



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

May 12, 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. Variance Request for 111 Sharon Court. (Application #A25-0079)
 - B. Zoning Map Amendment for 1405 Quacco Road. (Application #25-0079)
 - C. Site Development Plan Approval for 850 Memorial Boulevard – Hampton Home 2 (Application #A24-0154)
 - D. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Forest Lakes Phase 12, Como Drive, Subject to City Attorney Approval (Application #24-0054)
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
April 28, 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 April 14, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: commissioner Rife

Motion passed without opposition

NEW BUSINESS:

A. Conditional Use Request for 1757 Old Dean Forest Rd. (Application #A25-0069)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This 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 fabricant duct work in the building located at 1745 Old Dean Forest Rd. Staff recommended approval of the application. Josh Beelan and Dave Evans were present to answer questions.

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

1-Motion: Commissioner Daniel

2-Second: Commissioner Brown
Motion Passed without opposition

B. Conditional Use Request for 186 Pine Barren Rd. (Application #25-0072)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a conditional use for the expansion of an existing cement and concrete product manufacturing facility at 186 Pine Barren Rd. Staff recommended approval of the application. Ben Endsley and Azron Schnelle were both present to answer questions.

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

1-Motion: Commissioner Rife

2-Second: Commissioner Williams

Motion Passed without opposition

C. Site Development Plan Approval for 510 Pooler Parkway (Application# 25-0072)

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 a bank and drive-thru at 510 Pooler Parkway. Staff recommended approval of the application. Andrew Whitehead 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 Rife

Motion Passed without opposition

D. Acceptance of Sidewalk performance Bond for Westbrook Area L-2, 762 Blue Moon Crossing (Application #220638)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. The request is for Approval to accept a sidewalk performance bond in the amount of \$204,624.00 for the Westbrook Subdivision L-2 at 762 Blue Moon Crossing. Staff

recommended approval of the application. Talon Wagenknecht 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

E. Acceptance of Sidewalk performance Bond for Westbrook Area L-3, 133 Weyview Gardens (Application #220637)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. The request is for Approval to accept a sidewalk performance bond in the amount of \$54,375.00 for the Westbrook Subdivision L-3 at 133 Weyview Gardens. Staff recommended approval of the application. Talon Wagenknecht was present to answer questions.

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

1-Motion: Commissioner Daniel

2-Second: Commissioner Williams

Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:16p.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

Variance Request for 111 Sharon Ct.

Project:	#A25-0045
P&Z Meeting Date:	May 12, 2025
Public Hearing Date:	June 2, 2025
Applicant and Authorized Agent:	Stephen Bashlor
Location (Address):	111 Sharon Ct.
Parcel (PIN):	50022 01011
Existing Zoning:	I-1
Zoning Action:	Variance
Request:	Request is for a variance from App. A, Art. III, Sec. 30- Trailer Parking Yard Standards to allow for a Trailer Parking Yard without an Administrative or Security Office.
Application Filed:	April 21, 2025
Legal Notice Published:	May 11, 2025
Sign Posted:	May 9, 2025
Letters Mailed:	May 5, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for denial of the request."</i>

Background:

July 2, 2024, the property owner was provided with a Stop Work Order due to unapproved land development activity. The applicant applied, on December 17, 2024, for a site development plan. The submitted plan was originally stated to be for grading only; however, the plan included several additional changes to the site indicating there was a proposed intended use. Staff reached out to the applicant requesting information on what the proposed use was to be, and were told by the applicant that it would be overflow parking for Camping World's surplus RVs; this was consistent with the proposed site changes shown on the plan. The submitted plan was then reviewed by staff as a full Site Development Plan, with an intended proposed use of a Trailer Parking Yard.

On January 22, 2025, the applicant was provided with a Site Plan Review Letter with Staff's comments. Commentary within the letter included that the site plan must meet all requirements associated with a Trailer Parking Yard (App. A, Art. III, Sec. 30); one of the requirements being that *the site shall have an administrative or security office that meets the current state minimum standard codes for construction as adopted by the Georgia Board of Community Affairs, as amended, unless an office under the same management as the site is located on an adjacent or abutting property with a shared road frontage or access.* It also includes a requirement that the site must include a security fence; the site includes a pre-existing fence, which Staff finds to meet the requirements if repaired.

In response to the Site Plan Review Letter, the applicant requested a meeting with Staff to discuss the comments. In the meeting held on April 11, 2025, the applicant indicated that they would not be able to meet the administrative/security office requirement and that they would like to submit the current variance application.

The site was previously utilized as a Trailer Parking Yard by the adjacent Camping World business, as an overflow lot for the storage of RVs; this use was established without the submittal of a Site Development Plan application or review. The use has since been vacated, and the current site plan is proposing to reestablish the Trailer Parking Yard use on the site. The dates associated with the previous Trailer Parking Yard use are unknown to Staff.

Relevant Ordinances:

App. A, Art. V, Sec. 9 – Variances

App. A, Art. III, Sec. 30 – Trailer Parking Yard

Zoning Action Standards:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.

- *No, there are no unique physical circumstances or conditions that apply to this specific property. The lot is of an average size, at 1.37 acres, and average shape, being rectangular in shape with fairly even dimensions. The site could accommodate the required office along with the proposed use.*
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.
 - *There are no extraordinary conditions that apply to this property that cause undue hardship. The lot is of an average size and shape and is a cleared property with no physical circumstances that would interfere with developing the site in strict conformity with the zoning ordinance.*
 3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.
 - *The variance will not result in a use not authorized in the zoning district and would most likely not cause detriment to the public good.*

Conclusion:

Staff finds that the request does not meet the required criteria for a variance. As such, staff recommends **Denial** of the request.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation

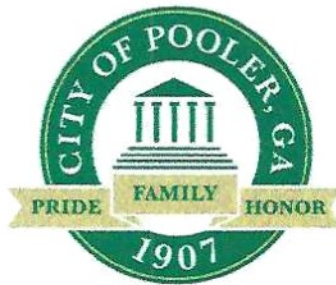


CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - Variance Request for 111 Sharon Ct.

04/23/2025

☐ Parcels



Zoning Variance 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)
- ☐ Survey of the property signed and stamped by a State of Georgia Certified Land Surveyor
- ☐ Site plan and/or architectural rendering of proposed development depicting location of lot restrictions
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Variance 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

Stephen Bashlor	912-657-1902
Applicant Name	Applicant Phone
304 Brady Street Pooler, Ga. 31322	smbashlor@gmail.com
Applicant Mailing Address	Applicant Email
111 Sharon Court, LLC	912-657-1902
Property Owner Name	Property Owner Phone
304 Brady Street Pooler, Ga. 31322	smbashlor@gmail.com
Property Owner Mailing Address	Property Owner Email
Holly Young	912-6672537
Contact Person Name	Contact Person Phone
P.O. Box 369 Pooler, Ga. 31322	hyoung1070@aol.com
Contact Person Mailing Address	Contact Person Email

Property Information

111 Sharon Court Pooler, Georgia 31322	50022 01011
Location Address	Parcel Identification #



Zoning Variance Application

Page 2 of 2

Updated MAY 2024

I-1

Vacant

Current Zoning

Current Use

Purpose of the variance request, including specific sections of zoning ordinance that apply:

Not to erect an administrative or security office on the property that meets state minimums

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.

Secure Portfolio P.O. Box 320099 Alexandria, VA 22320

Name	Address	Zip
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The Sally K Yarver Trust	14B 18th LN Tybee Island, Ga	31328
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Name	Address	Zip
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Tara South Properties, LLC	11411 Dutch Ford Road Metter, Ga.	30439
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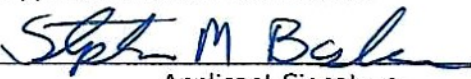
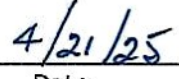
Name	Address	Zip
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C & M Enterprises of Ga	P.O. Box 1136 Pooler, Ga.	31322
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Name	Address	Zip
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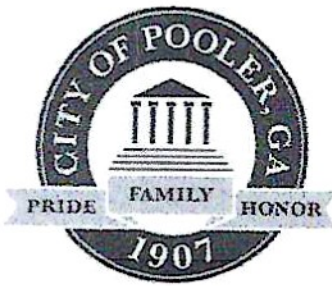
Affidavit

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

Applicant Name		
	Applicant Signature	Date

Stephen M. Bashlor	Member
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Attestant Name	Attestant Title	Date
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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

Variance Request

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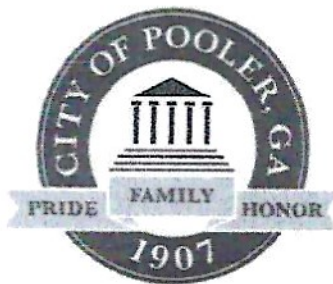
I attest that all information provided above is true to fact.

Stephen M Bashlor, Member

Applicant Name

Applicant Signature

Date



Property Owner Authorization

Page 1 of 1

Updated **SEPT 2023**

Authorization

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

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

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

Holly Young	hyoung1070@aol.com	912-667-2537
Applicant/Agent Name	Email	Phone

P.O. Box 369 Pooler, Ga. 31322
Applicant/Agent Address

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

111 Sharon Court Pooler, Ga. 31322
Property Address

111 Sharon Court, LLC
Owner Name

Steph M. Bahr
Owner Signature

4/21/25
Date

Notary Public

Subscribed and Sworn This Day Of

Sandy Reese
Notary Name

Sandy Reese
Notary Signature

August 16, 2027
Commission Expiration

SANDY REESE
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires August 16, 2027



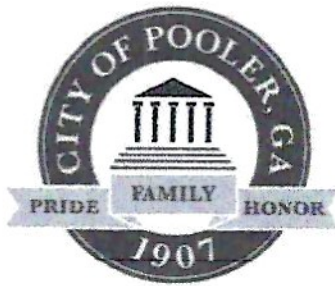
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REFERENCES



PREPARED FOR:
HOLLY YOUNG

RECEIVED	2001/1/4
FIELD DATE	12/24/2000
FLIGHT DATE	01/11/2001
LAST APPROVED	9/14
ISSUED ON	4/7
SCALE	1"=20'



Zoning Variance Standards

Page 1 of 1

Updated **SEPT 2023**

Variance Criteria

After an application has been submitted to the Building Official, reviewed by the Planning & Zoning Commission, and a public hearing has been held by the Mayor and Council, the Mayor and Council may grant a variance from the strict application of the provisions in this ordinance only if **at least two** of the following findings are made:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or
3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Affidavit of Receipt

I have received a copy of the standards for consideration of my variance request and understand that Mayor & Council may grant my variance only if my request meets two of these standards.

Stephen M Bashlor, Member

Applicant Name

Stephen M Bashlor

Applicant Signature

4/21/25

Date

To The City Mayor, Planning Commission and City Council Members:

I, Stephen Bashlor would like to request a variance on my property located at 111 Sharon Court in Pooler, Georgia. The City Ordinance states that :

"The site shall have an administrative or security office that meets the current state minimum standard codes for construction as adopted by the Georgia Board of Community Affairs, as amended, unless an office under the same management as the site is located on an adjacent or abutting property with a shared road frontage or access."

As I am sure you are aware Camping World leased this same site for many years for overflow inventory. They currently have campers parked in the roadway on Continental Blvd. and have been cited by the City of Pooler and they do not have anywhere to go. They have contacted me and are interested in leasing the space again. Please see the email that we received from Camping World that is uploaded with this document. They have confirmed that they will not be using the property for anything but storage of their overflow inventory and that no sales will be conducted on the site. They also confirmed that the only people that will visit the site will be employees from Camping World dropping off and picking up the RV Inventory. There will be no need for an administrative or security office.

I also contacted several other outdoor storage yards that were recently built in Effingham County and spoke directly with their owners. They told me that they were not required to build an administrative or security office on their sites. One owner operates his yard by an app on the phone and the other is by appointment only.

In looking at the Zoning Variance Standards, I meet 2 of the listed findings. The first one being item 2. It will create an undue financial hardship for me to be made to build a building that will not be used.

I feel that I meet the second finding No. 3, because granting this variance will not result in an authorized use not otherwise permitted in the district (as this street is pretty much a developed street already) in which the property is located or cause substantial detriment to the public.

Thank you for your consideration in this matter. Camping World has told us that the City is threatening to take them to Superior Court. I am sure that granting this variance will be a win for the City as well as it will also solve the Camping World issue.

RE: [EXTERNAL] Re: 111 Sharon Rd., Pooler, Ga - CW Storage Lease

From: Michael Bedell (michael.bedell@campingworld.com)

To: hyoung1070@aol.com

Cc: eric.kovalik@campingworld.com

Date: Monday, April 21, 2025 at 11:21 AM EDT

Hi Holly,

Per our call last week, I can confirm that (1) Camping World (or its subsidiary) would only use the lot for the storage of overflow inventory, and not for sales, and (2) the only people who would be visiting the storage lot are the employees who would be dropping off and picking up the RV inventory.

Mike Bedell
Senior Counsel, Real Estate & Acquisitions
Camping World & Good Sam
312-759-4326 (Office)
773-677-3707 (Cell)
michael.bedell@campingworld.com
<https://campingworld.com/>
[Like us on Facebook!](#)

CAMPING WORLD | **good sam**



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Zoning Map Amendment for 1405 Quacco Road

Project:	#A25-0079
P&Z Meeting Date:	May 12, 2025
Public Hearing Date:	June 2, 2025
Applicant and Authorized Agent:	Chris Carson – K. Hovnanian Homes
Parcel (PIN):	51009 02060
Existing Zoning:	R-A (Residential Agriculture)
Zoning Action:	Map Amendment
Request:	Request to rezone 1405 Quacco Road from R-A (Residential-Agricultural) to the R-2A (Two-Family Residential Dwelling District) to allow for establishment of 208 single-family residential housing units with a required minimum lot size of 7500 sf.
Application Filed:	May 1, 2025
Legal Notice Published:	May 11, 2025
Sign Posted:	May 9, 2025
Letters Mailed:	May 5, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>

Background:

The subject site is referred to as 1405 Quacco Road. It is comprised of 1 parcel totaling approximately 126.02 acres in size. It is zoned R-A (Residential Agricultural). The existing use is a bore pit.

A Zoning Map Amendment was heard by City Council on July 15, 2024, to rezone this site from R-A (Residential Agricultural) to R-2A (Two-Family Residential Dwelling District) and R-4 (Townhouses and Condominiums District) to allow for approximately 208 units of mixed types including single-family houses and townhomes. At that public hearing, it was determined by Council that the petition did not meet criterion 3 regarding traffic. The request for the Zoning Map Amendment was denied.

The applicant is currently seeking to amend the zoning from R-A (Residential Agricultural) to R-2A (Two-Family Residential Dwelling District) to allow for 208 single-family lots, which allows for a minimum lot size of 7500 square feet. The other nearby properties are zoned C-1(Light Commercial District), C-2 (Heavy Commercial) and R-A (Residential-Agricultural). The property is surrounded by a self-storage facility and undeveloped land.

The Pooler 2040 Comprehensive Plan identifies this area within the Residential Homestead character area. The FLUM designates this site as Residential.

Relevant Ordinances:

App. A, Art. IV, Sec. 5. R-2A Two-Family Residential Dwelling District

App. A, Art. IV, Sec. 23. R-A Residential-Agricultural District

Zoning Action Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
 - *No, the request is not a logical extension of a zoning boundary as the applicant is requesting to rezone from R-A to R-2A and there are no other R-2A zoned parcels in the vicinity.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *Yes, this would be considered spot zoning as the other nearby properties are zoned C-1(Light Commercial District), C-2 (Heavy Commercial) and R-A (Residential-Agricultural). The property is surrounded by a self-storage facility and undeveloped land; however, staff finds single-family residential use would be consistent with the nearby residential uses located to the north of this site.*

3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
 - *No, the proposed use is located with direct access on Quacco Road and would not cause vehicular traffic to traverse existing established single-family neighborhoods. The proposed zoning of R-2A, which would allow for a higher density of 208 lots, would create additional traffic on Quacco Road. The proposed future widening improvements to Quacco Road may help ensure any potential congestion, noise, and traffic hazards are mitigated, but that project will not be complete for several years, with that portion of Quacco being in the Phase 2 portion of the project. Any potential traffic impact would have to be considered prior to final approval of any site or construction plans, if rezoned.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *While the comprehensive plan and the future land use map identify the property as residential, staff believes a more appropriate zoning would be R-1A for one-family residential use which would yield a lower density than what is proposed as it requires a minimum lot size of 8,500 square feet with a minimum lot width of 60 feet, as opposed to the 7,500 square feet and 50 foot lot width allowed with R-2A. .*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *There is no imminent need for the rezoning request, but the property is likely to be utilized as requested if rezoned.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *Yes, the proposed rezoning will conflict with the existing density patterns in the area as the majority of the properties surrounding the subject property are zoned R-A, which requires a minimum lot size of 44,000 square feet and a minimum lot width of 150 feet. The proposed rezoning would yield a much higher density development with much smaller lots*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

- *Yes, it is possible additional requests could be made to rezone other parcels in the vicinity to this zoning district as a lot of the surrounding area is undeveloped and there are existing nearby residential developments.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
- Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - *The concept plan provided by the applicant shows wetlands being filled in for the proposed development, which would adversely affect the environmental quality of the area. The current use of the site is a bore pit and if rezoned to permit residential uses, the impacts of the bore site use will be mitigated.*
 - Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
 - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed residential uses are compatible with the existing residential uses in the area.*
 - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
 - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

Conclusion:

Staff finds the request does not comply with the required criteria for a zoning map amendment. As such, staff recommends Denial of the request.

Attachments:

- A. Vicinity Map
- B. Zoning Map
- C. Application and Submittal Documentation

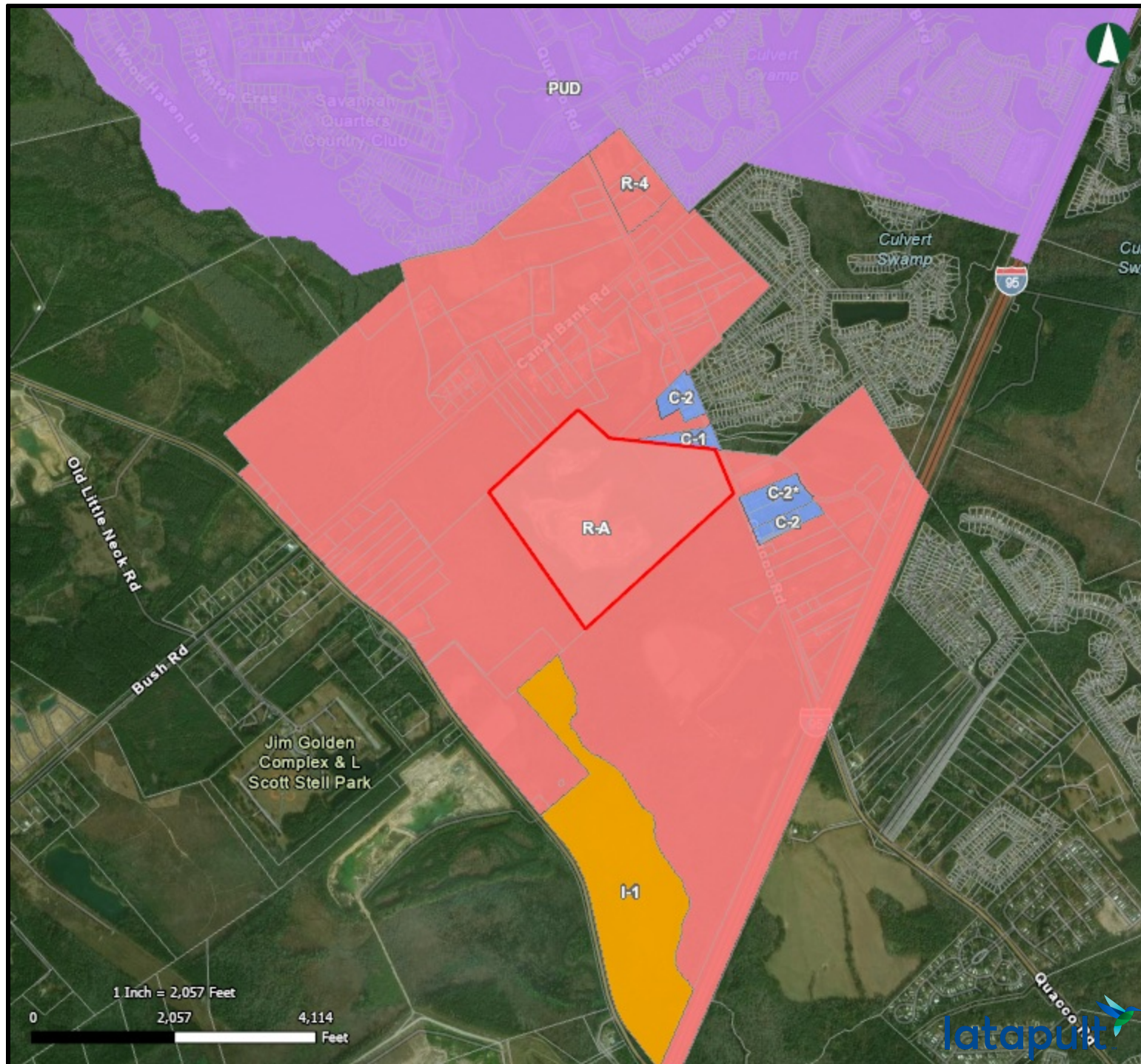


CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 1405 Quacco Rd.

05/05/2025

☐ Parcels



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

Zoning Map - 1405 Quacco Rd.

05/05/2025

- Parcels
- Business/Commercial
- Industrial
- PUD
- Residential





Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

Authorization

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

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

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

K. Hovnanian Homes/Chris Carson

chcarson@khov.com

843-906-8273

Applicant/Agent Name

Email

Phone

4401 Leeds Avenue, Suite 220, North Charleston, SC 29406

Applicant/Agent Address

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

Property Address

1405 Quacco Rd Pooler GA 31322

Owner Name

Owner Signature

Date

Earl K. Davis

Earl K. Davis

4-29-25

Ravinell C. Davis

4-29-25

Notary Public

Subscribed and Sworn This Day Of

Notary Name

Notary Signature

Commission Expiration

29th April 2025

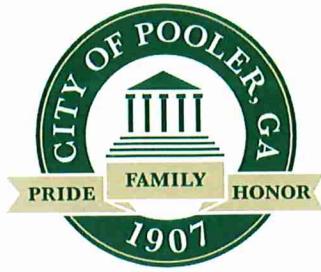
Carla Kent Simerly

Carla Kent Simerly

5/1/27

Seal





Zoning Map Amendment Standards

Page 1 of 1

Updated **SEPT 2023**

Section 10. Standards for Zoning Ordinance or Map Amendment

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted use of property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
8. Will the action adversely impact adjacent or nearby properties in terms of:

Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

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?

Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

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.

Chris Carson/K. Hovnanian Homes

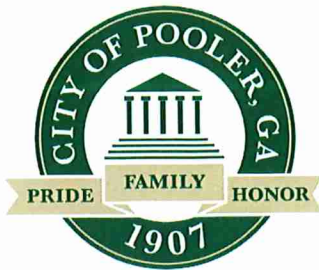
Chris Carson

4/22/25

Applicant Name

Applicant Signature

Date



Zoning Map Amendment Application

Page 1 of 3

Updated **SEPT 2023**

NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission. Attach additional typed or printed sheets if necessary to fully answer any section.

- ☐ Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- ☐ If using a PowerPoint presentation, email converted pdf to planning@pooler-ga.gov.
- ☐ A scaled plat showing dimensions, acreage, location of the tract(s), and utility easements prepared by a licensed architect/surveyor. Submit one (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- ☐ A legal description of property.
- ☐ A completed Campaign Contribution form
- ☐ A completed Zoning Map Amendment Standards acknowledgement of receipt
- ☐ A completed Property Owner Authorization form (if Agent is Applicant).
- ☐ A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

OFFICE USE ONLY

Date Received: _____ File Number: _____

Hearing Date: _____ Adjacent Owner Letters Mailed: _____

Publication of Notice (15 days prior to hearing): _____

☐ Action Approved ☐ Action Denied (copy of minutes disposing of this action are attached)

Action Result Mailed to Applicant: _____ Sign Posted: _____

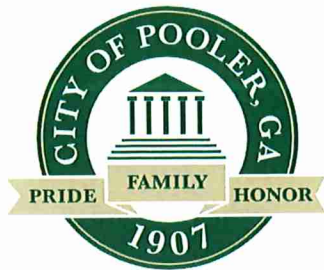
Applicant Information

EARL K. DAVIS 125 DAVIS POOLER GA 31322 912 925 6248
Owner/Authorized Agent Name Phone

RAVINELL C. DAVIS 188 DAVIS RD. POOLER RD. POOLER GA
Owner/Authorized Agent Address Email

Have any previous applications been made for a text or map amendment affecting these same premises? ☒ Y ☐ N

If yes, provide file number, date, and action taken: 7/15/24 City Council (denied Zoning Map Amendment)
(If exact file number, date, or action is not known, please give approximate date of previous application.)



Zoning Map Amendment Application

Page 2 of 3

Updated **SEPT 2023**

Action Requested

1405 Quacco Rd, Pooler, GA 31322

Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Use

1405 Quacco Rd, Pooler, GA 31322 (Davis Tract) 51009 02060

Legal description of the property (name of subdivision, block, and lot number) PIN

Res-Ag R-2A 126.02

Present Zoning Classification Requested Zoning Classification Total Area (acres or sq ft)

Kenneth Davis 912 210 0143

Property Owner Name (if same as applicant, leave blank) Phone

125 Davis Road, Pooler, GA 31322

Property Owner Address Email

Bore Pit Single Family Detached

Existing Land Use (specify) Proposed Land Use (specify)

Reasons & Certifications

List all reasons for requesting change which would support the purposes of the zoning program.

The proposed development supports the rezoning program by bringing responsible growth to Pooler that would provide a development density lower than 1.5 units / acre. The proposed development provides needed single family detached housing to the community filling an imminent need.

Adjacent Property Owners

List all information for surrounding property owners' primary residence within a 200-foot radius of the property as of the date of filing. Include those directly across a public right-of-way. Attached additional sheets if necessary.

Charles Keller, 1229 Quacco Rd, Pooler GA 31322

Name & Address (including zip code)

Joel Butler, 95 Canal Bank Road, Pooler GA 31322

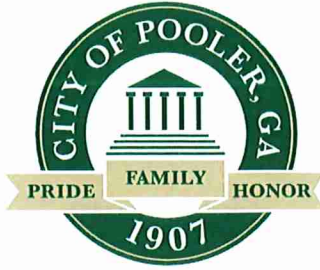
Name & Address (including zip code)

Jonathan Tsoi, 105 Canal Bank Road, Pooler GA 31322

Name & Address (including zip code)

Kathleen Cantineri, 115 Canal Bank Road, Pooler GA 31322

Name & Address (including zip code)



Zoning Map Amendment Application

Page 3 of 3

Updated SEPT 2023

Ross Harrison, 1519 Quacco Rd, Pooler GA 31322

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Affidavit

I have received and understand the list of actions required to amend the City of Pooler Zoning Map.

I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I hereby certify that the above stated facts are true to the best of my knowledge, and that I am the Owner or Authorized Agent for the Owner of subject property.

EARL K. DAVIS *Ross Harrison C. Davis* *Earl K. Davis*

Owner/Agent Name

Owner/Agent Signature

Date

4-29-25

4-29-25

Ross Harrison C. Davis

Notary Public

29th April 2025
Subscribed and Sworn This Day Of

Carla Kent Simerly

Notary Name

Carla Kent Simerly

Notary Signature

5/1/27

Commission Expiration

Seal





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 Map Amendment (PIN 51009 02060)

Zoning Action/Agenda Item

5/12/2025 3pm

Planning & Zoning Public Hearing/Meeting Date and Time

6/2/2025 5pm

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.

Chris Carson/K. Hovnanian Homes

Chris Carson

4/22/25

Applicant Name

Applicant Signature

Date

PARID: 51009 02060

DAVIS EARL KENNETH & RAVINELL

1405 QUACCO RD

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	
Bill #	
Tax District/Description	050-POOLER
Legal Description	TRACT QUACCO ROAD 125.6 AC
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		31.9290

Parcel Information

Property Class	R5 - Residential Large Tracts
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
DAVIS EARL KENNETH & RAVINELL	CLARK		125 DAVIS RD POOLER GA 31322-9139

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
DAVIS EARL KENNETH & RAVINELL	CLARK		125 DAVIS RD POOLER GA 31322-9139

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2024	1	8,300.93	-8,300.93	0.00
2023	1	16,603.08	-16,603.08	0.00
2022	1	16,854.24	-16,854.24	0.00
2021	1	9,772.72	-9,772.72	0.00
Total:		51,530.97	-51,530.97	0.00

Payment Information

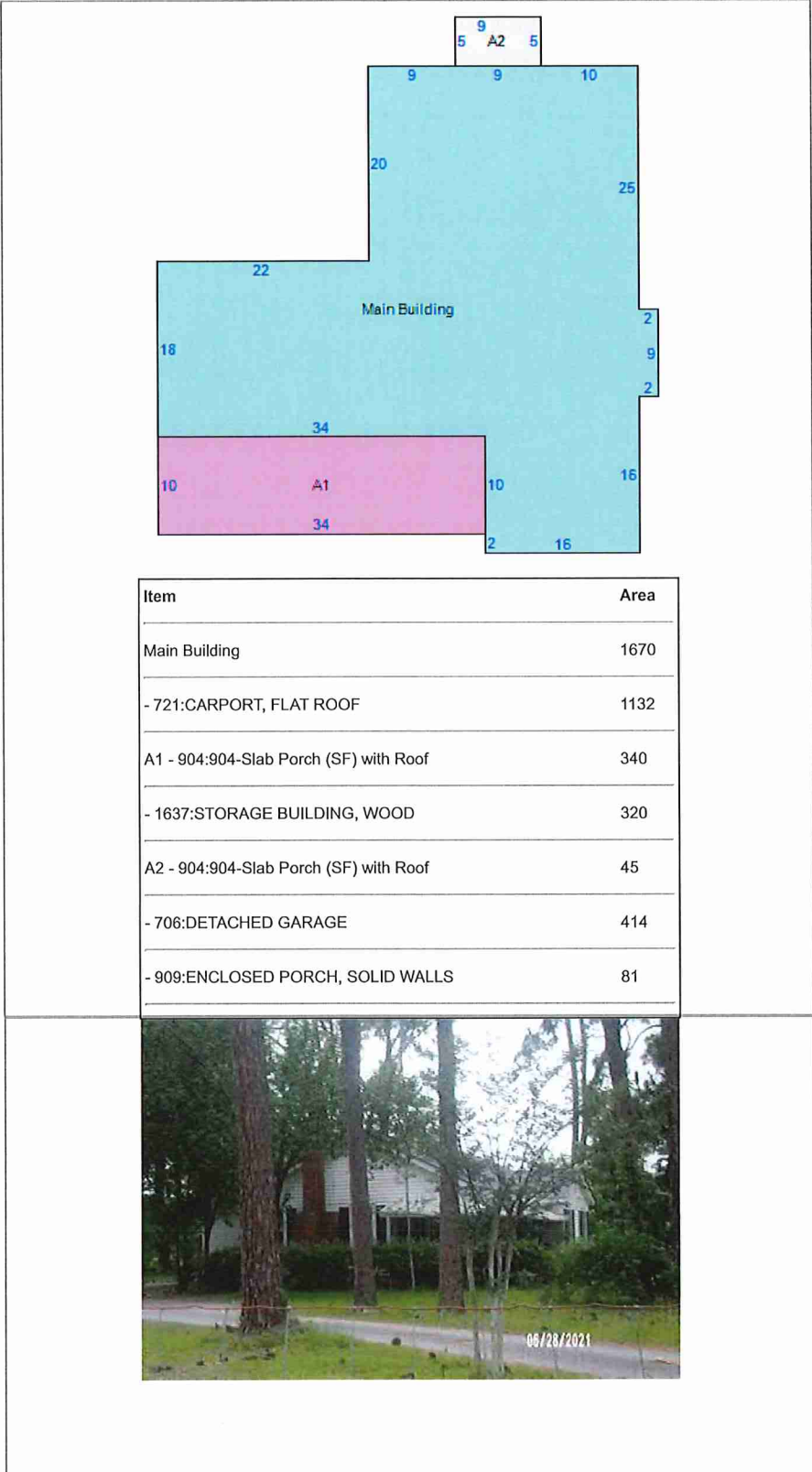
Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164032951	NGAVIE-1867 CASHIER	05/23/2023 MAIL	05/23/2023 P23	\$8,426.86	\$0.00	CHECK/8,426.86	\$8,426.86
4164176308	SLJACKSON-44189 CASHIER	11/15/2023 W	02/09/2024 NML	\$8,176.22	\$0.00	CHECK/8,752.96	\$8,176.22

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164032951	NGAVIE-1867 CASHIER	05/23/2023 MAIL	\$8,426.86	DAVIS EARL KENNETH & RAVINELL 125 DAVIS RD POOLER GA 31322-9139
4164176308	SLJACKSON-44189 CASHIER	11/15/2023 W	\$8,176.22	EARL K DAVIS 125 DAVIS RD POOLER GA 31322

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	-1.3950	\$5,469.36	-\$5,469.36	\$0.00
POOLER - CITY	TAX	CITY OF POOLER	-4.1290	\$1,965.60	-\$1,965.60	\$0.00
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	0.0000	\$9,168.12	-\$9,168.12	\$0.00
Total:			-5.5240	\$16,603.08	-\$16,603.08	\$0.00



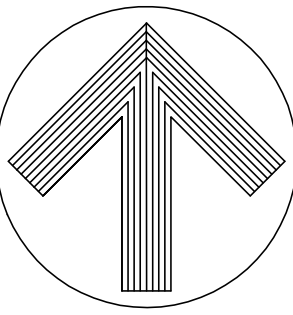


LEGEND

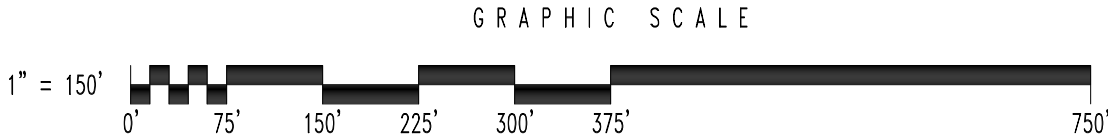
- 2 D 2. AC
- STORM ATER DETENTION 23.9 AC
- FFER 1.9 AC
- LIFT STATION . AC
- ETLANDS 1.23 AC
- OPEN SPACE AMENITY 2.3 AC
- TOTAL 12.2 AC

200 LOTS

- ONING
- MIN. LOT SIDE
- MIN. LOT IDTH
- MIN. SET AC S
- R/2A
- SF
- FT
- 3 FRONT
- 2 REAR
- 1 SIDE



DAIS TRACT
CONCEPT PLAN
CITY OF POOLER
MAY 2020
SCALE 1" = 100'



HUSSEY GAY BELL
Established 1958



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for 850 Memorial Boulevard – Hampton Home 2

Project:	#A24-0154
P&Z Meeting Date:	May 12, 2025
City Council Meeting Date:	May 19, 2025
Applicant and Authorized Agent:	Krishan Patel – HOS Management
Location (Address):	850 Memorial Boulevard (Hampton Home 2)
Parcel (PIN):	51010 01085
Acreage:	Approximately 2.85 acres
Zoning:	PUD – Jabot
Proposed Use:	Hotel consisting of 171 rooms
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	<i>"After review of the criteria, move for approval of the request with the contingency that prior to scheduling the pre-construction meeting, the applicant shall provide a recorded access easement for the frontage drive connecting the adjacent properties."</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 Planned Development 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 171 room hotel, 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; however, it is common to include an access easement across frontage drives connecting adjacent access easements. An access easement shall be recorded and established across the frontage drive connecting the adjacent access easements prior to a pre-construction meeting.
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 with the **contingency** that prior to scheduling the pre-construction meeting, the applicant shall provide a recorded access easement for the frontage drive connecting the adjacent properties.

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 - 850 Memorial Blvd

05/05/2025





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

Krishan Patel	912.344.4538	
Applicant Name		Applicant Phone
103 S Godley Station Blvd Suite 201, Pooler, GA 31322	kris.patel@hosmanagement.com	
Applicant Mailing Address		Applicant Email
Krishan Patel	912.344.4538	
Property Owner Name		Property Owner Phone
103 S Godley Station Blvd Suite 201, Pooler, GA 31322	kris.patel@hosmanagement.com	
Property Owner Mailing Address		Property Owner Email
Jay A. Maupin, P.E.	912.344.4538	
Contact Person Name		Contact Person Phone
114 W 42nd Street, Savannah GA 31401	Jay@MaupinEngineering.com	
Contact Person Mailing Address		Contact Person Email

Property Information

850 Memorial Boulevard, Pooler, GA, USA	
Location Address	
PUD	51010 01085
Current Zoning	Parcel Identification #
171 room hotel	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

to be determined	to be determined	to be determined
Contractor Name	Contractor License #	Contractor Phone
to be determined		to be determined
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.

Not applicable			
Application Number	Date	Action Requested	Action Taken



Site Plan Application

Page 3 of 3

Updated **OCT 2023**

Not applicable

Application Number	Date	Action Requested	Action Taken
--------------------	------	------------------	--------------

Not applicable

Application Number	Date	Action Requested	Action Taken
--------------------	------	------------------	--------------

Not applicable

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.

Krishan Patel

Applicant Name

Applicant Signature

08-15-2024

Date

Zoning Administrator/Agent Name

Zoning Administrator Signature

Date

08-19-2024

City of Pooler
100 US Highway 80 W
Pooler, GA 31322

**RE: Hampton-Home2 Pooler
Owner Certification**

To whom it may concern:

The purpose of this letter is to certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan.



A handwritten signature in black ink, appearing to read 'Krishna Patel', is centered between two horizontal lines. The signature is written in a cursive, stylized font.

Krishna Patel HOS Management

Signature Certificate

Reference number: YDEX3-PYXUV-AVZR2-SHPRX

Signer

Timestamp

Signature

Krishna Patel

Email: kris.patel@hosmanagement.com

Sent:

17 Aug 2024 13:43:14 UTC

Viewed:

19 Aug 2024 19:05:01 UTC

Signed:

19 Aug 2024 19:05:21 UTC



Recipient Verification:

✓ Email verified

19 Aug 2024 19:05:01 UTC

IP address: 207.5.32.238

Location: Savannah, United States

Document completed by all parties on:

19 Aug 2024 19:05:21 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



PARID: 51010 01085
HOS MANAGEMENT,LLC

0 MEMORIAL BLVD

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	
Bill #	
Tax District/Description	050-POOLER
Legal Description	PARCEL E-1-B1 A RECOMBINATION OF THE WESTERN PT OF E-1 ARMSTRONG TRACT
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		31.9290

Parcel Information

Property Class	C3 - Commercial Lots
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
POOLER DUAL HOTEL 2 LLC, A GEORGIA LIMIT	ED LIABILITY COMPANY		103 S. GODLEY STATION BLVD., SUITE 201 POOLER GA 31322

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
HOS MANAGEMENT,LLC			108 WOOD GLEN RETREAT POOLER GA 31322

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2024	1	26,639.70	0.00	26,639.70
2023	1	26,181.78	-26,181.78	0.00
2022	1	37,273.80	-37,273.80	0.00
2021	1	23,804.80	-23,804.80	0.00
Total:		113,900.08	-87,260.38	26,639.70



Property Owner Authorization

Page 1 of 1

Updated **SEPT 2023**

Authorization

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

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

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

Jay A. Maupin, P.E.	jay@maupinengineering.com	912.235.2915
Applicant/Agent Name	Email	Phone

114 W 42nd St. Savannah GA 31401
Applicant/Agent Address

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

850 Memorial Boulevard, Pooler, GA, USA
Property Address

Krishna Patel	Own		08-19-2024
Owner Name		Signature	Date

Notary Public

Subscribed and Sworn This Day Of

Stephanie Maupin		09-19-2026
Notary Name	Notary Signature	Commission Expiration

Seal



Signature Certificate

Reference number: UZDBK-HAKD6-YAEIZ-5Z54U

Signer

Timestamp

Signature

Krishna Patel

Email: kris.patel@hosmanagement.com

Sent:

17 Aug 2024 14:34:59 UTC

Viewed:

19 Aug 2024 13:19:12 UTC

Signed:

19 Aug 2024 19:01:09 UTC

Recipient Verification:

✓ Email verified

19 Aug 2024 13:19:12 UTC



IP address: 207.5.32.238

Location: Savannah, United States

Stephanie Maupin

Email: stephanie@maupinengineering.com

Sent:

17 Aug 2024 14:34:59 UTC

Viewed:

19 Aug 2024 19:17:25 UTC

Signed:

19 Aug 2024 19:18:41 UTC

Recipient Verification:

✓ Email verified

19 Aug 2024 19:17:25 UTC



IP address: 173.245.235.174

Location: Savannah, United States

Document completed by all parties on:

19 Aug 2024 19:18:41 UTC

Page 1 of 1



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Alexine Diouf <alexine@maupinengineering.com>

RE: Hampton Home 2 JABOT PUD

1 message

Travis Stringer <tstringer@foramgroup.com>

Mon, Aug 5, 2024 at 11:56 AM

To: Samir Patel <samir.patel@hawkeyehotels.com>, Alexine Diouf <alexine@maupinengineering.com>

Cc: Kris Patel <kris.patel@hosmanagement.com>, Jay Maupin <jay@maupinengineering.com>

Hey All,

Apologies for the delay. All looks good to me and look forward to seeing the project completed.

Best,

Travis Stringer

President & CEO

Foram Group

35 Barnard Street #202

Savannah, GA 31401

C: [305.772.2803](tel:305.772.2803)

tstringer@foramgroup.com



From: Samir Patel <samir.patel@hawkeyehotels.com>

Sent: Monday, August 5, 2024 11:51 AM

To: Alexine Diouf <alexine@maupinengineering.com>

Cc: Travis Stringer <tstringer@foramgroup.com>; Kris Patel <kris.patel@hosmanagement.com>; Jay Maupin <jay@maupinengineering.com>

Subject: Re: Hampton Home 2 JABOT PUD

Good morning Travis - Hope you had a great weekend! Just wanted to follow up and see if you had a chance to review these plans and/or if we are okay to proceed.

Thanks,



Samir Patel | Director, Development
w. (319) 752-7400 ext 1028 c. (641) 680-1244
e. samir.patel@hawkeyehotels.com
2706 James Street | Coralville, IA 52241
Hawkeye Hotels | <http://www.hawkeyehotels.com>

On Tue, Jul 23, 2024 at 10:28 AM Alexine Diouf <alexine@maupinengineering.com> wrote:

Good morning Travis,

We, Maupin Engineering, are the engineers for the development of a hotel within the JABOT PUD on Parcel E-1-B1 per PB 53 PG 471 (attached).

I'm reaching out to you, the PUD Declarant, in case there needs to be a review of the site development plans by the PUD.

I have attached a link to the set of plans and the draft building elevations for your review. Should you need any additional forms or payment, I have copied the developer, Kris Patel (kris.patel@hosmanagement.com), so you can reach him directly.

 SDP-Hampton Home2_071124.pdf

Please let us know if you need anything else.

Thanks,

Alexine Diouf

PROJECT MANAGER | **MAUPIN ENGINEERING**

Alexine@MaupinEngineering.com

912.235.2915

[114 W 42nd Street, Savannah GA 31401](#)

IMPORTANT: The contents of this email and any attachments are confidential. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.



Site Plan Review Checklist

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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.

