CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

September 22, 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. 6 – Schedule of Development Regulations to allow for a 6.5-foot reduction in the required 20-foot side yard setback in order to construct a personal storage facility at 220 Dublin Rd. (Application # A25-0128)

B. Zoning Map Amendment to modify the 100-foot buffer zoning condition, removing a 440 linear foot portion of required buffer, to allow for construction of a building material supply company with a retail storefront component at 1400 Jimmy Deloach Parkway. (Application # A25-0157)

C. Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements for a 90-foot reduction from the 100-foot adjacent use buffer at 1901 Pine Meadow Dr. to allow for establishment of a 33,867-sf industrial building within the buffer adjacent to the Savannah Ogeechee Canal. (Application # A25-0161)

D. Site Development Plan Approval for revisions to a previously approved multi-tenant commercial building in the Godley Station PUD at 780 Pooler Parkway. (Application # A25-0041)

E. Site Development Plan Approval for a multi-tenant commercial building within the Southern Portion of Godley Station PUD at 129 Pipemakers Circle. (Application # A25-0049)

F. Site Development Plan Approval for a 300-unit multi-family apartment complex (TTRES Pooler 2) within the Savannah Quarters PUD, Phase 7, at 100 Tuxedo Dr. (Application # A25-0063

G. Acceptance of Performance Bond in the amount of $32,610.00 for Thompson Thrift Residential 2, 100 Tuxedo Drive, Subject to City Attorney Approval (Application # A25-0063)

H. Site Development Plan Approval for a one-story commercial office building in the Main Street Overlay District at 317 W. Collins St. (Application # 25-0076)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
August 25, 2025

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of August 11, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

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

OLD BUSINESS:

A. Zoning Map Amendment to add Childcare Facilities as an allowable use and add Development Standards specifically for Childcare Facilities within Savannah Quarters PUD Phase 2 for a Childcare Facility to be located at 15 Commons Way (Application # A25-0134)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Zoning Map Amendment to add Childcare Facilities as an allowable use and add Commercial Development Standards for Childcare Facilities within Savannah Quarters PUD Phase 2 for a Childcare Facility to be located at 15 Commons Way. Staff recommended approval of the application. Jay Maupin was present to answer questions.

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

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

NEW BUSINESS:

A. Conditional Use Request for an "other schools and instruction" use to establish a yoga studio at 333 SE US Hwy 80 (Application # A25-0148)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use for an "other schools and instruction use" to establish a yoga studio in the C-1 zoning district at 333 SE US Hwy 80. Staff recommended approval of the application. Rachel Evans was present to answer questions.

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

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

B. Site Development Plan Approval for Forest Lakes Secondary Access Road at Jimmy Deloach Parkway and Champlain Drive (Application # A24-0088).
** This item was withdrawn by the applicant**

C. Site Development Plan Approval for Live Oak Veterinary Neurology at 102 San Drive (Application # A24-0098)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for Live Oak Veterinary Neurology at 102 San Dr. Staff recommended approval of the application with conditions. Jason King was present to answer questions.

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

1. The City of Pooler shall be in receipt of the GSWCC's Approval of the Erosion, Sedimentation, & Pollution Control Plans prior to scheduling the preconstruction meeting and prior to any land disturbance.

2. The Stormwater Maintenance Agreement shall be signed and recorded prior to scheduling the preconstruction meeting.

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

Adjournment

There being no further business, Chair Saxon asked for a motion to adjourn at approximately 3:10 p.m.

1- **Motion:** Commissioner Brown
2- **Second:** Commissioner Daniel
Adjourned without opposition

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

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance Request from App. A, Art. III, Sec. 6 – Schedule of Development Regulations to allow for a 6.5-foot reduction in the required 20-foot side yard setback in order to construct a personal storage building at 220 Dublin Rd.

Project:	#A25-0128
P&Z Meeting Date:	September 22, 2025
Public Hearing Date:	October 6, 2025
Applicant and Authorized Agent:	Betty Stone
Location (Address):	220 Dublin Rd.
Parcel (PIN):	50924E03001A
Existing Zoning:	I-1 (Light Industrial District)
Zoning Action:	Variance
Request:	Request is for a variance from App. A, Art. III, Sec. 6 – *Schedule of Development Regulations* to allow for a 6.5-foot reduction in the required 20-foot side yard setback in order to construct a personal storage building at 220 Dublin Rd.
Application Filed:	July 15, 2025
Legal Notice Published:	September 14, 2025
Sign Posted:	September 15, 2025
Letters Mailed:	September 12, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for denial of the request."*
Background:	220 Dublin Rd. was subject to a rezoning request on October 18, 1993, from R-2 to I-1, which was approved by Council at that time. The current zoning map indicates that the subject parcel is split zoned between R-A and I-1, with I-1 being the largest of the two; therefore, the entire site is to be reviewed as being within the I-1 zoning district per App. A, Art. IV, Sec. 3 (D) which states "*Where a district boundary divides a lot, the requirements for the district in which the greater portion of the lot lies shall be extended to the balance of the lot; provided, however, that such extension shall not include any part of such lot which lies more than 50 feet beyond the district boundary; and provided further, that this provision shall not apply to a through lot. In the case of a through lot, the restriction of the district applying to adjoining lots which front on the same street as the lot frontage in question shall apply*." Most of the parcels adjacent and to the south of the subject property were rezoned from R-2 to I-1 when approved at the December 19, 2022, Council meeting. The parcel to the west (202 Dublin Rd.) remains R-A; this creates a requirement for a 100-foot buffer between the proposed use at 220 Dublin Rd. and the residential parcel at 202 Dublin Rd. The site plan provided with the submittal materials complies with the buffer requirement. The applicant is proposing to construct a personal storage facility (a separate Conditional Use application was approved by City Council on August 18, 2025 for this use) at the rear (east) portion of the parcel. The rear portion of the parcel is the most constricted portion of the parcel but will allow for the proposed light industrial use to be farthest from the residential property located to the west. This more constricted side of the site, however, will only fit the desired building size if a variance were to be approved for a reduction in the side yard setback on the southern portion of the property according to the applicant. The current application is seeking that reduction. Staff believes that the proposed building could be relocated on the parcel or reduced in size to a position that would not require a reduction in the setbacks. 220 Dublin Rd. is approximately 2.24 acres in size; if the required 100-foot buffer, 20-foot side yard setbacks, and 20-foot rear yard setback are taken into consideration it would leave around 1-acre of developable space. Staff finds that this provides sufficient space for construction of a personal storage building.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances App. A, Art. III, Sec. 6 – Schedule of Development Regulations

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 conditions that pertain to this particular property. While it is shaped like a flag lot instead of completely rectangular, the property is completely void of trees and vegetation and the portion of the property in the rear is adequately shaped and sized for development.* 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 physical conditions that pertain to this property that make the site undevelopable. Staff finds that the proposed personal storage building could be reduced in size or relocated in a way to meet the setback requirements.* 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 would not result in a use not authorized in the zoning district, as the proposed personal storage building is allowable within the zoning district through a conditional use approval and is commonly found within the I-1 zoning district.*
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. Submittal Documentation

Attachment A

CITY OF POOLER
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Vicinity Map - 220 Dublin Rd. - Variance

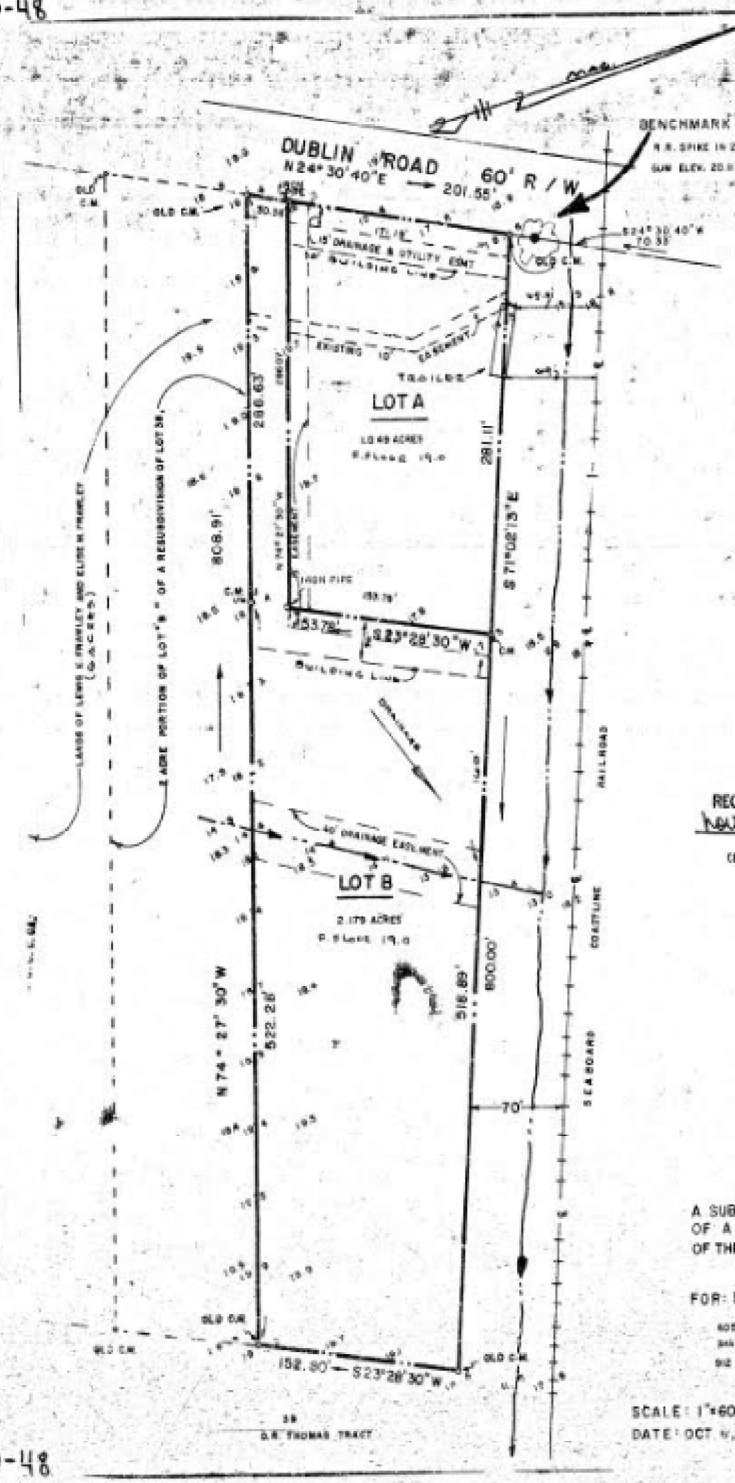
07/24/2025

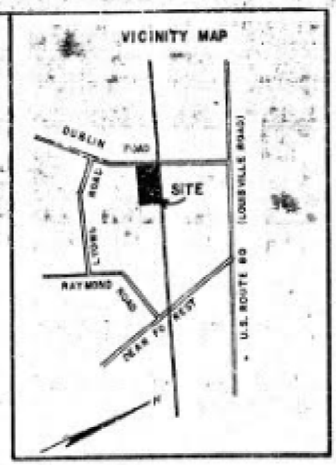
Parcels

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

Attachment B

0-48





RECORDED IN S.M.B. _____ PAGE _____

APPROVED BY CHATHAM COUNTY ENGINEER Nov. 21 1977

Thomas O. Smith Jr.
COUNTY ENGINEER

APPROVED FOR CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION Nov. 17 1977

C. Earle W. Lindsey
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION Nov. 25 1977

Howard Beeny Jr.
EXECUTIVE DIRECTOR

APPROVED BY CHATHAM COUNTY ADMINISTRATOR Nov. 23 1977

G F Lominack

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Joseph J. Stuckey Jr.
JOSEPH J. STUCKEY JR. GA REG 1861

GEORGIA REGISTERED No 1861 JOSEPH J. STUCKEY JR.

ERROR OF CLOSURE = 1/11365 (TRAVERSE)
TOTAL ACRES = 3.246

NOTES

1. THE FINISHED FLOOR OF ALL HABITABLE STRUCTURES SHALL BE MINIMUM ELEVATION 13.0' ABOVE MEAN SEA LEVEL TO COMPLY WITH THE 100 YEAR FLOOD PLAN AS SHOWN ON THE COUNTY ENGINEERS PLAN.
2. LOTS TO BE SERVED BY INDIVIDUAL WELL, AND INDIVIDUAL SEPTIC TANKS AS APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH.
3. ALL ELEVATIONS ARE MEAN SEA LEVEL. LOOPED FROM USC & G MARK "HAMMER" ELEV. = 20.06'
4. IMPROVEMENTS ON LOT A NOT SHOWN.

STUCKEY LAND SURVEYING
613 WAU BUN ROAD
SAVANNAH, GEORGIA
PHONE 925-8080

(18.0') EXISTING ELEVATION

NOTE ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 15" DIAMETER AND SHALL BE INSTALLED BY CHATHAM COUNTY AT OWNERS EXPENSE.

0-48

RECEIVED FOR RECORD
NOV. 30 3:39 PM 1977
BEN P. AXSON
CLERK, S. C. C. CO. GEORGIA

77-4268

SIMMONS SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT B, OF A RESUBDIVISION OF LOT 38, BLOCK "A", OF THE D.R. THOMAS TRACT, 8 G.M.D. CHATHAM COUNTY, GEORGIA.

FOR: EMORY STONE
605 RAYMOND ROAD
SAVANNAH GA.
912 964-7069

SCALE: 1"=60'
DATE: OCT. 6, 1977

ALL STREETS, RIGHT OF WAYS, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR USE INTENDED.

EMORY STONE

PATRICK SIMMONS

P-121-77

0-48

©COPYRIGHT 2025 Maupin Engineering, Inc.

Attachment B

MAUPIN tm engineering

114 WEST 42nd STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

PERSONAL WORK SHOP EXHIBIT

DUBLIN RD

50 0 100

SCALE: 1" = 100'

DRWN: AAA 5-27-2025

CHK'D: JAM DATE

SHEET NO: 1 of 1

000-00-00 PROJECT NO

REVISIONS

NO.	DATE	DESCRIPTION

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment to modify the 100-foot buffer zoning condition, removing a 440 linear foot portion of required buffer, to allow for construction of a building material supply company with a retail storefront component at 1400 Jimmy Deloach Parkway.

Project:	#A25-0157
P&Z Meeting Date:	September 22, 2025
Public Hearing Date:	October 6, 2025
Applicant and Authorized Agent:	Chad Zittrouer – Kern and Co, LLC
Parcel (PIN):	51015 01087
Existing Zoning:	I-1*with conditions
Zoning Action:	Map Amendment
Request:	Request to modify the 100-foot buffer zoning condition, removing a 440 linear foot portion of required buffer, to allow for construction of a building material supply company with a retail storefront component at 1400 Jimmy Deloach Parkway.
Application Filed:	August 27, 2025
Legal Notice Published:	September 14, 2025
Sign Posted:	September 15, 2025
Letters Mailed:	September 11, 2025
Staff Recommendation:	Approval with the following conditions: 1. That the use of the site be limited to a Building Construction Contractor's Office, an Other Specialty Trade Contractor's Office or a Building Materials Supply Dealer. 2. That the building be no larger than 25,000 square feet in size.

	3. That no outdoor storage be permitted on site.
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request with following conditions:* *1. That the use of the site be limited to a Building Construction Contractor's Office, an Other Specialty Trade Contractor's Office or a Building Materials Supply Dealer.* *2. That the building be no larger than 25,000 square feet in size.* *3. That no outdoor storage be permitted on site."*
Background:	The subject property, 1400 Jimmy Deloach Parkway, was part of a Zoning Map Amendment which rezoned 328.23 acres along Jimmy Deloach Parkway from R-A to I-1; this was approved by Council on February 1, 2016 contingent upon the developer installing a functioning traffic light prior to any certificates of occupancy being issued, a 20' berm with plants being placed in front of the development, a 10' berm with plants on the east side and a 100' buffer provided on the north side. These conditions were imposed primarily due to the large residential neighborhood to the south, across Jimmy Deloach Parkway, to ensure a more appropriate scale of development within the vicinity of the residentially zoned portions of the Godley Station PUD. Development of the northern side of Jimmy Deloach Parkway with large industrial facilities would have a negative visual impact for those residential properties according to the residents who spoke against the rezoning. The property adjacent to the west of the subject parcel, 1500 Jimmy Deloach Parkway, received Site Development Plan approval for the Lift Power Facility at the December 4, 2017, City Council meeting. This site is located within the Wynn Capallo PUD and was not subject to the 100-foot buffer requirement. 1500 Jimmy Deloach Parkway received an additional Site Development Plan approval on July 17, 2023, with an allowance for a 2" tree installation per the ordinance for a trailer parking yard to the rear of the previously constructed Lift Power Facility. The subject property is a 1.786-acre parcel with a depth of 175-feet from the Jimmy Deloach Parkway frontage. The rear of the property is an existing lagoon/lake that extends into the rear of the parcel approximately 43-feet. With the 100-foot buffer combined with the rear lagoon, the site leaves approximately a 32-foot strip of developable area. The applicant provided a conceptual plan proposing a 22,000-sf building material and supply company with a retail component facing Jimmy Deloach Parkway. The proposed

	building material supply use is an allowable use within the I-1 zoning district
Relevant Ordinances:	App. A, Art. IV, Sec. 21. I-1, Light Industrial 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? • *The proposed modification to the conditional I-1 zoning district is a logical amendment, as the parcel is of a significantly smaller size than the others included in the 2016 conditional rezoning. The proposed building material supply company with a retail storefront component is similar in size, design, and location on the parcel as the neighboring structure at 1500 Jimmy Deloach Parkway and is less invasive to the residential neighborhood to the south.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *No, this would not qualify as spot zoning as the base zoning of I-1 would remain.* 3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? • *No, the site is entirely accessible from Jimmy Deloach Parkway and would not lead to traffic traversing established neighborhoods or minor streets.* 4. Will this request place irreversible limitations on the area as it is or on future plans for it? • *No, the proposed zoning modification would be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as being industrial.* 5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested? • *The site would be difficult to develop with the required 100-foot buffer, as the parcel is 175 feet in depth from the Jimmy Deloach Parkway frontage, and includes a large lagoon to the rear of the property. If the rezoning is approved, the site will most likely be utilized for the use requested.*

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

    - *The proposed site is significantly smaller in size than the surrounding industrial developments; however, the proposed use would be of a similar and consistent development size as the one located immediately adjacent to the west (1500 Jimmy Deloach Parkway).*

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

    - *No, it is unlikely additional requests will be made to rezone other parcels in the vicinity should this property be rezoned to exclude the buffer requirement. The subject site is of a significantly smaller size than the adjacent industrial properties which are included within the conditional I-1 zoning district. The other parcels which must adhere to the 100-foot conditional zoning buffer requirement are already developed with large industrial buildings and adhere to the buffer condition (101, 121, 141 Morgan Lakes Industrial Blvd.)*

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 will not adversely impact environmental quality or livability of nearby properties. The proposed light industrial building is compatible with the adjacent surrounding light industrial uses. Furthermore, the site will be required to meet all standards through the site development plan approval process.*

    - Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

        - *No, the request will not adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed light industrial use would be compatible with the adjacent light industrial uses surrounding the site.*

    - 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 meets the criteria. As such, Staff recommends **Approval** of the request with the following conditions:

1. That the use of the site be limited to a Building Construction Contractor's Office, an Other Specialty Trade Contractor's Office or a Building Materials Supply Dealer.

2. That the building be no larger than 25,000 square feet in size.

3. That no outdoor storage be permitted on site.

Attachments:

A. Vicinity Map

B. Zoning Map

C. Submittal Documentation

Attachment A

CITY OF POOLER
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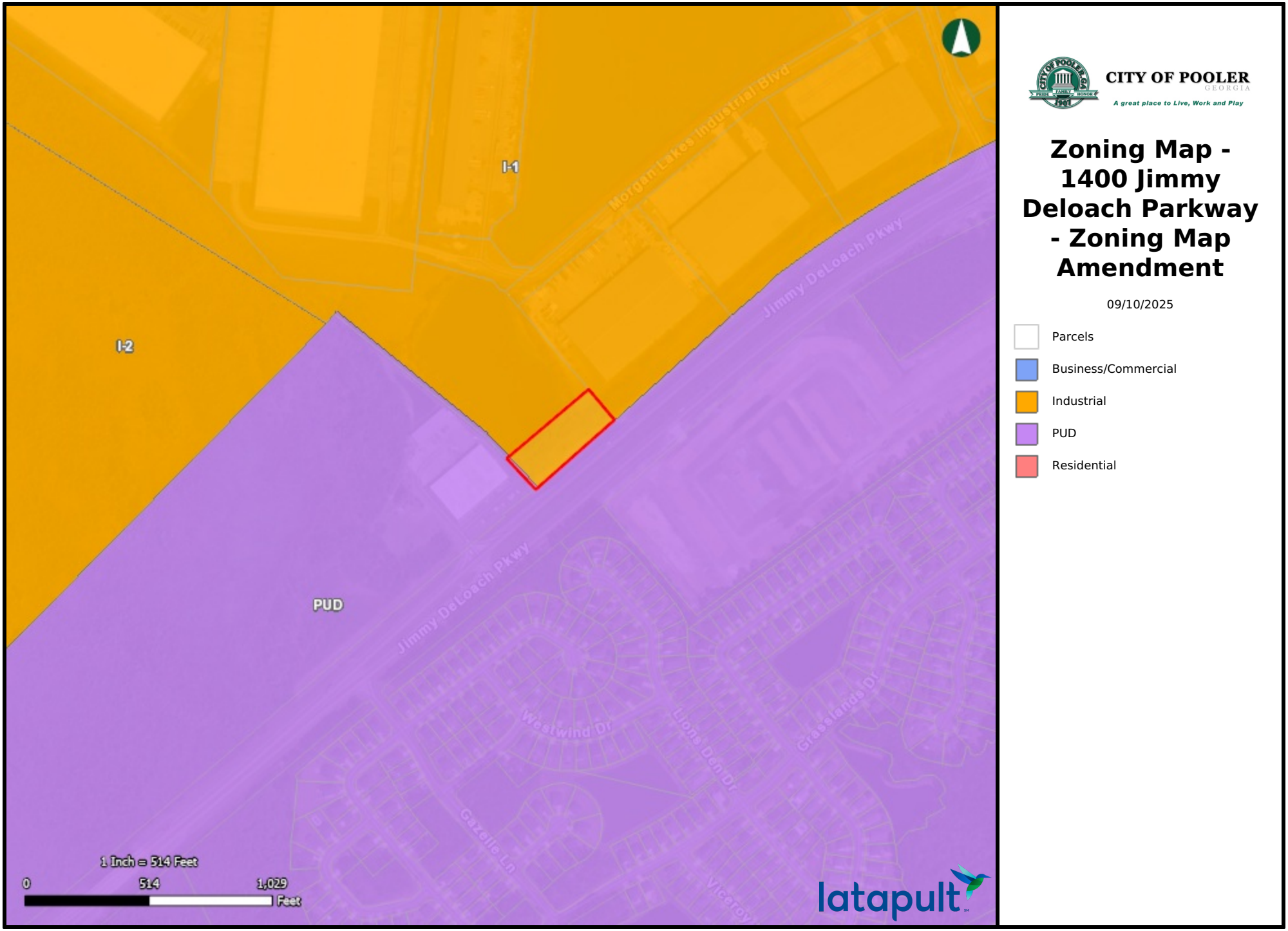
Vicinity Map - 1400 Jimmy Deloach Parkway - Zoning Map Amendment

09/10/2025

Parcels

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

Attachment B



CITY OF POOLER
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Zoning Map - 1400 Jimmy Deloach Parkway - Zoning Map Amendment

09/10/2025

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

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Attachment C

Type: PLAT
Recorded: 2/26/2019 7:35:00 AM
Fee Amt: $8.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2573050185

BK 51 PG 710

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

MORGAN LAKES INDUSTRIAL PARK

VICINITY MAP
NOT TO SCALE

LEGEND

◆		BENCH MARK
●	IRF	IRON ROD FOUND
●	IRFKC	1/2" IRON ROD FOUND WITH CAP STAMPED "SURVEY MARK, RLS 2886"
○	IRS	1/2"X24" IRON ROD SET
●	IPFC	IRON PIPE FOUND WITH CAP
●	IPF	IRON PIPE FOUND
●	AIF	ANGLE IRON FOUND
■	CMF	CONCRETE MONUMENT FOUND
⌀	UP	UTILITY POLE
	GW	GUY WIRE
-OHU-		OVERHEAD UTILITY
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION

CHAIRMAN — DATE

APPROVED BY THE MAYOR AND ALDERMAN FOR THE CITY OF POOLER.

MAYOR — DATE
ALDERWOMAN — DATE
ALDERWOMAN — DATE
ALDERMAN — DATE
ALDERMAN — DATE
ALDERMAN — DATE
ALDERMAN — 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.

JOSEPH A. HALE, JR. — DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
CERTIFICATE OF AUTHORIZATION: LSF 761

SURVEY DATE: 12/13/2018
EQUIPMENT USED: LEICA VIVA TS16
CHAMPION NVO GPS/EGPS NETWORK
ANGULAR ERROR PER "A" = 01"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/1,963,835
FIELD ERROR OF CLOSURE: 1/72,295

GEORGIA REGISTERED No. 2886 LAND SURVEYOR JOSEPH A. HALE, JR.

NOTES:
1. This subdivision contains 6 lots.
2. Total AREA: 175.100 Acres (7,627,356 Square Feet).
3. Lot Information:

Lot Number	Address	Parcel Identification	Owner	Deed Book/Page
Lot 1B	401 Morgan Lakes Industrial Boulevard	5-1015-01-077	Morgan Lakes Property, LLC	396P/379
Portion of Lot 2	Jimmy Deloach Parkway	5-1015-01-030	Morgan Lakes Property, LLC	396P/365

4. According to the Federal Emergency Management Agency (FEMA) FLOOD INSURANCE RATE MAP Numbers 13051C0016G & 13051C0017G, Map Revised: July 7, 2014, this property is located in Zones X, X(Shaded) and AE. Zone AE is a special flood hazard area. Base Flood Elevation 19.8' according to the FEMA Flood Insurance Study Flood Profile.
5. This property is currently Zoned I-L, according to the City of Pooler.
6. Building setbacks are to conform to local zoning ordinances. Structures shall be oriented toward the most restrictive building setback line.
7. This property is subject to any and all easements, covenants, or restrictions either recorded or unrecorded; see Declaration of Easement and Covenants recorded in Deed Book 305K, Page 196, Drainage Easement Agreement recorded in Deed Book 297N, Page 299 and Deed Book 853 Page 105, and Morgan Lakes Industrial Park Declaration of Protective Covenants recorded in Deed Book 853, Page 110.
8. See First Amendment to Access Easement Agreement in Deed Book 1179, Page 218 and Access Easement Agreement recorded in Deed Book 1179, Page 223.
9. All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only where dimensioned.
10. This property is to be served by City of Pooler Water and Sanitary Sewer systems.
11. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
12. All survey monuments set are identified with a cap or disk stamped "SURVEY MARK, RLS 2886".
13. Wetlands that may exist may be under the jurisdiction of the U.S. Army Corps of Engineers and/or the Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
14. This survey was prepared without the benefit of an abstract of title. subject and adjacent property owners' deed references were provided by Kern & Co., LLC. and are not guaranteed as to accuracy or completeness.
15. This property is subject to any and all easements, right of way, covenants, or restrictions either recorded or unrecorded.
16. The term "Certification" as used in rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
17. This survey complies with both the rules of the Georgia Board of Registration for Professional, Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
18. I(We) hereby certify that I am(we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this Major Subdivision Plat with my(our) free consent. 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 (Morgan Lakes Property, LLC): _____ Date: 2/25/19

REFERENCES:
1. PLAT RECORD BOOK G, PAGE 9
2. PLAT RECORD BOOK 8P, PAGE 11
3. SUBDIVISION MAP BOOK 14S, PAGE 41
4. SUBDIVISION MAP BOOK 15S, PAGE 23
5. SUBDIVISION MAP BOOK 18S, PAGES 46A & B
6. PLAT RECORD BOOK 19P, PAGE 32
7. PLAT RECORD BOOK 15P, PAGE 69
8. PLAT RECORD BOOK 19P, PAGE 70
9. PLAT RECORD BOOK 16P, PAGE 29
10. PLAT RECORD BOOK 17P, PAGE 85
11. PLAT RECORD BOOK 24P, PAGES 49A-C
12. SUBDIVISION MAP BOOK 34S, PAGE 13
13. PLAT RECORD BOOK 33P, PAGE 79
14. PLAT RECORD BOOK 34P, PAGE 32
15. PLAT BOOK 50, PAGES 593 & 594
16. PLAT BOOK 50, PAGE 778
17. PLAT BOOK 51, PAGE 234
18. PLAT BOOK 51, PAGE 246
19. PLAT BOOK 51, PAGE 302
20. PLAT BOOK 51, PAGE 321
21. PLAT BOOK 51, PAGE 357
22. PLAT BOOK 51, PAGE 490
23. BOARD OF COMMISSIONERS CHATHAM COUNTY, GEORGIA, RIGHT OF WAY OF PROPOSED JIMMY DELOACH PARKWAY, PHASE 1, PRP-984-2(051), P.I. NO. 562015, DATED 1/15/93.
24. DEED BOOK 353F, PAGE 122
25. DEED BOOK 784, PAGE 266

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
E1	24.82'	N70°03'23"W
E2	47.91'	N39°44'28"W
E3	114.39'	N05°15'32"E

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
E4	144.59'	S39°44'28"E
E5	88.50'	S85°15'18"E
E6	149.21'	S49°11'56"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	140.79'	N16°41'11"E
L2	101.59'	N27°07'11"W
L3	101.12'	N18°35'20"W
L4	44.82'	N11°33'20"W
L5	50.00'	S38°24'05"W
L6	122.15'	S12°41'44"E
L7	62.84'	N05°15'32"E
L8	123.28'	N50°15'32"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L9	15.43'	N05°15'32"E
L10	118.16'	N21°04'58"E
L11	9.19'	S77°18'27"W
L12	60.00'	N16°34'06"E
L13	9.19'	N77°18'27"E
L14	168.36'	N48°30'16"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	1030.00'	60.08'	3°20'28"	30.04'	60.05'	S15°13'25"E
C2	1030.00'	151.77'	8°26'33"	76.02'	151.63'	S21°06'58"E
C3	1560.00'	339.83'	12°28'52"	170.59'	339.16'	S71°03'50"W
C4	1030.00'	31.30'	1°44'28"	15.65'	31.30'	S26°12'27"E
C5	965.00'	133.01'	7°53'51"	66.61'	132.91'	S23°07'45"E
C6	1100.00'	415.92'	21°39'51"	210.47'	413.45'	S88°08'22"W
C7	2500.00'	166.86'	3°49'27"	83.46'	166.83'	N79°06'59"W
C8	2500.00'	164.61'	3°46'22"	82.34'	164.58'	N75°19'05"W
C9	2440.00'	323.52'	7°35'48"	162.00'	323.28'	S77°13'48"E
C10	1040.00'	393.23'	21°39'51"	198.98'	390.90'	N88°08'22"E
C11	1500.00'	326.76'	12°28'52"	164.03'	326.11'	N71°03'50"E

GRAPHIC SCALE 1" = 200'

GRAPHIC SCALE 1" = 1000'

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Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
Th. Mall Court (31406) • P.O. Box 13579 • Savannah, Georgia 31416
Ph. (912) 352-4626 • Fax (912) 352-4675 • Email: kern@kernco.com

STAMP:

STAMP:

NO	DATE	REVISION

MORGAN LAKES INDUSTRIAL PARK, PHASE III
A SUBDIVISION OF LOT 1B, MORGAN LAKES INDUSTRIAL PARK, PHASE II, AND PORTION OF LOT 2, A MINOR SUBDIVISION OF THE WESTERN PORTION OF LOT 2, THE WARNELL TRACT, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR MORGAN LAKES PROPERTY, LLC

DRAWING TITLE:
MAJOR SUBDIVISION

SCALE: 1" = 200'
PROJECT NO: 150081
DATE: 01/16/2019
DRAWN BY: EN/BF
CHECKED BY: JAH
SHEET NO: 1/1

Mon, 25 Jun 2019 - 1:56pm - mwilson
I:\KERN\PROJECTS\150081.000\PLAT\PLAT3_13-15.dwg

MORGAN LAKES INDUSTRIAL

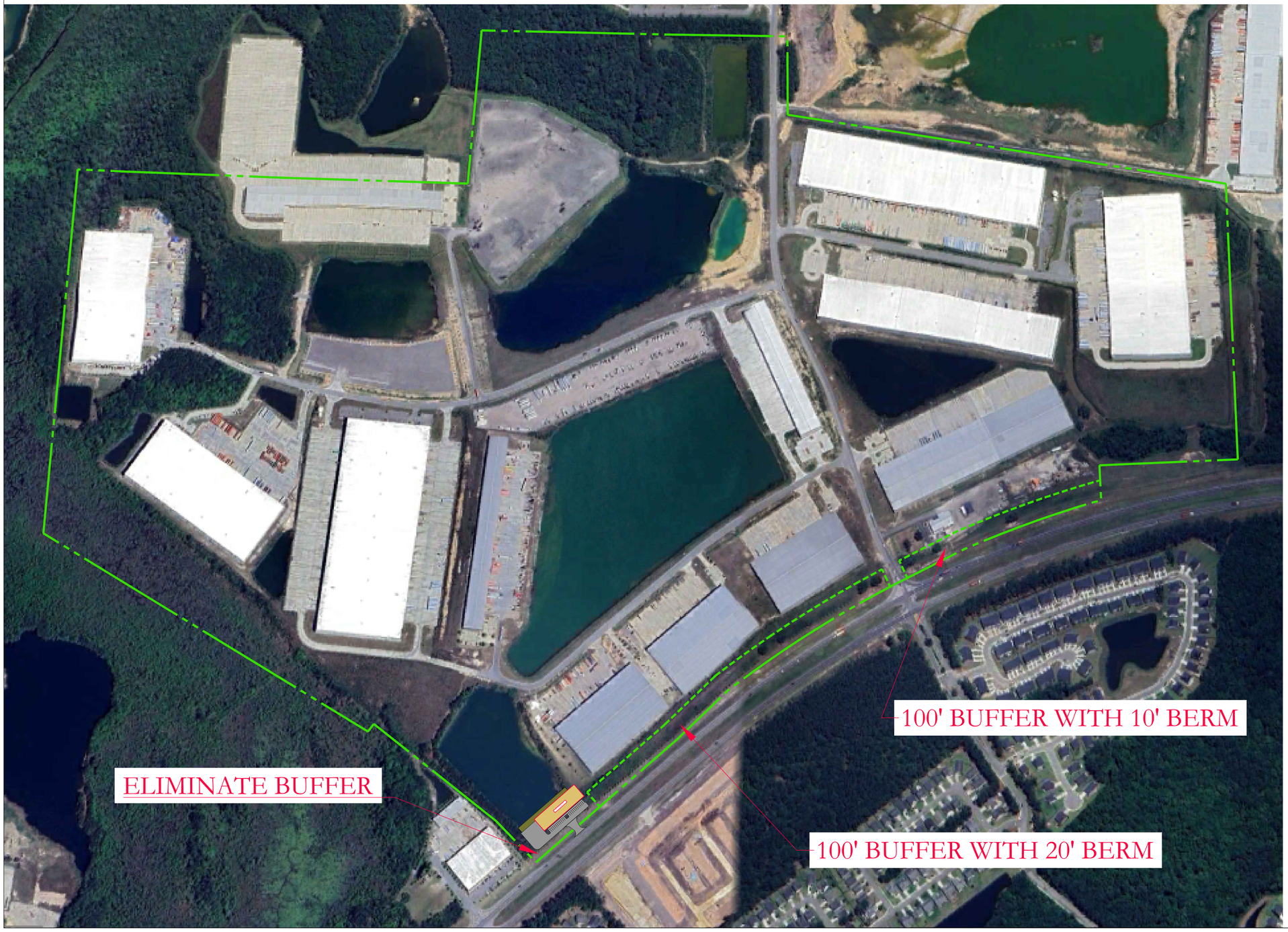
ZONING EXHIBIT - MODIFIED BUFFER

SEPTEMBER 8, 2025

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.



Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

Tue, 09 Sep 2025, 7:16pm, colinrose
DRAWING PATH: G:\2015\150081.000\dwg\ZONING EXHIBIT 9.8.25.dwg

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements for a 90-foot reduction from the 100-foot adjacent use buffer at 1901 Pine Meadow Dr. to allow for establishment of a 33,867-sf industrial building within the buffer adjacent to the Savannah Ogeechee Canal.

Project:	#A25-0161
P&Z Meeting Date:	September 22, 2025
Public Hearing Date:	October 6, 2025
Applicant and Authorized Agent:	Joshua Yellin – Hunter Maclean
Location (Address):	1901 Pine Meadow Dr.
Parcel (PIN):	51010 03016
Existing Zoning:	I-1 (Light Industrial District)
Zoning Action:	Variance
Request:	Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements for a 90-foot reduction from the 100-foot adjacent use buffer at 1901 Pine Meadow Dr. to allow for establishment of a 33,867-sf industrial building within the buffer adjacent to the Savannah Ogeechee Canal.
Application Filed:	September 4, 2025
Legal Notice Published:	September 14, 2025
Sign Posted:	September 15, 2025
Letters Mailed:	September 11, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for denial of the request."*
Background:	1901 Pine Meadow Dr. is located within the I-1 zoning district and has road frontage along both Pine Meadow Dr. and I-95. The entire length of the southeastern parcel boundary is bordered by the Savannah Ogeechee Canal. The Savannah Ogeechee Canal is considered to be recreational/open space. Pursuant to App. A, Art. III, Sec. 27, (A), (3): *On a property to be used for any industrial use, a buffer must be provided along a side or rear lot line that abuts any agricultural zoning district or agricultural use; any single-family or multi-family use or zoning district; any single-family, multi-family, recreational or open space area*. Subsection (D) provides a chart which indicates buffers for all industrial properties adjacent to dissimilar uses are to be 100 feet. 1901 Pine Meadow Dr. is approximately 4.81 acres in size; the site is hindered by a culmination of the required 100-foot buffer, 60-foot front yard setbacks on the northeast and northwest parcel lines, and the wetlands to the rear of the site; while the geometrical configuration, coupled with its limited dimensions, and the necessity for the adjacent use buffer does restrict the available space for any structural development, staff finds the request for a 90-foot buffer reduction is excessive. The building square footage and configuration could be reduced, and the layout of the site could be re-designed so that the buffer reduction is minimal.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances App. A, Art. III, Sec. 6 – Schedule of Development Regulations 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. • *The subject property exhibits irregular geometric configurations, resulting in its narrow or shallow dimensions. These characteristics impose distinctive physical limitations and give rise to uncommon circumstances or conditions; however, these circumstances are not so uncommon to make the parcel undevelopable in its existing condition. A development could be designed to adhere to existing conditions, or a request for the minimum necessary variance could be made.*

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.

