CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

April 14, 2025, 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. Conditional Use Request for 1427 Quacco Rd. (Application #A25-0056)

B. Conditional Use Request for 190 Pooler Parkway (Application #A25-0048)

C. Conditional Use Request for 213 Longleaf Circle (Application #25-0064)

D. Site Development Plan Approval for Tract W Townhomes - Phase 1 (Application #A24-0049)

E. Site Development Plan Approval for 100 Merlot Ln. (Application #A24-0016)

F. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Hunt Club Subdivision Phase 8 (Application #200725)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
March 24, 2025

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of March 10, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife
2-Second: commissioner Kelly
Motion passed without opposition

NEW BUSINESS:

A. Variance Request from setback requirements for 402 Durden Drive (Application #A25-0045)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a variance to allow for a newly constructed fence to encroach 29 feet and 6 inches within the 30-foot front yard setback. (6 inches from property line). Staff recommended denial of the application. William Bannon was present to answer questions. John Poole spoke in support of the request.

Result: *After review of the criteria, a motion was made to recommend approval of the variance request.*

1-Motion: Commissioner Brown
2-Second: Commissioner Simmons
Motion Passed without opposition

B. Conditional Use request for 5158 Old Louisville Rd. (Application #A25-0047)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a conditional use to establish a manufacturing facility for MANA Nutrition at 5158 Old Louisville Rd. Mark Moore was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use request.*

1-Motion: Commissioner Simmons
2-Second: Commissioner Brown
Motion Passed without opposition

C. Variance Request from setbacks and fenced playground area for 15 Commons Way (Application #A25-0051)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a variance to reduce the 25 foot rear yard setback to 0 feet, reduce the 25 foot side yard setback to 10 feet, the 40 foot accessible front setback to 15 feet, the 20 foot non-accessible front setback to 7 feet, and a reduction in play area from 18,700 square feet (100 sf per child) to 16,300 square feet. Staff recommended approval of the application. Alexine Diouf was present to answer questions. Kimberly O'Connell expressed concerns.

Result: *After review of the criteria, a motion was made to recommend denial of the variance request.*

1-Motion: Commissioner Brown
2-Second: Commissioner Williams
Motion Passed with Commissioner Kelly in opposition

D. Variance Request from required parking stall size at 850 Memorial Blvd (Application #A25-0052)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a variance to reduce the required parking stall size from 9 feet in width and 20 feet in length to 8 feet in width and 15 feet in length in order to construct 22 compact parking spaces at 850 Memorial Blvd. Staff recommended denial of the application. Alexine Diouf was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the variance request.*

1-Motion: Commissioner Simmons
2-Second: Commissioner Brown
Motion Passed without opposition

E. Zoning Map Amendment to rezone from C-1 to C-2 at 114 E US Hwy 80 (Application #A25-0055)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to rezone 114 E US Hwy 80 from C-1 (Light Commercial District) to the C-2 (Heavy Commercial District) to allow for reestablishment of a pawn shop use. Staff recommended denial of the application. Holly Young and Edwin Smith were present to answer questions.

Result: *After review of the criteria, a motion was made to recommend denial of the Zoning Map Amendment. Commissioners included in their motion a request that Council consider a text amendment to allow a Pawn Shop in the C-1 zoning district by conditional use.*

1-Motion: Commissioner Simmons
2-Second: Commissioner Kelly
Motion Passed without opposition

F. Conditional Use Request for 1427 Quacco Rd. (Application #A25-0056)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. The request is for a conditional use for an Outdoor Based Recreation Use to establish a soccer field at 1427 Quacco Rd. Staff recommended approval of the application. The applicant was not present.

Result: Because the applicant was not present*, a motion was made to table the conditional use request.*

1-Motion: Commissioner Rife
2-Second: Commissioner Williams
Motion Passed without opposition

G. Site Plan Approval for Benton Townhomes E-2 (Application #A24-0197)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for 215 townhome units and pool area with amenity building. Staff recommended approval of the application. Commissioner Rife recused himself for this item. Nathan Long was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval with the conditions placed upon the original Council approval on November 15, 2021, to include: 1. Conveyance of the dog and linear parks to the City of Pooler via a special warranty deed. 2. Completion of the amenities package by 100 units, after which a certificate of occupancy may be issued. 3. Payment into Tree Fund. 4. Completion of an emergency access built to withstand an 80,000 lb fire truck.*

1-Motion: Commissioner Williams
2-Second: Commissioner Chaison
Motion Passed without opposition

H. Posting Performance Bond and Final Plat for Canal Towns Phase 2 (Application #A25-0042)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Phase 2 of Canal Towns – Single Family Attached. Staff recommended approval of the application. Commissioner Rife returned to the dais. Alec Metzger was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval.*

1-Motion: Commissioner Williams
2-Second: Commissioner Simmons
Motion Passed without opposition

I. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Westbrook Area L-1 (Application #220639)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Residential subdivision, single family detached (50 lots). Staff recommended approval of the application. Haydon Rollins was present to answer questions

Result: *After review of the criteria, a motion was made to recommend approval*

1-Motion: Commissioner Williams
2-Second: Commissioner Rife
Motion Passed without opposition

J. Release of Performance Bond and Acceptance of Maintenance Bond for Westbrook Area L-2 (Application #220638)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Residential subdivision, single family detached (58 lots). Staff recommended approval of the application. Haydon Rollins was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval.*

1-Motion: Commissioner Williams
2-Second: Commissioner Rife
Motion Passed without opposition

K. Release of Performance Bond and Acceptance of Maintenance Bond for Westbrook Area L-3 (Application #220637)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Residential subdivision, single family detached (58 lots). Staff recommended approval of the application. Haydon Rollins was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval.*

1-Motion: Commissioner Williams
2-Second: Commissioner Rife
Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 4:12p.m.

1- Motion: Commissioner Brown
2- Second: Commissioner Simmons
Adjourned without opposition

The foregoing minutes are true and correct and approved by me on this _____ day of _____ 2025.

_____

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Soccer Field at 1427 Quacco Road

Project:	#A25-0056
P&Z Meeting Date:	April 14, 2025
Public Hearing Date:	April 21, 2025
Applicant and Authorized Agent:	Anyaline Ocampo
Location (Address):	1427 Quacco Road
Parcel (PIN):	51009 02051
Existing Zoning:	C-1 (Light Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for an Outdoor Based Recreation Use to establish a soccer field at 1427 Quacco Rd.
Application Filed:	March 7, 2025
Legal Notice Published:	March 23, 2025 (Re-published April 6, 2025)
Sign Posted:	March 19, 2025 (Re-posted April 3, 2025)
Letters Mailed:	March 21, 2025 (Re-mailed March 28, 2025)
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The request is to allow for the establishment of a soccer field at 1427 Quacco Rd. The property is currently undeveloped and is

	approximately 1.17 acres in size. The applicant is proposing to develop a soccer field for both recreational use and competitive matches. The site will be available for hourly rentals and will include the hosting of food trucks which will be parked on the site during operating hours. The property is zoned for light commercial use, which allows for the conditional use of outdoor recreation areas. The site is directly across from an R-A residential neighborhood located outside of the City of Pooler boundary. The immediately adjacent zoning consists of R-A (Residential Agriculture) and C-2 (Heavy Commercial) This application was originally scheduled to be heard at the March 24, 2025 Planning and Zoning meeting; the applicant was not present and a motion was made to postpone the item until the applicant could be present.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would be consistent with the purpose of the ordinance as the proposed use is more in keeping with the primarily residential agricultural make up of the area more so than if it were developed with other allowable uses in the C-1 zoning district.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas. The proposed use will create a condition in which the parcel will remain open space within a primarily residential agricultural area. The lack of vertical development on the parcel will contribute to a scenario in which the health and safety of nearby residents/workers will not adversely be affected.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.

- *The proposed use may contribute to an increase in noise and vehicular movement within the area; however, according to the applicant, the use of the site will be during pre-determined set hours. Additionally, information provided within the application materials indicates that there will be an on-site traffic and parking manager to ensure smooth traffic flow in and out of the site. The applicant will also need to go through the site plan process to ensure access, parking, setbacks and lighting meet the City code.*

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcel to the north is undeveloped and the parcel adjacent to the south is a storage facility with low traffic.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

    - *The soccer field is proposed on a site which is of a substantial and appropriate size for such use.*

6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The parking standards will be required to be satisfied by providing the required number of spaces during the site plan process.*

7. The action will not adversely impact adjacent or nearby properties in terms of 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.

    - *The action will not adversely impact adjacent or nearby properties in terms of 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.*

Conclusion:	The request complies with the criteria for a conditional use. As such, staff recommends **Approval** of the request.

Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A



CITY OF POOLER
GEORGIA
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Vicinity Map - 1427 Quacco Rd. - Conditional Use

03/12/2025

Parcels

Pooler City Limits

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Conditional Use Application

Updated **MAY 2024**

NOTICE TO APPLICANT

This application will not be processed until the following items are submitted:

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Preliminary site plan including (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Conditional Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

Under Contact Information, addresses and telephone numbers do not have to be repeated if already provided. Staff correspondence will be sent to one designated contact person, not all listed.

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Anyeline Ocampo, Julian Aguirre	954-263-5968
Applicant Name	Applicant Phone
3 Naples Lane, Pooler, Ga 31322	anyelineocampo@yahoo.com
Applicant Mailing Address	Applicant Email
Monabahen H Patel [Pooler 123, LLC]	912-695-5511
Property Owner Name	Property Owner Phone
16 Gardenia Dr., Pt Wentworth, Ga 31407	Patel.ebusiness@gmail.com
Property Owner Mailing Address	Property Owner Email
Monabahen H Patel	912-695-5511
Contact Person Name	Contact Person Phone
16 Gardenia Dr., Pt Wentworth, Ga 31407	Patel.ebusiness@gmail.com
Contact Person Mailing Address	Contact Person Email

Property Information

1427 Quacco Rd, Pooler, Ga 31419	51009 02051
Location Address	Parcel Identification #
C-1 - Light Commercial	Vacant Lot
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

Description of proposed use, listing specific sections of zoning ordinance that apply:

Soccer Field for both recreational use and competitive matches. Venue will host food trucks, providing refreshments and snacks for players and spectators.

Description of proposed activities, number of units, hours of operation:

The facility will be available for hourly rentals, catering to local soccer teams, leagues, and individuals seeking a space for games, practice sessions, and training. The goal is to create a vibrant community space that supports local sports while offering a convenient dining option for visitors.

Description of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during, and after the completion of development activities:

Noise Control Measures by operating in set hours, Traffic and Parking Management for parking available inside and smooth parking flow in and out of property. Use of LED lights to make it well lit.

Proposed Starting Dates of Land Disturbance, Construction, Completion, Use Opening, First Occupancy:

March 20, 2025 provided fully approved by City of Pooler. Or as soon as its approved.

Adjacent Property Owners

Name and address of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary.

Name	Address	Zip
Storage Sense Pooler	306 Red Water Dr, New Concord, KY	42076
Rawle Jackson	100 Timber Gate Tl, Savannah	31326
Sheila Kraeuter	101 Berwick Lakes, Pooler, GA	31419
Jalessa Brown	102 Berwick Lakes, Pooler, Ga	31419

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.

Applicant Name	Applicant Signature	Date
Anyeline Ocampo	Anyeline Ocampo	02-28-2025

Attestant Name	Attestant Title	Date

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

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

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

Applicant Name	Applicant Signature	Date
*Anyeline Ocampo	Anyeline Ocampo	02-28-25

Conditional Use Standards

Updated **SEPT 2023**

Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

1. The proposed use will not be contrary to the purpose of this ordinance;
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
4. The proposed use will not be affected adversely by the existing uses of adjacent properties;
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; and,
7. The action will not adversely impact adjacent or nearby properties in terms of 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.

Additional Mitigation Requirements

The Planning & Zoning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):

1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Anyeline Ocampo	Anyeli Ocampo	02-28-2025
Applicant Name	Applicant Signature	Date

Property Owner Authorization

Updated **SEPT 2023**

Authorization

Completion of this form is required for all Rezoning, Conditional Use, Variance, Site Plan, and Subdivision applications.

☐ Rezoning ☑ Conditional Use ☐ Variance ☐ Site Plan ☐ Subdivision

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

Aneline Ocampo, Julian Aguirre	AnyelineOcampo@Yahoo.Com	954-263-5968
Applicant/Agent Name	Email	Phone

3 Naples Ln, Pooler, GA 31322

Applicant/Agent Address

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 that the information contained in this authorization is true and correct to the best of my knowledge and belief.

1427 Quacco Rd, Pooler, GA 31419

Property Address

Monabahen H Patel (Pooler 123, LLC)	Monaba Patel	3/06/25
Owner Name	Owner Signature	Date

Notary Public

03106/2025

Subscribed and Sworn This Day Of

Paola A. Gregory	Paola A Gregory	PAOLA A. GREGORY NOTARY EXPIRES GEORGIA 02/02/2026 PUBLIC CHATHAM COUNTY
Notary Name	Notary Signature	Commission Expiration

Seal 02-02-2026.



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for 190 Pooler Parkway

Project:	#A25-0048
P&Z Meeting Date:	April 14, 2025
Public Hearing Date:	April 21, 2025
Applicant and Authorized Agent:	Casey Wilder – Kimley Horn
Location (Address):	190 Pooler Parkway
Parcel (PIN):	50017C01002
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for rental and leasing services including truck, equipment, and machinery accessory to the Home Depot business.
Application Filed:	March 19, 2025
Legal Notice Published:	April 6, 2025
Sign Posted:	April 4, 2025
Letters Mailed:	March 27, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*

Background:	The request is to allow rental and leasing services to be established as an accessory use at 190 Pooler Parkway (Home Depot). The property is currently developed as Home Depot and is approximately 18.34 acres in size. The applicant is proposing to establish an accessory use consisting of the rental and leasing of trucks, equipment, and machinery. This will include alterations to the existing building and parking lot to accommodate the proposed accessory use; a site plan will need to be submitted and reviewed if the conditional use is approved. Home Depot received site plan approval on April 3, 2000. The original site plan approval did not include designated areas for the rental or leasing of trucks, equipment, or machinery. The property is zoned for heavy commercial use, which allows for the conditional use of rental and leasing services of trucks, equipment, and machinery. The adjacent zoning consists of C-2 (Heavy Commercial).
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed accessory use would be consistent with the purpose of the ordinance and is in keeping with the primary use established on the property as well as the surrounding adjacent established heavy commercial uses. Home Depot is a large home improvement retailer, and the rental and leasing of trucks, equipment, and machinery is consistent with the existing use of the property.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas. Adjacent uses include retail, restaurants, and a bank, all commercial in nature. Home Depot is a large home improvement retailer, and the rental and leasing of trucks, equipment, and machinery is consistent with the existing use of the property. If the conditional use is approved, the applicant will be required to submit for*

Site Development Plan Review and the site plan will be required to adhere to the standards of the ordinance.

3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.

    - *The proposed use may contribute to an increase in noise and vehicular movement within the area; however, the existing primary use has established business hours which the accessory use will be operating under. The applicant will also need to go through the site plan process to ensure access, parking, setbacks and lighting meet the City code.*

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are all uses allowed within C-2 Heavy Commercial. Adjacent uses include retail (Wal-Mart, Verizon), restaurants (Carey Hilliards, Chik-Fil-A, Arby's), and a bank (First Chatham Bank); all commercial in nature.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

    - *Home Depot is located on a parcel that is approximately 18.34 acres in size; a sufficient size to accommodate the proposed accessory use.*

6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The parking standards will be required to be satisfied by providing the required number of spaces for the expanded use during the site plan process.*

7. The action will not adversely impact adjacent or nearby properties in terms of 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.

    - *The action will not adversely impact adjacent or nearby properties in terms of 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. The proposed accessory use is consistent with the existing commercial nature of the site as well as the adjacent commercial uses.
Conclusion:	The request complies with all criteria for a conditional use. As such, staff recommends **Approval** of the request.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A



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

Vicinity Map - Conditional Use Request for 190 Pooler Pkwy

04/03/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Conditional Use Application

Updated **MAY 2024**

NOTICE TO APPLICANT

This application will not be processed until the following items are submitted:

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Preliminary site plan including (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Conditional Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

Under Contact Information, addresses and telephone numbers do not have to be repeated if already provided. Staff correspondence will be sent to one designated contact person, not all listed.

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Casey Wilder	(901) 443-6565
Applicant Name	Applicant Phone
6750 Poplar Avenue, Suite 600, Memphis, TN 38138	Casey.Wilder@kimley-horn.com
Applicant Mailing Address	Applicant Email
Home Depot USA, Inc, a Delaware Corporation	
Property Owner Name	Property Owner Phone
2455 Paces Ferry Road, Building C, 20th Floor, Atlanta, GA 30339	
Property Owner Mailing Address	Property Owner Email
John Chescavage	(770) 433-8211
Contact Person Name	Contact Person Phone
	John _ Chescavage@homedepot.com
Contact Person Mailing Address	Contact Person Email

Property Information

190 Pooler Parkway, Pooler, GA 31322	50017C01002
Location Address	Parcel Identification #
C-2 Heavy Commercial	Home Depot Retail Store
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

Description of proposed use, listing specific sections of zoning ordinance that apply:

Per the Use Table in the City's Zoning Ordinance, in C-2 zoning - Rental and Leasing Services including truck, equipment, and machinery are permitted with Conditional Use Approval.

Description of proposed activities, number of units, hours of operation:

Proposed tool rental operations will follow the hours of operation from the existing Home Depot, which are currently Monday - Saturday: 6AM - 10PM, Sunday: 8AM - 8PM

Description of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during, and after the completion of development activities:

Given that this is an already fully developed site, and the proposed activities will be ancillary to the existing retail store, and this is to be located in a retail shopping center, no adverse impacts are anticipated.

Proposed Starting Dates of Land Disturbance, Construction, Completion, Use Opening, First Occupancy:

Start Construction: 11/12/2025, Opening of Tool Rental Center: 06/18/26

Adjacent Property Owners

Name and address of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary.

Name	Address	Zip
WAL-MART STORES # 01-02860	PO BOX 8050 MS 0555, BENTONVILLE, ARKANSAS	72716
HILLIARD REALTY ASSOCIATES NO1 LP	11111 ABERCORN ST, SAVANNAH, GEORGIA	31419
FIRST CHATHAM BANK	111 BARNARD ST, SAVANNAH, GEORGIA	31401
ADK INVESTMENTS LLC	14 LIMERICK CT, CARTERSVILLE, GEORGIA	30120

Attached Adjacent Property Owners List contains remaining list of property owners.

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.

Applicant Name	Applicant Signature	Date
John Chescavage		3-19-2025

Attestant Name	Attestant Title	Date
Connie D. Rockwell	Legal Specialist	3-19-2025

Conditional Use Standards

Updated **SEPT 2023**

Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

1. The proposed use will not be contrary to the purpose of this ordinance;
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
4. The proposed use will not be affected adversely by the existing uses of adjacent properties;
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; and,
7. The action will not adversely impact adjacent or nearby properties in terms of 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.

Additional Mitigation Requirements

The Planning & Zoning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):

1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

John Chescavage		03/19/2025
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

A25-0048 190 Pooler Parkway - Conditional Use Permit

Zoning Action/Agenda Item

April 7, 2025 at 3:00 p.m.

Planning & Zoning Public Hearing/Meeting Date and Time

April 21, 2025 at 6:00 p.m.

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.

John Chescavage		03/19/2025
Applicant Name	Applicant Signature	Date

Corresponds to numbers shown on GIS Map PDF	Owner Name	Address	Zip
5	CHICK-FIL-A INC	5200 BUFFINGTON RD, ATLANTA, GEORGIA	30349
6	CHARLES TYSON ENTERPRISES INC	PO BOX 14299, SAVANNAH, GEORGIA	31416
7	SUNTRUST SERVICE CORPORATION SUNTRUST BANK LEASE ADMIN	PO BOX 26665, RICHMOND, VIRGINIA	23261
8	WEST PLAZA RE HOLDINGS LLC	C/O CORNERSTONE REAL ESTATE ADVISORS LLC PO BOX 20, ATLANTA, GEORGIA	30325
9	COASTAL BANK	24 DRAYTON ST SUITE 100, SAVANNAH, GEORGIA	31401
10	125 FOXFIELD I LLC	9949 WHITEFIELD AVE, SAVANNAH, GEORGIA	31406
11	SHREE PRABHU 4 LLC	110 FOXFIELD WAY, POOLER, GEORGIA	31322
12	MAYOR & ALDERMAN OF SAVANNAH	PO BOX 1027, SAVANNAH, GEORGIA	31402
13	WIP-SAVANNAH MEDICAL ASSET LLC	4420 BEACON CIRCLE, WEST PALM BEACH, FLORIDA	33407
14	HINA HOSPITALITIES, LLC	121 W. MULBERRY BLVD, POOLER, GEORGIA	31322
15	HINA HOSPITALITIES, LLC	121 W. MULBERRY BLVD, POOLER, GEORGIA	31322

Property Owner Authorization

Updated **SEPT 2023**

Authorization

Completion of this form is required for all Rezoning, Conditional Use, Variance, Site Plan, and Subdivision applications.

☐ Rezoning ☑ Conditional Use ☐ Variance ☐ Site Plan ☐ Subdivision

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

John Chescavage	John _ Chescavage@homedepot.com	(770) 433-8211
Applicant/Agent Name	Email	Phone

2455 Paces Ferry Road, Building C, 20th Floor, Atlanta, GA 30339

Applicant/Agent Address

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 that the information contained in this authorization is true and correct to the best of my knowledge and belief.

190 Pooler Parkway, Pooler, GA 31322

Property Address

Home Depot USA, Inc, a Delaware Corporation		03/19/2025
Owner Name	Owner Signature	Date

Notary Public

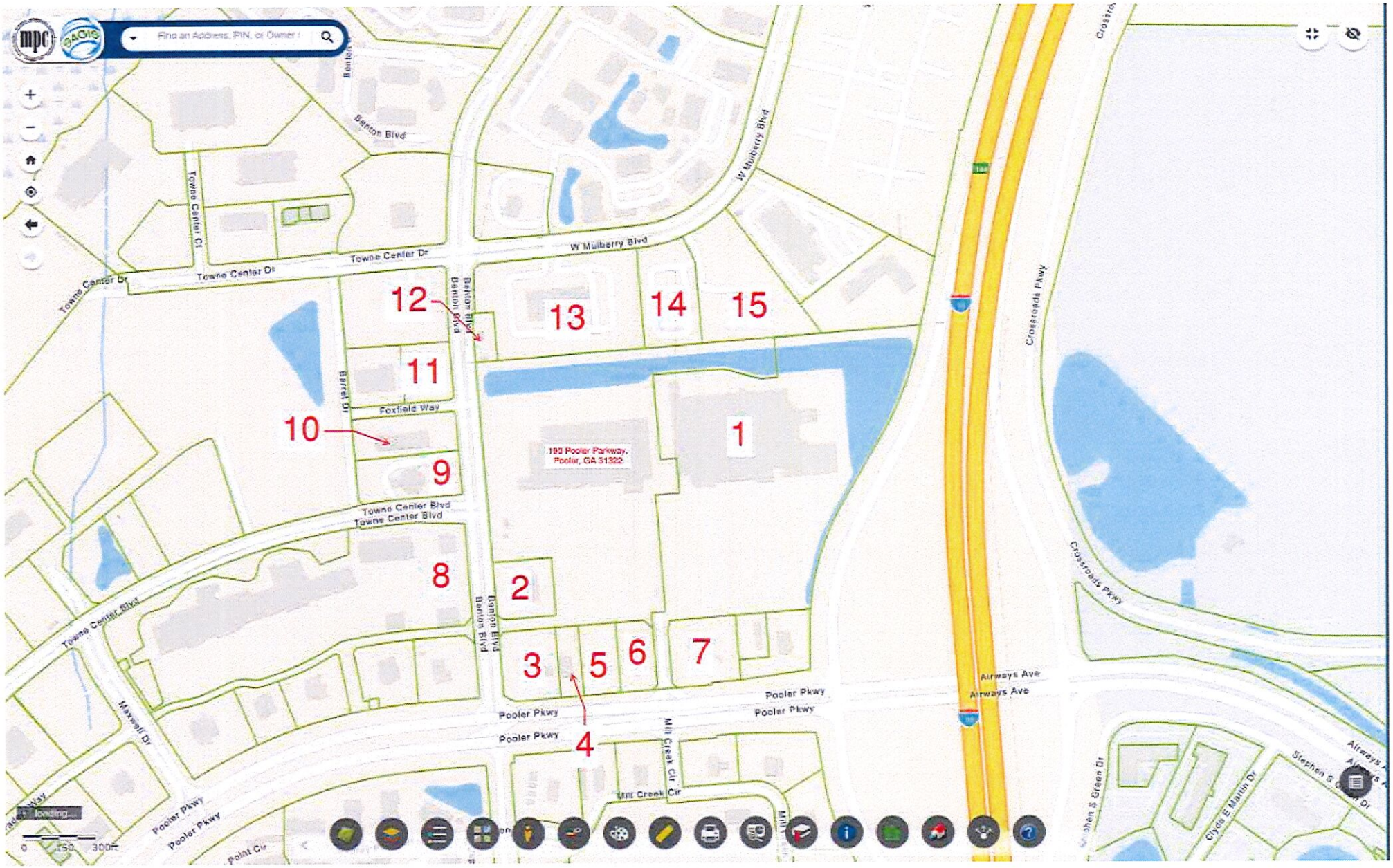
March 19, 2025

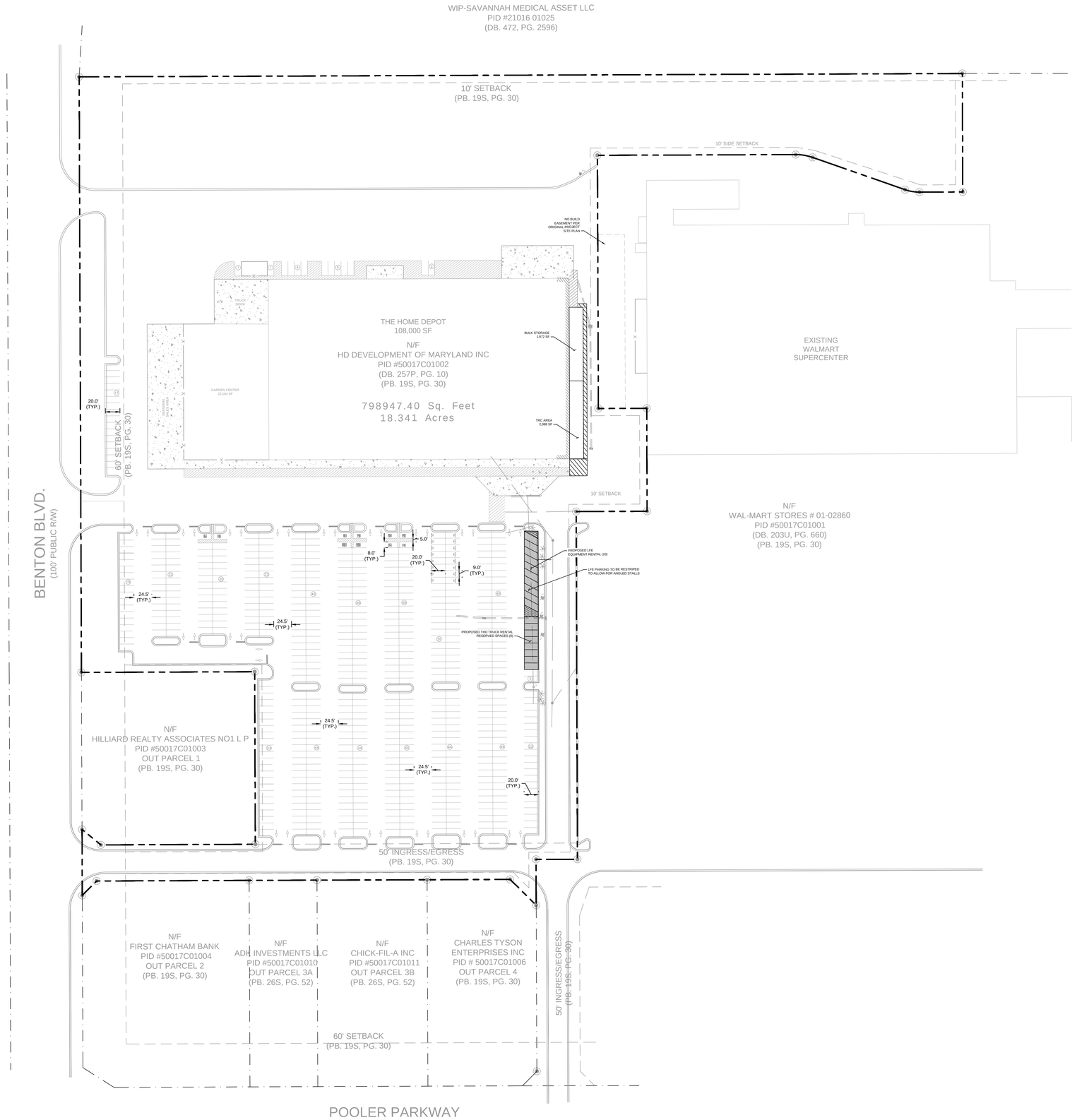
Subscribed and Sworn This Day Of

Connie D. Rockwell	Connie D. Rockwell	10-16-2027
Notary Name	Notary Signature	Commission Expiration

Seal

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027


Find an Address, PIN, or Owner
Benton Blvd
Towne Center Ct
Towne Center Dr
W Mulberry Blvd
Crossroads Pkwy
12
13
14
15
11
10
9
1
199 Pooler Parkway,
Pooler, GA 31322
Foxfield Way
Towne Center Blvd
8
2
3
5
6
7
4
Pooler Pkwy
Mill Creek Cir
Airways Ave
Maxwell Dr
Clyde E Martin Dr
Stephen S Green Dr
Polat Cir





VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION:

HOME DEPOT SITE DATA:

HOME DEPOT PARCEL AREA:	18.341 AC
PARCEL NUMBER:	50017C01002
ZONING:	C-2 HEAVY COMMERCIAL
JURISDICTION:	CITY OF POOLER

HOME DEPOT BUILDING AREAS:

EXISTING HOME DEPOT AREA:	108,000 SF
EXISTING GARDEN CENTER AREA:	22,184 SF
PROPOSED BULK STORAGE	1,972 SF
PROPOSED TRC AREA:	2,088 SF
TOTAL HD AREA:	134,244 SF

PARKING REQUIRED:

HOME DEPOT (4.59/1000 SF)	496 STALLS
GARDEN CENTER (4.59/1000 SF)	101 STALLS
BULK STORAGE (4.59/1000 SF)	9 STALLS
TRC AREA (4.59/1000 SF)	10 STALLS
TOTAL REQUIRED PARKING	616 STALLS

*REQUIRED PARKING RATIO IS PER ECR AGREEMENT BETWEEN HOME DEPOT AND WALMART; CITY REQUIRED PARKING RATIO IS 4.5/1000 SF.