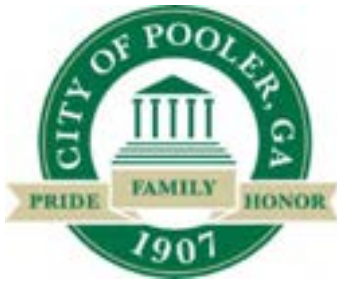
Project Information

Hampton Home 2 Pooler
Project Name

7/11/2024
Date

Basic Engineering Information

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



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17. OK, C.2 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. OK, C.2 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. OK, C.0 Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map
20. OK, C.0 Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)
21. OK, C.0 Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)
22. OK, C.2 Location of existing utilities (Appendix A, Article V, Section 4 C 5)
23. OK, C.0 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. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)
2. OK, C.0 The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)
3. OK, C.3 Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)
4. 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. N/A 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. OK, C.3 Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. OK, C.3 Show interior traffic pattern
8. OK, E1-E3 Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre



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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. OK, C.4 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. OK, C.3 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. OK, C.4 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. N/A Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
17. OK 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. OK Provide site lighting plan for all proposed lighting
20. OK 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. OK, C.O "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. OK 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. OK, HYDRO 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. OK Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)
4. OK Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. OK 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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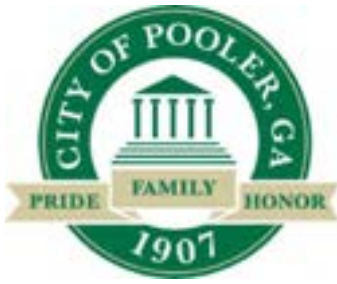
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water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

6. N/A 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. N/A 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. OK A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall not discharge into a swale. (Chapter 74, Article V, Section 74-132g)
10. 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. N/A 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. N/A Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)
14. OK The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)
15. N/A Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)
16. OK 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 10 J)
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. OK, C.4 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. OK, C.4 All utilities are to be installed underground
3. OK Utilities shall not be placed longitudinally under street pavement.
(Chapter 74, Article V, Section 74- 138 c)
4. OK 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. OK, C.4 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. OK, C.4 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. OK A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)
13. 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. OK, C.4 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. OK Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)
2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)
3. OK, C.4 Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. OK 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. N/A 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. OK, C.4 Cut-off valves will be located at all tees where lines are two inches or larger.
(Appendix B, Article VI, Section 606.03)
11. OK, C.4 All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)
12. OK All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)
13. OK All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)
14. OK, C4 The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line
15. OK 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. OK, C.4 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. N/A 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. OK, C.4 Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. OK 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. OK Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)
8. OK Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
9. OK Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
10. OK Try to move manholes out of sidewalk
11. OK 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. OK 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. OK 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 be lined with Raven Lining Systems spray-in liner
4. N/A Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

Stormwater Management

References:

- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V-
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (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. OK What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))
 - a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - c. New development or redevelopment, regardless of size, that is part of a larger common plan



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

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

10. OK, HYDRO 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. OK Off-site or regional stormwater management practice must meet the following criteria:
- a. Located on property legally dedicated to that purpose
 - b. Be designed and sized to meet the post-construction stormwater management criteria presented below
 - c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices
 - d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice
12. OK Submit a stormwater management design plan that demonstrates the off-site or regional stormwater management practice will not result in the following impacts:
- a. Increased threat of flood damage or endangerment to public health or safety
 - b. Deterioration of existing culverts, bridges, dams and other structures
 - c. Accelerated streambank or streambed erosion or siltation
 - d. Degradation of in-stream biological functions or habitat
 - e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-Construction Stormwater Management (Section 42-184)

1. OK Natural resources inventory (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual
2. OK Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical
3. OK Stormwater runoff reduction (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:
- a. It includes green infrastructure practices that provide for the interception, evapotranspiration,



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

- a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda
- b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site

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

6. OK 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. OK 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. OK, C.5 Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

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

Replacement (Section 42-199)

5. OK Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)
6. N/A 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. OK, C.6 Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

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



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9. N/A The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)
10. N/A Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. OK, c.6 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. OK, C.6 Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."
13. OK 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. OK, C.2 A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)
15. OK A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)
16. N/A The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)
17. N/A 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. OK, C.6 Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)
19. OK All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)



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

Preferred Tree List: (Section 42-198)

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

1. OK, C.6 No more than 30% of trees may be from the small species list or from one species
2. OK Upon recommendation of the City Arborist, a species different from one listed may be approved

GENERAL CONSTRUCTION NOTES:

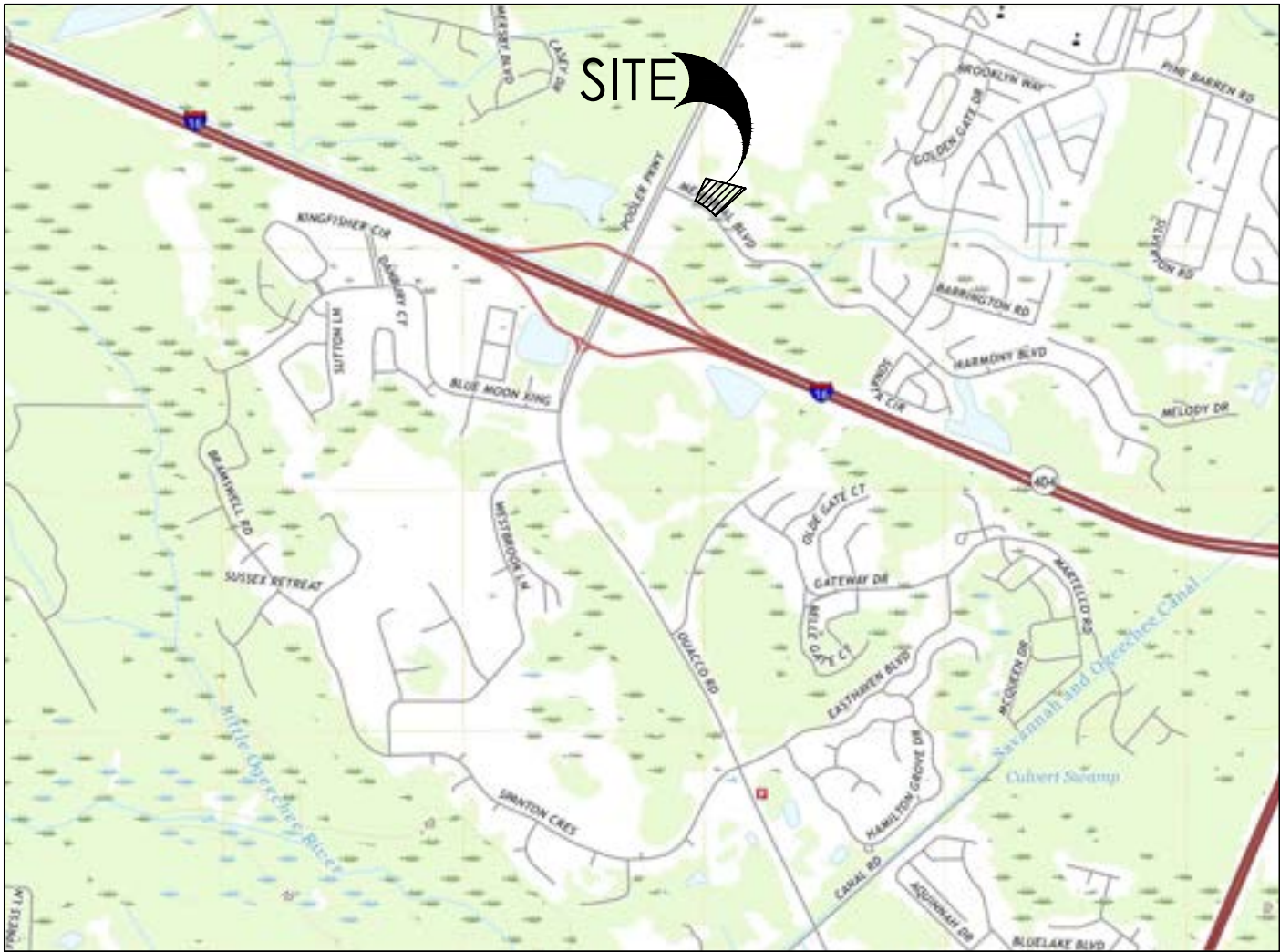
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CURRENT CITY OF POOLER DESIGN STANDARDS, SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
- LAYOUT TO BE CONTROLLED BY EXISTING BENCHMARK.
 - DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.
 - DIMENSIONS TO WALK ARE TO FACE OF WALK.
 - DIMENSIONS TO BUILDING ARE TO FACE OF BUILDING.
 - DIMENSIONS TO STRIPING IS TO CENTERLINE OF STRIPING.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - BLUE METAL REFLECTIVE SIGN AT LEAST 12" IN WIDTH AND 18" IN LENGTH AND ERRECTED AT 7' ABOVE GRADE IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES AND CENTERED THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE" AND "MAXIMUM FINE \$500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND AND THIRD LINES. VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH THE FOLLOWING WORDS: "VAN ACCESSIBLE".
 - TRAFFIC CONTROL DEVICES SHALL BE USED ON ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. THE COST TO COMPLY SHALL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
 - REFERENCE SURVEYS:
 - BOUNDARY & TOPOGRAPHIC SURVEY - PREPARED BY BREWER LAND SURVEYING (07/2022).
 - VERTICAL DATUM: NAVD88 HORIZONTAL DATUM: NAD83
 - PROJECT IS ON STATE PLANE COORDINATES.
 - MAUPIN ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF PROVIDED SURVEY INFORMATION.
 - ONLY ABOVE GROUND, READILY VISIBLE STRUCTURES, UTILITIES AND SURFACE PAINT MARKINGS WERE LOCATED FOR THIS SURVEY. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. CONTRACTOR SHALL FIELD VERIFY LOCATION, TYPE, SIZE, MATERIAL AND GENERAL CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - ALL GRADED EARTH NOT OTHERWISE STABILIZED WITH BUILDING, PAVEMENT OR VEGETATION SHALL BE GRASSED OR SODDED.
 - OWNER SHALL ACCEPT MAINTENANCE OF THE STORM DRAINAGE SYSTEM, INCLUDING ROOF DRAIN CONNECTIONS, WITHIN THE LIMITS OF THE PROPERTY. CITY OF POOLER WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY. THIS SITE IS DESIGNED TO DISCHARGE STORM WATER RUNOFF INTO THE APPROVED MASTER DRAINAGE CONVEYANCE AND DETENTION SYSTEM.
 - DITCHES, ALL DRAINAGE STRUCTURES, ORIFICES AND PAVEMENT ELEVATIONS SHALL BE SURVEYED FOR "AS-BUILT" DRAWINGS ALONG WITH THE WATER AND SANITARY SEWER SERVICES.
 - ADJUST EXISTING MANHOLE FRAMES, GRATES AND VALVE BOXES TO GRADE AS NEEDED.
 - ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
 - MATCH EXISTING PAVEMENT GRADE ELEVATIONS WHERE CONNECTING TO EXISTING PAVEMENT.
 - FILL BENEATH BUILDINGS SHALL BE COMPACTED IN ACCORDANCE WITH BUILDING STRUCTURAL SPECIFICATIONS.
 - CONTRACTOR TO FIELD VERIFY DURING CONSTRUCTION ANY EXISTENCE OF SUB-SURFACE DEBRIS OR ORGANIC MATERIAL. ANY SUB-SURFACE DEBRIS OR ORGANIC MATERIAL FOUND SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 2' BELOW GRADED AGGREGATE BASE IN PAVEMENT AREAS AND 2' BELOW BOTTOM OF FOOTINGS FOR BUILDINGS (CONTRACTOR SHALL CONSULT WITH BUILDING STRUCTURAL ENGINEER FOR ANY WORK BENEATH OR ADJACENT TO BUILDING AND/OR ABOVE OR BELOW GRADE STRUCTURES). IF EXCESSIVE DEBRIS OR ORGANIC MATERIAL IS FOUND, ENGINEER SHALL BE CONTACTED FOR INSPECTION. REMOVAL OF INSPECTED MATERIAL SHALL BE DIRECTED BY THE ENGINEER.
 - ALL EROSION AND SEDIMENT CONTROL DEVICES (BMPs) SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY CONTRACTOR UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE GOVERNING NPDES GENERAL PERMIT.
 - IF A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED, AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMIT.
 - THE CITY OF POOLER INSPECTIONS DEPARTMENT RESERVES THE RIGHT TO ACCESS PROPERTY TO INSPECT STORM WATER FACILITIES AT ANY TIME.
 - CHLORINATED, DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORM WATER SYSTEM.
 - TRAFFIC CONTROL AND FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 - A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL INSTALLED OR RELOCATED UTILITIES AND LARGE AND MEDIUM TREES.
 - ANY AND ALL STREET LIGHTING, LANDSCAPE, SIDEWALK AND ACCESSIBILITY REQUIREMENTS TO BE PERFORMED, DESIGNED AND/OR CONSTRUCTED SHALL BE COORDINATED WITH CIVIL ENGINEER.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE ROOF DRAIN SYSTEM. COLLECTION AND DISCHARGE SHALL BE COORDINATED WITH CIVIL ENGINEER.
 - SITE CIVIL PLANS SHALL TERMINATE 5' FROM BUILDING FACE UNLESS OTHERWISE NOTED. CONTINUATION OF WATER, SANITARY SEWER AND STORM DRAINAGE LATERALS SHALL BE COORDINATED WITH BUILDING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
 - ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE APPROPRIATE JURISDICTIONS APPROVED CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - THE OWNER, OWNER'S REPRESENTATIVES, CITY OF POOLER AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
 - ALL UTILITIES ARE SHOWN AS APPROXIMATE ON THE PLANS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. SOME UTILITIES AND SERVICE LINE LOCATIONS ARE UNKNOWN AND NOT SHOWN ON THE PLANS. THIS DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT EXISTING UNDERGROUND FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A VALID UTILITY LOCATE TICKET FROM THE GEORGIA UTILITIES PROTECTION CENTER (811/ 800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
 - THE CONTRACTOR WILL PROTECT ALL TREES NOTED TO REMAIN WITHIN AND ADJACENT TO THE CONSTRUCTION ZONE. ANY UNAUTHORIZED REMOVAL OF TREES NOTED TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH TO THE SATISFACTION OF THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. ALL BORROW MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL AND SUFFICIENT TO COMPACT TO A MINIMUM BEARING CAPACITY OF 2,500PSF OR AS OTHERWISE SPECIFIED.
 - ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE, INCLUDING SPOIL MATERIAL TO BE REMOVED FOR OFF-SITE DISPOSAL, ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURYING OR BURNING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".

WATER GENERAL NOTES

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS. THE SYSTEM SHALL BE DESIGNED AND TESTED PER THE SPECIFICATIONS AND REQUIREMENTS MAINTAINED BY THE CITY OF POOLER ENGINEER.
- THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE METERS. THE CITY OF POOLER WILL ONLY MAKE THE WET TAP. THE CITY WILL NOT INSTALL THE WATER SERVICE LATERAL.
- ALL MATERIALS USED AND COMING INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
- IN ALL WATER LINE PROJECTS, CARE WILL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE CITY OF POOLER SYSTEM.
 - PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE A HAZARD TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPES, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
 - ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID. NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
 - CLEAN THE INTERIORS OF ALL PIPES BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
 - FLUSH THE NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. FLUSH NEW LINES WITH SUFFICIENT FLOW TO OBTAIN A FLUSHING VELOCITY OF 2.5FT/SEC. FLUSH LINES UNTIL WATER RUNS FREE OF DEBRIS. COORDINATE FLUSHING ACTIVITIES WITH CITY PERSONNEL.
- ANY METER OR HYDRANT REMOVED FROM THE SITE SHALL BE RETURNED TO THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- ALL ABANDONED WATER LINES SHALL BE CAPPED AT THE MAIN AND THE PIPES PLUGGED.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE WATER LINES ARE PLACED WITHIN THE EASEMENTS WITH A MINIMUM 7'-6" AVAILABLE FROM PIPE CENTERLINE TO EASEMENT LINE.
- CONTACT THE UTILITIES PROTECTION CENTER (811 IN GEORGIA OR 1-800-282-7411) FOR LOCATION OF WATER LINES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- CONTRACTOR SHALL NOTIFY RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK THAT MAY IMPACT THEM, INCLUDING BUT NOT LIMITED TO: PARKING STALL IMPACT, LOSS OF SERVICE, DRIVEWAY CUTS, REMOVAL/RELOCATION OF FENCES AND MAIL BOXES, SIDEWALK IMPACTS, ETC.

SANITARY SEWER GENERAL NOTES:

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS. THE SYSTEM SHALL BE DESIGNED AND TESTED PER THE SPECIFICATIONS AND REQUIREMENTS MAINTAINED BY THE CITY OF POOLER ENGINEER.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW-PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- ALL ABANDONED SANITARY SEWER LINES SHALL BE PLUGGED.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SEWER LINES ARE PLACED WITHIN THE EASEMENTS WITH A MINIMUM 7'-6" AVAILABLE FROM PIPE CENTERLINE TO EASEMENT LINE.
- CONTACT THE UTILITIES PROTECTION CENTER (811 IN GEORGIA OR 1-800-282-7411) FOR LOCATION OF SEWER LINES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- CONTRACTOR SHALL NOTIFY RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK THAT MAY IMPACT THEM, INCLUDING BUT NOT LIMITED TO: PARKING STALL IMPACT, LOSS OF SERVICE, DRIVEWAY CUTS, REMOVAL/RELOCATION OF FENCES AND MAIL BOXES, SIDEWALK IMPACTS, ETC.



USGS QUAD - CHATHAM COUNTY - MELDRIM SE

GENERAL DEVELOPMENT NOTES:

- PIN: S1010 01085
ADDRESS: 850 Memorial Blvd
POOLER, GA 31322
- CONSTRUCTION EXIT LOCATION
N: 32.087755°
W: 81.274807°
- TOTAL LAND ACREAGE = 2.85(±) AC
TOTAL DISTURBED ACREAGE = 2.80(±) AC

PRE DEVELOPMENT
TOTAL GREEN SPACE = 2.68AC(±) (94.0%)
PAVED AREA = 0.17AC(±) (6.0%)
BUILDING COVERAGE AREA = 0AC(±) (0.0%)

POST DEVELOPMENT
GREEN SPACE = 0.54AC(±) (19.0%)
POROUS PAVERS = 0.28AC(±) (9.8%)
PAVED AREA = 1.55AC(±) (54.5%)
BUILDING COVERAGE AREA = 0.48AC(±) (16.7%)
- EXISTING USE OF PROPERTY : VACANT/UNDEVELOPED
PROPOSED USE OF PROPERTY : HOTEL (171 ROOMS)

PRESENT SITE ZONING : PUD (JABOT TRACT)
- MAXIMUM BUILDING HEIGHT : 75ft (PER PUD)
- PROPERTY IS LOCATED IN ZONE X; NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0109G, DATED 8/15/18
- NO STATE WATERS EXIST ON SITE
- NO WETLANDS EXIST ON SITE
- THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
- PARKING SPACE CALCULATIONS:

REQUIRED:	0.8 SPACES/ ROOM * 171 ROOMS	=	137 SPACES
	1 SPACE / EMPLOYEE * 10 EMPLOYEES	=	10 SPACES
	TOTAL	=	147 SPACES
PROVIDED:	STANDARD STALLS	=	140 SPACES
	HANDICAP ACCESSIBLE STALLS	=	6 SPACES
	TOTAL PARKING SPACES	=	146 SPACES
- SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY

Hampton Home 2 Pooler

Specific Development Plan

Site Permit #24-0154

MEI Proj #822-23-23 Plan Date: 02/11/25

PREPARED FOR:

HOS MANAGEMENT

Kris Patel

103 S. Godley Station Suite 201

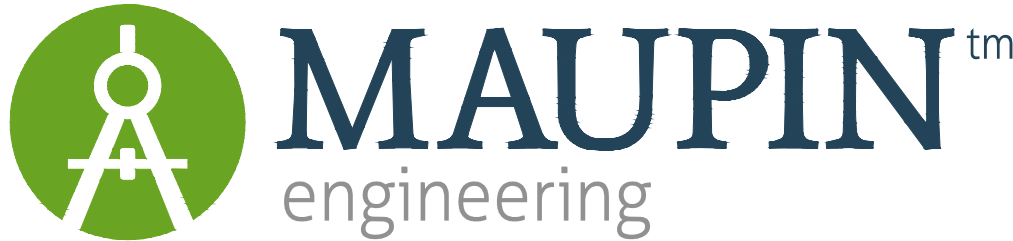
Pooler, GA 31322

912.344.4538

kris.patel@hosmanagement.com



VICINITY MAP



114 WEST 42nd STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

SHEET INDEX

C.0	COVER - NOTES
C.1	STAMPED SURVEY
C.2	DEMOLITION PLAN
C.3	STAKING PLAN
C.4	UTILITY PLAN
C.5	GRADING PLAN
C.6	LANDSCAPING PLAN
C.E1	EROSION CONTROL PLAN - INITIAL
C.E2	EROSION CONTROL PLAN - INTERMEDIATE
C.E3	EROSION CONTROL PLAN -FINAL
C.D1-D7	DETAILS
PH	PHOTOMETRIC PLANS (BY GAPOWER)

REVISIONS		
NO.	DATE	DESCRIPTION

THIS SET IS RELEASED FOR PERMITTING 02/11/25
NOT FOR PRICING

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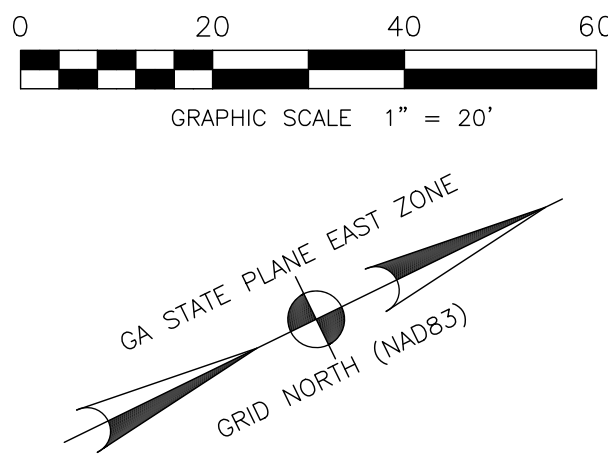
LEVEL II E&S CERT.
#21051 EXP: 12/01/2027

UTILITIES PROTECTION CENTER

Dig Safely.
CALL 811

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

rev 1_SDP-Hampton Home2_040925.dwg



- LEGEND**
- PKF PK NAIL FOUND
 - IRF IRON ROD FOUND
 - GAS VALVE
 - GRATE INLET
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - SIGN
 - STORM DRAIN MAN HOLE
 - VAULT
 - WATER MANHOLE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - UGG UNDERGROUND GAS LINE
 - UGC UNDERGROUND CABLE LINE
 - UGP UNDERGROUND POWER LINE
 - W UNDERGROUND WATER LINE
 - CONTOUR
 - WOOD LINE
 - TOP OF BANK

- TREE LEGEND**
- SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE
- LOCATION OF TREE
- TREE SIZE (IN INCHES)
- TREE TYPE
- TREE TYPE ABBREVIATIONS:
- LO LIVE OAK
 - PN PINE
 - WO WATER OAK
- DEAD TREES MAY NOT SHOWN
- ALL OTHERS SPELLED OUT
- MULTIPLE TREE SIZES INDICATES COMMON BASE
- "/D" INDICATES DISEASED TREE



BREWER
LANDSURVEYING
604 US Highway 80W
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

