



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

April 28, 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 1757 Old Dean Forest Rd. (Application #A25-0069)
 - B. Conditional Use Request for 186 Pine Barren Rd. (Application #25-0072)
 - C. Site Development Plan Approval for 510 Pooler Parkway – Fifth Third Bank (Application #A24-0210)
 - D. Acceptance of Sidewalk Performance Bond for Westbrook Area L-2, 762 Blue Moon Crossing (Application #220638)
 - E. Acceptance of Sidewalk Performance Bond for Westbrook Area L-3, 133 Weyview Gardens (Application #220637)
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
April 14, 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	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Scott Cribbs	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 24, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: commissioner Chaison

Motion passed without opposition

NEW BUSINESS:

A. Conditional Use Request for 1427 Quacco Road. (A25-0056)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This 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. Julian Aguirre and Monabahen Patel were present to answer questions.

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

1-Motion: Commissioner Brown

2-Second: Commissioner Rife

Motion Passed with Commissioner Daniel opposed

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

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a conditional use for Rental and Leasing Services Including Truck, Equipment and

Machinery accessory to the Home Depot Business at 190 Pooler Parkway. Staff recommended approval of the application. Ian Willman was present to answer questions.

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

1-Motion: Commissioner Rife

2-Second: Commissioner Brown

Motion Passed without opposition

C. Conditional Use Request for 213 Lingleaf Circle. (A25-0064)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use for a Home Occupation for a Personal Care Home at 213 Lingleaf Circle. Staff recommended denial of the application. Shannon Simpson was present to answer questions.

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

1-Motion: Commissioner Brown

2-Second: Commissioner Rife

Motion Passed without opposition

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

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for 55 townhome units as the first phase of a three-phase development to total 172 units. Staff recommended approval of the application. Neil McKenzie was present to answer questions.

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

C. Potential secondary access is to be utilized by emergency personnel only.

1-Motion: Commissioner Williams

2-Second: Commissioner Rife

Motion Passed with commissioner Chaison opposed

E. Site Development Plan Approval for 100 Merlot Lane. (A24-0016)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for site plan approval for a commercial building consisting of one restaurant space and

three retail spaces at 100 Merlot Lane. Staff recommended approval of the application. Chad Zittrouer was present to answer questions.

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

1-Motion: Commissioner Williams

2-Second: Commissioner Daniel

Motion Passed without opposition

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

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. The request is for 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. Staff recommended approval of the application. Ashley Painter was present to answer questions.

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

1-Motion: Commissioner Williams

2-Second: Commissioner Daniel

Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:46p.m.

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Adjourned without opposition

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

Rachael Brown, Zoning Administrator



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for 1745 Old Dean Forest Rd.

Project:	#A25-0069
P&Z Meeting Date:	April 28, 2025
Public Hearing Date:	May 5, 2025
Applicant and Authorized Agent:	Ashly Salgado – Atlantic HVAC
Location (Address):	1745 Old Dean Forest Rd.
Parcel (PIN):	50924D02015
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for Wholesale Trade with on-site storage, so the applicant can store sheet metal equipment; and for Miscellaneous Manufacturing use so the applicant can fabricate duct work in the building located at 1745 Old Dean Forest Rd.
Application Filed:	March 31, 2025
Legal Notice Published:	April 20, 2025
Sign Posted:	April 16, 2025
Letters Mailed:	April 17, 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 Wholesale Trade with on-site storage, so the applicant can store sheet metal equipment; and for Miscellaneous Manufacturing use so the applicant can fabricate duct work in the building located at 1745 Old Dean Forest Rd. The building is located on a larger parcel associated with 3 other addresses: 1735 (PET Dairy – truck parking yard), 1749 (Truck Repair Garage), and 1753 (Electric Motor Repair Shop). 1745 is a large open metal building with an integrated office structure within and was most recently utilized by OTR Wheel Engineering, for when manufacturing for vehicles. The full parcel with all 4 buildings included is approximately 3.39 acres in size.

A Conditional Use application for an office and truck parking at 1767; which involved multiple parcels, including the subject parcel, was approved by City Council on July 18, 2022. A Conditional Use application was submitted to be heard at the September 19, 2022, City Council meeting for 1767 Old Dean Forest Rd. This was for the Conditional Use of a Cement Manufacturing Facility and was subsequently withdrawn by the applicant; this site plan also encompassed multiple parcels including the subject parcel. Staff was unable to locate any other site plans associated with the subject parcel.

The property is zoned I-1 for light industrial use, which allows for the conditional use of warehousing and manufacturing. The adjacent zoning consists of I-1 (Light Industrial).

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 and is in keeping with the other industrial uses established on the property as well as the surrounding adjacent established industrial uses; this includes the similar use of a rebar fabrication business at 1755 Old Dean Forest Rd., immediately adjacent and to the west of the subject parcel.*
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*

truck parking, truck repair, electric motor repair, and rebar fabrication. The adjacent uses create traffic, noise, and other factors that are similar to the proposed use.

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 will most likely not result in an increase in noise or vehicular movement, as this use is proposed within a building and site in which similar industrial uses have pre-existed or are current uses. These factors will most likely not change a noticeable amount to constitute a nuisance or hazard.*
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 I-1 zoning. Adjacent uses include truck parking, truck repair, electric motor repair, and rebar fabrication, all industrial 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.
 - *The structure in which the use is proposed is of a substantial size and is located on a lot approximately 3.39 acres in size; a sufficient size to accommodate the proposed 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 are met with the existing parking spaces provided on-site and the use will be within an existing building requiring no site alterations or improvements.*
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 use is consistent with the existing industrial nature of the site as well as the adjacent industrial and 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



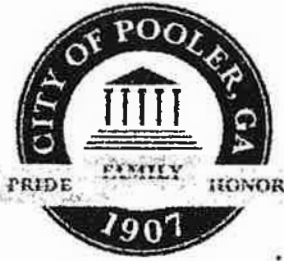
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GEORGIA

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Vicinity Map - 1745 Old Dean Forest Rd. Conditional Use

04/21/2025

☐ Parcels



Conditional Use Application

Page 1 of 2

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

Atlantic Sheet Metal Fabrication 912-480-9377
Applicant Name Applicant Phone
1740 Old Dean Forest Rd ashiy@atlantichvac.net
Applicant Mailing Address Applicant Email

Property Owner Name _____ Property Owner Phone _____

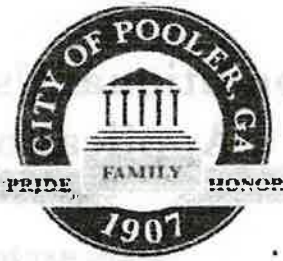
Property Owner Mailing Address _____ Property Owner Email _____
Ashiy Salgado 912-480-9377
Contact Person Name Contact Person Phone

1740 Old Dean Forest Rd ashiy@atlantichvac.net
Contact Person Mailing Address Contact Person Email

Property Information

1745 Old Dean Forest Rd _____
Location Address Parcel Identification #

Current Zoning _____ Current Use _____



Conditional Use Application

Page 2 of 2

Updated MAY 2024

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

This building is used to house sheet metal equipment and perform fabricating of duct.

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

Fabrication of duct work 1 unit
7:30am - 4:30pm Mon-Friday

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:

1/1/2025

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
Name	Address	Zip
Name	Address	Zip
Name	Address	Zip

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.

Ashley Salgado

Applicant Name

Ashley Salgado

Applicant Signature

3/1/25

Date

Attestant Name

Attestant Title

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

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
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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I attest that all information provided above is true to fact.

Ashley Salgado

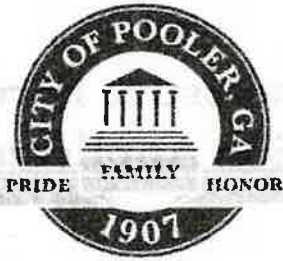
Applicant Name

Ashley Salgado

Applicant Signature

3/1/25

Date



Conditional Use Standards

Page 1 of 1

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.

Ashley Saigado

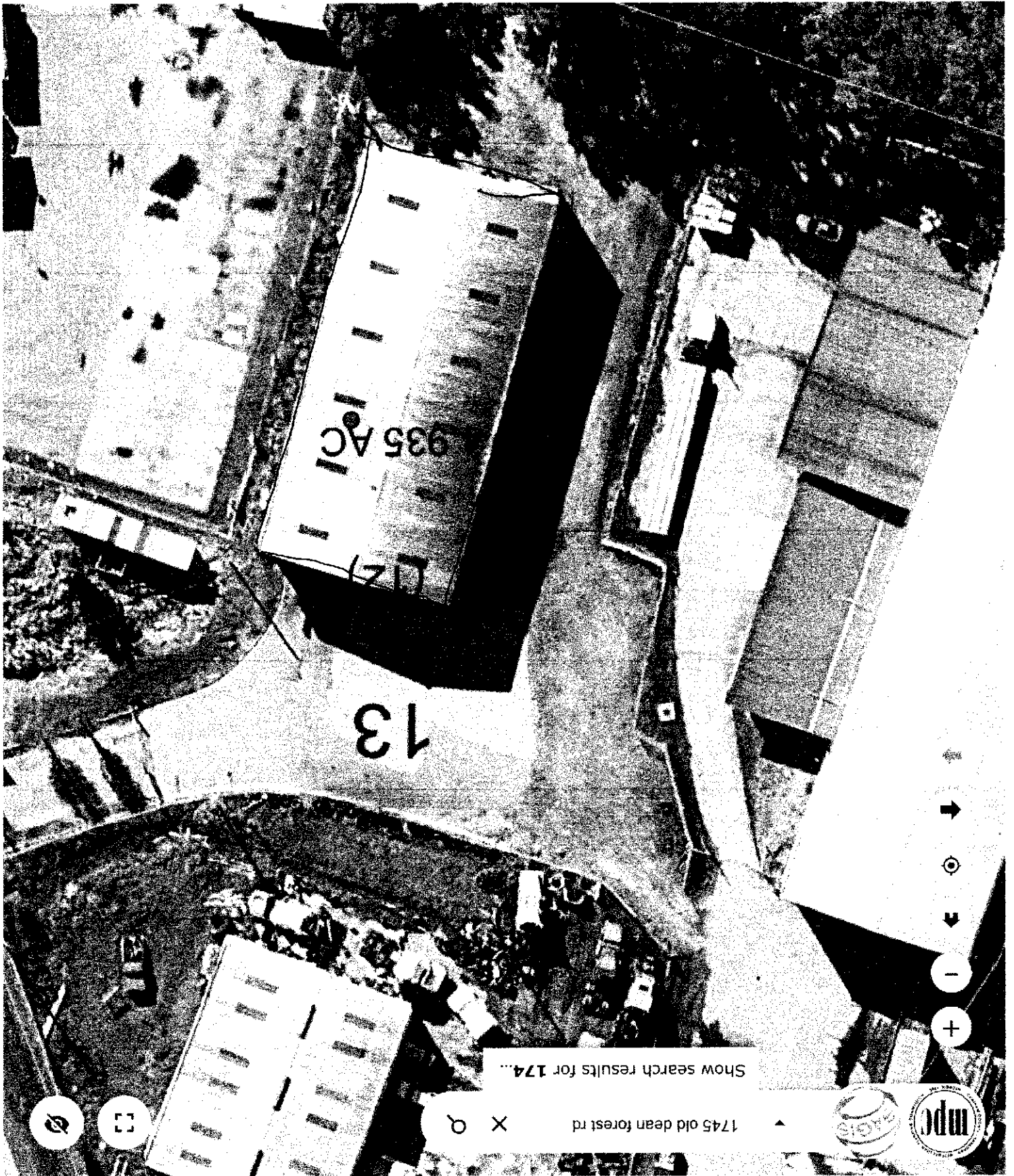
Applicant Name

Ashley Saigado

Applicant Signature

3/1/25

Date



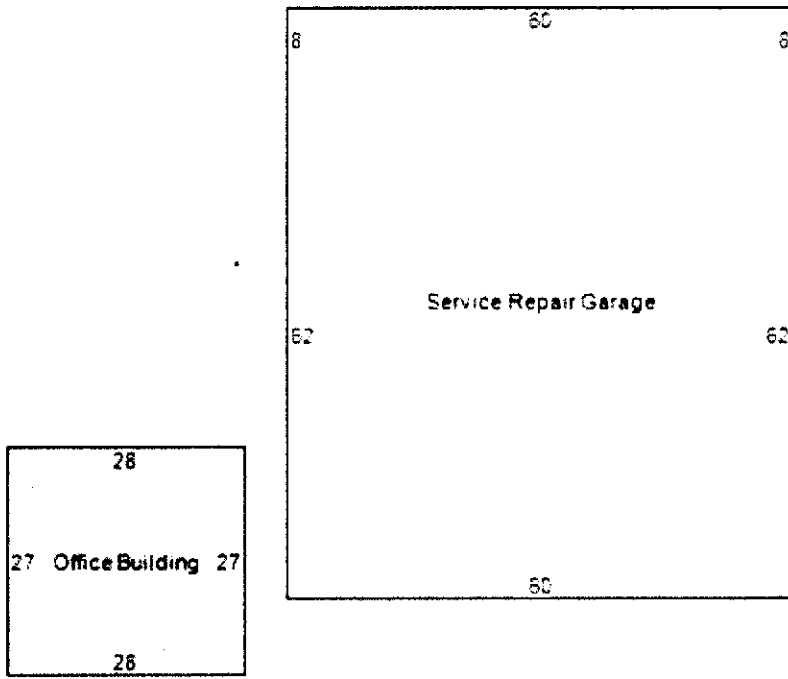
Show search results for 174...

1745 old dean forest rd

X

Q





Item	Area
Service Repair Garage - 528 Service Repair Garage	4200
- 9105.PAVING, CONCRETE	3040
Office Building - 344 Office Building	756
- 1013.CANOPY, STEEL FRAME	3150
- 1013 CANOPY, STEEL FRAME	880



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Conditional Use Request for 186 Pine Barren Rd.

Project:	#A25-0072
P&Z Meeting Date:	April 28, 2025
Public Hearing Date:	May 4, 2025
Applicant and Authorized Agent:	Ben Endsley
Location (Address):	186 Pine Barren Rd.
Parcel (PIN):	50022 01025
Existing Zoning:	I-1 (Light Industrial) / I-2 (Heavy Industrial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for the expansion of an existing cement and concrete product manufacturing facility at 186 Pine Barren Rd.
Application Filed:	April 3, 2025
Legal Notice Published:	April 20, 2025
Sign Posted:	April 16, 2025
Letters Mailed:	April 21, 2025
Staff Recommendation:	Approval with the Contingencies below.
Planning & Zoning Commission:	[TBD]
Recommended Motion:	"After review of the criteria, move for approval of the request with the following contingencies:

-
1. *Must receive any appropriate permits and land lease agreements/easements required by CSX (owner of rail) prior to Site Development Plan approval.*
 2. *A landscaping plan shall be provided showing the location of the replacement trees for the 20 significant trees removed from the site without approval, totaling 460 inches, at the time of submitting for Site Plan Review. If the site plan application does not receive approval, the property owner must still meet the mitigation requirement. The downed trees cannot be removed until the property owner agrees with the arborist's calculation and agrees to the requirements stated above."*
-

Background:

The request is to expand an existing Ready-Mix Plant at 186 Pine Barren Rd. The property is approximately 14.26 acres in size. The split-zoned (I-1 to the northwest and I-2 to the southeast) property is currently operating as a Ready-Mix Plant. Cement and concrete product manufacturing is allowed within the I-1 and I-2 zoning districts through approval of a Conditional Use. The plant itself is situated entirely on the I-2 portion of the property.

During a site visit on March 27, 2025, Staff observed that the property was being cleared of trees to allow for site alterations without having received site plan approval. On March 31, 2025, Staff provided the property owner with a letter of violation informing them of their violation and providing a compliance date of April 15, 2025, to submit a conditional use application. The application was submitted on April 3, 2025. On April 7, 2025, Staff provided the following information to the property owner via email:

"The City Arborist has visited 186 Pine Barren Road and determined based on the ordnance, there were 20 significant trees removed, totaling 460 inches. Please see the table below. The owner must agree to mitigate per the City Arborist's replacement requirement. A landscaping plan needs to be provided showing the location of the replacement trees. If the site plan application does not get approved, the property owner must still plant back the required mitigation. The downed trees cannot be removed until the property owner agrees with the arborist's calculation and agrees to the requirements stated above."

Through staff research it has been determined that 186 Pine Barren Rd. has continuously been utilized as a cement and concrete product manufacturing site since approximately 2001 under three separate ownerships, including the current owner/operator: 2001 – 2011 under the ownership of LaFarge Building Material; 2011-2019 under the ownership of Argos Ready Mix, LLC; and 2019 – present, under Hollingshead Materials, LLC. No site plans have been located.

At the time of purchase by the current owner, Appendix A, Article IV, Section 22. - I-2, heavy industrial district, included, *Industrial uses which involve manufacturing, fabrication, processing, assembly, packaging, treatment or storage of heavy materials*

(adopted March 28, 2019), under permitted uses. The use first appeared within the ordinance as requiring a Conditional Use in both I-1 and I-2 within Table 4.1 *Allowed Uses by Zoning District*, when adopted August 18, 2021; this has remained the case to date. Even though the use is currently existing, the applicant is required to now obtain a Conditional Use because they are expanding the use.

The property is split zoned as light and heavy industrial use, which both allow for the conditional use of cement and concrete product manufacturing. The adjacent zoning consists of both I-1 and I-2 zoning districts.

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

Ch. 42, Art. VI – Tree Protection

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use is not contrary to the purpose of the ordinance. The proposed use has been actively operating on this site since approximately 2001 with no known adverse effects to the intent of the ordinance; however, at the time Staff was made aware of site work on the property, the City Arborist visited the site and determined, based on the ordinance, there were 20 significant trees removed without approval, totaling 460 inches. The owner must agree to mitigate per the City Arborist's replacement requirement (provided to the owner on April 7, 2025). A landscaping plan shall be provided showing the location of the replacement trees at the time of submitting for Site Plan Review. If the site plan application does not receive approval, the property owner must still meet the mitigation requirement. The downed trees cannot be removed until the property owner agrees with the arborist's calculation and agrees to the requirements stated above.*
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 use is not detrimental to adjacent properties or surrounding areas. Adjacent uses include the Seaboard Coastline Railroad to the southwest (CSX property), vacant property and a crane/rigging company to the*

north, and a building material supplier to the northeast, all being light or heavy industrial in nature. The information provided within the submittal materials indicates that the railroad is an integral part of the choice of site, as the materials delivered to the site are proposed to be done so directly by train car deliveries. The applicant must receive appropriate permits and land lease agreements/easements required by CSX (owner of rail) prior to Site Development Plan approval.

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 use has operated under multiple ownerships since approximately 2001 without any known undue nuisance or hazard. The applicant is also required to go through the site plan process to ensure the site meets all code requirements.*
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 uses include the Seaboard Coastline Railroad to the southwest, vacant property and a crane/rigging company to the north, and a building material supplier to the northeast, all being light or heavy industrial in nature. The information provided within the submittal materials indicates that the railroad is an integral part of the choice of site, as the materials delivered to the site are proposed to be done so directly by train car deliveries. The applicant must receive appropriate permits and land lease agreements/easements required by CSX (owner of rail) prior to Site Development Plan approval.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The subject lot is approximately 14.26 acres in size; a sufficient size to accommodate the proposed 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 use is consistent with the industrial nature of the site, adjacent to the rail line, as well as the adjacent industrial uses.*

Conclusion:

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

1. Must receive any appropriate permits and land lease agreements/easements required by CSX (owner of rail) prior to Site Development Plan approval.
2. A landscaping plan shall be provided showing the location of the replacement trees for the 20 significant trees removed from the site without approval, totaling 460 inches, at the time of submitting for Site Plan Review. If the site plan application does not receive approval, the property owner must still meet the mitigation requirement. The downed trees cannot be removed until the property owner agrees with the arborist's calculation and agrees to the requirements stated above.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Tree Mitigation Email from Arborist



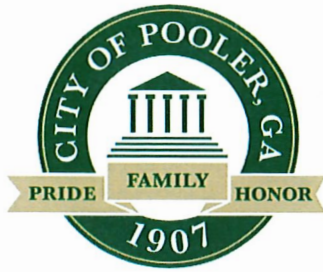
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Vicinity Map - 186 Pine Barren Rd. Conditional Use

04/10/2025

 Parcels

latapult



Conditional Use Application

Page 1 of 2

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: _____

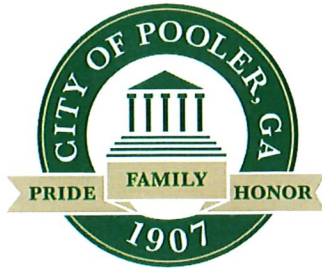
Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Ben Endsley	931-698-0165
Applicant Name	Applicant Phone
1000 Hollingshead Circle, Murfreesboro, TN 37129	bendsley@hollingsheadcement.com
Applicant Mailing Address	Applicant Email
SRM Concrete	615-355-1028
Property Owner Name	Property Owner Phone
1000 Hollingshead Circle, Murfreesboro, TN 37129	info@smyrnareadymix.com
Property Owner Mailing Address	Property Owner Email
Ben Endsley	931-698-0165
Contact Person Name	Contact Person Phone
1000 Hollingshead Circle, Murfreesboro, TN 37129	bendsley@hollingsheadcement.com
Contact Person Mailing Address	Contact Person Email

Property Information

186 Pine Barren Rd. Pooler, GA 31322	50022-01025
Location Address	Parcel Identification #
I-2 (Heavy Industrial District)	Ready Mix Plant
Current Zoning	Current Use



Conditional Use Application

Page 2 of 2

Updated **MAY 2024**

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

Ready Mix Plant: Mix cement, aggregate and water to make concrete. Proposed additional equipment is a aggregate rail unloader system to allow for direct import of aggregate for the Ready Mix Plant and local area

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

Rail cars would drop aggregate into a hopper beneath the rail. A bank of conveyor will transfer the material from to the stacker which will stockpile the aggregate. A front end unloader will be used to move the rock.

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:

Ready Mix Plant & Rail Unloader will continue the normal operations and normal business hours.

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

We are currently operating the ready mix plant. The land disturbance will start as soon as authorized. Construction is planned to begin in June, complete in September, start unloading rail in October.

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.

AriExpress, LLC	406 Grey Street, Pooler, GA	31322
-----------------	-----------------------------	-------

Name	Address	Zip
------	---------	-----

Lucas Nancy	PO Box 370 Allenhurst, GA	31301
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Name	Address	Zip
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PB 1020000 LLC	PO Box 16058 Savannah, GA	31416
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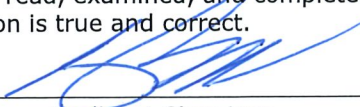
Name	Address	Zip
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Cannady Investments	PO Box 688 Pooler, GA	31322
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Name	Address	Zip
------	---------	-----

Affidavit

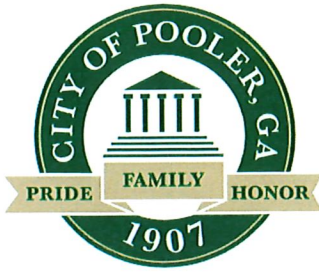
I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

Ben Endsley		04/03/2025
-------------	---	------------

Applicant Name	Applicant Signature	Date
----------------	---------------------	------

Azron Schnelle		04/03/2025
----------------	---	------------

Attestant Name	Attestant Title	Date
----------------	-----------------	------



Conditional Use Standards

Page 1 of 1

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.

Ben Sadosky
Applicant Name

[Signature]
Applicant Signature

4/3/25
Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

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

A25-0072 - Conditional Use -186 Pine Barren Road

Zoning Action/Agenda Item

04/28/2025 - 6:00 PM

Planning & Zoning Public Hearing/Meeting Date and Time

05/05/2025 - 6:00 PM

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.

Ben Endsley
Applicant Name

[Signature]
Applicant Signature

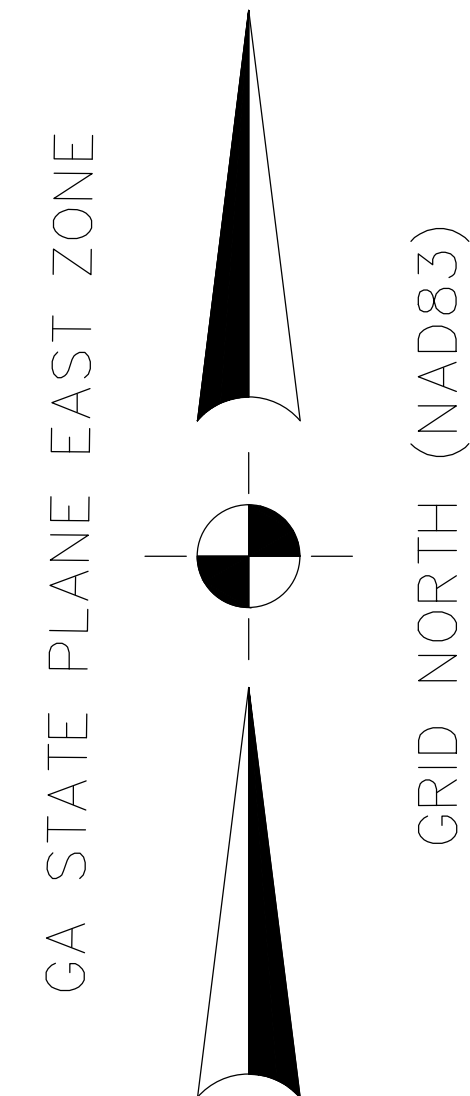
4/3/25
Date

LEGEND OF SYMBOLS & ABBREVIATIONS

P.O.B.=POINT OF BEGINNING
P.O.A.=POINT OF ACCESS
RBF=REBAR FOUND
IPS=IRON PIN SET
N/F=NOW OR FORMERLY
DB=DEED BOOK
PG=PAGE
R/W=RIGHT OF WAY
σ=POWER POLE
G=GAS METER
W=WATER TANK

SQ.FT=SQUARE FEET
B.L.=BUILDING LINE
P=PROPERTY LINE
F=FIBER POST
G=GENERATOR
-x- = FENCE
O=POINT
W=WELL
+ = LIGHT POLE
X=WATER VALVE

Course	Bearing	Distance
L1	S 47°23'29" W	7.17'
L2	Rad: 20.00'	A: 16.82'
	Tan: 8.94'	CA: 48°11'24"
	Chd: S 71°29'10" W	16.33'



PROGRESS PRINT

NOT FOR CONSTRUCTION
31-Mar-25

PRELIMINARY

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY	CHKD.	APPR.

PENTA
PENTA Engineering Co. LLC

10123 Corporate Square Drive, St. Louis, MO 63132-2905
www.penta.net; Phone: 314-878-0123; Fax: 314-878-0120

This drawing and the information contained herein is submitted confidentially and is the property of Penta Engineering Co. LLC. It may not be duplicated, disclosed, or utilized without written consent from Penta Engineering Co. LLC.

Hollingshead Cement HOLLINGSHEAD CEMENT CO.
MURFREESBORO, TN

RAIL UNLOADING & STONE STOCKPIILING
POOLER, GA
MECHANICAL GENERAL ARRANGEMENT
PLOT PLAN

DESIGNED:	DATE:	PENTA DRAWING NUMBER	REV.
DRAWN:	DATE:	2421209-M-130	
CHECKED:	DATE:	CLIENT DRAWING NUMBER	
APPROVED:	SCALE: 1"=60'		

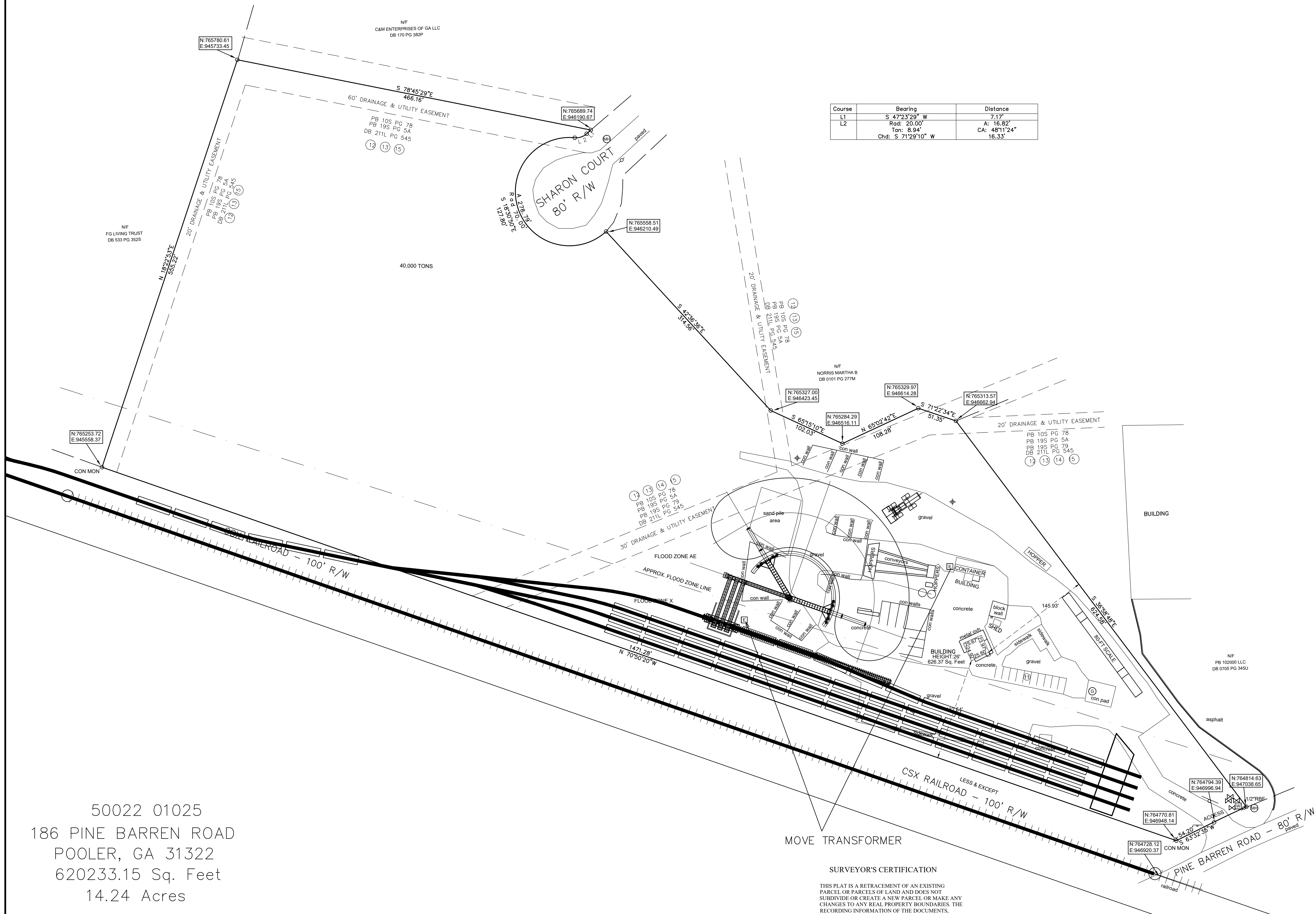
50022 01025
186 PINE BARREN ROAD
POOLER, GA 31322
620233.15 Sq. Feet
14.24 Acres

GARMON
LAND SURVEYING
1920 Railroad Street Statham Ga 30666
678-726-7582
garmonsurveying@gmail.com

Surveyor's Drawing No.:	2019-281
Surveyor's Site Ref:	186 PINE BARREN RD
Checked by: A.G.	Drawn by: C.E.
GRAPHIC SCALE: 1" = 60'	

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.





RE: **EXTERNAL EMAILHollingshead / SRM - Pooler, GA**

From Marcella Benson <MBenson@POOLER-GA.GOV>

Date Mon 4/7/2025 2:12 PM

To Azron Schnelle <Azron.Schnelle@penta.net>

Cc 30241209 <30241209@penta.net>; Ryan Jarles <rjarles@pooler-ga.gov>; Rachael Brown <RBrown@pooler-ga.gov>; Nicole Johnson <njohnson@pooler-ga.gov>; Michael Pavlis <ossabawconsulting@gmail.com>

Good Afternoon Azron,

The City Arborist has visited 186 Pine Barren Road and determined based on the ordinance, there were 20 significant trees removed, totaling 460 inches. Please see the table below. The property owner must agree to mitigate per the City Arborist's replacement requirement. A landscaping plan needs to be provided showing the location of the replacement trees. If the site plan application does not get approved, the property owner must still plant back the required mitigation. The downed trees cannot be removed until the property owner agrees with the arborist's calculation and agrees to the requirements stated above.

Species	Dia (in)	Quant.	Sig.	20 Trees
Live Oak	4	2		460in
Live Oak	12	3		
Live Oak	18	5	90	
Live Oak	24	3	72	
Live Oak	27	1	27	
Oak	18	8		
Oak	20	1		
Oak	24	8	192	
Pine	4	4		
Pine	10	3		
Pine	12	2		
Pine	14	10		
Pine	18	25		
Pine	20	11		
Pine	24	31		
Pine	27	20		
Pine	30	1		
Pine	37	2		
S. Red				
Oak	26	2	52	
S. Red				
Oak	27	1	27	
Sweetgum	4	2		
Sweetgum	6	4		

Sweetgum	11	5
Sweetgum	18	7
Sweetgum	24	2
		163

Kind Regards,



MARCY BENSON
City Planner

100 US Highway 80 SW
Pooler, GA 31322

(912) 748-7261, ext.304
mbenson@pooler-ga.gov

From: Azron Schnelle <Azron.Schnelle@penta.net>

Sent: Friday, April 4, 2025 5:57 PM

To: Marcella Benson <MBenson@POOLER-GA.GOV>

Cc: 30241209 <30241209@penta.net>; Ryan Jarles <rjarles@pooler-ga.gov>; Rachael Brown <RBrown@pooler-ga.gov>; Nicole Johnson <njohnson@pooler-ga.gov>

Subject: **EXTERNAL EMAIL** Hollingshead / SRM - Pooler, GA

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

Marcy,

Reference:

Hollingshead / SRM Ready Mix Plant - 186 Pine Barren, Rd.

Request:

SRM is requesting authorization to clean-up and remove the trees that were cut down at 186 Pine Barren Rd.

Background:

SRM is preparing to add aggregate unloading equipment to support their existing Ready Mix facility. SRM will need to improve the site prior to installation of this new equipment. This site improvement is mainly removing trees and grading the area for the equipment. SRM had started clearing the trees from their property, to prepare for the additional equipment. The city ordered SRM to stop work and apply for a conditional use permit, prior to this work being completed. We understand that we can not do anymore work with out authorization from the city. We feel like the downed trees, if left in the current condition, could pose several safety risk. SRM is requesting authorization to clean-up and remove the trees that were cut down. Any and all activity would be limited to; work required to removed the downed trees, work to remove the equipment from site. No further tree cutting or land disturbing would take place until authorized through the city of Pooler, GA.

Please review our request and provide an answer at your earliest convenience.

Let me know if you need any additional information.

With best regards,

Azron Schnelle

Sr. Project Manager

[10123 Corporate Square Dr.](#)

[St. Louis, MO 63132](#)



D: 314-824-3930 | O: 314-878-0123

Azron.Schnelle@penta.net | penta.net

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CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for 510 Pooler Parkway – Fifth Third Bank.

Project:	#A24-0210
P&Z Meeting Date:	April 28, 2025
City Council Meeting Date:	May 5, 2025
Applicant and Authorized Agent:	Travis Pruitt & Associates, Inc.
Location (Address):	510 Pooler Parkway (Fifth Third Bank)
Parcel (PIN):	50017B03021
Acreage:	Approximately 2 acres
Zoning:	PUD – Godley Station
Proposed Use:	Commercial building consisting of a bank and drive-thru.
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site is located within an area that is shown on the Future Land Use Map as being Commercial and is shown in the Comprehensive Plan as being within a PUD – Mixed Use Character Area. The site development plan, being a commercial building proposed to be a bank, 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-detering buffer between adjacent properties.

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

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

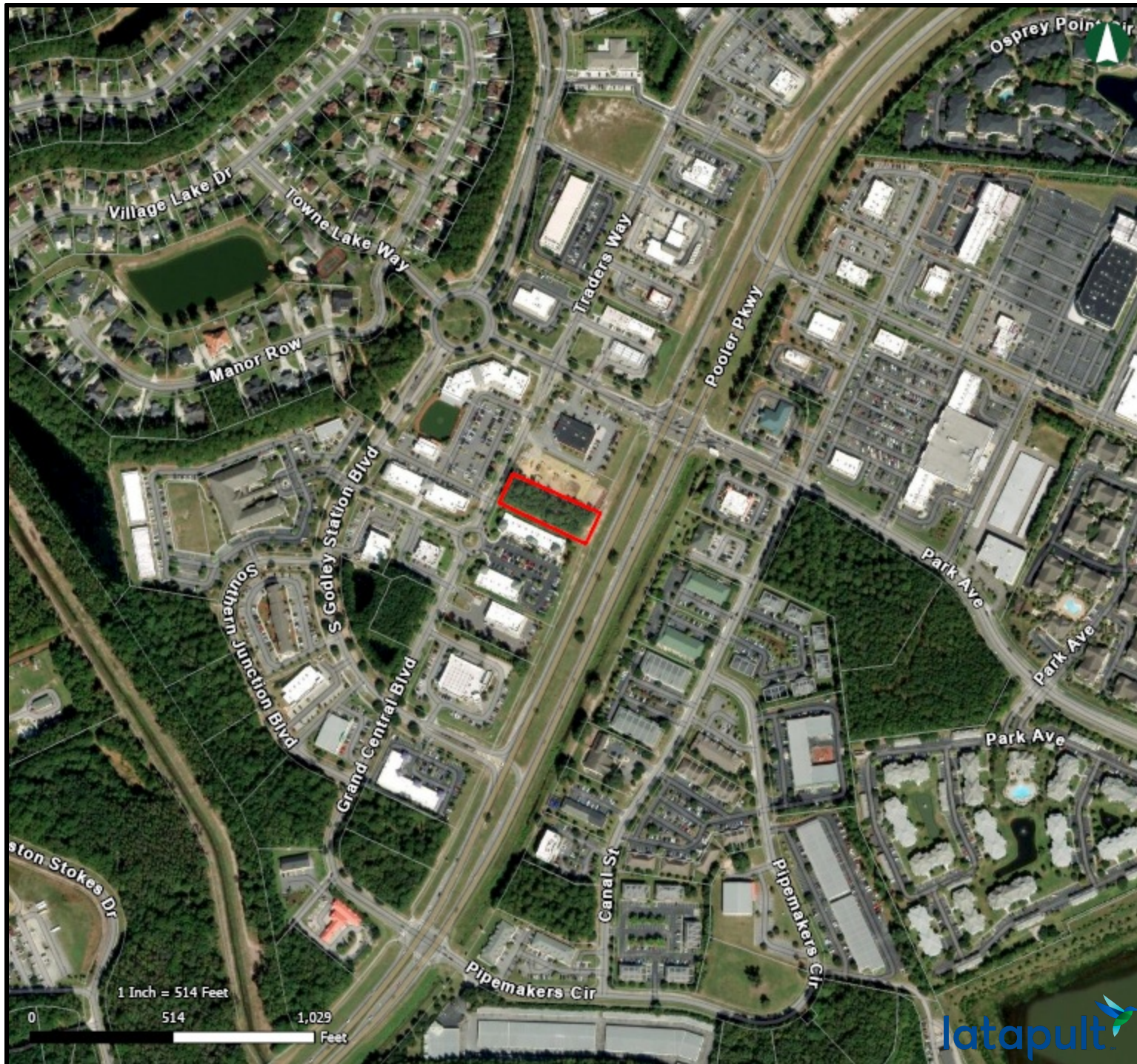
- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

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

Attachments:

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



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Vicinity Map - 510 Pooler Parkway Site Development Plan

04/21/2025

 Parcels



Site Plan Application

Page 1 of 3

Updated **OCT 2023**

NOTICE TO APPLICANT

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

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

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

Packet Contents (City Forms)

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

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

Additional Items for Submission

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

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



Site Plan Application

Page 2 of 3

Updated **OCT 2023**

Contact Information

Travis Pruitt & Associates, Inc.	770-416-7511
Applicant Name	Applicant Phone
4317 Park Drive, Norcross, GA 30093	eplan@travispruitt.com
Applicant Mailing Address	Applicant Email
3J7B Real Estate LLC	
Property Owner Name	Property Owner Phone
312 King Street, Charleston, SC 29401	
Property Owner Mailing Address	Property Owner Email
Mark Dixon	470-503-4928
Contact Person Name	Contact Person Phone
201 S. College Street, Charlotte, NC 28202	mark.dixon@cbre.com
Contact Person Mailing Address	Contact Person Email

Property Information

510 Pooler Parkway, Pooler, GA, 31322	
Location Address	
PUD	50017B03021
Current Zoning	Parcel Identification #
1,900 SF FIFTH THIRD BANK FACILITY W/ PARKING LOT AND DRIVE-THRU LANES	
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
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Site Plan Application

Page 3 of 3

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.

Andrew Whitehead	2/18/2025
Applicant Name	Applicant Signature
Zoning Administrator/Agent Name	Zoning Administrator Signature
	Date



Site Plan Submission Checklist

Page 1 of 1

Updated JUNE 2023

NOTICE TO APPLICANT

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

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

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

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



Site Plan Approval Standards

Page 1 of 1

Updated **SEPT 2023**

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

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

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; and
10. provides for improvements in accordance with all applicable federal, state, and local laws including without limitation, the Code of Ordinances for the City of Pooler.



Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated **MAY 2023**

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

Hearing Information

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.

Andrew Whitehead

2/18/25

Applicant Name

Applicant Signature

Date



Site Plan Review Checklist

Page 1 of 20

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

Fifth Third Bank - Pooler

11/06/2024

Project Name

Date

Basic Engineering Information

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



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17. X 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. X 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. X Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map
20. X Indicate whether or not STATE WATERS exist on the site and if wretched vegetation is present. If State waters, with wretched vegetation, are present on site, delineate required buffers, extending from the wretched vegetation. (Georgia EPD jurisdiction)
21. X 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. X Location of existing utilities (Appendix A, Article V, Section 4 C 5)
23. X 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. X 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. X 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. X 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 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. X 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. X Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. X Show interior traffic pattern
8. X Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre N/A



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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. N/A 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. N/A Show all required easements (around utilities, around drainage structures, 25' access easements, etc)
12. X 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. X 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. X 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. X Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
17. X Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
18. N/A Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
19. X Provide site lighting plan for all proposed lighting
20. N/A Traffic Impact Study or technical memo for traffic

New Streets

1. N/A If new streets are to be private, clearly indicate this
2. N/A An identifying name of each new street with the proposed right-of-way
3. N/A Street alignment to be in conformance with the approved Preliminary Plat
4. N/A Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc
5. N/A 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. N/A Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)



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7. N/A 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. N/A Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)
9. N/A A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)
10. N/A Demonstrate that intersection sight distance is achieved
11. N/A 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. N/A The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)
13. N/A Show the location of all proposed road signs
14. N/A Show the location of all proposed pavement markings
15. N/A 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. N/A Label the curb radius at intersections
18. N/A Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event
19. N/A 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. X "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. N/A 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)



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3. N/A 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. N/A "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. N/A Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. N/A 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. N/A Select fill SHALL be use in all roads to be dedicated to the City
8. N/A Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. N/A Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. N/A Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. X 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. X 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. N/A 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. N/A 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. N/A 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. N/A Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. N/A 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



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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. X 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. X 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. N/A 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. N/A 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. N/A 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. N/A 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. X 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. X 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. X The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)
15. N/A Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)
16. N/A The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

Mobile Home Parks

1. N/A Verify correct zoning
2. N/A Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))
3. N/A Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)



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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. X 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. X All utilities are to be installed underground
3. X Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
4. X Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)
5. N/A Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16



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6. N/A 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. X Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)
8. N/A Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)
9. N/A All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)
10. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)
3. N/A Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. N/A 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. If extending water main, a complete water distribution system model and analysis shall be provided
5. N/A Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)



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6. N/A 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. N/A 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. X 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. N/A Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)
11. N/A 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. X 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. X 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. X The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line
15. X Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)
16. N/A 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. X Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SDR-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. X Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)
2. N/A 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. N/A If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing



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4. X Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. X 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. N/A Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
7. X 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. X Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
9. X Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
10. N/A Try to move manholes out of sidewalk
11. X 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. X 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. X 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



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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. N/A 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. N/A 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. N/A 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. N/A All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)
8. N/A The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)
9. N/A 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. N/A 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. N/A 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



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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. N/A 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. N/A Identify the size and material type of the force main pipe
3. N/A Manholes that are the termination point for force mains are to be lined with Raven Lining Systems spray-in liner
4. N/A Force main markers are to be placed 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. (Chapter 42, 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. X 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



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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. N/A 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. N/A 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. X 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.



