CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

July 14, 2025, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

A. Variance Request from App. A, Art. III, Sec. 27- Zoning Buffer Requirements, to allow for a reduction of 75 feet from the 100-foot required adjacent use buffer at 110 Dublin Rd. (Application # A25-0109)

B. Zoning Map Amendment for 9 parcels including and adjacent to 1376 Old Louisville Rd. from R-A and C-2 to I-1 to allow for establishment of 2 warehouse buildings (Application # 25-0110)

C. Conditional Use Request for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Blvd. (Application # A25-0111)

D. Site Development Plan Approval for a Multi-Unit Retail Building at 0 William Blakely Crossing – Savannah Shopping Center Outparcels 2 and 3 (Application #24-0160)

E. Site Development Plan Approval for a Multi-Unit Retail Building at 90 William Blakely Crossing – The Shoppes at Savannah Quarters (Application # 25-0023)

F. Acceptance of Maintenance Bond in the amount of $11,995.00 for Monument at Mosaic (formerly Blakely Commons) Building 2, 2200 Pooler Parkway, Subject to City Attorney Approval (Application #230259)

G. Final Plat and Acceptance of Performance Bond in the amount of $4,397,878.29 for Outpost Bay, 0 Jimmy Deloach Parkway, Subject to City Attorney Approval (Application #25-0066)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
June 23, 2025

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of June 09, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Daniel
2-Second: Commissioner Chaison
Motion passed without opposition

NEW BUSINESS:

A. Site Development Plan Approval for a one-story Retail Building at 103 Half Moon Way and a three-story Office Building at 105 Half Moon Way – Savannah Quarters PUD (Application #25-0062)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a one-story Retail Building at 103 Half Moon Way and a three-story Office Building at 105 Half Moon Way. Staff recommended approval of the request. Alexine Diouf was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the request with the contingency: Close out of the project shall not be issued until the water distribution and sanitary sewer system being constructed under the scope of Towne Place Pooler have been completed and accepted by the City of Pooler.*

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

B. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 50, Floods and Appendix B Subdivisions.

Chair Johnson explained to the board what is being proposed with the text amendment. Ben Kirsch with Ogeechee Riverkeeper sent in their comments and suggestions.

Result: *After review of the text amendment, a motion was made to recommend approval of the request as written.*

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

C. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 42, Environment and Chapter 74, Streets, Sidewalks and Other Public Spaces.

Chair Johnson explained to the board what is being proposed with the text amendment. Jeremy Kelly, speaking as a citizen and not as a P&Z board member, had questions for the chair about the text amendment.

Result: *After review of the text amendment, a motion was made to recommend approval of the request as written.*

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:14p.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 from App. A, Art. III, Sec. 27- Zoning Buffer Requirements, to allow for a reduction of 75 feet from the 100-foot required adjacent use buffer at 110 Dublin Rd.

Project:	#A25-0109
P&Z Meeting Date:	July 14, 2025
Public Hearing Date:	July 21, 2025
Applicant and Authorized Agent:	Stan Lankford – Yancey Bros Co
Location (Address):	110 Dublin Rd.
Parcel (PIN):	50924D02007
Existing Zoning:	I-1
Zoning Action:	Variance
Request:	Request is for a variance from App. A, Art. III, Sec. 27- Zoning Buffer Requirements, to allow for a reduction of 75 feet from the 100-foot required adjacent use buffer at 110 Dublin Rd.
Application Filed:	June 7, 2025
Legal Notice Published:	July 6, 2025
Sign Posted:	July 2, 2025
Letters Mailed:	July 2, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*

Background:	The site was originally 4 separate parcels (50924D02007, 50924D02008, 50924D02009, 50924D02010) addressed: 110, 116, 124, 132 Dublin Rd. On March 4, 2025, a lot recombination for the 4 parcels was approved, making one single parcel. The 4 separate parcels were previously zoned R-A-2 (Residential-agriculture, two-family dwelling district). On October 6, 2021, Council denied a rezoning request for 116-124 Dublin Rd. to rezone the parcels to I-1. On September 18, 2023, Council approved a subsequent rezoning request for 110, 116, 124, and 132 Dublin Rd. to rezone the parcels to I-1; there were no conditions placed on that rezoning. On June 2, 2025, the applicant attended a pre-application meeting with staff to discuss a potential development on the newly recombined property. During the pre-application meeting staff made the applicant aware of the adjacent use buffer requirements that would be placed on the parcel, and the applicant expressed their interest in applying for a variance from the buffer requirement. According to the information provided within the application materials, the proposed development is intended to be a commercial/industrial machinery and equipment repair and maintenance facility on the parcel. This is an allowable use within the I-1 zoning district. The applicant is proposing a 25-foot vegetated screening buffer, as well as a privacy fence, as shown on the plans provided with the application materials, to allow for proper shielding and noise reduction. The applicant is requesting a significant reduction to the 100-foot buffer requirement; they are requesting a 75-foot reduction, allowing for a 25-foot buffer between their proposed light industrial use and the neighboring residential and commercial uses.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances App. A, Art. III, Sec. 27- Zoning Buffer Requirements
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 approximately 3.46 acres, and average shape, being rectangular in shape with fairly even dimensions. The site could accommodate light*

industrial uses, as the 100-foot buffer still allows for approximately 2.3 acres of developable space.

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 with no physical circumstances that would interfere with developing the site in strict conformity with the zoning ordinance. The site could accommodate light industrial uses, as the 100-foot buffer still allows for approximately 2.3 acres of developable space.*

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 but could cause detriment to the public as industrial uses are a more intense land use and are generally not compatible with residential and commercial uses.*

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 - 110 Dublin Rd. - Variance

07/02/2025

Parcels

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

Zoning Variance Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ 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

Stan Lankford	229-292-6354
Applicant Name	Applicant Phone
330 Lee Industrial Blvd, Austell GA 30168	stan_lankford@yanceybros.com
Applicant Mailing Address	Applicant Email
Yancey Bros Co	
Property Owner Name	Property Owner Phone
330 Lee Industrial Blvd, Austell GA 30168	
Property Owner Mailing Address	Property Owner Email
Kennon Strowd	912-928-7006
Contact Person Name	Contact Person Phone
301 Sea Island Road, Ste 10, Saint Simons Island GA	kstrowd@robertscivilengineering.com
Contact Person Mailing Address	Contact Person Email

Property Information

110, 116, 124, 132 Dublin Road	50924D02007, 50924D02008, 50924D02009, 50924D02010
Location Address	Parcel Identification #

Document Ref: M8B7C-FUQGK-LV2GM-GLHPE

Zoning Variance Application

Updated **MAY 2024**

I-1	Former residential - to be demoed/cleared
Current Zoning	Current Use

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

Adjacent property has a home built directly on the property line within a commercial zone that is surrounded by industrial zones. This prevents full use of the space and is a non-conforming use (Residential in C-2 zoning - see table 4.1 Allowed Uses by Zoning District). Our client would like to propose a 25-foot vegetated screening buffer, as well as a privacy fence, as shown on the plans to allow for proper shielding and noise reduction. The makeup of the screening buffer shall comply with the requirements outlined within Pooler Code of Ordinances, Article III. Section 27.G. Use for property's zoning (I-1) is a permitted use (commercial/industrial machinery equipment repair and maintenance).

Adjacent Property Owners

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

Name	Address	Zip
C A A Investments	104 Dublin Road	31322
IDP Management LLC	1523 E. Us Hwy 80	31322
Flyin Squirrel Properties LLC	1555 E US Hwy 80	31322

Affidavit

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

Applicant Name	Applicant Signature	Date
Stan Lankford	Stan Lankford	2025-06-07
Attestant Name	Attestant Title	Date

Document Ref: M8B7C-FUQGK-LV2GM-GLHPE

Zoning Variance Standards

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.

Stan Lankford	Stan Lankford	2025-06-07
Applicant Name	Applicant Signature	Date

Document Ref: M8B7C-FUQGK-LV2GM-GLHPE

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

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
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.

Stan Lankford	Stan Lankford	2025-06-07
Applicant Name	Applicant Signature	Date

Document Ref: M8B7C-FUQGK-LV2GM-GLHPE

CERTIFICATE *of* SIGNATURE

REF. NUMBER
M8B7C-FUQGK-LV2GM-GLHPE

DOCUMENT COMPLETED BY ALL PARTIES ON
07 JUN 2025 10:06:57 UTC

SIGNER	TIMESTAMP	SIGNATURE
STAN LANKFORD EMAIL **STAN_LANKFORD@YANCEYBROS.COM** SHARED VIA **LINK**	SENT **06 JUN 2025 17:07:30 UTC** VIEWED **07 JUN 2025 10:04:44 UTC** SIGNED **07 JUN 2025 10:06:57 UTC**	 IP ADDRESS **12.28.141.226** LOCATION **AUSTELL, UNITED STATES**

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Roberts Civil Engineering	kstrowd@robertscivilengineering.com	912.298.7006
Applicant/Agent Name	Email	Phone

2 E Bryan Street, 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.

110 Dublin Rd, 116 Dublin Rd, 124 Dublin Rd, 132 Dublin Rd, 1465 E. US Hwy 80

Property Address

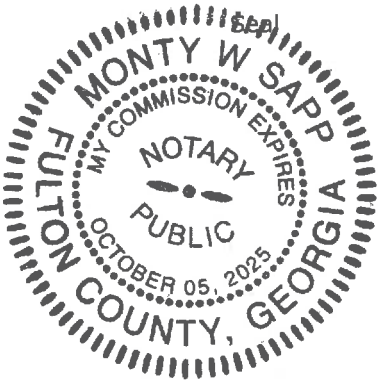
Yancey Bros. Co	Stan Lankford	10-10-2024
Owner Name	Owner Signature	Date

Notary Public

10th day of October, 2024

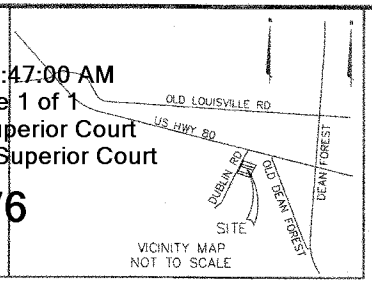
Subscribed and Sworn This Day Of

Monty W. Sapp		
Notary Name	Notary Signature	Commission Expiration



Type: PLAT
Recorded: 3/7/2025 10:47:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 54 PG 676



VICINITY MAP
NOT TO SCALE

NOTES:
1. THIS RECOMBINATION PLAT MAKES 1 LOT FROM 4 LOTS.
2. PROPERTY ADDRESS: 110, 116, 124, & 132 DUBLIN ROAD.
3. PARCEL IDENTIFICATION NUMBER: 50924D02007, 50924D02008, 50924D02009, & 50924D02009.
4. THIS PROPERTY IS CURRENTLY ZONED I-1.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0129G, EFFECTIVE DATE: 08/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. NO EVIDENCE WAS OBSERVED OF ANY LANDFILL ON THE PROPERTY.
8. NO EVIDENCE WAS FOUND OF ANY CEMETARY ON THE PROPERTY.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.

OWNER/AUTHORIZED AGENT

APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR Karen A. Williams 3-3-25 DATE

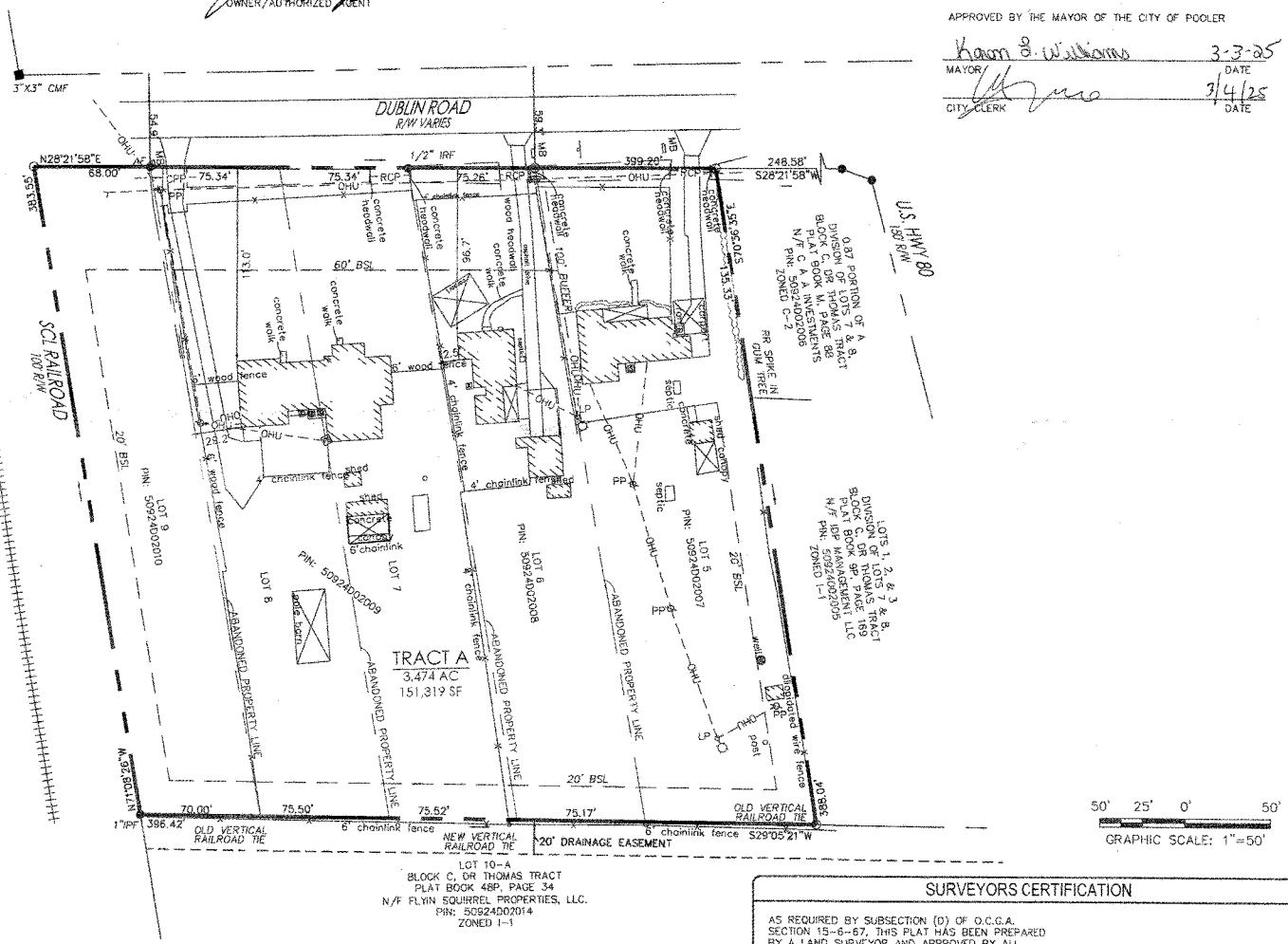
CITY CLERK [signature] 3/4/25 DATE

LEGEND

●	AF	AXLE FOUND
●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
⊘	PP	POWER POLE
^	GW	GUY WIRE
⊙	LP	LIGHT POLE
		SIGN
		ELECTRIC BOX
--OHU--		OVERHEAD UTILITY
--RCP--		REINFORCED CONCRETE PIPE
--CPP--		CORRUGATED PLASTIC PIPE
MB		MAIL BOX

TREES

MAG	MAGNOLIA
P	PINE
CH	CHERRY
ORN	ORNAMENTAL



GRAPHIC SCALE: 1"=50'

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR. 2/18/25

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

SURVEY DATE: 4/21/2022
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 04"
ADJUSTED BY LEAST SQUARES:
PLAT ERROR OF CLOSURE: 1/54,059
FIELD ERROR OF CLOSURE: 1/INFINITY

REFERENCE:
1. PLAT RECORD BOOK E, PAGE 142.
2. PLAT RECORD BOOK E, PAGE 61.
3. PLAT RECORD BOOK 48P, PAGE 34.
4. PLAT RECORD BOOK M, PAGE 88.
5. PLAT RECORD BOOK 9P, PAGE 169.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

AN RECOMBINATION PLAT OF LOTS 5, 6, 7, 8, & 9 BLOCK "C", OF THE DR THOMAS TRACT, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA

PREPARED FOR: YANCEY BROTHERS, INC.

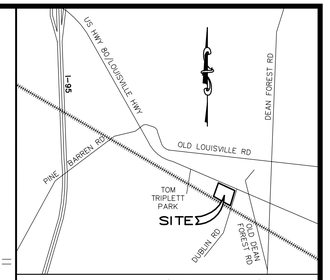
JOB NUMBER:	22-250
DATE:	6/21/2023
DRAWN BY:	JBT
CHECKED BY:	JBT
SCALE:	1" = 50'

RECOMBINATION PLAT

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 2/18/2025 5:08 AM BY: Ilarra Thomas DRAWING PATH: O:\2022\22-250.000\DWG\Survey\22-250 Dublin recombination 2025.06.21 recover.dwg





VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

TREE LEGEND:

- INDICATES TREE (DOES NOT REPRESENT DRIP LINE)
- APPROXIMATE CENTER OF TREE
- TREE NUMBER
- TREE ELEVATION
- TREE SPECIES & SIZE

LAO = LAUREL OAK TREE
MAG = MAGNOLIA TREE
GUM = SWEET GUM TREE
HOL = HOLLY TREE
PEC = PECAN TREE
PN = PINE TREE
MAP = MAPLE TREE
SYC = SYCAMORE TREE
WATO = WATER OAK TREE
LO = LIVE OAK TREE
RO = RED OAK TREE

GEORGIA REGISTERED No. 3005 PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

A TREE AND TOPOGRAPHIC DEVELOPMENT SURVEY OF:

LOT 15, LAND OF YANCEY

CHATHAM COUNTY, GEORGIA

PREPARED FOR:
ROBERTS CIVIL ENGINEERING

SHUPE SURVEYING COMPANY, P.C.
130 CANAL STREET, SUITE 501
POOLER, GA 31322
912-265-0562
CERTIFICATE OF AUTHORIZATION: LSF317

30' 0 15' 30' 60'

SCALE	1" = 30'	DRAWING DATE	10/16/2023
FILE	23054	DRAWN BY	KP
DRAWING	23054-DEV-SHEET	CREW CHIEF	MA



LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING OVERHEAD POWER
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING FENCE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- TREES TO BE REMOVED
- SIGNIFICANT TREES TO BE REMOVED
- SEDIMENT BARRIER (SEE LDA PLAN)
- TREE PROTECTION FENCING (SEE LDA PLAN)
- REQUESTED 25' VEGETATED BUFFER
- REQUIRED 100' BUFFER

SITE PLAN NOTES

1. THE MINOR SITE PLAN REFLECTED IS FOR THE DRIVEWAY INSTALLATION, LAND CLEARING, AND TREE REMOVAL IN SUPPORT OF FUTURE IMPROVEMENTS TO BE PERMITTED AND CONSTRUCTED ON THIS PROPERTY.
2. EROSION AND SEDIMENTATION CONTROL HAS BEEN ADDRESSED WITHIN THE LDA PLANS THAT HAVE BEEN PREPARED BY ROBERTS CIVIL ENGINEERING, DATED 12-11-2024.
3. PER ORDINANCE 02024-04.B - THE MINOR SITE PLAN SHOWS THAT THERE ARE NO NEW BUILDINGS CURRENTLY PROPOSED, AND THE IMPROVEMENTS ARE NON-STRUCTURAL DEVELOPMENT WITH LESS THAN 5,000 SQUARE FEET OF IMPERVIOUS AREA. THE TOTAL AREA OF DISTURBANCE IS LESS THAN ONE ACRE (SEE LDA PLANS), AND THE IMPROVEMENTS DO NOT INVOLVE WETLAND OR WETLAND BUFFER ALTERATIONS. ALL CLEARING AND TREE REMOVAL SHALL BE COORDINATED WITH OWNER. NO TREES SHALL BE REMOVED WITHOUT THE WRITTEN CONSENT OF OWNER.
4. ALL EXISTING STRUCTURES ON SITE TO BE REMOVED SHALL BE ADDRESSED WITH A DEMOLITION PERMIT APPLICATION SUBMITTED TO THE CITY OF POOLER, GA.
5. PER FEMA FIRM 13051C0129G, DATED 08/16/2018, THE SITE IS WITHIN AREA OF MINIMAL FLOOD HAZARD, ZONE X.
6. 24/7 CONTACT FOR THE PROJECT IS AS FOLLOWS:
   STAN LANKFORD
   229-292-6354
   STAN_LANKFORD@YANCEYBROS.COM
7. THERE ARE NO WETLANDS OR STATE WATERS PRESENT ON SITE.
8. THE FUTURE LAND USE OF THE SITE SHALL BE A CONSTRUCTION EQUIPMENT STORAGE YARD. PER TABLE 4.1 OF POOLER, GA. CODE OF ORDINANCES, ARTICLE IV., THE USE FALLS UNDER 81131 - COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT REPAIR AND MAINTENANCE, WHICH IS ALLOWED WITHIN I-1 LIGHT INDUSTRIAL ZONING DISTRICTS.
9. ANY FUTURE IMPROVEMENTS WILL BE PERMITTED PROPERLY THROUGH THE CITY OF POOLER. THE CURRENT APPLICATION PROPOSES TO ADDRESS CONSTRUCTION ACCESS AND LAND CLEARING ONLY.
10. PER SECTION 27 OF ARTICLE III, POOLER, GA. CODE OF ORDINANCES, A SCREENING BUFFER OF 100' SHALL IS REQUIRED FOR INDUSTRIAL DISTRICTS THAT ARE ADJACENT TO COMMERCIAL DISTRICTS. WE SEEK A VARIANCE TO REDUCE THE BUFFER TO 25', AS SHOWN IN THE PLAN BELOW.

GENERAL NOTES

1. INTENDED USE:
   THE PROPOSED DEVELOPMENT LIES WITHIN PARCELS 50924D02010, 50924D02009, AND 50924D02008. THE PROPOSED PROJECT WILL CONSIST OF THE CONSTRUCTION OF A CONCRETE DRIVEWAY ENTRANCE WITH A STORM CULVERT, AND THE REMOVAL OF EXISTING TREES TO PREPARE THE SITE FOR FUTURE RE-DEVELOPMENT

2. OWNER/DEVELOPER:
   Yancey Bros. Co.
   330 Lee Industrial Blvd
   Austell, GA 30168
   Stan Lankford - 229-292-6354
   stan_lankford@yanceybros.com

3. SITE COVERAGE:

TOTAL AREA:	2.55 AC
TOTAL IMPERVIOUS:	0.113 AC (4.6%)
TOTAL PERVIOUS:	2.43 AC (95.4%)
DISTURBED AREA:	0.94 AC
SITE COVERAGE ALLOWED:	N/A

4. ZONING:
   I1 - LIGHT INDUSTRIAL

   SETBACKS:
   FRONT: 60-FEET
   SIDE: 20 FEET
   REAR: 20-FEET

5. EXISTING STRUCTURES ON THIS SITE SHALL BE DEMOLISHED AS A PART OF THE DEMOLITION PERMIT WITH THE CITY OF POOLER, GA.

6. THE CURRENT APPLICATION IS FOR A MINOR SITE PLAN. MINOR SITE PLANS SHALL INCLUDE ONLY THE FOLLOWING:
   6.1. ANY NON-STRUCTURAL DEVELOPMENT OR REDEVELOPMENT INVOLVING LESS THAN 5,000 SQUARE FEET OF SURFACE AREA AND LESS THAN ONE-ACRE OF LAND DISTURBING ACTIVITIES;
   6.2. ANY NON-STRUCTURAL EXPANSION OF AN EXISTING USE BY UP TO 25 PERCENT OF THE ORIGINAL APPROVED SITE PLAN;
   6.3. ANY CHANGES IN SITE LAYOUT OR DESIGN THAT DO NOT INVOLVE WETLANDS OR BUFFER ALTERATIONS; BUT EXCLUDES ANY SITE CHANGES THAT REQUIRE A VARIANCE

7. SITE PLAN APPROVALS PURSUANT TO THIS ARTICLE ARE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL, AFTER WHICH THE APPROVAL EXPIRES.

8. (C) IF A PERSON OR ENTITY SUBMITS A SITE PLAN MORE THAN ONE YEAR FOLLOWING ITS APPROVAL TO THE BUILDING OFFICIAL FOR ISSUANCE OF A BUILDING AND/OR LAND DEVELOPMENT PERMIT, THE SITE PLAN MUST BE RESUBMITTED FOR NEW APPROVAL, ADHERING TO ALL APPLICABLE RULES AND PROVISIONS FOR NEW SITE PLANS, INCLUDING FEES ASSESSED IN ACCORDANCE WITH SECTION 3 OF THIS ARTICLE. THE CITY SHALL NOT HAVE A DUTY TO RETAIN SITE PLANS FOR WHICH APPROVAL HAS EXPIRED EXCEPT AS MAY BE REQUIRED BY STATE LAW.

9. (D) REVISIONS TO AN APPROVED SITE PLAN SHALL BE REVIEWED AND APPROVED IN ACCORDANCE WITH SUBSECTION (A) ABOVE. HOWEVER, IN INSTANCES WHERE THE REVISIONS TO AN APPROVED SITE PLAN ARE MINOR CHANGES, THE REVISED PLANS MAY BE REVIEWED AND APPROVED BY STAFF. IT IS SOLELY IN STAFF'S DISCRETION WHETHER A MINOR SITE PLAN APPLICATION PROCESS APPLIES OR IF A PROJECT REQUIRES FULL SITE PLAN REVIEW.

10. (E)THE FOLLOWING STANDARDS AND ANY OTHER FACTORS RELEVANT TO BALANCING THE PUBLIC INTEREST WILL BE CONSIDERED, WHEN DEEMED APPROPRIATE, BY CITY COUNCIL IN APPROVING ANY SITE PLAN:
   10.1. (1) THE SITE PLAN IS CONSISTENT WITH THE COMPREHENSIVE PLAN FOR THE CITY OF POOLER AND ANY OTHER SMALL AREA PLANS;
   10.2. (2) THE SITE PLAN PROVIDES FOR ADEQUATE PEDESTRIAN AND TRAFFIC ACCESS;
   10.3. (3) THE SITE-PLAN PROVIDES ADEQUATE SPACE FOR OFF-STREET PARKING AND LOADING/UNLOADING ZONES WHERE APPLICABLE;
   10.4. (4) SITE PLAN PROVIDES FOR APPROPRIATE LOCATION, ARRANGEMENT, SIZE, AND DESIGN OF BUILDINGS, LIGHTING, SIGNS, GIVING DUE CONSIDERATION TO THE APPLICABLE ZONING DISTRICT(S);
   10.5. (5) THE SITE PLAN IS APPROPRIATE IN SCALE AND RELATION TO PROPOSED USE(S) TO ONE ANOTHER AND THOSE OF ADJACENT PROPERTIES;
   10.6. (6) THE PROPOSED DEVELOPMENT SITE IS ADEQUATELY SERVED BY EXISTING OR PROPOSED PUBLIC FACILITIES, INCLUDING ROADS, WATER, SANITARY SEWER, AND STORMWATER INFRASTRUCTURE;
   10.7. (7) THE PROPOSED DEVELOPMENT SITE IS ADEQUATELY SERVED BY OTHER PUBLIC SERVICES TO ACCOUNT FOR CURRENT OR PROJECTED NEEDS;
   10.8. (8) THE SITE PLAN PROVIDES ADEQUATE PROTECTION FOR ADJACENT PROPERTIES AGAINST NOISE, GLARE, UNSIGHTLINESS, OR OTHER
   10.9. (9) THE SITE PLAN PROVIDES ADEQUATE LANDSCAPING, INCLUDING THE TYPE AND ARRANGEMENT OF TREES, SHRUBS, AND OTHER LANDSCAPING, WHICH MAY (OR MAY NOT) PROVIDE A VISUAL OR NOISE-DETERRING BUFFER BETWEEN ADJACENT PROPERTIES; AND
   10.10. (10) 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.

11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

12. ALL PERMITS NECESSARY FOR CONSTRUCTION SHALL BE OBTAINED BY CONTRACTOR.

13. ANY DEVIATIONS FROM THE PLANS ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

14. THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER IF ANY UNFORESEEN COMPLICATIONS OR DISCREPANCIES OCCUR.

15. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ALL UTILITIES ON SITE WITH THE APPROPRIATE PROVIDER (e.g. POWER, PHONE, CABLE, ETC.)

16. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE PHYSICAL CONSTRUCTION OF THE SITE.

17. CONTRACTOR SHALL MAINTAIN A SAFE SITE AND MEET ALL APPROPRIATE REGULATIONS CONCERNING SAFETY.

18. SURVEY DATA PROVIDED BY SHUPE SURVEYING COMPANY, DATED 11-06-2024 .

19. EXISTING SURVEY INFORMATION TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IN FIELD OBSERVATIONS VERSUS SURVEY DATA.

20. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE CALL BEFORE YOU DIG HOTLINE: 811.

21. HORIZONTAL DATUM BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE. NAD83

22. THE VERTICAL DATUM IS BASED ON NAVD88

Know what's below.
Call before you dig.

0' 30' 60'
GRAPHIC SCALE
1" = 30'

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 046602
PROFESSIONAL
Jessica Vickery
07/01/25

REVISIONS
2025/05/22: REVISED PER CITY OF POOLER
2025/07/01: REVISED PER CITY OF POOLER
2025/07/09: REVISED PER CITY OF POOLER

ROBERTS CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH | JACKSONVILLE | CHARLESTON
WWW.ROBERTSCIVILENGINEERING.COM

MINOR SITE PLAN

YANCEY BROS. CO - DUBLIN PROPERTIES - Pooler, GA

PREPARED FOR: Yancey Bros. Co.

DATE: 07/09/25
PROJECT NUMBER: 22533
DRAWN BY: EBR
CHECKED BY: JLV
SCALE: 1":30' (FOR 24"X36" PLOT)

SP1

SHEET:

c:\cd\roberts civil engineering\cx-sav - data\22\22533-yancy rentals drawings\civil design\03-sa\civil plans - dublin roadbase-22533.dwg, plotted 7/9/2025 10:46 AM by owen gannon

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment for 9 parcels including and adjacent to 1376 Old Louisville Rd. from R-A, R-A-1, and C-2 to I-1 to allow for establishment of 2 warehouse buildings

Project:	#A25-0110
P&Z Meeting Date:	July 14, 2025
Public Hearing Date:	July 21, 2025
Applicant and Authorized Agent:	Kevin Forbes
Parcel (PIN):	50987 02018, 50987 02019, 50924B03004, 50924B03005, 50924B03006, 50987 0200B, 50924B03009, 50924B03010, 50924B03002
Existing Zoning:	R-A, R-A-1, and C-2
Zoning Action:	Map Amendment
Request:	Request to rezone 9 parcels including and adjacent to 1376 Old Louisville Rd. from R-A, R-A-1, and C-2 to I-1 to allow for establishment of 2 warehouse buildings.
Application Filed:	May 28, 2025
Legal Notice Published:	July 6, 2025
Sign Posted:	July 2, 2025
Letters Mailed:	July 1, 2025
Staff Recommendation:	Approval with the condition that all truck traffic access the site via Old Louisville Road and not by Hwy 80.
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for approval of the request the condition that all truck traffic access the site via Old Louisville Road and not by Hwy 80."*
Background:	The boundaries of the rezoning request consist of 9 separate parcels, including addresses: 1376, 1380, 1386, 1390, and an unaddressed parcel on E US Hwy 80 and 5157, 5147, 5137, and an unaddressed parcel on Old Louisville Rd. 1376 and the unaddressed parcel on E Us Hwy 80 are currently zoned C-2 (Heavy Commercial), 5147 and the unaddressed parcel on Old Louisville Rd. are currently zoned R-A (Residential Agriculture), and the 5 remaining parcels are currently zoned R-A-1 (Residential Agriculture Limited). The current request is to rezone all 9 parcels to I-1 (Light Industrial). A site plan was provided along with the application materials, which includes 11 parcels total, including the 9 parcels within the current request, as well as 1394 E US Hwy 80 (currently zoned I-1) and 1454 E US Hwy 80 (currently split zoned I-1 and C-2). The proposed purpose of rezoning the entire site to match the existing I-1 properties is to recombine the parcels and establish 2 warehouse buildings. The recombination and Site Plan will be reviewed in separate applications if the rezoning request is approved. The parcels to the east and west of the current rezoning application are zoned I-1. This rezoning would eliminate all residential zoning between the two I-1 zoning districts.
Relevant Ordinances:	App. A, Art. IV, Sec. 19. C-2 Heavy Commercial District App. A, Art. IV, Sec. 21. I-1, Light Industrial District App. A, Art. IV, Sec. 23. R-A, Residential-Agricultural District App. A, Art. IV, Sec. 24. R-A-1 Residential-Agricultural, Limited 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? • *Yes, the subject parcels are bordered by I-1 zoned properties to the south and the east. The proposed rezoning would be a logical extension of the zoning boundary and would not cause detriment to the pattern of uses in the general area, which is primarily*

a heavy commercial and light industrial corridor. The parcels immediately to the west are C-2.

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

    - *No, this would not be considered spot zoning as the site is immediately adjacent to parcels within the I-1 zoning district and would be an extension of existing zoning (aside from the C-2 zoned portion of 1454 E US Hwy 80).*

3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

    - *The proposed light industrial zoning would allow for uses that could create traffic leading to congestion, noise and traffic hazards for nearby residential properties; however, the area is predominantly light industrial and the development in the area is trending more towards an industrial area.*

4. Will this request place irreversible limitations on the area as it is or on future plans for it?

    - *The request would not be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as residential and are shown as being within both residential and commercial character areas. The proposed rezoning would change the parcels to a light industrial zoning district. This is, however, consistent with the current zoning patterns for the area.*

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 according to the applicant the property is likely to be utilized as requested.*

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

    - *No, the proposed rezoning would not substantially conflict with the density patterns of the general area as the area has been trending towards more light industrial development.*

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 likely additional requests will be made to rezone other parcels in the vicinity should this property be rezoned to a light industrial zoning district. There is a large portion of Old Louisville Rd. to the north that is zoned for Residential Agriculture, and if the current rezoning is approved, will be entirely encompassed by industrial and commercial zoning districts, potentially precipitating requests for further expansion of the industrial zoning.*

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 request may adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The subject parcel is adjacent to properties zoned C-2 to the west and R-A-1 to the north. The impact of light industrial uses would be incompatible to those C-2 and R-A-1 properties; however, the remaining R-A-1 properties to the north are currently bordered by I-1 zoning districts to the north and south.*

   - 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?

     - *Possibly, the request could adversely impact the nearby properties as it relates to property values or make them less marketable because the potential light industrial uses would be incompatible with the existing 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 should not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed 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 that the request does not meet the criteria. As such, staff recommends **Approval** of the request with the condition that all truck traffic access the site via Old Louisville Road and not by Hwy 80.
Attachments:	A. Vicinity Map B. Zoning Map C. Application and Submittal Documentation



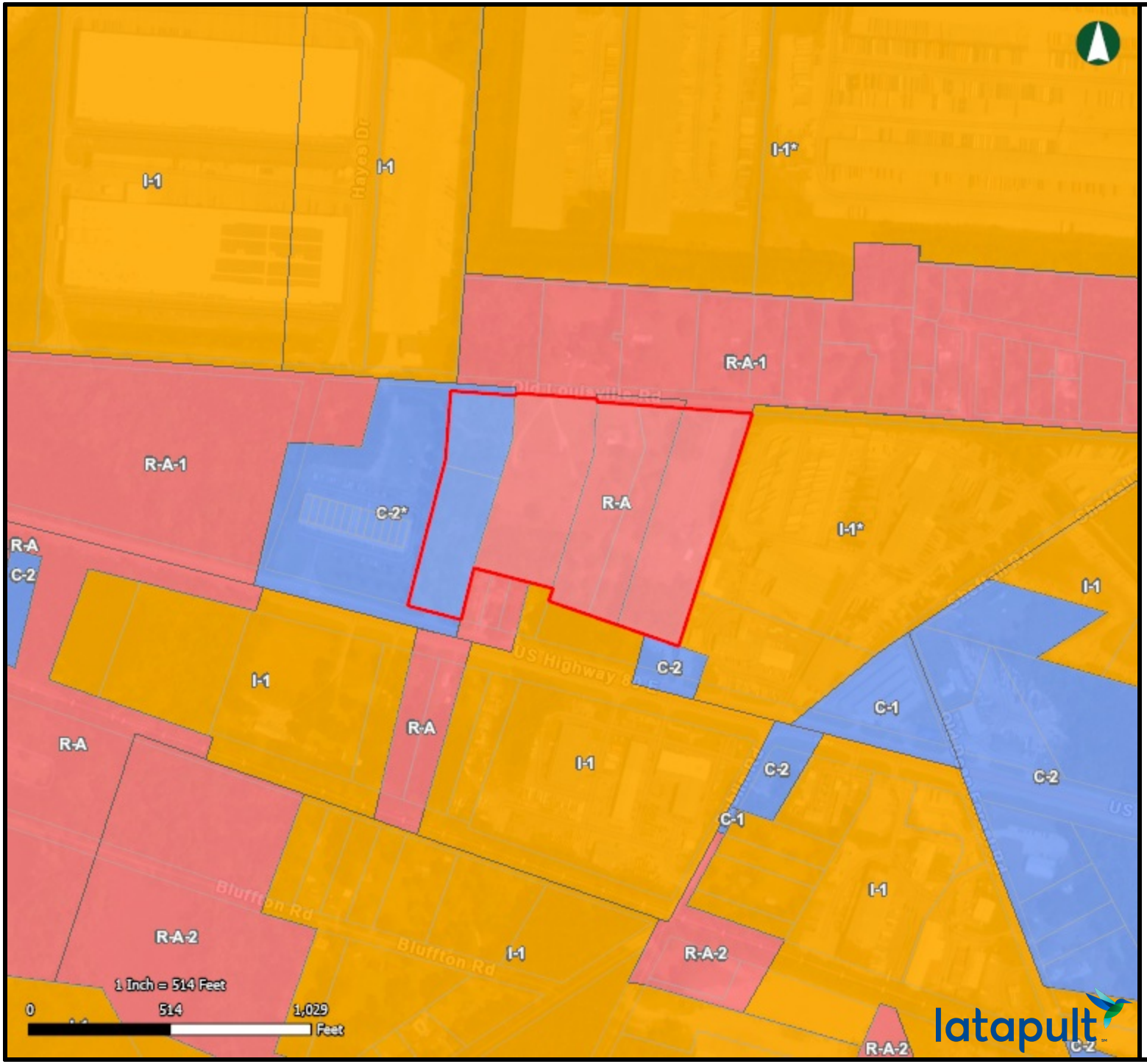
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 1376 E US Hwy 80 Zoning Map Amendment

07/02/2025

Parcels

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



CITY OF POOLER
GEORGIA
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Zoning Map - 1376 E US Hwy 80 Zoning Map Amendment

07/02/2025

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

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

Zoning Map Amendment Application

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

Agent: Kevin Forbes, Thomas & Hutton Engineering Co.	912-721-4143
Owner/Authorized Agent Name	Phone
Agent: 50 Park of Commerce Way Savannah, GA 31405	forbes.k@tandh.com
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: _____
(If exact file number, date, or action is not known, please give approximate date of previous application.)

