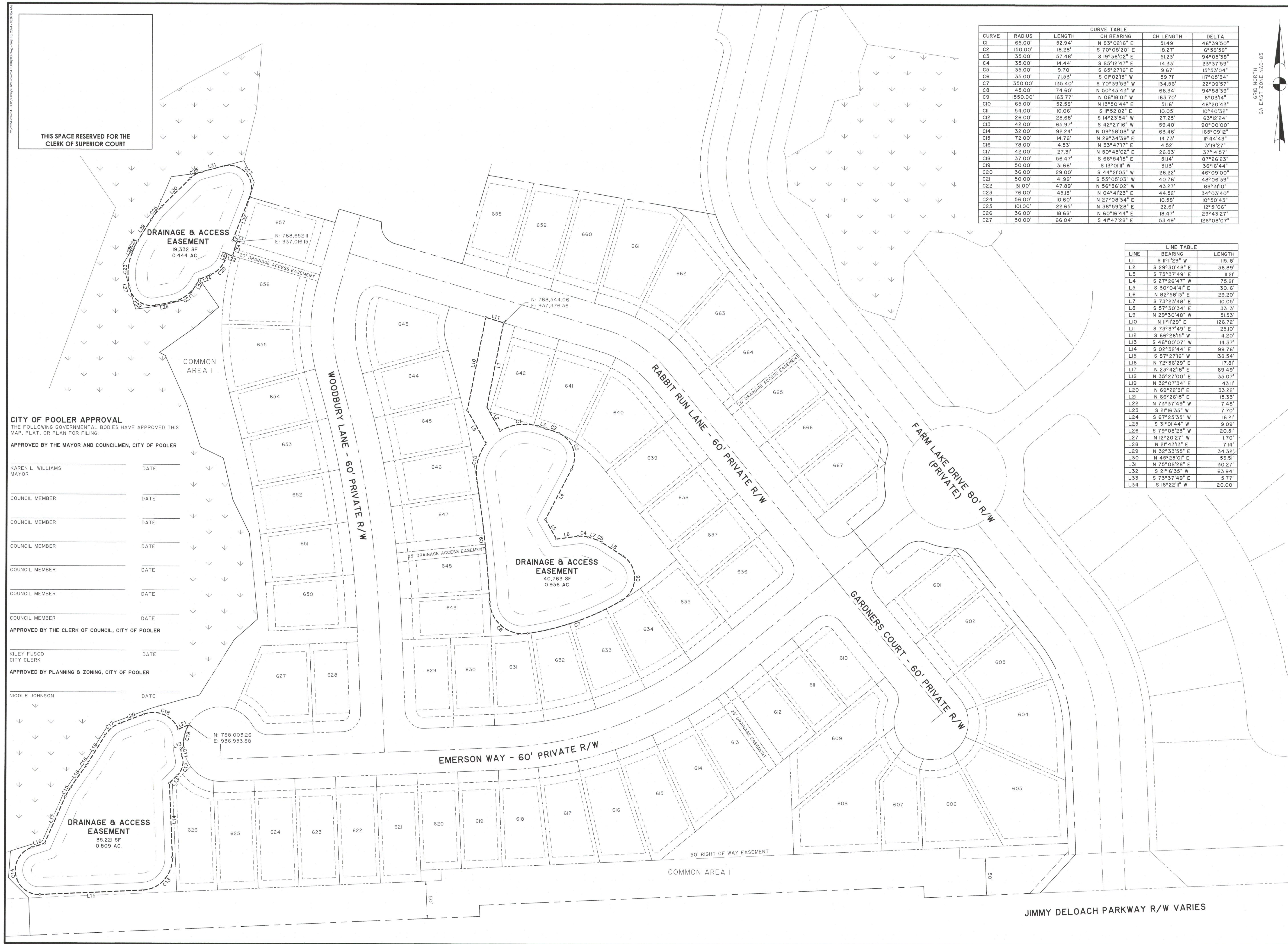
No	Revision	By	Date



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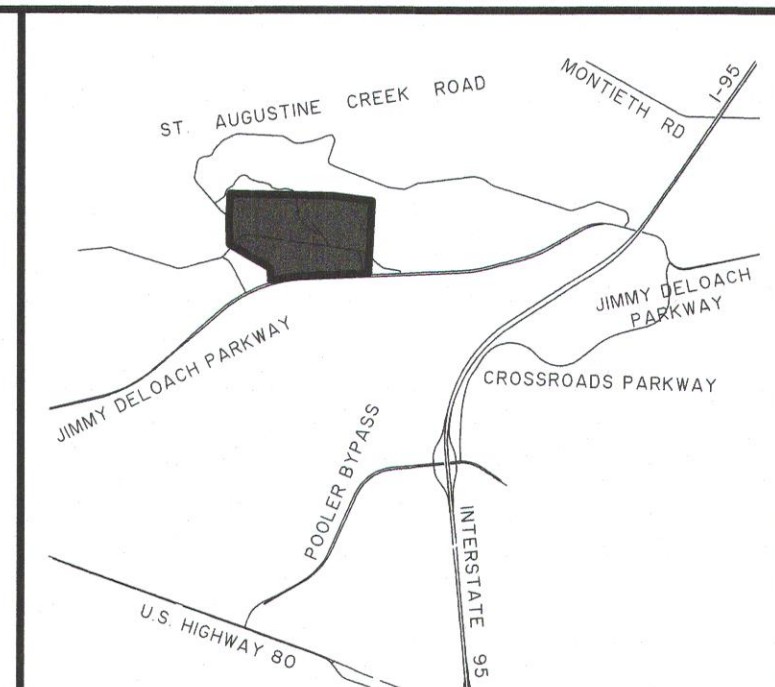


plat	drawn	reviewed	field	crew
07-10-24	LPO	RKM	JULY, 2024	JH



CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	65.00'	52.94'	N 83°02'16" E	51.49'	46°39'50"
C2	150.00'	18.28'	S 70°08'20" E	18.27'	6°58'58"
C3	35.00'	57.48'	S 19°36'02" E	51.23'	94°05'58"
C4	35.00'	14.44'	S 85°12'47" E	14.33'	23°37'59"
C5	35.00'	9.70'	S 65°27'16" E	9.67'	15°53'04"
C6	35.00'	71.53'	S 01°02'13" W	59.71'	117°05'34"
C7	350.00'	135.40'	S 70°39'59" W	134.56'	22°09'57"
C8	45.00'	74.50'	N 50°45'43" W	66.34'	94°58'39"
C9	1550.00'	163.77'	N 06°18'01" W	163.70'	67°03'14"
C10	65.00'	52.58'	N 13°50'44" E	51.16'	46°20'43"
C11	54.00'	10.06'	S 11°52'02" E	10.05'	10°40'32"
C12	26.00'	28.68'	S 14°23'54" W	27.25'	63°12'24"
C13	42.00'	65.97'	S 42°27'16" W	59.40'	90°00'00"
C14	32.00'	92.24'	N 09°58'08" W	63.46'	165°09'12"
C15	72.00'	14.76'	N 29°34'39" E	14.72'	11°44'43"
C16	78.00'	4.53'	N 33°47'17" E	4.52'	3°18'27"
C17	42.00'	27.31'	N 50°46'02" E	26.83'	37°14'57"
C18	37.00'	56.47'	S 66°54'18" E	51.14'	87°26'23"
C19	50.00'	31.66'	S 13°01'11" W	31.13'	35°16'44"
C20	36.00'	29.00'	S 44°21'05" W	28.22'	48°09'00"
C21	50.00'	41.98'	S 55°05'03" W	40.76'	48°06'39"
C22	31.00'	47.89'	N 58°36'02" W	43.27'	88°31'10"
C23	76.00'	45.18'	N 04°44'23" E	44.52'	34°03'40"
C24	56.00'	10.60'	N 27°08'34" E	10.58'	10°50'43"
C25	101.00'	22.85'	N 38°53'28" E	22.61'	12°51'06"
C26	36.00'	18.68'	N 60°16'44" E	18.47'	29°43'27"
C27	30.00'	66.04'	S 41°47'28" E	53.49'	126°08'07"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 11°11'29" W	115.18'
L2	S 29°30'48" E	36.89'
L3	S 73°37'49" E	1.02'
L4	S 27°25'47" W	75.81'
L5	S 30°04'41" E	30.16'
L6	N 82°58'13" E	29.20'
L7	S 73°23'48" E	10.05'
L8	S 57°30'34" E	35.13'
L9	N 29°30'48" W	51.53'
L10	N 11°11'29" E	126.72'
L11	S 73°37'49" E	25.10'
L12	S 66°26'15" W	4.20'
L13	S 46°00'07" W	14.37'
L14	S 02°32'44" E	99.76'
L15	S 87°27'16" W	138.54'
L16	N 72°36'29" E	17.81'
L17	N 23°42'18" E	69.49'
L18	N 35°27'00" E	35.07'
L19	N 32°07'34" E	43.11'
L20	N 69°22'31" E	33.22'
L21	N 66°26'15" E	15.33'
L22	N 73°37'49" W	7.48'
L23	S 21°16'35" W	7.70'
L24	S 67°25'35" W	16.21'
L25	S 31°01'44" W	9.09'
L26	S 79°08'23" W	20.51'
L27	N 12°20'27" W	1.70'
L28	N 21°43'13" E	7.14'
L29	N 32°33'55" E	34.32'
L30	N 45°25'01" E	53.51'
L31	N 75°08'28" E	30.27'
L32	S 21°16'35" W	63.94'
L33	S 73°37'49" E	5.77'
L34	S 16°22'11" W	20.00'



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TOTAL	22.702 AC.

SEE SHEET 1 FOR GENERAL NOTES

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ROBERT K. MORGAN
GEORGIA REGISTERED LAND SURVEYOR
R/S #3087 / L/SF #145
morgan.r@thomashutton.com

ROBERT K. MORGAN

MAJOR SUBDIVISION

THE FARM AT MORGAN LAKES PHASE 2

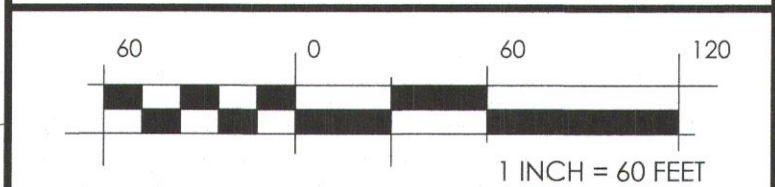
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No.	Revision	By	Date

THOMAS & HUTTON

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plat	drawn	reviewed	field	crew
07-10-24	LPO	RKM	JULY, 2024	JH



Johnson Square
18 West Bryan Street
Savannah, GA 31401
(912) 200-9420
www.banksouth.com

WARRANTY LETTER OF CREDIT

August 12, 2024

Issued to ("Beneficiary"):
City of Pooler
Attention: Marcy Benson
100 Southwest Hwy. 80
Pooler, Georgia 31322

RE: ISSUER: BankSouth
18 West Bryan Street
Savannah, Georgia 31401

CUSTOMER: Morgan Lakes Property, LLC
70 Shirley B. James Dr.
Savannah, Georgia 31408

BENEFICIARY: City of Pooler
100 Southwest Hwy. 80
Pooler, Georgia 31322

RE: The Farm Phase 2 Letter of Credit No.: 15243041209

To the above-named Beneficiary,

For the account of our Customer identified above, we (the "Issuer") hereby issue and establish our Irrevocable Warranty Letter of Credit (the "Letter of Credit") number 15243041209 in your favor in the full amount of Three Hundred Thirty-Eight Thousand Two Hundred Ninety-Two dollars and Thirty-Four cents (\$338,292.34) in the aggregate (the "Credit Amount").