PARKING PROVIDED:

FRONT FIELD	594 STALLS
SIDE/REAR FIELD	30 STALLS
TOTAL PARKING PROVIDED	624 STALLS

INCLUDED IN PARKING PROVIDED:

ACCESSIBLE STALLS	10 STALLS
CART CORRALS	8 STALLS

NOT INCLUDED IN PARKING PROVIDED:

PROPOSED THD TRUCK RENTAL	8 STALLS
PROPOSED THD EQUIPMENT RENTAL	10 STALLS

BULK REGULATIONS:

	REQUIRED
FRONT SETBACK	60'
SIDE SETBACK	10'
REAR SETBACK	10'

SITE NOTES:

EXISTING INFORMATION SHOWN IS BASED ON LIMITED TOPOGRAPHIC SURVEY BY MSP & ASSOCIATES LAND SURVEYING, INC. DATED 07/18/24, AVAILABLE AERIAL IMAGERY INFORMATION, AND ON SITE PLAN DRAWING BY GREENBERG FARROW DATED 04/28/2000

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

REVISIONS	BY

Kimley»Horn
© 2025 KIMLEY-HORN
6750 POPLAR AVE, SUITE 600
MEMPHIS, TENNESSEE 38138
PHONE (901) 374-9109
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

GA - POOLER
STORE #: 179
190 POOLER PKWY, POOLER, GA 31322

THE HOME DEPOT
USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

DRAWN BY	DAR
DESIGNED BY	DAR
REVIEWED BY	CDW
DATE	03/20/2025
PROJECT NO.	015847186

TITLE
ENTITLEMENT SITE PLAN

SHEET NUMBER
1 OF 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for 213 Longleaf Circle

Project:	#A25-0064
P&Z Meeting Date:	April 14, 2025
Public Hearing Date:	April 21, 2025
Applicant and Authorized Agent:	Shannon Stafford Simpson
Location (Address):	213 Longleaf Circle
Parcel (PIN):	51010A05030
Existing Zoning:	R-1-A (Single-Family Residential)
Zoning Action:	Conditional Use
Request:	Request is for a Conditional Use for a Home Occupation for a Personal Care Home at 213 Longleaf Circle.
Application Filed:	March 18, 2025
Legal Notice Published:	April 6, 2025
Sign Posted:	April 3, 2025
Letters Mailed:	Unknown (Letters were received by neighbors; however, the applicant did not respond to Staff's requests for confirmation of date.)
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request"*

Background:

The request is to allow for the establishment of a Home Occupation at 213 Longleaf Circle in the Hunters Ridge Subdivision. The Home Occupation will consist of utilizing the existing residence as a personal care home. The property currently consists of a single-family residential home and is approximately 0.25 acres in size.

The application materials provided by the applicant include activities such as bathing, dressing, eating, and transferring the individuals in and out of chairs/beds. Additionally, the materials provided state that the operating hours will be between 6:30 AM and 7:00 PM.

The property is zoned R-1-A for single-family residential. "Personal Care Homes for the Disabled Without Nursing Care" is a land use in the Code but is not listed as a permitted use in the R-1-A zoning district. R-1-A does allow for Home Occupations as accessory uses to the primary residential use through the approval of a conditional use. App. A, Art. III, Sec. 18, for Home Occupations states that the occupation must comply with several requirements including that *the business only operates between 7:00 a.m. and 7:00 p.m.* and that there be *6 or fewer persons including the staff/property owner*. The applicant has indicated there are 5 bedrooms in the home and that there will be 5 people living in the home, which includes the people being cared for and herself. Having the people cared for living in the home goes beyond the extent of a home occupation as the business hours are only supposed to be from 7 am to 7 pm. Staff do not find the proposed use meets the intent of a home occupation but rather would function as a Personal Care Home business, which is not permitted at this location. A Personal Care Home Business is only permitted by conditional use in the R-4 and C-2 zoning districts.

In review of this application, the applicant/property owner provides a mailing address different than the address of the proposed home occupation. Staff asked for clarification as to why two addresses are provided and she stated she lives at 213 Longleaf Circle, but wants her mail sent to the other address provided on the application. Staff is concerned that the applicant does not reside at the residence and therefore would not meet the classification of a Home Occupation, but rather a Personal Care Home business, which is not permitted at this location. Again, a Personal Care Home Business is only permitted by conditional use in the R-4 and C-2 zoning districts.

The code also contains additional provisions in App. A, Art. III, Sec. 20, for Family Personal Care Homes, which are listed as follows:

1. Such use shall comply with the Georgia Department of Human Resources, "Standards for Adult Daycare" as amended.
2. The parking layout and design shall be characteristic of the neighborhood within which such use is located.
3. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.
4. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.

	Again, as the applicant is proposing the people being cared for live in the home, the use is beyond the operating hours permitted.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission App. A, Art. III, Sec. 18 – Home Occupations App. A, Art. III, Sec. 20 Adult Care Facilities
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The property is zoned R-1-A for single-family residential. "Personal Care Homes for the Disabled Without Nursing Care" is not listed as a permitted use in the R-1-A zoning district. App. A, Art. III, Sec. 18, for Home Occupations states that the business is only allowed to operate between 7:00 a.m. and 7:00 p.m.; having the people cared for living in the home goes beyond the extent of allowable home occupation business hours. Staff do not find the proposed use meets the intent of a home occupation. Additionally, staff believe that the property owner would not meet the residency requirement for a Home Occupation, as there is a concern the property owner will not reside at this address.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *While the proposed use may not be detrimental to the adjacent properties, as the persons cared for will be inside the home, the use is not permitted at this location.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use. • *The proposed use would not constitute a nuisance or hazard as it relates to the number of people, vehicles,*

noise or fumes; however, the proposed use is not permitted at this location.

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are single-family residential homes.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

    - *The proposed use will be within an existing residence, and based on the number of people being cared for, is of sufficient space.*

6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The proposed use is not permitted at this location, but if the conditional use is approved, the parking standards will be required to be satisfied prior to the issuance of a business license.*

7. The action will not adversely impact adjacent or nearby properties in terms of 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.

    - *The proposed use is not permitted at this location and therefore could adversely impact adjacent or nearby properties in terms of 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.*

Conclusion: The request does not comply with the land use requirements or the criteria for a conditional use. As such, staff recommends Denial of the request.

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation

Attachment A



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

Vicinity Map - Conditional Use Request for 213 Longleaf Circle

04/03/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Conditional Use Application

Updated **MAY 2024**

NOTICE TO APPLICANT

This application will not be processed until the following items are submitted:

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Preliminary site plan including (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Conditional Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

Under Contact Information, addresses and telephone numbers do not have to be repeated if already provided. Staff correspondence will be sent to one designated contact person, not all listed.

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Shannon Stafford Simpson — Applicant Name

912 856 1885 — Applicant Phone

213 Longleaf Circle Pooler Ga 31322 — Applicant Mailing Address

Shannonlindsay22@yahoo.com — Applicant Email

Shannon Stafford Simpson — Property Owner Name

Property Owner Phone

316 Stonebridge circle Savannah Ga 31419 — Property Owner Mailing Address

Shannonlindsay22@yahoo.com — Property Owner Email

Shannon Stafford Simpson — Contact Person Name

Shannon Stafford Simpson — Contact Person Phone

316 Stonebridge circle Savannah Ga 31419 — Contact Person Mailing Address

Same as above — Contact Person Email

Property Information

213 Longleaf Circle Pooler Ga 31322 — Location Address

Parcel Identification #

Current Zoning

Current Use

Conditional Use Application

Updated **MAY 2024**

Description of proposed use, listing specific sections of zoning ordinance that apply: Personal care home

Description of proposed activities, number of units, hours of operation: Hours 6:30 Am – 7:00 pm number of units- 5/activities, bathing, dressing, eating and transferring getting in and out of chair or bed

Description of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during, and after the completion of development activities:

none

Proposed Starting Dates of Land Disturbance, Construction, Completion, Use Opening, First Occupancy:

April 1, 2025

Adjacent Property Owners

Name and address of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary.

Name	Address	Zip
	211 Longleaf circle Pooler Ga	31322
	214 Longleaf Circle Pooler Ga	31322
	215 Longleaf Circle Pooler Ga	31322
	216 Longleaf Circle Pooler Ga	31322

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.

Applicant Name	Applicant Signature	Date
Shannon Stafford Simpson	SSimpson	3/25/25

Attestant Name	Attestant Title	Date

Conditional Use Standards

Updated **SEPT 2023**

Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

1. The proposed use will not be contrary to the purpose of this ordinance;
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
4. The proposed use will not be affected adversely by the existing uses of adjacent properties;
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; and,
7. The action will not adversely impact adjacent or nearby properties in terms of 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.

Additional Mitigation Requirements

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1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Shannon Stafford Simpson	SS	3/25/25
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form
(Zoning Action Applicant)

Updated **MAY 2024**

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

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

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

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

Shannon Stafford Simpson — Applicant Name

Applicant Signature

3/25/25 — Date


(167)
29
80.00
134.58
213 Longleaf Circle
80.48
(168)
30
80.00
125.82
35.99
31
(169)
55.0
GLEAF CIRCL
80
54.34

Outlook

EXTERNAL EMAIL Re: 213 Longleaf Circle

From Shannon Lindsay <shannonlindsay22@yahoo.com>
Date Tue 4/8/2025 7:17 PM
To Ryan Jarles <rjarles@pooler-ga.gov>
Cc Rachael Brown <RBrown@pooler-ga.gov>

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi,
1. I live at 213 Longleaf circle Pooler,ga. I would like for my mail to be sent to 316 Stonebridge circle Savannah, Ga 31419.
2. The house have 5 bedrooms.
3. 5 individuals will live in the home. That's including myself.
4. They will live in the home.however, visitation will ask to end at 7pm.

Sent from Yahoo Mail for iPhone

On Monday, April 7, 2025, 1:21 PM, Ryan Jarles <rjarles@pooler-ga.gov> wrote:

> Shannon,
>
> I need to confirm a few things with your application.
>
> 1. We noticed that the property owner's mailing address is different from the address of the proposed conditional use. Will you be residing at the property in which the proposed use will be located?
> 2. How many bedrooms are in the house currently?
> 3. How many individuals will be within the home? (Including the owner/operator)
> 4. Will the individuals be leaving at 7pm, or are they proposed to reside within the home?
>
> Please get back to us as soon as possible with answers to these questions, and please let us know if you mailed those letters out by last friday.
>
> Thanks.

RYAN JARLES
City Planner

100 US Highway 80 SW
Pooler, GA 31322

(912) 748-7261, ext.308
rjarles@pooler-ga.gov

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for Tract W Townhomes - Phase 1

Project:	#A24-0049
P&Z Meeting Date:	April 14, 2025
City Council Meeting Date:	April 21, 2025
Applicant and Authorized Agent:	Brendan Carroll – Coleman Company, Inc.
Location (Address):	Anthem Mill Drive
Parcel (PIN):	51010 01046
Acreage:	Approximately 18.89 acres
Zoning:	PUD (Jabot)
Proposed Use:	55 townhome units as the first phase of a three-phase development to total 172 units.
Staff Recommendation:	Approval with the Contingency below
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request subject to the following contingency:* *There shall be consensus from Planning & Zoning Commission and City Council that the intent behind approved Amendment #15 to the JABOT Master Plan has been fulfilled by the proposed development plans, with respect to the "optional" 2nd access road establishing connectivity between Harmony, Tract W, and Cross Creek Subdivisions.* *a. Currently, Tract W Townhomes is designed as a private residential development, with a private and gated street network, only accessible to residents of the townhomes and emergency services through Cross Creek Subdivision.*

	b. The 2nd access connection from Harmony would be ideal to enhance traffic operations for the public and surrounding neighborhoods by establishing connectivity between Harmony and Cross Creek Subdivision through Tract W but requires a permit from the US Army Corp of Engineers for the wetland impacts and crossing. If the applicant can obtain such permit, the 2nd access shall be constructed between Harmony & Cross Creek Subdivision through Tract W."
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. o The site is located within an area that is shown on the Future Land Use Map as being designated residential and is shown in the Comprehensive Plan as being within the Residential and PUD Character Areas. The site plan as proposed is consistent with these plans. 2. Whether the site plan provides for adequate pedestrian and traffic access. o The site plan does comply 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. The site plan provides adequate vehicular access points, sidewalks, and cross walks throughout. However, the site would potentially have greater accessibility if the optional second access road was constructed as described within the Jabot PUD Master Plan, which would provide connectivity between the Harmony, Tract W, and Cross Creek Subdivisions; this would require a permit from the Army Corps of Engineers for wetland impacts and crossing. If the applicant can obtain such a permit, the 2nd access shall be constructed between Harmony and Cross Creek Subdivisions through Tract W. 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable. o 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). o The site plan complies with the provisions related to the development standards for site improvements.

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 site improvements, 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. The site would be served at a greater capacity, regarding roads, if the 2nd access road as shown on the Jabot PUD Masterplan were to be permitted and constructed.

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 public services and 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-deterring 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. June 20, 2023, Site Plan Approval for Tract W clearing, grading, and landscaping required the below contingencies. The second of these contingencies is met within the site plans provided for Phase 1.

        - Mitigation for the significant trees identified as being removed shall be provided in the form of payment into the City of Pooler Tree Fund prior to issuance of the LDA permit: OR,
        - Mitigation for the significant trees identified as being removed shall be provided in the form of planting under the forthcoming development permit

associated with Tract W. The required planting shall be subject to all of the applicable requirements outlined in the City's Ordinances and found as acceptable to the City Arborist and applicable City Staff.

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 with the following contingency:

There shall be consensus from Planning & Zoning Commission and City Council that the intent behind approved Amendment #15 to the JABOT Master Plan has been fulfilled by the proposed development plans, with respect to the "optional" 2nd access road establishing connectivity between Harmony, Tract W, and Cross Creek Subdivisions.

a. Currently, Tract W Townhomes is designed as a private residential development, with a private and gated street network, only accessible to residents of the townhomes and emergency services through Cross Creek Subdivision.

b. The 2nd access connection from Harmony would be ideal to enhance traffic operations for the public and surrounding neighborhoods by establishing connectivity between Harmony and Cross Creek Subdivision through Tract W but requires a permit from the US Army Corp of Engineers for the wetland impacts and crossing. If the applicant can obtain such permit, the 2nd access shall be constructed between Harmony & Cross Creek Subdivision through Tract W.

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 - Site Development Plan Approval for Tract W Townhomes - Phase 1

04/07/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

ite Plan plication

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 C ntents (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

Updated **OCT 2023**

Contact Information

Brendan Carroll (Coleman Company, Inc.)	(912) 200 - 3041
Applicant Name	Applicant Phone
1480 Chatham Parkway, Savannah, GA 31405	
Applicant Mailing Address	Applicant Email
Harmony Partners, LLC	(912) 354-7995 Ext 201
Property Owner Name	Property Owner Phone
2702 Whatley Avenue, Savannah, GA 31404	
Property Owner Mailing Address	Property Owner Email
Cole Chenowith	(678) 491-1210
Contact Person Name	Contact Person Phone
2702 Whatley Avenue, Savannah, GA 31404	cchenowith@landmark24.com
Contact Person Mailing Address	Contact Person Email

Property Information

Anthem Mill Drive, Pooler, GA 31322	
Location Address	
Jabot Tract PUD	51010 01046
Current Zoning	Parcel Identification #
Single Family Residential Townhomes	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

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.

Application Number	Date	Action Requested	Action Taken

Site Plan Application

Updated **OCT 2023**

Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken
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.

Brendan Carroll	Brendan Carroll	04/03/2024
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Site Plan Submission Checklist

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.

- [X] 3 sets of paper plans and 1 set of electronic plans
- [X] $3,000.00 application fee payment
- [X] 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.
- [X] 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
- [X] Dimension setback lines from property lines and street rights-of-way.
- [X] Lighting Plan
- [X] Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
  - [X] Proposed new cut (s) onto public rights-of-way with turning radii & width
  - [X] Dimensions of all rights-of-way
- [X] Drainage plan to conform to city engineering department's standards
- [X] Location of all utilities
- [X] Tabulated data including at least: (SHEET C0.0)
  - [X] Gross density of dwelling units
  - [X] Parking ratio per dwelling unit
  - [X] Percentage and amount of land coverage by use; and,
  - [X] Percentage and amount of floor area by use and by type.
- [X] Topographical map showing existing and proposed contours at one foot (l ') intervals and natural features.
- [ ] Developments of Regional Impact (check only if your project requires this)

Conditional Use Standards

Updated **SEPT 2023**

Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

1. The proposed use will not be contrary to the purpose of this ordinance;
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
4. The proposed use will not be affected adversely by the existing uses of adjacent properties;
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; and,
7. The action will not adversely impact adjacent or nearby properties in terms of 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.

Additional Mitigation Requirements

The Planning & Zoning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):

1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Brendan Carroll	Brendan Carroll	04/03/2024
Applicant Name	Applicant Signature	Date

Site Plan Review Checklist

Updated **OCT 2023**

NOTICE TO APPLICANT

Please address each item below using an "ok" or "n/a" and indicate on which plan sheets each item can be located. This checklist is intended to serve as a guide for a complete site plan application but does not comprise all City standards. All City of Pooler Code of Ordinances' requirements must be met.

Project Information

Tract W Townhomes — Project Name

4/3/2024 — Date

Basic Engineering Information

1. COV Development name; If not obvious, add a description of the development
2. COV Location of site / location map: Sufficiently detailed to pinpoint the site's location
3. COV Date of plans with space for revision dates
4. COV Name and contact information of the engineer and engineering firm responsible for the plans
5. C0.0 Name and contact information of owner, authorized agent of the owner, and/or developer
6. COV 24-hour contact with phone number
7. ALL Signed and dated P.E. stamp or other licensed professional as allowed by law
8. COV Sheet index
9. C0.0 Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. C1.0 Show property boundaries with metes and bounds descriptions
11. ALL North arrow, graphic scale
12. C1.0 Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc
13. C1.0 Identify the ownership and use of all adjacent surrounding properties
14. C1.0 Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. C1.0 Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. C1.0 Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)

17. C1.0 Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development

18. C1.0 Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc

19. C0.0 Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

20. C0.0 Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)

21. C0.0 Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)

22. C1.0 Location of existing utilities (Appendix A, Article V, Section 4 C 5)

23. C1.0 Easements existing upon the property

24. Exhibit Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

1. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)

2. C3.0 The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)

3. C3.0 Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)

4. N/A ~~C3.0~~ For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information

5. C3.0 Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail

6. C3.0 Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted

7. C3.0 Show interior traffic pattern

8. CE1.0 Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre

9. N/A GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit

10. C1.0 At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607)

11. C3.0 Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

12. C6.0 Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines

13. N/A Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)

14. C3.0 Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503

15. Exhibit Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant

16. C3.0 Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

17. N/A Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist

18. C3.0 Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)

19. OK Provide site lighting plan for all proposed lighting

20. OK Traffic Impact Study or technical memo for traffic

New Streets

1. OK If new streets are to be private, clearly indicate this

2. C3.0 An identifying name of each new street with the proposed right-of-way

3. OK Street alignment to be in conformance with the approved Preliminary Plat

4. C7.0 Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc

5. C7.0 The maximum change in grade that does not require a vertical curve shall be as follows: 20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%, 50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of vertical grade breaks violates stopping sight distance criteria, these values shall be reduced

6. C7.0 Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)

7. O/K Roadway pavement shall at a minimum meet the requirements outlined in the City of Pooler Standards and Specifications unless a geotechnical engineer requires a thicker pavement section more suitable for the proposed use of the road. (Chapter 74, Article V, Section 74-133b and c)

8. C8.0 Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)

9. C5.0 A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)

10. C3.0 Demonstrate that intersection sight distance is achieved

11. C3.0 Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)

12. O/K The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)

13. C3.0 Show the location of all proposed road signs

14. C3.0 Show the location of all proposed pavement markings

15. O/K All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03)

16. N/A Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)

17. C3.0 Label the curb radius at intersections

18. For Report Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event

19. O/K Ensure that the season high groundwater table elevation is a minimum of 24 inches below the bottom of the base course for proposed streets

BORING EXHIBIT PROVIDED

Required Notes

Include the following notes as applicable to the project:

1. C3.0 "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."

2. C3.0 Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)

3. C3.0 Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. C3.0 "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. C3.0 Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. C3.0 When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. C3.0 Select fill SHALL be use in all roads to be dedicated to the City
8. C3.0 Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. C3.0 Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. C3.0 Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. C4.0 The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. C4.0 The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-132; Chapter 42, Article V, Section 42-156; Appendix B, Article VI, Section 602

1. OK Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)
2. OK Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)
3. OK Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)
4. OK Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. C7.3 Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high

water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

6. C5.0 Lot drainage shall be from the rear to the front of lots; 0.5% grade minimum. Exceptions will be considered. (Chapter 74, Article V, Section 74-132d)

7. C5.0 Side lot drainage shall be piped; ditches on side lot lines are not permitted. Exceptions will be considered. (Chapter 74, Article V, Section 74-132e)

8. NA All drainage ditches/canal shall have a maintenance easement. The structure itself shall be in an easement with an additional 25-foot access easement on one side for mechanical cleaning access purposes. Side slopes shall be grassed and shall be 2:1 or flatter. Side slopes shall be constructed in such a manner that they do not erode and can be maintained with riding grass cutting equipment. The soil type encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose. (Ch 74, Art V, Section 74-132f & h)

9. OK A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall not discharge into a swale. (Chapter 74, Article V, Section 74-132g)

10. OK Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a 4(H):1(V) side slope with a permanent stand of grass established on both slopes. (Chapter 74, Article V, Section 74-132g)

11. OK A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall. (Chapter 74, Article V, Section 74-132g)

12. All The 100-yr floodplain shall be delineated on the site development plans, with Base Flood Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)

13. C5.0 Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)

14. OK The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)

15. C4.0 Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)

16. O/K The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

Mobile Home Parks

1. NA Verify correct zoning

2. NA Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))

3. NA Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)

4. N/A Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)
5. N/A Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)
6. N/A At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)
7. N/A Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)
8. N/A Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)
9. N/A Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)
10. N/A Utilities - underground only. (Appendix A, Article III, Section 10 G)
11. N/A Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)
12. N/A Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J)
13. N/A Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

Utilities

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-138 and Appendix B, Article VI, Section 606

General:

1. C6.0 Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information
2. C6.0 All utilities are to be installed underground
3. C6.0 Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
4. C6.0 Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)
5. C7.1 Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

6. C8.0 - C8.4 Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)

7. OK Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)

8. N/A ~~OK~~ Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)

9. OK All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)

10. C6.0 All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)

11. C6.0 Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)

12. OK A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)

13. C7.2 If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation

14. OK Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)

15. N/A All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. C6.0 Fire hydrant spacing:
   - 300 feet maximum in multi-family, commercial & industrial zonings
   - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
   - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)

2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)

3. C6.3 Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)

4. In WHS Report Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. The fire flow data shall be shown on a map including latitude and longitude coordinates of which hydrants were used for the test. If extending water main, a complete water distribution system model and analysis shall be provided

5. C6.0 Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

6. C6.0 Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)

7. N/A The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)

8. C6.0 Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)

9. C6.0 When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)

10. C6.0 Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)

11. C6.0 All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)

12. OK All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)

13. OK All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)

14. C6.0 The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line

15. C7.1 Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)

16. OK Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)

17. C6.0 Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. C6.0 Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

2. C6.0 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)

3. W+S Report If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing

4. C6.0 Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. C6.0 Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)
6. C6.0 Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
7. C6.0 Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)
8. OK Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
9. C6.0 Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
10. C6.0 Try to move manholes out of sidewalk
11. C6.0 Pipe Material:
    - SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger
    - DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50
12. C7.1 Min cover 3'
13. N/A Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)
14. N/A Drop manholes - inside and outside drop manhole details S-7, S-8
15. C7.1 Sanitary sewer line - minimum slope:

8"	0.40%	21"	0.10%
10"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

Grease Traps:

1. N/A Grease trap is required for restaurants / eating establishments (any establishment with kitchen facilities). A sampling manhole shall be installed downstream of the grease trap and upstream of sanitary sewer main tie-in. Sampling MH shall be a minimum of 18 inches in diameter. Grease traps shall be sized at 20 gallons per seat, or a minimum capacity of 1,000 gallons and must be singular or in series

and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228)

Sanitary Sewer Lift Stations:

1. N/A City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)
2. N/A The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)
3. N/A The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)
4. NA The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)
5. NA The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)
6. NA All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)
7. NA All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)
8. NA The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)
9. NA All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)
10. NA The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)
11. NA All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

    - Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp

    - Sewer system information – type, location and size of development

    - Existing sewer system – location and type of gravity system the force main will discharge into

    - Future plans for sewer system – the number of lots this phase will encompass initially, if future

phases will be constructed, and the extent to which the proposed system will serve future phases

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation

- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

Reference: Appendix B, Article VI, Section 606 Utilities 12, Standard Specifications Section 02710

1. NA Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way
2. NA Identify the size and material type of the force main pipe
3. NA Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner
4. NA Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

Stormwater Management

References:
- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V-
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (Chapter42, Article V, Section 42-180.7)

General:

Water quantity may be handled through a master system, water quality/run-off reduction needs to be addressed as part of the individual development site.

Applicability and Exemptions (Chapter 42, Article V, Section 42-180.3)

1. OK What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))

   a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   c. New development or redevelopment, regardless of size, that is part of a larger common plan

of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

2. NA The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))

a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities

b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above

c. Additions or modifications to existing single-family homes and duplex residential units that do not meet any of the applicability criteria listed above

d. Development projects that are undertaken exclusively for agricultural or silvicultural purposes within areas zoned for agricultural or silvicultural

e. Maintenance and repairs of any green infrastructure or stormwater management practices deemed necessary by the director

f. Any part of a land development project that was approved by the director prior to the adoption of this article

g. Redevelopment activities that involve the replacement of impervious cover when the original impervious cover was wholly or partially lost due to natural disaster or other acts of God occurring after April 12, 2012

3. NA Redevelopment projects must handle stormwater run-off in at least one of the following methods. The method(s) selected must be acceptable to the City of Pooler (Section 42-184.8):

a. existing site impervious cover by at least 20 percent

b. Manage the stormwater runoff from at least 20 percent of the site's existing impervious cover in addition to any new impervious cover. Stormwater shall be managed with criteria selected, designed, constructed and maintained in accordance with the information presented in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

c. Provide off-site stormwater management practices

Design Plan (Chapter 42, Article V, Section 42-183.4)

4. Storm Report Provide a hydrologic analysis of the EXISTING conditions that includes: (Section 42-183.4 (1))

a. Existing conditions map

b. Describe the existing conditions of each on-site drainage area of the development site (e.g.

size, soil types, land cover characteristics)

c. Describe the existing conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each off-site drainage area that contributes runoff to the development site

Hydro/Storm f. Documentation showing how the existing conditions hydrologic analysis was completed

5. _____ Provide a hydrologic analysis of the **proposed** conditions that includes: (Section 42-183.4 (2))

Report a. Proposed conditions map (Sec 42-183.2(4))

b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)

c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site

f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed

Hyd/Storm

6. _____ Provide a POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN that illustrates: (Section 42-183.4 (3))

Report

a. Proposed topography

b. Proposed drainage divides and patterns

c. Existing and proposed roads, buildings, parking areas and other impervious surfaces

d. Existing and proposed primary and secondary conservation areas

e. Plan view of existing and proposed low impact development and stormwater management practices

f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes)

g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)

h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations

i. Existing and proposed channel modifications (e.g. bridge or culvert installations)

7. Hydrostorm Report Provide a post-construction stormwater management system narrative that includes information about: (Section 42-183.4 (4))

a. How post-construction stormwater runoff will be managed on the development site, including a list of the low impact development and stormwater management practices that will be used

b. It shall also include documentation and calculations that demonstrate how the selected low impact development and stormwater management practices satisfy the post-construction stormwater management criteria that apply to the development site, including information about the existing and proposed conditions of each of the drainage areas found on the development site (e.g. size, soil types, land cover characteristics)

8. COV Certification by plan preparer that the stormwater management design plan meets the requirements of the City's stormwater management ordinance and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda. (Section 42-183.4 (5))

9. COV Certification by owner that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

Inspection and Maintenance Plan: (Chapter 42, Article V, Section 42-183.5 and Section 42-186.2)

10. OK An Inspection and Maintenance Agreement and Plan must be submitted. This document is a binding agreement signed by the applicant or owner that is binding on all subsequent owners unless the stormwater management system is dedicated to and accepted by the City. The plan must include the following:

a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance

b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner

c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance

d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

Off-Site Stormwater Management Practices: (Chapter 42, Article V, Section 42-183.9)

11. OK Off-site or regional stormwater management practice must meet the following criteria:

a. Located on property legally dedicated to that purpose

b. Be designed and sized to meet the post-construction stormwater management criteria presented below

c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices

d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

12. OK Submit a stormwater management design plan that demonstrates the off-site or regional stormwater management practice will not result in the following impacts:

a. Increased threat of flood damage or endangerment to public health or safety

b. Deterioration of existing culverts, bridges, dams and other structures

c. Accelerated streambank or streambed erosion or siltation

d. Degradation of in-stream biological functions or habitat

e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-Construction Stormwater Management (Section 42-184)

1. OK Natural resources inventory (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

2. OK Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical

3. OK Stormwater runoff reduction (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:

a. It includes green infrastructure practices that provide for the interception, evapotranspiration,

infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

Hydro

4. Report Water quality protection (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:

a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site

5. OK Aquatic resource protection (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual

Hydro Report

6. Overbank flood protection (Section 42-184.6) - Stormwater management systems shall control the peak discharge generated by the overbank flood protection storm event. A stormwater management system is presumed to comply if it is designed to provide overbank flood protection in accordance with the information provided in the coastal stormwater supplement to the Georgia Stormwater Management Manual

Hydro Report

7. Extreme flood protection (Section 42-184.7) - Stormwater management systems shall control the peak discharge generated by the extreme flood protection storm event. A system is presumed to comply with this criteria if it is designed to provide extreme flood protection in accordance with the information provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

Note only: Certification, final inspection and as-built plans - The applicant is responsible for certifying that the project has been completed in accordance with the approved stormwater management design plan. The applicant is also responsible for submitting as-built plans for all green infrastructure and stormwater management practices shown on the approved plan. The as-built plans must show the final design specifications for all green infrastructure and stormwater management practices and must be certified by a licensed design professional such as a landscape architect, professional surveyor or professional engineer. A final inspection shall be conducted by the City staff to confirm the accuracy of the as built plans. (Sec 42-185.3)

Tree Protection Ordinance

Reference: City of Pooler Code of Ordinances, Chapter 42, Article VI

Minimum Tree Coverage (Section 42-197)

1. OK Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)

2. OK Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

3. OK Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"
4. OK Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches

Replacement (Section 42-199)

5. OK Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)

6. OK If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42- 199(3))

Parking Lot Coverage (Section 42-200)

7. N/A Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

8. N/A The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)

9. OK The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)

10. N/A Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. L2.0 Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete

12. L2.0 Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

13. C1.0/L1.0 A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)

- Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
- Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
- Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.
- Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.