Zoning Map Amendment Application

Updated **SEPT 2023**

Action Requested

West of Dorsey Tire, 5157, between Hwy 80 and Old Louisville Road

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

5098702018, 5098702019, 5098702002B, 50924B03002, 50924B03004, 50924B03005, 50924B03006, 50924B03007, 50924B03008, 50924B03009, 50924B03010

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

R-A, R-A-1, C-2	I-1	+/-21 acres
Present Zoning Classification	Requested Zoning Classification	Total Area (acres or sq ft)

Michael & Gretchen Early, Keith Purcell, Harper Family Properties, LLC, 1554 OLR LLC, 5157 OLR LLC, Philly Express LLC

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

1386, 1390, 1394 E US Hwy 80; 1454 E US Hwy 80; 1376 E US Hwy 80; 5147 Old Louisville Rd; 5157 Old Louisville Rd; 1380 E US Hwy 80; 5137 Old Louisville Rd;

Property Owner Address | Email

Residential, Church, Vet Office	Industrial (Warehouse)
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 adjacent property on the east side of the proposed project is currently an industrial zone and use – tire repair center and associated outdoor storage yard. The adjacent property on the west side of the proposed project is commercial, consisting of shops and an auto glass repair facility. The adjacent property to the south across Highway 80 is an industrial use – heavy/large equipment sales and associated outdoor storage yard. There are various other industrial uses to the north of the proposed project and in this area. Overall, the proposed zoning/use will be consistent with other industrial uses in the immediate area surrounding the proposed project. Furthermore, this project will promote improvements to the local utility and transportation infrastructure, consisting of Old Louisville Road widening along the property's northern frontage and extension of water mains to better serve Highway 80 and surrounding properties.

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.

Dorsey Property Development - 1490 E US Hwy 80, Pooler, GA 31322

Name & Address (including zip code)

Pooler Plaza Condominium Association Inc - 1370 E US Hwy 80, Pooler, GA 31322

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Zoning Map Amendment Application

Updated **SEPT 2023**

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.

Kevin Forbes	Kevin Forbes	5/28/2025
Owner/Agent Name	Owner/Agent Signature	Date

Notary Public

28th day of May, 2025
Subscribed and Sworn This Day Of

Latina Pinckney		4/2/28
Notary Name	Notary Signature	Commission Expiration

Seal: LATINA PINCKNEY NOTARY PUBLIC EXPIRES GEORGIA 04.02.2028 CHATHAM COUNTY

Zoning Map Amendment Standards

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.

Kevin Forbes	Kevin Forbes	5/28/2025
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

6/9/2025 at 3:00 PM

Planning & Zoning Public Hearing/Meeting Date and Time

6/16/2025 at 6:00 PM

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Kevin Forbes	Kevin Forbes	5/28/2025
Applicant Name	Applicant Signature	Date

Zoning Map Amendment Application

Updated **SEPT 2023**

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.

Kevin Forbes	Kevin Forbes	5/28/2025
Owner/Agent Name	Owner/Agent Signature	Date

Notary Public

28th day of May, 2025
Subscribed and Sworn This Day Of

Latina Pinckney		4/2/28
Notary Name	Notary Signature	Commission Expiration

Seal: LATINA PINCKNEY NOTARY EXPIRES GEORGIA 04.02.2028 PUBLIC CHATHAM COUNTY

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Kevin Forbes, Thomas & Hutton	forbes.k@tandh.com	912-721-4143
Applicant/Agent Name	Email	Phone

50 Park of Commerce Way, Savannah, GA 31405

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.

5147 Old Louisville Rd, Pooler, GA 31322 (Property ID's/PIN's: 50924B03009, & 50924B03010)

Property Address

1554 OLR LLC	[signature]	4/25/2025
Owner Name	Owner Signature	Date

Notary Public

April 25, 2025		
Subscribed and Sworn This Day Of		
Sandra Ann Sanders	[signature]	
Notary Name	Notary Signature	Commission Expiration

SANDRA ANN SANDERS NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES APR 9, 2029

Seal

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Kevin Forbes, Thomas & Hutton	forbes.k@tandh.com	912-721-4143
Applicant/Agent Name	Email	Phone

50 Park of Commerce Way, Savannah, GA 31405

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.

5157 Old Louisville Rd & 1380 E US Hwy 80, Pooler, GA 31322 (Property ID's/PIN's: 50987 02002B, & 50924B03004)

Property Address

5157 OLR LLC		4/25/2025
Owner Name	Owner Signature	Date

Notary Public

April 25, 2025

Subscribed and Sworn This Day Of

Sandra Ann Sanders		
Notary Name	Notary Signature	Commission Expiration

SANDRA ANN SANDERS NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES APR 8 2029

Seal

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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Applicant/Agent Name	Email	Phone

50 Park of Commerce Way, Savannah, GA 31405

Applicant/Agent Address

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1386, 1390, & 1394 E US Hwy 80, Pooler, GA 31322 (Property ID's/PIN's: 50924B03005, 50924B03006, & 50924B03007)

Property Address

Michael D & Gretchen C Early	Michael D. Early	4/16/2025
Owner Name	Owner Signature	Date

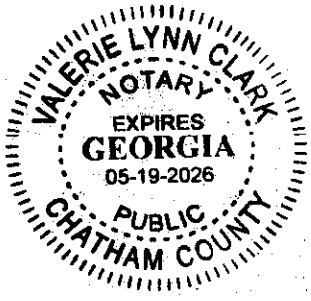
Notary Public

April 16, 2025

Subscribed and Sworn This Day Of

Valerie Clark	Valerie Lynn Clark	05-19-2026
Notary Name	Notary Signature	Commission Expiration

Seal



Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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Kevin Forbes, Thomas & Hutton	forbes.k@tandh.com	912-721-4143
Applicant/Agent Name	Email	Phone

50 Park of Commerce Way, Savannah, GA 31405

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.

1376 E US Hwy 80, Pooler, GA 31322 (Property ID's/PIN's: 50987 02019, & 50987 02018)

Property Address

Harper Family Properties, LLC	C. Mark Harper	4/16/25
Owner Name	Owner Signature	Date

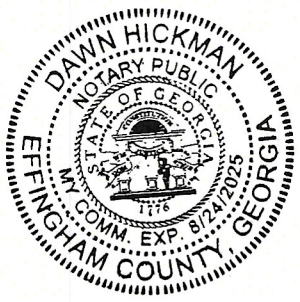
Notary Public

April 16, 2025

Subscribed and Sworn This Day Of

Dawn M. Hickman	Dawn Hickman	8/24/2025
Notary Name	Notary Signature	Commission Expiration

Seal



Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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Kevin Forbes, Thomas & Hutton	forbes.k@tandh.com	912-721-4143
Applicant/Agent Name	Email	Phone

50 Park of Commerce Way, Savannah, GA 31405

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.

5137 Old Louisville Rd, Pooler, GA 31322 (Property ID/PIN: 50924B03002)

Property Address

Philly Express, LLC	[signature]	4/25/2025
Owner Name	Owner Signature	Date

Notary Public

April 25, 2025

Subscribed and Sworn This Day Of

SANDRA ANN SANDERS NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES APR 8, 2029

Sandra Ann Sanders	[signature]	
Notary Name	Notary Signature	Commission Expiration

Seal

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Kevin Forbes, Thomas & Hutton	forbes.k@tandh.com	912-721-4143
Applicant/Agent Name	Email	Phone

50 Park of Commerce Way, Savannah, GA 31405

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.

1454 E US Hwy 80, Pooler, GA 31322 (Property ID/PIN: 50924B03008)

Property Address

Keith Purcell		5/2/25
Owner Name	Owner Signature	Date

Notary Public

May 2nd 2025

Subscribed and Sworn This Day Of

A. Rivera Bankston	A. Rivera-Bankston	August 8th, 2027
Notary Name	Notary Signature	Commission Expiration

Seal



N/F
BRYAN A. PROTSMAN
PIN: 50987 02003
(ZONED C-2 HEAVY INDUSTRIAL,
PER TAX RECORDS)

N/F
HARPER FAMILY PROPERTIES, LLC
PIN: 50987 02019
(ZONED C-2 HEAVY COMMERCIAL,
PER TAX RECORDS)

N/F
5157 OLR, LLC
PIN: 50987 02002B
(ZONED R-A-1 RESIDENTIAL
AGRICULTURAL - LIMITED,
PER TAX RECORDS)

N/F
1554 OLR, LLC
PIN: 50924B03009
(ZONED R-A
RESIDENTIAL
AGRICULTURAL, PER
TAX RECORDS)

N/F
1554 OLR, LLC
PIN: 50924B03010
(ZONED R-A
RESIDENTIAL
AGRICULTURAL, PER
TAX RECORDS)

N/F
PHILLY EXPRESS, LLC
PIN: 50924B 03002
(ZONED R-A-1 RESIDENTIAL
AGRICULTURAL - LIMITED,
PER TAX RECORDS)

PROPOSED PROJECT BOUNDARY
PROPOSED ZONING: I-1 LIGHT INDUSTRIAL

N/F
5157 OLR, LLC
PIN: 50924B 03004
(ZONED R-A-1 RESIDENTIAL
AGRICULTURAL - LIMITED, PER TAX
RECORDS)

N/F
MICHAEL D. EARLY
PIN: 50924B 03005
(ZONED R-A-1 RESIDENTIAL
AGRICULTURAL - LIMITED, PER TAX
RECORDS)

N/F
MICHAEL D. & GRETCHEN C.
EARLY
PIN: 50924B 03006
(ZONED R-A-1 RESIDENTIAL
AGRICULTURAL - LIMITED, PER TAX
RECORDS)

N/F
MICHAEL D. & GRETCHEN C.
EARLY
PIN: 50924B 03006
(ZONED I-1 LIGHT INDUSTRIAL, PER
TAX RECORDS)

N/F
KEITH L. PURCELL
PIN: 50924B 03008
(ZONED I-1 LIGHT INDUSTRIAL, PER
TAX RECORDS)

N/F
KEITH L. PURCELL
PIN: 50924B 03008
(ZONED C-2 HEAVY COMMERCIAL)

REMAINING PURCELL PARCEL
TO REMAIN C-2 HEAVY COMMERCIAL

60 0 30 60
1 INCH = 60 FEET

PREPARED FOR:

MWI PROPERTY GROUP

PROPOSED ZONING EXHIBIT

OLD LOUISVILLE ED SITE

POOLER / GA

June 23, 2025

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

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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Z:\32721\32721-0000\ENGINEERING\DRAWINGS\EXHIBITS\32721-0000 - PROPOSED ZONING EXHIBIT 6-23-2025.DWG - Jun 25, 2025 - 8:09 AM

EXISTING FIRE HYDRANT

PROPOSED TRUCK ACCESS

EXISTING 8" WATER MAIN

EXISTING FORCEMAIN

EXISTING PUMP STATION

OLD LOUISVILLE RD
(±60 R/W)

I-1 60' FRONT YARD SETBACK

PROPOSED WATER MAIN EXTENSION

POND

±129 EMPLOYEE SPACES

24'

15' UTILITY EASEMENT

240'

PROPOSED FACILITY -
± 161,280 SF
±23 FFE

35'

N/F
POOLER PLAZA CONDOMINIUM ASSOCIATION INC
PID#: 5098702017
ZONING: C-2 HEAVY COMMERCIAL

100' C-2 TO I-1 BUFFER

672'

POND

FEMA 1% ANNUAL FLOOD HAZARD - ZONE AE

FEMA 0.2% ANNUAL FLOOD HAZARD - ZONE X

PROPOSED SANITARY SEWER ROUTING

PROPOSED DRAINAGE DITCH

PROPOSED GATE EMERGENCY ACCESS ONLY

80'

200'

I-1 20' SIDE YARD SETBACK

24'

588'

N/F
DORSEY PROPERTY DEVELOPMENT
PID#: 50924B03001
ZONING: I-1 LIGHT INDUSTRIAL

PROPOSED FACILITY -
± 123,480 SF
±23 FFE

PROPOSED DUMPSTER LOCATION

210'

± 108 EMPLOYEE SPACES

100' C-2 TO I-1 BUFFER

U.S. HWY 80 LOUISVILLE RD
(±160 R/W)

24'

N/F
DORSEY PROPERTY DEVELOPMENT
PID#: 50924B03001A
ZONING: I-1 LIGHT INDUSTRIAL

I-1 60' FRONT YARD SETBACK

N/F
KEITH L. PURCELL
PID#: 50924B03008
ZONING: C-2 HEAVY COMMERCIAL

60 0 30 60
1 INCH = 60 FEET

SITE DATA TABLE:

PROPERTY
- TOTAL SITE - ±20.7 AC
- PROPOSED USE - WAREHOUSE
- PROPOSED ZONING - I-1

BUILDING STRUCTURES
- 2 TOTAL BUILDINGS
- PROPOSED HEIGHT - ±40 FT / MAX ALLOWED - 70 FT
- TOTAL FOOTPRINT - ±284,760

PARKING CALCULATIONS
- (PER COUNTY WAREHOUSE USE REQUIREMENTS)
- UP TO 20,000 SF - 1 SPACE PER 1,000 SF
- =20 SPACES
- FROM 20,000 SF TO 40,000 SF - 1 SPACE PER 2,000 SF
- =10 SPACES
- OVER 40,000 SF - 1 SPACE PER 4,000 SF
- = REMAINING 244,760 SF / 4000 SF = 62 SPACES

- TOTAL REQUIRED - 92 SPACES
- TOTAL PROPOSED - 237 SPACES

PREPARED FOR:

MWI PROPERTY GROUP

CONCEPTUAL SITE PLAN

OLD LOUISVILLE RD SITE

POOLER / GA

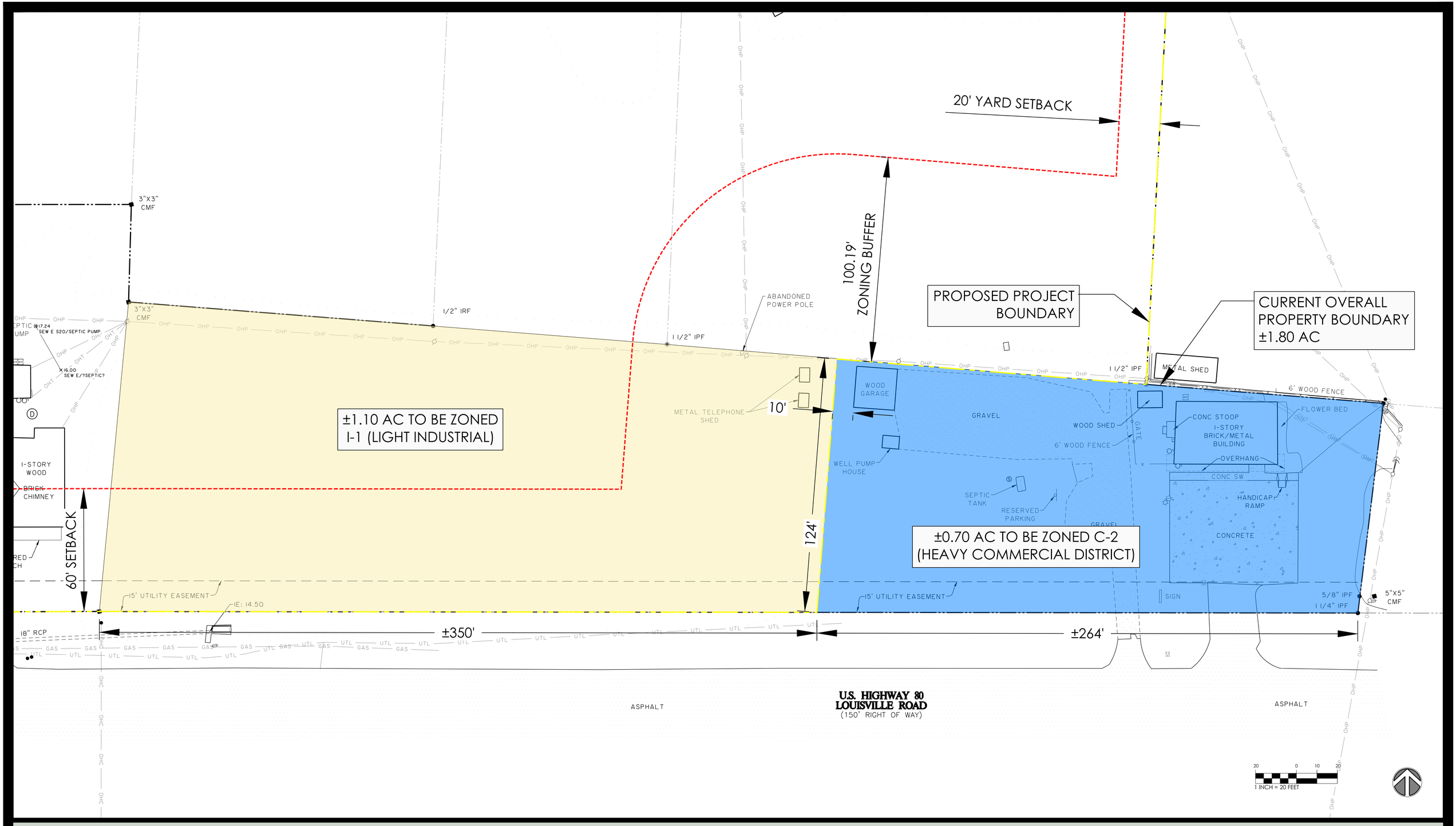
June 10, 2025

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

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PREPARED FOR:

MWI PROPERTY GROUP

PROPOSED ZONING EXHIBIT

OLD LOUISVILLE RD SITE - PURCELL PROPERTY

POOLER / GA

May 29, 2025

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

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CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Blvd.

Project:	#A25-0111
P&Z Meeting Date:	July 14, 2025
Public Hearing Date:	July 21, 2025
Applicant and Authorized Agent:	Wesley Green
Location (Address):	200 Tanger Outlets Blvd.
Parcel (PIN):	50017A01099
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Blvd.
Application Filed:	June 11, 2025
Legal Notice Published:	July 6, 2025
Sign Posted:	July 2, 2025
Letters Mailed:	July 1, 2025
Staff Recommendation:	Approval with the conditions that (1) the exterior of the structure matches the architectural design and materials of the other Tanger Outlet buildings and does not give the appearance of a shipping container and (2) the structure meets all building and fire code requirements as a permanent structure.
Planning & Zoning Commission:	*TBD*

Recommended Motion:	*"After review of the criteria, move for approval of the request with conditions as outlined in Staff's recommendation."*
Background:	The request is for a conditional use to establish a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Blvd. The subject site is located within the 66.68-acre Tanger Outlets parcel. The subject site within the Tanger Outlets parcel that the proposed bar/dog park (Wagbar) is proposed to be located is approximately 11,135 square feet in size and is immediately adjacent to the restaurant, Texas Roadhouse. The proposed bar/dog park will be entirely fenced in, with entry and exit points on either end. The bar will be constructed within a shipping container sized structure with a walk-up bar window. Seating is proposed as covered picnic tables. The site plan will be reviewed separately in the Site Development Plan Review process, if the conditional use is approved.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other commercial uses established on the larger Tanger Outlets site.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas as the proposed use would not create noise, fumes and visual impact beyond that of the existing site (Tanger Outlets)* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.

- *The proposed use will most likely not result in an increase in the number of persons and vehicles or an increase in noise or fumes, as the proposed use will be included within the boundaries of the Tanger Outlet Mall which already attracts a large number of patrons which will be dispersed amongst all commercial spaces throughout the site.*

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

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are all commercial uses, including restaurants, retail stores, outdoor play areas, and other commercial uses.*

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

    - *The use is proposed within a larger open space within the Tanger Outlet Mall property; the space is of a sufficient size to satisfy the space requirements of said use.*

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

    - *The parking standards will be met with the existing parking spaces provided on-site, as this will be located within the larger site of the Tanger Outlet Mall. This will be reviewed and confirmed in the Site Development Review process.*

7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

    - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote public welfare and protect the established development pattern. The proposed use would be consistent with the pattern of uses in the surrounding Tanger Outlet development; including restaurants, retail stores, outdoor play areas, and other commercial uses.*

Conclusion:	The request complies with all criteria for a conditional use. As such, staff recommends approval of the request with the conditions that (1) the exterior of the structure matches the architectural design and materials of the other Tanger Outlet buildings and does not give the appearance of a shipping container and (2) the structure meets all building and fire code requirements as a permanent structure.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation



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

Vicinity Map - 200 Tanger Outlets Blvd - Conditional Use

07/02/2025

Parcels

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

Conditional Use Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Wesley Green - Coleman Company Inc.	912.200.3041
Applicant Name	Applicant Phone
1480 Chatham Parkway Suite 100, Savannah, GA 31405	wgreen@colemancompanyinc.com
Applicant Mailing Address	Applicant Email
Outlet Mall of Savannah, LLC c/o Tanger Management, LLC (attn: Brett Brophy)	216-212-6992
Property Owner Name	Property Owner Phone
3200 Northline Ave, Suite 360, Greensboro, NC 27408	brett.brophy@tanger.com
Property Owner Mailing Address	Property Owner Email
Wesley Green - Coleman Company Inc.	912.200.3041
Contact Person Name	Contact Person Phone
1480 Chatham Parkway Suite 100, Savannah, GA 31405	wgreen@colemancompanyinc.com
Contact Person Mailing Address	Contact Person Email

Property Information

200 Tanger Outlets Blvd	50017A01099
Location Address	Parcel Identification #
C-2	Tanger Outlet Mall
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

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

Wagbar is a dog friendly establishment serving alcoholic beverages and offering a space for dogs to be off leash in a contained area. Under Pooler Ordinances Appendix A, Article IV, Table 4.1 lists NAICS code 71399 "Dog Park" as conditional use in C-2 zoning. A bar under section 722 is also listed as a conditional use.

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

Bar and outdoor space intended for off leash dog activities. There will be one operational commercial space, its tentative hours of operation will be 12 pm to 10 pm on weekdays, and 10 am to 10 pm on weekends.

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

The surrounding area is all contained within the Tanger property. During development, care will be taken to mitigate impacts to surrounding operational businesses, and pedestrian access will be maintained. After development, Wagbar will be maintained to promote cleanliness and safety of patrons and other shoppers.

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

Construction: 9/01/2025 - 11/01/2025
Opening: 12/01/2025

Adjacent Property Owners

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

Name	Address	Zip
West Shore Preserve, LLC	One International Place, Suite 3900, Boston, MA	02110
Zorn Eric S Trustee	PO Box 8050 MS 0555, Bentonville, AR	72716
Petsu Hospitality Inc	20 Mill Creek Circle, Pooler, GA	31322

Affidavit

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

Applicant Name	Applicant Signature	Date
Wesley Green - Coleman Company, Inc	Wesley Green	06/11/2025

TRACIE T. MCINTYRE
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires February 23, 2027

Attestant Name	Attestant Title	Date
	Tracie T. McIntyre	6/11/2025

Conditional Use Standards

Updated **SEPT 2023**

Review Criteria

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

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

Additional Mitigation Requirements

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

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

Affidavit of Receipt

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

Wesley Green - Coleman Company, Inc.	Wesley Green	06/11/2025
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Conditional Use

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Wesley Green - Coleman Company, Inc	Wesley Green	06/11/2025
Applicant Name	Applicant Signature	Date

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

I authorize the person named below to act as Applicant in the pursuit of a conditional use submittal for a portion of the property for a Wagbar.

Wesley Green - Coleman Company Inc.	wgreen@colemancompanyinc.com	912.200.3041
Applicant/Agent Name	Email	Phone

1480 Chatham Parkway Suite 100, Savannah, GA 31405

Applicant/Agent Address

ground lessee of the property owned by the Savannah Economic Development Authority

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.

200 Tanger Outlets Blvd, Pooler, GA 31322

Property Address

Outlet Mall of Savannah, LLC

by Tanger Management, LLC, its Managing Agent — Authorized Signature — 6/9/25 Date

Notary Public

June 9 2025 in Guilford County, NC

Subscribed and Sworn This Day Of

Annette T. Younger — Notary Name — Notary Signature — 2/22/2027 Commission Expiration

Seal: ANNETTE T. YOUNGER NOTARY PUBLIC ALAMANCE COUNTY, NC







SAVANNAH. GA

06.11.25

Tanger

Wagbar
11, 135 SF

401 TEXAS ROADHOUSE PAD 7,578 SF

191 Forever 21 14,221 SF

131 Rise Pies 3,000 SF

121 Gadgets Toys & More 2,690 SF

101 H&M 22,000 SF

375 Columbia 7,169 SF

385 - 2,350 SF Queen Nails and Spa

390 - 2,350 SF Bellavita

399 Tumi 1,809 SF

397 - 907 SF SGH

398 - 906 SF Frag. Out.

373 - 446 SF Low Country Honey

372 Reserved 900 SF

371 Claires 1,225 SF

369 - 2,800 SF Zumiez

365 Maurices 4,600 SF

363 - 900 SF Lids

361 Charlotte Russe 5,000 SF

359 Oakley 3,121 SF

357 Skechers 3,500 SF

336 - 900 SF Sunglass World

355 American Eagle 8,500 SF

353 - 1,000 SF Frag. Out.

351 Abercrombie 6,000 SF

347 - 2,327 SF Sperry

343 - 1,300 SF Reserved

341 - 1,840 SF Francescas

339 Michael Kors 5,000 SF

301 Talbots 3,724 SF

309 - 2,409 SF Johnston & Murphy

311 Lane Bryant 5,190 SF

321 - 2,800 SF Huk

327 Brooks Brothers 5,888 SF

337 J. Crew 6,250 SF

SEC OFFICE
MAINT OFFICE
SEC/MAINT BREAKROOM
MAINT. STO.
MARKET STO.

210 Zales 2,400 SF

220 Mt High Outfitters 4,000 SF

221 - 2,617 SF Spartina 449

251 Vera Bradley 3,500 SF

271 Kate Spade 3,149 SF

281 BOSS 3,000 SF

289 Lucky Jeans 3,055 SF

291 Polo 15,180 SF

200 Metro Diner 3,492 SF

PATIO

431 Rack Room 5,500 SF

437 - 2,722 SF Spencer Gifts

439 - 2,405 SF Journeys

441 Colakicks 4,000 SF

445 Simply Southern 3,500 SF

451 - 2,394 SF Hot Topic

481 Levis 4,000 SF

485 - 2,800 SF Box Lunch

489 - 3,000 SF BBW

495 Under Armour 8,063 SF

497 Tommy Hilfiger 8,000 SF

498 - 900 SF Auntie Annes

499 Reserved 648 sf

COMM.

MALL OFFICE

701 FUTURE 15,045 SF

709 - 800 SF Krispy Kreme

710 Nike 13,624 SF

711 Ariat 3,500 SF

717 - 2,300 SF Lids Locker Room

721 - 2,600 SF BoldSoul

727 Heroes & Villains 4,187 SF

729 - 2,600 SF Grunt Style

761 - 2,000 SF Crocs

765 Direct Tools 4,688 SF

781 Palmetto Moon 8,533 SF

789 - 2,500 SF River Street

790 Dave & Busters 19,000 SF

791 Peach Gobbler 1,494 SF

792 RESERVED 1,491 sf

799 FUTURE 3,628 SF

677 Carters 4,371 SF

675 - 2,842 SF Osh Kosh

673 JD Sports 7,985 SF

667 Famous Footwear 5,200 SF

657 Harrisbrands 5,219 SF

653 Just Beachy 3,705 SF

651 CBD 1,226 SF

681 Puma 6,167 SF

687 - 900 SF Pandora

689 - 2,400 SF Jared Vault

697 Coach 8,000 SF

601 Victoria's Secret 5,853 SF

605 - 3,000 SF Chicos

609 - 3,000 SF Clarks

611 - 3,500 SF Lee / Wrangler

619 - 2,900 SF Torrid

621 adidas 7,000 SF

629 - 1,002 SF Xcell Wireless

645 Off Broadway Shoes 14,117 SF

631 Asics 2,800 SF

635 GNC 1,319 SF

639 Uniform Outlet 2,288 SF

637 GGH 960 SF

511 Gap 7,575 SF

517 Banana Republic 7,575 SF

521 Express Factory 7,500 SF

531 Loft 4,500 SF

541 Ann Taylor 4,502 SF

561 - 1,700 SF Travelpro

579 Interstate Sports 2,784 SF

589 Childrens Museum 5,000 SF

599 FUTURE EXPANSION PLANET FITNESS +/-23,

811 - 1,980 SF One Last Taco

821 rue21 6,750 SF

861 - 1,250 SF All Migh-Tea

871 - 1,250 SF Pepper Palace

899 Old Navy 12,828 SF

PLAYGROUND

STG-1 STG-2 STG-3 STG-4 STG-5 STG-6 STG-7 STG-8

JC3

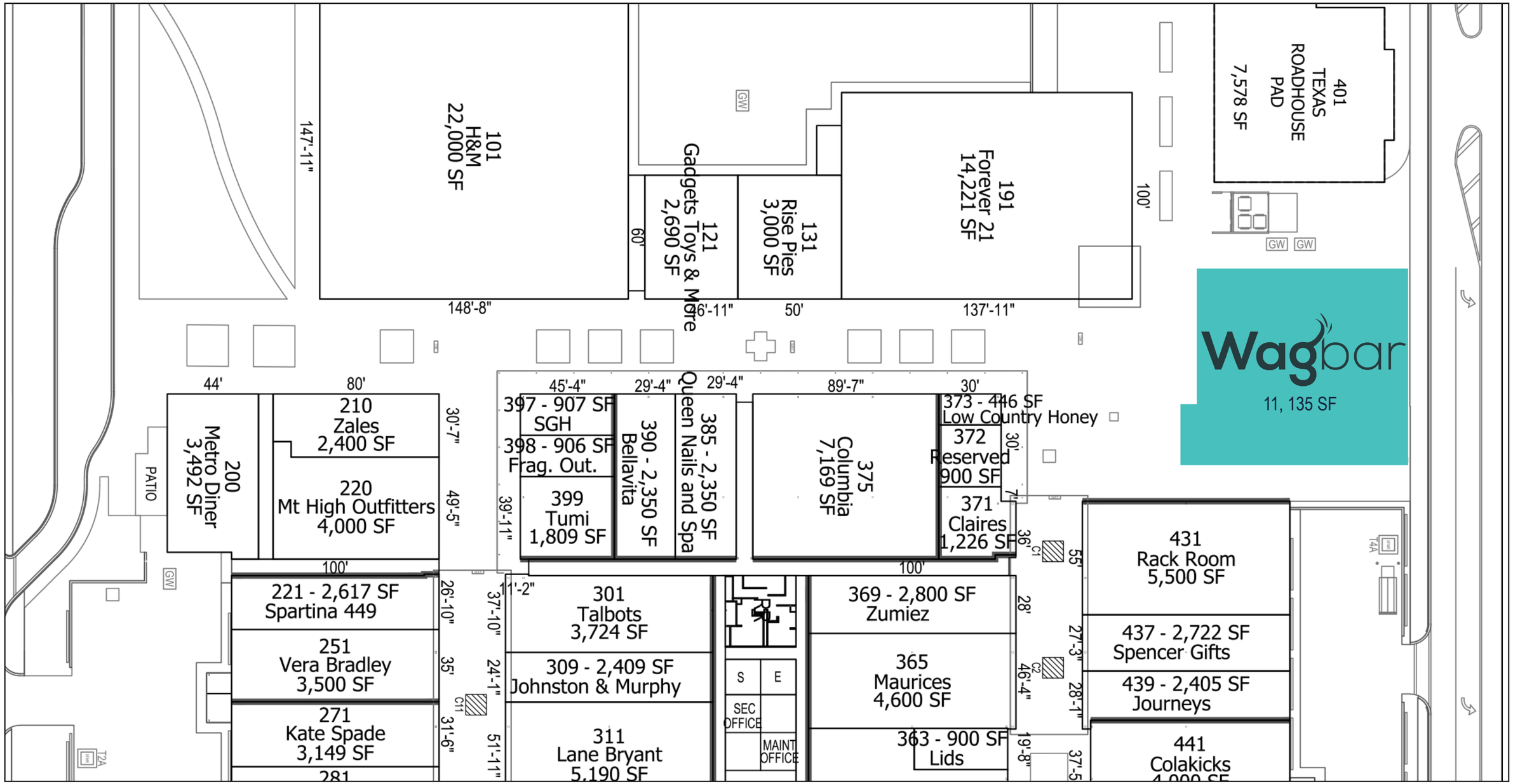
E S

FIRE PUMP

ATLANTA ATHENS AUGUSTA COLUMBUS TANGER OUTLET CENTER SAVANNAH

Overall Plan View

Tanger	**Wagbar** Tanger / Savannah, GA Conceptual designs are the property of Tanger. Fabrication and/or reproduction of this concept without the express written consent of Tanger is prohibited. © 2025 Tanger	Wagbar	VP, Peripheral Land **Bryant Siragusa** Retail Design Specialist **Veronica Sweeney**	Submittal Date: **06.11.25**



Overall Plan View

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Wagbar

VP, Peripheral Land
Bryant Siragusa

Retail Design Specialist
Veronica Sweeney

Submittal Date: **06.11.25**



Proposed Plan View

Tanger

Wagbar

Tanger / Savannah, GA

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Wagbar

VP, Peripheral Land, Restaurants & Entertainment
Bryant Siragusa

Retail Design Specialist
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Submittal Date: **06.11.25**



Existing Conditions

Tanger

Wagbar

Tanger / Savannah, GA

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Submittal Date: **06.11.25**



Garden Dog Park Conceptual

Tanger

Wagbar

Tanger / Savannah, GA

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Veronica Sweeney

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Taphouse Conceptual

Tanger

Wagbar

Tanger / Savannah, GA

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Wagbar

VP, Peripheral Land, Restaurants & Entertainment
Bryant Siragusa

Retail Design Specialist
Veronica Sweeney

Submittal Date: **06.11.25**

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a Multi-Unit Retail Building at 0 William Blakely Crossing – Savannah Shopping Plaza Outparcels 2 and 3

Project:	#A24-0160
P&Z Meeting Date:	July 14, 2025
City Council Meeting Date:	July 21, 2025
Applicant and Authorized Agent:	Jennifer Yarbrough and Ken Haertel – Contineo Group, LLC
Location (Address):	0 William Blakely Crossing
Parcel (PIN):	51009 01152 / 51009 01151
Acreage:	Approximately 2 acres
Zoning:	PUD – Savannah Quarters
Proposed Use:	Multi-unit Retail Building
Staff Recommendation:	Approval with the condition that the applicant submit a revised landscaping plan for review and approval, prior to the pre-construction meeting, showing additional trees and vegetation along the rear of the building facing Quacco Road.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the condition that the applicant submit a revised landscaping plan for review and approval, prior to the pre-construction meeting, showing additional trees and vegetation along the rear of the building facing Quacco Road."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.

- *The site is located within an area that is shown on the Future Land Use Map as being Residential and is shown in the Comprehensive Plan as being within a PUD/Mixed Use Character Area. Although the proposed site plan is not consistent with the future land use map, the property is currently zoned for commercial use within the Savannah Quarters PUD and the plan is allowed by right.*

2. Whether the site plan provides for adequate pedestrian and traffic access.

    - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.

    - *The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.*

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

    - *The site plan complies with the provisions related to the development standards for site improvements.*

5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.

    - *The site plan complies with the provisions related to the location of uses/development areas, development standards for site improvements, and buffer standards.*

6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.

    - *The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.*

7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.

    - *The site is adequately served by public services and for current or projected needs.*

8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.

    - *The site plan complies with the provisions related to buffer and screening standards.*

9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-deterring buffer between adjacent properties.