This Letter of Credit is available by your draft at sight on us marked "Drawn under BankSouth Letter of Credit No. 15243041209 dated August 12, 2024" during regular business hours at Issuer's office listed above when accompanied by the following:

1. Beneficiary's statement purportedly signed by an appropriate official of the City of Pooler, certifying that Morgan Lakes Property, LLC has failed to perform as outlined in the warranty bond with the City of Pooler for The Farm Phase 2 and that funds are required under provision of the approved plan; and

2. The original Letter of Credit.

We hereby engage with you that draft drawn under and in compliance with the terms of this credit will be duly honored upon presentation of documents to us, BankSouth, 18 West Bryan Street, Savannah, Georgia 31041 (the "Presentment Address").

Partial drawings of funds hereunder are permitted.

Such irrevocable Standby Letter of Credit shall expire on the earlier of: (1) the expiration date; (2) release by aldermanic board after satisfaction of obligation; and (3) the day the Credit amount is reduced to zero by drawings hereon made and honored. This Letter of Credit expires on August 12, 2026. It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one year from the date of expiration hereto, or any future expiration date, unless Thirty (30) days prior to any expiration the Bank notifies you in writing that this letter of credit will not be renewed for any such additional period.

This Letter of Credit is non-transferable, and no valid transfer or assignment hereof shall be authorized or permitted.

You alone shall be responsible for the correctness of the amount and timeliness of each drawing for the proper application and disbursements of the amounts drawn hereunder, and for your compliance with the provisions hereof. Neither you nor any other person shall have recourse against us for any amount paid by us in good faith hereunder pursuant to any draft or documentation which fully complies with the terms hereof, or which on its face appears otherwise in order but proves to be erroneous, forged, fraudulent, invalid, or insufficient in any respect; in the absence of gross negligence or willful misconduct on our part. Under no circumstances shall we be held responsible for any impossibility or difficulty in your achieving strict compliance with the requirements hereof precisely as stated herein.

We reserve the right to dishonor any draft which does not strictly comply with the requirements hereof. You shall not be entitled to submit a draft or any documents in support of a drawing after the Expiration Date.

For the purposes of any litigation which might arise hereunder, your acceptance of this Letter of Credit shall constitute your consent to the jurisdiction of any court of competent jurisdiction in Chatham County, Georgia and your agreement to institute no such litigation elsewhere.

Issuer and Customer agree and intend that any copy of any document produced by the Issuer from electronic media shall have the same legal force and effect as the original documents for all purposes and in all circumstances, including but not limited to collection, admissibility, authentication, or any other legal purpose.

Except so far as otherwise expressly stated here, this Standby Letter of Credit is subject to ISP98, International Chamber of Commerce; and to the extent not inconsistent with ISP98, this Letter of Credit shall be governed by and construed in accordance with the laws of the State of Georgia, U.S.A.

None of the provisions of the Letter of Credit shall be deemed waived by any failure on our part to require strict compliance therewith.

If and in the event that any portion or provision hereof is adjusted invalid or unenforceable by any court or governmental agency having jurisdiction in the matter, and notwithstanding any provisions hereof to the contrary, this Letter of Credit shall be deemed null and void ab initio and both of us shall be restored to our respective formerly occupied conditions as though this Letter of Credit were never issued.

Sincerely,

 (seal)

Lisa Harrington
Relationship Manager
BankSouth – Savannah Branch



Johnson Square
18 West Bryan Street
Savannah, GA 31401
(912) 200-9420
www.banksouth.com

PERFORMANCE LETTER OF CREDIT

August 12, 2024

Issued to ("Beneficiary"):
City of Pooler
Attention: Marcy Benson
100 Southwest Hwy. 80
Pooler, Georgia 31322

RE: ISSUER: BankSouth
18 West Bryan Street
Savannah, Georgia 31401

CUSTOMER: Morgan Lakes Property, LLC
70 Shirley B. James Dr.
Savannah, Georgia 31408

BENEFICIARY: City of Pooler
100 Southwest Hwy. 80
Pooler, Georgia 31322

RE: The Farm Phase 2 Letter of Credit No.: 15243041208

To the above-named Beneficiary,

For the account of our Customer identified above, we (the "Issuer") hereby issue and establish our Irrevocable Performance Letter of Credit (the "Letter of Credit") number 15243041208 in your favor in the full amount of One Hundred Seven Thousand Six Hundred Six dollars and Twenty-Five cents (\$107,606.25) in the aggregate (the "Credit Amount").

This Letter of Credit is available by your draft at sight on us marked "Drawn under BankSouth Letter of Credit No. 15243041208 dated August 12, 2024" during regular business hours at Issuer's office listed above when accompanied by the following:

1. Beneficiary's statement purportedly signed by an appropriate official of the City of Pooler, certifying that Morgan Lakes Property, LLC has failed to perform as outlined in the performance bond with the City of Pooler for The Farm Phase 2 and that funds are required under provision of the approved plan; and

2. The original Letter of Credit.

We hereby engage with you that draft drawn under and in compliance with the terms of this credit will be duly honored upon presentation of documents to us, BankSouth, 18 West Bryan Street, Savannah, Georgia 31041 (the "Presentment Address").

Partial drawings of funds hereunder are permitted.

Such irrevocable Standby Letter of Credit shall expire on the earlier of: (1) the expiration date; (2) release by aldermanic board after satisfaction of obligation; and (3) the day the Credit amount is reduced to zero by drawings hereon made and honored. This Letter of Credit expires on August 12, 2026. It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one year from the date of expiration hereto, or any future expiration date, unless Thirty (30) days prior to any expiration the Bank notifies you in writing that this letter of credit will not be renewed for any such additional period.

This Letter of Credit is non-transferable, and no valid transfer or assignment hereof shall be authorized or permitted.

You alone shall be responsible for the correctness of the amount and timeliness of each drawing for the proper application and disbursements of the amounts drawn hereunder, and for your compliance with the provisions hereof. Neither you nor any other person shall have recourse against us for any amount paid by us in good faith hereunder pursuant to any draft or documentation which fully complies with the terms hereof, or which on its face appears otherwise in order but proves to be erroneous, forged, fraudulent, invalid, or insufficient in any respect; in the absence of gross negligence or willful misconduct on our part. Under no circumstances shall we be held responsible for any impossibility or difficulty in your achieving strict compliance with the requirements hereof precisely as stated herein.

We reserve the right to dishonor any draft which does not strictly comply with the requirements hereof. You shall not be entitled to submit a draft or any documents in support of a drawing after the Expiration Date.

For the purposes of any litigation which might arise hereunder, your acceptance of this Letter of Credit shall constitute your consent to the jurisdiction of any court of competent jurisdiction in Chatham County, Georgia and your agreement to institute no such litigation elsewhere.

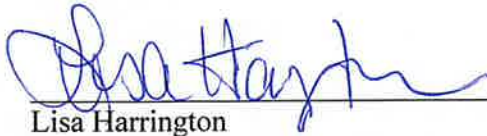
Issuer and Customer agree and intend that any copy of any document produced by the Issuer from electronic media shall have the same legal force and effect as the original documents for all purposes and in all circumstances, including but not limited to collection, admissibility, authentication, or any other legal purpose.

Except so far as otherwise expressly stated here, this Standby Letter of Credit is subject to ISP98, International Chamber of Commerce; and to the extent not inconsistent with ISP98, this Letter of Credit shall be governed by and construed in accordance with the laws of the State of Georgia, U.S.A.

None of the provisions of the Letter of Credit shall be deemed waived by any failure on our part to require strict compliance therewith.

If and in the event that any portion or provision hereof is adjusted invalid or unenforceable by any court or governmental agency having jurisdiction in the matter, and notwithstanding any provisions hereof to the contrary, this Letter of Credit shall be deemed null and void ab initio and both of us shall be restored to our respective formerly occupied conditions as though this Letter of Credit were never issued.

Sincerely,

 (seal)

Lisa Harrington
Relationship Manager
BankSouth – Savannah Branch



EOM Operations
Your solution to a better tomorrow

Attachment B

July 26th, 2024

Kimberly Dyer
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: **Warranty Bond & Sidewalk Performance Bond**
 The Farm Phase 2

Dear Mrs. Dyer,

We have reviewed to the requested Warranty Bond & Sidewalk Performance Bond for The Farm Phase 2, furnished by Thomas & Hutton: specifically the schedule of values and unit costs for the bond.

The proposed **Warranty Bond** covers the applicable costs associated with the completed construction of the proposed City maintained infrastructure. This infrastructure includes the water distribution system and sanitary sewer system. Based on the calculations provided by Thomas & Hutton, the cost of the City maintained infrastructure is \$676,584.67 which is correct. Therefore the 50% Warranty Infrastructure Bond of \$338,292.34 would also be correct.

The proposed **Performance Bond** covers the remaining sidewalk and Front Entrance Island & Gate. Based on the calculations provided by Thomas & Hutton, the cost of the remaining sidewalk is \$71,737.50. Therefor the 150% Sidewalk Performance Bond of \$107,606.25 would also be correct.

This review was based exclusively on the information provided by the project design professional who 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 at EOM Operations at (912) 445-0050 or by email.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
 Marcella Benson; City Planner – City of Pooler
 John Winn; Assistant Director of Public Works – City of Pooler
 Liberto Chacon, PE; Sr. VP of Operations - EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



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

July 10, 2024

Ms. Kimberly Dyer
Zoning Administrator
City of Pooler
100 SW Highway 80
Pooler, Georgia 31322

The Farm at Morgan Lakes – Phase 2
J-26254.1000
Pooler, Georgia

Dear Ms. Dyer,

Construction of the referenced project is nearing completion, and we are preparing for the close out and acceptance process. Upon completion of this project, we are requesting a warranty surety bond for the water and sewer systems, and a sidewalk performance bond for the uninstalled sidewalk on site.