14. L1.0 A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)

15. L1.0 A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)

16. N/A The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)

17. L3.0 If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot; (Chapter 42, Article VI, Section 42-204.5)

18. L2.0 Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)

19. OK All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)

20. OK In ground irrigation systems installed with water supply to all newly planted trees and plant material shall result in a 20 percent reduction of the landscape establishment bond. (Chapter 42, Article VI, Section 42-204.8)

Preferred Tree List: (Section 42-198)

LARGE SPECIES	MEDIUM SPECIES	SMALL SPECIES
American Beech	American Holly	Eastern Redbud
American Elm hybrids	Maple, Red	Holly, attenuate hybrids
American Sycamore	Maple, Florida	Holly, Yaupon
Ash, Green	Maple, Trident	Magnolia, Sweetbay
Ash, White	Cedar, Eastern Red	Fringe tree
Cypress, Bald		
Cypress, Pond		
Gingko (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		
Oak, Southern Red		
Poplar, Yellow		

1. OK No more than 30% of trees may be from the small species list or from one species

2. OK Upon recommendation of the City Arborist, a species different from one listed may be approved

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 1

PREPARED FOR HARMONY PARTNERS, LLC

24-HOUR CONTACT:
COLE CHENOWITH (678) 491-1210

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

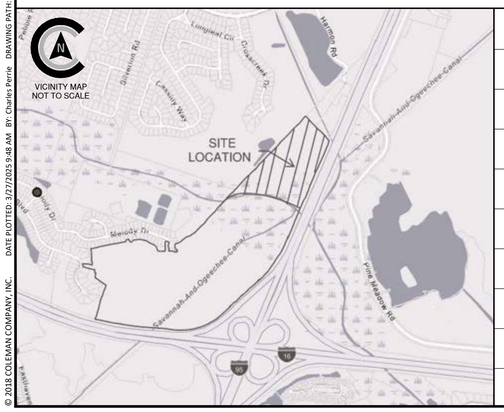
I CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN. (42-183.4 (5))

OWNER: HARMONY PARTNERS, LLC

I CERTIFY THAT THE DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (ART. V, 42-183.4(5)), EXCEPT WHERE EXEMPTED BY (42-180.3(2)(f)).

NEIL P. MCKENZIE, PE - PLAN PREPARER

VICINITY MAP (N.T.S.)



REVISIONS

1	8/9/2024 | PER CITY OF POOLER COMMENTS
2	11/13/2024 | PER CITY OF POOLER COMMENTS

PROJECT SITE DATA

PROJECT ADDRESS:	ANTHEM MILL DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	18.89 AC.
DISTURBED AREA:	9.27 AC.
ZONING:	JABOT TRACT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	ZONE X, ZONE AE
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	N032.08414, W081.24438

SHEET INDEX

Sheet Number	Sheet Title	CE4.1	EROSION CONTROL DETAILS
COV	COVER	CE5.0	NPDES PERMIT NOTES
C0.0	CONSTRUCTION NOTES	CE5.1	NPDES PERMIT NOTES
C1.0	EXISTING CONDITIONS	L1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN	L2.0	LANDSCAPE PLAN
C3.0	STAKING PLAN	L3.0	LANDSCAPE DETAILS
C4.0	GRADING & DRAINAGE PLAN	L3.1	LANDSCAPE DETAILS
C5.0	NEIGHBORHOOD GRADING PLAN	1 OF 1	LIGHTING PLAN
C6.0	UTILITY PLAN		
C7.0	PROFILES - ROAD CENTERLINE		
C7.1	PROFILES - UTILITIES		
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COV	ESPC COVER		
CE1.0	INITIAL ES&PC PLAN		
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CE3.0	FINAL ES&PC PLAN		
CE4.0	EROSION CONTROL DETAILS		

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL No. PE036652 04.02.2024 NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/02/2024
DRAWN BY: BJC
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 3/27/2025 9:48 AM BY: Charles Perrie DRAWING PATH: Q:\2020\20-593.000\DWG\Civil\PHASE 1\20-593.000_COVER-PHASE 1.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.

2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.

3. 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.

4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.

5. 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 MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOP OF 5%.

6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.

7. 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.

8. 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.

9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.

10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.

11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

12. 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 THIS 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.

13. 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.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.

16. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.

17. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES OR OTHER APPROVED SILT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.

18. 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.

19. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

26. 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.

27. 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.

28. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGES POINTS, PLUS, OR MINUS, OF OPTIMUM..

29. 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.

30. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.

31. 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".

32. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.

33. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE 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.

34. 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.

35. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.

36. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND 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.

37. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.

38. 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'.

39. 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.

40. 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'.

41. 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.

42. TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.

43. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

44. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

45. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.

46. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS..

47. 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.

48. 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. CASTING'S 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 MANUFACTURE'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.

49. INTERNATIONAL FIRE CODE, 2012 EDITION:

SECTION 3310
ACCESS FOR FIREFIGHTING
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 3313
WATER SUPPLY FOR FIRE PROTECTION
3313.1 AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 3313.2 THROUGH 3313.5.

50. 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.

51. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY INTO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC RIGHT OF WAY. THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, MATERIALS, DIMENSIONS, ETC. AS DESCRIBED IN THE CURRENT VERSION OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S "MANUAL FOR EROSION AND SEDIMENT CONTROL".

MAXIMUM BUILDING HEIGHT IS TO BE 45' PER SECTION III B. RESIDENTIAL - HARMONY TOWNHOMES OF THE JABOT PUD DOCUMENTS.

ADA NOTES:

1. 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 1/2" IN WIDTH.
2. 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
3. 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.
4. 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.
5. PAVEMENT MARKINGS :
   •• AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES :
   •• MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   •• MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   •• MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   •• MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. 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).
8. ACCESSIBLE ROUTES :
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

WATER - SEWER NOTES:

1. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

2. 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.

3. MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

4. 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.

5. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.

6. MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.

8. ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.

9. INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.

10. INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.

11. 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.

SITE INFORMATION:

PARENT PIN: 51010 01046

ZONING DISTRICT: JABOT TRACT PUD

FLOOD ZONE: ZONE X, ZONE AE

SIZE: 18.89 AC.

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL - TOWNHOMES

GROSS DENSITY: 172 UNITS TOTAL (PHASES 1 -3)/18.89 ACRES = 9.10 UNITS/ACRE

PARKING RATIO PER DWELLING UNIT: 1.75 SPACES/DWELLING UNIT.

LAND COVERAGE BY USE:

BUILDINGS: 4.79 ACRES (25%)
ROADWAYS: 2.45 ACRES (13%)
DRIVEWAYS - 0.79 ACRES (4%)
SIDEWALKS - 1.27 ACRES (7%)
PONDS - 1.15 ACRES (6%)
OPEN SPACE - 8.44 AC (45%)

TOTAL - 18.89 ACRES (100%)

EROSION CONTROL NOTES:

1. 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".

2. NARRATIVE DESCRIPTION:

LOCATION: ANTHEM MILL DRIVE POOLER,GEORGIA

PINS: 51010 01046

NATURE OF WORK: PHASE 1 WILL CONSTRUCT50 SINGLE-FAMILY TOWNHOMES AND THE CORRESPONDING INFRASTRUCTURE WHICH INCLUDES WATER AND SEWER UTILITIES AS WELL AS STORMWATER PIPES, STRUCTURES AND PONDS.

SIZE:
TOTAL PROPERTY ACREAGE: 18.89 AC.
DISTURBED ACREAGE: 9.27 AC.

ZONING CLASSIFICATION: JABOT TRACT PUD

3. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.

4. THERE ARE APPARENT WETLANDS PRESENT ON THE PROPERTY.

5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.

6. THE SOILS ON SITE ARE : Cc - CAPE FEAR SOILS, Mn - MASCOTTE SAND, Oj - OCILLA COMPLEX, Ok - OGEECHEE LOAMY FINE SAND

7. THIS SITE IS CURRENTLY UNDEVELOPED

8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.

9. 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.

10. 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.

11. 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.

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

13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES APPEAR TO LIE IN A FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0128G EFFECTIVE DATE: AUGUST 16, 2018.

14. CONTACT INFORMATION:

CIVIL ENGINEER:
NEIL P. MCKENZIE, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PKWY.
SAVANNAH, GA 31405
P: 912.200.3041
F: 912.200.3056

OWNER/REPRESENTATIVE CONTACT:
HARMONY PARTNERS, LLC
ATTN: COLE CHENOWITH
2702 WHATLEY AVENUE
SAVANNAH, GA 31404
cchenowith@landmark24.com

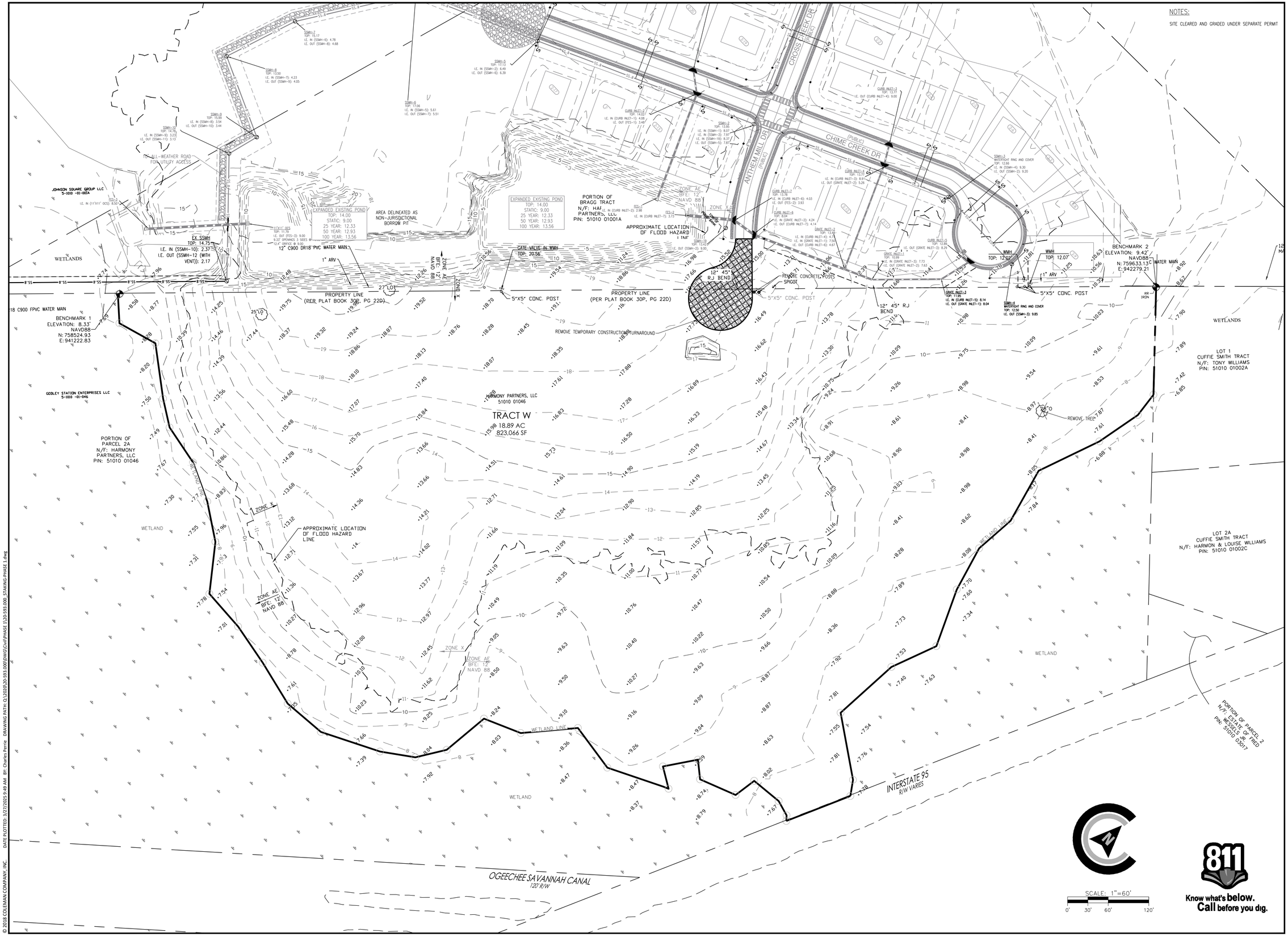
16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS AN UNNAMED TRIBUTARY TO SAVANNAH AND OGEECHEE CANAL, AND THE FINAL RECEIVING WATERS IS LITTLE OGEECHEE RIVER.
17. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
18. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
19. ALL TEMPORARY BMPS FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

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

COLEMAN COMPANY
EN

NOTES:

SITE CLEARED AND GRADED UNDER SEPARATE PERMIT



SCALE: 1"=60'

0' 30' 60' 120'

Know what's below. Call before you dig.

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL No. PE036662 04.02.2024 NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

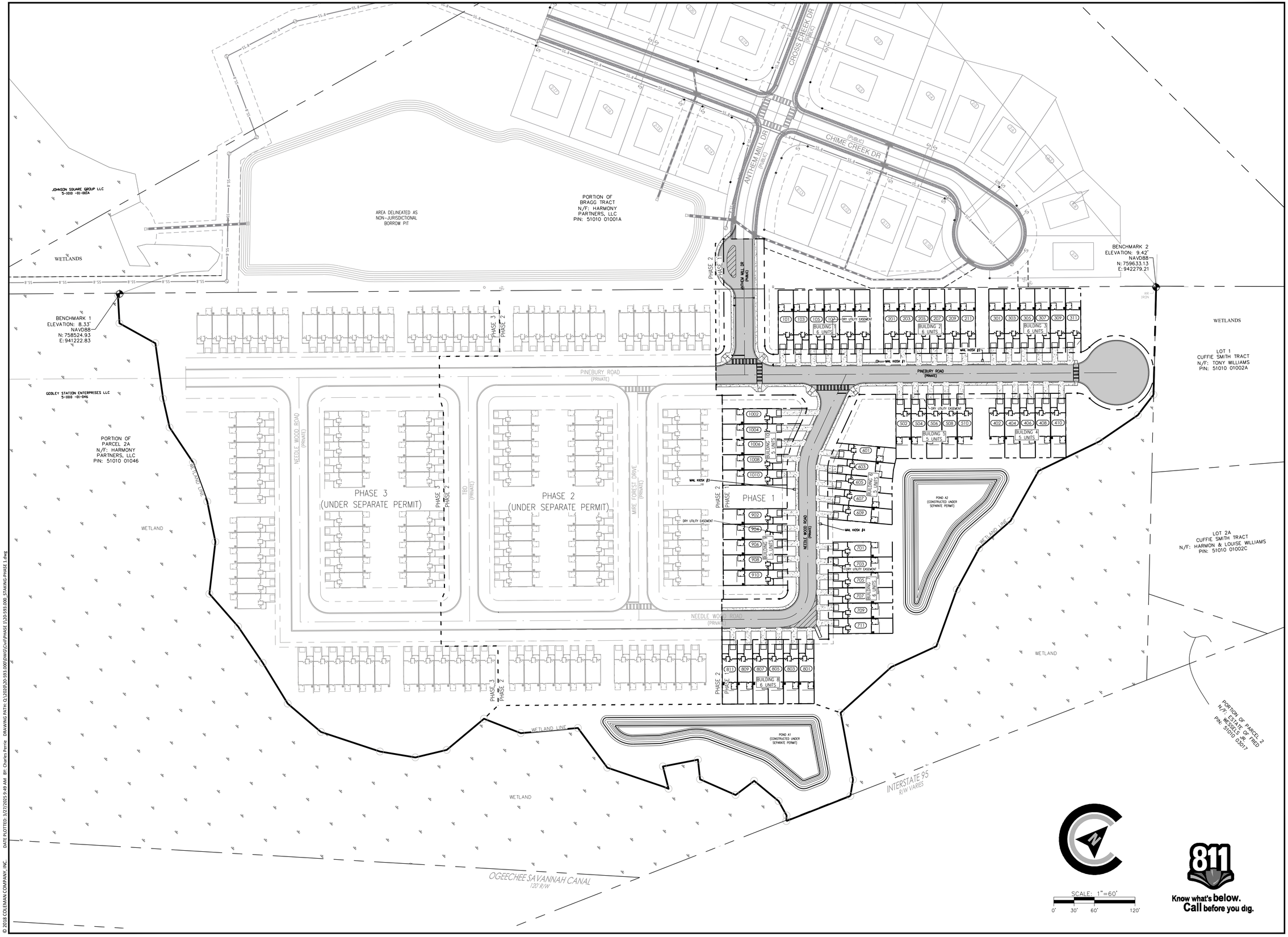
PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET: C1.0



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GEORGIA
No. PE030660
PROFESSIONAL
04.02.2024
NEIL P. McKENZIE

REVISIONS:
8/9/2024 | PER CITY OF POOLER COMMENTS
11/13/2024 | PER CITY OF POOLER COMMENTS

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

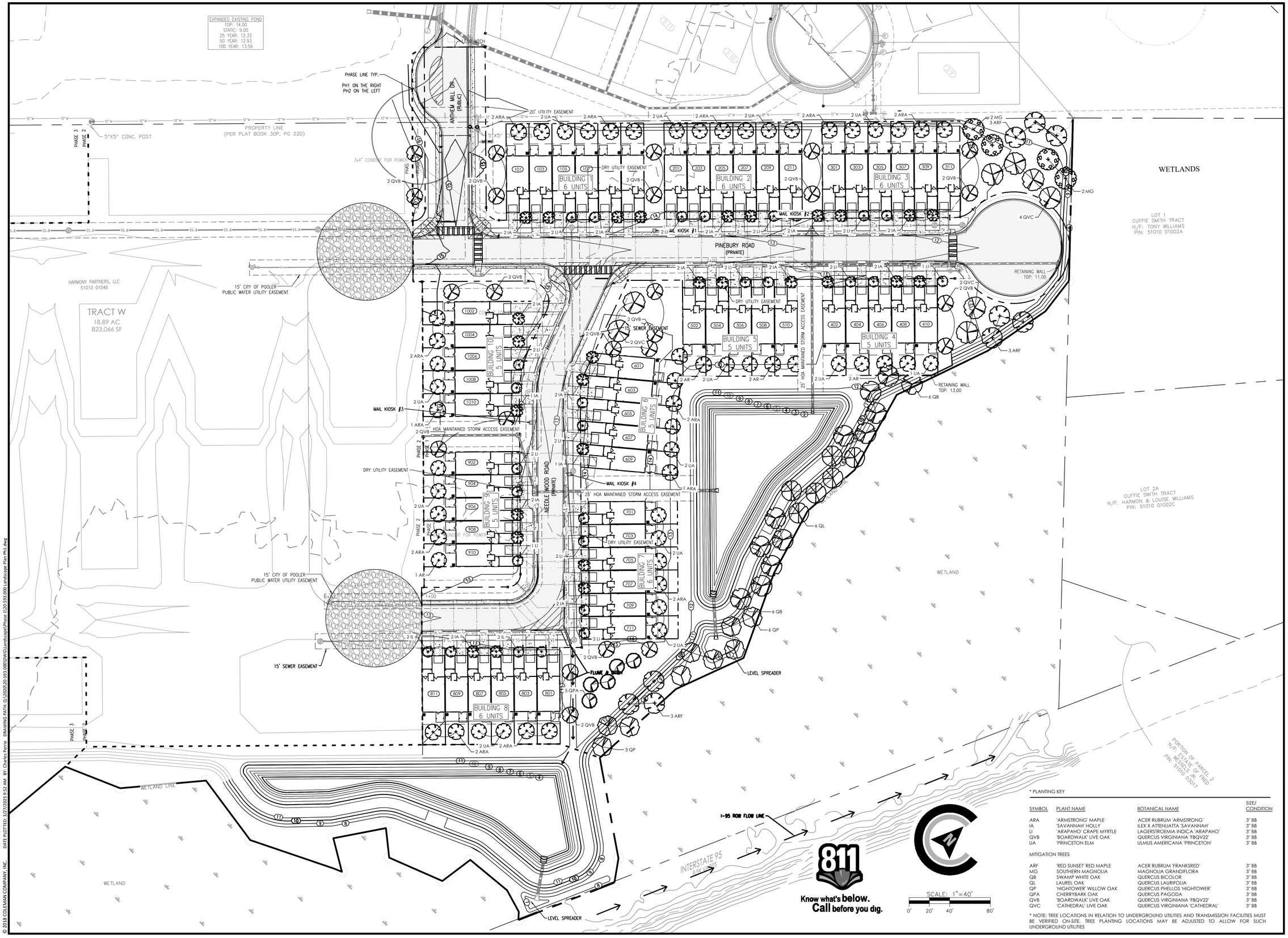
PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/02/2024
DRAWN BY:	BJC
CHECKED BY:	NPM
SCALE:	AS NOTED

OVERALL SITE PLAN

SHEET:
C2.0



* PLANTING KEY

SYMBOL	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
QVB	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
UA	'PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" BB
MITIGATION TREES			
ARF	'RED SUNSET' RED MAPLE	ACER RUBRUM 'FRANKSRED'	3" BB
MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
QVC	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB

* NOTE: TREE LOCATIONS IN RELATION TO UNDERGROUND UTILITIES AND TRANSMISSION FACILITIES MUST BE VERIFIED ON-SITE. TREE PLANTING LOCATIONS MAY BE ADJUSTED TO ALLOW FOR SUCH UNDERGROUND UTILITIES

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GEORGIA REGISTERED No. 1023 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
Jay M Gehler 04/10/24

REVISIONS:
08/15/24 - POOLER COMMENTS

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	20-593.000
DATE:	04/10/24
DRAWN BY:	JMG
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0

Ossabaw Consulting, LLC

P.O. Box 30012 • Savannah, GA 31410 • ossabawconsulting@gmail.com • (912) 658 8833

Arborist Site Report

Coleman Company, Inc.
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

March 21, 2023

Location:

Proposed Tract W – Cross Creek Drive
Pooler, GA

General Information:

Documented trees were assessed to determine if they are healthy, per City of Pooler code for "significant tree". The trees were assessed during March of 2023 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler and this report will be the official opinion of the City of Pooler Arborist.

Detailed Findings and Recommendations*:

The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a "significant tree", per City of Pooler code, and the supporting information is provided.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
2107	33	Laurel oak	*Quercus laurifolia*	This tree has a decay seam.
2100	36	Willow oak	*Quercus phellos*	This tree is decayed.
2099	26	Willow oak	*Quercus phellos*	This tree is decayed.
2088	32	Southern red oak	*Quercus falcata*	This tree is decayed.
2081	26	Water oak	*Quercus nigra*	This tree is leaning.
2072	29	Water oak	*Quercus nigra*	This tree has poor growth development.
2071	29	Red maple	*Acer rubrum*	This tree is decayed and has a broken top.
2068	28	Blackgum	*Nyssa sylvatica*	This tree has massive decay.
2065	33	Water oak	*Quercus nigra*	This tree is decayed.
2064	37	Water oak	*Quercus nigra*	This tree is decayed.
2063	29	Water oak	*Quercus nigra*	This tree is decayed and has prominent lean.
2062	28	Water oak	*Quercus nigra*	This tree is decayed.
2060	28	Southern red oak	*Quercus falcata*	This tree has included bark and decay.

In the opinion of the inspecting arborist, the following trees would have the potential to be a "significant tree", per City of Pooler code.

Tag Number	DBH	Common Name	Scientific Name
2112	24	Swamp white oak	*Quercus bicolor*
2111	24	Darlington oak	*Quercus hemisphaerica*
2110	24	Southern magnolia	*Magnolia grandiflora*
2109	32	Laurel oak	*Quercus laurifolia*
2108	33	Swamp white oak	*Quercus bicolor*
2106	35	Laurel oak	*Quercus laurifolia*
2105	26	Baldcypress	*Taxodium distichum*
2104	39	Laurel oak	*Quercus laurifolia*
2103	34	Baldcypress	*Taxodium distichum*
2102	33	Baldcypress	*Taxodium distichum*
2101	27	Baldcypress	*Taxodium distichum*
2098	25	Live oak	*Quercus virginiana*
2097	18	Live oak	*Quercus virginiana*
2096	25	Live oak	*Quercus virginiana*
2095	18	Live oak	*Quercus virginiana*
2094	26	Southern magnolia	*Magnolia grandiflora*
2093	36	Live oak	*Quercus virginiana*
2092	18	Live oak	*Quercus virginiana*
2091	34	Live oak	*Quercus virginiana*
2090	21	Live oak	*Quercus virginiana*
2089	19	Live oak	*Quercus virginiana*
2087	33	Live oak	*Quercus virginiana*
2086	27	Pecan	*Carya illinoensis*
2085	27	Live oak	*Quercus virginiana*
2084	25	Live oak	*Quercus virginiana*
2083	20	Live oak	*Quercus virginiana*
2082	29	Live oak	*Quercus virginiana*
2080	25	Live oak	*Quercus virginiana*
2079	24	Live oak	*Quercus virginiana*
2078	24	Hickory	*Carya species*
2077	18	Live oak	*Quercus virginiana*
2076	18	Live oak	*Quercus virginiana*
2075	24	Live oak	*Quercus virginiana*
2074	28	Cherrybark Oak	*Quercus pagoda*
2073	24	Water oak	*Quercus nigra*
2070	31	Willow oak	*Quercus phellos*
2069	34	Willow oak	*Quercus phellos*
2067	26	Baldcypress	*Taxodium distichum*
2066	25	Red maple	*Acer rubrum*
2061	24	Willow oak	*Quercus phellos*
2059	20	Live oak	*Quercus virginiana*

It is recommended that if any trees remain on site, that they have a tree protection zone to the drip line or at least 1.25ft in radii around the tree for every diameter inch of the trunk, if possible. Tree protection zones must meet City of Pooler Code. Mulch should be added within the tree protection zone and should be shredded hardwood and not exceed 4 inches in depth; if possible, irrigation should also be installed within the tree protection zone. Trees should be fertilized twice annually for three years to lessen the stress effects of the construction and trees should also be treated to prevent the infestation of wood boring insects.

It is also recommended that all trees that remain on site should be pruned to eliminate any hazardous limbs and improve overall safety. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that no cutting or pruning of tree roots be conducted, however if there is a need for such a practice, an ISA Certified Arborist should direct and supervise the cutting or pruning. In addition to the pruning, all trees that remain on site should be inspected annually by an ISA Certified Arborist.

Inspector's information:

Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. Conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.

* CITY OF POOLER LANDSCAPING REQUIREMENTS

SITE REQUIREMENTS
CRITERIA: 15 EA 3" CALIPER TREES PER ACRE
RATIONAL: TOTAL SITE AREA 823,066 SF = 18.9 ACRES
SITE REQUIREMENTS: 18.9 ACRES * 15 = 186 EA 3" CALIPER TREES
SOLUTION: 284 LARGE SPECIES CANOPY TREES

SITE MITIGATION
CRITERIA: REPLACE TOTAL CALIPER INCHES REMOVE WITH TREES OF THE SAME SPECIES, TOTALING THE SAME NUMBER OF DBH
REQUIREMENT: 1077 CALIPER INCHES TREES TO BE REPLACED (342 - 3" TREES)
SOLUTION: (SEE TABLE BELOW & PLANTING SCHEDULE BELOW)

TOTAL TREES REQUIRED ON SITE WITHOUT PAYING INTO THE POOLER TREE FUND
287 LARGE SPECIES CANOPY TREES
342 3" MITIGATION TREES(REPLACING USING SIMILAR VARIETIES REMOVED)
626 3" CALIPER TREES

* PLANTING SCHEDULE

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	30	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	28	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	28	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
QVB	4	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
UA	26	'PRINCETON' ELM	ULMUS AMERICANA 'PRINCETON'	3" BB
MITIGATION TREES PHASE 1				
ARF	9	'RED SUNSET' RED MAPLE	ACER RUBRUM 'FRANKSRED'	3" BB
MG	4	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	12	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	6	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	9	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	22	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
QVC	6	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TOTAL	204	(MITIGATION &PROPOSED TREES PHASE 1)		

TREE REMOVAL AND MITIGATION			
TREE #	DBH	TYPE	# OF INCHES TO REPLACE
2112	24	SWAMP WHITE OAK	24
2111	24	DARLINGTON OAK	24
2110	24	SOUTHERN MAGNOLIA	24
2109	32	LAUREL OAK	32
2108	33	SWAMP WHITE OAK	33
2106	35	LAUREL OAK	35
2105	26	BALD CYPRESS	26
2104	39	LAUREL OAK	39
2103	34	BALD CYPRESS	34
2102	33	BALD CYPRESS	33
2101	27	BALD CYPRESS	27
2098	25	LIVE OAK	25
2097	18	LIVE OAK	18
2096	25	LIVE OAK	25
2095	18	LIVE OAK	18
2094	26	SOUTHERN MAGNOLIA	26
2093	36	LIVE OAK	36
2092	18	LIVE OAK	18
2091	34	LIVE OAK	34
2090	21	LIVE OAK	21
2089	19	LIVE OAK	19
2087	33	LIVE OAK	33
2086	27	PECAN	27
2085	27	LIVE OAK	27
2084	25	LIVE OAK	25
2083	20	LIVE OAK	20
2082	29	LIVE OAK	29
2080	25	LIVE OAK	25
2079	24	LIVE OAK	24
2078	24	HICKORY	24
2077	18	LIVE OAK	18
2076	18	LIVE OAK	18
2075	24	LIVE OAK	24
2074	28	CHERRY OAK	28
2073	24	WATER OAK	24
2070	31	WILLOW OAK	31
2069	34	WILLOW OAK	34
2067	26	BALD CYPRESS	26
2066	25	RED MAPLE	25
2061	24	WILLOW OAK	24
2059	20	LIVE OAK	20
TOTAL # OF INCHES OF TREES TO BE REPLACED			1077

TREES TO BE REPLACED (IF REPLACED WITH 3" TREES)

SPECIES	INCHES TO MITIGATE	SOLUTION
SWAMP WHITE OAK	57	19 EA 3" CAL
WATER OAK	24	8 EA 3" CAL, SUB WILLOW OAK
DARLINGTON OAK	24	8 EA 3" CAL, SUB WILLOW OAK
HICKORY/PECAN	51	17 EA 3" CAL, SUB WILLOW OAK
SOUTHERN MAGNOLIA	50	17 EA 3" CAL
LAUREL OAK	106	36 EA 3" CAL
WILLOW OAK	89	10 EA 3" CAL
RED MAPLE	25	9 EA 3" CAL
LIVE OAK	477	159 EA 3" CAL
CHERRYBARK OAK	28	10 EA 3" CAL
BALD CYPRESS	146	49 EA 3" CAL
		342 TOTAL TREES

NOTES: ALL MITIGATION TREES TO BE PLANTED BEFORE END OF PROJECT OR A CHECK TO BE PAID TO THE POOLER TREE FUND TO ACCOUNT FOR THE DIFFERENCE

MITIGATION TREES STILL UNACCOUNTED FOR AFTER PHASE 1

MG	13	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	30	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	34	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVC	131	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TDS	49	'SHAWNEE BRAVE' BALD CYPRESS	TAXODIUM DISTICHUM 'MICKELSON'	3" BB

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1923 PROFESSIONAL JAY M GEHLER
jay m gehler 04/10/24

REVISIONS:
08/15/24 - POOLER COMMENTS

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 20-593.000
DATE: 04/10/24
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE DETAILS

SHEET:
L3.1

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EOM Operations
Your solution to a better tomorrow

March 27th, 2025

Neil P. McKenzie, P.E.
Coleman Company
1480 Chatham Pkwy.
Savannah, GA 31405

Dear Mr. McKenzie,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Tract W Townhomes, which is provided below.