    - *While the site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers, staff would like to see landscaping along the rear of the building as the rear of the building faces Quacco Road. The elevations provided show landscaping in the rear of the building but the landscaping plan does not.*

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 condition that the applicant submit a revised landscaping plan for review and approval, prior to the pre-construction meeting, showing additional trees and vegetation along the rear of the building facing Quacco Road.
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 - Savannah Shopping Plaza Outparcels 2 and 3

07/07/2025

Parcels

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

Site Plan Application

Updated **OCT 2023**

NOTICE TO APPLICANT

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

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

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

Packet Contents (City Forms)

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

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

Additional Items for Submission

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

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

Site Plan Application

Updated **OCT 2023**

Contact Information

Contineo Group, LLC - Jennifer Yarbrough & Ken Haertel	310.902.3455
Applicant Name	Applicant Phone
755 Commerce Drive Suite 800 Decatur, GA 30030	jennifery@thecontineogrou
Applicant Mailing Address	Applicant Email
Eastern Companies	608 - 886 – 2353
Property Owner Name	Property Owner Phone
3011 Sutton Gate, Suite 250 Suwanee, GA 30024	kkong@buildwitheastern.co
Property Owner Mailing Address	Property Owner Email
Kate Kim & Christina Ryu - Eastern Companies	608 - 886 – 2353
Contact Person Name	Contact Person Phone
3011 Sutton Gate, Suite 250 Suwanee, GA 30024	kkong@buildwitheastern.co
Contact Person Mailing Address	Contact Person Email

Property Information

Address TBD - the Parcel IDs are: 51009 01152 & 51009 01151 - Outparcels # 2 & 3	
Location Address	
Blakely Commons PUD	
Current Zoning	Parcel Identification #
Proposed development of a Shopping Center (retail & restaurants)	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

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

Zoning Actions

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

Application Number	Date	Action Requested	Action Taken

Site Plan Application

Updated **OCT 2023**

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

Approvals

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

Affidavit

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

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

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

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

Jennifer Yarbrough/ Contineo Group		8/30/2024
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Site Plan Submission Checklist

Updated **JUNE 2023**

NOTICE TO APPLICANT

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

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

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

Site Plan Approval Standards

Updated **SEPT 2023**

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

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

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;

2. provides for adequate pedestrian and traffic access;

3. provides adequate space for off-street parking and loading/unloading zones where applicable;

4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);

5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;

6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;

7. the proposed development site is adequately served by other public services to account for current or projected needs;

8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;

9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-deterring buffer between adjacent properties; and

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

Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Updated **MAY 2023**

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

Hearing Information

Rezoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Jennifer Yarbrough/Contineo Group		8/30/24
Applicant Name	Applicant Signature	Date

Site Plan Review Checklist

Updated **OCT 2023**

NOTICE TO APPLICANT

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

Project Information

Savannah Shopping Plaza - William Blakely Commons Outparcels 2 & 3 8/30/2024

Project Name Date

Basic Engineering Information

1. OK Development name; If not obvious, add a description of the development C100
2. OK Location of site / location map: Sufficiently detailed to pinpoint the site's location C100
3. OK Date of plans with space for revision dates ALL SHEETS
4. OK Name and contact information of the engineer and engineering firm responsible for the plans C100
5. OK Name and contact information of owner, authorized agent of the owner, and/or developer C100
6. OK 24-hour contact with phone number C100
7. OK Signed and dated P.E. stamp or other licensed professional as allowed by law ALL SHEETS
8. OK Sheet index C100
9. OK Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height C200
10. OK Show property boundaries with metes and bounds descriptions C103
11. OK North arrow, graphic scale ALL PLAN SHEETS
12. OK 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 C103
13. OK Identify the ownership and use of all adjacent surrounding properties C103
14. OK Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C) C103
15. OK Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C) ALL PLAN SHEETS
16. OK Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C) ALL PLAN SHEETS

17. OK 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 C103

18. OK 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 C103

19. OK Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map C100

20. OK 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) C100

21. OK 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) C103

22. OK Location of existing utilities (Appendix A, Article V, Section 4 C 5) C103

23. OK Easements existing upon the property C203

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 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) C201

3. OK Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C) C201

4. OK 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 C201

5. OK 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 C201, C701

6. OK Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted C201

7. OK Show interior traffic pattern C201

8. OK Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre C500

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. OK 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) C103

11. OK Show all required easements (around utilities, around drainage structures, 25' access easements, etc) C203

12. OK Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines C400

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

14. OK 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 C202

15. OK 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 C202

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

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

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

19. _____ Provide site lighting plan for all proposed lighting

20. _____ Traffic Impact Study or technical memo for traffic

New Streets N/A

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

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

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

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

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

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

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

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

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

10. _____ Demonstrate that intersection sight distance is achieved

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

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

13. _____ Show the location of all proposed road signs

14. _____ Show the location of all proposed pavement markings

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

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

17. _____ Label the curb radius at intersections

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

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

Required Notes

Include the following notes as applicable to the project:

1. OK "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." C201

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)

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. OK "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03) C201

5. OK Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06) C201

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. OK Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557) C201

9. OK Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting C201

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)) C201

12. OK 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)) C201

Drainage

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

1. OK Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i) C301

2. OK Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a) C301

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) C301

4. OK Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c) C301

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

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) C302

6. OK 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) C300

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) C301

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) HYDRO

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 N/A

1. _____ Verify correct zoning

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

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

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

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

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

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

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

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

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

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

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

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

Utilities

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

General:

1. OK 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 C400

2. OK All utilities are to be installed underground C400

3. OK Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c) C400

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) C400

5. OK Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16 C400, C703

6. OK Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c) C703

7. OK Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01) C400

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 All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03) C400

10. OK 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) C400

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) C400

13. OK 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 C401

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

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

Water:

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

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

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

4. _____ 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)

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. OK 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) C400

10. OK Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03) C400

11. OK 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) C400

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) C400

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) C400

14. OK The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line C400

15. OK Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D) C400

16. OK Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2) C400

17. OK Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2) C400

Sanitary Sewer:

1. OK Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1) C401

2. OK 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3) C401

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

4. OK Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4) C401

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) C401

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) C401

8. N/A 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 C401

10. OK Try to move manholes out of sidewalk C401

11. OK Pipe Material: C401

- 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' OK

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: C401

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

and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228) C401

Sanitary Sewer Lift Stations: N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Force Mains: N/A

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

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

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

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

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

Stormwater Management

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

General:

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

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

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

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

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

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

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

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

2. 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)) HYDRO

a. Existing conditions map

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

size, soil types, land cover characteristics)

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

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

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

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

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

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)) C301

a. Proposed topography

b. Proposed drainage divides and patterns

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

d. Existing and proposed primary and secondary conservation areas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. N/A _____ 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. N/A _____ 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 C101-C102

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

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

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

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

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

4. 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: HYDRO

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

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

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

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 HYDRO

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 HYDRO

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

Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

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

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

Significant Trees (Section 42-198)

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

Replacement (Section 42-199)

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

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

Parking Lot Coverage (Section 42-200)

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

Protection Zones (Section 42-201)

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

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

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

Landscape Plan (Section 42-204)

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

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

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

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

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

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

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

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

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

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

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

Preferred Tree List: (Section 42-198)

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

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

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

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Jennifer Yarbrough & Ken Haertel	jennifery@thecontineogroup.com	310.902.3455
Applicant/Agent Name	Email	Phone

755 Commerce Drive Suite 800 Decatur, GA 30032

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.

Parcel IDs: 51009 01151, 51009 01152 (Outparcels # 2 & #3) and 51009 01116 (Outparcel # 9) in Blakely Commons PUD

Property Address

Peter Kim		09/04/2024
Owner Name	Owner Signature	Date

Notary Public

September 4, 2024

Subscribed and Sworn This Day Of

Ahna Yoon	Ahnayoon	9/29/2026
Notary Name	Notary Signature	Commission Expiration

Seal



SAVANNAH SHOPPING PLAZA

WILLIAM BLAKELY COMMONS

OUTPARCELS 2 & 3 (TO BE CONSOLIDATED)

0 WILLIAM BLAKELY CROSSING, POOLER, GA 31322

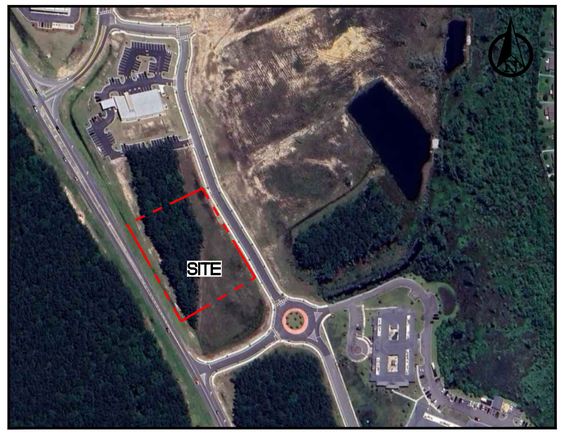
CITY OF POOLER

CHATHAM COUNTY

PID#: 51009 01151, 51009 01152

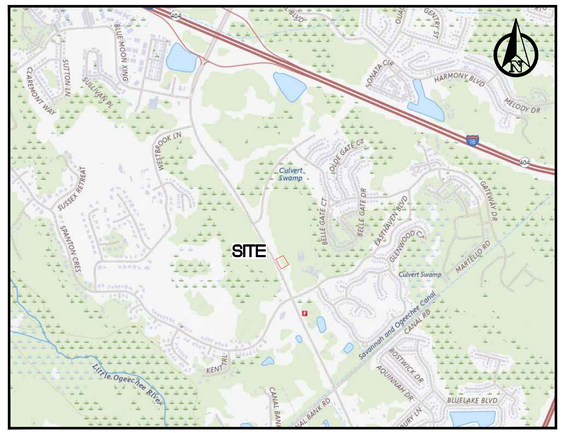
SAVANNAH QUARTERS, 8TH G.M. DISTRICT

CITY PERMIT #:



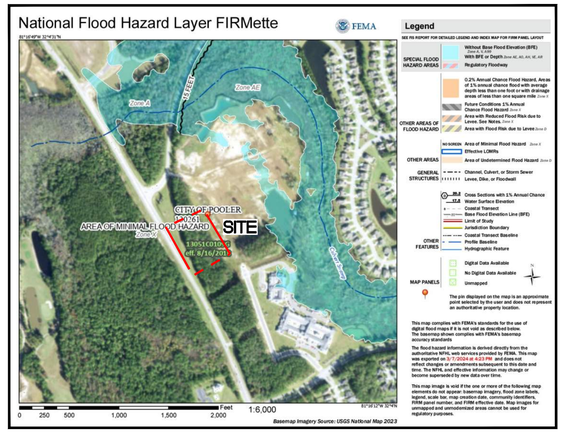
VICINITY MAP

N.T.S.



USGS QUAD MAP

N.T.S.



FEMA MAP

N.T.S.

THE PROPOSED PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13051C0109G, WITH A DATE OF IDENTIFICATION OF AUGUST 16, 2018, IN CITY OF POOLER, CHATHAM COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GENERAL NOTES:

CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:

1. CAUSE THE WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.
2. VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
3. COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY O'F THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.
4. CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL AS WELL AS THE PUBLIC, OSHA AND ALL OTHER GOVERNING STANDARDS.
5. PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.

THERE ARE WETLANDS OR STATE WATERS LOCATED WITHIN 200 FT FROM THIS PROJECT SITE.

THERE ARE NO APPLICABLE 25' OR 50' UNDISTURBED BUFFERS LOCATED WITHIN THIS PROJECT SITE.

NOTE: 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING. http://www.georgia811.com

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C300	GRADING PLAN
C301	DRAINAGE PLAN
C302	STORM SEWER PROFILES
C400	UTILITY PLAN
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C704	STANDARD DETAILS
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C802	GEOTECHNICAL REPORT (BY OTHERS)
C803	GEOTECHNICAL REPORT (BY OTHERS)
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H-2	POST-DEVELOPED BASIN MAP
H-3	INLET BASIN AREAS MAP
LS-1	LANDSCAPE PLAN (BY OTHERS)
AP	ARCHITECTURAL PLANS (BY OTHERS)
S1	SURVEY (BY OTHERS)

ITEM#04 **24-HOUR EMERGENCY CONTACT:**

CONTACT: KATE KONG
EMAIL: KKONG@BUILDWITHEASTERN.COM
PHONE: (608) 886-2353

OWNER

COMPANY NAME: EASTERN COMPANIES
3011 SUTTON GATE, SUITE 250, SUWANEE, GA 30024
CONTACT: KATE KONG
EMAIL: KKONG@BUILDWITHEASTERN.COM

ITEM#05 **DEVELOPER/PRIMARY PERMITTEE**

COMPANY NAME: EASTERN COMPANIES
CONTACT: KATE KONG
EMAIL: KKONG@BUILDWITHEASTERN.COM
PHONE: (608) 886-2353

ITEM#06 **PROPERTY AREA DATA**

TOTAL AREA OF PROPERTY: 2.009 AC (87,518-SF)
TOTAL AREA OF DISTURBANCE: ±2.0 AC
IMPERVIOUS AREA: ±1.35 AC

ITEM#07 **GPS LOCATION** (DECIMAL DEGREES)

LATITUDE: +32.07018°
LONGITUDE: -81.27475°

DESIGN ENGINEER

CONTINEO GROUP
755 COMMERCE DRIVE, SUITE 800
DECATUR, GA 30030
CONTACT: RON CRUMP
CELL: 404-556-7721
EMAIL: RONC@THECONTINEOGROUP.COM

SCOPE OF WORK

THE PROJECT INVOLVES THE CONSTRUCTION OF A 1-STORY SHOPPING CENTER, WITH ALL ASSOCIATED DRAINAGE AND UTILITY INFRASTRUCTURE. STORMWATER RUNOFF ONSITE WILL DRAIN TO AN EXISTING MASTER DETENTION POND TO THE NORTH OF THE PARCEL.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER RON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14784 EXPIRES: 7/28/2027 RONC@THECONTINEOGROUP.COM
03/11/25

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

EASTERN COMPANIES
3011 SUTTON GATE, SUITE 250,
SUWANEE, GA 30024
CONTACT: KATE KONG
KKONG@BUILDWITHEASTERN.COM
(608) 886-2353

SAVANNAH SHOPPING PLAZA
WILLIAM BLAKELY COMMONS
OUTPARCELS 2 & 3
JURISDICTION: CITY OF POOLER
ISSUED FOR: PERMIT
LOCATION: 0 WILLIAM BLAKELY CROSSING, POOLER, GA 31322

#	DATE	REVISIONS
1	12/26/24	ADDRESSING GSWCC & CITY COMMENTS
2	03/11/2025	ADDRESSING GSWCC & CITY COMMENTS

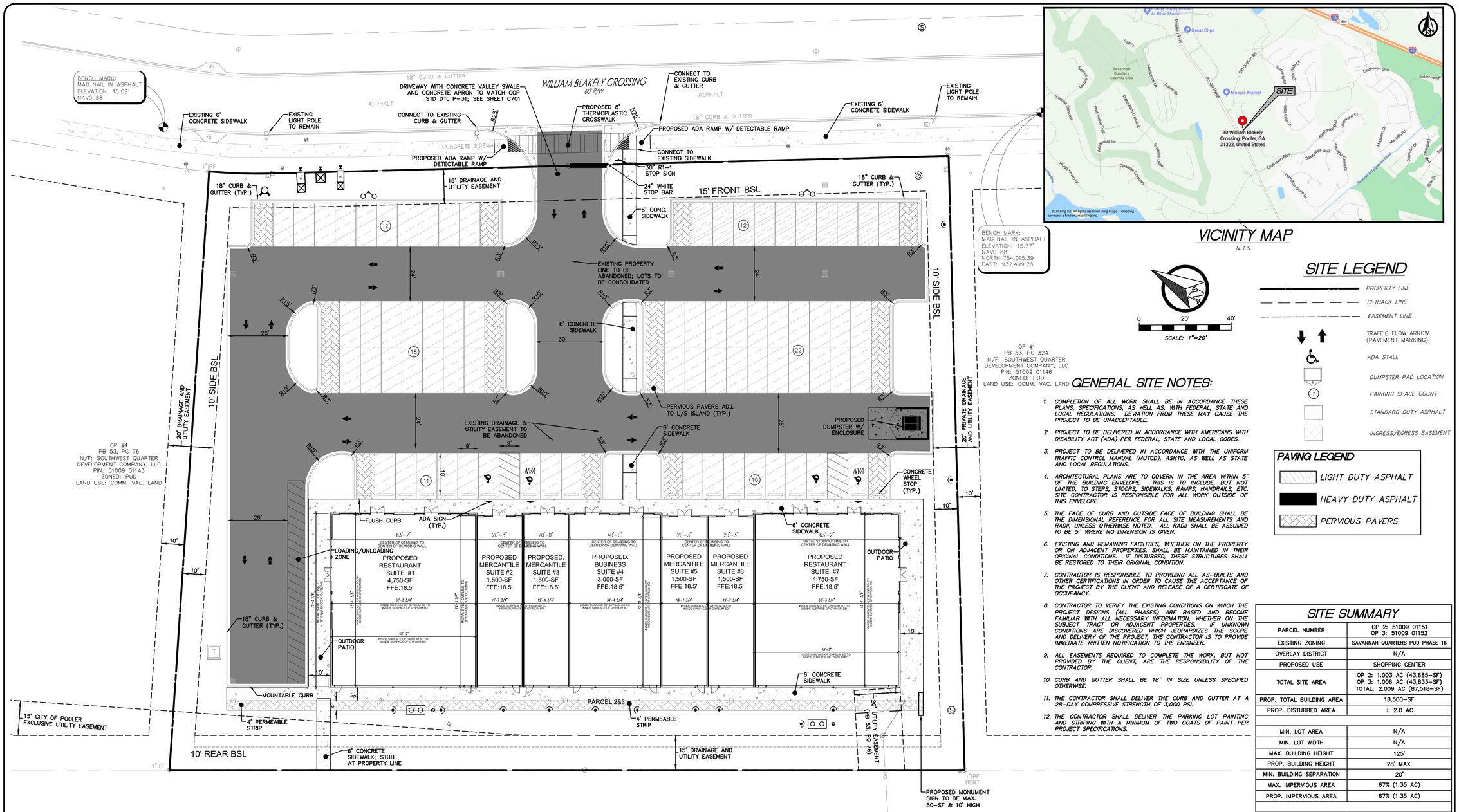
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DRAWN:	CHECK:
KK	RTC
JOB NO:	DATE:
24-110	09/05/24

COVER

SHEET C100

C:\USERS\VERONICA\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2024\24-110 - YUNG - SAVANNAH SHOPPING PLAZA\DWG



VICINITY MAP

N.T.S.

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 15.77'
NAVD 88
NORTH: 754,015.39
EAST: 932,499.78

0 20' 40'

SCALE: 1"=20'

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- ADA STALL
- DUMPSTER PAD LOCATION
- PARKING SPACE COUNT
- STANDARD DUTY ASPHALT
- INGRESS/EGRESS EASEMENT

PAVING LEGEND

- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PERVIOUS PAVERS

GENERAL SITE NOTES:

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE, BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5' WHERE NO DIMENSION IS GIVEN.
6. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
7. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
9. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. CURB AND GUTTER SHALL BE 18" IN SIZE UNLESS SPECIFIED OTHERWISE.
11. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
12. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.

SITE SUMMARY

PARCEL NUMBER	OP 2: 51009 01151 OP 3: 51009 01152
EXISTING ZONING	SAVANNAH QUARTERS PUD PHASE 16
OVERLAY DISTRICT	N/A
PROPOSED USE	SHOPPING CENTER
TOTAL SITE AREA	OP 2: 1.003 AC (43,685-SF) OP 3: 1.006 AC (43,833-SF) TOTAL: 2.009 AC (87,518-SF)
PROP. TOTAL BUILDING AREA	18,500-SF
PROP. DISTURBED AREA	± 2.0 AC
MIN. LOT AREA	N/A
MIN. LOT WIDTH	N/A
MAX. BUILDING HEIGHT	125'
PROP. BUILDING HEIGHT	28' MAX.
MIN. BUILDING SEPARATION	20'
MAX. IMPERVIOUS AREA	67% (1.35 AC)
PROP. IMPERVIOUS AREA	67% (1.35 AC)
FRONT SETBACK	15
SIDE SETBACK	10' TO P/L; 20' TO C/L
REAR SETBACK	10' TO P/L; 20' TO C/L
TRANSITIONAL BUFFER	N/A
LANDSCAPE STRIP	N/A
MIN. PARKING SIZE	9' X 20'
REQUIRED PARKING	MIN: 84; MAX: NONE
PROPOSED PARKING	85
MIN. ADA SPACES	4
MIN. AISLE WIDTH	24'
PARKING REQUIRED BASED ON: SHOPPING CENTER (STORES > 10,000-SF): 4.5 SP/1,000-SF TOTAL FLOOR AREA (18,500-SF/1,000-SF)(4.5) = 83.3 = 84 MIN SP	

GENERAL NOTES

- THE EXISTING SITE IS CURRENTLY PARTIALLY DEVELOPED W/ TREE CLEARING.
- THE ENTIRE SITE IS LOCATED WITHIN THE "ZONE X" AREA OF MINIMAL FLOOD HAZARD.
- THERE ARE FRESHWATER WETLANDS ON SITE.
- THERE ARE NO STREAM BUFFERS ON SITE.

NOTE: SITE WILL COMPLY WITH CURRENT ADA AND GEORGIA ACCESSIBILITY CODE.

LANDSCAPING

- 1 TREE/ 12 SPACES
- MIN. 500-SF FOR ISLAND, OR USE PERMEABLE SPACES NEXT TO ISLAND

CITY OF POOLER SITE NOTES

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
4. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR.
5. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
6. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
7. 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.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14784 EXPIRES: 7/26/2027
ATC@THECONTINEOGROUP.COM
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SUWANEE, GA 30024
CONTACT: KATE KONG
KKONG@BUILDWITHEASTERN.COM
(608) 886-2353

SAVANNAH SHOPPING PLAZA
WILLIAM BLAKELY COMMONS
OUTPARCELS 2 & 3

JURISDICTION: CITY OF POOLER
ISSUED FOR: PERMIT
LOCATION: 0 WILLIAM BLAKELY CROSSING, POOLER, GA 31322

#	DATE	REVISIONS
1	12/26/24	ADDRESSING GSWCC & CITY COMMENTS
2	03/11/2025	ADDRESSING GSWCC & CITY COMMENTS

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DRAWN:	CHECK:
KK	RTC
JOB NO:	DATE:
24-110	09/05/24

SITE PLAN

SHEET C201

C:\USERS\VERONICA\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2024\24-110 - YUNG - SAVANNAH SHOPPING PLAZA\DWG

SITE AREA: 2.009 ACRES
15 TREES PER ACRE x 2.009 ACRES = 31 TREES REQUIRED
31 TREES PROVIDED, REQUIREMENT MET

NOTE:
ROOT FLARE MUST BE VISIBLE AT THE TIME OF PLANTING AND MULCH CAN NOT TOUCH TRUNK AND ROOT FLARE

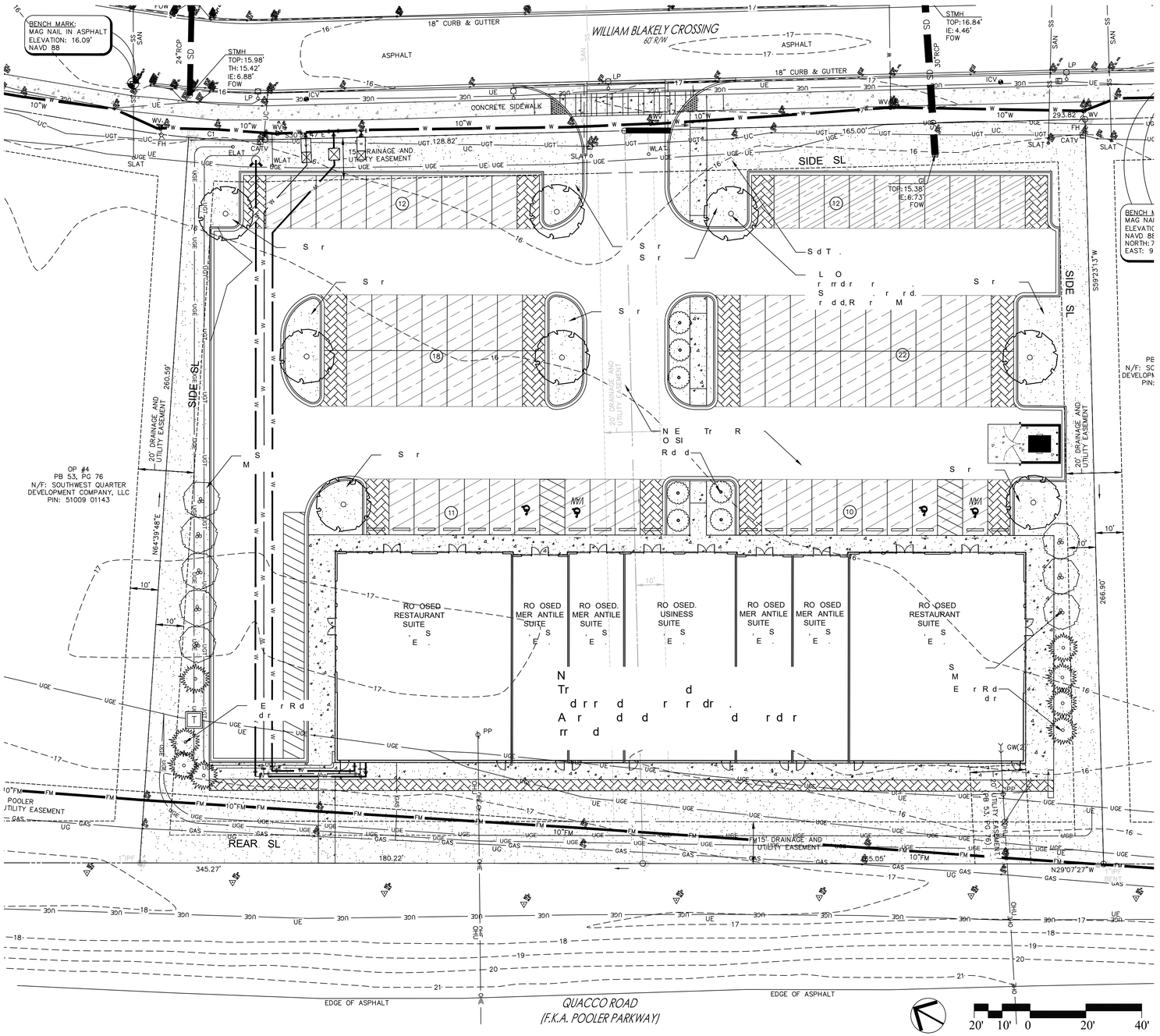
TREE SURVEY PERFORMED BY OSSABAW CONSULTING ON NOVEMBER 7, 2024.
NO SIGNIFICANT TREES ON SITE.

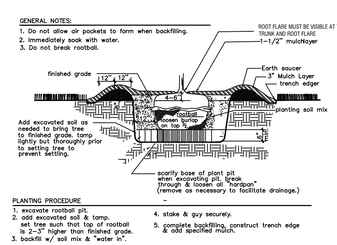
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U	SYM	S N	N	S	S	S D r
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		J r r	R d d r	"		
		r d	R d d	"		
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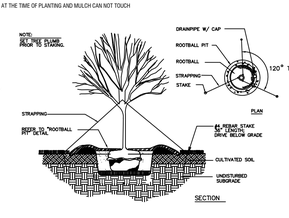
GENERAL PLANTING NOTES:

- ALL PLANTS TO BE FULL, HEALTHY SPECIMENS
- PLANT MATERIALS TO MEET MINIMUM REQUIREMENTS AS ESTABLISHED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK
- PLANTS ARE SUBJECT TO APPROVAL OF OWNER OR OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION
- DO NOT BREAK ROOTBALL
- DO NOT ALLOW AIR POCKETS TO FORM DURING BACKFILL
- SOIL TO BE AMENDED WITH SLOW RELEASE FERTILIZER
- IMMEDIATELY SOAK PLANTS WITH WATER
- CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTENANCE INCLUDING WATERING, WEEDING, SETTLING AND PRUNING OF THIS WORK UNTIL DATE OF SUBSTANTIAL COMPLETION
- LANDSCAPE CONTRACTOR IS ADVISED OF POSITION OF UNDERGROUND UTILITIES AND SHALL CHECK LOCATION OF SAME BEFORE COMMENCING DIGGING
- CONTRACTOR SHALL FULLY WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE (1) YEAR BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETION
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKE OFF QUANTITIES AND SHALL ADVISE PROJECT ENGINEER OF ANY DISCREPANCIES
- SPACING FOR ALL PLANT MATERIALS AS INDICATED ON PLAN
- CONTRACTOR SHALL FLAG LOCATION OF ALL PLANT MATERIAL FOR APPROVAL OF PROJECT ENGINEER BEFORE INSTALLATION
- ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" OF CLEAN, FRESH PINE STRAW
- PLANTING MIX TO BE:
  3 PARTS TOPSOIL
  1 PART COMPOST i.e. MUSHROOM SOIL OR BLACK KOW

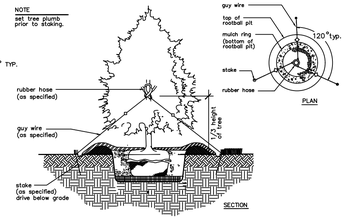




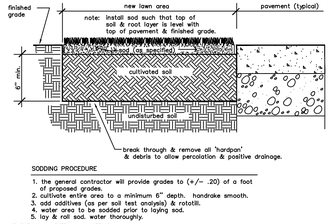
TYP. TREE ROOTBALL PIT
N.T.S.



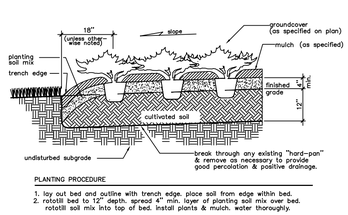
TREE STAKING & GUYING
N.T.S.



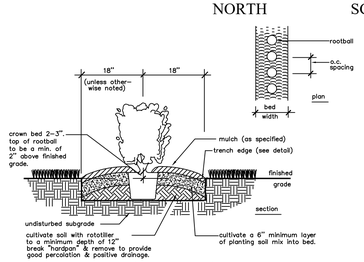
EVERGREEN TREE STAKING
N.T.S.



SOD INSTALLATION
N.T.S.



GROUNDCOVER PLANTING
N.T.S.



HEDGE PLANTING (SINGLE ROW)
N.T.S.

RAA DESIGN, LLC
Landscape Architects / Land Planners
1936 Old Roswell Road
Alpharetta, Georgia 30009
Phone (404)352-2200
Email rmyers@raa-design.com

REVISIONS
COMMENTS 03-11-2025

GEORGIA REGISTERED No. 1457 LANDSCAPE ARCHITECT RAY MYERS
03/11/2025
SEAL

LANDSCAPE PLAN

SAVANNAH SHOPPING CENTER LOT 2 AND 3

POOLER, GEORGIA

DATE	07-18-2023
JOB NO.	2023046
SCALE	
DRAWN BY	RM
CHKD BY	RM

DISCLAIMER
THIS DRAWING IS THE PROPERTY OF RAA DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT
RAA DESIGN

SHEET
LS-1
1 OF 1

Date: Mar 11, 2025 1:19pm User ID: raymo
File: C:\Users\raymo\Dropbox\RAA Design\2024\2024063 - Lot 2-3 Blakely Commons\dwg\Savannah Shopping Lot 2 and 3_current.dwg

SAVANNAH SHOPPING CENTER

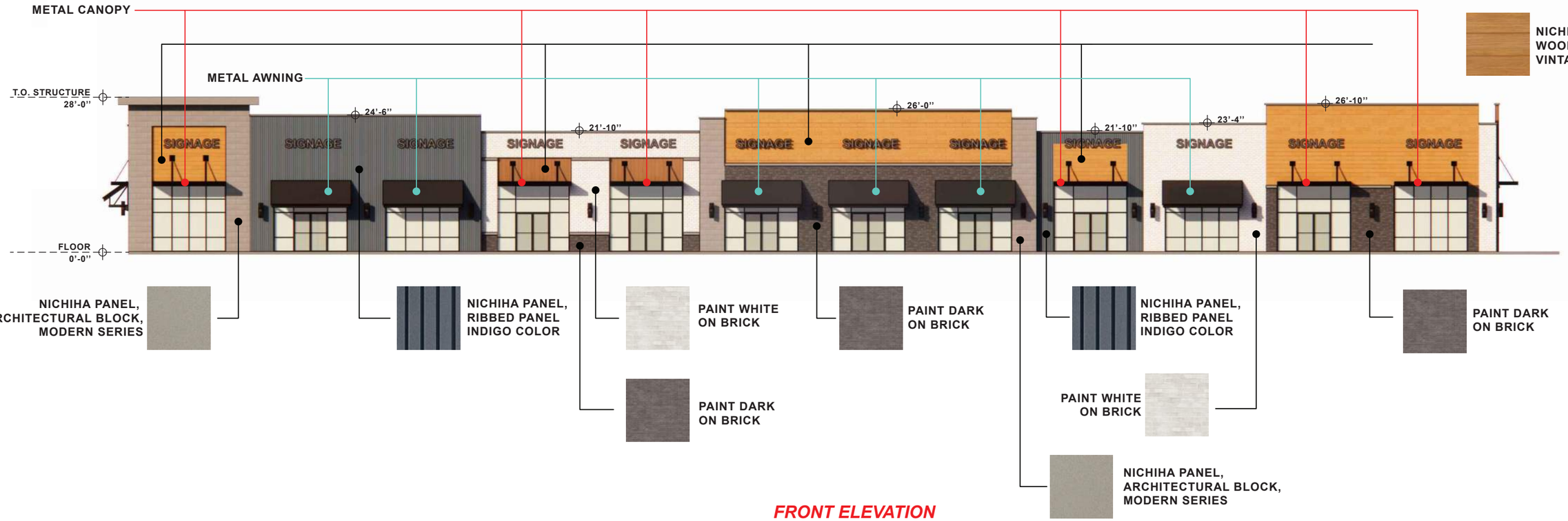
SCHEMATIC DESIGN PACKAGE

YUNG ARCHITECTURE

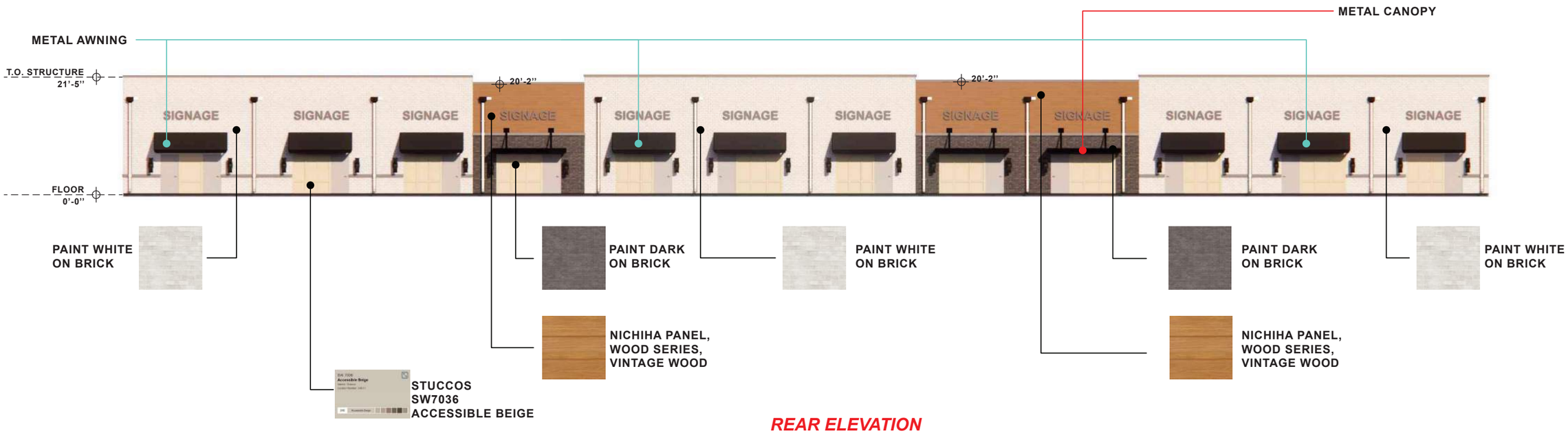
3483 Satellite Blvd. 310 South
Duluth, Georgia 30096
404-808-6253
yungarchitecture@gmail.com
ARCHITECTURE | CONSTRUCTION ADMINISTRATION

PARCEL 2&3

WILLIAM BLAKELY CROSSING,
POOLER, GA 31322



FRONT ELEVATION

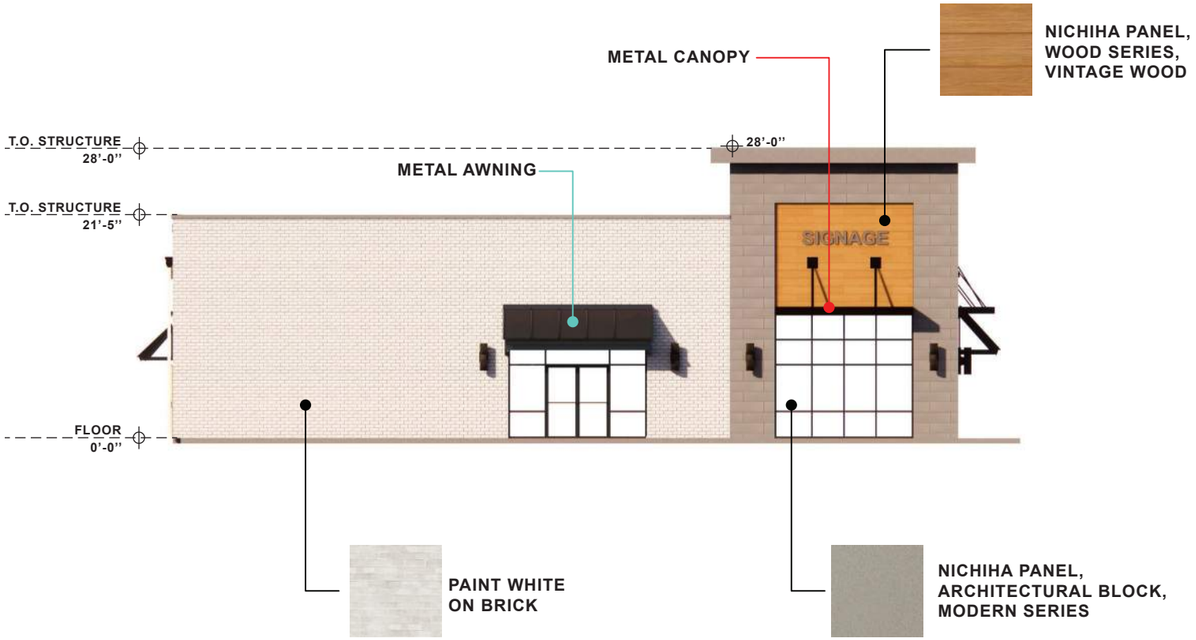


REAR ELEVATION

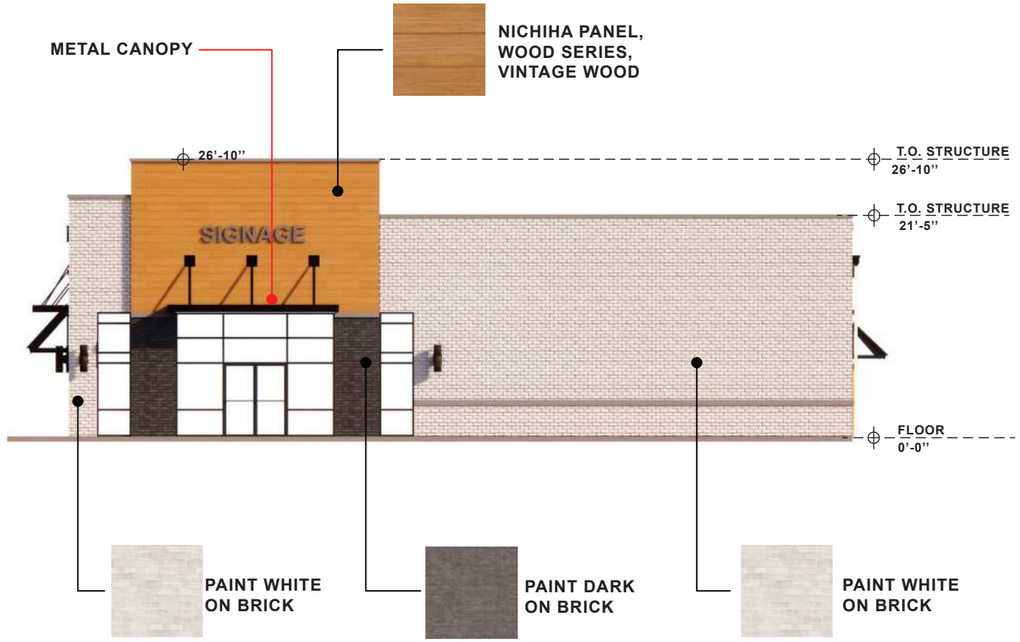
ELEVATIONS_ PARCEL 2&3

YUNG ARCHITECTURE

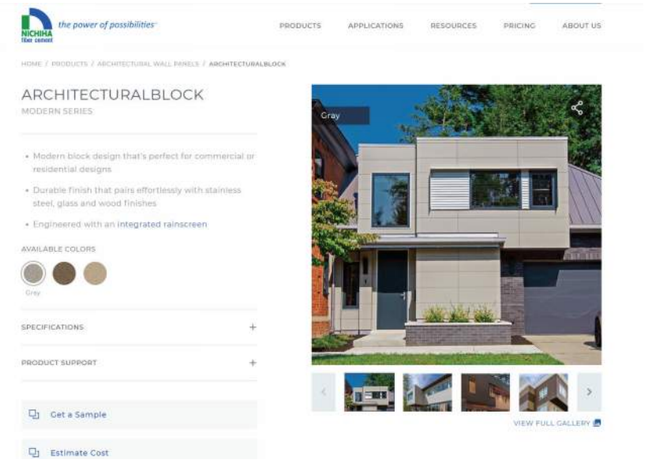
YUNG ARCHITECTURE, LLC
3483 Satellite blvd. Suite 310-S Duluth, GA 30096
Email: yungarchitecture@gmail.com
T. 770.497.0404 / 770.497.0096



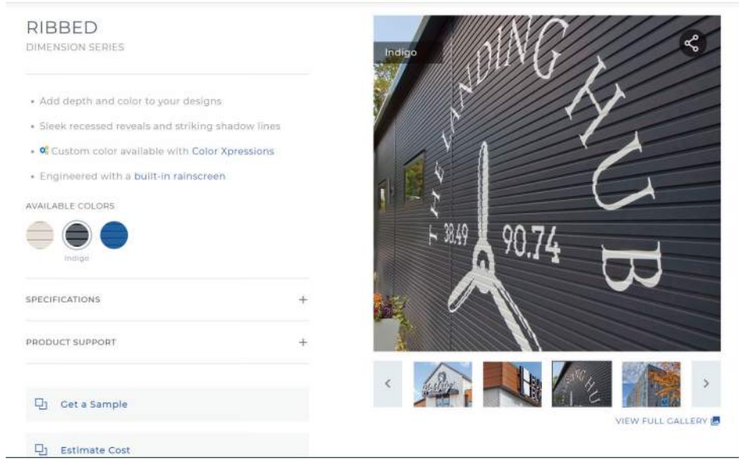
RIGHT ELEVATION



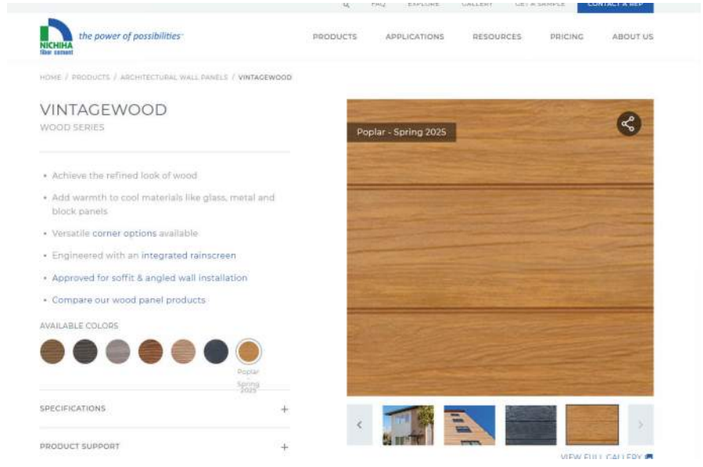
LEFT ELEVATION



NICHIHA PANEL,
ARCHITECTURAL BLOCK,
MODERN SERIES



NICHIHA PANEL,
RIBBED PANEL
INDIGO COLOR



NICHIHA PANEL,
WOOD SERIES,
VINTAGE WOOD

ELEVATIONS_ PARCEL 2&3

YUNG ARCHITECTURE, LLC
3483 Satellite blvd. Suite 310-S Duluth, GA 30096
Email: yungarchitecture@gmail.com
T. 770.497.0404 / 770.497.0096



FRONT ELEVATION RENDERING



REAR ELEVATION RENDERING



FRONT ELEVATION RENDERING



REAR ELEVATION RENDERING

RENDERING_ PARCEL 2&3

YUNG ARCHITECTURE

YUNG ARCHITECTURE, LLC
3483 Satellite blvd. Suite 310-S Duluth, GA 30096
Email: yungarchitecture@gmail.com
T. 770.497.0404 / 770.497.0096

EOM Operations
Your solution to a better tomorrow

July 1st, 2025

Ron T. Crump, P.E.
Contineo Group
755 Commerce Dr, Suite 800
Decatur, GA 30030

Dear Mr. Crump,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of Savannah Shopping Plaza – Outparcel 2 & 3, which is provided below.