For the warranty bond, I have attached a breakdown of cost for water and sewer infrastructure based on the contractor's Payment Schedule, dated June 28, 2024. The total construction cost for the above-listed project to be included in the warranty bond is \$676,584.67 as indicated on the enclosed worksheet. At the 50% warranty bonding rate required by the city, the proposed one-year warranty bond amount would be \$338,584.67. For the sidewalk performance bond, I have attached an exhibit of all the sidewalk area that has yet to be installed. This quantity amounts to 9,565 sf of sidewalk. At a unit price of \$7.50/sf, the total remaining cost is \$71,737.50. At a warranty bonding rate of 150%, the sidewalk performance bond is 107,606.25.

Please provide us with your approval of these warranty bond estimates, and if you have any questions, feel free to contact our office.

Sincerely,

THOMAS & HUTTON

Michael S. Hughes

Cc: Stoy Marlow, – C.W Matthews Contracting Co., Baker Division
Alex Miduri – Thomas & Hutton

Enclosures



Baker Constructors, Inc.

70 Shirley B James Dr.
Savannah, GA 31408
Office - (912) 307-9400
Fax - (912) 307-9401

To: Morgan Lake Properties		Contact: Robert Baker			
Address: Savannah, GA		Phone:			
		Fax:			
Project Name: The Farm Phase 2		Bid Number:			
Project Location: Jimmy Deloach Parkway, Pooler, GA		Bid Date:			
Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01	MOBILIZATION/GENERAL CONDITIONS	1.00	LS	\$195,714.76	\$195,714.76
02	CLEAR & GRUB	23.00	ACRE	\$3,871.36	\$89,041.28
03	CONSTRUCTION EXIT	1.00	EACH	\$4,946.83	\$4,946.83
04	CONCRETE WASHOUT	1.00	EACH	\$726.27	\$726.27
05	SILT FENCE Sd1-NS	3,172.00	LF	\$3.00	\$9,516.00
06	SILT FENCE Sd1-S	3,888.00	LF	\$4.00	\$15,552.00
07	SEDIMENT INLET PROTECTION	45.00	EACH	\$211.50	\$9,517.50
08	STORM DRAIN OUTLET PROTECTION	88.00	SY	\$118.29	\$10,409.52
09	STRIP TOPSOIL - Placement/Disposal	18,000.00	CY	\$5.64	\$101,520.00
10	SITE CUT TO FILL	35,000.00	CY	\$3.54	\$123,900.00
12b	Cement Treat Pavement Subgrade (40 Lbs/sy)	8,100.00	SY	\$4.41	\$35,721.00
13	FINEGRADE SUBGRADE	8,100.00	SY	\$1.00	\$8,100.00
14	FINEGRADE FOR CURB & GUTTER	5,625.00	LF	\$4.38	\$24,637.50
16	PLACE/COMPACT 8" GAB	8,100.00	SY	\$24.17	\$195,777.00
17	ASPHALT PAVING 2" 9.5mm	8,100.00	SY	\$14.71	\$119,151.00
18	18" CURB & GUTTER	5,625.00	LF	\$16.00	\$90,000.00
21	STRIPING/SIGNAGE	1.00	LS	\$5,426.00	\$5,426.00
22	CORE & CONNECT TO EXISTING STORM INLET	2.00	EACH	\$2,950.55	\$5,901.10
23	12" RCP	77.00	LF	\$67.81	\$5,221.37
24	18" RCP	1,118.00	LF	\$69.36	\$77,544.48
25	24" RCP	1,595.00	LF	\$91.82	\$146,452.90
26	36 " RCP	51.00	LF	\$158.28	\$8,072.28
27	GRATE INLET	3.00	EACH	\$3,600.67	\$10,802.01
28	CURB INLET TYPE A	2.00	EACH	\$3,350.62	\$6,701.24
29	CURB INLET TYPE B	4.00	EACH	\$4,550.84	\$18,203.36
30	CURB INLET TYPE C	9.00	EACH	\$4,525.84	\$40,732.56
31	STORM DRAIN MANHOLE	6.00	EACH	\$4,000.74	\$24,004.44
32	CONTROL STRUCTURE	2.00	EACH	\$6,301.16	\$12,602.32
32b	6" Sock Drain	150.00	LF	\$17.25	\$2,587.50
32c	Storm System Testing	1.00	LS	\$5,551.03	\$5,551.03
33	CORE & CONNECT SS MANHOLE	3.00	EACH	\$6,256.16	\$18,768.48
34	8" PVC PIPE	2,564.00	LF	\$57.10	\$146,404.40
35	SANITARY SEWER MANHOLES	13.00	EACH	\$4,927.45	\$64,056.85
36	SANITARY SEWER LATERALS	2,670.00	LF	\$20.05	\$53,533.50
37	SEWER SERVICE CONNECTIONS	67.00	EACH	\$775.14	\$51,934.38
37b	Well Point - Install / Maintain	1.00	LS	\$48,864.03	\$48,864.03
37c	Testing / Video	1.00	LS	\$14,359.25	\$14,359.25
38	4" PVC WATER PIPE	380.00	LF	\$29.22	\$11,103.60

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
39	4" GATE VALVE	1.00	EACH	\$1,280.24	\$1,280.24
40	4" POST HYDRANT	1.00	EACH	\$3,840.71	\$3,840.71
41	6" PVC WATER PIPE	260.00	LF	\$31.74	\$8,252.40
42	6" GATE VALVE	2.00	EACH	\$1,550.29	\$3,100.58
43	8" EXISTING CONNECTION	1.00	EACH	\$4,815.89	\$4,815.89
44	8" PVC WATER PIPE	2,140.00	LF	\$45.34	\$97,027.60
45	8" DIP WATER	240.00	LF	\$57.01	\$13,682.40
46	8" GATE VALVE	8.00	EACH	\$2,300.42	\$18,403.36
47	FIRE HYDRANT ASSEMBLY	4.00	EACH	\$7,268.84	\$29,075.36
48	WATER LATERALS 1" HDPE	2,280.00	LF	\$16.00	\$36,480.00
49	WATER SERVICE CONNECTIONS	67.00	EACH	\$583.02	\$39,062.34
50	SAMPLING STATION	1.00	EACH	\$2,225.41	\$2,225.41
50b	Temporary Blowoff	2.00	EACH	\$650.12	\$1,300.24
50c	Pressure Testing / Chlorination	1.00	LS	\$8,941.65	\$8,941.65
50d	4" Conduit	240.00	LF	\$17.21	\$4,130.40
51	FINAL DRESSING	96,232.00	SY	\$0.36	\$34,643.52
52	PERMANANT GRASSING	20.00	ACRE	\$2,905.54	\$58,110.80

Total Bid Price: \$2,177,430.64

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Baker Constructors, Inc.

Authorized Signature: _____

Estimator: John Morris
Jmorris@bakerconstructors.com

PROJECT: The Farm at Morgan Lakes - Phase 2

JOB NO.: J-26254.1000

DATE: 7/3/2024

POOLER, GEORGIA
THOMAS AND HUTTONREVISED:
BY: AJM

UTILITY WARRANTY SURETY BOND DETERMINATION

Item	Description	Quantity	Units	Unit Price	Total
SANITARY SEWER					
1	CORE & CONNECT TO SS MANHOLE	3	EA	\$6,256.16	\$ 18,768.48
2	8" PVC PIPE	2,564	LF	\$57.10	\$ 146,404.40
3	SANITARY SEWER MANHOLES	13	EA	\$4,927.45	\$ 64,056.85
4	SANITARY SEWER LATERAL	2,670	LF	\$20.05	\$ 53,533.50
5	SEWER SERVICE CONNECTIONS	67	EA	\$775.14	\$ 51,934.38
6	WELL POINT - INSTALL / MAINTAIN	1	LS	\$48,864.03	\$ 48,864.03
7	TESTING / VIDEO	1	LS	\$14,359.25	\$ 14,359.25
SANITARY SEWER TOTAL					\$ 397,920.89
WATER SYSTEM					
1	4" PVC WATER PIPE	380	LF	\$29.22	\$ 11,103.60
2	4" GATE VALVE	1	EA	\$1,280.24	\$ 1,280.24
3	4" POST HYDRANT	1	EA	\$3,840.71	\$ 3,840.71
4	6" PVC WATER PIPE	260	LF	\$31.74	\$ 8,252.40
5	6" GATE VALVE	2	EA	\$1,550.29	\$ 3,100.58
6	8" EXISTING CONNECTION	1	EA	\$4,815.89	\$ 4,815.89
7	8" PVC WATER PIPE	2140	LF	\$45.34	\$ 97,027.60
8	8" DIP WATER	240	LF	\$57.01	\$ 13,682.40
9	8" GATE VALVE	8	EA	\$2,300.42	\$ 18,403.36
10	FIRE HYDRANT ASSEMBLY	4	EA	\$7,286.84	\$ 29,147.36
11	WATER LATERALS 1" HDPE	2280	LF	\$16.00	\$ 36,480.00
12	WATER SERVICE CONNECTIONS	67	EA	\$583.02	\$ 39,062.34
13	SAMPLING STATION	1	EA	\$2,225.41	\$ 2,225.41
14	TEMPORARY BLOWOFF	2	EA	\$650.12	\$ 1,300.24
15	PRESSURE TESTING / CHLORINATION	1	LS	\$8,941.65	\$ 8,941.65
WATER SYSTEM TOTAL					\$ 278,663.78
TOTAL WATER & SEWER CONSTRUCTION COST					\$ 676,584.67
50% Warranty Surety Bond Amount					\$ 338,292.34

Notes:

Since the Engineer has no control over the cost of labor, materials, equipment, over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Construction Costs provided for herein are made on the basis on the executed contract schedule of values.

PROJECT: The Farm at Morgan Lakes - Phase 2

POOLER, GEORGIA
THOMAS AND HUTTON

SIDEWALK PERFORMANCE BOND DETERMINATION

JOB NO.: J-26254.1000

DATE: 7/3/2024

REVISED:

BY: AJM

Item	Description	Quantity	Units	Unit Price	Total
SIDEWALKS					
1	Sidewalks	9,565	SF	\$7.50	\$ 71,737.50
150% Performance Bond Amount Sidewalks					\$ 107,606.25

Notes:

Since the Engineer has no control over the cost of labor, materials, equipment, over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Construction Costs provided for herein are made on the basis on the executed contract schedule of values.