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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. X 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. X 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)



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- 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)



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-
11. X 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. X 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. X 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. X Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical
3. X 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,



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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. X 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. X 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. X 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. X 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)



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Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

1. N/A 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. X 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. X Significant tree - A tree with dbh of ≥ 24 " (except sweet gums and pines). Live oaks with dbh of ≥ 18 "
4. X 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. X 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. X 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. X 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. X 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)



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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)



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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		

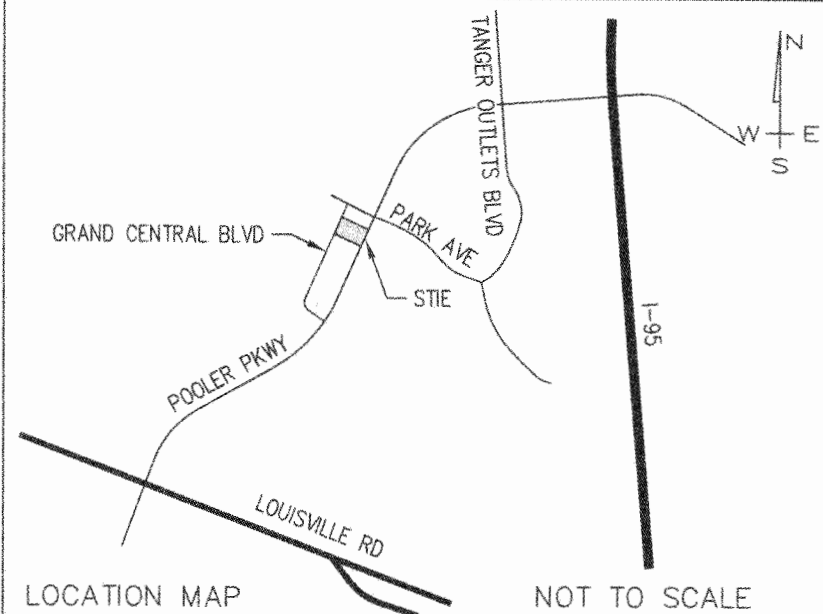
1. ☒ No more than 30% of trees may be from the small species list or from one species
2. ☒ Upon recommendation of the City Arborist, a species different from one listed may be approved

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

Type: PLAT
Recorded: 2/9/2024 2:49:00 PM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2695304518

BK 54 PG 230



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

REFERENCE:
DB 851, PG 714
PB 50, PG 556; PB 27-S, PG 70



JOSEPH T. DYCHES, JR., P.E. P.L.S.
GA REG. NO. 3378

APPROVED BY THE MAYOR AND COUNCIL CITY OF POOLER

MAYOR *Harmon L. Williams* 1/5/24 Date

APPROVED BY THE CITY CLERK *[Signature]* 1/5/24 Date
CITY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, parks and other sites to public or private uses as noted.

[Signature] 2/5/24 Date

FLOOD LINES ARE APPROXIMATE AND BASED ON FIRM PANEL 13051C0019H WITH AN EFFECTIVE DATE OF 07/07/2014.

LEGEND

- | | | |
|---------------------------|-----------------------|-------------------------|
| BL BUILDING LINE | TEL CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CL CENTERLINE | TEL ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CMP CORRUGATED METAL PIPE | CB CATCH BASIN | VCP VITRIFIED CLAY PIPE |
| CT CRIMP TOP | DI DROP INLET | WM WATER METER |
| DE DRAINAGE EASEMENT | ELEC TRANS | WV WATER VALVE |
| EP EDGE OF PAVEMENT | ELEVATION | WV WATER VALVE |
| IPO IRON PIN OLD | FI FIRE HYDRANT | WV WATER VALVE |
| IPS IRON PIN SET | FOC FOC MARKER | WV WATER VALVE |
| N&C NAIL & CAP | GP GUY ANCHOR | WV WATER VALVE |
| OT OPEN TOP | PP POWER POLE | WV WATER VALVE |
| RB REBAR | PP POWER POLE | WV WATER VALVE |
| RCP REINFORCED CONC PIPE | SD SD MANHOLE | WV WATER VALVE |
| R/W RIGHT OF WAY | SS SS MANHOLE | WV WATER VALVE |
| SD STORM DRAIN | TMH TELEPHONE MANHOLE | WV WATER VALVE |
| SS SANITARY SEWER | CO CLEAN OUT | WV WATER VALVE |
| SSE SS EASEMENT | | WV WATER VALVE |

SURVEY FOR

7 BREW

CHATHAM COUNTY, GEORGIA

SCALE 1" = 30'	PROPERTY ADDRESS 502 POOLER PARKWAY	TAX PIN 50017B03021
DATE 12/13/22	FIELD CREW AM/WT	DRAWN BY GCC

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

SHEET INDEX	
No.	DESCRIPTION
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C1.2 - C1.3	ZONING NOTES
C1.4	PROJECT SPECIFICATIONS
C2.1	EXISTING CONDITIONS & SITE DEMOLITION PLAN
C3.1	SITE PLAN
C3.2	FIRE DEPARTMENT ACCESS PLAN
C4.1	GRADING & UTILITY PLAN
C5.1	EROSION CONTROL PLAN
C5.2	EROSION CONTROL PLAN - FINAL PHASE
C6.1	EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES
C7.1	TREE PROTECTION PLAN
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LEGEND:	
	EXIST. POWER POLE
	EXIST. LIGHT STANDARD
	EXIST. ELECTRIC BOX/TRANSFORMER
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. UNKNOWN UTILITY STRUCTURE
	EXIST. TELEPHONE MONUMENT
	EXIST. TELEPHONE BOX
	EXIST. GAS METER
	EXIST. GAS VALVE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. CLEAN OUT
	EXIST. JUNCTION BOX/STORM SEWER MANHOLE
	EXIST. CATCH BASIN
	EXIST. DROP INLET
	EXIST. STORM SEWER LINE
	EXIST. FLARED END SECTION
	EXIST. YARD INLET
	EXIST. SANITARY SEWER LINE
	EXIST. OVERHEAD POWER LINE
	EXIST. OVERHEAD TELEPHONE LINE
	APPROX. LOCATION UNDERGROUND POWER LINE
	APPROX. LOCATION UNDERGROUND TELEPHONE LINE
	APPROX. LOCATION UNDERGROUND GAS LINE
	APPROX. LOCATION UNDERGROUND WATER LINE
	APPROX. LOCATION CHILLED WATER LINE
	APPROX. LOCATION STEAM WATER LINE
	EXIST. FENCE LINE (AS NOTED)
	EXIST. SIGN (AS NOTED)
	TEMPORARY BENCHMARK (TBM)
	CONCRETE MONUMENT FOUND
	PROPERTY CORNER
	FIELD LOCATED PIN (AS NOTED)
	EXIST. SPOT ELEVATION
	EXIST. CONTOUR ELEVATION
	IRON PIN SET (1/2" REBAR)
	IRON PIN FOUND
	P.O.B. POINT OF BEGINNING
	R.W. RIGHT-OF-WAY
	N.F. NOW OR FORMERLY
	BSL. BUILDING SETBACK LINE
	D.B. DEED BOOK
	P.G. PAGE
	T.C. TOP OF CURB
	B.C. BOTTOM OF CURB
	RCP. REINFORCED CONCRETE PIPE
	CMP. CORRUGATED METAL PIPE
	PVC. POLYVINYL CHLORIDE PIPE
	DIP. DUCTILE IRON PIPE
	HDPE. HIGH DENSITY POLYETHYLENE
	INV. INVERT
	TH. THROAT
	CONC. CONCRETE
	C&G. CURB & GUTTER
	ADA. AMERICANS WITH DISABILITIES ACT
	S. NEW SANITARY SEWER LINE
	CHW. NEW CHILLED WATER LINE
	STM. NEW STEAM WATER LINE
	F. NEW FIRE LINE
	W. NEW WATER LINE
	G. NEW GAS LINE
	NEW STORM SEWER
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW DROP INLET
	NEW HEADWALL
	NEW CATCH BASIN
	NEW MANHOLE
	NEW CLEANOUT
	X (55.5) NEW SPOT ELEVATION
	80 NEW CONTOUR
	3 NEW NUMBER OF PARKING SPACES
	1 STORM STRUCTURE IDENTIFICATION
	A1 SANITARY STRUCTURE IDENTIFICATION
	NEW ASPHALT PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	EXISTING PAVEMENT TO BE REMOVED
	STRUCTURE TO BE REMOVED
	TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
	NEW ADA ACCESSIBLE SYMBOL

CONSTRUCTION PLANS

FOR

FIFTH THIRD BANK - POOLER

510 Pooler Parkway

GENERAL NOTES:

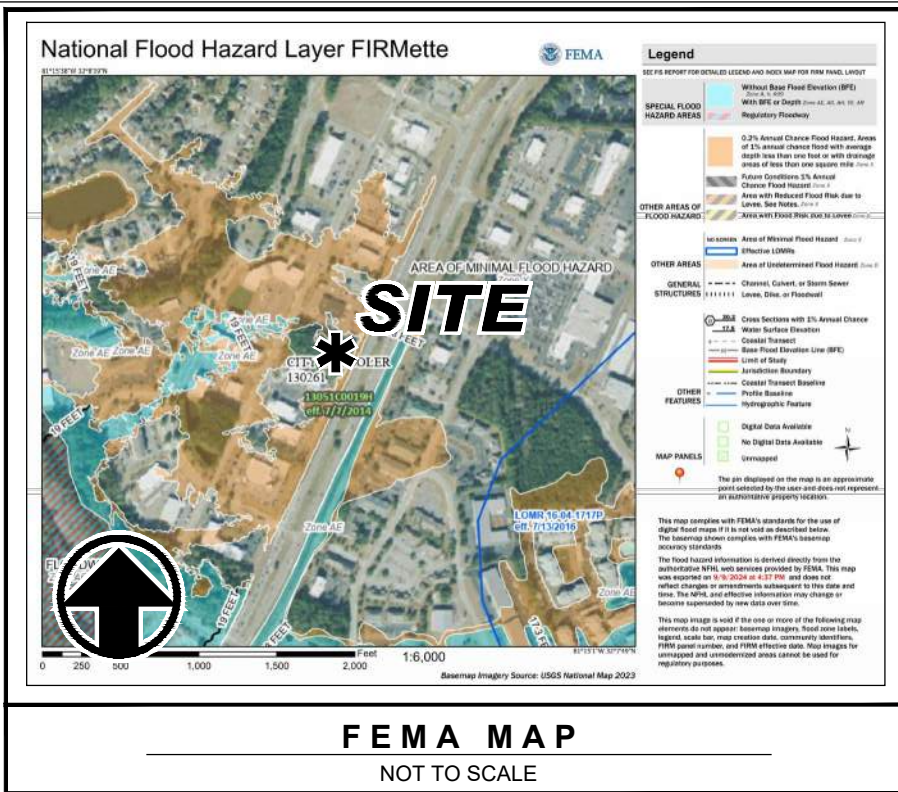
- Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- All pipe lengths are scaled lengths from center of structure. Contractor shall verify prior to ordering pipe.
- All dimensions are to face of curb, face of building, or center of structure, unless otherwise noted.
- All curb radii are .5', unless otherwise noted.
- Contractor shall verify the location of all utilities. Contractor shall have all utilities flagged with invert elevations Prior to construction. Notify engineer of all discrepancies or additional utilities encountered.
- There are 22 wetlands of the state within 200' of the site.
- There are 10 wetlands located on the site.
- All construction shall conform to CITY OF POOLER CHATHAM COUNTY and/or Georgia D.O.T. Standards and Specifications.
- All non-paved disturbed areas to be seeded with material suitable to season and to be maintained until stabilized.
- Notify Inspector 24 hours prior to construction at (404) 371-2117.
- All junction boxes to have ring and cover access.
- Project Benchmark: ELEV = 22.72'
- No parking, storage, or other construction site activities are to occur within tree protection areas.
- No bury pits are proposed for this site.
- Approved street addresses shall be provided for new building so that the number of address is plainly visible & legible from the street.
- Boundary & Topographic information shown hereon has been taken from **ALTANSPS LAND TITLE SURVEY for PRAXIS3, prepared by Travis Pruitt & Associates, Inc., dated: 07-22-2024.**

CITY OF POOLER NOTES:

- 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.
- 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)).
- 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)).
- All silt barriers must be placed as access is obtained during clearing. No grading shall be done until silt barrier installation and detention facilities are constructed.
- The Contractor shall maintain all erosion control measures until permanent vegetation has been established. The Contractor shall clean out all sediment ponds when required by the Project Engineer or City/County/State Inspector. The Contractor shall inspect erosion control measures at the end of each working day to insure measures are functioning properly.
- The Contractor shall remove accumulated silt when the silt is within one-third of the height of the silt fence utilized for erosion control. In the detention pond, silt shall be removed when the storage volume has been reduced by one-third.
- Failure to install, operate or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to City/County/State Standards.
- All construction shall conform to City/County/State Standards and Specifications, whether or not the review comments were made.
- A copy of the approved land disturbance plan and permit shall be present on the site whenever land disturbance activity is in progress.
- All sewer easements disturbed must be dressed and grassed to control erosion.
- All open swales must be grassed, and rip-rap must be placed as required to control erosion.
- Silt barriers to be placed at downstream toe of all cut and fill slopes.
- Provide silt gates at all inlet headwalls.
- Provide sediment traps at all catch basins, junction boxes, manholes, and drop inlets.
- When any construction borders a drainage course:
 - The Contractor is responsible for removing any building or other excavation spoil dirt, construction trash or debris, etc. from the drainage areas shown hereon in an expeditious manner as construction progresses.
 - The Contractor hereby agrees to stop all work and restore these areas immediately upon notification by the City/County/State Inspector and/or the Professional Engineer.
 - Upon completion of restoration, a professional engineer shall certify in writing to the Development Department that all clean up is complete and the drainage course restored to original conditions and grade.
- Amendments / Revisions to ESPCP which have significant effect on BMPs with Hydraulic component must be certified by the design professional.
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
- Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
- "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

EROSION CONTROL NOTES:

- Silt fence must meet the requirements of Section 171 - Temporary Silt Fence, of the Department of Transportation, State of Georgia, Standard Specifications, latest edition.
- Additional erosion control measures will be employed where determined necessary by actual site conditions.
- Provisions to prevent erosion of soil from the site shall be, as minimum, in conformance with the requirements of the City/County/State Erosion and Sedimentation Ordinance and the City/County/State Code of Laws dealing with erosion and sedimentation.
- Prior to any other construction, a stabilized construction entrance shall be constructed at each point of entry to or exit from the site.
- The construction exits shall be maintained in a condition which will prevent tracking or flow of mud onto Public right of way. This may require periodic top dressing with stone, as conditions demand, and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicle or site onto Public roadway or into storm drain must be removed immediately.
- Prior to commencing land disturbance activity, the limits of Land Disturbance shall be clearly and accurately demarcated with stakes, ribbons, or other appropriate means. The location and extent of all authorized land disturbance activity shall be demarcated for the duration of the construction activity. No Land Disturbance shall occur outside the approved limits indicated on the approved plans.
- Immediately after the establishment of construction entrances/exits, all perimeter erosion control devices and storm water management devices shall be installed prior to any other construction.
- The Owner agrees to provide and maintain off-street parking on the subject property during the entire construction period.
- The Contractor shall furnish and maintain all necessary barricades while roadway frontage improvements are being made.
- The construction of the site will initiate with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all upstream ground within the construction area has been completely stabilized with permanent vegetation and all roads/driveways have been paved.
- Erosion control devices shall be installed immediately after ground disturbance occurs. The location of some of the erosion control devices may have to be altered from that shown on the approved plans if drainage patterns during construction are different from the final proposed drainage patterns. It is the Contractor's responsibility to accomplish erosion control for all drainage patterns created at various stages during construction. Any difficulty in controlling erosion during any phase of construction shall be reported to the Engineer immediately.
- All silt barriers must be placed as access is obtained during clearing. No grading shall be done until silt barrier installation and detention facilities are constructed.
- The Contractor shall maintain all erosion control measures until permanent vegetation has been established. The Contractor shall clean out all sediment ponds when required by the Project Engineer or City/County/State Inspector. The Contractor shall inspect erosion control measures at the end of each working day to insure measures are functioning properly.
- The Contractor shall remove accumulated silt when the silt is within one-third of the height of the silt fence utilized for erosion control. In the detention pond, silt shall be removed when the storage volume has been reduced by one-third.
- Failure to install, operate or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to City/County/State Standards.
- All construction shall conform to City/County/State Standards and Specifications, whether or not the review comments were made.
- A copy of the approved land disturbance plan and permit shall be present on the site whenever land disturbance activity is in progress.
- All sewer easements disturbed must be dressed and grassed to control erosion.
- All open swales must be grassed, and rip-rap must be placed as required to control erosion.
- Silt barriers to be placed at downstream toe of all cut and fill slopes.
- Provide silt gates at all inlet headwalls.
- Provide sediment traps at all catch basins, junction boxes, manholes, and drop inlets.
- When any construction borders a drainage course:
 - The Contractor is responsible for removing any building or other excavation spoil dirt, construction trash or debris, etc. from the drainage areas shown hereon in an expeditious manner as construction progresses.
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 - Upon completion of restoration, a professional engineer shall certify in writing to the Development Department that all clean up is complete and the drainage course restored to original conditions and grade.
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- "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."



DEVELOPER

CBRE Global Workplace Solutions

201 S. College St.
Charlotte, NC 28202
470-503-4928

24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon
470-503-4928
E-mail: Mark.Dixon@cbre.com

TAX PARCEL ID: 50017B03021

SITE AREA: 0.88 ACRES

DISTURBED AREA: ±0.66 ACRES

BUILDING SETBACK LINES:

FRONT YARD: 50 FT.

REAR YARD: 30 FT.

SIDE YARD: 25 FT.

BUILDING SUMMARY:

1 - STORY

BUILDING FOOT PRINT: 1,900 SQ. FT.

BUILDING HEIGHT: 19 FT. (MAX 60 FT.)

NOTE: SETBACKS IN COVENANTS USED AS THEY EXCEED ZONING SETBACKS.

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	5	10
ADA ACCESSIBLE PARKING:	1	1
TOTAL PARKING SPACES:	6	11

*ONE SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA.

SITE PLAN SPECIFICATIONS:

Gross Floor Area: 1,900 Sq. Ft.

Floor Area Ratio: 5.0 %

Net Land Area: 0.88 Acres or 38,325 Sq. Ft.

Gross Land Area: 21,780 Sq. Ft.

Street Frontage: 346.58 Ft.

Baseline Corridor Frontage: N/A

Building Coverage: 5.0 %

Exterior Public Space Area: 1,500 Sq. Ft.

Proposed Lot Impervious Area: 16,553 Sq. Ft.

Proposed Lot Coverage (After Construction): 43.2 %

OPEN SPACE: 56.8 %

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13051C0019H, DATED 7/7/2014.

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www.travispruitt.com
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e-mail: awhitehead@travispruitt.com



Travis Pruitt & Associates, Inc.
REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT

FIFTH THIRD BANK - POOLER

510 POOLER PARKWAY, GND 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

COVER SHEET

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191

SHEET NO: C1.1

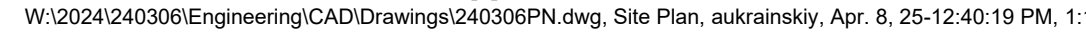


For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191

SHEET NO: C1.1





For The Firm
 Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: 1" = 20'
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C3.1

TREE #	DBH	SPECIES	IMPACT %	STATUS	DBH REMOVED
1	10	SOFTWOOD	15.0	SAVED	0
2	9	SOFTWOOD	100.0	DESTROYED	9
3	14	SOFTWOOD	100.0	DESTROYED	14
4	12	OAK	100.0	DESTROYED	12
5	12	OAK	100.0	DESTROYED	12
6	9	OAK	100.0	DESTROYED	9
7	15	SOFTWOOD	100.0	DESTROYED	15
8	10	OAK	100.0	DESTROYED	10
9	12	SOFTWOOD	100.0	DESTROYED	12
10	19	SOFTWOOD	100.0	DESTROYED	19
11	10	SOFTWOOD	100.0	DESTROYED	10
12	16	SOFTWOOD	100.0	DESTROYED	16
13	13	SOFTWOOD	100.0	DESTROYED	13
14	9	SOFTWOOD	100.0	DESTROYED	9
15	9	SOFTWOOD	100.0	DESTROYED	9
16	8	SOFTWOOD	100.0	DESTROYED	8
17	10	SOFTWOOD	100.0	DESTROYED	10
18	12	SOFTWOOD	100.0	DESTROYED	12
19	12	SOFTWOOD	100.0	DESTROYED	12
20	11	SOFTWOOD	100.0	DESTROYED	11
21	8	SOFTWOOD	100.0	DESTROYED	8
22	14	SOFTWOOD	100.0	DESTROYED	14
23	13	SOFTWOOD	100.0	DESTROYED	13
24	17	SOFTWOOD	100.0	DESTROYED	17
25	10	SOFTWOOD	44.2	DESTROYED	10
26	12	SOFTWOOD	73.2	DESTROYED	12
27	14	SOFTWOOD	100	DESTROYED	14
28	10	HARDWOOD	0.0	SAVED	0
TOTAL					310.0000



DEVELOPER

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24 HOUR EMERGENCY CONTACT
Mr. Mark Dixon 470-503-4928 E-mail: Mark.Dixon@cbre.com

- ## **PLANTING NOTES:**
-
1. Size and grading standards of plant material shall conform to the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen.
 2. The landscape contractor must contact the engineer if existing conditions on site differ significantly different from the plan.
 3. See Construction Detail sheets for planting details.
 4. For new planting areas, contractor shall remove all pavement, gravel sub-base and construction debris. Remove compacted soil, and add 6" of topsoil, or amend the top 18" of existing soil to meet specifications, unless noted otherwise.
 5. The planting soil for shrubs will consist of 33% ground pine bark humus, well-mixed with 67% of improved soil, which is excavated soil having rocks, clumps, and debris greater than 2" in diameter removed. No additional soil amendments are required for trees. Groundcover and perennial beds shall be prepared and amended according to specifications.
 6. All strapping and top 12" of wire baskets shall be cut away and removed from the root ball by the contractor prior to the contractor to backfill of planting hole. Contractor shall remove top 1/3 of burial from the root ball.
 7. Contractor shall mulch all shrub beds and under trees with 3" (settled depth) of clean pine straw, unless noted otherwise.
 8. Minimum (3) sq ft. planting area provided for each tree.
 9. All disturbed areas to be seeded with an appropriate perennial grass, unless otherwise noted. Appropriate perennial grasses to be approved by owner's representative.
 10. All areas designated for sod or seed must be fine-graded. Level any undulations or irregularities, while maintaining positive drainage. Hand rake and smooth, removing all rocks larger than 1" from the surface. Use metal screen or wooden drag on larger surfaces. Contact the landscape architect for an inspection of the fine-graded surface prior to any soil installation.
 11. All slopes steeper than 3:1 shall be planted with groundcovers or shrubs.

TREE DENSITY UNITS REQUIRED

15 EX. TREES TO BE RETAINED PER ACRE (EXCLUDING BUFFERS AND WETLANDS PER SEC. 42-197)

0.88 TOTAL ACRES - 0.19 ACRES (BUFFERS) = 0.69 ACRES TO BE REPLANTED

0.69 X 15 = 10.35 REQ. TREES TO BE RETAINED

0 TOTAL EX. TREES (OUTSIDE OF BUFFERS) SCHEDULED TO BE RETAINED

11 NEW 2.5" DIA. TREES (SPECIES PER SEC. 42-198) REQUIRED TO BE PLANTED ON SITE OUTSIDE OF BUFFERS

SPECIMEN TREE NOTE:

NO EXISTING SPECIMEN TREES DISCOVERED ON SITE.

PREPARED BY: Andrew Whitehead GSWCC LEVEL II CERTIFICATION No.: 0000095341 EXPIRATION DATE: 08/27/2027	
NOTE: ALL CURB RADII ARE <u>5 FT.</u> , UNLESS OTHERWISE NOTED.	
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.	
NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.	
NOTE: THERE ARE NO STATE WATERS WITHIN 200 FT OF THE SITE..	
NOTE: THERE ARE NO WETLANDS ON THE SITE.	
NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF <u>ALL</u> EXISTING UTILITIES. CONTRACTOR SHALL HAVE <u>ALL</u> UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF <u>ANY</u> ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.	
FLOOD HAZARD NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHATHAM COUNTY, GEORGIA COUNTY NUMBER 13051C0019H, DATED 7/7/2014.	
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.	
 1-800-282-7411 Know what's below. Call before you dig. Utilities Protection Center, Inc.	
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[illegible]

A

B

C

D

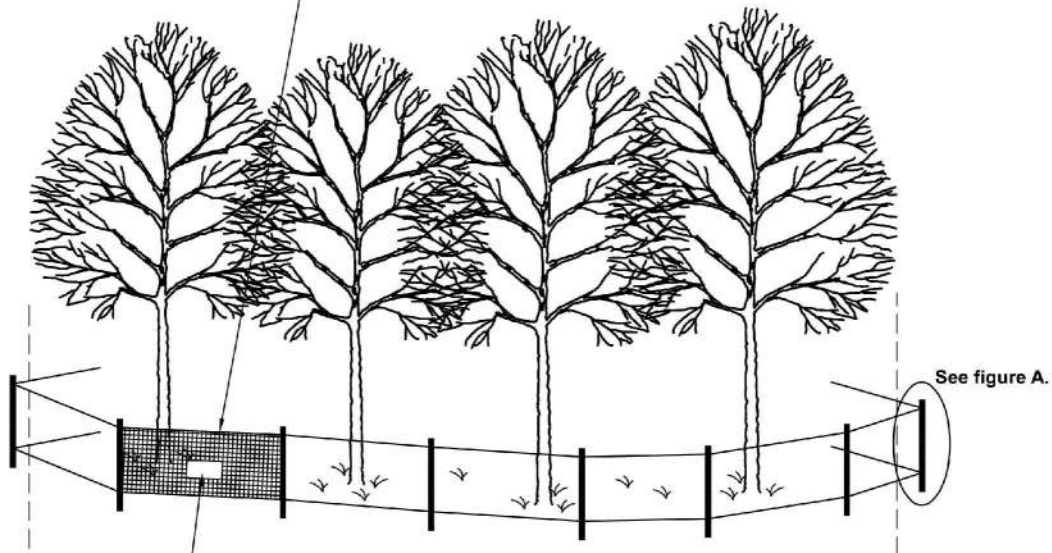
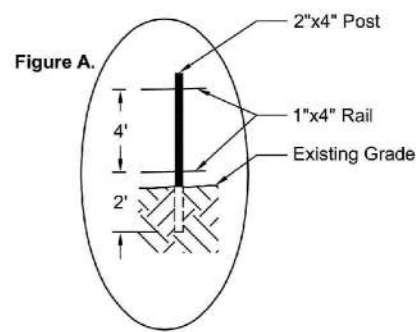
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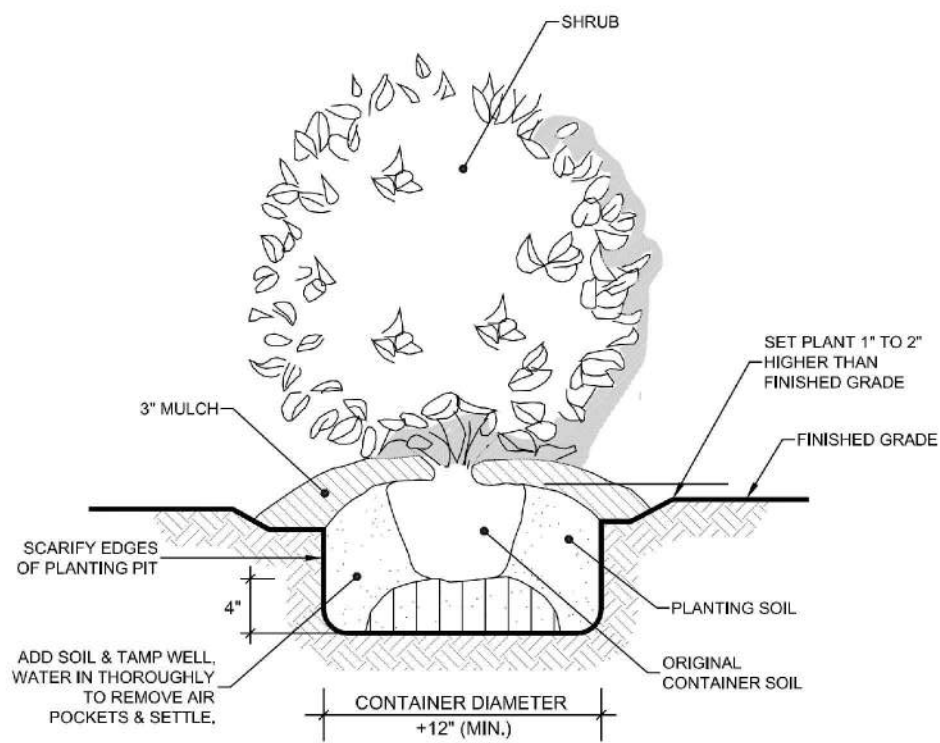
G

Alternative Tree Save Fence

Fencing - 4 ft. high, orange polyethylene laminar safety netting, between 2" x 4" posts, or round "u", "t", or "c", shaped metal posts, weighing 1.3 #/ft. ft. with projections for fasteners.

**WOODEN POST & RAIL FENCE INSTALL****ACTIVE TREE PROTECTION FENCE**

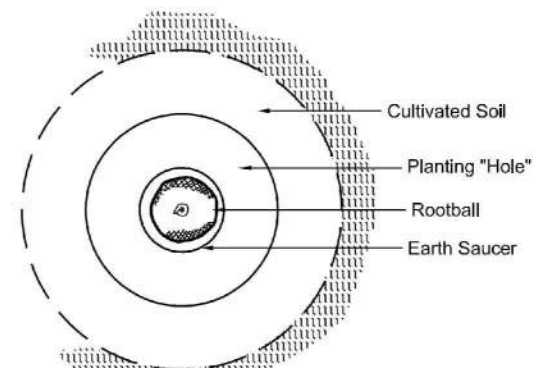
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**SHRUB PLANTING DETAIL**

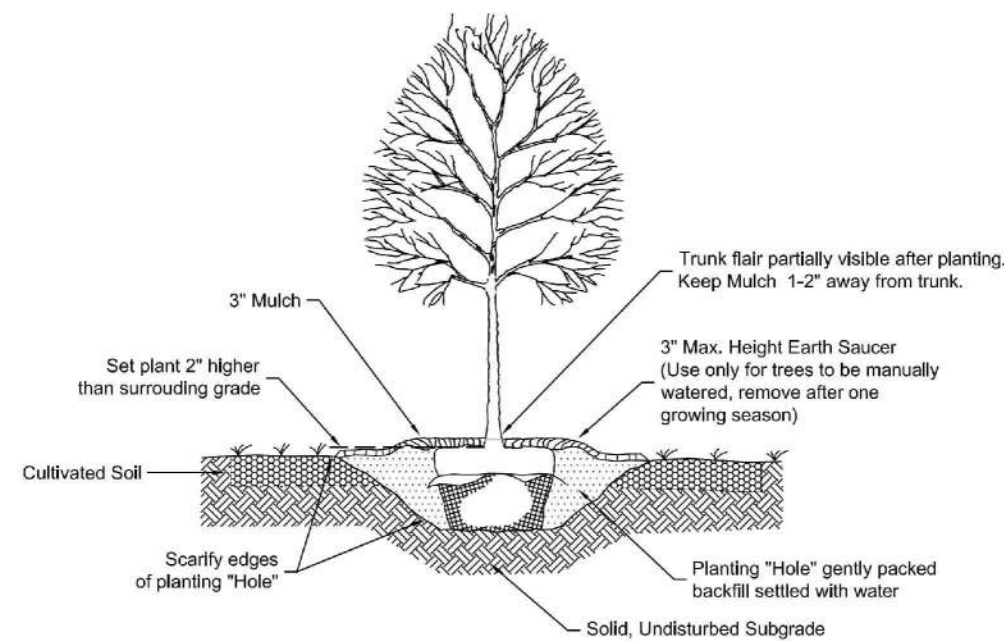
NTS

NOTES:

1. Planting "Hole" to be 3 times as wide as rootball.
2. Cultivated area to be 5 times as wide as rootball.
3. Remove burlap from top third of rootball after placing in hole. Remove all strapping and top 12" of wire baskets.
4. Set tree plumb prior to backfilling.
5. Only stake trees which are subject to vandalism, windy conditions, or planting in unstable soils (See staking details).

**PLAN VIEW**

NTS

**TREE PLANTING DETAIL**

NTS

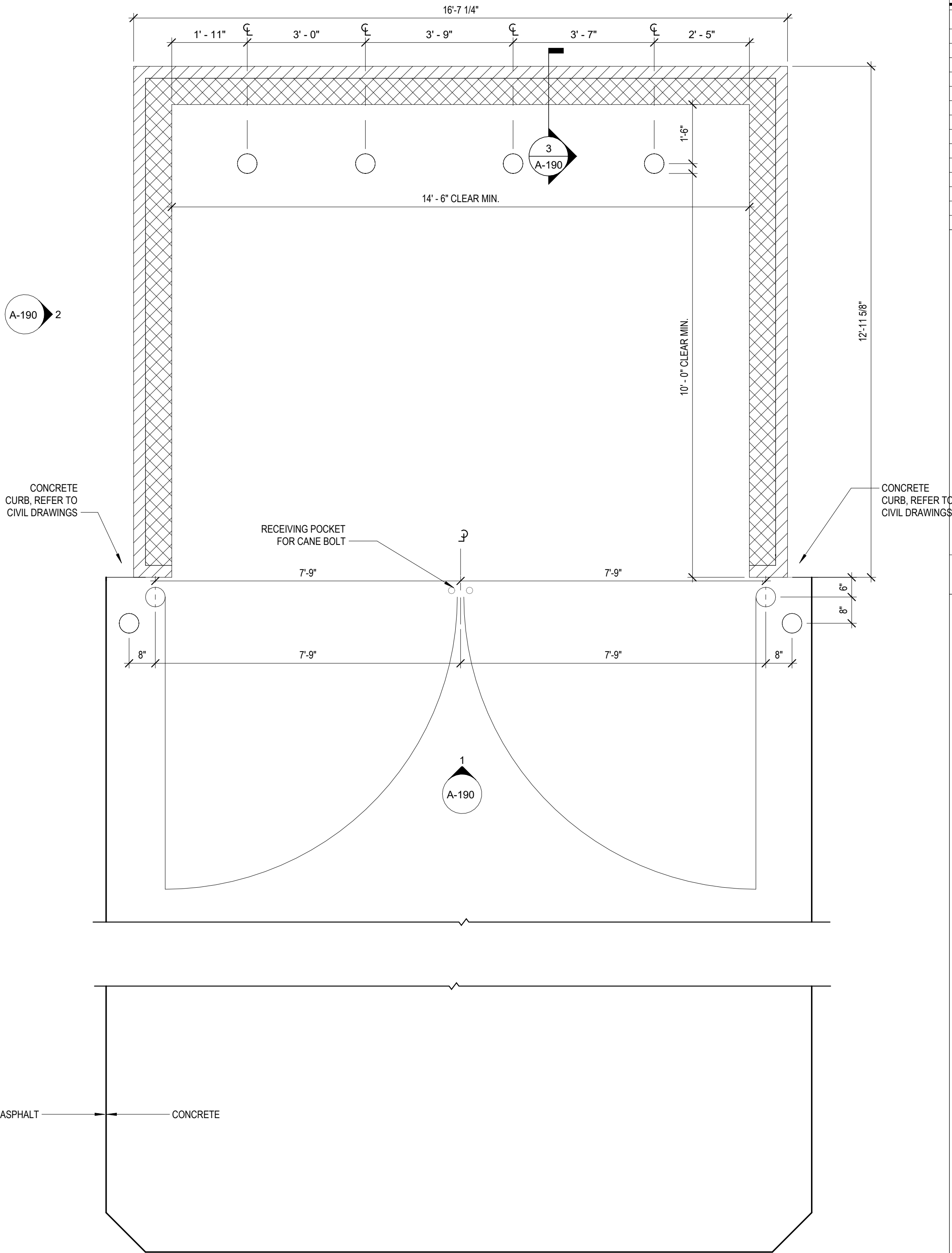
CONSTRUCTION DETAILS**FIFTH THIRD BANK - POOLER**

510 POOLER PARKWAY, GMD 8, CITY OF POOLER CHATHAM COUNTY, GEORGIA

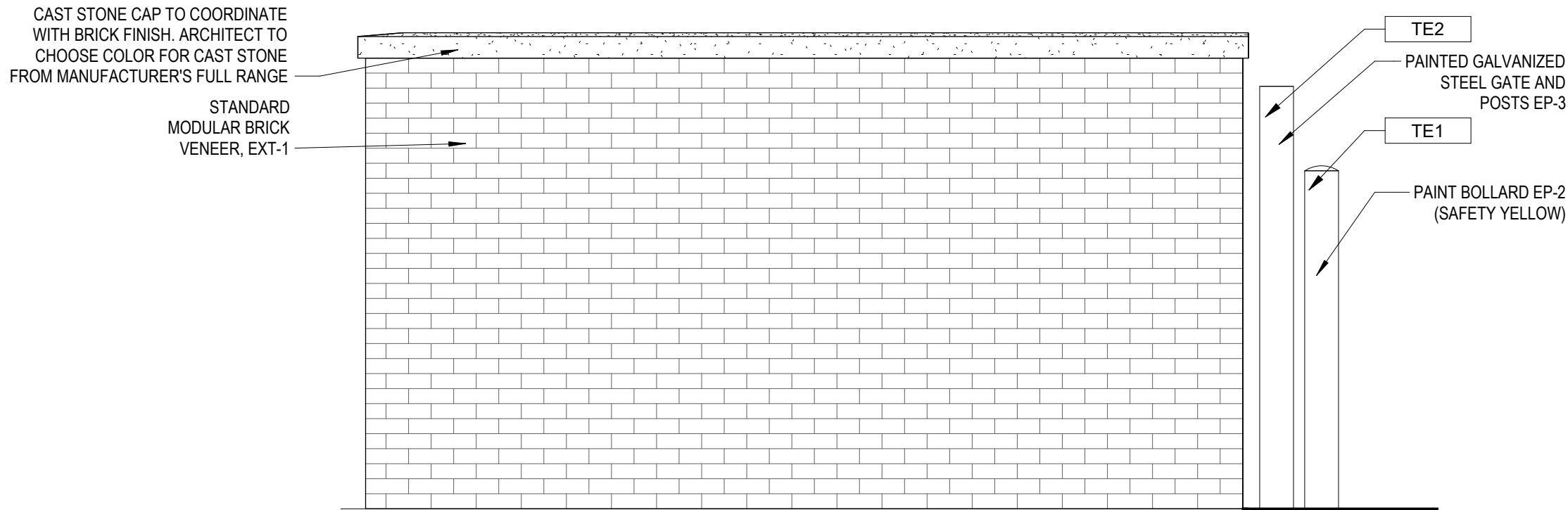
For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09-30-2024
SCALE: N/A
CN: 240306PN
JN: 1-24-0306
FN: 173-D-191
SHEET NO: C10.6

1/8/2025 3:58:13 PM

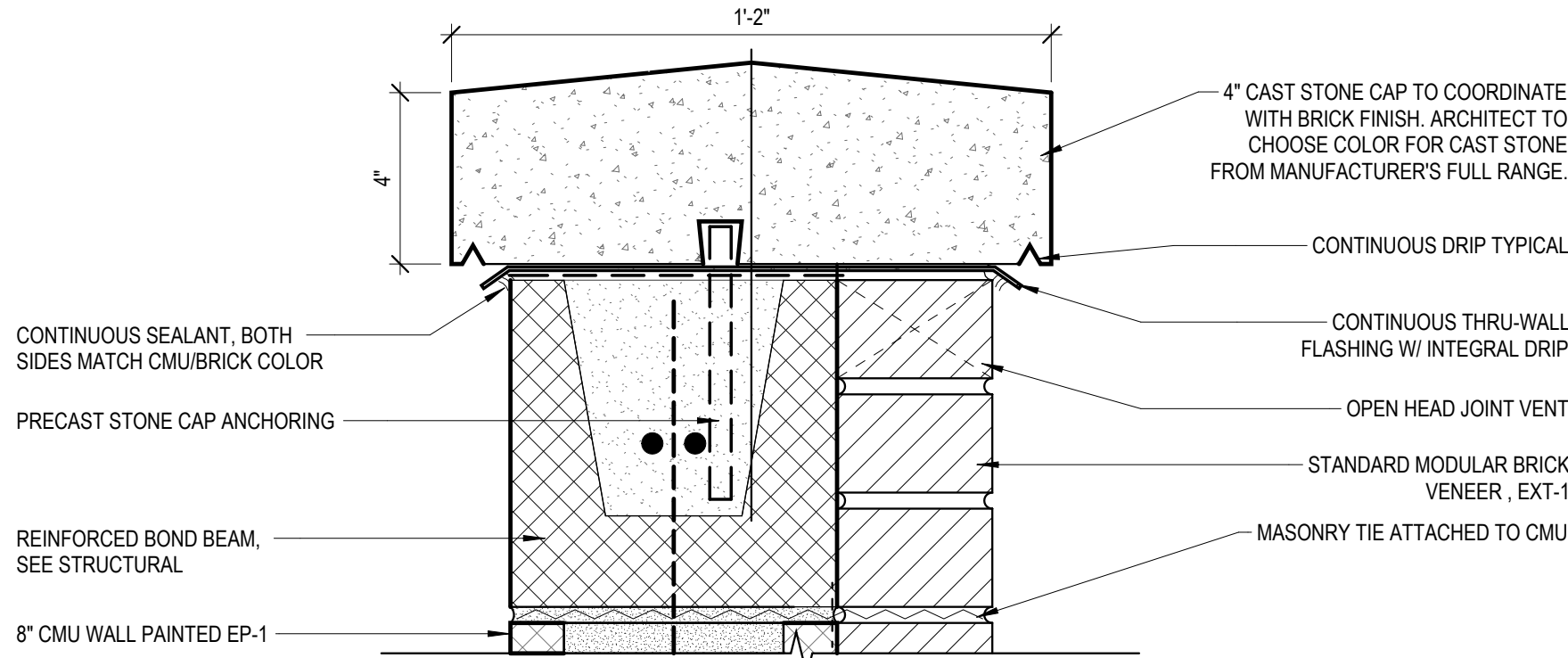


TRASH ENCLOSURE PLAN 1/2" = 1'-0" 4

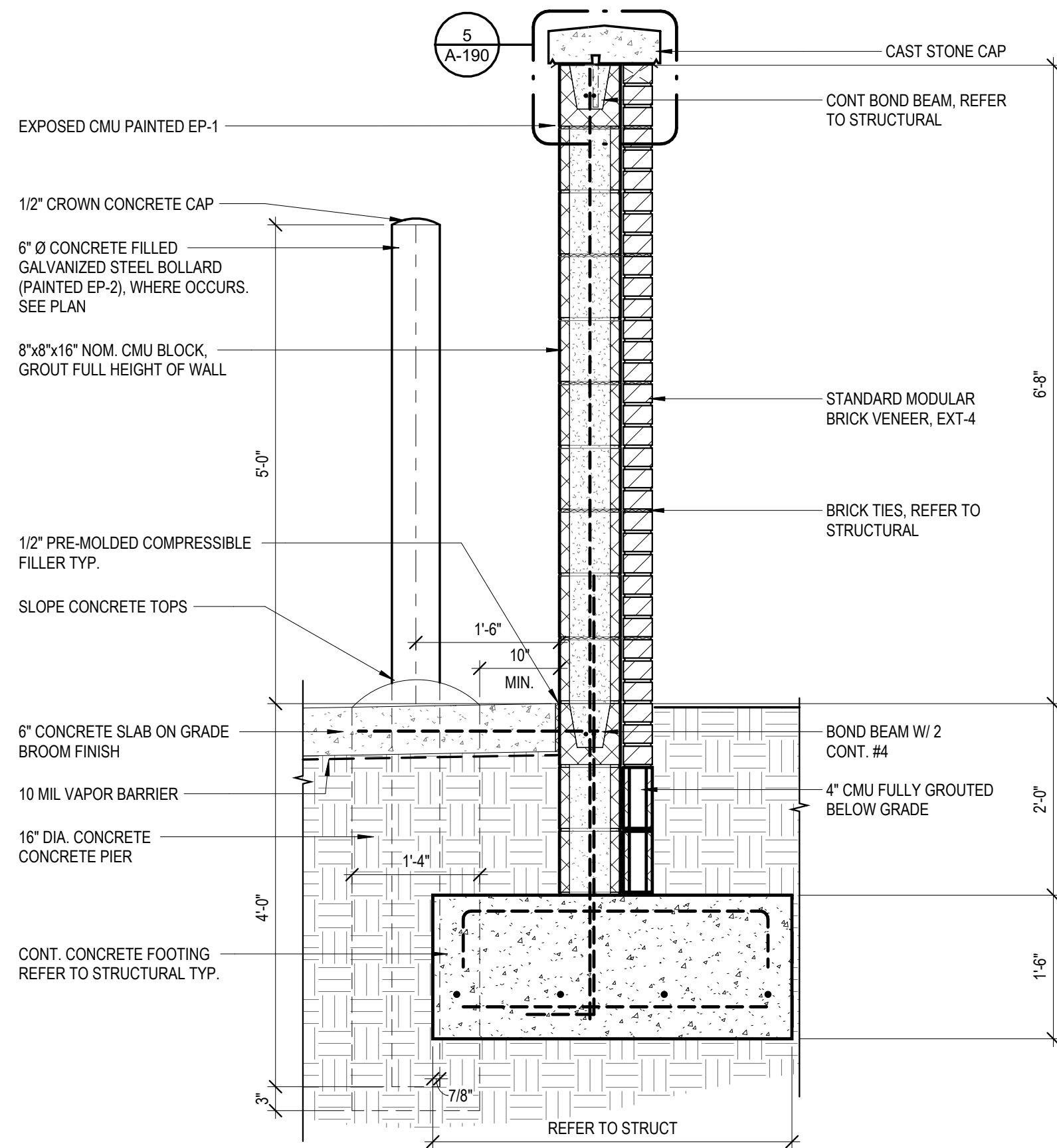


TRASH ENCLOSURE SIDE ELEVATION 1/2" = 1'-0" 2

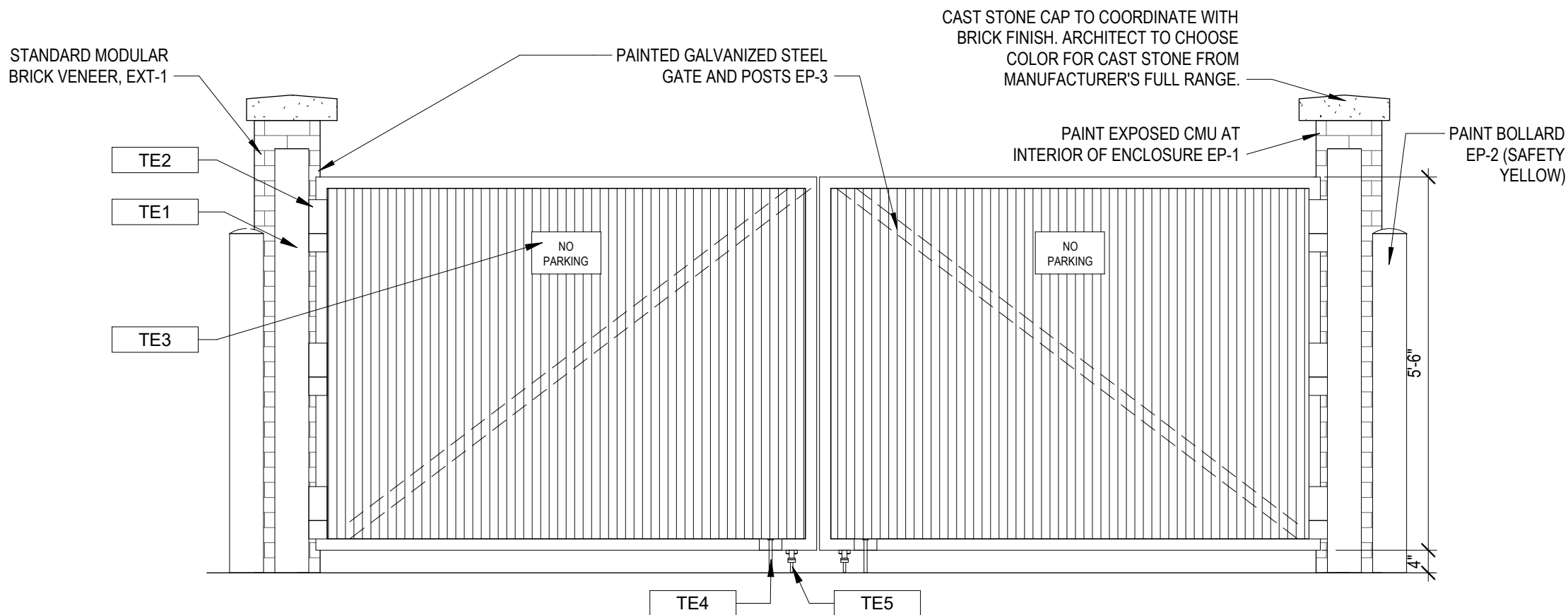
EXTERIOR FINISH SCHEDULE				
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	CLEAR ANODIZED	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
DEFS-1	DEFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7050 - USEFUL GRAY	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN; LOCATION: CMU AT DUMPSTER ENCLOSURE
EP-2	EXTERIOR PAINT	BENJAMIN MOORE	15 - SAFETY YELLOW	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN; LOCATION: STEEL BOLLARDS U.N.O.
EP-3	EXTERIOR PAINT	BENJAMIN MOORE	OC27 - BALBOA MIST	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN; LOCATION: ENCLOSURE GATES AND POSTS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-3	STANDARD MODULAR BRICK ROWLOCK	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
M-1	PREFINISHED METAL COPING	PAC-CLAD	ANODIC CLEAR	



TRASH ENCLOSURE CAP 3" = 1'-0" 5



TRASH ENCLOSURE SECTION 3/4" = 1'-0" 3



TRASH ENCLOSURE FRONT ELEVATION 1/2" = 1'-0" 1

- GENERAL NOTES
- ALL DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING U.N.O.
 - REFER TO CIVIL PLAN FOR NORTH ORIENTATION
 - EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
 - SEE SHEET A-620 FOR PARTITION TYPES.
 - LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13.
 - ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
 - CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PACE.
 - DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
 - CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
 - REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
 - REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
 - CONTRACTOR TO VERIFY SIZE AND LOCATION OF DRIVE-UP BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL STEEL PIPE BOLLARDS AROUND DRIVE-UP BANKING MACHINES WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS OF DRIVE-UP BANKING MACHINES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO COORDINATE MAXIMUM EXTERIOR WALL THICKNESS AT NIGHT DROP WITH EQUIPMENT VENDOR
 - CONTRACTOR TO VERIFY ALL REQUIREMENTS, SIZE AND LOCATION OF NIGHT DEPOSIT WITH BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
 - CONTRACTOR TO FRAME FOR DRIVE-UP OPEN / CLOSE RECESSED SIGNAGE. VERIFY SIZE AND REQUIREMENTS WITH OWNER FURNISHED VENDOR.
 - NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUAINTING HIMSELF WITH EQUIPMENT VENDOR REQUIREMENTS.
 - COORDINATE PINK NOISE LOCATION WITH VENDOR. REFER TO ELECTRICAL DRAWINGS.
 - ALL PAINTED STEEL PIPE BOLLARDS ARE TO RECEIVE A BOLLARD COVER TYPICAL
 - ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
 - REFER TO SHEET A-600 SERIES FOR DOOR AND WINDOW SCHEDULE. ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
 - ALL PLYWOOD SHEATHING SHALL BE FRT.