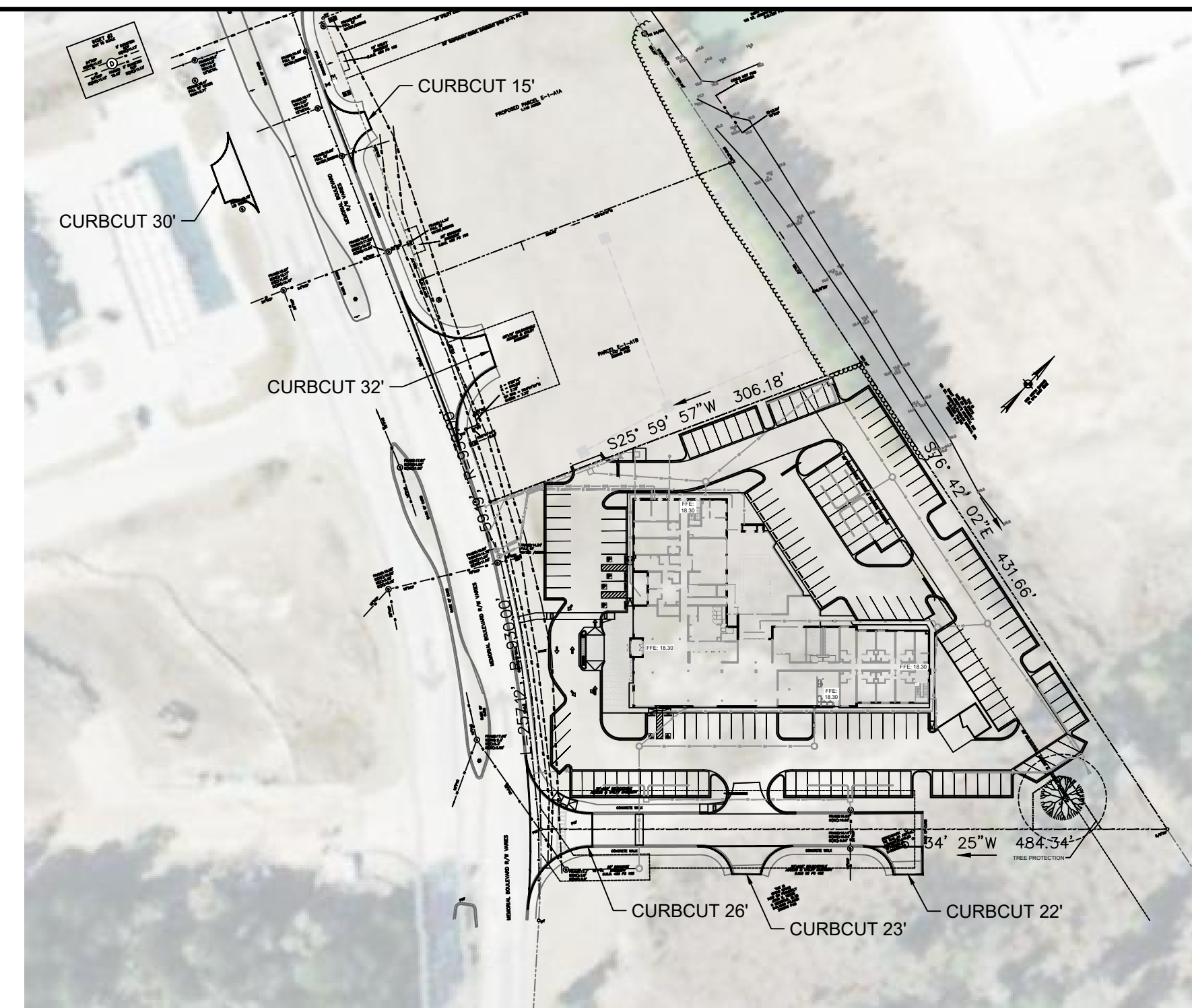
A BOUNDARY & TOPOGRAPHIC SURVEY OF
WESTERN PORTIONS OS PARCEL E-1, ARMSTRONG TRACT
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
JOHN VARNER

TAX ID
51010 01072
NOW OR FORMERLY
SAINT JOSEPH'S HOSPITAL INC
101 ST. JOSEPH'S/CANDLER MEDICAL DR.
D.B.1251 PG.102

PROJECT #:	220609
FIELD DATE:	6/28/2022
PLAT DATE:	7/XX/2022
LAST REVISED:	N/A
DRAWN BY:	WHB/CAL
SCALE:	1"=20'

SHEET: 2 OF 3



CURBCUTS WITHIN 500'
SCALE: 1" = 100'

[illegible]

MAUPINtm
engineering

14 WEST 42nd STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

STAKING PLAN
Hampton Home 2 Pooler

LEVEL II E&S



GEORGIA
REGISTERED
No. 23758
PROFESSIONAL
ENGINEER
MY A. MAUPIN

ERT.#21051 EXP: 12/01/2027
ATUS:

RELEASED
FOR
PERMITTING

DRWN: ADD 4/23/2025
CHK'D: JAM DATE

15 0 30
SCALE: 1" = 30'

SHEET NO.

C.3

822-23-23

@COPYRIGHT 2023 Maupin Engineering, Inc. PROJECT NO. _____

LANDSCAPING REQUIREMENT CALCS		
Total Parcel Area, TA	2.85	Acres
Greenscape	0.52 (19%)	Acres (%)
Building Coverage (20,640sf)	16.6	%
Parking Stalls, PA	170	Stalls
Trees Required (TA * 15 TREES)	43	Trees
Parking Landscape Islands (PA / 12 stalls) * 500	7,000	SF
Total Saved Trees	3	Trees
Total Trees Planted	40	Trees
Total Trees Provided (Retained + Planted)	43	Trees
Parking Landscape Islands	7,169	SF

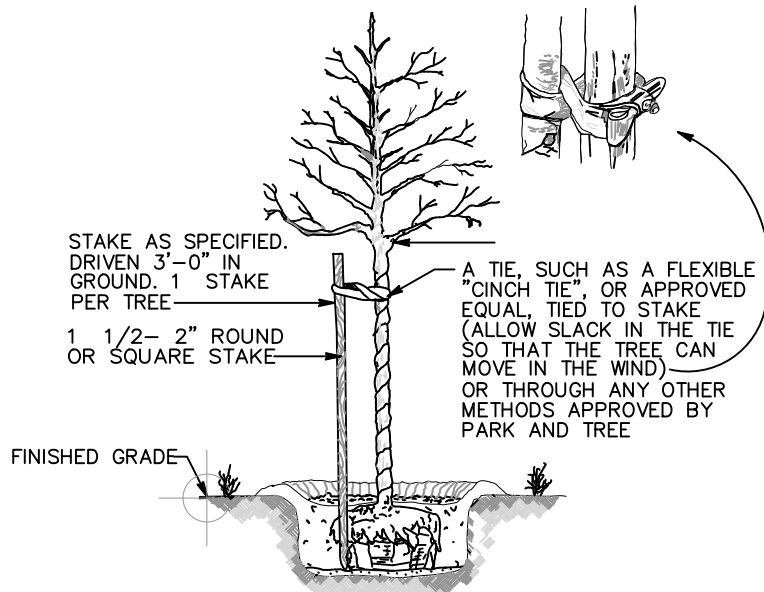
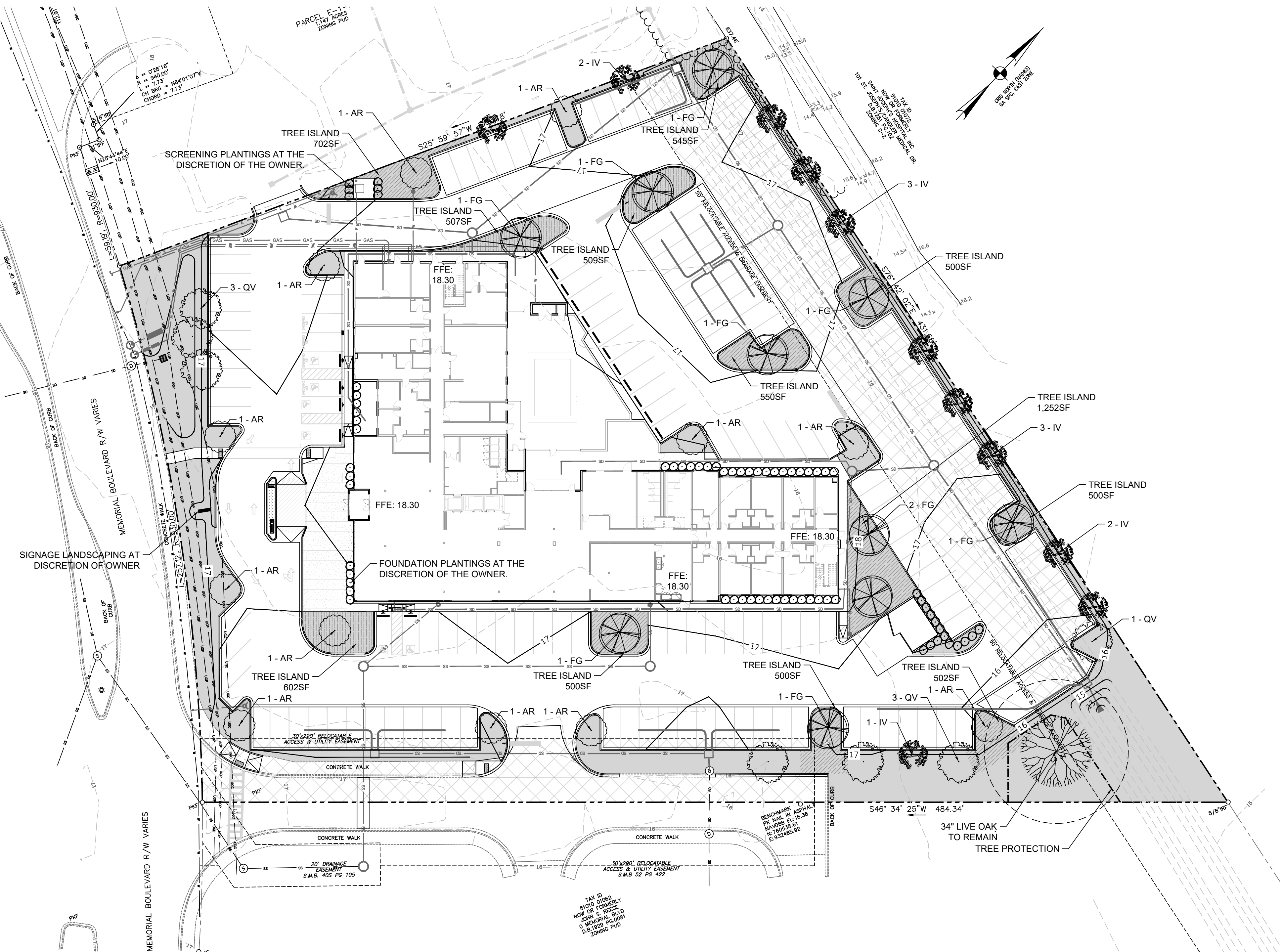
Landscape Requirement Met

PLANTING SCHEDULE					
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING
CA	CLEYERA JAPONICA	JAPANESE CLEYERA		1 GAL	4' O.C.
IV	ILEX VOMITORIA	YAUPON HOLLY	11	10 GAL	30' O.C.
AR	ACER RUBRUM	RED MAPLE	12	2.5" CALIPER	AS SHOWN
FG	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	2.5" CALIPER	AS SHOWN
QV	QUERCUS VIRGINIANA	LIVE OAK	7	2.5" CALIPER	AS SHOWN

40

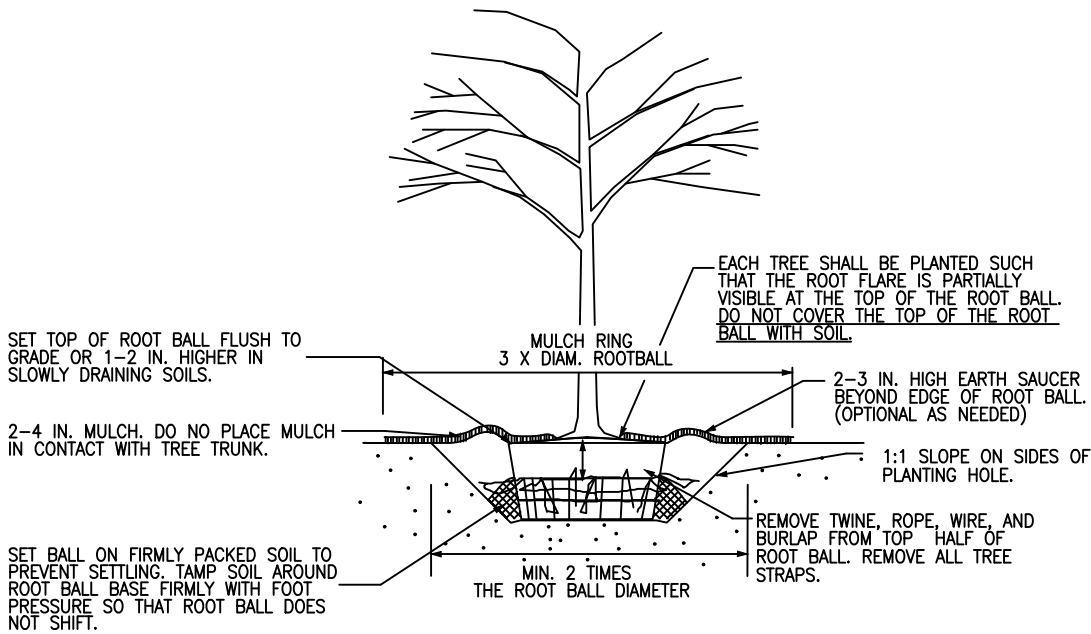
LANDSCAPING NOTES:

1. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
 2. LARGE TREES NOT CLASSIFIED AS SIGNIFICANT DUE TO DAMAGE ARE TO BE REMOVED AND ARE MARKED ON THE DEMOLITION PLAN.
 3. THE ONLY TREE CLASSIFIED AS SIGNIFICANT AND TO BE SAVED IS SHOWN ON THE PLANS.
- NO REPLACEMENT TREES REQUIRED.



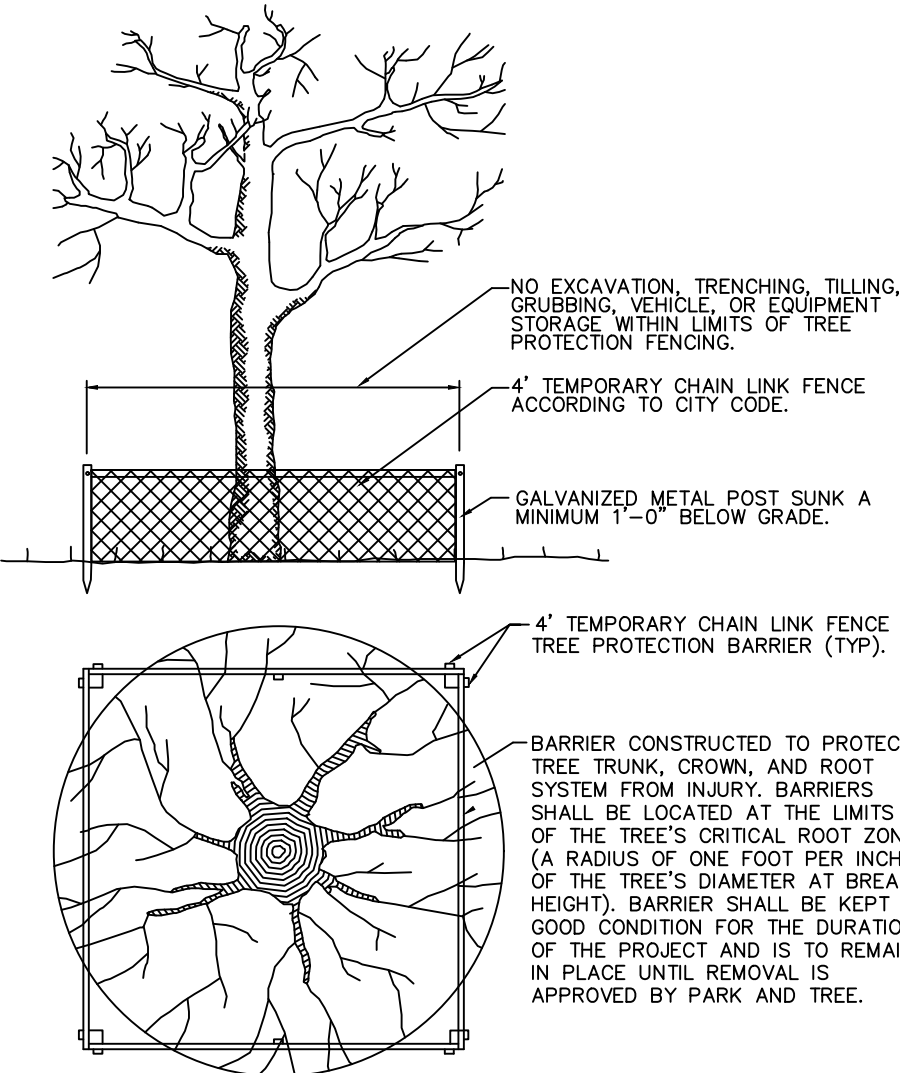
- NOTES
1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
 2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY PARK AND TREE.

Tree Staking
NTS



- NOTES
1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
 2. STAKE TREES ONLY WHEN NECESSARY. SEE CITY TREE STAKING DETAILS.

Tree Planting
NTS



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

Tree Protection
NTS

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REVISIONS		DESCRIPTION
NO.	DATE	

MAUPINtm
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

LANDSCAPING PLAN

Hampton Home 2 Pooler

LEVEL II E&S

GEORGIA
REGISTERED
ENGINEER
A. MAUPIN
PROF. 23758

CERT.#21051 EXP: 12/01/2027

STATUS:

RELEASED FOR PERMITTING

DRWN: ADD 4-9-2025

CHK'D: JAM DATE

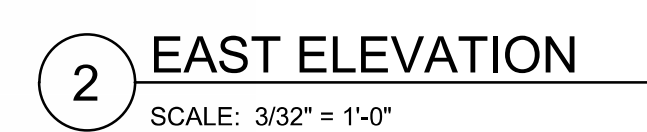
15 0 30
SCALE: 1" = 30'

SHEET NO.

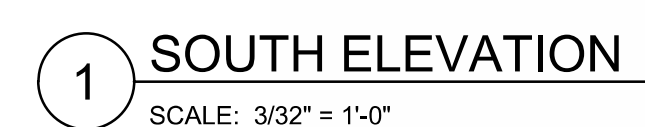
C.6

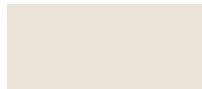
822-23-23

PROJECT NO.



STILL UNDER REVIEW
BY HOTEL BRAND



				
EIFS-1	EIFS-2	EIFS-3	EIFS-4	EIFS-5
				
EIFS-6	FB-1			



SEAL:

NOT ISSUED FOR CONSTRUCTION

ARCHITECT:

ELEVATE

architecture
studio

1775 THE EXCHANGE SE | SUITE 600 | ATLANTA, GEORGIA 30339
PHONE: 404.894.8862

WWW.ELEVATEARCHITECT.COM

DEVELOPMENT:

Hampton
Inn
by Hilton

HOME2
SUITES BY HILTON

850 MEMORIAL DRIVE
POOLER, GA

OWNER:

H

Hawkeyehotels

hos

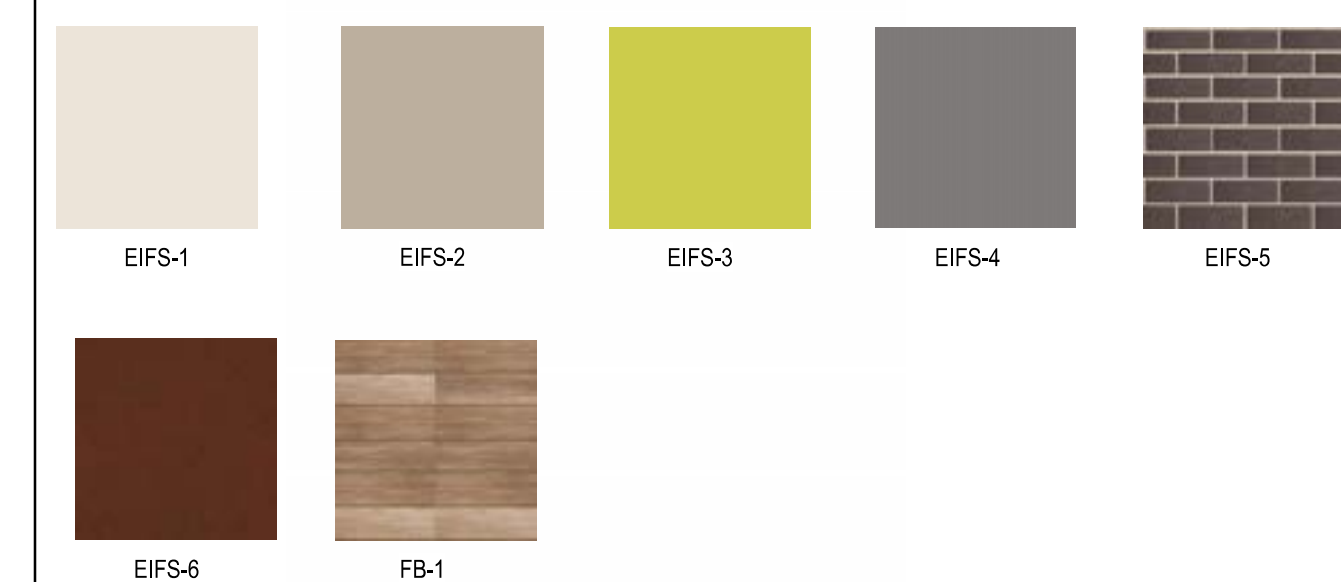
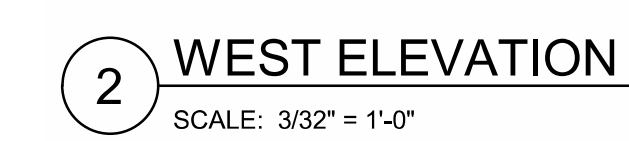
management/development

2706 JAMES STREET
CORALVILLE, IA 52241

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
12/15/2023	SCHEMATIC DESIGN	

[illegible]



EOM Operations
Your solution to a better tomorrow

May 5th, 2025

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

Dear Mr. Maupin,

I am pleased to provide you with a recommendation for Approval of the Site Plans submitted for the Hampton Home 2, which can be seen below.

<u>Submittal Documents:</u>	Site Development Plans.....	May 2025
	GSWCC Approval of ES&PC Plans.....	May 2025
	Traffic Impact Analysis.....	Jan. 2025
	Hydrology Memorandum.....	Aug. 2024
	Water Use Demand and Fire Flow.....	Aug. 2024
	Building Elevations Exhibit.....	Aug. 2024

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the city, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item on the plan. 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 and site are constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply with 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 proposed Covered Shed Addition is in general conformance with the City of Pooler's applicable standards, codes and ordinances. In concurrence with City Staff, we hereby recommend Approval of the site plans.