Attachment B

SPECIALTIES INCLUDED IN
PERFORMANCE BOND
(19,565 SF)



SIDEWALK EXHIBIT
THE FARM AT MORGAN LAKES - PHASE 2
POOLER, GA
PREPARED FOR:
CITY OF POOLER
PREPARED BY:
THOMAS HUTTON
3070 GOLF CIRCLE, SUITE 200
POOLER, GA 31068
www.thomashutton.com

DATE	11/11/2011
BY	THH
FOR	POOLER, GA
PROJECT	THE FARM AT MORGAN LAKES - PHASE 2
SCALE	AS SHOWN
REVISIONS	



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for Palmetto Cay Multi-Family

Project:	#A24-0109
P&Z Meeting Date:	September 23, 2024
City Council Meeting Date:	October 7, 2024
Applicant and Authorized Agent:	David Smith/Kimley-Horn
Location (Address):	100 Bourquin Avenue
Parcel (PIN):	51011 01028
Acreage:	Approximately 8.23
Zoning:	PUD (Morgan Family Tract)
Proposed Use:	148 unit multi-family development within the Morgan Family Tract PUD.
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 multi-family 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 multi-family 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 services 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



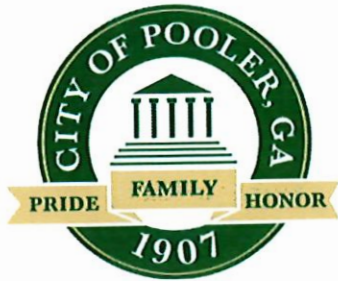
CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Vicinity Map - Palmetto Cay Multi-Family - 100 Bourquin Avenue

09/18/2024

☐ Parcels



Site Plan Application

Page 1 of 3

Updated OCT 2023

NOTICE TO APPLICANT

With the exception of residential one- and two-family structures, all land development activities, regardless of zoning district, must go through the site plan approval process. The fee for this process is \$3,000.00. All forms, fees, and additional documentation must be submitted to the Zoning Administrator **at least thirty (30) days** prior to the Planning & Zoning Meeting. Only complete applications will be accepted.

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

Restaurants serving alcoholic beverages by the drink should refer to the Pooler Code of Ordinances, Chapter 6, Article I, Sections 6-11 for requirements. General questions concerning this application may be directed to the Zoning Administrator.

Packet Contents (City Forms)

This packet contains all forms required to be completed prior to submission.

1. Site Plan Application
2. Site Plan Submission Checklist
3. Property Owner Authorization
4. Site Plan Approval Standards Affidavit
5. Campaign Contribution Report
6. Site Plan Review Checklist

Additional Items for Submission

In addition to the above forms, the following must also be included with your application submission:

1. Three (3) sets of completed hardcopy plans (to include landscaping and lighting) plus one electronic copy
2. Application fee payment of \$3,000.00
3. Project narrative
4. Proof taxes have been paid in full
5. Existing deed restrictions or covenants applicable to this property (if applicable)



Site Plan Application

Page 2 of 3

Updated **OCT 2023**

Contact Information

David Smith	912-231-4384
Applicant Name	Applicant Phone
25 Bull Street, Suite 400, Savannah, GA 31401	david.smith@kimley-horn.com
Applicant Mailing Address	Applicant Email
DG Pooler Parkway, LLC	770-680-2721
Property Owner Name	Property Owner Phone
11520 Davis Drive, Suite 300, Alpharetta, GA	brent@davisgroupga.com
Property Owner Mailing Address	Property Owner Email
David Smith	912-226-2607
Contact Person Name	Contact Person Phone
25 Bull Street, Suite 400, Savannah, GA 31401	david.smith@kimley-horn.com
Contact Person Mailing Address	Contact Person Email

Property Information

Pooler Parkway, Pooler 31322	
Location Address	
PUD - Planned Unit Development	51011 01028
Current Zoning	Parcel Identification #
The proposed project is a 148 unit multi-family development within an approved master development .	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

Contractor TBD		
Contractor Name	Contractor License #	Contractor Phone
Contractor Mailing Address		Contractor Email

Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, include application number, date of application, and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.

		Rezoning	Approved
Application Number	Date	Action Requested	Action Taken



Site Plan Application

Page 3 of 3

Updated OCT 2023

		Final Plat	Approved
Application Number	Date	Action Requested	Action Taken

Approvals

- Environmental Product Declaration (EPD) approval required? ☒ No ☐ Yes
- Natural Resources Conservation Service (NRCS) approval required? ☒ No ☐ Yes, _____ (date)
- Developments of Regional Impact (DRI) review triggered? ☒ No ☐ Yes
- Existing deed restrictions or covenants applicable to this property? ☒ No ☐ Yes, attached
- The Georgia Department of Transportation (GDOT) requires a permit for any property being subdivided or developed requiring an entrance onto a State or Federal Highway. Applicants must submit a plat to GDOT for review/comment. The Pooler Planning & Zoning Commission will not review an application until GDOT has commented. ☒ No ☐ Yes, attached

Affidavit

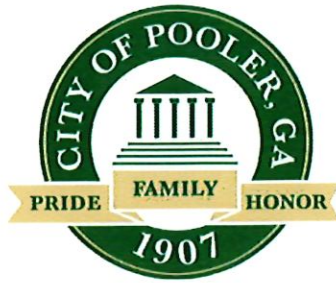
I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.

I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision/development.

David Smith		06/21/2024
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date



Site Plan Submission Checklist

Page 1 of 1

Updated JUNE 2023

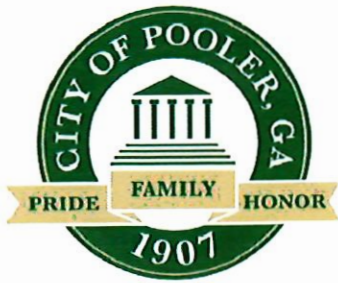
NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development. Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.

- ☒ 3 sets of paper plans and 1 set of electronic plans
- ☒ \$3,000.00 application fee payment
- ☒ Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.
- ☒ The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping
- ☒ Dimension setback lines from property lines and street rights-of-way.
- ☒ Lighting Plan
- ☒ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
- N/A ☐ Proposed new cut (s) onto public rights-of-way with turning radii & width
 - ☒ Dimensions of all rights-of-way
- ☒ Drainage plan to conform to city engineering department's standards
- ☒ Location of all utilities
- ☒ Tabulated data including at least:
 - ☒ Gross density of dwelling units
 - ☒ Parking ratio per dwelling unit
 - ☒ Percentage and amount of land coverage by use; and,
 - ☒ Percentage and amount of floor area by use and by type.
- ☒ Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.

N/A ☐ Developments of Regional Impact (check only if your project requires this)



Site Plan Approval Standards

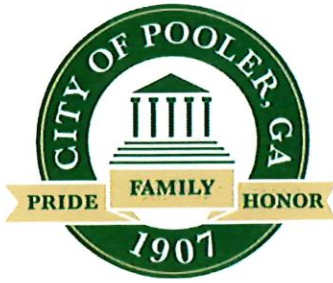
Page 1 of 1

Updated **SEPT 2023**

The site plan approval process is intended to provide the general public, planning commission, and city council with information pertinent to how a new development will affect the surrounding area and the city as a whole. Site plan approval does not constitute approval of any other zoning action or permit.

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted development upon property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by City Council in approving any site plan:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-deterring buffer between adjacent properties; and
10. 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.



Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated MAY 2023

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

Hearing Information

Site Plan Application

Rezoning Action/Agenda Item

TBD

Planning & Zoning Public Hearing/Meeting Date and Time

TBD

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

☐ **YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

City Official Name	Title	Dollar Value	Description of Gift >\$250

I attest that all information provided above is true to fact.

David D. Smith

6/21/24

Applicant Name

Applicant Signature

Date

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.

and/or

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: Kimley-Horn / David Smith

Address: 25 Bull Street, Suite 400

City & State: Savannah, GA

Zip 31401

Telephone number: 912-226-2607

DG Pooler Parkway, LLC

Signature of owner

B. W. Davis

10-25-23

Date

Personally appeared before me

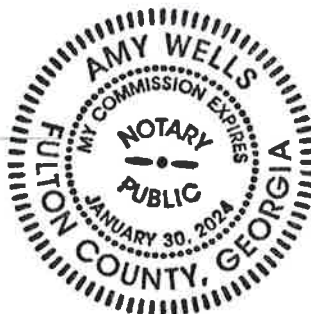
Brett W. Davis

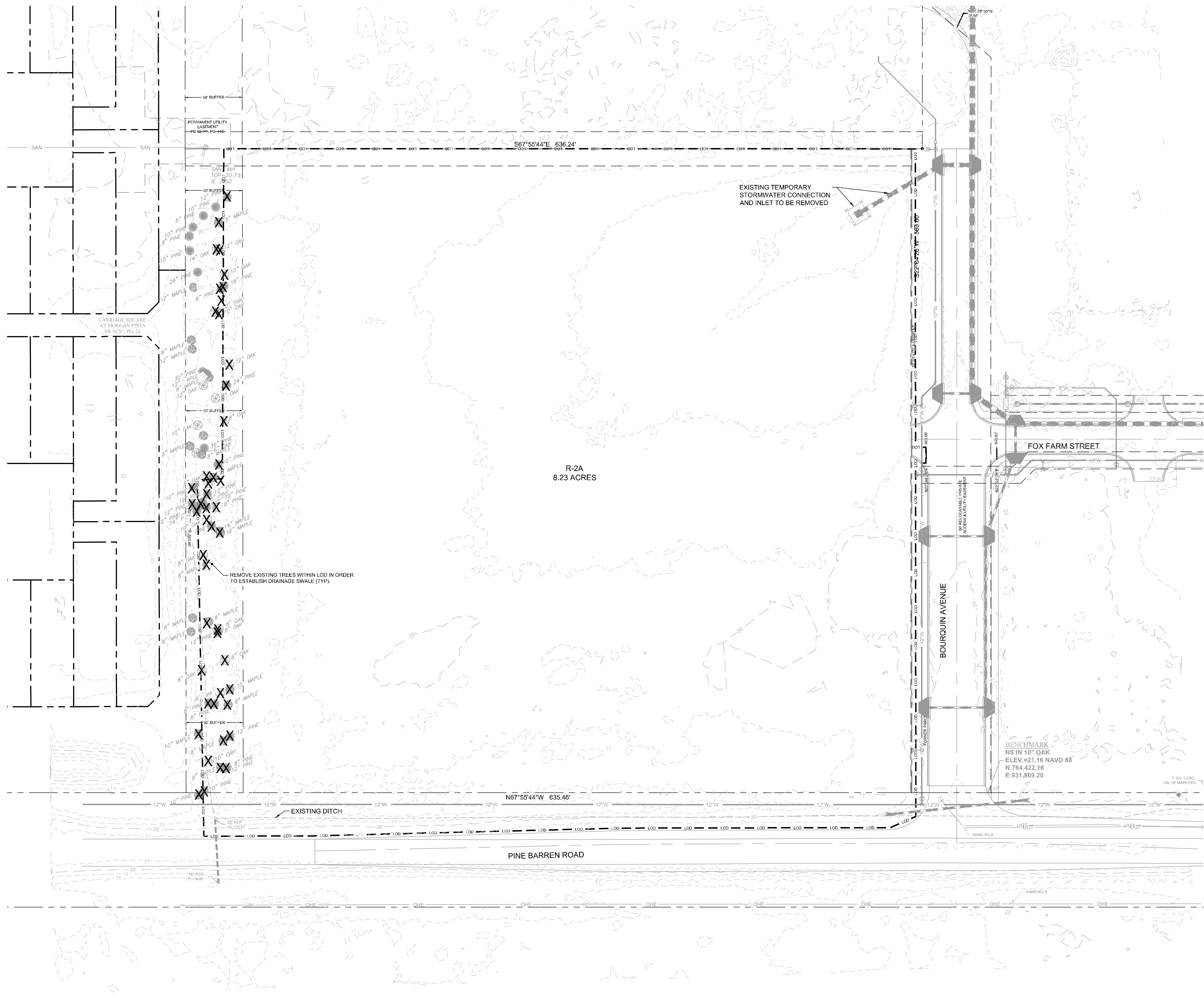
Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