Submittal Documents:		
	Site Development Plans	*Jul. 2025*
	USACE Nationwide Permit	*Jul. 2025*
	GSWCC Approval of ES&PC Plans	*Jul. 2025*
	Hold Harmless Agreement	*Jul. 2025*
	Stormwater Maintenance Agreement	*Jul. 2025*
	Traffic Impact Analysis	*Feb. 2025*
	Stormwater Management Report	*Sept. 2024*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

EOM Operations
Your solution to a better tomorrow

Based on our thorough review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a Multi-Unit Retail Building at 90 William Blakely Crossing – The Shoppes at Savannah Quarters

Project:	#A25-0023
P&Z Meeting Date:	July 14, 2025
City Council Meeting Date:	July 21, 2025
Applicant and Authorized Agent:	Wesley Green – Coleman Company, Inc
Location (Address):	90 William Blakely Crossing
Parcel (PIN):	51009 01158
Acreage:	Approximately 2.54 acres
Zoning:	PUD – Savannah Quarters
Proposed Use:	Multi-unit retail building
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ *The site is located within an area that is shown on the Future Land Use Map as being Residential and is shown in the Comprehensive Plan as being within a PUD/Mixed Use Character Area. Although the proposed site plan is not consistent with the future land use map, the property is currently zoned for commercial use within the Savannah Quarters PUD and the plan is allowed by right.*

2. Whether the site plan provides for adequate pedestrian and traffic access.

    - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.

    - *The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.*

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

    - *The site plan complies with the provisions related to the development standards for site improvements.*

5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.

    - *The site plan complies with the provisions related to the location of uses/development areas, development standards for site improvements, and buffer standards.*

6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.

    - *The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure..*

7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.

    - *The site is adequately served by public services and for current or projected needs.*

8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.

    - *The site plan complies with the provisions related to buffer and screening standards.*

9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other

	landscaping, which may provide a visual or noise-deterring buffer between adjacent properties. ○ *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.* 10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler. ○ *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*
Conclusion:	The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation C. Approval Letter



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

Vicinity Map - The Shoppes at Savannah Quarters

07/07/2025

Parcels

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

Site Plan Application

Updated **OCT 2023**

NOTICE TO APPLICANT

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

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

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

Packet Contents (City Forms)

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

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

Additional Items for Submission

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

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

Site Plan Application

Updated **OCT 2023**

Contact Information

Coleman Company, Inc. - Wesley Green	912-200-3041
Applicant Name	Applicant Phone
1480 Chatham Parkway, STE 100, Savannah, GA 31405	wgreen@cci-sav.com
Applicant Mailing Address	Applicant Email
JSSL Holdings LLC - Sunyung Lee	334-782-0370
Property Owner Name	Property Owner Phone
3700 Crestwood Pkwy, Suite 1000, Duluth GA 30096	
Property Owner Mailing Address	Property Owner Email
Dan Grove - Marshall Design Build (Owner's Rep)	330-340-4203
Contact Person Name	Contact Person Phone
4437 Atlanta Highway, Montgomery, AL 36109	dan@marshalldesignbuild.c
Contact Person Mailing Address	Contact Person Email

Property Information

90 William Blakely Crossing	
Location Address	
PUD	51009 01158
Current Zoning	Parcel Identification #
Construct Multi unit Retail Building and Infrastructure to Support it.	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

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

Zoning Actions

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

Application Number	Date	Action Requested	Action Taken

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

Approvals

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

Affidavit

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

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

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

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

Wesley Green	Wesley Green	01-15-2025
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Site Plan Submission Checklist

Updated **JUNE 2023**

X

NOTICE TO APPLICANT

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

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

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

Site Plan Approval Standards

Updated **SEPT 2023**

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

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

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;

2. provides for adequate pedestrian and traffic access;

3. provides adequate space for off-street parking and loading/unloading zones where applicable;

4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);

5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;

6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;

7. the proposed development site is adequately served by other public services to account for current or projected needs;

8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;

9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-deterring buffer between adjacent properties; and

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

Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Updated **MAY 2023**

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

Hearing Information

Rezoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Wesley Green	Wesley Green	1/15/25
Applicant Name	Applicant Signature	Date

Site Plan Review Checklist

Updated **OCT 2023**

NOTICE TO APPLICANT

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

Project Information

The Shoppes at Savannah Quarters	01-15-2025
Project Name	Date

Basic Engineering Information

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

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

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

19. **N/A** Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

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

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

23. **X** Easements existing upon the property

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

Proposed Development

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

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

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

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

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

6. **N/A** Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted

7. **X** Show interior traffic pattern

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

9. **X** 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. **X** 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. **X** Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

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

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

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

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

16. **N/A** Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

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

18. **N/A** Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)

19. **N/A** Provide site lighting plan for all proposed lighting

20. **N/A** Traffic Impact Study or technical memo for traffic

New Streets

1. **N/A** If new streets are to be private, clearly indicate this

2. **N/A** An identifying name of each new street with the proposed right-of-way

3. **N/A** Street alignment to be in conformance with the approved Preliminary Plat

4. **N/A** Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc

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

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

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

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

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

10. **N/A** Demonstrate that intersection sight distance is achieved

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

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

13. **N/A** Show the location of all proposed road signs

14. **N/A** Show the location of all proposed pavement markings

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

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

17. **N/A** Label the curb radius at intersections

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

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

Required Notes

Include the following notes as applicable to the project:

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

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

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. **X** "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)

5. **X** 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. **X** Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting

10. **N/A** Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)

11. **X** The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))

12. **X** The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

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

1. **X** Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)

2. **N/A** Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)

3. **N/A** Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)

4. **N/A** Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)

5. **X** Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high

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

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

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

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

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

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

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

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

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

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

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

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

Mobile Home Parks

1. **N/A** Verify correct zoning

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

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

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

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

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

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

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

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

10. **N/A** Utilities - underground only. (Appendix A, Article III, Section 10 G)

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

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

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

Utilities

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

General:

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

2. **X** All utilities are to be installed underground

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

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

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

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

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

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

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

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

Water:

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

2. **N/A** All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)

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

4. **N/A** Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. If extending water main, a complete water distribution system model and analysis shall be provided

5. **N/A** Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

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

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

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

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

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

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

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

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

Sanitary Sewer:

1. **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

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

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

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

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

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

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

10. **N/A** Try to move manholes out of sidewalk

11. **X** Pipe Material:

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

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

12. **X** Min cover 3'

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

14. **N/A** Drop manholes - inside and outside drop manhole details S-7, S-8

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

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

Sanitary Sewer Lift Stations:

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

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

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

4. **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

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. (Chapter42, Article V, Section 42-180.7)

General:

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

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

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

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

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

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

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

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

2. **N/A** The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))

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

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

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

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

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

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

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

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

a. existing site impervious cover by at least 20 percent

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

c. Provide off-site stormwater management practices

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

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

a. Existing conditions map

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

size, soil types, land cover characteristics)

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

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

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

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

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

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

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

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

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

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

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

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

a. Proposed topography

b. Proposed drainage divides and patterns

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

d. Existing and proposed primary and secondary conservation areas

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

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

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

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

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

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

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

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

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

    a. Located on property legally dedicated to that purpose

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

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

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

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

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

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

    c. Accelerated streambank or streambed erosion or siltation

    d. Degradation of in-stream biological functions or habitat

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

Post-Construction Stormwater Management (Section 42-184)

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

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

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

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

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

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

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

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

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

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

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

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

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

Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

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

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

Significant Trees (Section 42-198)

3. **N/A** Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"
4. **N/A** 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. **N/A** 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. **X** Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

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

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

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

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

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

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

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

Preferred Tree List: (Section 42-198)

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

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

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

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Coleman Company, Inc. - Wesley Green, PE	wgreen@cci-sav.com	912-200-3041
Applicant/Agent Name	Email	Phone

1480 Chatham Parkway, Suite 100, Savannah, GA 31405

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.

90 William Blakely Crossing

Property Address

Julia Lee		1/15/25
Owner Name	Owner Signature	Date

Notary Public

Subscribed and Sworn This Day Of January 15, 2025

Esther Won		
Notary Name	Notary Signature	Commission Expiration

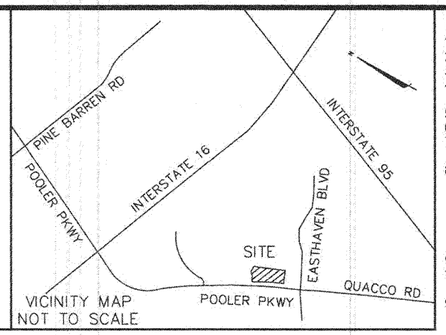
Seal

ESTHER WON
MY COMMISSION EXPIRES
JULY 26, 2028
NOTARY PUBLIC
STATE OF ALABAMA

Type: PLAT
Recorded: 4/2/2024 4:25:00 PM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2756053648

BK 54 PG 279



VICINITY MAP
NOT TO SCALE

NOTES:
1. THIS PLAT CREATES TWO LOTS.
2. TOTAL AREA: 4.782 ACRES; 208,315 SQUARE FEET.
3. THESE PROPERTIES ARE CURRENTLY ZONED PUD.
4. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
5. PARENT PARCEL IDENTIFICATION NUMBER: 51009 01116
6. PARENT ADDRESS: 100 WILLIAM BLAKELY CROSSING, POOLER, GA
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0109G, EFFECTIVE DATE: 08/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
10. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER:

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	54.51'	242.00'	N55°10'50"E	54.39'
C2	28.22'	25.00'	N81°04'09"E	26.75'
C3	49.32'	81.00'	S84°01'59"E	48.56'
C4	71.07'	50.00'	S60°45'24"E	65.24'
C5	474.67'	5800.51'	N25°28'57"W	474.54'
C6	207.08'	5800.51'	N24°09'40"W	207.07'
C7	267.59'	5800.51'	N26°30'19"W	267.57'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.03'	N9°30'20"E

N NAD 83 GEORGIA EAST ZONE GRID

LEGEND

◆		BENCH MARK
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	RWCMF	RIGHT-OF-WAY CMF
	R/W	RIGHT-OF-WAY
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	POR	POINT OF REFERENCE

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 16.90'
NAVD 88

SHEPHERD WAY
60' R/W

15' DRAINAGE & UTILITY EASEMENT

WILLIAM BLAKELY CROSSING
60' R/W

1"IPF S20°02'11"E 262.91' 387.64' 650.55' 1"IPF

15' UTILITY EASEMENT

S69°57'12"W S69°57'49"W

C4 C3 C2 C1 L1

1"IPF N48°43'41"E 70.55' 1"IPF N61°40'00"E 87.66' 1"IPF 1"IPF

LIAM AVENUE
60' R/W

POR
N: 753683.55
E: 932357.65

15' UTILITY EASEMENT 299.25' C7 C5 C6 5X5" RWCMF 181.32' 274.63' N23°06'33"W 1"IPF 90.60' N23°06'33"W 5X5" RWCMF

POR
N: 753005.07
E: 932668.54

POOLER PARKWAY
R/W VARIES

LOT A-1
2.240 AC
97,564 SF
90 WILLIAM BLAKELY CROSSING
51009 01158

LOT A-2
2.542 AC
110,751 SF
100 WILLIAM BLAKELY CROSSING
51009 01116

LOT B
BLAKELY COMMONS
PB 53, PG 679
N/F: SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC
PARENT PIN: 51009 01116

60' 30' 0' 60'
GRAPHIC SCALE: 1"= 60'

REFERENCE:
1. PLAT BOOK 53, PAGE 679
2. PLAT BOOK 50, PAGE 783
3. PLAT BOOK 51, PAGE 693
4. DEED BOOK 3167, PAGE 448

SURVEY DATE: 5/18/2023
GPS EQUIPMENT USED: CARLSON BRX78 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 02"
ADJUSTED BY LEAST SQUARES:
PLAT ERROR OF CLOSURE: 1/327,755
FIELD ERROR OF CLOSURE: 1/80,096

APPROVED BY THE MAYOR OF THE CITY OF POOLER

Karen L. Williams 3-27-24
MAYOR DATE

3-27-24
CITY CLERK DATE

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

3/11/24

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

A MINOR SUBDIVISION OF LOT A,

BEING A SUBDIVISION OF AN 8.123 ACRE PORTION OF LOT 13-A REMAINDER, LOT 13-C AND COMMON AREA, SOUTHWEST QUADRANT OF SAVANNAH QUARTERS, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR: JSSL HOLDINGS, LLC

JOB NUMBER:	23-245
DATE:	09/21/2023
DRAWN BY:	CNR
CHECKED BY:	
SCALE:	1" = 60'

MINOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 2/21/2024 9:43 AM BY: Cheyenne Roche DRAWING PATH: Q:\2023\23-245.000\DWG\Survey\23-245_2023.09.21_LOT A BLAKELY COMMONS_Minor Subdivision.dwg

CIVIL CONSTRUCTION PLANS FOR

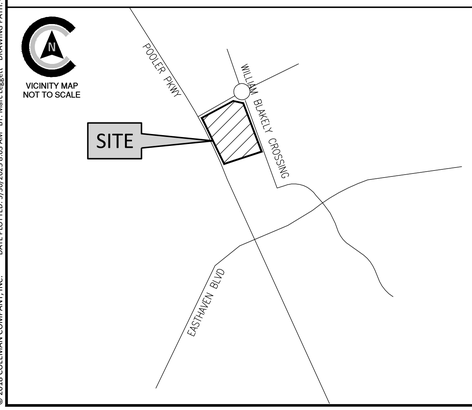
THE SHOPPES AT SAVANNAH QUARTERS

PREPARED FOR
MARSHALL DESIGN-BUILD, INC

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

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

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	90 WILLIAM BLAKELY CROSSING
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	MARSHALL DESIGN-BUILD, INC
PROPERTY AREA:	2.24 ACRES
DISTURBED AREA:	2.54 ACRES
ZONING:	PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51009 01158
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	CHERRY MCNAB ARCHITECTS
CONSTRUCTION EXIT LOCATION:	N32.069356, W81.274685

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
C0.0	CONSTRUCTION NOTES
C1.0	EXISTING CONDITIONS
C2.0	STAKING PLAN
C3.0	GRADING PLAN
C3.1	PAVING PLAN
C3.2	DRAINAGE PLAN
C4.0	SANITARY SEWER PLAN
C4.1	WATER PLAN
C5.0	PROFILES
C6.0 - C6.2	CONSTRUCTION DETAILS
CE1.0	INITIAL ES&PC PLAN
CE2.0	INTERM ES&PC PLAN
CE3.0	FINAL ES&PC PLAN
CE4.0 - CE4.1	EROSION CONTROL DETAILS
CE5.0 - CE5.1	NPDES PERMIT NOTES
L1.0	LANDSCAPING EXIST. CONDITIONS
L2.0	LANDSCAPING PLAN
L3.0	LANDSCAPING DETAILS
1 OF 1	LIGHTING LAYOUT

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043775 5/30/25 WESLEY R. GREEN

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
THE SHOPPES AT SAVANNAH QUARTERS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN-BUILD, INC

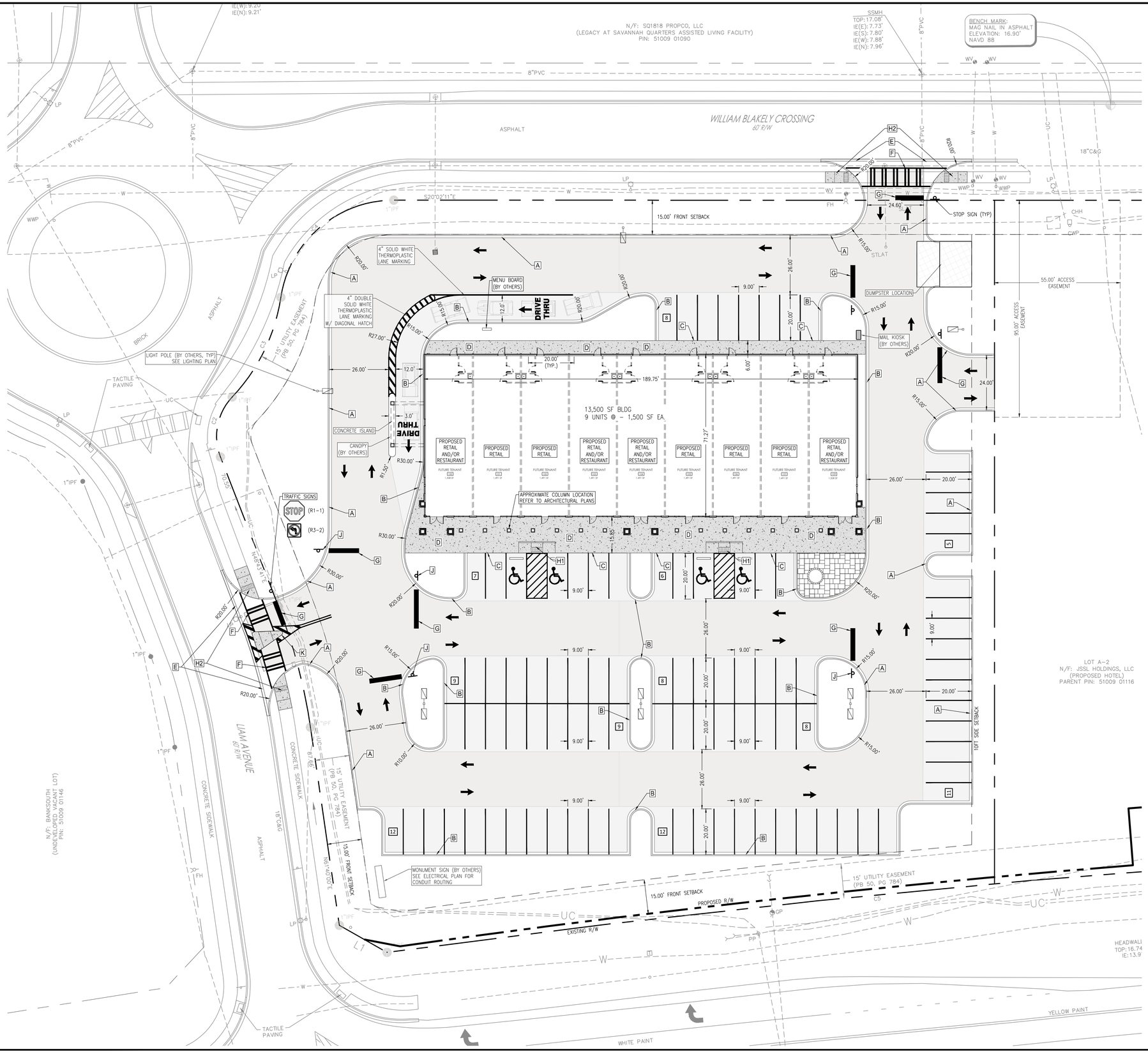
JOB NUMBER: 23-245.001
DATE: 01/24/2025
DRAWN BY: RAR
CHECKED BY: WGR
SCALE: AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 5/30/2025 8:03 AM BY: Marc Leggett DRAWING PATH: Q:\2023\23-245.001\DWG\Civil\23-245.001_DET5.dwg



LEGEND

A	NORMAL CURB AND GUTTER - DETAIL P-03
B	PITCHED CURB AND GUTTER - DETAIL P-3B
C	MONOLITHIC CONCRETE CURB AND SIDEWALK - DETAIL P-16
D	CONCRETE SIDEWALK
E	CONCRETE SWALE WITH FILLETS - DETAIL P-31
F	CROSSWALK - DETAIL P-19A
G	TRAFFIC STOP BAR - DETAIL P-27
H1	HANDICAP RAMP - DETAIL P-17B
H2	HANDICAP RAMP - DETAIL P-17
J	STOP SIGN, DETAIL P-26
K	RAISED CONCRETE ISLAND WITH AT GRADE PEDESTRIAN CROSSING

1)ALL CURB RADII 5 FOOT RADIUS UNLESS SHOWN OTHERWISE.
2)ALL DIMENSIONS TO FACE OF CURB, FACE OF BUILDING

PARKING NOTE:	
BUILDING AREA:	13,500 SF
PARKING REQUIRED:	4.5 SPACES PER 1,000 SF 13,500 SF/1,000 SF X 4.5 SPACES = 61 SPACES
PARKING PROVIDED:	95 SPACES , INCLUDING 4 ADA

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE043775 PROFESSIONAL ENGINEER WESLEY R. GREEN 5/30/25

REVISIONS:

CIVIL CONSTRUCTION SET FOR
THE SHOPPES AT SAVANNAH QUARTERS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN-BUILD, INC

JOB NUMBER:	23-245.001
DATE:	01/24/2025
DRAWN BY:	RAR
CHECKED BY:	WGR
SCALE:	AS NOTED

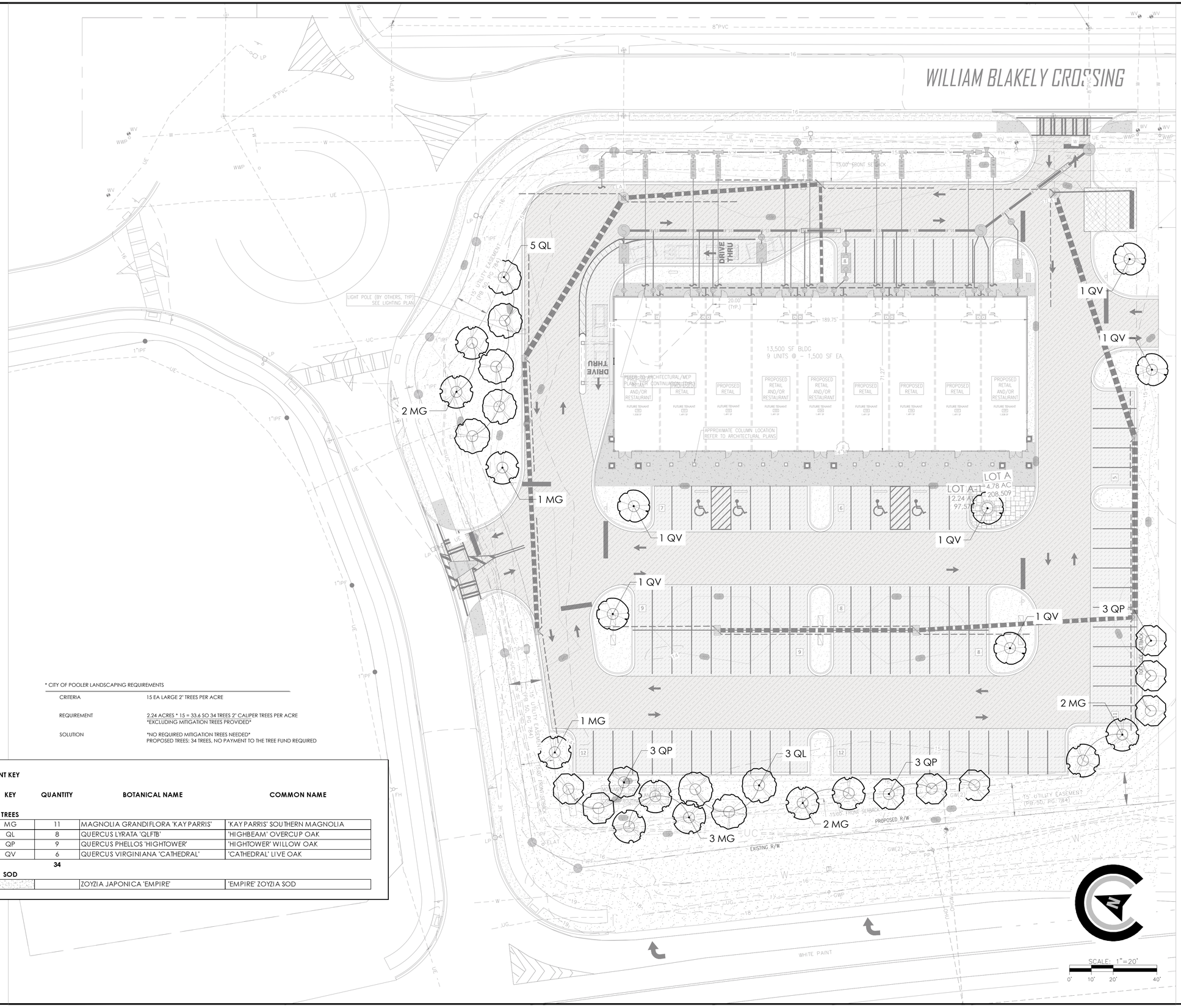
STAKING PLAN

SHEET:
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Know what's below. Call before you dig.

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DATE PLOTTED: 5/30/2025 8:03 AM BY: Marc Leggett DRAWING PATH: Q:\2023\23-245.001\DWG\Civil\23-245.001 C 112024.dwg



* CITY OF POOLER LANDSCAPING REQUIREMENTS

CRITERIA	15 EA LARGE 2" TREES PER ACRE
REQUIREMENT	2.24 ACRES * 15 = 33.6 SO 34 TREES 2" CALIPER TREES PER ACRE *EXCLUDING MITIGATION TREES PROVIDED*
SOLUTION	*NO REQUIRED MITIGATION TREES NEEDED* PROPOSED TREES: 34 TREES, NO PAYMENT TO THE TREE FUND REQUIRED

PLANT KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
MG	11	MAGNOLIA GRANDIFLORA 'KAY PARRIS'	'KAY PARRIS' SOUTHERN MAGNOLIA
QL	8	QUERCUS LYRATA 'QLFTB'	'HIGHBEAM' OVERCUP OAK
QP	9	QUERCUS PHELLOS 'HIGHTOWER'	'HIGHTOWER' WILLOW OAK
QV	6	QUERCUS VIRGINIANA 'CATHEDRAL'	'CATHEDRAL' LIVE OAK
	34		
SOD			
		ZOYZIA JAPONICA 'EMPIRE'	'EMPIRE' ZOYZIA SOD

Know what's below. Call before you dig.

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GEORGIA REGISTERED LANDSCAPE ARCHITECT JAY M GEHLER
JAY M GEHLER
01/24/25

REVISIONS:

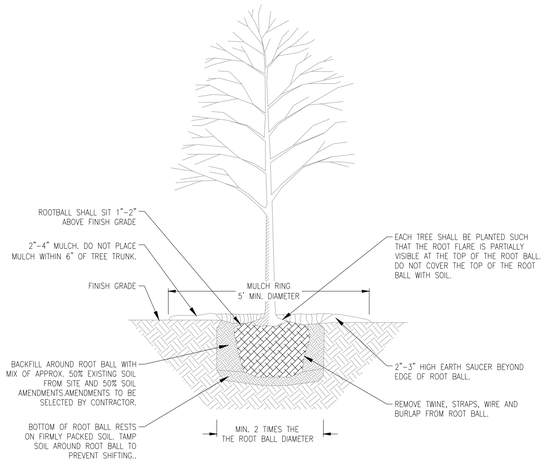
LANDSCAPE PLANS FOR
THE SHOPPES AT SAVANNAH QUARTERS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN-BUILD

JOB NUMBER:	23-245.001
DATE:	01/24/2025
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET: L2.0

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 5/21/2025 3:10 PM BY: Jay Gehler DRAWING PATH: Q:\2022\23-245.001\DWG\Landscape\23-245.001 Landscape Plan 2025.05.21.dwg

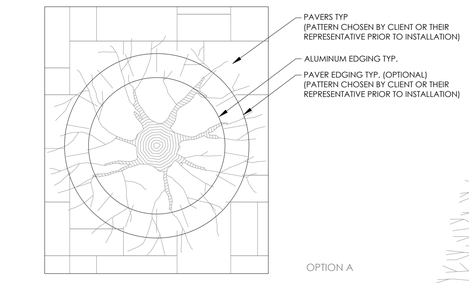


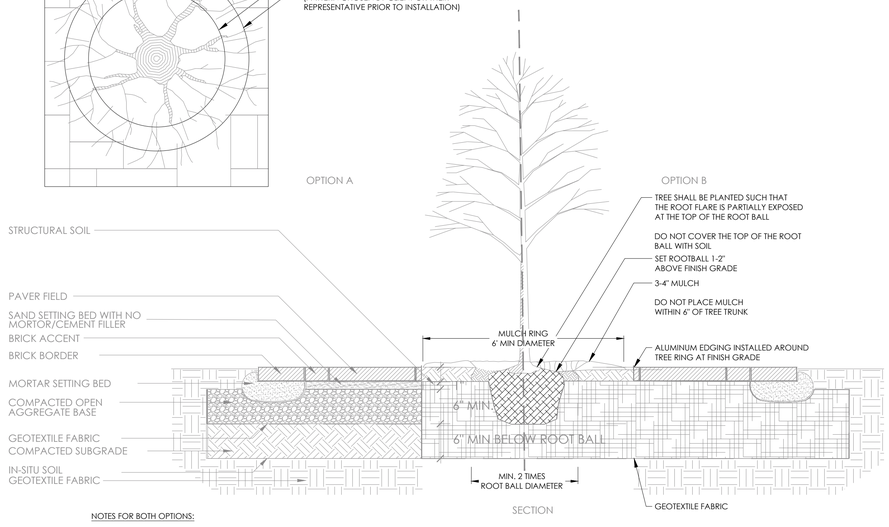
NOTE:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
2. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING.

TREE PLANTING DETAIL

NOT TO SCALE





NOTES FOR BOTH OPTIONS:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES
2. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN
3. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
4. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING
5. TREE SHOULD BE INSTALLED PER SPECIFICATION ON EITHER OPRTION CHOSEN.
6. OPTION A OR B SHOULD BE CHOSEN BEFORE INSTALLATION, & INSTALLATION DATES SHOULD BE EXPRESSED TO LANDSCAPE ARCHITECT SO THEY CAN BE PREPARED FOR QUESTIONS OR REVIEW.

TREE RING WITHIN DIMENSIONAL BRICK / PAVER WALKWAYS

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 AN 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 ½" OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER, GA ORDINANCE.
5. GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL 'SOIL-CEMENT' OR 'CEMENT-MODIFIED SOIL' CONDITIONS THAT WILL IMPEDE TREE, SHRUB, AND/OR GROUNDCOVER GROWTH.

PLANT QUALITY:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON D.C. 20005, (202) 789-2900.
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 COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA. ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
5. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
6. **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 THE TOP] OF THE BURLAP REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED.