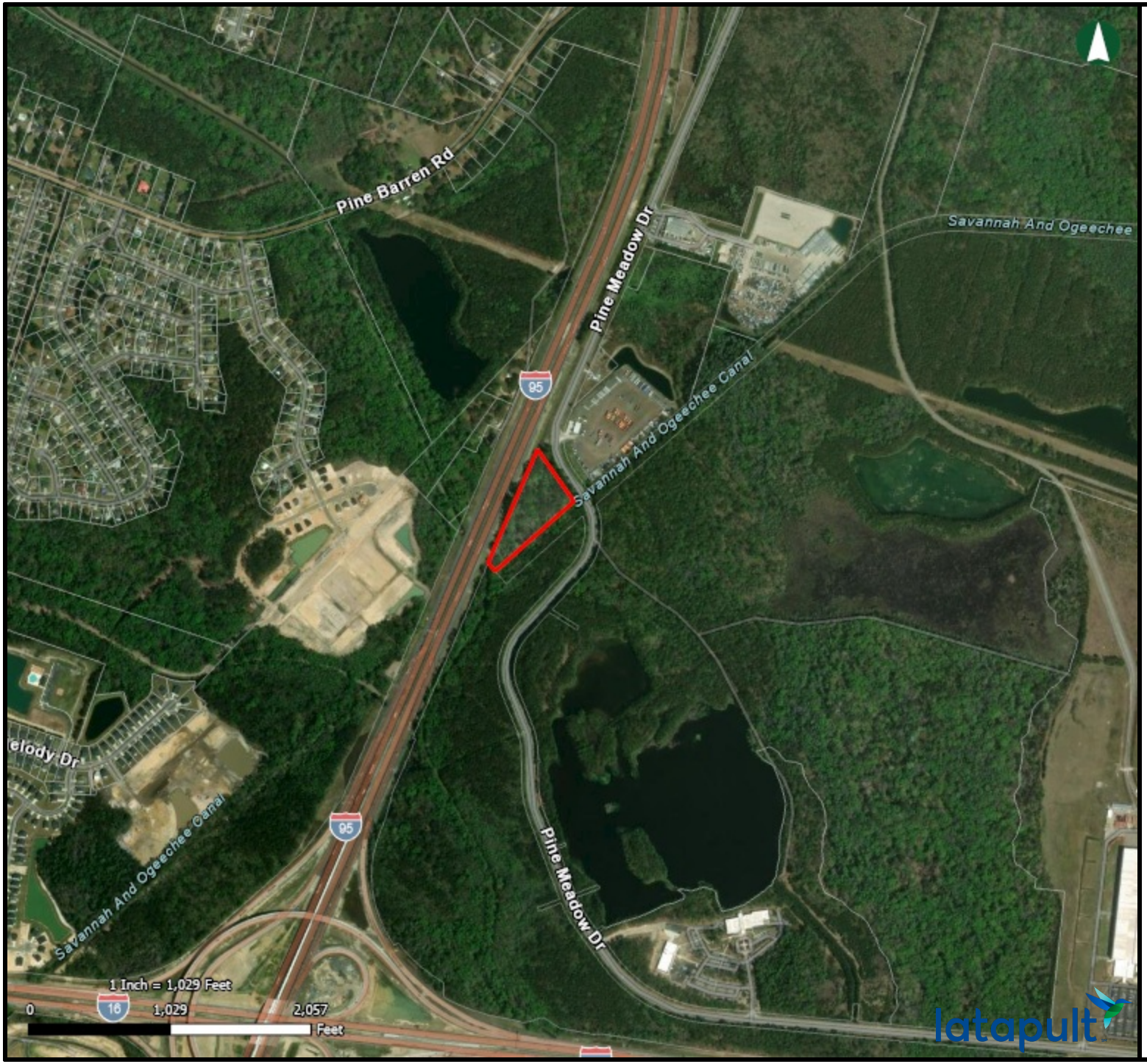
    - *The distinctive physical limitations impose undue hardship on the applicant by constraining the design possibilities of the development as they are currently presented; however, these circumstances and conditions are not so uncommon to make the parcel undevelopable in its existing condition. A development could be designed to adhere to existing conditions, or a request for the minimum necessary variance could be made if found necessary.*

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 or cause detriment to the public good.*

Conclusion:	Staff finds that while the request does meet the required criteria for a variance, the buffer reduction request is excessive, and the site could be redesigned to minimize the buffer reduction request. As such, staff recommends **Denial** of the request as submitted.
Attachments:	A. Vicinity Map B. Submittal Documentation

Attachment A



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

Vicinity Map - 0 Pine Meadow Dr. - Variance

09/10/2025

Parcels

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

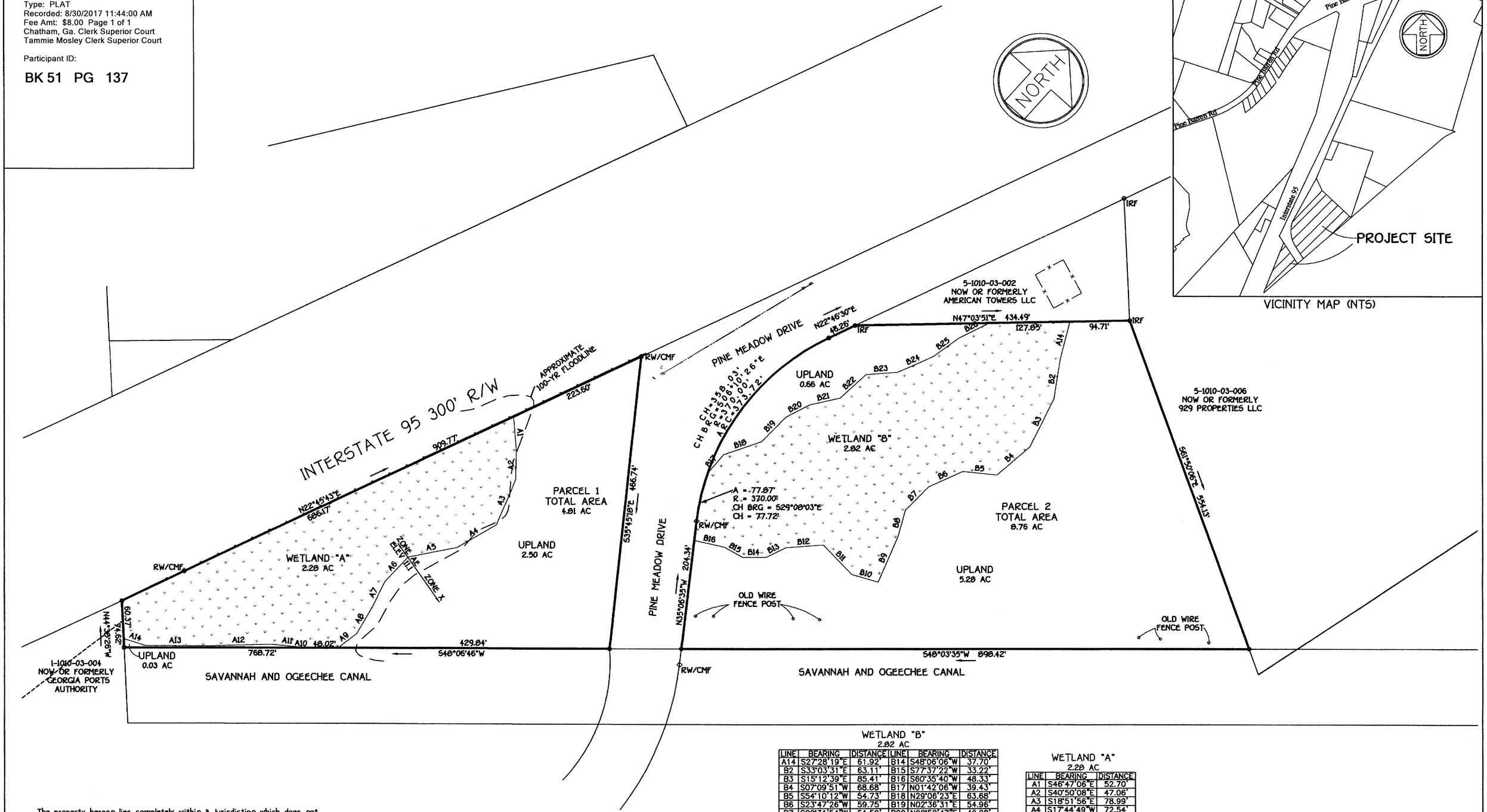
Type: PLAT
Recorded: 8/30/2017 11:44:00 AM
Fee Amt: $8.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID:

BK 51 PG 137

Attachment B

VICINITY MAP (NTS)



WETLAND "B"
2.82 AC

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A14	S27°28'19"E	61.92'	B14	S48°06'06"W	37.70'
B2	S33°03'31"E	63.11'	B15	S77°37'22"W	33.22'
B3	S15°12'39"E	85.41'	B16	S60°35'40"W	48.33'
B4	S07°09'51"W	68.68'	B17	N01°42'06"W	39.43'
B5	S54°10'12"W	54.73'	B18	N29°06'23"E	63.68'
B6	S23°47'26"W	59.75'	B19	N02°36'31"E	54.96'
B7	S02°31'54"W	51.59'	B20	N20°58'47"E	42.08'
B8	S26°00'42"E	43.93'	B21	N35°26'19"E	49.45'
B9	S18°37'55"E	78.72'	B22	N06°00'44"E	54.99'
B10	S64°14'41"W	43.35'	B23	N43°58'19"E	50.13'
B11	N85°47'47"W	65.34'	B24	N24°08'37"E	62.47'
B12	S43°37'40"W	59.20'	B25	N12°11'52"E	49.47'
B13	S21°58'43"W	34.59'	B26	N21°30'01"E	53.42'

WETLAND "A"
2.28 AC

LINE	BEARING	DISTANCE
A1	S46°47'06"E	52.70'
A2	S40°50'08"E	47.06'
A3	S18°51'56"E	78.99'
A4	S17°44'49"W	72.54'
A5	S37°02'20"W	78.62'
A6	S01°40'02"W	53.62'
A7	S15°39'36"E	46.15'
A8	S11°15'02"E	47.58'
A9	S09°37'21"W	37.09'
A10	S51°18'35"W	8.35'
A11	S53°42'40"W	48.93'
A12	S46°46'38"W	103.35'
A13	S48°33'19"W	97.74'
A14	S65°46'45"W	35.10'

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2509 LAND SURVEYOR MICHAEL A. HUSSEY

8-27-17

Michael A. Hussey
Ga. Reg. L.S. No. 2509

GENERAL NOTES:

1. All elevations based on Mean Sea Level Datum NAVD 1988.
2. In accordance with F.I.R.M. community panel no. 13051C0128F, dated September 26, 2008, a portion of this property does fall within a designated flood hazard area as shown.
3. All points are 5/8' iron rebar set unless otherwise indicated.
4. The purpose of this survey is to reestablish the property lines for two parcels separated by Interstate 95 and Pine Meadows Road and to create an individual PIN for each parcel.
5. Water and sewer may be available from the City of Pooler or by individual well and individual sewerage disposal system. Owner should verify with the City of Pooler for service availability. Any use of individual wells and individual sewerage disposal system must be approved by the Chatham County Health Department.

Field Survey Date: 2-15-2017
Error Of Closure (Plat): 1/341,663
Error Of Closure (Field): 1/32,550
Angular Error: 2" Per Point
Equipment Used: Sokkia Set 5 2" Total Station

SUNDIAL LAND SURVEYING
LSF000957
120 COMMERCE COURT
POOLER, GA 31322
912-235-2477

REFERENCES:
PRB 43-P PAGE 50
PRB 8-P PAGE 125
PRB 12-P PAGE 193
PRB 3-P Page 37
PRB 24-P Page 21
DB 245-F PAGE 567

0' 100' 200' 300'
SCALE: 1" = 100'

BOUNDARY RETRACEMENT SURVEY

PARCEL 1 AND 2, WESSELS TRACT 8TH
G.M. DISTRICT POOLER, CHATHAM
COUNTY, GEORGIA
for
ESTATE OF FRED WESSELS, JR
C/O ANN WESSELLS SEYLE
612 HERB RIVER DR
SAVANNAH GA 31406

REVISED 8-27-2017
PLAT DATE: 3-16-2017

Attachment B

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

500 0 250 500 1000 2000

SCALE (IN FEET)

NOTES:

1. EXISTING PROPERTY BOUNDARY INFORMATION DERIVED FROM CITY OF SAVANNAH GIS 2023 PARCEL DATA.
2. THIS PARCEL LIES WITHIN AN INDUSTRIAL ZONE (I-1) AS DEFINED IN THE CITY OF POOLER'S ZONING MAP DATED DECEMBER 4, 2024. PARCELS ADJACENT TO THE SUBJECT PROPERTY, INCLUDING THE SAVANNAH AND OGEECHEE CANAL, ARE IDENTIFIED AS INDUSTRIAL (I-1) IN THE CITY OF POOLER'S 2024 ZONING MAP.

INTEGRATED CIVIL SOLUTIONS, LLC.
912-507-5755
WWW.INTCIVIL.COM
SAVANNAH, GA
GA COA: PEF 008735
(EXP: JUNE 30, 2026)

DRAFT

FLEX SPACE WAREHOUSE DEVELOPMENT

0 PINE MEADOW DR.
POOLER, GA 31322

REVISIONS
A - ISSUED FOR REVIEW 08/26/2025

DATE: 8/26/2025
PROJECT NUMBER: D005-101
DRAWN BY: MAL
CHECKED BY: MAL
QC'D BY: MAL

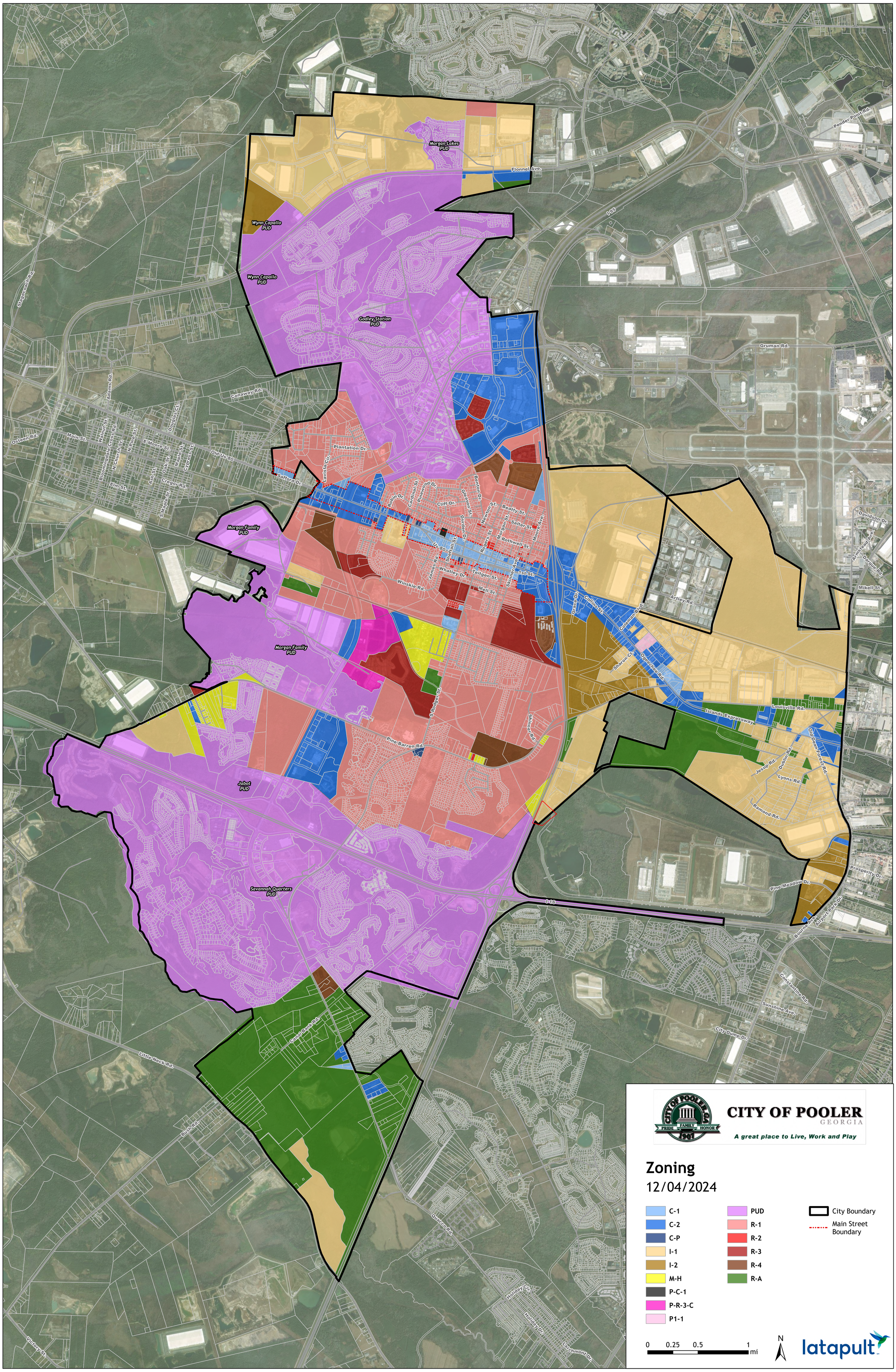
SHEET:

AERIAL LOCATION PLAN

FIG. 2

C:\Users\gt769\Integrated Civil Solutions\ICS - Documents\Projects\Developer\D005-Renfroe\101-Pine Meadow\3-Design\2-DWG\D005-101-FIG 2.dwg 8/26/25 MARC LIVERMAN

Attachment B



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

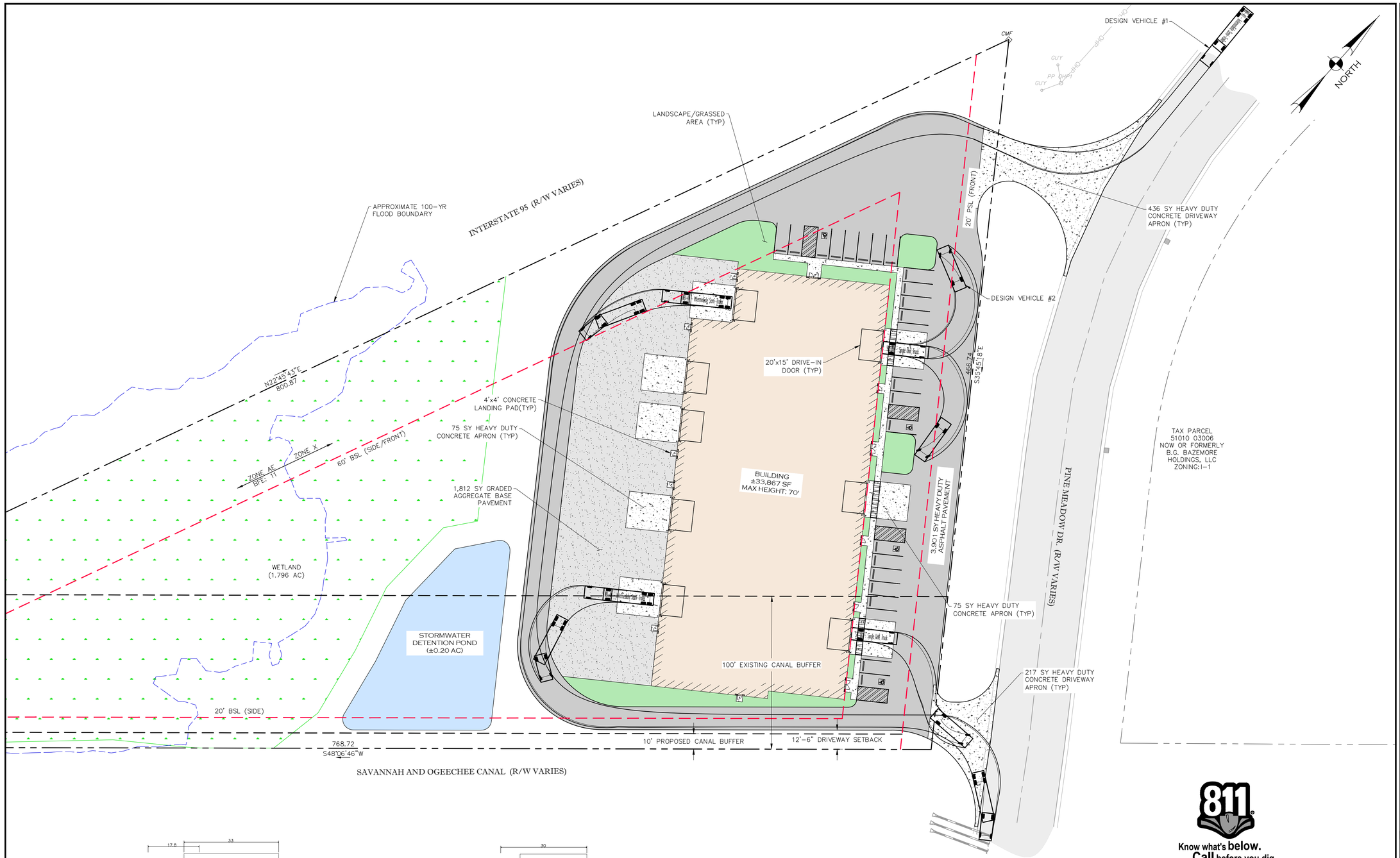
Zoning
12/04/2024

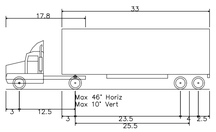
- C-1
- C-2
- C-P
- I-1
- I-2
- M-H
- P-C-1
- P-R-3-C
- P1-1
- PUD
- R-1
- R-2
- R-3
- R-4
- R-A
- City Boundary
- Main Street Boundary

0 0.25 0.5 1 mi

N

latapult



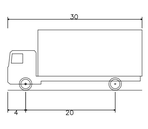


WB-40 – Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

DESIGN VEHICLE #1 (WB-40 INTERSTATE SEMI)

N.T.S.



SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

DESIGN VEHICLE #2 (SU-30 SINGLE UNIT TRUCK)

N.T.S.

PARKING COUNT	
TYPE	NUMBER OF PARKING SPOTS
EMPLOYEE	18
ADA	4
TOTAL	23

NOTES:

1. EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION DERIVED FROM SURVEY PERFORMED BY EMC ENGINEERING SERVICES DATED FEBRUARY 2018. ADJACENT PROPERTY BOUNDARY INFORMATION DERIVED FROM CITY OF SAVANNAH GIS 2023 PARCEL DATA.
2. THIS PARCEL LIES WITHIN ZONE X (UNSHADED) AND AE (11) PER FEMA FIRM PANEL 10351C0128G, EFFECTIVE AUGUST 16, 2018. A PORTION OF THE PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
3. THE SITE DOES CONTAIN WETLANDS AND IS WITHIN 200 FT OF STATE WATERS.

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

30 0 15 30 60 120

SCALE (IN FEET)

INTEGRATED CIVIL SOLUTIONS, LLC.
912-507-5755
WWW.INTCIVIL.COM
SAVANNAH, GA
GA COA: PEF 008735
(EXP: JUNE 30, 2026)

DRAFT

FLEX SPACE WAREHOUSE DEVELOPMENT

0 PINE MEADOW DR.
POOLER, GA 31322

REVISIONS
A - ISSUED FOR REVIEW 08/26/2025
B - REVISED PER CITY COMMENT 09/05/2025

DATE: 8/26/2025
PROJECT NUMBER: D005-101
DRAWN BY: MAL
CHECKED BY: MAL
QC'D BY: MAL

SHEET:

CONCEPT SITE PLAN

FIG. 1

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for revisions to a previously approved multi-tenant commercial building in the Godley Station PUD at 780 Pooler Parkway.

Project:	#A24-0041
P&Z Meeting Date:	September 22, 2025
City Council Meeting Date:	October 6, 2025
Applicant and Authorized Agent:	Chris Schneider – EMC Engineering
Location (Address):	780 Pooler Parkway
Parcel (PIN):	50017A01040
Acreage:	Approximately 1.62 acres
Zoning:	PUD (Godley Station)
Proposed Use:	One-story multi-tenant commercial 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 Parks/Recreation/Conservation and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. The proposed one-story multi-tenant commercial building is consistent with the existing PUD/Mixed Use Character Area. The site plan was*

originally approved by Council at the March 18, 2024 Council meeting.

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 is a large 1.62-acre parcel which will adequately accommodate the proposed multi-tenant commercial building and associated parking.*

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).

    - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding commercial uses, including the Car Wash Express, Viet Huong Oriental Market, Chick-Fil-A, Pooler Professional Center, and a self-storage facility.*

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

    - *Yes, the proposed site plan is appropriate in scale for the 1.62-acre site and the adjacent properties, including the Car Wash Express, Viet Huong Oriental Market, Chick-Fil-A, Pooler Professional Center, and a self-storage facility.*

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

    - *The proposed site development is to be adequately served by proposed services.*

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. Submittal Documentation C. Approval Letter

Attachment A

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

Vicinity Map - 780 Pooler Parkway - Site Plan

09/12/2025

Parcels

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

SITE DEVELOPMENT PLANS
FOR
COMMERCIAL SPACE
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

COMBAT VETERANS, LLC

PROJECT DATA

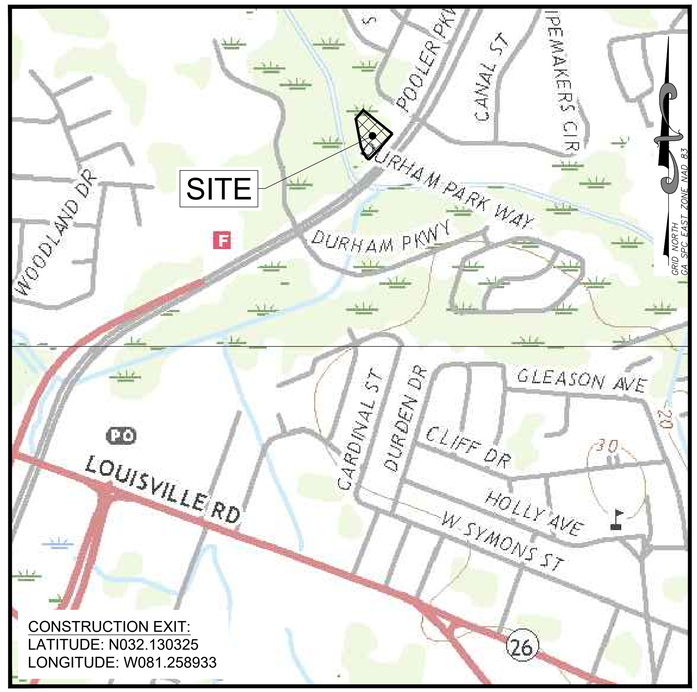
OWNER/DEVELOPER:	COMBAT VETERANS, LLC 107 GODLEY WAY POOLER, GEORGIA, 31322
24HR CONTACT:	ALEC B. METZGER (912) 644-3223
TAX MAP & PARCEL NUMBER:	50017A01040
PARCEL AREA:	1.62 AC
ZONING CLASSIFICATION:	PUD - PLANNED UNIT DEVELOPMENT
PROPOSED USE:	COMMERCIAL / RETAIL
IMPERVIOUS AREA:	0.81 AC
DISTURBED AREA:	1.42 AC
TOTAL BUILDING AREA:	14,843 SF
PARKING SPACES REQUIRED:	54
PARKING SPACES PROVIDED:	58

THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.

SIGNATURE: _____

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.

SIGNATURE: Alec B. Metzger



CONSTRUCTION EXIT:
LATITUDE: N032.130325
LONGITUDE: W081.258933

VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	STAKING PLAN
5	UTILITY PLAN
6	PAVING, GRADING, AND DRAINAGE PLAN
7	STORM DRAINAGE PROFILE
8	INITIAL EROSION CONTROL PLAN
9	INTERMEDIATE EROSION CONTROL PLAN
10	FINAL EROSION CONTROL PLAN
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12	EROSION CONTROL NOTES
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15	CONSTRUCTION DETAILS
16	CONSTRUCTION DETAILS
17	CONSTRUCTION DETAILS
18	CONSTRUCTION DETAILS

UTILITY LOCATION DISCLAIMER

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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

PROJECT LOCATION:
780 POOLER PARKWAY
POOLER, CHATHAM COUNTY, GEORGIA
EMC PROJECT# 20-0130
JULY 2023 REVISED JANUARY 2025

REVISION	DESCRIPTION	DATE
1	REVISIONS PER CITY OF POOLER - INITIAL SUBMITTAL DATE 7/1/2021 - REVISIONS RECIEVED 7/21/2021	9/1/2021
2	REVISIONS PER CITY OF POOLER - RESUBMITTAL DATE 9/1/2021 - REVISIONS RECIEVED 10/6/2021	10/26/2021
3	REVISIONS PER CITY OF POOLER - RESUBMITTAL DATE 10/26/2021 - REVISIONS RECIEVED 11/4/2021	11/ /2021
4	REVISIONS PER CITY OF POOLER - FINAL COMMENTS	8/1/2023
5	OWNER REVISIONS	1/24/25
-	-	-
-	-	-

EMC ENGINEERING SERVICES, INC.
CIVIL
MARINE
ENVIRONMENTAL

EMC ENGINEERING SERVICES, INC.
ENVIRONMENTAL- MARINE - CIVIL - SURVEY

GEORGIA REGISTERED PROFESSIONAL ENGINEER ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
10 CHATHAM CENTER SOUTH, SUITE 100
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
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STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

O:\2020\20-0130 780 POOLER PARKWAY\DWG\20-0130C_801 TWO STORY 8-2025.DWG 8/20/2025 11:10 AM

PROPOSED FEATURES LEGEND

DEMOLITION

AREA

DELINEATION

EROSION CONTROL

BUFFER

DIVERSION BERM & SWALE

LIMITS OF DISTURBANCE

ORANGE BARRIER FENCING

SILT FENCE (SINGLE ROW) X X X

SILT FENCE (DOUBLE ROW) XX XX XX

PROPERTY

PROPERTY LINE

RIGHT OF WAY RW

EASEMENT

SETBACKS

UTILITIES

AERIAL POWER E

AERIAL TELEPHONE T

AERIAL TRAFFIC SIGNAL TS

AERIAL CABLE TV

BURIED POWER E

BURIED TELEPHONE T

BURIED TRAFFIC SIGNAL TS

BURIED CABLE TV

SANITARY SEWER SS

FORCEMAIN FM>

WATER LINE W

FIRE WATER LINE FW

NATURAL GAS G

POWER POLE

LIGHT POLE

SANITARY CLEANOUT

SANITARY MANHOLE

BACKFLOW PREVENTER

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

REDUCED PRESSURE ZONE ASSEMBLY

WATER METER

VALVE

TOPOGRAPHY

CONTOUR & LABELS 150.00 150

DITCH/SWALE

STORM SEWER

RIPRAP

GRATE INLET

GRATE INLET WITH HOOD

DOUBLE WING CURB INLET

WEIR INLET

STORM MANHOLE

FLARED END SECTION

PAVEMENT HATCHING

ASPHALT PAVING

CONCRETE PAVING

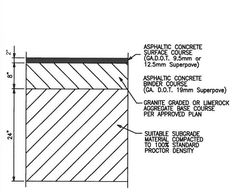
HEAVY DUTY ASPHALT PAVING

HEAVY DUTY CONCRETE PAVING

GRAVEL PAVING

UNPAVED ROADWAY

UNPAVED WALKWAY



STANDARD

NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.20 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

CITY OF POOLER 2011 STANDARD DETAIL	TYPICAL PAVEMENT SECTIONS	SCALE: N.T.S. DATE: June 2012	P-10

EXISTING FEATURES LEGEND

SYMBOLS

AIF	ANGLE IRON FOUND	DHS	DRILL HOLE SET	OTPF	OPEN TOP PIPE FOUND
AXF	AXLE FOUND	HBF	HUB FOUND	PKF	PK NAIL FOUND
BMF	BENCHMARK FOUND	HBS	HUB SET	PKS	PK NAIL SET
BMS	BENCHMARK SET	HTF	HUB & TACK FOUND	RBF	REBAR FOUND
CF	CHOPS FOUND	HTS	HUB & TACK SET	RBS	IRON REBAR SET
CMF	CONCRETE MONUMENT FOUND	IPF	IRON PIPE FOUND	RRF	RAILROAD SPIKE FOUND
CMS	CONCRETE MONUMENT SET	IPS	IRON PIPE SET	RRSS	RAILROAD SPIKE SET
CNF	CONCRETE NAIL FOUND	IRF	IRON REBAR FOUND	RWMF	RIGHT/WAY MONUMENT FOUND
CNS	CONCRETE NAIL SET	LT	LINE TREE	RWMS	RIGHT/WAY MONUMENT SET
CPT	CONTROL POINT	MNF	MAG NAIL FOUND	TF	TACK FOUND
CSF	COTTON SPINDLE FOUND	MNS	MAG NAIL SET	TS	TACK SET
CTPF	CRIMP TOP PIPE FOUND	NF	NAIL FOUND	XF	X FOUND
DHF	DRILL HOLE FOUND	NS	NAIL SET	XS	X-SET
EB	ELECTRIC CONTROL BOX	BFP	BACKFLOW PREVENTER	TVMK	TV MARKER
EM	ELECTRIC METER	FDC	FIRE DEPARTMENT CONNECTION	TVP	TV PEDESTAL
EMH	ELECTRIC MANHOLE	FH	FIRE HYDRANT	UCAB	UNDERGROUND CABLE BOX
EO	ELECTRIC OUTLET	HB	HOSE BIB	FOMK	FIBER OPTIC MARKER
ESO	ELECTRIC STUB OUT	ICV	IRRIGATION CONTROL VALVE	TB	TELEPHONE BOOTH
ETR	ELECTRIC TRANSFORMER	ISH	IRRIGATION SPRINKLER HEAD	TCB	TELEPHONE CABINET
FLP	FLOOD LAMP	PIV	POST INDICATOR VALVE	TLM	TELEPHONE LINE MARKER
GL	GROUND LIGHT	PVT	PIVOT	TMH	TELEPHONE MANHOLE
GP	GUY POLE	RPZ	REDUCED PRESSURE ZONE	TP	TELEPHONE PEDESTAL
GWA	GUY WIRE ANCHOR	WELL	WATER WELL	UCB	UNDERGROUND COMM BOX
LP	LIGHT POLE	WLMK	WATER LINE MARKER	GARV	GAS AIR RELEASE VALVE
PP-LP	POWER-LIGHT POLE	WM	WATER METER	GM	GAS METER
PP	POWER POLE	WMH	WATER MANHOLE	GMH	GAS MANHOLE
ELMK	ELECTRIC MARKER	WSO	WATER STUB OUT	GMK	GAS MARKER
CB	CATCH BASIN	WV	WATER VALVE	GV	GAS VALVE
CI	CURB INLET	FARV	FORCEMAIN AIR RELEASE VALVE	GVP	GAS VENT PIPE
DWCB	DOUBLE WING CURB INLET	FLMK	FORCEMAIN LINE MARKER	PEDSP	PEDESTRIAN SIGNAL POLE
FES	FLARED END SECTION	GST	SANITARY GREASE TRAP	TFCB	TRAFFIC SIGNAL CONTROL BOX
GI	GRATE INLET	CO	SANITARY SEWER CLEANOUT	TFMH	TRAFFIC SIGNAL MANHOLE
HGI	HOODED GRATE INLET	SSMH	SANITARY SEWER MANHOLE	TFMK	TRAFFIC SIGNAL MARKER
JB	JUNCTION BOX	SSO	SANITARY SEWER STUB OUT	TFP	TRAFFIC SIGNAL POLE
STCO	STORM SEWER CLEANOUT	FP	FENCE POST	TFSB	TRAFFIC SIGNAL STRAIN POLE
STMH	STORM SEWER MANHOLE	GATE	GATE POST		WHEELSTOP
SWCB	SINGLE WING CURB INLET	TPOST	T-POST	PM	PARKING METER
BHF	BOREHOLE FOUND	POST	POST/POLE		BILLBOARD
MWF	MONITORING WELL FOUND	RD	ROOF DRAIN		SINGLE POLE SIGN
SAT DISH	SATELLITE DISH	SCP	SECURITY CAMERA POLE		DOUBLE POLE SIGN
STUB	STUB OUT	MB	MAILBOX		TRIPLE POLE SIGN
AC	AIR CONDITIONING UNIT	WF	WETLAND FLAG	BLR	BOLLARD

LINETYPES

PROPERTY LINE

ADJACENT PROPERTY

BUILDING

BUILDING OVERHANG

DITCH CENTERLINE

WETLANDS WET

CREEK CENTERLINE

100-YEAR FLOODPLAIN 100YR

500-YEAR FLOODPLAIN 500YR

100-YEAR FLOODWAY

MAJOR CONTOUR 100

MINOR CONTOUR 100

WOODSLINE

ROADWAY CENTERLINE

PAVED ROADWAY

GRAVEL ROADWAY

DIRT ROADWAY

GUARDRAIL

BARBWIRE/HOGWIRE FENCE X

CHAINLINK FENCE O

EASEMENT

BUILDING SETBACK

SANITARY SEWER SS

FORCEMAIN FM

STORM SEWER ST

NATURAL GAS G

WATER LINE W

AERIAL TV TV

AERIAL FIBER OPTIC FO

AERIAL ELECTRIC E

AERIAL TRAFFIC SIGNAL TS

AERIAL TELEPHONE T

BURIED TV TV

BURIED FIBER OPTIC FO

BURIED ELECTRIC E

BURIED TRAFFIC SIGNAL

BURIED TELEPHONE T

SINGLE ROW SILT FENCE X

DOUBLE ROW SILT FENCE XX

WOOD/IRON SHADOWBOX FENCE []

ABBREVIATIONS

BFE	BASE FLOOD ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE	RCB	CONCRETE BOX CULVERT
CMP	CORRUGATED METAL PIPE	HDW	HEADWALL	RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE	HWL	HIGH WATER LEVEL	THR	THROAT ELEVATION
DIP	DUCTILE IRON PIPE	IE/INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
FFE	FINISHED FLOOR ELEVATION	LWL	LOW WATER LEVEL	VLT	VAULT
FRD	FRENCH DRAIN	PVC	POLYVINYL CHLORIDE PIPE		

GREASE TRAPS:

1. GREASE TRAP IS REQUIRED FOR RESTAURANTS / EATING ESTABLISHMENTS (ANY ESTABLISHMENT WITH KITCHEN FACILITIES) WITH A SAMPLING MH ON THE EFFLUENT SIDE BEFORE THE SANITARY LINE FROM THE BUILDING ENTERS THE LINE. MH TO BE A MINIMUM OF 18 INCHES IN DIAMETER.
2. GREASE TRAPS ARE TO BE SIZED BASED ON THE SIZE AND USE TYPE OF THE ESTABLISHMENT THEY ARE SERVING.

DRAINAGE NOTES:

1. STORM DRAIN PIPE BENEATH CITY MAINTAINED STREETS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AND SHALL BE RCP (CLASS III).
2. 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.
3. LOT DRAINAGE SHALL BE FROM THE REAR TO THE FRONT OF LOTS; 0.5% GRADE MINIMUM. EXCEPTIONS WILL BE CONSIDERED.
4. SIDE LOT DRAINAGE SHALL BE PIPED; DITCHES ON SIDE LOT LINES ARE NOT PERMITTED. EXCEPTIONS WILL BE CONSIDERED.
5. MINIMUM LOT ELEVATION: FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST ONE FOOT ABOVE THE LEVEL OF THE IOC-YEAR FLOOD. THE ENTIRE LOT SHALL BE PROPERLY DRAINED.
6. THE CITY WILL NOT ACCEPT DETENTION AREAS FOR MAINTENANCE OR OWNERSHIP.

GENERAL NOTES

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF POOLER SPECIFICATIONS. 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.
3. PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. BEFORE CALLING (811) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS.
4. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
5. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.
6. ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C76, CLASS III. MINIMUM PIPE DIAMETER SHALL BE 15". PIPE JOINTS SHALL BE MADE BY USE OF A CONTINUOUS TYPE II OR III RUBBER GASKET CONFORMING TO THE REQUIREMENTS OF ASTM C443.
7. FILL SHALL CONSIST OF SUITABLE MATERIALS WHICH ARE GENERALLY COMPOSED OF SANDS, CLAY-SAND MIXTURES, AND SILT-SAND MIXTURES AND ARE FREE OF ROOTS, TRASH, AND OTHER DELETERIOUS MATERIAL. CLAYS, SILTS, AND ORGANIC SOILS SHALL BE CONSIDERED AS UNSUITABLE MATERIALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. BORROW MATERIAL SHALL BE CAPABLE OF BEING SHAPED AND COMPACTED TO THE REQUIRED DENSITIES SPECIFIED.
9. DURING CONSTRUCTION IN THE AREA OF AN INTERSECTION, WORK WILL BE PERFORMED IN SUCH A MANNER AS TO PERMIT TRAFFIC TO OPERATE WITH THE LEAST AMOUNT OF INCONVENIENCE POSSIBLE. ADDITIONAL CHANNELIZATION AND SIGNAGE SHALL BE INSTALLED, AS DIRECTED BY THE ENGINEER, TO ALLOW TRAFFIC TO FLOW AS FREELY AS POSSIBLE. WHEN AN INTERSECTION IS INOPERABLE, FLAGGERS WILL BE UTILIZED TO CONTROL TRAFFIC. ALL TRAFFIC CONTROL DEVICES AND METHODS SHALL BE PER THE M.U.T.C.D.
10. A COMPLETE PERMIT SET OF PLANS MUST BE KEPT ON SITE AT ALL TIMES.
11. PROTECTION OF EXCAVATED AREAS: - TEMPORARY FENCING SHALL BE USED AROUND OPEN EXCAVATIONS AT ALL TIMES, EXCEPT AS NECESSARY FOR IMMEDIATE CONSTRUCTION. WHEN WORK IS NOT IN PROGRESS, FENCING SHALL ENCLOSE EXCAVATED AREAS. UTILITY TRENCHES SHALL BE BACKFILLED TO GRADE AT THE END OF THE DAY, ALLOWING FOR A MAXIMUM OF 10' (FENCE-PROTECTED) TRENCH TO REMAIN OPEN.
12. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
13. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
14. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE STATE OF GEORGIA.
15. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS LATEST EDITION.
16. SELECT FILL SHALL BE USED IN ALL DRIVEWAYS TO BE LOCATED IN THE CITY'S R/W AND THE FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
17. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
18. GDOT PERMIT IS REQUIRED IF ANY WORK IS PROPOSED IN A STATE OR US ROUTE. A COPY OF THE GEORGIA DOT ENCROACHMENT PERMIT APPROVAL PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.
19. AT LEAST TWO BENCHMARKS SHALL BE ESTABLISHED WITHIN A SUBDIVISION. SUCH BENCHMARKS SHALL BE AT OPPOSITE CORNERS OF THE PROPERTY BEING SUBDIVIDED.
20. GREENBELT REQUIRED AS A BUFFER BETWEEN INCOMPATIBLE ZONINGS.
21. MINIMUM STREET PROFILE GRADE IS 0.3%.
22. PAVEMENT REQUIREMENTS: 8.0 INCHES CRUSHED STONE BASE AND 1.5 INCHES ASPHALT WEARING SURFACE IN ACCORDANCE WITH CITY OF POOLER STANDARD DETAILS.
23. 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".
24. 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.
25. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
26. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
27. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
28. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN THE RIGHT OF WAY.
29. SELECT FILL SHALL BE USE IN ALL ROADS TO BE DEDICATED TO THE CITY.
30. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
31. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
32. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
33. 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.
34. EXCAVATIONS:
    a. NO PERSON SHALL REMOVE, DIG, EXCAVATE, BORE UNDER, TRENCH, PLOW OR DESTROY ANY PORTION OF ANY SIDEWALK, PUBLIC WAY, RIGHT-OF-WAY AND/OR ROAD, FOR ANY PURPOSE OTHER THAN FOR EMERGENCY UTILITY REPAIRS OR LAYING WATER MAINS, STORM DRAINS OR SANITARY SEWER UNDER THE SUPERVISION AND CONTROL OF THE CITY, WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF POOLER.
    b. PERMITS SHALL BE APPLIED FOR NOT LESS THAN 72 HOURS, NOT INCLUDING WEEKENDS AND/OR HOLIDAYS, BEFORE ANY EXCAVATION IS SCHEDULED TO BEGIN. THE COST OF OBTAINING A PERMIT SHALL BE AS SET FORTH IN THE SCHEDULE OF FEES AND CHARGES.
    c. PERMITS CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AND/OR THE CITY DESIGNEE.
    d. IF THERE IS ANY CONFLICT IN THE INTERPRETATION OF REGULATIONS REGARDING EXCAVATION OF UTILITIES, THE INTERPRETATION OF THE CITY OF POOLER SHALL GOVERN.