TRASH ENCLOSURE KEY NOTES	
TAG	DESCRIPTION
TE1	6" DIA. CONCRETE FILLED GALVANIZED STEEL BOLLARD
TE2	6" DIA. STEEL GATE POST WITH SELF CLOSING HINGE
TE3	SIGNAGE "NO PARKING" SHALL MEET SOLID WASTE ORDINANCE
TE4	STEEL CANE BOLT ONE PER GATE (BASIS OF DESIGN: STANLEY HARDWARE #1010) WELD TO STEEL PLATE (4"x14"x1/4") ON GATE
TE5	SUPPORT WHEEL ONE PER GATE BASIS OF DESIGN: GRAINGER #1VJD5 WHEEL

PRAXIS3

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Rev	Date	Comments
	12/12/2024	PERMIT SET

Client:

FIFTH THIRD BANK

KAHUA #: K1111865

Project Number: 24038
Project Name:

**FIFTH THIRD BANK
POOLER GA
1,900 SF**

510 POOLER PARKWAY
POOLER, GA 31322

Key Plan:

Sheet Title:

**TRASH ENCLOSURE
AND DETAILS**

Sheet Number:

A-190

RELEASED FOR CONSTRUCTION AND PERMIT

EXTERIOR FINISH SCHEDULE					ACM PANEL - GENERAL NOTES
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS	
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE		A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS.
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN		B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL		C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	CLEAR ANODIZED		D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED		E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
DEFS-1	DEFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY		F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY		G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND SEALANT. APPLY DOWN PAST WOOD BLOCKING, TYP.
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7050 - USEFUL GRAY	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN; LOCATION: CMU AT DUMPSTER ENCLOSURE	
EP-2	EXTERIOR PAINT	BENJAMIN MOORE	15 - SAFETY YELLOW	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN; LOCATION: STEEL BOLLARDS U.N.O.	
EP-3	EXTERIOR PAINT	BENJAMIN MOORE	OC27 - BALBOA MIST	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN; LOCATION: ENCLOSURE GATES AND POSTS	
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA. MORTAR COLOR: OLD LIME PUTTY	H. USE BACKER ROD AND SEALANT AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS)
EXT-3	STANDARD MODULAR BRICK ROWLOCK	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA. MORTAR COLOR: OLD LIME PUTTY	I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND SEALANT, APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND SEALANT AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AS DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)
M-1	PREFINISHED METAL COPING	PAC-CLAD	ANODIC CLEAR		



100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 te
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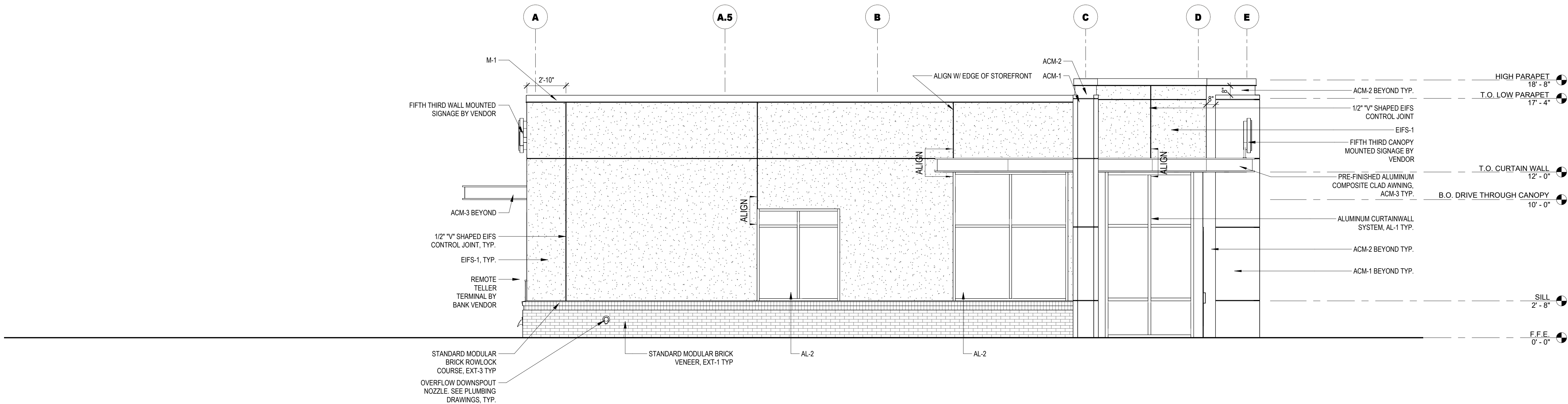


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Rev	Date	Comments
	12/12/2024	PERMIT SET



WEST ELEVATION	1/4" = 1'-0"	2
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Client:

FIFTH THIRD BANK

KAHUA #: K1111865

Project Number: 24038
Project Name:

**FIFTH THIRD BANK
POOLER GA
1,900 SF**

510 POOLER PARKWAY
POOLER, GA 31322

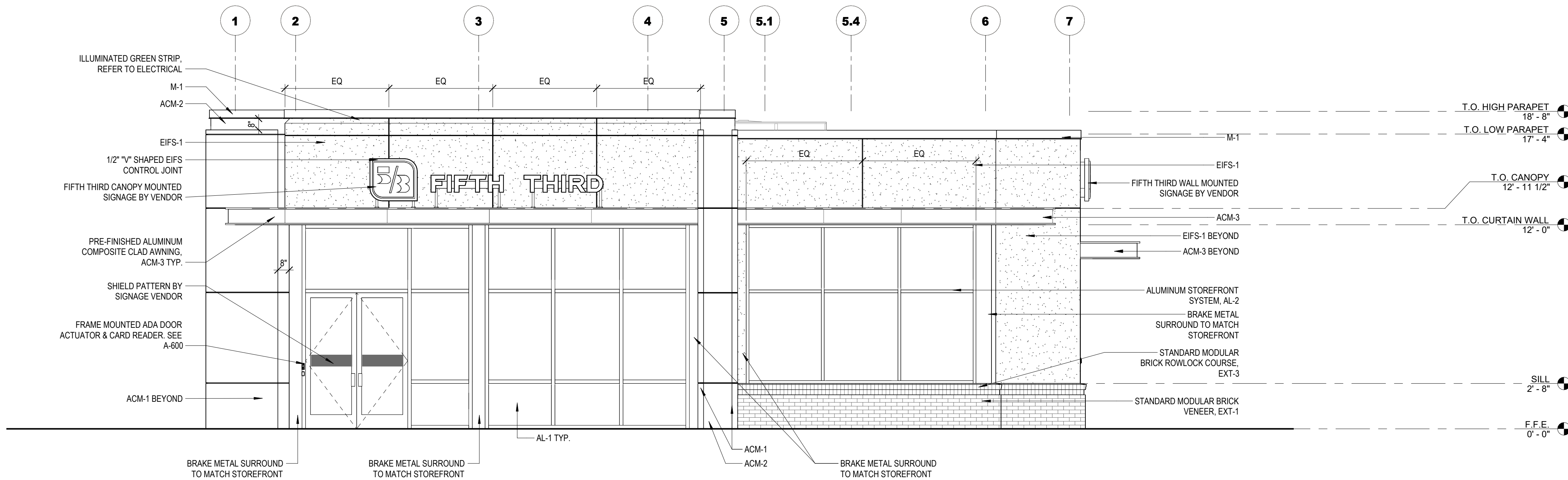
Key Plans

Sheet Title:

**EXTERIOR
ELEVATIONS**

Sheet Number:

A-200

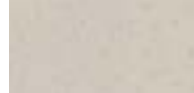
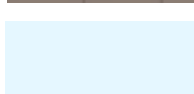


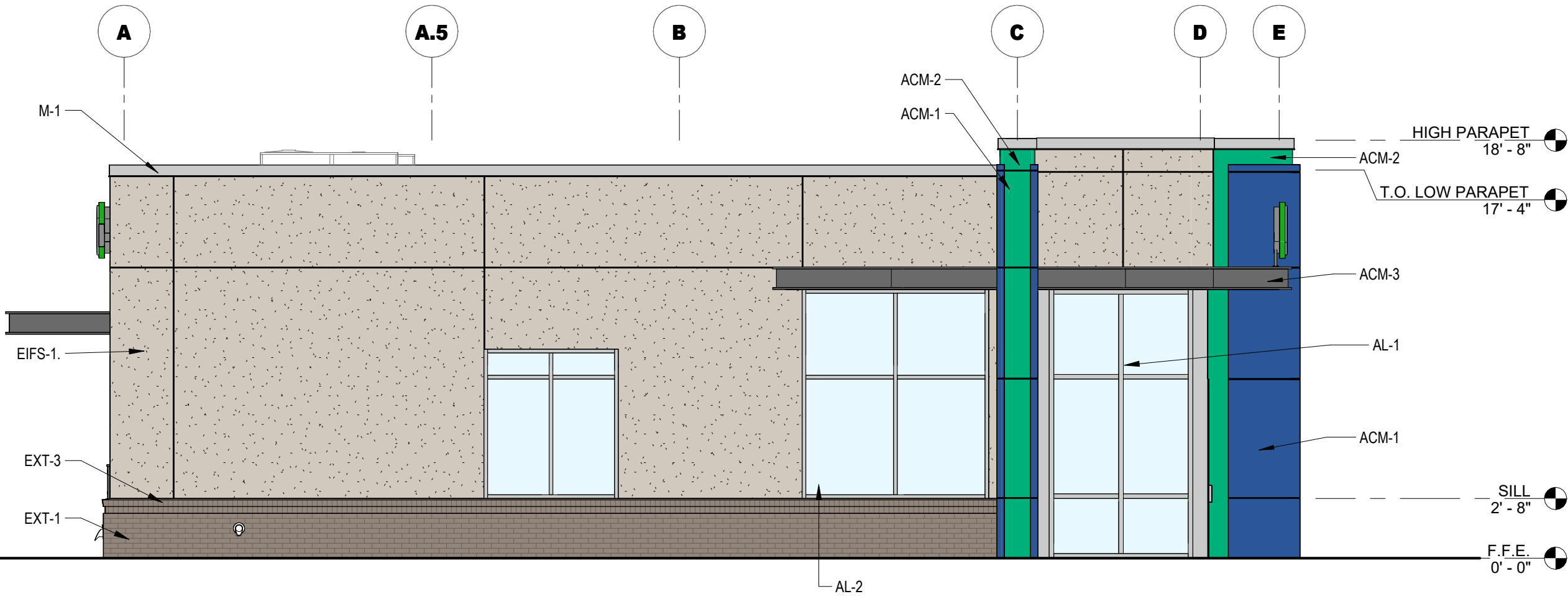
SOUTH ELEVATION	1/4" = 1'-0"	1
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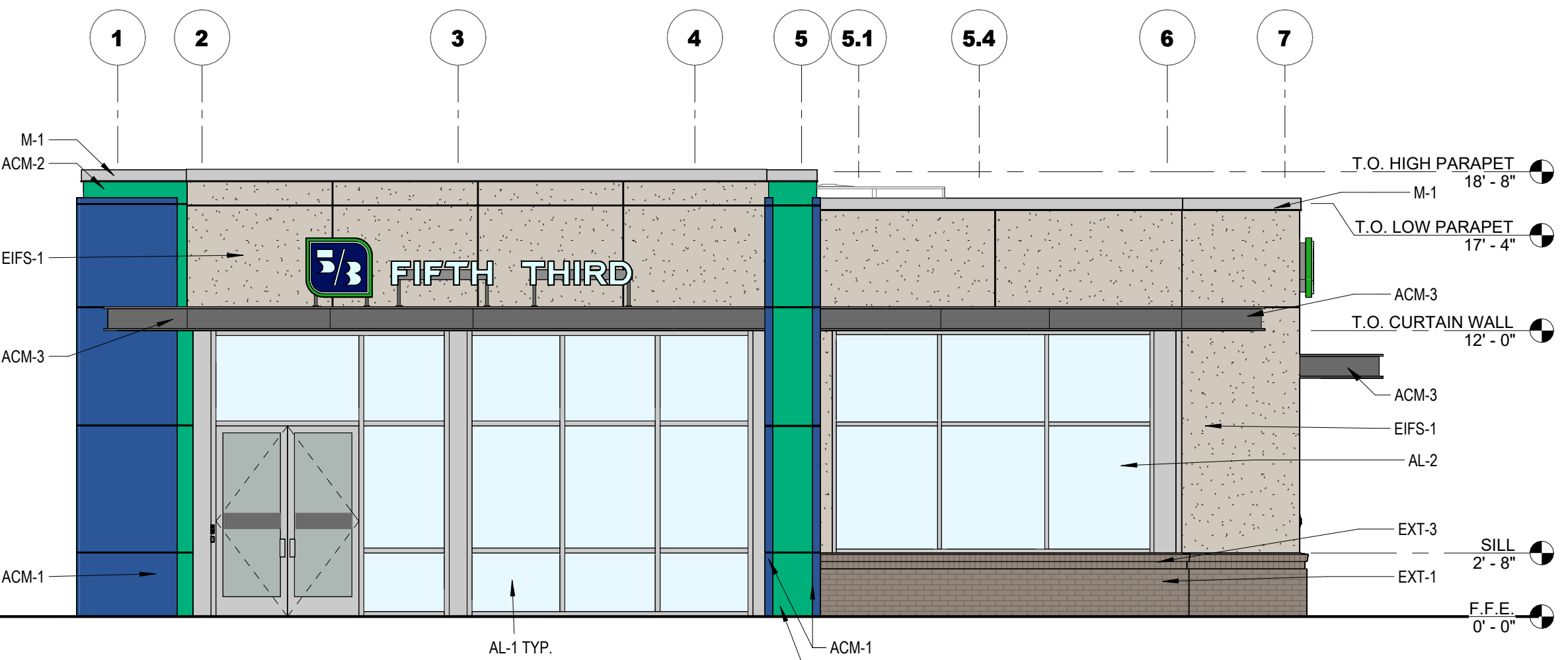
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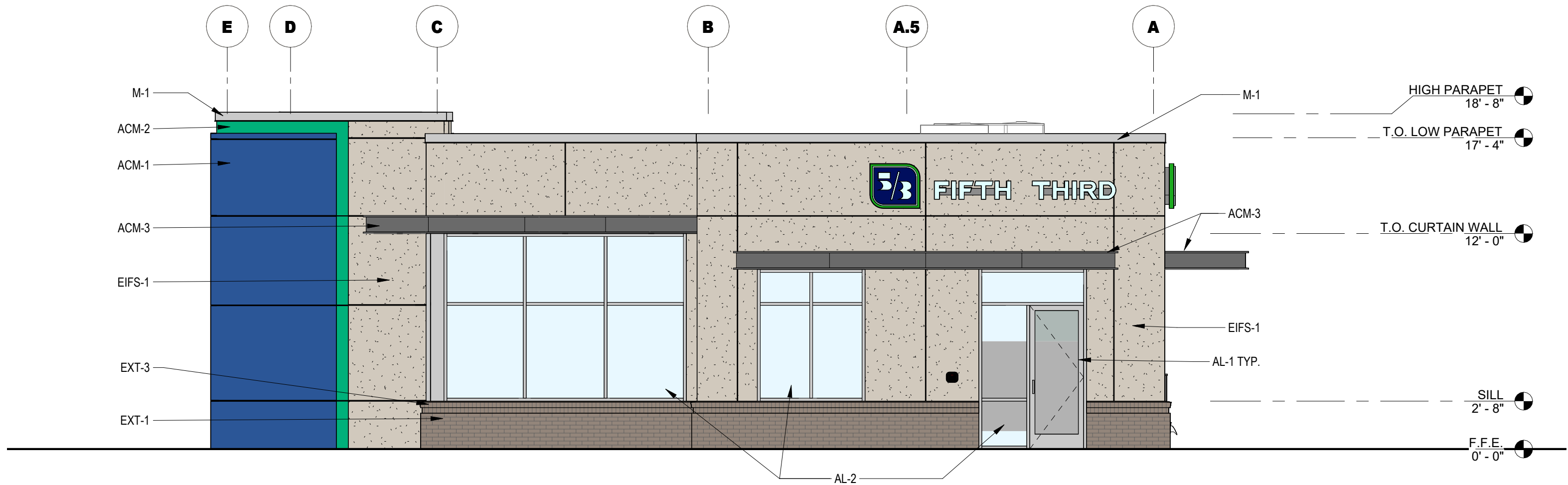
SWATCHES		EXTERIOR FINISH SCHEDULE					ACM PANEL - GENERAL NOTES
	ACM-1	ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS	A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS. B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT. C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE) D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS) E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O. F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS. G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND SEALANT. APPLY DOWN PAST WOOD BLOCKING, TYP. H. USE BACKER ROD AND SEALANT AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS) I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND SEALANT. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND SEALANT AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AS DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)
	ACM-2	ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE		
		ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN		
		ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL		
		AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	CLEAR ANODIZED		
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	ACM-3	DEFS-1	DEFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY		
	M-1	EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7050 - USEFUL GRAY	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN. LOCATION:CMU AT DUMPSTER ENCLOSURE	
	AL-1, AL-2	EP-2	EXTERIOR PAINT	BENJAMIN MOORE	15 - SAFETY YELLOW	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN. LOCATION: STEEL BOLLARDS U.N.O.	
		EP-3	EXTERIOR PAINT	BENJAMIN MOORE	OC27 - BALBOA MIST	SEE PAINT SCHED. SPEC FOR PAINT TYPE AND SHEEN. LOCATION: ENCLOSURE GATES AND POSTS	
		EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY	
		EXT-3	STANDARD MODULAR BRICK ROWLOCK	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY	
		M-1	PREFINISHED METAL COPING	PAC-CLAD	ANODIC CLEAR		
	GL-1						
	EP-1						
	EP-2						



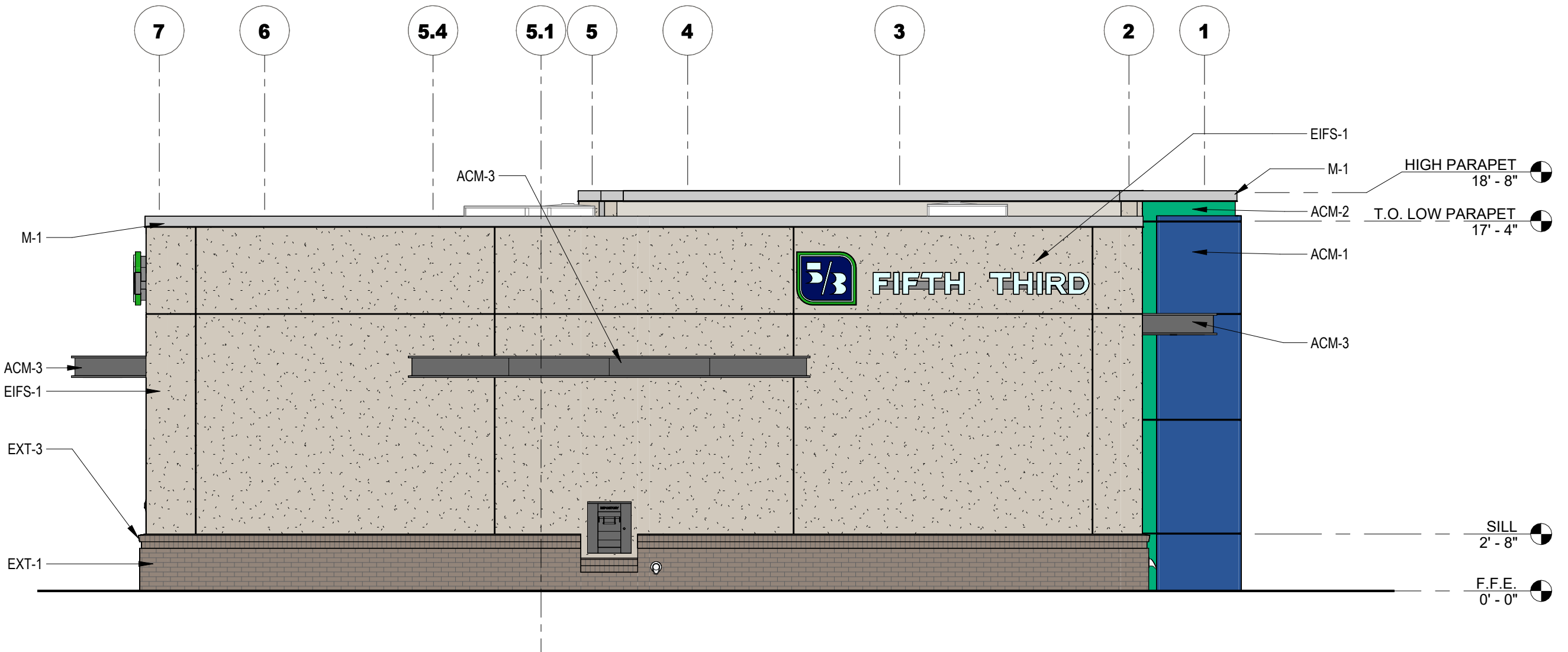
WEST ELEVATION - COLOR 3/16" = 1'-0" 4



SOUTH ELEVATION - COLOR 3/16" = 1'-0" 3



EAST ELEVATION - COLOR 3/16" = 1'-0" 2



NORTH ELEVATION - COLOR 3/16" = 1'-0" 1

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Rev	Date	Comments
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Client:
FIFTH THIRD BANK

KAHUA #: K1111865

Project Number: 24038
Project Name:

**FIFTH THIRD BANK
POOLER GA
1,900 SF**

510 POOLER PARKWAY
POOLER, GA 31322

Key Plan:

Sheet Title:
**COLOR EXTERIOR
ELEVATION**

Sheet Number:

A-202

RELEASED FOR CONSTRUCTION AND PERMIT

CERTIFICATE OF APPROVAL

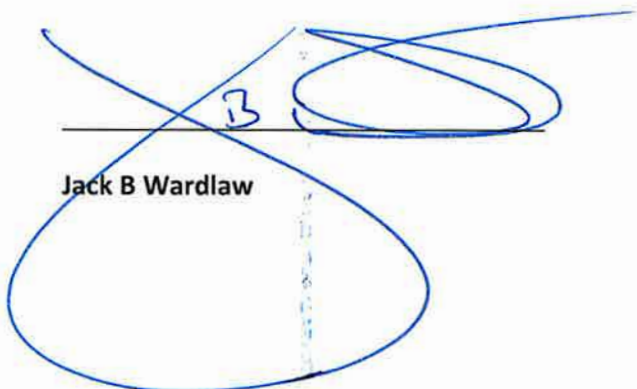
THE SOUTHERN PORTION OF GODLEY STATION ASSOCIATION, INC.

WE DO HEREBY CERTIFY that the undersigned members of the Board of Directors and the Architectural Review Board of the Southern Portion of Godley Station Association, Inc. (the "Association") do hereby adopt the following resolutions in full compliance with the By-Laws of the Association and the laws of the State of Georgia; and that the business contemplated by the resolutions is authorized by the said By-Laws; and that the resolutions are still of full force and effect and have not been amended or rescinded.

APPROVED by the Board of Directors and Architectural Review Board of the Association that the submission for the Fifth Third Bank including all Signage is Approved on 502 Pooler Parkway in Pooler, GA. No other variances are requested, and no other submissions are required.

WE FURTHER CERTIFY that there is no provision in the Articles of Incorporation or By-Laws of the Association limiting the power of the Board of Directors and the Architectural Review Board to pass the foregoing resolutions, and that the same are in conformity with the provisions of said Articles of Incorporation and By-Laws.

Executed as of this 2 of October.



Jack B Wardlaw



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OPERATIONS

April 10th, 2025

Andrew T. Whitehead, P.E
Travis Pruitt & Associates
4317 Park Drive, Suite 400
Norcross, GA 30093

Dear Mr. Whitehead,

I am pleased to provide you with a recommendation for Approval of the site plans for Fifth Third Bank, which is provided below.

<u>Submittal Documents:</u>	Site Development Plans.....	Apr. 2025
	Stormwater Maintenance Agreement.....	Apr. 2025
	Hold Harmless Agreement.....	Apr. 2025
	Traffic Memorandum.....	Feb. 2025
	Stormwater Management Report.....	Nov. 2024
	PUD Approval Letter.....	Nov. 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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



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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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



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F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Acceptance of Sidewalk Performance Bond for Westbrook Area L-2, 762 Blue Moon Crossing

Project:	#220638
P&Z Meeting Date:	April 28, 2025
City Council Meeting Date:	May 5, 2025
Applicant and Authorized Agent:	Lennar Carolinas LLC
Location (Address):	Westbrook Subdivision Area L-2, 762 Blue Moon Crossing
Parcel (PIN):	51009 01027
Acreage:	Approximately 21
Zoning:	PUD (Savannah Quarters PUD Phase 10)
Proposed Use:	Residential subdivision, single family detached (58 lots)
Staff Recommendation:	Approval to accept a sidewalk performance bond in the amount of \$204,624.00 for the Westbrook Subdivision Area L-2 at 762 Blue Moon Crossing.
Planning & Zoning Commission:	<i>TBD</i>
Recommended Motion:	<i>"After review of the application, move for approval of the request."</i>
Attachments:	A. Bond Submittal Documentation B. Record Drawing

SIDEWALK PERFORMANCE BOND

Bond Number: **024284025** Principal Amount: **\$204,624.00**

Project: Westbrook L-2 Savannah Quarters

Location: 762 Blue Moon Crossing, Pooler, GA 31322 City Permit Number: 220638

KNOW ALL MEN BY THESE PRESENTS:

That Lennar Carolinas LLC, registered business address of
1505 King Street Ext. Suite 100 Charleston, SC 29405
; as Principal, hereinafter called "PRINCIPAL,"
and Liberty Mutual Insurance Company, as Surety, hereinafter called the "SURETY,"
registered business address of 175 Berkeley Street, Boston, MA 02116, a Surety insurer,
chartered and existing under the laws of the State of Massachusetts

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 two hundred four thousand six hundred twenty four dollars and 00/100 US Dollars (\$ 204,624.00) 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:
Completion of the sidewalks following home construction

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

024284025 this 16th day of April, 2025.

Attest



Witness as to Principal (1)

 Katherine Barnes

Witness as to Principal (2)



Notary Public Signature

07-11-2028

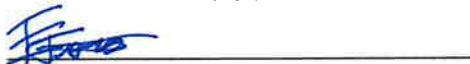
Notary Public Commission Expiration

Seal:



Attest

Witness as to Surety (1)



Witness as to Surety (2) Elyse Torres

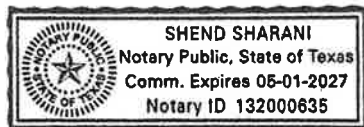
 Shend Sharani

Notary Public Signature, Shend Sharani

05-01-2027

Notary Public Commission Expiration

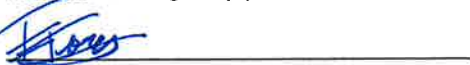
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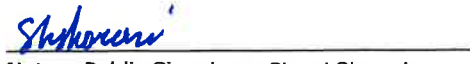
OR

Attest

Witness as to Agent (1)



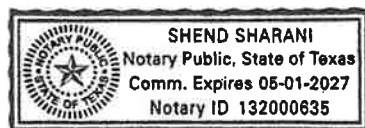
Witness as to Agent (2) Elyse Torres

 Shend Sharani

Notary Public Signature, Shend Sharani

05-01-2027

Notary Public Commission Expiration



Principal



Principal Signature

 Gabe Elmer

Principal Print

JP

Principal Title

Lennar Carolinas, LLC, a Delaware limited liability company

Company Name

Surety



Surety Authorized Signature

Teuta Luri, Attorney-in-Fact

Surety Authorized Print

Liberty Mutual Insurance Company

Surety Company Name

175 Berkeley Street, Boston, MA 02116

Surety Business Address

Surety's Agent



Attorney in Fact Signature (Attach Power)

Teuta Luri, Attorney-in-Fact

Attorney in Fact Print

Nonresident #18791570

Agent's License Number

Marsh USA LLC

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

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)



Attachment A
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.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8210596-022029**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Mario Arzamendi, Madison Diaz, Mary Ann Garcia, Jennie Goonie, Stephanie Gross, Teuta Luri, Cristina Nino, Jessica Richmond, Laura E. Sudduth, Amanda R. Turman-Avina, Misty Witt

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 11th day of August, 2023.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 11th day of August, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 16th day of April, 2025.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



EOM Operations
Your solution to a better tomorrow

Attachment A

February 17th, 2025

Marcella Benson
City Planner - City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
Westbrook Area L-2

Dear Ms. Benson,

We have reviewed the requested Westbrook Area L-2 – Savannah Quarters – Performance Bond, furnished by Haydon Rollins, with Hussey Gay Bell; specifically, the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the pedestrian walkways required to complete the project.

Based on the information and calculations provided by Hussey Gay Bell, the cost of the remaining construction work covered by the bond is \$136,416.00, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$204,624.00 is also correct.

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

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

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson, AICP, CFM; Director of Planning & Development – City of Pooler
Liberto Chacon, PE; Sr. VP of Operations - EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



January 23, 2025

Ms. Marcy Benson
City Planner – City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

Mr. Trevor Shoemaker
EOM Operations
480 Edsel Drive, Ste 100
Richmond Hill, Georgia 31324

RE: **WESTBROOK AREA L-1, L-2, and L-3**
Savannah Quarters
Sidewalk Performance Bonds

Construction of the referenced project is nearing completion and we are preparing for close-out and acceptance. The Owner would like to use the sidewalk waiver option and provide a performance bond for completion of the sidewalks following home construction. I am requesting approval of the proposed sidewalk performance bond amount so that the bond documents can be drafted.

The sidewalks covered by the waiver are those with lot frontage:

L-1 = 1,348 SY
L-2 = 2,352 SY
L-3 = 625 SY

At the \$58.00 per square yard unit cost from the contractor's bid schedule, the construction cost for the sidewalks included in the performance bond is:

L-1 = \$78,184
L-2 = \$136,416
L-3 = \$36,250

At the 150% performance bonding rate required by the city, the proposed sidewalk performance bond amount would be:

L-1 = \$117,276
L-2 = \$204,624
L-3 = \$54,375

Please review this request and let me know if you have any questions for approval.

Sincerely,
Hussey Gay Bell

Haydon Rollins
cc: Savannah Quarters

Attachment A

BARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

PROJECT: Westbrook Areas L1-L3
 OWNER: #REF!
 ENGINEER: Hussey Gay Bell
 PROJECT #: 23-284

PAY REQUEST #: 4
 PERIOD BEGINNING: 3/1/2024
 PERIOD ENDING: 3/31/2024

Phase	Item	Description		Original Contract		Total Previous Billing	Remaining	Work Completed	Current Billing	Total Completed
L1		Site Prep & Gen Mobilization				-	-		-	\$ -
L1	1	Site Con - Mobilization	1.00	LS 7,000.00	\$ 7,000.00	1	7,000.00	-	-	\$ 7,000.00
L1	2	Site Con - GPS, Staking	1.00	LS 8,750.00	\$ 8,750.00	0.50	4,375.00	4,375.00	-	\$ 4,375.00
L1	3	Site Con - Asbuilts	1.00	LS 4,500.00	\$ 4,500.00		-	2,250.00	2,250.00	\$ 2,250.00
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS 10,000.00	\$ 10,000.00		-	10,000.00	-	\$ -
L1	5	Site Con - Soils Testing for Pads	50.00	EA 160.00	\$ 8,000.00		-	4,800.00	20.00	\$ 3,200.00
L1		Demolition & Removal					-	-	-	\$ -
L1	1	Saw Cut Pavement For Tie In	27.00	LF 3.75	\$ 101.25		-	101.25	-	\$ -
L1		Earthwork					-	-	-	\$ -
L1	1	Dirt swap topsoil for suitable fill	3,065.00	CY 4.80	\$ 14,712.00	3,065	14,712.00	-	-	\$ 14,712.00
L1	2	General Cuts	429.00	CY 4.75	\$ 2,037.75	429	2,037.75	-	-	\$ 2,037.75
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY 26.40	\$ 67,768.80	1,300	34,320.00	33,448.80	-	\$ 34,320.00
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY 26.40	\$ 82,209.60	3,114	82,209.60	-	-	\$ 82,209.60
L1	5	Muck Roads	1,939.00	CY 4.70	\$ 9,113.30	1,939	9,113.30	-	-	\$ 9,113.30
L1	6	Place and Compact Pad Fill	5,211.00	CY 1.65	\$ 8,598.15	2,350	3,877.50	1,255.65	3,465.00	\$ 7,342.50
L1	7	Place and Compact general fill from cuts	5,713.00	CY 1.65	\$ 9,426.45	5,713	9,426.45	-	-	\$ 9,426.45
L1	8	Dry/Mix pond cuts for pad fill	7,778.00	CY 1.90	\$ 14,778.20		-	7,778.00	14,778.20	\$ 14,778.20
L1	9	Grade Area Outside Pavement	42,592.00	SY 0.98	\$ 41,740.16	20,000	19,600.00	22,140.16	-	\$ 19,600.00
L1	10	Strip and Stockpile Topsoil	6,099.00	CY 4.15	\$ 25,310.85	6,099	25,310.85	-	-	\$ 25,310.85
L1	11	Respread Topsoil	6,099.00	CY 4.15	\$ 25,310.85	6,099	25,310.85	-	-	\$ 25,310.85
L1		Finish Grading					-	-	-	\$ -
L1	1	Fine Grade Sub-Grade for Curb	2,420.00	LF 3.50	\$ 8,470.00		-	8,470.00	-	\$ -
L1	2	Backfill & Dress Behind Curb	2,420.00	LF 2.06	\$ 4,985.20		-	4,985.20	-	\$ -
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY 3.50	\$ 12,250.00		-	12,250.00	-	\$ -
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY 3.50	\$ 12,250.00		-	12,250.00	-	\$ -
L1	5	Final Grade Lots & Common Areas for Grassing	42,592.00	SY 0.32	\$ 13,629.44		-	13,629.44	-	\$ -
L1		Erosion Control					-	-	-	\$ -
L1	1	Construction Entrance - Install and Maintain	1.00	EA 2,200.00	\$ 2,200.00	1	2,200.00	-	-	\$ 2,200.00
L1	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF 3.65	\$ 1,186.25	325	1,186.25	-	-	\$ 1,186.25
L1	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF 7.10	\$ 2,307.50	325	2,307.50	-	-	\$ 2,307.50
L1	4	Inlet Protection - Before Paving	10.00	EA 170.00	\$ 1,700.00	10	1,700.00	-	-	\$ 1,700.00
L1	5	Inlet Protection - After Paving	7.00	EA 125.00	\$ 875.00		-	875.00	-	\$ -
L1	6	Grassing - Stabilized	42,592.00	SY 0.87	\$ 37,055.04		-	37,055.04	-	\$ -
L1	7	Rip Rap AT FES	10.00	SY 145.00	\$ 1,450.00		-	1,450.00	-	\$ -
L1	8	NPDES Monitoring (per Month)	6.00	MO 2,100.00	\$ 12,600.00	3	6,300.00	4,200.00	1.00	\$ 8,400.00
L1		Sewer System					-	-	-	\$ -
L1	1	Connect Extg Sewer MANHOLE 10-12' DEEP	1.00	EA 6,850.00	\$ 6,850.00	1.00	6,850.00	-	-	\$ 6,850.00
L1	2	4" PVC Service Lateral	2,128.00	LF 20.30	\$ 43,198.40	2,128.00	43,198.40	-	-	\$ 43,198.40
L1	3	8"x4" Service Wye	50.00	EA 750.00	\$ 37,500.00	50.00	37,500.00	-	-	\$ 37,500.00
L1	4	8" PVC Sewer 0'-6' cut		LF -	\$ -		-	-	-	\$ -
L1	5	8" PVC Sewer 6'-8' cut	364.00	LF 49.15	\$ 17,890.60	364.00	17,890.60	-	-	\$ 17,890.60
L1	6	8" PVC Sewer 8'-10' cut	532.00	LF 51.36	\$ 27,323.52	532.00	27,323.52	-	-	\$ 27,323.52
L1	7	8" PVC Sewer 10'-12' cut	294.00	LF 55.00	\$ 16,170.00	294.00	16,170.00	-	-	\$ 16,170.00
L1	8	Manholes 48" 0'-6' Deep	1.00	EA 3,500.00	\$ 3,500.00	1.00	3,500.00	-	-	\$ 3,500.00
L1	9	Manholes 48" 6'-8' Deep	2.00	EA 3,750.00	\$ 7,500.00	2.00	7,500.00	-	-	\$ 7,500.00
L1	10	Manholes 48" 8'-10' Deep	2.00	EA 4,300.00	\$ 8,600.00	2.00	8,600.00	-	-	\$ 8,600.00
L1	11	Manholes 48" 10'-12' Deep	1.00	EA 5,000.00	\$ 5,000.00		-	-	-	\$ 5,000.00
L1	12	Onsite Backfill	752.00	CY 4.50	\$ 3,384.00	752.00	3,384.00	-	-	\$ 3,384.00
L1	13	Stone Bedding	66.00	CY 126.00	\$ 8,316.00	66.00	8,316.00	-	-	\$ 8,316.00
L1	14	TV Test - Laterals	2,128.00	LF 0.90	\$ 1,915.20		-	1,915.20	-	\$ -
L1	15	Mandrel & Air - Test - Main/MH	1,190.00	LF 5.25	\$ 6,247.50		-	6,247.50	-	\$ -
L1		Storm System					-	-	-	\$ -
L1	1	Connect to Existing System	1.00	EA 4,650.00	\$ 4,650.00	1.00	4,650.00	-	-	\$ 4,650.00
L1	2	24" FES	1.00	EA 1,300.00	\$ 1,300.00	1.00	1,300.00	-	-	\$ 1,300.00