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 COMMERCIALLY 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 ABUTS 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 GROUNDCOVER 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.**

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
MG	11	MAGNOLIA GRANDIFLORA 'KAY PARRIS'	'KAY PARRIS' SOUTHERN MAGNOLIA	2" CALIPER	SINGLE LEADER, EVENLY BRANCHED
QL	8	QUERCUS LYRATA 'QLFTB'	'HIGHBEAM' OVERCUP OAK	2" CALIPER	EVENLY BRANCHED
QP	9	QUERCUS PHELLOS 'HIGHTOWER'	'HIGHTOWER' WILLOW OAK	2" CALIPER	EVENLY BRANCHED
QV	6	QUERCUS VIRGINIANA 'CATHEDRAL'	'CATHEDRAL' LIVE OAK	2" CALIPER	EVENLY BRANCHED
	34				
SOD					
	42,000 SF	ZOYZIA JAPONICA 'EMPIRE'	'EMPIRE' ZOYZIA SOD	-	2 YEAR CERTIFIED, SEASON PERMITTING

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GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1174 PROFESSIONAL JAY M GEHLER 01/24/25

REVISIONS:

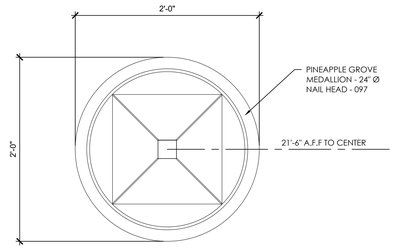
LANDSCAPE PLANS FOR
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LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN-BUILD

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LANDSCAPE DETAILS

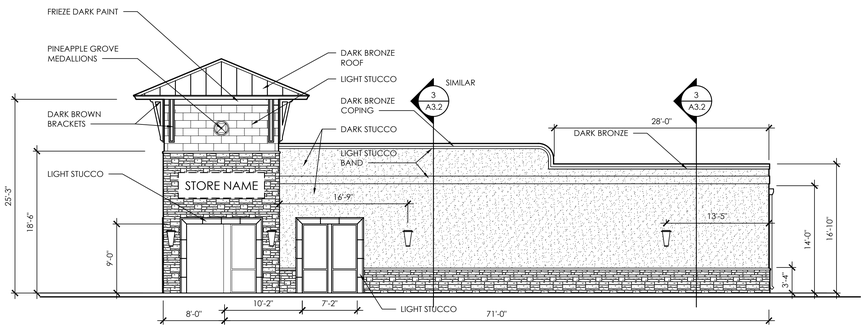
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MEDALLION DETAIL

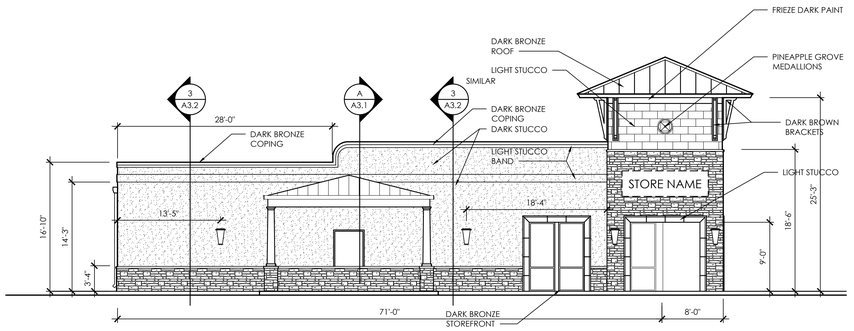
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EAST ELEVATION

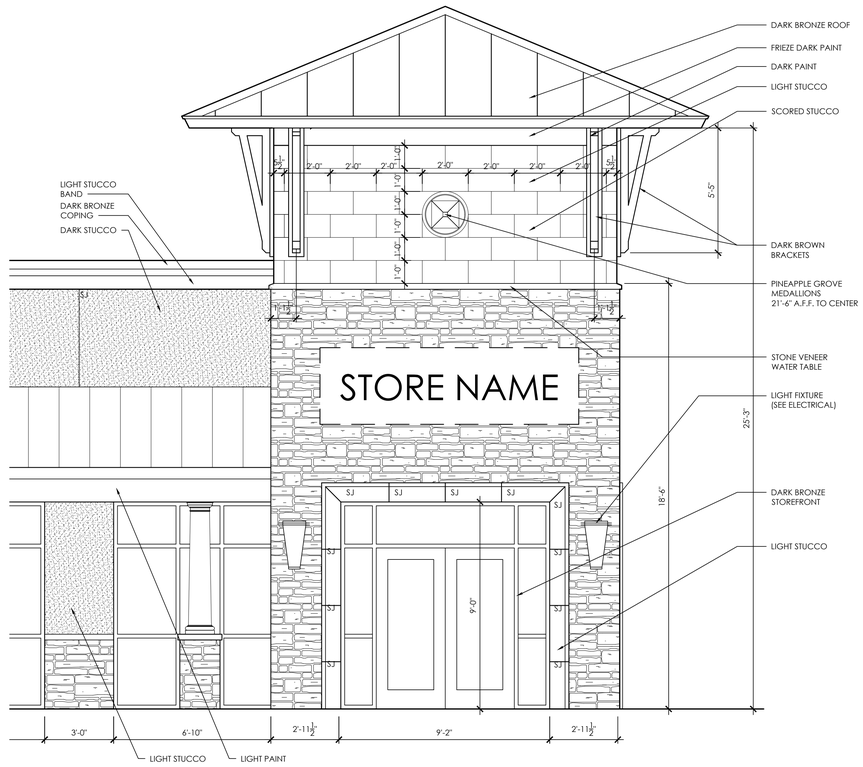
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE		
MATERIAL	MANUFACTURE	COLOR
MEDALLION	PINEAPPLE GROVE	BROWN STONE
STONE	ELDORADO	ELDORADO
LIGHT STUCCO		SW 6035
DARK STUCCO		SW 6079
LIGHT PAINT		SW 6035
DARK PAINT		SW 6079
METAL ROOF & COPING		DARK BRONZE
COPING, GUTTERS & DOWNSPOUTS		DARK BRONZE
ALUMINUM CANOPIES		DARK BRONZE
ALUMINUM SOFFIT SYSTEM		
STOREFRONT	KAWNEER 450	DARK BRONZE
HOLLOW METAL DOORS & FRAMES		DARK BRONZE
DUMPSTER GATES FRAMES		SW 6079
DUMPSTER GATES		SW 6079
ROOF ACCESS LADDER		SW 6079
DECORTIVE BRACKET		SW 6079
DUMPSTER STUCCO		SW 6035



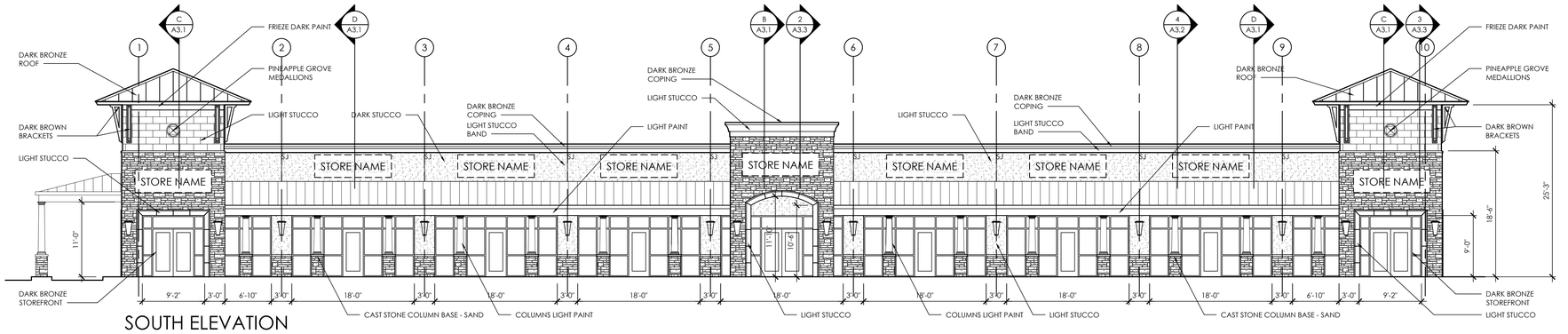
WEST ELEVATION AT DRIVE-THRU

SCALE: 1/8"=1'-0"



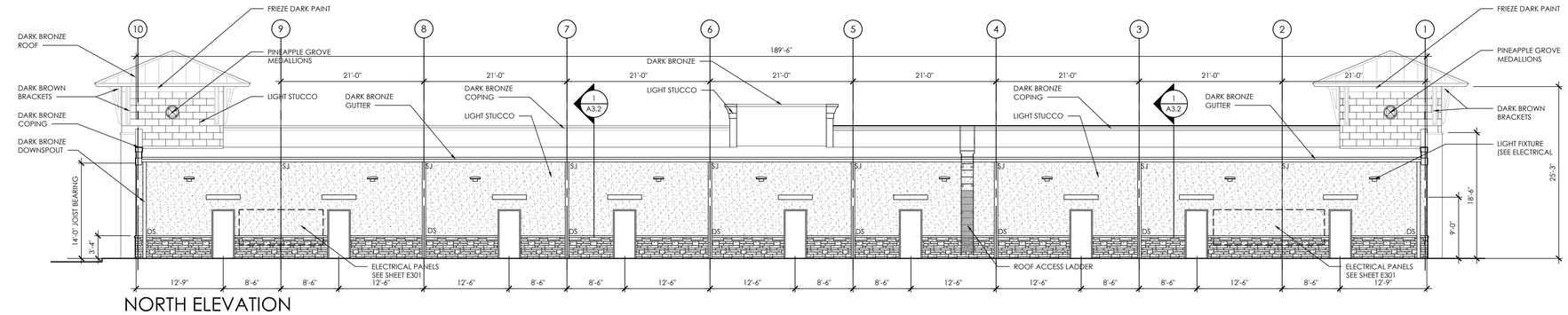
ENLARGED ELEVATION

SCALE: 3/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

A NEW SHOPPING CENTER FOR:
THE SHOPPES at SAVANNAH QUARTERS
POOLER, GEORGIA

STATE OF GEORGIA
REGISTERED
ARCHITECT

Marshall
DESIGN-BUILD LLC

DOUGLAS C. McNAB
ARCHITECT

7065 Fain Park Dr, Suite B
Montgomery, AL 36117

P.O. Box 240456
Montgomery, AL 36124-0456
334.271.3015

JOB NO.
DATE: 12.2.2024
REVISIONS
DRAWN BY: JS/RP
CHECKED BY: DCM
SHEET NO.
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of


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EOM Operations
Your solution to a better tomorrow

June 25th, 2025

Wesley R. Green, P.E.
Coleman Company
1480 Chatham Pkwy.
Savannah, GA 31405

Dear Mr. Green,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of The Shoppes at Savannah Quarters, which is provided below.

Submittal Documents:		
	Site Development Plans	*May 2025*
	Technical Traffic Memo	*May 2025*
	Architectural Plans	*May 2025*
	Fire Access Exhibit	*Apr. 2025*
	Building Elevation Exhibit	*Apr. 2025*
	GSWCC Approval Letter	*Apr. 2025*
	Stormwater Maintenance Agreement	*Apr. 2025*
	Stormwater Management Report (Site Specific)	*Feb. 2025*
	Stormwater Management Report (Master)	*Feb. 2025*
	Plat	*Feb. 2025*
	Project Narrative	*Feb. 2025*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

Based on our thorough review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval.

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Acceptance of Maintenance Bond in the amount of $11,995.00 for Monument at Mosaic (formerly Blakely Commons) Building 2, 2200 Pooler Parkway, Subject to City Attorney Approval

Project:	#230259
P&Z Meeting Date:	July 14, 2025
City Council Meeting Date:	July 21, 2025
Applicant and Authorized Agent:	LDI Commercial SC, LLC
Location (Address):	2200 Pooler Parkway
Parcel (PIN):	51009 01041
Acreage:	Approximately 24
Zoning:	PUD (Savannah Quarters, Phase 16)
Proposed Use:	Monument at Mosaic (formerly known as Blakely Commons), Building 2, water distribution system from connection to public main to on-site water meter.
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the acceptance of the maintenance bond in the amount of $11,995.00 for Monument at Mosaic Building 2 water distribution system from connection to public main to on-site water meter, subject to City attorney approval."*
Attachments:	A. Bond B. Bond Submittal Documentation C. Record Drawing

CITY of POOLER
GEORGIA

MAINTENANCE BOND

Bond Number: GSH6800049 Principal Amount: $11,995.00

Project: Monument at Mosaic - Building 2

Location: 2200 Pooler Parkway City Permit Number: 24-0357

KNOW ALL MEN BY THESE PRESENTS:

That LDI Commercial SC, LLC, registered business address of 591 Browns Cove Rd, Ste. G, Ridgeland, SC 29936; as Principal, hereinafter called "CONTRACTOR," and The Gray Casualty & Surety Company, as Surety, hereinafter called the "SURETY," registered business address of 3601 N. 110 Service Road West, Metairie, LA 70002, a Surety insurer, chartered and existing under the laws of the State of Louisana, 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 Eleven Thousand Nine Hundred Ninety Five US Dollars ($ $11,995.00) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Contractor, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as: water distribution from the connection to the public main to the on-site water meter in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

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

of acceptance of this Bond by Obligee:

1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);

2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;

3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;

4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;

5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;

6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee

    a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or

    b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severalty, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and

8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

GSH6800049 this 20 day of June, 2025.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

11/1/2028
Notary Public Commission Expiration

Seal: BERNADETTE E DICKSON Notary Public, North Carolina New Hanover County My Commission Expires November 01, 2028

Contractor

Contractor Signature

D Logan
Contractor Print

Member
Contractor Title

LDI Commercial SC, LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

OR

Attest

Lisa Powell
Witness as to Agent (1)

Witness as to Agent (2)

Hannah Flanagan
Notary Public Signature

November 30, 2025
Notary Public Commission Expiration

HANNAH FLANAGAN NOTARY PUBLIC WAKE COUNTY, NC

Surety's Agent

Jennifer Underhill
Attorney in Fact Signature (Attach Power)

Jennifer Underhill
Attorney in Fact Print

GA Non-Resident License # 596980
NC Resident License # 3083680
Agent's License Number

Marsh McLennan Insurance Agency, LLC
2301 Sugar Bush Rd, Ste 600, Raleigh, NC 27612
Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

(b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

Attachment A

Marsh & MCLennan Agency LLC
06/20/2025 12:40 354144008038

THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY

GENERAL POWER OF ATTORNEY

Bond Number: GSH6800049 **Principal:** LDI Commercial SC, LLC

Project: Monument at Mosaic - Building 2

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Jennifer Underhill and James P. Lowrey of Raleigh, North Carolina jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of $25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.

THE GRAY INSURANCE COMPANY SEAL

By: Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company

THE GRAY CASUALTY & SURETY COMPANY SEAL

State of Louisiana
ss:
Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.

Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 20 day of June , 2025 .

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company , do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 20 day of June , 2025 .

THE GRAY INSURANCE COMPANY SEAL

THE GRAY CASUALTY & SURETY COMPANY SEAL

Attachment A

CITY of POOLER
GEORGIA

OWNER'S AFFIDAVIT OF PROJECT COMPLETION

DATE 05/23/25 NAME OF DEVELOPMENT Blakely Commons

LOCATION/ADDRESS OF DEVELOPMENT 2200 Pooler Prkwy, Pooler GA 31322

PLAN APPROVAL DATE 10/12/23 SITE INSPECTION ON 05/23/25

OWNER/DEVELOPER Stonecutter Multifamily Owner LLC PHONE 910-543-8383

OWNER EMAIL: mnolan@ldicommercial.com

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
3. The application is being submitted with my knowledge and consent.
4. All work related to this project has been completed consistent with the development permit(s) and any applicable provisions of the City of Pooler Code of Ordinances.

Owner's Name (Print): D I. Logan Owner's Signature: [signature]

Phone #: 910-332-3780 Email: plennon@logandevelopers.com

Date: 5-29-25

The foregoing instrument was acknowledged before me by D I Logan, who is personally known to me or has produced N/A as identification and who did not take an oath.

WITNESS my hand and official seal this 29th day of May, A.D., 2025.

Notary Public Signature: Bernadette E Dickson My Commission expires: 11/1/2028

Please affix seal or stamp.

BERNADETTE E DICKSON
Notary Public, North Carolina
New Hanover County
My Commission Expires
November 01, 2028

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

June 18, 2025

Blakely Commons,

The developers of Blakely Commons have completed all punch list items related to phase 1. Public Works approves the issuance of an occupancy permit for Phase 1.

Signed and Approved By:

John Winn- Sewer Superintendent
☐ Public ☑ Private

Mark Williams- Water Superintendent
☐ Public ☑ Private

Chris Costa- Drainage Superintendent
☐ Public ☑ Private

Shawn McNelly- Street Superintendent
☐ Public ☑ Private

Planning & Zoning

Tarra Duff
Public Works Coordinator

EOM Operations
Your solution to a better tomorrow

June 9th, 2025

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

Subject: Warranty Bond
Monument at Mosaic – Building 2.

Dear Mrs. Benson,

We have reviewed the requested Warranty Bonds for Monument at Mosaic – Building 2 furnished by Kimley-Horn, specifically the schedule of values and unit costs for the bond.

The proposed Warranty Bonds covers the applicable costs associated with the completed construction of the proposed City maintained infrastructure. This infrastructure includes a portion of water distribution system ranging from the connection to the public main to the on-site water meter.

For Building 2, based on the calculations provided by Kimley-Horn, the cost of the City maintained infrastructure is $23,990.00 which is correct. Therefore the 50% Warranty Infrastructure Bond of $11,995.00 is also correct.

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

If you have you have any questions and/or comments, please feel free to contact me at EOM Operations at (912) 445-0050 or by email.

Sincerely,
Craig Morgans
Craig Morgans
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

Attachment B

City of Pooler, Georgia

Monument at Mosaic - Building 2 Maintenance Bond Estimate

County: **CHATHAM**

Develoment Name: Monument at Mosaic
Client: Stonecutter Pooler Multifamily Owner, LLC

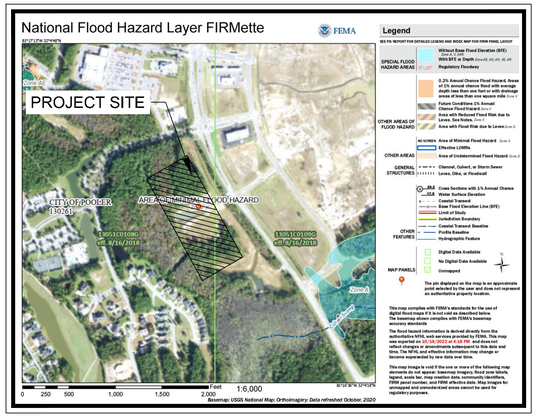
CONSTR. COST
$11,995

Prepared By: Kimley-Horn
Requested By: City of Pooler

Date 6/6/2025

Line Item	Description	Quantity	Unit	Price	Amount
1	10" PVC Pipe	333	LF	$ 30.00	$ 9,990.00
2	10" 45° Fittings	4	EA	$ 500.00	$ 2,000.00
3	City Water Tie in	1	LS	$ 4,000.00	$ 4,000.00
4	10" Gate Valve	1	EA	$ 8,000.00	$ 8,000.00
	Construction Cost ……				$ 23,990.00
	50 % of Construction Cost ……				**$ 11,995.00**

RECORD DRAWINGS
FOR
BLAKELEY COMMONS
POOLER PKWY, POOLER, GA 31322



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13051C0108G DATED 08/16/2018.

PROJECT CONTACTS

OWNER:	STONECUTTER POOLER MULTIFAMILY OWNER LLC 60 GREGORY RD NE STE 1, ---- BELVILLE, NC 28451 PHONE: (910) 782-2211 CONTACT: OWNER CONTACT
ARCHITECT:	PLANWORX ARCHITECTURE 5711 SIX FORKS RD, #100 RALEIGH, NC 27609 PHONE: (919) 846-8100 CONTACT: ARCHITECT NAME, AIA
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 554 E GORDON STREET SAVANNAH, GA 31401 PHONE: (912) 231-4384 CONTACT: RUSTY WINDSOR, P.E.
SURVEYOR:	SHUPE SURVEYING COMPANY, P.C. 130 CANAL STREET, SUIT 501 POOLER, GA 31322 PHONE: (912) 265-0562 CONTACT: GRANT GAMMON, PLS
24-HR CONTACT:	TIM LONG LOGAN DEVELOPERS INC. 910-742-6472

PARCEL NO.: 51009 01041
EXISTING ZONING: PUD (SAVANNAH QUARTERS)
PROPOSED ZONING: PUD (SAVANNAH QUARTERS)
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PROPERTY AREA = 24.0 ACRES
TOTAL DISTURBED AREA = 16.05 ACRES
IMPERVIOUS AREA = 8.35 ACRES (34.8%)
PERVIOUS AREA = 15.65 ACRES (65.2%)
MAXIMUM BUILDING HEIGHT = 50'
(BUILDING HEIGHT VARIANCE HAS BEEN APPROVED BY CITY OF POOLER)
CITY OF POOLER CASE #: TBD

PROJECT NARRATIVE:

BLAKELY COMMONS IS A PROPOSED MULTIFAMILY DEVELOPMENT THAT WILL CONTAIN 289 MULTIFAMILY UNITS AND A SINGLE CLUBHOUSE WITH A POOL. THE SITE IS LOCATED AT THE INTERSECTION OF POOLER PARKWAY AND WESTBROOK LANE IN POOLER, GEORGIA.

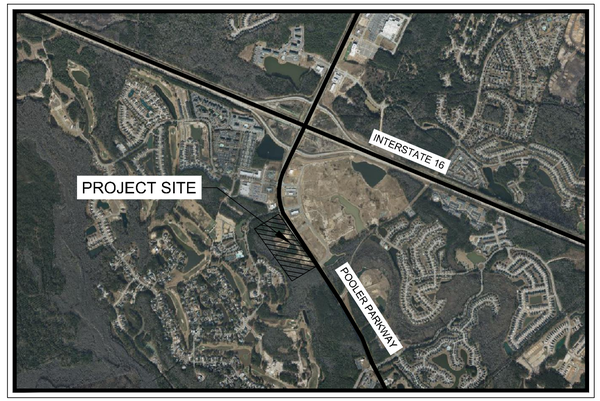
THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES. THE DESIGN OF HARDSCAPE SURFACES IN THE AMENITY AREAS ARE NOT INCLUDED. THE DISTURBED AREA ON SITE IS 24.0 ACRES, AND THE TOTAL DISTURBED AREA IS 16.05 INCLUDING PUBLIC ROW.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
4. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
5. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03).
6. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY (STANDARD SPECIFICATIONS 02500.2.06).
7. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
8. 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)).
9. 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)).

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT", BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 06/04/2025 BY:



VICINITY MAP

CIVIL SHEET LIST

REV. NO.	SHEET NO.	SHEET TITLE
	C0-00	COVER SHEET
	C3-03	DRAINAGE PLAN
	C3-04	DRAINAGE PLAN
	C3-05	DRAINAGE PLAN
	C4-00	UTILITY PLAN
	C4-01	UTILITY PLAN

BUILDING 2 AND 3 ONLY

PREPARED BY
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

PREPARED FOR
STONECUTTER POOLER MULTIFAMILY OWNER LLC
60 GREGORY RD NE STE 1
BELVILLE, NC 28451
PHONE: (910) 782-2211

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
BLAKELEY COMMONS
POOLER PKWY, POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	CJ
DESIGNED BY	DV
REVIEWED BY	JW
DATE	9/24/2024
PROJECT NO.	014977000

TITLE
COVER SHEET

SHEET NUMBER
C0-00

Drawing name: K:\SAV_Civil\014977000_Blakely_Commons_Logan_Homes\CAD\Plansheets\Record Drawings\DWG\C0-00 CIVIL COVER.dwg C0-00 CIVIL COVER SHEET Jun 04, 2025, 7:48pm by: Dawson.Vaughn

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



GRADING & DRAINAGE NOTES:

1. SITE AREA: 24.0 ACRES
   DISTURBED AREA: 16.05 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13051C0108G, DATED 08/16/2018.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19, TYPE A)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

PREPARED BY
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 417-1354
WWW.KIMLEY-HORN.COM

PREPARED FOR
HOOVER ROAD INVESTMENTS, LLC.
60 GREGORY ROAD
BELVILLE, NORTH CAROLINA 28451
PHONE: 910.507.2115

No.	REVISION DESCRIPTIONS	DATE	BY
	ISSUANCE AND REVISION DESCRIPTIONS		

PROJECT
BROOKFIELD BRANCH
HAMPSTEAD, TOPSAIL TOWNSHIP, NORTH CAROLINA
PARCEL ID: 3284-46-2700.000, 3283-04-6120-0000, 3283-03-2340-0000

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR

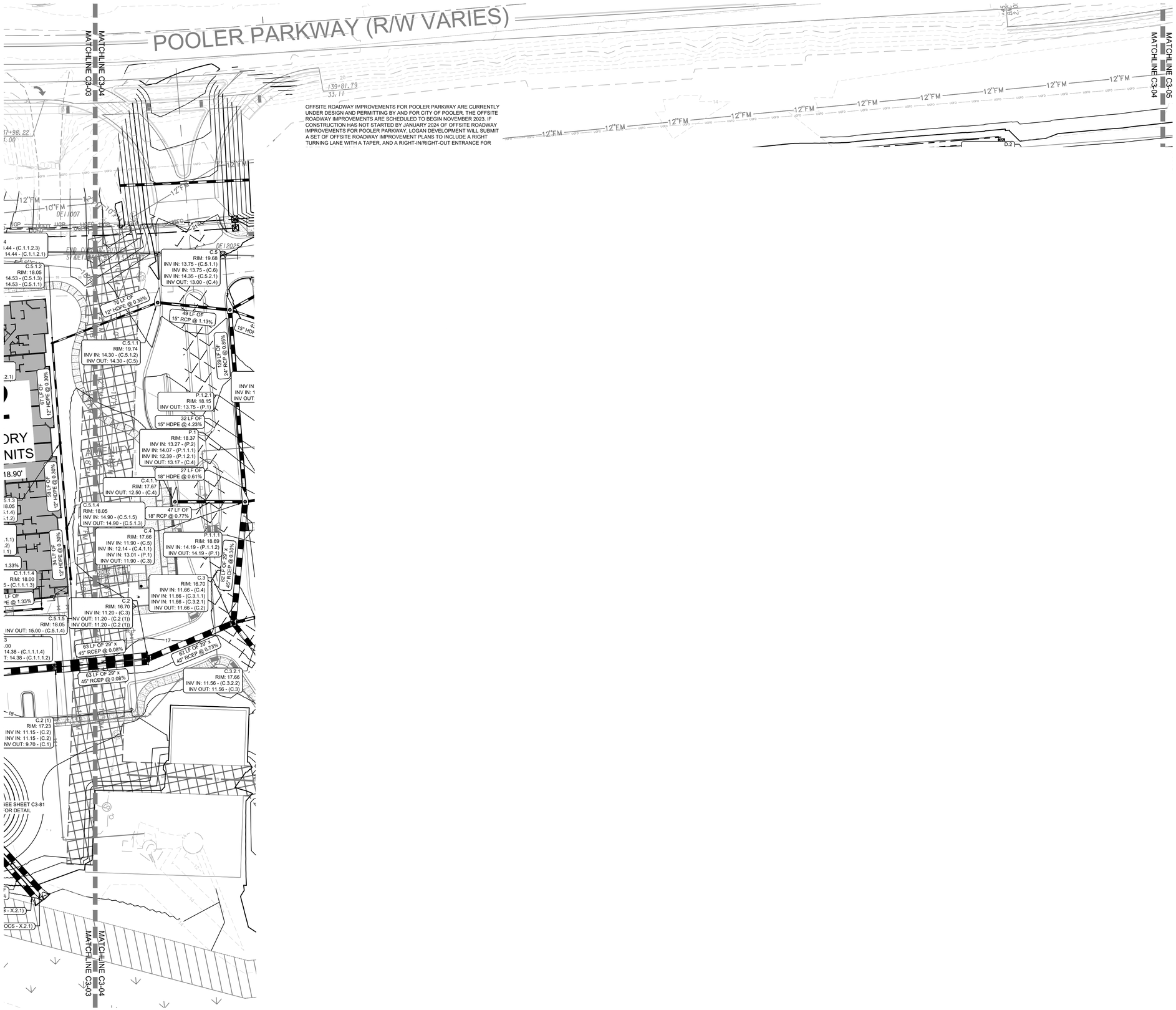
GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CJ
DESIGNED BY	DV
REVIEWED BY	JW
DATE	9/24/2024
PROJECT NO.	014793000

TITLE
DRAINAGE PLAN

SHEET NUMBER
C3-03

Drawing name: K:\SAV_Civil\014977000_Blakely_Commons_Logan_Homes\CAD\Plansheets\Record Drawings\DWG\C3-00 - DRAINAGE PLAN.dwg C3-03 DRAINAGE PLAN Jun 04, 2025 7:31pm by: Dawson.Vaughn

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



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4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13051C0108G, DATED 08/16/2018.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

STORM DRAINAGE LEGEND:

JB	JUNCTION BOX (POOLER DETAIL P-23)
CI	CURB INLET (POOLER DETAIL P-19, TYPE A)
GI	GRATE INLET (POOLER DETAIL P-21)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
YD	YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	PROPOSED ROOF DRAIN PIPE
	PROPOSED STORM PIPE

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GRAPHIC SCALE IN FEET
0 15 30 60

PREPARED BY
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PREPARED FOR
HOOVER ROAD INVESTMENTS, LLC.
60 GREGORY ROAD
BELVILLE, NORTH CAROLINA 28451
PHONE: 910.507.2115

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
BROOKFIELD BRANCH
HAMPSTEAD, TOPSAIL TOWNSHIP, NORTH CAROLINA
PARCEL ID: 3283-04-6120-0000, 3283-04-6120-0000,
3283-03-2340-0000

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR

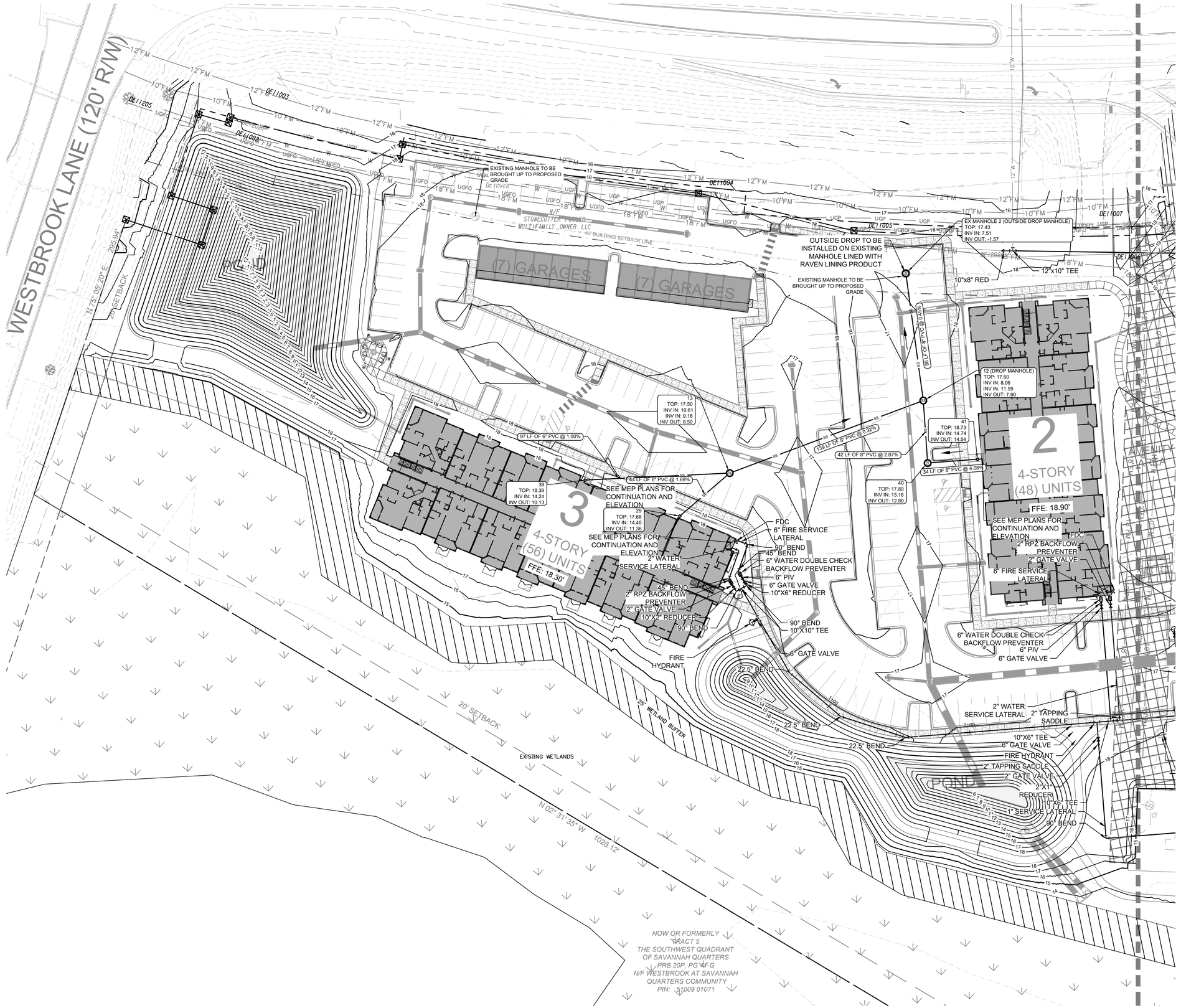
GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CJ
DESIGNED BY	DV
REVIEWED BY	JW
DATE	9/24/2024
PROJECT NO.	014793000

TITLE
DRAINAGE PLAN

SHEET NUMBER
C3-04

Drawing name: K:\SAV_Civil\014977000_Blakely_Commons_Logan_Homes\CAD\Plansheets\Record Drawings\DWG\C3-00 - DRAINAGE PLAN.dwg C3-04 DRAINAGE PLAN Jun 04, 2025 7:32pm by: Dawson.Vaughn

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UTILITY NOTES:

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF POOLER SANITARY SEWER AND CITY OF POOLER WATER STANDARDS AND SPECIFICATIONS.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
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6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
9. ALL WATER PIPES SHALL BE C900 PVC AND SHALL BE PLACED WITH 3 FEET OF COVER FROM THE FINISHED GRADE.
10. ALL PVC GRAVITY SEWER PIPES TO BE SDR 26.
11. ALL PROPOSED WATER LINES PASSED THE CONNECTION TO THE EXISTING PUBLIC WATER MAIN WILL BE PRIVATE AND NOT MAINTAINED BY THE CITY OF POOLER.
12. ALL PROPOSED GRAVITY FED SEWER TO BE PRIVATE AND WILL NOT BE MAINTAINED BY THE CITY OF POOLER.
13. HDPE OR STAINLESS STEEL I&I INHIBITORS TO BE IMPLEMENTED UNDER ALL SEWER MANHOLES THAT ARE PLACED IN PAVEMENT OR CONCRETE.

UTILITY LEGEND:

- W — PROPOSED WATER LINE
- UGP — PROPOSED ELECTRIC LINE
- UGT — PROPOSED TELEPHONE LINE
- G — PROPOSED NATURAL GAS LINE
- SS — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER GREASE TRAP
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

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GRAPHIC SCALE IN FEET
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PREPARED FOR
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BELVILLE, NORTH CAROLINA 28451
PHONE: 910.507.2115

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
BROOKFIELD BRANCH
HAMPSTEAD, TOPSAIL TOWNSHIP, NORTH CAROLINA
PARCEL ID: 3283-34-4527-0000; 3293-04-6720-0000; 3293-03-2340-0000

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR

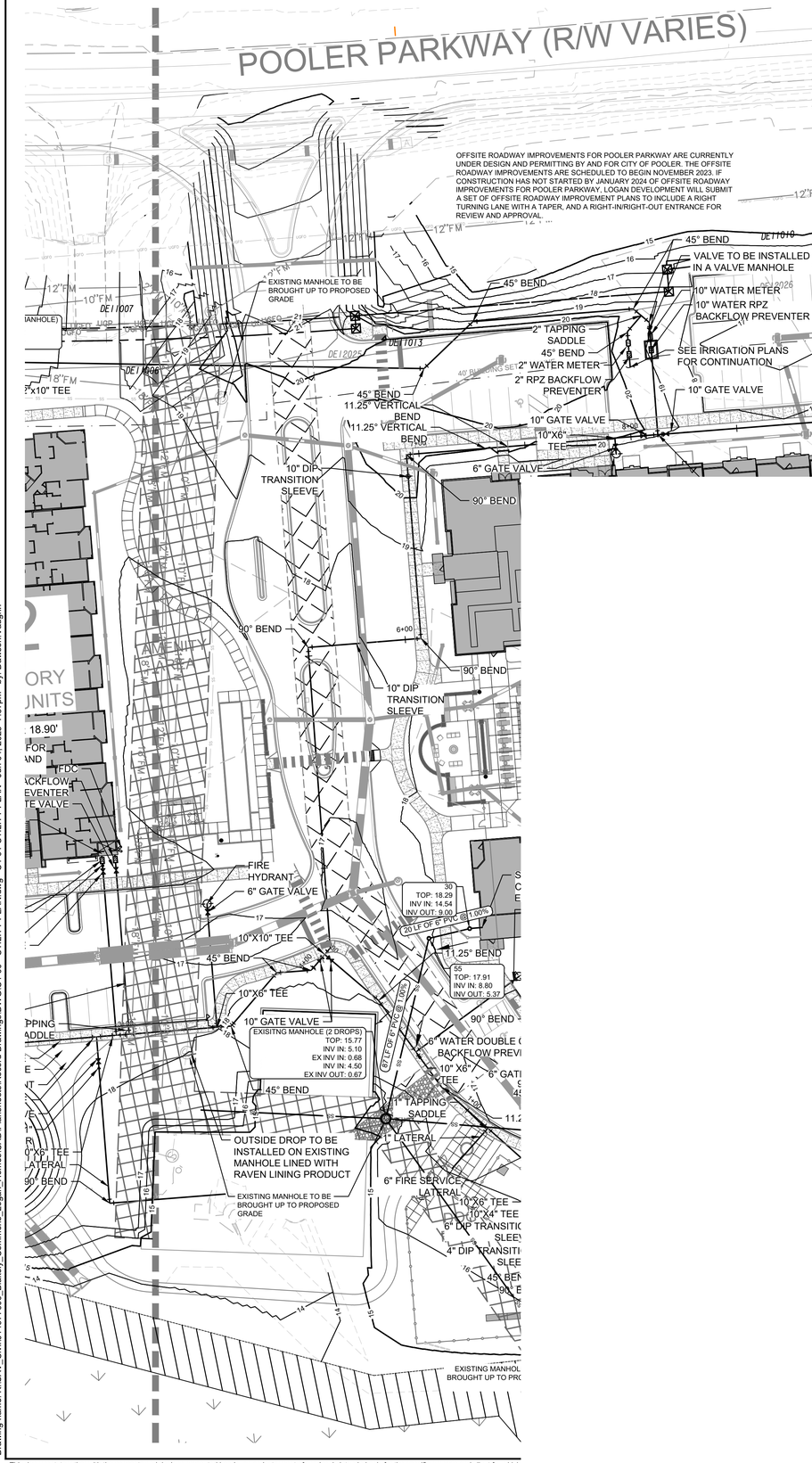
GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CJ
DESIGNED BY	DV
REVIEWED BY	JW
DATE	9/24/2024
PROJECT NO.	014793000

TITLE
UTILITY PLAN

SHEET NUMBER
C4-00

Drawing name: K:\SAV_Civil\014977000_Blakely_Commons_Logan_Homes\CAD\Plansheets\Record Drawings\DWG\C4-00 - UTILITY PLAN.dwg C4-00 UTILITY PLAN Jun 04, 2025 7:37pm by: Dawson.Vaughn

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- WATER CONNECTIONS AND BENDS

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NORTH

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0 15 30 60

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PREPARED FOR
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60 GREGORY ROAD
BELVILLE, NORTH CAROLINA 28451
PHONE: 910.507.2115

No.	DESCRIPTION	DATE	BY
8	IRRIGATION LINE ADDED	03/04/2024	DV
7	POWER WITH TRANSFORMER RELOCATED, WATER LINE ADJUSTMENTS	08/16/2024	DV
6	SEWER AND WATER LAYOUT ADJUSTED	06/14/2024	DV
5	WATER LINES MOVED ABOVE STORM, SOME TRANSITION SLEEVES REMOVED, 45° BENDS ADDED	05/08/2024	DV
	ISSUANCE AND REVISION DESCRIPTIONS		

PROJECT
BROOKFIELD BRANCH
HAMPSTEAD, TOPSAIL TOWNSHIP, NORTH CAROLINA
PARCEL ID: 328-544-6297-0000, 3293-04-6120-0000, 3293-03-2340-0000