PRECONSTRUCTION AND CLOSEOUT REQUIREMENTS:

1. ALL PROJECTS CONSTRUCTED WITHIN THE CITY LIMITS OF POOLER AND/OR CONNECTING TO THE CITY OF POOLER WATER AND SEWER SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF POOLER STANDARD SPECIFICATIONS. NO EXCEPTIONS SHALL BE MADE FOR PRIVATELY MAINTAINED SYSTEMS.
2. ALL PROJECTS SHALL BE TIED TO AND SHALL BE COMPLETED ON THE NAVD 1988 VERTICAL DATUM AND THE NAD 83 STATE PLANE COORDINATES HORINZONTAL DATUM AND SHALL BE BASED ON US SURVEY FEET.
3. PRIOR TO BEGINNING OF CONSTRUCTION A PRE-CONSTRUCTION CONFERENCE WILL BE SCHEDULED AND SHALL BE ATTENDED BY THE ENGINEER OF RECORD OR OTHER OWNER'S REPRESENTATIVES, THE CONTRACTOR, AND CITY REPRESENTATIVES.
4. RECORD DRAWINGS OF THE APPROVED CONSTRUCTION PLANS IN THE FOLLOWING FORMAT SHALL BE DELIVERED TO THE CITY BY THE OWNER'S REPRESENTATIVE IN THE REQUIRED COORDINATE SYSTEM.
    a. (1) SET ON REPRODUCIBLE MYLAR
    b. (2) SETS ON BOND
    c. (1) COMPLETE SET OF DIGITAL RECORD DRAWINGS ON AUTOCAD FILE AND PDF
5. (1) ORIGINAL LETTER, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA, CERTIFYING THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY.
6. (3) COPIES OF ALL WARRANTIES, BONDS, AND OPERATION MANUALS SHALL BE SUBMITTED TO THE CITY.
7. (3) COPIES OF RECORDED PLATS SHOWING ALL REQUIRED ROW AND.OR EASEMENTS FOR PUBLIC AND/OR PRIVATE STREETS, DRAINAGE, UTILITIES, ANF/OR FACILITIES SHALL BE SUBMITTED TO THE CITY.

UTILITY NOTES

GENERAL:

1. THE PIPES, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM ALL FOREIGN MATTER AT ALL TIMES.
2. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPES SHALL BE REJECTED. ALL FOREIGN MATTER SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT FOREIGN MATTER FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE PLUGGED OR CAPPED BY APPROVED MEANS TO FORM A WATER TIGHT SEAL. NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
3. ALL WET TAPS SHALL INCLUDE TAPPING SADDLES, SLEEVES, VALVES AND VALVE BOXES OR MANHOLES AS NOTED ON UTILITIES SHEET. ALL EXCAVATION, PROVIDING AND INSTALLING OF TAPPING SLEEVE, TAPPING VALVE IN A MANHOLE, THRUST RESISTANCE BLOCKS/TIE-RODS/MEGALUGS, BACKFILL, COMPRESSOR, MANPOWER, ETC. WILL BE PROVIDED BY THE CONTRACTOR. THE DEVELOPER/CONTRACTOR IS TO COORDINATE THE WET TAP WITH THE CITY OF POOLER PUBLIC WORKS DEPARTMENT.
4. TAPPING SLEEVES SHALL BE MECHANICAL JOINT TYPE, MUELLER NO. H-615, CLOW F-5205, OR APPROVED EQUAL. TAPPING VALVES SHALL BE MECHANICAL JOINT TYPE GATE VALVES, MUELLER NO 667, CLOW F-5093, OR APPROVED EQUAL.
5. GATE VALVES SHALL BE AMERICAN, WATEROUS, OR EQUAL AND SHALL BE FURNISHED WITH STANDARD OPERATING NUTS. BALL VALVES 2" AND SMALLER SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 300 PSI, DOMESTIC MADE BRASS, AND SHALL CONFORM TO AWWA C 800-89.
6. FIRE HYDRANTS SHALL BE 5-1/4" MINIMUM AMERICAN DARLING, MUELLER, M&H, OR APPROVED EQUAL AND SHALL CONFORM TO AWWA C502.
7. DISINFECTION AND FLUSHING WATER MAINS:
   CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF ANY DISINFECTION AND FLUSHING OF NEWLY CONSTRUCTED WATER MAINS. FLUSHING WATER AND SUPER CHLORINATED WATER WILL BE DISPOSED OF BY A METHOD APPROVED BY THE ENGINEER. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE EXISTING OR PROPOSED STORM DRAINAGE SYSTEMS.

   FLUSHING
   A. FLUSHING WATER MAY BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AFTER BEING FILTERED OF LARGE SOLIDS AND SEDIMENT UNDER THE SUPERVISION OF THE ENGINEER.
   B. FLUSHING PROCEDURES SHALL INCLUDE OPEN-ENDED FLUSHING IN ORDER TO INSURE THE LINE IS CLEAR.
   C. FLUSH NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHALL BE DONE AFTER PRESSURE TEST AND BEFORE DISINFECTION.
   D. THE LINES SHALL BE FLUSHED USING A METHOD ACCEPTABLE TO THE CITY PRIOR TO CONNECTION TO THE WATER SYSTEM. LINES SHALL BE FLUSHED FOR 30 MINUTES AT A VELOCITY SUFFICIENT TO PURGE THE LINES OF ANY FOREIGN MATTER.
   E. CLEAN THE INTERIOR OF ALL PIPE BY BRUSHING, SWABBING, OR WASHING OUT ALL DIRT BEFORE LAYING.
8. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACK FLOW PREVENTION DEVICE AND FIRE HYDRANT METER.
9. PRIOR TO CONNECTING TO ANY EXISTING WATER MAINS, REUSE MAINS, OR SANITARY SEWER LINES AND PRIOR TO DIGGING FOR PROPOSED CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY OWNER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
10. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
11. ALL MATERIALS USED AND THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITARY FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
12. MAINTAIN A MINIMUM OF 36" OF COVER FOR ALL MAINS 12" AND SMALLER. A MAXIMUM COVER OF 60" FROM FINISHED GRADE SHALL BE USED UNLESS APPROVED TO AVOID CONFLICT. IF THE COVER IS LESS THAN 36", DUCTILE IRON PIPE SHALL BE USED.
13. ALL PHASES OF CONSTRUCTION OF THE WATER SYSTEM SHALL COMPLY WITH THE GA EPD RULES FOR SAFE DRINKING WATER, CHAPTER 391-3-5 AND THE LATEST EDITION OF THE EPD MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS.
14. MAXIMUM JOINT DEFLECTION AND BENDING OF PVC PIPE SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
15. 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.
16. UNDERGROUND MARKING TAPE SHALL BE INSTALLED OVER ALL WATER MAINS (18" BELOW GRADE)
17. UTILITIES SHALL NOT BE PLACED LONGITUDINALLY UNDER STREET PAVEMENT.
18. MAINTAIN A MINIMUM OF 10' SEPARATION HORIZONTAL AND 18" VERTICAL BETWEEN WATER & SEWER LINES.
19. WATER MAINS MUST BE DIP WHEN CROSSING STORM OR SEWER MAINS.
20. ALL WATER AND SEWER LINES RUNNING UNDER STREETS/SIDEWALKS SHALL BE SLEEVED.
21. ALL PUBLICLY OWNED UTILITIES SHALL BE INSTALLED IN THE ROAD RIGHTS-OF-WAY OR APPROVED ACCESS EASEMENTS.
22. 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.

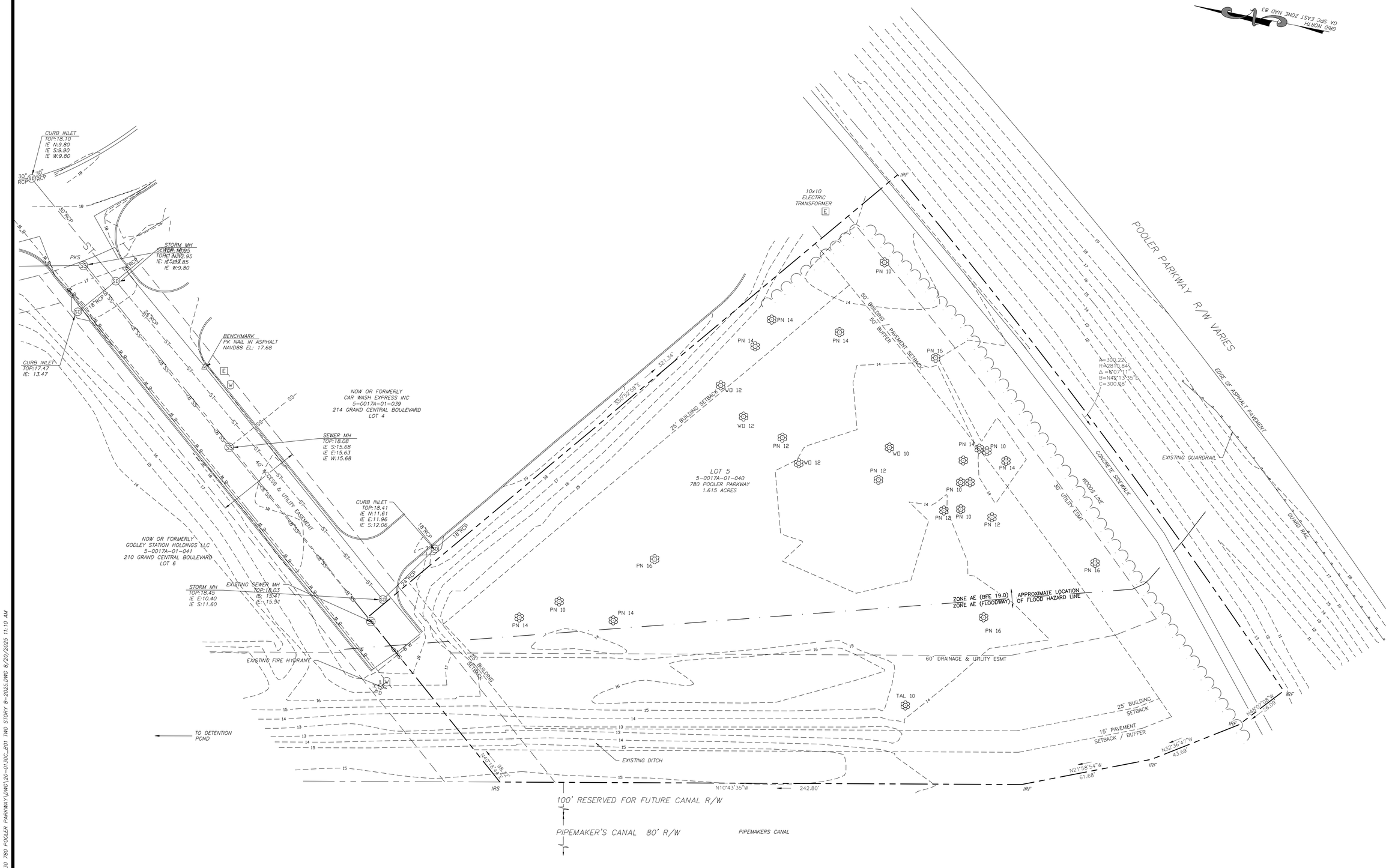
WATER:

1. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW.
2. RESIDENTIAL WATER LATERALS: 1" DIAMETER MINIMUM.
3. RESIDENTIAL WATER LATERALS SHALL BE INSTALLED NO MORE THAN 5' FEET FROM THE PROPERTY CORNER.
4. 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.
5. CUT-OFF VALVES WILL BE LOCATED AT ALL TEES WHERE LINES ARE TWO INCHES OR LARGER.
6. 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 VALVE MARKER POSTS.
7. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH 'I W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.
8. ALL METER CONNECTION POINTS MUST HAVE AN APPROVED, REDUCED PRESSURE BACKFLOW DEVICE. THIS INCLUDES FIRE LINES, IRRIGATION LINES, AND DOMESTIC SUPPLY LINES.
9. MAINTAIN A MINIMUM OF 3 FEET OF COVER.
10. SERVICE LATERALS UNDER ROADS ARE TO BE SLEEVED AND AT LEAST 30" BENEATH THE ROAD SURFACE.
11. PIPE MATERIAL: 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.

SANITARY SEWER:

1. SANITARY MANHOLES SHALL NOT EXCEED 350-FOOT SPACING.
2. PIPE DIAMETER SHALL BE A MINIMUM OF 8 INCHES.
3. MINIMUM SIZE OF SANITARY LATERAL IS 4 INCHES.
4. LATERALS SHALL CONNECT DIRECTLY TO THE MANHOLE WHEN POSS

Attachment B



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3	REVISIONS PER CITY OF POOLER	11/1/2021
4	REVISIONS PER CITY OF POOLER	8/1/2023
5	OWNER REVISIONS	1/24/25
-	-	-
-	-	-

GEORGIA REGISTERED No. PE000[illegible] PROFESSIONAL ENGINEER ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

EXISTING CONDITIONS AND DEMOLITION PLAN

COMMERCIAL SPACE
780 POOLER PARKWAY
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
COMBAT VETERANS, LLC

PROJECT NO.:	20-0130
DRAWN BY:	MRK
DESIGNED BY:	MRK
SURVEYED BY:	BREWER
SURVEY DATE:	2018
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	JANUARY 2025

SHEET 3 OF 19

O:\2020\20-0130 780 POOLER PARKWAY\DWG\20-0130C_B01 TWO STORY 8-2025.DWG 8/20/2025 11:10 AM

NOTES:

1. ALL LINEAR AND RADIAL DIMENSIONS ARE TO THE EDGE OF PAVEMENT.
2. MONUMENT SIGNS SHOULD NOT DISPLACE REQUIRED LANDSCAPING.
3. SCREEN DUMPSTER AND RECYCLING BINS WITH MASONRY WALL TO MATCH THE BUILDING / OPAQUE METAL GATES AND EVERGREEN PLANTINGS.
4. THIS PARCEL LIES WITHIN A ZONE AE (EL. 19) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 13051C0019H EFFECTIVE DATE JULY , 2014.
5. NO STATE WATERS EXIST ON SITE WITH WRESTED VEGETATION ARE PRESENT ON SITE.
6. NO WETLANDS PRESENT ON SITE.

SITE DATA:

PARCEL: 1.62 AC.

ZONING: PUD

FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 25'
REAR BUILDING SETBACK: 25'

GREENSPACE REQUIREMENTS:

IMPERVIOUS AREA: 0.67 AC
GREENSPACE: 0.67 AC

20% MINIMUM GREENSPACE REQUIRED
41% GREENSPACE PROVIDED

BUILDING INFORMATION:

- 14,843 SF
- MAX. BLDG HEIGHT: 36'-0" TO PARAPET
  * MAXIMUM ALLOW HEIGHT IS 50 FT PER SOUTH GODLEY STATION PUD GUIDLINES.

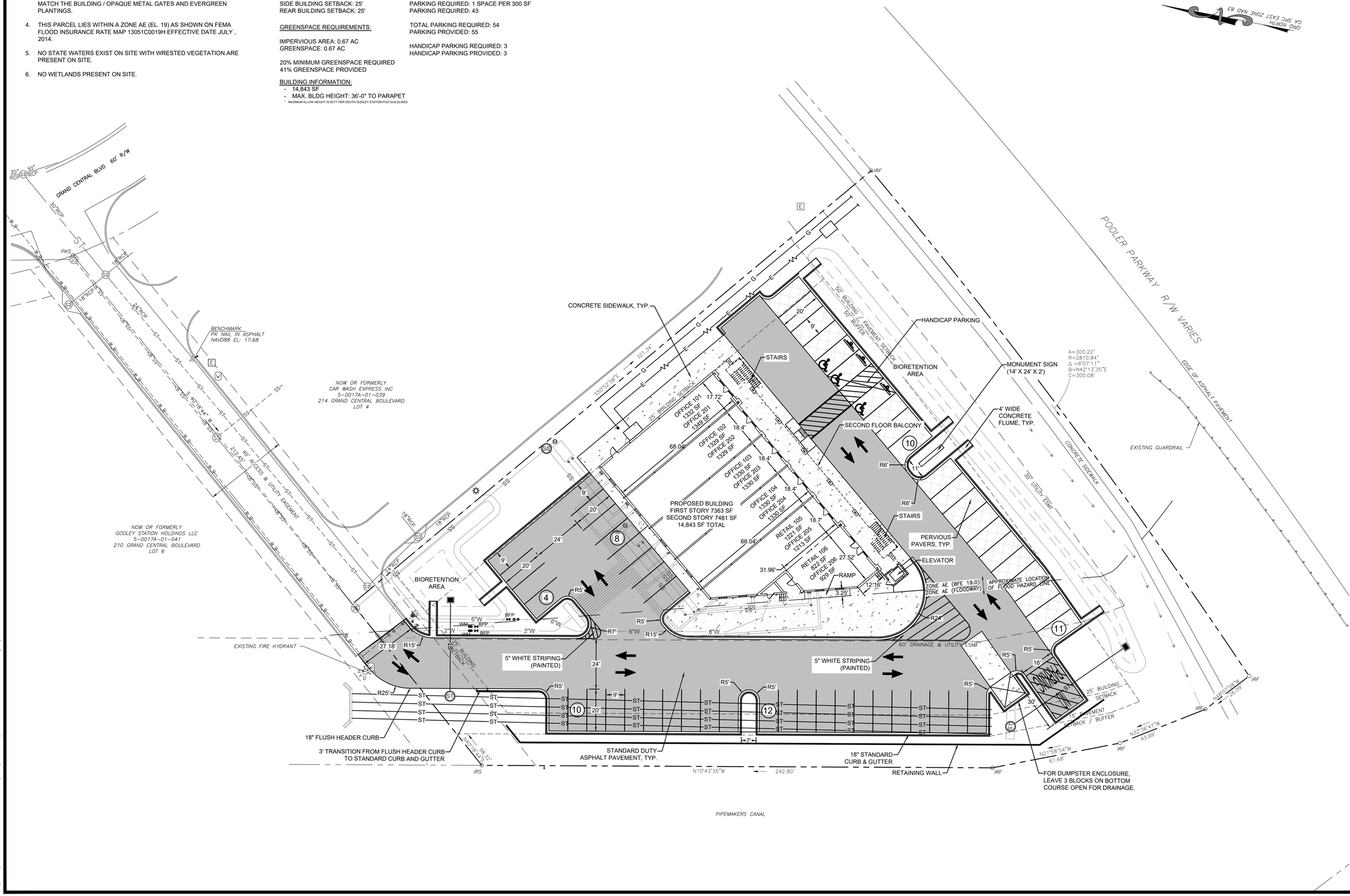
PARKING DATA:

RETAIL STORES: 2,043 SF
PARKING REQUIRED: 5 SPACES PER 1,000 SF (SHOPPING CENTER)
PARKING REQUIRED: 11

OFFICES: 12,801 SF
PARKING REQUIRED: 1 SPACE PER 300 SF
PARKING REQUIRED: 43

TOTAL PARKING REQUIRED: 54
PARKING PROVIDED: 55

HANDICAP PARKING REQUIRED: 3
HANDICAP PARKING PROVIDED: 3



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GEORGIA REGISTERED No. PE000488 PROFESSIONAL ENGINEER ALEC B. METZGER

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STAKING PLAN

COMMERCIAL SPACE
780 POOLER PARKWAY
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
COMBAT VETERANS, LLC

PROJECT NO.:	20-0130
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SHEET 4 OF 19

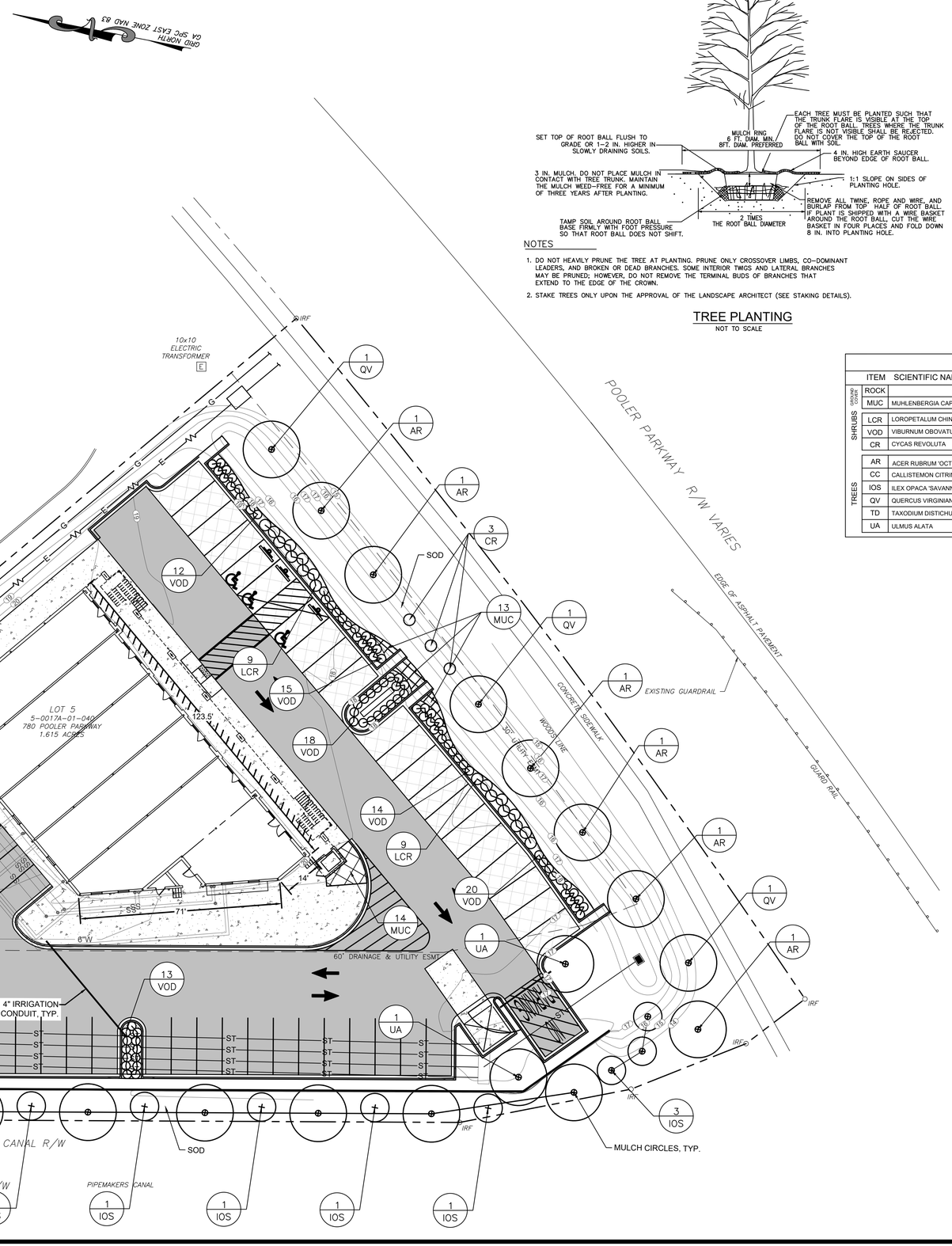
O:\2020\20-0130 780 POOLER PARKWAY\DWG\20-0130C_B01 TWO STORY 8-2025.DWG 8/20/2025 11:10 AM

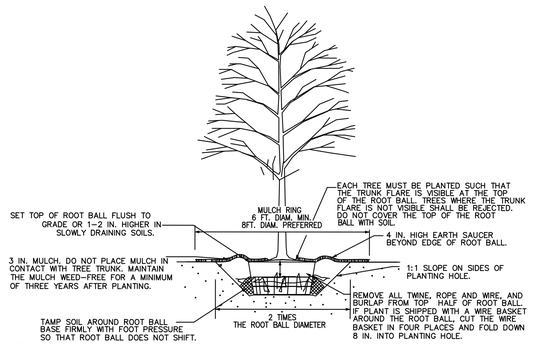
TREE NOTES:

1. A RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 3 PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE.
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), EIGHT-INCH DIAMETER AT BREAST HEIGHT (DBH) OR LARGER PER ACRE 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 FIVE TREES TOWARDS MEETING THE MINIMUM ALLOWABLE COVERAGE. EACH TREE WITH A DIAMETER OF 36 INCHES DBH OR LARGER (30 INCHES DBH FOR LIVE OAKS) MUST ALSO BE DESIGNATED ON THE LANDSCAPE PLAN AND MAY COUNT AS TEN TREES TOWARDS MEETING THE MINIMUM ALLOWABLE COVERAGE.
3. A TREE WITH DBH OF 24" (EXCEPT SWEET GUMS AND PINES). LIVE OAKS WITH DBH OF 18".
4. 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.
5. REPLACEMENT TREES SHALL BE AT LEAST 2" DBH AND 8' TALL.
6. PARKING LOT ISLANDS - A 400 SF (MIN) LANDSCAPED ISLAND AREA WITH AT LEAST 1 PREFERRED TREE IS REQUIRED FOR EVERY 12 PARKING SPACES.
7. 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.
8. 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.
9. TREE PROTECTIVE BARRIERS MUST BE AT LEAST 4' IN HEIGHT, BE PROMINENT VISUALLY AND ERECTED COMPLETELY AROUND THE PROTECTION ZONE. THE USE OF ORANGE POLYETHYLENE SAFETY FENCING OR A SIMILAR MATERIAL IS REQUIRED AS A MINIMUM.
10. "TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN".
11. 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.
12. FOR RESIDENTIAL -- AMERICAN HOLLY, BIRCH, CYPRESS, DOGWOOD, HICKORY, LIVE OAK, MAGNOLIA, MAPLE, PECAN, SYCAMORE, WALNUT, WILLOW, DRAKE ELM, BOSQUE ELM, AND ALEE ELM.
13. FOR MULTI-FAMILY, COMMERCIAL, PUBLIC INSTITUTIONAL OR INDUSTRIAL DEVELOPMENTS--AMERICAN HOLLY, BIRCH, CYPRESS, HICKORY, LIVE OAK, MAPLE, PALM (GREATER OR EQUAL TO EIGHT-INCH DBH), SYCAMORE, WALNUT, WILLOW, DRAKE ELM, BOSQUE ELM, AND ALEE ELM.

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY BERMUDA SOD/SEED. OWNER WILL DETERMINE EXTENT OF SODDING VS. SEEDING. THE CONTRACTOR WILL UTILIZE EXISTING GRASS WHENEVER POSSIBLE.
2. ALL PLANT BEDS SHALL BE MULCHED WITH 3" OF PINE STRAW OR AS DIRECTED BY OWNER.
3. NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
4. SEE DETAILS FOR SHRUB AND TREE INSTALLATION.
5. TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT.
6. AN UNDERGROUND IRRIGATION SYSTEM, IF INSTALLED, SHALL COMPLY WITH ALL THE REQUIREMENTS AND REGULATIONS OF THE CITY AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
7. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFF.
8. MONUMENT SIGNS SHOULD NOT DISPLACE REQUIRED LANDSCAPING.
9. SCREEN DUMPSTER AND RECYCLING BINS WITH MASONRY WALL TO MATCH THE BUILDING AND OPAQUE METAL GATES AND EVERGREEN PLANTINGS.
10. GUARANTEE:
    THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.
11. THERE ARE NO SIGNIFICANT TREES ON SITE.

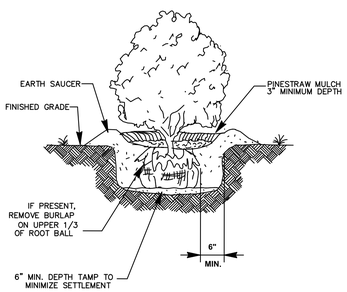




NOTES

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO–DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT (SEE STAKING DETAILS).

TREE PLANTING
NOT TO SCALE



NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE

	ITEM	SCIENTIFIC NAME		COMMON NAME	QTY	SIZE	SPACING	NOTES
GROUND COVERS	ROCK			RIVER ROCK	220 SF	2"-6" DIA	-	-
	MUC	MUHLENBERGIA CAPILLARIS		PINK MUHLY GRASS	110	3 GAL	3' O.C.	-
SHRUBS	LCR	LOROPETALUM CHINENSIS 'RUBY'		RUBY LOROPETALUM	26	3 GAL.	4' O.C.	-
	VOD	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'		WALTER'S VIBURNUM	82	3 GAL.	3' O.C.	-
	CR	CYCAS REVOLUTA		SAGO PALM	3	5 GAL.	AS SHOWN	-
TREES	AR	ACER RUBRUM 'OCTOBER GLORY'	*	RED MAPLE	7	2"-2.5" CAL	AS SHOWN	-
	CC	CALLISTEMON CITRINUS		RED BOTTLEBRUSH	2	7 GAL	AS SHOWN	-
	IOS	ILEX OPACA 'SAVANNAH'	*	SAVANNAH HOLLY	15	2" CAL(8'-10')	AS SHOWN	-
	QV	QUERCUS VIRGINIANA	*	LIVE OAK	10	2"-2.5" CAL	AS SHOWN	-
	TD	TAXODIUM DISTICHUM	*	BALD CYPRESS	1	2"-2.5" CAL	AS SHOWN	-
	UA	ULMUS ALATA	*	WINGED AMERICAN ELM	2	2"-2.5" CAL	AS SHOWN	-

LANDSCAPING LEGEND

- PROPOSED LARGE TREE
- PROPOSED SMALL TREE
- PROPOSED SHRUB
- PROPOSED PLANT QUANTITIES (1 IW)
- PROPOSED GROUND COVERS
- PROPOSED PLANT TYPE DIVISIONS

* 1.62 AC X 15 = 25 HARDWOOD TREES REQUIRED
35 HARDWOOD TREES PROVIDED

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-5-	OWNER REVISIONS	1/24/25
-	-	-
-	-	-

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 871
6/27/25
DANIEL W. FISCHER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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LANDSCAPE PLAN
COMMERCIAL SPACE
780 POOLER PARKWAY
POOLER, CHATHAM COUNTY, GEORGIA
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SHEET 11 OF 19

O:\2020\20-0130 780 POOLER PARKWAY\DWG\20-0130_BD1 TWO STORY.DWG, 6/27/2025 9:36 AM

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ELEVATION MATERIALS

EXTERIOR BUILDING MATERIALS WILL INCLUDE THE FOLLOWING:
- BRICK MASONRY
- EIFS STUCCO
- ALUMINUM STOREFRONT & GLASS

FINAL PLACEMENT OF MATERIALS INCLUDING FINAL BUILDING ELEVATION DESIGN AESTHETIC TO BE DEVELOPED AND DETERMINED.

BARNARD ARCHITECTS
ARCHITECTURE, PLANNING, LANDSCAPE, INTERIORS, HISTORIC
220 EAST HALL STREET, SAVANNAH, GA 31401 (912) 232 - 6173 www.BarnardArchitects.com
ASSOCIATES: L. SCOTT BARNARD & ROBERT J. PORTMAN

ARCHITECT or ENGINEER SEAL

NEW TWO STORY MIX-USE BUILDING
The Shops at Pooler Parkway LLC
780 POOLER PARKWAY
Pooler, Georgia

Building Elevation Example

Project Status:
SPR

Date:
4.25.25
Full Scale @ 24x36
Half Scale @ 12x18

Revisions:

Number	Date

A2.1

Attachment B

Appendix A: Stormwater Facility Inspection & Maintenance Agreement

This AGREEMENT, made and entered into this 24th day of June, 2021, by and between Combat Veterans, LLC, his/her successors and assigns, including but not limited to any homeowners association, commercial developer, holder of any portion of the below described property, and/or similar (hereinafter called the "Landowner"), and the City of Pooler, Georgia; hereinafter called the "City", as required by state and local regulation and ordinances.

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as 780 Pooler Pkwy and recorded by plat in the land records of Chatham County, Georgia, Plat Book 911 Page 738, hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to develop the property and/or build upon the property; and

WHEREAS, the Stormwater Management and Operations and Maintenance (O&M) Plan; hereinafter called "the Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater runoff for the property; and

WHEREAS, the Landowner, its successors and assigns, agree that the health, safety, and welfare of the residents of Pooler, Georgia, require that stormwater management facilities be constructed and maintained on the Property and in accordance with the Plan; and

WHEREAS, the City requires that stormwater management facilities as shown within the Plan be constructed and adequately maintained by the Landowner, its successors and assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The stormwater management facilities shall be constructed and/or upgraded as well as maintained by the Landowner, its successors and assigns, in accordance with the specifications identified in the Plan.

2. The Landowner, its successors and assigns, shall adequately maintain the stormwater management facilities and perform the work necessary to keep those facilities in good working order at all times, as described in the Plan. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater runoff. Adequate maintenance is herein defined as good working condition so that these facilities are performing their approved design functions.

Attachment B

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility annually and maintain an inspection report on site that will be available for review by the City. The purpose of the inspection is to ensure safe and proper functioning of the stipulated facilities. The inspection shall cover all applicable stormwater management facilities, including but not limited to, conveyance measures, berms, outlet structures, pond areas, etc. Deficiencies shall be noted in the inspection report along with a schedule for repair. The inspection procedures, frequency and report shall follow the procedures established and approved in the Plan.

4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary and with reasonable notice having been given to the Landowner. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may issue citations to the Landowner for resulting, continuing ordinance violations (as set forth in the Pooler City Code of Ordinances), until such time as the issues are satisfactorily resolved. Additionally, the City may enter upon the Property and implement the necessary measures to correct deficiencies identified in the inspection report and to recover the costs of such repairs from the Landowner, its successors and assigns through the appropriate means. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this AGREEMENT be construed to impose any such obligation on the City.

6. Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plan, the schedule will be followed.

7. In the event the City, pursuant to this AGREEMENT, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder. Work will not commence without written notice from the City to the owner.

8. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.

Attachment B

9. This AGREEMENT shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

CERTIFICATION

OWNER:

WITNESS the following signatures and seals:

Company/Corporation/Partnership Name (Seal)

By: ~~Combat Veterans LLC~~
Ashiq Khan(CEO)
(Type Name and Title)

The foregoing AGREEMENT was acknowledged before me this 4th day of August, 2021, by Laura S. Green.

NOTARY PUBLIC

My Commission Expires: 8/28/2023

LAURA S GREEN
NOTARY
PUBLIC
CHATHAM COUNTY, GEORGIA

EOM Operations
Your solution to a better tomorrow

Attachment C

September 10th, 2025

Alec B. Metzger, P.E.
EMC Engineering Services
27 Chatham Center South, Suite A
Savannah, GA 31405

Dear Mr. Metzger,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the title of "Commercial Space" (Application No. A25-0041), which is provided below.

Submittal Documents:		
	Site Development Plans	*Sept. 2025*
	Architectural Review Approval	*Aug. 2025*
	Lighting Plan	*Aug. 2025*
	Hold Harmless Agreement	*Aug. 2025*
	Architectural Exhibit	*May 2025*
	Traffic Memo	*May 2025*
	Water System Report	*Mar. 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 comprehensive 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

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a two-story multi-tenant commercial building within the Godley Station PUD at 129 Pipemakers Circle.

Project:	#A24-0049
P&Z Meeting Date:	September 22, 2025
City Council Meeting Date:	October 6, 2025
Applicant and Authorized Agent:	Alec Metzger – EMC Engineering
Location (Address):	129 Pipemakers Circle
Parcel (PIN):	50017B05077
Acreage:	Approximately 1.66 acres
Zoning:	PUD (Godley Station)
Proposed Use:	Two-story multi-tenant commercial 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 split, with commercial on the northern portion and parks/recreation/conservation on the southern portion and is shown in the Comprehensive Plan as being within the Shopping and Dining Character Area. The proposed multi-tenant building is consistent with the existing surrounding commercial context of the area, including four multi-*

tenant commercial plazas (Parkway Professional Plaza and Pooler Park Offices Center, and the Pooler Professional Center, and Pooler Park Business Center), a large self-storage facility, and Cheerleading facility.

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 is a large 1.66-acre parcel which will adequately accommodate the proposed multi-tenant commercial building and associated required parking.*

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).

    - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding developments, which includes four multi-tenant commercial plazas (Parkway Professional Plaza and Pooler Park Offices Center, and the Pooler Professional Center, and Pooler Park Business Center), a large self-storage facility, and Cheerleading facility.*

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

    - *Yes, the proposed site plan is appropriate in scale for the 1.66-acre site and the adjacent properties, including four multi-tenant commercial plazas (Parkway Professional Plaza and Pooler Park Offices Center, and the Pooler Professional Center, and Pooler Park Business Center), a large self-storage facility, and Cheerleading facility.*

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

    - *The proposed site development is to be adequately served by existing services.*

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. Submittal Documentation C. Approval Letter

Attachment A

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

Vicinity Map - 129 Pipemakers Circle - Site Development Plan

09/10/2025

Parcels

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

SITE DEVELOPMENT PLANS
FOR
129 PIPEMAKERS CIRCLE

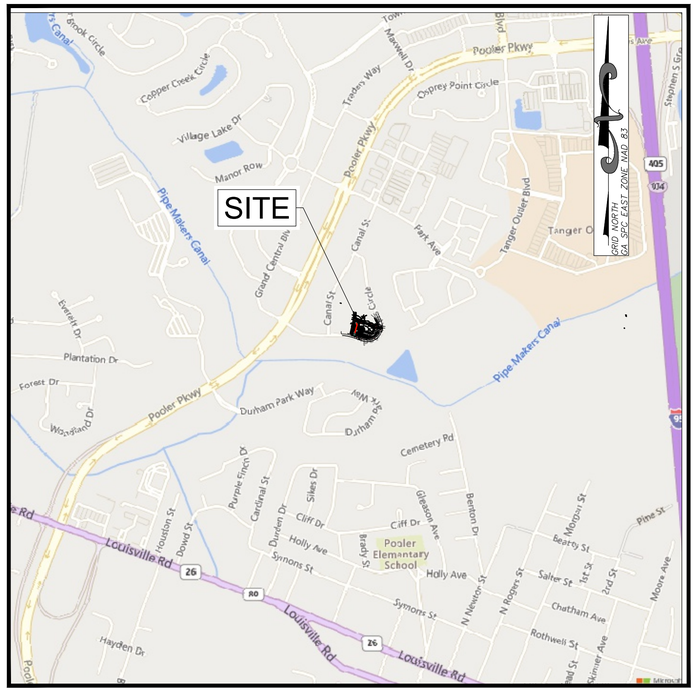
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

COMBAT VETERANS, LLC

PROJECT DATA

OWNER/DEVELOPER:	COMBAT VETERANS, LLC 107 GODLY WAY POOLER, GA 31322
24HR CONTACT:	ALEC METZGER (912) 644-3223
TAX MAP & PARCEL NUMBER:	50017B05077
PARCEL AREA:	1.66 AC
ZONING CLASSIFICATION:	PUD
PROPOSED USE:	COMMERCIAL
IMPERVIOUS AREA:	0.95 AC
DISTURBED AREA:	1.56 AC
TOTAL BUILDING AREA:	21,600 SF
PARKING SPACES REQUIRED:	72
PARKING SPACES PROVIDED:	72



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	STAKING PLAN
5	UTILITY PLAN
5A	FIRE PROTECTION PLAN
6	PAVING, GRADING & DRAINAGE PLAN
7	STORM DRAINAGE PROFILES
8	ESPC INITIAL PLAN
9	ESPC INTERMEDIATE PLAN
10	ESPC FINAL PLAN
11	ESPC NOTES
12	ESPC NOTES
13	LANDSCAPE PLAN
14	CONSTRUCTION DETAILS
15	CONSTRUCTION DETAILS
16	CONSTRUCTION DETAILS
17	CONSTRUCTION DETAILS
18	CONSTRUCTION DETAILS

UTILITY LOCATION DISCLAIMER

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

GEORGIA811
www.Georgia811.com
Know what's **below.**
Call before you dig.

PROJECT LOCATION:
129 PIPEMAKERS CIRCLE
POOLER, CHATHAM COUNTY, GEORGIA

FEBRUARY 2025

emc
CIVIL
MARINE
ENVIRONMENTAL

EMC ENGINEERING SERVICES, INC.