Notary Public

Date

10/25/23





EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM DAVIS GROUP MASTER SITE PLAN FILE PROVIDED BY HUSSEY GAY BELL. DATED 09/01/2023. THE SITE IS CURRENTLY CLEARED BY OTHERS.
2. EXISTING SURFACE PROVIDED BY CLIENT ON 05/07/2024.
3. EXISTING BENCHMARK ON PARCEL R-1 USED

NORTHING: 765,666.2498
EASTING: 931,787,1820
ELEVATION: 16.95'
DATUM: NAVD 88
4. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
5. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
6. SIGNIFICANT TREE REMOVAL:
 - 6.1. NO SIGNIFICANT TREES TO BE IMPACTED OR REMOVED.
 - 6.2. NO SIGNIFICANT TREES ARE LOCATED ON SITE PER TREE SURVEY BY STATEWIDE LAND SURVEYORS, LLC DATED 8/19/2024
 - 6.3. ONLY TREES GREATER THAN 6" DIAMETER AT BREAST HEIGHT (DHB) SHOWN ON PLAN FOR CLARITY

[illegible]

PALMETTO CAY MULTI-FAMILY
BOURQUIN AVE, POOLER, GA 31322
PARCEL ID: 51011 01028



GSWCC NO. (LEVEL II)	0000092734
DRAWN BY	MF
DESIGNED BY	JG
REVIEWED BY	DS
DATE	09/16/2024
PROJECT NO.	019380023

TITLE	EXISTING CONDITIONS PLAN
SHEET NUMBER	C0-80

SITE SUMMARY:

CURRENT ZONING:	PUD - PLANNED UNIT DEVELOPMENT	
SITE AREA:	8.23	ACRES
IMPERVIOUS AREA:	5.31	ACRES (64.5%)
PERVIOUS AREA:	2.92	ACRES (35.5%)
TOTAL DISTURBED AREA:	8.5	ACRES
MAXIMUM BUILDING HEIGHT:	50 FT	(PER PUD)
BUILDING SETBACK:		
FRONT (PINE BARREN RD):	45	FT
SIDE (BOURQUIN AVE):	20	FT
BACK (INTERNAL):	25	FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	148 UNITS (18 DU / AC)
3 BEDROOM (74 UNITS)	
2 BEDROOM (74 UNITS)	

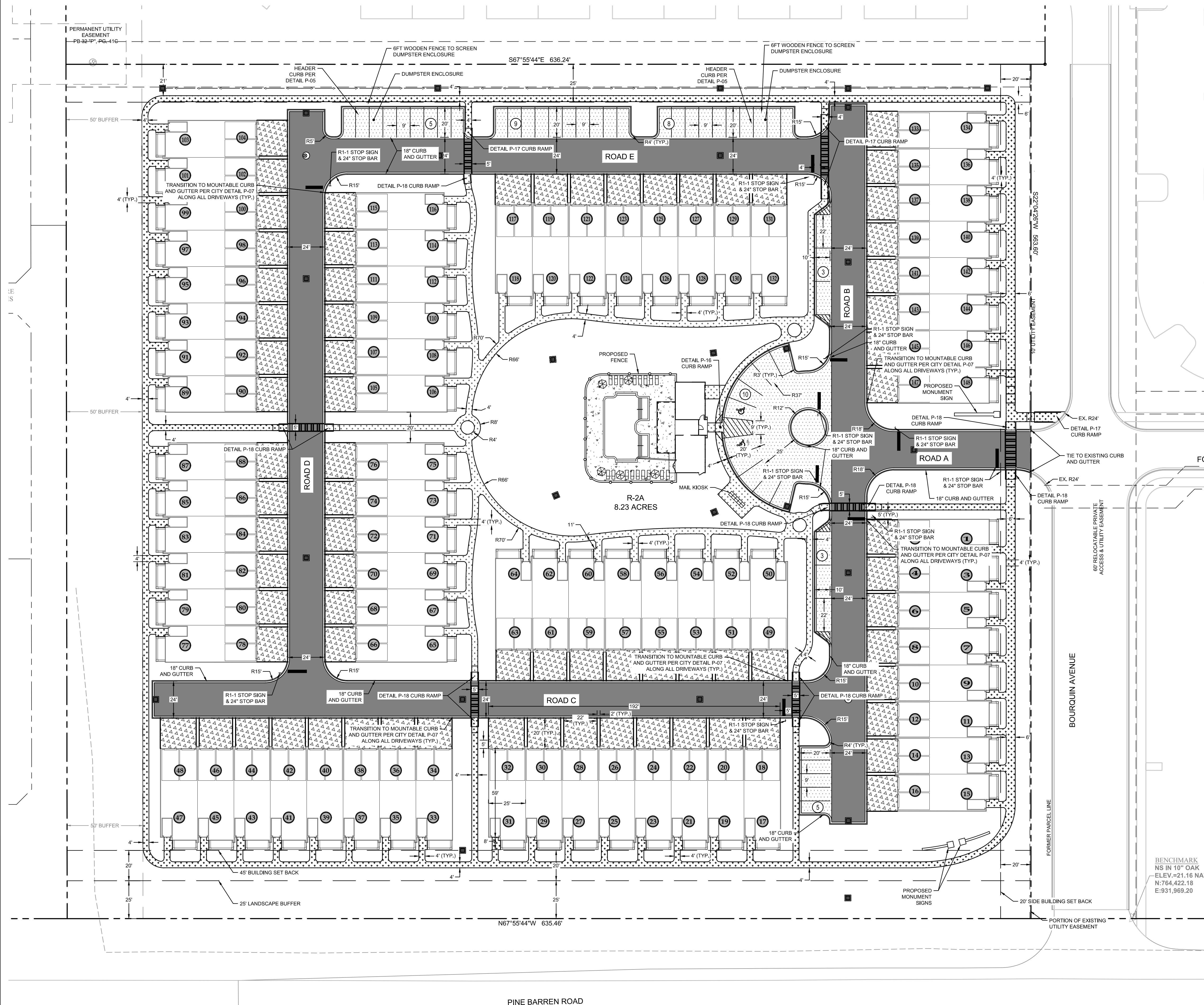
PARKING SUMMARY:

REQUIRED PARKING:	267 SPACES (TOTAL)
MULTI FAMILY (148 UNITS)	267 SPACES (1.8/UNIT)

PROPOSED PARKING

PROPOSED PARKING:	339 SPACES (TOTAL)
GARAGE AND DRIVEWAY	296 SPACES (2/UNIT)
STANDARD	41 SPACES
ADA COMPLIANT	2 SPACES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY THE CLIENT, DATED 05/02/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY HUSSEY GAY BELL, DATED 09/01/2023.
3. ALL SITE INTERNAL CIRCULATION ROADS TO BE PRIVATE. PRIVATE ROAD LABELS ESTABLISHED ONLY FOR REFERENCE.
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
7. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.



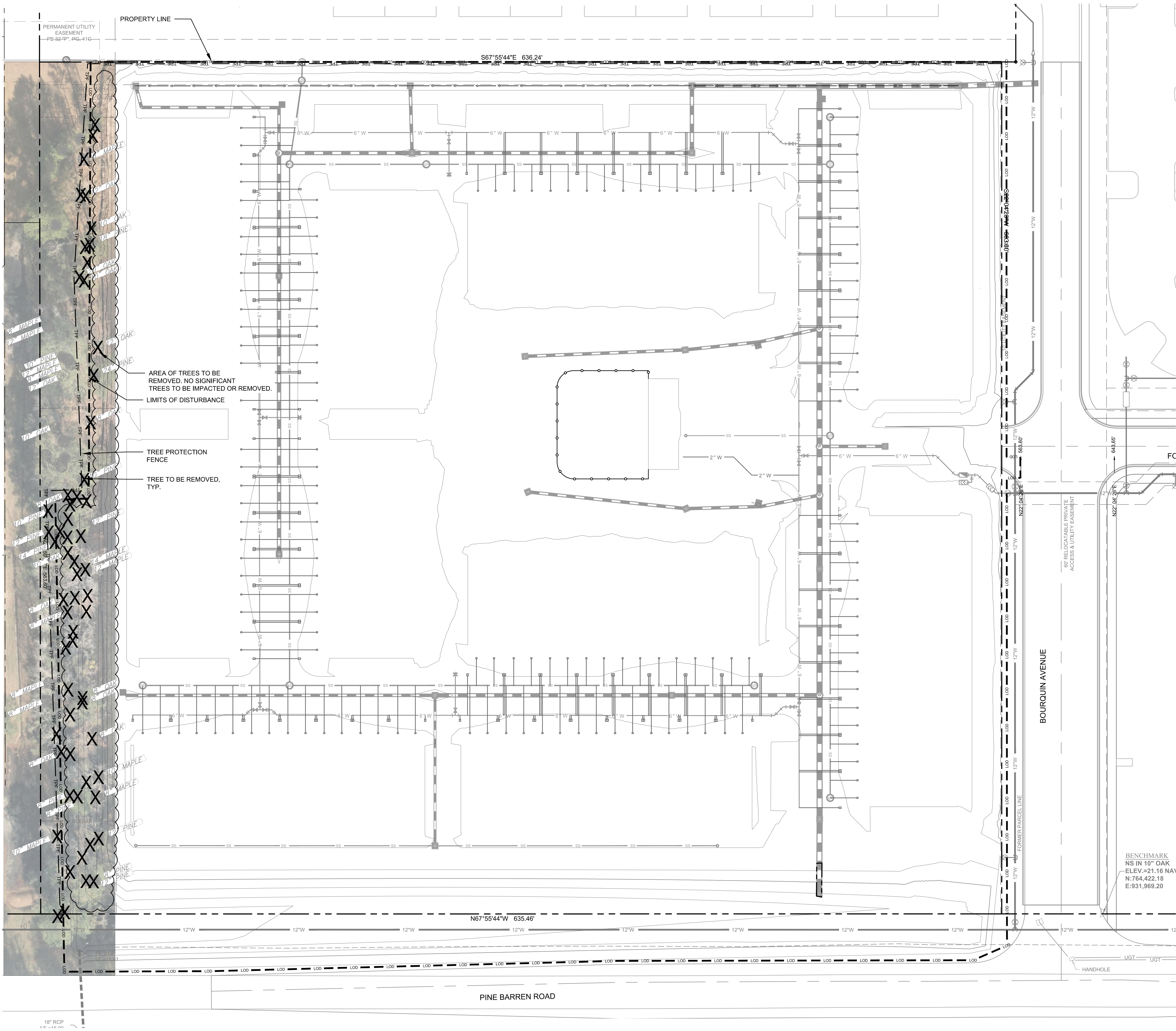
09/16/2024	
GSWCC NO. (LEVEL II)	0000092734
DRAWN BY	MF
DESIGNED BY	JG
REVIEWED BY	DS
DATE	09/16/2024
PROJECT NO.	019380023
TITLE	