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER CHARLES RUSSELL WINDSOR

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	CJ
DESIGNED BY	DV
REVIEWED BY	JW
DATE	9/24/2024
PROJECT NO.	014793000

TITLE
UTILITY PLAN

SHEET NUMBER
C4-01

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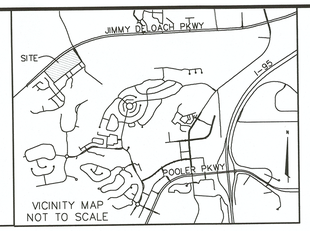
Drawing name: K:\SAV_Civil\014977000_Blakely_Commons_Logan_Homes\CAD\Plansheets\Record Drawings\DWG\C4-00 - UTILITY PLAN.dwg C4-01 UTILITY PLAN Jun 04, 2025 7:37pm by: Dawson.Vaughn

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Final Plat and Acceptance of Performance Bond in the amount of $4,397,878.29 for Outpost Bay, 0 Jimmy Deloach Parkway, Subject to City Attorney Approval

Project:	#A25-0066
P&Z Meeting Date:	July 14, 2025
City Council Meeting Date:	July 21, 2025
Applicant and Authorized Agent:	Don Taylor, Coleman Company
Location (Address):	Outpost Bay/0 Jimmy Deloach Parkway
Parcel (PIN):	51015 01023
Acreage:	Approximately 25.01
Zoning:	PUD (Wynn Capallo)
Proposed Use:	Outpost Bay 95 lot single family subdivision
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the final plat and acceptance of the performance bond in the amount of $4,397,878.29 for the Outpost Bay 95 lot single family subdivision, subject to City Attorney approval."*
Attachments:	A. Final Plat B. Bond Submittal Documentation



EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	26.27'	N88°27'00"W
E2	81.31'	N43°24'00"W
E3	20.64'	N87°13'47"W
E4	261.56'	S48°55'28"W
E5	35.15'	S3°55'39"W
E6	290.74'	S41°05'07"E
E7	20.00'	S48°52'44"W
E8	299.04'	N41°05'07"W
E9	44.65'	N3°55'39"E
E10	280.88'	N48°55'28"E
E11	32.72'	S87°13'47"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
E12	81.13'	S43°24'00"E
E13	6.56'	S88°24'00"E
E14	12.34'	S37°08'38"E
E15	32.84'	S7°51'22"W
E16	68.95'	S52°51'22"W
E17	15.00'	N37°08'38"W
E18	62.74'	N52°51'22"E
E19	20.41'	N7°51'22"E
E20	6.13'	N37°08'38"W
E21	85.00'	S37°08'38"E
E22	165.00'	S52°51'22"W
E23	15.00'	S37°08'38"E

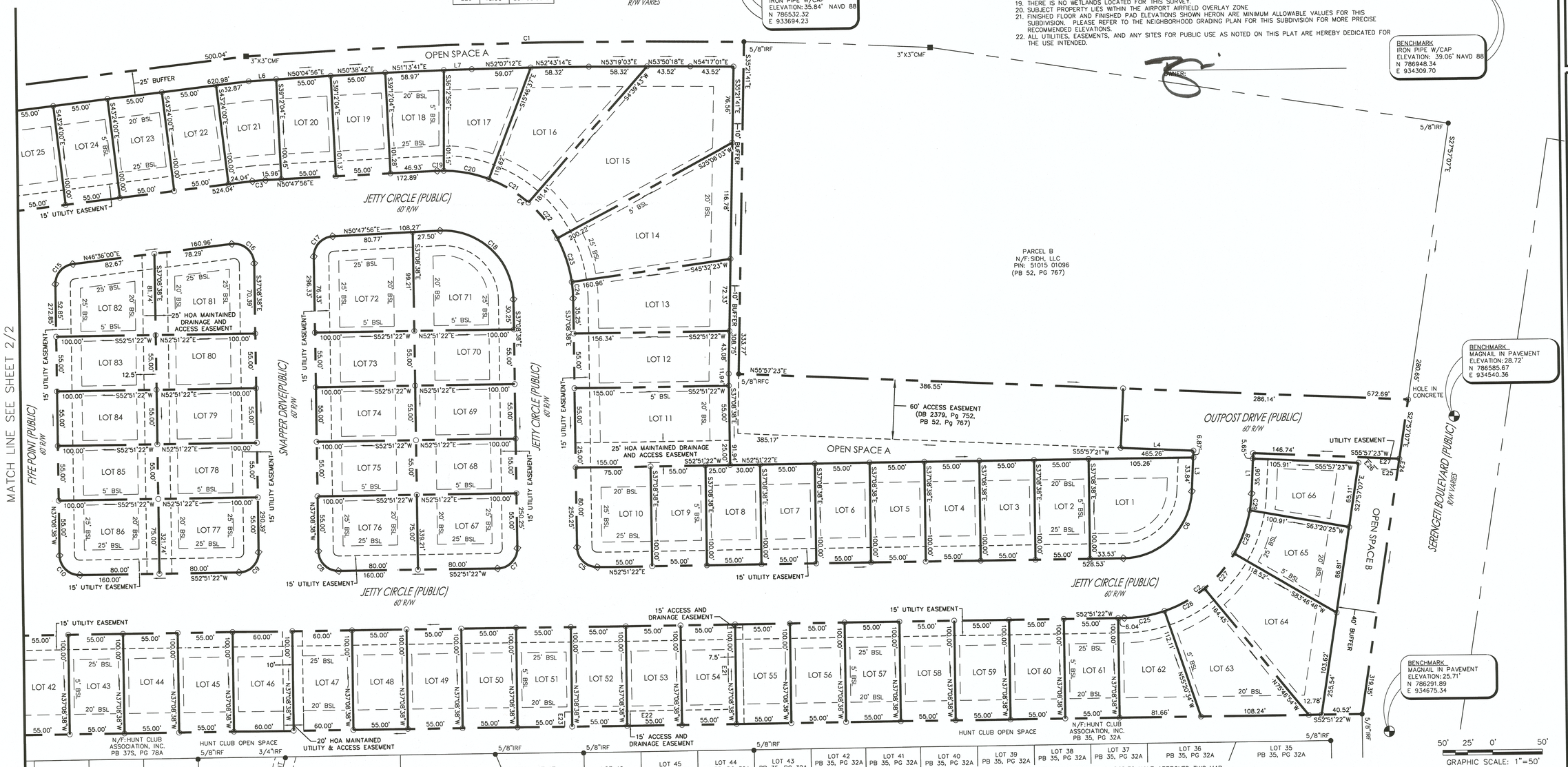
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
E24	11.06'	S27°57'07"E
E25	20.61'	S55°57'23"W
E26	15.53'	N78°57'23"W
E27	32.75'	N55°57'23"E

LEGEND

◆		BENCH MARK
●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
□	CMS	CONCRETE MONUMENT SET
■	CMF	CONCRETE MONUMENT FOUND
	R/W	RIGHT-OF-WAY
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	HOA	HOME OWNER ASSOCIATION
	FFE	FINISH FLOOR ELEVATION

SUBDIVISION NOTES:

1. THIS SUBDIVISION CONTAINS 95 LOTS
2. TOTAL AREA: 25.001 ACRES; 1,089,030 SQUARE FEET
3. PROPERTY ADDRESS: 0 JIMMY DELOACH PARKWAY
4. PARCEL IDENTIFICATION NUMBERS: 51015 01023.
5. THIS PROPERTY IS CURRENTLY ZONED PUD.
6. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017G AND 13051C0019H, EFFECTIVE DATE:7/7/2014. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
10. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
11. ALL ELEVATIONS ARE BASED ON NAVD 88.
12. ALL LOTS TO HAVE A MINIMUM BUILDING SETBACK LINE AS LISTED:
    FRONT – 25' FROM PROPERTY LINE
    SIDE – 5' FROM PROPERTY LINE
    REAR – 20' FROM PROPERTY LINE
13. ALL RIGHTS-OF-WAY ARE 60' UNLESS OTHERWISE NOTED.
14. ALL LOT DRAINAGE SHALL CONFORM WITH NEIGHBORHOOD GRADING AND DRAINAGE PLAN.
15. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE INSTALLATION OF UTILITIES BY THE CITY OF POOLER, GEORGIA POWER, COMCAST, & HARGRAY AS THEY ARE GRANTED WRITTEN EASEMENTS BY THE OWNER.
16. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR OWNERSHIP OR MAINTENANCE OF THE LAGOONS. THE LAGOONS SHALL BE MAINTAINED BY OUTPOST BAY PROPERTY OWNERS ASSOCIATION.
17. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
18. ALL RIGHT-OF-WAYS WILL BE PUBLIC.
19. THERE IS NO WETLANDS LOCATED FOR THIS SURVEY.
20. SUBJECT PROPERTY LIES WITHIN THE AIRPORT AIRFIELD OVERLAY ZONE
21. FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HERON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
22. ALL UTILITIES, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.



MATCH LINE SEE SHEET 2/2

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	500.40'	5624.58'	N52°03'36"E	500.24'
C2	197.17'	130.00'	S9°24'23"W	178.81'
C3	13.19'	180.00'	N48°41'58"E	13.19'
C4	208.87'	130.00'	S83°10'21"E	187.12'
C5	31.42'	20.00'	S82°08'38"E	28.28'
C6	106.17'	70.00'	N9°24'23"E	96.28'
C7	31.42'	20.00'	S7°51'22"W	28.28'
C8	31.42'	20.00'	N82°08'38"W	28.28'
C9	31.42'	20.00'	S7°51'22"W	28.28'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C10	31.42'	20.00'	N82°08'38"W	28.28'
C11	31.42'	20.00'	S7°51'22"W	28.28'
C12	31.42'	20.00'	N82°08'38"W	28.28'
C13	29.23'	20.00'	N4°43'41"E	26.70'
C14	33.60'	20.00'	S85°16'19"E	29.79'
C15	29.23'	20.00'	N4°43'41"E	26.70'
C16	33.60'	20.00'	S85°16'19"E	29.79'
C17	30.70'	20.00'	N6°49'39"E	27.77'
C18	112.47'	70.00'	S83°10'21"E	100.76'
C19	6.77'	130.00'	N52°17'29"E	6.77'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C20	46.37'	130.00'	N64°00'12"E	46.13'
C21	46.37'	130.00'	N84°26'33"E	46.13'
C22	46.37'	130.00'	S75°07'07"E	46.13'
C23	46.37'	130.00'	S54°40'47"E	46.13'
C24	16.60'	130.00'	S40°48'07"E	16.59'
C25	41.29'	130.00'	S43°45'24"W	41.12'
C26	46.37'	130.00'	S24°26'16"W	46.13'
C27	46.37'	130.00'	S3°59'56"W	46.13'
C28	46.37'	130.00'	S16°26'25"E	46.13'
C29	16.75'	130.00'	S30°21'06"E	16.74'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.71'	S34°02'37"E
L2	22.67'	N40°59'37"W
L3	40.71'	N34°02'37"W
L4	73.00'	S55°57'23"W
L5	60.00'	N34°02'37"W
L6	27.67'	N49°33'05"E
L7	28.14'	N51°40'26"E

SURVEY DATE:11/01/2023
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/50,757
FIELD ERROR OF CLOSURE: 1/47,195

REFERENCE:

1. PLAT BOOK 52, PAGE 767
2. PLAT BOOK 50, PAGE 279
3. DEED BOOK 2379, PAGE 752

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

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____.

CITY CLERK _____ DATE _____.

APPROVED BY THE MAYOR AND ALDERMAN FOR THE CITY OF POOLER.

MAYOR _____ DATE _____.

COUNCIL MEMBER _____ DATE _____.

COUNCIL MEMBER _____ DATE _____.

COUNCIL MEMBER _____ DATE _____.

COUNCIL MEMBER _____ DATE _____.

COUNCIL MEMBER _____ DATE _____.

COUNCIL MEMBER _____ DATE _____.

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

7/3/25

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

OUTPOST BAY
A MAJOR SUBDIVISION OF A PORTION OF LOT 2, WARNELL SUBDIVISION, PARCEL A, A PORTION OF THE LANCASTER TRACT
8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR: OUTPOST LIVING OWNER LLC.

JOB NUMBER: 21-277.001
DATE: 02/03/2025 REV:06/27/2025
DRAWN BY: RRG
CHECKED BY:
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/2

COLEMAN COMPANY, INC. DATE PLOTTED: 7/3/2025 11:48 AM BY: Justin Palmer DRAWING PATH: Q:\2021\21-277.001\LDWG\Survey\21-277.001 OUTPOST BAY MAJOR SUB 02-12-2025.dwg

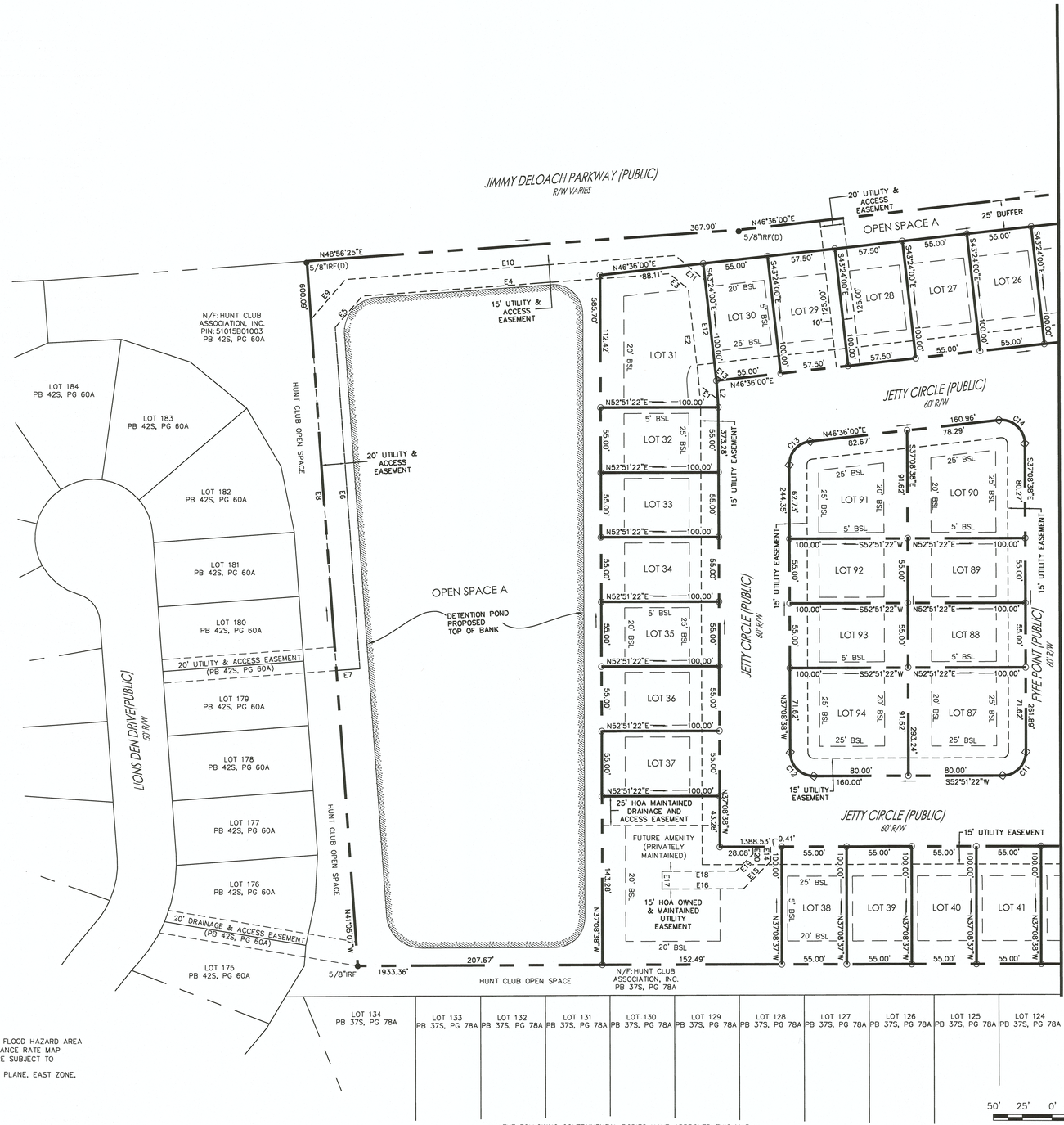
LEGEND

◆		BENCH MARK
●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
□	CMS	CONCRETE MONUMENT SET
■	CMF	CONCRETE MONUMENT FOUND
	R/W	RIGHT-OF-WAY
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	HOA	HOME OWNER ASSOCIATION
	FFE	FINISH FLOOR ELEVATION

NAD 83 GEORGIA EAST ZONE

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
1	0.214	9,329	102 JETTY CIRCLE	26.22	
2	0.126	5,500	104 JETTY CIRCLE	26.22	
3	0.126	5,500	106 JETTY CIRCLE	26.22	
4	0.126	5,500	108 JETTY CIRCLE	26.22	
5	0.126	5,500	110 JETTY CIRCLE	26.22	
6	0.126	5,500	112 JETTY CIRCLE	26.22	
7	0.126	5,500	114 JETTY CIRCLE	26.22	
8	0.126	5,500	116 JETTY CIRCLE	26.22	
9	0.126	5,500	118 JETTY CIRCLE	26.22	
10	0.170	7,414	120 JETTY CIRCLE	26.22	
11	0.284	13,400	128 JETTY CIRCLE	26.22	
12	0.196	8,554	130 JETTY CIRCLE	26.22	
13	0.224	9,776	132 JETTY CIRCLE	26.22	
14	0.316	13,762	134 JETTY CIRCLE	26.22	
15	0.420	18,280	136 JETTY CIRCLE	26.22	
16	0.243	10,576	138 JETTY CIRCLE	26.22	
17	0.162	7,067	140 JETTY CIRCLE	26.22	
18	0.131	5,694	142 JETTY CIRCLE	26.22	
19	0.128	5,566	144 JETTY CIRCLE	26.22	
20	0.127	5,543	146 JETTY CIRCLE	26.22	
21	0.131	5,692	148 JETTY CIRCLE	26.22	
22	0.126	5,500	150 JETTY CIRCLE	26.22	
23	0.126	5,500	152 JETTY CIRCLE	26.22	
24	0.126	5,500	154 JETTY CIRCLE	26.22	
25	0.126	5,500	156 JETTY CIRCLE	26.22	
26	0.126	5,500	158 JETTY CIRCLE	26.22	
27	0.126	5,500	160 JETTY CIRCLE	26.22	
28	0.132	5,750	162 JETTY CIRCLE	26.22	
29	0.132	5,750	164 JETTY CIRCLE	26.22	
30	0.126	5,500	166 JETTY CIRCLE	26.22	
31	0.254	11,072	168 JETTY CIRCLE	26.22	
32	0.126	5,500	170 JETTY CIRCLE	26.22	
33	0.126	5,500	172 JETTY CIRCLE	26.22	
34	0.126	5,500	174 JETTY CIRCLE	26.22	
35	0.126	5,500	176 JETTY CIRCLE	26.22	
36	0.126	5,500	178 JETTY CIRCLE	26.22	
37	0.126	5,500	180 JETTY CIRCLE	26.22	
38	0.126	5,500	159 JETTY CIRCLE	26.22	
39	0.126	5,500	157 JETTY CIRCLE	26.22	
40	0.126	5,500	155 JETTY CIRCLE	26.22	
41	0.126	5,500	153 JETTY CIRCLE	26.22	
42	0.126	5,500	151 JETTY CIRCLE	26.22	
43	0.126	5,500	149 JETTY CIRCLE	26.22	
44	0.126	5,500	147 JETTY CIRCLE	26.22	
45	0.126	5,500	145 JETTY CIRCLE	26.22	
46	0.138	6,000	143 JETTY CIRCLE	26.22	
47	0.138	6,000	141 JETTY CIRCLE	26.22	
48	0.126	5,500	139 JETTY CIRCLE	26.22	
49	0.126	5,500	137 JETTY CIRCLE	26.22	
50	0.126	5,500	135 JETTY CIRCLE	26.22	
51	0.126	5,500	123 JETTY CIRCLE	26.22	
52	0.126	5,500	121 JETTY CIRCLE	26.22	
53	0.126	5,500	119 JETTY CIRCLE	26.22	
54	0.126	5,500	117 JETTY CIRCLE	26.22	
55	0.126	5,500	115 JETTY CIRCLE	26.22	
56	0.126	5,500	113 JETTY CIRCLE	26.22	
57	0.126	5,500	111 JETTY CIRCLE	26.22	
58	0.126	5,500	109 JETTY CIRCLE	26.22	
59	0.126	5,500	107 JETTY CIRCLE	26.22	
60	0.126	5,500	105 JETTY CIRCLE	26.22	

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
61	0.126	5,500	103 JETTY CIRCLE	26.22	
62	0.149	6,491	101 JETTY CIRCLE	26.22	
63	0.210	9,132	99 JETTY CIRCLE	26.22	
64	0.240	10,449	97 JETTY CIRCLE	26.22	
65	0.160	6,949	95 JETTY CIRCLE	26.22	
66	0.139	6,041	93 JETTY CIRCLE	26.22	
67	0.170	7,414	125 JETTY CIRCLE	26.22	
68	0.126	5,500	127 JETTY CIRCLE	26.22	
69	0.126	5,500	129 JETTY CIRCLE	26.22	
70	0.126	5,500	131 JETTY CIRCLE	26.22	
71	0.206	8,958	133 JETTY CIRCLE	26.22	
72	0.222	9,663	190 SNAPPER DRIVE	26.22	
73	0.126	5,500	188 SNAPPER DRIVE	26.22	
74	0.126	5,500	186 SNAPPER DRIVE	26.22	
75	0.126	5,500	184 SNAPPER DRIVE	26.22	
76	0.170	7,414	182 SNAPPER DRIVE	26.22	
77	0.170	7,414	183 SNAPPER DRIVE	26.22	
78	0.126	5,500	185 SNAPPER DRIVE	26.22	
79	0.126	5,500	187 SNAPPER DRIVE	26.22	
80	0.126	5,500	189 SNAPPER DRIVE	26.22	
81	0.198	8,612	191 SNAPPER DRIVE	26.22	
82	0.174	7,560	200 FYFE POINT	26.22	
83	0.126	5,500	198 FYFE POINT	26.22	
84	0.126	5,500	196 FYFE POINT	26.22	
85	0.126	5,500	194 FYFE POINT	26.22	
86	0.170	7,414	192 FYFE POINT	26.22	
87	0.208	9,076	193 FYFE POINT	26.22	
88	0.126	5,500	195 FYFE POINT	26.22	
89	0.126	5,500	197 FYFE POINT	26.22	
90	0.220	9,600	199 FYFE POINT	26.22	
91	0.196	8,548	173 JETTY CIRCLE	26.22	
92	0.126	5,500	175 JETTY CIRCLE	26.22	
93	0.126	5,500	177 JETTY CIRCLE	26.22	
94	0.208	9,076	179 JETTY CIRCLE	26.22	
TOTAL LOTS	14.396	627,111			
AMENITY	0.262	11,416	161 JETTY CIRCLE	26.22	
OPEN SPACE A	4.659	202,925	100 JETTY CIRCLE	26.22	
OPEN SPACE B	0.253	11,004	91 JETTY CIRCLE	26.22	
RIGHT-OF-WAY	5.431	236,574			
TOTAL AREA	25.001	1,089,030			



SUBDIVISION NOTES:

1. THIS SUBDIVISION CONTAINS 95 LOTS
2. TOTAL AREA: 25.001 ACRES; 1,089,030 SQUARE FEET
3. PROPERTY ADDRESS: 0 JIMMY DELOACH PARKWAY
4. PARCEL IDENTIFICATION NUMBERS: 51015 01023.
5. THIS PROPERTY IS CURRENTLY ZONED PUD.
6. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017G AND 13051C0019H, EFFECTIVE DATE 7/7/2014. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
10. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
11. ALL ELEVATIONS ARE BASED ON NAVD 88.
12. ALL LOTS TO HAVE A MINIMUM BUILDING SETBACK LINE AS LISTED:
    FRONT – 25' FROM PROPERTY LINE
    SIDE – 5' FROM PROPERTY LINE
    REAR – 20' FROM PROPERTY LINE
13. ALL RIGHTS-OF-WAY ARE 60' UNLESS OTHERWISE NOTED.
14. ALL LOT DRAINAGE SHALL CONFORM WITH NEIGHBORHOOD GRADING AND DRAINAGE PLAN.
15. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE INSTALLATION OF UTILITIES BY THE CITY OF POOLER, GEORGIA POWER, COMCAST, & HARGRAY AS THEY ARE GRANTED WRITTEN EASEMENTS BY THE OWNER.
16. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR OWNERSHIP OR MAINTENANCE OF THE LAGOONS. THE LAGOONS SHALL BE MAINTAINED BY OUTPOST BAY PROPERTY OWNERS ASSOCIATION.
17. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
18. ALL RIGHT-OF-WAYS WILL BE PUBLIC.
19. THERE IS NO WETLANDS LOCATED FOR THIS SURVEY.
20. SUBJECT PROPERTY LIES WITHIN THE AIRPORT AIRFIELD OVERLAY ZONE.
21. FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HERON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
22. ALL UTILITIES, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER: _____

SURVEY DATE: 11/01/2023
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/1,306,903
FIELD ERROR OF CLOSURE: 1/47,195

REFERENCE:

1. PLAT BOOK 52, PAGE 767
2. PLAT BOOK 50, PAGE 279
3. DEED BOOK 2379, PAGE 752

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

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____ .

CITY CLERK _____ DATE _____ .

APPROVED BY THE MAYOR AND ALDERMAN FOR THE CITY OF POOLER.

MAYOR _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

7/3/25

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
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OUTPOST BAY
A MAJOR SUBDIVISION OF A PORTION OF LOT 2, WARNELL SUBDIVISION, PARCEL A, A PORTION OF THE LANCASTER TRACT
8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR: OUTPOST LIVING OWNER LLC.

JOB NUMBER:	21-277.001
DATE:	02/03/2025
DRAWN BY:	RRG
CHECKED BY:	
SCALE:	1" = 50'

MAJOR SUBDIVISION

SHEET: 2/2

COLEMAN COMPANY, INC. DATE PLOTTED: 7/3/2025 11:48 AM BY: Justin Palmer DRAWING PATH: Q:\2021\21-277.001\0WGS\survey\21-277.001 OUTPOST BAY MAJOR SUB 02-12-2025.dwg

Attachment A

Subdivision Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Four (4) sets of plans:
  - Preliminary plan - refer to Appendix B, Section 702
  - Final plat - refer to Appendix B, Section 703
- ☐ Required neighborhood grading and drainage plan (Amendment 10-03-06)
- ☐ List of adjacent property owners with mailing addresses (minor and major subdivision)
- ☐ Authorization of property owner signed, dated, and notarized (if agent)
- ☐ Copy of current tax bill showing payments or documentation certified by the City of Pooler
- ☐ Plat indicating where subdivision is proposed to take effect, in respect to the nearby public roads in common use

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

File Number: _____ Date Filed: _____

Planning & Zoning Commission: ☐ Approved ☐ Denied Remarks: _____

Mayor & Council: ☐ Approved ☐ Denied Remarks: _____

Recorded Plat Date: _____ Book: _____ Pages:_____

Subdivision Type (check all that apply)

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

Contact Information

Don Taylor	(912) 200-3041
Owner/Authorized Agent Name	Phone
0 Jimmy Deloach Pkwy.	dtaylor@cci-sav.com
Property Address	Email
1480 Chatham Pkwy Savannah, GA 31405	
Mailing Address (if different)	

Have any previous applications been made for a subdivision affecting these same premises? ☑ No ☑ Yes

If yes, date: If yes, action taken:

Subdivision Application

Updated **MAY 2024**

Action Requested

0 Jimmy Deloach Pkwy	51015 01023
Property Location (area, street number, nearby public roads)	PIN
Outpost Bay A major subdivision of a portion of Lot 2, Warnell Subdivision, Parcel A, A portion of the Lancaster Tract 8th G.M. District, City of Pooler, Chatham County, Georgia	25.01
Property Legal description (subdivision, block, lot number)	Total Area (acres or sq ft)

Vacant Land

Existing Land Use (specify, such as grocery store, single family residents, vacant land, etc.)

Single Family Residential Development

Proposed Land Use for Each Parcel (specify, such as grocery store, single family residents, vacant land, etc.)

Single Family Residential Development

Reason(s) for Subdivision Request Which Support the Purposes of the Zoning Program

Indicate Lot Type: ☐ For Sale ☐ For Rent ☐ Combination: _____% For Rent

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.

Jennifer Yarbrough/Contineo Group		
Applicant Name	Applicant Signature	Date
Malorie Boyd	Development Services Manager	
Attestant Name	Attestant Title	Date

Attachment B

CITY of POOLER
GEORGIA

SUBDIVISION PERFORMANCE BOND

Bond Number: SUR2006850 Principal Amount: $4,397,878.29

Project: Outpost Bay

Location: City of Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That OJGA Bay Owner, LLC, registered business address of 429 Chestnut Street Nashville, TN 37203; as Principal, hereinafter called "PRINCIPAL,"

and Frankenmuth Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of One Mutual Avenue Frankenmuth, MI 48787-0001, a Surety insurer,

chartered and existing under the laws of the State of Michigan,

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

herein called the "OBLIGEE," in the sum of Four Million Three Hundred Ninety Seven Thousand Eight Hundred Seventy Eight Dollars and 29/100 US Dollars

($ 4,397,878.29) 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:

Outpost Bay.

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 these obligations hereunder cease as outlined herein

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

SUR2006850 this 7th day of July, 2025.

Attest

Witness as to Prinicpal (1) Tia Sparzak

Witness as to Prinicpal (2) Casey Jason

Notary Public Signature

May 3, 2027
Notary Public Commission Expiration

Seal:

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prinicpal

Principal Signature

Benjamin Wepsic
Prinicpal Print

Authorized Signatory
Prinicpal Title

OJGA Bay Owner, LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

OR

Frankenmuth Insurance Company

Attest

Cassidy Kelly
Witness as to Agent (1)

Ian Hunter
Witness as to Agent (2)

John W. McGuire
Notary Public Signature

March 23, 2027
Notary Public Commission Expiration

OFFICIAL SEAL
JOHN W. MCGUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 23, 2027

Surety's Agent

Attorney in Fact Signature (Attach Power)

William Reidinger
Attorney in Fact Print

623572
Agent's License Number

William Reidinger
Agent's Name

Sec. 74-137. Subdivision performance bonds.

(a) A subdivision performance bond on a form approved by the city, or escrow account is required from the developer in an amount of 150 percent of the estimated total construction costs for the paving, curbs, and gutter, drainage system, sidewalks, water systems and sanitary sewage systems prior to recording the subdivision. 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.

(b) The city may reduce the required bond or escrow account amount to 50 percent of the total construction costs upon completion of construction. 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.

(c) 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, § 16-36; Ord. of 6-5-2017(3), § I)

State of …Illinois……..
County of ……Cook…….. ss.:

Surety Company Acknowledgment:

On this …7th……...day of…July……2025 .., before me personally appeared…William Reidinger……., to be known, whom being by me duly sworn, did depose and say: that he/she resides at….Schaumburg, IL……..., that he/she is the…Attorney In Fact……..of…Frankenmut Insurance Company…… ……., the corporation described in and which executed the annexed instrument; that he/she knows the corporate seal of said corporation that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that he/she signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.

……..
Notary Public in and for the above County and State.

OFFICIAL SEAL
JOHN W. MCGUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 23, 2027

My commission expires……03/23/2027……

Attachment B

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint: **William Reidinger**

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000)

Surety Bond #: SUR2006850
Principal: OJGA Bay Owner, LLC
Obligee: City o□Pooler

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"**RESOLVED**, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

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 15th day of December, 2022.

Frankenmuth Insurance Company

By _____
Frederick A. Edmond, Jr.,
President and Chief Executive Officer

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

_____ (Seal)
Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028

I, the undersigned, Executive Vice President of Frankenmuth 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 is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 7th day of July, 2025.

_____
Andrew H. Knudsen, Executive Vice President,
Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

EOM Operations
Your solution to a better tomorrow

April 17th, 2025

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

Subject: Performance Bond Request
Outpost Bay

Dear Mrs. Benson,

We have reviewed the Outpost Bay – Performance Bond, furnished by Neil McKenzie, PE, with Coleman Company; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required infrastructure and site development elements required to complete the project.

Based on the information and calculations provided by Coleman Company, the cost of the remaining construction work covered by the bond is $**2,931,918.86**, which is correct. Therefore, the calculated value of the 150% Performance bond of **$4,397,878.29** is also correct. Based on the bond's calculated value incorporating only common area sidewalks within the development, it is inferred that the balance of Item III-10 covering the remainder of the development will be calculated and submitted under separate Sidewalk bond.

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
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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

March 25, 2025

Mrs. Nicole Johnson
Director, Planning and Development
100 U.S. Highway 80 SW
Pooler, GA 31322

RE: Performance Bond Calculation
Outpost Bay Subdivision
City of Pooler, GA
CCI Project #: 21-277.001

Dear Mrs. Johnson:

Attached, please find the Performance Bond calculation for the above referenced project. The costs of the remaining infrastructure required to complete the project were used to determine the Performance Bond amount. The respective infrastructure components and their unit costs are listed on the attached spreadsheet. Based on this information, the calculated Performance Bond amount is:

Cost of Infrastructure	$ 2,931,918.86
150% Performance Bond	$ 4,397,878.29

Please review the attached calculations and, if you concur, indicate your approval by signing below and returning the signed document to me. Prior to submitting a subdivision plat to the City Council for approval, the developer will secure a Performance Bond for the approved amount.

If you have any questions or comments, please call me on 200-3041.

Thank you,

Very Truly Yours,

Neil McKenzie, P.E.
Residential Group Leader
Coleman Company, Inc.

I hereby approve the Performance Bond calculated amount of $ 4,869,667.29 for the Outpost Bay subdivision.