Attachment A

L1	3	6" Sock Storm Drain	700.00	LF	21.00	\$ 14,700.00		-	14,700.00		-	-	\$ -
L1	4	18" RCP Storm Drain	96.00	LF	69.80	\$ 6,700.80	96.00	6,700.80	-		-	96.00	\$ 6,700.80
L1	5	24" RCP Storm Drain	616.00	LF	88.70	\$ 54,639.20	616.00	54,639.20	-		-	616.00	\$ 54,639.20
L1	6	30" RCP Storm Drain	352.00	LF	118.50	\$ 41,712.00	352.00	41,712.00	-		-	352.00	\$ 41,712.00
L1	7	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00	1.00	3,600.00	-		-	1.00	\$ 3,600.00
L1	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way -	7.00	EA	7,170.00	\$ 50,190.00	7.00	50,190.00	-		-	7.00	\$ 50,190.00
L1	9	Storm Manhole	3.00	EA	4,050.00	\$ 12,150.00	3.00	12,150.00	-		-	3.00	\$ 12,150.00
L1	10	Select backfill in road ROW only	450.00	CY	26.40	\$ 11,880.00	450.00	11,880.00	-		-	450.00	\$ 11,880.00
L1		Water Distribution System						-	-		-	-	\$ -
L1	1	D/W-Connect Extg Water Main - 8" W/SLEEVE	2.00	EA	4,000.00	\$ 8,000.00	2.00	8,000.00	-		-	2.00	\$ 8,000.00
L1	2	D/W - 8" Ductile Iron Wtr Main	40.00	LF	59.30	\$ 2,372.00	40.00	2,372.00	-		-	40.00	\$ 2,372.00
L1	3	D/W-8" PVC Water Main	1,360.00	LF	42.40	\$ 57,664.00	1,360.00	57,664.00	-		-	1,360.00	\$ 57,664.00
L1	4	6" Fire Hydrant Lead	80.00	LF	52.25	\$ 4,180.00	80.00	4,180.00	-		-	80.00	\$ 4,180.00
L1	5	D/W-1" HDPE Service Tubing	2,140.00	LF	13.40	\$ 28,676.00	2,140.00	28,676.00	-		-	2,140.00	\$ 28,676.00
L1	6	D/W-1" Service Lateral to 8"	50.00	EA	630.00	\$ 31,500.00	50.00	31,500.00	-		-	50.00	\$ 31,500.00
L1	7	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00	1.00	3,850.00	-		-	1.00	\$ 3,850.00
L1	8	D/W-8" Gate Valves	3.00	EA	2,275.00	\$ 6,825.00	3.00	6,825.00	-		-	3.00	\$ 6,825.00
L1	9	D/W-MISC Fittings	1.00	LS	49,700.00	\$ 49,700.00	1.00	49,700.00	-		-	1.00	\$ 49,700.00
L1	10	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	\$ 23,620.00	4.00	23,620.00	-		-	4.00	\$ 23,620.00
L1		Street Improvements						-	-		-	-	\$ -
L1	1	1.5" Asphalt Surface Course	3,500.00	SY	14.20	\$ 49,700.00		-	49,700.00		-	-	\$ -
L1	2	8" Graded Aggregate Base Course	3,500.00	SY	42.00	\$ 147,000.00		-	147,000.00		-	-	\$ -
L1	3	18" Rollover Curb & Gutter	2,420.00	LF	19.50	\$ 47,190.00		-	47,190.00		-	-	\$ -
L1	4	4" Sidewalk (non-hot areas only - as shown on plans)	1347.85	SY	59.00	\$ 78,871.75	78,175.43	78,175.43	-		-	-	\$ -
L1	5	Fine Grade for Sidewalk	1347.85	SY	8.25	\$ 11,119.76	11,119.76	11,119.76	-		-	-	\$ -
L1	6	Westbrook Traffic Signs	3.00	ls	1,600.00	\$ 4,800.00		-	4,800.00		-	-	\$ -
L1		Bid Alternates						-	-		-	-	\$ -
L1	7	Elec. Backbone Conduit	3,060	LF	19.00	\$ 58,140.00	3,060.00	58,140.00	-		-	3,060.00	\$ 58,140.00
PHASE													
L2		Site Prep & Gen Mobilization						-	-		-	-	\$ -
L2	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1.00	7,000.00	-		-	1.00	\$ 7,000.00
L2	2	Site Con - GPS, Staking	1.00	LS	10,150.00	\$ 10,150.00	0.50	5,075.00	5,075.00		-	0.50	\$ 5,075.00
L2	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	\$ 2,250.00
L2	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,600.00	\$ 11,600.00		-	11,600.00		-	-	\$ -
L2	5	Site Con - Soils Testing for Pads	58.00	EA	160.00	\$ 9,280.00		-	6,880.00	15.00	2,400.00	15.00	\$ 2,400.00
L2		Demolition & Removal						-	-		-	-	\$ -
L2	1	Saw cut pvmf for tie in	54.00	LF	3.75	\$ 202.50		-	202.50		-	-	\$ -
L2		Earthwork						-	-		-	-	\$ -
L2	1	Dirt swap topsoil for suitable fill	5,626.00	CY	4.80	\$ 27,004.80	5,626.00	27,004.80	-		-	5,626.00	\$ 27,004.80
L2	2	General Cuts	8,518.00	CY	4.75	\$ 40,460.50	8,518.00	40,460.50	-		-	8,518.00	\$ 40,460.50
L2	3	Pond Excavation required for fill	40,763.00	CY	4.75	\$ 193,624.25	31,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	\$ 175,750.00
L2	4	Import Fill - Place & Compact for Pads	4,519.00	CY	26.40	\$ 119,301.60	2,155.00	56,892.00	10,929.60	1,950.00	51,480.00	4,105.00	\$ 108,372.00
L2	5	Import Fill - Place & Compact for Roads	5,545.00	CY	26.40	\$ 146,388.00		-	146,388.00		-	-	\$ -
L2	6	Muck Roads	3,946.00	CY	4.70	\$ 18,546.20	550.00	2,585.00	-	3,396.00	15,961.20	3,946.00	\$ 18,546.20
L2	7	Place and Compact Pad Fill	9,175.00	CY	1.65	\$ 15,138.75	8,500.00	14,025.00	1,113.75		-	8,500.00	\$ 14,025.00
L2	8	Place and Compact general fill from cuts	13,119.00	CY	1.65	\$ 21,646.35	8,500.00	14,025.00	-	4,619.00	7,621.35	13,119.00	\$ 21,646.35
L2	9	Dry/Mix Pond Excavation for pad fill	13,694.00	CY	1.90	\$ 26,018.60		-	26,018.60		-	-	\$ -
L2	10	Grade Areas Outside Pavement	102,608.00	SY	0.98	\$ 100,555.84	65,000.00	63,700.00	36,855.84		-	65,000.00	\$ 63,700.00
L2	11	Dress Pond Slope	11,532.00	SY	1.75	\$ 20,181.00	6,500.00	11,375.00	8,806.00		-	6,500.00	\$ 11,375.00
L2	12	Strip & Stockpile Topsoil	14,193.00	CY	4.15	\$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	\$ 58,900.95
L2	13	Respread Topsoil	14,193.00	CY	4.15	\$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	\$ 58,900.95
L2		Finish Grading						-	-		-	-	\$ -
L2	1	Fine Grade Sub-Grade for Curb	4,400.00	LF	3.50	\$ 15,400.00		-	15,400.00		-	-	\$ -
L2	2	Backfill & Dress Behind Curb	4,400.00	LF	2.06	\$ 9,064.00		-	9,064.00		-	-	\$ -
L2	3	Fine Grade Road Sub-Grade	6,165.00	SY	3.50	\$ 21,577.50		-	21,577.50		-	-	\$ -
L2	4	Fine Grade GABC & Paving Prep	6,165.00	SY	3.50	\$ 21,577.50		-	21,577.50		-	-	\$ -
L2	5	Final Grade Lots & Common Areas for Grassing	102,608.00	SY	0.32	\$ 32,834.56		-	32,834.56		-	-	\$ -
L2		Erosion Control						-	-		-	-	\$ -
L2	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1.00	2,200.00	-		-	1.00	\$ 2,200.00
L2	2	Silt Fence - Sd1-NS (TP-A) Single Row	350.00	LF	3.65	\$ 1,277.50	350.00	1,277.50	-		-	350.00	\$ 1,277.50
L2	3	Silt Fence - Sd1-S (TP-C) Double Row	350.00	LF	7.10	\$ 2,485.00	350.00	2,485.00	-		-	350.00	\$ 2,485.00
L2	4	Inlet Protection - Before Paving	14.00	EA	170.00	\$ 2,380.00	14	2,380.00	-		-	14.00	\$ 2,380.00
L2	5	Inlet Protection - After Paving	12.00	EA	125.00	\$ 1,500.00		-	1,500.00		-	-	\$ -
L2	6	Grassing - Stabilized	102,608.00	SY	0.87	\$ 89,268.96		-	89,268.96		-	-	\$ -
L2	7	Rip Rap AT FES	165.00	SY	145.00	\$ 23,925.00		-	23,925.00		-	-	\$ -

Attachment A

L2	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	\$ 6,300.00
L2		Sanitary Sewer Pipe						-	-		-	-	\$ -
L2	1	Connect Extg Stub Out 14-16"	1.00	EA	7,835.00	\$ 7,835.00	1	7,835.00	-		-	1.00	\$ 7,835.00
L2	2	10" PVC Sewer 14'-16" cut	70.00	LF	72.31	\$ 5,061.70	70	5,061.70	-		-	70.00	\$ 5,061.70
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	\$ 50,303.40	2,478	50,303.40	-		-	2,478.00	\$ 50,303.40
L2	4	8"x4" Service Wye	58.00	EA	750.00	\$ 43,500.00	58	43,500.00	-		-	58.00	\$ 43,500.00
L2	5	8" PVC Sewer 6'-8" cut	602.00	LF	49.15	\$ 29,588.30	602	29,588.30	-		-	602.00	\$ 29,588.30
L2	6	8" PVC Sewer 8'-10" cut	392.00	LF	51.36	\$ 20,133.12	392	20,133.12	-		-	392.00	\$ 20,133.12
L2	7	8" PVC Sewer 10'-12" cut	798.00	LF	55.00	\$ 43,890.00	798	43,890.00	-		-	798.00	\$ 43,890.00
L2	8	8" PVC Sewer 12'-14" cut	308.00	LF	57.61	\$ 17,743.88	308	17,743.88	-		-	308.00	\$ 17,743.88
L2	9	Manholes 48" 0'-6" Deep	1.00	EA	3,500.00	\$ 3,500.00	1	3,500.00	-		-	1.00	\$ 3,500.00
L2	10	Manholes 48" 6'-8" Deep	2.00	EA	3,750.00	\$ 7,500.00	2	7,500.00	-		-	2.00	\$ 7,500.00
L2	11	Manholes 48" 8'-10" Deep	2.00	EA	4,300.00	\$ 8,600.00	1	4,300.00	-		-	2.00	\$ 8,600.00
L2	12	Manholes 48" 10'-12" Deep	4.00	EA	4,550.00	\$ 18,200.00	4	18,200.00	-		-	4.00	\$ 18,200.00
L2	13	Manholes 48" 12'-14" Deep	1.00	EA	4,900.00	\$ 4,900.00	1	4,900.00	-		-	1.00	\$ 4,900.00
L2	14	Onsite Backfill	1,136.00	CY	4.50	\$ 5,112.00	1,136	5,112.00	-		-	1,136.00	\$ 5,112.00
L2	15	Stone Bedding	120.00	CY	126.00	\$ 15,120.00	120	15,120.00	-		-	120.00	\$ 15,120.00
L2	16	TV Test - Laterals	2,478.00	LF	0.90	\$ 2,230.20		-	2,230.20		-	-	\$ -
L2	17	Mandrel & Air - Test - Main/MH	2,170.00	LF	5.25	\$ 11,392.50		-	11,392.50		-	-	\$ -
L2		Storm System						-	-		-	-	\$ -
L2	1	Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1	4,650.00	-		-	1.00	\$ 4,650.00
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	\$ 3,900.00	1	3,900.00	-		-	1.00	\$ 3,900.00
L2	3	30" FES	3.00	EA	1,450.00	\$ 4,350.00	3	4,350.00	-		-	3.00	\$ 4,350.00
L2	4	48" FES	3.00	EA	4,050.00	\$ 12,150.00	3	12,150.00	-		-	3.00	\$ 12,150.00
L2	5	6" Sock Storm Drain	1,200.00	LF	21.00	\$ 25,200.00		-	25,200.00		-	-	\$ -
L2	6	18" RCP Storm Drain	192.00	LF	69.80	\$ 13,401.60	192	13,401.60	-		-	192.00	\$ 13,401.60
L2	7	24" RCP Storm Drain	1,072.00	LF	88.70	\$ 95,086.40	1,072	95,086.40	-		-	1,072.00	\$ 95,086.40
L2	8	30" RCP Storm Drain	568.00	LF	118.50	\$ 67,308.00	568	67,308.00	-		-	568.00	\$ 67,308.00
L2	9	48" RCP Storm Drain	536.00	LF	247.10	\$ 132,445.60	536	132,445.60	-		-	536.00	\$ 132,445.60
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00		-	-	1.00	3,600.00	1.00	\$ 3,600.00
L2	11	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	12.00	EA	7,170.00	\$ 86,040.00	12	86,040.00	-		-	12.00	\$ 86,040.00
L2	12	Yard Inlet	1.00	EA	5,100.00	\$ 5,100.00	1	5,100.00	-		-	1.00	\$ 5,100.00
L2	13	Storm Manhole	1.00	EA	4,050.00	\$ 4,050.00	1	4,050.00	-		-	1.00	\$ 4,050.00
L2	14	Select backfill in road ROW only	860.00	CY	26.40	\$ 22,704.00	860	22,704.00	-		-	860.00	\$ 22,704.00
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	\$ 22,040.00		-	-	152.00	22,040.00	152.00	\$ 22,040.00
L2		Water Distribution System						-	-		-	-	\$ -
L2	1	D/W-Connect Extg Water Main 12" & 14" W/SLEEV	1.00	EA	14,500.00	\$ 14,500.00		-	-	1.00	14,500.00	1.00	\$ 14,500.00
L2	2	D/W-12" Ductile Iron Wtr Main	80.00	LF	80.00	\$ 6,400.00	80	6,400.00	-		-	80.00	\$ 6,400.00
L2	3	D/W-12" PVC Water Main	2,480.00	LF	74.80	\$ 185,504.00	2,480	185,504.00	-		-	2,480.00	\$ 185,504.00
L2	4	D/W-14" PVC Water Main	11.00	LF	170.00	\$ 1,870.00	11	1,870.00	-		-	11.00	\$ 1,870.00
L2	5	6" Fire Hydrant Lead	120.00	LF	52.25	\$ 6,270.00	120	6,270.00	-		-	120.00	\$ 6,270.00
L2	6	D/W-1" HDPE Service Tubing	2,500.00	LF	13.40	\$ 33,500.00	2,500	33,500.00	-		-	2,500.00	\$ 33,500.00
L2	7	D/W-1" Service Lateral to 12"	58.00	EA	775.00	\$ 44,950.00	58	44,950.00	-		-	58.00	\$ 44,950.00
L2	8	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00		-	-	1.00	3,850.00	1.00	\$ 3,850.00
L2	9	D/W-12" Gate Valve	4.00	EA	4,425.00	\$ 17,700.00	4	17,700.00	-		-	4.00	\$ 17,700.00
L2	10	D/W-MISC Fittings	1.00	LS	91,270.50	\$ 91,270.50	1	91,270.50	-		-	1.00	\$ 91,270.50
L2	11	D/W-Fire Hydrants w/6" Valve & Valve Box	6.00	EA	5,905.00	\$ 35,430.00	6	35,430.00	-		-	6.00	\$ 35,430.00
L2		Pavement						-	-		-	-	\$ -
L2	1	Petro Mat	400.00	SY	6.20	\$ 2,480.00		-	2,480.00		-	-	\$ -
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	\$ 87,543.00		-	87,543.00		-	-	\$ -
L2	3	8" Graded Aggregate Base Course	6,165.00	SY	42.00	\$ 258,930.00		-	258,930.00		-	-	\$ -
L2	4	18" Rollover Curb & Gutter	4,400.00	LF	19.50	\$ 85,800.00		-	85,800.00		-	-	\$ -
L2	5	Concrete Flume	1.00	EA	1,900.00	\$ 1,900.00		-	1,900.00		-	-	\$ -
L2	6	4" Sidewalk (non-lot areas only - as shown on plans)	2351.52	SY	58.00	\$ 8,584.00	136,388.20	-	8,584.00	136,388.20	-	-	\$ -
L2	7	Fine Grade for Sidewalk	2351.52	SY	8.25	\$ 1,721.00	19,400.05	-	1,721.00	19,400.05	-	-	\$ -
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	\$ 4,800.00		-	4,800.00		-	-	\$ -
L2	9	Fine Grade for H/C Ramp	3.00	EA	65.85	\$ 197.55		-	197.55		-	-	\$ -
L2	10	Thermo Stop Bars	1.00	EA	600.00	\$ 600.00		-	600.00		-	-	\$ -
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	\$ 2,300.00		-	2,300.00		-	-	\$ -
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	\$ 8,000.00		-	8,000.00		-	-	\$ -
L2		Bid Alternates						-	-		-	-	\$ -
L2	1	Elec. Backbone Conduit	2,460	LF	19.00	\$ 46,740.00	2,460	46,740.00	-		-	2,460.00	\$ 46,740.00
PHASE											-	-	\$ -
L3		Site Prep & Gen Mobilization						-	-		-	-	\$ -
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1.00	7,000.00	-		-	1.00	\$ 7,000.00

Attachment A

L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	\$ 9,800.00	0.50	4,900.00	4,900.00	-	0.50	\$ 4,900.00
L3	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00	-	-	2,250.00	0.50	2,250.00	\$ 2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	\$ 11,200.00	-	-	11,200.00	-	-	\$ -
L3	5	Site Con - Soils Testing for Pads	56.00	EA	160.00	\$ 8,960.00	-	-	7,360.00	10.00	1,600.00	\$ 1,600.00
L3		Earthwork						-	-	-	-	\$ -
L3	1	Dirt swap topsoil for suitable fill	4,475.00	CY	4.80	\$ 21,480.00	4,475	21,480.00	-	-	4,475.00	\$ 21,480.00
L3	2	General Cuts	575.00	CY	4.75	\$ 2,731.25	575	2,731.25	-	-	575.00	\$ 2,731.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	\$ 95,990.40	2,685	70,884.00	-	951.00	25,106.40	\$ 95,990.40
L3	4	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40	\$ 127,696.80	1,050	27,720.00	99,976.80	-	1,050.00	\$ 27,720.00
L3	5	Muck Roads	3,648.00	CY	4.70	\$ 17,145.60	1,200	5,640.00	-	2,448.00	11,505.60	\$ 17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.65	\$ 12,181.95	3,500	5,775.00	-	3,883.00	6,406.95	\$ 12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	\$ 17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	\$ 17,303.55
L3	8	Mix/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	\$ 20,936.10	-	-	20,936.10	-	-	\$ -
L3	9	Grade Areas Outside Pavement	66,308.00	SY	0.98	\$ 64,981.84	18,500	18,130.00	46,851.84	-	18,500.00	\$ 18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	\$ 37,968.35	9,149	37,968.35	-	-	9,149.00	\$ 37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	\$ 37,968.35	9,149	37,968.35	-	-	9,149.00	\$ 37,968.35
L3		Finish Grading						-	-	-	-	\$ -
L3	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.50	\$ 12,880.00	-	-	12,880.00	-	-	\$ -
L3	2	Backfill & Dress Behind Curb	3,680.00	LF	2.06	\$ 7,580.80	-	-	7,580.80	-	-	\$ -
L3	3	Fine Grade Road Sub-Grade	5,485.00	SY	3.50	\$ 19,197.50	-	-	19,197.50	-	-	\$ -
L3	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50	\$ 19,197.50	-	-	19,197.50	-	-	\$ -
L3	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32	\$ 21,218.56	-	-	21,218.56	-	-	\$ -
L3		Erosion Control						-	-	-	-	\$ -
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1	2,200.00	-	-	1.00	\$ 2,200.00
L3	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	\$ 1,186.25	325	1,186.25	-	-	325.00	\$ 1,186.25
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	\$ 2,307.50	325	2,307.50	-	-	325.00	\$ 2,307.50
L3	4	Inlet Protection - Before Paving	12.00	EA	170.00	\$ 2,040.00	-	-	12.00	2,040.00	12.00	\$ 2,040.00
L3	5	Inlet Protection - After Paving	10.00	EA	125.00	\$ 1,250.00	-	-	1,250.00	-	-	\$ -
L3	6	Grassing - Stabilized	66,308.00	SY	0.87	\$ 57,687.96	-	-	57,687.96	-	-	\$ -
L3	7	Rip Rap AT FES	40.00	SY	145.00	\$ 5,800.00	-	-	5,800.00	-	-	\$ -
L3	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	\$ 4,200.00
L3		Sewer System						-	-	-	-	\$ -
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	\$ 48,314.00	2,380	48,314.00	-	-	2,380.00	\$ 48,314.00
L3	2	8"x4" Service Wye	56.00	EA	750.00	\$ 42,000.00	56	42,000.00	-	-	56.00	\$ 42,000.00
L3	3	8" PVC Sewer 0'-6" cut	88.00	LF	47.85	\$ 4,210.80	88	4,210.80	-	-	88.00	\$ 4,210.80
L3	4	8" PVC Sewer 6'-8" cut	812.00	LF	49.15	\$ 39,909.80	812	39,909.80	-	-	812.00	\$ 39,909.80
L3	5	8" PVC Sewer 8'-10" cut	938.00	LF	51.36	\$ 48,175.68	938	48,175.68	-	-	938.00	\$ 48,175.68
L3	6	Manholes 48" 0'-6" Deep	3.00	EA	3,500.00	\$ 10,500.00	3	10,500.00	-	-	3.00	\$ 10,500.00
L3	7	Manholes 48" 6'-8" Deep	4.00	EA	3,750.00	\$ 15,000.00	4	15,000.00	-	-	4.00	\$ 15,000.00
L3	8	Manholes 48" 8'-10" Deep	3.00	EA	4,300.00	\$ 12,900.00	2	8,600.00	-	3.00	12,900.00	\$ 12,900.00
L3	9	Onsite Backfill	1,010.00	CY	4.50	\$ 4,545.00	1,010	4,545.00	-	-	1,010.00	\$ 4,545.00
L3	10	Stone Bedding	101.00	CY	126.00	\$ 12,726.00	101	12,726.00	-	-	101.00	\$ 12,726.00
L3	11	TV Test - Laterals	2,380.00	LF	0.90	\$ 2,142.00	-	-	2,142.00	-	-	\$ -
L3	12	Mandrel & Air - Test - Main/MH	1,834.00	LF	5.25	\$ 9,628.50	-	-	9,628.50	-	-	\$ -
L3		Storm System						-	-	-	-	\$ -
L3	1	24" FES	1.00	EA	1,300.00	\$ 1,300.00	1	1,300.00	-	-	1.00	\$ 1,300.00
L3	2	30" FES	2.00	EA	1,450.00	\$ 2,900.00	2	2,900.00	-	-	2.00	\$ 2,900.00
L3	3	6" Sock Storm Drain 2'x1' W/ SAND	1,000.00	LF	21.00	\$ 21,000.00	-	-	21,000.00	-	-	\$ -
L3	4	18" RCP Storm Drain	160.00	LF	69.80	\$ 11,168.00	160	11,168.00	-	-	160.00	\$ 11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	88.70	\$ 65,992.80	744	65,992.80	-	-	744.00	\$ 65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.50	\$ 39,816.00	336	39,816.00	-	-	336.00	\$ 39,816.00
L3	7	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00	-	-	1.00	3,600.00	1.00	\$ 3,600.00
L3	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	10.00	EA	7,170.00	\$ 71,700.00	10	71,700.00	-	-	10.00	\$ 71,700.00
L3	9	Storm Manhole	2.00	EA	4,050.00	\$ 8,100.00	2	8,100.00	-	-	2.00	\$ 8,100.00
L3	10	Select backfill in road ROW only	809.00	CY	26.40	\$ 21,357.60	809	21,357.60	-	-	809.00	\$ 21,357.60
L3		Water Distribution System						-	-	-	-	\$ -
L3	1	D/W-Connect Extg Water Main 12" W/SLEEVE	1.00	EA	7,200.00	\$ 7,200.00	-	-	1.00	7,200.00	1.00	\$ 7,200.00
L3	2	D/W - 8" Ductile Iron Wtr Main	80.00	LF	59.30	\$ 4,744.00	80	4,744.00	-	-	80.00	\$ 4,744.00
L3	3	D/W-8" PVC Water Main	1,840.00	LF	42.40	\$ 78,016.00	1,840	78,016.00	-	-	1,840.00	\$ 78,016.00
L3	4	D/W-12" PVC Water Main	120.00	LF	74.80	\$ 8,976.00	120	8,976.00	-	-	120.00	\$ 8,976.00
L3	5	6" Fire Hydrant Lead	80.00	LF	52.25	\$ 4,180.00	80	4,180.00	-	-	80.00	\$ 4,180.00
L3	6	D/W-1" HDPE Service Tubing	2,400.00	LF	13.40	\$ 32,160.00	1,650	22,110.00	-	750.00	10,050.00	\$ 32,160.00
L3	1	D/W-1" Service Lateral to 8"	56.00	EA	630.00	\$ 35,280.00	39	24,570.00	-	17.00	10,710.00	\$ 35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00	-	-	1.00	3,850.00	1.00	\$ 3,850.00
L3	1	D/W-8" Gate Valves	2.00	EA	2,275.00	\$ 4,550.00	2	4,550.00	-	-	2.00	\$ 4,550.00

Attachment A

L3	1	D/W-12" Gate Valve	1.00	EA	4,425.00	\$ 4,425.00	1	4,425.00	-	-	-	1.00	\$ 4,425.00
L3	1	D/W-MISC Fittings	1.00	LS	72,420.00	\$ 72,420.00	1	61,557.00	-	0.15	10,863.00	1.00	\$ 72,420.00
L3	2	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	\$ 23,620.00	4	23,620.00	-	-	-	4.00	\$ 23,620.00
L3		Street Improvements						-	-	-	-	-	\$ -
L3	1	Petro Mat	400.00	SY	6.20	\$ 2,480.00		-	2,480.00	-	-	-	\$ -
L3	2	1.5" Asphalt Surface Course	5,485.00	SY	14.20	\$ 77,887.00		-	77,887.00	-	-	-	\$ -
L3	1	8" Graded Aggregate Base Course	5,485.00	SY	42.00	\$ 230,370.00		-	230,370.00	-	-	-	\$ -
L3	1	18" Rollover Curb & Gutter	3,680.00	LF	19.50	\$ 71,760.00		-	71,760.00	-	-	-	\$ -
L3	2	Concrete Flume	1.00	EA	1,900.00	\$ 1,900.00		-	1,900.00	-	-	-	\$ -
L3	1	4" Sidewalk (non-hot areas only - as shown on plans)	624.23	SY	58.00	\$ 8,236.00	36,205.39	-	8,236.00	36,205.39	-	-	\$ -
L3	2	Fine Grade for Sidewalk	624.23	SY	8.25	\$ 1,171.50	5,149.90	-	1,171.50	5,149.90	-	-	\$ -
L3	3	ADA TRUNCATED PAVERS AT HC RAMP	32.00	SF	200.00	\$ 6,400.00		-	6,400.00	-	-	-	\$ -
L3	4	Fine Grade for H/C Ramp	4.00	EA	65.85	\$ 263.40		-	263.40	-	-	-	\$ -
L3	5	Thermo Stop Bars	1.00	EA	600.00	\$ 600.00		-	600.00	-	-	-	\$ -
L3	1	Thermo Crosswalks	2.00	EA	1,150.00	\$ 2,300.00		-	2,300.00	-	-	-	\$ -
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	\$ 4,800.00		-	4,800.00	-	-	-	\$ -
L3		Bid Alternates						-	-	-	-	-	\$ -
L3	1	Elec. Backbone Conduit	2,400	LF	19.00	\$ 45,600.00	1,000	19,000.00	-	1,400.00	26,600.00	2,400.00	\$ 45,600.00
						\$ 6,124,390.16	TOTALS	\$ 3,576,467.15	2,233,241.76	TOTALS	\$ 314,681.25	TOTALS	\$ 3,891,148.40
						\$ 612,439.02	RETENTION	\$ 357,646.72		RETENTION	\$ 31,468.13	RETENTION	\$ 389,114.84
						\$ 5,511,951.14	TOTAL INV.	\$ 3,218,820.44		TOTAL INV.	\$ 283,213.13	TOTAL INVOICED TO DATE	\$ 3,502,033.56

TOTAL COST OF
IMPROVEMENTS =
\$6,411,201.89

TOTAL COST OF
IMPROVEMENTS
COMPLETED TO DATE =
\$3,904,748.40

PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27
PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84
PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12

CLEARING, PAVING, GRADING, STORM DRAINAGE WATER DISTRIBUTION & SANITARY SEWER

WESTBROOK AREA L2 SAVANNAH QUARTERS POOLER, GEORGIA

FOR

SOUTHWEST QUARTER HOLDINGS LLC

200 BLUE MOON CROSSING
POOLER, GEORGIA 31322
PHONE No. (912) 450-2300

APRIL 18, 2022

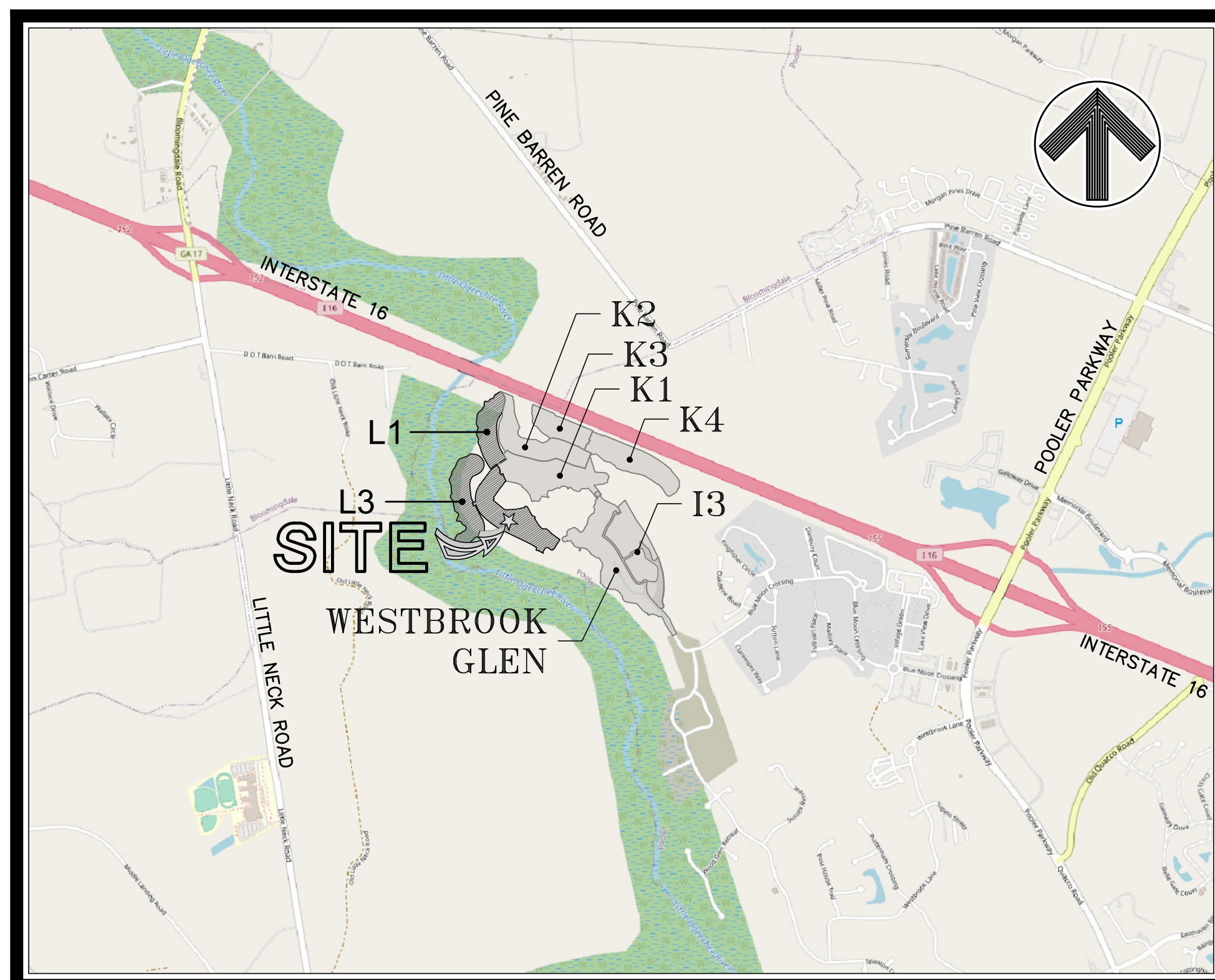
GENERAL REVISIONS - AUGUST 10, 2022
GENERAL REVISIONS - JUNE 29, 2023



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RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



VICINITY MAP
SCALE: 1"=2000'

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTION NOTES AND LEGEND
C0.3	PROJECT INDEX MAP
C1.1 - C1.3	EXISTING CONDITIONS PLAN
C2.0	OVERALL STAKING & TRAFFIC CONTROL PLAN
C2.1 - C2.3	STAKING & TRAFFIC CONTROL PLAN
C3.0	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C3.1 - C3.3	PAVING, GRADING, AND DRAINAGE PLAN
C4.0	OVERALL NEIGHBORHOOD GRADING AND DRAINAGE PLAN
C4.1 - C4.3	NEIGHBORHOOD GRADING AND DRAINAGE PLAN
C5.0	OVERALL WATER AND SEWER DISTRIBUTION PLAN
C5.1 - C5.3	WATER DISTRIBUTION AND SANITARY SEWER PLAN
C6.1	ROAD PROFILES
C6.2	STORM DRAINAGE PROFILES
C6.3	SANITARY SEWER PROFILES
C6.4	WATER MAIN PROFILES
C7.1 - C7.4	CONSTRUCTION DETAILS
GC8.1 - GC8.3	GREENSPACE PLAN

SCHEDULE OF DRAWINGS

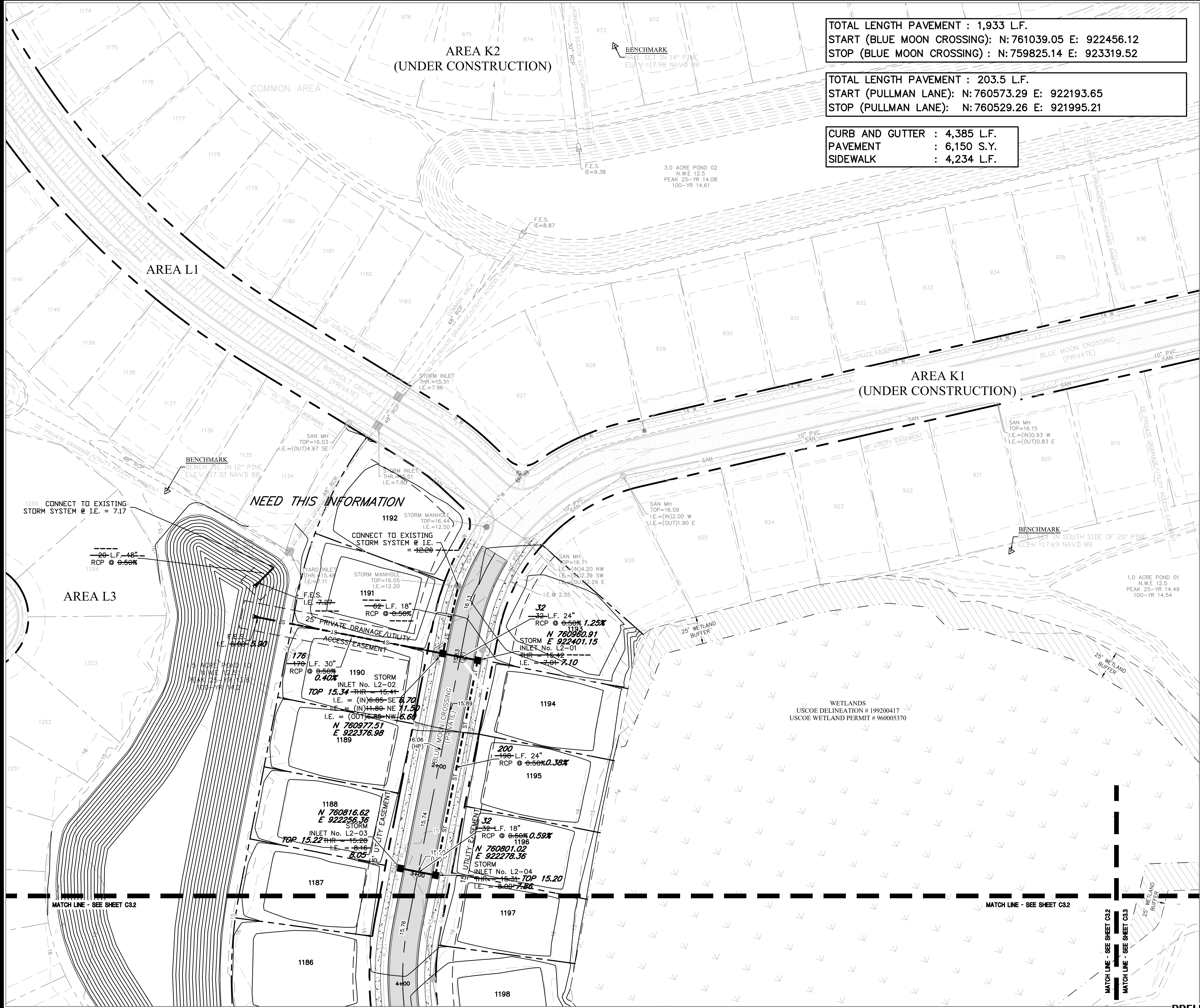
POOLER SANITARY SEWER REQUIREMENTS:

1. ALL SANITARY SEWER LATERALS SHALL BE MINIMUM 4" DIAMETER.
2. RESIDENTIAL SEWER LATERALS SHALL BE INSTALLED WITHIN 15 FEET OF THE PROPERTY CORNER.

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
CONSTRUCTION NOTES AND LEGEND

DRAWING NUMBER

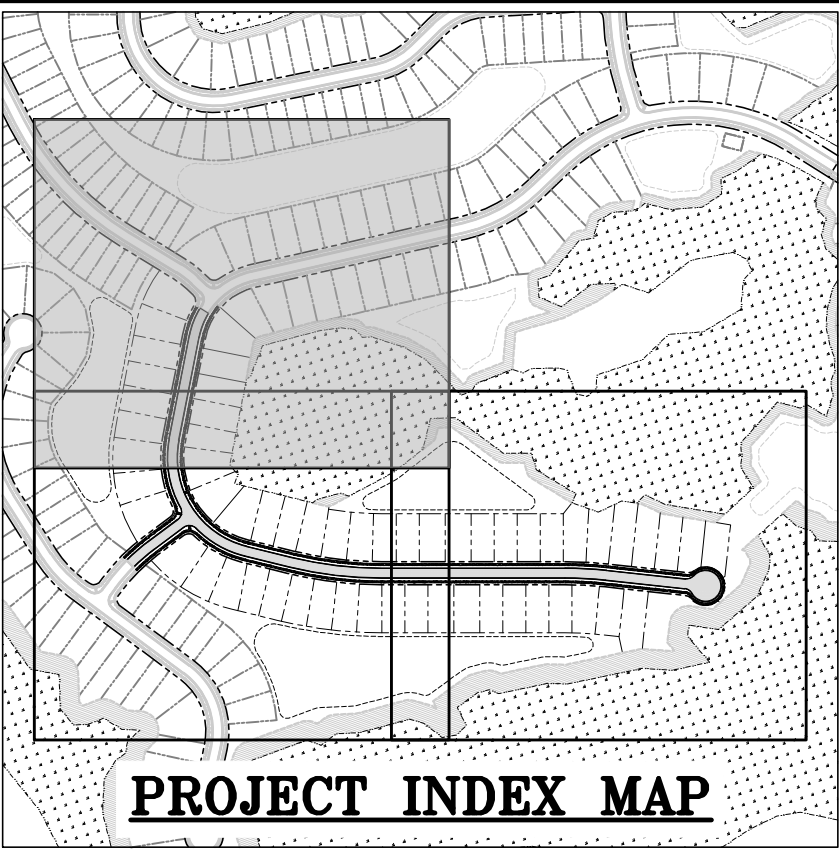
C0.2



TOTAL LENGTH PAVEMENT : 1,933 L.F.
START (BLUE MOON CROSSING): N:761039.05 E: 922456.12
STOP (BLUE MOON CROSSING): N:759825.14 E: 923319.52

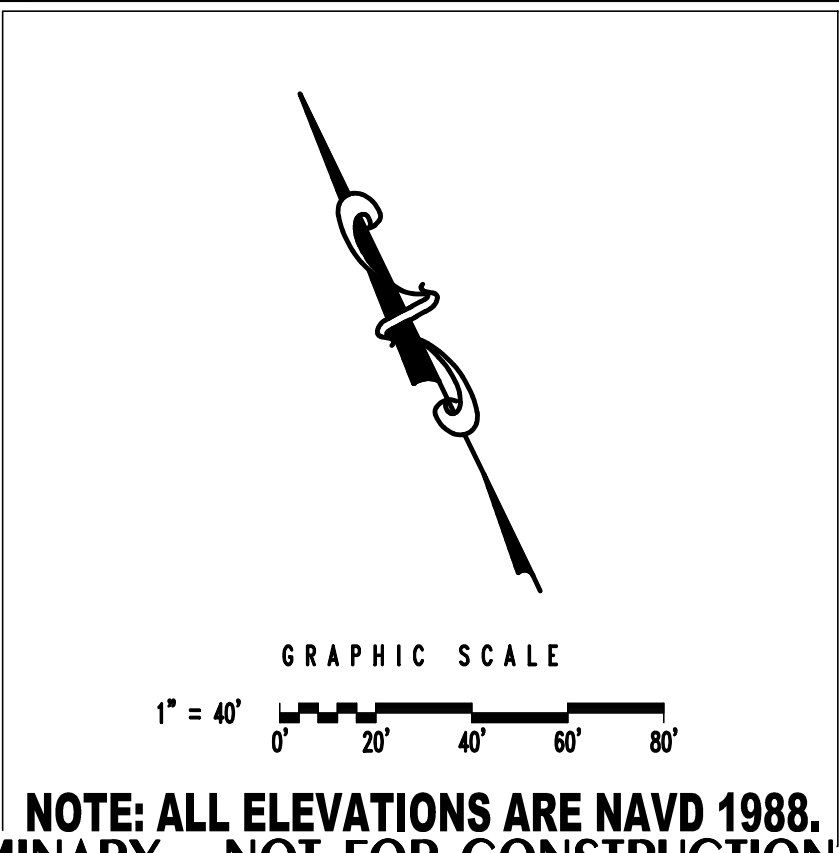
TOTAL LENGTH PAVEMENT : 203.5 L.F.
START (PULLMAN LANE): N:760573.29 E: 922193.65
STOP (PULLMAN LANE): N:760529.26 E: 921995.21

CURB AND GUTTER : 4,385 L.F.
PAVEMENT : 6,150 S.Y.
SIDEWALK : 4,234 L.F.



SPECIAL NOTES:
1. PROPER SURFACE AND SUBGRADE DRAINAGE SYSTEM SHOULD BE INSTALLED TO AVOID SATURATION OF SUBGRADE SOILS UNDERNEATH THE ASPHALT PAVEMENTS. THE SITE DRAINAGE SHOULD BE DESIGNED TO MAINTAIN THE GROUNDWATER AT LEAST 2 FEET BELOW THE TOP OF THE SUBGRADE.
2. CONTRACTOR TO INSTALL 50 L.F. OF SUBGRADE DRAIN OUT EACH END OF ALL PROPOSED CURB INLETS

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION



HUSSEY GAY BELL
Established 1958

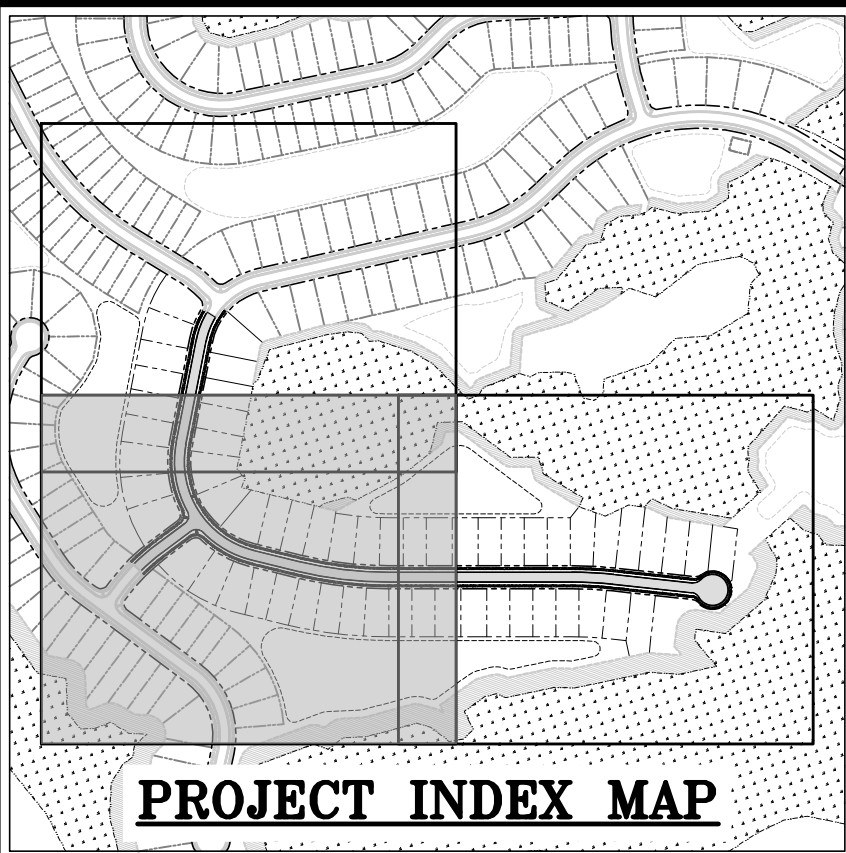
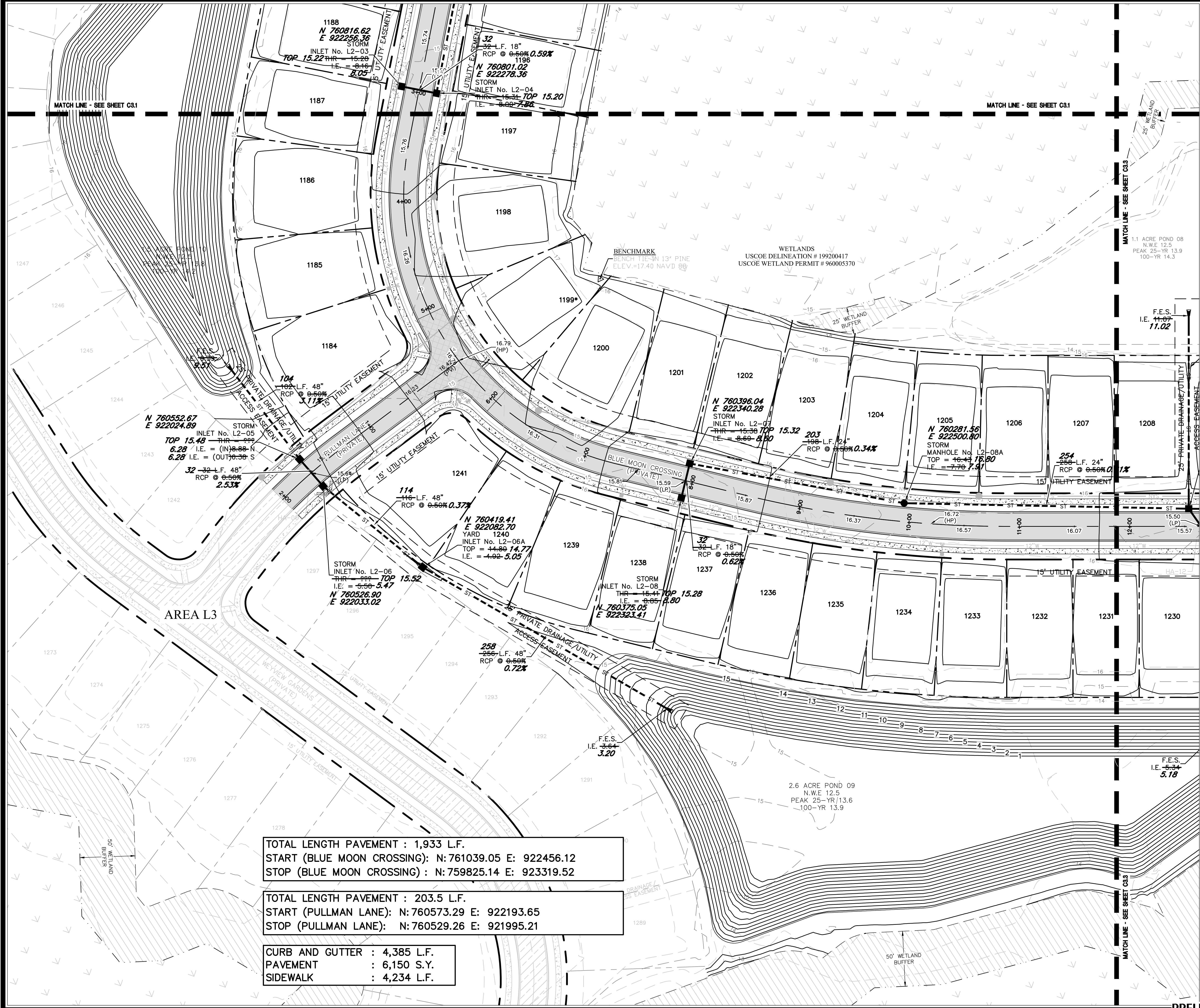
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED: H.F.R. DRAWN: J.J.M. CHECKED: H.W.K.
DATE: APRIL 18, 2022
JOB NO. 122244375
SCALE: 1" = 40'

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.1



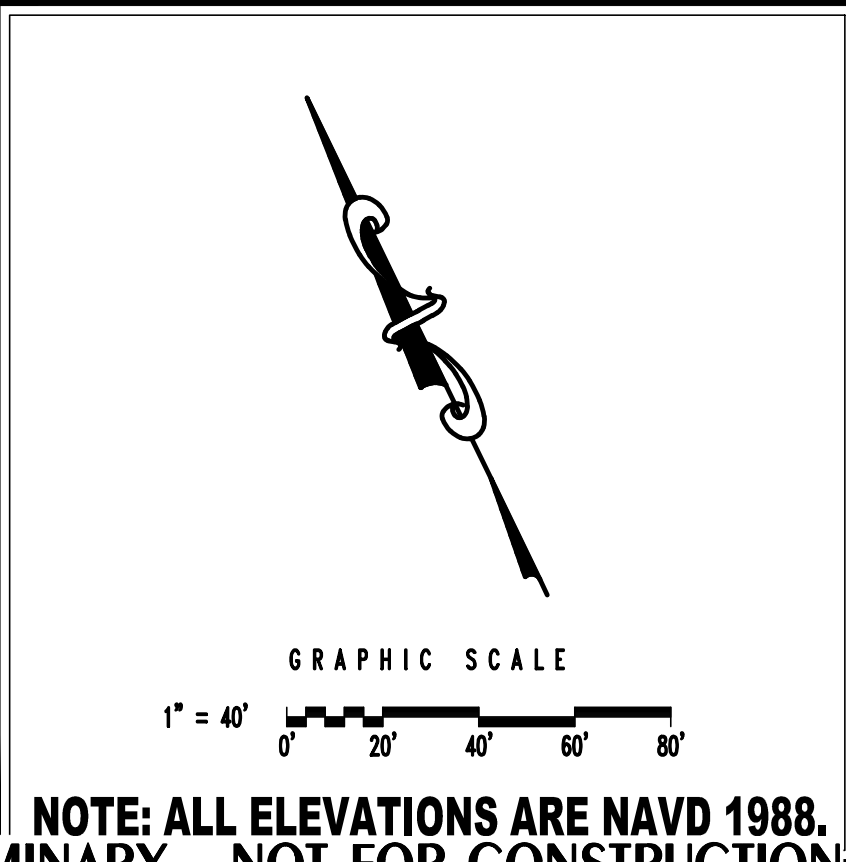
SPECIAL NOTES:
1. PROPER SURFACE AND SUBGRADE DRAINAGE SYSTEM SHOULD BE INSTALLED TO AVOID SATURATION OF SUBGRADE SOILS UNDERNEATH THE ASPHALT PAVEMENTS. THE SITE DRAINAGE SHOULD BE DESIGNED TO MAINTAIN THE GROUNDWATER AT LEAST 2 FEET BELOW THE TOP OF THE SUBGRADE.