ENVIRONMENTAL- MARINE - CIVIL - SURVEY

REVISION	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE30429
PROFESSIONAL
2/2025
ENGINEER
ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
27 CHATHAM CENTER SOUTH, SUITE A
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
FAX: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

O:\2024\24-0056 129 PIPEMAKERS CIRCLE\DWG\24-0056C_B01.DWG 7/2/2025 1:55 PM

GENERAL NOTES

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF POOLER SPECIFICATIONS. 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.
3. PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. BEFORE CALLING (811) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS.
4. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
5. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.
6. ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C76, CLASS III. MINIMUM PIPE DIAMETER SHALL BE 15". PIPE JOINTS SHALL BE MADE BY USE OF A CONTINUOUS TYPE II OR III RUBBER GASKET CONFORMING TO THE REQUIREMENTS OF ASTM C443.
7. FILL SHALL CONSIST OF SUITABLE MATERIALS WHICH ARE GENERALLY COMPOSED OF SANDS, CLAY-SAND MIXTURES, AND SILT-SAND MIXTURES AND ARE FREE OF ROOTS, TRASH, AND OTHER DELETERIOUS MATERIAL. CLAYS, SILTS, AND ORGANIC SOILS SHALL BE CONSIDERED AS UNSUITABLE MATERIALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. BORROW MATERIAL SHALL BE CAPABLE OF BEING SHAPED AND COMPACTED TO THE REQUIRED DENSITIES SPECIFIED.
9. DURING CONSTRUCTION IN THE AREA OF AN INTERSECTION, WORK WILL BE PERFORMED IN SUCH A MANNER AS TO PERMIT TRAFFIC TO OPERATE WITH THE LEAST AMOUNT OF INCONVENIENCE POSSIBLE. ADDITIONAL CHANNELIZATION AND SIGNAGE SHALL BE INSTALLED, AS DIRECTED BY THE ENGINEER, TO ALLOW TRAFFIC TO FLOW AS FREELY AS POSSIBLE. WHEN AN INTERSECTION IS INOPERABLE, FLAGGERS WILL BE UTILIZED TO CONTROL TRAFFIC. ALL TRAFFIC CONTROL DEVICES AND METHODS SHALL BE PER THE M.U.T.C.D.
10. A COMPLETE PERMIT SET OF PLANS MUST BE KEPT ON SITE AT ALL TIMES.
11. PROTECTION OF EXCAVATED AREAS: - TEMPORARY FENCING SHALL BE USED AROUND OPEN EXCAVATIONS AT ALL TIMES, EXCEPT AS NECESSARY FOR IMMEDIATE CONSTRUCTION. WHEN WORK IS NOT IN PROGRESS, FENCING SHALL ENCLOSE EXCAVATED AREAS. UTILITY TRENCHES SHALL BE BACKFILLED TO GRADE AT THE END OF THE DAY, ALLOWING FOR A MAXIMUM OF 10' (FENCE-PROTECTED) TRENCH TO REMAIN OPEN.
12. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
13. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
14. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE STATE OF GEORGIA.
15. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS LATEST EDITION.
16. SELECT FILL SHALL BE USED IN ALL DRIVEWAYS TO BE LOCATED IN THE CITY'S R/W AND THE FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
17. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
18. GDOT PERMIT IS REQUIRED IF ANY WORK IS PROPOSED IN A STATE OR US ROUTE. A COPY OF THE GEORGIA DOT ENCROACHMENT PERMIT APPROVAL PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.
19. AT LEAST TWO BENCHMARKS SHALL BE ESTABLISHED WITHIN A SUBDIVISION. SUCH BENCHMARKS SHALL BE AT OPPOSITE CORNERS OF THE PROPERTY BEING SUBDIVIDED.
20. GREENBELT REQUIRED AS A BUFFER BETWEEN INCOMPATIBLE ZONINGS.
21. MINIMUM STREET PROFILE GRADE IS 0.3%.
22. PAVEMENT REQUIREMENTS: STANDARD PAVEMENT - 6.0 INCHES CRUSHED STONE BASE AND 2 INCHES ASPHALT WEARING SURFACE IN ACCORDANCE WITH CITY OF POOLER STANDARD DETAILS. HEAVY DUTY CONCRETE PAVEMENT - 8" OF 4,000 PSI CONCRETE, 6"X6" WELDED WIRE AND 8" SAND CLAY GRANULAR SOIL OR 6" GAB.
23. 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".
24. 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.
25. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
26. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
27. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
28. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN THE RIGHT OF WAY.
29. SELECT FILL SHALL BE USE IN ALL ROADS TO BE DEDICATED TO THE CITY.
30. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557).
31. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
32. TRAFFIC SIGNS INSTALLED INSIDE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING
33. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
34. 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.
35. EXCAVATIONS:
    a. NO PERSON SHALL REMOVE, DIG, EXCAVATE, BORE UNDER, TRENCH, PLOW OR DESTROY ANY PORTION OF ANY SIDEWALK, PUBLIC WAY, RIGHT-OF-WAY AND/OR ROAD, FOR ANY PURPOSE OTHER THAN FOR EMERGENCY UTILITY REPAIRS OR LAYING WATER MAINS, STORM DRAINS OR SANITARY SEWER UNDER THE SUPERVISION AND CONTROL OF THE CITY, WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF POOLER.
    b. PERMITS SHALL BE APPLIED FOR NOT LESS THAN 72 HOURS, NOT INCLUDING WEEKENDS AND/OR HOLIDAYS, BEFORE ANY EXCAVATION IS SCHEDULED TO BEGIN. THE COST OF OBTAINING A PERMIT SHALL BE AS SET FORTH IN THE SCHEDULE OF FEES AND CHARGES.
    c. PERMITS CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AND/OR THE CITY DESIGNEE.
    d. IF THERE IS ANY CONFLICT IN THE INTERPRETATION OF REGULATIONS REGARDING EXCAVATION OF UTILITIES, THE INTERPRETATION OF THE CITY OF POOLER SHALL GOVERN.

PRECONSTRUCTION AND CLOSEOUT REQUIREMENTS:

1. ALL PROJECTS CONSTRUCTED WITHIN THE CITY LIMITS OF POOLER AND/OR CONNECTING TO THE CITY OF POOLER WATER AND SEWER SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF POOLER STANDARD SPECIFICATIONS. NO EXCEPTIONS SHALL BE MADE FOR PRIVATELY MAINTAINED SYSTEMS.
2. ALL PROJECTS SHALL BE TIED TO AND SHALL BE COMPLETED ON THE NAVD 1988 VERTICAL DATUM AND THE NAD 83 STATE PLANE COORDINATES HORINZONTAL DATUM AND SHALL BE BASED ON US SURVEY FEET.
3. PRIOR TO BEGINNING OF CONSTRUCTION A PRE-CONSTRUCTION CONFERENCE WILL BE SCHEDULED AND SHALL BE ATTENDED BY THE ENGINEER OF RECORD OR OTHER OWNER'S REPRESENTATIVES, THE CONTRACTOR, AND CITY REPRESENTATIVES.
4. RECORD DRAWINGS OF THE APPROVED CONSTRUCTION PLANS IN THE FOLLOWING FORMAT SHALL BE DELIVERED TO THE CITY BY THE OWNER'S REPRESENTATIVE IN THE REQUIRED COORDINATE SYSTEM.
    a. (1) SET ON REPRODUCIBLE MYLAR
    b. (2) SETS ON BOND
    c. (1) COMPLETE SET OF DIGITAL RECORD DRAWINGS ON AUTOCAD FILE AND PDF
5. (1) ORIGINAL LETTER, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA, CERTIFYING THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY.
6. (3) COPIES OF ALL WARRANTIES, BONDS, AND OPERATION MANUALS SHALL BE SUBMITTED TO THE CITY.
7. (3) COPIES OF RECORDED PLATS SHOWING ALL REQUIRED ROW AND.OR EASEMENTS FOR PUBLIC AND/OR PRIVATE STREETS, DRAINAGE, UTILITIES, ANF/OR FACILITIES SHALL BE SUBMITTED TO THE CITY.

UTILITY NOTES

GENERAL:

1. THE PIPES, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM ALL FOREIGN MATTER AT ALL TIMES.
2. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPES SHALL BE REJECTED. ALL FOREIGN MATTER SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND IT SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT FOREIGN MATTER FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE PLUGGED OR CAPPED BY APPROVED MEANS TO FORM A WATER TIGHT SEAL. NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
3. ALL WET TAPS SHALL INCLUDE TAPPING SADDLES, SLEEVES, VALVES AND VALVE BOXES OR MANHOLES AS NOTED ON UTILITIES SHEET. ALL EXCAVATION, PROVIDING AND INSTALLING OF TAPPING SLEEVE, TAPPING VALVE IN A MANHOLE, THRUST RESISTANCE BLOCKS/TIE-RODS/MEGALUGS, BACKFILL, COMPRESSOR, MANPOWER, ETC. WILL BE PROVIDED BY THE CONTRACTOR. THE DEVELOPER/CONTRACTOR IS TO COORDINATE THE WET TAP WITH THE CITY OF POOLER PUBLIC WORKS DEPARTMENT.
4. TAPPING SLEEVES SHALL BE MECHANICAL JOINT TYPE, MUELLER NO. H-615, CLOW F-5205, OR APPROVED EQUAL. TAPPING VALVES SHALL BE MECHANICAL JOINT TYPE GATE VALVES, MUELLER NO 667, CLOW F-5093, OR APPROVED EQUAL.
5. GATE VALVES SHALL BE AMERICAN, WATEROUS, OR EQUAL AND SHALL BE FURNISHED WITH STANDARD OPERATING NUTS. BALL VALVES 2" AND SMALLER SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 300 PSI, DOMESTIC MADE BRASS, AND SHALL CONFORM TO AWWA C 800-89.
6. FIRE HYDRANTS SHALL BE 5-1/4" MINIMUM AMERICAN DARLING, MUELLER, M&H, OR APPROVED EQUAL AND SHALL CONFORM TO AWWA C502.
7. DISINFECTION AND FLUSHING WATER MAINS:
   CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF ANY DISINFECTION AND FLUSHING OF NEWLY CONSTRUCTED WATER MAINS. FLUSHING WATER AND SUPER CHLORINATED WATER WILL BE DISPOSED OF BY A METHOD APPROVED BY THE ENGINEER. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE EXISTING OR PROPOSED STORM DRAINAGE SYSTEMS.

   FLUSHING
   A. FLUSHING WATER MAY BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AFTER BEING FILTERED OF LARGE SOLIDS AND SEDIMENT UNDER THE SUPERVISION OF THE ENGINEER.
   B. FLUSHING PROCEDURES SHALL INCLUDE OPEN-ENDED FLUSHING IN ORDER TO INSURE THE LINE IS CLEAR.
   C. FLUSH NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHALL BE DONE AFTER PRESSURE TEST AND BEFORE DISINFECTION.
   D. THE LINES SHALL BE FLUSHED USING A METHOD ACCEPTABLE TO THE CITY PRIOR TO CONNECTION TO THE WATER SYSTEM. LINES SHALL BE FLUSHED FOR 30 MINUTES AT A VELOCITY SUFFICIENT TO PURGE THE LINES OF ANY FOREIGN MATTER.
   E. CLEAN THE INTERIOR OF ALL PIPE BY BRUSHING, SWABBING, OR WASHING OUT ALL DIRT BEFORE LAYING.
8. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACK FLOW PREVENTION DEVICE AND FIRE HYDRANT METER.
9. PRIOR TO CONNECTING TO ANY EXISTING WATER MAINS, REUSE MAINS, OR SANITARY SEWER LINES AND PRIOR TO DIGGING FOR PROPOSED CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY OWNER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
10. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
11. ALL MATERIALS USED AND THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITARY FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
12. MAINTAIN A MINIMUM OF 36" OF COVER FOR ALL MAINS 12" AND SMALLER. A MAXIMUM COVER OF 60" FROM FINISHED GRADE SHALL BE USED UNLESS APPROVED TO AVOID CONFLICT. IF THE COVER IS LESS THAN 36", DUCTILE IRON PIPE SHALL BE USED.
13. ALL PHASES OF CONSTRUCTION OF THE WATER SYSTEM SHALL COMPLY WITH THE GA EPD RULES FOR SAFE DRINKING WATER, CHAPTER 391-3-5 AND THE LATEST EDITION OF THE EPD MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS.
14. MAXIMUM JOINT DEFLECTION AND BENDING OF PVC PIPE SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
15. 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.
16. UNDERGROUND MARKING TAPE SHALL BE INSTALLED OVER ALL WATER MAINS (18" BELOW GRADE)
17. UTILITIES SHALL NOT BE PLACED LONGITUDINALLY UNDER STREET PAVEMENT.
18. MAINTAIN A MINIMUM OF 10' SEPARATION HORIZONTAL AND 18" VERTICAL BETWEEN WATER & SEWER LINES.
19. WATER MAINS MUST BE DIP WHEN CROSSING STORM OR SEWER MAINS.
20. ALL WATER AND SEWER LINES RUNNING UNDER STREETS/SIDEWALKS SHALL BE SLEEVED.
21. ALL PUBLICLY OWNED UTILITIES SHALL BE INSTALLED IN THE ROAD RIGHTS-OF-WAY OR APPROVED ACCESS EASEMENTS.
22. 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.

WATER:

1. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW.
2. RESIDENTIAL WATER LATERALS: 1" DIAMETER MINIMUM.
3. RESIDENTIAL WATER LATERALS SHALL BE INSTALLED NO MORE THAN 5' FEET FROM THE PROPERTY CORNER.
4. 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.
5. CUT-OFF VALVES WILL BE LOCATED AT ALL TEES WHERE LINES ARE TWO INCHES OR LARGER.
6. 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 VALVE MARKER POSTS.
7. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH 'I W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.
8. ALL METER CONNECTION POINTS MUST HAVE AN APPROVED, REDUCED PRESSURE BACKFLOW DEVICE. THIS INCLUDES FIRE LINES, IRRIGATION LINES, AND DOMESTIC SUPPLY LINES.
9. MAINTAIN A MINIMUM OF 3 FEET OF COVER.
10. SERVICE LATERALS UNDER ROADS ARE TO BE SLEEVED AND AT LEAST 30" BENEATH THE ROAD SURFACE.
11. PIPE MATERIAL: 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.

SANITARY SEWER:

1. SANITARY MANHOLES SHALL NOT EXCEED 350-FOOT SPACING.
2. PIPE DIAMETER SHALL BE A MINIMUM OF 8 INCHES.
3. MINIMUM SIZE OF SANITARY LATERAL IS 4 INCHES.
4. LATERALS SHALL CONNECT DIRECTLY TO THE MANHOLE WHEN POSSIBLE, ENTERING AT AN ANGLE OF AT LEAST 90 DEGREES TO THE DIRECTION OF FLOW.
5. RESIDENTIAL SEWER LATERALS SHALL BE INSTALLED WITHIN 15 FEET OF THE PROPERTY CORNER.
6. SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED AND DESIGNED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM.
7. USE WATERTIGHT MANHOLE RINGS AND COVERS WITHIN OR BELOW BASE FLOOD ELEVATION + 1'.
8. CLEANOUTS SHALL BE PROVIDED EVERY 100' AND AT THE BENDS. CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED.
9. MANHOLES SHALL NOT BE PLACED IN SIDEWALKS UNLESS APPROVED BY THE CITY OF POOLER.
10. 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.
11. MAINTAIN A MINIMUM COVER OF 3 FEET.
12. 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.
13. SANITARY SEWER LINE - MINIMUM SLOPE:

4"	1.00%		
8"	0.40%	21"	0.10%
IO"	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%

DRAINAGE NOTES:

1. STORM DRAIN PIPE BENEATH CITY MAINTAINED STREETS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AND SHALL BE RCP (CLASS III).
2. 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.
3. LOT DRAINAGE SHALL BE FROM THE REAR TO THE FRONT OF LOTS; 0.5% GRADE MINIMUM. EXCEPTIONS WILL BE CONSIDERED.
4. SIDE LOT DRAINAGE SHALL BE PIPED; DITCHES ON SIDE LOT LINES ARE NOT PERMITTED. EXCEPTIONS WILL BE CONSIDERED.
5. MINIMUM LOT ELEVATION: FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST ONE FOOT ABOVE THE LEVEL OF THE IOC-YEAR FLOOD. THE ENTIRE LOT SHALL BE PROPERLY DRAINED.
6. THE CITY WILL NOT ACCEPT DETENTION AREAS FOR MAINTENANCE OR OWNERSHIP.

PROPOSED FEATURES LEGEND

DEMOLITION
AREA
DELINEATION

EROSION CONTROL
BUFFER
DIVERSION BERM & SWALE
LIMITS OF DISTURBANCE
ORANGE BARRIER FENCING
SILT FENCE (SINGLE ROW)
SILT FENCE (DOUBLE ROW)

PROPERTY
PROPERTY LINE
RIGHT OF WAY (RW)
EASEMENT
SETBACKS

UTILITIES
AERIAL POWER (E)
AERIAL TELEPHONE (T)
AERIAL TRAFFIC SIGNAL (TS)
AERIAL CABLE (TV)
BURIED POWER (E)
BURIED TELEPHONE (T)
BURIED TRAFFIC SIGNAL (TS)
BURIED CABLE (TV)
SANITARY SEWER (SS)
FORCEMAIN (FM>)
WATER LINE (W)
FIRE WATER LINE (FW)
NATURAL GAS (G)
POWER POLE (PP)
LIGHT POLE (LP)
SANITARY CLEANOUT (CO)
SANITARY MANHOLE (SS)
BACKFLOW PREVENTER (BFP)
FIRE DEPARTMENT CONNECTION (FDC)
FIRE HYDRANT (FH)
REDUCED PRESSURE ZONE ASSEMBLY (RPZ)
WATER METER (WM)
VALVE

TOPOGRAPHY
CONTOUR & LABELS (150.00 / 150)
DITCH/SWALE
STORM SEWER
RIPRAP
GRATE INLET
GRATE INLET WITH HOOD
DOUBLE WING CURB INLET
WEIR INLET
STORM MANHOLE (ST)
FLARED END SECTION

PAVEMENT HATCHING
HEAVY DUTY ASPHALT PAVING
ASPHALT PAVING
HEAVY DUTY CONCRETE PAVING
CONCRETE PAVING
HEAVY DUTY GRAVEL PAVING
GRAVEL PAVING
UNPAVED ROADWAY
UNPAVED WALKWAY

NO.	REVISION DESCRIPTION	DATE
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GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE30429
PROFESSIONAL
SEPT 2024
ENGINEER
ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

GENERAL NOTES & LEGEND

129 PIPEMAKERS CIRCLE
129 PIPEMAKERS CIRCLE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
COMBAT VETERANS, LLC

PROJECT NO.:	24-0056
DRAWN BY:	BMT
DESIGNED BY:	ABM
SURVEYED BY:	XXXX
SURVEY DATE:	AUG 2024
CHECKED BY:	ABM
SCALE:	1" = ####
DATE:	10/18/2024

SHEET 2 OF 19

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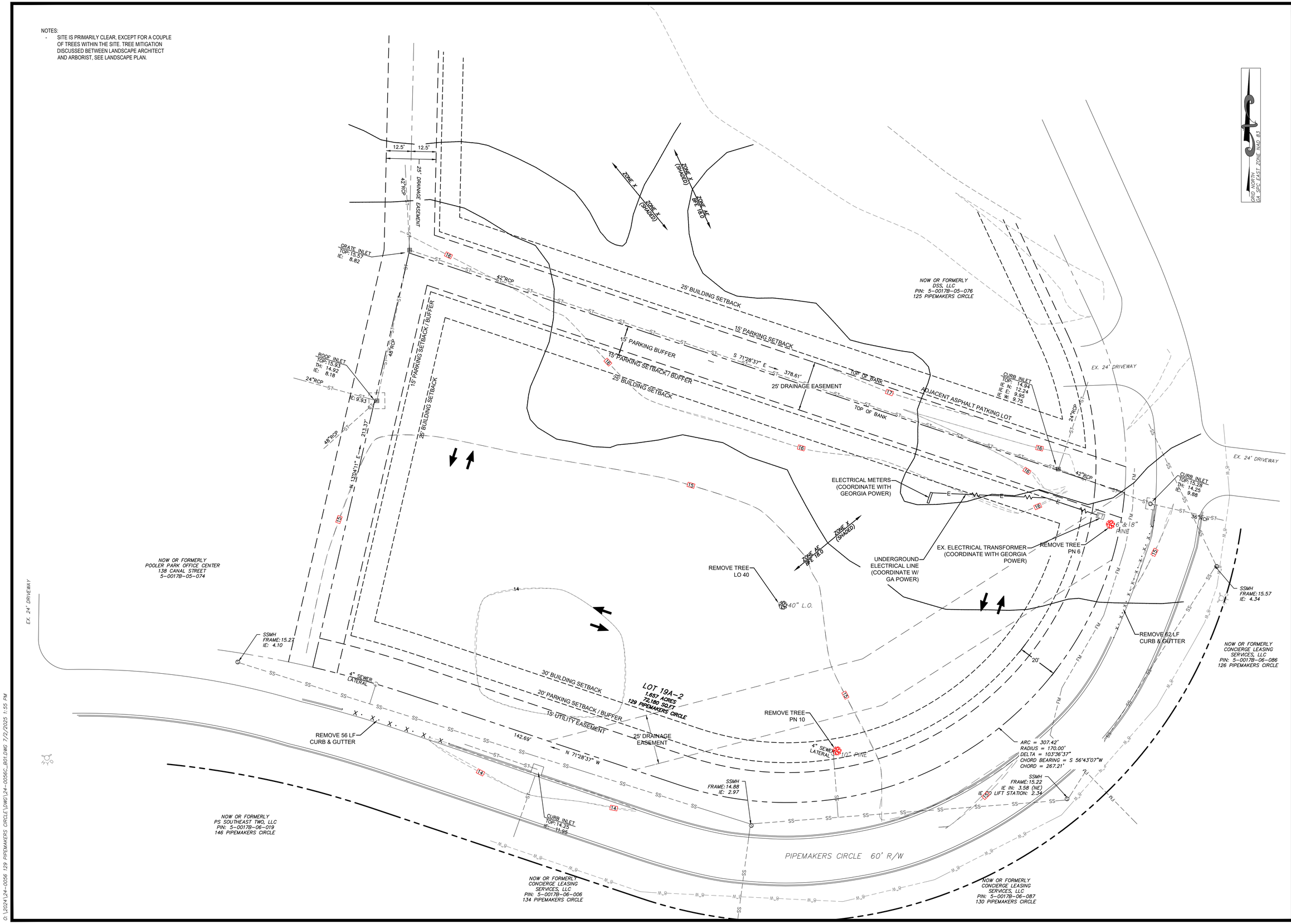
NOTES:
- SITE IS PRIMARILY CLEAR, EXCEPT FOR A COUPLE OF TREES WITHIN THE SITE. TREE MITIGATION DISCUSSED BETWEEN LANDSCAPE ARCHITECT AND ARBORIST, SEE LANDSCAPE PLAN.



NO.	REVISION DESCRIPTION	DATE
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GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
SEPT 2024
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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EXISTING CONDITIONS & DEMOLITION PLAN

129 PIPEMAKERS CIRCLE

129 PIPEMAKERS CIRCLE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
COMBAT VETERANS, LLC

PROJECT NO.:	24-0056
DRAWN BY:	BMT
DESIGNED BY:	ABM
SURVEYED BY:	XXXX
SURVEY DATE:	AUG 2024
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	10/18/2024

SHEET 3 OF 19

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SITE DATA:

1. **LOCATION**: 129 PIPEMAKERS CIRCLE, POOLER GA 31322

2. **PARCEL AREA**: 1.66 ACRES
   IMPERVIOUS AREA: 1.66 x 0.75= 1.25 (MAXIMUM)
   0.95 AC (57% PROVIDED)
   TOTAL DISTURBED AREA: 1.71 AC

3. **PIN**: 50017B05077

4. **ZONING**: PUD-C (SOUTH GODLEY STATION PUD)

5. **BUILDING & PAVEMENT SETBACKS / BUFFERS**:
   FRONT: 20 FT PAVEMENT SETBACK / BUFFER
   30 FT BUILDING SETBACK
   BACK: 15 FT PAVEMENT SETBACK / BUFFER
   25 FT BUILDING SETBACK
   SIDE: 15 FT PAVEMENT SETBACK / BUFFER
   25 FT BUILDING SETBACK

6. **PARKING CALCULATIONS**:
   OFFICE - 1 SPACE PER 300 SF
   21,600 SF / 300 SF = 72 SPACES
   SPACES REQUIRED: 72 SPACES
   SPACES PROVIDED: 72 SPACES
   (69 REG. / 3 HANDICAP)

7. **GREENSPACE CALCULATION**:
   REQUIRED: 1.66 ACRES X 25% = 0.42 ACRES
   PROVIDED: 0.71 ACRES (43%)

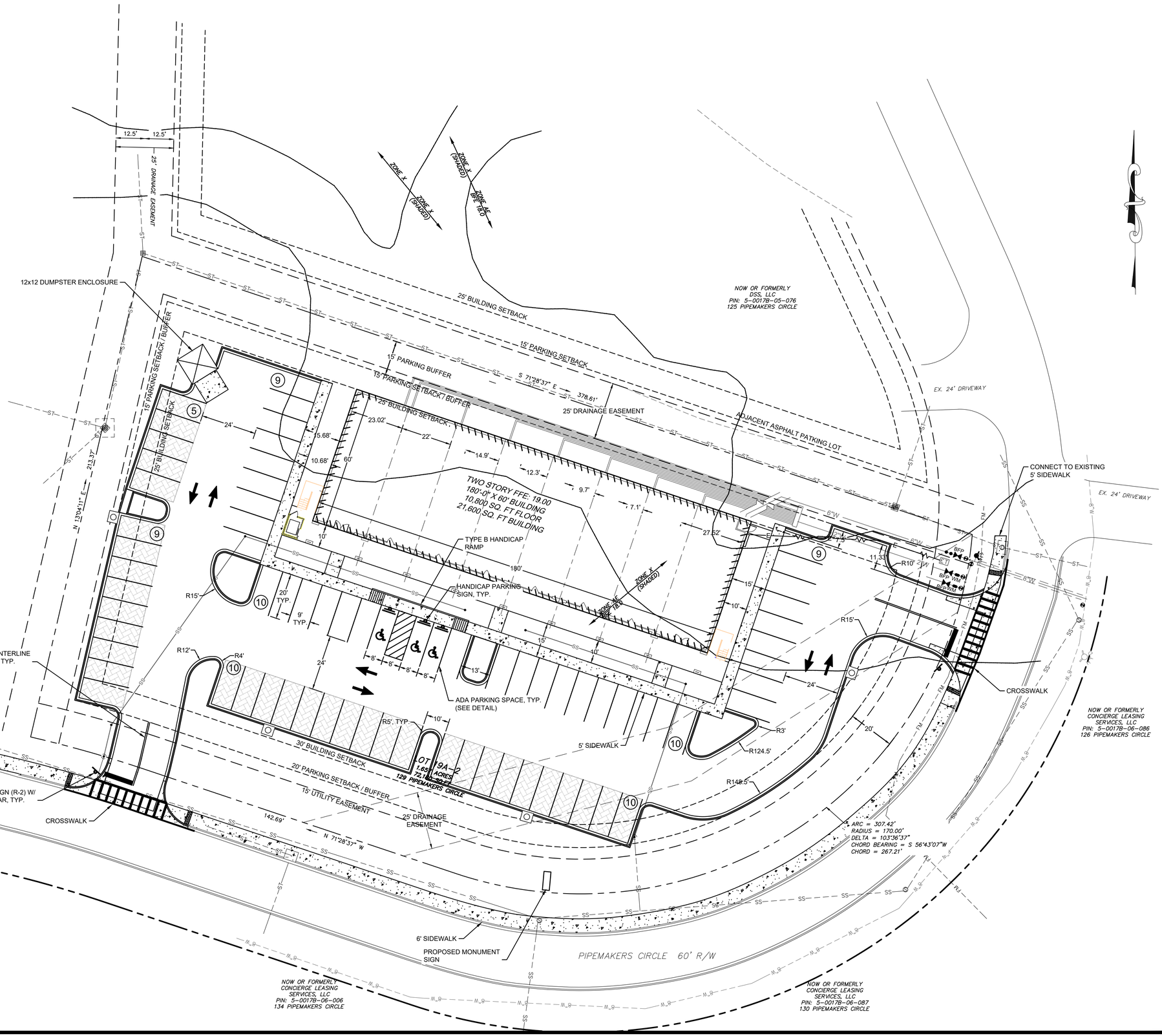
8. THIS PARCEL LIES WITHIN A ZONE AE (EL. 18) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 13051C0019H EFFECTIVE DATE JULY 7, 2014.

9. SEE ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS.

10. NO STATE WATERS WITH WRESTED VEGETATION ARE PRESENT ON SITE.

11. NO WETLANDS PRESENT ON SITE.

12. BUILDING INFORMATION:
    - 21,6000 SF
    - MAX. BLDG HEIGHT: 36'-0" TO PARAPET
    * MAXIMUM ALLOW HEIGHT IS 50 FEET PER SOUTH GODLEY STATION PUD GUIDELINES.



NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
2/2025
ENGINEER
ALEC B. METZGER

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

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STAKING PLAN

129 PIPEMAKERS CIRCLE

129 PIPEMAKERS CIRCLE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
COMBAT VETERANS, LLC

PROJECT NO.:	24-0056
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	BREWER
SURVEY DATE:	11/2024
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	2/2025

SHEET
4
OF ##

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LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY BERMUDA SOD/SEED. OWNER WILL DETERMINE EXTENT OF SODDING VS. SEEDING. THE CONTRACTOR WILL UTILIZE EXISTING GRASS WHENEVER POSSIBLE.
2. ALL PLANT BEDS SHALL BE MULCHED WITH 3" OF PINE STRAW.
3. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
4. SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
5. TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT.
6. AN UNDERGROUND IRRIGATION SYSTEM, IF INSTALLED, SHALL COMPLY WITH ALL THE REQUIREMENTS AND REGULATIONS OF THE CITY AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
7. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN TAKEOFF.
8. ALL PROPOSED TREES SHALL MEET THE SPECIFICATIONS OF AMERICAN ASSOCIATION OF NURSERYMAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) LATEST EDITION.
9. GUARANTEE:
   THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
TREES						
AB	ACER BARBATUM	SOUTHERN SUGAR MAPLE	2"-2.5" CAL.	AS SHOWN	2	
IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	2" CAL.	AS SHOWN	4	TREE-FORM
JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN REDCEDAR	2" CAL.	15' O.C.	8	
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2.5" CAL.	AS SHOWN	4	
QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6" CAL.	AS SHOWN	4	USED FOR TREE MITIGATION
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2"-2.5" CAL.	AS SHOWN	3	
SHRUBS						
CJ	CLEYERA JAPONICA	JAPANESE CLEYERA	7 GAL.	5' O.C.	6	
ICC	ILEX CORNUTA 'CARISSA'	CARISSA CHINESE HOLLY	3 GAL.	3' O.C.	38	
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	3' O.C.	40	
IVS	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL.	3.5' O.C.	35	
MSG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	3 GAL.	4' O.C.	6	
PMP	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF YEW PODOCARPUS	3 GAL.	3' O.C.	54	
VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	5 GAL.	4' O.C.	42	
GROUND COVERS						
HH	HEMEROCALLIS HYBRIDA	EVERGREEN DAYLILY	1 GAL.	2' O.C.	22	RED/YELLOW FLOWER
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	2' O.C.	15	

TREE REQUIREMENT: 15 TREES PER 1 ACRE

TREES REQUIRED: 25 (15 TREES X 1.66 AC)
TREES PROPOSED: 25

LARGE TREES: 11 (44%)
MEDIUM TREES: 10 (40%)
SMALL TREES: 4 (16%)

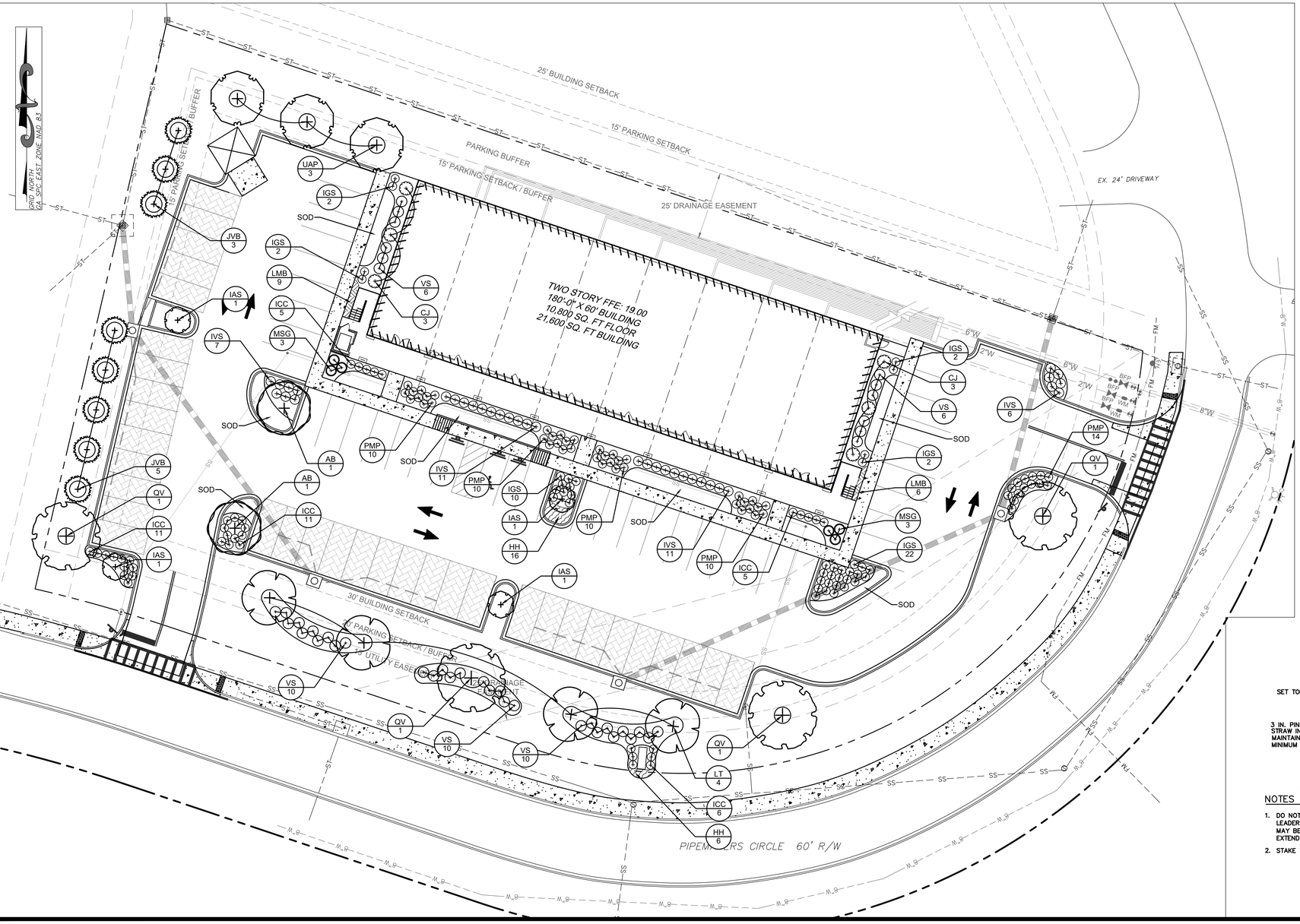
TREE MITIGATION:

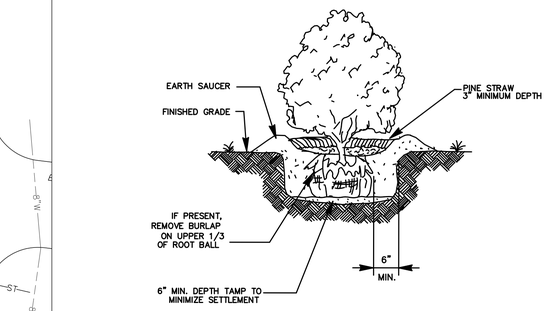
MITIGATION REQUIREMENT: INCHES IN DIAMETER REMOVED MUST BE REPLACED WITH THE SAME NUMBER OF INCHES IN DIAMETER USING TREES OF THE SAME SPECIES AS THE TREE REMOVED. REPLACEMENT TREES MUST BE MINIMUM 6" CAL.

40" DBH LIVE OAK TO BE REMOVED = 40" MITIGATION INCHES REQ.

NOTE: A DECREASE IN THE MITIGATION REQUIREMENT BY 50% DUE TO TREE DECAY HAS BEEN PREVIOUSLY AGREED UPON.

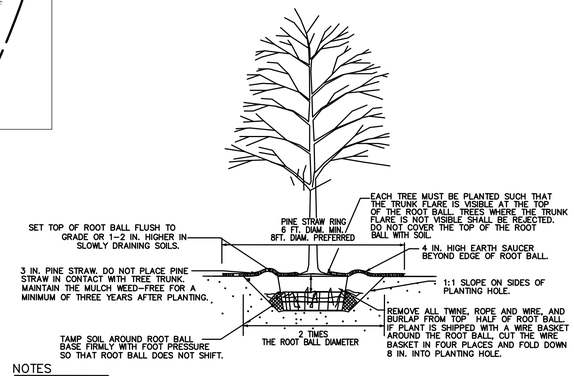
CALIPER INCHES REQUIRED: 20"
CALIPER INCHES PROVIDED: 24"
(4) 6" LIVE OAK TREES





NOTES
1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING
NOT TO SCALE



NOTES
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT (SEE STAKING DETAILS).

TREE PLANTING
NOT TO SCALE

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA REGISTERED LANDSCAPE ARCHITECT DANIEL W. FISCHER
LA NO. 671
6/25/25

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

LANDSCAPE PLAN
129 PIPEMAKERS CIRCLE
129 PIPEMAKERS CIRCLE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
COMBAT VETERANS, LLC

PROJECT NO.:	24-0056
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	BREWER
SURVEY DATE:	11/2024
CHECKED BY:	DWF
SCALE:	1" = 20'
DATE:	06/2025

SHEET 13 OF -

O:\2024\24-0056 129 PIPEMAKERS CIRCLE\DWG\24-0056_B01.DWG 6/25/2025 4:23 PM

24x36 THIS DRAWING IS THE PROPERTY OF BARNARD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SAME. IT IS NOT TO BE USED ON ANY OTHER PROJECTS AND IS TO BE RETURNED ON REQUEST. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY AND MAY BE CHANGED IN PROPORTION TO THE DIFFERENCE IN SIZE BETWEEN THE PRINT AND THE ORIGINAL. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT WITH ARCHITECT FOR CLARIFICATION

ELEVATION MATERIALS

EXTERIOR BUILDING MATERIALS WILL INCLUDE THE FOLLOWING:
- BRICK MASONRY
- EIFS STUCCO
- ALUMINUM STOREFRONT & GLASS

FINAL PLACEMENT OF MATERIALS INCLUDING FINAL BUILDING ELEVATION DESIGN AESTHETIC TO BE DEVELOPED AND DETERMINED.

BARNARD ARCHITECTS
ARCHITECTURE, PLANNING, LANDSCAPE, INTERIORS, HISTORIC
220 EAST HALL STREET, SAVANNAH, GA 31401 (912) 232 - 6173 www.BarnardArchitects.com
ASSOCIATES: L. SCOTT BARNARD & ROBERT J. PORTMAN

ARCHITECT or ENGINEER SEAL

New Tenant Building
Combat Veterans LLC
129 Pipemakers Circle
Pooler, Ga

Building Elevation (Example)

Project Status:
SPR

Date:
4.25.25

Full Scale @ 24x36
Half Scale @ 12x18

Revisions:

Number	Date

EL

Attachment B

CERTIFICATE OF APPROVAL

THE SOUTHERN PORTION OF GODLEY STATION ASSOCIATION, INC.

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

APPROVED by the Board of Directors and Architectural Review Board of the Association that the submission by Combat Veterans, LLC for Tract 129 Pipemakers Circle including all Signage is Approved in Pooler, Chatham County, GA. No other variances are requested, and no other submissions are required.

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

Executed as of this __15th_____ of August, 2025.

Jack B Wardlaw

EOM Operations
Your solution to a better tomorrow
OPERATIONS

August 28th, 2025

Alec B. Metzger, P.E.
EMC Engineering Services
27 Chatham Center South, Suite A
Savannah, GA 31405

Dear Mr. Metzger,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of 129 Pipemakers Circle (Application No. A25-0049), which is provided below.

Submittal Documents:		
	Site Development Plans	*Aug. 2025*
	ARB Approval Letter	*Aug. 2025*
	Stormwater Maintenance Agreement	*Aug. 2025*
	Flood Plain Mitigation Exhibit	*Aug. 2025*
	Technical Traffic Memorandum	*Aug. 2025*
	Lighting Plan	*Aug. 2025*
	Master Stormwater Report	*May 2025*
	Architectural Drawings	*May 2025*
	Drainage Exhibit	*May 2025*
	GSWCC Approval	*May 2025*
	Site Specific Stormwater Report	*Mar. 2025*
	Water Distribution Report	*Mar. 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 Approval of the site development plans.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a 300-unit multi-family apartment complex (TTRES Pooler 2) within the Savannah Quarters PUD, Phase 7, at 100 Tuxedo Dr.

Project:	#A25-0063
P&Z Meeting Date:	September 22, 2025
City Council Meeting Date:	October 6, 2025
Applicant and Authorized Agent:	Austin Mann, Thompson Thrift Development Inc./Rusty Windsor, Kimley Horn
Location (Address):	100 Tuxedo Drive
Parcel (PIN):	51009 01041
Acreage:	Approximately 11.09
Zoning:	PUD (Savannah Quarters, Phase 7)
Proposed Use:	300-Unit Multi-Family Apartment Complex
Staff Recommendation:	Approval with contingency as outlined in Staff's recommendation.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following condition:* *1. The bond for the land disturbing activities and associated erosion, sedimentation, and pollution control shall be accepted by the Planning & Zoning Commission and the City Council at their respective meetings. This bond is intended to serve as a safeguard to ensure proper maintenance of erosion, sedimentation, and pollution controls through the duration of the land disturbing activity permit.* *a. The bond shall be posted prior to issuance of the land disturbing activity permit and shall not exceed a value of $3,000 per acre (or fraction thereof) of the proposed land disturbing activity.*

	b. If the applicant does not comply with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance."
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 PUD/Mixed Use and is shown in the Comprehensive Plan as being within the Commercial Character Area. The proposed multi-family residential use is consistent with the mixed-use nature of the Savannah Quarters, Phase 7.* 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 is a large 11.09 acre parcel which will adequately accommodate the proposed 300-unit multi-family residential apartment complex.* 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). ○ *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding uses within the Savannah Quarters, Phase 7, which includes several multi-tenant commercial retail buildings, proposed multi-family developments, restaurants, Costco, and a nursing school* 5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties. ○ *Yes, the proposed site plan is appropriate in scale for the 11.09-acre site and the adjacent properties, including Costco and other proposed multi-family developments.*

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

    - *The proposed site development is to be adequately served by proposed services; however, Staff recommended that a Performance Bond be submitted for Erosion and Sediment Control for approval due to previous violations experienced with the construction associated with the applicant's other development, TTRES Pooler 1. This was submitted to Staff for review and is to be provided to P&Z and Council for review/approval. O.C.G.A. § 12-7-7(f)(1). (Ord. of 10-3-2016(2), § II) states that "The local issuing authority may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, $3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations."*
    - *The Performance Bond was submitted in the amount of $32,610.00. This performance bond is to serve as a safeguard to ensure proper maintenance of erosion, sedimentation, and pollution controls through the duration of the land disturbing activity permit for the development*

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 with the following condition:

1. The bond for the land disturbing activities and associated erosion, sedimentation, and pollution control shall be accepted by the Planning & Zoning Commission and the City Council at their respective meetings. This bond is intended to serve as a safeguard to ensure proper maintenance of erosion, sedimentation, and pollution controls through the duration of the land disturbing activity permit.

a. The bond shall be posted prior to issuance of the land disturbing activity permit and shall not exceed a value of $3,000 per acre (or fraction thereof) of the proposed land disturbing activity.

b. If the applicant does not comply with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Approval Letter

Attachment A

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

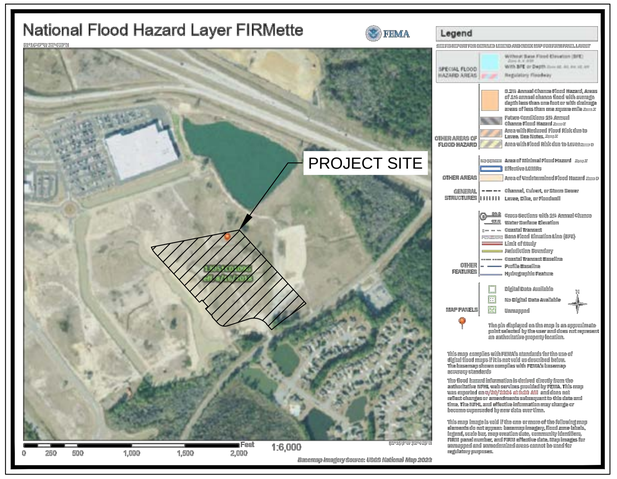
Vicinity Map - 100 Tuxedo Dr. - TTRES 2 - Site Plan

09/12/2025

Parcels

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

CIVIL CONSTRUCTION DRAWINGS
FOR
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION, POOLER, GA 31322



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13051C0109G DATED 08/16/2018.