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



EOM Operations

Your solution to a better tomorrow

OPERATIONS

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Forest Lakes Phase 12, Como Drive, Subject to City Attorney Approval

Project:	#24-0054
P&Z Meeting Date:	May 12, 2025
City Council Meeting Date:	May 19, 2025
Applicant and Authorized Agent:	Don Taylor, Coleman Co., Inc.
Location (Address):	Forest Lakes Phase 12, Como Drive
Parcel (PIN):	51014 01148
Acreage:	Approximately 11.55
Zoning:	PUD (Godley Station)
Proposed Use:	Residential subdivision, single family detached (46 lots)
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	TBD
Recommended Motion:	<i>"After review of the application, move for approval of the release of performance bond and acceptance of maintenance and sidewalk performance bond subject to City attorney approval."</i>
Attachments:	A. Bond Submittal Documentation B. Record Drawing

Bond No.: 0256821

Principal Amount: 2,588,955.83

SUBDIVISION PERFORMANCE BOND

Project: Forest Lakes Subdivision - Phase 12

City of Pooler Permit No.: (if applicable) _____

Project Location: Forest Lakes Subdivision - Phase 12, Pooler GA

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction, LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458; as Principal, hereinafter called "**PRINCIPAL**," and Berkley Insurance Company as Surety, hereinafter called the "**SURETY**," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "**OBLIGEE**," in the penal sum of Two Million Five Hundred Eighty Eight Thousand Nine Hundred Fifty Five & 83/100 and 00/100 Dollars (\$ 2,588,955.83), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Forest Lakes Subdivision - Phase 12, Pooler GA. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

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

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.

2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.

3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

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

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.:
0256821, this 20th day of May, 2024

(SEAL)
ATTEST:

Ashlee Haller

WITNESS AS TO CONTRACTOR

[Signature]
WITNESS AS TO CONTRACTOR

CONTRACTOR

Preferred Site Construction, LLC

CONTRACTOR – Signature

[Signature] Matt R. Hilton
(Print Name)

By: Member
Title

(SEAL)
ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

SURETY (Print Company Name)

Business Address

By: [Signature]
Authorized Signature

(Print Name)

OR

(SEAL)
ATTEST:

Carolyn F Smith
WITNESS AS TO AGENT Carolyn F Smith

Karin Maynard
WITNESS AS TO AGENT Karin Maynard

SURETY'S AGENT
Berkley Insurance Company
475 Steamboat Road, Greenwich, CT 06830

By: [Signature]
As Attorney in Fact (Attached Power)

Christy Lackey, Attorney In Fact
(Print Name)

2887096

Agent's License Number

Christy Lackey
Agent's Name

Attachment A
POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of _____

(Seal)

Vincent P. Forte
Vincent P. Forte



CITY of POOLER

— GEORGIA —

MAINTENANCE AND WARRANTY BOND

Bond Number: 0262752 Principal Amount: 240,083.50

Project: Forest Lakes Phase 12

Location: Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction LLC, registered business address of
9521 Hwy 301 S Statesboro, GA 30458; as Principal, hereinafter called "CONTRACTOR,"
 and Berkley Insurance Company, as Surety, hereinafter called the "SURETY,"
 registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer,
 chartered and existing under the laws of the State of DE

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 Forty Thousand Eighty Three & 50/100 US Dollars

(\$ 240,083.50) lawful money of the United States of America, for the
 payment of which sum truly to be made to Obligee, Contractor, and Surety bind
 themselves, their heirs, executors, administrators, successors and assigns, jointly and
 severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as:

Forest Lakes Phase 12 CCI Job # 22-1018 in accordance with
 the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined
 above and herein. Contractor constructed the improvements in accordance with
 all applicable Ordinances of the City of Pooler, in addition to any other applicable local,
 state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of 24 months, commencing on the date

of acceptance of this Bond by Obligee:

- 1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);
- 2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;
- 3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;
- 4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;
- 5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;
- 6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee
 - a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or
 - b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;
- 7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severally, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and
- 8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

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

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Contractor upon the Contractor's failure or refusal to fulfill its obligations under this Bond.

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Contractor shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number

0262752 this 19th day of May, 2025.

Attest

Shlee Hallen

Witness as to Contractor (1)

Patricia Jenkins

Witness as to Contractor (2)

Melanie Haralson

Notary Public Signature

02/01/26
Notary Public Commission Expiration

Seal:

Attest

Kim Smith

Witness as to Surety (1)

Kim Marade

Witness as to Surety (2)

Carolyn F Smith

Notary Public Signature

Carolyn F Smith
NOTARY PUBLIC
BULLOCK COUNTY, GEORGIA
My Commission Expires 04/04/2028

Notary Public Commission Expiration

Seal:

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Contractor

Matt R. Hilton

Contractor Signature

Matt R. Hilton

Contractor Print

Manager
Contractor Title

Preferred Site Construction LLC
Company Name

Christy Lackey

Surety Authorized Signature

Christy Lackey, attorney In Fact

Surety Authorized Print

Berkley Insurance Company
Surety Company Name

475 Steamboat Road, Greenwich, CT 06830
Surety Business Address

OR

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name



CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 706. Maintenance bond.

- (a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.
- (b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)
- (c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

Attachment A
POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

) ss:

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

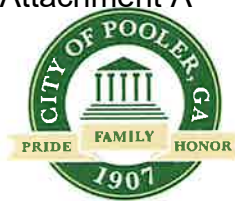
CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 19th day of May, 2025.

Vincent P. Forte
Vincent P. Forte





CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

April 1, 2025

Forest Lakes Phase 12,

The developers of Forest Lakes Phase 12 have completed all punch list items for this project. Upon the council's approval, the City of Pooler Public Works Department authorizes the start of the warranty bonding period for the development.

Signed and Approved By:

John Winn- Sewer Superintendent

☒ Public ☐ Private

Chris Costa- Drainage Superintendent

☐ Public ☒ Private

Mark Williams- Water Superintendent

☒ Public ☐ Private

Shawn McNelly- Street Superintendent

☐ Public ☐ Private

Tarra Duff
Public Works Coordinator



EOM Operations
Your solution to a better tomorrow

April 17th, 2025

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

Subject: Warranty Bond Request
 Sidewalk Performance Bond Request
 Forest Lakes Phase 12

Dear Mrs. Benson,

We have reviewed the requests for Forest Lakes Phase 12 – Warranty Bond, and Forest Lakes Phase 12 Sidewalk Performance Bond furnished by Coleman Company, specifically the Schedule of Values and Unit Cost for the required bonds.

For the Warranty Bond Request, the infrastructure being dedicated to the City of Pooler is as follows – Public Roadway, Water Distribution System, and Sanitary Sewer System. Based on the calculations provided by Coleman Company, the cost of the City maintained infrastructure is \$480,167.00, which is correct. Therefore, the calculated value of the 50% Warranty Bond of \$240,083.50 is also correct. For clarity please make sure to update the bond request memo to remove reference of the public roadway as it is my understanding Como drive is to be private, and ensure that the request letter is signed by the Engineer.

For the Sidewalk Performance Bond Request, based on the calculations provided by Coleman Company, the cost of the remaining site work is \$97,920.00, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$146,880.00 is also correct. Please also make sure to update the bond request memo text to reflect the type of bond being sought and ensure that this gets signed as well.

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.

Sincerely,
Craig Morgans
Craig Morgans



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



OPERATIONS

EOM Operations

Your solution to a better tomorrow

Project Manager
EOM

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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



01/07/2025

City of Pooler
100 SW Highway 80
Pooler Georgia, 31322

Attn: Mrs. Rachael Brown

**Re: Warranty Bond
Forest Lakes Ph 12
Pooler, Georgia**

CCI: **22-1018**

Dear Mrs. Brown:

Enclosed, please find the Warranty Bond Calculation for the above referenced project. The various infrastructure components that comprise the City of Pooler maintained infrastructure were used to determine the Warranty Bond Cost. The City maintained infrastructure consists of the public roadway, water distribution, and sanitary sewer collection systems. The respective infrastructure components and their unit costs are listed on the attached spreadsheets. Based on the attached information the calculated Performance bond amounts are as follows:

Cost of Infrastructure: \$480,167.00

Warranty Bond 50% : **\$240,083.50**

Please review the attached calculations and if you have any questions or comments, please call me at 200-3041.

Regards,

Coleman Company, Inc.

Neil P. McKenzie, P.E.

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405

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Bond Calculations

Section I - Erosion Control

Item #:	Description:	Quantity:	Unit Price:	Cost:
I-1	N/A	0	\$0.00	\$0.00

Section II - Grading

Item #:	Description:	Quantity:	Unit Price:	Cost:
II-1	N/A	0	\$0.00	\$0.00

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	N/A	0	\$0.00	\$0.00

Section IV - Sanitary Sewer

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-1	Connect to Existing MH w/ core 10-12'	1	\$5,295.00	\$5,295.00
IV-2	8" SDR PVC Sewer 6-8'	360	\$53.00	\$19,080.00
IV-3	8" SDR-26 PVC Sewer 8-10'	370	\$58.00	\$21,460.00
IV-4	8" SDR-26 PVC Sewer 10-12'	497	\$62.00	\$30,814.00
IV-5	8" SDR-26 Sewer 12-14'	240	\$73.00	\$17,520.00
IV-6	4" PVC Sewer Lateral (LF)	2070	\$19.00	\$39,330.00
IV-7	8 x 4 SDR-26 PVC TY	41	\$206.00	\$8,446.00
IV-8	4" SDR-26 PVC 45	97	\$59.00	\$5,723.00
IV-9	4" PVC Caps	46	\$29.00	\$1,334.00
IV-10	Standard Manholes 6-8 (EA)	2	\$4,471.00	\$8,942.00
IV-11	Standard Manholes 10-12 (EA)	2	\$5,294.00	\$10,588.00
IV-12	Estimated Stone for Bedding (TN)	720	\$75.00	\$54,000.00
IV-13	Cleaning and Testing	1	\$25,985.00	\$25,985.00
IV-14	Select Fill (CY)	1100	\$26.00	\$28,600.00

Section V - Stormwater Drainage System

Item #:	Description:	Quantity:	Unit Price:	Cost:
V-1	N/A	0	\$0.00	\$0.00

Section VI - Water Distribution System

Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-1	Connect to Existing Main w/ Temporary Backflow Preventer	1	\$1,764.00	\$1,764.00
VI-2	8" MJ Sleeve	2	\$559.00	\$1,118.00

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405

88c48d9a-b917-4bfa-ab99-c9c2af30efc7



Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-3	8" MJ 45	14	\$541.00	\$7,574.00
VI-4	8 x 6 MJ Tee	3	\$853.00	\$2,559.00
VI-5	Fire Hydrant Assembly (EA)	3	\$6,588.00	\$19,764.00
VI-6	8" Gate Valve in Box (EA)	1	\$5,706.00	\$5,706.00
VI-7	Concrete Valve Marker	1	\$147.00	\$147.00
VI-8	Temporary Bloff Off (EA)	1	\$3,353.00	\$3,353.00
VI-9	8 x 1 saddle	46	\$206.00	\$9,476.00
VI-10	1" Corporation Stop	46	\$176.00	\$8,096.00
VI-11	1" Curb Stop	46	\$218.00	\$10,028.00
VI-12	1" PE Tubing Lateral (LF)	2070	\$14.00	\$28,980.00
VI-13	8" PVC Water Main (LF)	1425	\$53.00	\$75,525.00
VI-14	6" Ductile Iron for Fire Hydrant	40	\$53.00	\$2,120.00
VI-15	8" Joint Restraints	15	\$188.00	\$2,820.00
VI-16	Testing & Chlorination (LS)	1	\$12,320.00	\$12,320.00
VI-17	Select Fill (CY)	450	\$26.00	\$11,700.00

Erosion Control: **\$0.00**
 Grading: **\$0.00**
 Paving & Concrete Work: **\$0.00**
 Sanitary Sewer: **\$277,117.00**
 Stormwater Drainage: **\$0.00**
 Water Distribution: **\$203,050.00**
 Total Infrastructure Cost: **\$480,167.00**



CITY of POOLER

— GEORGIA —

SIDEWALK PERFORMANCE BOND

Bond Number: 0262753 Principal Amount: \$146,880.00

Project: Forest Lakes Phase 12

Location: Pooler, GA City Permit Number:

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction LLC, registered business address of 9521 Hwy 301 S Statesboro, GA 30458; as Principal, hereinafter called "PRINCIPAL," and Berkley Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of DE,

and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,

herein called the "OBLIGEE," in the sum of One Hundred Forty six Thousand Eight Hundred Eighty & 00/100 US Dollars

(\$ 146,880.00) 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:

Forest Lakes Phase 12 CCI Job # 22-1018

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]

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)

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number

0262753 this 19th day of May, 2025.

Attest

Ashlee Haller

Witness as to Principal (1)

Patricia Jenkins

Witness as to Principal (2)

Melan He

Notary Public Signature

02/01/26
Notary Public Commission Expiration

Seal:

Attest

Jim Smith

Witness as to Surety (1)

Ther Maynardo

Witness as to Surety (2)

Carolyn F Smith

Notary Public Signature

Carolyn F Smith
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 04/24/2028

Notary Public Commission Expiration

Seal:

**Attest**

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Principal

Matt R. Hilton

Principal Signature

Matt R. Hilton

Principal Print

Member

Principal Title

Preferred Site Construction, LLC
Company Name

Surety

Christy Lackey

Surety Authorized Signature

Christy Lackey, attorney In Fact

Surety Authorized Print

Berkley Insurance Company

Surety Company Name

475 Steamboat Road, Greenwich, CT 06830

Surety Business Address

OR

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name



Attachment A
POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: **Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:

(Seal)

By

Ira S. Lederman
 Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
 Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
 NOTARY PUBLIC
 CONNECTICUT
 MY COMMISSION EXPIRES
 APRIL 30, 2024

Maria C. Rundraken
 Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 19th day of May, 2025.

Vincent P. Forte





01/24/2025

City of Pooler
100 SW Highway 80
Pooler Georgia, 31322

Attn: Mrs. Rachael Brown

**Re: Sidewalk Performance Bond
Forest Lakes Ph 12
Pooler, Georgia**

CCI: **22-1018**

Dear Mrs. Brown:

Enclosed, please find the Performance Bond Calculation for the above referenced project. The various infrastructure components that comprise the City of Pooler maintained infrastructure were used to determine the Utility Performance Bond Cost. The City maintained infrastructure consists of the public roadway, water distribution, and sanitary sewer collection systems. The respective infrastructure components and their unit costs are listed on the attached spreadsheets. Based on the attached information the calculated Performance bond amounts are as follows:

Cost of Infrastructure: \$ 97,920.00

Performance Bond 150%: **\$ 146,880.00**

Please review the attached calculations and if you have any questions or comments, please call me at 200-3041.

Regards,

Coleman Company, Inc.

Neil P. McKenzie, P.E.

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405

d1fb83e3-7c9a-4d62-81d8-17e3d08d9fd3



Bond Calculations

Section I - Erosion Control

Item #:	Description:	Quantity:	Unit Price:	Cost:
I-1	N/A	0	\$0.00	\$0.00

Section II - Grading

Item #:	Description:	Quantity:	Unit Price:	Cost:
II-1	N/A	0	\$0.00	\$0.00

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	Sidewalk	1530	\$64.00	\$97,920.00

Section IV - Sanitary Sewer

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-1	N/A	0	\$0.00	\$0.00

Section V - Stormwater Drainage System

Item #:	Description:	Quantity:	Unit Price:	Cost:
V-1	N/A	0	\$0.00	\$0.00

Section VI - Water Distribution System

Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-1	N/A	0	\$0.00	\$0.00

Erosion Control:	\$0.00
Grading:	\$0.00
Paving & Concrete Work:	\$97,920.00
Sanitary Sewer:	\$0.00
Stormwater Drainage:	\$0.00
Water Distribution:	\$0.00
Total Infrastructure Cost:	\$97,920.00

PREPARED FOR
GODLEY STATION WEST, LLC

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

ENGINEER'S NAME NEIL P McKENZIE, PE

ENGINEER'S SIGNATURE _____

G.A. PE. NUMBER PE036652

DATE 11/13/2024

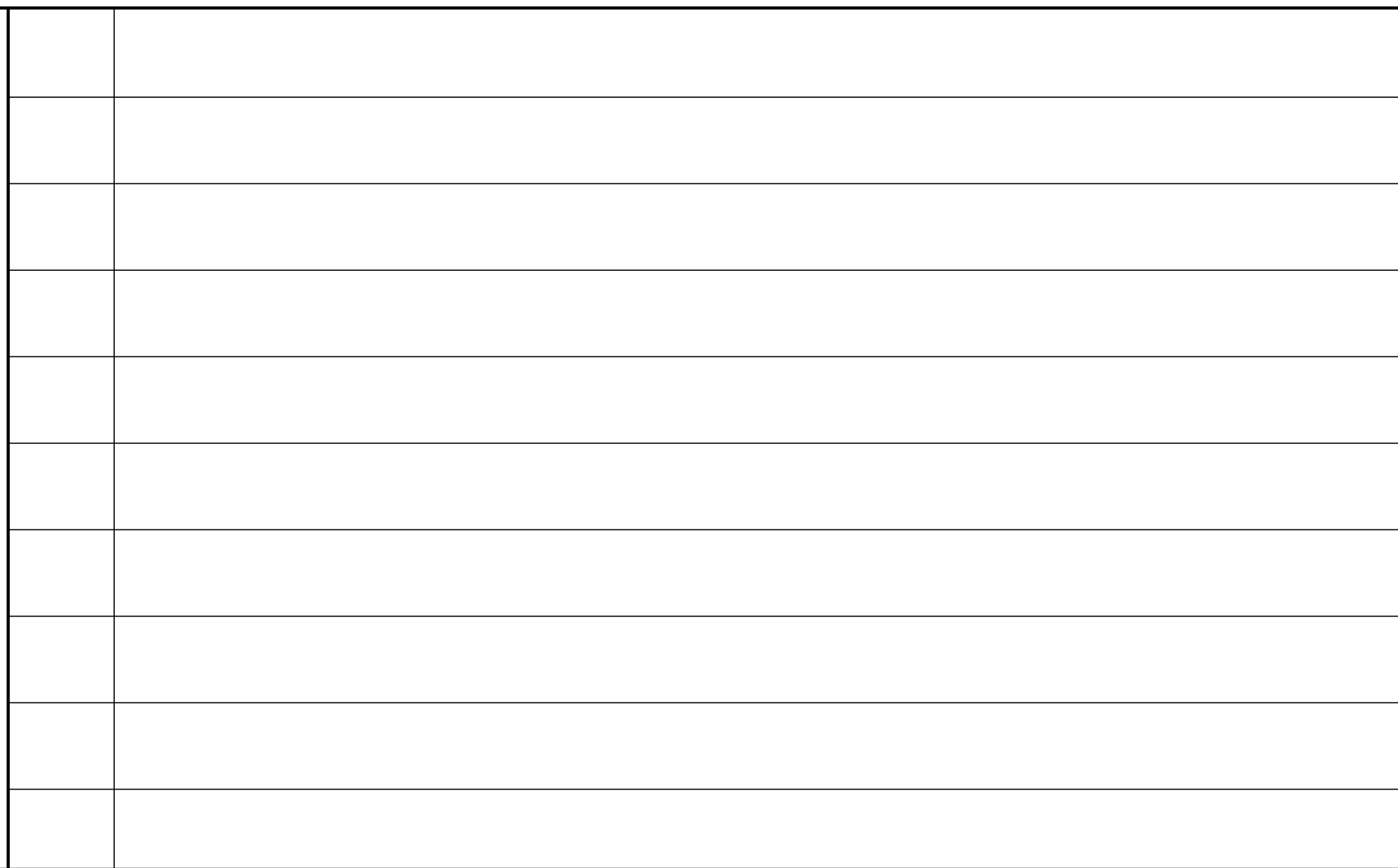
TO THE BEST OF OUR KNOWLEDGE, NO WATER AND/OR SEWER LINES ASSOCIATED WITH THIS PROJECT ARE CONSTRUCTED UPON, NOR DID THEY SERVE STRUCTURES BUILT UPON, SOLID WASTE LANDFILLS.