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024

TOTAL LENGTH PAVEMENT : 1,933 L.F.
START (BLUE MOON CROSSING): N:761039.05 E: 922456.12
STOP (BLUE MOON CROSSING) : N:759825.14 E: 923319.52

TOTAL LENGTH PAVEMENT : 203.5 L.F.
START (PULLMAN LANE): N:760573.29 E: 922193.65
STOP (PULLMAN LANE): N:760529.26 E: 921995.21

CURB AND GUTTER : 4,385 L.F.
PAVEMENT : 6,150 S.Y.
SIDEWALK : 4,234 L.F.



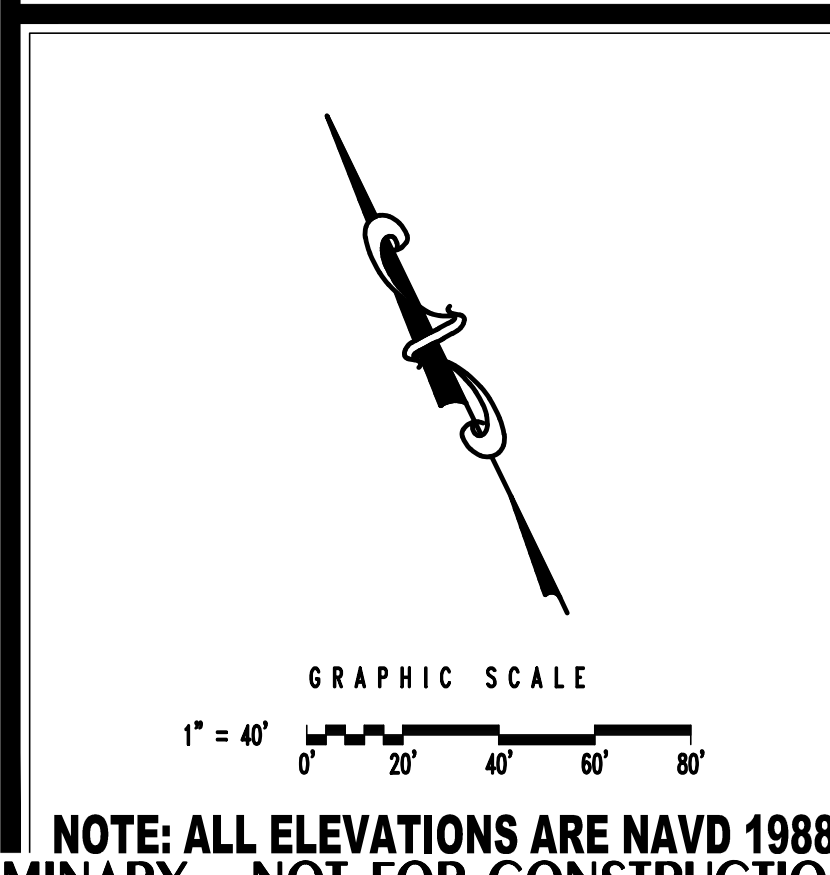
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HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.
DATE: APRIL 18, 2022		
JOB NO. 122244375		
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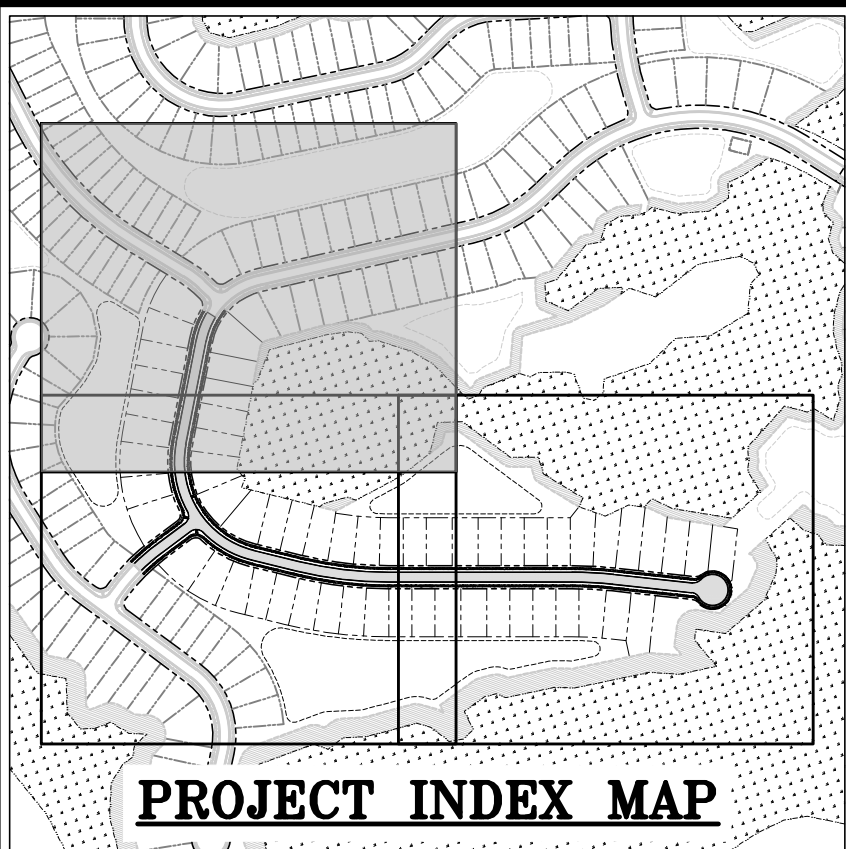
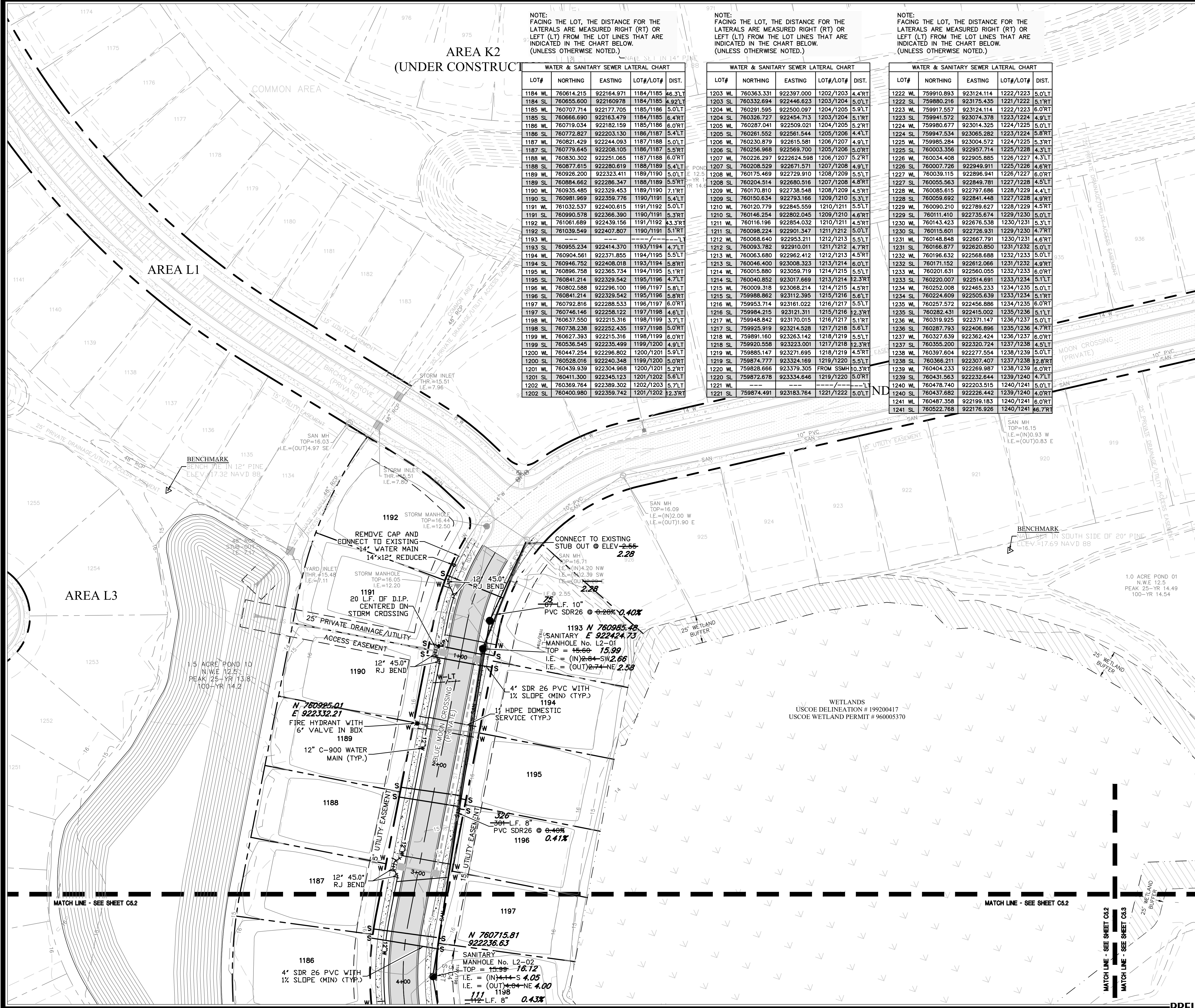
WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.2



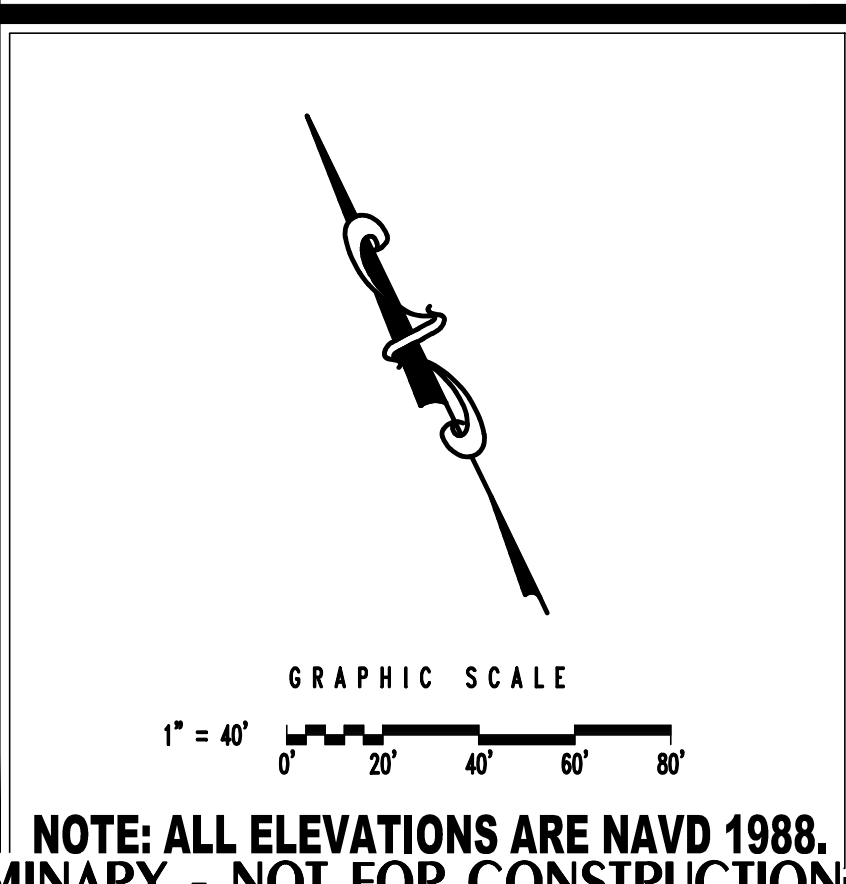
DRAWING NUMBER

C3.3



- SPECIAL NOTES:**
1. ALL DROP MANHOLE AND SEWER LATERALS THAT TIE INTO A MANHOLE SHALL BE OUTSIDE DROP MANHOLE.
 2. ALL SEWER MANHOLES SHALL HAVE 6" EXTENDED BASE.
 3. CONNECTION TO EXISTING MANHOLES SHALL BE BY CORING AND PLACEMENT OF A FLEXIBLE BOOT OF PROPER SIZE FOR THE PIPE DIAMETER. FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL CONFORM TO ASTM C923 SPECIFICATIONS. ALL PIPE CLAMP BANDS AND EXPANSION BANDS SHALL BE STAINLESS STEEL. FLEXIBLE CONNECTORS SHALL BE LOCK JOINT, KOR-N-SEAL II, OR EQUAL.
 4. ALL SANITARY SEWER MANHOLE COVERS SHALL BE PROVIDED WITH HDPE OR STAINLESS STEEL I&I COVERS.
 5. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
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HUSSEY GAY BELL
Established 1958

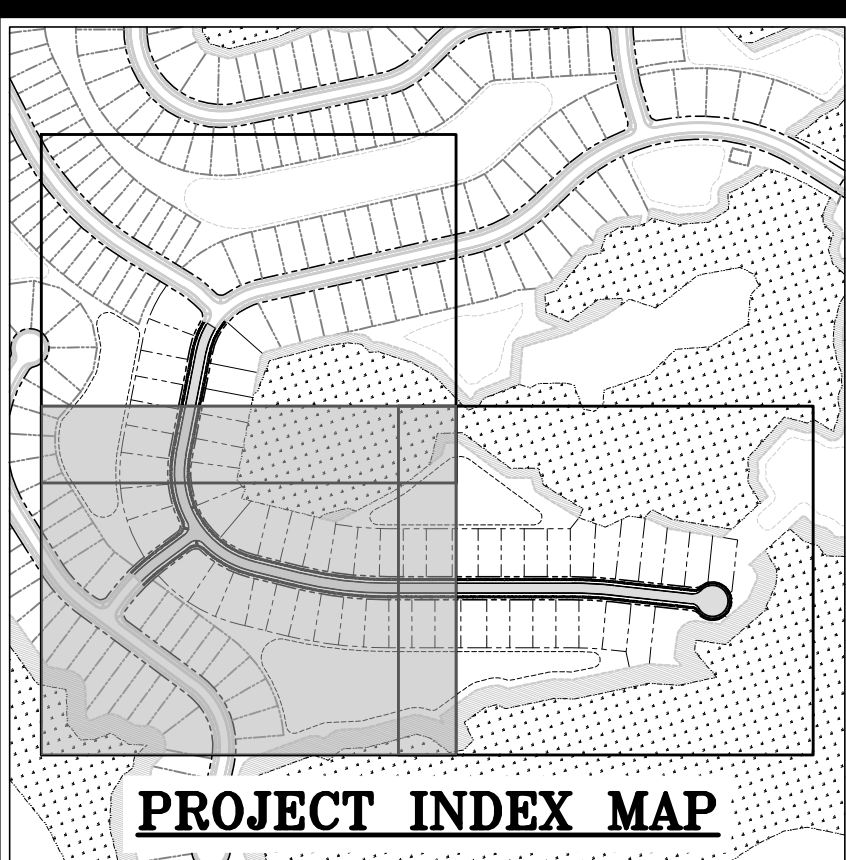
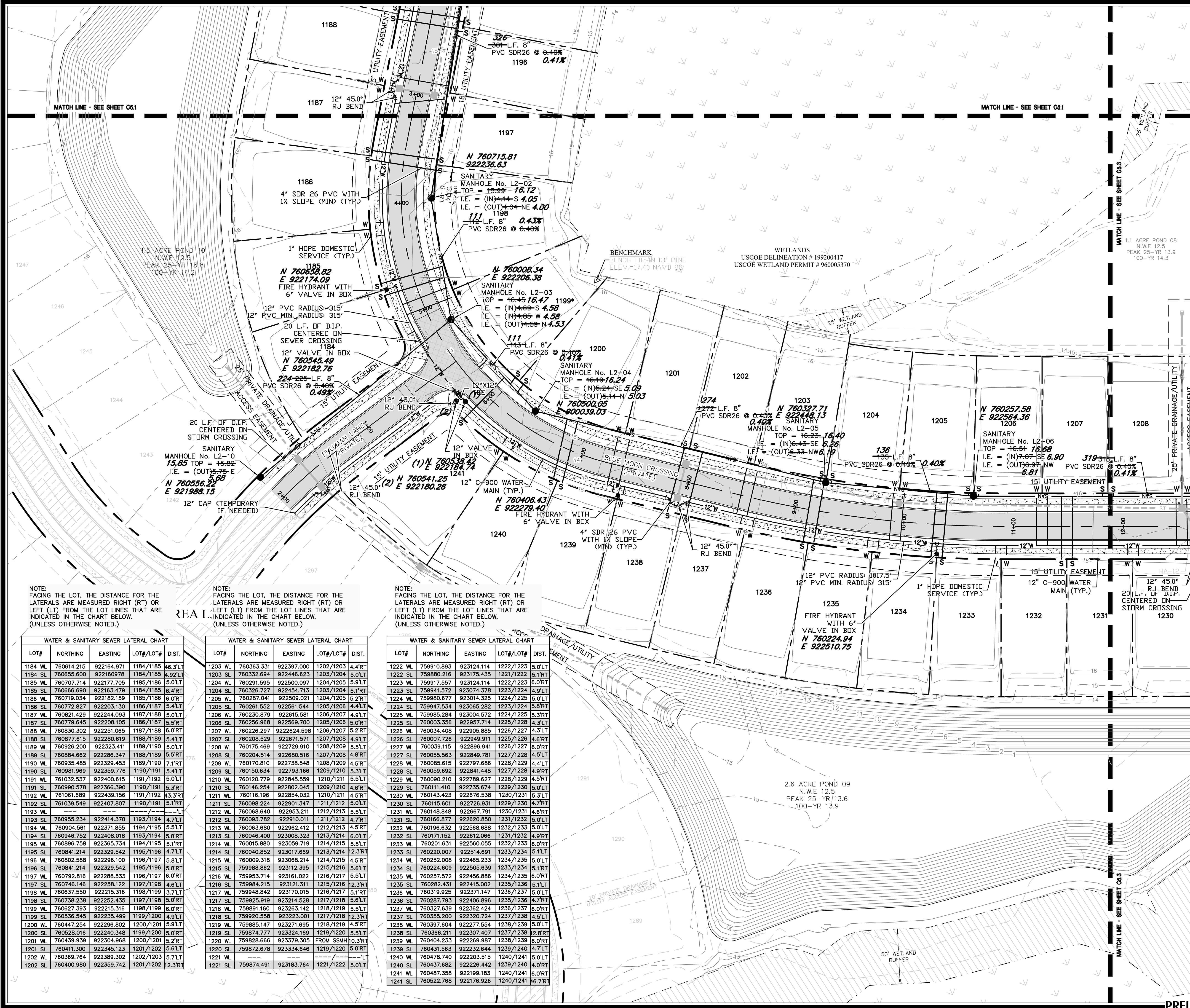
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
GENERAL REVISIONS 06/10/2022
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DESIGNED: H.F.R.
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DATE: APRIL 18, 2022
JOB NO. 122244375
SCALE: 1" = 40'

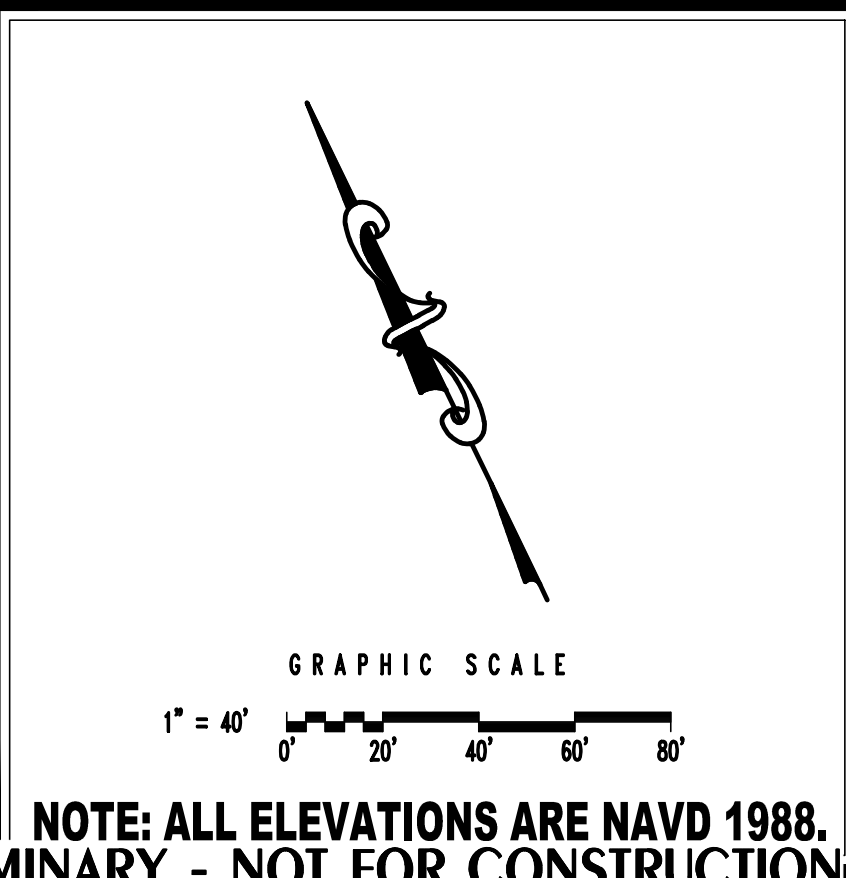
WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
WATER DISTRIBUTION AND SANITARY SEWER PLAN

DRAWING NUMBER
C5.1



- SPECIAL NOTES:**
1. ALL DROP MANHOLE AND SEWER LATERALS THAT TIE INTO A MANHOLE SHALL BE OUTSIDE DROP MANHOLE.
 2. ALL SEWER MANHOLES SHALL HAVE 6" EXTENDED BASE.
 3. CONNECTION TO EXISTING MANHOLES SHALL BE BY CORING AND PLACEMENT OF A FLEXIBLE BOOT OF PROPER SIZE FOR THE PIPE DIAMETER. FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL CONFORM TO ASTM C923 SPECIFICATIONS. ALL PIPE CLAMP BANDS AND EXPANSION BANDS SHALL BE STAINLESS STEEL. FLEXIBLE CONNECTORS SHALL BE LOCK JOINT, KOR-N-SEAL II, OR EQUAL.
 4. ALL SANITARY SEWER MANHOLE COVERS SHALL BE PROVIDED WITH HDPE OR STAINLESS STEEL 18" COVERS.
 5. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



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PRELIMINARY - NOT FOR CONSTRUCTION

HUSSEY GAY BELL

Established 1958

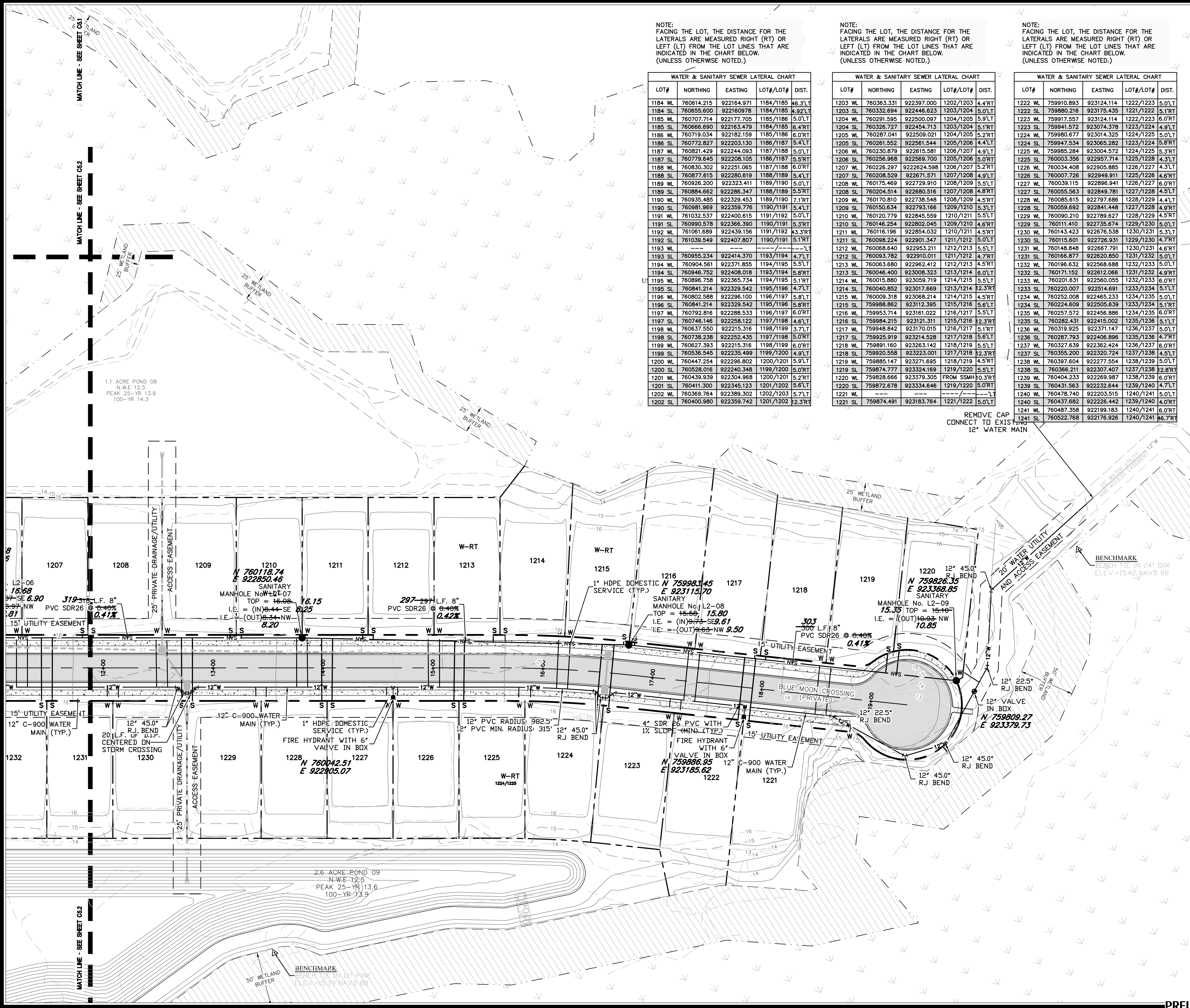
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED: H.F.R. DRAWN: J.J.M. CHECKED: H.W.K.
DATE: APRIL 18, 2022
JOB NO. 122244375
SCALE: 1" = 40'

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
WATER DISTRIBUTION AND SANITARY SEWER PLAN

DRAWING NUMBER
C5.2



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.
(UNLESS OTHERWISE NOTED.)

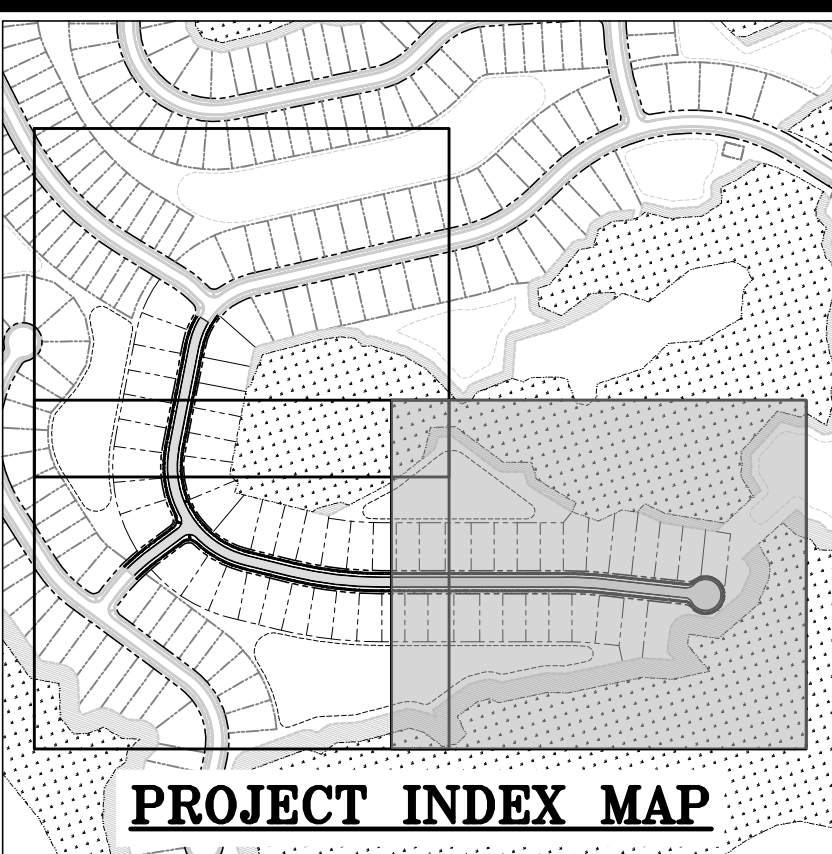
WATER & SANITARY SEWER LATERAL CHART				
LOT#	NORTHING	EASTING	LOT#	DIST.
1184 WL	760614.215	922164.971	1184/1185	46.3'LT
1184 SL	760655.600	922160978	1184/1185	4.92'LT
1185 WL	760707.714	922177.705	1185/1186	5.0'LT
1185 SL	760666.690	922163.479	1184/1185	6.4'RT
1186 WL	760719.034	922182.159	1185/1186	6.0'RT
1186 SL	760772.827	922203.130	1186/1187	5.4'LT
1187 WL	760821.429	922244.093	1187/1188	5.0'LT
1187 SL	760779.645	922208.105	1186/1187	5.5'RT
1188 WL	760830.302	922251.065	1187/1188	6.0'RT
1188 SL	760877.615	922280.819	1188/1189	5.4'LT
1189 WL	760926.200	922323.411	1189/1190	5.0'LT
1189 SL	760884.662	922286.347	1188/1189	5.5'RT
1190 WL	760935.485	922329.453	1189/1190	7.1'RT
1190 SL	760981.969	922359.776	1190/1191	5.0'LT
1191 WL	761032.537	922400.615	1191/1192	5.4'LT
1191 SL	760980.576	922366.390	1190/1191	5.3'RT
1192 WL	761061.680	922439.156	1191/1192	4.3'RT
1192 SL	761039.549	922407.807	1190/1191	5.1'RT
1193 WL	760955.234	922414.370	1193/1194	4.7'LT
1194 WL	760904.561	922371.855	1194/1195	5.5'LT
1194 SL	760946.752	922408.018	1193/1194	5.8'RT
1195 WL	760896.758	922365.734	1194/1195	5.1'RT
1195 SL	760841.214	922329.542	1195/1196	4.7'LT
1196 WL	760802.588	922296.100	1196/1197	5.8'LT
1196 SL	760841.214	922329.542	1195/1196	5.8'RT
1197 WL	760792.816	922288.533	1196/1197	6.0'RT
1197 SL	760746.146	922258.122	1197/1198	4.6'LT
1198 WL	760637.550	922215.316	1198/1199	3.7'LT
1198 SL	760738.238	922252.435	1197/1198	5.0'RT
1199 WL	760627.393	922215.316	1198/1199	6.0'RT
1199 SL	760536.545	922235.499	1199/1200	4.9'LT
1200 WL	760447.254	922296.802	1200/1201	5.9'LT
1200 SL	760528.016	922240.348	1199/1200	5.0'RT
1201 WL	760439.939	922304.968	1200/1201	5.2'RT
1201 SL	760411.300	922345.123	1201/1202	5.6'LT
1202 WL	760369.764	922389.302	1202/1203	5.7'LT
1202 SL	760400.980	922359.742	1201/1202	12.3'RT

NOTE:
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LATERALS ARE MEASURED RIGHT (RT) OR
LEFT (LT) FROM THE LOT LINES THAT ARE
INDICATED IN THE CHART BELOW.
(UNLESS OTHERWISE NOTED.)

WATER & SANITARY SEWER LATERAL CHART				
LOT#	NORTHING	EASTING	LOT#	DIST.
1203 WL	760363.331	922397.000	1202/1203	4.4'RT
1203 SL	760332.694	922446.623	1203/1204	5.0'LT
1204 WL	760291.595	922500.097	1204/1205	5.9'LT
1204 SL	760326.727	922454.713	1203/1204	5.1'RT
1205 WL	760287.041	922509.021	1204/1205	5.2'RT
1205 SL	760261.552	922561.544	1205/1206	4.4'LT
1206 WL	760230.879	922615.581	1206/1207	4.9'LT
1206 SL	760256.968	922569.700	1205/1206	5.0'RT
1207 WL	760226.297	922624.598	1206/1207	5.2'RT
1207 SL	760208.529	922671.571	1207/1208	4.9'LT
1208 WL	760175.469	922729.910	1208/1209	5.5'LT
1208 SL	760204.514	922680.516	1207/1208	4.8'RT
1209 WL	760170.810	922738.548	1208/1209	4.5'RT
1209 SL	760150.634	922793.166	1209/1210	5.3'LT
1210 WL	760120.779	922845.559	1210/1211	5.5'LT
1210 SL	760146.254	922802.045	1209/1210	4.6'RT
1211 WL	760116.195	922854.032	1210/1211	4.5'RT
1211 SL	760098.224	922801.347	1211/1212	5.0'LT
1212 WL	760068.640	922853.211	1212/1213	5.5'LT
1212 SL	760093.782	922810.011	1211/1212	4.7'RT
1213 WL	760063.680	922862.412	1212/1213	4.5'RT
1213 SL	760046.400	923008.323	1213/1214	6.0'LT
1214 WL	760015.880	923059.719	1214/1215	5.5'LT
1214 SL	760040.852	923017.669	1213/1214	12.3'RT
1215 WL	760009.318	923068.214	1214/1215	4.5'RT
1215 SL	759988.862	923112.395	1215/1216	5.6'LT
1216 WL	759953.714	923161.022	1216/1217	5.5'LT
1216 SL	759984.215	923121.311	1215/1216	12.3'RT
1217 WL	759948.842	923170.015	1216/1217	5.1'RT
1217 SL	759925.919	923214.528	1217/1218	5.6'LT
1218 WL	759891.160	923263.142	1218/1219	5.5'LT
1218 SL	759920.558	923223.001	1217/1218	12.3'RT
1219 WL	759885.147	923271.695	1218/1219	4.5'RT
1219 SL	759874.777	923324.169	1219/1220	5.5'LT
1220 WL	759828.666	923379.305	FROM GSMH	10.3'RT
1220 SL	759872.678	923334.646	1219/1220	5.0'RT
1221 WL	---	---	---	---
1221 SL	759874.491	923183.764	1221/1222	5.0'LT

NOTE:
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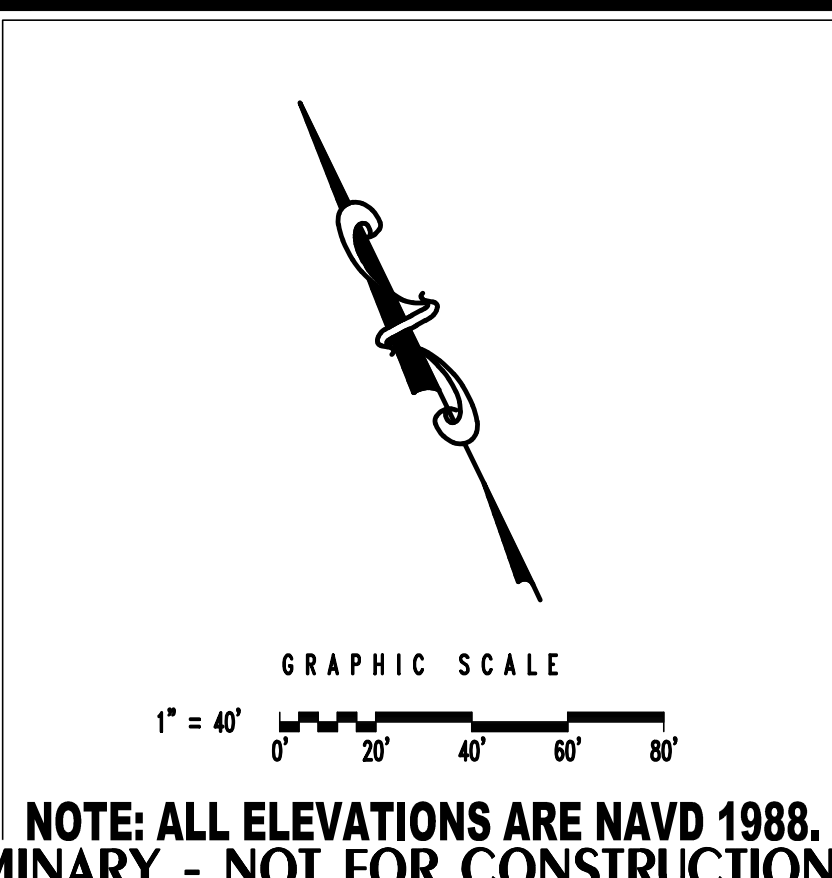
WATER & SANITARY SEWER LATERAL CHART				
LOT#	NORTHING	EASTING	LOT#	DIST.
1222 WL	759910.893	923124.114	1222/1223	5.0'LT
1222 SL	759880.216	923175.435	1221/1222	5.1'RT
1223 WL	759917.557	923124.114	1222/1223	6.0'RT
1223 SL	759941.572	923074.378	1223/1224	4.9'LT
1224 WL	759980.677	923014.325	1224/1225	5.0'LT
1224 SL	759947.534	923065.282	1223/1224	5.8'RT
1225 WL	759985.284	923004.572	1224/1225	5.3'RT
1225 SL	760003.356	922957.714	1225/1226	4.3'LT
1226 WL	760034.408	922905.885	1226/1227	4.3'LT
1226 SL	760007.728	922949.911	1225/1226	4.6'RT
1227 WL	760039.115	922896.941	1226/1227	6.0'RT
1227 SL	760055.563	922849.781	1227/1228	4.5'LT
1228 WL	760085.615	922797.686	1228/1229	4.4'LT
1228 SL	760059.692	922841.448	1227/1228	4.9'RT
1229 WL	760090.210	922789.627	1228/1229	4.5'RT
1229 SL	760111.410	922735.674	1229/1230	5.0'LT
1230 WL	760143.423	922676.538	1230/1231	5.3'LT
1230 SL	760115.601	922728.931	1229/1230	4.7'RT
1231 WL	760148.848	922667.791	1230/1231	4.6'RT
1231 SL	760166.877	922620.850	1231/1232	5.0'LT
1232 WL	760196.632	922568.688	1232/1233	5.0'LT
1232 SL	760171.152	922612.066	1231/1232	4.9'RT
1233 WL	760201.631	922560.055	1232/1233	6.0'RT
1233 SL	760220.007	922514.691	1233/1234	5.1'LT
1234 WL	760252.008	922465.233	1234/1235	5.0'LT
1234 SL	760224.609	922505.639	1233/1234	5.1'RT
1235 WL	760257.572	922456.886	1234/1235	6.0'RT
1235 SL	760282.431	922415.002	1235/1236	5.1'LT
1236 WL	760319.925	922371.147	1236/1237	5.0'LT
1236 SL	760287.793	922406.896	1235/1236	4.7'RT
1237 WL	760327.639	922362.424	1236/1237	6.0'RT
1237 SL	760355.200	922320.724	1237/1238	4.5'LT
1238 WL	760397.604	922277.554	1238/1239	5.0'LT
1238 SL	760366.211	922307.407	1237/1238	12.8'RT
1239 WL	760404.233	922269.987	1238/1239	6.0'RT
1239 SL	760424.682	922232.644	1239/1240	4.7'LT
1240 WL	760478.740	922203.515	1240/1241	5.0'LT
1240 SL	760437.682	922226.442	1239/1240	4.0'RT
1241 WL	760487.358	922199.183	1240/1241	6.0'RT
1241 SL	760522.768	922176.926	1240/1241	46.7'RT



SPECIAL NOTES:

1. ALL DROP MANHOLE AND SEWER LATERALS THAT TIE INTO A MANHOLE SHALL BE OUTSIDE DROP MANHOLE.
2. ALL SEWER MANHOLES SHALL HAVE 6" EXTENDED BASE.
3. CONNECTION TO EXISTING MANHOLES SHALL BE BY CORING AND PLACEMENT OF A FLEXIBLE BOOT OF PROPER SIZE FOR THE PIPE DIAMETER. FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL CONFORM TO ASTM C923 SPECIFICATIONS. ALL PIPE CLAMP BANDS AND EXPANSION BANDS SHALL BE STAINLESS STEEL. FLEXIBLE CONNECTORS SHALL BE LOCK JOINT, KOR-N-SEAL II, OR EQUAL.
4. ALL SANITARY SEWER MANHOLE COVERS SHALL BE PROVIDED WITH HDPE OR STAINLESS STEEL 1&I COVERS.
5. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED: H.F.R. DRAWN: J.J.M. CHECKED: H.W.K.
DATE: APRIL 18, 2022
JOB NO. 122244375
SCALE: 1" = 40'

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
WATER DISTRIBUTION AND SANITARY SEWER PLAN

DRAWING NUMBER
C5.3

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

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December 14, 2018 - 6:59 AM
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PRELIMINARY - NOT FOR CONSTRUCTION