Submittal Documents:		
	Site Plans	*Mar. 2025*
	Georgia Power Layout	*Mar. 2025*
	Stormwater Management Report	*Nov. 2024*
	Pipe Sizing Report	*Oct. 2024*
	Jabot Tract PUD Amendment	*Oct. 2024*
	Floodplain Mitigation Exhibit	*Oct. 2024*
	Water & Sewer Report	*Oct. 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 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, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The 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 ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall 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
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To the best of our knowledge, we find that the plans are generally in conformance with the City of Pooler's applicable design standards, codes and ordinances. With the concurrence of the City of Pooler Staff, we hereby recommend Approval of the site development plans, subject to the following contingency:

1. There shall be consensus from Planning& Zoning Commission and City Council that the intent behind approved Amendment #15 to the JABOT Master Plan has been fulfilled by the proposed development plans, with respect to the "optional" 2nd access road establishing connectivity between Harmony, Tract W, and Cross Creek Subdivisions.

    a. Currently, Tract W Townhomes is designed as a private residential development, with a private and gated street network, only accessible to residents of the townhomes and emergency services through Cross Creek Subdivision.

    b. The 2nd access connection from Harmony would be ideal to enhance traffic operations for the public and surrounding neighborhoods by establishing connectivity between Harmony and Cross Creek Subdivision through Tract W but requires a permit from the US Army Corp of Engineers for the wetland impacts and crossing. If the applicant can obtain such permit, the 2nd access shall be constructed between Harmony & Cross Creek Subdivision through Tract W.

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: Heath Lloyd; City Manager – City of Pooler
Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for 100 Merlot Ln.

Project:	#A24-0016
P&Z Meeting Date:	April 14, 2025
City Council Meeting Date:	April 21, 2025
Applicant and Authorized Agent:	Chad Zittrouer – Kern & Co, LLC.
Location (Address):	100 Merlot Ln. (Wal-Mart Outparcel 8)
Parcel (PIN):	51010 01075
Acreage:	Approximately 1.27 acres
Zoning:	C-2
Proposed Use:	Commercial building consisting of one restaurant space and three retail spaces.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ The site is located within an area that is shown on the Future Land Use Map as being within a Planned Development and is shown in the Comprehensive Plan as being within a Commercial Character Area. The site development plan, being a commercial building including a restaurant space and three retail spaces, is consistent with these plans.

2. 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 the development standards for site improvements.

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 site improvements, 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 public services and 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-deterring 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

Attachment A



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

Vicinity Map - Site Development Plan for 100 Merlot Ln.

04/04/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Site Plan Application

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

Updated **OCT 2023**

Contact Information

Kern & Co., LLC - Chad Zitrouser	912.547-5894
Applicant Name	Applicant Phone
P.O. Box 15179 Savannah, GA 31416	CZitrouser@kernengineering.com
Applicant Mailing Address	Applicant Email
LIN Rentals, LLC	
Property Owner Name	Property Owner Phone
3 Cambridge Place - Savannah, GA 31411	
Property Owner Mailing Address	Property Owner Email
Same as Applicant	
Contact Person Name	Contact Person Phone
Contact Person Mailing Address	Contact Person Email

Property Information

Merlot Lane
Location Address

C-2	5-1010-01-075
Current Zoning	Parcel Identification #

Retail Facility
Brief Description of Proposed Land Development Activity and Use of Land Thereafter

Contractor Information

Jon Marchuse Construction		912-330-8575
Contractor Name	Contractor License #	Contractor Phone
1525 Dunn Forest Rd - Suite 100 Savannah, GA 31406		jon@marchuse.construction
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.

Application Number	Date	Action Requested	Action Taken

Site Plan Application

Updated **OCT 2023**

Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken
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.

Applicant Name	Applicant Signature	Date
Chad Zittrouer		2.21.24

Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Site Plan Submission Checklist

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.

- [x] 3 sets of paper plans and 1 set of electronic plans
- [x] $3,000.00 application fee payment
- [x] 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.
- [x] 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
- [x] Dimension setback lines from property lines and street rights-of-way.
- [x] Lighting Plan
- [x] Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
  - [x] Proposed new cut (s) onto public rights-of-way with turning radii & width
  - [x] Dimensions of all rights-of-way
- [x] Drainage plan to conform to city engineering department's standards
- [x] 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.
- [x] Topographical map showing existing and proposed contours at one foot (l ') intervals and natural features.
- [ ] Developments of Regional Impact (check only if your project requires this)

Site Plan Approval Standards

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 ci ty 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)

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

Rezoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

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

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

Chad Zittrouer		2.21.24
Applicant Name	Applicant Signature	Date

Site Plan Review Checklist

Updated **OCT 2023**

NOTICE TO APPLICANT

Please address each item below using an "ok" or "n/a" and indicate on which plan sheets each item can be located. This checklist is intended to serve as a guide for a complete site plan application but does not comprise all City standards. All City of Pooler Code of Ordinances' requirements must be met.

Project Information

MERLOT ROTAL — 2/19/24

Project Name — Date

Basic Engineering Information

1. ✓ Development name; If not obvious, add a description of the development
2. ✓ Location of site / location map: Sufficiently detailed to pinpoint the site's location
3. ✓ Date of plans with space for revision dates
4. ✓ Name and contact information of the engineer and engineering firm responsible for the plans
5. ✓ Name and contact information of owner, authorized agent of the owner, and/or developer
6. ✓ 24-hour contact with phone number
7. ✓ Signed and dated P.E. stamp or other licensed professional as allowed by law
8. ✓ Sheet index
9. ✓ Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. ✓ Show property boundaries with metes and bounds descriptions
11. ✓ North arrow, graphic scale
12. ✓ Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc
13. ✓ Identify the ownership and use of all adjacent surrounding properties
14. ✓ Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. ✓ Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. ✓ Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)

17. ✓ Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development

18. ✓ Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc

19. ✓ Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

20. ✓ Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)

21. ✓ Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)

22. ✓ Location of existing utilities (Appendix A, Article V, Section 4 C 5)

23. ✓ Easements existing upon the property

24. N/A Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

1. _____ New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)

2. ✓ The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)

3. ✓ Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)

4. ✓ For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information

5. ✓ Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail

6. _____ Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted

7. _____ Show interior traffic pattern

8. ✓ Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre

9. _____ GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit

10. _____ At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607)

11. ✓ Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

12. ✓ Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines

13. _____ Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)

14. ✓ Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503

15. _____ Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant

16. _____ Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

17. _____ Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist

18. _____ Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)

19. _____ Provide site lighting plan for all proposed lighting

20. _____ Traffic Impact Study or technical memo for traffic

New Streets

1. _____ If new streets are to be private, clearly indicate this

2. ✓ An identifying name of each new street with the proposed right-of-way

3. _____ Street alignment to be in conformance with the approved Preliminary Plat

4. _____ Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc

5. _____ The maximum change in grade that does not require a vertical curve shall be as follows: 20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%, 50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of vertical grade breaks violates stopping sight distance criteria, these values shall be reduced

6. _____ Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)

7. _____ Roadway pavement shall at a minimum meet the requirements outlined in the City of Pooler Standards and Specifications unless a geotechnical engineer requires a thicker pavement section more suitable for the proposed use of the road. (Chapter 74, Article V, Section 74-133b and c)

8. _____ Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)

9. _____ A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)

10. _____ Demonstrate that intersection sight distance is achieved

11. _____ Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)

12. _____ The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)

13. ✓ Show the location of all proposed road signs

14. _____ Show the location of all proposed pavement markings

15. _____ All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03)

16. _____ Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)

17. ✓ Label the curb radius at intersections

18. _____ Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event

19. _____ Ensure that the season high groundwater table elevation is a minimum of 24 inches below the bottom of the base course for proposed streets

Required Notes

Include the following notes as applicable to the project:

1. ✓ "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."

2. ✓ Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)

3. ✓ Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. ✓ "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. ✓ Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. ✓ When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. ✓ Select fill SHALL be use in all roads to be dedicated to the City
8. ✓ Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. ✓ Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. ✓ Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. ✓ The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. ✓ The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-132; Chapter 42, Article V, Section 42-156; Appendix B, Article VI, Section 602

1. _____ Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)
2. ✓ Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)
3. _____ Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)
4. _____ Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. _____ Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high

water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

6. _____ Lot drainage shall be from the rear to the front of lots; 0.5% grade minimum. Exceptions will be considered. (Chapter 74, Article V, Section 74-132d)

7. _____ Side lot drainage shall be piped; ditches on side lot lines are not permitted. Exceptions will be considered. (Chapter 74, Article V, Section 74-132e)

8. _____ All drainage ditches/canal shall have a maintenance easement. The structure itself shall be in an easement with an additional 25-foot access easement on one side for mechanical cleaning access purposes. Side slopes shall be grassed and shall be 2:1 or flatter. Side slopes shall be constructed in such a manner that they do not erode and can be maintained with riding grass cutting equipment. The soil type encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose. (Ch 74, Art V, Section 74-132f & h)

9. _____ A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall not discharge into a swale. (Chapter 74, Article V, Section 74-132g)

10. _____ Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a 4(H):1(V) side slope with a permanent stand of grass established on both slopes. (Chapter 74, Article V, Section 74-132g)

11. _____ A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall. (Chapter 74, Article V, Section 74-132g)

12. _____ The 100-yr floodplain shall be delineated on the site development plans, with Base Flood Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)

13. _____ Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)

14. ✓ The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)

15. _____ Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)

16. _____ The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

Mobile Home Parks

1. _____ Verify correct zoning

2. _____ Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))

3. _____ Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)

4. _____ Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)

5. _____ Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)

6. _____ At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)

7. _____ Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)

8. _____ Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)

9. _____ Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)

10. _____ Utilities - underground only. (Appendix A, Article III, Section 10 G)

11. _____ Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)

12. _____ Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J)

13. _____ Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

Utilities

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-138 and Appendix B, Article VI, Section 606

General:

1. ✓ Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information

2. ✓ All utilities are to be installed underground

3. ✓ Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)

4. ✓ Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)

5. _____ Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

6. _____ Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)

7. ✓ Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)

8. _____ Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)

9. _____ All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)

10. _____ All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)

11. _____ Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)

12. _____ A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)

13. _____ If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation

14. _____ Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)

15. ✓ All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. ✓ Fire hydrant spacing:
   - 300 feet maximum in multi-family, commercial & industrial zonings
   - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
   - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)

2. _____ All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)

3. _____ Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)

4. _____ Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. The fire flow data shall be shown on a map including latitude and longitude coordinates of which hydrants were used for the test. If extending water main, a complete water distribution system model and analysis shall be provided

5. _____ Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

6. _____ Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)

7. _____ The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)

8. _____ Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)

9. _____ When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)

10. ✓ Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)

11. _____ All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)

12. _____ All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)

13. _____ All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)

14. _____ The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line

15. ✓ Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)

16. _____ Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)

17. ✓ Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. _____ Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

2. _____ 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)

3. _____ If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing

4. ✓ Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)

5. ✓ Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)

6. _____ Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)

7. _____ Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)

8. _____ Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)

9. ✓ Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated

10. _____ Try to move manholes out of sidewalk

11. ✓ Pipe Material:

    - SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger

    - DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50

12. ✓ Min cover 3'

13. _____ Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)

14. _____ Drop manholes - inside and outside drop manhole details S-7, S-8

15. _____ Sanitary sewer line - minimum slope:

8"	0.40%	21"	0.10%
10"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

Grease Traps:

1. ✓ Grease trap is required for restaurants / eating establishments (any establishment with kitchen facilities). A sampling manhole shall be installed downstream of the grease trap and upstream of sanitary sewer main tie-in. Sampling MH shall be a minimum of 18 inches in diameter. Grease traps shall be sized at 20 gallons per seat, or a minimum capacity of 1,000 gallons and must be singular or in series

and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228)

Sanitary Sewer Lift Stations:

1. _____ City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)

2. _____ The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)

3. _____ The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)

4. _____ The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)

5. _____ The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)

6. _____ All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)

7. _____ All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)

8. _____ The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)

9. _____ All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)

10. _____ The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)

11. _____ All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

    - Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp

    - Sewer system information – type, location and size of development

    - Existing sewer system – location and type of gravity system the force main will discharge into

    - Future plans for sewer system – the number of lots this phase will encompass initially, if future

phases will be constructed, and the extent to which the proposed system will serve future phases

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation

- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

Reference: Appendix B, Article VI, Section 606 Utilities 12, Standard Specifications Section 02710

1. _____ Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way

2. _____ Identify the size and material type of the force main pipe

3. _____ Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner

4. _____ Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

Stormwater Management

References:
- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V-
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (Chapter42, Article V, Section 42-180.7)

General:

Water quantity may be handled through a master system, water quality/run-off reduction needs to be addressed as part of the individual development site.

Applicability and Exemptions (Chapter 42, Article V, Section 42-180.3)

1. ___✓___ What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))

   a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   c. New development or redevelopment, regardless of size, that is part of a larger common plan

of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

2. _____ The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))

a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities

b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above

c. Additions or modifications to existing single-family homes and duplex residential units that do not meet any of the applicability criteria listed above

d. Development projects that are undertaken exclusively for agricultural or silvicultural purposes within areas zoned for agricultural or silvicultural

e. Maintenance and repairs of any green infrastructure or stormwater management practices deemed necessary by the director

f. Any part of a land development project that was approved by the director prior to the adoption of this article

g. Redevelopment activities that involve the replacement of impervious cover when the original impervious cover was wholly or partially lost due to natural disaster or other acts of God occurring after April 12, 2012

3. _____ Redevelopment projects must handle stormwater run-off in at least one of the following methods. The method(s) selected must be acceptable to the City of Pooler (Section 42-184.8):

a. existing site impervious cover by at least 20 percent

b. Manage the stormwater runoff from at least 20 percent of the site's existing impervious cover in addition to any new impervious cover. Stormwater shall be managed with criteria selected, designed, constructed and maintained in accordance with the information presented in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

c. Provide off-site stormwater management practices

Design Plan (Chapter 42, Article V, Section 42-183.4)

4. ___✓___ Provide a hydrologic analysis of the EXISTING conditions that includes: (Section 42-183.4 (1))

a. Existing conditions map

b. Describe the existing conditions of each on-site drainage area of the development site (e.g.

size, soil types, land cover characteristics)

c. Describe the existing conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each off-site drainage area that contributes runoff to the development site

f. Documentation showing how the existing conditions hydrologic analysis was completed

5. ✓ Provide a hydrologic analysis of the **proposed** conditions that includes: (Section 42-183.4 (2))

a. Proposed conditions map (Sec 42-183.2(4))

b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)

c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site

f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed

6. ✓ Provide a POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN that illustrates: (Section 42-183.4 (3))

a. Proposed topography

b. Proposed drainage divides and patterns

c. Existing and proposed roads, buildings, parking areas and other impervious surfaces

d. Existing and proposed primary and secondary conservation areas

e. Plan view of existing and proposed low impact development and stormwater management practices

f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes)

g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)

h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations

i. Existing and proposed channel modifications (e.g. bridge or culvert installations)

7. ✓ Provide a post-construction stormwater management system narrative that includes information about: (Section 42-183.4 (4))

a. How post-construction stormwater runoff will be managed on the development site, including a list of the low impact development and stormwater management practices that will be used

b. It shall also include documentation and calculations that demonstrate how the selected low impact development and stormwater management practices satisfy the post-construction stormwater management criteria that apply to the development site, including information about the existing and proposed conditions of each of the drainage areas found on the development site (e.g. size, soil types, land cover characteristics)

8. ✓ Certification by plan preparer that the stormwater management design plan meets the requirements of the City's stormwater management ordinance and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda. (Section 42-183.4 (5))

9. _____ Certification by owner that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

Inspection and Maintenance Plan: (Chapter 42, Article V, Section 42-183.5 and Section 42-186.2)

10. _____ An Inspection and Maintenance Agreement and Plan must be submitted. This document is a binding agreement signed by the applicant or owner that is binding on all subsequent owners unless the stormwater management system is dedicated to and accepted by the City. The plan must include the following:

a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance

b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner

c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance

d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

Off-Site Stormwater Management Practices: (Chapter 42, Article V, Section 42-183.9)

11. _____ Off-site or regional stormwater management practice must meet the following criteria:

    a. Located on property legally dedicated to that purpose

    b. Be designed and sized to meet the post-construction stormwater management criteria presented below

    c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices

    d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

12. _____ Submit a stormwater management design plan that demonstrates the off-site or regional stormwater management practice will not result in the following impacts:

    a. Increased threat of flood damage or endangerment to public health or safety

    b. Deterioration of existing culverts, bridges, dams and other structures

    c. Accelerated streambank or streambed erosion or siltation

    d. Degradation of in-stream biological functions or habitat

    e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-Construction Stormwater Management (Section 42-184)

1. _____ Natural resources inventory (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

2. _____ Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical

3. _____ Stormwater runoff reduction (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:

    a. It includes green infrastructure practices that provide for the interception, evapotranspiration,

infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

4. _____ Water quality protection (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:

   a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

   b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site

5. _____ Aquatic resource protection (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual

6. _____ Overbank flood protection (Section 42-184.6) - Stormwater management systems shall control the peak discharge generated by the overbank flood protection storm event. A stormwater management system is presumed to comply if it is designed to provide overbank flood protection in accordance with the information provided in the coastal stormwater supplement to the Georgia Stormwater Management Manual

7. _____ Extreme flood protection (Section 42-184.7) - Stormwater management systems shall control the peak discharge generated by the extreme flood protection storm event. A system is presumed to comply with this criteria if it is designed to provide extreme flood protection in accordance with the information provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

Note only: Certification, final inspection and as-built plans - The applicant is responsible for certifying that the project has been completed in accordance with the approved stormwater management design plan. The applicant is also responsible for submitting as-built plans for all green infrastructure and stormwater management practices shown on the approved plan. The as-built plans must show the final design specifications for all green infrastructure and stormwater management practices and must be certified by a licensed design professional such as a landscape architect, professional surveyor or professional engineer. A final inspection shall be conducted by the City staff to confirm the accuracy of the as built plans. (Sec 42-185.3)

Tree Protection Ordinance

Reference: City of Pooler Code of Ordinances, Chapter 42, Article VI

Minimum Tree Coverage (Section 42-197)

1. _____ Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)

2. ✓ Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

3. _____ Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"
4. _____ Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches

Replacement (Section 42-199)

5. _____ Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)

6. _____ If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42- 199(3))

Parking Lot Coverage (Section 42-200)

7. ✓ Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

8. _____ The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)

9. _____ The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)

10. _____ Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. ✓ Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete

12. ✓ Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

13. _____ A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)

- Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
- Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
- Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.
- Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.

14. _____ A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)

15. _____ A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)

16. _____ The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)

17. _____ If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot; (Chapter 42, Article VI, Section 42-204.5)

18. ✓ Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)

19. ✓ All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)

20. _____ In ground irrigation systems installed with water supply to all newly planted trees and plant material shall result in a 20 percent reduction of the landscape establishment bond. (Chapter 42, Article VI, Section 42-204.8)

Preferred Tree List: (Section 42-198)

LARGE SPECIES	MEDIUM SPECIES	SMALL SPECIES
American Beech	American Holly	Eastern Redbud
American Elm hybrids	Maple, Red	Holly, attenuate hybrids
American Sycamore	Maple, Florida	Holly, Yaupon
Ash, Green	Maple, Trident	Magnolia, Sweetbay
Ash, White	Cedar, Eastern Red	Fringe tree
Cypress, Bald		
Cypress, Pond		
Gingko (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		
Oak, Southern Red		
Poplar, Yellow		

1. _____ No more than 30% of trees may be from the small species list or from one species

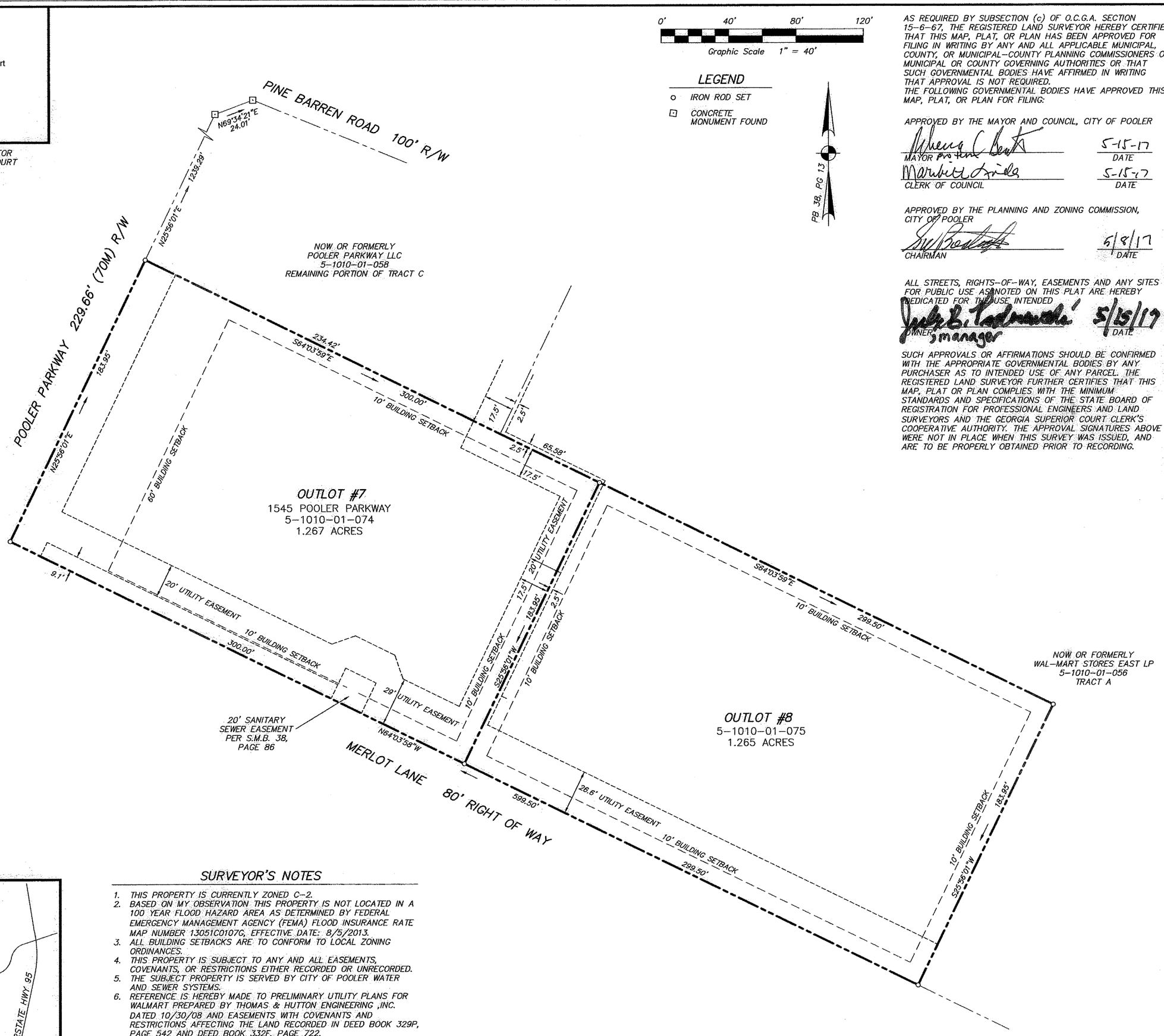
2. _____ Upon recommendation of the City Arborist, a species different from one listed may be approved

Type: PLAT
Recorded: 5/17/2017 1:46:00 PM
Fee Amt: $8.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID:

BK 51 PG 53

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



0' 40' 80' 120'

Graphic Scale 1" = 40'

LEGEND

- o IRON ROD SET
- ⊡ CONCRETE MONUMENT FOUND

PB 38, PG 13

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONERS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR AND COUNCIL, CITY OF POOLER

MAYOR pro tem — 5-15-17 DATE

CLERK OF COUNCIL — 5-15-17 DATE

APPROVED BY THE PLANNING AND ZONING COMMISSION, CITY OF POOLER

CHAIRMAN — 5/8/17 DATE

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED

OWNER's manager — 5/15/17 DATE

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

GEORGIA REGISTERED No. 3022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR: 2"
ADJUSTED BY: COMPASS RULE
PLAT E.O.C.: 1/100,000+
FIELD E.O.C.: 1/33,760

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67).

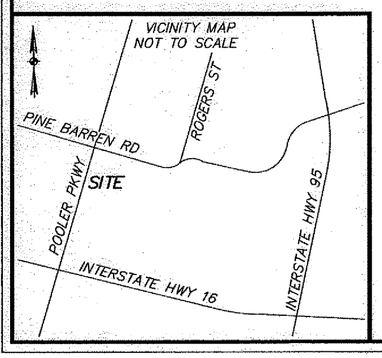
BREWER LANDSURVEYING
P.O. Box 441
Pooler, GA 31322
craig@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #001095

A MINOR SUBDIVISION SURVEY OF OUTLOT #7 & OUTLOT #8 BEING A PORTION OF TRACT C, POOLER PARKWAY LLC

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR
WIDNER & ASSOCIATES, INC.

PROJECT #:	160427
FIELD DATE:	10/13/2016
PLAT DATE:	10/19/2016
LAST REVISED:	05/06/2017
DRAWN BY:	J.C.B.
SCALE:	1"=40'
SHEET:	1 OF 1



SURVEYOR'S NOTES

1. THIS PROPERTY IS CURRENTLY ZONED C-2.
2. BASED ON MY OBSERVATION THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0107G, EFFECTIVE DATE: 8/5/2013.
3. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
5. THE SUBJECT PROPERTY IS SERVED BY CITY OF POOLER WATER AND SEWER SYSTEMS.
6. REFERENCE IS HEREBY MADE TO PRELIMINARY UTILITY PLANS FOR WALMART PREPARED BY THOMAS & HUTTON ENGINEERING ,INC. DATED 10/30/08 AND EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING THE LAND RECORDED IN DEED BOOK 329P, PAGE 542 AND DEED BOOK 332F, PAGE 722.
7. THE CITY OF POOLER WILL NOT BE HELD RESPONSIBLE FOR REPAVING ANY ASPHALT OR CONCRETE AREAS DAMAGED IN CONJUNCTION WITH REPAIRS TO THE SANITARY SEWER LINES.

MERLOT RETAIL B□ ILDING

FOR

MARCHESE CONSTR□ CTION LLC

POOLER, GA

KC PROJECT □ : 230143.000

MARCH 2025

GENERAL NOTES:

1. **NO STATE WATERS ON PRO□ECT SITE.**
2. **NO WETLANDS ON PRO□ECT SITE.**
3. **NO SIGNIFICANT TREES ON PRO□ECT SITE.**

NOTE: CONSTRUCTION WILL BE PERFORMED UNDER T□ E SUPER□ ISION OF A REGISTERED ENGINEER PER SEC. 74□133□□.

☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

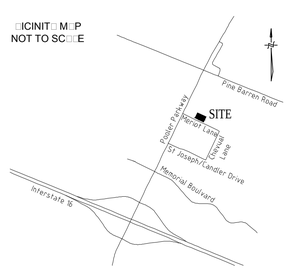
NRCS RE□ ISION DATE:

PRO□ECT PREPARED BY:

PRO□ECT SITE DATA:

INDE□ OF DRAWINGS:

□ICINIT□ M□P
NOT TO SC□□E



Kern & Co., LLC

Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

INITIAL APPROVAL BY GOVERNING AGENCY DATE:

REVISIONS

REV NO.	DATE	DESCRIPTION	SHEETS

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DIST□RBANCE: 1.26 AC

□ONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT N□MBER: 1359

LOT N□MBER: 8

OWNER NAME: MARCHESE CONSTR□CTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, □NIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF S□RVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

	COVER SHEET	DET-1	STANDARD DETAILS
N1	GENERAL NOTES	DET-2	STANDARD DETAILS
E□-1	E□ISTING CONDITIONS	DET-3	STANDARD DETAILS
C2	STAKING PLAN	PRO-1	STORM PROFILES
C3	PAVING, GRADING & DRAINAGE PLAN		
C4	□TILITY PLAN		
SESC-1	INITIAL SESC PLAN		
SESC-2	INITERMEDIATE SESC PLAN		
SESC-3	FINAL SESC PLAN		
SESC-4	SESC NOTES		
SESC-5	SESC NOTES		
SESC-6	SESC NOTES		
SESC-7	SESC DETAILS		
SESC-8	SESC DETAILS		
L1	LANDSCAPE PLAN		
L2	LANDSCAPE DETAILS		

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ESC NOTES:

1. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING AS TEMPORARY AND PERMANENT STABILIZATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATIVE ON ALL STOCKPILED SOILS.
4. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE 1.5"–3.5" STONE 6" THICK, 50' MIN. LONG BY 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.
6. 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.
7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S, STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS
8. TESTING – COORDINATE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
9. 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.
10. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
11. 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.
12. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACK FILLED WITH APPROVED FULL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557. TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
13. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD, UNLESS NOTED OTHERWISE, BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SOIL. THE BACK FILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM–D–1557.
14. THE SUBGRADE SHOULD BE PROOF ROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD 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 SHOULD 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 SHOULD 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.
15. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHOULD BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
16. ANY FOOTING EXCAVATIONS THAT ARE DIRECTLY ADJACENT TO THE EXISTING FOUNDATIONS SHOULD BE DONE IN SMALL INCREMENTS TO AVOID UNDERMINING THEM AND CAUSING A LOSS OF SUPPORT TO THE EXISTING STRUCTURE. IF NECESSARY, THE EXCAVATIONS SHOULD BE SHEETED AND BRACED OR THE SOIL IN THE AFFECTED AREA SHOULD BE STABILIZED BY GROUTING.
17. THE FOOTING EXCAVATIONS AND ALL OF THE PREPARED SLAB UPGRADE SHOULD BE MAINTAINED IN A DRY AND COMPACTED CONDITION UNTIL THE CONCRETE IS PLACED. AREAS THAT ARE SOFTENED BY WATER OR BY CONSTRUCTION ACTIVITY BEARING. SHOULD BE REWORKED AND RECOMPUTED TO THE REQUIRED DENSITY AND BEARING.
18. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
19. ALL CONSTRUCTION WITHIN THE CITY'S RIGHT–OF–WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS PERMIT PRIOR TO CONSTRUCTION.
20. ALL CONSTRUCTION SHALL CONFORM TO GOVERNING AGENCY'S TECHNICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
21. THE 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 THIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
22. SEDIMENTATION BASIN SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK.