PROJECT CONTACTS

OWNER:	THOMPSON THRIFT RESIDENTIAL 111 MONUMENT CIRCLE, SUITE 1500 INDIANAPOLIS, IN 46204 PHONE: 317.853.5496 CONTACT: AUSTIN MANN
ARCHITECT:	STUDIO M 275 VETERANS WAY, SUITE 200 CARMEL, IN 46032 PHONE: 317.810.1502 CONTACT: NICK ALEXANDER, AIA, LEED AP
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 25 BULL STREET, SUITE 400 SAVANNAH, GA 31401 PHONE: 912.721.8638 CONTACT: RUSTY WINDSOR, P.E.
SURVEYOR:	EMC ENGINEERING SERVICES, INC. 27 CHATHAM CENTER SOUTH, SUITE A SAVANNAH, GA 31405 PHONE: 912.232.6533 CONTACT: JIMMY R. TOOLE
24-HR CONTACT:	AUSTIN MANN THOMPSON THRIFT RESIDENTIAL 317.853.5496

PARCEL NO.: 51009 01041
SITE ZONING: PUD (SAVANNAH QUARTERS)
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PROPERTY AREA = 11.09 ACRES
TOTAL DISTURBED AREA = 10.70 ACRES

CITY OF POOLER CASE #: TBD

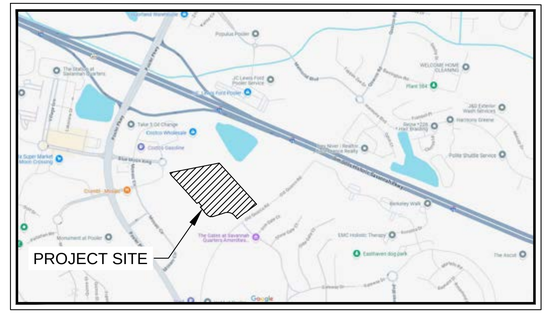
PROJECT NARRATIVE:

THE PROPOSED PROJECT INCLUDES A 300 UNIT MULTI-FAMILY DEVELOPMENT WITH 2 MULTI-FAMILY BUILDINGS, 6 GARAGE BUILDINGS, LEASING OFFICE, FITNESS CENTER, CLUBHOUSE, POOL, AND A DOG PARK.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 10.70 ACRES, AND THE TOTAL SITE AREA IS 11.09.

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.



VICINITY MAP

CIVIL SHEET INDEX

REV NO.	SHEET NO.	SHEET TITLE
	C 000	COVER SHEET
	C 100	GENERAL NOTES
	C 020	BOUNDARY SURVEY
	C 021	BOUNDARY SURVEY
	C 210	DEMOLITION PLAN
	C 300	EROSION CONTROL NOTES
	C 301	EROSION CONTROL NOTES
	C 302	EROSION CONTROL NOTES
	C 303	EROSION CONTROL NOTES
	C 310	EROSION CONTROL PHASE 1
	C 320	EROSION CONTROL PHASE 2
	C 330	EROSION CONTROL PHASE 3
	C 380	EROSION CONTROL DETAILS
	C 381	EROSION CONTROL DETAILS
	C 382	EROSION CONTROL DETAILS
	C 400	OVERALL SITE PLAN
	C 401	SITE PLAN (1 OF 4)
	C 402	SITE PLAN (2 OF 4)
	C 403	SITE PLAN (3 OF 4)
	C 404	SITE PLAN (4 OF 4)
	C 410	PAVEMENT DELINEATION PLAN
	C 420	ADA ACCESSIBILITY PLAN
	C 430	FIRE PROTECTION PLAN
	C 440	VERTICAL PHASING PLAN
	C 500	OVERALL GRADING PLAN
	C 501	DETAILED GRADING PLAN (1 OF 4)
	C 502	DETAILED GRADING PLAN (2 OF 4)
	C 503	DETAILED GRADING PLAN (3 OF 4)
	C 504	DETAILED GRADING PLAN (4 OF 4)
	C 600	OVERALL UTILITY PLAN
	C 601	DETAILED UTILITY PLAN (1 OF 4)
	C 602	DETAILED UTILITY PLAN (2 OF 4)
	C 603	DETAILED UTILITY PLAN (3 OF 4)
	C 604	DETAILED UTILITY PLAN (4 OF 4)
	C 610	SANITARY SEWER PROFILES
	C 611	SANITARY SEWER PROFILES
	C 620	WATER PROFILES
	C 621	WATER PROFILES
	C 622	WATER PROFILES
	C 623	WATER PROFILES
	C 624	WATER PROFILES
	C 630	DRY UTILITY PLAN
	C 700	OVERALL DRAINAGE PLAN
	C 701	DETAILED DRAINAGE PLAN (1 OF 5)
	C 702	DETAILED DRAINAGE PLAN (2 OF 5)
	C 703	DETAILED DRAINAGE PLAN (3 OF 5)
	C 704	DETAILED DRAINAGE PLAN (4 OF 5)
	C 705	DETAILED DRAINAGE PLAN (5 OF 5)
	C 710	STORMWATER MANAGEMENT PLAN (1 OF 4)
	C 712	STORMWATER MANAGEMENT PLAN (2 OF 4)
	C 714	STORMWATER MANAGEMENT PLAN (3 OF 4)
	C 716	STORMWATER MANAGEMENT PLAN (4 OF 4)
	C 718	STORMWATER OUTFALL DETAILS
	C 720	STORM SEWER PROFILES (1 OF 1)
	C 800	WATER DETAILS
	C 801	WATER DETAILS
	C 802	SANITARY SEWER DETAILS
	C 803	CONSTRUCTION DETAILS
	C 804	CONSTRUCTION DETAILS
	C 805	CONSTRUCTION DETAILS
	C 806	CONSTRUCTION DETAILS
	C 807	CONSTRUCTION DETAILS
	L 100	LANDSCAPE ISLAND EXHIBIT
	L 200	OVERALL TREE PROTECTION AND REPLACEMENT PLAN
	L 201	TREE REPLACEMENT PLAN
	L 203	TREE REPLACEMENT PLAN
	L 202	TREE REPLACEMENT PLAN
	L 204	TREE REPLACEMENT PLAN
	L 210	ARBORIST REPORT
	L 211	TREE DETAILS AND NOTES

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
JAMES R. WINDSOR
Level II Certified Design Professional
CERTIFICATION NUMBER 0000073900
ISSUED: 10/01/2022 EXPIRES: 10/01/2025

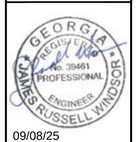
GEORGIA811. Utilities Protection Center, Inc.
Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 721-8684
WWW.KIMLEY-HORN.COM

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 317.853.5496

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	GSWCC LWB 03132 05015SA - TTRES POOLER 2	07/25/2025	IW
2	GSWCC LWB 03132 05015RSA - TTRES POOLER 2	05/08/2025	IW

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041



09/08/25

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MRF
DESIGNED BY	RPS
REVIEWED BY	JRW
DATE	09/08/2025
PROJECT NO.	013205015

TITLE
COVER SHEET

SHEET NUMBER
C 000

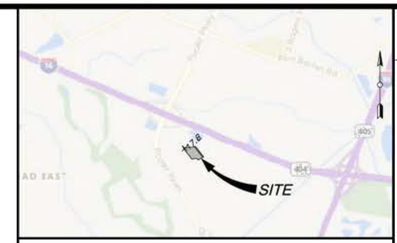
Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\C 000 - COVER SHEET.dwg C 000 COVER SHEET Sep 08, 2025 2:31pm by: Ryan.Schubert

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.

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

ALTA / NSPS SURVEY
FOR
OUTPARCEL 18, MOSAIC TOWN CENTER
POOLER, CHATHAM COUNTY, GEORGIA
DATE: 04/01/2025
EMC PROJECT NO. 24-0073

GRID NORTH - GEORGIA, SPC NAD83 - EAST ZONE



LOCATION MAP
N.T.S.

SPECIAL NOTES:

1. *THE AS-RECORDED LEGAL DESCRIPTION WAS TAKEN FROM TITLE COMMITMENT NO. NCS25013419, DATED 02/25/2025, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.*
2. *THE SCHEDULE B, PART II EXCEPTIONS WERE TAKEN FROM TITLE COMMITMENT NO. NCS25013419, DATED 02/25/2025, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.*
3. *THE AS-RECORDED LEGAL DESCRIPTION AND THE AS-SURVEYED LEGAL DESCRIPTION DESCRIBE THE SAME PROPERTY.*

TABLE 'A' SURVEY REQUIREMENTS

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (AS SHOWN.)

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. (AS SHOWN.)

4. Gross land area (and other areas if specified by the client). (AS SHOWN.)

5. Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate,. (AS SHOWN.)

10. As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. (NONE OF THE ABOVE WERE OBSERVED AT THE TIME OF THIS SURVEY.)

11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
    (a) plans and/or reports provided by client (with reference as to the sources of information)
    (b) markings coordinated by the surveyor pursuant to a private utility locate request.

    Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary. (AS SHOWN.)

13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (AS SHOWN.)

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (AS SHOWN.)

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (AS SHOWN.)

LEGAL DESCRIPTION (AS RECORDED)

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA AND KNOWN AS A OUTPARCEL 18, MOSAIC TOWN CENTER, BEING SHOWN ON THAT CERTAIN PLAT TITLED "A MAJOR SUBDIVISION PLAT OF MOSAIC TOWN CENTER" PREPARED BY JIMMY R. TOOLE, G.R.L.S. NO. 3119, DATED SEPTEMBER 18, 2023, AND RECORDED IN PLAT BOOK 54, PAGE 193, CHATHAM COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SHAN POOLER LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY PURSUANT TO THAT LIMITED WARRANTY DEED FROM SIXTEEN WEST SAVANNAH, LLC, DATED DECEMBER 30, 2016, AND RECORDED IN DEED BOOK 982, PAGE 131, CHATHAM COUNTY, GEORGIA RECORDS, AND THAT QUITCLAIM DEED FROM SIXTEEN WEST SAVANNAH, LLC, DATED DECEMBER 22, 2016, AND RECORDED IN DEED BOOK 982, PAGE 140, CHATHAM COUNTY, GEORGIA RECORDS.

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE EIGHTH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA AND KNOWN AS OUTPARCEL 18, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR SET, ALONG THE NORTHWESTERN RIGHT-OF-WAY OF OLD QUACCO ROAD, SAID POINT HAVING A NORTHING OF 755627.7902 AND AN EASTING OF 933002.0846 AND IS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 87°55'00" W A DISTANCE OF 186.49' TO A 5/8" REBAR SET;
THENCE ALONG THE NORTHWESTERN RIGHT-OF-WAY OF OLD QUACCO ROAD ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1946.74', AN ARC LENGTH OF 140.96', A CHORD BEARING OF S 89°50'40" W, AND A CHORD DISTANCE OF 140.92' TO A 5/8" REBAR SET;
THENCE N 37°09'26" W A DISTANCE OF 57.84' TO A 5/8" REBAR SET;
THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00', AN ARC LENGTH OF 150.56', A CHORD BEARING OF N 70°19'06" W, AND A CHORD DISTANCE OF 142.28' TO A 5/8" REBAR SET;
THENCE S 76°30'05" W A DISTANCE OF 167.11' TO A 5/8" REBAR SET;
THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00', AN ARC LENGTH OF 80.06', A CHORD BEARING OF S 70°43'58" W, AND A CHORD DISTANCE OF 75.77' TO A 5/8" REBAR SET;
THENCE N 37°58'05" W A DISTANCE OF 65.02' TO A 5/8" REBAR SET;
THENCE N 52°01'55" E A DISTANCE OF 5.00' TO A 5/8" REBAR SET;
THENCE N 37°48'10" W A DISTANCE OF 78.94' TO A 5/8" REBAR SET;
THENCE N 65°04'29" E A DISTANCE OF 23.72' TO A 5/8" REBAR SET;
THENCE N 36°58'37" W A DISTANCE OF 67.32' TO A 5/8" REBAR SET;
THENCE S 88°48'28" W A DISTANCE OF 29.07' TO A 5/8" REBAR SET;
THENCE N 37°58'04" W A DISTANCE OF 492.77' TO A 5/8" REBAR SET;
THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 174.92, AN ARC LENGTH OF 62.85', A CHORD BEARING OF N 27°40'16" W, AND A CHORD DISTANCE OF 62.52' TO A 5/8" REBAR SET;
THENCE N 83°15'48" E A DISTANCE OF 677.37' TO A 5/8" REBAR SET;
THENCE S 37°58'05" E A DISTANCE OF 753.24' TO THE SAID POINT OF BEGINNING;

CONTAINING 11.087 ACRES (482,951 SQUARE FEET) MORE OR LESS.

SURVEYOR'S CERTIFICATION

To: Old Republic National Title Insurance Company

Commitment No: NCS25013419
Commitment Date: January 13, 2025 (Revised: February 03, 2025) at (3:44 PM)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 3, 4, 5, 10, 11 (a), 11(b), 13, 16 and 17 of Table A thereof. The fieldwork was completed in 04/01/2025.

GEORGIA REGISTERED No. 3119 LAND SURVEYOR JIMMY R. TOOLE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA REG. L. S. LIC. NO. 3119 — 04/01/2025 DATE

SCHEDULE B, PART II EXCEPTIONS

EXCEPTIONS 1 - 5, AND 7 - 12 ARE NOT SURVEY RELATED ITEMS.

6. All matters as would be disclosed by a current and accurate survey and inspection of the premises, including without limitation, encroachments, easements, measurements, variations in area or content, party walls, or riparian rights. Upon receipt of a survey acceptable to the Company, this item may be replaced with a specific survey reading. (AS SHOWN)

13. Easement from Atlantic Creosoting Company, Inc. to Savannah Electric and Power Company, dated October 3, 1945, filed November 7, 1945 and recorded in Deed Book 41W, Page 139, records of the Superior Court of Chatham County, Georgia; as affected by Affidavit Affecting Title to Land, filed February 26, 1986 and recorded in Deed Book 129O, Page 139, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

14. Easement by and between Atlantic Creosoting Company, Inc. and Chatham County, a political subdivision of the State of Georgia, dated January 15, 1964, filed January 21, 1964 and recorded in Deed Book 85H, Page 603, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

15. Right of Way Deed from Atlantic Creosoting Company, Inc. to Chatham County, Georgia, dated October 27, 1966, filed May 1, 1967 and recorded in Deed Book 91W, Page 428, aforesaid records; as affected by Affidavit Affecting Title to Land, filed February 26, 1986 and recorded in Deed Book 129O, Page 139, aforesaid records.
(DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

16. Right of Way Deed from Atlantic Creosoting Company to Chatham County, Georgia, dated December 2, 1966, filed April 11, 1967 and recorded in Deed Book 91U, Page 182, aforesaid records; as affected by Affidavit Affecting Title to Land, filed February 26, 1986 and recorded in Deed Book 129O, Page 139, aforesaid records.
(DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

17. Easement from Atlantic Creosoting Company, Inc. to the Savannah Electric and Power Company, dated November 16, 1972, filed December 1, 1972 and recorded in Deed Book 101L, Page 864, aforesaid records.
(DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

18. Easements as contained in that certain Quitclaim Deed between Department of Transportation, an agency of the State of Georgia and Savanah Quarters, dated May 4, 1998, filed May 7, 1998 and recorded in Deed Book 193E, Page 29, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

19. Utility Easement by Savannah Quarters, LLP, a Georgia limited liability partnership to The Mayor and Councilmen of the City of Pooler, Georgia, filed September 29, 1999 and recorded in Deed Book 206Y, Page 63, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

20. Restrictive Covenant (Wetlands) by Hall Development, Inc., a South Carolina corporation, individually and as General Partner of Savannah Quarters, a general partnership, as the sole member of Southwest Quadrant Development Company, LLC, a Georgia limited liability company; and Woodyard Golf Course, LLC, a Georgia limited liability company, dated March 15, 2001, filed April 5, 2001 and recorded in Deed Book 220-O, Page 539, aforesaid records; as amended by Amendment to Restrictive Covenant (Wetlands) by Southwest Quarter Holdings, LLC, a Delaware limited liability company, et al., dated July 11, 2005, filed July 11, 2005 and recorded in Deed Book 290T, Page 71, aforesaid records; as further amended by Second Amendment to Restrictive Covenant (Wetlands) by Southwest Quarter Holdings, LLC, a Delaware limited liability company, et al., dated December 4, 2018, filed December 5, 2018 and recorded in Deed Book 1506, Page 175, aforesaid records.
(DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

21. Cost Sharing Agreement by and between Southwest Quarter Holdings, LLC, a Delaware limited liability company and Southwest Quadrant Development Company, LLC, a Georgia limited liability company, dated October 31, 2003, filed February 17, 2004 and recorded in Deed Book 265R, Page 190, aforesaid records; as amended by First Amendment to Cost Sharing Agreement by and between Southwest Quarter Holdings, LLC, a Delaware limited liability company and Southwest Quadrant Development Company, LLC, a Georgia limited liability company, dated as of November 30, 2004, filed December 16, 2004 and recorded in Deed Book 280L, Page 204, aforesaid records; as further amended by Second Amendment to Cost Sharing Agreement by and between Southwest Quarter Holdings, LLC, a Delaware limited liability company and Southwest Quadrant Development Company, LLC, a Georgia limited liability company, dated as of November 21, 2006, filed November 22, 2006 and recorded in Deed Book 316X, Page 745, aforesaid records. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE) (THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE "SIGN AREA" AS DESCRIBED IN DB 265R, PG 190, UNDER PART "C" OF " BACKGROUND" AND AS SHOWN ON EXHIBIT "C")

22. Savannah Quarters Easement and Shared Facilities Agreement by and between Southwest Quarter Holdings, LLC, a Delaware limited liability company and Woodyard Golf Course, LLC, a Georgia limited liability company; and Southwest Quadrant Development Company, LLC, a Georgia limited liability company, filed February 17, 2004 and recorded in Deed Book 265R, Page 206, aforesaid records; as affected by First Amendment to Savannah Quarters Easement and Shared Facilities Agreement by and between Southwest Quarter Holdings, LLC, a Delaware limited liability company and Woodyard Golf Course, LLC, a Georgia limited liability company; and Southwest Quadrant Development Company, LLC, a Georgia limited liability company, dated as of November 30, 2004, filed December 16, 2004 and recorded in Deed Book 280L, Page 194, aforesaid records.
(AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE)

23. Utility Easement Agreement by and between Southwest Quadrant Development Company, LLC and The City of Pooler, a municipal corporation, dated April 2, 2004, filed July 23, 2004 and recorded in Deed Book 273J, Page 736, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

24. Easement reserved by Grantor as set forth in that certain Limited Warranty Deed from Southwest Quadrant Development Company, LLC, a Georgia limited liability company to Sixteen West Savannah, LLC, an Indiana limited liability company, dated May 28, 2005, filed June 10, 2005 and recorded in Deed Book 289B, Page 219, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

25. Sign and Landscaping Easement Agreement by and between Southwest Quadrant Development Company, LLC, a Georgia limited liability company and Savannah Quarters East Association, Inc., a Georgia corporation, dated May 24, 2005, filed February 22, 2006 and recorded in Deed Book 302E, Page 273, aforesaid records.
(DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

26. Utility Easement Agreement by and between Sixteen West Savannah, LLC and The City of Pooler, a municipal corporation, dated September 12, 2008, filed April 23, 2009 and recorded in Deed Book 350-O, Page 557, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

27. Temporary Easement from EPT DownREIT, Inc. to Georgia Power Company, filed May 4, 2009 and recorded in Deed Book 350W, Page 706, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

28. Easement from Sixteen West Savannah, LLC to Georgia Power Company, dated September 13, 2011, filed September 30, 2011 and recorded in Deed Book 372M, Page 426, aforesaid records.
(DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

29. Underground Easement from Shan Pooler Land Investment, LLC to Georgia Power Company, a Georgia corporation, dated April 18, 2018, filed May 10, 2018 and recorded in Deed Book 1344, Page 519, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

30. Declaration of Covenants, Conditions, and Restrictions for Mosaic Town Center by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated May 23, 2018, filed May 30, 2018 and recorded in Deed Book 1358, Page 571, aforesaid records; as amended by First Amendment to Declaration of Covenants, Conditions, and Restrictions for Mosaic Town Center by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated January 7, 2019, filed January 9, 2019 and recorded in Deed Book 1528, Page 586, aforesaid records; as supplemented by First Supplemental Declaration of Covenants, Conditions, and Restrictions for Mosaic Town Center by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated as of February 6, 2020, filed February 6, 2020 and recorded in Deed Book 1842, Page 615, aforesaid records; as further amended by Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Mosaic Town Center by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated September 14, 2022, filed September 14, 2022and recorded in Deed Book 2913, Page 244, aforesaid records; as may be further amended and/or supplemented.
(DB 1358, PG 571 - AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE)
(DB 1528, PG 586 - AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE)
(DB 2913, PG 244 - AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE)
(DB 1842, PG 615 - DOES NOT AFFECT THE SUBJECT PROPERTY)

31. Declaration of Temporary Relocatable Drainage Easement by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated as of May 23, 2018, filed May 30, 2018 and recorded in Deed Book 1358, Page 660, aforesaid records; as may be further amended and/or supplemented.
(DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

32. Declaration of Restrictive Covenant for Outparcel 4 Mosaic Town Center by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated May 23, 2018, filed May 30, 2018 and recorded in Deed Book 1358, Page 670, aforesaid records; as may be further amended and/or supplemented.
(DOES NOT AFFECT THE SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

33. Easement for Anchors, Guy Poles and Guy Wires from Shan Pooler Land Investment, LLC to Georgia Power Company, a Georgia corporation, dated May 7, 2019, filed July 2, 2019 and recorded in Deed Book 1660, Page 821, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

34. Declaration of Restrictive for Outparcels 1, 5, 10 and Future Development Tracts 1, 2, and 3 Mosaic Town Center by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated February 6, 2020, filed February 6, 2020 and recorded in Deed Book 1842, Page 618, aforesaid records; as may be further amended and/or supplemented. (SUPERCEDED BY PB 54, PG 602.)

35. Declaration of Restrictive for Outparcels 1, 5, 10 Parcel 8 and Future Development Tract Mosaic Town Center by Shan Pooler Land Investment, LLC, a Georgia limited liability company, dated March 11, 2021, filed March 16, 2021 and recorded in Deed Book 2284, Page 393, aforesaid records; as may be further amended and/or supplemented. (SUPERCEDED BY PB 54, PG 602.)

36. Terms, conditions and easements as set forth in that certain Site Development Agreement dated October 12, 2021, as evidenced by Memorandum of Site Development Agreement and Grant of Construction Easement by and between Shan Pooler Land Investment, LLC, a Georgia limited liability company ("Developer") and Costco Wholesale Corporation, a Washington corporation ("Costco"), dated March 15, 2021, filed March 16, 2021 and recorded in Deed Book 2284, Page 411, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

37. Underground Easement from Shan Pooler Land Investment, LLC to Georgia Power Company, a Georgia corporation, dated February 28, 2022, filed March 24, 2022 and recorded in Deed Book 2750, Page 639, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY) (SHOWN IN PROFORMA AS INTENTIONALLY DELETED.)

38. Terms, conditions and easements as set forth in that certain Site Development Agreement dated September 27, 2023, as evidenced by Memorandum of Site Development Agreement and Grant of Construction Easement by and between Shan Pooler Land Investment, LLC, a Georgia limited liability company ("Developer") and SWD Mosaic GA Owner, LLC, a Delaware limited liability company ("SWDF"), dated September 27, 2023, filed September 28, 2023 and recorded in Deed Book 3205, Page 625, aforesaid records.
NOTE: The construction easement set forth in the above Memorandum has automatically terminated by it terms.
(AFFECTS THE SUBJECT PROPERTY AS SHOWN) (THE "EASEMENT" PORTION HAS BEEN REMOVED BY THE TITLE COMPANY DUE TO IT BEING TERMINATED.)

39. All matters affecting subject property as shown on the following plats, all aforesaid records:

(A) Plat Book O, Page 282; (DOES NOT AFFECT SUBJECT PROPERTY)
(B) Plat Book 1, Page 241A; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(C) Plat Book 2M, Page 284; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(D) Plat Book 2M, Page 285; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(E) Plat Book 12P, Page 195; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(F) Plat Book 16P, Page 75; (DOES NOT AFFECT SUBJECT PROPERTY)
(G) Plat Book 16P, Page 99B; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(H) Plat Book 18P, Page 5; (DOES NOT AFFECT SUBJECT PROPERTY)
(I) Plat Book 20P, Pages 41A-W; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(J) Plat Book 20P, Page 99A; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(K) Plat Book 28P, Page 68; (DOES NOT AFFECT SUBJECT PROPERTY)
(L) Plat Book 30P, Page 80; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(M) Plat Book 30P, Page 93; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(N) Plat Book 31P, Page 3; (DOES NOT AFFECT SUBJECT PROPERTY)
(O) Plat Book 51, Page 432; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(P) Plat Book 51, Page 435; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(Q) Plat Book 51, Page 603; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(R) Plat Book 52, Page 313; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(S) Plat Book 52, Page 516; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(T) Plat Book 52, Page 678; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(U) Plat Book 54, Page 56; (DOES NOT AFFECT SUBJECT PROPERTY; OUTDATED PLAT)
(V) Plat Book 54, Page 194; and (AFFECTS SUBJECT PROPERTY AS SHOWN)
(W) Plat Book 54, Pages 601-602. (AFFECTS SUBJECT PROPERTY AS SHOWN)

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL Geodetic GNSS GPS Receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
5. Locations are accurate only where dimensioned.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0109G; Effective Date: August 08, 2018. The flood hazard lines as shown on this plat have been taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. The term *"Certification"* as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
9. This survey is valid only if print has the original signature of the surveyor.
10. The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
11. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
12. The boundary, as shown, was taken from a survey by EMC.
13. This Topographic Survey was prepared in conformity with The Technical Standards for Surveys in Georgia as set forth in the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as defined in Rule 180-07-.07. The certification extends only to the topographic aspects of this survey. This topographic survey does not constitute a boundary survey and is not to be recorded.
14. There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
15. There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

Total Area:	11.086 Acres (482,886 Square Feet)
Plat Closure:	1 in 234,401
Field Precision:	This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.
Adjusted by:	No adjustment
Equipment used:	Geomax Zoom90 Robotic Total Station eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network
Field Work Completed on:	04/01/2025

REFERENCES

DB 41W, Pg 139	DB 85H, PG 603	DB 91U, Pg 182
DB 91W, Pg 428	DB 101L, Pg 864	DB 129O, Pg 139
DB 193E, Pg 29	DB 206Y, Pg 63	DB 220O, PG 539
DB 265R, Pg 190	DB 265R, Pg 198	DB 265R, Pg 206
DB 273J, Pg 738	DB 280L, Pg 194	DB 280L, Pg 198
DB 280L, Pg 204	DB 288X, Pg 692	DB 288X, Pg 731
DB 288Y, Pg 1	DB 289B, Pg 219	DB 289B, Pg 231
DB 289B, Pg 239	DB 289B, Pg 247	DB 290T, Pg 71
DB 302E, Pg 273	DB 312A, Pg 75	DB 312A, Pg 84
DB 316X, Pg 745	DB 320E, Pg 273	DB 322P, Pg 400
DB 350O, PG 557	DB 350W, PG 706	DB 372M, PG 426
DB 995, PG 379	DB 1266, Pg 112	DB 1344, Pg 519
DB 1358, PG 571	DB 1358, PG 660	DB 1358, PG 670
DB 1383, Pg 414	DB 1496, Pg 334	DB 1528, PG 586
DB 1528, PG 597	DB 1528, PG 599	DB 1610, PG 660
DB 1660, PG 621	DB 1842, PG 615	DB 1842, PG 618
DB 2126, PG 729	DB 2247, PG 366	DB 2282, PG 411
DB 2284, PG 383	DB 2284, PG 393	DB 2284, PG 419
DB 2284, PG 429	DB 2284, PG 440	DB 2480, PG 71
DB 2482, PG 302	DB 2482, PG 312	DB 2643, PG 331
DB 2750, PG 639	DB 2913, PG 244	DB 3142, PG 694
DB 3205, PG 625	PB 1, PG 241A	PB 2M, PG 284
PB 2M, PG 285	PB 12P, PG 195	PB 16P, PG 75A
PB 18P, PG 6A	PB 20P, PG 41A	PB 20P, PG 99A
PB 28P, PG 68	PB 30P, PG 80A	PB 30P, PG 93A
PB 31P, PG 3A	PB 51, PG 432	PB 51, PG 435
PB 51, PG 603	PB 52, PG 260	PB 52, PG 313
PB 52, PG 516	PB 52, PG 678	PB 53, PG 90
PB 53, PG 702	PB 54, PG 56	PB 54, PG 194
PB 54, PG 601	PB O, PG 262	

NO.	REVISION DESCRIPTION	DATE

GEORGIA CERTIFICATE OF AUTHORIZATION — Land Surveying Firm No. 000051 — EMC Engineering Services, Inc.

ft 0' #### ft
GRAPHIC SCALE: 1" = #### ft

EMC ENGINEERING SERVICES, INC.
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CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

NSPS/ALTA SURVEY

OUTPARCEL 18, MOSAIC TOWN CENTER
8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
THOMPSON THRIFT DEVELOPMENT, INC.

PROJECT NO.:	24-0073
DRAWN BY:	SMB
DESIGNED BY:	
SURVEYED BY:	JEH
SURVEY DATE:	04/01/2025
CHECKED BY:	JRT
SCALE:	NTS
DATE:	04/01/2025

SHEET 1 OF 2

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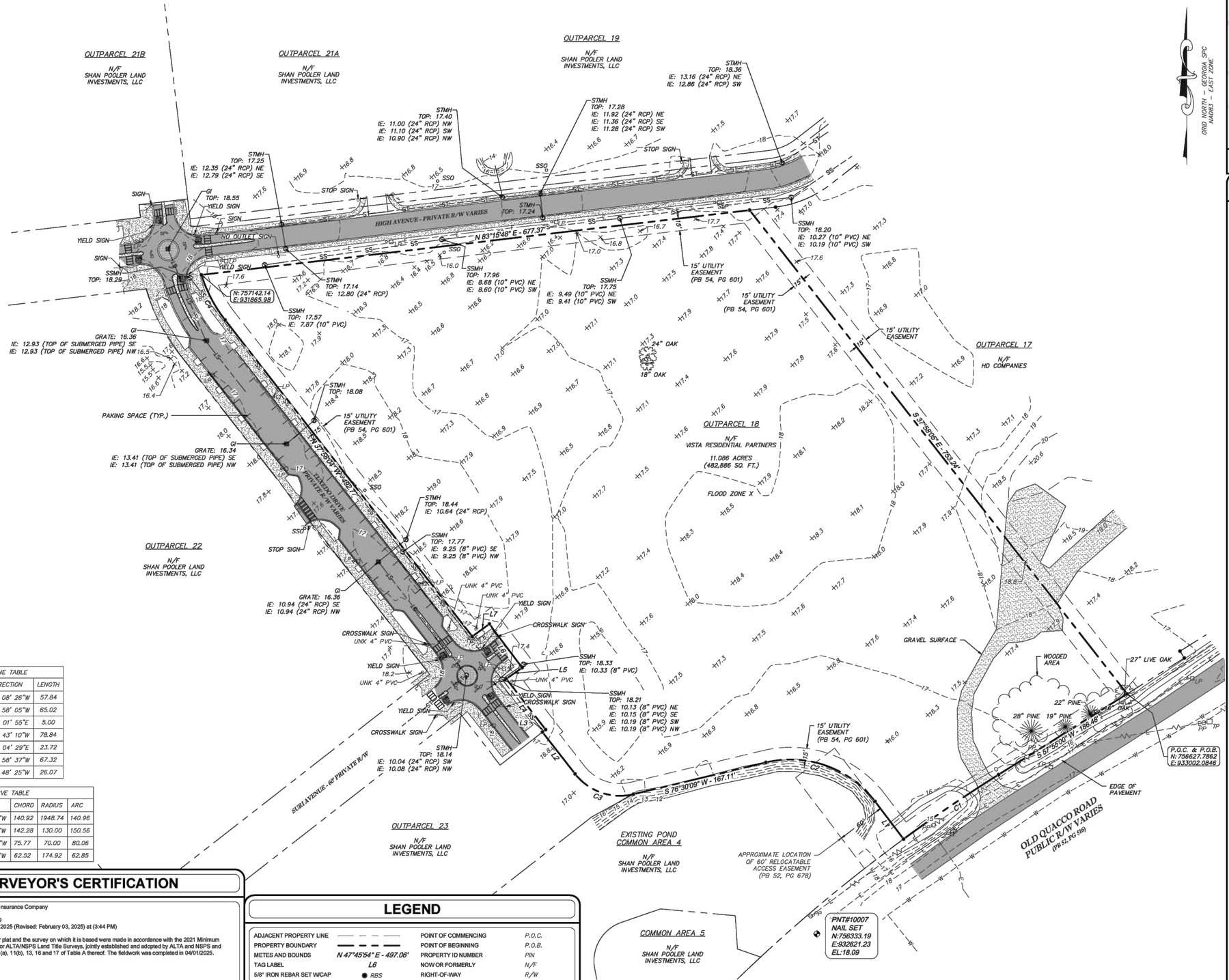


LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N37° 08' 26"W	57.84
L2	N37° 58' 05"W	65.02
L3	N52° 01' 55"E	5.00
L4	N37° 43' 10"W	78.84
L5	N55° 04' 29"E	23.72
L6	N36° 58' 37"W	67.32
L7	S53° 48' 25"W	26.07

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S55° 50' 40"W	140.92	1948.74	140.96
C2	N70° 19' 09"W	142.28	130.00	150.56
C3	N70° 43' 58"W	75.77	70.00	80.06
C4	N27° 40' 16"W	62.52	174.92	62.85

SURVEYOR'S CERTIFICATION

To: Old Republic National Title Insurance Company

Commitment No: NCS25013419
Commitment Date: January 13, 2025 (Revised: February 03, 2025) at (3:44 PM)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 3, 4, 5, 10, 11 (a), 11(b), 13, 16 and 17 of Table A thereof. The fieldwork was completed in 04/01/2025.

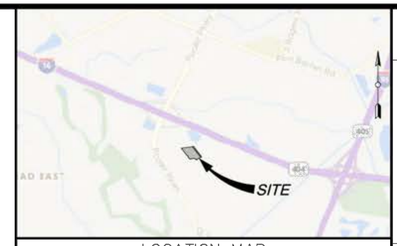
GEORGIA REGISTERED No. 3119 LAND SURVEYOR JIMMY R. TOOLE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

04/01/2025
GA REG. L. S. LIC. NO. 3119 — DATE

LEGEND

ADJACENT PROPERTY LINE		POINT OF COMMENCING	P.O.C.
PROPERTY BOUNDARY		POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	N 47°45'54" E - 497.06'	PROPERTY ID NUMBER	PIN
TAG LABEL	L6	NOW OR FORMERLY	N/F
5/8" IRON REBAR SET W/CAP	RBS	RIGHT-OF-WAY	R/W
TEMPORARY BENCHMARK SET	T.B.M.	PLAT BOOK	PB
MEANDER POINT		DEED BOOK	DB
SPOT ELEVATION	+14.5	PAGE	PG
WATER MAIN LINE	W	NOT TO SCALE	N.T.S.
TELECOMMUNICATION PEDESTAL	TP	CROSSWALK	CWK
LIGHT POLE	LP	UNKNOWN	UNK
SANITARY SEWER STUB OUT	SSO	UNDERGROUND ELECTRIC	E
WATER STUB OUT	WSO	OVERHEAD ELECTRIC	E
SANITARY SEWER MANHOLE	SSMH	POWER POLE	PP
SANITARY SEWER LINE	SS	SIGN - SINGLE POLE	
STORM MANHOLE	STMH	INVERT ELEVATION	IE: 12.00
STORM DRAINAGE LINE	ST	FIRE HYDRANT	
WATER MANHOLE	WMH	WATER VALVE	WV



LOCATION MAP
N.T.S.

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL Geodetic GNSS GPS Receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
5. Locations are accurate only where dimensioned.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0109G; Effective Date: August 08, 2018. The flood hazard lines as shown on this plat have been taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. The term *"Certification"* as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
9. This survey is valid only if print has the original signature of the surveyor.
10. The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
11. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
12. The boundary, as shown, was taken from a survey by EMC.
13. This Topographic Survey was prepared in conformity with The Technical Standards for Surveys in Georgia as set forth in the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as defined in Rule 180-07-.07. The certification extends only to the topographic aspects of this survey. This topographic survey does not constitute a boundary survey and is not to be recorded.
14. There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
15. There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

Total Area:	11.086 Acres (482,886 Square Feet)
Plat Closure:	1 in 234,401
Field Precision:	This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.
Adjusted by:	No adjustment
Equipment used:	Geomax Zoom90 Robotic Total Station eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network
Field Work Completed on:	04/01/2025

REFERENCES

DB 41W, PG 139	DB 85H, PG 603	DB 91U, PG 182
DB 91W, PG 428	DB 101L, PG 864	DB 129O, PG 139
DB 193E, PG 29	DB 206Y, PG 63	DB 220O, PG 539
DB 265R, PG 190	DB 265R, PG 198	DB 265R, PG 206
DB 273J, PG 738	DB 280L, PG 194	DB 280L, PG 198
DB 280L, PG 204	DB 288X, PG 692	DB 288X, PG 731
DB 288Y, PG 1	DB 289B, PG 219	DB 289B, PG 231
DB 289B, PG 239	DB 289B, PG 247	DB 290T, PG 71
DB 302E, PG 273	DB 312A, PG 75	DB 312A, PG 84
DB 316X, PG 745	DB 320E, PG 273	DB 322P, PG 400
DB 350O, PG 557	DB 350W, PG 706	DB 372M, PG 426
DB 995, PG 379	DB 1266, PG 112	DB 1344, PG 519
DB 1358, PG 571	DB 1358, PG 660	DB 1358, PG 670
DB 1383, PG 414	DB 1496, PG 334	DB 1528, PG 586
DB 1528, PG 597	DB 1528, PG 599	DB 1610, PG 660
DB 1660, PG 621	DB 1842, PG 615	DB 1842, PG 618
DB 2126, PG 729	DB 2247, PG 366	DB 2282, PG 411
DB 2284, PG 383	DB 2284, PG 393	DB 2284, PG 419
DB 2284, PG 429	DB 2284, PG 440	DB 2480, PG 71
DB 2482, PG 302	DB 2482, PG 312	DB 2643, PG 331
DB 2750, PG 639	DB 2913, PG 244	DB 3142, PG 694
DB 3205, PG 625	PB 1, PG 241A	PB 2M, PG 284
PB 2M, PG 285	PB 12P, PG 195	PB 16P, PG 75A
PB 18P, PG 6A	PB 20P, PG 41A	PB 20P, PG 99A
PB 28P, PG 68	PB 30P, PG 80A	PB 30P, PG 93A
PB 31P, PG 3A	PB 51, PG 432	PB 51, PG 435
PB 51, PG 603	PB 52, PG 260	PB 52, PG 313
PB 52, PG 516	PB 52, PG 678	PB 53, PG 90
PB 53, PG 702	PB 54, PG 56	PB 54, PG 194
PB 54, PG 601	PB O, PG 262	

NO.	REVISION DESCRIPTION	DATE

GEORGIA CERTIFICATE OF AUTHORIZATION — Land Surveying Firm No. 000051 — EMC Engineering Services, Inc.

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

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

NSPS/ALTA SURVEY

OUTPARCEL 18, MOSAIC TOWN CENTER

8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
THOMPSON THRIFT DEVELOPMENT, INC.