NEIL P. MCKENZIE, PE _____ DATE _____

NEIL P McKENZIE, PE

SHEET INDEX



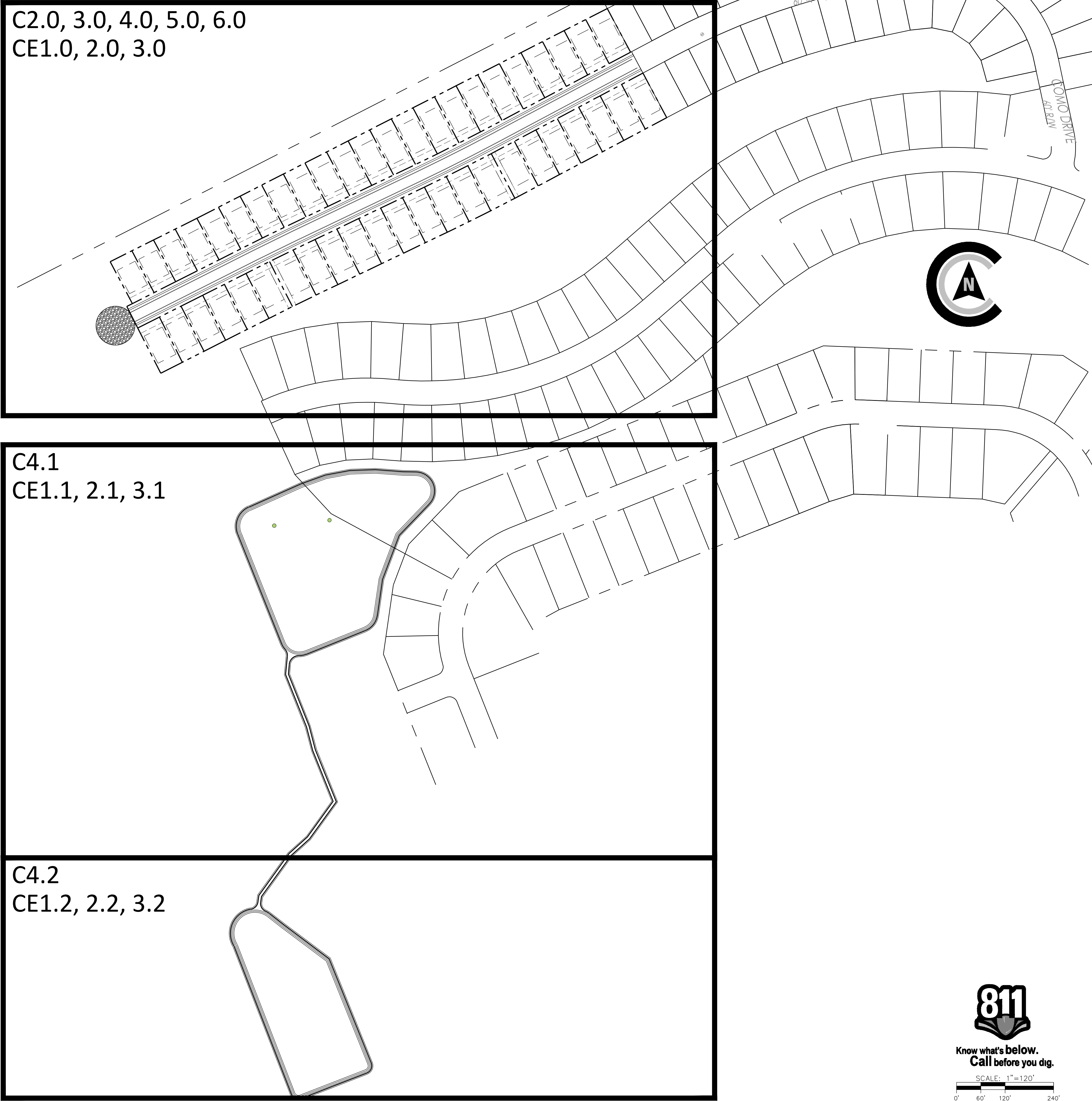
Sheet Number	Sheet Title	CE3.1	FINAL E5&Pc PLAN
COV	COVER	CE3.2	FINAL E5&Pc PLAN
C0.0	SHEET LEGEND	CE4.0	EROSION CONTROL DETAILS
C1.0	CONSTRUCTION NOTES	CE4.1	EROSION CONTROL DETAILS
C2.0	EXISTING CONDITIONS	CE5.0	NPDES PERMIT NOTES
C2.1	EXISTING CONDITIONS	CE5.1	NPDES PERMIT NOTES
C2.2	EXISTING CONDITIONS	L1.0	EXISTING CONDITIONS
C3.0	STAKING PLAN	L1.1	LANDSCAPE PLAN
C4.0	PAVING, GRADING, & DRAINAGE PLAN	L1.2	LANDSCAPE PLAN
C4.1	PAVING, GRADING, & DRAINAGE PLAN	L1.3	LANDSCAPE DETAILS
C4.2	PAVING, GRADING, & DRAINAGE PLAN	LP1.0	LIGHTING PLAN
C5.0	NEIGHBORHOOD GRADING PLAN		
C6.0	UTILITY PLAN		
C7.0	PROFILES		
CE0.0	CONSTRUCTION DETAILS		
CE0.1	CONSTRUCTION DETAILS		
EOV	ESPC COVER		
CE1.0	INITIAL E5&Pc PLAN		
CE1.1	INITIAL E5&Pc PLAN		
CE1.2	INITIAL E5&Pc PLAN		
CE2.0	INTERM E5&Pc PLAN		
CE2.1	INTERM E5&Pc PLAN		
CE2.2	INTERM E5&Pc PLAN		
CE3.0	FINAL E5&Pc PLAN		

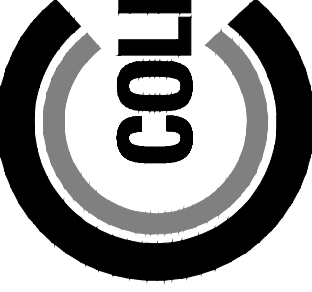
COV

A circular professional engineer seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "NEIL P. MCKENZIE" at the bottom. Inside the ring, the words "REGISTERED" and "ENGINEER" are separated by two stars. The center of the seal contains the text "No. PE036662", the date "11/13/24", and the word "PROFESSIONAL". A blue ink signature is written across the seal.

FOREST LAKES PHASE 12

LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC





COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3941 | CCI-SAV.COM

RECORD DRAWINGS

These record drawings have been prepared based upon information provided by others and our periodic observations. The engineer has reviewed this information and to the best of our information, knowledge and belief, the drawings represent the approved site development plans.



REVISIONS:

RECORD DRAWINGS FOR
FOREST LAKES PHASE 12
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 22-1018.000
DATE: 2/27/23
DRAWN BY: DCP
CHECKED BY: NPM
SCALE: AS NOTED

SHEET LEGEND

SHEET:
C0.0

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.013	N63° 12' 27.85"E
L2	60.000	N26° 57' 41.81"W
L3	60.000	S63° 12' 27.85"W
L4	60.000	S63° 12' 27.85"W
L5	60.000	S63° 12' 27.85"W
L6	60.017	S63° 24' 01.18"W
L7	60.000	S63° 02' 18.19"W
L8	60.000	S63° 02' 18.19"W
L9	60.000	S63° 02' 18.19"W
L10	125.178	S26° 57' 41.81"E
L11	125.355	S26° 57' 41.81"E
L12	125.533	S26° 57' 41.81"E
L13	60.017	S63° 24' 01.18"W
L14	60.017	S63° 24' 01.18"W
L15	60.017	S63° 24' 01.18"W
L16	117.191	N27° 58' 39.09"W
L17	60.013	S63° 12' 27.85"W
L18	60.013	S63° 12' 27.85"W
L19	117.393	N27° 58' 39.09"W
L20	116.990	N27° 58' 39.09"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L23	15.624	S63° 12' 27.85"W
L29	60.013	N63° 12' 27.85"E
L30	60.013	N63° 12' 27.85"E
L31	24.129	N63° 12' 27.85"E
L35	49.699	N64° 25' 05.81"E
L36	60.052	N64° 25' 05.81"E
L37	60.052	N64° 25' 05.81"E
L38	60.052	N64° 25' 05.81"E
L39	60.052	N64° 25' 05.81"E
L40	54.428	N64° 25' 05.81"E
L46	37.861	N62° 01' 20.91"E
L47	60.000	N62° 01' 20.91"E
L48	60.000	N62° 01' 20.91"E
L49	60.000	N62° 01' 20.91"E
L50	60.000	N62° 01' 20.91"E
L51	60.000	N62° 01' 20.91"E
L52	60.000	N62° 01' 20.91"E
L53	121.519	N27° 58' 39.09"W
L54	60.007	S62° 55' 23.00"W
L55	60.007	S62° 55' 23.00"W

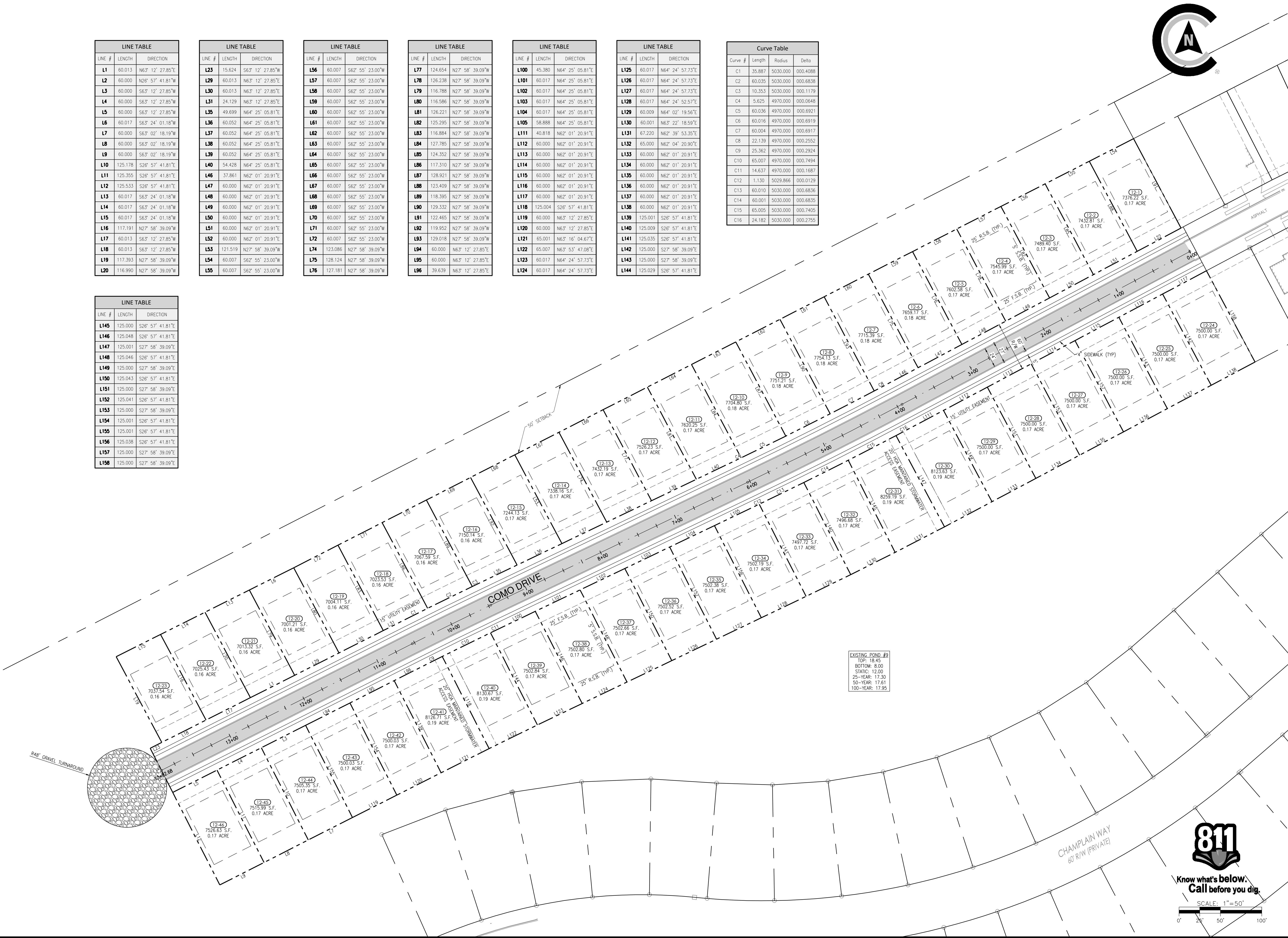
LINE TABLE		
LINE #	LENGTH	DIRECTION
L56	60.007	S62° 55' 23.00"W
L57	60.007	S62° 55' 23.00"W
L58	60.007	S62° 55' 23.00"W
L59	60.007	S62° 55' 23.00"W
L60	60.007	S62° 55' 23.00"W
L61	60.007	S62° 55' 23.00"W
L62	60.007	S62° 55' 23.00"W
L63	60.007	S62° 55' 23.00"W
L64	60.007	S62° 55' 23.00"W
L65	60.007	S62° 55' 23.00"W
L66	60.007	S62° 55' 23.00"W
L67	60.007	S62° 55' 23.00"W
L68	60.007	S62° 55' 23.00"W
L69	60.007	S62° 55' 23.00"W
L70	60.007	S62° 55' 23.00"W
L71	60.007	S62° 55' 23.00"W
L72	60.007	S62° 55' 23.00"W
L74	123.086	N27° 58' 39.09"W
L75	128.124	N27° 58' 39.09"W
L76	127.181	N27° 58' 39.09"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L77	124.654	N27° 58' 39.09"W
L78	126.238	N27° 58' 39.09"W
L79	116.788	N27° 58' 39.09"W
L80	116.586	N27° 58' 39.09"W
L81	126.221	N27° 58' 39.09"W
L82	125.295	N27° 58' 39.09"W
L83	116.884	N27° 58' 39.09"W
L84	127.785	N27° 58' 39.09"W
L85	124.352	N27° 58' 39.09"W
L86	117.310	N27° 58' 39.09"W
L87	128.921	N27° 58' 39.09"W
L88	123.409	N27° 58' 39.09"W
L89	118.395	N27° 58' 39.09"W
L90	129.332	N27° 58' 39.09"W
L91	122.465	N27° 58' 39.09"W
L92	119.952	N27° 58' 39.09"W
L93	129.018	N27° 58' 39.09"W
L94	60.000	N63° 12' 27.85"E
L95	60.000	N63° 12' 27.85"E
L96	39.639	N63° 12' 27.85"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L100	45.380	N64° 25' 05.81"E
L101	60.017	N64° 25' 05.81"E
L102	60.017	N64° 25' 05.81"E
L103	60.017	N64° 25' 05.81"E
L104	60.017	N64° 25' 05.81"E
L105	58.888	N64° 25' 05.81"E
L111	40.818	N62° 01' 20.91"E
L112	60.000	N62° 01' 20.91"E
L113	60.000	N62° 01' 20.91"E
L114	60.000	N62° 01' 20.91"E
L115	60.000	N62° 01' 20.91"E
L116	60.000	N62° 01' 20.91"E
L117	60.000	N62° 01' 20.91"E
L118	125.004	S26° 57' 41.81"E
L119	60.000	N63° 12' 27.85"E
L120	60.000	N63° 12' 27.85"E
L121	65.001	N63° 16' 04.67"E
L122	65.007	N63° 53' 47.08"E
L123	60.017	N64° 24' 57.73"E
L124	60.017	N64° 24' 57.73"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L125	60.017	N64° 24' 57.73"E
L126	60.017	N64° 24' 57.73"E
L127	60.017	N64° 24' 57.73"E
L128	60.017	N64° 24' 52.57"E
L129	60.009	N64° 02' 19.56"E
L130	60.001	N63° 22' 18.59"E
L131	67.220	N62° 39' 53.35"E
L132	65.000	N62° 04' 20.90"E
L133	60.000	N62° 01' 20.91"E
L134	60.000	N62° 01' 20.91"E
L135	60.000	N62° 01' 20.91"E
L136	60.000	N62° 01' 20.91"E
L137	60.000	N62° 01' 20.91"E
L138	60.000	N62° 01' 20.91"E
L139	125.001	S26° 57' 41.81"E
L140	125.009	S26° 57' 41.81"E
L141	125.035	S26° 57' 41.81"E
L142	125.000	S27° 58' 39.09"E
L143	125.000	S27° 58' 39.09"E
L144	125.029	S26° 57' 41.81"E

Curve Table			
Curve #	Length	Radius	Delta
C1	35.887	5030.000	000.4088
C2	60.035	5030.000	000.6838
C3	10.353	5030.000	000.1179
C4	5.625	4970.000	000.0648
C5	60.036	4970.000	000.6921
C6	60.016	4970.000	000.6919
C7	60.004	4970.000	000.6917
C8	22.139	4970.000	000.2552
C9	25.362	4970.000	000.2924
C10	65.007	4970.000	000.7494
C11	14.637	4970.000	000.1687
C12	1.130	5029.866	000.0129
C13	60.010	5030.000	000.6836
C14	60.001	5030.000	000.6835
C15	65.005	5030.000	000.7405
C16	24.182	5030.000	000.2755



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RECORD DRAWINGS

These record drawings have been prepared based upon information provided by others and our periodic observations. We have reviewed this information and to the best of our information, knowledge and belief, the drawings represent the approved development plans.

REVISIONS:	

RECORD DRAWINGS FOR

FOREST LAKES PHASE 12

LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER:	22-1018.000
DATE:	2/27/23
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0



Know what's below.
Call before you dig.

SCALE: 1"=50'

A horizontal scale bar with tick marks at 0', 25', 50', and 100'. The bar is divided into four equal segments, each representing 25 feet. The text 'SCALE: 1"=50\'' is centered above the bar.

GRADING LEGEND	
FF	FINISHED FLOOR
FP	FINISHED PAD
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION

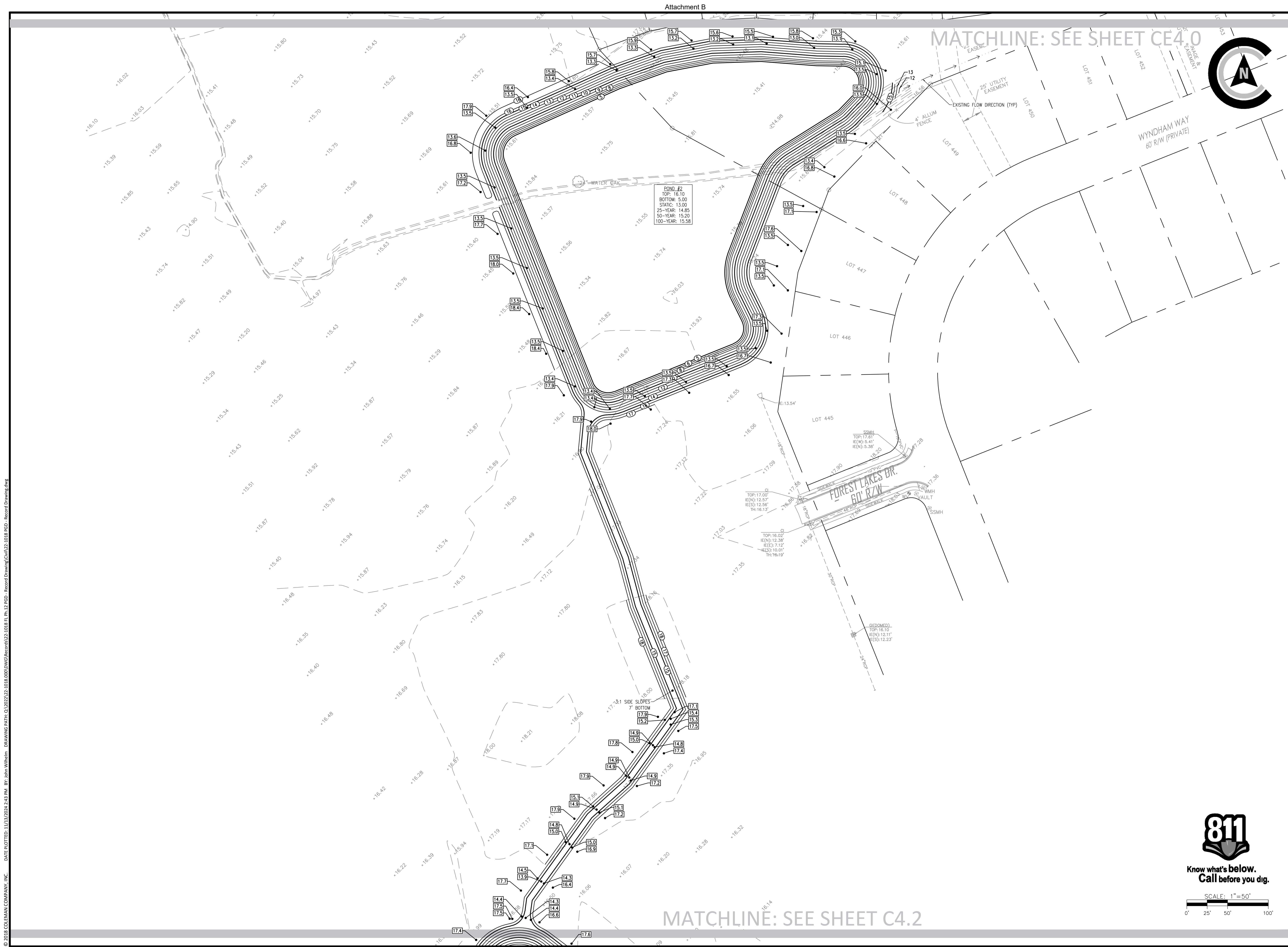
These record drawings have been prepared based upon information provided by others and our periodic observations. The Coleman Company, Inc. has reviewed this information and to the best of our information, knowledge and belief, these Record Drawings represent the approved site development plans.

FOREST LAKES PHASE 12

LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

C4.0





COLEMAN COMPANY
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RECORD DRAWINGS

These record drawings have been prepared by the engineer based upon information provided by others and our periodic observations. The engineer has reviewed this information and to the best of our information, knowledge and belief, this drawing represents the approved development plans.

REVISIONS:

NO.	DESCRIPTION	DATE

RECORD DRAWINGS FOR

FOREST LAKES PHASE 12

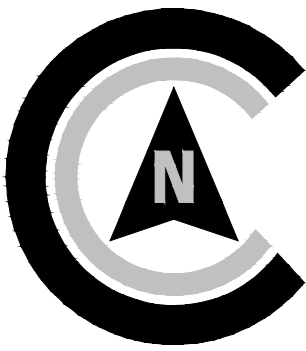
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 22-1018.000
DATE: 2/27/23
DRAWN BY: DCP
CHECKED BY: NPM
SCALE: AS NOTED

PAVING GRADING
& DRAINAGE PLAN

SHEET:

C4.1



RECORD DRAWINGS

These record drawings have been prepared based upon information provided by authors and our periodic observations. The Coleman Company, Inc. has reviewed this information and to the best of our information, knowledge and belief, these Record Drawings represent the approved site development plans.