WATER – SEWER NOTES:

1. FOR ALL WATER, SANITARY SEWER LINES AND STORM DRAINAGE INSTALLATION, CALL – ONE CALL UTILITIES PROTECTION CENTER BEFORE YOU DIG DIAL 811 OR 1–800–282–7411. WWW.GEORGIA811.COM CALL 3 WORKING DAYS BEFORE YOU DIG.
2. 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.
3. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.
4. 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 OTHER FOREIGN MATTER AT ALL TIMES.
5. 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 IT 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.
6. CLEAN THE INTERIORS OF ALL PIPE BY WASHING OUT ALL DIRT BEFORE LAYING.
7. FLUSH THE NEW PIPE LINES UNTIL WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. A MINIMUM TIME OF 2 MINUTES AND UNTIL THE WATERMAIN RUNS CLEAR IS REQUIRED IN ORDER TO PURGE THE LINE OF ANY FOREIGN MATERIALS.
8. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, AN APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
9. MAINTAIN A MINIMUM OF EIGHTEEN (18") INCH VERTICAL SEPARATION DISTANCE BETWEEN ALL WATER LINE/LATERALS AND ALL STORM DRAIN LINES AND SANITARY SEWER LINES/LATERALS.
10. IF AN IRRIGATION SYSTEM IS PROPOSED FOR SUBJECT DEVELOPMENT, COMPLY WITH THE FOLLOWING REQUIREMENTS BEFORE ANY CONNECTION TO THE CITY WATER SYSTEM:
    (A) SUBMIT PLANS AND SPECIFICATIONS FOR . SUBJECT IRRIGATION SYSTEM.
    (B) INSTALL AN APPROVED BACKFLOW PREVENTOR ON THE IRRIGATION SYSTEM.(C) METER THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE GOVERNING AGENCY'S SPECIFICATIONS.
    (D) RESTRAIN ALL CRITICAL BENDS AND CONNECTIONS.
    (E) PROVIDE ERU CALCULATIONS FOR THE IRRIGATION SYSTEM
11. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE GOVERNING AGENCY'S WATER OPERATION DEPARTMENT.
12. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DONE BY THE CORE DRILL METHOD.
13. THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE METERS. THE PUBLIC WORKS DEPARTMENT WILL ONLY MAKE THE WET TAP. THE GOVERNING AGENCY WILL NOT INSTALL THE WATER SERVICE LATERAL.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CERTIFICATIONS OF BACKFLOW DEVICES TO THE ENGINEER.
15. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE GOVERNING AGENCY'S LATEST CONSTRUCTION SPECIFICATION AND DETAILS.
16. LOCATE HIGHPOINT OF WATERMAIN AND INSTALL AIR RELIEF VALVE TO FACILITATE AIR REMOVAL FROM WATERMAIN.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
18. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
19. SEE ARCHITECTURAL PLUMBING PLAN FOR EXACT TIE LOCATION & LINE SIZES.
20. ALL WATER METERS AND STRAINERS SHALL BE PURCHASED FROM THE CITY.
21. THE INDIVIDUAL REQUESTING WATER SERVICE SHALL BE RESPONSIBLE FOR EXCAVATION, TAPPING, AND BACKFILLING THE WATER MAIN FROM WHICH THE SERVICE IS REQUIRED.
22. ALL MATERIAL USED FROM TAP TO DISCHARGE PIPE SHALL BE M.J. DUCTILE IRON, RESTRAINED JOINT, INCLUDING BY–PASS.
23. ALL VALVES 4–INCHES OR LARGER SHALL BE INSTALLED IN A MANHOLE, FOR THE TAPPING VALVE ONLY.
24. ALL TAPPING SLEEVES SHALL BE DUCTILE IRON, MJ, AND PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF ONE HOUR WITH A PRESSURE LOSS NO GREATER THAN 1 PSI.
25. THE GOVERNING AGENCY'S WATER DEPARTMENT SHALL INSPECT THE PRESSURE TEST, IF THE CITY DOES NOT INSPECT THE PRESSURE TEST, THE CITY WILL NOT ACCEPT ANY RESPONSIBILITY OF MAINTENANCE FOR THE TAPPING VALVE OR SLEEVE.
26. THE TAPPING GATE VALVE SHALL BE RESILIENT SEAT, EPOXY COATED, M.J. BY FLANGE, DOMESTIC MADE.
27. ALL MATERIAL USED AND WHICH COMES IN CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY OR PUBLIC HEALTH. MATERIALS MUST BE CERTIFIED FOR CONFORMATION WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
28. BACKFLOW PREVENTOR, VALVES AND POST INDICATOR VALVES FOR FIRE SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED BY A TAMPER SWITCH INSTALLED IN ACCORDANCE WITH NFPA72.
29. IF THIS IS AN EXISTING FACILITY, THE WATER METER AND BACKFLOW PREVENTOR WILL NEED TO MEET THE CURRENT STANDARDS.
30. FOR FORCE MAIN DISCHARGE MANHOLES (INCLUDING THE TWO (2) MANHOLES DOWNSTREAM OF THE DISCHARGE MANHOLE, FOR A TOTAL OF THREE (3) MANHOLES), DROP MANHOLES AND LIFT STATION WETWELLS: THE PROTECTIVE COATING SHALL BE A POLYMER BASED POLYURETHANE OR A HIGH–BUILD, SOLVENT–FREE EPOXY COATING, FOR SMALL LIFT STATIONS AT THE DISCRETION OF THE CITY, THE NUMBER OF MANHOLES REQUIRING COATING MAY BE REDUCED.
31. FOR LIFT STATION WETWELLS, THE COATING LIMITS SHALL INCLUDE FROM THE BOTTOM OF FILLET, WETWELL WALLS, AND ROOF. COATING SYSTEM SHALL OVERLAP 1' TO 2' WHERE HATCHES SIT ON THE ROOF; BUT SHALL EXCLUDE THE WETWELL FLOOR. FOR MANHOLES, THE COATING LIMITS SHALL INCLUDE FROM THE FLOW LINE IN THE TROUGH OF THE INVERT UP TO THE RING WITH A 1' TO 2' OVERLAY ON THE RING.
32. 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'.
33. 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 AN TRACER WIRE AS DESCRIBED ABOVE.
34. 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'.
35. 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 AN TRACER WIRE AS DESCRIBED ABOVE.
36. ALL SIGNS SHALL BE 30" HIGH INTENSITY OR DIAMOND GRADE.
37. THREE INCH AND LARGER WATER METER AND STRAINERS SHALL BE PURCHASED FROM THE CITY.

***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 216' OF 4" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE ALLOWS MAXIMUM OF 700' OF 6" SANITARY SEWER @ 1%.
***CURRENT BUILDING CODE REQUIRES CLEANOUT EVERY 100' & AT TURNS > 45 DEGREES.

ADA NOTES:
1. ACCESSIBLE ROUTE – EXTERIOR:
   MINIMUM CLEAR WIDTH 15 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 SHOULD 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 1/2" IN WIDTH.
2. 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
3. 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)
4. 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.
5. HANDRAILS:
   - HANDRAILS 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 SO NOT HAVE TO HAVE HANDRAILS.
   - STAIRS NOT ALLOWED – AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
6. 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.
7. PAVEMENT MARKINGS:
   - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
8. PARKING SPACES:
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
9. 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 (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).
10. ACCESSIBLE ROUTES:
    MUST COMPLY WITH ADA THE FAIR HOUSING ACT AND ICC/ANSI A117.1–2003

SITE NOTES:

1. THE GOVERNING AGENCY RESERVES THE RIGHT TO ACCESS PROPERTY FOR ON SITE INSPECTIONS.
2. PROPOSED DETENTION AND/OR SEDIMENTATION POND SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND PRIOR TO ANY OTHER SITE WORK OR BUILDING ERECTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY ON SITE INSPECTION.
4. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF CONTROL STRUCTURE & DETENTION POND UPON COMPLETION OF THE CONTRACT.
5. CONTRACTOR WILL NEED TO OBTAIN A RIGHT OF WAY PERMIT PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE CITY'S/COUNTY'S RIGHT OF WAY.
6. NO TREE MULCHING WITHIN OR ON TOP OF THE DETENTION BASIN.
7. ALL DRAINAGE STRUCTURES GREATER THAN 3 FEET SHOULD HAVE STEPS FOR EASY ACCESS.
8. AS–BUILT SHALL CONTAIN ACCURATE INFORMATION INCLUDING DEPTH, LENGTH, SIZE, SLOPE OF PIPES. ALSO REQUIRED ARE SPOT ELEVATIONS ON THE STORMWATER DETENTION FACILITY, PAVEMENTS TO ENSURE THE SITE GRADING PLAN AND THE CAPACITY OF THE DETENTION FACILITY ARE BUILT ACCORDING TO THE ACCEPTED CONSTRUCTION PLANS. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILTS" PROPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS 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 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 ENGINEER WILL CHECK INFORMATION 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; AND ANY OTHER REQUIREMENT MADE BY THE GOVERNING AGENCY'S.
9. THE GOVERNING AGENCY MAY RESERVE THE RIGHT TO REQUIRE TELEVISING, PER CITY TELEVISING MANUAL, OF ALL SANITARY SEWER LINES 8" OR LARGER, ALL NEWLY CONSTRUCTED STORMWATER LINES AND STORMWATER LINES WHERE DAMAGE COULD OCCUR DURING CONSTRUCTION.
10. 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.
11. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS, AND OBTAINED UTILITY LOCATES AS REQUIRED.
12. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE–CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
13. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
14. 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.
15. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM. NAVD 88.
16. 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 MAXIMUM CROSS SLOPE OF 2%.
17. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT– OF–WAY AT 1% MINIMUM.
18. UNSUITABLE SUBGRADE MATERIAL WILL BE DETECTED BY PROOF ROLLING A MINIMUM OF 2 PASSED WITH A MINIMUM TRUCK WEIGHT OF 40 KIPS AFTER ROADWAY HAS BEEN BROUGHT TO APPROXIMATE SUBGRADE ELEVATION, TO BE OBSERVED BY ENGINEER AND GOVERNMENTAL INSPECTOR.
19. 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.
20. SUBGRADE WILL BE COMPACTED FOR A DEPTH OF 24" EXTENDING 24" BEYOND PAVEMENT EDGES, TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY AS MEASURED A.A.S.H.O. METHOD T–99.
21. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKING WILL BE AN ENGINEER APPROVED VEHICULAR TRAFFIC PAINT. (WHITE IN COLOR & 4" WIDE)
22. 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.
23. SAW–CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
24. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR BACK OF CURBING.
25. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
26. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
27. SEE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
28. ALL UTILITIES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
29. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
30. HIGHLY CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM. IT SHALL BE DISCHARGED INTO THE SANITARY SEWER SYATEM AS PER THE ENGINEER DIRECTION AND THE CITY'S/COUNTY'S INSPECTION DEPARTMENT OBSERVATION.

Required Notes

Include the following notes as applicable to the project:

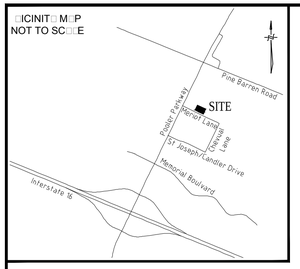
1. _____ "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."
2. _____ Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)
3. _____ Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. _____ "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. _____ Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. _____ When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. _____ Select fill SHALL be use in all roads to be dedicated to the City
8. _____ Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. _____ Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. _____ Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. _____ The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. _____ The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-132; Chapter 42, Article V, Section 42-156; Appendix B, Article VI, Section 602

1. _____ Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74,

VICINITY MAP
NOT TO SCALE



RECORD NORTH
PER RECORD BOOK 38P, PAGE 13

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 20.50'
NAVD 88

Tract A
A Major Subdivision Plat of Lot 5, Pooler Parkway LLC
being a portion of Parcel 2 of the Armstrong Tract
Plat Record Book 38P, Page 13
N/F Wal-Mart Stores East, LP
Deed Book 332F Page 703
PIN: 51010 01056

SURVEY CONTROL:
1/2" IRON ROD
N 762,437.99
E 933,255.35

(PRIVATE ROADWAY)

Existing Storm Manhole
Top = 20.86'
I.E. = 15.20'

Sanitary Manhole
Top = 21.55'
I.E. (N)= 8.65'
I.E. (S)= 8.37'
I.E. (E)= 8.35'

Sanitary Manhole
Top = 21.25'
I.E. (N)= 8.54'
I.E. (E)= 8.54'
I.E. (W)= 8.49'

Sanitary Manhole
Top = 22.04'
I.E. (S)= 8.89'
I.E. (W)= 8.91'

Sanitary Manhole
Top = 23.79'
I.E. (S)= 6.43'
I.E. (E)= 6.73'

Sanitary Manhole
Top = 19.34'
I.E. (N)= 7.33'
I.E. (E)= 7.18'
I.E. (W)= 6.96'

Sanitary Manhole
Top = 19.96'
I.E. (N)= 13.54'
I.E. (E)= 8.18'
I.E. (W)= 8.26'

Sanitary Manhole
Top = 23.67'
I.E. (N)= 6.12'

Storm Manhole
Top = 20.79'
I.E. = 16.90'

Storm Manhole
Top = 21.76'
I.E. (N)= 15.81'
I.E. (S)= 15.81'
I.E. (W)= 15.66'

Existing Curb Inlet
Top = 20.86'
TH = 20.64'
I.E. (N)= 15.44'
I.E. (E)= 15.51'
I.E. (W)= 15.46'

Existing Curb Inlet
Top = 20.78'
TH = 20.12'
I.E. (N)= 15.53'
I.E. (E)= 15.65'
I.E. (W)= 15.68'

Existing Curb Inlet
Top = 20.94'
TH = 20.11'
I.E. (N)= 15.65'
I.E. (E)= 15.77'
I.E. (W)= 15.89'

Existing Curb Inlet
Top = 21.25'
TH = 20.54'
I.E. (N)= 16.22'

BENCH MARK:
MAGNETIC NAIL
IN ASPHALT
ELEVATION 22.13'
NAVD 88

BENCH MARK:
BENCH TIE IN
OAK
ELEVATION 24.13'
NAVD 88

I.E. = 15.67'
I.E. = 15.80'
I.E. = 15.96'
I.E. = 16.19'
I.E. ± 16.88'

10' Building Setback
20' Utility Easement
26.6' Utility Easement
60' Building Setback
15' Building Setback

42" RCP
24" RCP
36" RCP
48" RCP

SAN
OHP
FH
WV
1/2" IRF
1/2" IRFC

S64°03'59"E 299.50'
N64°03'58"W 299.50'
N25°56'01"E 183.95'
S25°56'01"W 183.95'
300.00'

Outlot #8
1.265 Acres

Outlot #7
A Minor Subdivision Plat of Lot 7 & Outlot #8
of Lot 5, Pooler Parkway LLC
being a portion of Parcel C, Pooler Parkway LLC
Plat Book 51, Page 53
N/F Rock Creek 2, LLC
Deed Book 2583 Page 146
PIN: 51010 01074

MERLOT LANE
(PRIVATE ROADWAY)
80' R/W

EXISTING WATER MAIN

Ok

SITE DATA:

PROJECT AREA: 1.26 AC
AREA OF DISTURBANCE: 1.26 AC
ZONING: C-2
P.I.N.: 5101001075
PROJECT ADDRESS: 100 MERLOT LANE
PROJECT CITY: POOLER, GA
DISTRICT NUMBER: 1359
LOT NUMBER: 8
OWNER NAME: MARCHESE CONSTRUCTION, LLC
CONTACT: JOE MARCHESE
OWNER ADDRESS: 1525 DEAN FORREST RD, UNIT 100
OWNER CITY: SAVANNAH, GA 31408
TELEPHONE NO.: 912-330-8575
DATE OF SURVEY: 10/25/23
GOVERNING AGENCY: CITY OF POOLER

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(IN FEET)
1 inch = 20 ft.

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Architects • Landscape Architects • Environmental Scientist
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319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:



STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:
EXISTING CONDITIONS

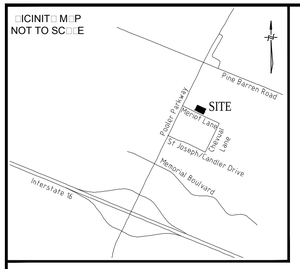
SCALE:	1" = 20'
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CRK

SHEET NO:
E1

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DRAWING PATH: G:\2023\230143.000\d_g\230143 SITE.dwg

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NOT TO SC□□E



B□ILDING HEIGHT -
ROOF - 18'-2"□
PARAPET - 22'-0"

E□ISTING IMPERVIO□S: 0□

PROPOSED IMPERVIO□S: 78□

OPEN SPACE: 22□

PARKING RE□□IREMENTS:

10 SPACES / 1,000 SF @ 3,240 □ 32.4 SPACES

6 SPACES / 1,000 SF @ 5,080 (1,650 □ 1,630 □ 1,800) □ 30.5 SPACES

TOTAL RE□□IRED: 63 SPACES

TOTAL PROVIDED.: 64 SPACES

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DIST□RBANCE: 1.26 AC

□ONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT N□MBER: 1359

LOT N□MBER: 8

OWNER NAME: MARCHESE CONSTR□CTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, □NIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF S□RVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

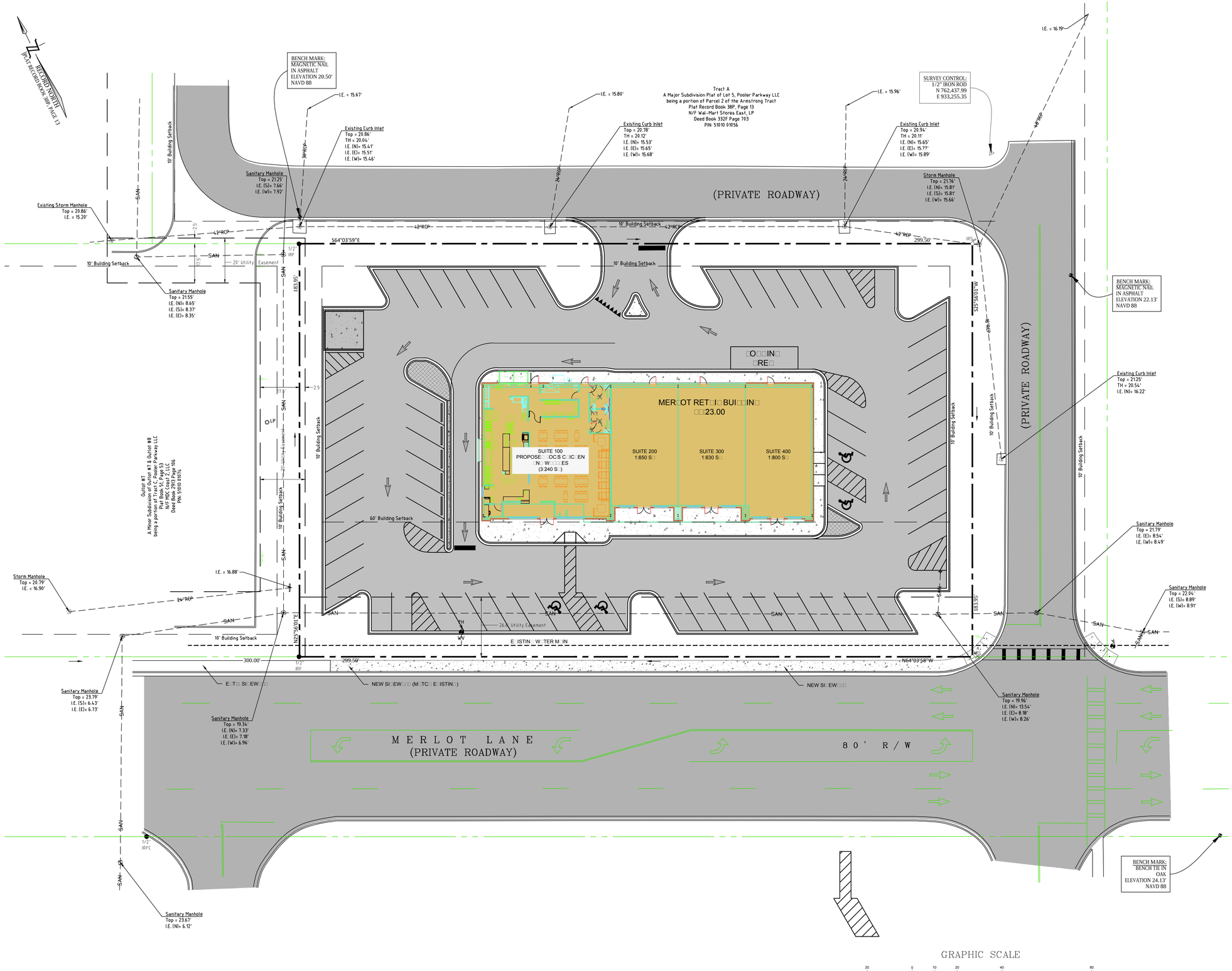
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GEORGIA
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No. 32285
PROFESSIONAL
3/31/25
ENGINEER
WILLIAM C. MCROTROER

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NO	DATE	REVISION

DRAWING TITLE:
SITE PLAN

SCALE: 1" □ 20□
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CR□

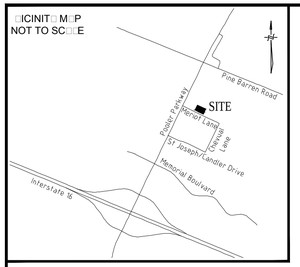
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C1

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

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NOT TO SC□□E



TREE REQUIREMENTS:

TOT□□□RE□□1.26 □C □ 15 TREES PER □CRE□19 TREES

TREES TO BE P□□NTE□□

7-□□ (□□E O□□)

7-□R (RE□ M□P□E)

7-U□ (□MERIC□N E□M)

TOT□□21 TREES

SITE DATA:

PROJECT AREA: 1.26 AC

AREA OF DIST□RBANCE: 1.26 AC

□ONING: C-2

P.I.N.: 5101001075

PROJECT ADDRESS: 100 MERLOT LANE

PROJECT CITY: POOLER, GA

DISTRICT N□MBER: 1359

LOT N□MBER: 8

OWNER NAME: MARCHESE CONSTR□CTION, LLC

CONTACT: JOE MARCHESE

OWNER ADDRESS: 1525 DEAN FORREST RD, □NIT 100

OWNER CITY: SAVANNAH, GA 31408

TELEPHONE NO.: 912-330-8575

DATE OF S□RVEY: 10/25/23

GOVERNING AGENCY: CITY OF POOLER

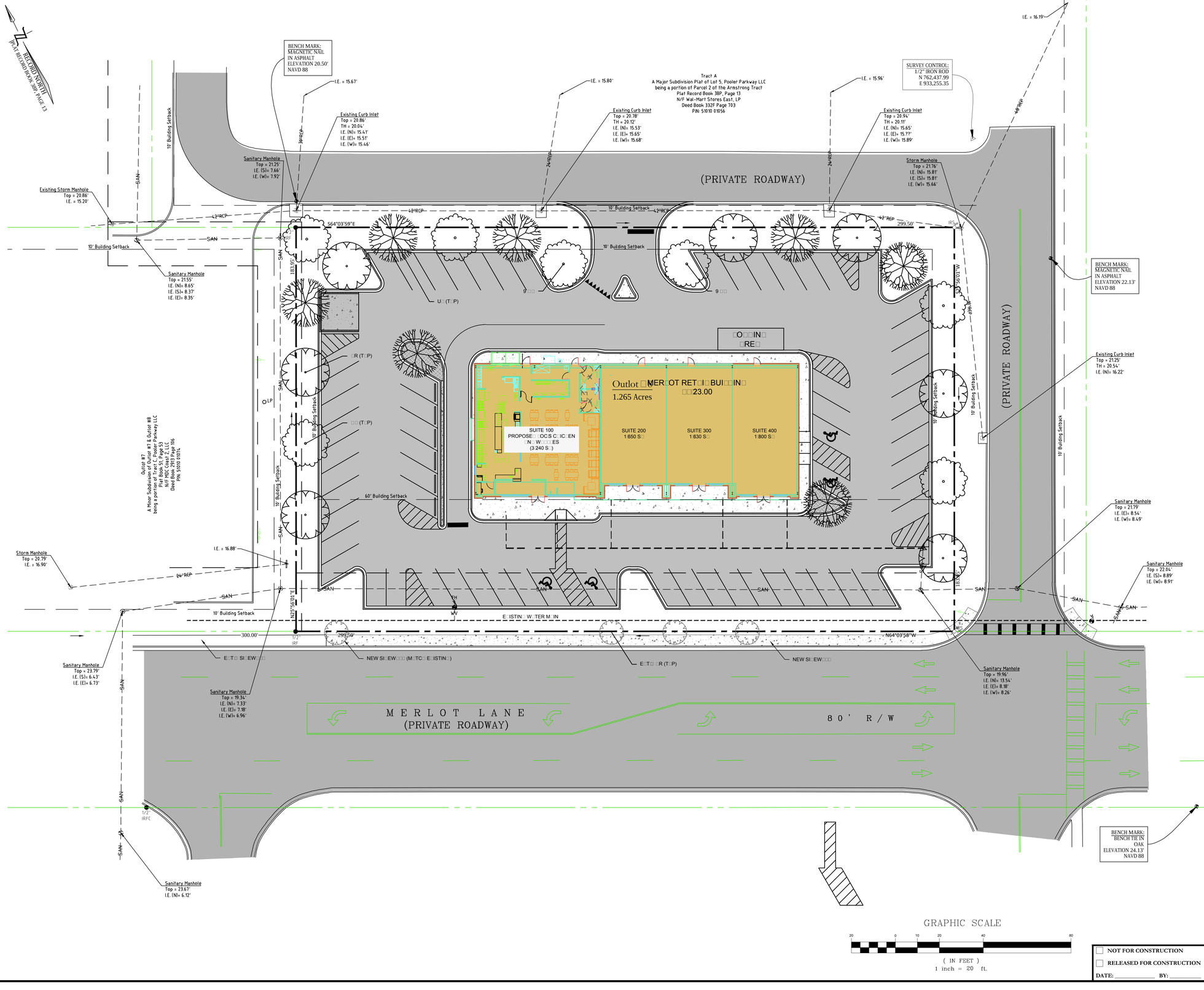
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20 0 10 20 40 80

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1 inch = 20 ft.

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ENGINEER
WILLIAM C. MCTROYER

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NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:

LANDSCAPE PLAN

SCALE:	1" □ 20□
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CR□

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Thu, 03 Jul 2025 - 7:58am - C□linnear
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P□□NTIN□ SC□E□U□E

S□MBO□	□U□NTIT□	BOT□NIC□□ N□ME	COMMON N□ME	SI□E	SP□CIN□	REM□R□S
TREES						
"□□"	7	□UERCUS □IR□INI□N□	□I□E O□□	10-12□□I□□ 2-1□2" C□□.	40□OC	
"□R"	7	□CER RUBRUM	RE□ M□P□E	10-12□□I□□ 2 1□2" C□□.	25□OC	
"U□"	7	U□MUS □MERIC□N□	□MERIC□N E□M	10-12□□I□□ 2 1□2" C□□.	30□OC	
S□RUBS						

P□□NTIN□ NOTES

□ENER□□□

1. P□□NTS S□□□□BE TRUE TO SPECIES □N□ □□RIET□ SPECI□IE□□□N□ NURSER□-□ROWN IN □CCOR□□NCE WIT□ □OO□ □ORTICU□TUR□□PR□CTICES.
2. □N□ □E□I□ITION □ROM T□ESE P□□NS IN EIT□ER SPECIES OR □□□OUT MUST BE SPECI□IC□□□□ □PPRO□E□ B□ T□E □IN□SC□PE □RC□ITECT.
3. P□□NTS S□□□□CON□ORM TO T□E ME□SUREMENTS SPECI□IE□ ON T□E □PPRO□E□ P□□N(S).
4. CONTR□CTORS □RE RESPONSIB□E □OR INSPECTION O□ E□ISTIN□ CON□ITIONS □N□ MUST PROMPT□□ REPORT □N□ □ISCREP□NCIES.
5. NO □□R□E OR ME□IUM TREE SPECIES S□□□□ BE P□□NTE□ WIT□IN 10-□EET O□ □N□ UTI□IT□ □INE OR UN□ERNE□T□ □N□ O□ER□E□□ POWER □INES□□N□ SM□□□ TREE SPECIES MUST M□INT□IN □ MINIMUM 5-□OOT SEP□R□TION □ROM UN□ER□ROUN□ UTI□IT□ □INES.
6. □□□ TREES S□□□□ BE □E□□T□□□□I□OROUS□WIT□ □ NORM□□ □□BIT O□ □□ROWT□□ E□EN □ISTRIBUTION O□BR□NC□ES□□ STR□□□T TRUN□W□IC□E□□IBITS □OO□ T□PER WIT□ □IMBS NOT □OWER T□□N □OUR □EET □BO□E T□E □ROUN□□ □EPEN□ENT UPON T□E SPECIES□N□ S□□□□BE □REE □ROM □ISE□SE□INSECT IN□EST□TION□MEC□□NIC□□IN□UR□□□IR□□IN□ ROOTS□OR OT□ER OB□ECTION□B□E □E□TURES T□□T WOU□□ C□USE T□E TREE TO □EC□INE OR BECOME STRUCTUR□□□□ UNSOUN□□. TREES S□□□□BE WE□□-BR□NC□E□ □N□ □ENSE□□ O□I□TE□W□EN IN □E□□□.
7. P□□NTS S□□□□BE SUB□ECT TO INSPECTION □OR CON□ORMIT□ TO SPECI□IC□TIONS RE□UIREMENTS □N□ □PPRO□□□□ SUC□ □PPRO□□□□S□□□□ NOT IMP□IR T□E R□□T O□ INSPECTION □N□ RE□ECTION □URIN□ PRO□RESS O□ T□E WOR□. □CCEPT□NCE □T T□E NURSER□IN W□IC□ T□E P□□NT IS □ROWIN□ PRIOR TO TR□NSP□□NTIN□□□OES NOT PREC□U□E RE□ECTION □T T□E SITE □OR □UST C□USE.
8. TREE S□□□□BE P□□NTE□ □T PROPER □EPT□ OR S□□□□BE RE□ECTE□ □T TIME O□ INSPECTION.
9. ST□□E TREES ON□□ W□EN NECESS□R□.
10. P□□NT □U□IT□□
11. CONTR□CTOR S□□□□BE RESPONSIB□E □OR PRO□□□IN□ □□□TREES S□RUBS □ROUN□CO□ER□INES□N□ SO□ □S S□OWN ON □N□SC□PE P□□N. □NDI□□□NT M□TERI□S S□□□□CON□ORM TO T□E ST□N□□R□S SET □ORT□ IN T□E CURRENT E□ITION O□ "□MERIC□N ST□N□□R□ OR NURSER□STOC□". PUB□IS□E□ B□ T□E □SSOCI□TION O□ NURSER□MEN□1250 I STREET□N.W. SUITE 500□W□S□IN□TON□ □.C. 20005□(202) 789-2900.
12. **ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
13. P□□NTS S□□□□BE T□PIC□□O□T□EIR SPECIES □N□ □□RIET□□□N□ □□□E □ NORM□□WE□□-□E□E□OPE□ BR□NC□IN□ STRUCTURE □N□ □ □I□OROUS □IBROUS ROOT S□STEM. P□□NTS S□□□□BE □E□□T□□□□I□OROUS□N□ □REE □ROM INSECTS □N□ □ISE□SE. TREE TRUN□S S□□□□BE STR□□□T□N□E□□IBIT □OO□ TRUN□T□PER WIT□ □IMBS NOT □OWER T□□N □OUR □EET □BO□E T□E □ROUN□□EPEN□ENT ON T□E SPECIES. TRUN□S □N□ STEMS S□□□□BE □IRM WIT□ NO IN□IC□TION O□□UN□□□C□N□ERS□□□□S□INSECT BORERS□□E B□C□□ □ROST CR□C□S□SUN SC□□□OR OT□ER □E□ECTS T□□T WOU□□ C□USE T□E TREE TO □EC□INE OR BECOME STRUCTUR□□□□ UNSOUN□. TREES S□□□□BE □ENSE□□ O□I□TE□W□EN IN □E□□□.
14. □□□P□□NTS S□□□□BE COMMERCI□□□□ □ROWN UN□ER C□IM□TIC CON□ITIONS SIMI□□R TO T□OSE O□C□□T□□M COUNT□ (□□S. P□□NT □ONE 8).
15. □□□ P□□NTS S□□□□E□U□□OR E□CEE□T□E MINIMUM SI□E□S S□OWN IN T□E P□□NT □IST□N□ □□□MET□O□S O□P□□NT ME□SUREMENT S□□□□CON□ORM TO T□E "□MERIC□N ST□N□□R□ OR NURSER□STOC□".
16. C□□IPER O□MU□TI-TRUN□ TREES S□□□□BE □ETERMINE□ B□ ME□SURIN□ T□E □R□EST TRUN□ON□□.
17. **PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS, REQUIREMENTS, AND APPROVAL.** SUC□□ PPRO□□□S□□□□ NOT IMP□IR T□E RI□□T O□ INSPECTION □N□ RE□ECTION □URIN□ PRO□RESS O□ T□E WOR□. □CCEPT□NCE □T T□E NURSER□IN W□IC□ T□E P□□NT IS □ROWIN□ PRIOR TO TR□NSP□□NTIN□□□OES NOT PREC□U□E RE□ECTION □T T□E SITE □OR □UST C□USE.
18. ROOT S□STEM□
19. □□□TREES S□□□□BE B□□□E□ □N□ BUR□□PPE□ (B□B) OR CONT□INER □ROWN. NO B□RE ROOT TREES S□□□□BE □CCEPT□B□E.
20. □□□S□RUBS S□□□□BE B□□□E□ □N□ BUR□□PPE□ (B□B) OR CONT□INER □ROWN. NO B□RE ROOT S□RUBS S□□□□BE □CCEPT□B□E.
21. T□E MINIMUM SI□E O□B□□□S B□□□□EPT S□□N□B□□□□I□METER S□□□□ CON□ORM TO B□□□IN□ □N□ BUR□□PPIN□ SPECI□IC□TIONS □S SET □ORT□ IN T□E "□MERIC□N ST□N□□R□ OR NURSER□STOC□".
22. □□□B□□□E□ □N□ BUR□□PPE□ P□□NTS S□□□□ □□E T□E TOP ¼ O□ T□E BUR□□P REMO□E□ □ROM T□E B□□□ □TER T□E POSITION O□T□E P□□NT IS ST□BLI□E□. NO BUR□□P S□□□□BE REMO□E□ □ROM UN□ER T□E B□□□ □N□ □□□WIRE □N□ SURP□US □ROM T□E TOP O□T□E B□□□S□□□□BE REMO□E□.