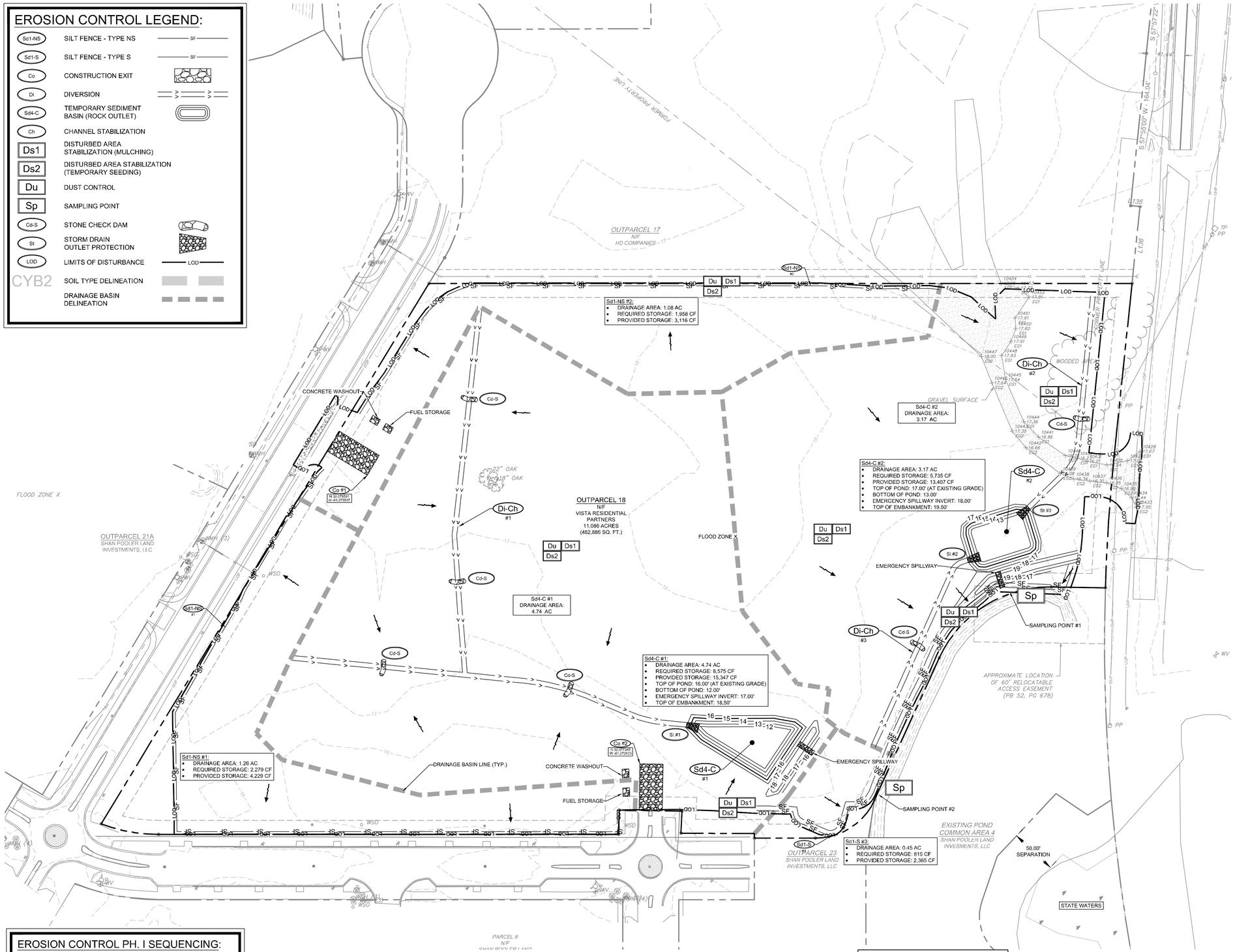
PROJECT NO.:	24-0073
DRAWN BY:	SMB
DESIGNED BY:	
SURVEYED BY:	JEH
SURVEY DATE:	04/01/2025
CHECKED BY:	JRT
SCALE:	1" = 60'
DATE:	04/01/2025

SHEET 2 OF 2

G:\2024\24-0073 T T RES, MOSAIC CIRCLE\DWG\24-0073V_A01.DWG 4/1/2025 3:49 PM

EROSION CONTROL LEGEND:

Sc1-NS	SILT FENCE - TYPE NS — sf
Sd1-S	SILT FENCE - TYPE S — sf
Co	CONSTRUCTION EXIT
Di	DIVERSION
Sd4-C	TEMPORARY SEDIMENT BASIN (ROCK OUTLET)
Ch	CHANNEL STABILIZATION
Ds1	DISTURBED AREA STABILIZATION (MULCHING)
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
Du	DUST CONTROL
Sp	SAMPLING POINT
Cd-S	STONE CHECK DAM
St	STORM DRAIN OUTLET PROTECTION
LOD	LIMITS OF DISTURBANCE — LOD
CYB2	SOIL TYPE DELINEATION
	DRAINAGE BASIN DELINEATION



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF POOLER EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET. AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ONSITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR Ds2 AND Du3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
21. 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 13051C0109G, DATED 08/16/2018.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS LITTLE OGEECHEE RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR_100001.
32. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

HYDROLOGIC SOIL GROUPS:

OJ - OCILLA COMPLEX

OI - OLUSTEE FINE SAND

PI - PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

W - WATER

Waf - WAHEE SANDY LOAM

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS #1 AND #2.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 50 NTU AT THE SAMPLE POINTS, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 10.01 - 25.00 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA.
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C 300 - 303 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

EROSION CONTROL PH. I SEQUENCING:

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
2. INSTALL PERIMETER EROSION CONTROL DEVICES.
3. COMPLETE Sd4 GRADING.
4. INSTALL DIVERSIONS TO CONVEY WATER TO BMPs.
5. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

PRIMARY PERMITTEE:

NAME: AUSTIN MANN
COMPANY: THOMPSON THRIFT RESIDENTIAL
ADDRESS: 111 MONUMENT CIRCLE
SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 317.853.5496
EMAIL: AMANN@THOMPSONTHRIFT.COM

24-HOUR CONTACT:

NAME: AUSTIN MANN
COMPANY: THOMPSON THRIFT RESIDENTIAL
NUMBER: 317.853.5496

SITE AREA SUMMARY:

TOTAL SITE AREA = 11.09 ACRES
TOTAL DISTURBED AREA = 10.70 ACRES
PHASE DISTURBED AREA = 10.70 ACRES

GSWCC — Georgia Soil and Water Conservation Commission

JAMES R. WINDSOR
Level II Certified Design Professional
CERTIFICATION NUMBER 0000073900
ISSUED: 10/01/2022 EXPIRES: 10/01/2025

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

GRAPHIC SCALE IN FEET
0 25 50 100

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: 912.417.5004
WWW.KIMLEY-HORN.COM

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 317.853.5496

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	GSWCC LWB 03132 05015SA - TTRES POOLER 2	07/25/2025	IW
2	GSWCC LWB 03132 05015RSA - TTRES POOLER 2	05/08/2025	IW

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA — JAMES RUSSELL WINDSOR — No. 39461 — PROFESSIONAL ENGINEER
09/08/25

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MRF
DESIGNED BY	RPS
REVIEWED BY	JRW
DATE	08/08/2025
PROJECT NO.	013205015

TITLE
EROSION CONTROL PHASE 1

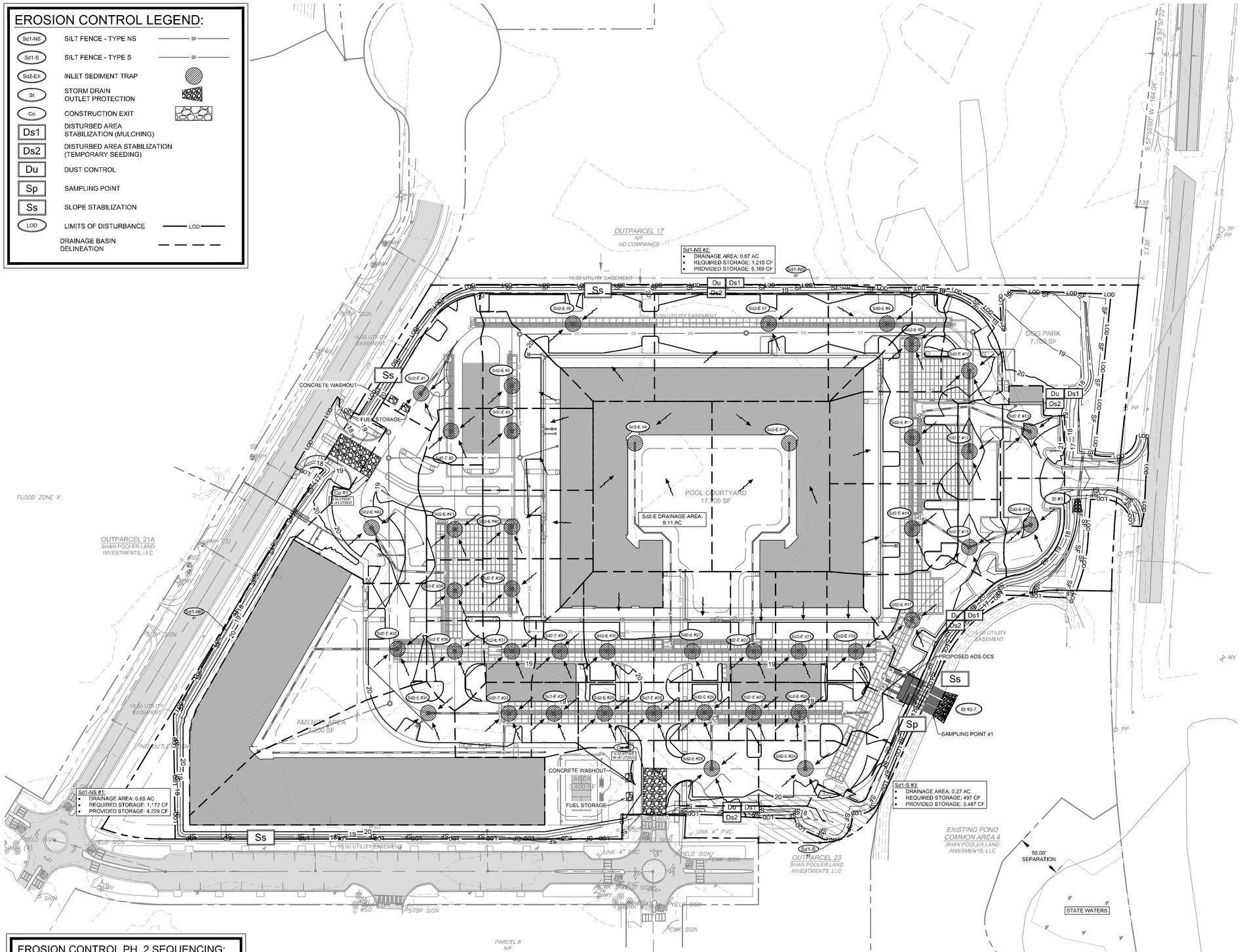
SHEET NUMBER
C 310

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\C 310 - EROSION CONTROL PLAN.dwg C 310 EROSION CONTROL PHASE 1 Aug 11, 2025 1:19pm by: Ryan.Schubert

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.

EROSION CONTROL LEGEND:

Sc1-NS	SILT FENCE - TYPE NS — SF —
Sd1-S	SILT FENCE - TYPE S — SF —
Sd2-EX	INLET SEDIMENT TRAP
St	STORM DRAIN OUTLET PROTECTION
Co	CONSTRUCTION EXIT
Ds1	DISTURBED AREA STABILIZATION (MULCHING)
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
Du	DUST CONTROL
Sp	SAMPLING POINT
Ss	SLOPE STABILIZATION
LOD	LIMITS OF DISTURBANCE — LOD —
	DRAINAGE BASIN DELINEATION



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4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
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15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ONSITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
21. 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 13051C0109G, DATED 08/16/2018.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS LITTLE OGEECHEE RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100001.
32. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

HYDROLOGIC SOIL GROUPS:

Oj - OCILLA COMPLEX

Ol - OLUSTEE FINE SAND

Pl - PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

W - WATER

Waf - WAHEE SANDY LOAM

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 50 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 10.01 - 25.00 ACRE SITE; 5.00 - 10.00 SQUARE MILE SURFACE WATER DRAINAGE AREA.
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C 301 - 303 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

EROSION CONTROL PH. 2 SEQUENCING:

1. INSPECT AND MAINTAIN EXISTING BMPs.
2. BEGIN CUT/FILL ACTIVITIES.
3. INSTALL STORMWATER MANAGEMENT SYSTEMS WITH OUTLET CONTROL STRUCTURES.
4. AS STORMWATER PIPES ARE PUT IN, INSTALL AND MAINTAIN INLET AND OUTLET PROTECTION.
5. INSTALL REMAINING SITE UTILITIES.
6. INSTALL TEMPORARY SEEDING AND MULCHING FOR AREA WHITOUT ACTIVE DISTURBANCE FOR GREATER THAN 14 DAYS.

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NUMBER: 317.853.5496

SITE AREA SUMMARY:

TOTAL SITE AREA = 11.09 ACRES
TOTAL DISTURBED AREA = 10.70 ACRES
PHASE DISTURBED AREA = 10.70 ACRES

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

JAMES R. WINDSOR
Level II Certified Design Professional
CERTIFICATION NUMBER 0000073900
ISSUED: 10/01/2022 EXPIRES: 10/01/2025

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PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUWEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	GSWCC LWB 03132 050158SA	05/08/2025	IW
2	GSWCC LWB 03132 050158SA - TTRES POOLER 2	07/25/2025	IW

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
09/08/25

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MRF
DESIGNED BY	RPS
REVIEWED BY	JRW
DATE	08/08/2025
PROJECT NO.	013205015

TITLE
EROSION CONTROL PHASE 2

SHEET NUMBER
C 320

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\C 310 - EROSION CONTROL PLAN.dwg C 320 EROSION CONTROL PHASE 2 Aug 11, 2025 1:23pm by: Ryan.Schubert

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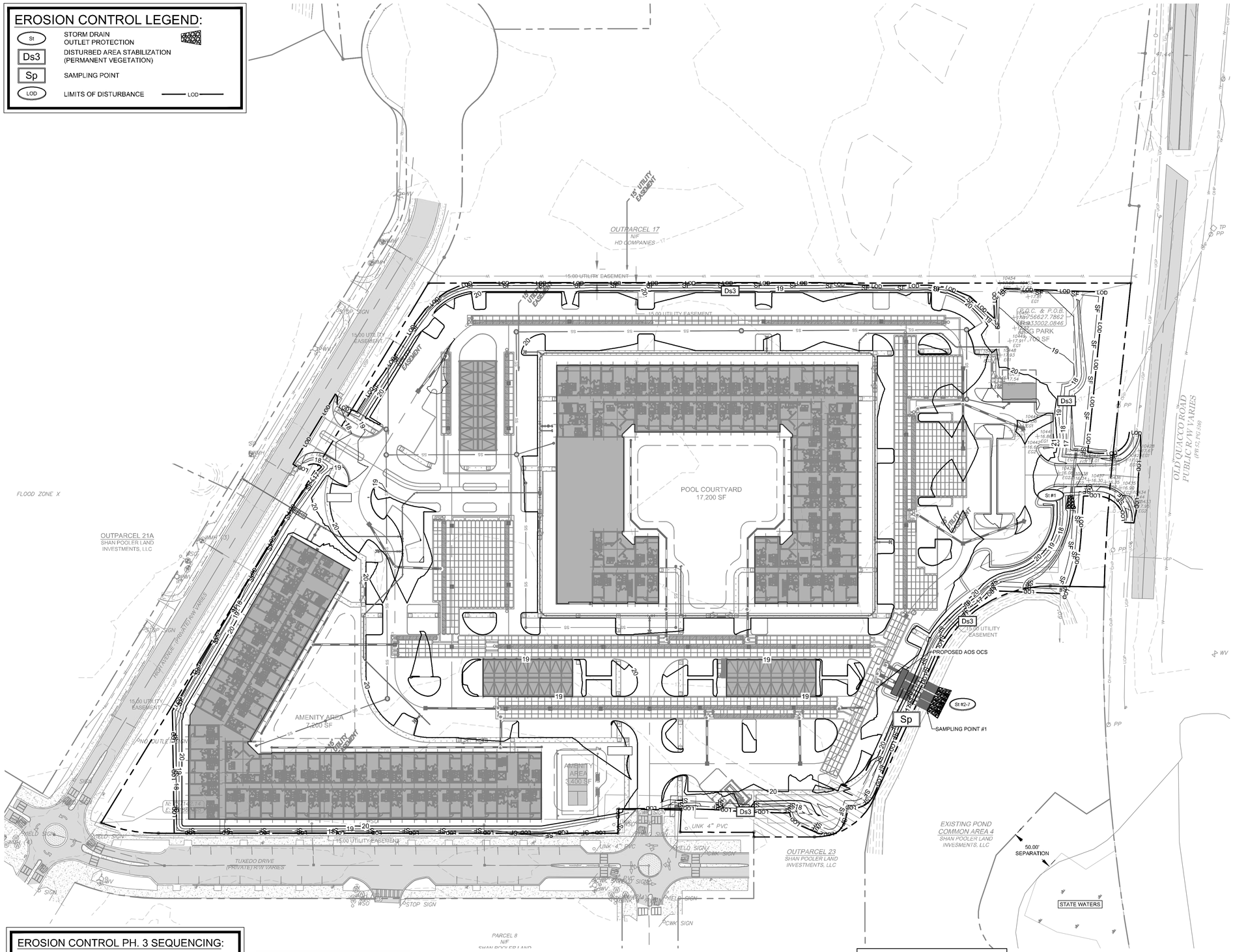
EROSION CONTROL LEGEND:

- St — STORM DRAIN OUTLET PROTECTION
- Ds3 — DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
- Sp — SAMPLING POINT
- LOD — LIMITS OF DISTURBANCE



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE CITY OF POOLER EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL " FOR GEORGIA.
2. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.**
3. **EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
4. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
14. FAILURE TO INSTALL OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ONSITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
21. 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 13051C0109G, DATED 08/16/2018.
22. WETLANDS DO NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS LITTLE OGEECHEE RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
29. **NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.**
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR, 100001.
32. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

HYDROLOGIC SOIL GROUPS:

OJ - OCILLA COMPLEX

OI - OLUSTEE FINE SAND

PI - PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

W - WATER

Waf - WAHEE SANDY LOAM

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 50 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 10.01 - 25.00 ACRE SITE, 5.00 - 10.00 SQUARE MILE SURFACE WATER DRAINAGE AREA.
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C 301 - 303 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

EROSION CONTROL PH. 3 SEQUENCING:

1. INSPECT AND MAINTAIN BMPs.
2. BEGIN VERTICAL BUILDING CONSTRUCTION.
3. INSTALL PAVEMENT TO FINISHED GRADE.
4. MAINTAIN INLET PROTECTION AND SILT FENCE UNTIL COMPLETION.
5. ADD Ds3 TO LANDSCAPE AREAS ONCE THEY ARE AT FINAL GRADE.

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NUMBER: 317.853.5496

SITE AREA SUMMARY:

TOTAL SITE AREA = 11.09 ACRES
TOTAL DISTURBED AREA = 10.70 ACRES
PHASE DISTURBED AREA = 10.70 ACRES

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION

JAMES R. WINDSOR
Level II Certified Design Professional

CERTIFICATION NUMBER 0000073900
ISSUED: 10/01/2022 EXPIRES: 10/01/2025

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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1.	GSWCC LWB 03132 050155A	07/25/2025	IW
2.	GSWCC LWB 03132 050155A - TTRES POOLER 2	05/08/2025	IW

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
09/08/25

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MRF
DESIGNED BY	RPS
REVIEWED BY	JRW
DATE	08/08/2025
PROJECT NO.	013205015

TITLE
EROSION CONTROL PHASE 3

SHEET NUMBER
C 330

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\C 310 - EROSION CONTROL PLAN.dwg C 330 EROSION CONTROL PHASE 3 Aug 11, 2025 1:24pm by: Ryan.Schubert

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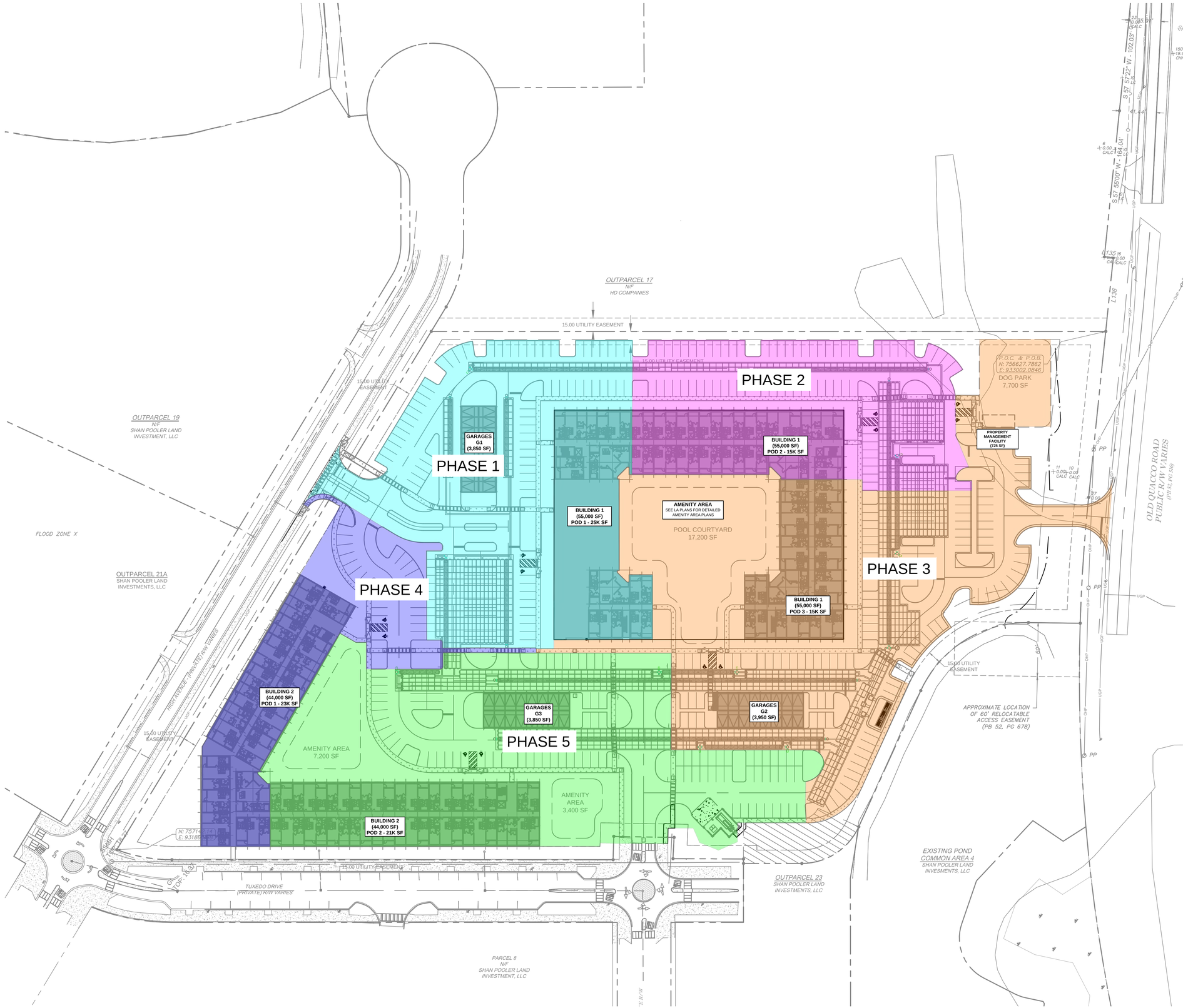
Attachment B



PHASE SUMMARY:

PHASE 1:

GARAGE:	G1
UTILITIES:	SITE WIDE WATER AND WASTEWATER
STORMWATER:	UNDERGROUND STORM
BUILDING:	BUILDING 1 - POD 1
	LEASING
	HIGH AVE ENTRANCE

PHASE 2:

STRUCTURES:	BUILDING 1 - POD 2

PHASE 3:

GARAGE:	G2
STRUCTURES:	BUILDING 1 - POD 3
	AMENITY AREA
	POOL COURTYARD
	DOG PARK
	PROPERTY MANAGEMENT FACILITY
	TRASH COMPACTOR
	OLD QUACCO ENTRANCE

PHASE 4:

STRUCTURES:	BUILDING 2 - POD 1

PHASE 5:

GARAGE:	G3
STRUCTURES:	BUILDING 2 - POD 2
	PICKLEBALL COURT
	AMENITY AREA
	TUXEDO DRIVE ENTRANCE

PHASING NOTES:

1. PHASING WILL BE COMPLETED IN NUMERICAL ORDER 1 THROUGH 5.
2. CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER COMMENCING OF EACH PHASES OF THE CONSTRUCTION.
3. PHASE 1 WILL ESTABLISH ACCESS TO HIGH AVE.
4. PHASE 3 WILL ESTABLISH ACCESS TO OLD QUACCO ROAD.
5. PHASE 5 WILL ESTABLISH ACCESS TO TUXEDO DRIVE.
6. ALL ASSOCIATED UTILITIES FOR EACH BUILDING IN THE PHASE IS TO BE CONSTRUCTED AT SAME PHASE.
7. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION.
8. PER CITY OF POOLER REQUIREMENTS, THE FOLLOWING MUST BE COMPLETED/PROVIDED TO RECEIVE BUILDINGS COO'S IN EACH PHASE:
   - PARKING PROVIDED
   - STORM INFRASTRUCTURE COMPLETE
   - LANDSCAPE INSTALLED
9. PER CITY OF POOLER, PROPOSED AMENITIES AND TRASH COMPACTOR MUST BE COMPLETE PRIOR TO OR AT THE SAME TIME AS THE FIRST RESIDENTIAL BUILDING BEING CLOSED OUT.
10. PRIOR TO PHASE 1 CLOSE OUT, ALL UNDERGROUND AND HORIZONTAL INFRASTRUCTURE MUST BE COMPLETED. THIS INCLUDES WATER, WASTEWATER, AND STORMWATER.

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NORTH

GRAPHIC SCALE IN FEET
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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 35461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
09/08/25

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MRF
DESIGNED BY	RPS
REVIEWED BY	JRW
DATE	09/08/2025
PROJECT NO.	013205015

TITLE
VERTICAL PHASING PLAN

SHEET NUMBER
C 440

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\C 440 - PHASING PLAN.dwg C 440 VERTICAL PHASING PLAN Sep 08, 2025 2:34pm by: Ryan.Schubert

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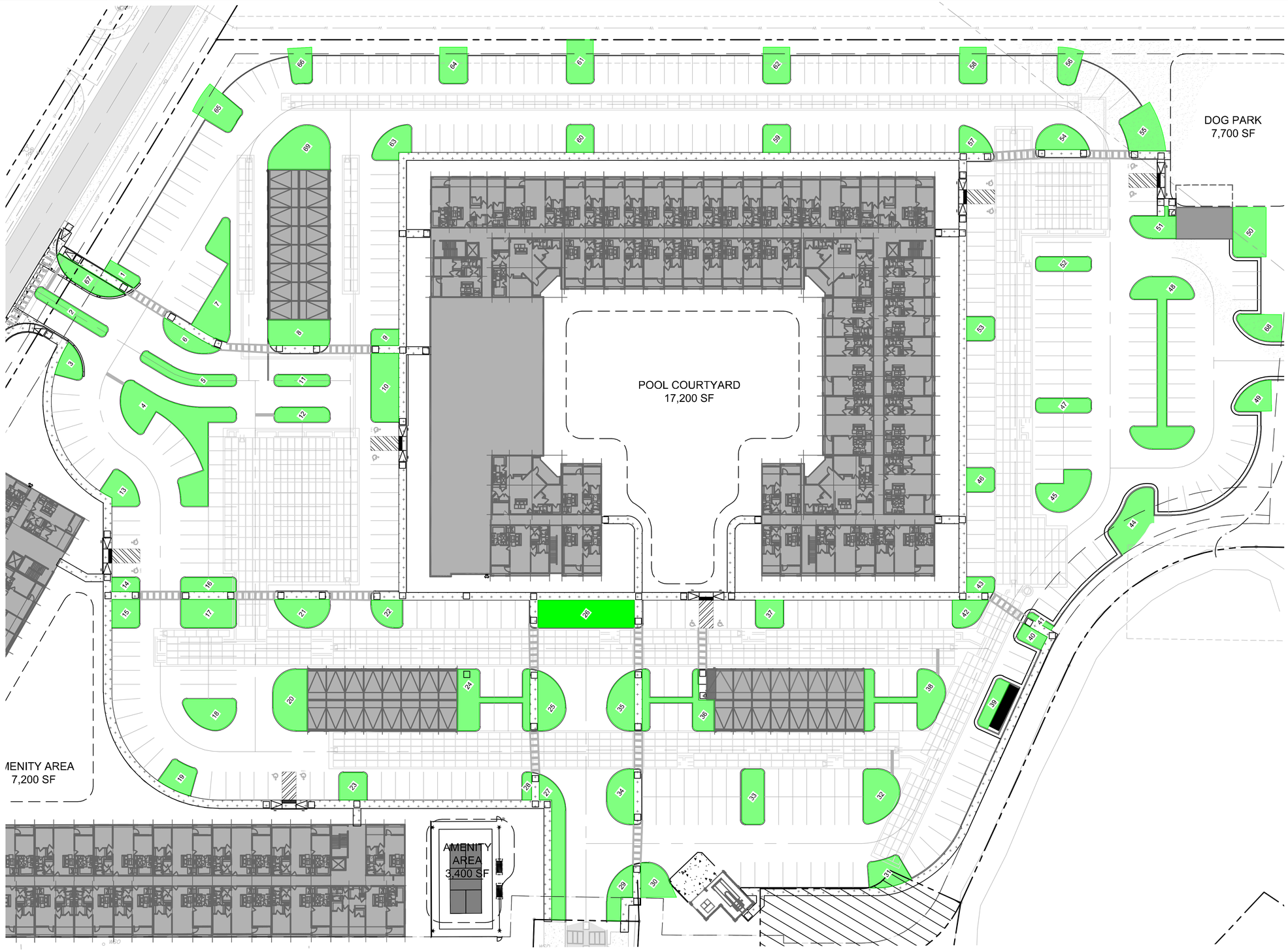
Attachment B



LANDSCAPE ISLAND AREA TABLE

Landscape Island	AREA (sf)	TREES ALLOWED 1 LARGE TREE / 500 SF *1 MEDIUM TREE / 300 SF *PER CITY OF POOLER 6/20/23
ISLAND : 1	182.1	---
ISLAND : 2	359.3	---
ISLAND : 3	262.7	---
ISLAND : 4	1751.9	1 LARGE TREE, 2 MEDIUM TREES
ISLAND : 5	443.8	---
ISLAND : 6	320.3	1 MEDIUM TREE
ISLAND : 7	911.0	1 LARGE TREE, 1 MEDIUM TREE
ISLAND : 8	636.4	1 MEDIUM TREE
ISLAND : 9	175.3	---
ISLAND : 10	767.0	---
ISLAND : 11	239.6	---
ISLAND : 12	303.6	1 MEDIUM TREE
ISLAND : 13	371.8	1 MEDIUM TREE
ISLAND : 14	154.3	---
ISLAND : 15	313.7	1 MEDIUM TREE
ISLAND : 16	308.7	1 MEDIUM TREE
ISLAND : 17	627.3	2 MEDIUM TREES
ISLAND : 18	527.3	1 LARGE TREE
ISLAND : 19	339.5	1 MEDIUM TREE
ISLAND : 20	761.1	1 LARGE TREE
ISLAND : 21	481.2	1 MEDIUM TREE
ISLAND : 22	297.5	---
ISLAND : 23	300.8	1 MEDIUM TREE
ISLAND : 24	803.2	2 MEDIUM TREES
ISLAND : 25	512.6	1 LARGE TREE
ISLAND : 26	1085.0	---
ISLAND : 27	819.5	1 LARGE TREE, 1 MEDIUM TREE
ISLAND : 28	99.9	---
ISLAND : 29	371.8	1 MEDIUM TREE
ISLAND : 30	384.0	1 MEDIUM TREE
ISLAND : 31	411.3	1 MEDIUM TREE
ISLAND : 32	636.7	2 MEDIUM TREES
ISLAND : 33	484.5	1 MEDIUM TREE
ISLAND : 34	505.3	1 LARGE TREE
ISLAND : 35	512.5	1 LARGE TREE
ISLAND : 36	598.3	1 MEDIUM TREE
ISLAND : 37	300.8	1 MEDIUM TREE
ISLAND : 38	830.2	2 MEDIUM TREES
ISLAND : 39	250.0	---
ISLAND : 40	168.1	---
ISLAND : 41	57.6	---
ISLAND : 42	307.8	1 MEDIUM TREE
ISLAND : 43	166.5	---
ISLAND : 44	749.9	2 MEDIUM TREES
ISLAND : 45	606.5	2 MEDIUM TREES
ISLAND : 46	259.8	---
ISLAND : 47	300.5	1 MEDIUM TREE
ISLAND : 48	1417.0	4 MEDIUM TREES
ISLAND : 49	356.8	1 MEDIUM TREE
ISLAND : 50	669.3	2 MEDIUM TREES
ISLAND : 51	383.4	1 MEDIUM TREE
ISLAND : 52	300.5	1 MEDIUM TREE
ISLAND : 53	259.8	---
ISLAND : 54	402.4	1 MEDIUM TREE
ISLAND : 55	625.5	1 LARGE TREE
ISLAND : 56	304.4	1 MEDIUM TREE
ISLAND : 57	256.6	---
ISLAND : 58	388.3	1 MEDIUM TREE
ISLAND : 59	300.0	1 MEDIUM TREE
ISLAND : 60	300.0	1 MEDIUM TREE
ISLAND : 61	470.7	1 MEDIUM TREE
ISLAND : 62	388.3	1 MEDIUM TREE
ISLAND : 63	392.6	1 MEDIUM TREE
ISLAND : 64	402.4	1 MEDIUM TREE
ISLAND : 65	520.6	1 LARGE TREE
ISLAND : 66	313.4	1 MEDIUM TREE
ISLAND : 67	422.3	1 MEDIUM TREE
ISLAND : 68	400.7	1 LARGE TREE
ISLAND : 69	886.7	1 LARGE TREE, 1 MEDIUM TREE

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GRAPHIC SCALE IN FEET
0 15 30 60

PREPARED BY
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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT No. LA001766 LAURA BALLOCK

08/21/2025

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MR
DESIGNED BY	EB
REVIEWED BY	LB
DATE	08/21/2025
PROJECT NO.	013205015

TITLE
LANDSCAPE ISLAND EXHIBIT

SHEET NUMBER
L 100

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\L 100 - LANDSCAPE ISLAND EXHIBIT.dwg L 100 LANDSCAPE ISLAND EXHIBIT Jul 15, 2025, 6:14pm by: Freija.Carlson

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Attachment B

LANDSCAPE REQUIREMENTS & CALCULATIONS

POOLER, GA

LANDSCAPE REQUIREMENTS

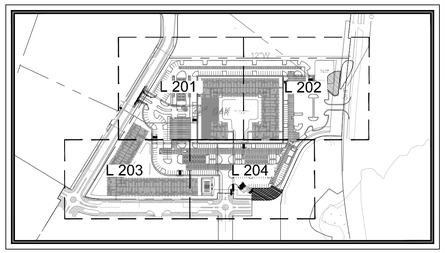
AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANITY REQUIRED	TOTAL QUANITY PROVIDED	NOTES	SECTION
TREE REPLACEMENT	(15) PREFERRED SPECIES TREES PLANTED PER 1 ACRE OF DISTURBED LAND IF EXISTING TREE REQUIREMENT CANNOT BE MET	10.75 ACRES DISTURBED	10.75 ACRES X 15 = 162 TREES	165 TREES OF PREFERRED SPECIES PROPOSED	TREES TO BE PLANTED AT MINIMUM OF 2" CALIPER & 8' IN HEIGHT PER SECTION REQUIREMENTS	SECTION 42-199
TREE MITIGATION	WHEN A SIGNIFICANT TREE IS REMOVED, PLANTING OF SAME SPECIES, OR PREFERRED SPECIES TOTALING THE SAME NUMBER OF INCHES REMOVED IS REQUIRED WITH REPLACEMENT TREES HAVING A MINIMUM OF A 6" CALIPER	(2) SIGNIFICANT TREES WITH UNHEALTHY CONDITIONS PER ARBORIST REPORT TOTALLING 40"	NO MITIGATION REQUIRED PER ARBORIST REPORT DETAILING UNHEALTHY STATUS OF EXISTING SIGNIFICANT TREES TO BE REMOVED.	NO MITIGATION REQUIRED	REFERENCE ARBORIST REPORT SHEET L 210.	SECTION 42-198
TREE SPECIES DIVERSITY	FOR ALL SITES, NO MORE THAN 30% OF TREES PLANTED SHALL BE THE SAME SPECIES IN ORDER TO INCREASE SPECIES DIVERSITY	165 TREES	165 X .3 = 49 TREES PER SPECIES MAXIMUM (4 SPECIES MINIMUM)	10 SPECIES PROVIDED	NO SPECIES EXCEEDS 30% OF TOTAL WHICH MEETS DIVERSITY REQUIREMENTS	SECTION 42-199
PARKING LOT REQUIREMENTS	PER 6-20-23 MEETING WITH CITY OF POOLER, (1) LARGE CANOPY TREES PER 500 SF OR (1) MEDIUM CANOPY TREE PER 300 SF	475 PARKING SPACES	475 SPACES / 12 = 40 PARKING ISLAND TREES	55 PARKING ISLAND CANOPY TREES PROVIDED	--	SECTION 42-200 AND BY AGREEMENT
BUFFER REQUIREMENTS	ON A PROPERTY TO BE USED FOR MULTI-FAMILY USE, A BUFFER MUST BE PROVIDED ALONGSIDE A SINGLE-FAMILY USE	50-FOOT BUFFER	50-FOOT BUFFER ALONG 822-LINEAR FEET	---	--	SECTION 27

TREES TO BE REMOVED

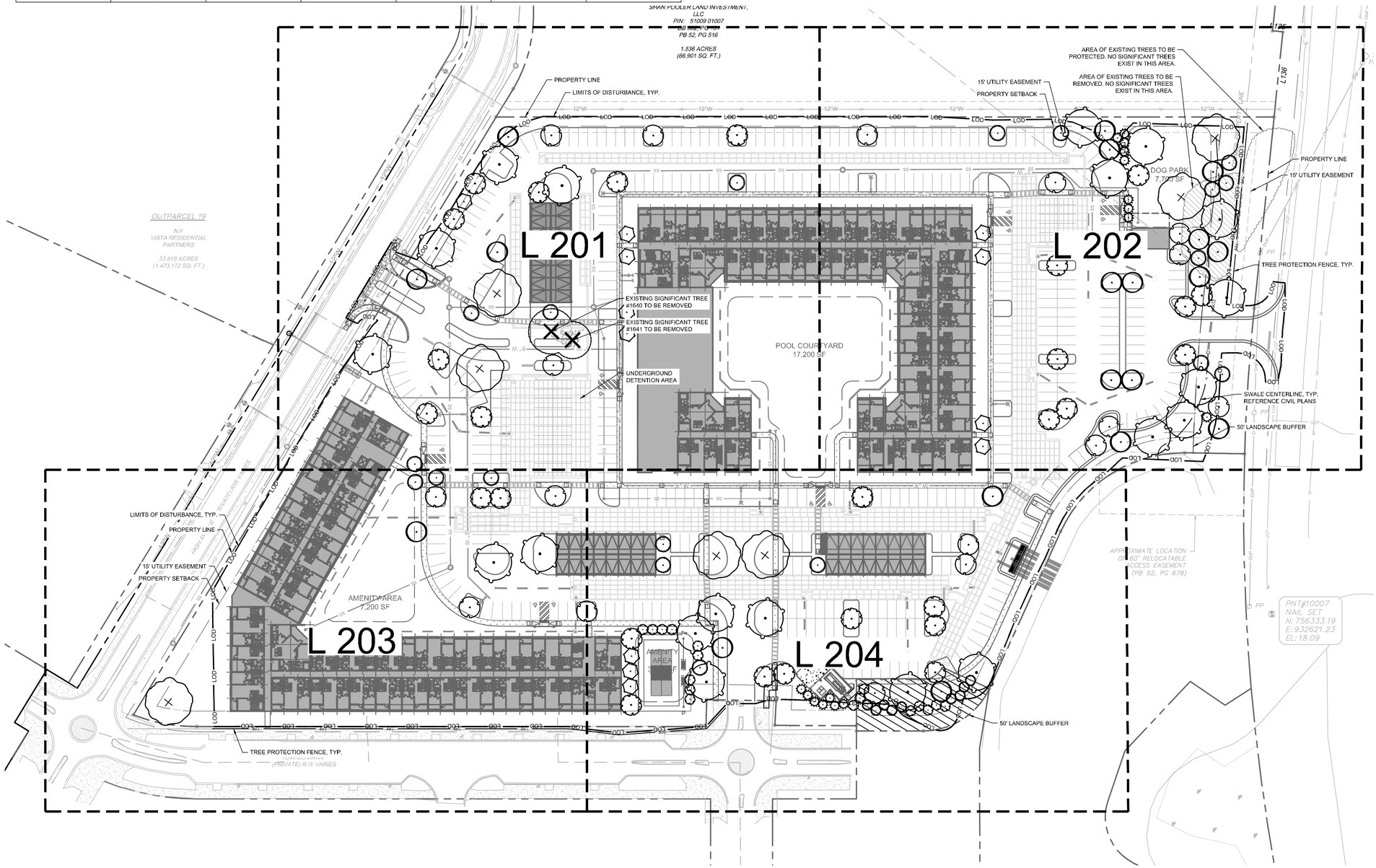
TAG	SIZE	BOTANICAL NAME	COMMON NAME	STATUS	REPLACEMENT. DBH
1641	18"	QUERCUS VIRGINIANA	LIVE OAK	THIS TREE IS STRESSED AND HAS DECAY.	0"
1640	22"	QUERCUS VIRGINIANA	LIVE OAK	THIS TREE IS STRESSED AND HAS BUTTRESS FAILURE.	0"
TOTAL		40" TO BE REMOVED			0" TO BE REPLACED

NOTE:

REFERENCE FULL TREE PLANTING SCHEDULE ON SHEET L 211 FOR TOTAL QUANTITIES AND SIZES.