_____
Nicole Dixon Date

CC: Malorie Boyd

1480 Chatham Parkway, Suite 100, Savannah, GA 31405 912-200-3041 912-200-5916 cci@cci-sav.com

COLEMAN COMPANY
ENGINEERS - SURVEYORS

PERFORMANCE BOND CALCULATION
OUTPOST BAY PROJECT NO. 21-277.001

SECTION I - GENERAL CONDITIONS

Item No.	Description	Quantity	Units	Unit Price	Cost	% Complete	Remaining Cost
I-1	Mobilization & Supervision	1	LS	$ 10,000.00	$ 10,000.00	100%	$ -
I-2	Staking	1	LS	$ 30,000.00	$ 30,000.00	10%	$ 27,000.00
I-3	Inspections, Testing & Chlorination	1	LS	$ 7,000.00	$ 7,000.00		$ 7,000.00
						REMAINING GENERAL CONDITIONS SUBTOTAL:	**$ 34,000.00**

SECTION II - EARTHWORK & SITEWORK

Item No.	Description	Quantity	Units	Unit Price	Cost	% Complete	Remaining Cost
II-1	Clearing & Grubbing	24.5	AC	$ 3,800.00	$ 93,100.00	100%	$ -
II-2	Rough Grading - Strip Topsoil, On-Site Cut & Shift	1	LS	$515,750.00	$515,750.00	59%	$ 211,457.50
II-3	Muck & Backfill Unsuitable Material Pavement Area & Curb & Gutter	8,741	CY	$ 26.50	$231,636.50		$ 231,636.50
II-4	Proofroll Subgrade	6	HR	$ 500.00	$ 3,000.00		$ 3,000.00
II-5	Fine Grade for Curb & Gutter	1,745	SY	$ 4.00	$ 6,980.00		$ 6,980.00
II-6	Fine Grade for Subgrade & Paving	11,367	SY	$ 3.00	$ 34,101.00		$ 34,101.00
II-7	Final Grading & Dressing for Grass	97,256	SY	$ 0.75	$ 72,942.00		$ 72,942.00
II-8	Whistle Pumps at Pond for Dewatering Excavation (2 months)	2	EA	$ 9,000.00	$ 18,000.00		$ 18,000.00
II-9	Drying/Scarifying Excavated Fill Material	50,000	CY	$ 1.25	$ 62,500.00	48%	$ 32,500.00
						REMAINING EARTHWORK & SITEWORK SUBTOTAL:	**$ 610,617.00**

SECTION III - PAVEMENT & CONCRETE WORK

Item No.	Description	Quantity	Units	Unit Price	Cost	% Complete	Remaining Cost
III-1	Sawcut Existing Curb & Gutter and Pavement	27	LF	$ 40.00	$ 1,080.00		$ 1,080.00
III-2	8" GABC	11,367	SY	$ 28.20	$320,549.40		$ 320,549.40
III-3	Bituminous Prime Coat	11,367	SY	$ 1.00	$ 11,367.00		$ 11,367.00
III-4	Bituminous Tack Coat	751		$ 4.00	$ 3,004.00		$ 3,004.00
III-5	1.5" Superpave Asphalt Standard Duty Pavement	10,616	SY	$ 12.00	$127,392.00		$ 127,392.00
III-6	2" Superpave Binder & 1.5" Superpave Surface (Flexible Asphaltic Concrete)	751	SY	$ 30.50	$ 22,905.50		$ 22,905.50
III-7	24" Roll Top Curb & Gutter	7,852	LF	$ 21.00	$164,892.00		$ 164,892.00
III-8	Handicap Ramp	16	EA	$ 360.00	$ 5,760.00		$ 5,760.00
III-9	Handicap Ramp Type B	3		$ 360.00	$ 1,080.00		$ 1,080.00
III-10	4' Common Area Sidewalk	415	SY	$ 50.50	$ 20,957.50		$ 20,957.50
III-11	Pavement Marking & Signage	1	LS	$ 11,000.00	$ 11,000.00		$ 11,000.00
III-12	Concrete Swale with Fillets	180	SY	$ 72.50	$ 13,050.00		$ 13,050.00
						REMAINING PAVEMENT & CONCRETE WORK SUBTOTAL:	**$ 703,037.40**

SECTION IV - SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost	% Complete	Remaining Cost
IV-1	Connect 8" PVC Sewer Pipe to Existing SS Manhole (12'-14')	1	LS	$ 3,300.00	$ 3,300.00	100%	$ -
IV-2	8" PVC SDR-26 SS Gravity Pipe (0' -6')	671	LF	$ 43.50	$ 29,188.50		$ 29,188.50
IV-3	8" PVC SDR-26 SS Gravity Pipe (6' -8')	777	LF	$ 48.50	$ 37,684.50		$ 37,684.50
IV-4	8" PVC SDR-26 SS Gravity Pipe (8' -10')	892	LF	$ 52.50	$ 46,830.00		$ 46,830.00
IV-5	8" PVC SDR-26 SS Gravity Pipe (12' -14')	1,277	LF	$ 58.50	$ 74,704.50	13.08%	$ 64,935.00
IV-6	Standard Sanitary Sewer Manhole (0' - 6')	5	EA	$ 3,950.00	$ 19,750.00		$ 19,750.00
IV-7	Standard Sanitary Sewer Manhole (6' - 8')	5	EA	$ 3,950.00	$ 19,750.00		$ 19,750.00
IV-8	Standard Sanitary Sewer Manhole (8' - 10')	8	EA	$ 4,570.00	$ 36,560.00		$ 36,560.00
IV-9	Standard Sanitary Sewer Drop Manhole (10' - 14')	5	EA	$ 6,650.00	$ 33,250.00	40%	$ 19,950.00
IV-10	8" X 4" Service Connection	58	EA	$ 650.00	$ 37,700.00		$ 37,700.00
IV-11	Core Manhole for 4" Lateral Connection	36	EA	$ 150.00	$ 5,400.00		$ 5,400.00
IV-12	4" PVC Laterals	3,315	LF	$ 25.50	$ 84,532.50		$ 84,532.50
IV-13	Dewatering	1,277	LF	$ 35.00	$ 44,695.00		$ 44,695.00
IV-14	Fittings	1	LS	$ 9,870.00	$ 9,870.00		$ 9,870.00
IV-15	Bedding Stone	488	TN	$ 72.50	$ 35,401.39		$ 35,401.39
IV-16	Select Backfill	268	CY	$ 16.50	$ 4,420.78		$ 4,420.78
					REMAINING SANITARY SEWER SYSTEM SUBTOTAL:		**$ 496,667.67**

SECTION V - STORM DRAINAGE SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost	% Complete	Remaining Cost
V-1	Connect 30" RCP Outfall to Existing Grate Inlet (8' - 10')	1	EA	$ 4,410.00	$ 4,410.00		$ 4,410.00
V-2	18" RCP (0' - 6')	383	LF	$ 69.30	$ 26,541.90	78%	$ 5,948.74
V-3	18" RCP (6' - 10')	133	LF	$ 78.30	$ 10,413.90	17%	$ 8,625.49
V-4	24" RCP (0' - 6')	282	LF	$ 93.10	$ 26,254.20	6%	$ 24,559.31
V-5	24" RCP (6' - 10')	676	LF	$ 102.10	$ 69,019.60	20%	$ 55,257.04
V-6	30" RCP (0' - 6')	171	LF	$ 128.80	$ 22,024.80	17%	$ 18,175.60
V-7	30" RCP (6' - 10')	397	LF	$ 135.50	$ 53,793.50	56%	$ 23,561.43
V-8	36" RCP (0' - 6')	127	LF	$ 168.50	$ 21,399.50		$ 21,399.50
V-9	36" RCP (6' - 10')	406	LF	$ 195.20	$ 79,251.20		$ 79,251.20
V-10	48" RCP (6' - 10')	259	LF	$ 267.80	$ 69,360.20		$ 69,360.20
V-11	48" RCP (10' - 14')	146	LF	$ 305.00	$ 44,530.00	100%	$ -
V-12	54" RCP (10' - 14')	155	LF	$ 388.00	$ 60,140.00	79%	$ 12,485.93
V-13	Grate Inlet (0' - 6')	4	EA	$ 4,350.00	$ 17,400.00	25%	$ 13,050.00
V-14	Grate Inlet (6' - 10')	2	EA	$ 6,920.00	$ 13,840.00		$ 13,840.00
V-15	Roll Curb Inlet (0' - 6')	8	EA	$ 4,350.00	$ 34,800.00	50%	$ 17,400.00
V-16	Roll Curb Inlet (6' - 10')	3	EA	$ 6,920.00	$ 20,760.00	33%	$ 13,840.00
V-17	Roll Curb Inlet (10' - 14')	3	EA	$ 9,200.00	$ 27,600.00	100%	$ -
V-18	Standard RCP Storm Manhole (6' - 10')	3	EA	$ 5,200.00	$ 15,600.00		$ 15,600.00
V-19	Standard RCP Storm Manhole (10' - 14') - 6' diameter	2	EA	$ 9,900.00	$ 19,800.00	100%	$ -
V-20	Outfall Control Structure	1	EA	$ 8,000.00	$ 8,000.00	100%	$ -
V-21	54" RCP FES	1	EA	$ 4,683.60	$ 4,683.60		$ 4,683.60
V-22	Dewatering	301	LF	$ 27.50	$ 8,277.50		$ 8,277.50
V-23	Select Backfill	232	CY	$ 16.50	$ 3,831.67		$ 3,831.67
					REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:		**$ 413,557.21**

SECTION VI - WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost	% Complete	Remaining Cost
VI-1	Connect to Existing 8" Water Main	2	EA	$ 3,850.00	$ 7,700.00		$ 7,700.00
VI-2	8" PVC C-900 DR-18 Water Main	5,045	LF	$ 71.50	$360,717.50		$ 360,717.50
VI-3	8" DIP Pipe Crossing	200	LF	$ 126.00	$ 25,200.00		$ 25,200.00
VI-4	1" PE Tubing Lateral	3,600	LF	$ 16.60	$ 59,760.00		$ 59,760.00
VI-5	8" X 1" Service Connection	95	EA	$ 210.00	$ 19,950.00		$ 19,950.00
VI-6	8" Tapping Valve in Manhole	1	EA	$ 6,600.00	$ 6,600.00		$ 6,600.00
VI-7	8" Gate Valve in Box	21	EA	$ 3,850.00	$ 80,850.00		$ 80,850.00
VI-8	Fire Hydrant Assembly	6	EA	$ 7,600.00	$ 45,600.00		$ 45,600.00
VI-9	Fittings	1	LS	$ 14,300.00	$ 14,300.00		$ 14,300.00
VI-10	Select Fill	280	CY	$ 21.00	$ 5,885.83		$ 5,885.83
					REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:		**$ 626,563.33**

SECTION VII - SOIL EROSION & SEDIMENT CONTROL

Item No.	Description	Quantity	Units	Unit Price	Cost	% Complete	Remaining Cost
VII-1	Construction Exit	1	LS	$ 3,300.00	$ 3,300.00	100%	$ -
VII-2	Silt Fence (Sd1-NS non-sensitive)	5,370	LF	$ 3.00	$ 16,110.00	100%	$ -
VII-3	Sediment Barrier Before Paving (Sd2-F)	21	EA	$ 200.00	$ 4,200.00		$ 4,200.00
VII-4	Sediment Barrier After Paving (Sd2-P)	8	EA	$ 200.00	$ 1,600.00		$ 1,600.00
VII-5	Retrofit	1	EA	$ 3,300.00	$ 3,300.00		$ 3,300.00
VII-6	Rip Rap Apron	22	SY	$ 150.00	$ 3,300.00		$ 3,300.00
VII-7	Concrete Washout	1	EA	$ 1,000.00	$ 1,000.00		$ 1,000.00
VII-8	Grassing	20	AC	$ 1,695.83	$ 34,076.26		$ 34,076.26
					REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:		**$ 47,476.26**

REMAINING GENERAL CONDITIONS SUBTOTAL:	**$ 34,000.00**
REMAINING EARTHWORK & SITEWORK SUBTOTAL:	**$ 610,617.00**
REMAINING PAVEMENT & CONCRETE WORK SUBTOTAL:	**$ 703,037.40**
REMAINING SANITARY SEWER SYSTEM SUBTOTAL:	**$ 496,667.67**
REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:	**$ 413,557.21**
REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:	**$ 626,563.33**
REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	**$ 47,476.26**

REMAINING CONSTRUCTION COST TOTAL:	**$ 2,931,918.86**
PERFORMANCE BOND AMOUNT (150%):	**$ 4,397,878.29**

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Acceptance of Maintenance Bond in the amount of $589,174.50 and Sidewalk Performance Bond in the amount of $82,500.00 for Cross Creek Phase 2, 145 Cross Creek Drive, Subject to City Attorney Approval

Project:	#24-0220
P&Z Meeting Date:	July 14, 2025
City Council Meeting Date:	July 21, 2025
Applicant and Authorized Agent:	Malorie Boyd, Coleman Company
Location (Address):	145 Cross Creek Drive
Parcel (PIN):	51010A 10006
Acreage:	Approximately 10.31
Zoning:	R-1-A
Proposed Use:	Cross Creek Phase 2 water distribution system, sanitary sewer collection system, roadway and street drainage systems and remaining sidewalk.
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the acceptance of the maintenance bond in the amount of $589,174.50 and sidewalk performance bond in the amount of $82,500.00 for Cross Creek Phase 2 water distribution system, sanitary sewer collection system, roadway and street drainage systems and remaining sidewalk, subject to City attorney approval."*
Attachments:	A. Bonds B. Bond Submittal Documentation

C. Record Drawing

Attachment A

CITY *of* POOLER
GEORGIA

MAINTENANCE BOND

Bond Number: 0269770 Principal Amount: $589,174.50

Project: Cross Creek Phase 2, Pooler, GA

Location: Pooler, Georgia City Permit Number: _____

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 "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 Five Hundred Eighty Nine Thousand One Hundred Seventy Four & 50/100 US Dollars ($ 589,174.50) 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: Cross Creek Phase 2, EARTHWORK & SITEWORK, PAVEMENT & CONCRETE in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

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

of acceptance of this Bond by Obligee:

1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);

2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;

3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;

4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;

5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;

6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee

   a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or

   b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severalty, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and

8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number 0269770 this 21st day of July, 2025.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

02/01/26
Notary Public Commission Expiration

Seal:

MELANIE HARRISON NOTARY PUBLIC BULLOCH COUNTY, GEORGIA

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Carolyn F Smith
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 04/24/2024

Notary Public Commission Expiration

Seal:

CAROLYN F SMITH NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Contractor

Contractor Signature

Matt R. Hilton
Contractor Print

Manager
Contractor Title

Preferred Site Construction LLC
Company Name

Surety

Surety Authorized Signature

Christy Lackey
Surety Authorized Print

Berkley Insurance Company
Surety Company Name

475 Steamboat Road, Greenwich, CT 06830
Surety Business Address

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

(b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

Attachment A

No. BI-10341a

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 RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

_____
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 21st day of July, 2025.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

_____
Vincent P. Forte

Attachment A

CITY of POOLER
GEORGIA

SIDEWALK PERFORMANCE BOND

Bond Number: 0269771 Principal Amount: $82,500.00

Project: Cross Creek Phase 2, Pooler, GA

Location: Pooler, Georgia City Permit Number: _____

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 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 Eighty Two Thousand Five Hundred & 00/100 US Dollars ($ 82,500.00) 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:

Cross Creek Phase 2, EARTHWORK & SITEWORK, PAVEMENT & CONCRETE.

Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia, and in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE until these obligations hereunder cease as outlined herein

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number 0269771 this 21st day of July, 2025.

Attest

Witness as to Prinicpal (1)

Witness as to Prinicpal (2)

Notary Public Signature

02/01/26
Notary Public Commission Expiration

Seal: MELANIE HARALSON NOTARY PUBLIC BULLOCH COUNTY GEORGIA

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Carolyn F Smith
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 04/24/2024

Notary Public Commission Expiration

Seal: CAROLYN F SMITH NOTARY PUBLIC GWINNETT COUNTY GEORGIA

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Prinicpal

Prinicpal Signature

Matt R. Hilton
Prinicpal Print

Manager
Prinicpal Title

Preferred Site Construction LLC
Company Name

Surety

Surety Authorized Signature

Christy Lackey
Surety Authorized Print

Berkley Insurance Company
Surety Company Name

475 Steamboat Road, Greenwich, CT 06830
Surety Business Address

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 74-136. Sidewalks; bond.

Sidewalks shall be required as stated in the subdivision regulations and placed when street improvements are made, or:

(1) Sidewalks shall be placed as lot improvements are constructed.

(2) Sidewalks shall be placed in the right-of-way as approved by the city.

(3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.

(4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.

(5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.

(6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-35; Ord. of 6-5-2017(5), § I)

Attachment A

No. BI-10341a

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 RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

_____
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 21st day of July, 2025.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE (Seal)

_____
Vincent P. Forte

Attachment B

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

June 23, 2025

Cross Creek Phase II,

The developers of Cross Creek Phase II 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

Mark Williams- Water Superintendent
☑ Public ☐ Private

Chris Costa- Drainage Superintendent
☑ Public ☐ Private

Shawn McNelly- Street Superintendent
☑ Public ☐ Private

Planning & Zoning

Tarra Duff
Public Works Coordinator

EOM Operations
Your solution to a better tomorrow

June 24th, 2024

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

Subject: Warranty Bond & Sidewalk Performance Bond
Cross Creek Phase 2 Subdivision

Dear Mrs. Dyer,

We have reviewed to the requested Cross Creek Subdivision – Phase 2 Warranty Bond & Sidewalk Performance Bond, furnished by Coleman Company; specifically the schedule of values and unit costs for the bond.

The proposed **Warranty Bond** covers the applicable costs associated with the completed construction of the proposed City Maintain Infrastructure. This infrastructure includes the water distribution system, sanitary sewer collection system, roadway, and street drainage systems. Based on the calculations provided by Neil McKenzie, P.E. with Coleman Company, the cost of the City maintained infrastructure is $1,178,349.00, which is correct. Therefore the 50% Warranty Infrastructure Bond of **$589, 174.50** would also be correct.

The proposed **Sidewalk Performance Bond** covers the remaining sidewalk to be constructed in the right of way. Based on the calculations provided by Niel McKenzie, P.E. with Coleman Company, the cost of the remaining sidewalk is $55,000.00. Therefor the 150% Sidewalk Performance Bond of **$82.500.00** would also be correct.

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

If you have you have any questions and/or comments, please feel free to contact me at EOM Operations at (912) 445-0050 or by email.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

06/11/2024

City of Pooler
100 SW Highway 80
Pooler Georgia, 31322

Attn: Ms Kim Dyer

Re: Performance Bond
Cross Creek Ph 2
Pooler, Georgia

CCI: **19-651**

Dear Ms. Dyer:

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: **$55,000.00**

Performance Bond 150%: **$82,500.00**

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.

COLEMAN COMPANY
ENGINEERS • SURVEYORS

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	Sidewalks (SY)	1100	$50.00	$55,000.00

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:	**$55,000.00**
Sanitary Sewer:	**$0.00**
Stormwater Drainage:	**$0.00**
Water Distribution:	**$0.00**
Total Infrastructure Cost:	**$55,000.00**

COLEMAN COMPANY
ENGINEERS • SURVEYORS

06/10/2024

City of Pooler
100 SW Highway 80
Pooler Georgia, 31322

Attn: Ms Kim Dyer

Re: **Warranty Bond**
Cross Creek Ph 2
Pooler, Georgia

CCI: **19-651**

Dear Ms. Dyer:

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:$1,178,349.00

Warranty Bond 50% : **$589,174.50**

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Bond Calculations

Section I - Erosion Control

Item #:	Description:	Quantity:	Unit Price:	Cost:
I-1	Silt Fence - Type A-Behind Curb (LF)	2600	$2.25	$5,850.00
I-2	Rip Rap (SY)	30	$85.00	$2,550.00
I-3	Level Spreader	1	$2,800.00	$2,800.00

Section II - Grading

Item #:	Description:	Quantity:	Unit Price:	Cost:
II-1	Build Haul Road	1	$30,000.00	$30,000.00

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	18" Rollover Curb & Gutter (LF)	2470	$17.30	$42,731.00
III-2	Turn Around (4" Gradded Aggergagte Base) (SY)	1775	$17.40	$30,885.00
III-3	8" Graded Aggregate Base-Emergency Access Rd	775	$32.30	$25,032.50
III-4	8" Graded Aggregate Base-Standard Duty Asphalt	2530	$34.00	$86,020.00
III-5	1.5" Asphalt Topping (SY)	2530	$17.00	$43,010.00
III-6	8" Graded Agregate Base- Heavy Duty Asphalt	1440	$34.00	$48,960.00
III-7	2" Binder + 1.5" Asphalt Topping	1440	$30.00	$43,200.00
III-8	Concrete Sidewalks	150	$59.00	$8,850.00
III-9	Handicap Ramps	4	$1,550.00	$6,200.00
III-10	Striping (LS)	1	$9,000.00	$9,000.00

Section IV - Sanitary Sewer

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-1	Connect to Existing Manhole 18' Deep	1	$11,500.00	$11,500.00
IV-2	8" PVC 0-6 (LF)	446	$37.00	$16,502.00
IV-3	8" DIP 0-6"	156	$118.00	$18,408.00
IV-4	8" PVC 6-8 (LF)	801	$39.00	$31,239.00
IV-5	8" PVC 8-10"	307	$41.50	$12,740.50
IV-6	8" PVC 10-12 (LF)	1008	$51.75	$52,164.00
IV-7	8" PVC 12-14"	78	$54.00	$4,212.00
IV-8	8" PVC 16-`18 (LF)	130	$130.00	$16,900.00
IV-9	8" DIP 6-8 (LF)	20	$140.00	$2,800.00
IV-10	Standard Manholes 0-6 (EA)	3	$3,579.00	$10,737.00
IV-11	Standard Manholes 6-8 (EA)	2	$4,175.00	$8,350.00

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-12	Standard Manholes 8-10 (EA)	1	$4,318.00	$4,318.00
IV-13	Standard Manholes 10-12 (EA)	5	$5,113.00	$25,565.00
IV-14	Standard Manholes 12-14 (EA)	4	$5,795.00	$23,180.00
IV-15	Vent for Manholes	2	$2,300.00	$4,600.00
IV-16	8"x4" PVC Service Connection (EA)	14	$405.00	$5,670.00
IV-17	8"x 4" DIP Service Connection	3	$2,250.00	$6,750.00
IV-18	Manhole Service Connection	5	$220.00	$1,100.00
IV-19	4" PVC Lateral	700	$15.50	$10,850.00
IV-20	4" DIP P401	180	$85.00	$15,300.00
IV-21	Estimated Stone for Bedding (TN)	1000	$77.50	$77,500.00
IV-22	Select Fill (CY)	950	$23.00	$21,850.00
IV-23	Dewatering (LF)	1	$28,500.00	$28,500.00
IV-24	Testing	1	$18,000.00	$18,000.00

Section V - Stormwater Drainage System

Item #:	Description:	Quantity:	Unit Price:	Cost:
V-1	18" RCP 0-6 (LF)	184	$59.00	$10,856.00
V-2	18" RCP 8-10 (LF)	200	$63.50	$12,700.00
V-3	24" RCP 0-6 (LF)	43	$79.00	$3,397.00
V-4	24" RCP 10-12 (LF)	163	$83.00	$13,529.00
V-5	30" RCP 0-6 (LF)	146	$108.00	$15,768.00
V-6	30" RCP 8-10 (LF)	43	$113.00	$4,859.00
V-7	30" RCP 10-12 (LF)	137	$115.00	$15,755.00
V-8	36" RCP 10-12 (LF)	66	$147.00	$9,702.00
V-9	24" FES (EA)	1	$1,115.00	$1,115.00
V-10	30" FES (EA)	1	$1,660.00	$1,660.00
V-11	36" FES (EA)	1	$2,025.00	$2,025.00
V-12	Curb Inlet Type C (0-6) Small Pipe	2	$4,950.00	$9,900.00
V-13	Curb Inlet Type C (8-10) Small Pipe	2	$5,440.00	$10,880.00
V-14	Curb Inlet Type C (8-10) Medium Pipe	2	$5,670.00	$11,340.00
V-15	Curb Inlet Type C (10-12) Small Pipe	1	$5,640.00	$5,640.00
V-16	Grate Inlet 0-6	2	$2,775.00	$5,550.00
V-17	Grate Inlet 8-10	1	$3,525.00	$3,525.00
V-18	OCS (11' x 11')	1	$11,280.00	$11,280.00
V-19	6" Underdrain for Curb Inlet (LF)	700	$32.00	$22,400.00
V-20	Stone for Bedding (TN)	225	$77.50	$17,437.50
V-21	Temporary Inlet Protection (EA)	11	$405.00	$4,455.00

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Item #:	Description:	Quantity:	Unit Price:	Cost:
V-22	Temporary Pipe Crossing for Canal	1	$4,500.00	$4,500.00
V-23	Select Fill (CY)	185	$23.00	$4,255.00
V-23	Dewatering	1	$6,475.00	$6,475.00
V-24	Lamp Testing	1	$2,100.00	$2,100.00

Section VI - Water Distribution System

Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-1	Connect to Existing 12" Water Stub	1	$5,100.00	$5,100.00
VI-2	8" DIP Stright Sewer Crossing	20	$138.00	$2,760.00
VI-3	8" PVC Water Main (LF)	1061	$46.50	$49,336.50
VI-4	Fire Hydrant Assembly (EA)	3	$6,350.00	$19,050.00
VI-5	8" Gate Valve in Manhole w/ Marker Post	6	$5,140.00	$30,840.00
VI-6	8"x1" Service Connection (EA)	22	$535.00	$11,770.00
VI-7	1" PE Tubing Lateral (LF)	800	$13.50	$10,800.00
VI-8	8" Bell Restraints	12	$305.00	$3,660.00
VI-9	8" MJ 45 Bend	1	$615.00	$615.00
VI-10	8" Blow-Off Assembly	3	$1,440.00	$4,320.00
VI-11	Raise Existing Gate Valve Top	3	$870.00	$2,610.00
VI-12	Select Fill (CY)	320	$23.00	$7,360.00
VI-13	Testing & Chlorination (LS)	1	$5,200.00	$5,200.00

Erosion Control:	**$11,200.00**
Grading:	**$30,000.00**
Paving & Concrete Work:	**$343,888.50**
Sanitary Sewer:	**$428,735.50**
Stormwater Drainage:	**$211,103.50**
Water Distribution:	**$153,421.50**
Total Infrastructure Cost:	**$1,178,349.00**

RECORD DRAWINGS FOR
CROSS CREEK SUBDIVISION
PHASE 2

PREPARED FOR
HARMONY PARTNERS, LLC

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.

ENGINEER'S NAME NEIL P McKENZIE, PE

ENGINEER'S SIGNATURE

G.A. PE. NUMBER PE036652

DATE 11/13/2024

I CERTIFY THAT ALL LAND DISTURBING ACTIVITIES AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.

OWNER

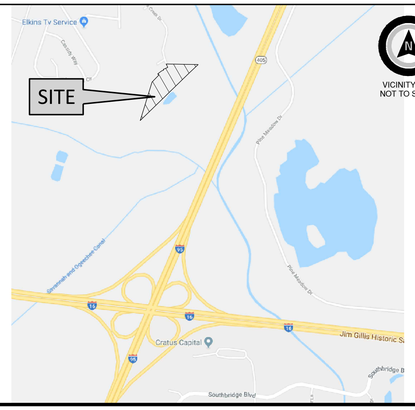
I CERTIFY THAT THIS DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

ENGINEER OF RECORD

DESIGN PROFESSIONAL'S CREDENTIALS:

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

VICINITY MAP (N.T.S.)



VICINITY MAP
NOT TO SCALE

REVISIONS

1	3.22.2022	REVISION #1: 60' LOT LAYOUT, GRADING, UTILITIES & PROFILES

PROJECT SITE DATA

PROJECT ADDRESS:	PINE BARREN ROAD (SAGIS)
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	89.72 ACRES
DISTURBED AREA:	±11.00 ACRES
ZONING:	R-1-A
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
FLOOD ZONE:	X, AE-12
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01001A
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	32.085380, -81.245123

SHEET INDEX

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

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RECORD DRAWINGS

GEORGIA REGISTERED PROFESSIONAL No. PE036652 PROFESSIONAL 11/13/24 ENGINEER NEIL P. McKENZIE

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.

REVISIONS:

03/22/2022: REVISION #1

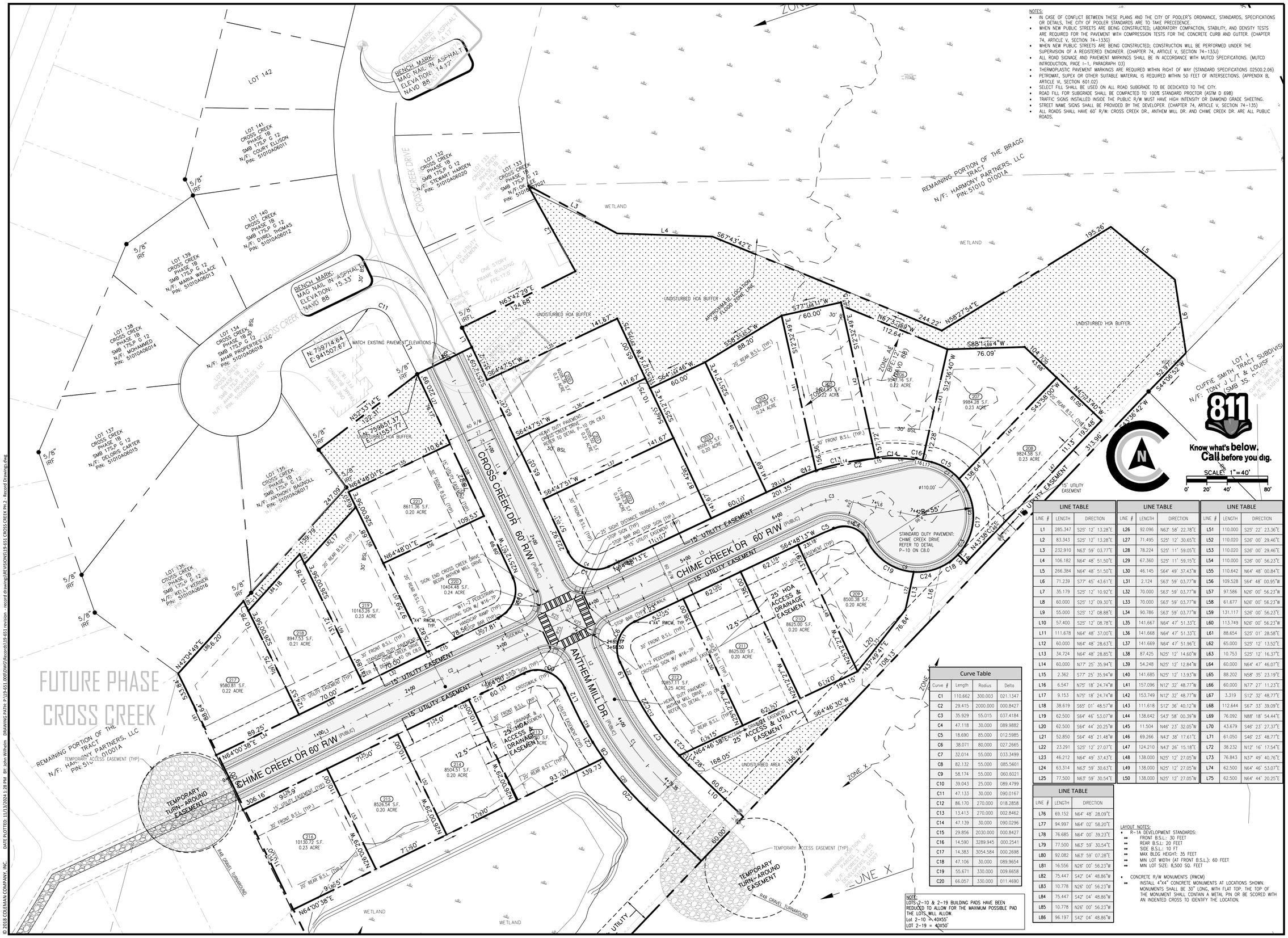
RECORD DRAWINGS FOR
CROSS CREEK SUBDIVISION PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 19-651.000
DATE: 03/22/2022
DRAWN BY: MLF
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:
COV

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 11/13/2024 1:28 PM BY: John Wilhelm DRAWING PATH: P:\19-651.000\DWG\Record\19-651 revision - record drawings\REVISIONS\19-651 CROSS CREEK PH.2 - Record Drawings.dwg



NOTES:

- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCE, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
- WHEN NEW PUBLIC STREETS ARE BEING CONSTRUCTED; LABORATORY COMPACTION, STABILITY, AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION TESTS FOR THE CONCRETE CURB AND GUTTER. (CHAPTER 74, ARTICLE V, SECTION 74-133G)
- WHEN NEW PUBLIC STREETS ARE BEING CONSTRUCTED; CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER. (CHAPTER 74, ARTICLE V, SECTION 74-133J)
- ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
- THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY (STANDARD SPECIFICATIONS 02500.2.06)
- PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS. (APPENDIX B, ARTICLE VI, SECTION 601.02)
- SELECT FILL SHALL BE USED ON ALL ROAD SUBGRADE TO BE DEDICATED TO THE CITY.
- ROAD FILL FOR SUBGRADE SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698)
- TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
- STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (CHAPTER 74, ARTICLE V, SECTION 74-135)
- ALL ROADS SHALL HAVE 60' R/W: CROSS CREEK DR., ANTHEM MILL DR. AND CHIME CREEK DR. ARE ALL PUBLIC ROADS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	285.347	S25° 12' 13.28"E
L2	83.343	S25° 12' 13.28"E
L3	232.910	N63° 59' 03.77"E
L4	106.182	N64° 48' 51.50"E
L5	266.384	N64° 48' 51.50"E
L6	71.239	S77° 45' 43.61"E
L7	35.179	S25° 12' 10.92"E
L8	60.000	S25° 12' 09.30"E
L9	55.000	S25° 12' 08.88"E
L10	57.400	S25° 12' 08.78"E
L11	111.678	N64° 48' 37.00"E
L12	60.000	N64° 48' 28.63"E
L13	34.724	N64° 48' 28.85"E
L14	60.000	N77° 25' 35.94"E
L15	2.362	S77° 25' 35.94"W
L16	6.547	N75° 18' 24.74"W
L17	9.153	N75° 18' 24.74"W
L18	38.619	S65° 01' 48.57"W
L19	62.500	S64° 46' 53.07"W
L20	62.500	S64° 44' 20.25"W
L21	52.850	S64° 48' 21.48"W
L22	23.291	S25° 12' 27.07"E
L23	46.212	N64° 49' 37.43"E
L24	63.314	N63° 59' 30.63"E
L25	77.500	N63° 59' 30.54"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	92.096	N63° 58' 22.78"E
L27	71.495	S25° 12' 30.65"E
L28	78.224	S25° 11' 59.05"E
L29	67.360	S25° 11' 59.15"E
L30	46.145	S64° 49' 37.43"W
L31	2.124	S63° 59' 03.77"W
L32	70.000	S63° 59' 03.77"W
L33	70.000	S63° 59' 03.77"W
L34	90.786	S63° 59' 03.77"W
L35	141.667	N64° 47' 51.33"E
L36	141.668	N64° 47' 51.33"E
L37	141.669	N64° 47' 51.96"E
L38	87.425	N25° 12' 14.60"W
L39	54.248	N25° 12' 12.84"W
L40	141.685	N25° 12' 13.93"W
L41	157.096	N12° 32' 48.77"W
L42	153.749	N12° 32' 48.77"W
L43	111.618	S12° 36' 40.12"W
L44	138.642	S43° 58' 00.39"W
L45	11.504	N46° 23' 32.05"W
L46	69.266	N43° 38' 17.61"E
L47	124.210	N43° 26' 15.18"E
L48	138.000	N25° 12' 27.05"W
L49	138.000	N25° 12' 27.05"W
L50	138.000	N25° 12' 27.05"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L51	110.000	S25° 22' 23.36"E
L52	110.020	S26° 00' 29.46"E
L53	110.020	S26° 00' 29.46"E
L54	110.000	S26° 00' 56.23"E
L55	110.642	N64° 48' 00.84"E
L56	109.528	S64° 48' 00.95"W
L57	97.586	N26° 00' 56.23"W
L58	61.677	N26° 00' 56.23"W
L59	131.117	S26° 00' 56.23"E
L60	113.749	N26° 00' 56.23"W
L61	88.654	S25° 01' 28.58"E
L62	65.000	S25° 12' 13.52"E
L63	10.753	S25° 12' 16.37"E
L64	60.000	N64° 47' 46.07"E
L65	88.202	N58° 35' 23.19"E
L66	60.000	N77° 27' 11.23"E
L67	3.319	S12° 32' 48.77"E
L68	112.644	S67° 33' 39.09"E
L69	76.092	N88° 18' 54.44"E
L70	43.679	S46° 23' 27.37"E
L71	61.050	S46° 23' 48.77"E
L72	38.232	N12° 16' 17.54"E
L73	76.843	N37° 49' 40.76"E
L74	62.500	N64° 46' 53.07"E
L75	62.500	N64° 44' 20.25"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L76	69.152	N64° 48' 28.09"E
L77	94.997	N64° 02' 58.20"E
L78	76.685	N64° 00' 39.23"E
L79	77.500	N63° 59' 30.54"E
L80	92.082	N63° 59' 07.28"E
L81	16.556	N26° 00' 56.23"W
L82	75.447	S42° 04' 48.86"W
L83	10.778	N26° 00' 56.23"W
L84	75.447	S42° 04' 48.86"W
L85	10.778	N26° 00' 56.23"W
L86	96.197	S42° 04' 48.86"W

Curve Table			
Curve #	Length	Radius	Delta
C1	110.662	300.003	021.1347
C2	29.415	2000.000	000.8427
C3	35.929	55.015	037.4184
C4	47.118	30.000	089.9882
C5	18.690	85.000	012.5985
C6	38.071	80.000	027.2665
C7	32.014	55.000	033.3499
C8	82.132	55.000	085.5601
C9	58.174	55.000	060.6021
C10	39.043	25.000	089.4799
C11	47.133	30.000	090.0167
C12	86.170	270.000	018.2858
C13	13.413	270.000	002.8462
C14	47.139	30.000	090.0296
C15	29.856	2030.000	000.8427
C16	14.590	3289.945	000.2541
C17	14.383	3054.584	000.2698
C18	47.106	30.000	089.9654
C19	55.671	330.000	009.6658
C20	66.057	330.000	011.4690

NOTE:
LOTS 2-10 & 2-19 BUILDING PADS HAVE BEEN REDUCED TO ALLOW FOR THE MAXIMUM POSSIBLE PAD THE LOTS WILL ALLOW.
Lot 2-10 = 40X55'
LOT 2-19 = 40X50'

LAYOUT NOTES:

- R-1A DEVELOPMENT STANDARDS:
  - FRONT B.S.L.: 30 FEET
  - REAR B.S.L: 20 FEET
  - SIDE B.S.L.: 10 FT
  - MAX BLDG HEIGHT: 35 FEET
  - MIN LOT WIDTH (AT FRONT B.S.L.): 60 FEET
  - MIN LOT SIZE: 8,500 SQ. FEET
- CONCRETE R/W MONUMENTS (RWCM)
  - INSTALL 4"X4" CONCRETE MONUMENTS AT LOCATIONS SHOWN. MONUMENTS SHALL BE 30" LONG, WITH FLAT TOP. THE TOP OF THE MONUMENT SHALL CONTAIN A METAL PIN OR BE SCORED WITH AN INDENTED CROSS TO IDENTIFY THE LOCATION.

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RECORD DRAWINGS

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GEORGIA REGISTERED No. PE036662 PROFESSIONAL 11/13/24 ENGINEER NEIL P. MCKENZIE

REVISIONS:
03/22/2022: REVISION #1

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

SCALE: 1"=40'
0' 20' 40' 80'

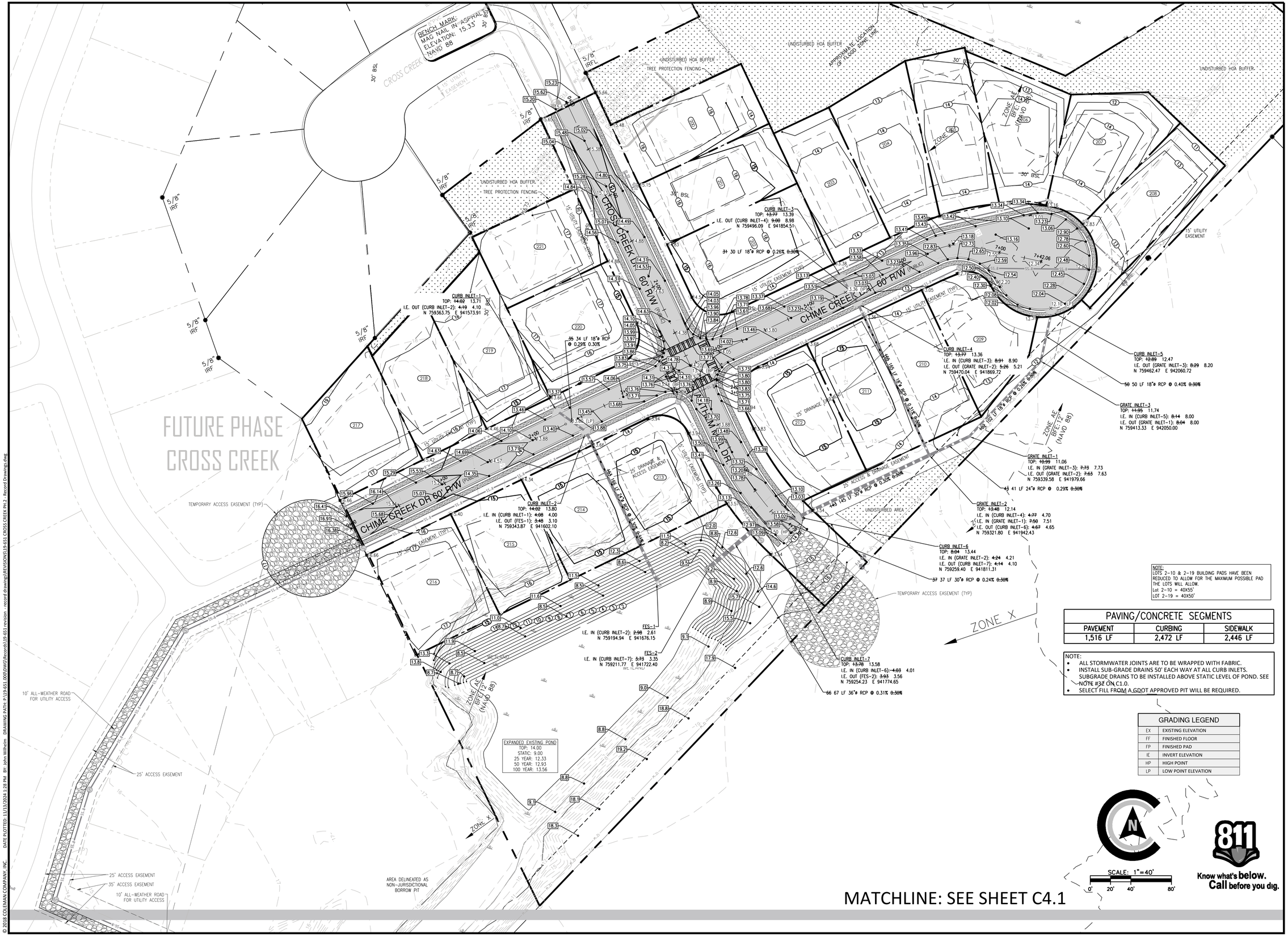
RECORD DRAWINGS FOR
CROSS CREEK SUBDIVISION PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	19-651.000
DATE:	03/22/2022
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

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PAVING/CONCRETE SEGMENTS		
PAVEMENT	CURBING	SIDEWALK
1,516 LF	2,472 LF	2,446 LF

NOTE:
- ALL STORMWATER JOINTS ARE TO BE WRAPPED WITH FABRIC.
- INSTALL SUB-GRADE DRAINS 50' EACH WAY AT ALL CURB INLETS. SUBGRADE DRAINS TO BE INSTALLED ABOVE STATIC LEVEL OF POND. SEE ~~NOTE #32~~ ON C1.0.
- SELECT FILL FROM A GDOT APPROVED PIT WILL BE REQUIRED.