SEE□IN□□ SO□□IN□□

21. □□□E□TERIOR □ROUN□ □RE□S NOT OCCUPIE□ B□ BUI□□IN□S□STRUCTURES□ P□□EMENT□P□□NT M□TERI□□□□N□ MU□C□S□□□□BE SEE□E□ OR SO□□E□ IN □N □CCEPT□B□E M□NNER IN □CCOR□□NCE WIT□ □OC□□NURSER□ ST□N□□R□S□ UN□ESS OT□ERWISE NOTE□.
22. □□□SEE□S□□□□BE PURC□□SE□ □ROM □ REPUT□B□E SUPP□IER □N□ S□□□□ BE□R T□E CURRENT SE□SON'S CERTI□IC□TES O□ WEI□□T□PURIT□ □N□ □ERMIN□TION.
23. □□□SO□□S□□□□BE COMMERCI□□□□ □ROWN IN □EOR□I□ OR NEI□□BORIN□ □RE□S□STRON□□□ ROOTE□ □N□ □REE □ROM WEE□S.
24. □□□SO□□S□□□□BE □□□E□ WIT□IN 48 □OURS □□TER BEIN□ CUT □T T□E NURSER□.
25. SO□□S□□□□BE □□□E□ OUT SO T□□T NO □OI□S OCCUR □N□ IN SUC□ □ M□NNER T□□T T□E EN□ □OINTS BETWEEN IN□I□U□ SO□ PIECES O□□□□OININ□ ROWS □O NOT COINCI□E. SO□T□S□□□□BE □□□ ON TOPSOI□□T T□E RE□UIRE□ □INIS□ □R□E□N□S S□□□□BE □□US□ WIT□ □□□CENT P□□EMENT□CURBS□N□ P□□NTIN□ BE□E□□ES.

TOPSOI□□

26. CONTR□CTOR S□□□□PRO□I□E □ MINIMUM 3" □EPT□ O□ TOPSOI□IN □□□ P□□NTIN□ RE□S.
27. □□□TOPSOI□S□□□□BE □REE □ROM ROC□S□EBRIS□NO□IOUS WEE□S E□CESSIVE WEE□S P□□NT W□STE□SUBSOI□□□E□□□C□□ROOTS□STUMPS□ □N□□N□ OT□ER M□TERI□□□□RM□U□TO P□□NT □ROWT□.
28. TOPSOIL S□□□□BE □N□TUR□□□ERTI□E S□N□ O□M POSSESSIN□ C□□R□CTERISTICS COMMON TO PRO□UCTI□E SOI□S IN T□E SOUT□E□STERN CO□ST□□RE□ION□N□ IT S□□□□NOT CONT□IN □N□ TO□IC SUBST□NCES.

P□□NTIN□□

29. □□ROUN□CO□ER S□□□□BE P□□NTE□ □S SPECI□IE□ BE□OW□
   29.1. □ROUN□CO□ER S□□□□BE P□□NTE□ IN □N E□U□TER□□TRUN□U□□R SP□CIN□ P□TTERN □T T□E ON-CENTER □IST□NCES S□OWN ON T□E P□□NT □IST.
   29.2. W□ERE □ROUN□CO□ER □BUTS CURBS□P□□EMENT□SI□NS □N□ PO□ES□ MINIMUM P□□NTIN□ □IST□NCE S□□□□BE 12" □ROM CENTER O□P□□NT TO S□□ OB□ECT.
   29.3. □ROUN□CO□ER S□□□□BE P□□NTE□ □ MINIMUM O□ 14" □ROM CENTER O□ □□□TREES.
30. S□RUBS □N□ □R□SSES S□□□□BE P□□NTE□ □ MINIMUM O□ 4□□ROM T□E CENTER O□ □□□R T□E TREES.
31. S□RUBS □N□ TREES S□□□□BE P□□NTE□ □ MINIMUM O□36" □ROM CURBS □T C□R P□R□IN□ □RE□S TO □□□OW □OR O□ER□N□ UN□ESS W□EE□STOPS □RE PRO□I□E□.
32. NO □□R□E OR ME□IUM TREE SPECIES S□□□□BE P□□NTE□ WIT□IN TEN (10) □EET O□ UN□ER□ROUN□ UTI□IT□ □INE OR UN□ERNE□T□ □N□ O□ER□E□ POWER □INES, SM□□□ TREE SPECIES MUST M□INT□IN □ MINIMUM □I□E (5) □OOT SEP□R□TION □ROM UN□ER□ROUN□ UTI□IT□ □INES.
33. TREES S□□□□BE P□□NTE□ □T PROPER □EPT□ OR S□□□□BE RE□ECTE□ □T TIME O□ INSPECTION.
34. ST□□E TREES ON□□ W□EN NECESS□R□.

□ERTI□IER□

35. **CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.**
36. I□ □ SOI□ TEST □ETERMINES T□□T □□□IITION□SOI□□□MEN□MENTS □RE RE□UIRE□□CONTR□CTOR S□□□□□PP□□□N □PPROPRI□TE □ERTI□IER IN CON□ORM□NCE WIT□ INSTRUCTIONS ON T□E CONTAINER.

MU□C□□

37. □□□TREES □N□ S□RUBS S□□□□BE MU□C□E□ IMME□I□TE□□ O□OWIN□ INST□□□TION WIT□ □ MINIMUM 3" □□□ER O□□CCEPT□B□E M□TERI□.
38. □□□ROUN□CO□ER S□□□□BE MU□C□E□ IMME□I□TE□□ O□OWIN□ INST□□□TION WIT□ □ MINIMUM 1" □□□ER O□□CCEPT□B□E M□TERI□.
39. □CCEPT□B□E MU□C□IN□ M□TERI□INC□U□ES PINE NEE□ES□S□RE□E□ B□R□□ □N□ WOO□ C□IPS.

W□TERIN□□

40. □□□RE□S TO BE P□□NTE□□SEE□E□□□N□ SO□□E□ S□□□□BE PRO□I□E□ WIT□ □N □UTOM□TIC IRRI□□TION S□STEM.
41. □□□P□□NTS INC□U□IN□ TREES S□RUBS□N□ □ROUN□CO□ER S□□□□BE T□OROU□□□□ W□TERE□ IMME□I□TE□□ O□OWIN□ INST□□□□TION.
42. □□□SEE□E□N□ SO□□E□ □RE□S S□□□□BE T□OROU□□□□ W□TERE□ IMME□I□TE□□ O□OWIN□ INST□□□TION.

M□INTEN□NCE□

43. CONTR□CTOR S□□□□INSPECT P□□NTS ON □ WEE□□□□ B□SIS M□INTIN □N□ W□TER □SO□□E□ □RE□S □N□ P□□NT M□TERI□S□N□ WEE□□PRUNE□□N□ RE-MU□C□ P□□NTIN□ BE□S S NECESS□R□ TO M□INTIN □E□□T□□□ROWIN□ CON□ITIONS UNTI□□N□SC□PE INST□□□TION IS COMP□ETE.
44. OWNER IS RESPONSIB□E □OR ON-□OIN□ EN□IRONMENT□□C□N□ES OR □N□ □ISTURB□NCE RESU□TIN□ □ROM □N□ BUI□□IN□ OR □□CI□IT□ CONSTRUCTION WIT□IN OR IMME□I□TE□□ VICINI□Y OF T□E CRITIC□□ ROOT □ONE O□ T□E TREE(S).
45. □U□IN□N ST□□IN□S□□□□BE REMO□E□ NO □□TER T□□N 6 MONT□S □□TER INST□□□TION.

P□□NT □□TER□TIONS □SUBSTITUTIONS□

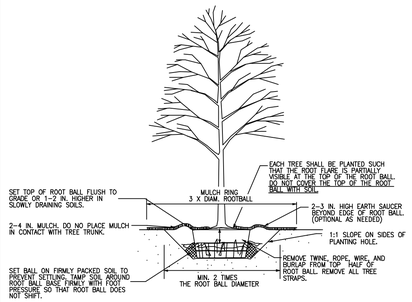
46. **ANY CHANGE IN PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.**
47. PRO□ECT □N□SC□PE □RC□ITECT WI□□□SSIST IN □OC□TIN□ P□□NTS □S NECESS□R□.

IRRI□□TION NOTES

1. CONTR□CTOR S□□□□PRO□I□E □N □UTOM□TIC IRRI□□TION S□STEM □OR □□□ SEE□E□ □RE□S SO□□E□ □RE□S □N□ P□□NTIN□ M□TERI□□. T□IS S□STEM S□□□□ TIE INTO E□ITIN□ IRRI□□TION □INES I□PRESENT.
2. CONTR□CTOR S□□□□PRO□I□E IRRI□□TION □ESI□N□□SSOCI□TE□ □□□ENC□ □PPRO□□□S□□BOR M□TERI□S E□UIPMENT□N□ SER□ICES TO COMP□ETE T□E IRRI□□TION WOR□. T□E WOR□S□□□□INC□U□E BUT IS NOT □IMITE□ TO□
   2.1. □ERI□IC□TION O□ □□□UN□ER□ROUN□ UTI□IT□□OC□TIONS.
   2.2. COOR□IN□TION O□IRRI□□TION WOR□WIT□ T□E WOR□O□□□□RE□TE□ TR□□ES□N□ SUBCONTR□CTORS TO □SSURE SMOOT□ PRO□RESSION O□ PRO□ECT.
   2.3. PROTECTION □N□OR RESTOR□TION O□□□□E□ISTIN□ IMPRO□EMENTS.
   2.4. TRENC□IN□ □N□ B□C□□□IN□ □OR □□□PIPES□□□□ES□N□ □R□IN PITS SPECI□IE□.
   2.5. □URNIS□IN□ □N□ INST□□□IN□ □□□M□IN□INES□□TER□□□INES□RISERS□ □ITTIN□S□SPR□□□E□IS□ROTOR □E□S□□UIC□-COUP□IN□ □□□ES□□□TE □□□ES□CONTRO□□□□ES□CONTRO□ERS□E□ECTRIC WIRE□□N□ □□□ NECESS□RY SPECI□□□T□ITEMS □N□ □CCESSORIES.
   2.6. □URNIS□IN□ □N□ INST□□IN□ □□□S□EE□ES BENE□T□ W□□□W□S□RO□S□ □N□ □RI□EW□S W□ERE RE□UIRE□.
   2.7. RE□U□TIN□ □N□ □□□USTIN□ □□□SPR□□ E□S□ ROTOR □E□S□RIP □INES□TIME SE□UENCE CONTRO□□E□ICES□N□ SECTION □□□E□S.
   2.8. TESTIN□ O□ IRRI□□TION S□STEM.
   2.9. PRO□I□IN□ W□RR□NT□ ON T□E IRRI□□TION S□STEM □OR ONE (1) □E□R □□TER □CCEPT□NCE B□ T□E OWNER.
   2.10. PRO□I□IN□ T□□T WOR□□N□ M□TERI□S S□□□□BE IN □U□□□CCOR□NCE WIT□ T□E □□TEST RU□ES □N□ RE□U□TIONS O□ST□TE □N□ □OC□□ □ENCIES INC□U□IN□ □OC□□E□T□ CO□ES. P□UBLIN□ CO□ES□N□ E□ECTRIC□□CO□ES.
3. CONTR□CTOR S□□□□PRO□I□E T□E □O□OWIN□ SUBMITT□S□
   3.1. □U□R□MM□TIC P□□NS O□IRRI□□TION S□STEM TO □N□SC□PE □RC□ITECT □OR INC□USION IN □S-BUI□T SET O□□R□WIN□S.
   3.2. PROPOSE□IRRI□□TION P□□NS TO □PPROPRI□TE □URIS□ICTION □OR □PPRO□□□I□RE□UIRE□□N□ TO □N□SC□PE □RC□ITECT □OR RE□IEW PRIOR TO INST□□□TION.

TREE PROTECTION NOTES

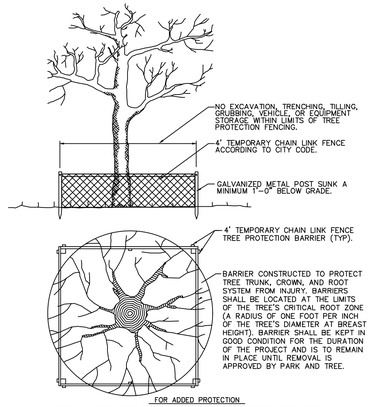
1. TREE PROTECTION □E□ICES (UN□ESS □IRECTE□ OT□ERWISE B□T□E □N□SC□PE □RC□ITECT, S□□□□BE □ 4 □TEMPOR□R□ C□□IN □IN□ □ENCE CONSTRUCTE□ □T □N□ □ROUN□ T□E PERIMETER O□ T□E TREE PROTECTION □ONE. T□E □ENCE S□□□□BE □TT□C□E□ TO □□□□□NI□E□ MET□□POSTS□SP□CE NO □URT□ER T□□N 8□P□RT.
2. TREE PROTECTION □E□ICES S□□□□BE ERECTE□ PRIOR TO T□E ST□RT O□ CONSTRUCTION □N□S□□□□REMAIN IN P□CE UNTI□□□□ SITE □N□E□TERIOR BUI□□IN□ WOR□IS COMP□ETE□□N□ □N□SC□PE INST□□□TION □□S BE□UN. BRO□EN OR □IS□O□□E□ TREE PROTECTION □E□ICES S□□□□BE IMME□I□TE□□ REP□IRE□.
3. □□□□ESI□N□TE□ TREE PROTECTION □ONES MUST BE PROTECTE□ □ROM T□E SE□IMENT□TION O□EROSION M□TERI□.
4. SI□T□ENCIN□ S□□□□BE P□□CE□ □ON□ T□E OUTER UP□□□E□□E O□TREE PROTECTION □ONES□T T□E □N□ □ISTURB□NCE INTER□□CE.
5. SI□T□ENCIN□ S□□□□BE B□C□E□B□ □OUR (4) □OOT C□□IN □IN□ □ENCE IN □RE□S O□STEEP S□OPES.
6. NO □E□ICES S□□□□BE P□R□E□OR CONSTRUCTION M□TERI□□STORE□ OR SUBST□NCES POURE□ OR □ISPOSE□ O□ OR P□CE□WIT□IN □N□ TREE PROTECTION □ONE □T □N□TIME □URIN□ C□E□RIN□ OR CONSTRUCTION O□T□E PRO□ECT.
7. NO C□□N□E IN □R□E WIT□IN T□E TREE PROTECTION □ONE S□□□□BE □□□OWE□ □ROUN□E□ISTIN□ TREES E□CEPT □OR □M□IMUM □□□ITION O□ TWO (2) INC□ES O□MU□C□ UN□ESS □PPRO□E□ B□ T□E □N□SC□PE □RC□ITECT.
8. TREES WIT□IN □ TREE PROTECTION □ONE S□□□□NOT BE PRUNE□ OR REMO□E□ WIT□OUT PRIOR □NOW□E□□E □N□ CONSENT □ROM T□E CIT□O□ POO□ER.
9. □□□RET□INE□ OR P□□NTE□ TREES S□□□□BE PROTECTE□ OR STIU□TE□ SO □S TO PRE□ENT □M□GE □ROM ENVIRONMENT□□C□N□ES OR □N□ □ISTURB□NCE RESU□TIN□ □ROM □N□ BUI□□IN□ OR □□CI□IT□ CONSTRUCTION WIT□IN OR IMME□I□TE□□ VICINI□Y OF T□E CRITIC□□ ROOT □ONE O□ T□E TREE(S).
10. □N□ □□M□E OR IN□UR□□ TO E□ISTIN□ OR P□□NTE□ TREES S□□□□BE REPORTE□ IMME□I□TE□□ TO T□E CIT□ O□POO□ER.



NOTES

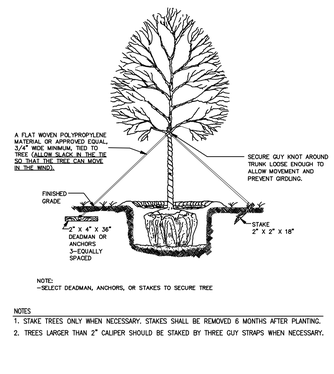
1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
2. STAKE TREES ONLY WHEN NECESSARY.

STANDARD CONSTRUCTION DETAILS
TREE PLANTING



- 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.

STANDARD CONSTRUCTION DETAILS
TREE PROTECTION

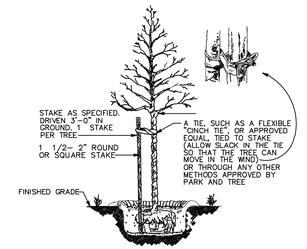


NOTE:
-SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE

NOTES

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE GUY STRAPS WHEN NECESSARY.

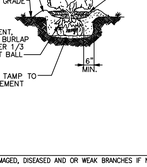
STANDARD CONSTRUCTION DETAILS
TREE STAKING



NOTES

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY PARK AND TREE.

STANDARD CONSTRUCTION DETAILS
ALTERNATIVE TREE STAKING



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.

STANDARD CONSTRUCTION DETAILS
SHRUB PLANTING

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15779 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

GEORGIA
REGISTERED
PROFESSIONAL
3:31:25
ENGINEER
C. WIC□R□ITROVER

STAMP:

ORIGINAL RELEASED FOR CONSTR□CTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE:

LANDSCAPE DETAILS

SCALE:	NTS
PROJECT NO:	230143.000
DATE:	3/31/25
DRAWN BY:	WM
CHECKED BY:	CR□

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□ NOT FOR CONSTRUCTION
□ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:

L2

Thu, 03 Apr 2025 - 7:58am, c. ittmeyer
DRAWING PATH: C:\Projects\230143.000\Cad\dwg\230143 SITE.dwg

SIGN POSTS AND THEIR FOUNDATIONS AND SIGN MOUNTINGS SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.

□25 STO□ SIGN

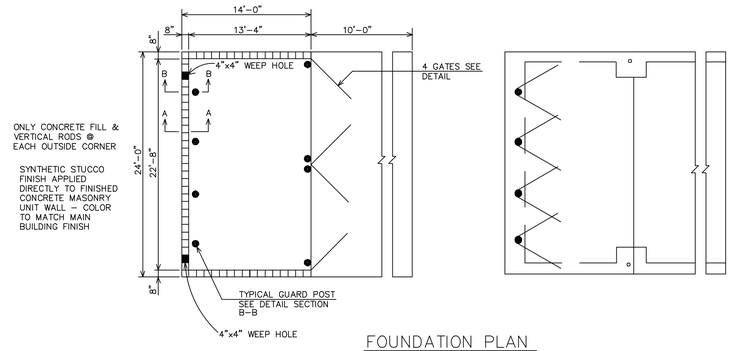
ONE □ A□ SIGN

T□□ICAL HANDICA□ SIGN

NOTE:
STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND GOVERNING AGENCY CODES AND SPECIFICATIONS

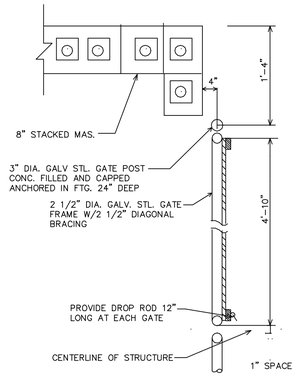
□36 T□□ICAL HANDICA□ SIGN

□34 HANDICA□ □AR□ING STALL STRI□ING

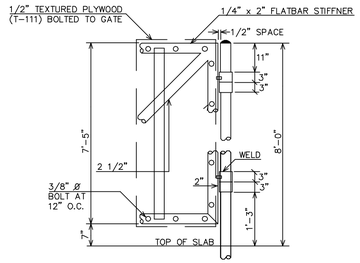


FOUNDATION PLAN

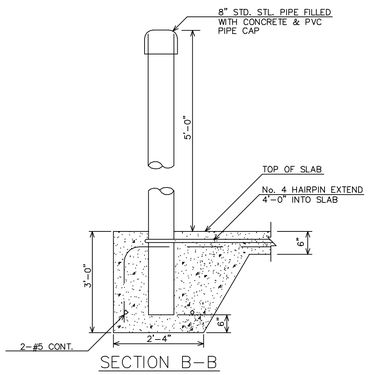
DUMPSTER PAD TO BE SLOPED TO ADJACENT GRASSED AREA.



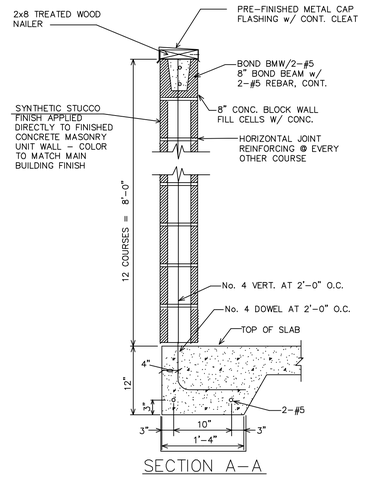
PARTIAL PLAN AT GATE



ELEVATION OF GATE



SECTION B–B



SECTION A–A

□12 DOUBLE DUM□STER □AD □ ITH MASONR□ □ENCE

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

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STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS FOR MERLOT RETAIL POOLER, GA.

DRAWING TITLE: STANDARD DETAILS

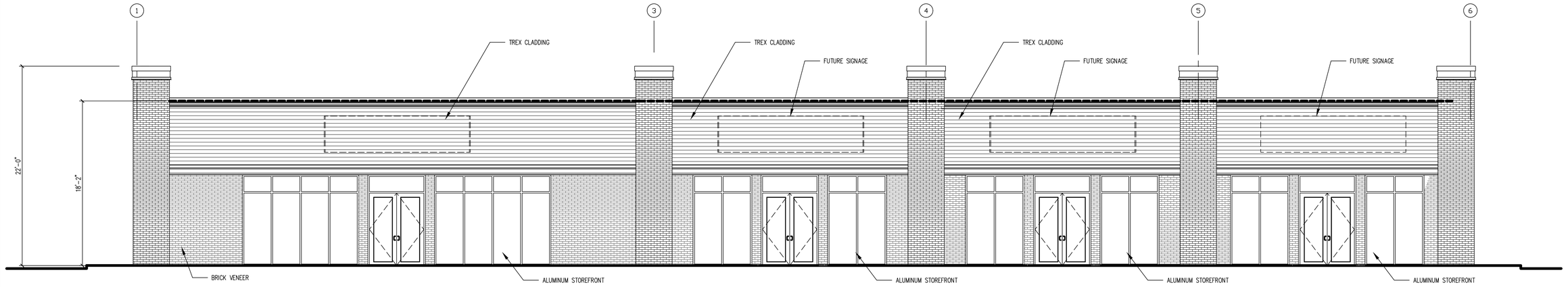
SCALE: NA
PROJECT NO: 230143.000
DATE: 3/31/25
DRAWN BY: WM
CHECKED BY: CRC

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

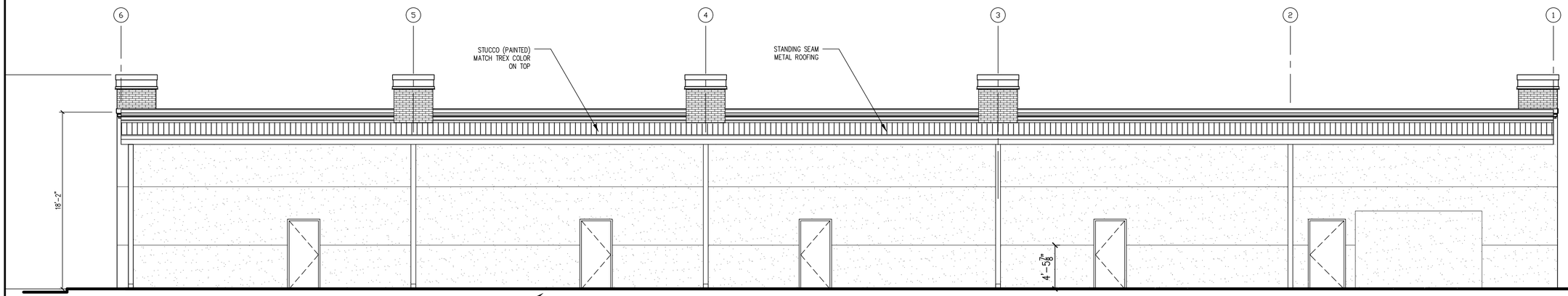
SHEET NO: DET□3

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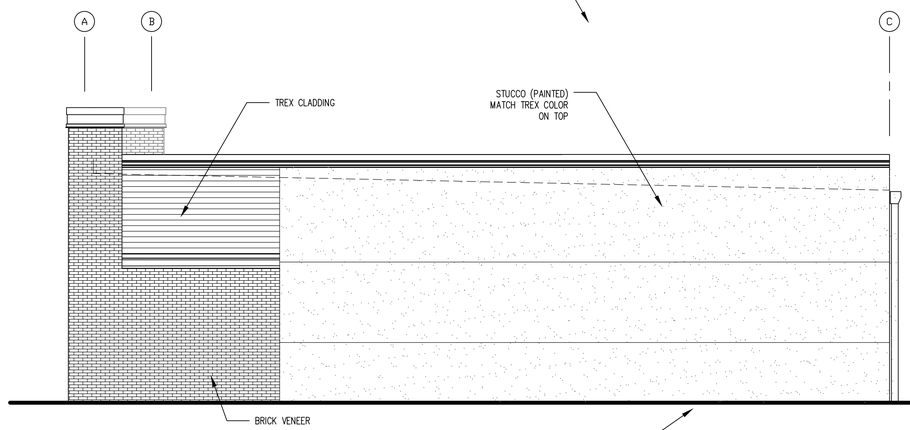
Thu, 01 Apr 2025 7:58am C:\Intouch
DRAWING PATH: C:\2023\230143.000 sl_rg 230143 SITE-sl_rg



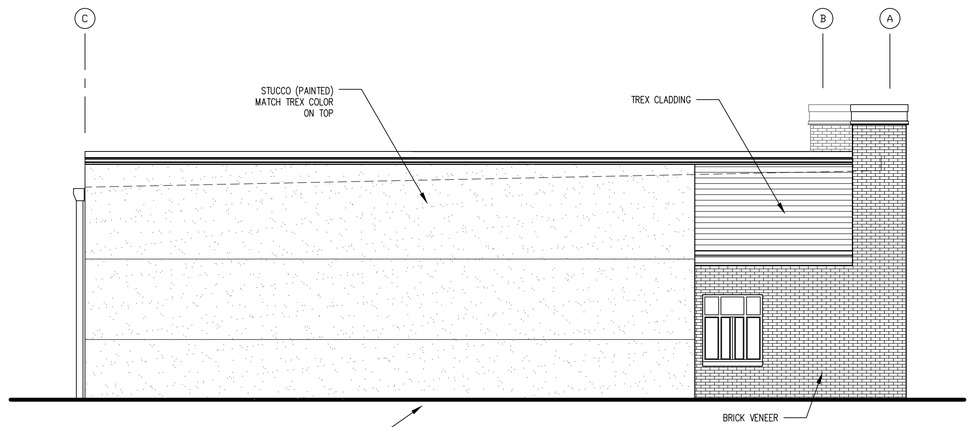
1 / A2.0 Front Elevation
SCALE: 3/16" = 1'-0"



2 / A2.0 Rear Elevation
SCALE: 3/16" = 1'-0"



3 / A2.0 Right Side Elevation
SCALE: 3/16" = 1'-0"



4 / A2.0 Left Side Elevation
SCALE: 3/16" = 1'-0"

Kern & Co., LLC.
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

STAMP:

STAMP:

NO.	DATE	REVISION

PROPOSED MERLOT RETAIL
1547 POOLER PKWY LOT #8

POOLER, GA 31322

DRAWING TITLE:
ELEVATIONS

PROJECT NO: 230143.000
DATE: 12/29/2023
DESIGN BY: JML
DRAWN BY: JML
CHECKED BY: -

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

SHEET NO:
A2.0

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Thursday, August 15, 2024 6:05:21 AM G:\2023\230143.000\Architectural Structural MEP\CADD Merlot Retail Sheets\A2.0 ELEVATIONS.dwg

EOM Operations
Your solution to a better tomorrow

April 1th, 2025

Chadwich R. Zittrouer, P.E.
Kern & Co, LLC
P.O. Box 15179
Savannah, GA 31416

Dear Mr. Zittrouer,

I am pleased to provide you with a recommendation for Approval of the site plans for Merlot Lane Retail, which is provided below.

Submittal Documents:		
	Site Development Plans	*Apr. 2025*
	Lighting Plans	*Jan. 2025*
	Water Report	*Jan. 2025*
	Stormwater Report	*Nov. 2024*
	Hold Harmless Agreement	*Aug. 2024*
	Storm Water Maintenance Agreement	*Aug. 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 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, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The 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 ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall 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 Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Hunt Club Subdivision Phase 8

Project:	#200725
P&Z Meeting Date:	April 14, 2025
City Council Meeting Date:	April 21, 2025
Applicant and Authorized Agent:	Beazer Homes, LLC
Location (Address):	Hunt Club Subdivision Phase 8 (Serengeti Blvd.)
Parcel (PIN):	51015 01038
Acreage:	Approximately 17
Zoning:	PUD (Wynn Capallo PUD)
Proposed Use:	Residential subdivision, single family detached (56 lots)
Staff Recommendation:	Approval of the release of a performance bond in the amount of $2,613,428.32 and acceptance of a maintenance bond in the amount of $408,856.00, and acceptance of a sidewalk performance bond in the amount of $115,440.00.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the request."*
Attachments:	A. Bond Submittal Documentation B. Record Drawing

Attachment A

CITY of POOLER
GEORGIA

MAINTENANCE BOND

Bond Number: SU1203791 Principal Amount: $408,856.00

Project: Hunt Club Subdivision - Phase 8

Location: Pooler, Georgia City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Beazer Homes, LLC, registered business address of 4390 Belle Oaks Drive, Suite 220, N. Charleston, SC 29406; as Principal, hereinafter called "CONTRACTOR," and Arch Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 311 S. Wacker Dr., Suite 3700, Chicago, IL 60606, a Surety insurer, chartered and existing under the laws of the State of Missouri, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Four Hundred Eight Thousand Eight Hundred Fifty Six and 00/100 US Dollars ($ 408,856.00) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Contractor, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as: Roads, Stormwater, Water & Sewer Systems in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of 24 months, commencing on the date

of acceptance of this Bond by Obligee:

1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);

2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;

3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;

4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;

5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;

6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee

    a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or

    b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severalty, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and

8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

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.