REVISIONS:

RECORD DRAWINGS FOR

FOREST LAKES PHASE 12

LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 22-1018.000
DATE: 2/27/23
DRAWN BY: DCP
CHECKED BY: NPM
SCALE: AS NOTED

PAVING GRADING
& DRAINAGE PLAN

SHEET:

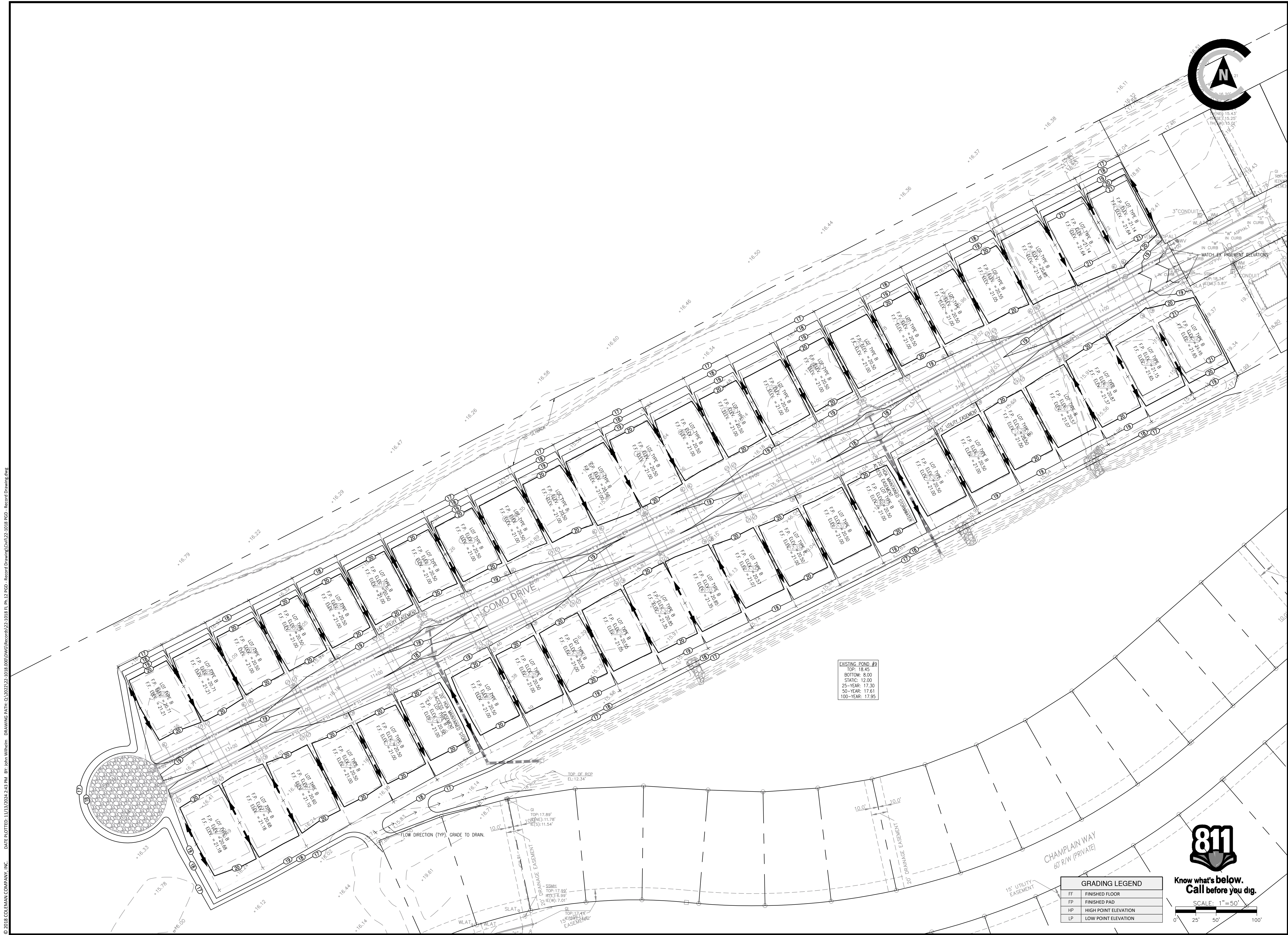
C4.2



Know what's below.
Call before you dig.



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 11/13/2024 2:43 PM BY: John Wilhelm DRAWING PATH: G:\2023\22-1018-000-DWG\Records\22-1018-F, Ph. 12 PGD - Record Drawing\Civil\22-1018 PGD - Record Drawing.dwg



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RECORD DRAWINGS

These record drawings have been prepared based upon information provided by others and our periodic observations. We have reviewed this information and to the best of our information, knowledge and belief, the drawings represent the approved development plans.

REVISIONS:

NO.	DESCRIPTION	DATE

RECORD DRAWINGS FOR

FOREST LAKES PHASE 12

LOCATED IN POOLER, GEORGIA

PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 22-1018.000

DATE: 2/27/23

DRAWN BY: DCP

CHECKED BY: NPM

SCALE: AS NOTED

NEIGHBORHOOD GRADING PLAN

SHEET:

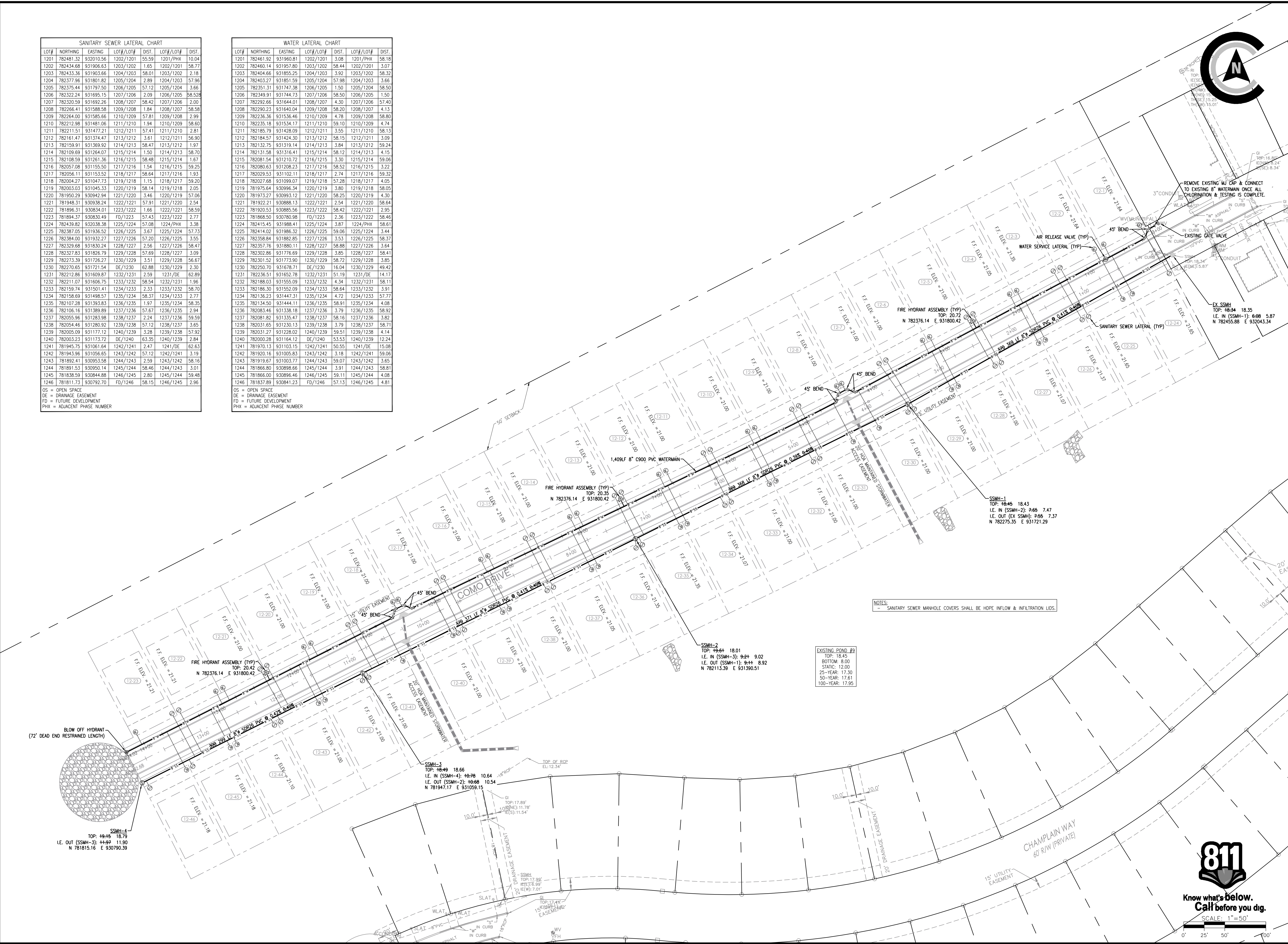
C5.0

SANITARY SEWER LATERAL CHART					
LOT#	NORTHING	EASTING	LOT# / LOT#	DIST.	LOT# / LOT#
1201	782481.32	932010.56	1202 / 1201	55.59	1201 / PHX
1202	782434.68	931906.63	1203 / 1202	1.65	1202 / 1201
1203	782435.36	931903.66	1204 / 1203	58.01	1203 / 1202
1204	782377.96	931801.82	1205 / 1204	2.89	1204 / 1203
1205	782375.44	931797.50	1206 / 1205	57.12	1205 / 1204
1206	782322.24	931695.15	1207 / 1206	2.09	1206 / 1205
1207	782320.59	931692.26	1208 / 1207	58.42	1207 / 1206
1208	782266.41	931588.58	1209 / 1208	1.84	1208 / 1207
1209	782264.00	931585.66	1210 / 1209	57.81	1209 / 1208
1210	782212.98	931481.06	1211 / 1210	1.94	1210 / 1209
1211	782211.51	931477.21	1212 / 1211	57.41	1211 / 1210
1212	782161.47	931374.47	1213 / 1212	3.61	1212 / 1211
1213	782159.91	931369.92	1214 / 1213	58.47	1213 / 1212
1214	782109.69	931264.07	1215 / 1214	1.50	1214 / 1213
1215	782108.59	931261.36	1216 / 1215	58.48	1215 / 1214
1216	782057.08	931155.50	1217 / 1216	1.54	1216 / 1215
1217	782056.11	931153.52	1218 / 1217	58.64	1217 / 1216
1218	782004.27	931047.73	1219 / 1218	1.15	1218 / 1217
1219	782003.03	931045.33	1220 / 1219	58.14	1219 / 1218
1220	781950.29	930942.94	1221 / 1220	3.46	1220 / 1219
1221	781948.31	930938.24	1222 / 1221	57.91	1221 / 1220
1222	781896.31	930834.01	1223 / 1222	1.66	1222 / 1221
1223	781894.37	930830.49	1224 / 1223	57.43	1223 / 1222
1224	782439.82	932038.38	1225 / 1224	57.08	1224 / PHX
1225	782387.05	931936.52	1226 / 1225	3.67	1225 / 1224
1226	782384.00	931932.27	1227 / 1226	57.20	1226 / 1225
1227	782329.68	931830.24	1228 / 1227	2.56	1227 / 1226
1228	782327.83	931826.79	1229 / 1228	57.69	1228 / 1227
1229	782273.39	931726.27	1230 / 1229	3.51	1229 / 1228
1230	782270.65	931721.54	1231 / 1230	62.88	1230 / 1229
1231	782212.86	931609.87	1232 / 1231	2.59	1231 / DE
1232	782211.07	931606.75	1233 / 1232	58.54	1232 / 1231
1233	782159.74	931501.41	1234 / 1233	2.33	1233 / 1232
1234	782158.69	931498.57	1235 / 1234	58.37	1234 / 1233
1235	782107.28	931393.83	1236 / 1235	1.97	1235 / 1234
1236	782106.16	931389.89	1237 / 1236	57.67	1236 / 1235
1237	782055.96	931283.98	1238 / 1237	2.24	1237 / 1236
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1240	782003.23	931173.72	1241 / 1240	63.35	1240 / 1239
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1242	781943.96	931056.65	1243 / 1242	57.12	1242 / 1241
1243	781892.41	930953.58	1244 / 1243	2.59	1243 / 1242
1244	781891.53	930950.14	1245 / 1244	58.46	1244 / 1243
1245	781836.59	930844.88	1246 / 1245	2.80	1245 / 1244
1246	781811.73	930792.70	1247 / 1246	58.15	1246 / 1245

OS = OPEN SPACE
DE = DRAINAGE EASEMENT
FD = FUTURE DEVELOPMENT
PHX = ADJACENT PHASE NUMBER

WATER LATERAL CHART					
LOT#	NORTHING	EASTING	LOT# / LOT#	DIST.	LOT# / LOT#
1201	782461.92	931960.81	1202 / 1201	3.08	1201 / PHX
1202	782460.14	931957.80	1203 / 1202	58.44	1202 / 1201
1203	782404.66	931855.25	1204 / 1203	3.92	1203 / 1202
1204	782403.27	931851.59	1205 / 1204	57.88	1204 / 1203
1205	782351.31	931747.38	1206 / 1205	1.50	1205 / 1204
1206	782349.91	931744.73	1207 / 1206	58.50	1206 / 1205
1207	782292.66	931644.01	1208 / 1207	4.30	1207 / 1206
1208	782290.23	931640.04	1209 / 1208	58.20	1208 / 1207
1209	782236.36	931536.46	1210 / 1209	4.78	1209 / 1208
1210	782235.18	931534.17	1211 / 1210	59.10	1210 / 1209
1211	782185.79	931428.09	1212 / 1211	3.55	1211 / 1210
1212	782184.57	931424.30	1213 / 1212	58.15	1212 / 1211
1213	782132.75	931319.14	1214 / 1213	3.84	1213 / 1212
1214	782131.58	931316.41	1215 / 1214	58.12	1214 / 1213
1215	782081.54	931210.72	1216 / 1215	3.30	1215 / 1214
1216	782080.63	931208.23	1217 / 1216	58.52	1216 / 1215
1217	782029.53	931102.11	1218 / 1217	2.74	1217 / 1216
1218	782027.86	931099.07	1219 / 1218	57.28	1218 / 1217
1219	781975.64	930996.34	1220 / 1219	3.80	1219 / 1218
1220	781973.27	930993.12	1221 / 1220	58.25	1220 / 1219
1221	781922.21	930888.13	1222 / 1221	2.54	1221 / 1220
1222	781920.53	930885.56	1223 / 1222	58.42	1222 / 1221
1223	781868.50	930780.98	1224 / 1223	2.36	1223 / 1222
1224	782415.45	931988.41	1225 / 1224	3.87	1224 / PHX
1225	782414.02	931986.32	1226 / 1225	59.06	1225 / 1224
1226	782358.84	931882.85	1227 / 1226	3.53	1226 / 1225
1227	782357.76	931880.11	1228 / 1227	58.88	1227 / 1226
1228	782302.86	931776.69	1229 / 1228	3.85	1228 / 1227
1229	782301.52	931773.90	1230 / 1229	58.72	1229 / 1228
1230	782250.70	931678.71	1231 / 1230	16.04	1230 / 1229
1231	782236.51	931652.78	1232 / 1231	51.19	1231 / DE
1232	782188.03	931555.09	1233 / 1232	4.34	1232 / 1231
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1235	782134.50	931444.11	1236 / 1235	58.91	1235 / 1234
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1237	782081.82	931335.47	1238 / 1237	58.16	1237 / 1236
1238	782031.65	931230.13	1239 / 1238	3.79	1238 / 1237
1239	782031.27	931228.02	1240 / 1239	59.51	1239 / 1238
1240	782000.28	931164.12	1241 / 1240	53.53	1240 / 1239
1241	781970.13	931103.15	1242 / 1241	50.55	1241 / DE
1242	781920.16	931005.83	1243 / 1242	3.18	1242 / 1241
1243	781919.67	931003.77	1244 / 1243	59.07	1243 / 1242
1244	781866.80	930898.66	1245 / 1244	3.91	1244 / 1243
1245	781866.00	930896.46	1246 / 1245	59.11	1245 / 1244
1246	781837.89	930841.23	1247 / 1246	57.13	1246 / 1245

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PHX = ADJACENT PHASE NUMBER



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 920-3641 | CCI.SAV.COM

RECORD DRAWINGS

These record drawings have been prepared based upon information provided by others and our periodic observations. We have reviewed this information and to the best of our information, knowledge and belief, the drawings represent the approved development plans.

REVISIONS:

RECORD DRAWINGS FOR

FOREST LAKES PHASE 12

LOCATED IN POOLER, GEORGIA

PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 22-1018.000

DATE: 2/27/23

DRAWN BY: DCP

CHECKED BY: NPM

SCALE: AS NOTED

UTILITY PLAN

SHEET:

C6.0



RECORD DRAWINGS

These record drawings have been prepared based upon information provided by others and our periodic observations. I have reviewed this information and to the best of my information, knowledge and belief, the drawings represent the approved final development plans.

REVISIONS:

RECORD DRAWINGS FOR

FOREST LAKES PHASE 12

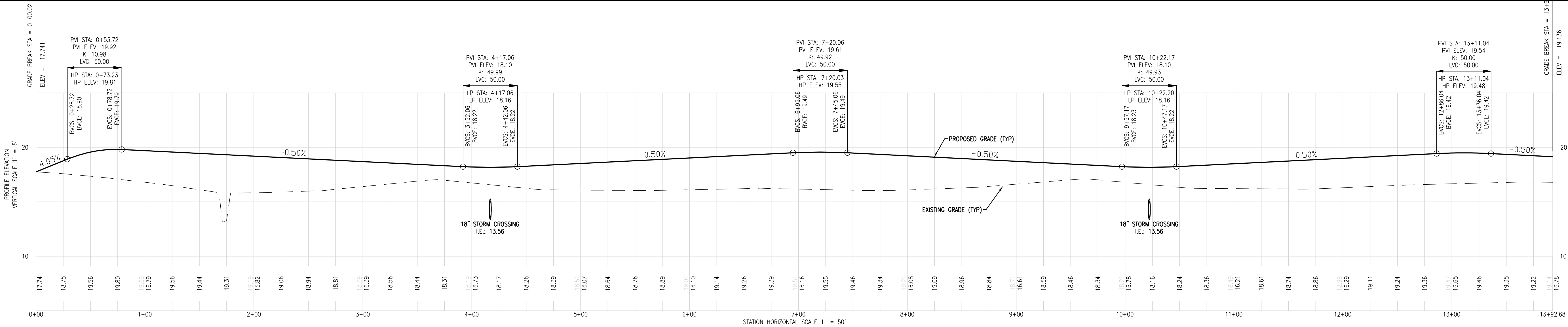
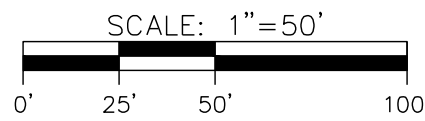
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 22-1018.000
DATE: 2/27/23
DRAWN BY: DCP
CHECKED BY: NPM
SCALE: AS NOTED

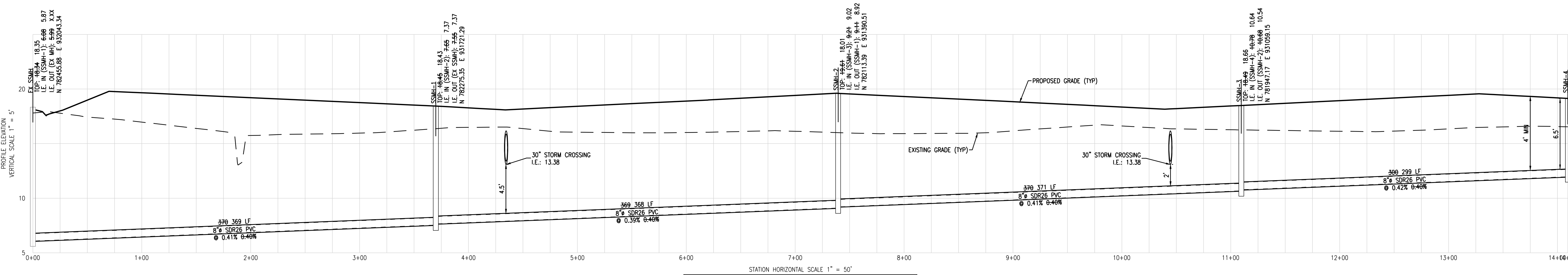
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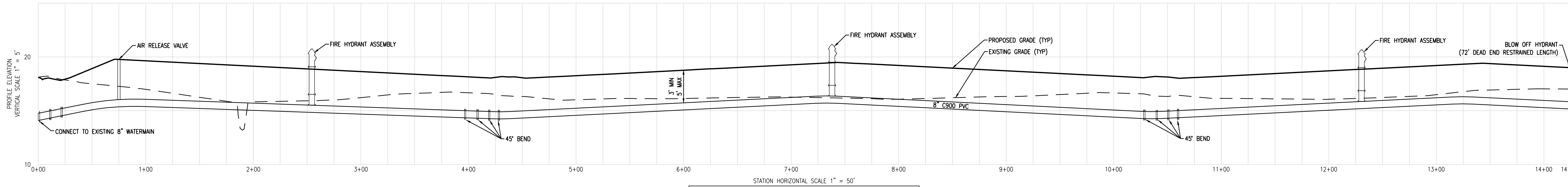
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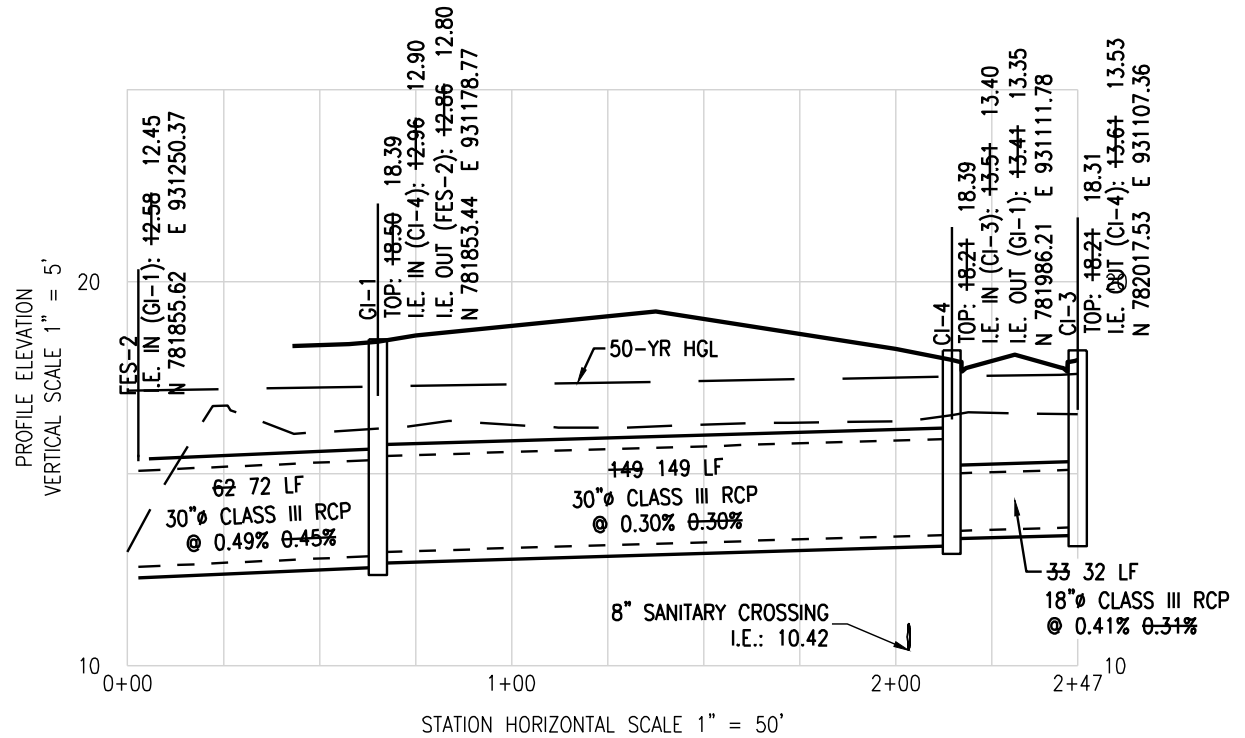
COMO DRIVE CENTERLINE PROFILE
STA. 0+00.00 TO STA. 13+92.68