SITE PLAN

SHEET NUMBER
C2-00

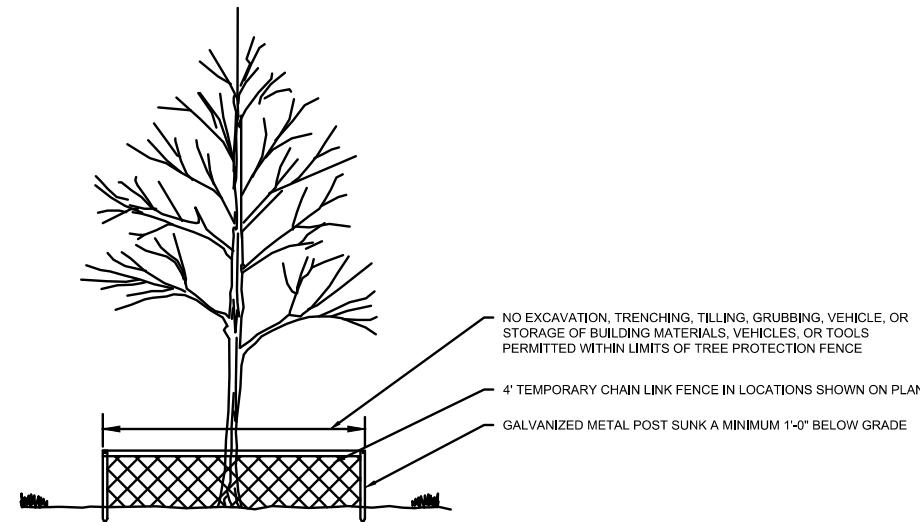
Drawing name: K:\SAV_Civil\19380023_Parkland_Bourquin Ave BTRCAD\Plansheets\L1-00 - TREE PROTECTION AND REPLACEMENT PLAN.dwg L1-00 TREE PROTECTION PLAN Sep 16, 2024 4:41 pm by: david.smith

Attachment B



TREE PROTECTION NOTES

- TREE PROTECTION:
- TREE PROTECTION FENCE SHALL BE ADDED AS SHOWN ON THIS PLAN. REFERENCE TREE PROTECTION FENCE ON DETAIL ON THIS SHEET.
- SIGNIFICANT TREE REMOVAL:
- NO SIGNIFICANT TREES TO BE IMPACTED OR REMOVED.
 - NO SIGNIFICANT TREES ARE LOCATED ON SITE PER TREE SURVEY BY STATEWIDE LAND SURVEYORS, LLC DATED 8/19/2024
- TREE REPLACEMENT:
- REFERENCE SHEET L2-00 FOR PROPOSED TREE REPLACEMENT LOCATIONS AND INFORMATION.
 - REFERENCE SHEET L2-10 LANDSCAPE DETAILS FOR CITY OF POOLER TREE REPLACEMENT CALCULATIONS FOR SITE TREE REPLACEMENT REQUIREMENTS.

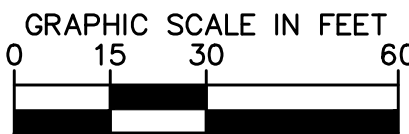
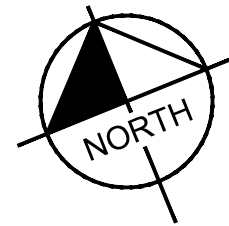


- NOTES:
- FOR ADDED PROTECTION, MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 - THE HANDSHEET MUST REMAIN IN PLACE UNTIL THE DEVELOPER HAS BEEN GIVEN PERMISSION TO TAKE IT DOWN BY THE CITY AND/OR SET.

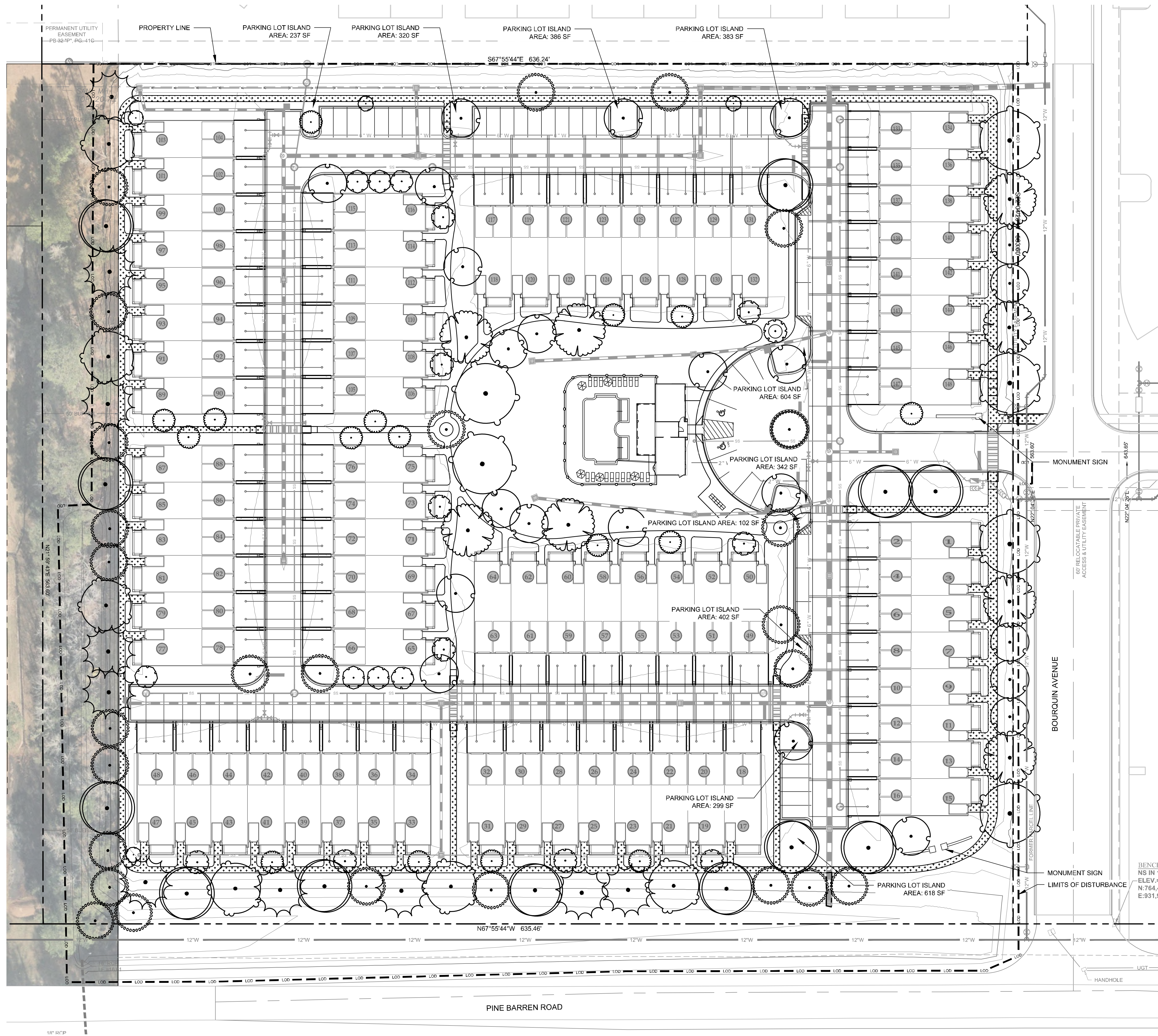
1 TREE PROTECTION FENCE NTS

LEGEND

- TPF — TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- PROPERTY LINE



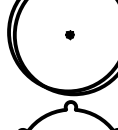
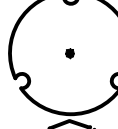
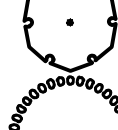
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

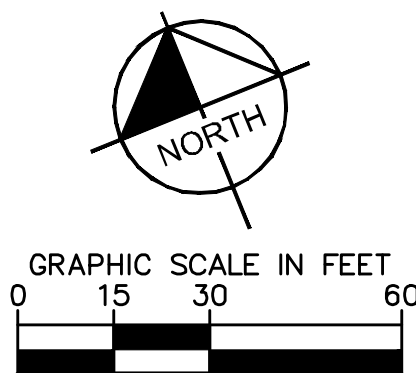


SITE NOTES:

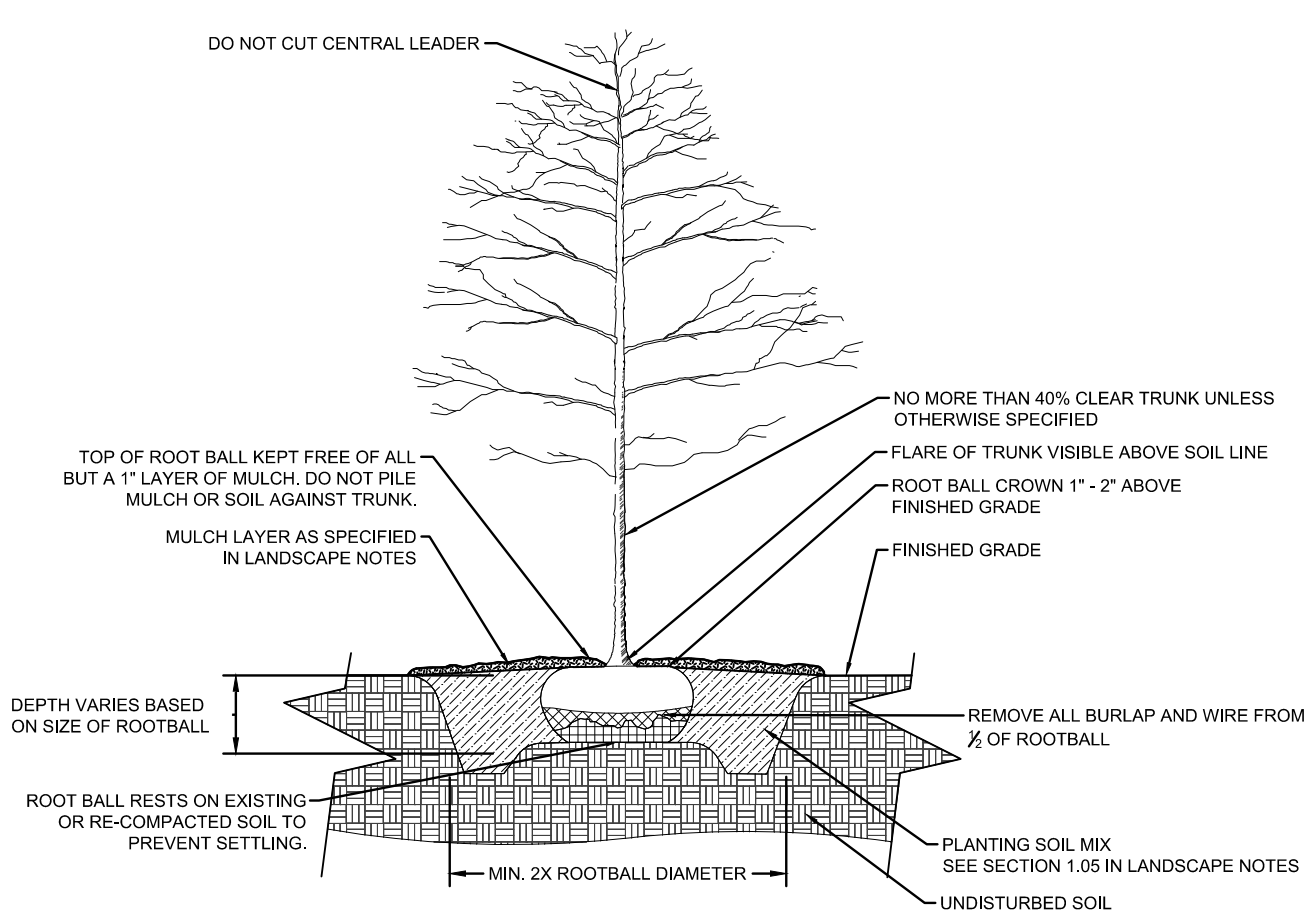
- SEE SHEET L2-10 FOR FULL TREE PLANTING SCHEDULE, LANDSCAPE REQUIREMENTS AND CALCULATIONS. PARTIAL SCHEDULE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
- TREES LOCATED IN SWALES TO BE FIELD LOCATED BY OWNER OR OWNER'S REPRESENTATIVE AFTER SWALE IS INSTALLED TO ENSURE PROPER DRAINAGE.

PLANT LEGEND

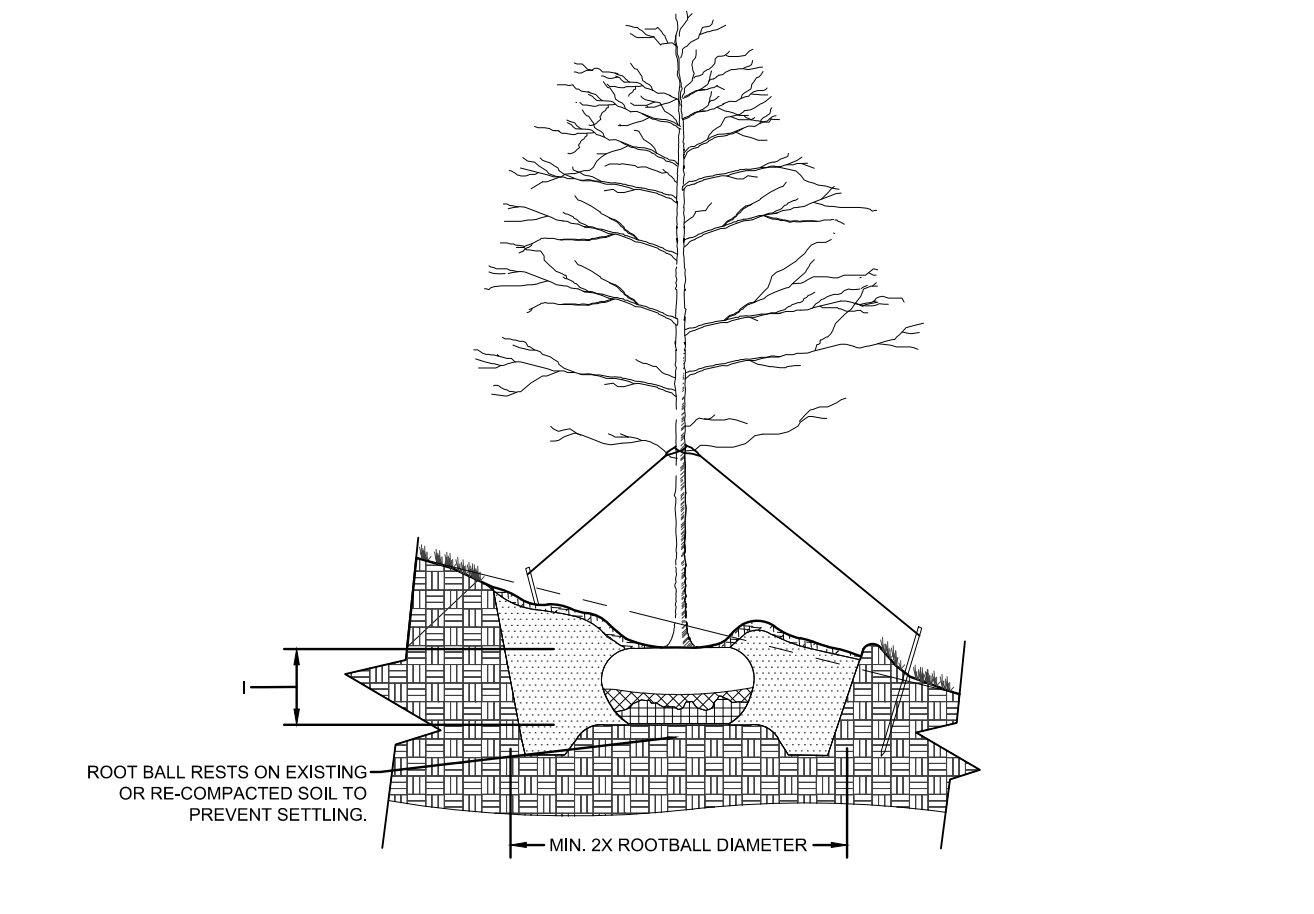
<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>OVERSTORY TREES</u>		
	GINKGO BILOBA	MAIDEN-HAIR TREE (MALE)
	QUERCUS BICOLOR	SWAMP WHITE OAK
	QUERCUS PHELLOS	WILLOW OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	TAXODIUM ASCENDENS	POND CYPRESS
<u>MIDSTORY TREES</u>		
	ACER BUERGERIANUM	TRIDENT MAPLE
	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR
	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO
<u>UNDERSTORY TREES</u>		
	CERCIS CANADENSIS	EASTERN REDBUD
	CHIONANTHUS VIRGINICUS	STANDARD WHITE FRINGETREE
	ILEX X ATTENUATA 'FOSTER'	FOSTER'S HOLLY