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

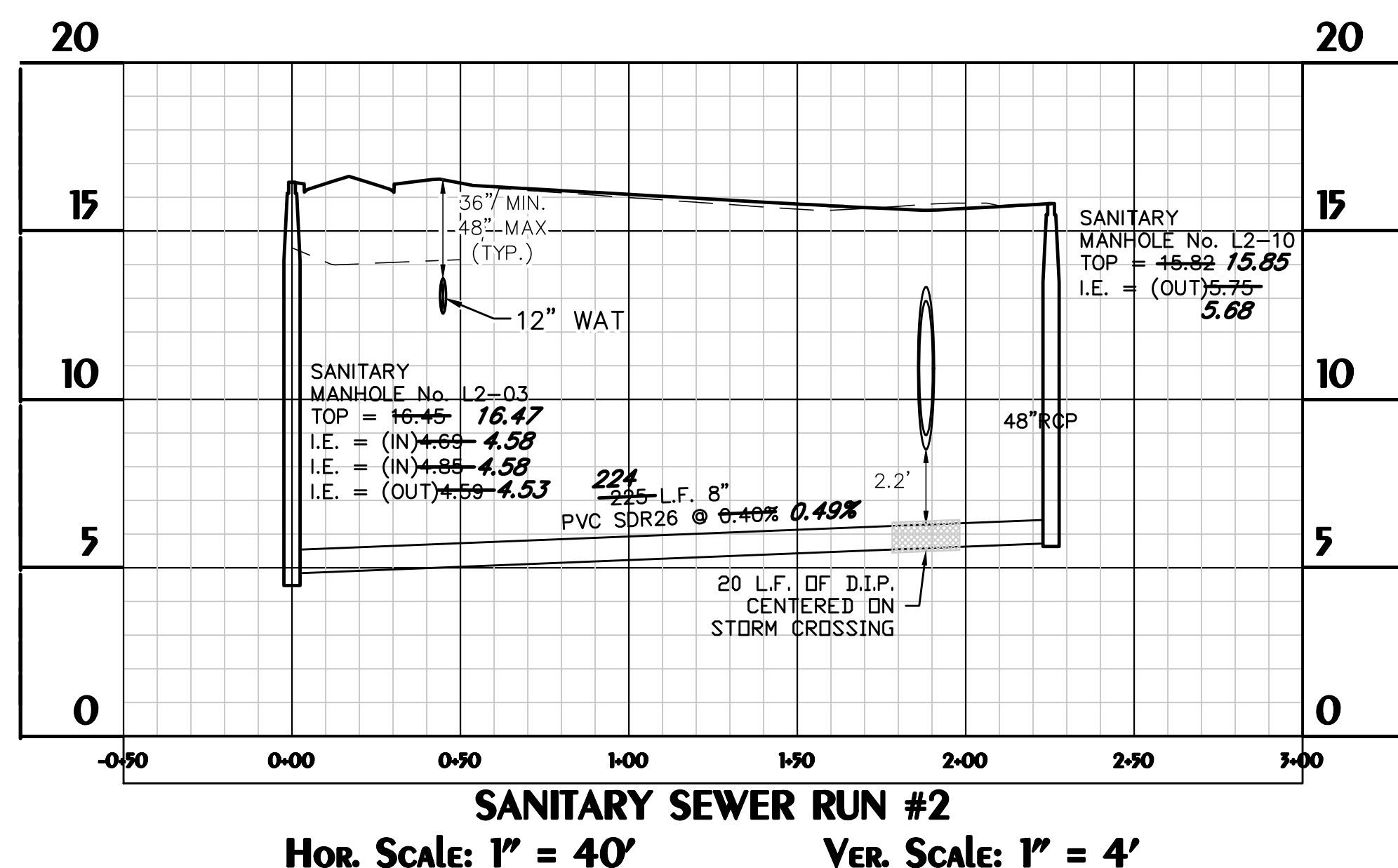
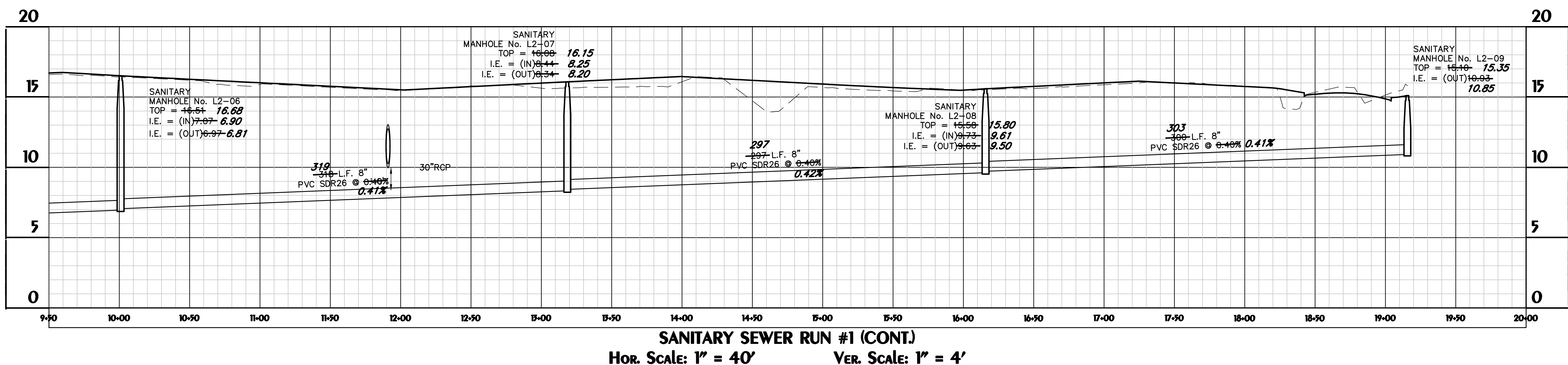
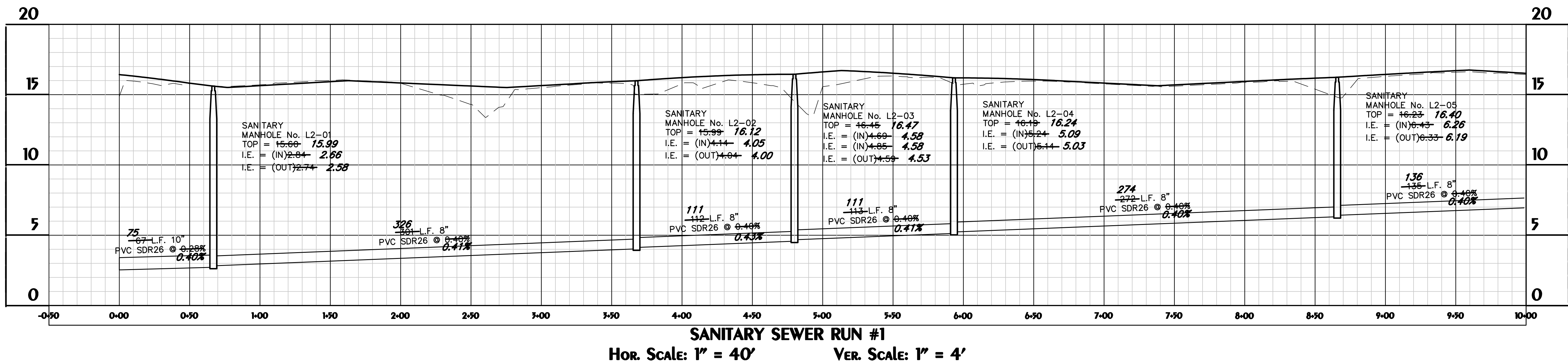
REVISIONS:
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GENERAL REVISIONS 06/29/2023

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.
DATE:	APRIL 18, 2022	
JOB NO.	122244375	
SCALE:	AS SHOWN	

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
SANITARY SEWER PROFILES

DRAWING NUMBER

C6.3



RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024

LEGEND:
PROPOSED GRADE
EXISTING GRADE

PRELIMINARY - NOT FOR CONSTRUCTION



HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:	GENERAL REVISIONS 08/10/2022
	GENERAL REVISIONS 06/29/2023

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.
DATE: APRIL 18, 2022		
JOB NO. 122244375		
SCALE: AS SHOWN		

WESTBROOK AREA L2

SAVANNAH QUARTERS
POOLER, GEORGIA

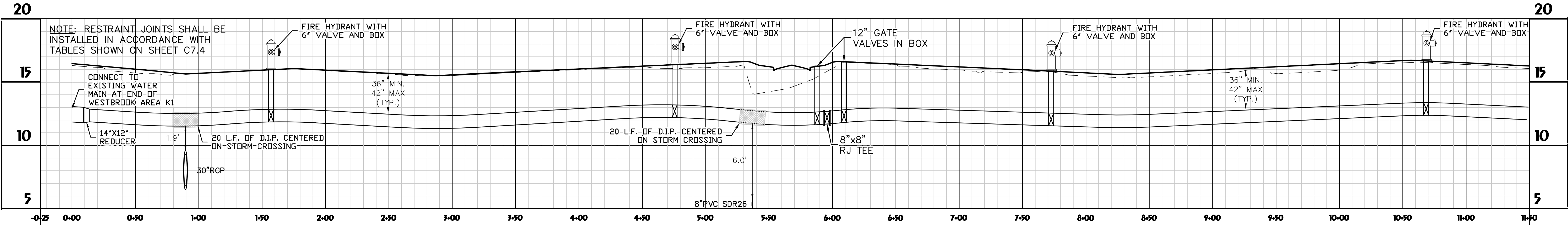
FOR

SOUTHWEST QUARTER HOLDINGS LLC

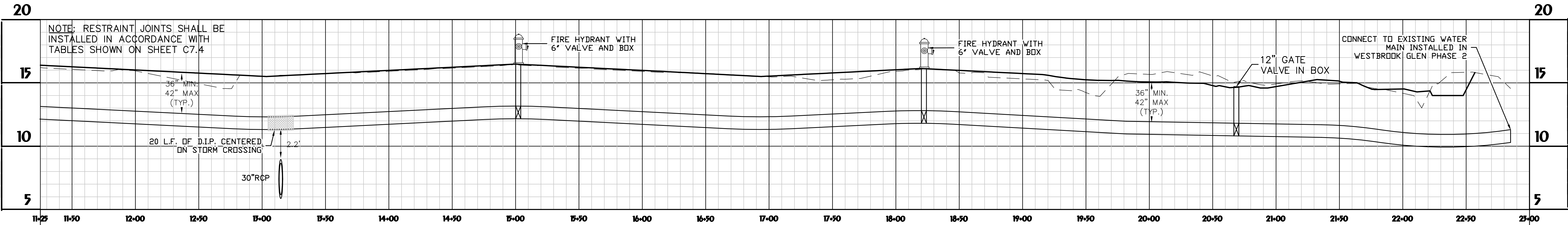
WATER MAIN PROFILES

DRAWING NUMBER

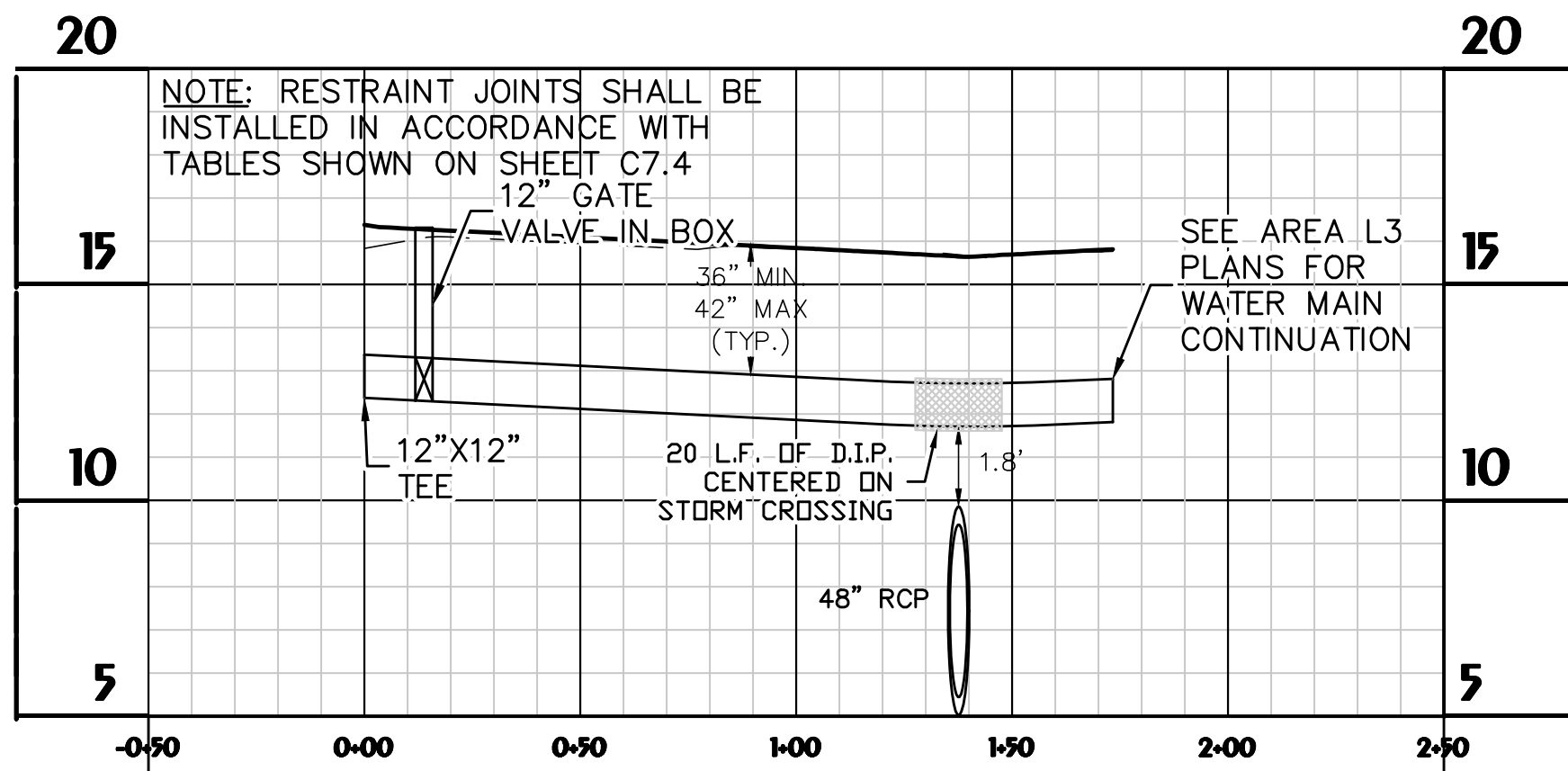
C6.4



12 INCH WATER MAIN - BLUE MOON CROSSING
Hor. Scale: 1" = 40' Ver. Scale: 1" = 4'



12 INCH WATER MAIN - BLUE MOON CROSSING (CONT)
Hor. Scale: 1" = 40' Ver. Scale: 1" = 4'

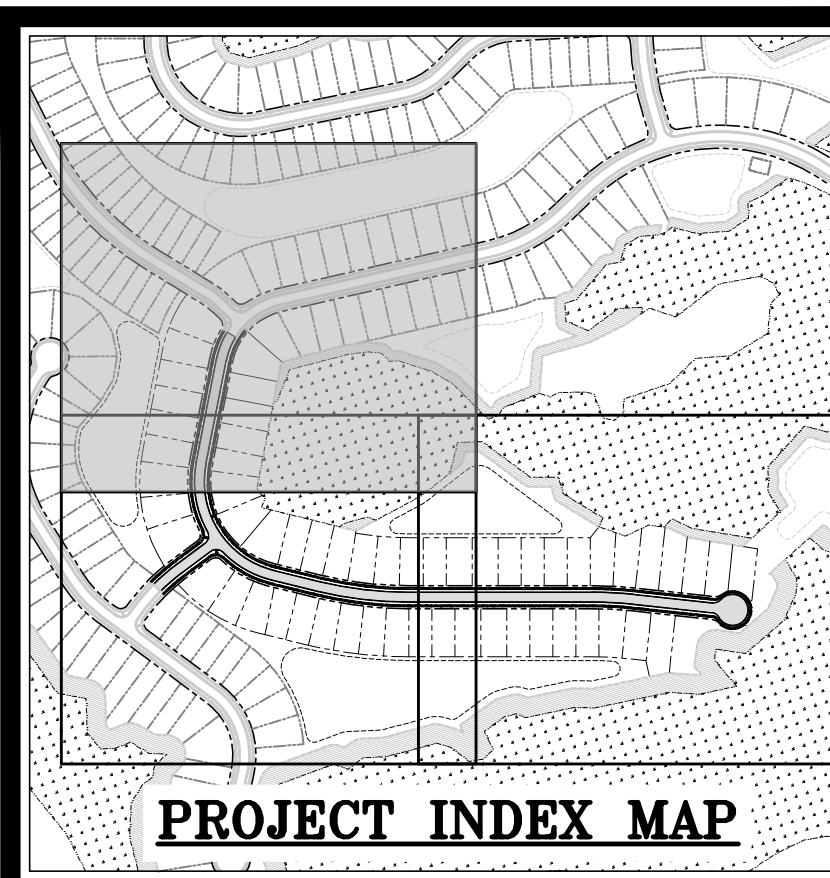


12 INCH WATER MAIN - PULLMAN LANE
Hor. Scale: 1" = 40' Ver. Scale: 1" = 4'

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024

LEGEND:
PROPOSED GRADE
EXISTING GRADE

PRELIMINARY - NOT FOR CONSTRUCTION



PREFERRED TREES:	HEIGHT:	CANOPY:
AMERICAN HOLLY	40-50 FT	18-40 FT
BIRCH	40-70 FT	40-60 FT
CYPRESS	60-70 FT	15-25 FT
HICKORY	50 FT	80 FT
LIVE OAK	40-80 FT	60-100 FT
MAGNOLIA	60-80 FT	40 FT
MAPLE	60-75 FT	40-50 FT
PECAN	70-100 FT	40-75 FT
SYCAMORE	40-100 FT	40-70 FT
WALNUT	50-75 FT	50-75 FT
WILLOW	30-40 FT	35 FT
DRAKE ELM	35-45 FT	35-50 FT
BOSQUE ELM	50-60 FT	30-40 FT
ALEE ELM	60-70 FT	35-55 FT

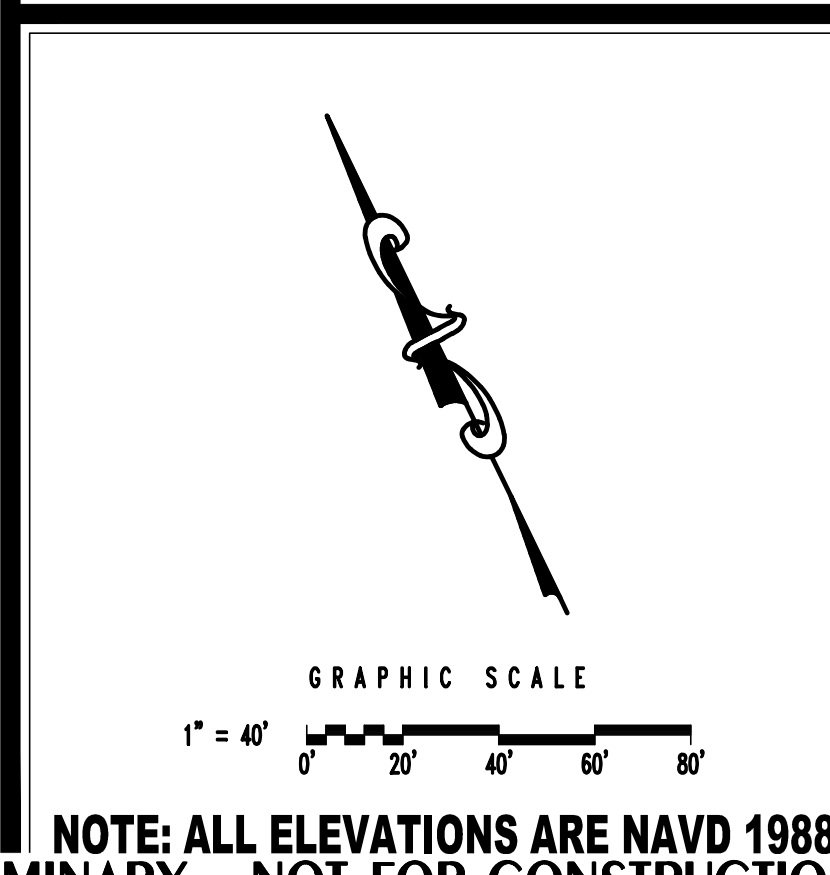
TREE CANOPY COVERAGE REQUIREMENTS

PROPOSED TREE PLANTINGS

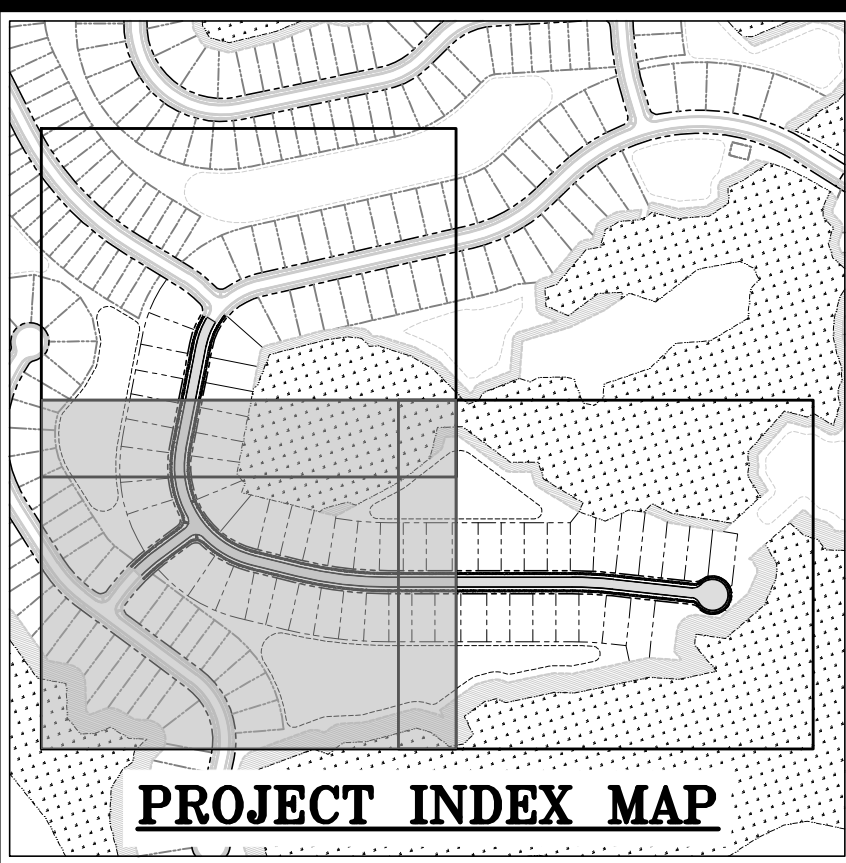
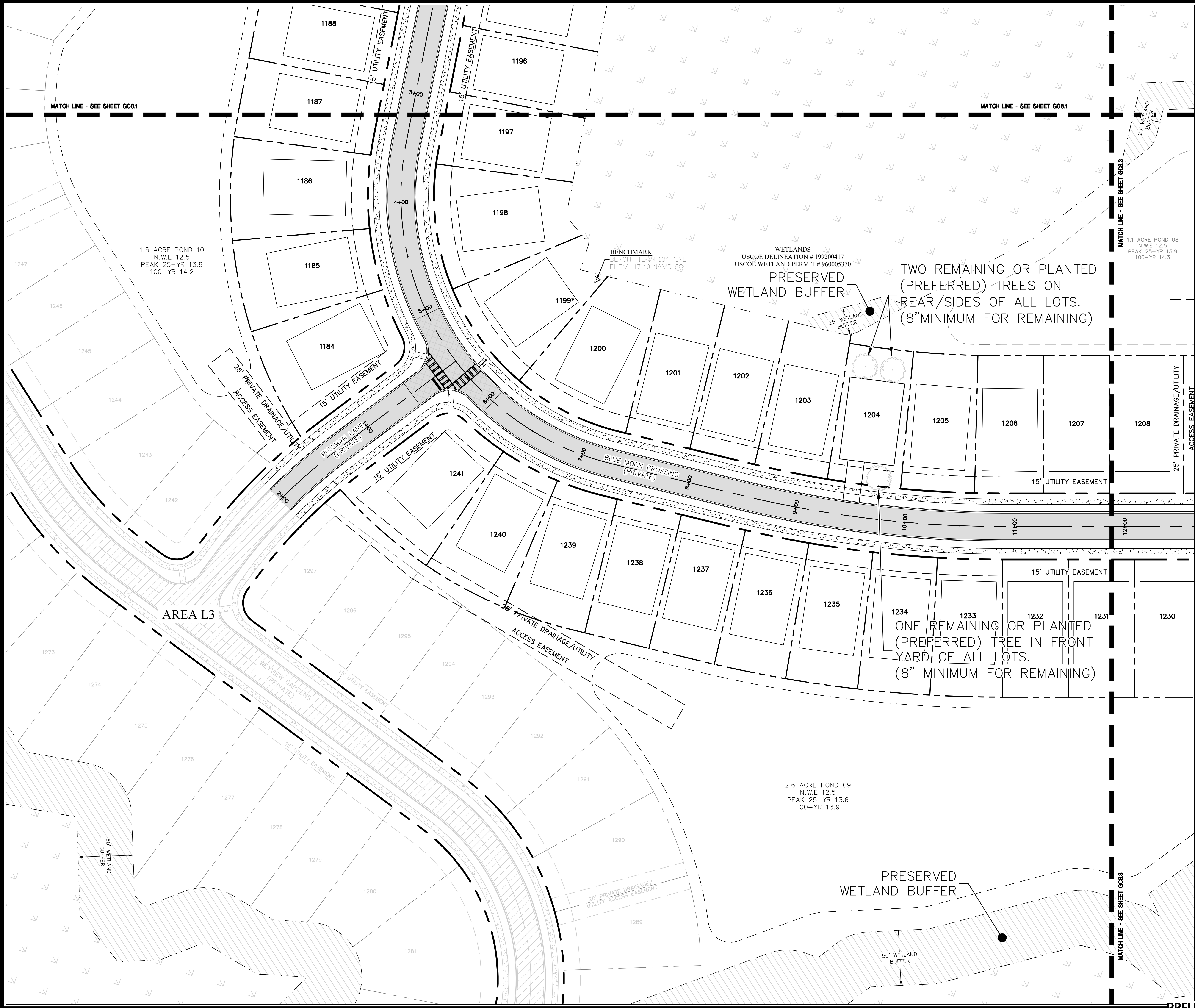
58 LOTS X 3 TREES PER LOT = 174 TREES

SELECT FROM PREFERRED TREE LIST

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

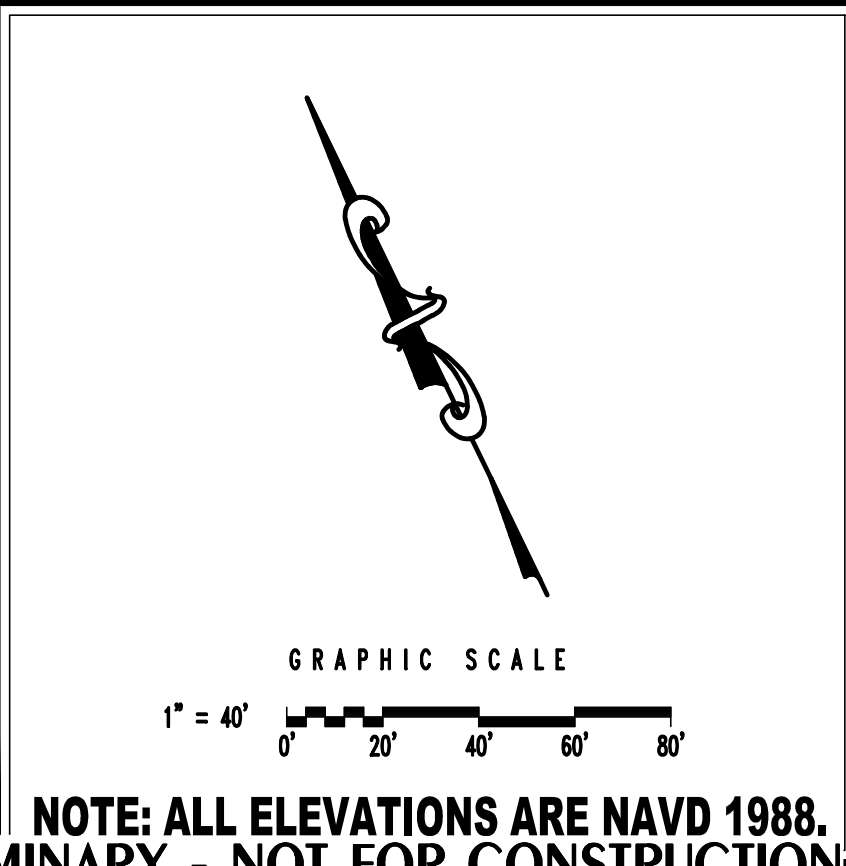


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AMERICAN HOLLY	40-50 FT	18-40 FT
BIRCH	40-70 FT	40-60 FT
CYPRESS	60-70 FT	15-25 FT
HICKORY	50 FT	80 FT
LIVE OAK	40-80 FT	60-100 FT
MAGNOLIA	60-80 FT	40 FT
MAPLE	60-75 FT	40-50 FT
PECAN	70-100 FT	40-75 FT
SYCAMORE	40-100 FT	40-70 FT
WALNUT	50-75 FT	50-75 FT
WILLOW	30-40 FT	35 FT
DRAKE ELM	35-45 FT	35-50 FT
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TREE CANOPY COVERAGE REQUIREMENTS

PROPOSED TREE PLANTINGS
58 LOTS X 3 TREES PER LOT = 174 TREES
SELECT FROM PREFERRED TREE LIST

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
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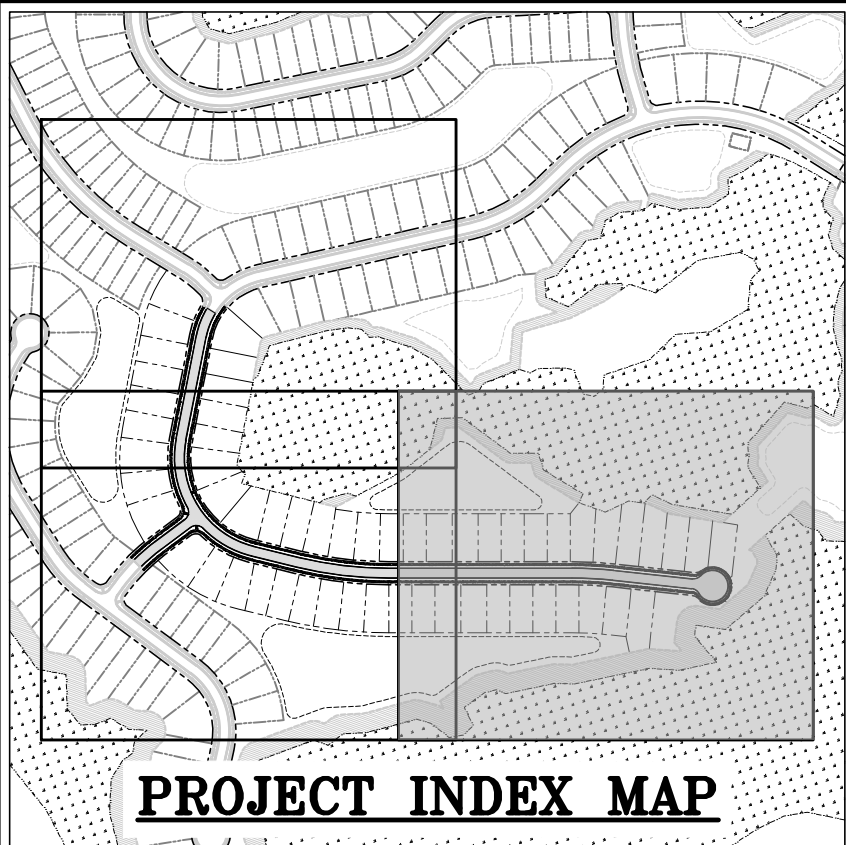
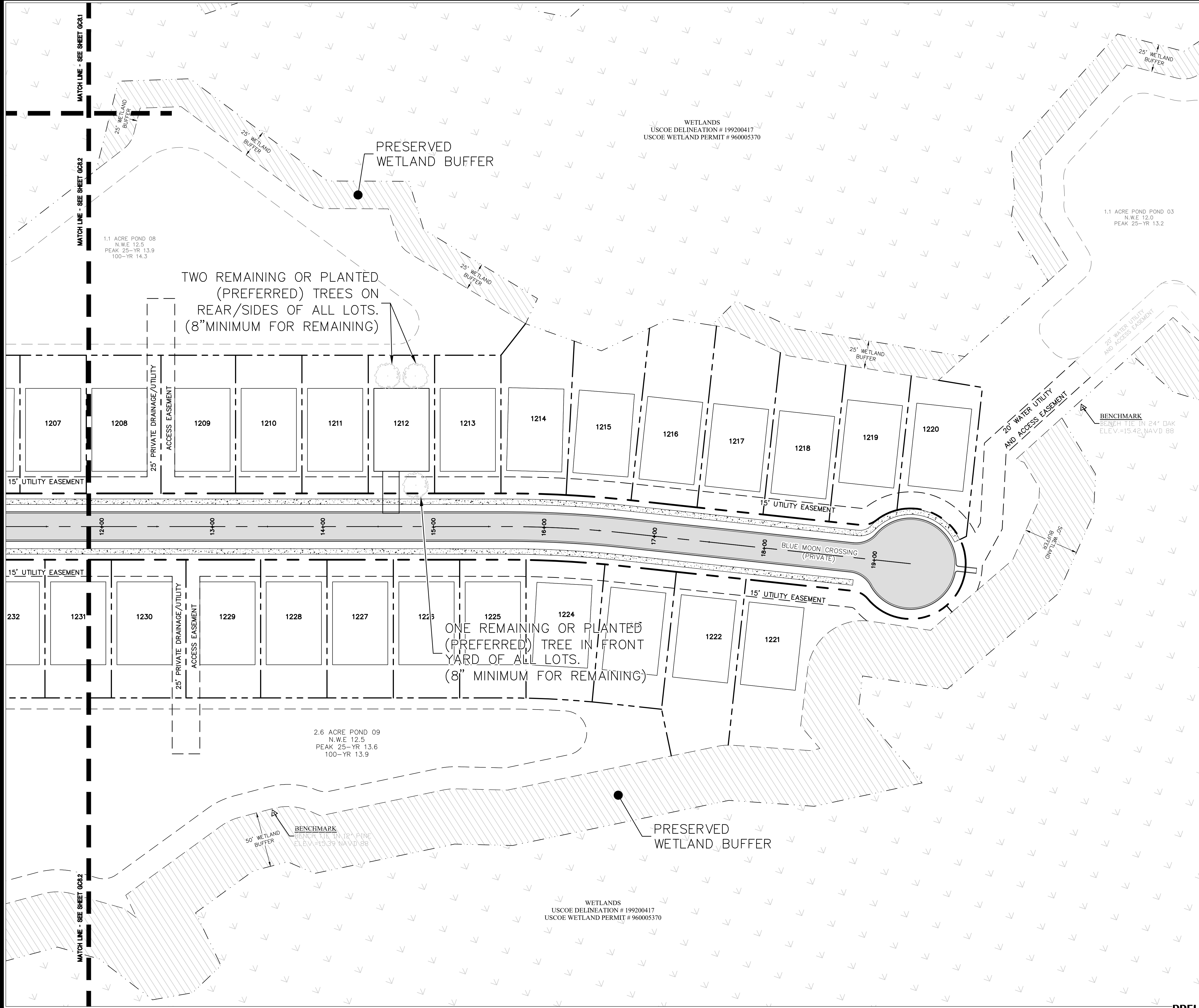
DESIGNED: H.F.R. DRAWN: J.J.M. CHECKED: H.W.K.
DATE: APRIL 18, 2022
JOB NO. 122244375
SCALE: 1" = 40'

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
GREENSPACE PLAN

DRAWING NUMBER
GC8.2

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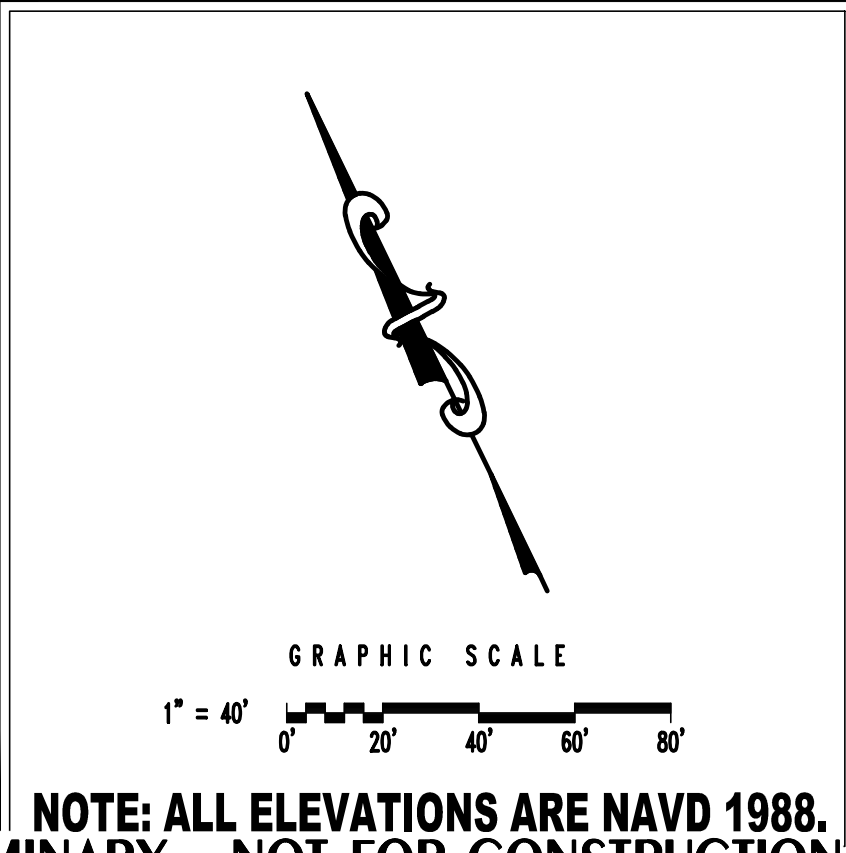
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PREFERRED TREES:	HEIGHT:	CANOPY:
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TREE CANOPY COVERAGE REQUIREMENTS
PROPOSED TREE PLANTINGS
58 LOTS X 3 TREES PER LOT = 174 TREES
SELECT FROM PREFERRED TREE LIST

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HUSSEY GAY BELL
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WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
GREENSPACE PLAN

DRAWING NUMBER
GC8.3



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Acceptance of Sidewalk Performance Bond for Westbrook Area L-3, 133 Weyview Gardens

Project:	#220637
P&Z Meeting Date:	April 28, 2025
City Council Meeting Date:	May 5, 2025
Applicant and Authorized Agent:	Lennar Carolinas, LLC
Location (Address):	Westbrook Subdivision Area L-3 (133 Weyview Gardens)
Parcel (PIN):	51009 01027
Acreage:	Approximately 14
Zoning:	PUD (Savannah Quarters PUD Phase 10)
Proposed Use:	Residential subdivision, single family detached (56 lots)
Staff Recommendation:	Approval to accept a sidewalk performance bond in the amount of \$54,375.00 for the Westbrook Subdivision Area L-3 at 133 Weyview Gardens.
Planning & Zoning Commission:	<i>TBD</i>
Recommended Motion:	<i>"After review of the application, move for approval of the request."</i>
Attachments:	A. Bond Submittal Documentation B. Record Drawing



CITY of POOLER
GEORGIA

SIDEWALK PERFORMANCE BOND

Bond Number: 024284026 Principal Amount: \$54,375.00
Project: Westbrook L-3 Savannah Quarters
Location: 133 Weyview Gardens, Pooler, GA 31322 City Permit Number: 220637

KNOW ALL MEN BY THESE PRESENTS:

That Lennar Carolinas LLC, registered business address of
1505 King Street Ext. Suite 100 Charleston, SC 29405; as Principal, hereinafter called "PRINCIPAL,"
and Liberty Mutual Insurance Company, as Surety, hereinafter called the "SURETY,"
registered business address of 175 Berkeley Street, Boston, MA 02116, a Surety insurer,
chartered and existing under the laws of the State of Massachusetts,
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 FIFTY FOUR THOUSAND THREE HUNDRED SEVENTY FIVE AND 00/100 US Dollars
(\$ 54,375.00) 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:
Completion of the sidewalks following home construction

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

024284026

this 16th day of April, 2025.

Attest

[Signature]

Witness as to Principal (1)

Katherine Barnes

Witness as to Principal (2)

[Signature]

Notary Public Signature

07-11-2028

Notary Public Commission Expiration

Seal:



Attest

Witness as to Surety (1)

[Signature]

Witness as to Surety (2) Elyse Torres

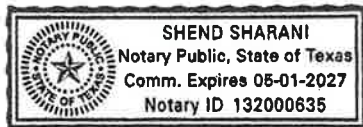
[Signature]

Notary Public Signature, Shend Sharani

05-01-2027

Notary Public Commission Expiration

Seal:



Attest

Witness as to Agent (1)

[Signature]

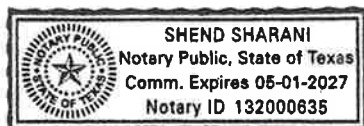
Witness as to Agent (2) Elyse Torres

[Signature]

Notary Public Signature, Shend Sharani

05-01-2027

Notary Public Commission Expiration



Principal

[Signature]
Principal Signature

Crabbe Elder

Principal Print

VP

Principal Title

Lennar Carolinas, LLC, a Delaware limited liability company

Company Name

Surety

Teuta Luri

Surety Authorized Signature

Teuta Luri, Attorney-in-Fact

Surety Authorized Print

Liberty Mutual Insurance Company

Surety Company Name

175 Berkeley Street, Boston, MA 02116

Surety Business Address

OR

Surety's Agent

Teuta Luri

Attorney in Fact Signature (Attach Power)

Teuta Luri, Attorney-in-Fact

Attorney in Fact Print

Nonresident #18791570

Agent's License Number

Marsh USA LLC

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

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)



Attachment A
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.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8210596- 022029**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Mario Arzamendi, Madison Diaz, Mary Ann Garcia, Jennie Goonie, Stephanie Gross, Teuta Luri, Cristina Nino, Jessica Richmond, Laura E. Sudduth, Amanda R. Turman-Avina, Misty Witt

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 11th day of August, 2023.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 11th day of August, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 16th day of April, 2025.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary



EOM Operations
Your solution to a better tomorrow

Attachment A

February 17th, 2025

Marcella Benson
City Planner - City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
Westbrook Area L-3

Dear Ms. Benson,

We have reviewed the requested Westbrook Area L-3 – Savannah Quarters – Performance Bond, furnished by Haydon Rollins, with Hussey Gay Bell; specifically, the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the pedestrian walkways required to complete the project.

Based on the information and calculations provided by Hussey Gay Bell, the cost of the remaining construction work covered by the bond is \$36,250.00, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$54,375.00 is also correct.

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

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

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson, AICP, CFM; Director of Planning & Development – City of Pooler
Liberto Chacon, PE; Sr. VP of Operations - EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



January 23, 2025

Ms. Marcy Benson
City Planner – City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

Mr. Trevor Shoemaker
EOM Operations
480 Edsel Drive, Ste 100
Richmond Hill, Georgia 31324

RE: **WESTBROOK AREA L-1, L-2, and L-3
Savannah Quarters
Sidewalk Performance Bonds**

Construction of the referenced project is nearing completion and we are preparing for close-out and acceptance. The Owner would like to use the sidewalk waiver option and provide a performance bond for completion of the sidewalks following home construction. I am requesting approval of the proposed sidewalk performance bond amount so that the bond documents can be drafted.

The sidewalks covered by the waiver are those with lot frontage:

L-1 = 1,348 SY
L-2 = 2,352 SY
L-3 = 625 SY

At the \$58.00 per square yard unit cost from the contractor's bid schedule, the construction cost for the sidewalks included in the performance bond is:

L-1 = \$78,184
L-2 = \$136,416
L-3 = \$36,250

At the 150% performance bonding rate required by the city, the proposed sidewalk performance bond amount would be:

L-1 = \$117,276
L-2 = \$204,624
L-3 = \$54,375

Please review this request and let me know if you have any questions for approval.