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Contractor upon the Contractor's failure or refusal to fulfill its obligations under this Bond.

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Contractor shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number

SU1203791 this 13th day of March, 2025.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

01/23/35 January 23, 2035
Notary Public Commission Expiration

Seal:

Contractor

Contractor Signature

Thomas M. Wallington
Contractor Print

V.P. Land Development
Contractor Title

Beazer Homes, LLC
Company Name

Attest

Witness as to Surety (1) Sinem Nava

Witness as to Surety (2) Alexa Costello

Notary Public Signature Lisa Marotta

February 7, 2026
Notary Public Commission Expiration

Seal:

OFFICIAL SEAL
LISA MAROTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires February 7, 2026

OR

Surety

Surety Authorized Signature

James I. Moore, Attorney-in-Fact
Surety Authorized Print

Arch Insurance Company
Surety Company Name

311 S. Wacker Dr., Suite 3700, Chicago, IL 60606
Surety Business Address

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

(b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.
Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Amy Wickett, Dawn L. Morgan, James I. Moore, Jennifer J. McComb, Kelly A. Gardner, Martin Moss, Melissa Schmidt, Stephen T. Kazmer and Tariesa M. Pisciotto of Downers Grove, IL (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof,** the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 16th day of February, 2022.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company — Corporate Seal 1971 — Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
MICHELE TRIPODI, Notary Public
Philadelphia County
My Commission Expires July 31, 2025
Commission Number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION
I, **Regan A. Shulman,** Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated** February 16, 2022 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 13th day of March, 2025.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company — Corporate Seal 1971 — Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-In-Fact and the details of the bond to which the power is attached.

Attachment A

CITY of POOLER
GEORGIA

SIDEWALK PERFORMANCE BOND

Bond Number: SU1203792 Principal Amount: $115,440.00

Project: Hunt Club Subdivision - Phase 8

Location: Pooler, Georgia City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Beazer Homes, LLC, registered business address of 4390 Belle Oaks Drive, Suite 220, N. Charleston, SC 29406; as Principal, hereinafter called "PRINCIPAL," and Arch Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 311 S. Wacker Dr., Suite 3700, Chicago, IL 60606, a Surety insurer, chartered and existing under the laws of the State of Missouri, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of One Hundred Fifteen Thousand Four Hundred Forty and 00/100 US Dollars ($ 115,440.00) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their 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, as detailed:

Sidewalks.

Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia, and 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 these 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.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number

SU1203792 this 13th day of March, 2025.

Attest

Witness as to Principal (1)

Witness as to Principal (2)

Notary Public Signature

01/23/35 January 23, 2035
Notary Public Commission Expiration

Seal:

Heather McCoy NOTARY PUBLIC MY COMMISSION EXPIRES 01/23/2035 STATE OF SOUTH CAROLINA

Prinicpal

Principal Signature

Thomas A. Wallington
Principal Print

V.P. Land Development
Principal Title

Beazer Homes, LLC
Company Name

Attest

Witness as to Surety (1) Sinem Nava

Witness as to Surety (2) Alexa Costello

Notary Public Signature Lisa Marotta

February 7, 2026
Notary Public Commission Expiration

Seal:

OFFICIAL SEAL
LISA MAROTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires February 7, 2026

Surety

Surety Authorized Signature

James I. Moore, Attorney-in-Fact
Surety Authorized Print

Arch Insurance Company
Surety Company Name

311 S. Wacker Dr., Suite 3700, Chicago, IL 60606
Surety Business Address

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 74-136. Sidewalks; bond.

Sidewalks shall be required as stated in the subdivision regulations and placed when street improvements are made, or:

(1) Sidewalks shall be placed as lot improvements are constructed.

(2) Sidewalks shall be placed in the right-of-way as approved by the city.

(3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.

(4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.

(5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.

(6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-35; Ord. of 6-5-2017(5), § I)

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

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Amy Wickett, Dawn L. Morgan, James I. Moore, Jennifer J. McComb, Kelly A. Gardner, Martin Moss, Melissa Schmidt, Stephen T. Kazmer and Tariesa M. Pisciotto of Downers Grove, IL (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

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Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company — Corporate Seal 1971 — Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
MICHELE TRIPODI, Notary Public
Philadelphia County
My Commission Expires July 31, 2025
Commission Number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

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IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 13th **day of** March, **2025**.

Regan A. Shulman, Secretary

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3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company — Corporate Seal 1971 — Missouri

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Please refer to the above named Attorney-In-Fact and the details of the bond to which the power is attached.

Attachment A

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

May 29, 2024

Hunt Club VIII,

The developers of Hunt Club VIII completed all punch list items for this project. The City of Pooler Public Works Department approves the above stated development to end its performance bond and begin its 2-year maintenance bond period, upon council approval.

Signed and Approved By:

John Winn- Sewer Superintendent
☑ Public ☐ Private

Mark Williams- Water Superintendent
☐ Public ☐ Private

Chris Costa- Drainage Superintendent
☑ Public ☐ Private

Shawn McNelly- Street Superintendent
☑ Public ☐ Private

Tarra Duff
Public Works Coordinator

Attachment A

EOM Operations
Your solution to a better tomorrow
OPERATIONS

April 9, 2021
CC: Hal Kraft, PE
Phillip Claxton
Kristen Achtziger

Ms. Kimberly Classen
Planning and Zoning Department
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Re: Hunt Club Subdivision – Phase 8 Warranty Infrastructure and Sidewalk Performance Bonds

Dear Ms. Classen:

We have reviewed the Hunt Club Subdivision – Phase 8 (56 lots) Warranty Infrastructure and Sidewalk Performance Bonds furnished by HGB, specifically the Schedule of Values and unit cost for the required bonds.

For the Warranty Infrastructure Bond, the City maintained infrastructure consist of the road, stormwater, water distribution and sanitary sewer conveyance systems. Based on the calculations provided by Hal Kraft, PE with HGB, the cost of the City maintained infrastructure is $817,711.50, thus a 50% Two Year Warranty Infrastructure Bond of $408,856.00 is correct.

For the Sidewalk Performance Bond, the developer requested an 18 month waiver for sidewalk installation. The design engineer, Hal Kraft, PE, stated that this project has a total of 1,924 square yards of sidewalks at a cost of $40.00 per square yard. Based on the calculations provided by the engineer, the total cost of installing these sidewalks is $76,960.00, thus a 150% Sidewalk Performance Bond of $115,440.00 is correct.

This review was based exclusively on the information provided by this 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 Operation at (912) 445-0050 or by email.

Sincerely,

Liberto Chacon, PE
Director of Engineering

Kimberly Classen

From: Kraft, PE, RLS, Harold <hkraft@husseygaybell.com>
Sent: Saturday, March 13, 2021 11:52 AM
To: Kimberly Classen; Liberto Chacon PE
Cc: John Winn; Tom Wallington; Megan Anderson; Rollins, Haydon
Subject: **EXTERNAL EMAIL**Hunt Club Phase 8 - Beazer Homes
Attachments: 2021-03-12 warranty-sidewalk bond request ltr.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Kim/Liberto - attached is our warranty bond and sidewalk bond request for approval of proposed bond amounts. A performance bond is currently in place from when we recorded the plat early. Please let me know of any questions or comments and advise when approved so that the bonds can be drafted. Thanks - Hal

HAL KRAFT, PE, RLS

PRINCIPAL

2019 ENR TOP 500 SOUTHEAST DESIGN FIRM
SAVANNAH • ATLANTA • STATESBORO • COLUMBIA • CHARLESTON • NASHVILLE
329 Commercial Drive, Savannah, GA 31406
T 912.354.4626 M 912.657.2444 hkraft@husseygaybell.com
husseygaybell.com Facebook Twitter LinkedIn FTP

Attachment A

HUSSEY GAY BELL
Established 1958

March 12, 2021

Ms. Kimberly Classen
City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

Mr. Liberto Chicon, P.E.
EOM Operations
480 Edsel Drive, Ste 100
Richmond Hill, Georgia 31324

RE: **Hunt Club Subdivision – Phase 8**
Beazer Homes

Construction of the referenced project is complete and a successful final inspection has been completed, and we are finalizing the close-out process. The roadway and drainage system are public, as well as the water and sewer system, and will be owned and maintained by the City of Pooler. This request is for Phase 8 consisting of 56 lots. A Performance Bond is currently in place with the City that was prepared for an early plat recording. I am requesting approval of the proposed project warranty bond and sidewalk performance bond amounts so that bond documents can be drafted.

I have revised the worksheet submitted and approved for the existing performance bond and enclosed is the Engineer's opinion of bond infrastructure costs based on the contractor's Bid Schedule showing unit costs associated with the applicable infrastructure. The construction cost for the above listed infrastructure to be included in the warranty bond is $817,711.50 as indicated on the enclosed bid schedule mark-up. At the 50% warranty bonding rate required by the City, the proposed **two-year warranty bond amount would be $408,856.00.**

The Developer is also requesting the 18-month waiver for sidewalk installation to allow home construction without damage to installed sidewalks as allowed by ordinance. There are 1,924 square yards of sidewalk in Phase 2. At a $40.00 per square yard unit cost for sidewalk installation, the sidewalk costs would be $76,960.00. At the 150% performance bonding rate the proposed **sidewalk performance bond amount would be $115,440.00**. Please review this request and let me know if you have any questions for approval of these bond amounts.

Sincerely,
Hussey Gay Bell

Hal Kraft

Hal Kraft, P.E.

cc: Tom Wallington, Beazer Homes
Haydon Rollins, HGB

Attachment A

Hunt Club Ph 8 - Warranty Bonding Worksheet

March 12, 2021

BID PROPOSAL - HUNT CLUB PHASE 8- DUSTCOM LIMITED 10/08/19					
GRADING					
Item	Description	Quantity	Units	Unit Price	Total
1	~~Survey Layout~~	~~1~~	~~LS~~	~~$ 11,370.00~~	~~$ 11,370.00~~
2	~~As- Builts~~	~~1~~	~~LS~~	~~$ 6,000.00~~	~~$ 6,000.00~~
3	~~Mobilization~~	~~1~~	~~LS~~	~~$ -~~	~~$ -~~
4	~~Grading~~	~~1~~	~~LS~~	~~$ 71,567.00~~	~~$ 71,567.00~~
5	~~Excavation~~	~~1~~	~~LS~~	~~$ 62,907.00~~	~~$ 62,907.00~~
6	~~Road Excavation~~	~~1~~	~~LS~~	~~$ 24,852.00~~	~~$ 24,852.00~~
7	~~Import Dirt (including spreading)~~	~~1~~	~~LS~~	~~$ 604,178.00~~	~~$ 604,178.00~~
	Sub-Total,GRADING				$ ~~780,874.00~~
EROSION CONTROL					
1	~~Inlet Protection~~	~~23~~	~~EA~~	~~$ 200.00~~	~~$ 4,600.00~~
2	~~Construction Entrance Maintenance~~	~~1~~	~~LS~~	~~$ 2,500.00~~	~~$ 2,500.00~~
3	~~Rip/Rap~~	~~20~~	~~SY~~	~~$ 85.00~~	~~$ 1,700.00~~
4	~~Permanent Grassing~~	~~59,891~~	~~SY~~	~~$ 0.55~~	~~$ 32,940.05~~
5	~~Erosion Control Maintenance~~	~~1~~	~~LS~~	~~$ 25,000.00~~	~~$ 25,000.00~~
	Sub-Total, EROSION CONTROL				$ ~~66,740.05~~
WATER DISTRIBUTION SYSTEM					
1	8" PVC Water Main	2,140	LF	$ 19.71	$ 42,179.40
2	8" DIP Water main	40	LF	$ 31.33	$ 1,253.20
3	1" Lateral	2,380	LF	$ 10.33	$ 24,585.40
4	Service Connections	56	EA	$ 491.00	$ 27,496.00
5	8" Gate Valve in Manhole	2	EA	$ 2,358.00	$ 4,716.00
6	Connect to existing stub	1	EA	$ 981.00	$ 981.00
7	Fire Hydrant	3	EA	$ 4,536.00	$ 13,608.00
8	Fittings & Restraints	1	LS	$ 14,100.00	$ 14,100.00
	Sub-Total, WATER DISTRIBUTION SYSTEM				$ 128,919.00
SANITARY SEWER SYSTEM					
1	8" PVC Sewer Pipe	2,324	LF	$ 47.42	$ 110,204.08
2	Sewer Manhole	13	EA	$ 3,183.00	$ 41,379.00
3	8" x 4" Sewer Tees	56	EA	$ 184.00	$ 10,304.00
4	4" DR 26 PVC sewer laterals	1,862	LF	$ 19.31	$ 35,955.22
5	Rock @ Sewer Laterals Under Road	1	LS	$ 5,000.00	$ 5,000.00
6	Sewer Cleanouts	56	EA	$ 225.00	$ 12,600.00
7	Connect to existing sewer main	1	EA	$ 7,480.00	$ 7,480.00
	Sub-Total, SANITARY SEWER SYSTEM				$ 222,922.30

Attachment A

Item	Description	Quantity	Units	Unit Price	Total
STORM DRAINAGE					
1	15" RCP	56	LF	$ 43.63	$ 2,443.28
2	18" RCP	176	LF	$ 51.03	$ 8,981.28
3	24" RCP	760	LF	$ 62.79	$ 47,720.40
4	30" RCP	264	LF	$ 78.86	$ 20,819.04
5	36" RCP	160	LF	$ 95.16	$ 15,225.60
6	15" HDPE	390	LF	$ 29.08	$ 11,341.20
7	18" HDPE	160	LF	$ 31.82	$ 5,091.20
8	Curb Inlet	8	EA	$ 3,836.00	$ 30,688.00
9	Yard Inlet	7	EA	$ 2,395.00	$ 16,765.00
10	Storm Manhole	4	EA	$ 2,800.00	$ 11,200.00
11	Control Structure	2	EA	$ 3,224.00	$ 6,448.00
12	Lagoon Spillway	2	EA	$ 3,032.00	$ 6,064.00
13	6" Subgrade drain	400	LF	$ 26.38	$ 10,552.00
	Sub-Total, STORM DRAINAGE				$ 193,339.00
PAVING					
1	24" Roll Curb and Gutter	4,427	LF	$ 14.00	$ 61,978.00
2	8" Aggregate Base Course	5,990	SY	$ 23.81	$ 142,621.90
3	1.5" Asphaltic Concrete Surface	5,990	SY	$ 9.87	$ 59,121.30
4	Petro Mat	702	SY	$ 5.00	$ 3,510.00
5	ADA Detectable Warning Pads	32	SF	$ 50.00	$ 1,600.00
6	Signs/Striping	1	LS	$ 3,700.00	$ 3,700.00
7	~~Concrete Sidewalks~~	~~1,924~~	~~SY~~	~~$40.00~~	~~$76,960.00~~
	Sub-Total, PAVING				$ 272,531.20
				Total Phase 8:	$ ~~1,665,325.55~~

$817,711.50

Concrete Sidewalks covered in Sidewalk Performance Bond for 18-month Waiver

TOTAL COST OF WARRANTY INFRASTRUCTURE = $817,711.50
CITY OF POOLER WARRANTY BOND REQUIREMENT = 50%

TOTAL WARRANTY BOND AMOUNT = $817,711.50 X 0.50 = $408,856.00

SIDEWALK PERFORMANCE BOND CALCULATION:
TOTAL SIDEWALK = 1,924 SQ YDS
COST OF SIDEWALK = 1,924 SY X $40.00 PER SY = $76,960.00
CITY OF POOLER PERFORMANCE BOND REQUIREMENT = 150%

TOTAL PERFORMANCE BOND AMOUNT = $76,960.00 X 1.5 = $115,440.00

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

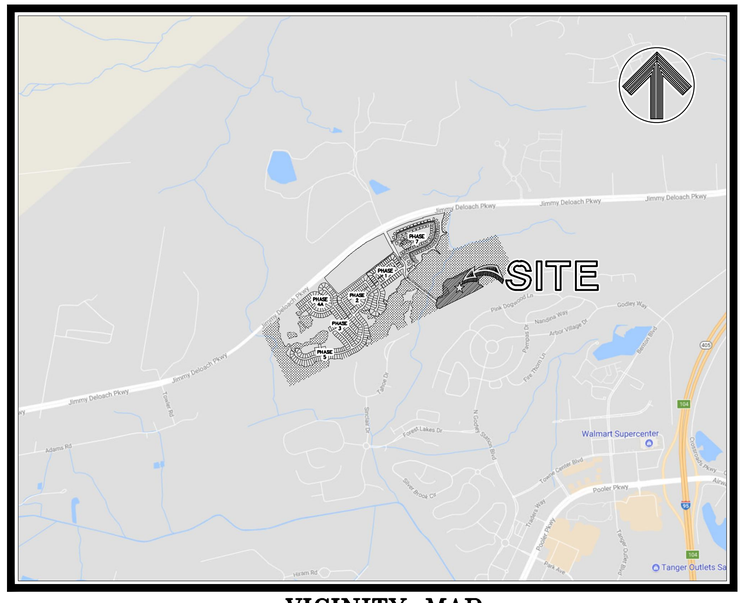
HUNT CLUB PHASE 8
WYNN TRACT
POOLER, GEORGIA

FOR

RECORD DRAWING
FIELD VERIFIED BY DUSTCOM LIMITED, INC. DATE: 10-08-2020

BEAZER HOMES CORP.
4401 BELLE OAKS DR. SUITE 210
CHARLESTON, SOUTH CAROLINA 29405
PHONE No. 1-843-746-6520

APRIL 16, 2019
GENERAL REVISION MAY 9, 2019
GSWCC REVISION MAY 29, 2019
ISSUED FOR CONSTRUCTION OCTOBER 15, 2019



VICINITY MAP
SCALE: 1"=2000'

Submittal Set - Dec 3, 2020

SHEET NO.	DESCRIPTION
01	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
~~02~~	~~CONSTRUCTION NOTES AND LEGEND~~
~~03-04~~	~~STAKING & TRAFFIC CONTROL PLAN~~
05-06	PAVING, GRADING AND DRAINAGE PLAN
07-08	SANITARY SEWER AND WATER DISTRIBUTION PLAN
~~09-10~~	~~NEIGHBORHOOD GRADING AND DRAINAGE PLAN~~
11	ROAD & SANITARY SEWER PROFILES
12	STORM DRAINAGE PROFILES
~~13-17~~	~~CONSTRUCTION DETAILS~~
~~18-19~~	~~EROSION AND SEDIMENT CONTROL NOTES~~
~~20-21~~	~~EROSION AND SEDIMENT CONTROL PLAN - INITIAL PHASE~~
~~22-23~~	~~EROSION AND SEDIMENT CONTROL PLAN - INTERMEDIATE PHASE~~
~~24-25~~	~~EROSION AND SEDIMENT CONTROL PLAN - FINAL PHASE~~
~~26~~	~~EROSION AND SEDIMENT CONTROL DETAILS~~
~~27-28~~	~~GREENSPACE PLAN~~

SCHEDULE OF DRAWINGS

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • CHARLESTON • COLUMBIA • NASHVILLE
www.husseygaybell.com

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E:\Beazer\116254222_Hunt Club Phase 8\Record Drawings\As-Builts\SHT01_COVER.dwg

N 765448.13 OUTFALL
E 936081.02 STRUCTURE No. 01
TOP = ~~20~~ 19.56
I.E. = ~~17.00~~ 16.77
(SEE DETAIL)

WETLAND

I.E. @ ~~16.06~~ 16.62

32
~~28~~ L.F. 15"
RCP @ ~~0.50%~~ 0.48%

LAGOON SPILLWAY
SEE DETAIL ON SHEET 24

SPECIAL NOTE:
THE ROADWAY SECTION TO BE DEDICATED TO THE CITY OF POOLER WILL REQUIRE EVIDENCE OF SUPERVISION BY A REGISTERED ENGINEER DURING CONSTRUCTION (ORDINANCE 74– 133(J))

SSMH
TOP=22.56
I.E.=2.26 8"PVC

SERENGETI BLVD

EXISTING UTILITY EASEMENT (TYP.)

REMOVE 10'± OF EXISTING CURB & GUTTER CONSTRUCT CONC. FLUME (SEE DETAIL)

10 SY STONE RIP-RAP

REMOVE 10'± OF CONC. CURB & GUTTER CONSTRUCT CONC. FLUME UNDER SIDEWALK (SEE DETAIL)

10 SY STONE RIP-RAP

SSMH
TOP=21.60
I.E.=3.60 8"PVC

22.13 (HP)

SSMH
TOP=19.19
I.E.=4.01 8"PVC

WETLAND

WETLAND

611 612 613 610 609 608 607 606 605 604 603 602 601

641 640 639 638 637 636 635 634 633 632

642 643

656 655

ACCESS EASEMENT

20' BSL

15' UTILITY EASEMENT

CURB INLET No. A02
THR = ~~20.14~~ 19.92
I.E. = ~~16.51~~ 16.42
N 785039.51
E 936162.36

CURB INLET No. A01
THR = ~~20.14~~ 20.09
I.E. = ~~16.51~~ 16.52
N 785016.19
E 936174.06

N 785366.53
E 936271.10
CURB INLET No. A08
20.01 THR = ~~20.04~~
14.85 I.E. = ~~14.96~~

162
~~161~~ L.F. 36"
RCP @ ~~0.30%~~ 0.75%

26
~~32~~ L.F. 30"
RCP @ ~~0.30%~~ 0.66%

26
~~32~~ L.F. 18"
RCP @ ~~0.30%~~ 0.38%

I.E. @ ~~14.18~~ 13.93

N 785369.09
E 936296.97
CURB INLET No. A07
20.10 THR = ~~20.04~~
15.02 I.E. = ~~15.06~~

99
~~96~~ L.F. 30"
RCP @ ~~0.30%~~ 0.35%

N 785316.38
E 936413.83
YARD INLET No. A09
19.30 TOP = ~~20.00~~
15.10 I.E. = ~~16.25~~

89
~~90~~ L.F. 18"
HDPE @ ~~1.00%~~ 0.82%

N 785277.23
E 936333.89
STORM MANHOLE No. A06
TOP = ~~20.86~~ 21.00
I.E. = ~~15.35~~ 15.37

129
~~120~~ L.F. 30"
RCP @ ~~0.30%~~ 0.34%

N 785160.88
E 936388.76
STORM MANHOLE No. A03
TOP = ~~21.61~~ 21.55
I.E. = ~~15.74~~ 15.81

261
~~260~~ L.F. 24"
RCP @ ~~0.30%~~ 0.28%

~~257~~ L.F. 24"
RCP @ ~~0.30%~~ 0.24%

66
~~65~~ L.F. 15"
HDPE @ ~~0.30%~~ 0.28%

~~65~~ L.F.
HDPE @ ~~0.~~

20.50 (LP)

20.60 (LP)

21.72 (PVI)

22.10 (HP)

SERENGETI BLVD

MATCH LINE SEE SHEET 05

MATCH LINE SEE SHEET 06

1" = 30'
0' 15' 30' 45' 60' 75' 150'
GRAPHIC SCALE

NOTE: ALL ELEVATIONS ARE NGVD 1929.

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

Printed By: vsmith
December 14, 2018 - 8:56 AM

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

REVISIONS:
GENERAL REVISION MAY 9, 2019
GSWCC REVISION MAY 28, 2019
ISSUED FOR CONSTRUCTION OCTOBER 15, 2019

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	C.J.C.

DATE: APRIL 16, 2019

JOB NO. 119254223

SCALE: 1" = 30'

HUNT CLUB PHASE 8
WYNN TRACT
POOLER, GEORGIA
FOR
BEAZER HOMES CORP.

PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER
05
OF 28

E:\Beazer\119254222_Hunt Club Phase 8\Record Drawings\As-Builts\SHT05_PGD.dwg

Attachment B

WETLAND

SERENGETI BLVD

15' UTILITY EASEMENT

20' BSL

25' ACCESS EASEMENT

MATCH LINE SEE SHEET 05

MATCH LINE SEE SHEET 06

N 785764.95
E 936854.67
STORM MANHOLE No. A19
TOP = ~~20.25~~ 19.49
I.E. = ~~15.65~~ 15.46

134 ~~130~~ L.F. 24" RCP @ ~~0.30%~~ 0.28%

74 ~~74~~ L.F. 24" RCP @ ~~0.30%~~ 0.08%

N 785645.06
E 936795.20
CURB INLET No. ~~A18~~ A18
THR = ~~20.04~~ 20.02
I.E. = ~~16.00~~ 15.85

26 ~~32~~ L.F. 24" RCP @ ~~0.30%~~ 0.39%

N 785621.79
E 936783.06
CURB INLET No. A17
THR = ~~20.04~~ 20.07
I.E. = ~~16.10~~ 15.95

110 ~~109~~ L.F. 18" RCP @ ~~0.30%~~ 0.57%

N 785522.18
E 936829.46
STORM MANHOLE No. A16
21.28 TOP = ~~21.10~~ 16.37
I.E. = ~~16.42~~

YARD INLET No. A15
TOP = ~~20.00~~ 19.47
I.E. = ~~16.64~~ 16.58

N 785489.75
E 936763.27

74 ~~74~~ L.F. 18" HDPE @ ~~0.30%~~ 0.28%

N 785403.13
E 936588.53
YARD INLET No. A12
TOP = ~~20.00~~ 19.42
I.E. = ~~16.84~~ 16.75

N 785432.45
E 936647.42
YARD INLET No. A13
TOP = ~~20.00~~ 19.36
I.E. = ~~17.03~~ 16.95

N 785460.40
E 936706.01
YARD INLET No. A14
TOP = ~~20.00~~ 19.44
I.E. = ~~16.84~~ 16.72

N 785373.77
E 936531.25
YARD INLET No. A11
TOP = ~~20.00~~ 19.26
I.E. = ~~16.64~~ 16.42

N 785345.67
E 936472.75
YARD INLET No. A10
TOP = ~~20.00~~ 19.41
I.E. = ~~16.44~~ 16.28

65 ~~65~~ L.F. 15" HDPE @ ~~0.30%~~ 0.28%

65 ~~65~~ L.F. 15" HDPE @ ~~0.30%~~ 0.21%

64 ~~65~~ L.F. 15" HDPE @ ~~0.30%~~ 0.51%

66 ~~65~~ L.F. 15" RCP @ ~~0.30%~~ 0.30%

65 ~~65~~ L.F. 15" HDPE @ ~~0.30%~~ 0.35%

64 ~~65~~ L.F. 15" HDPE @ ~~0.30%~~ 0.22%

CURB INLET No. A04
THR = ~~20.21~~ 20.25
I.E. = ~~16.51~~ 16.54
N 785268.70
E 936625.92

26 ~~31~~ L.F. 18" RCP @ ~~0.30%~~ 0.12%

N 785245.16
E 936637.80
CURB INLET No. A05
THR = ~~20.21~~ 20.29
I.E. = ~~16.61~~ 16.57

LAGOON 02
0.75 ACRE LAGOON
N.W.E 17.5
PEAK 25-YR 18.5

23 ~~27~~ L.F. 15" RCP @ ~~0.50%~~ 0.53%

I.E. @ ~~16.07~~ 16.47

LAGOON SPILLWAY
SEE DETAIL ON SHEET 24

N 785738.23
E 937100.83
OUTFALL STRUCTURE No. 02
TOP = ~~20.0~~ 19.68
I.E. = ~~17.00~~ 17.39
(SEE DETAIL)
WIER STRUCTURE I.E.17.89

SPECIAL NOTE:
THE ROADWAY SECTION TO BE DEDICATED TO THE CITY OF POOLER WILL REQUIRE EVIDENCE OF SUPERVISION BY A REGISTERED ENGINEER DURING CONSTRUCTION (ORDINANCE 74- 133(J))

RECORD DRAWING

FIELD VERIFIED BY DUSTCOM LIMITED, INC. DATE: 10-08-2020

GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60' 75' 150'

NOTE: ALL ELEVATIONS ARE NGVD 1929.

CALL 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

December 14, 2018 - 8:56 AM Printed By: vsmith

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

REVISIONS:
GENERAL REVISION MAY 9, 2019
CCPOC REVISION MAY 29, 2019
ISSUED FOR CONSTRUCTION OCTOBER 15, 2019

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	C.J.C.

DATE: APRIL 16, 2019

JOB NO. 119254223

SCALE: 1" = 30'

HUNT CLUB PHASE 8

WYNN TRACT
POOLER, GEORGIA
FOR
BEAZER HOMES CORP.

PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER
06
OF 28

E:\Beazer\119254222_Hunt Club Phase 8\Record Drawings\As-Builts\SHT06_PSD.dwg

NOTE:
FACING THE LOT, THE DISTANCE FOR THE LATERALS ARE MEASURED RIGHT (RT) OR LEFT (LT) FROM THE LOT LINES THAT ARE INDICATED IN THE CHART BELOW.