KEY MAP:



PLANT SCHEDULE

SYMBOL COMMON NAME

OVERSTORY TREES

- NUTTALL OAK
- SOUTHERN LIVE OAK

MIDSTORY TREES

- COLLYNAIR® AMERICAN HORNBEAM
- PRITCHARD TRIDENT MAPLE
- WILDFIRE TUPELO

UNDERSTORY TREES

- GREEN SHADOW SWEETBAY MAGNOLIA
- WHITE FRINGETREE

EVERGREEN TREES

- BRODIE SOUTHERN RED CEDAR
- EAGLESTON HOLLY
- TEDDY BEAR® SOUTHERN MAGNOLIA

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GRAPHIC SCALE IN FEET 0 25 50 100

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SAVANNAH, GEORGIA 31401
PHONE: (912) 234-4384
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PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 317.853.5496

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. LA001766 PROFESSIONAL LANDSCAPE ARCHITECT LAURA BALLOCK
08/21/2025

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MR
DESIGNED BY	EB
REVIEWED BY	LB
DATE	08/21/2025
PROJECT NO.	013205015

TITLE
OVERALL TREE PROTECTION AND REPLACEMENT PLAN

SHEET NUMBER
L 200

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\L 200 - OVERALL TREE PROTECTION AND REPLACEMENT PLAN.dwg L 200 OVERALL TREE PROTECTION AND REPLACEMENT PLAN Jul 15, 2025, 6:59pm by: Freja.Carlson

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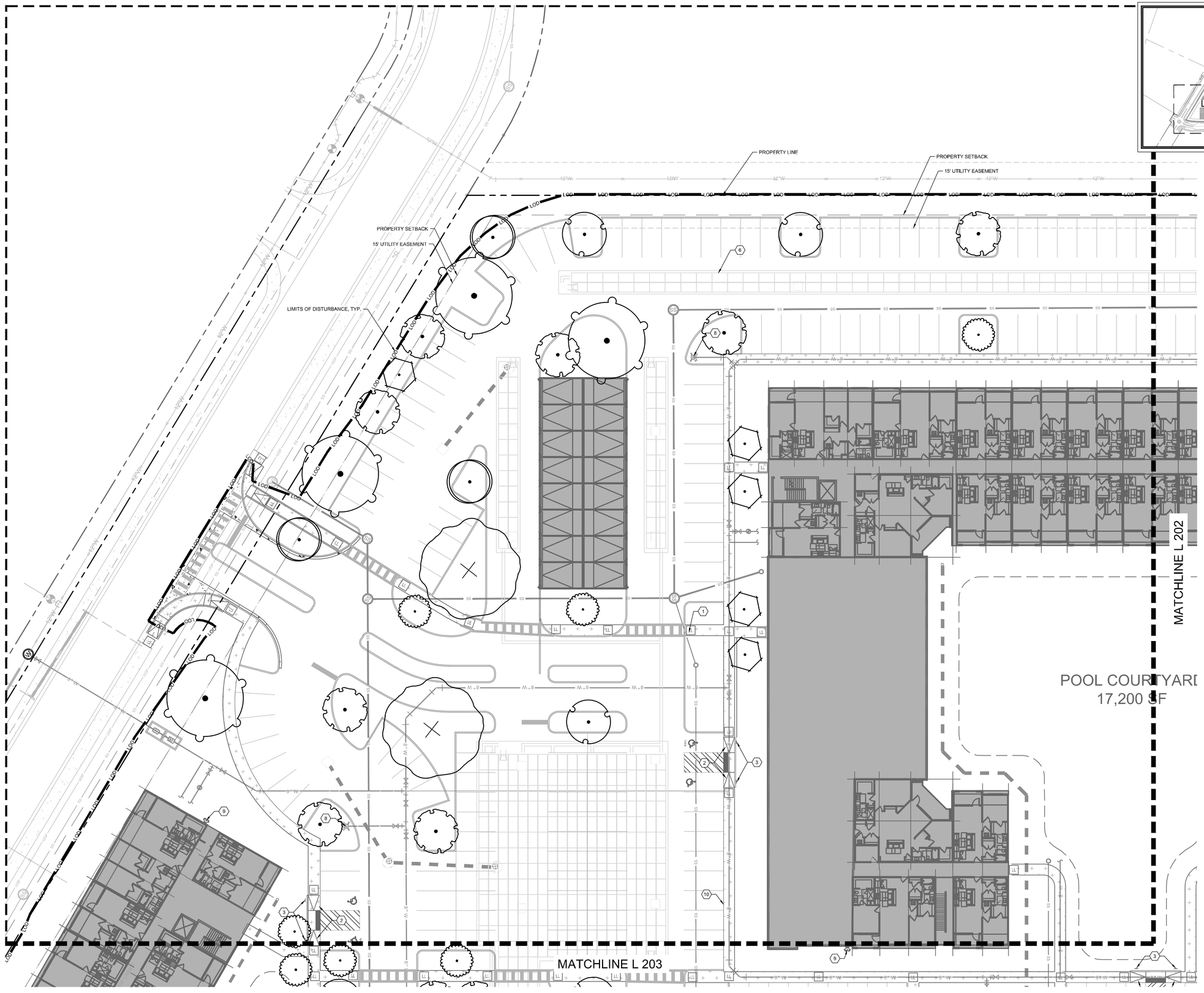

KEY MAP:

SITE KEYNOTE LEGEND:

1. ACCESSIBLE CURB RAMP (TYPE A, C 804)
2. ACCESSIBLE CURB RAMP (TYPE B, C 804)
3. ACCESSIBLE PARKING SIGN (3, C 808)
4. ACCESSIBLE PAVEMENT MARKINGS (5, C 808)
5. PAINTED WHITE CROSSWALK STRIPING (5' WIDE, 18" THICK , 4' OC) (8, C 808)
6. UNDERGROUND DETENTION AREA
7. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
8. FIRE HYDRANT (TYP.) (W-04, C 800)
9. FDC (TYP.)

NOTE:

REFERENCE FULL TREE PLANTING SCHEDULE ON SHEET L 211 FOR TOTAL QUANTITIES AND SIZES.

PLANT SCHEDULE

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OVERSTORY TREES

- NUTTALL OAK
- SOUTHERN LIVE OAK

MIDSTORY TREES

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- WILDFIRE TUPELO

UNDERSTORY TREES

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- WHITE FRINGETREE

EVERGREEN TREES

- BRODIE SOUTHERN RED CEDAR
- EAGLESTON HOLLY
- TEDDY BEAR® SOUTHERN MAGNOLIA

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION.
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. LA001766 PROFESSIONAL LANDSCAPE ARCHITECT LAURA BALLOCK

08/21/2025

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MR
DESIGNED BY	EB
REVIEWED BY	LB
DATE	08/21/2025
PROJECT NO.	013205015

TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L 201

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\L 201 - TREE REPLACEMENT PLAN.dwg Jul 15, 2025 6:23pm by: Freja.Carlson

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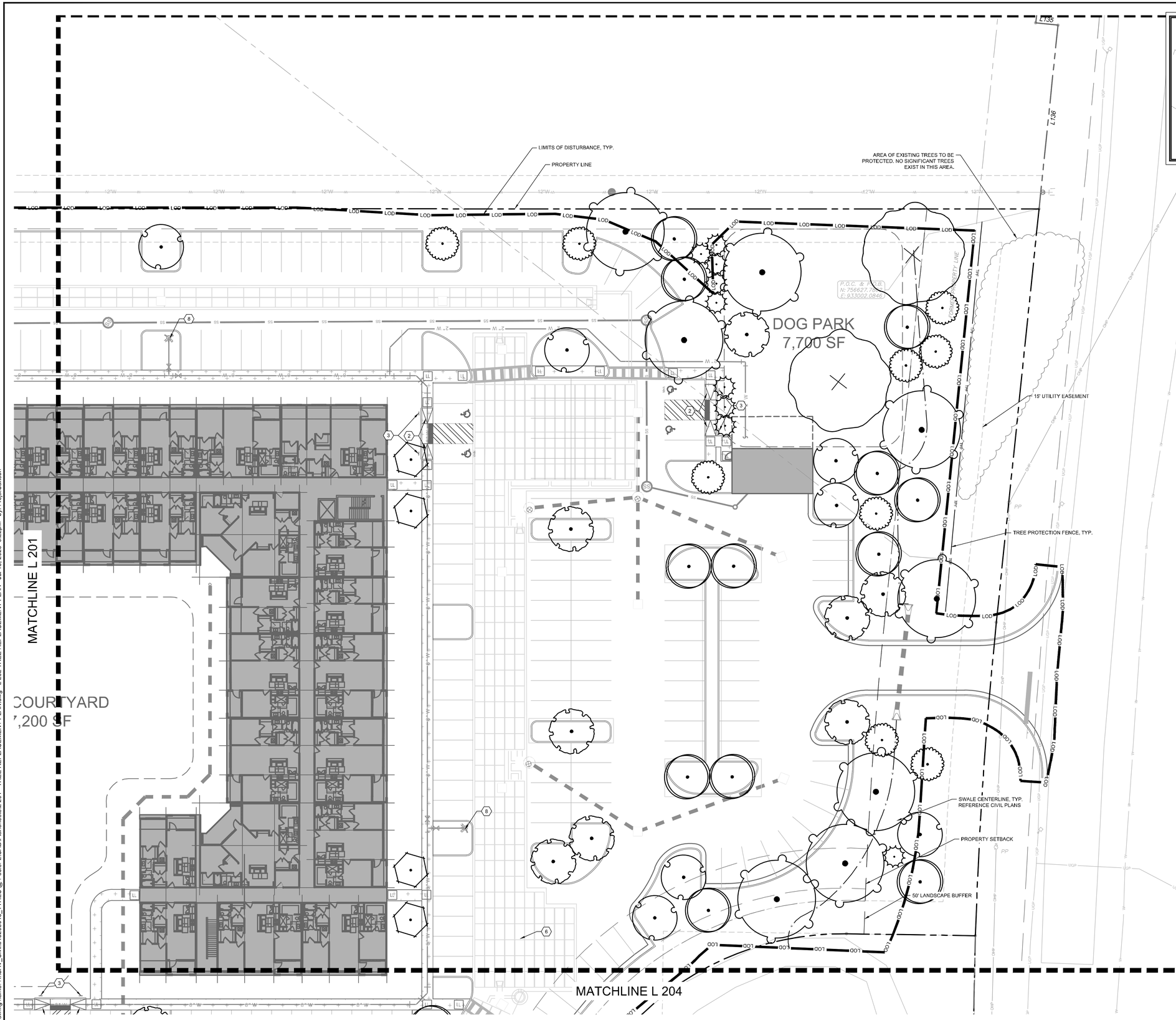

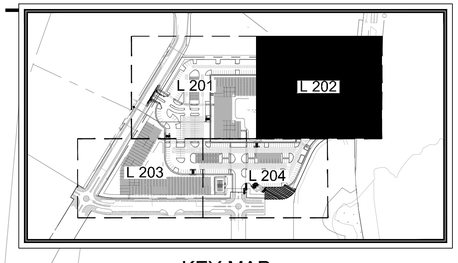

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EVERGREEN TREES

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- EAGLESTON HOLLY
- TEDDY BEAR® SOUTHERN MAGNOLIA

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. LA001766 PROFESSIONAL LANDSCAPE ARCHITECT LAURA BALLOCK
08/21/2025

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MR
DESIGNED BY	EB
REVIEWED BY	LB
DATE	08/21/2025
PROJECT NO.	013205015

TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L 202

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\L 201 - TREE REPLACEMENT PLAN.dwg L 202 TREE REPLACEMENT PLAN Jul 15, 2025 6:22pm by: Freja.Carlson

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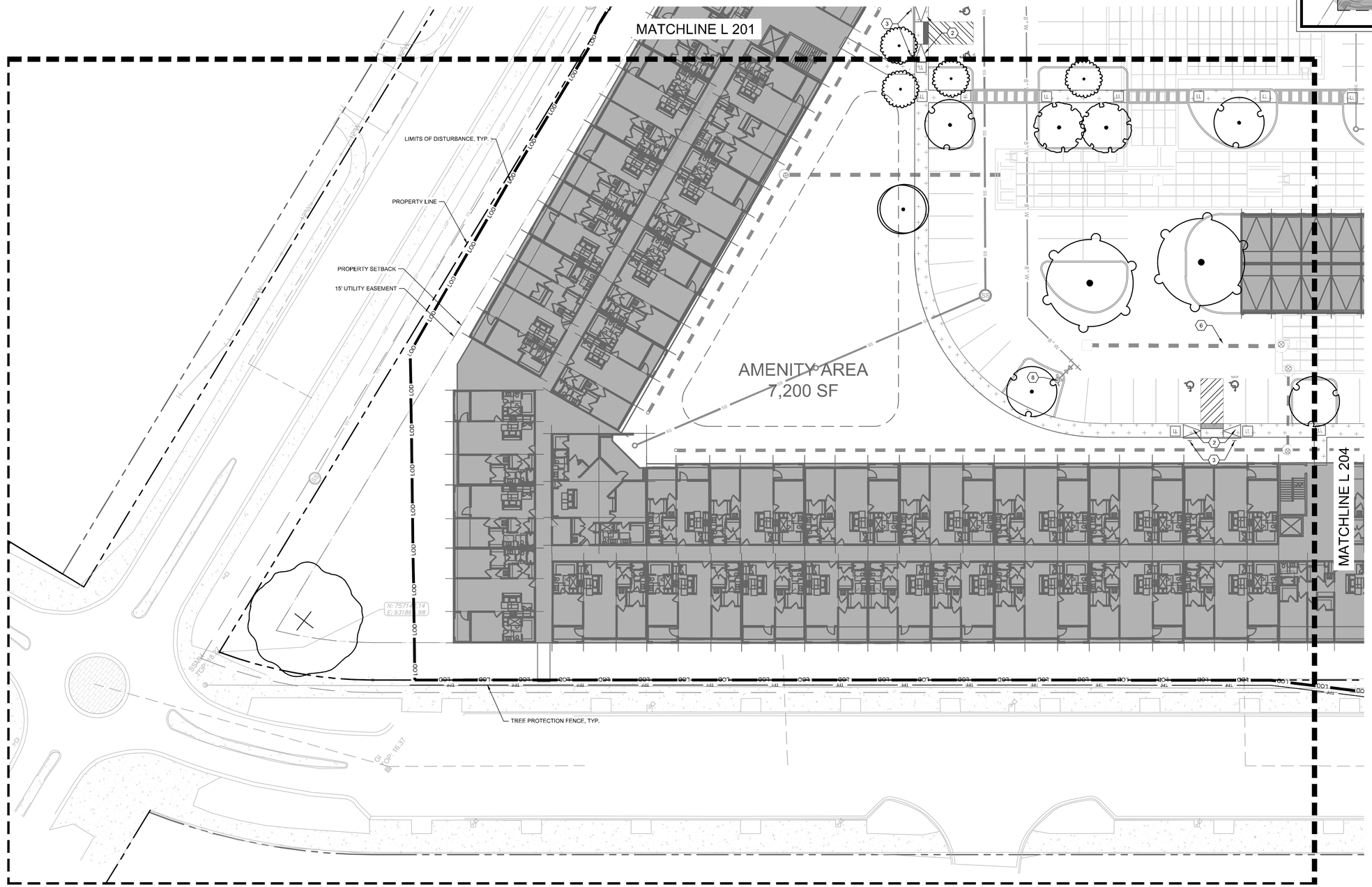

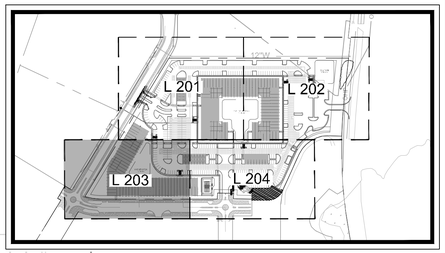

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PROJECT
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PARCEL ID: 51009 01041

GEORGIA REGISTERED No. LA001766 PROFESSIONAL LANDSCAPE ARCHITECT LAURA BALLOCK

08/21/2025

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MR
DESIGNED BY	EB
REVIEWED BY	LB
DATE	08/21/2025
PROJECT NO.	013205015

TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L 203

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\L 201 - TREE REPLACEMENT PLAN.dwg L 203 TREE REPLACEMENT PLAN Jul 15, 2025 6:20pm by: Freja.Carlson

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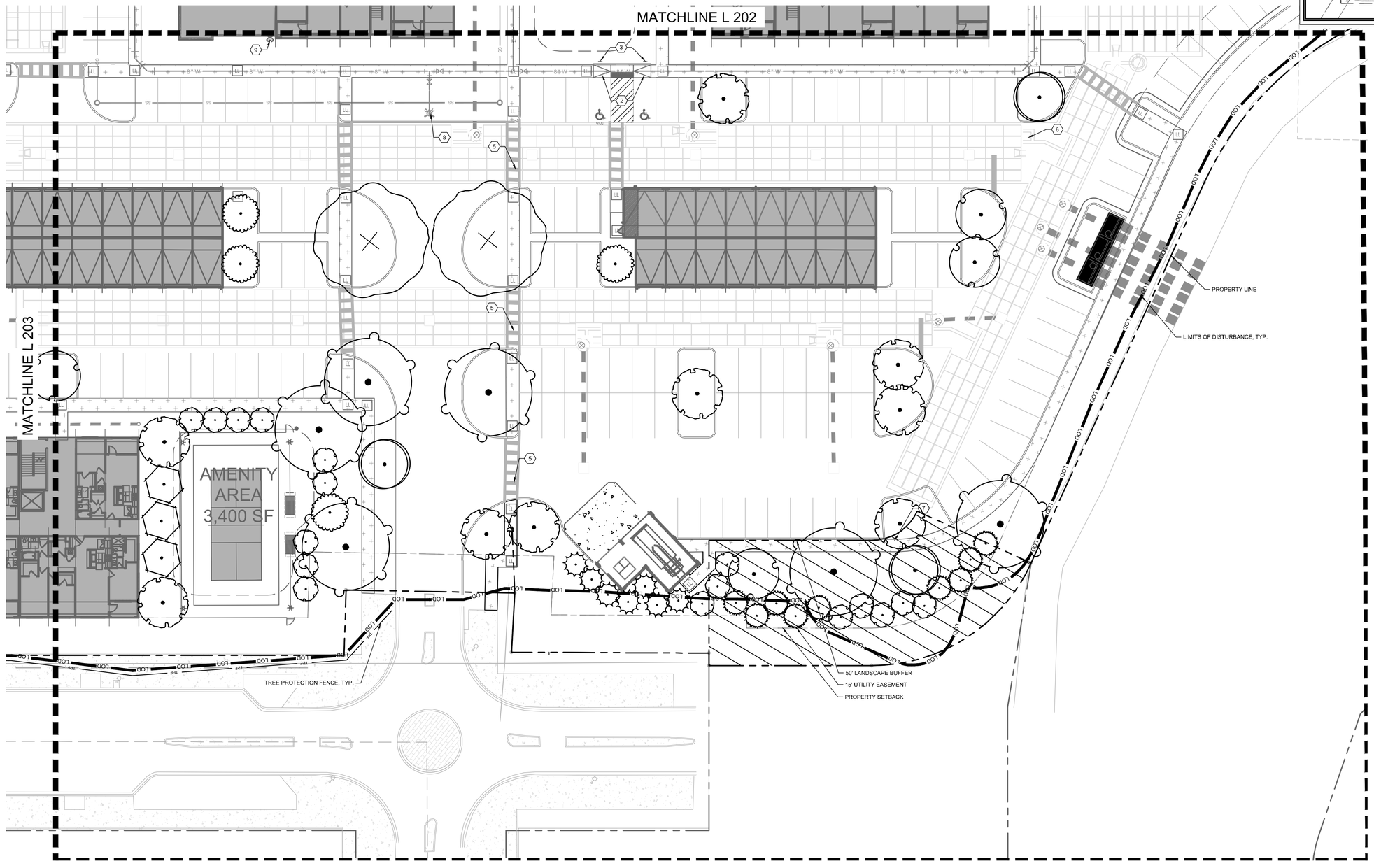

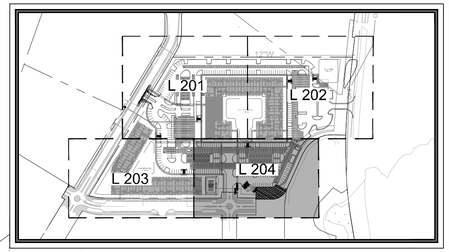

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NOTE:

REFERENCE FULL TREE PLANTING SCHEDULE ON SHEET L 211 FOR TOTAL QUANTITIES AND SIZES.

PLANT SCHEDULE

SYMBOL COMMON NAME

OVERSTORY TREES

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- SOUTHERN LIVE OAK

MIDSTORY TREES

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No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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PARCEL ID: 51009 01041

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08/21/2025

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TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L 204

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Ossabaw Consulting

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

Arborist Site Report

Kimley-Horn
25 Bull Street, Suite 400
Savannah, GA 31401

February 13, 2025

Location:
Proposed TTRESS 2
Pooler, GA

General Information:
Documented trees were assessed to determine if they are healthy, per City of Pooler code for “significant tree”. The trees were assessed during February of 2025 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler and this report will be the official opinion of the City of Pooler Arborist.

Detailed Findings and Recommendations*:
The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a “significant tree”, per City of Pooler code, and the supporting information is provided. These defects do not necessarily mean that the tree should be removed, but re-evaluated once there is a site plan.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
1641	18	Live oak	Quercus virginiana	This tree is stressed and has decay.
1640	22	Live oak	Quercus virginiana	This tree is stressed and has buttress failure.

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

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

Inspector’s information:
Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

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

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\L 210 - ARBORIST REPORT.dwg L 210 ARBORIST REPORT Jul 15, 2025 6:34pm by: Freja.Carlson

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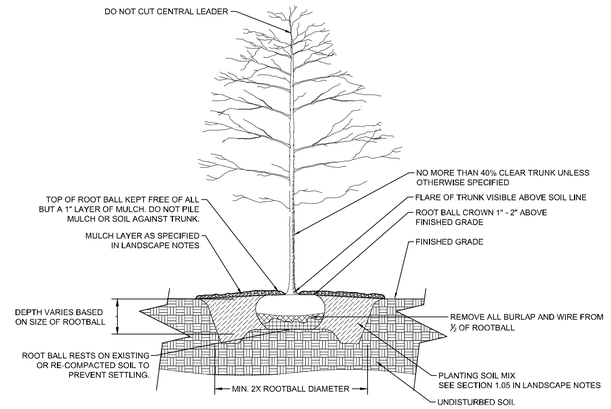
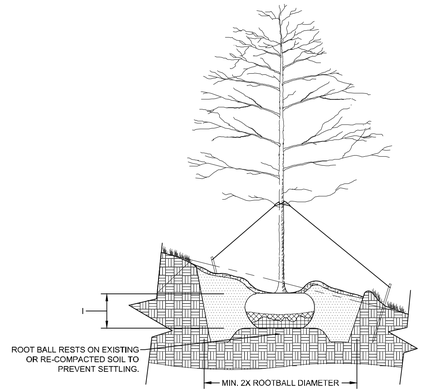
TITLE
ARBORIST REPORT

SHEET NUMBER
L 210



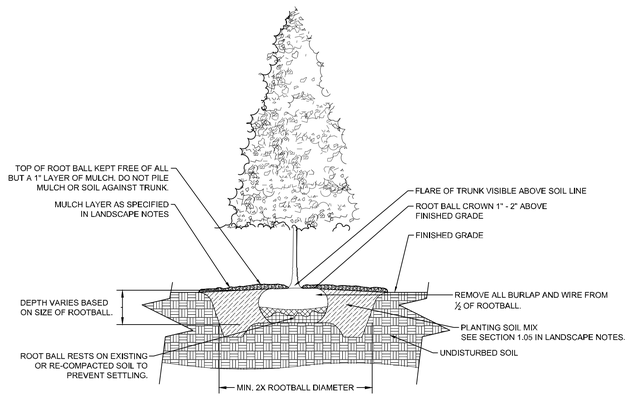
1 B&B TREE PLANTING

NOT TO SCALE



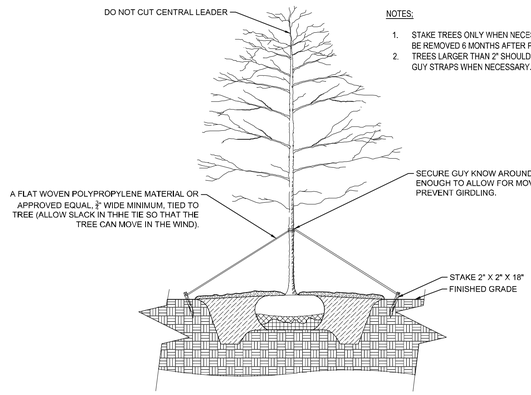
2 B&B TREE PLANTING ON SLOPE

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE

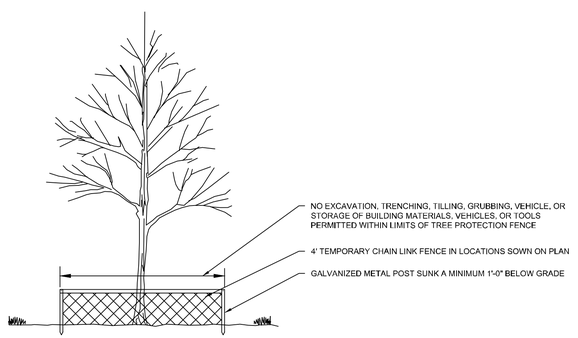


NOTES:

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING
2. TREES LARGER THAN 2" SHOULD BE STAKED BY THREE GUY STRAPS WHEN NECESSARY.

4 TREE STAKING

NOT TO SCALE



NOTES:

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

5 TREE PROTECTION FENCE

NTS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	CONT.	REMARKS	% ON SITE
OVERSTORY TREES							
	20	QUERCUS NUTTALLII NUTTALL OAK	2" CAL.	12` - 14` HT.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	12.1%
	7	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	2" CAL.	12` - 14` HT.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	4.2%
MIDSTORY TREES							
	19	ACER BUERGERIANUM `PRITCHARD` PRITCHARD TRIDENT MAPLE	2" CAL.	12` - 14` HT.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	11.5%
	17	CARPINUS CAROLINIANA `CCMTF1` COLLYNAIR® AMERICAN HORNBEAM	2" CAL.	12` - 14` HT.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	10.3%
	27	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	2" CAL.	12` - 14` HT.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	16.4%
UNDERSTORY TREES							
	12	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	2" CAL.	10` - 12` HT.	B&B	STANDARD; MATCHING, FULL CROWN, STRAIGHT TRUNK	7.3%
	20	MAGNOLIA VIRGINIANA 'GREEN SHADOW' GREEN SHADOW SWEETBAY MAGNOLIA	2" CAL.	10` - 12` HT.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	12.1%
EVERGREEN TREES							
	16	ILEX X 'EAGLESTON' EAGLESTON HOLLY	2" CAL.	8` HT. MIN.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	9.7%
	17	JUNIPERUS SILICICOLA 'BRODIE' BRODIE SOUTHERN RED CEDAR	2" CAL.	8` HT. MIN.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	10.3%
	10	MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM' TEDDY BEAR® SOUTHERN MAGNOLIA	2" CAL.	8` HT. MIN.	B&B	MATCHING, FULL CROWN, STRAIGHT TRUNK	6.1%
	165	TOTAL REPLACEMENT TREES					

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT SPECIES AND QUANTITY SPECIFIED BY LANDSCAPE ARCHITECT; PLANT QUANTITIES IDENTIFIED ON PLANS ARE FOR REFERENCE ONLY.
2. PLANT SIZE SPECIFICATIONS TAKE PRECEDENCE OVER CONTAINER SIZE.
3. NO LARGE OR MEDIUM CANOPY TREES SHALL BE PLANTED WITHIN 10-FEET OF OVERHEAD POWER LINE OR UNDERGROUND UTILITY LINE; SMALL TREES MUST MAINTAIN MINIMUM 5-FEET FROM UNDERGROUND UTILITY
4. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMODATE FOR UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS IMPROPER DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
7. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
8. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
9. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
10. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
11. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
12. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO ORDERING AND PLANTING.
15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
16. THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
17. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
18. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
19. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
20. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH RIVER ROCK AT 2-3 INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
21. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
22. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
23. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE OWN TAKE-OFFS AND SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
24. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
25. NO MULCH SHALL TOUCH TREE TRUNK AND ROOT FLARE SHALL BE VISIBLE.
26. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
27. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
28. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

PREPARED BY
Kimley»Horn
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25 BULL STREET, SUITE 400
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PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 317.853.5496

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. LA001766 PROFESSIONAL LANDSCAPE ARCHITECT LAURA BALLOCK
08/21/2025

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	MRF
DESIGNED BY	JRW
REVIEWED BY	JRW
DATE	08/21/2025
PROJECT NO.	013205015

TITLE
TREE DETAILS AND NOTES

SHEET NUMBER
L 211

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Plansheets\L 201 - TREE REPLACEMENT PLAN.dwg L 211 TREE DETAILS AND NOTES Jul 15, 2025 6:19pm by: Freja.Carlson

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GREENSPACE AND OPEN SPACE SUMMARY:

SITE ACREAGE: 11.09 AC

GREENSPACE PROVIDED: 134,154 SF / 3.08 AC / 27.77% (PERVIOUS, VEGETATED AREAS)

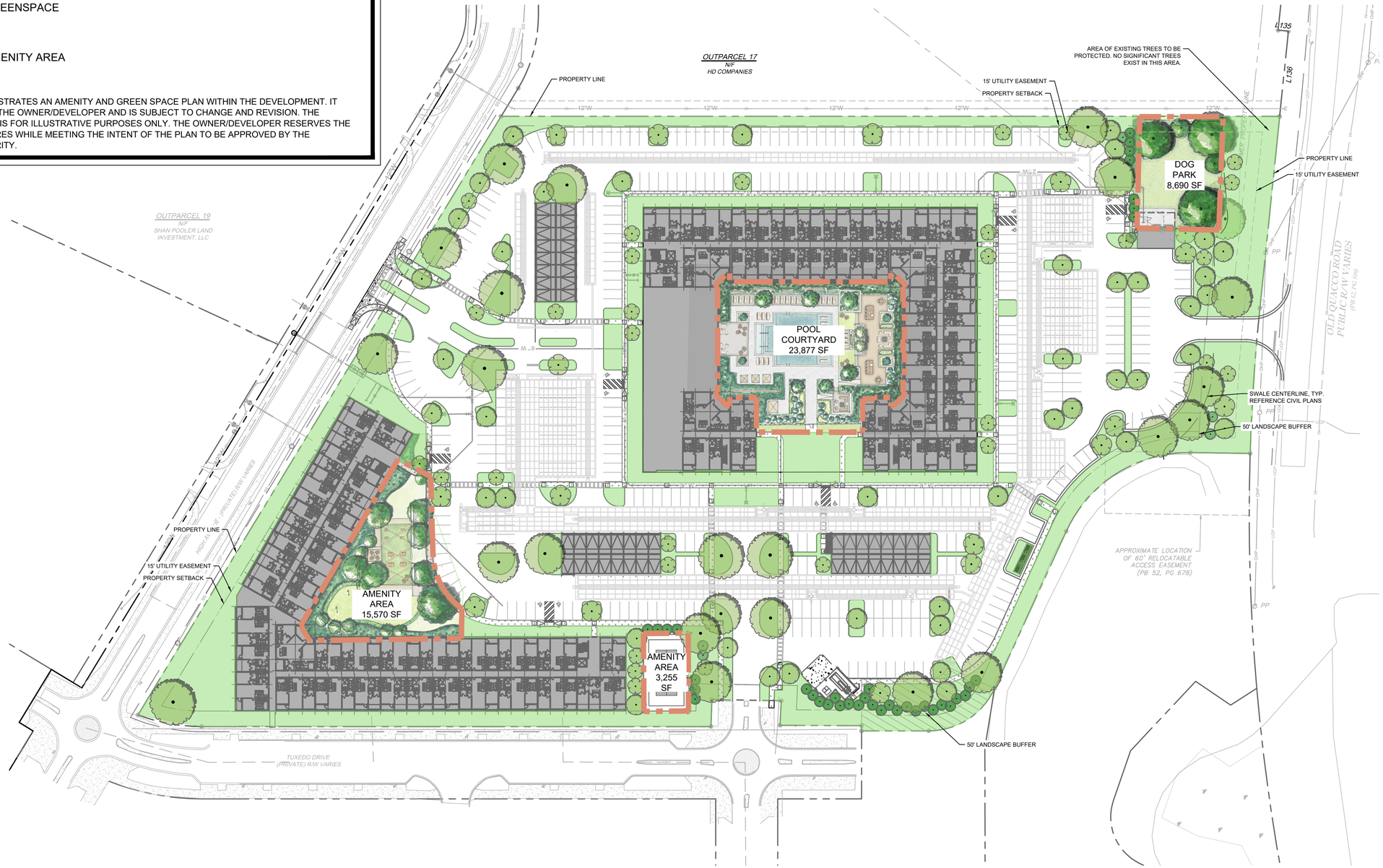
AMENITY AREA PROVIDED: 51,392 SF / 1.18 AC (3 AMENITY AREAS)

TOTAL OPEN SPACE (GREENSPACE + AMENITY AREAS): 4.26 AC / 38.41%

GREENSPACE

AMENITY AREA

NOTE: THIS GRAPHIC ILLUSTRATES AN AMENITY AND GREEN SPACE PLAN WITHIN THE DEVELOPMENT. IT DOES NOT LIMIT OR BIND THE OWNER/DEVELOPER AND IS SUBJECT TO CHANGE AND REVISION. THE AMENITY DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE OWNER/DEVELOPER RESERVES THE RIGHT TO ADJUST FEATURES WHILE MEETING THE INTENT OF THE PLAN TO BE APPROVED BY THE JURISDICTION OF AUTHORITY.



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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

PREPARED BY
Kimley»Horn
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25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 233-1454
WWW.KIMLEY-HORN.COM

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 317.853.5496

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER 2
HIGH AVENUE @ TUXEDO DRIVE INTERSECTION,
POOLER, GA 31322
PARCEL ID: 51009 01041

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	FC
DESIGNED BY	EB
REVIEWED BY	LB
DATE	07/15/2025
PROJECT NO.	013205015

TITLE
GREEN SPACE EXHIBIT

SHEET NUMBER
--

Drawing name: K:\SAV_Civil\013205015_TTRES @ Pooler 2\CAD\Exhibits\2025-07-08 Greenspace Exhibit\2025-07-08 Greenspace Exhibit.dwg L 200 OVERALL TREE PROTECTION AND REPLACEMENT PLAN Aug 06, 2025 1:10pm by: Emily.Bourdon

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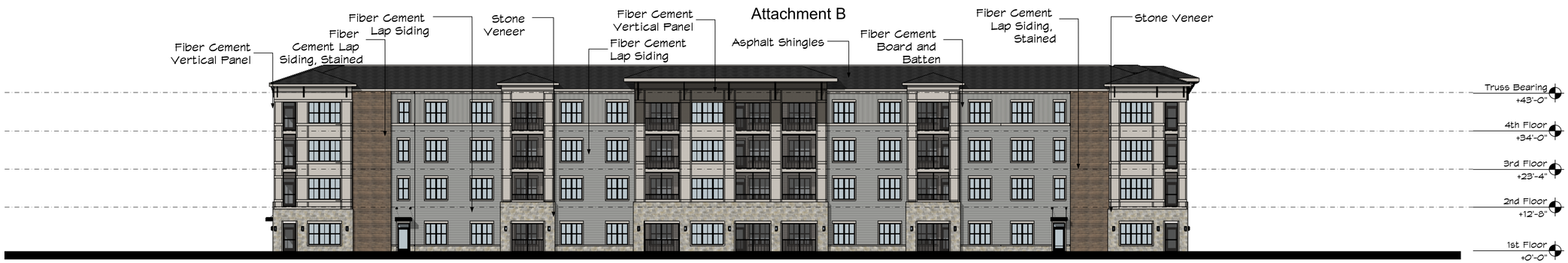
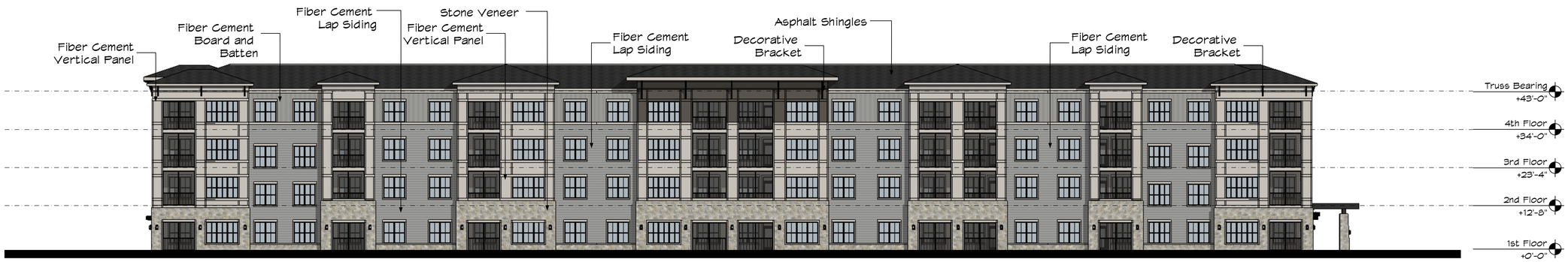


BUILDING 1 - BACK ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 1 - SIDE ELEVATION

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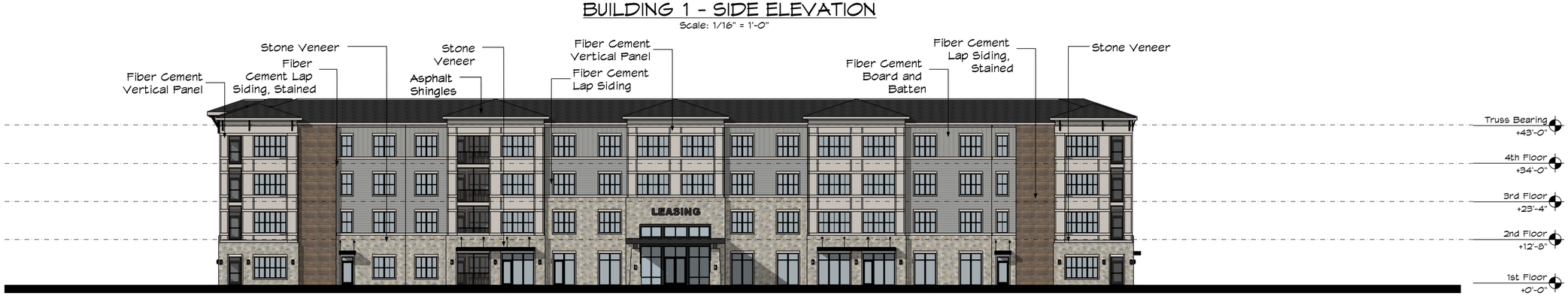
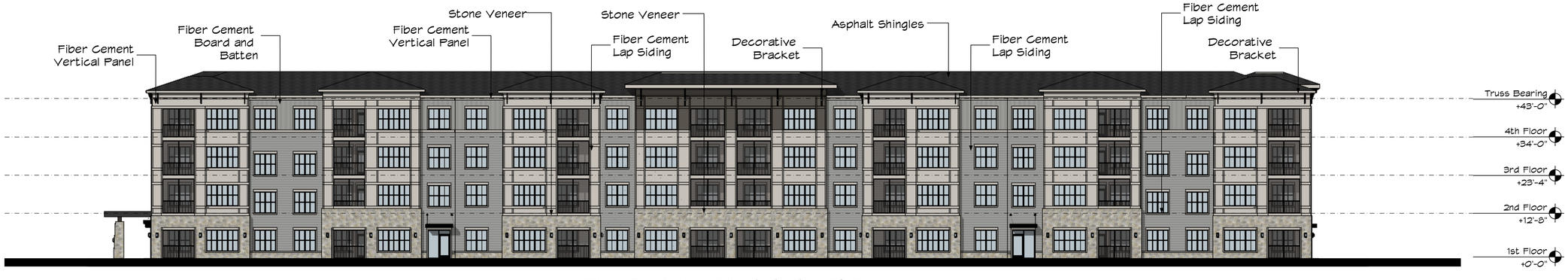


BUILDING 1 - FRONT ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 1 - SIDE ELEVATION

Scale: 1/16" = 1'-0"

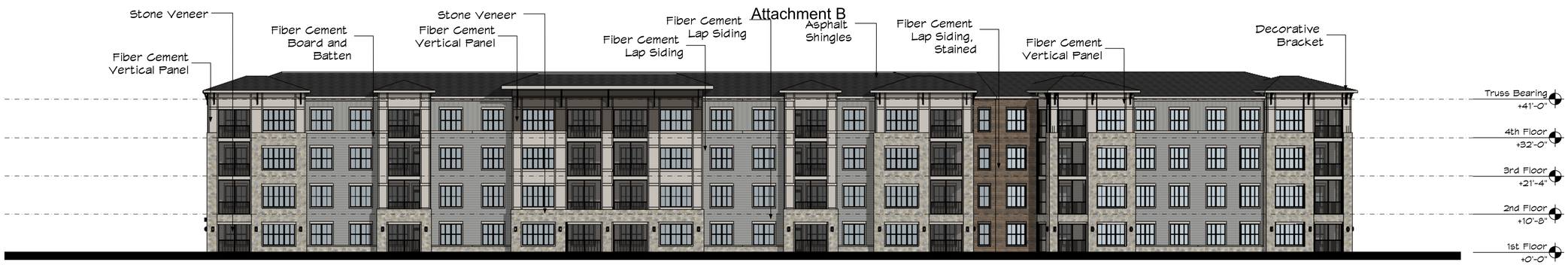
STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
05.05.2025

TTRES AT POOLER 2
POOLER, GEORGIA

3.1



BUILDING 2 - FRONT ELEVATION

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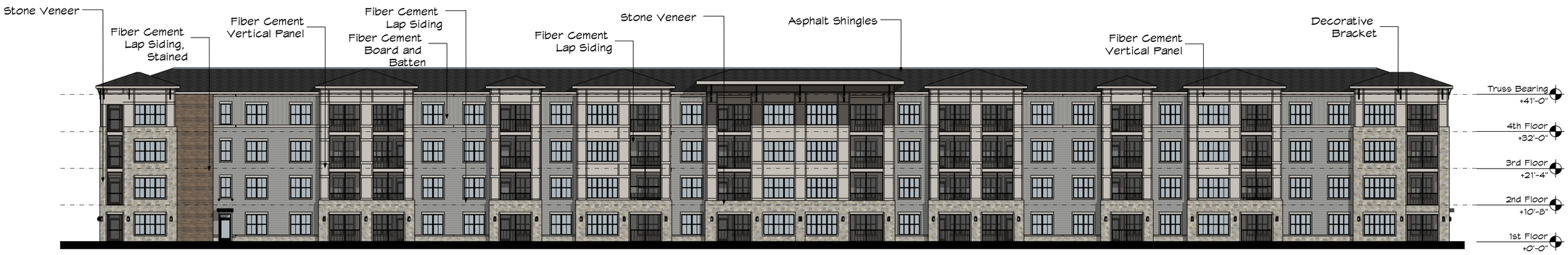