Sincerely,
Hussey Gay Bell

Haydon Rollins
cc: Savannah Quarters

Attachment A

BARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

PROJECT: Westbrook Areas L1-L3
 OWNER: #REF!
 ENGINEER: Hussey Gay Bell
 PROJECT #: 23-284

PAY REQUEST #: 4
 PERIOD BEGINNING: 3/1/2024
 PERIOD ENDING: 3/31/2024

Phase	Item	Description	Original Contract			Total Previous Billing		Remaining	Work Completed/Current Billing		Total Completed	
L1		Site Prep & Gen Mobilization					-	-		-	-	\$ -
L1	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1	7,000.00	-	-	1.00	\$ 7,000.00
L1	2	Site Con - GPS, Staking	1.00	LS	8,750.00	\$ 8,750.00	0.50	4,375.00	4,375.00	-	0.50	\$ 4,375.00
L1	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00		-	2,250.00	2,250.00	0.50	\$ 2,250.00
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	10,000.00	\$ 10,000.00		-	10,000.00	-	-	\$ -
L1	5	Site Con - Soils Testing for Pads	50.00	EA	160.00	\$ 8,000.00		-	4,800.00	20.00	20.00	\$ 3,200.00
L1		Demolition & Removal						-	-	-	-	\$ -
L1	1	Saw Cut Pavement For Tie In	27.00	LF	3.75	\$ 101.25		-	101.25	-	-	\$ -
L1		Earthwork						-	-	-	-	\$ -
L1	1	Dirt swap topsoil for suitable fill	3,065.00	CY	4.80	\$ 14,712.00	3,065	14,712.00	-	-	3,065.00	\$ 14,712.00
L1	2	General Cuts	429.00	CY	4.75	\$ 2,037.75	429	2,037.75	-	-	429.00	\$ 2,037.75
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY	26.40	\$ 67,768.80	1,300	34,320.00	33,448.80	-	1,300.00	\$ 34,320.00
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	\$ 82,209.60	3,114	82,209.60	-	-	3,114.00	\$ 82,209.60
L1	5	Muck Roads	1,939.00	CY	4.70	\$ 9,113.30	1,939	9,113.30	-	-	1,939.00	\$ 9,113.30
L1	6	Place and Compact Pad Fill	5,211.00	CY	1.65	\$ 8,598.15	2,350	3,877.50	1,255.65	2,100.00	4,450.00	\$ 7,342.50
L1	7	Place and Compact general fill from cuts	5,713.00	CY	1.65	\$ 9,426.45	5,713	9,426.45	-	-	5,713.00	\$ 9,426.45
L1	8	Dry/Mix pond cuts for pad fill	7,778.00	CY	1.90	\$ 14,778.20		-	7,778.00	14,778.20	7,778.00	\$ 14,778.20
L1	9	Grade Area Outside Pavement	42,592.00	SY	0.98	\$ 41,740.16	20,000	19,600.00	22,140.16	-	20,000.00	\$ 19,600.00
L1	10	Strip and Stockpile Topsoil	6,099.00	CY	4.15	\$ 25,310.85	6,099	25,310.85	-	-	6,099.00	\$ 25,310.85
L1	11	Respread Topsoil	6,099.00	CY	4.15	\$ 25,310.85	6,099	25,310.85	-	-	6,099.00	\$ 25,310.85
L1		Finish Grading						-	-	-	-	\$ -
L1	1	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	\$ 8,470.00		-	8,470.00	-	-	\$ -
L1	2	Backfill & Dress Behind Curb	2,420.00	LF	2.06	\$ 4,985.20		-	4,985.20	-	-	\$ -
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	\$ 12,250.00		-	12,250.00	-	-	\$ -
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	\$ 12,250.00		-	12,250.00	-	-	\$ -
L1	5	Final Grade Lots & Common Areas for Grassing	42,592.00	SY	0.32	\$ 13,629.44		-	13,629.44	-	-	\$ -
L1		Erosion Control						-	-	-	-	\$ -
L1	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1	2,200.00	-	-	1.00	\$ 2,200.00
L1	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	\$ 1,186.25	325	1,186.25	-	-	325.00	\$ 1,186.25
L1	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	\$ 2,307.50	325	2,307.50	-	-	325.00	\$ 2,307.50
L1	4	Inlet Protection - Before Paving	10.00	EA	170.00	\$ 1,700.00	10	1,700.00	-	-	10.00	\$ 1,700.00
L1	5	Inlet Protection - After Paving	7.00	EA	125.00	\$ 875.00		-	875.00	-	-	\$ -
L1	6	Grassing - Stabilized	42,592.00	SY	0.87	\$ 37,055.04		-	37,055.04	-	-	\$ -
L1	7	Rip Rap AT FES	10.00	SY	145.00	\$ 1,450.00		-	1,450.00	-	-	\$ -
L1	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	3	6,300.00	4,200.00	1.00	4.00	\$ 8,400.00
L1		Sewer System						-	-	-	-	\$ -
L1	1	Connect Extg Sewer MANHOLE 10-12' DEEP	1.00	EA	6,850.00	\$ 6,850.00	1.00	6,850.00	-	-	1.00	\$ 6,850.00
L1	2	4" PVC Service Lateral	2,128.00	LF	20.30	\$ 43,198.40	2,128.00	43,198.40	-	-	2,128.00	\$ 43,198.40
L1	3	8"x4" Service Wye	50.00	EA	750.00	\$ 37,500.00	50.00	37,500.00	-	-	50.00	\$ 37,500.00
L1	4	8" PVC Sewer 0'-6' cut		LF		\$ -		-	-	-	-	\$ -
L1	5	8" PVC Sewer 6'-8' cut	364.00	LF	49.15	\$ 17,890.60	364.00	17,890.60	-	-	364.00	\$ 17,890.60
L1	6	8" PVC Sewer 8'-10' cut	532.00	LF	51.36	\$ 27,323.52	532.00	27,323.52	-	-	532.00	\$ 27,323.52
L1	7	8" PVC Sewer 10'-12' cut	294.00	LF	55.00	\$ 16,170.00	294.00	16,170.00	-	-	294.00	\$ 16,170.00
L1	8	Manholes 48" 0'-6' Deep	1.00	EA	3,500.00	\$ 3,500.00	1.00	3,500.00	-	-	1.00	\$ 3,500.00
L1	9	Manholes 48" 8'-8' Deep	2.00	EA	3,750.00	\$ 7,500.00	2.00	7,500.00	-	-	2.00	\$ 7,500.00
L1	10	Manholes 48" 8'-10' Deep	2.00	EA	4,300.00	\$ 8,600.00	2.00	8,600.00	-	-	2.00	\$ 8,600.00
L1	11	Manholes 48" 10'-12' Deep	1.00	EA	5,000.00	\$ 5,000.00		-	-	-	1.00	\$ 5,000.00
L1	12	Onsite Backfill	752.00	CY	4.50	\$ 3,384.00	752.00	3,384.00	-	-	752.00	\$ 3,384.00
L1	13	Stone Bedding	66.00	CY	126.00	\$ 8,316.00	66.00	8,316.00	-	-	66.00	\$ 8,316.00
L1	14	TV Test - Laterals	2,128.00	LF	0.90	\$ 1,915.20		-	1,915.20	-	-	\$ -
L1	15	Mandrel & Air - Test - Main/MH	1,190.00	LF	5.25	\$ 6,247.50		-	6,247.50	-	-	\$ -
L1		Storm System						-	-	-	-	\$ -
L1	1	Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1.00	4,650.00	-	-	1.00	\$ 4,650.00
L1	2	24" FES	1.00	EA	1,300.00	\$ 1,300.00	1.00	1,300.00	-	-	1.00	\$ 1,300.00

Attachment A

L1	3	6" Sock Storm Drain	700.00	LF	21.00	\$ 14,700.00		-	14,700.00		-	-	\$ -
L1	4	18" RCP Storm Drain	96.00	LF	69.80	\$ 6,700.80	96.00	6,700.80	-		-	96.00	\$ 6,700.80
L1	5	24" RCP Storm Drain	616.00	LF	88.70	\$ 54,639.20	616.00	54,639.20	-		-	616.00	\$ 54,639.20
L1	6	30" RCP Storm Drain	352.00	LF	118.50	\$ 41,712.00	352.00	41,712.00	-		-	352.00	\$ 41,712.00
L1	7	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00	1.00	3,600.00	-		-	1.00	\$ 3,600.00
L1	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way -	7.00	EA	7,170.00	\$ 50,190.00	7.00	50,190.00	-		-	7.00	\$ 50,190.00
L1	9	Storm Manhole	3.00	EA	4,050.00	\$ 12,150.00	3.00	12,150.00	-		-	3.00	\$ 12,150.00
L1	10	Select backfill in road ROW only	450.00	CY	26.40	\$ 11,880.00	450.00	11,880.00	-		-	450.00	\$ 11,880.00
L1		Water Distribution System						-	-		-	-	\$ -
L1	1	D/W-Connect Extg Water Main - 8" W/SLEEVE	2.00	EA	4,000.00	\$ 8,000.00	2.00	8,000.00	-		-	2.00	\$ 8,000.00
L1	2	D/W - 8" Ductile Iron Wtr Main	40.00	LF	59.30	\$ 2,372.00	40.00	2,372.00	-		-	40.00	\$ 2,372.00
L1	3	D/W-8" PVC Water Main	1,360.00	LF	42.40	\$ 57,664.00	1,360.00	57,664.00	-		-	1,360.00	\$ 57,664.00
L1	4	6" Fire Hydrant Lead	80.00	LF	52.25	\$ 4,180.00	80.00	4,180.00	-		-	80.00	\$ 4,180.00
L1	5	D/W-1" HDPE Service Tubing	2,140.00	LF	13.40	\$ 28,676.00	2,140.00	28,676.00	-		-	2,140.00	\$ 28,676.00
L1	6	D/W-1" Service Lateral to 8"	50.00	EA	630.00	\$ 31,500.00	50.00	31,500.00	-		-	50.00	\$ 31,500.00
L1	7	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00	1.00	3,850.00	-		-	1.00	\$ 3,850.00
L1	8	D/W-8" Gate Valves	3.00	EA	2,275.00	\$ 6,825.00	3.00	6,825.00	-		-	3.00	\$ 6,825.00
L1	9	D/W-MISC Fittings	1.00	LS	49,700.00	\$ 49,700.00	1.00	49,700.00	-		-	1.00	\$ 49,700.00
L1	10	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	\$ 23,620.00	4.00	23,620.00	-		-	4.00	\$ 23,620.00
L1		Street Improvements						-	-		-	-	\$ -
L1	1	1.5" Asphalt Surface Course	3,500.00	SY	14.20	\$ 49,700.00		-	49,700.00		-	-	\$ -
L1	2	8" Graded Aggregate Base Course	3,500.00	SY	42.00	\$ 147,000.00		-	147,000.00		-	-	\$ -
L1	3	18" Rollover Curb & Gutter	2,420.00	LF	19.50	\$ 47,190.00		-	47,190.00		-	-	\$ -
L1	4	4" Sidewalk (non-hot areas only - as shown on plans)	1347.85	SY	59.00	\$ 78,175.43	78,175.43	59.00	78,175.43		-	-	\$ -
L1	5	Fine Grade for Sidewalk	1347.85	SY	8.25	\$ 11,119.76	11,119.76	8.25	11,119.76		-	-	\$ -
L1	6	Westbrook Traffic Signs	3.00	ls	1,600.00	\$ 4,800.00		-	4,800.00		-	-	\$ -
L1		Bid Alternates						-	-		-	-	\$ -
L1	7	Elec. Backbone Conduit	3,060	LF	19.00	\$ 58,140.00	3,060.00	58,140.00	-		-	3,060.00	\$ 58,140.00
PHASE													
L2		Site Prep & Gen Mobilization						-	-		-	-	\$ -
L2	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1.00	7,000.00	-		-	1.00	\$ 7,000.00
L2	2	Site Con - GPS, Staking	1.00	LS	10,150.00	\$ 10,150.00	0.50	5,075.00	5,075.00		-	0.50	\$ 5,075.00
L2	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	\$ 2,250.00
L2	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,600.00	\$ 11,600.00		-	11,600.00		-	-	\$ -
L2	5	Site Con - Soils Testing for Pads	58.00	EA	160.00	\$ 9,280.00		-	6,880.00	15.00	2,400.00	15.00	\$ 2,400.00
L2		Demolition & Removal						-	-		-	-	\$ -
L2	1	Saw cut pvmf for tie in	54.00	LF	3.75	\$ 202.50		-	202.50		-	-	\$ -
L2		Earthwork						-	-		-	-	\$ -
L2	1	Dirt swap topsoil for suitable fill	5,626.00	CY	4.80	\$ 27,004.80	5,626.00	27,004.80	-		-	5,626.00	\$ 27,004.80
L2	2	General Cuts	8,518.00	CY	4.75	\$ 40,460.50	8,518.00	40,460.50	-		-	8,518.00	\$ 40,460.50
L2	3	Pond Excavation required for fill	40,763.00	CY	4.75	\$ 193,624.25	31,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	\$ 175,750.00
L2	4	Import Fill - Place & Compact for Pads	4,519.00	CY	26.40	\$ 119,301.60	2,155.00	56,892.00	10,929.60	1,950.00	51,480.00	4,105.00	\$ 108,372.00
L2	5	Import Fill - Place & Compact for Roads	5,545.00	CY	26.40	\$ 146,388.00		-	146,388.00		-	-	\$ -
L2	6	Muck Roads	3,946.00	CY	4.70	\$ 18,546.20	550.00	2,585.00	-	3,396.00	15,961.20	3,946.00	\$ 18,546.20
L2	7	Place and Compact Pad Fill	9,175.00	CY	1.65	\$ 15,138.75	8,500.00	14,025.00	1,113.75		-	8,500.00	\$ 14,025.00
L2	8	Place and Compact general fill from cuts	13,119.00	CY	1.65	\$ 21,646.35	8,500.00	14,025.00	-	4,619.00	7,621.35	13,119.00	\$ 21,646.35
L2	9	Dry/Mix Pond Excavation for pad fill	13,694.00	CY	1.90	\$ 26,018.60		-	26,018.60		-	-	\$ -
L2	10	Grade Areas Outside Pavement	102,608.00	SY	0.98	\$ 100,555.84	65,000.00	63,700.00	36,855.84		-	65,000.00	\$ 63,700.00
L2	11	Dress Pond Slope	11,532.00	SY	1.75	\$ 20,181.00	6,500.00	11,375.00	8,806.00		-	6,500.00	\$ 11,375.00
L2	12	Strip & Stockpile Topsoil	14,193.00	CY	4.15	\$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	\$ 58,900.95
L2	13	Respread Topsoil	14,193.00	CY	4.15	\$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	\$ 58,900.95
L2		Finish Grading						-	-		-	-	\$ -
L2	1	Fine Grade Sub-Grade for Curb	4,400.00	LF	3.50	\$ 15,400.00		-	15,400.00		-	-	\$ -
L2	2	Backfill & Dress Behind Curb	4,400.00	LF	2.06	\$ 9,064.00		-	9,064.00		-	-	\$ -
L2	3	Fine Grade Road Sub-Grade	6,165.00	SY	3.50	\$ 21,577.50		-	21,577.50		-	-	\$ -
L2	4	Fine Grade GABC & Paving Prep	6,165.00	SY	3.50	\$ 21,577.50		-	21,577.50		-	-	\$ -
L2	5	Final Grade Lots & Common Areas for Grassing	102,608.00	SY	0.32	\$ 32,834.56		-	32,834.56		-	-	\$ -
L2		Erosion Control						-	-		-	-	\$ -
L2	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1.00	2,200.00	-		-	1.00	\$ 2,200.00
L2	2	Silt Fence - Sd1-NS (TP-A) Single Row	350.00	LF	3.65	\$ 1,277.50	350.00	1,277.50	-		-	350.00	\$ 1,277.50
L2	3	Silt Fence - Sd1-S (TP-C) Double Row	350.00	LF	7.10	\$ 2,485.00	350.00	2,485.00	-		-	350.00	\$ 2,485.00
L2	4	Inlet Protection - Before Paving	14.00	EA	170.00	\$ 2,380.00	14	2,380.00	-		-	14.00	\$ 2,380.00
L2	5	Inlet Protection - After Paving	12.00	EA	125.00	\$ 1,500.00		-	1,500.00		-	-	\$ -
L2	6	Grassing - Stabilized	102,608.00	SY	0.87	\$ 89,268.96		-	89,268.96		-	-	\$ -
L2	7	Rip Rap AT FES	165.00	SY	145.00	\$ 23,925.00		-	23,925.00		-	-	\$ -

Attachment A

L2	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	\$ 6,300.00
L2		Sanitary Sewer Pipe						-	-		-	-	\$ -
L2	1	Connect Extg Stub Out 14-16"	1.00	EA	7,835.00	\$ 7,835.00	1	7,835.00	-		-	1.00	\$ 7,835.00
L2	2	10" PVC Sewer 14'-16' cut	70.00	LF	72.31	\$ 5,061.70	70	5,061.70	-		-	70.00	\$ 5,061.70
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	\$ 50,303.40	2,478	50,303.40	-		-	2,478.00	\$ 50,303.40
L2	4	8"x4" Service Wye	58.00	EA	750.00	\$ 43,500.00	58	43,500.00	-		-	58.00	\$ 43,500.00
L2	5	8" PVC Sewer 6'-8' cut	602.00	LF	49.15	\$ 29,588.30	602	29,588.30	-		-	602.00	\$ 29,588.30
L2	6	8" PVC Sewer 8'-10' cut	392.00	LF	51.36	\$ 20,133.12	392	20,133.12	-		-	392.00	\$ 20,133.12
L2	7	8" PVC Sewer 10'-12' cut	798.00	LF	55.00	\$ 43,890.00	798	43,890.00	-		-	798.00	\$ 43,890.00
L2	8	8" PVC Sewer 12'-14' cut	308.00	LF	57.61	\$ 17,743.88	308	17,743.88	-		-	308.00	\$ 17,743.88
L2	9	Manholes 48" 0'-6" Deep	1.00	EA	3,500.00	\$ 3,500.00	1	3,500.00	-		-	1.00	\$ 3,500.00
L2	10	Manholes 48" 6'-8" Deep	2.00	EA	3,750.00	\$ 7,500.00	2	7,500.00	-		-	2.00	\$ 7,500.00
L2	11	Manholes 48" 8'-10" Deep	2.00	EA	4,300.00	\$ 8,600.00	1	4,300.00	-		-	2.00	\$ 8,600.00
L2	12	Manholes 48" 10'-12" Deep	4.00	EA	4,550.00	\$ 18,200.00	4	18,200.00	-		-	4.00	\$ 18,200.00
L2	13	Manholes 48" 12'-14" Deep	1.00	EA	4,900.00	\$ 4,900.00	1	4,900.00	-		-	1.00	\$ 4,900.00
L2	14	Onsite Backfill	1,136.00	CY	4.50	\$ 5,112.00	1,136	5,112.00	-		-	1,136.00	\$ 5,112.00
L2	15	Stone Bedding	120.00	CY	126.00	\$ 15,120.00	120	15,120.00	-		-	120.00	\$ 15,120.00
L2	16	TV Test - Laterals	2,478.00	LF	0.90	\$ 2,230.20		-	2,230.20		-	-	\$ -
L2	17	Mandrel & Air - Test - Main/MH	2,170.00	LF	5.25	\$ 11,392.50		-	11,392.50		-	-	\$ -
L2		Storm System						-	-		-	-	\$ -
L2	1	Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1	4,650.00	-		-	1.00	\$ 4,650.00
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	\$ 3,900.00	1	3,900.00	-		-	1.00	\$ 3,900.00
L2	3	30" FES	3.00	EA	1,450.00	\$ 4,350.00	3	4,350.00	-		-	3.00	\$ 4,350.00
L2	4	48" FES	3.00	EA	4,050.00	\$ 12,150.00	3	12,150.00	-		-	3.00	\$ 12,150.00
L2	5	6" Sock Storm Drain	1,200.00	LF	21.00	\$ 25,200.00		-	25,200.00		-	-	\$ -
L2	6	18" RCP Storm Drain	192.00	LF	69.80	\$ 13,401.60	192	13,401.60	-		-	192.00	\$ 13,401.60
L2	7	24" RCP Storm Drain	1,072.00	LF	88.70	\$ 95,086.40	1,072	95,086.40	-		-	1,072.00	\$ 95,086.40
L2	8	30" RCP Storm Drain	568.00	LF	118.50	\$ 67,308.00	568	67,308.00	-		-	568.00	\$ 67,308.00
L2	9	48" RCP Storm Drain	536.00	LF	247.10	\$ 132,445.60	536	132,445.60	-		-	536.00	\$ 132,445.60
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00		-	-	1.00	3,600.00	1.00	\$ 3,600.00
L2	11	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	12.00	EA	7,170.00	\$ 86,040.00	12	86,040.00	-		-	12.00	\$ 86,040.00
L2	12	Yard Inlet	1.00	EA	5,100.00	\$ 5,100.00	1	5,100.00	-		-	1.00	\$ 5,100.00
L2	13	Storm Manhole	1.00	EA	4,050.00	\$ 4,050.00	1	4,050.00	-		-	1.00	\$ 4,050.00
L2	14	Select backfill in road ROW only	860.00	CY	26.40	\$ 22,704.00	860	22,704.00	-		-	860.00	\$ 22,704.00
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	\$ 22,040.00		-	-	152.00	22,040.00	152.00	\$ 22,040.00
L2		Water Distribution System						-	-		-	-	\$ -
L2	1	D/W-Connect Extg Water Main 12" & 14" W/SLEEV	1.00	EA	14,500.00	\$ 14,500.00		-	-	1.00	14,500.00	1.00	\$ 14,500.00
L2	2	D/W-12" Ductile Iron Wtr Main	80.00	LF	80.00	\$ 6,400.00	80	6,400.00	-		-	80.00	\$ 6,400.00
L2	3	D/W-12" PVC Water Main	2,480.00	LF	74.80	\$ 185,504.00	2,480	185,504.00	-		-	2,480.00	\$ 185,504.00
L2	4	D/W-14" PVC Water Main	11.00	LF	170.00	\$ 1,870.00	11	1,870.00	-		-	11.00	\$ 1,870.00
L2	5	6" Fire Hydrant Lead	120.00	LF	52.25	\$ 6,270.00	120	6,270.00	-		-	120.00	\$ 6,270.00
L2	6	D/W-1" HDPE Service Tubing	2,500.00	LF	13.40	\$ 33,500.00	2,500	33,500.00	-		-	2,500.00	\$ 33,500.00
L2	7	D/W-1" Service Lateral to 12"	58.00	EA	775.00	\$ 44,950.00	58	44,950.00	-		-	58.00	\$ 44,950.00
L2	8	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00		-	-	1.00	3,850.00	1.00	\$ 3,850.00
L2	9	D/W-12" Gate Valve	4.00	EA	4,425.00	\$ 17,700.00	4	17,700.00	-		-	4.00	\$ 17,700.00
L2	10	D/W-MISC Fittings	1.00	LS	91,270.50	\$ 91,270.50	1	91,270.50	-		-	1.00	\$ 91,270.50
L2	11	D/W-Fire Hydrants w/6" Valve & Valve Box	6.00	EA	5,905.00	\$ 35,430.00	6	35,430.00	-		-	6.00	\$ 35,430.00
L2		Pavement						-	-		-	-	\$ -
L2	1	Petro Mat	400.00	SY	6.20	\$ 2,480.00		-	2,480.00		-	-	\$ -
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	\$ 87,543.00		-	87,543.00		-	-	\$ -
L2	3	8" Graded Aggregate Base Course	6,165.00	SY	42.00	\$ 258,930.00		-	258,930.00		-	-	\$ -
L2	4	18" Rollover Curb & Gutter	4,400.00	LF	19.50	\$ 85,800.00		-	85,800.00		-	-	\$ -
L2	5	Concrete Flume	1.00	EA	1,900.00	\$ 1,900.00		-	1,900.00		-	-	\$ -
L2	6	4" Sidewalk (non-lot areas only - as shown on plans)	2351.52	SY	58.00	\$ 8,584.00	136,388.20	-	8,584.00	136,388.20	-	-	\$ -
L2	7	Fine Grade for Sidewalk	2351.52	SY	8.25	\$ 1,721.00	19,400.05	-	1,721.00	19,400.05	-	-	\$ -
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	\$ 4,800.00		-	4,800.00		-	-	\$ -
L2	9	Fine Grade for H/C Ramp	3.00	EA	65.85	\$ 197.55		-	197.55		-	-	\$ -
L2	10	Thermo Stop Bars	1.00	EA	600.00	\$ 600.00		-	600.00		-	-	\$ -
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	\$ 2,300.00		-	2,300.00		-	-	\$ -
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	\$ 8,000.00		-	8,000.00		-	-	\$ -
L2		Bid Alternates						-	-		-	-	\$ -
L2	1	Elec. Backbone Conduit	2,460	LF	19.00	\$ 46,740.00	2,460	46,740.00	-		-	2,460.00	\$ 46,740.00
PHASE											-	-	\$ -
L3		Site Prep & Gen Mobilization						-	-		-	-	\$ -
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1.00	7,000.00	-		-	1.00	\$ 7,000.00

Attachment A

L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	\$ 9,800.00	0.50	4,900.00	4,900.00	-	0.50	\$ 4,900.00
L3	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00	-	-	2,250.00	0.50	2,250.00	\$ 2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	\$ 11,200.00	-	-	11,200.00	-	-	\$ -
L3	5	Site Con - Soils Testing for Pads	56.00	EA	160.00	\$ 8,960.00	-	-	7,360.00	10.00	1,600.00	\$ 1,600.00
L3		Earthwork						-	-	-	-	\$ -
L3	1	Dirt swap topsoil for suitable fill	4,475.00	CY	4.80	\$ 21,480.00	4,475	21,480.00	-	-	4,475.00	\$ 21,480.00
L3	2	General Cuts	575.00	CY	4.75	\$ 2,731.25	575	2,731.25	-	-	575.00	\$ 2,731.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	\$ 95,990.40	2,685	70,884.00	-	951.00	25,106.40	\$ 95,990.40
L3	4	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40	\$ 127,696.80	1,050	27,720.00	99,976.80	-	1,050.00	\$ 27,720.00
L3	5	Muck Roads	3,648.00	CY	4.70	\$ 17,145.60	1,200	5,640.00	-	2,448.00	11,505.60	\$ 17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.65	\$ 12,181.95	3,500	5,775.00	-	3,883.00	6,406.95	\$ 12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	\$ 17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	\$ 17,303.55
L3	8	Mix/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	\$ 20,936.10	-	-	20,936.10	-	-	\$ -
L3	9	Grade Areas Outside Pavement	66,308.00	SY	0.98	\$ 64,981.84	18,500	18,130.00	46,851.84	-	18,500.00	\$ 18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	\$ 37,968.35	9,149	37,968.35	-	-	9,149.00	\$ 37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	\$ 37,968.35	9,149	37,968.35	-	-	9,149.00	\$ 37,968.35
L3		Finish Grading						-	-	-	-	\$ -
L3	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.50	\$ 12,880.00	-	-	12,880.00	-	-	\$ -
L3	2	Backfill & Dress Behind Curb	3,680.00	LF	2.06	\$ 7,580.80	-	-	7,580.80	-	-	\$ -
L3	3	Fine Grade Road Sub-Grade	5,485.00	SY	3.50	\$ 19,197.50	-	-	19,197.50	-	-	\$ -
L3	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50	\$ 19,197.50	-	-	19,197.50	-	-	\$ -
L3	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32	\$ 21,218.56	-	-	21,218.56	-	-	\$ -
L3		Erosion Control						-	-	-	-	\$ -
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1	2,200.00	-	-	1.00	\$ 2,200.00
L3	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	\$ 1,186.25	325	1,186.25	-	-	325.00	\$ 1,186.25
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	\$ 2,307.50	325	2,307.50	-	-	325.00	\$ 2,307.50
L3	4	Inlet Protection - Before Paving	12.00	EA	170.00	\$ 2,040.00	-	-	12.00	2,040.00	12.00	\$ 2,040.00
L3	5	Inlet Protection - After Paving	10.00	EA	125.00	\$ 1,250.00	-	-	1,250.00	-	-	\$ -
L3	6	Grassing - Stabilized	66,308.00	SY	0.87	\$ 57,687.96	-	-	57,687.96	-	-	\$ -
L3	7	Rip Rap AT FES	40.00	SY	145.00	\$ 5,800.00	-	-	5,800.00	-	-	\$ -
L3	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	\$ 4,200.00
L3		Sewer System						-	-	-	-	\$ -
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	\$ 48,314.00	2,380	48,314.00	-	-	2,380.00	\$ 48,314.00
L3	2	8"x4" Service Wye	56.00	EA	750.00	\$ 42,000.00	56	42,000.00	-	-	56.00	\$ 42,000.00
L3	3	8" PVC Sewer 0'-6" cut	88.00	LF	47.85	\$ 4,210.80	88	4,210.80	-	-	88.00	\$ 4,210.80
L3	4	8" PVC Sewer 6'-8" cut	812.00	LF	49.15	\$ 39,909.80	812	39,909.80	-	-	812.00	\$ 39,909.80
L3	5	8" PVC Sewer 8'-10" cut	938.00	LF	51.36	\$ 48,175.68	938	48,175.68	-	-	938.00	\$ 48,175.68
L3	6	Manholes 48" 0'-6" Deep	3.00	EA	3,500.00	\$ 10,500.00	3	10,500.00	-	-	3.00	\$ 10,500.00
L3	7	Manholes 48" 6'-8" Deep	4.00	EA	3,750.00	\$ 15,000.00	4	15,000.00	-	-	4.00	\$ 15,000.00
L3	8	Manholes 48" 8'-10" Deep	3.00	EA	4,300.00	\$ 12,900.00	2	8,600.00	-	3.00	12,900.00	\$ 12,900.00
L3	9	Onsite Backfill	1,010.00	CY	4.50	\$ 4,545.00	1,010	4,545.00	-	-	1,010.00	\$ 4,545.00
L3	10	Stone Bedding	101.00	CY	126.00	\$ 12,726.00	101	12,726.00	-	-	101.00	\$ 12,726.00
L3	11	TV Test - Laterals	2,380.00	LF	0.90	\$ 2,142.00	-	-	2,142.00	-	-	\$ -
L3	12	Mandrel & Air - Test - Main/MH	1,834.00	LF	5.25	\$ 9,628.50	-	-	9,628.50	-	-	\$ -
L3		Storm System						-	-	-	-	\$ -
L3	1	24" FES	1.00	EA	1,300.00	\$ 1,300.00	1	1,300.00	-	-	1.00	\$ 1,300.00
L3	2	30" FES	2.00	EA	1,450.00	\$ 2,900.00	2	2,900.00	-	-	2.00	\$ 2,900.00
L3	3	6" Sock Storm Drain 2'x1' W/ SAND	1,000.00	LF	21.00	\$ 21,000.00	-	-	21,000.00	-	-	\$ -
L3	4	18" RCP Storm Drain	160.00	LF	69.80	\$ 11,168.00	160	11,168.00	-	-	160.00	\$ 11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	88.70	\$ 65,992.80	744	65,992.80	-	-	744.00	\$ 65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.50	\$ 39,816.00	336	39,816.00	-	-	336.00	\$ 39,816.00
L3	7	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00	-	-	1.00	3,600.00	1.00	\$ 3,600.00
L3	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	10.00	EA	7,170.00	\$ 71,700.00	10	71,700.00	-	-	10.00	\$ 71,700.00
L3	9	Storm Manhole	2.00	EA	4,050.00	\$ 8,100.00	2	8,100.00	-	-	2.00	\$ 8,100.00
L3	10	Select backfill in road ROW only	809.00	CY	26.40	\$ 21,357.60	809	21,357.60	-	-	809.00	\$ 21,357.60
L3		Water Distribution System						-	-	-	-	\$ -
L3	1	D/W-Connect Extg Water Main 12" W/SLEEVE	1.00	EA	7,200.00	\$ 7,200.00	-	-	1.00	7,200.00	1.00	\$ 7,200.00
L3	2	D/W - 8" Ductile Iron Wtr Main	80.00	LF	59.30	\$ 4,744.00	80	4,744.00	-	-	80.00	\$ 4,744.00
L3	3	D/W-8" PVC Water Main	1,840.00	LF	42.40	\$ 78,016.00	1,840	78,016.00	-	-	1,840.00	\$ 78,016.00
L3	4	D/W-12" PVC Water Main	120.00	LF	74.80	\$ 8,976.00	120	8,976.00	-	-	120.00	\$ 8,976.00
L3	5	6" Fire Hydrant Lead	80.00	LF	52.25	\$ 4,180.00	80	4,180.00	-	-	80.00	\$ 4,180.00
L3	6	D/W-1" HDPE Service Tubing	2,400.00	LF	13.40	\$ 32,160.00	1,650	22,110.00	-	750.00	10,050.00	\$ 32,160.00
L3	1	D/W-1" Service Lateral to 8"	56.00	EA	630.00	\$ 35,280.00	39	24,570.00	-	17.00	10,710.00	\$ 35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00	-	-	1.00	3,850.00	1.00	\$ 3,850.00
L3	1	D/W-8" Gate Valves	2.00	EA	2,275.00	\$ 4,550.00	2	4,550.00	-	-	2.00	\$ 4,550.00

Attachment A

L3	1	D/W-12" Gate Valve	1.00	EA	4,425.00	\$ 4,425.00	1	4,425.00	-	-	-	1.00	\$ 4,425.00
L3	1	D/W-MISC Fittings	1.00	LS	72,420.00	\$ 72,420.00	1	61,557.00	-	0.15	10,863.00	1.00	\$ 72,420.00
L3	2	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	\$ 23,620.00	4	23,620.00	-	-	-	4.00	\$ 23,620.00
L3		Street Improvements						-	-	-	-	-	\$ -
L3	1	Petro Mat	400.00	SY	6.20	\$ 2,480.00		-	2,480.00		-	-	\$ -
L3	2	1.5" Asphalt Surface Course	5,485.00	SY	14.20	\$ 77,887.00		-	77,887.00		-	-	\$ -
L3	1	8" Graded Aggregate Base Course	5,485.00	SY	42.00	\$ 230,370.00		-	230,370.00		-	-	\$ -
L3	1	18" Rollover Curb & Gutter	3,680.00	LF	19.50	\$ 71,760.00		-	71,760.00		-	-	\$ -
L3	2	Concrete Flume	1.00	EA	1,900.00	\$ 1,900.00		-	1,900.00		-	-	\$ -
L3	1	4" Sidewalk (non-hot areas only - as shown on plans)	624.23	SY	58.00	\$ 8,236.00	36,205.39	-	8,236.00	36,205.39	-	-	\$ -
L3	2	Fine Grade for Sidewalk	624.23	SY	8.25	\$ 1,171.50	5,149.90	-	1,171.50	5,149.90	-	-	\$ -
L3	3	ADA TRUNCATED PAVERS AT HC RAMP	32.00	SF	200.00	\$ 6,400.00		-	6,400.00		-	-	\$ -
L3	4	Fine Grade for H/C Ramp	4.00	EA	65.85	\$ 263.40		-	263.40		-	-	\$ -
L3	5	Thermo Stop Bars	1.00	EA	600.00	\$ 600.00		-	600.00		-	-	\$ -
L3	1	Thermo Crosswalks	2.00	EA	1,150.00	\$ 2,300.00		-	2,300.00		-	-	\$ -
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	\$ 4,800.00		-	4,800.00		-	-	\$ -
L3		Bid Alternates						-	-		-	-	\$ -
L3	1	Elec. Backbone Conduit	2,400	LF	19.00	\$ 45,600.00	1,000	19,000.00	-	1,400.00	26,600.00	2,400.00	\$ 45,600.00
						\$ 6,124,390.16	TOTALS	\$ 3,576,467.15	2,233,241.76	TOTALS	\$ 314,681.25	TOTALS	\$ 3,891,148.40
10.0%						\$ 612,439.02	RETENTION	\$ 357,646.72		RETENTION	\$ 31,468.13	RETENTION	\$ 389,114.84
						\$ 5,511,951.14	TOTAL INV.	\$ 3,218,820.44		TOTAL INV.	\$ 283,213.13	TOTAL INVOICED TO DATE	\$ 3,502,033.56

TOTAL COST OF
IMPROVEMENTS =
\$6,411,201.89

TOTAL COST OF
IMPROVEMENTS
COMPLETED TO DATE =
\$3,904,748.40

PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27
PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84
PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12

CLEARING, PAVING, GRADING, STORM DRAINAGE WATER DISTRIBUTION & SANITARY SEWER

WESTBROOK AREA L3 SAVANNAH QUARTERS POOLER, GEORGIA

FOR

SOUTHWEST QUARTER HOLDINGS LLC

200 BLUE MOON CROSSING
POOLER, GEORGIA 31322
PHONE No. (912) 450-2300

APRIL 18, 2022

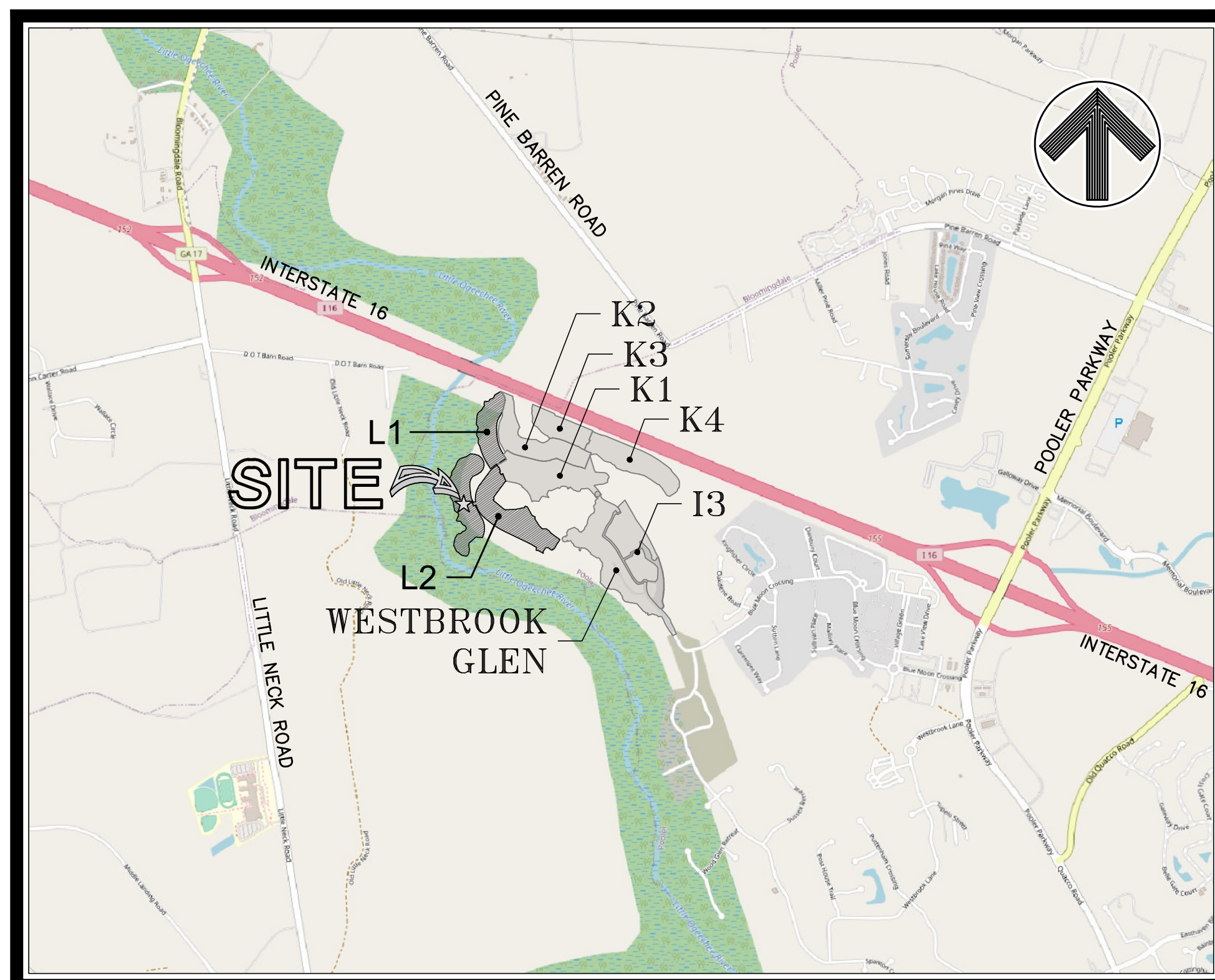
GENERAL REVISIONS - AUGUST 10, 2022
GENERAL REVISIONS - JUNE 29, 2023



HUSSEY GAY BELL
— Established 1958 —

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
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RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



VICINITY MAP
SCALE: 1"=2000'

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTION NOTES AND LEGEND
-C1.1 - C1.2	EXISTING CONDITIONS PLAN
C2.0	OVERALL STAKING & TRAFFIC CONTROL PLAN
-C2.1 - C2.2	STAKING & TRAFFIC CONTROL PLAN
C3.0	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C3.1 - C3.2	PAVING, GRADING, AND DRAINAGE PLAN
C4.0	OVERALL NEIGHBORHOOD GRADING AND DRAINAGE PLAN
-C4.1 - C4.2	NEIGHBORHOOD GRADING AND DRAINAGE PLAN
C5.0	OVERALL WATER AND SEWER DISTRIBUTION PLAN
C5.1 - C5.2	WATER DISTRIBUTION AND SANITARY SEWER PLAN
-C6.1	ROAD PROFILES
C6.2	STORM DRAINAGE PROFILES
C6.3	SANITARY SEWER PROFILES
C6.4	WATER MAIN PROFILES
-C7.1 - C7.4	CONSTRUCTION DETAILS
GC8.1 - GC8.2	GREENSPACE PLAN

SCHEDULE OF DRAWINGS

GENERAL NOTES, ABBREVIATIONS, SYMBOLS & LEGEND:

- SITE DATA:**
1. SITE ADDRESS: BLUE MOON CROSSING
POOLER, COUNTY, GEORGIA
51009 01027
SOUTHWEST QUARTER HOLDING LLC
100 BLUE MOON CROSSING, SUITE 114
POOLER, CHATHAM COUNTY, GEORGIA 31322
SOUTHWEST QUARTER HOLDING LLC
100 BLUE MOON CROSSING, SUITE 114
POOLER, CHATHAM COUNTY, GEORGIA 31322
 2. DEVELOPER ADDRESS: 245.71 ACRES
14.0 ACRES
P.U.D.
HUSSEY GAY BELL
529 COMMERCIAL DRIVE
SAVANNAH, GEORGIA 31406
912-354-4626
122244374
VERTICAL DATUM: NAVD 1988
HORIZONTAL DATUM: NAD 83
SLUG ENVIRONMENTAL CONSULTANTS, INC.
31 PARK OF COMMERCE WAY, SUITE 2008
SAVANNAH, GEORGIA 31405
LASTY REVISED: DECEMBER 12, 2017
ACOE JURISDICTION DETERMINATION NUMBER: 199200417
ACOE PERMIT NUMBER: 960005370
CITY OF POOLER
 3. LOCAL ISSUING AUTHORITY: 11. WATER AND SEWER PROVIDER: SAVANNAH QUARTERS HOA
12. ROAD AND DRAINAGE OPERATOR:
13. FLOOD ZONE: IN ACCORDANCE WITH FIRM MAP NO. 13051C01080, EFFECTIVE DATE: AUGUST 16, 2018, THIS PROPERTY DOES FALL WITHIN THE LIMITS OF THE 100 - YEAR FLOOD PLAIN. (ZONE "AE" ELEV. 16'-17').

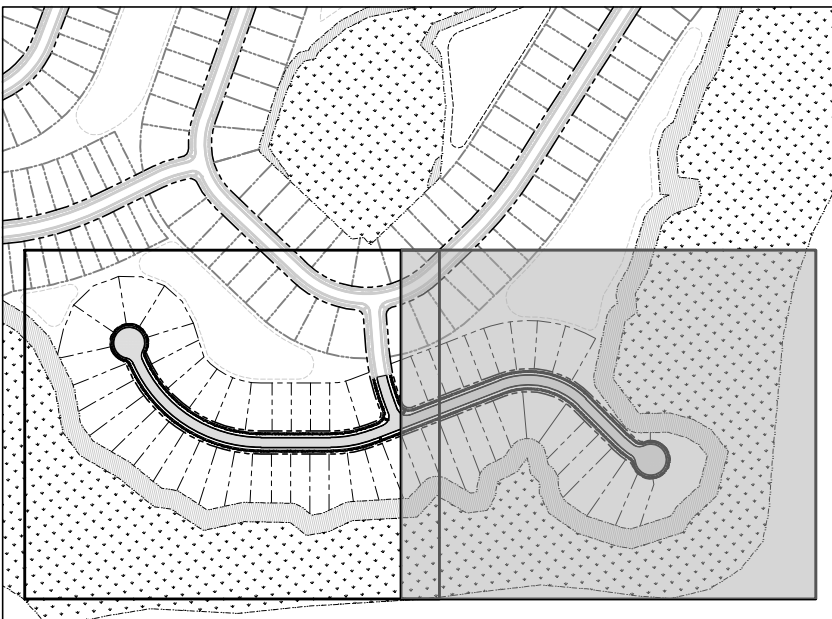
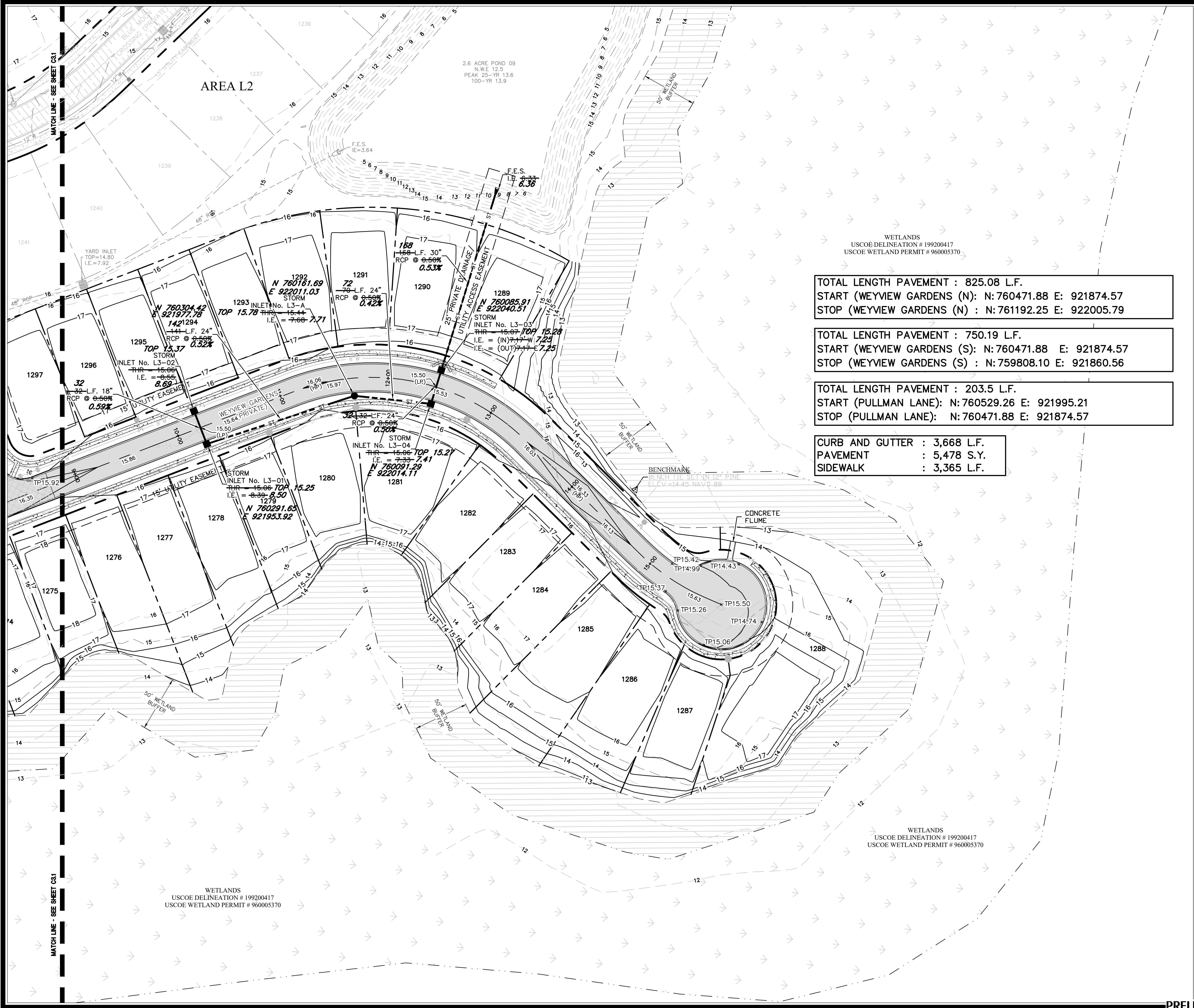
- GENERAL NOTES:**
1. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION UNTIL THE PROPER PERMITS HAVE BEEN ISSUED.
 2. WORK IS NOT PERMITTED UNTIL THE PRE-CONSTRUCTION MEETING IS HELD AS REQUIRED. CONTACT CITY AT 912-330-8650 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE NOTICE OF INTENT. IF ONE HAS NOT BEEN PROVIDED/SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO SO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF AND FAMILIARIZING THEMSELVES WITH THE FOLLOWING: GEOTECHNICAL REPORT, ENVIRONMENTAL SITE ASSESSMENT, WETLANDS ASSESSMENT, AND HAZARDOUS MATERIALS ASSESSMENT.
 5. CAD FILES OF THE DESIGN MAY BE OBTAINED BY THE CONTRACTOR UPON REQUEST, BUT THE LATEST ISSUED PLANS AND SPECIFICATIONS SHALL GOVERN IN CONFLICT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD MARKINGS/LOCATES ARE IN AGREEMENT WITH THE APPROVED PLANS AND SPECIFICATIONS. IF THE FIELD LOCATIONS ARE FOUND TO BE IN CONFLICT OR IF UTILITIES ARE MARKED IN THE FIELD THAT ARE NOT SHOWN ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST DIRECTION. UNDERGROUND UTILITIES WERE LOCATED TO THE EXTENT PRACTICAL DURING THE TOPOGRAPHIC SURVEY BASED ON OBSERVABLE ABOVE GROUND EVIDENCE AND FLAGGING BY OTHERS. HOWEVER, THE UTILITIES SHOWN MAY NOT BE THE TYPE INDICATED OR IN THE LOCATION SHOWN, AND OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. FULL SUBSURFACE INVESTIGATION SHALL BE PERFORMED BY THE CONTRACTOR TO VERIFY LOCATION, TYPE, AND SIZE OF ALL UNDERGROUND UTILITIES.
 7. THE CONTRACTOR SHALL COMPLETELY CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF DISTURBANCE UNLESS INDICATED OTHERWISE.
 8. ALL UTILITY CONSTRUCTION SHALL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN THE STATE OF GEORGIA.
 9. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 10. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER.
 11. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA." ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER.
 12. CONTRACTOR SHALL USE A TRENCH BOX ON ALL UTILITIES MORE THAN SIX FEET IN DEPTH. STACKABLE TRENCH BOXES SHALL BE USED WHERE DEPTH REQUIRES SUCH.
 13. 6" IRRIGATION CONDUITS SHALL BE PLACED AS SHOWN ON THE PLANS. IRRIGATION CONDUITS SHALL BE SCHEDULE 40 PVC (WHITE IN COLOR) AND SHALL EXTEND 3" (MIN.) - 5" (MAX.) BEYOND BACK OF CURB.
 14. ALL CONDUITS SHALL BE INSTALLED WITH 24"(MIN.) - 30"(MAX.) COVER (OR AS REQUIRED BY THE UTILITY).
 15. ONE (1) #3 REBAR, 24" IN LENGTH SHALL BE INSTALLED AT EACH CONDUIT END WITH 18" EXPOSED AND 6" OF BURY.
 16. ONE (1) 1"x2" WOODEN STAKE (PRESSURE TREATED) SHALL BE INSTALLED AT EACH CONDUIT END WITH A MINIMUM OF 24" EXPOSED AND A MINIMUM OF 12" OF BURY. THE STAKES SHALL BE PAINTED WHITE FOR IRRIGATION CONDUITS AND GRAY FOR ELECTRICAL CONDUITS.
 17. EACH CONDUIT END SHALL BE CAPPED (NO GLUE).
 18. PULL CORDS SHALL RUN THROUGH PIPE AND EXIT A PRE-DRILLED HOLE IN CAP ON EITHER END.
 19. ALL CASTINGS ON SITE SHALL BE AMERICAN MADE.
 20. ACCESS FOR FIRE FIGHTING:
20.1 REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET 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.
20.2 WATER SUPPLY FOR FIRE CONNECTION: WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

- STAKING NOTES:**
1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
 2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
 3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
 4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION. BEARING ANY CONFLICTS ARISING FROM UNAUTHORIZED UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.