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
IE	INVERT ELEVATION
HP	HIGH POINT
LP	LOW POINT ELEVATION

NOTE:
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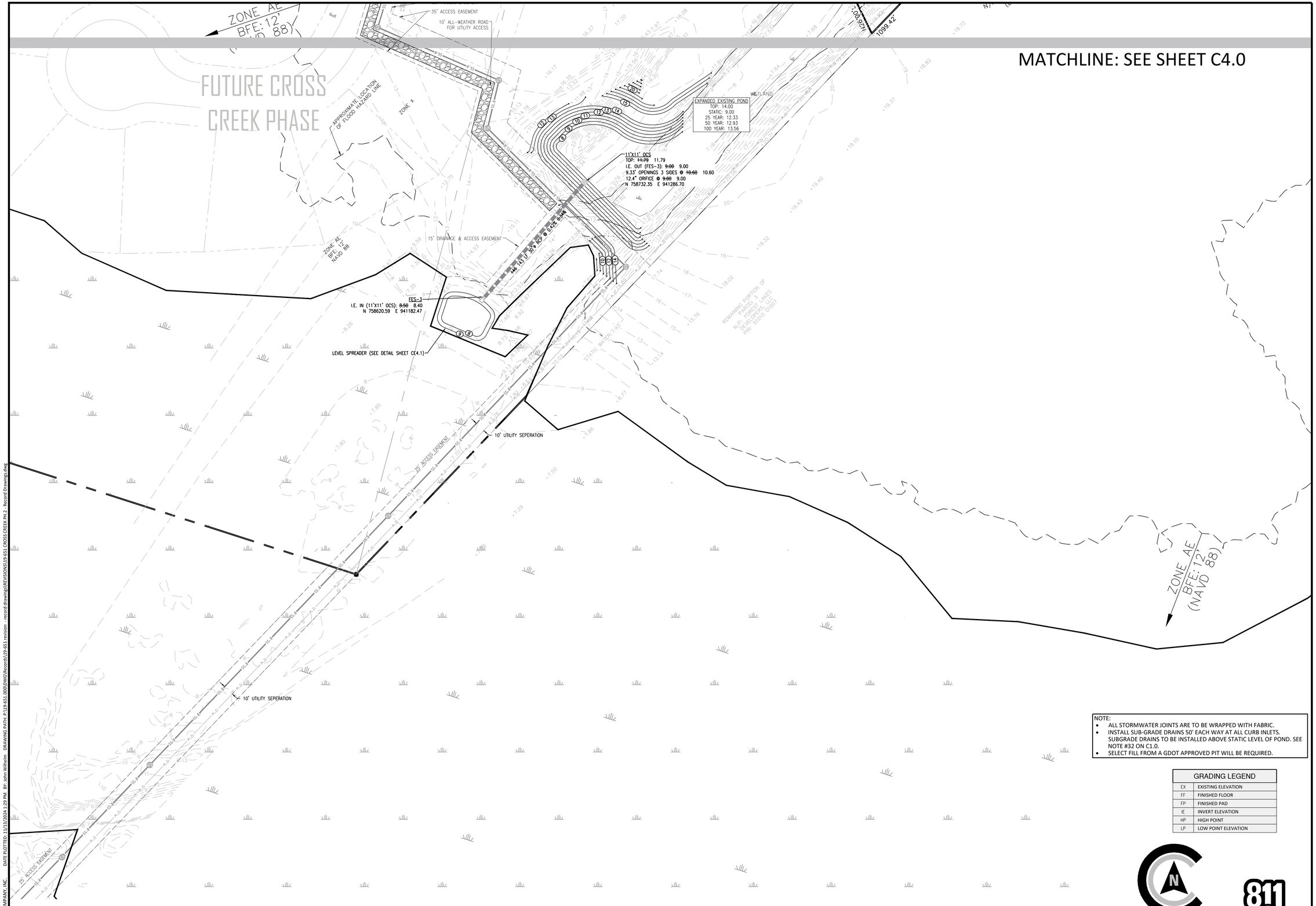
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SCALE:	AS NOTED

PAVING, GRADING & DRAINAGE

SHEET:
C4.0

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NOTE:
- ALL STORMWATER JOINTS ARE TO BE WRAPPED WITH FABRIC.
- INSTALL SUB-GRADE DRAINS 50' EACH WAY AT ALL CURB INLETS. SUBGRADE DRAINS TO BE INSTALLED ABOVE STATIC LEVEL OF POND. SEE NOTE #32 ON C1.0.
- SELECT FILL FROM A GDOT APPROVED PIT WILL BE REQUIRED.

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
IE	INVERT ELEVATION
HP	HIGH POINT
LP	LOW POINT ELEVATION

SCALE: 1"=40'
0' 20' 40' 80'

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GEORGIA REGISTERED No. PE036662 PROFESSIONAL ENGINEER NEIL P. MCKENZIE 11/13/24

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PAVING GRADING & DRAINAGE

SHEET: C4.1

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Attachment C



NOTE:
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Lot 2-10 = 40X55'
LOT 2-19 = 40X50'

NOTE:
- SELECT FILL FROM A GDOT APPROVED PIT WILL BE REQUIRED.

MINIMUM SLOPE AWAY FROM THE BUILDING OVER THE FIRST SIX FEET FOR ALL SIDES SHALL BE 5.0%

TYPICAL BUILDING GRADING
NOT TO SCALE

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
IE	INVERT ELEVATION
HP	HIGH POINT
LP	LOW POINT ELEVATION

THERE SHALL BE A MINIMUM OF 6" OF FALL BETWEEN THE GRADE AT THE STRUCTURE AND THE GRADE AT THE BOTTOM OF THE PROTECTIVE SLOPES

GRADE ADJACENT TO STRUCTURE SHALL BE A MINIMUM OF 6" BELOW THE F.F. ELEVATION

LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET

THERE SHALL BE A MINIMUM OF 5.0% SLOPE BETWEEN THE GRADE AT THE STRUCTURE AND THE GRADE AT THE BOTTOM OF THE PROTECTIVE SLOPES

GRADE ADJACENT TO STRUCTURE SHALL BE A MINIMUM OF 6" BELOW THE F.F. ELEVATION

LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SCALE: 1"=40'
0' 20' 40' 80'

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NEIGHBORHOOD GRADING PLAN

SHEET:
C5.0

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MATCHLINE: SEE SHEET C6.0

FUTURE CROSS CREEK PHASE

TO ALL-WEATHER ROAD FOR UTILITY ACCESS

128 176 LF 8"ø SDR26 PVC @ 0.40% ~~0.40%~~

SSMH-9
TOP: ~~15.99~~ 15.99
I.E. IN (SSMH-8): ~~3.54~~ 3.38
I.E. OUT (SSMH-10): ~~3.44~~ 3.28
N 758830.16 E 941196.52

48 46 LF 8"ø SDR26 PVC @ 0.40% ~~0.44%~~

SSMH-10
TOP: ~~14.78~~ 14.81
I.E. IN (SSMH-9): ~~3.23~~ 3.10
I.E. OUT (SSMH-11): ~~3.13~~ 3.00
N 758784.89 E 941186.56

388 196 LF 8"ø SDR26 PVC @ 0.40% ~~0.40%~~

ONE SECTION DIP

15' DRAINAGE & ACCESS EASEMENT

SSMH-11
TOP: ~~14.75~~ 14.75
I.E. IN (SSMH-10): ~~2.37~~ 2.26
I.E. OUT (SSMH-12 (WITH VENT)): ~~2.17~~ 2.16
N 758653.03 E 941317.80

WETLAND

EXISTING 12" WATER MAIN

REMAINING PARCEL
N/F FOREST LAKES
GEORGIA, LLC
PIN: 51010 D1007

STATIC WATER: 7.93'

388 196 LF 8"ø SDR26 PVC @ 0.40% ~~0.40%~~

EXISTING 12" WATER MAIN

10' UTILITY SEPERATION

25' ACCESS EASEMENT

0+00
5+78

SSMH-12 (WITH VENT)
(USE WATERTIGHT RINGS AND COVERS)
TOP: ~~11.00~~ 10.63
I.E. IN (SSMH-11): ~~0.58~~ 0.84
I.E. OUT (SSMH-13 (WITH VENT)): ~~0.46~~ 0.74
N 758413.73 E 941092.11

388 346 LF 8"ø SDR26 PVC @ 0.40% ~~0.40%~~

10' UTILITY SEPERATION

EXISTING 12" WATER MAIN

SSMH-13 (WITH VENT)
(USE WATERTIGHT RINGS AND COVERS)
TOP: ~~14.05~~ 13.44
I.E. IN (SSMH-12 (WITH VENT)): ~~-0.60~~ -0.60
I.E. OUT (EX SSMH-HARMONY PH7): ~~-0.70~~ -0.69
N 758169.75 E 940860.60

25' ACCESS EASEMENT

0+00

SSMH-XX
(USE WATERTIGHT RINGS AND COVERS)
TOP: ~~XX.XX~~ 13.13
I.E. IN: ~~XX.XX~~ -1.18
I.E. OUT: ~~XX.XX~~ -1.28
N 758882.42 E 941365.41

EX SSMH-HARMONY PH7
(USE WATERTIGHT RINGS AND COVERS)
TOP: ~~16.20~~ 16.20
I.E. IN (SSMH-13 (WITH VENT)): ~~-1.68~~ -1.68
I.E. OUT (SSMH-15): ~~-1.78~~ -1.78
N 757992.91 E 940688.80

WATER AND SEWER NOTES:

- ALL SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED AND TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM (APPENDIX B, ARTICLE VI, SECTION 606.01).
- 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).
- BASE FLOOD ELEVATION IS 12.00 (NAVD88). ALL SANITARY SEWER MANHOLES WITH TOPS LOWER THAN ELEVATION 13.00 SHALL HAVE WATERTIGHT RINGS AND COVERS.

SCALE: 1"=40'
0' 20' 40' 80'

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OFFSITE UTILITY PLAN

SHEET:
C6.1

SANITARY SEWER LATERAL CHART

LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.	LOT#/LOT#	DIST.
200	759635.46	941631.14	PHX/200	11.25	200/201	53.75
201	759532.61	941679.70	200/201	59.99	201/202	5.02
202	759523.73	941683.80	201/202	4.77	211/212	165.11
203	759532.18	941897.50	202/203	55.01	203/204	5.04
204	759537.03	941905.75	203/204	4.54	204/205	48.78
205	759567.95	942006.79	204/205	57.30	205/206	2.71
206	759569.68	942015.47	205/206	6.17	206/207	40.33
207	759575.21	942059.17	206/207	8.95	207/208	42.14
208	759532.90	942109.91	207/208	23.93	208/OS	68.25
209	759496.13	941963.01	203/204	59.77	209/210	1.34
210	759461.89	941887.85	209/210	49.85	210/DE	12.65
211	759452.12	941867.34	DE/211	10.07	211/212	52.44
212	759405.41	941772.77	211/212	53.07	202/203	128.01
213	759335.69	941621.17	219/220	68.14	213/DE	13.59
214	759326.72	941601.04	DE/214	8.48	214/215	69.42
215	759294.28	941534.26	214/215	4.82	215/216	72.68
216	759227.08	941394.00	215/216	82.85	216/FD	9.30
217	759280.49	941368.97	FD/217	10.19	217/218	80.60
218	759343.80	941498.80	217/218	63.84	218/219	6.16
219	759350.04	941509.54	218/219	6.28	219/220	63.77
220	759508.07	941625.94	213/214	178.23	220/221	4.35
221	759579.63	941592.54	220/221	74.68	221/FD	3.67

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

WATER LATERAL CHART

LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.	LOT#/LOT#	DIST.
200	759589.71	941651.65	PHX/200	61.38	200/201	3.85
201	759584.24	941654.50	200/201	2.73	201/202	62.47
202	759470.83	941708.54	201/202	63.13	211/212	118.47
203	759509.97	941848.32	202/203	1.06	203/204	58.95
204	759552.46	941948.97	203/204	50.39	204/205	3.76
205	759556.19	941955.58	204/205	4.80	205/206	55.24
206	759575.55	942055.47	205/206	46.60	206/207	8.60
207	759555.31	942095.92	206/207	41.86	207/208	8.36
208	759551.52	942101.14	207/208	10.18	208/OS	85.99
209	759551.52	942101.14	203/204	59.77	209/210	1.34
210	759484.40	941933.68	209/210	2.66	210/DE	59.85
211	759482.37	941930.38	DE/211	61.43	211/212	1.34
212	759431.24	941820.40	211/212	3.08	202/203	85.42
213	759429.68	941816.71	219/220	72.81	213/DE	25.29
214	759341.24	941630.42	DE/214	71.83	214/215	6.38
215	759264.00	941471.84	214/215	74.20	215/216	3.30
216	759261.68	941466.08	215/216	2.92	216/FD	89.21
217	759313.24	941437.75	FD/217	86.37	217/218	4.50
218	759315.73	941443.37	217/218	2.02	218/219	68.29
219	759375.70	941564.29	218/219	66.69	219/220	3.31
220	759456.31	941655.67	213/214	134.17	220/221	64.03
221	759517.41	941621.38	220/221	6.13	221/FD	72.12

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

FUTURE PHASE
CROSS CREEK

CROSS CREEK COURT

CROSS CREEK DR 60' R/W (PUBLIC)

CHIME CREEK DR 60' R/W (PUBLIC)

ANTHEM MILL DR. (PUBLIC)

SSMH-1
TOP: ~~15.19~~ 15.13
I.E. OUT (SSMH-2): ~~9.09~~ 8.90
N 759589.52 E 759589.52

SSMH-2
TOP: ~~13.95~~ 14.06
I.E. IN (SSMH-1): 8.07 7.95
I.E. IN (SSMH-3): 7.97 7.87
I.E. IN (SSMH-19): 8.37 8.30
I.E. OUT (SSMH-5): 7.87 7.61
N 759373.16 E 941691.76

SSMH-3
WATERTIGHT RING AND COVER
TOP: 12.66 12.53
I.E. IN (SSMH-4): 9.30 9.20
I.E. OUT (SSMH-2): 9.20 9.10
N 759505.64 E 941969.19

SSMH-4
WATERTIGHT RING AND COVER
TOP: ~~12.50~~ 12.36
I.E. OUT (SSMH-3): ~~9.85~~ 9.72
N 759503.43 E 942105.19

SSMH-5
TOP: ~~17.13~~ 17.06
I.E. IN (SSMH-2): ~~6.49~~ 6.30
I.E. OUT (SSMH-6): ~~6.39~~ 6.21
N 759228.59 E 941385.41

SSMH-6
TOP: ~~17.06~~ 17.18
I.E. IN (SSMH-5): ~~5.61~~ 5.38
I.E. OUT (SSMH-7): ~~5.51~~ 5.28
N 759146.73 E 941206.93

SSMH-7
TOP: ~~15.17~~ 15.02
I.E. IN (SSMH-6): ~~4.78~~ 4.53
I.E. OUT (SSMH-8): ~~4.68~~ 4.43
N 758991.10 E 941112.30

SSMH-8
TOP: ~~13.50~~ 13.58
I.E. IN (SSMH-7): ~~4.23~~ 3.96
I.E. OUT (SSMH-9): ~~4.05~~ 3.86
N 758881.23 E 941081.25

SSMH-19
TOP: ~~13.42~~ 13.48
I.E. OUT (SSMH-2): ~~9.00~~ 8.96
N 759235.09 E 941775.83

8" GV IN MH
TOP: 17.87
N 759270.19
E 941364.44

8" MJ CAP
AND TEMP. BLOW-OFF

6" MJ CAP
8" GV IN MH
N 759694.53
E 941641.53
FIRE HYDRANT ASSEMBLY (TYP)
TOP: 16.35
N 759585.52 E 941650.15

8" GV IN MH
TOP: 12.31
N 759447.93
E 941711.40

8"x8" TEE
8" GV IN MH
TOP: 12.04
N 759444.35
E 941724.69

ONE SECTION DIP
8" GV IN MH
TOP: 14.30
N 759414.24
E 941661.84

FIRE HYDRANT ASSEMBLY (TYP)
TOP: 16.25
N 759412.92 E 941658.65

394LF 8" C900 PVC WATERMAIN (FROM END TO TEE)

30' BSL

15' UTILITY EASEMENT (TYP)

25' DRAINAGE & ACCESS EASEMENT

25' ACCESS & DRAINAGE EASEMENT

25' DRAINAGE EASEMENT

WATER SERVICE LATERAL (1" HDPE TYP)

SANITARY SEWER LATERAL (4" PVC TYP.)

UNDISTURBED HOA BUFFER

TREE PROTECTION FENCING

APPROXIMATE LOCATION OF FLOOD ZONE LINE

ZONE AE BFE: 12' (NAVD 88)

ZONE X

30' BSL 8" C900 172LF 8" C900 PVC WATERMAIN @ (FROM TEE TO CAP)

480LF 8" C900 PVC WATERMAIN A (FROM TEE TO TEE)

30" 45° BEND

FIRE HYDRANT ASSEMBLY (TYP)
TOP: 16.15
N 759550.88 E 942096.10

12" WATER MAIN PROPOSED BY OTHERS

CONNECT PROPOSED 8" WATER MAIN TO 12" WATER MAIN STUB WITH 12"x8" REDUCER 8" GV NW OF CONNECTION

8" GV
TOP: 11.89
N 759508.45
E 942128.24

EXISTING 12" GV, 12" X 12" TEE
TOP GV: 11.75
12" X 12" TEE: EX. WM STA: 20+86.29
RAISE GATE VALVE MANHOLE FLUSH TO NEW GROUND SURFACE.

136 136 LF 8"ø DIP @ 0.38% ~~0.40%~~

307 307 LF 8"ø SDR26 PVC @ 0.40% ~~0.40%~~

342 342 LF 8"ø SDR26 PVC @ 0.39% ~~0.40%~~

155 155 LF 8"ø SDR26 PVC @ 0.41% ~~0.40%~~

114 114 LF 8"ø SDR26 PVC @ 0.41% ~~0.40%~~

197 197 LF 8"ø SDR26 PVC @ 0.41% ~~0.40%~~

126 126 LF 8"ø SDR26 PVC @ 0.40% ~~0.40%~~

12" WATER MAIN / PROPOSED BY OTHERS

UNDISTURBED AREA

EXISTING 12" GVs, 12" X 12" TEE
TOP GVs: 16.25
12" X 12" TEE: 12" WM STA: 16+97.23
RAISE GATE VALVE MANHOLE FLUSH TO NEW GROUND SURFACE.

EXISTING 12" WATER MAIN

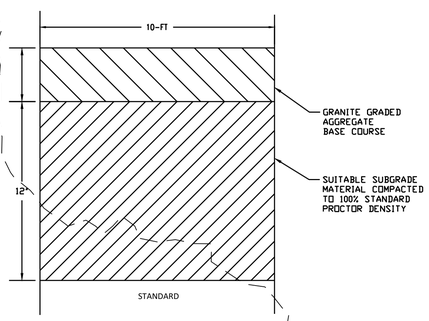
10' ALL-WEATHER ROAD FOR UTILITY ACCESS

WETLAND

AREA DELINEATED AS NON-JURISDICTIONAL BORROW PIT

WATER AND SEWER NOTES:

- ALL SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED AND TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM (APPENDIX B, ARTICLE VI, SECTION 606.01).
- 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).
- BASE FLOOD ELEVATION IS 12.00 (NAVD88). ALL SANITARY SEWER MANHOLES WITH TOPS LOWER THAN ELEVATION 13.00 SHALL HAVE WATERTIGHT RINGS AND COVERS.



P-12 N.T.S.

TYPICAL UTILITY ACCESS ROAD SECTION

Know what's below. Call before you dig.

SCALE: 1"=40'
0' 20' 40' 80'

MATCHLINE: SEE SHEET C6.1

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 11/13/24 ENGINEER NEIL C. MCKENZIE

These record drawings have been prepared based on information provided to us by others and our periodic observations. To the best of our knowledge and belief, these Record Drawings substantially conform to the approved site development plans.

REVISIONS:
03/22/2022: REVISION #1

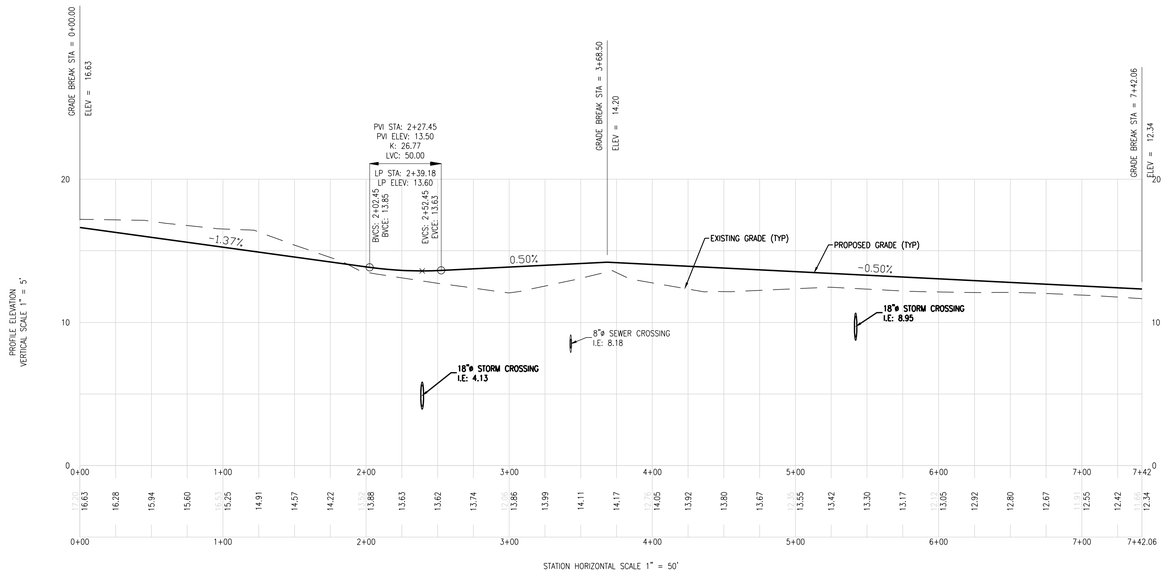
RECORD DRAWINGS FOR
CROSS CREEK SUBDIVISION PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	19-651.000
DATE:	03/22/2022
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

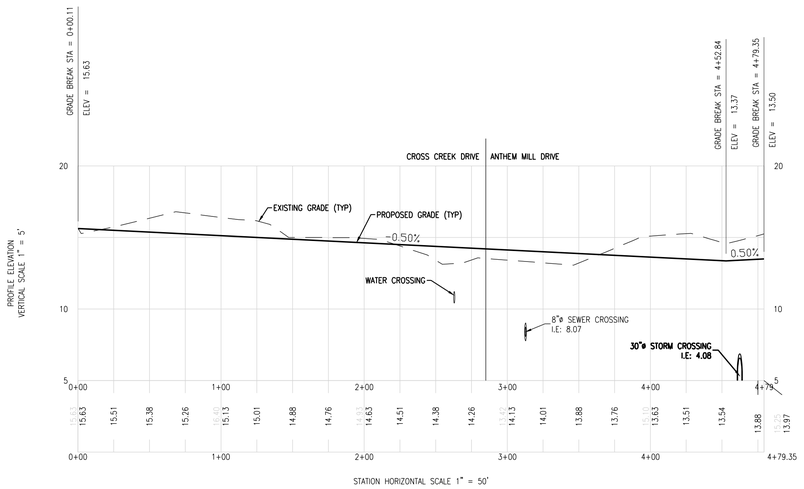
UTILITY PLAN

SHEET:
C6.0

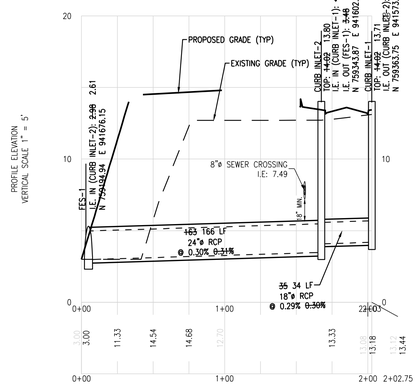
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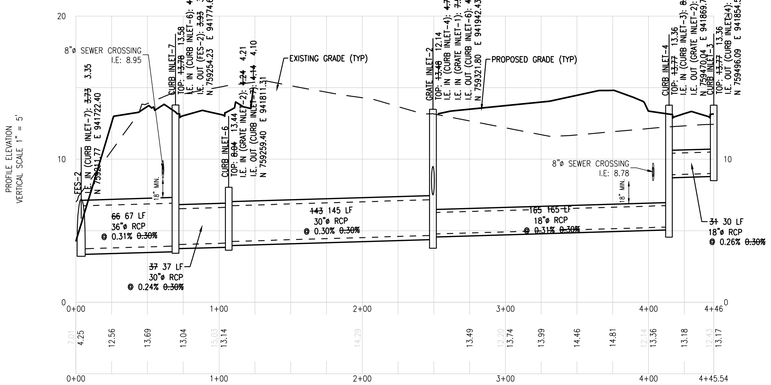
CHIME CREEK DRIVE CENTERLINE PROFILE
STA. 0+00.00 TO STA. 7+42.06



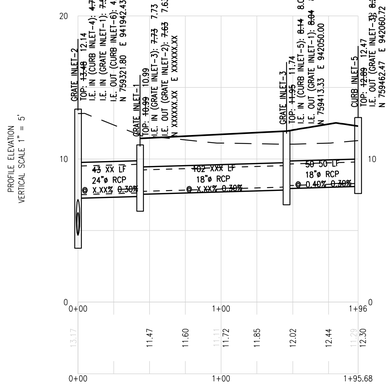
CROSS CREEK DRIVE CENTERLINE PROFILE
STA. 0+00.00 TO STA. 4+79.35



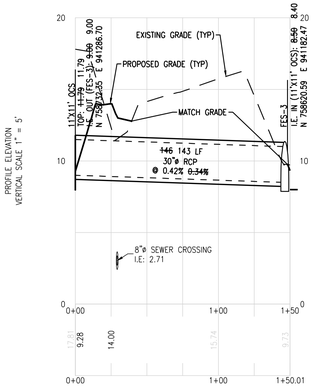
STORM SEWER PROFILE
STA. 0+00.00 TO STA. 2+02.75



STORM SEWER PROFILE
STA. 0+00.00 TO STA. 4+45.54



STORM #3 CENTERLINE PROFILE
STA. 0+00.00 TO STA. 1+95.68



STORM #4 CENTERLINE PROFILE
STA. 0+00.00 TO STA. 1+50.01

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RECORD DRAWINGS

GEORGIA REGISTERED
No. PE036662
PROFESSIONAL
11/13/24
ENGINEER
NEIL F. McKENZIE

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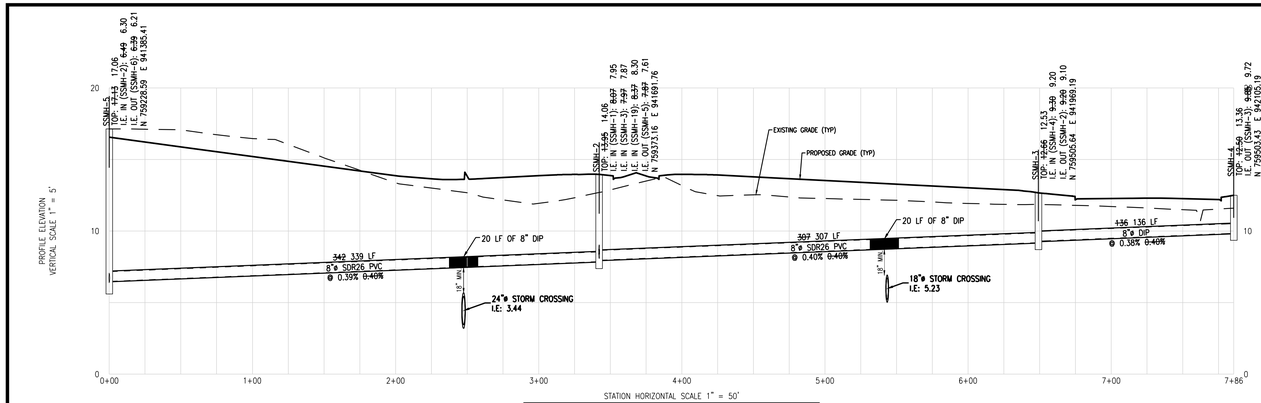
REVISIONS:
03/22/2022: REVISION #1

RECORD DRAWINGS FOR
CROSS CREEK SUBDIVISION PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

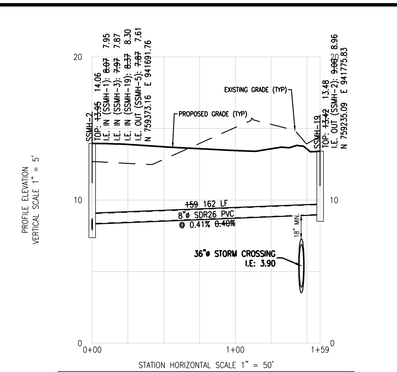
JOB NUMBER:	19-651.000
DATE:	03/22/2022
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

PROFILES

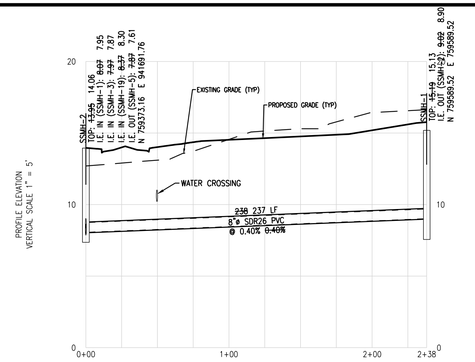
SHEET:
C7.0



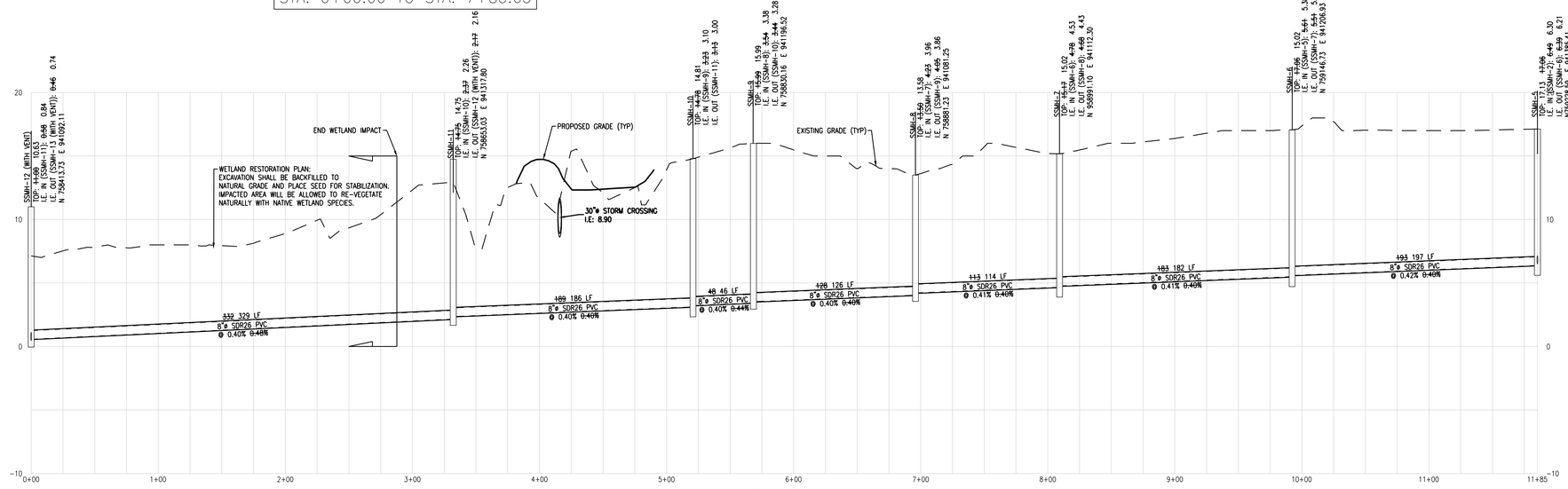
SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 7+85.65



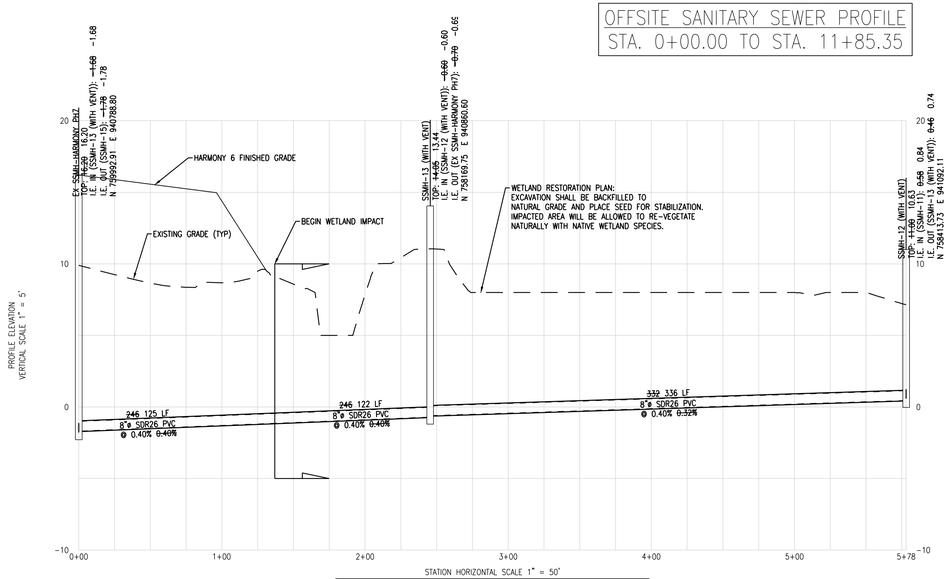
SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 1+59.14



SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 2+38.11



OFFSITE SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 11+85.35



OFFSITE SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 5+78.00

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RECORD DRAWINGS

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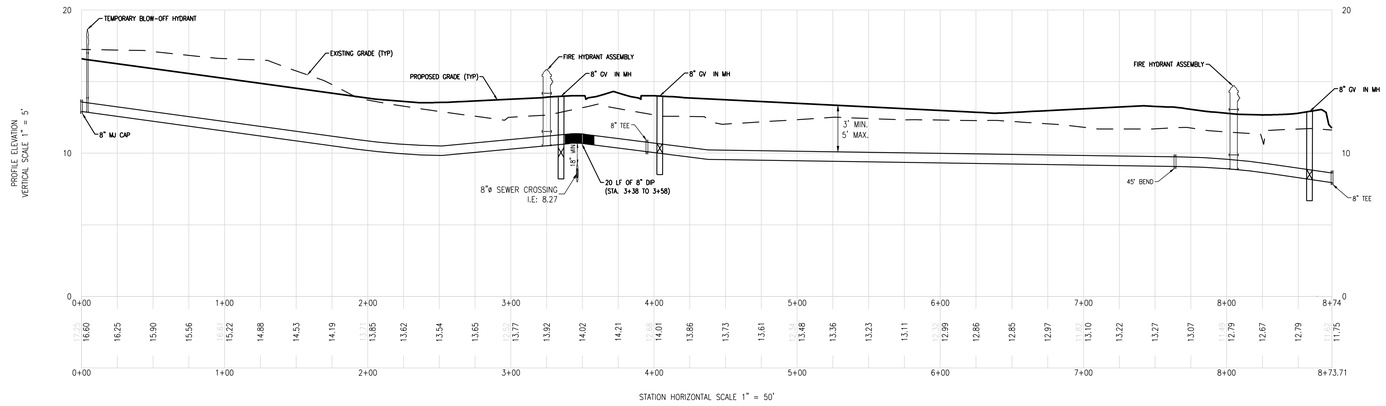
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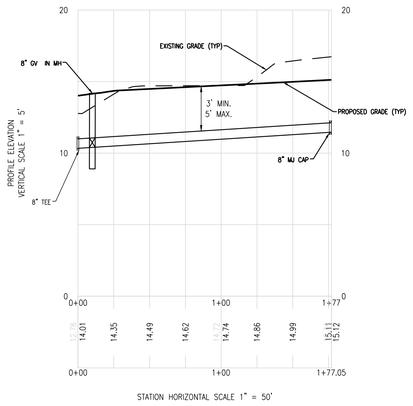
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SCALE:	AS NOTED

PROFILES

SHEET:
C7.1



ONSITE WATER1 CENTERLINE PROFILE
STA. 0+00.00 TO STA. 8+73.71



ONSITE WATER2 CENTERLINE PROFILE
STA. 0+00.00 TO STA. 1+77.05

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PROFILES

SHEET:
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