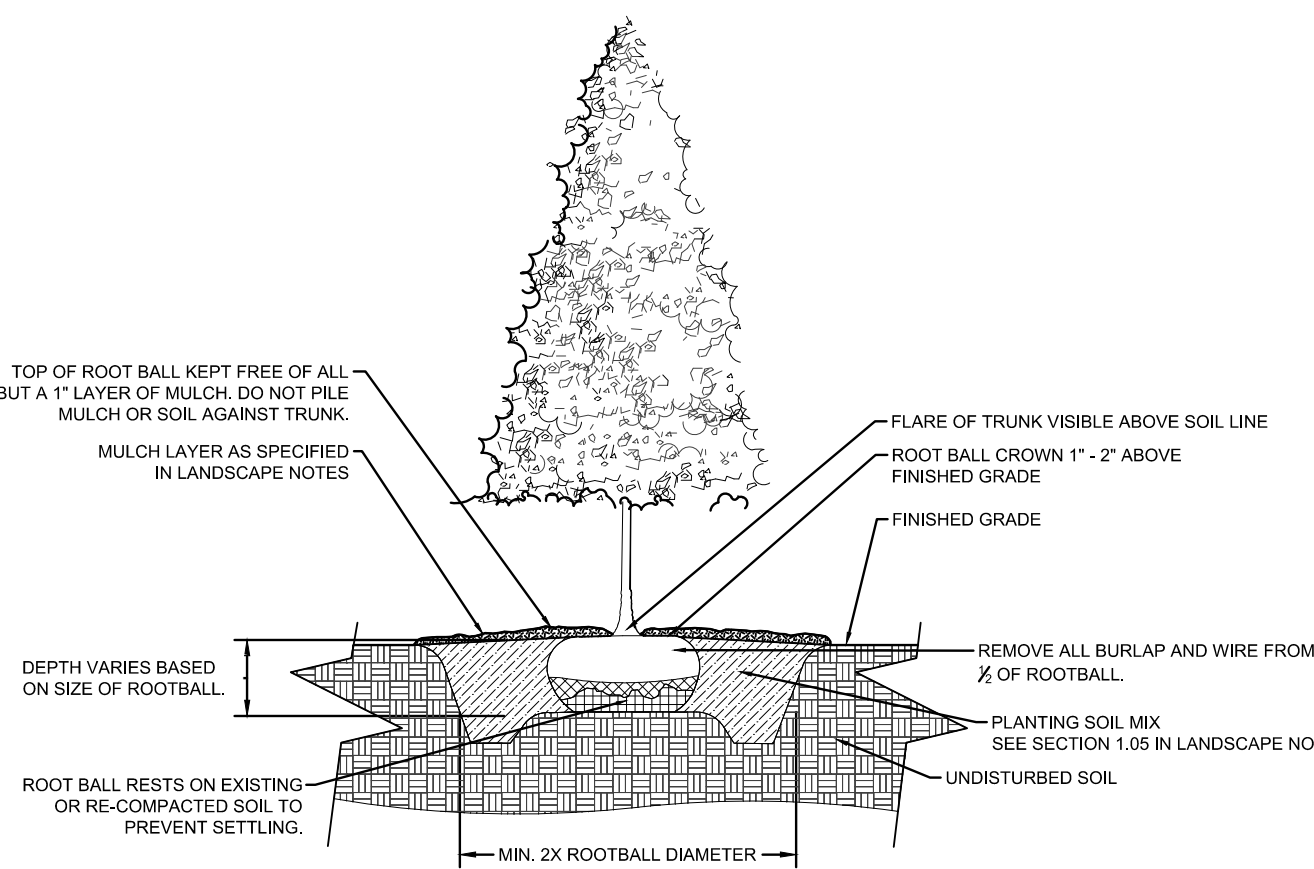
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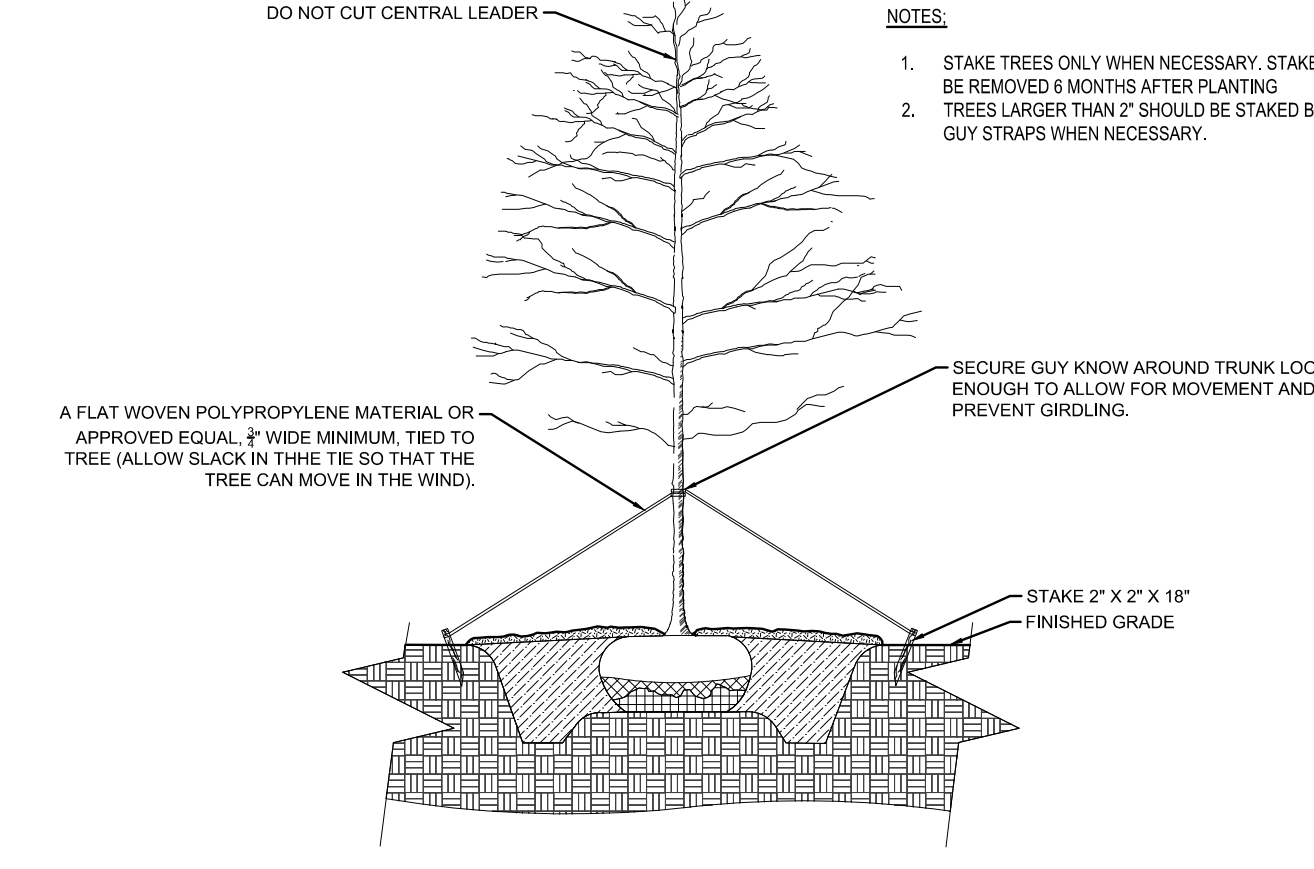
1 B&B TREE PLANTING
NOT TO SCALE



2 B&B TREE PLANTING ON SLOPE
NOT TO SCALE



3 EVERGREEN TREE PLANTING
NOT TO SCALE



04 TREE STAKING
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	REMARKS	SPECIES %
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OVERSTORY TREES

	8	GINKGO BILOBA	MAIDENHAIR TREE (MALE)	2" CAL.	12' - 14' HT.	B&B	FULL; MATCHED	6.20%
	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	12' - 14' HT.	B&B	FULL; MATCHED	4.65%
	12	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	12' - 14' HT.	B&B	FUL; MATCHED	9.30%
	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2" CAL.	12' - 14' HT.	B&B	FULL; MATCHED	4.65%
	10	TAXODIUM ASCENDENS	POND CYPRESS	2" CAL.	12' - 14' HT.	B&B	FULL; MATCHED	7.75%

MIDSTORY TREES

	23	ACER BUERGERIANUM	TRIDENT MAPLE	2" CAL.	12' - 14' HT.	B&B	FULL; MATCHED	17.83%
	7	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	2" CAL.	8' HT. MIN.	B&B	FULL; MATCHED	5.43%
	26	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2" CAL.	12' - 14' HT.	B&B	FULL; MATCHED	20.16%

UNDERSTORY TREES

	11	CERCIS CANADENSIS	EASTERN REDBUD SINGLE STEM	2" CAL.	10' - 12' HT.	B&B	FULL; MATCHED	8.53%
	16	CHIONANTHUS VIRGINICUS	STANDARD WHITE FRINGETREE	2" CAL.	8' - 10' HT.	B&B	FULL; MATCHED STRAIGHT CENTRAL LEADER WITHOUT BENDS OR FORKS.	12.40%
	4	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	2" CAL.	8' HT. MIN.	B&B	FULL; MATCHED	3.10%

TREE TOTAL: 129

GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT SPECIES AND QUANTITY SPECIFIED BY LANDSCAPE ARCHITECT; PLANT QUANTITIES IDENTIFIED ON PLANS ARE FOR REFERENCE ONLY.
- PLANT SIZE SPECIFICATIONS TAKE PRECEDENCE OVER CONTAINER SIZE.
- NO LARGE OR MEDIUM CANOPY TREES SHALL BE PLANTED WITHIN 10- FEET OF OVERHEAD POWER LINE OR UNDERGROUND UTILITY LINE; SMALL TREES MUST MAINTAIN MINIMUM 5- FEET FROM UNDERGROUND UTILITY
- TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
- THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE FOR UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS IMPROPER DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO ORDERING AND PLANTING.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
- THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
- THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH TRIPLE SHREDDED HARDWOOD MULCH.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE OWN TAKE-OFFS AND SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
- NO MULCH SHALL TOUCH TREE TRUNK AND ROOT FLARE SHALL BE VISIBLE.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

LANDSCAPE REQUIREMENTS & CALCULATIONS						
POOLER, GA						
LANDSCAPE REQUIREMENTS						
AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	NOTES	SECTION
TREE REPLACEMENT	(15) PREFERRED SPECIES TREES PLANTED PER 1 ACRE OF DISTURBED LAND IF EXISTING TREE REQUIREMENT CANNOT BE MET	PROPERTY AREA = 8.23 ACRES. TOTAL DISTURBED AREA (DEVELOPABLE AREA) = 8.45 ACRES	8.45 ACRES X 15 = 127 TREES. LESS THAN 30% OF UNDERSTORY SPECIES REQUIRED.	129 TREES OF PREFERRED SPECIES PROPOSED. 24% UNDERSTORY SPECIES PROPOSED.	REQUIREMENT SATISFIED	SECTION 42-199
TREE MITIGATION	WHEN A SIGNIFICANT TREE IS REMOVED, PLANTING OF SAME SPECIES, OR PREFERRED SPECIES TOTALING THE SAME NUMBER OF INCHES REMOVED IS REQUIRED WITH REPLACEMENT TREES HAVING A MINIMUM OF A 6" CALIPER	NO SIGNIFICANT TREES TO BE REMOVED	N/A	N/A	REQUIREMENT SATISFIED	SECTION 42-198
TREE SPECIES DIVERSITY	FOR ALL SITES, NO MORE THAN 30% OF TREES PLANTED SHALL BE THE SAME SPECIES IN ORDER TO INCREASE SPECIES DIVERSITY	129 TREES PROPOSED	129 X .3 = 39 TREES PER SPECIES MAXIMUM (4 SPECIES MINIMUM)	11 SPECIES PROVIDED	REQUIREMENT SATISFIED	SECTION 42-199
PARKING LOT REQUIREMENTS	1 TREE PER EVERY 12 PARKING SPACES. PER 6-20-23 MEETING WITH CITY OF POOLER, (1) LARGE CANOPY TREES PER 500 SF OR (1) MEDIUM CANOPY TREE PER 300 SF	43 SURFACE PARKING LOT SPACES	43 PARKING SPACES/12 = 4 PARKING LOT TREES REQUIRED	8 PARKING LOT TREES PROVIDED	REQUIREMENT SATISFIED	SECTION 42-200 AND BY AGREEMENT

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY



September 18th, 2024

Jamie N. Gwaltney, P.E.
Kimley Horn
25 Bull St., Suite 400
Savannah, GA 31401

Dear Mr. Gwaltney,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Palmetto Cay Multifamily (Project Application #24-0109), which is provided below.

<u>Submittal Documents:</u>	Site Development Plan.....	Sep. 2024
	GSWCC Approval of ES&PC Plans (Conditional)	Sep. 2024
	Tree Survey w/ Markup.....	Sep. 2024
	Stormwater Maintenance Agreement.....	Aug. 2024
	Hydrology Memo.....	Jun. 2024
	Water Distribution Report.....	Jun. 2024
	City of Pooler Water & Sewer Capacity Letter.....	Jun. 2024
	Building Elevations.....	Jun. 2024

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 does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the Local, State and Federal Laws or the Engineering Standards and Development Codes applicable 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 associated documentation, pursuant to land disturbing activity and development permits, shall be found acceptable to the City of Pooler. All the required inspection and testing results, or related materials, 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.





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Attachment C

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 Johnson; Director of Planning and Development – City of Pooler
Marcella Benson; City Planner – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



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