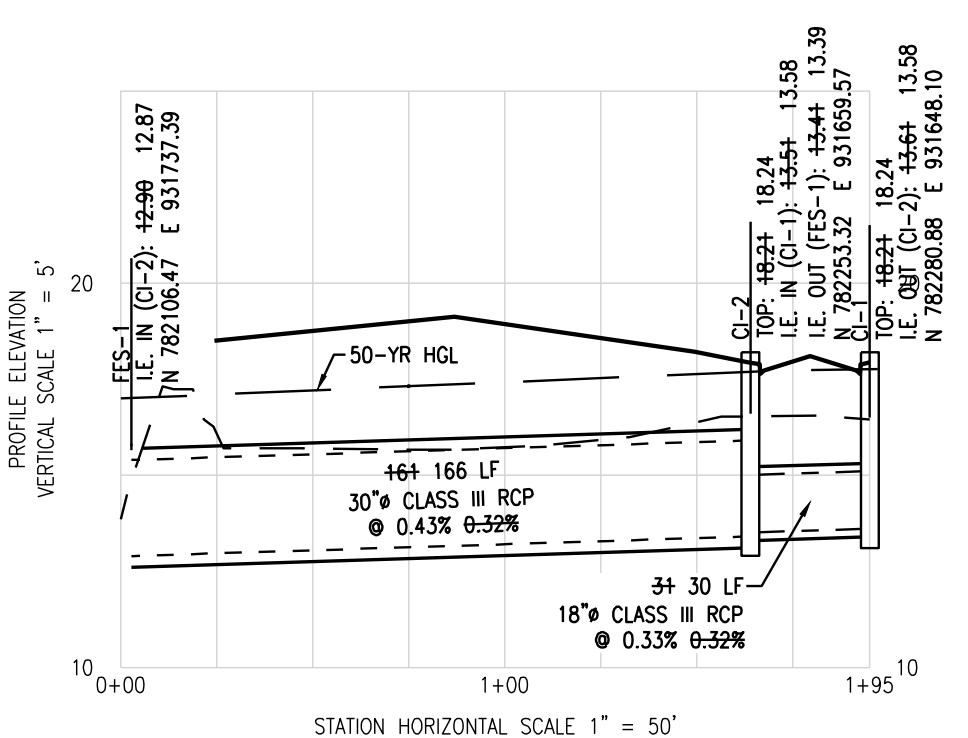
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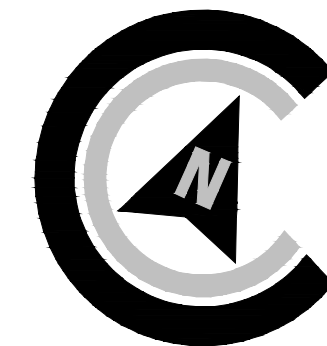
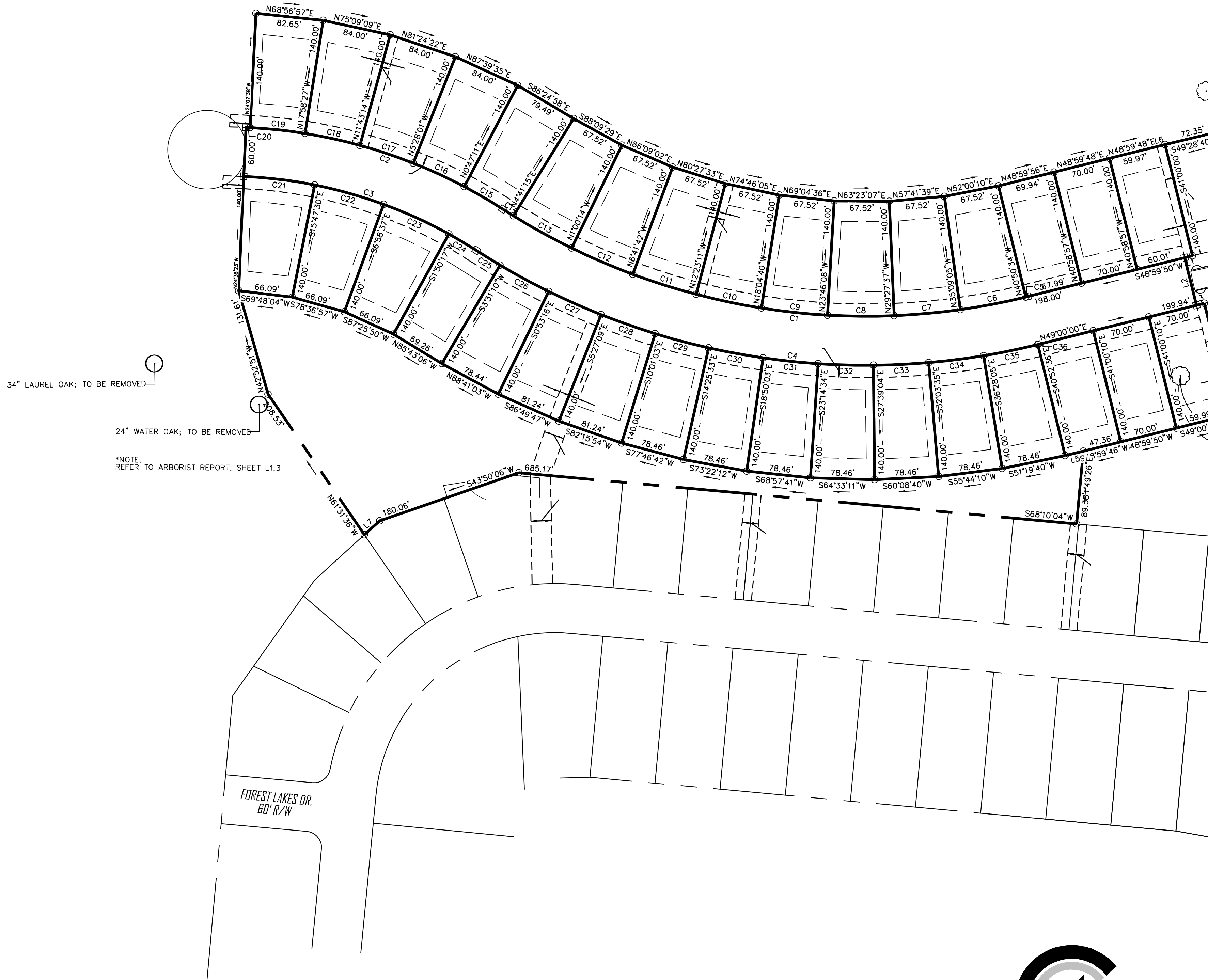
WATERMAIN PROFILE
STA. 0+00.00 TO STA. 14+24.02



STORM SEWER PROFILE
STA. 0+00.00 TO STA. 2+47.34



STORM SEWER PROFILE
STA. 0+00.00 TO STA. 1+95.00



SCALE: 1"=80'



RELEASED FOR CONSTRUCTION

REVISIONS:

2023.05.10 JMG

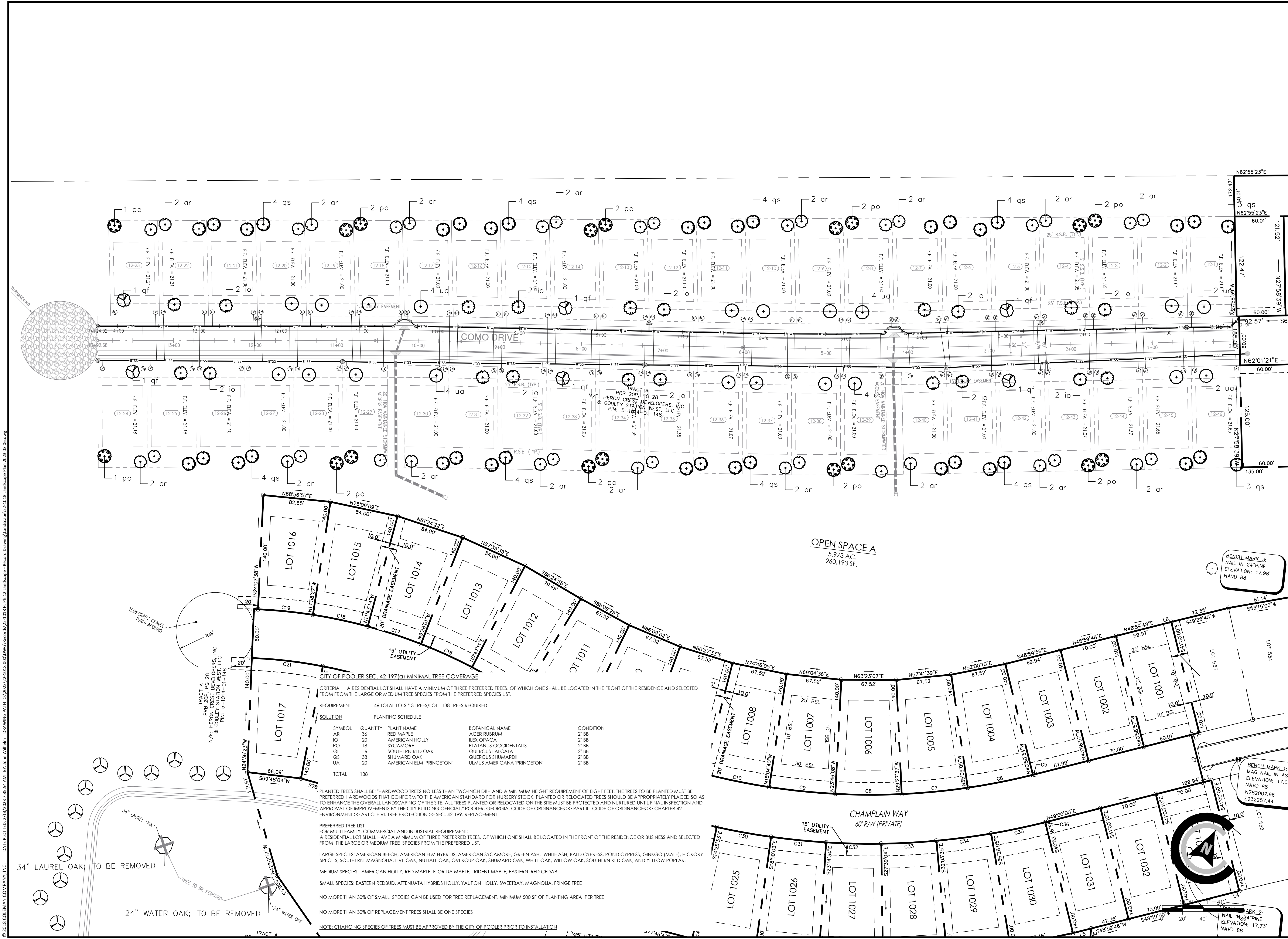
CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES PHASE 12
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST LLC

JOB NUMBER: 22-1018.000
DATE: 03/06/2023
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

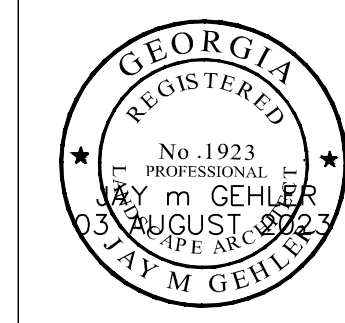
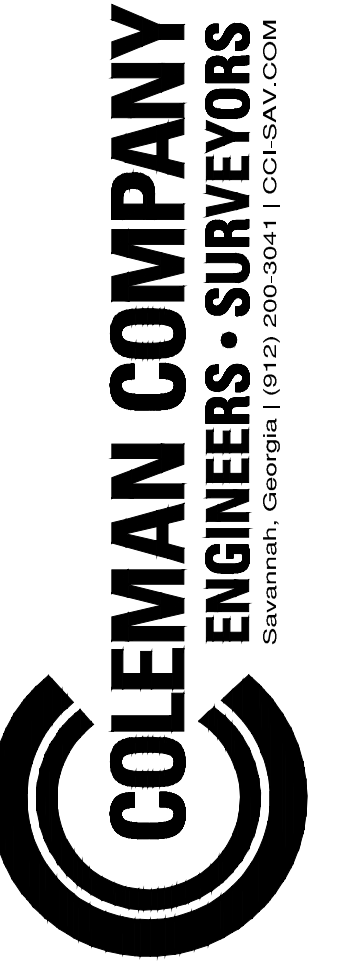
EXISTING
CONDITIONS

SHEET:

L1.0



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/13/2023 2:55:54 AM BY: John Wilkison DRAWING PATH: C:\2023\12-1018-000\DWG\Record\12-1018-01-12 Landscape - Record Drawing\12-1018-01-12 Landscape Plan 2023.03.06.dwg



RELEASED FOR CONSTRUCTION

REVISIONS:
2023.05.10 JMG

CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES PHASE 12
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST LLC

JOB NUMBER: 22-1018.000
DATE: 03/06/2023
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE
PLAN

SHEET:
L1.1

CITY OF POOLER SEC. 42-198 SIGNIFICANT TREES

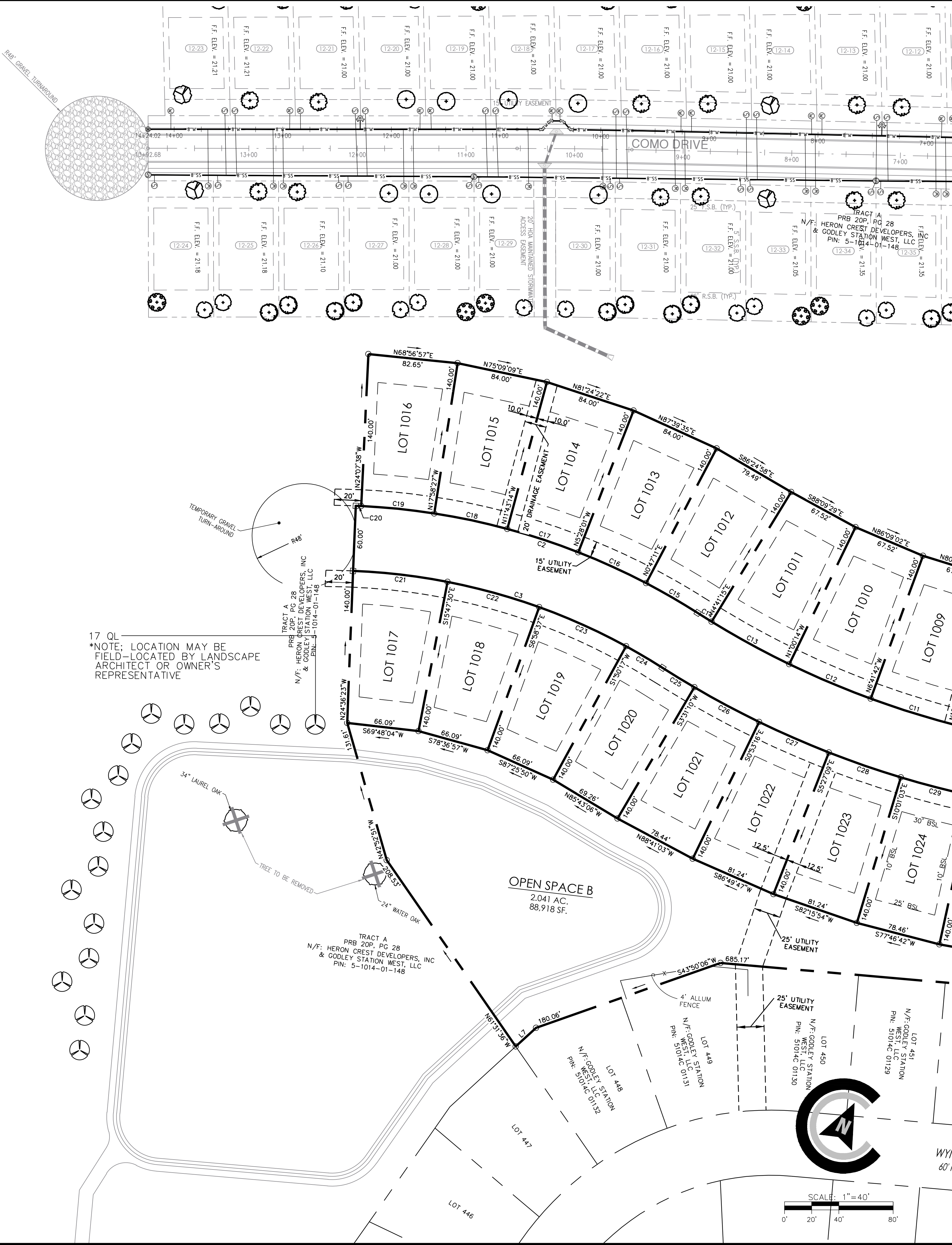
CRITERIA "If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required"

REQUIREMENT ONE 34" LAUREL OAK, QUERCUS LAURIFOLIA, TO BE REMOVED.

SOLUTION PLANTING SCHEDULE

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	CONDITION
QL	17	LAUREL OAK	QUERCUS LAURIFOLIA	2" BB 34 CALIPER INCHES TOTAL

NOTE: CHANGING SPECIES OF TREES MUST BE APPROVED BY THE CITY OF POOLER PRIOR TO INSTALLATION



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REVISIONS:

2023.05.10 JMG

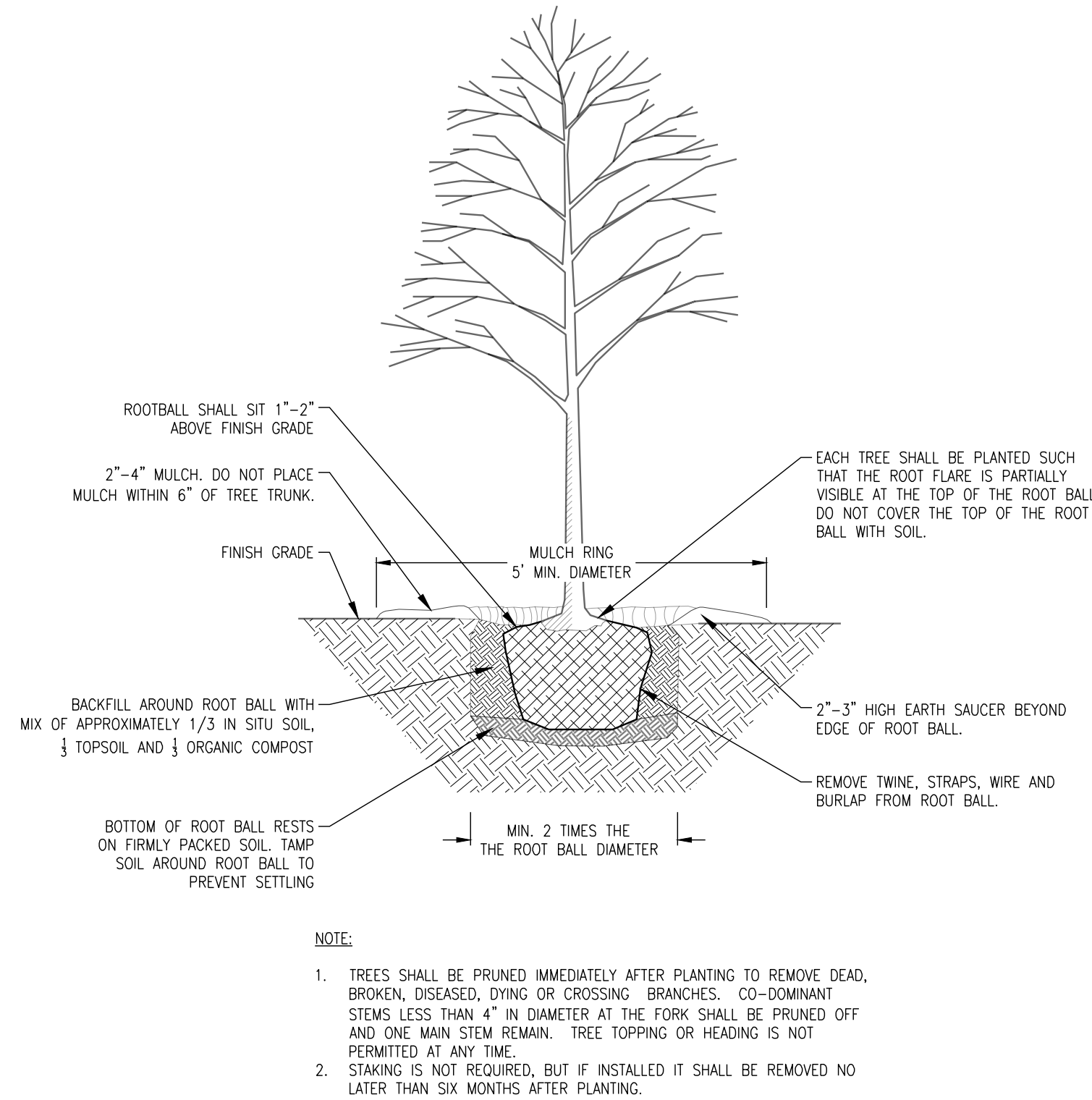
CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES PHASE 12
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST LLC

JOB NUMBER: 22-1018.000
DATE: 03/06/2023
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE
PLAN

SHEET:

L1.2



TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT ANY DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN $\frac{1}{8}$ " OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF SAVANNAH ORDINANCE.

PLANT QUALITY:

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

ROOT SYSTEM:

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

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

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

FERTILIZER:

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

MULCH:

1. ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
2. ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
3. ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEEDLES, SHREDDED BARK, AND WOOD CHIPS.

WATERING:

1. ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUND COVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
2. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

Ossabaw Consulting, LLC

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

Arborist Site Report

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

May 5, 2023

Location:

Proposed Forest Lakes Phase 12
Pooler, GA

General Information:

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

Detailed Findings and Recommendations*:

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

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
2149	24	Water oak	<i>Quercus nigra</i>	This tree has decay.

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

Tag Number	DBH	Common Name	Scientific Name
2148	34	Laurel oak	<i>Quercus laurifolia</i>

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

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

Inspector's information:

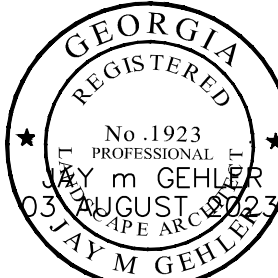
Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

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

RELEASED FOR CONSTRUCTION



REVISIONS:

2023.05.10 JMG

CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES PHASE 12
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST LLC

JOB NUMBER: 22-1018.000
DATE: 03/06/2023
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE
DETAILS

SHEET:

L1.3

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 890-8841 | CCI@CCSVA.COM



Plan View
Scale - 1" = 60ft

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

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp Wattage
	B	12	King Luminaire	K330-T-P4AC-III-75(SSL)-7030		6906 75

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	3.9 fc	0.1 fc	39.0:1	10.0:1

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = .912 LLF for LED
 - Test Plane = 0' Above grade
 - Fixture Mounting Height = 16' Above grade
 - Fixture Spacing = See Plan view.
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.