WATER & SANITARY SEWER LATERAL CHART				
LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.
601 WL	784943.3147	935923.7580	601/602	52.2'LT
601 SL	784964.3913	935974.4247	601/602	6.8'LT
602 WL	784993.4477	936031.6650	602/603	7.9'LT
602 SL	784969.4517	935984.3580	601/602	5.0'RT
603 WL	784998.9557	936041.9640	602/603	3.9'RT
603 SL	785022.7507	936092.0360	603/604	5.1'LT
604 WL	785050.6807	936149.1530	604/605	7.3'LT
604 SL	785027.5837	936101.2380	603/604	5.0'RT
605 WL	785057.2997	936158.5450	604/605	5.0'RT
605 SL	785081.0027	936209.3500	605/606	5.1'LT
606 WL	785109.4487	936266.7830	606/607	5.6'LT
606 SL	785085.4877	936218.4870	605/606	5.0'RT
607 WL	785114.5477	936277.3410	606/607	6.1'RT
607 SL	785250.2207	936294.7760	607/608	6.7'LT
608 WL	785314.4497	936269.5560	608/609	5.1'LT
608 SL	785259.4387	936290.5150	607/608	3.5'RT
609 WL	785321.1927	936265.5450	608/609	5.0'RT
609 SL	785363.4926	936255.0570	609/610	5.1'LT
610 WL	785415.8037	936263.2470	610/611	5.1'LT
610 SL	785374.0086	936254.8058	609/610	5.0'RT
611 WL	785422.0617	936266.5100	610/611	5.0'RT
611 SL	785455.6577	936294.6640	611/612	5.1'LT
612 WL	785485.1907	936348.7570	612/613	5.1'LT
612 SL	785461.4427	936303.4690	611/612	5.0'RT
613 WL	785488.2907	936356.6340	612/613	5.0'RT
613 SL	785513.2077	936404.9500	613/614	6.1'LT
614 WL	785542.1747	936465.3710	614/615	4.0'LT
614 SL	785518.1057	936414.4120	613/614	5.0'RT
615 WL	785545.8397	936472.5200	614/615	4.0'RT
615 SL	785571.1437	936522.0280	615/616	5.1'LT
616 WL	785599.6537	936579.3120	616/617	5.1'LT
616 SL	785575.4417	936531.5840	615/616	5.0'RT
617 WL	785604.7707	936589.9040	616/617	5.0'RT
617 SL	785628.1817	936639.0240	617/618	5.1'LT
618 WL	785658.0787	936695.3810	618/619	5.3'LT
618 SL	785632.1847	936647.9210	617/618	5.0'RT
619 WL	785660.9207	936706.2920	618/619	5.0'RT
619 SL	785671.6367	936747.0560	619/620	5.1'LT
620 WL	785667.8817	936786.0220	620/621	7.9'LT
620 SL	785671.8957	936753.9140	619/620	1.8'RT
621 WL	785652.5447	936816.9240	620/621	17.5'RT
621 SL	785631.0397	936838.6880	621/622	5.1'LT
622 WL	785578.9097	936867.2010	622/623	5.1'LT
622 SL	785823.2357	936844.8720	621/622	5.0'RT
623 WL	785567.8987	936872.3980	622/623	5.0'RT
623 SL	785528.6057	936883.4860	623/624	5.1'LT
624 WL	785467.6977	936883.0230	624/625	5.1'LT
624 SL	785519.0397	936884.5790	623/624	5.0'RT
625 WL	785457.0787	936881.7090	624/625	5.0'RT
625 SL	785403.6887	936876.9050	625/626	5.1'LT
626 WL	785355.5967	936859.6720	626/627	5.1'LT
626 SL	785393.0687	936875.7020	625/626	5.0'RT
627 WL	785346.9437	936852.6650	626/627	5.0'RT
627 SL	785319.0067	936822.8050	627/628	5.1'LT
628 WL	785291.6337	936767.3720	628/629	5.1'LT
628 SL	785314.0307	936814.7140	627/628	5.0'RT
629 WL	785286.0347	936756.4650	682/629	5.0'RT
629 SL	785259.1067	936706.9990	629/630	3.4'LT
630 WL	785230.9477	936648.6570	630/631	3.4'LT
630 SL	785253.1887	936694.5800	629/630	10.7'RT
631 WL	785226.6737	936640.9650	630/631	5.0'RT
631 SL	785201.1797	936591.3870	631/632	3.7'LT
632 WL	785174.6427	936532.7650	632/633	5.1'LT
632 SL	785196.9897	936582.4890	631/632	6.1'RT
633 WL	785171.4457	936522.9100	632/633	5.0'RT
633 SL	785146.0557	936474.9220	633/634	3.4'LT
634 WL	785115.3107	936415.4530	634/635	3.4'LT
634 SL	785141.4237	936466.0150	633/634	5.0'RT

WATER & SANITARY SEWER LATERAL CHART				
LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.
635 WL	785111.4407	936407.9330	634/635	5.0'RT
635 SL	785089.4267	936359.3160	635/636	5.1'LT
636 WL	785059.8467	E936299.6870	636/637	5.1'LT
636 SL	785084.0777	936349.9320	635/363	5.0'RT
637 WL	785054.0087	936291.1190	638/637	5.0'RT
637 SL	785031.0877	936242.3050	637/638	5.1'LT
638 WL	785003.0327	936184.2820	638/639	5.1'LT
638 SL	785026.1587	936232.8840	637/638	5.0'RT
639 WL	784997.5337	936174.6260	638/639	5.0'RT
639 SL	784973.4957	936125.8910	639/640	5.8'LT
640 WL	784945.1837	936064.9680	640/641	3.6'LT
640 SL	784968.4017	936115.3690	639/640	5.9'RT
641 WL	784940.6717	936057.8370	640/641	5.0'RT
641 SL	784915.7387	936009.4080	641	5.7'LT
642 WL	785288.6637	936345.1460	642/656	5.4'LT
642 SL	785421.7247	936356.5690	642/643	5.0'RT
643 WL	785451.2237	936415.0420	643/644	5.0'RT
643 SL	785426.6237	936365.4960	642/643	5.1'LT
644 WL	785454.6547	936422.2410	643/644	3.3'LT
644 SL	785479.5377	936473.0030	644/645	5.0'RT
645 WL	785509.4817	936532.6460	645/646	3.6'RT
645 SL	785484.1247	936482.1140	644/645	5.1'LT
646 WL	785511.8607	936542.2710	645/646	6.2'LT
646 SL	785538.1207	936589.1910	646/647	5.0'RT
647 WL	785566.5447	936646.5460	647/648	6.2'RT
647 SL	785542.8277	936598.0000	646/647	5.1'LT
648 WL	785572.2487	936658.1730	647/648	6.8'LT
648 SL	785594.3597	936705.6530	648/649	5.0'RT
649 WL	785540.3887	936820.8700	REAR	19.2'RT
649 SL	785599.0517	936714.6540	648/649	5.1'LT
650 WL	785479.5637	936825.0970	REAR	5.1'LT
650 SL	785355.7327	936763.5710	651/650	5.0'RT
651 WL	785326.7067	936704.9000	652/651	5.0'RT
651 SL	785350.7477	E936753.8230	651/650	5.6'LT
652 WL	785322.3287	936696.8040	652/651	4.3'LT
652 SL	785297.4407	936647.1180	653/652	5.0'RT
653 WL	785269.0437	936589.4170	654/653	5.8'RT
653 SL	785293.4237	936638.8980	653/652	4.1'LT
654 WL	785264.0107	936579.3560	654/653	5.1'LT
654 SL	785239.7497	936530.2670	655/654	5.0'RT
655 WL	785211.7327	936471.8180	656/655	5.0'RT
655 SL	785235.7107	936521.7870	655/654	5.1'LT
656 WL	785208.4527	936465.4990	656/655	2.1'LT
656 SL	785278.3597	936346.6260	REAR	5.0'RT

* WL = WATER LATERAL
* SL = SANITARY SEWER LATERAL

RECORD DRAWING

FIELD VERIFIED BY DUSTCOM LIMITED, INC. DATE: 10-08-2020

WETLAND
WETLAND
LAGOON 01
0.6 ACRE LAGOON
N.W.E. 17.5
PEAK Q25-YR / 19.1
25' ACCESS EASEMENT
SERENGETI BLVD
EXISTING UTILITY EASEMENT
15' UTILITY EASEMENT
15' UTILITY EASEMENT
20' BSL
20' BSL
REMOVE 10'± OF EXISTING CURB & GUTTER CONSTRUCT CONC. FLUME (SEE DETAIL)
10 SY STONE RIP-RAP
REMOVE 10'± OF CONC. CURB & GUTTER CONSTRUCT CONC. FLUME UNDER SIDEWALK (SEE DETAIL)
CORE DRILL & CONNECT 5.60 I.E. @ ~~5.54~~
10 SY STONE RIP-RAP
SSMH TOP=21.60 I.E.=3.60 8"PVC
REMOVE CAP AND CONNECT TO EX. 10" WATER MAIN
10"x8" REDUCER
8" 45° BEND
~~88~~ 91 L.F. 8" SDR 26 PVC @ ~~3.15%~~ 3.20%
8" 45° BEND
8" 11.25° BEND
N 784882.45
E 935930.25
SANITARY MANHOLE No. A1
TOP = ~~21.04~~ 21.80
I.E. = (IN)~~0.73~~ NE 8.51
I.E. = (OUT)~~0.63~~ W 8.41
N 785457.61
E 936298.98
SANITARY MANHOLE No. A11
20.92 TOP = ~~20.37~~
I.E. = (IN)~~15.11~~ NE 14.86
I.E. = (OUT)~~15.91~~ SW 14.76
610 87 ~~87~~ L.F. 8" SDR 26 PVC @ ~~2.30%~~ 2.75%
N 785381.01
E 936256.89
SANITARY MANHOLE No. A10
20.56 TOP = ~~20.01~~
12.35 (IN) I.E. = ~~12.30~~ 12.25 (OUT)
609 ~~66~~ 65 L.F. 8" SDR 26 PVC @ ~~0.15%~~ 0.44%
SANITARY MANHOLE No. A9
20.86 TOP = ~~20.77~~
I.E. = (IN)~~12.13~~ N 11.96
I.E. = (OUT)~~12.03~~ S 11.86
608 N 785316.72
E 936269.35
241 ~~242~~ L.F. 8" SDR 26 PVC @ ~~0.40%~~ 0.40%
DI WATER MAIN @ CROSSING PER CITY DETAIL. SEE SHEET 16! INSTALL BELOW STORM SEWER. 18" CLEARANCE OD-OD
N 785111.17
E 936273.34
FIRE HYDRANT ASSEMBLY
N 785177.78
E 936384.68
8" VALVE IN BOX
8"x8" TEE
8" VALVE IN BOX N 785175.69 E 936400.31
8" 45° BEND
8" 45° BEND
MATCH LINE - SEE SHEET 07
MATCH LINE - SEE SHEET 08
210 ~~210~~ L.F. 8" SDR 26 PVC @ ~~0.40%~~ 0.42%
N 784973.07
E 936119.47
SANITARY MANHOLE No. A2
TOP = ~~20.99~~ 21.05
I.E. = (IN)~~9.67~~ NE 9.49
I.E. = (OUT)~~9.57~~ SW 9.39
272 ~~271~~ L.F. 8" SDR 26 PVC @ ~~0.40%~~ 0.41%
SANITARY MANHOLE No. A3
TOP = ~~21.97~~ 22.10
I.E. = (IN)~~12.75~~ NE 12.58
I.E. = (IN)~~11.06~~ N 10.89
I.E. = (OUT)~~10.75~~ SW 10.67
636 N 785094.18
E 936363.01
248 ~~249~~ L.F. 8" SDR 26 PVC @ ~~0.60%~~ 0.58%
601 602 603 604 605 606 607 656 655 641 640 639 638 637 635 634 633 632
611 612 613 642 643
608 609 610
SSMH TOP=21.01 I.E.=10.91 8"PVC
SSMH TOP=20.99 I.E.=10.89 8"PVC
EXISTING UTILITY EASEMENT
SERENGETI BLVD
STA 1+00 2+00 3+00 4+00 5+00 6+00 7+00 19+00 20+00 21+00 22+00

GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60' 75' 150'

NOTE: ALL ELEVATIONS ARE NGVD 1929.

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

December 14, 2018 - 8:56 AM Printed By: vsmith

HUSSEY GAY BELL

Established 1958

329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

REVISIONS:
GENERAL REVISION MAY 9, 2019
GSWCC REVISION MAY 29, 2019
ISSUED FOR CONSTRUCTION OCTOBER 15, 2019

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	C.J.C.

DATE: APRIL 16, 2019

JOB NO. 119254223

SCALE: 1" = 30'

HUNT CLUB PHASE 8

WYNN TRACT
POOLER, GEORGIA
FOR
BEAZER HOMES CORP.

SANITARY SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER
07
OF 28

E:\Beazer\119254222_Hunt Club Phase 8\Record Drawings\As-Builts\SHT07_WNS.dwg

RECORD DRAWING

FIELD VERIFIED BY DUSTCOM LIMITED, INC. DATE: 10-08-2020

WETLAND

NOTE:
FACING THE LOT, THE DISTANCE FOR THE LATERALS ARE MEASURED RIGHT (RT) OR LEFT (LT) FROM THE LOT LINES THAT ARE INDICATED IN THE CHART BELOW.

WATER & SANITARY SEWER LATERAL CHART				
LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.
601 WL	784943.3147	935923.7580	601/602	62.2'LT
601 SL	784964.3913	935974.4247	601/602	6.8'LT
602 WL	784993.4477	936031.6650	602/603	7.9'LT
602 SL	784969.4517	935984.3580	601/602	5.0'RT
603 WL	784998.9557	936041.9640	602/603	3.9'RT
603 SL	785022.7507	936092.0360	603/604	5.1'LT
604 WL	785050.6807	936149.1530	604/605	7.3'LT
604 SL	785027.5837	936101.2380	603/604	5.0'RT
605 WL	785057.2997	936158.5450	604/605	5.0'RT
605 SL	785081.0027	936209.3500	605/606	5.1'LT
606 WL	785109.4487	936266.7830	606/607	5.6'LT
606 SL	785085.4877	936218.4870	605/606	5.0'RT
607 WL	785114.5477	936277.3410	606/607	6.1'RT
607 SL	785250.2207	936294.7760	607/608	6.7'LT
608 WL	785314.4497	936269.5560	608/609	5.1'LT
608 SL	785259.4387	936290.5150	607/608	3.5'RT
609 WL	785321.1927	936265.5450	608/609	5.0'RT
609 SL	785363.4926	936255.0570	609/610	5.1'LT
610 WL	785415.8037	936263.2470	610/611	5.1'LT
610 SL	785374.0086	936254.8058	609/610	5.0'RT
611 WL	785422.0617	936266.5100	610/611	5.0'RT
611 SL	785455.6577	936294.6640	611/612	5.1'LT
612 WL	785485.1907	936348.7570	612/613	5.1'LT
612 SL	785461.4427	936303.4690	611/612	5.0'RT
613 WL	785488.2907	936356.6340	612/613	5.0'RT
613 SL	785513.2077	936404.9500	613/614	6.1'LT
614 WL	785542.1747	936465.3710	614/615	4.0'LT
614 SL	785518.1057	936414.4120	613/614	5.0'RT
615 WL	785545.8397	936472.5200	614/615	4.0'RT
615 SL	785571.1437	936522.0280	615/616	5.1'LT
616 WL	785599.6537	936579.3120	616/617	5.1'LT
616 SL	785575.4417	936531.5840	615/616	5.0'RT
617 WL	785604.7707	936589.9040	616/617	5.0'RT
617 SL	785628.1817	936639.0240	617/618	5.1'LT
618 WL	785658.0767	936695.3810	618/619	5.3'LT
618 SL	785632.1847	936647.9210	617/618	5.0'RT
619 WL	785660.9207	936706.2920	618/619	5.0'RT
619 SL	785671.6367	936747.0560	619/620	5.1'LT
620 WL	785667.8817	936786.0220	620/621	7.9'LT
620 SL	785671.8957	936753.9140	619/620	1.8'RT
621 WL	785652.5447	936816.9240	620/621	17.5'RT
621 SL	785631.0397	936838.6880	621/622	5.1'LT
622 WL	785578.9097	936867.2010	622/623	5.1'LT
622 SL	785623.2357	936844.8720	621/622	5.0'RT
623 WL	785567.8987	936872.3980	622/623	5.0'RT
623 SL	785528.6057	936883.4860	623/624	5.1'LT
624 WL	785467.6977	936883.0230	624/625	5.1'LT
624 SL	785519.0397	936884.5790	623/624	5.0'RT
625 WL	785457.0787	936881.7090	624/625	5.0'RT
625 SL	785403.6887	936876.9050	625/626	5.1'LT
626 WL	785355.5967	936859.6720	626/627	5.1'LT
626 SL	785393.0687	936875.7020	625/626	5.0'RT
627 WL	785346.9437	936852.6650	626/627	5.0'RT
627 SL	785319.0067	936822.8050	627/628	5.1'LT
628 WL	785291.6337	936767.3720	628/629	5.1'LT
628 SL	785314.0307	936814.7140	627/628	5.0'RT
629 WL	785286.0347	936756.4650	682/629	5.0'RT
629 SL	785259.1067	936706.9990	629/630	3.4'LT
630 WL	785230.9477	936648.6570	630/631	3.4'LT
630 SL	785253.1887	936694.5800	629/630	10.7'RT
631 WL	785226.6737	936640.9650	630/631	5.0'RT
631 SL	785201.1797	936591.3870	631/632	3.7'LT
632 WL	785174.6427	936532.7650	632/633	5.1'LT
632 SL	785196.9897	936582.4890	631/632	6.1'RT
633 WL	785171.4457	936522.9100	632/633	5.0'RT
633 SL	785146.0557	936474.9220	633/634	3.4'LT
634 WL	785115.3107	936415.4530	634/635	3.4'LT
634 SL	785141.4237	936466.0150	633/634	5.0'RT

WATER & SANITARY SEWER LATERAL CHART				
LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.
635 WL	785111.4407	936407.9330	634/635	5.0'RT
635 SL	785089.4267	936359.3160	635/636	5.1'LT
636 WL	785059.6467	E936299.6870	636/637	5.1'LT
636 SL	785084.0777	936349.9320	635/363	5.0'RT
637 WL	785054.0087	936291.1190	636/637	5.0'RT
637 SL	785031.0877	936242.3050	637/638	5.1'LT
638 WL	785003.0327	936184.2820	638/639	5.1'LT
638 SL	785026.1587	936232.8840	637/638	5.0'RT
639 WL	784997.5337	936174.6280	638/639	5.0'RT
639 SL	784973.4957	936125.8910	639/640	5.8'LT
640 WL	784945.1837	936064.9680	640/641	3.6'LT
640 SL	784968.4017	936115.3690	639/640	5.9'RT
641 WL	784940.6717	936057.8370	640/641	5.0'RT
641 SL	784915.7387	936009.4090	641	5.7'LT
642 WL	785288.6637	936345.1460	642/656	5.4'LT
642 SL	785421.7247	936356.5600	642/643	5.0'RT
643 WL	785451.2237	936415.0420	643/644	5.0'RT
643 SL	785426.6237	936365.4960	642/643	5.1'LT
644 WL	785454.6547	936422.2410	643/644	3.3'LT
644 SL	785479.5377	936473.0030	644/645	5.0'RT
645 WL	785509.4817	936532.6460	645/646	3.6'RT
645 SL	785484.1247	936482.1140	644/645	5.1'LT
646 WL	785511.8607	936542.2710	645/646	6.2'LT
646 SL	785538.1207	936589.1910	646/647	5.0'RT
647 WL	785566.5447	936646.5460	647/648	6.2'RT
647 SL	785542.8277	936598.0000	646/647	5.1'LT
648 WL	785572.2487	936658.1730	647/648	6.8'LT
648 SL	785594.3597	936705.6530	648/649	5.0'RT
649 WL	785540.3887	936820.8700	REAR	19.2'RT
649 SL	785599.0517	936714.6540	648/649	5.1'LT
650 WL	785479.5637	936825.0970	REAR	5.1'LT
650 SL	785355.7327	936763.5710	651/650	5.0'RT
651 WL	785326.7067	936704.9000	652/651	5.0'RT
651 SL	785350.7477	E936753.8230	651/650	5.6'LT
652 WL	785322.3287	936696.8040	652/651	4.3'LT
652 SL	785297.4407	936647.1180	653/652	5.0'RT
653 WL	785269.0437	936589.4170	654/653	5.8'RT
653 SL	785293.4237	936638.8980	653/652	4.1'LT
654 WL	785264.0107	936579.3560	654/653	5.1'LT
654 SL	785239.7497	936530.2670	655/654	5.0'RT
655 WL	785211.7327	936471.8180	656/655	5.0'RT
655 SL	785235.7107	936521.7870	655/654	5.1'LT
656 WL	785208.4527	936465.4990	656/655	2.1'LT
656 SL	785278.3597	936346.8260	REAR	5.0'RT

* WL = WATER LATERAL
* SL = SANITARY SEWER LATERAL

GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60' 75' 150'

NOTE: ALL ELEVATIONS ARE NGVD 1929.

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December 14, 2018 - 8:56 AM Printed By: vsmith

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DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	C.J.C.

DATE: APRIL 16, 2019

JOB NO. 119254223

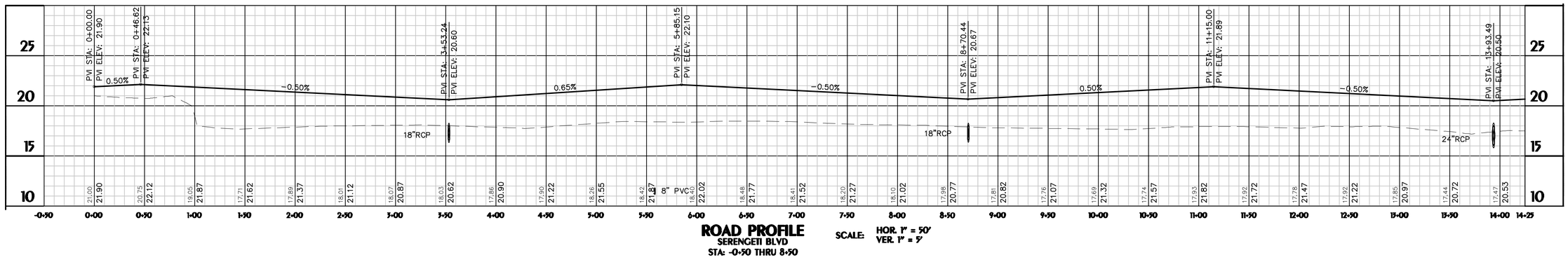
SCALE: 1" = 30'

HUNT CLUB PHASE 8
WYNN TRACT
POOLER, GEORGIA
FOR
BEAZER HOMES CORP.

SANITARY SEWER AND WATER DISTRIBUTION PLAN

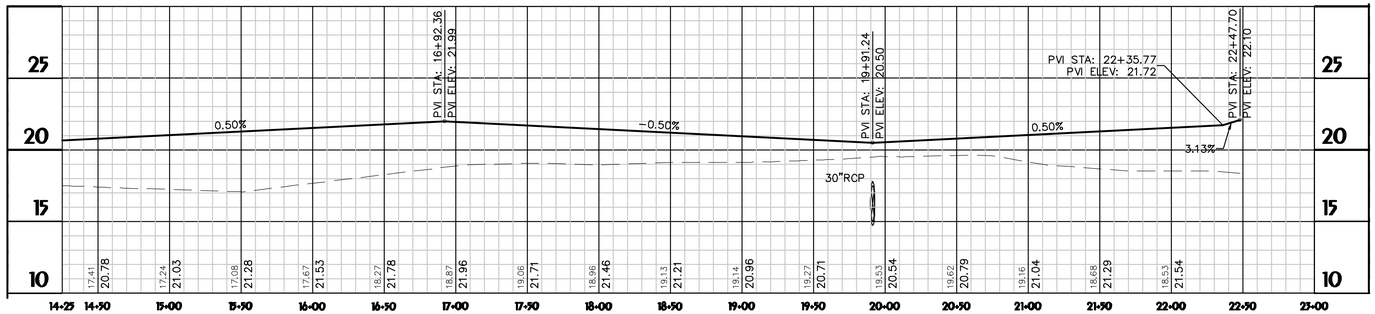
DRAWING NUMBER
08
OF 28

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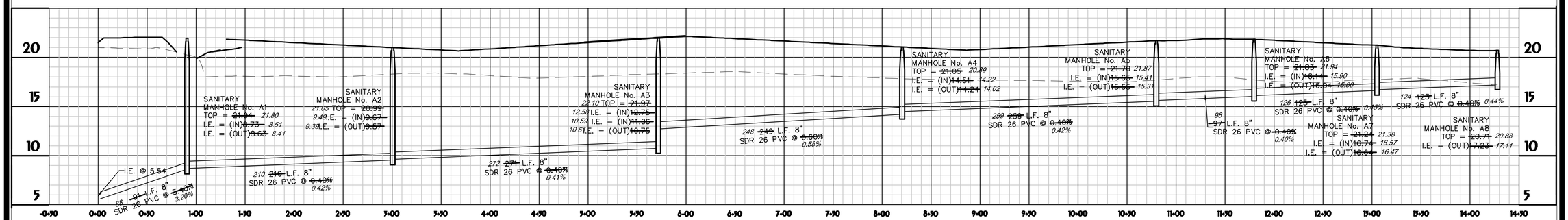
ROAD PROFILE
SERENGETI BLVD
STA: -0+50 THRU 8+50

SCALE: HOR. 1" = 50'
VER. 1" = 5'



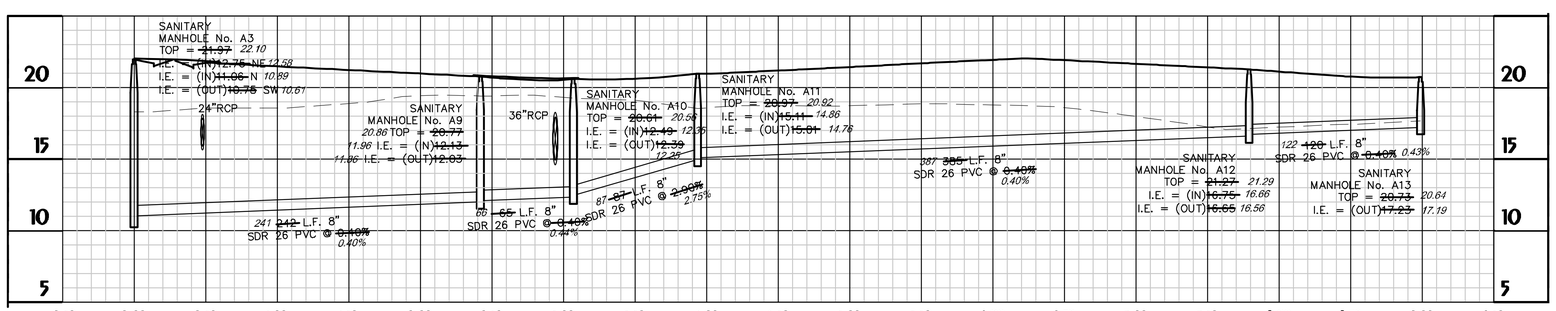
ROAD PROFILE
SERENGETI BLVD
STA: -0+50 THRU 8+50

SCALE: HOR. 1" = 50'
VER. 1" = 5'



SEWER PROFILE
MANHOLE No: A1 THRU A8

SCALE: HOR. 1" = 50'
VER. 1" = 5'



SEWER PROFILE
MANHOLE No: A3 THRU A13

SCALE: HOR. 1" = 50'
VER. 1" = 5'

RECORD DRAWING
FIELD VERIFIED BY DUSTCOM LIMITED, INC. DATE: 10-08-2020

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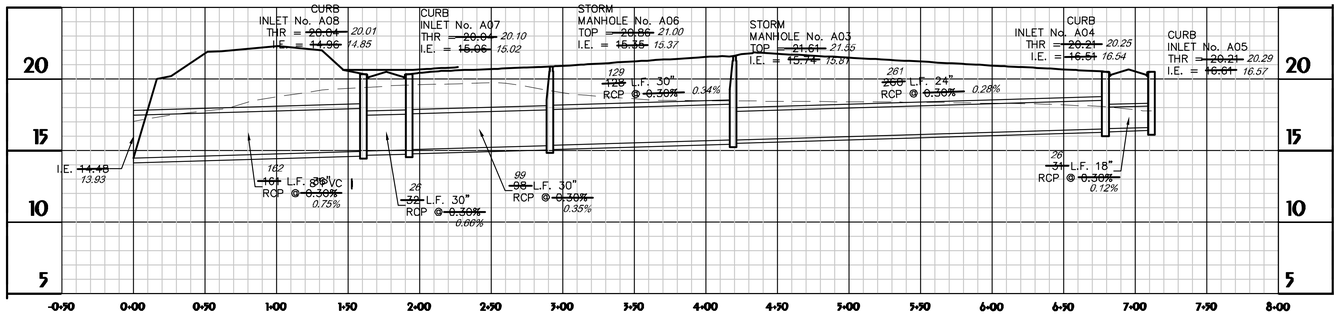
SCALE: AS SHOWN

HUNT CLUB PHASE 8
WYNN TRACT
POOLER, GEORGIA
FOR
BEAZER HOMES CORP.
ROAD & SANITARY SEWER PROFILES

DRAWING NUMBER
11
OF 28

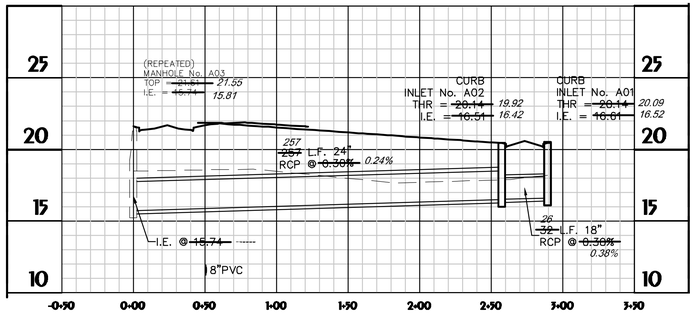
December 14, 2018 - 8:56 AM Printed By: vsmith

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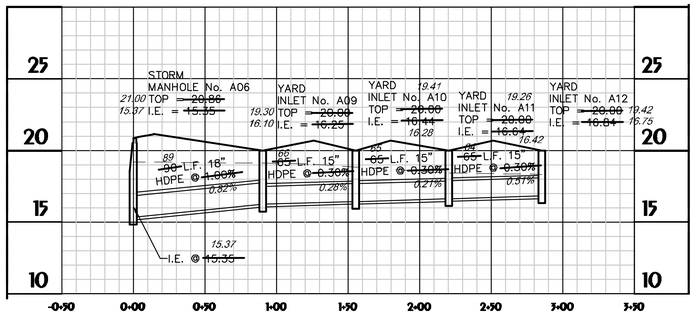
STORM PROFILE
CI No: A08 THROUGH CI No: A04

SCALE: HOR. 1" = 50'
VER. 1" = 5'



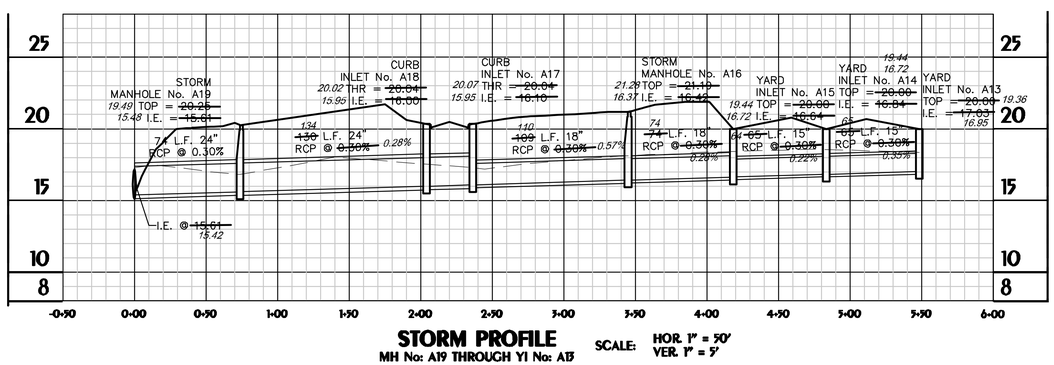
STORM PROFILE
MH No: A03 THROUGH CI No: A02

SCALE: HOR. 1" = 50'
VER. 1" = 5'



STORM PROFILE
MH No: A06 THROUGH YI No: A12

SCALE: HOR. 1" = 50'
VER. 1" = 5'



STORM PROFILE
MH No: A19 THROUGH YI No: A13

SCALE: HOR. 1" = 50'
VER. 1" = 5'

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SCALE: AS SHOWN

HUNT CLUB PHASE 8
WYNN TRACT
POOLER, GEORGIA
FOR
BEAZER HOMES CORP.
STORM DRAINAGE PROFILES

DRAWING NUMBER
12
OF 28

Printed By: vsmith
December 14, 2018 - 8:56 AM

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