- PAVING, GRADING AND DRAINAGE NOTES:**
1. CONTOURS SHOWN ARE BASED ON FINISHED GRADES AND INCLUDE SIDEWALK AND PAVEMENT SURFACING. FINAL EARTHWORK CONTOURS IN AREAS TO BE COVERED BY OTHER SURFACES WILL BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN.
 2. CONTOURS SHOWN ON THIS SHEET ARE FOR GENERAL GUIDANCE AND INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL GRADE THE SITE IN ACCORDANCE WITH ELEVATIONS SHOWN. IN CASES OF CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE SPOT ELEVATIONS SHALL GOVERN.
 3. ALL PROPOSED PAVEMENT SHALL BE SUPPORTED BY A 24" MINIMUM THICKNESS SUBBASE COMPOSED OF COMPACTED SUITABLE MATERIAL ABLE TO PASS PROOF ROLLING. DEFINITIONS OF SUITABLE MATERIAL, COMPACTION, AND PROOF ROLLING ARE PROVIDED IN THE PROJECT SPECS. UNDERCUTTING AND BACKFILLING OF UNSUITABLE MATERIAL, IF PRESENT, TO ESTABLISH THE REQUIRED SUBBASE SHALL BE INCLUDED IN THE BASE BID. THE GEOTECHNICAL REPORT IS INCLUDED WITH THE CONTRACT DOCUMENTS.
 4. LOAD BEARING AND STRUCTURAL FILLS SHALL BE APPROVED SUITABLE MATERIAL AS DEFINED IN THE PROJECT SPECS. WASTE MATERIALS MAY BE USED FOR FLUSHING OF SHOULDER OR CONSTRUCTION OF PEDESTRIAN OR LANDSCAPED AREAS IF THEY CAN BE STABILIZED, SUPPORT PLANT GROWTH, AND MEET THE REQUIRED DEGREE OF COMPACTION.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
 6. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BARRIERS (SILT FENCE OR GRAVEL BAGS) AROUND ALL DRAINAGE INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
 7. SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE SIDEWALKS AND CURB AND GUTTER.
 8. INVERT ELEVATIONS SHOWN ON THE PLANS ARE TO THE INVERT OF THE LOWEST PIPE UNLESS SHOWN OTHERWISE.
 9. THE CONTRACTOR SHALL INSTALL ALL DRAINAGE PIPE PER MANUFACTURER'S RECOMMENDATIONS. IF A CONFLICT BETWEEN THE PLANS AND MANUFACTURER'S RECOMMENDATIONS ARISES, PLEASE NOTIFY THE DESIGN ENGINEER/OWNER IMMEDIATELY AND DISCONTINUE WORK UNTIL FURTHER NOTICE IS GIVEN.
 10. ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED.
 11. CATCH CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THAT THE GUTTER IS TO CARRY WATER. PITCHED CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THE WATER SHALL DRAIN AWAY FROM THE GUTTER. TRANSITIONS BETWEEN THE TWO CONDITIONS SHALL BE MADE AS SMOOTHLY AS POSSIBLE (THROUGH A MINIMUM DISTANCE OF 5'), USUALLY THROUGH A RADIUS.
 12. GUTTER LINE GRADES (INCLUDING GUTTERS IN CREST AND SAG VERTICAL CURVES) SHALL BE ADJUSTED TO MEET A MINIMUM LONGITUDINAL SLOPE OF 0.30%.

- SIGNAGE AND STRIPING NOTES:**
1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
 3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.

- WATER AND SEWER NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING STUB OUTS, SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO ORDERING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
 2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF POOLER SPECIFICATIONS AND REQUIREMENTS.
 3. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL, OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C200 SECTION 1.2. COPPER TUBE SIZE (CTS).
 4. ALL 4" - 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWWA C-900 PRESSURE RATED PIPE, PRESSURE CLASS 150, WITH DIMENSION RATIO 18 OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN. ALL PVC WATER MAINS SHALL BE BLUE IN COLOR. ALL WATER DISTRIBUTION PIPE GREATER THAN 12" IN DIAMETER SHALL BE CLASS 250 DUCTILE IRON PIPE. ALL FIRE HYDRANT LEAD LINES SHALL BE CLASS 50 DUCTILE IRON WITH CEMENT LINING.
 5. GRAVITY SANITARY SEWER PIPE SHALL BE PVC - ASTM D 3034, SD 26 OR DUCTILE IRON PIPE PRESSURE CLASS 50 WHERE REQUIRED.
 6. MANHOLE TOP ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS 2" ABOVE FINISHED GRADE IN UNPAVED AREAS AND FLUSH IN PAVED AREAS OR AS INDICATED ON MANHOLE DETAIL. IF A CONFLICT BETWEEN THE PLANS AND MANHOLE DETAIL, THE DETAIL SHALL GOVERN.
 7. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60 INCHES. A MINIMUM 18 INCHES VERTICAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWER MAINS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE OF PIPE WALL TO OUTSIDE OF PIPE WALL OF NEAREST LOCATION. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES AS POSSIBLE TO AVOID CONFLICTS.
 8. WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK UTILITY CONTRACTOR'S SCOPE OF WORK. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER AND SEWER CONNECTIONS. THE SITE WORK UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
 9. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER.
 10. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651, LATEST REVISION. IF REQUIRED BY THE CITY, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE. HIGHLY CHLORINATED WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
 11. SEE SANITARY SEWER GENERAL NOTES AND WATER GENERAL NOTES IN DETAIL SHEETS.
 12. SEE DETAIL SHEET C7.4 FOR THRUST RESTRAINT DETAILS.
 13. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP (OR APPROVED EQUAL) SHALL BE USED TO FORM A WATERTIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
 14. FLUSH NEW WATER LINE USING A FULL-SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.
 15. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT ALL DIRT BEFORE LAYING.
 16. WATER DISTRIBUTION PIPE SHALL HAVE A #12 GAUGE, SINGLE STRAND, COPPER COATED STEEL TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
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PROJECT INDEX MAP

SPECIAL NOTES:
1. PROPER SURFACE AND SUBGRADE DRAINAGE SYSTEM SHOULD BE INSTALLED TO AVOID SATURATION OF SUBGRADE SOILS UNDERNEATH THE ASPHALT PAVEMENTS. THE SITE DRAINAGE SHOULD BE DESIGNED TO MAINTAIN THE GROUNDWATER AT LEAST 2 FEET BELOW THE TOP OF THE SUBGRADE.
2. CONTRACTOR TO INSTALL 50 L.F. OF SUBGRADE DRAIN OUT EACH END OF ALL PROPOSED CURB INLETS

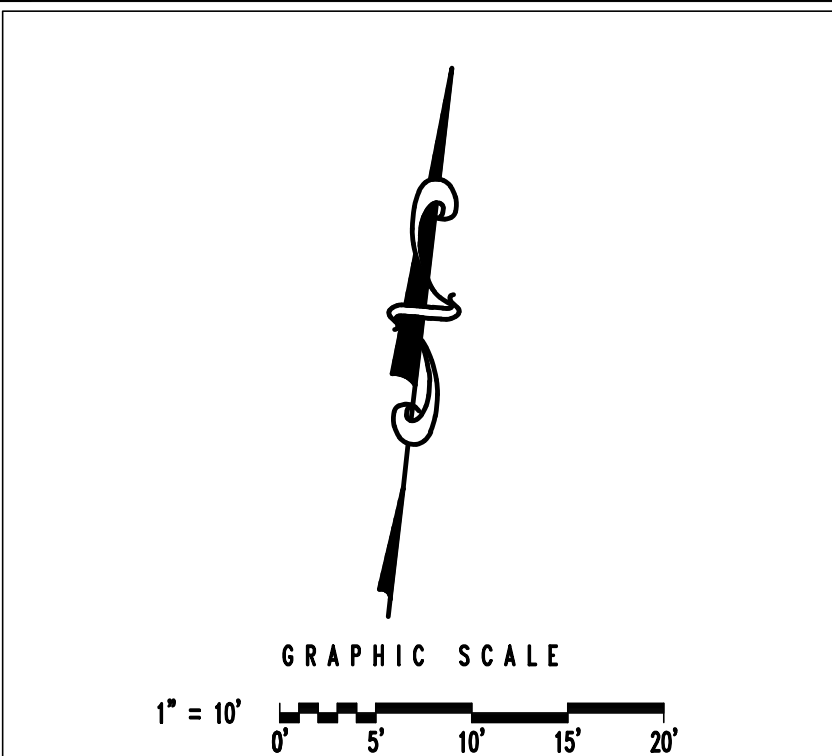
TOTAL LENGTH PAVEMENT : 825.08 L.F.
START (WEYVIEW GARDENS (N): N: 760471.88 E: 921874.57
STOP (WEYVIEW GARDENS (N) : N: 761192.25 E: 922005.79

TOTAL LENGTH PAVEMENT : 750.19 L.F.
START (WEYVIEW GARDENS (S): N: 760471.88 E: 921874.57
STOP (WEYVIEW GARDENS (S) : N: 759808.10 E: 921860.56

TOTAL LENGTH PAVEMENT : 203.5 L.F.
START (PULLMAN LANE): N: 760529.26 E: 921995.21
STOP (PULLMAN LANE): N: 760471.88 E: 921874.57

CURB AND GUTTER : 3,668 L.F.
PAVEMENT : 5,478 S.Y.
SIDEWALK : 3,365 L.F.

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

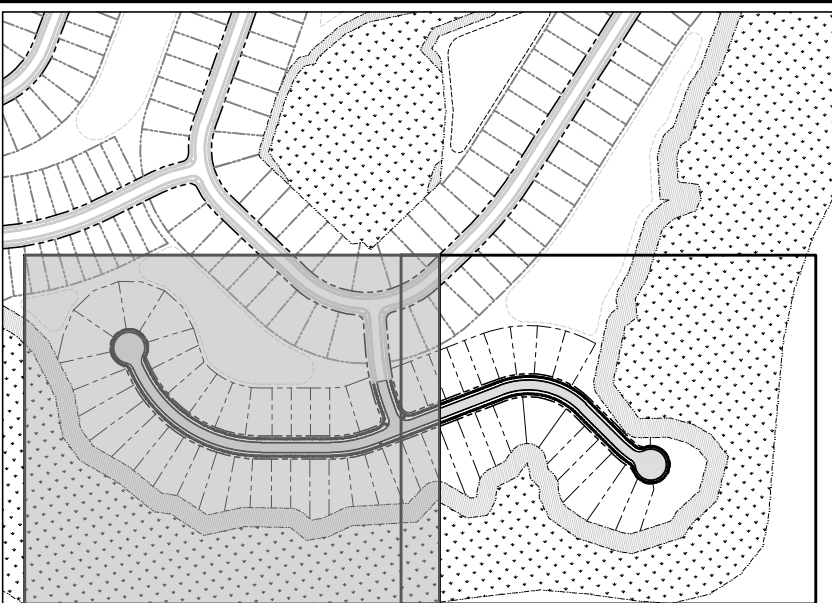
HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:	GENERAL REVISIONS 08/10/2022	GENERAL REVISIONS 06/29/2023
DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.
DATE: APRIL 18, 2022		
JOB NO. 122244375		
SCALE: 1" = 40'		

WESTBROOK AREA L3
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.2



SPECIAL NOTES:

1. ALL DROP MANHOLE AND SEWER LATERALS THAT TIE INTO A MANHOLE SHALL BE OUTSIDE DROP MANHOLE.
2. ALL SEWER MANHOLES SHALL HAVE 6" EXTENDED BASE.
3. CONNECTION TO EXISTING MANHOLES SHALL BE BY CORING AND PLACEMENT OF A FLEXIBLE BOOT OF PROPER SIZE FOR THE PIPE DIAMETER. FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL CONFORM TO ASTM C923 SPECIFICATIONS. ALL PIPE CLAMP BANDS AND EXPANSION BANDS SHALL BE STAINLESS STEEL. FLEXIBLE CONNECTORS SHALL BE LOCK JOINT, KOR-N-SEAL II, OR EQUAL.
4. ALL SANITARY SEWER MANHOLE COVERS SHALL BE PROVIDED WITH HDPE OR STAINLESS STEEL IS&I COVERS.
5. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 11 MARKING OF THE TUBING SHALL INCLUDE NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024




HUSSEY GAY BELL

— *Established 1958* —

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4622

REVISIONS: GENERAL REVISIONS 06/10/2022 GENERAL REVISIONS 06/29/2023		
DESIGNED H.F.R.	DRAWN J.J.M.	CHECKED H.W.K.
DATE: APRIL 18, 2022		
JOB NO. 122244375		
SCALE: 1" = 40'		

WESTBROOK AREA L3

SAVANNAH QUARTERS
POOLER, GEORGIA

SOUTHWEST QUARTER HOLDINGS LLC

FOR
WATER DISTRIBUTION AND SANITARY SEWER PLAN

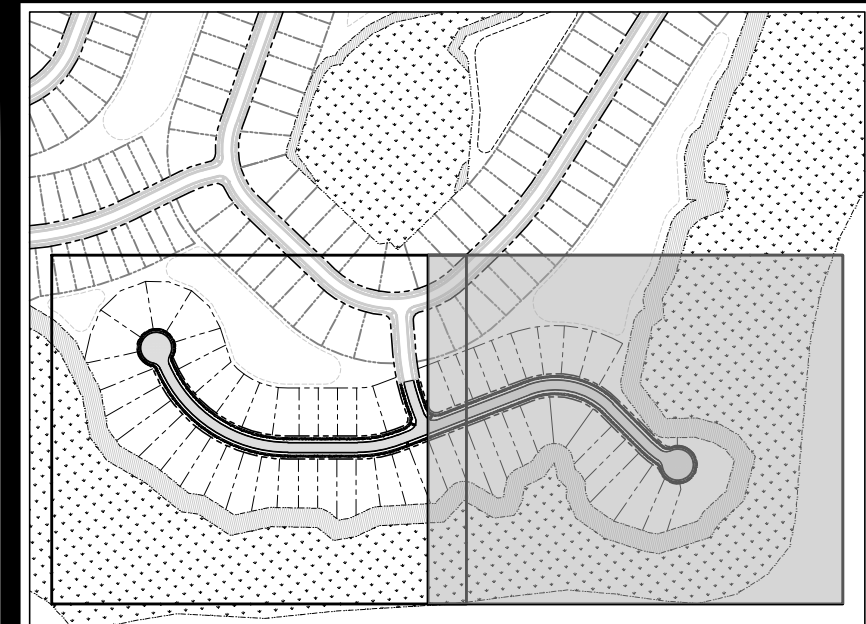
DRAWING NUMBER

C5.1

WESTBROOK AREA L3
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
WATER DISTRIBUTION AND SANITARY SEWER PLAN

DRAWING NUMBER

C5.1



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ENTETPRISES, INC.
DATE: AUGUST 21, 2024



GRAPHIC SCALE

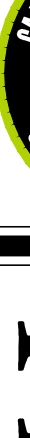
1" = 10'



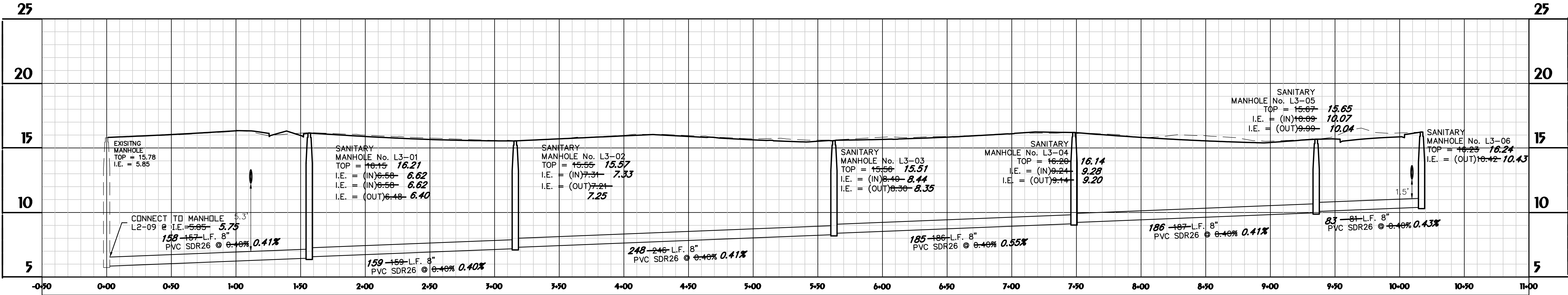
A horizontal scale bar with alternating black and white segments. Below the bar are markings for 0', 5', 10', 15', and 20'.

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

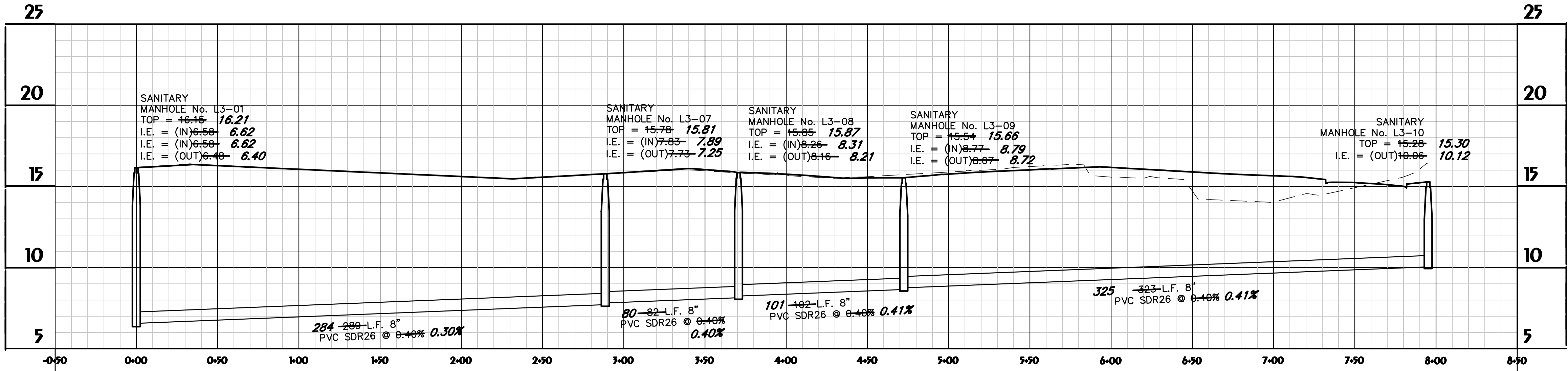
WATER & SANITARY SEWER LATERAL CHART					
LOT#	NORTHING	EASTING	LOT#	LOT#	DIST.
1280 WL	760230.683	921971.123	1279/1280		5.12L
1280 SL	760184.062	921996.187	1280/1281		5.0RT
1281 WL	760045.790	921986.145	1281/1282		4.9RT
1281 SL	760154.565	921998.192	1280/1281		4.7L
1282 WL	760037.125	921980.629	1281/1282		5.5L
1282 SL	759994.164	921943.511	1282/1283		4.9RT
1283 WL	759952.346	921991.007	1283/1284		4.9RT
1283 SL	759986.129	921937.486	1283/1284		5.0RT
1284 WL	759944.249	921910.060	1283/1284		5.2L
1284 SL	759915.459	92188.891	1284/1285		5.0RT
1285 WL	759875.155	921859.412	1285/1286		4.8RT
1285 SL	759907.712	921875.753	1284/1285		5.2L
1286 WL	759866.621	921854.663	1285/1286		5.0RT
1286 SL	759841.166	921823.357	1286/1287		5.0RT
1287 WL	759800.933	921851.605	1287/1288		5.3RT
1287 SL	759833.191	921871.293	1286/1287		5.2L
1288 WL	759761.793	921841.688	1287/1288		45.4L
1288 SL	759719.685	92181.257	1287/1288		4.5L
1289 WL	760073.131	922050.479	1289/1290		11.4RT
1289 SL	760036.973	922043.120	1289/1290		48.7RT
1290 WL	760096.327	922054.509	1289/1290		14.2L
1290 SL	760131.584	922060.758	1290/1291		5.0RT
1291 WL	760176.415	922051.178	1291/1292		4.9RT
1291 SL	760141.658	922060.307	1290/1291		5.1L
1292 WL	760185.809	922048.273	1291/1292		5.0RT
1292 SL	760220.291	922040.299	1292/1293		5.5RT
1293 WL	760282.497	922012.851	1293/1294		4.9RT
1293 SL	760229.685	922035.558	1292/1293		5.0RT
1294 WL	760270.995	922007.629	1293/1294		5.4L
1294 SL	760308.801	921994.184	1294/1295		5.0RT
1295 WL	760350.934	921966.804	1294/1295		4.7RT
1295 SL	760317.744	921968.680	1294/1295		5.0L
1296 WL	760360.045	921962.409	1295/1296		5.4L
1296 SL	760397.208	921947.501	1296/1297		5.0RT
1297 WL	760443.763	921971.676	1296/1297		41.2L
1297 SL	760406.054	921943.249	1296/1297		4.6L

		
		
HUSSEY GAY BELL <i>Established 1958</i>		
329 COMMERCIAL DRIVE SAVANNAH GA 31406 / T-912 354 4626		
REVISIONS: GENERAL REVISIONS 08/10/2023 GENERAL REVISIONS 06/29/2023		
DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.
DATE: APRIL 18, 2022		
JOB NO. 122244375		
SCALE: 1" = 40'		
WESTBROOK AREA L3 SAVANNAH QUARTERS POOLER, GEORGIA FOR SOUTHWEST QUARTER HOLDINGS LLC WATER DISTRIBUTION AND SANITARY SEWER PLAN		
DRAWING NUMBER C5.2		

PRELIMINARY - NOT FOR CONSTRUCTION



SANITARY SEWER RUN #1
Hor. Scale: 1" = 40'
Ver. Scale: 1" = 4'



SANITARY SEWER RUN #2
Hor. Scale: 1" = 40'
Ver. Scale: 1" = 4'

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024

LEGEND:
PROPOSED GRADE
EXISTING GRADE

PRELIMINARY - NOT FOR CONSTRUCTION



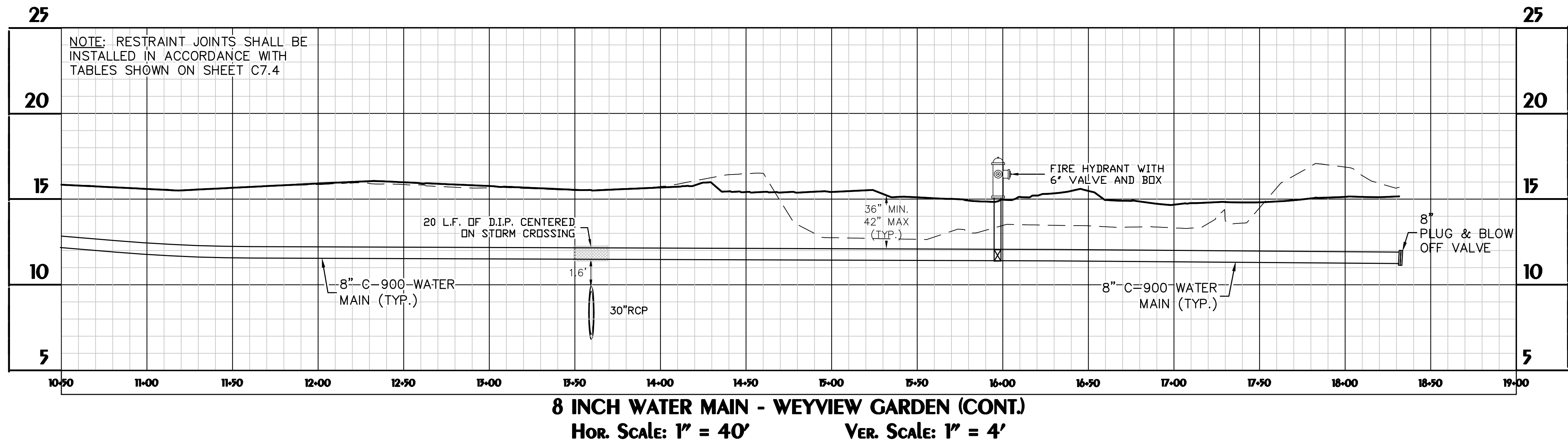
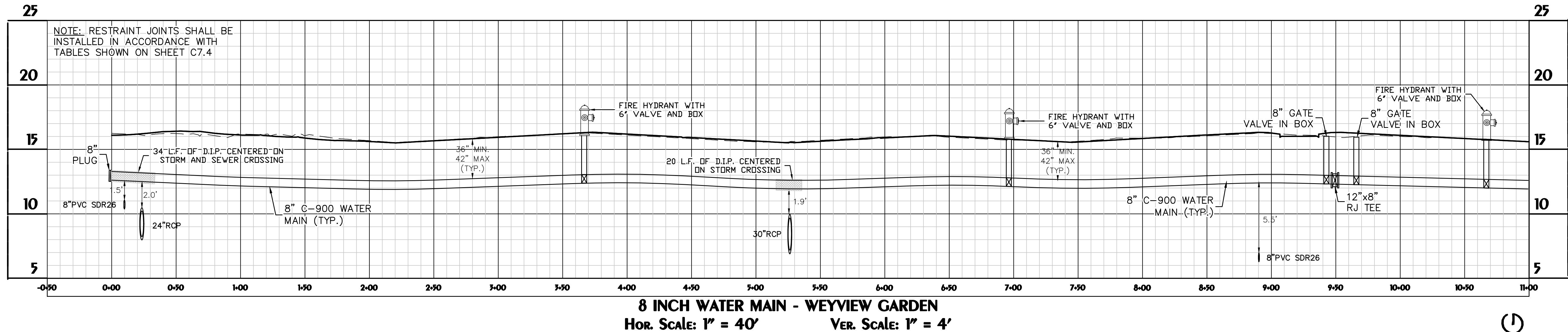
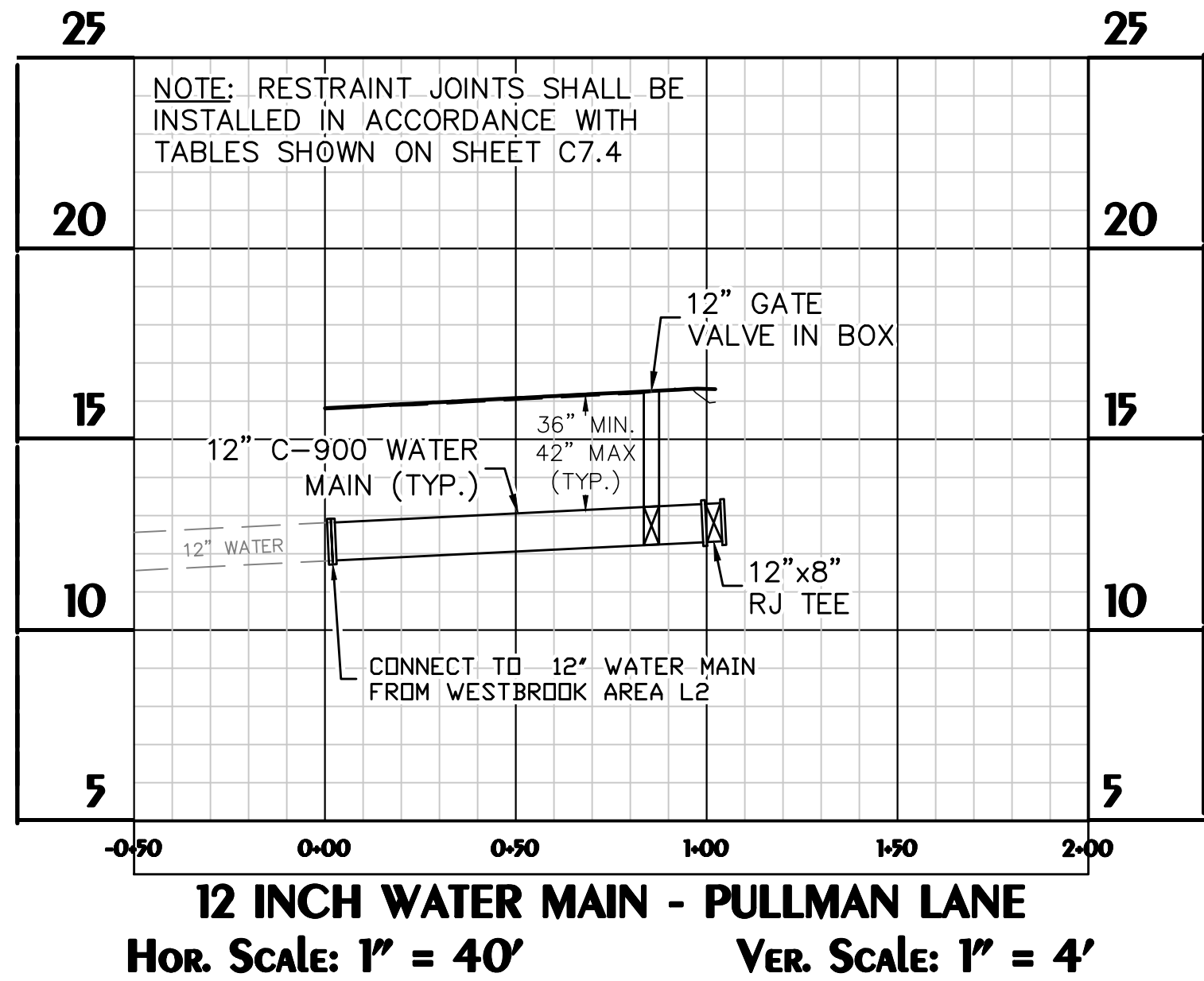
HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.
DATE:	APRIL 18, 2022	
JOB NO.	122244375	
SCALE:	AS SHOWN	

WESTBROOK AREA L3
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
SANITARY SEWER PROFILES

DRAWING NUMBER
C6.3



RECORD DRAWING

FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.

DATE: AUGUST 21, 2024

LEGEND:

PROPOSED GRADE

EXISTING GRADE

PRELIMINARY - NOT FOR CONSTRUCTION



HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:

GENERAL REVISIONS 08/10/2022

GENERAL REVISIONS 06/29/2023

DESIGNED: H.F.R. DRAWN: J.J.M. CHECKED: H.W.K.

DATE: APRIL 18, 2022

JOB NO. 122244375

SCALE: AS SHOWN

WESTBROOK AREA L3

SAVANNAH QUARTERS

POOLER, GEORGIA

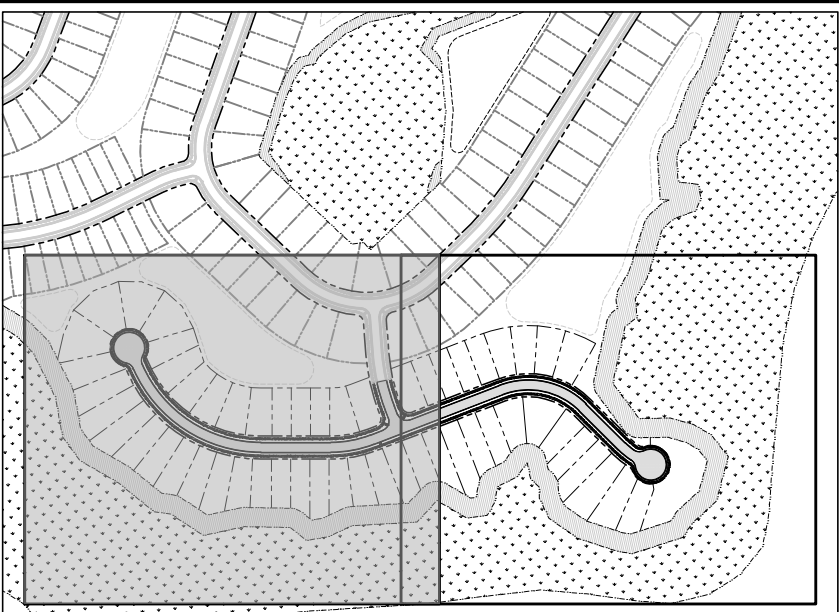
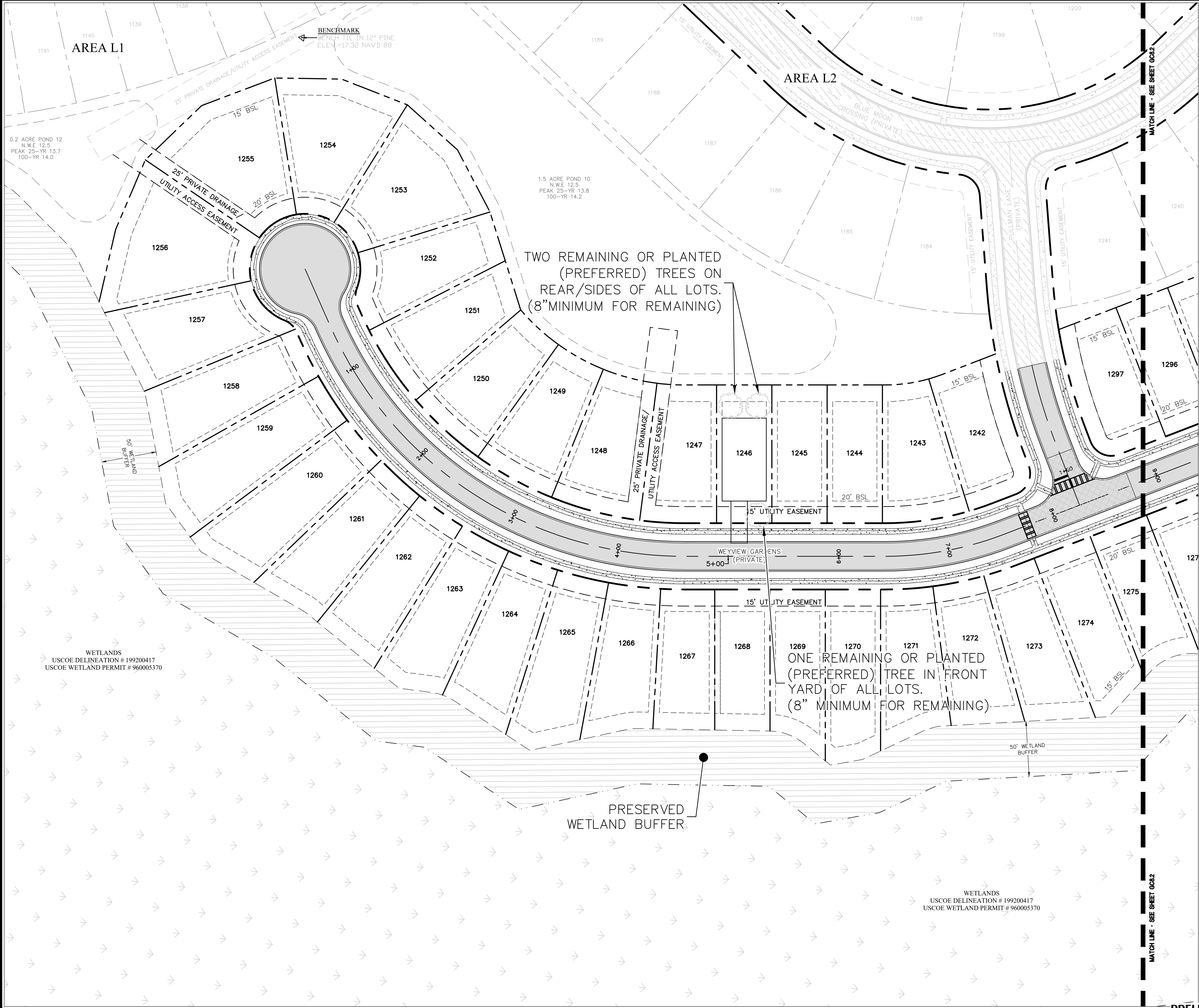
FOR

SOUTHWEST QUARTER HOLDINGS LLC

WATER MAIN PROFILES

DRAWING NUMBER

C6.4

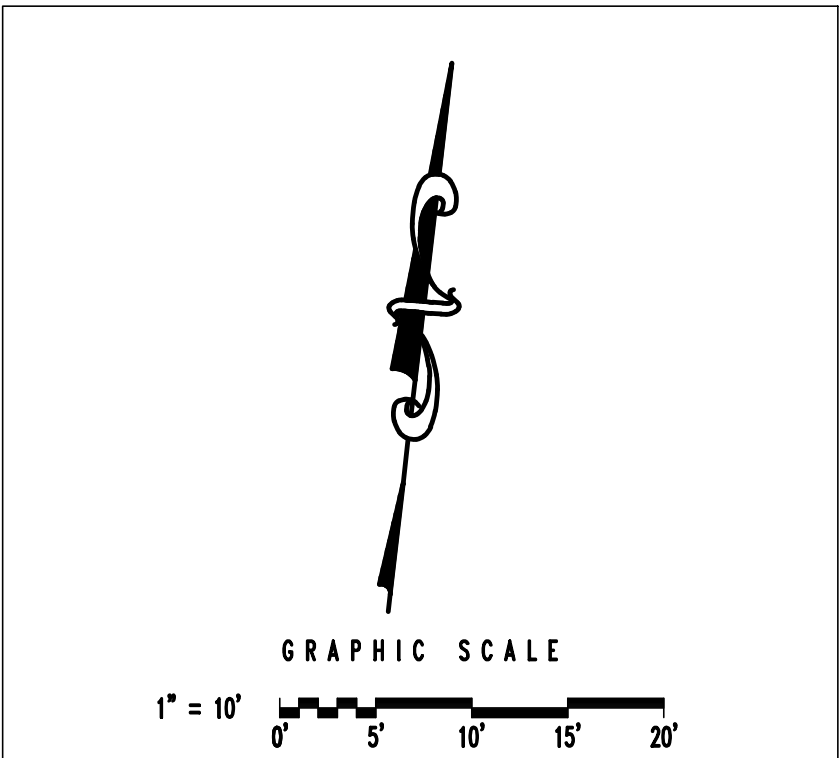


PROJECT INDEX MAP

PREFERRED TREES:	HEIGHT:	CANOPY:
AMERICAN HOLLY	40-50 FT	18-40 FT
BIRCH	40-70 FT	40-60 FT
CYPRESS	60-70 FT	15-25 FT
HICKORY	50 FT	80 FT
LIVE OAK	40-80 FT	60-100 FT
MAGNOLIA	60-80 FT	40 FT
MAPLE	60-75 FT	40-50 FT
PECAN	70-100 FT	40-75 FT
SYCAMORE	40-100 FT	40-70 FT
WALNUT	50-75 FT	50-75 FT
WILLOW	30-40 FT	35 FT
DRAKE ELM	35-45 FT	35-50 FT
BOSQUE ELM	50-60 FT	30-40 FT
ALEE ELM	60-70 FT	35-55 FT

TREE CANOPY COVERAGE REQUIREMENTS
PROPOSED TREE PLANTINGS
56 LOTS X 3 TREES PER LOT = 168 TREES
SELECT FROM PREFERRED TREE LIST

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.
DATE: APRIL 18, 2022		
JOB NO. 122244375		
SCALE: 1" = 40'		

WESTBROOK AREA L3

SAVANNAH QUARTERS
POOLER, GEORGIA

FOR
SOUTHWEST QUARTER HOLDINGS LLC

GREENSPACE PLAN

DRAWING NUMBER

GC8.1

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December 14, 2018 - 6:59 AM Printed By: vsmith



HUSSEY GAY BELL
— *Established 1958* —
329 COMMERCIAL DRIVE SAVANNAH, GA 31406/T-912 354 4626

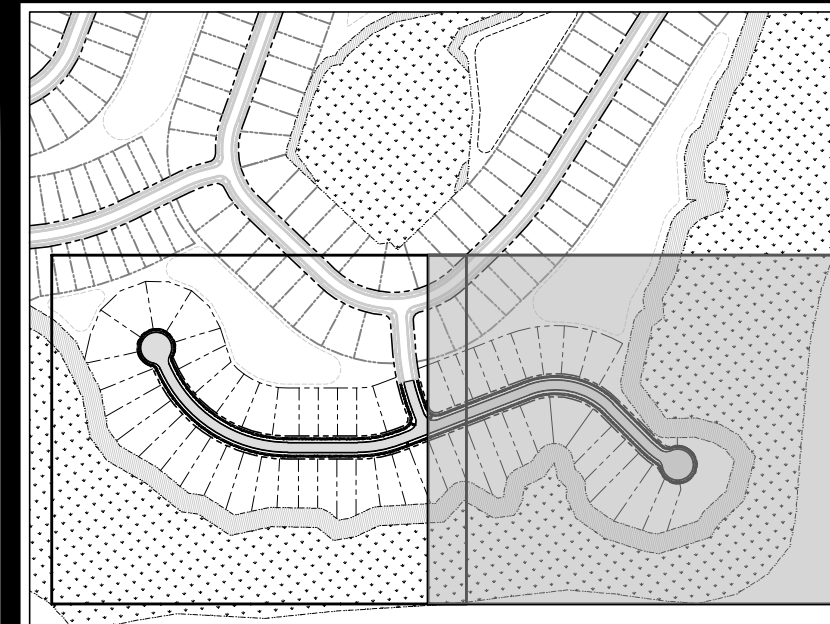
REVISIONS:	
GENERAL REVISIONS	08/10/2022
GENERAL REVISIONS	06/29/2023

DESIGNED H.F.R.	DRAWN J.J.M.	CHECKED H.W.K.
DATE: APRIL 18, 2022		
JOB NO. 122244375		
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WESTBROOK AREA L3
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
GREENSPACE PLAN

DRAWING NUMBER

GC8.2



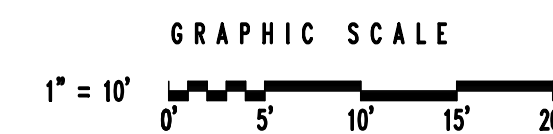
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