BUILDING 2 - SIDE ELEVATION

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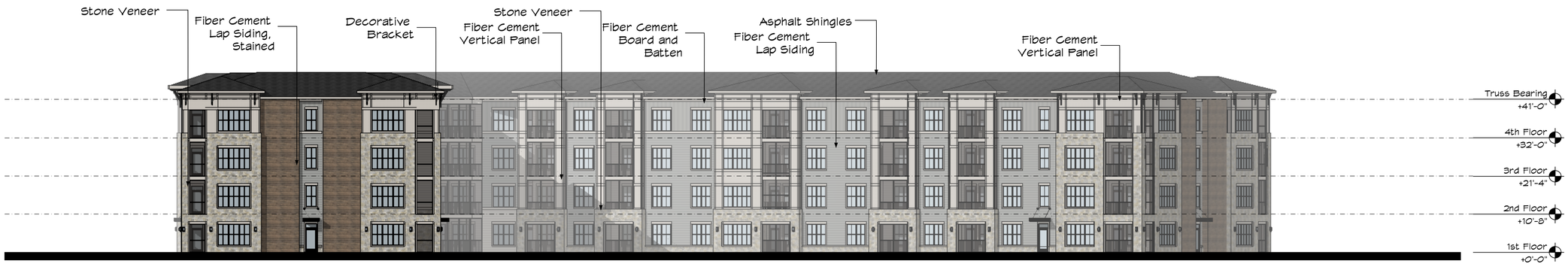
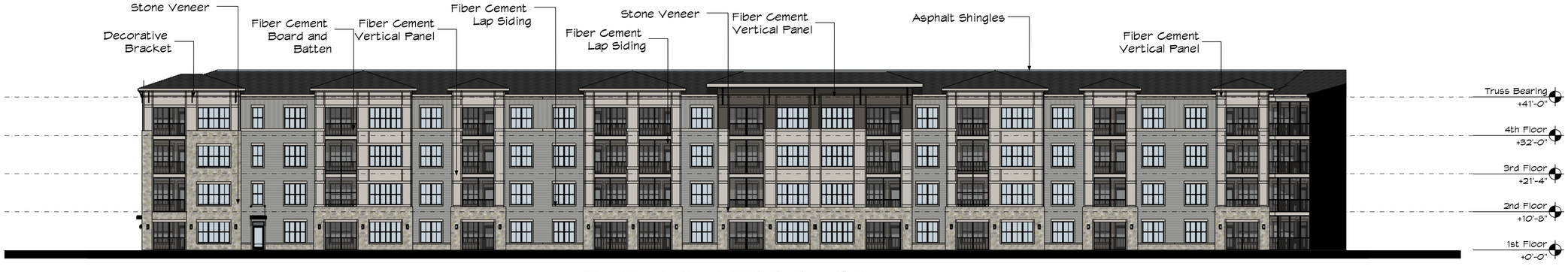


BUILDING 2 - BACK ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 2 - SIDE ELEVATION

Scale: 1/16" = 1'-0"

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05.05.2025

TTRES AT POOLER 2
POOLER, GEORGIA

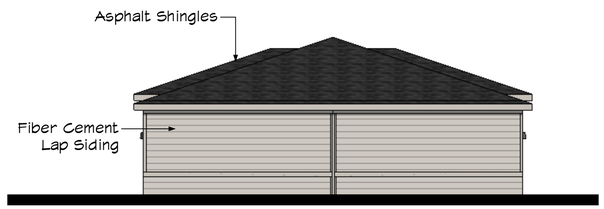
3.2

16-BAY GARAGE SIDE ELEVATION

Scale: 1/8" = 1'-0"

16-BAY GARAGE FRONT ELEVATION

Scale: 1/8" = 1'-0"

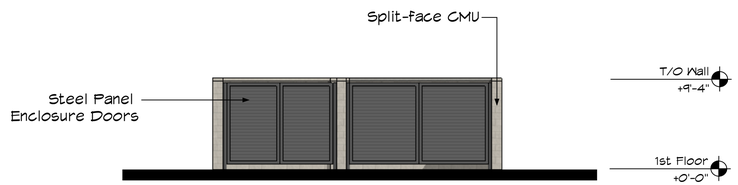


16-BAY GARAGE SIDE ELEVATION

Scale: 1/8" = 1'-0"

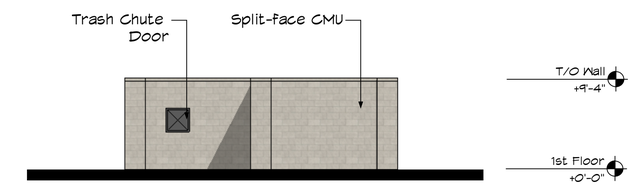
16-BAY GARAGE BACK ELEVATION

Scale: 1/8" = 1'-0"



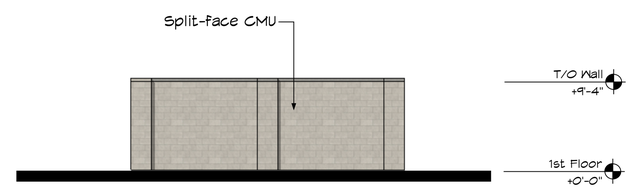
TRASH ENCLOSURE FRONT ELEVATION

Scale: 1/8" = 1'-0"



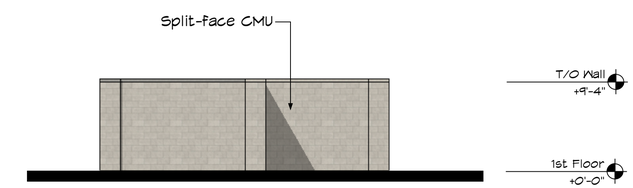
TRASH ENCLOSURE SIDE ELEVATION

Scale: 1/8" = 1'-0"



TRASH ENCLOSURE BACK ELEVATION

Scale: 1/8" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION

Scale: 1/8" = 1'-0"

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ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
05.05.2025

TTRES AT POOLER 2
POOLER, GEORGIA

3.3

Attachment B

	2025			2026				2027				2028				2029
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Construction	**Pooler Pkwy Widening Start (May 2025)**									**Pooler Pkwy Widening Estimated Completion (Sept 2027)**						
					Thompson Thrift Construction Start (April 2026)					Clubhouse Online & Building 1, Pod 1	Building 1, Pod 2 / Building 1, Pod 3 / Building 2, Pod 1	Building 2, Pod 2 / Building 2, Pod 3 / **Thompson Thrift Construction Complete (March 2028)**				
Construction Units Delivered										56	204	300				
Occupied Units											50	110	170	220	255	**285**
Occupancy Percentage											17%	37%	57%	73%	85%	**95%**

Attachment B

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 16th day of July, 2025, by and between Vista Residential Partners hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name TTRes Pooler 2.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51009 01041 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 54 Page 193, hereinafter "Property"; and

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the applicable development plan for the Property, which is expressly incorporated herein and made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the Property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree the health, safety, and welfare of the residents of the city of Pooler, Georgia, require on-site stormwater management facilities/infrastructure be constructed and adequately maintained on the Property; and

WHEREAS, the City requires on-site stormwater maintenance facilities/infrastructure, as included in any applicable development plan for the Property, be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

Attachment B

1) The on-site stormwater maintenance facilities/infrastructure shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications in any applicable development plan approved by the City. No changes to the approved stormwater maintenance facilities/infrastructure are permitted without express prior approval by the City.

2) The Landowner, its successors and assigns, including any homeowners association, shall at all times adequately maintain the stormwater maintenance facilities/infrastructure. Such maintenance obligation shall include the obligation to properly maintain all pipes, channels or other conveyances built to convey stormwater to and from the facilities/infrastructure, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the stormwater facilities/infrastructure in good working condition, as acceptable to the City, to ensure performance in accordance with their design functions.

3) The Landowner, its successors and assigns, including any homeowners association, shall inspect the stormwater maintenance facilities/infrastructure at least annually. The purpose of the inspection is to assure safe and proper functioning of the stormwater maintenance facilities/infrastructure. The Landowner's annual inspection shall cover all aspects of the stormwater maintenance facilities/infrastructure including without limitation berms, inlet and outlet structure(s), vegetation, infiltration media, pond area(s), access road(s), etc. Any deficiency(ies) shall be noted in the Landowner's annual inspection report, which shall be provided to the City with reasonable promptness upon completion.

4) The Landowner, its successors and assigns, including any homeowners association, hereby grants to the City, its authorized agents and employees, a nonexclusive perpetual easement of ingress and egress over, across, under, and through the Property for inspection of the stormwater maintenance facilities/infrastructure. The City may enter upon the Property to inspect the stormwater maintenance facilities/infrastructure for any reason including without limitation to follow up on any reported deficiencies or in response to complaints concerning the Property. If the City identifies any deficiency(ies) through its inspection, the Landowner, its successors and assigns, including any homeowners association, shall be notified of the same.

5) In the event the Landowner, its successors and assigns, including any homeowners association, fails to maintain the stormwater maintenance facilities/infrastructure in good working condition as acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the City to erect any structure of permanent nature on the

land of the Landowner, its successors and assigns, including any homeowners association. It is expressly understood and agreed the City is under no obligation to routinely maintain or repair the stormwater maintenance facilities/infrastructure on the Property, and in no event shall this Agreement be deemed to impose any such obligation on the City.

6) The Landowner, its successors and assigns, including any homeowners association, shall perform all necessary work to keep the stormwater maintenance facilities/infrastructure in good working order. In the event a maintenance schedule for the stormwater maintenance facilities/infrastructure is outlined in any applicable development plan for the Property, such schedule shall be followed.

7) In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, including any homeowners association, shall reimburse the City, upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

8) This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner, its successors and assigns, including any homeowners association, agrees to hold the City harmless from any liability in the event the stormwater maintenance facilities/infrastructure fail to operate properly.

9) This agreement shall be recorded among the deed records of Chatham County, Georgia, and shall constitute a covenant running with the land and shall be binding on the Landowner, its successors and assigns, including any homeowners association.

10) This Agreement in no way supersedes or alters any applicable federal, state, or local law including without limitation the Code of Ordinances for the City of Pooler, Georgia. In the event this Agreement conflicts with any applicable federal, state, or local law, this Agreement shall be subordinate to any such applicable law(s).

11) The Landowner and City hereby agree and expressly consent the provisions herein represent the entire agreement between them. Any other documents and or negotiations are hereby expressly superseded by execution of this agreement unless expressly incorporated herein or attached as an Exhibit.

12) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of the counterparts together shall constitute one and the same instrument. Signatures via facsimile or scanned PDF signatures shall be deemed original signatures.

13) Should any provision of this Agreement be deemed unenforceable for any reason, the Landowner and City expressly agree such unenforceability shall not affect the remaining provisions of this Agreement. Any conflict arising under a provision deemed unenforceable shall be interpreted and applied according to the laws of the State of Georgia. The remaining unaffected provisions shall be controlled by the express wording therein.

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

Attachment B

IN WITNESS HEREOF, the Landowner has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

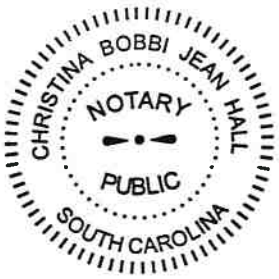
16th day of July, 2025

Christina Bobbi Jean Hall
Notary Public Print

Christina Bobbi Jean Hall
Notary Public Signature

June 28, 2029
Notary Public Commission Expiration

Seal:



Landowner

Dhaval Desai
Landowner Print

Landowner Signature

Sunita M Desai
Witness Print

Witness Signature

Attachment B

IN WITNESS HEREOF, the City of Pooler, Georgia has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____
Notary Public Print

_____
Notary Public Signature

_____
Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____
Mayor Print

_____
Mayor Signature

_____
City Clerk Print

_____
City Clerk Signature

Seal:

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OPERATIONS

Attachment C

September 10th, 2025

Rusty Windsor, P.E.
Kimley Horn
25 Bull Street Suite 400
Savannah, GA 31401

Dear Mr. Windsor,

I am pleased to provide you with a recommendation for Approval of the site development plans for Thompson Thrift Residential 2 (Application No. A25-0063), which is provided below.

Submittal Documents:		
	Site Development Plans	*Sept. 2025*
	GSWCC Approval of ES&PC Plans	*Aug. 2025*
	State Water Determination Documentation	*Aug. 2025*
	City of Pooler Hold Harmless Agreement	*Aug. 2025*
	Bond Documentation for ES&PC	*Aug. 2025*
	Hydrology Study & Supplemental Report	*Jul. 2025*
	Truck Routing Exhibit	*Jul. 2025*
	Georgia DNR NPDES Permitting	*Jul. 2025*
	Stormwater Maintenance Agreement	*Jul. 2025*
	Traffic Impact Analysis	*May 2025*
	Lighting Plan	*May 2025*
	Building Elevation Exhibits	*May 2025*
	Geotechnical Report	*May 2025*
	Domestic and Sanitary Services Will-Serve-Letter	*Mar. 2025*
	Hydrant Flow Test Results	*Mar. 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.

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

Based on our comprehensive 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, which shall be contingent upon the following:

1. The bond for the land disturbing activities and associated erosion, sedimentation, and pollution control shall be finalized by the Planning & Zoning Commission and the City Council at their respective meetings. This bond is intended to serve as a safeguard to ensure proper maintenance of erosion, sedimentation, and pollution controls through the duration of the land disturbing activity permit.
    a. The bond shall be posted prior to issuance of the land disturbing activity permit, and shall not exceed a value of $3,000 per acre (or fraction thereof) of the proposed land disturbing activity.
    b. If the applicant does not comply with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Acceptance of Performance Bond in the amount of $32,610.00 for a 300-unit multi-family apartment complex (TTRES Pooler 2) within Savannah Quarters PUD, Phase 7, at 100 Tuxedo Drive, Subject to City Attorney Approval

Project:	#A25-0063
P&Z Meeting Date:	September 22, 2025
City Council Meeting Date:	October 6, 2025
Applicant and Authorized Agent:	Austin Mann, Thompson Thrift Development Inc./Rusty Windsor, Kimley Horn
Location (Address):	100 Tuxedo Drive
Parcel (PIN):	51009 01041
Acreage:	Approximately 11.09
Zoning:	PUD (Savannah Quarters Phase 7)
Proposed Use:	As a contingency to site plan approval this performance bond is to serve as a safeguard to ensure proper maintenance of erosion, sedimentation, and pollution controls through the duration of the land disturbing activity permit for a 300-unit multi-family development.
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the bond documents, move for acceptance of the performance bond in the amount of $32,610.00 for the Thompson Thrift Residential 2 multi-family development, subject to City Attorney approval."*
Attachments:	A. Bond Submittal Documentation

CITY of POOLER
GEORGIA

PERFORMANCE BOND

Bond Number: 9477232 Principal Amount: $32,610.00

Project: TTRES POOLER 2 - Erosion and Sediment Control

Location: Parcel No. 51009 01041 City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That TTRES GA Pooler Mosaic, LLC, registered business address of 901 Wabash Avenue, Terre Haute, IN 47807; as Principal, hereinafter called "PRINCIPAL," and Fidelity and Deposit Company of Maryland, as Surety, hereinafter called the "SURETY," registered business address of 1299 Zurich Way, Schaumburg, IL 60196, a Surety insurer, chartered and existing under the laws of the State of Illinois, 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 Thirty-Two Thousand Six Hundred Ten and no/100---------- US Dollars ($ 32,610.00) 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:

Erosion and Sediment Control for TTRES POOLER 2 Project

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

9477232 this 26th day of August, 2025.

Attest

Witness as to Prinicpal (1)

Witness as to Prinicpal (2)

Notary Public Signature

09/07/2031
Notary Public Commission Expiration

Seal:

CLAIRE CASEY
Notary Public, State of Indiana
Marion County
Commission Number NP0751443
My Commission Expires
September 07, 2031

Principal

Prinicpal Signature

BRIAN SOUTHWORTH
Prinicpal Print

AUTHORIZED REPRESENTATIVE
Prinicpal Title

TTRES GA Pooler Mosaic, LLC
Company Name

Attest

N/A
Witness as to Surety (1)

N/A
Witness as to Surety (2)

N/A
Notary Public Signature

N/A
Notary Public Commission Expiration

Seal:

Surety

N/A
Surety Authorized Signature

N/A
Surety Authorized Print

Fidelity and Deposit Company of Maryland
Surety Company Name

1299 Zurich Way, Schaumburg, IL 50196
Surety Business Address

OR

Attest

Witness as to Agent (1) Jennifer L. Kasznia

Witness as to Agent (2) Pamela S. Higginbotham

Notary Public Signature Carolyn Kolbe

March 4, 2028
Notary Public Commission Expiration

Carolyn Kolbe
Notary Public, State of Indiana
St. Joseph County
Commission Number NP0725624
My Commission Expires
March 4, 2028

Surety's Agent

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

Attorney in Fact Signature (Attach Power)

Mark E. Wobbe
Attorney in Fact Print

Mark E. Wobbe - 2647861
Gibson Insurance Agency, Inc. - 102758
Agent's License Number

Gibson Insurance Agency, Inc.
Agent's Name

Sec. 703. Final plat; performance bond.

(703.03) Certificate from engineer. At the time the final plat is submitted, it shall be accompanied by a certificate from the developer's engineer certifying that the subdivider has complied with the following conditions:

(a) All infrastructure improvements and landscape requirements have been installed in accord with the requirements of this ordinance and in accord with the design approved by the aldermanic board on the preliminary plan; and/or

(b) A performance 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 150 percent of the required infrastructure improvements and maintenance and landscape requirements, which is acceptable to the city and such bond, escrow account, or certified check, or irrevocable letter of credit has been posted and is available to the city, and in sufficient amount to ensure the completion of all required improvements.

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.)

(Ord. of 7-2-2001, § I; Ord. of 4-2-2012(2) , § I; Ord. of 6-5-2017(2), § I)

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Diane K. DAVIDSON, Todd BYRAM, Nicole L. BICKNELL, Mark E. WOBBE, Cheryl E. ALKIRE, Jennifer L. KASZNIA, William J. CERNEY, III, Carolyn A. CROSSLEY, Paul HOLBROOK of South Bend, Indiana,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 13th day of June, A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 13th day of June, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Malson
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 26th day of August, 2025.

MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

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OPERATIONS

August 14th, 2025

Rusty Windsor, P.E.
Kimley Horn
25 Bull Street Suite 400
Savannah, GA 31401

Dear Mr. Windsor,

I am pleased to provide you with a review of the site plans submitted for Thompson Thrift Residential 2, which can be seen below.

Submittal Documents:		
	Site Development Plans	*Jul. 2025*
	Hydrology Study & Supplemental Report	*Jul. 2025*
	Truck Routing Exhibit	*Jul. 2025*
	Georgia DNR NPDES Permitting	*Jul. 2025*
	Stormwater Maintenance Agreement	*Jul. 2025*
	Traffic Impact Analysis	*May 2025*
	Lighting Plan	*May 2025*
	Building Elevation Exhibits	*May 2025*
	Geotechnical Report	*May 2025*
	Domestic and Sanitary Services Will-Serve-Letter	*Mar. 2025*
	Hydrant Flow Test Results	*Mar. 2025*

Comments:

1. This comment shall serve as a placeholder until the City of Pooler is in receipt of the following:

    a. GSWCC Approval of the proposed ES&PC Plans.

    b. Hold Harmless Agreement for the proposed encroachment of development elements within boundaries of utility easement.
        i. **EOM (Review #2):** It is acknowledged that the above items are in progress and will be submitted upon finalization.
            1. **K-H (Submittal #3):** *Development elements have been removed from the boundary utility easements to remove the need for a hold harmless.*
            2. **EOM (Review #3):** Regarding the hold harmless agreement, please note that there are (2) 15-ft utility easements delineated along the northeastern property boundary. The revised site plan still proposes pavement installation and the dog park fencing to be installed within one of the two existing utility easements. Please revise or proceed with the execution of a Hold Harmless agreement for the proposed encroachment into the easement situated inside the property boundary.

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2. EOM (Review #1): Please annotate the proposed areas for buildings on the staking plans.
    a. **K-H (Submittal #2):** *Building annotation on C 400 sheets will be revised on a subsequent submission.*
    b. **EOM (Review #2):** Acknowledged.
        i. **K-H (Submittal #3):** *One corner of each primary building has been labeled with a latitude and longitude to initiate staking. This callout is provided on Sheet C 400. Building Dimensioning will be continued based on the architectural drawings.*
        ii. **EOM (Review #3):** To clarify, the intent is to provide area (in square feet) proposed building footprint areas on the drawings. This can annotated for each primary building on sheet C-400.

Per City of Pooler staff, please address the following:

3. **City of Pooler (Review #1):** Please provide parking calculation demonstrating the applicable PUD and city ordinances are being achieved. Note that Savannah Quarters, Phase 7 has different parking requirements based on unit sizes. These are as follows:
    a. 1 bedroom – 1 space per unit
    b. 2 bedroom – 1.5 spaces per unit
    c. 3 bedroom – 2 spaces per unit
    d. 4 bedroom – 2.5 spaces per unit
        i. **K-H (Submittal #2):** *Parking summary is located at the bottom of the "Development Summary" on C 400 and notes the number of 1,2, and 3 bedroom units with their corresponding required parking stalls. The required stall counts match PUD requirements and show the site provides a surplus of 84 across the site. No 4 bedroom units are proposed, thus this value is omitted from the table.*
        ii. **EOM (Review #2):** Please confirm the proposed parking counts provided. The provided number of Standard, Compact, and Handicap spaces add up to an excess of the total proposed parking value. Based on my count of parking spaces, the proposed parking spaces table is less than what is actually proposed on the drawings.
            1. **K-H (Submittal #3):** *Proposed parking counts have been revised on sheet C 400. Updated counts for 1,2, and 3 bedroom units are noted in the sheet legend. No 4 bedroom units are proposed. The 10 proposed compact spaces are called out on sheet C 400 and 404 with a dimension reading "COMPACT PARKING". Standard notation is provided for handicap and standard stalls.*
            2. **EOM (Review #3):** Acknowledged. Please reduce the number of proposed compact spaces in the legend to "9" and adjust the total to reflect what is being proposed.

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4. **City of Pooler (Review #1):** Please delineate and label all applicable setbacks on plans. Per the PUD setbacks are as follows:
    a. Front – 30-ft from road centerline
    b. Side – 20-ft from road centerline
    c. Rear – 15-ft from parking.
        i. **K-H (Submittal #2):** [*no response provided]*
        ii. **EOM (Review #2):** At this time, setbacks are depicted a bit differently. Please depict the setbacks such that they align with the intent of the PUD text.
            1. **K-H (Submittal #3):** PUD-specific building setbacks are provided for both primary buildings on all C400 sheets. Each label includes the building side being referenced (front, side, and rear) and distance to a setback line shown in plan. Both buildings are in full compliance.
            2. **EOM (Review #3):** I understand that the buildings are not encroaching within the setbacks, but can we just accurately show them on the plans. They are being measured from the building, which may not necessarily be the intent.
                a. For example, if a designated setback is supposed to be X ft from road centerline, it should be measured from the centerline of the applicable road. Right now, it is measured from the building, and in some cases is referencing a road where there is no road present. , rather than from the building to an area where there is no road (i.e. northeast side of building 1 shows a 20 ft side setback from road centerline, but is measured from the building where no road exists.

5. City of Pooler (Review #1): Show interior traffic patterns.
    a. **K-H (Submittal #2):** [*no response provided]*
    b. **EOM (Review #2):** Comment not addressed.
        i. **K-H (Submittal #3):** The proposed internal site circulation of the site is stop-controlled via stop bars and stop signs at conflict points along the main drive-aisles. Please refer to the revised Site Plan sheets for the proposed 24" white stop bars and proposed stop signs.
        ii. **City of Pooler (Review #3):** Interior traffic pattern still not shown. Please show on the plans.
            1. EOM: To fulfill this comment the City is looking for directional arrows for drive aisles. If it clear which vehicular ways are two way, one way, and do not enters, this comment will largely be addressed. With respect to internal traffic control, see comment number 9 for additional context.

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6. **City of Pooler (Review #1):** Please furnish the plans with signed and dated PE stamp.
    a. **K-H (Submittal #2):** *Signed and dated PE stamp will be supplied on the final approval version.*
    b. **EOM (Review #2):** Noted. This comment will remain as a placeholder until that time.
        i. **K-H (Submittal #3):** *Stamped plans submitted this round.*
        ii. **EOM (Review #3):** Please make sure stamp is dated.

7. **City of Pooler (Review #1):** The LIA may reject a permit application if the applicant has had two or more violations of the previous permits or the Erosion and Sedimentation Act permit requirements within 3 years prior to the date of the application, in light of O.C.G.A. § 12-7-7(f)(1). (Ord. of 10-3-2016(2), § II)
    a. The local issuing authority may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, $3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.
    b. The City recommends requiring a bond to be submitted before approval due to the violations mentioned above.
        i. **K-H (Submittal #2):** *Based on our current Limits of Disturbance of 10.87 acres, the maximum bond amount would calculate to "10.87 acres x $3,000/acre = $32,610.00". Please confirm the calculated amount is correct and provide any template bond documents the City of Pooler wishes for us to follow.*
        ii. **EOM (Review #2):** This comment will remain until there is confirmation on the respective bond.

8. On the vertical phasing plan, add note that all underground and horizontal infrastructure critical to the site development are completed prior to vertical construction close out of phase 1. This would include the water system and sewer system, in addition to the stormwater management system. Right now, the only underground infrastructure referenced is the stormwater.

9. **EOM (Review #1):** Please include all proposed traffic signage and pavement markings on the site plans. For example:
    a. I would also expect there to be some traffic control for internal circulation where conflict points exist. At this time, there are none proposed internal to the development.
        i. **K-H (Submittal #2):** *If any additional measures are proposed we will note the type and location in a subsequent submission.*
        ii. **EOM (Review #2):** Please ensure that any signage is furnished with annotation calling out nature of signage. It is advised that internal circulation traffic controls to be incorporated, which will address the City's comment regarding the internal traffic circulation to be depicted on the plans.
            1. **K-H (Submittal #3):** Internal site circulation shall be controlled via stop conditions along main drive-aisles. Please refer to the revised Site Plan sheets for proposed 24" white stop bars and proposed stop signs at the conflict points internal to the site along main drive aisles.
            2. **EOM (Review #3):** Stop controls are provided pretty sporadically throughout the site. Basically, any internal intersection with a crosswalk is free flowing, which may be fine in certain areas, but I would think that at a minimum the 1st internal intersection to site would be stop controlled from the minor approach. Based on the comment response, it is assumed that these intersection are intended to be stop controlled at the minor approach, but is just not reflected on the drawings.

10. **EOM (Review #1):** The water lateral does not achieve minimum cover in the road crossing or minimum vertical separation from the storm line. Minimum cover is 36" from roadway subgrade or 36 inches from unpaved ground surface.
    a. **K-H (Submittal #2):** *36" minimum cover cannot be achieved under High Ave. Please let us know if pipe encasement will be sufficient to protect the lateral.*
    b. **EOM (Review #2):** One alternative, is to use the various existing water service stub outs which have diameters of 8 inches (equal to the proposed) and 6 inches.
        i. **K-H (Submittal #3):** *Water laterals have been corrected to provide min 36" of cover.*
        ii. **EOM (Review #3):** Please make sure this revision has printed on the provided drawings. Drawing C 620 indicates the same condition as previous submittal wherein only 2.7-ft of cover and 0.8-ft vertical separation are achieved.
            1. Please check the remaining watermain profile drawings for accuracy. Profile view – Water South HYD includes crossings of an 8" proposed sanitary line and 12" ADS manifold which is shown in conflict but are not apparent on the plan drawings.

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11. **EOM (Review #1):** If electing to not use the water and sewer laterals that were stubbed out for this parcel, please add notation on the plans that the laterals will be terminated and capped at the main.
    a. **K-H (Submittal #2):** *Options of how best to address this are ongoing. A method will be coordinated with you once determined.*
    b. **EOM (Review #2):** Acknowledged.
        i. **K-H (Submittal #3):** *It would be preferred to leave the capped laterals in place as is unless a code or PUD section mandates we cap all unused laterals.*
        ii. **EOM (Review #3):** The City of Pooler requires this as the typical process that is carried out for every project that does not use the water or sewer service that was constructed for the development parcel.

12. It is acknowledged that the GSWCC has requested a state water determination for the Mosaic Master Planned Stormwater system. To satisfy this comment, there shall be a formal document outlining the results of the state waters investigation. Please make sure that this also addresses whether any applicable state waters have wrested vegetation present. If it is determined that state waters with wrested vegetation are present, they should be delineated and labeled with the applicable state water buffer.
    a. The intent is to maintain continuity between the City of Pooler process and GSWCC requested document, while maintaining accurate records.

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

From: Trevor Shoemaker
To: Marcella Benson
Cc: Ryan Jarles; Rachael Brown; Nicole Johnson
Subject: **EXTERNAL EMAIL**Re: **EXTERNAL EMAIL**TTRes Pooler 2_Bond Doc_Land Disturbing Activity
Date: Thursday, August 28, 2025 10:49:27 AM
Attachments: image221565.png
image591521.png
image901407.png
image036467.png
image575605.png
image659689.png
image699241.png
image038366.png
image146160.png
image063967.png
image810133.png
image454073.png

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

Hey Marcy,

We reviewed the provided bond and find it acceptable. The bond is based on the maximum allowable value of $3000 per acre of land disturbing activity, which we verified.

Regarding timing, I recommend presenting the performance bond to P&Z and Council concurrently with the approved site plan application. This allows the bond to be incorporated as a contingency of site plan approval, ensuring it is posted prior to issuance of the land disturbing activity permit and the start of any regulated activities. This also mitigates the potential for premature execution of the bond.

Best,

Trevor Shoemaker
Project Manager
P (912) 445-0050 |
P.O. Box 1648 | Richmond Hill | GA | 31324

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From: Marcella Benson <MBenson@POOLER-GA.GOV>
Sent: Thursday, August 28, 2025 9:14 AM
To: Trevor Shoemaker <tshoemaker@eomworx.com>
Cc: Ryan Jarles <rjarles@pooler-ga.gov>; Rachael Brown <RBrown@pooler-ga.gov>; Nicole Johnson

<njohnson@pooler-ga.gov>
Subject: FW: **EXTERNAL EMAIL**TTRes Pooler 2_Bond Doc_Land Disturbing Activity

Good Morning Trevor

Attached is the performance bond for TTRes 2 related to comment #7 in the attached site plan review letter. It appears to be in order, and the amount matches what is stated in the review letter.

Would you review and let me know if you are ok with this as presented. Since this is not a typical bond process there were no bond calculations submitted other than the response to the site review comment, do you agree, or do I need to ask for some kind of additional calculation information?

Also, what are your thoughts on timing for taking this to P&Z and Council for acceptance? Since the site review application has not been approved yet, my thought is to wait and take the bond to P&Z and Council when the site plan approval goes for approval. Let me know what you think.

Thanks,

MARCY BENSON
City Planner
100 US Highway 80 SW
Pooler, GA 31322
(912) 748-7261, ext.304
mbenson@pooler-ga.gov

From: Schubert, Ryan <Ryan.Schubert@kimley-horn.com>
Sent: Wednesday, August 27, 2025 12:46 PM
To: Marcella Benson <MBenson@POOLER-GA.GOV>; Rachael Brown <RBrown@pooler-ga.gov>; Ryan Jarles <rjarles@pooler-ga.gov>; Trevor Shoemaker (tshoemaker@eomworx.com) <tshoemaker@eomworx.com>
Cc: Windsor, Rusty <Rusty.Windsor@kimley-horn.com>; Austin Mann <amann@thompsonthrift.com>
Subject: **EXTERNAL EMAIL**TTRes Pooler 2_Bond Doc_Land Disturbing Activity

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

Marcy,

Please find the attached *Land Disturbing Activity Bond Document* for your review. This has also

been uploaded to our project portal but provided hereon for convenience. Let me know if the document is sufficient as provided. Else, we can get any revisions promptly made.

Thank you,

Ryan Schubert, P.E.
Kimley-Horn | 25 Bull Street #400, Savannah, GA 31401
Direct: (512)-551-1846 | Main: (512)-418-1771
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

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OPERATIONS

September 10th, 2025

Rusty Windsor, P.E.
Kimley Horn
25 Bull Street Suite 400
Savannah, GA 31401

Dear Mr. Windsor,

I am pleased to provide you with a recommendation for Approval of the site development plans for Thompson Thrift Residential 2 (Application No. A25-0063), which is provided below.

Submittal Documents:		
	Site Development Plans	*Sept. 2025*
	GSWCC Approval of ES&PC Plans	*Aug. 2025*
	State Water Determination Documentation	*Aug. 2025*
	City of Pooler Hold Harmless Agreement	*Aug. 2025*
	Bond Documentation for ES&PC	*Aug. 2025*
	Hydrology Study & Supplemental Report	*Jul. 2025*
	Truck Routing Exhibit	*Jul. 2025*
	Georgia DNR NPDES Permitting	*Jul. 2025*
	Stormwater Maintenance Agreement	*Jul. 2025*
	Traffic Impact Analysis	*May 2025*
	Lighting Plan	*May 2025*
	Building Elevation Exhibits	*May 2025*
	Geotechnical Report	*May 2025*
	Domestic and Sanitary Services Will-Serve-Letter	*Mar. 2025*
	Hydrant Flow Test Results	*Mar. 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.

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

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Based on our comprehensive 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, which shall be contingent upon the following:

1. The bond for the land disturbing activities and associated erosion, sedimentation, and pollution control shall be finalized by the Planning & Zoning Commission and the City Council at their respective meetings. This bond is intended to serve as a safeguard to ensure proper maintenance of erosion, sedimentation, and pollution controls through the duration of the land disturbing activity permit.
    a. The bond shall be posted prior to issuance of the land disturbing activity permit, and shall not exceed a value of $3,000 per acre (or fraction thereof) of the proposed land disturbing activity.
    b. If the applicant does not comply with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a one-story commercial office building in the Main Street Overlay District at 317 W. Collins St.

Project:	#A24-0076
P&Z Meeting Date:	September 22, 2025
City Council Meeting Date:	October 6, 2025
Applicant and Authorized Agent:	Jay Maupin – Maupin Engineering
Location (Address):	317 W. Collins Street
Parcel (PIN):	50003 02004
Acreage:	Approximately .0485 acres
Zoning:	C-1, Light Commercial (Main Street Overlay)
Proposed Use:	One-story commercial office 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 the Traditional Neighborhood Character Area. The intention of the Main Street Overlay District is for the properties to be used as light commercial and mixed use. The subject property, as well as other properties in the Main Street Overlay, were rezoned from R-A-1 to C-1 by Council on May 6, 2024, to*

help facilitate the transition to commercial uses. The proposed office building is consistent with and allowable within the C-1 zoning district.

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.

    - *Although small in size, the .485-acre parcel will adequately accommodate the proposed office building and associated parking.*

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).

    - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding C-1 zoning district, which includes the neighboring 313 W. Collins St. (Georgia Dumpster Guys office), the Pooler Chamber of Commerce, and Three Tree Coffee.*

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

    - *Yes, the proposed site plan is appropriate in scale for the .485-acre site and the adjacent properties, including the neighboring 313 W. Collins St. (Georgia Dumpster Guys office), the Pooler Chamber of Commerce, and Three Tree Coffee.*

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

    - *The proposed site development is to be adequately served by existing services.*

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. Submittal Documentation C. Approval Letter

Attachment A

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Vicinity Map - 317 W. Collins St. - Site Plan

09/12/2025

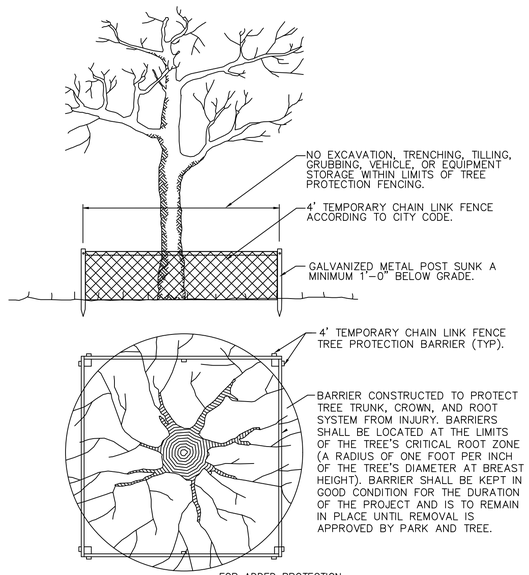
Parcels

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

GENERAL CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CURRENT POOLER, GEORGIA DESIGN STANDARDS, SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT. WHERE ANY CONFLICT EXISTS BETWEEN THESE PLANS AND/OR SPECIFICATIONS AND/OR CONSTRUCTION DETAILS AND THE POOLER, GEORGIA STANDARDS, SPECIFICATIONS, DETAILS AND DEVELOPMENT ORDINANCE(S), THE POOLER, GEORGIA STANDARDS SHALL PREVAIL.

1. LAYOUT TO BE CONTROLLED BY EXISTING BENCHMARK.
2. DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.
3. DIMENSIONS TO WALK ARE TO FACE OF WALK.
4. DIMENSIONS TO BUILDING ARE TO FACE OF BUILDING.
5. DIMENSIONS TO STRIPING IS TO CENTERLINE OF STRIPING.
6. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
7. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
8. BLUE METAL REFLECTIVE SIGN AT LEAST 12" IN WIDTH AND 18" IN LENGTH AND ERECTED AT 7' ABOVE GRADE IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES AND CENTERED THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE" AND "MAXIMUM FINE $500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND AND THIRD LINES. VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH THE FOLLOWING WORDS: :VAN ACCESSIBLE".
9. TRAFFIC CONTROL DEVICES SHALL BE USED ON ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. THE COST TO COMPLY SHALL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
10. REFERENCE SURVEYS:
    - 10.1. BOUNDARY & TOPOGRAPHIC SURVEY - PREPARED BY GLISSON LAND SURVEYING (3/22/23).
    - 10.2. VERTICAL DATUM: NAVD88 HORIZONTAL DATUM: NAD83
    - 10.3. PROJECT IS ON STATE PLANE COORDINATES.
    - 10.4. MAUPIN ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF PROVIDED SURVEY INFORMATION.
    - 10.5. ONLY ABOVE GROUND, READILY VISIBLE STRUCTURES, UTILITIES AND SURFACE PAINT MARKINGS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. CONTRACTOR SHALL FIELD VERIFY LOCATION, TYPE, SIZE, MATERIAL AND GENERAL CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
11. ALL GRADED EARTH NOT OTHERWISE STABILIZED WITH BUILDING, PAVEMENT OR VEGETATION SHALL BE GRASSED OR SODDED.
12. OWNER SHALL ACCEPT MAINTENANCE OF THE STORM DRAINAGE SYSTEM, INCLUDING ROOF DRAIN CONNECTIONS, WITHIN THE LIMITS OF THE PROPERTY. POOLER, GEORGIA WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY. THIS SITE IS DESIGNED TO DISCHARGE STORM WATER RUNOFF INTO THE APPROVED MASTER DRAINAGE CONVEYANCE AND DETENTION SYSTEM.
13. DITCHES, ALL DRAINAGE STRUCTURES, ORIFICES AND PAVEMENT ELEVATIONS SHALL BE SURVEYED FOR "AS-BUILT" DRAWINGS ALONG WITH THE WATER AND SANITARY SEWER SERVICES.
14. ADJUST EXISTING MANHOLE FRAMES, GRATES AND VALVE BOXES TO GRADE AS NEEDED.
15. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
16. MATCH EXISTING PAVEMENT GRADE ELEVATIONS WHERE CONNECTING TO EXISTING PAVEMENT.
17. FILL BENEATH BUILDINGS SHALL BE COMPACTED IN ACCORDANCE WITH BUILDING STRUCTURAL SPECIFICATIONS.
18. CONTRACTOR TO FIELD VERIFY DURING CONSTRUCTION ANY EXISTENCE OF SUB-SURFACE DEBRIS OR ORGANIC MATERIAL. ANY SUB-SURFACE DEBRIS OR ORGANIC MATERIAL FOUND SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 2' BELOW GRADED AGGREGATE BASE IN PAVEMENT AREAS AND 2' BELOW BOTTOM OF FOOTINGS FOR BUILDINGS (CONTRACTOR SHALL CONSULT WITH BUILDING STRUCTURAL ENGINEER FOR ANY WORK BENEATH OR ADJACENT TO BUILDING AND/OR ABOVE OR BELOW GRADE STRUCTURES). IF EXCESSIVE DEBRIS OR ORGANIC MATERIAL IS FOUND, ENGINEER SHALL BE CONTACTED FOR INSPECTION. REMOVAL OF INSPECTED MATERIAL SHALL BE DIRECTED BY THE ENGINEER.
19. ALL EROSION AND SEDIMENT CONTROL DEVICES (BMPS) SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY CONTRACTOR UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE GOVERNING NPDES GENERAL PERMIT.
20. IF A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED, AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMIT.
21. THE POOLER, GEORGIA INSPECTIONS DEPARTMENT RESERVES THE RIGHT TO ACCESS PROPERTY TO INSPECT STORM WATER FACILITIES AT ANY TIME.
22. CHLORINATED, DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORM WATER SYSTEM.
23. TRAFFIC CONTROL AND FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
24. A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL INSTALLED OR RELOCATED UTILITIES AND LARGE AND MEDIUM TREES.
25. ANY AND ALL STREET LIGHTING, LANDSCAPE, SIDEWALK AND ACCESSIBILITY REQUIREMENTS TO BE PERFORMED, DESIGNED AND/OR CONSTRUCTED SHALL BE COORDINATED WITH CIVIL ENGINEER.
26. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE ROOF DRAIN SYSTEM. COLLECTION AND DISCHARGE SHALL BE COORDINATED WITH CIVIL ENGINEER.
27. SITE CIVIL PLANS SHALL TERMINATE 5' FROM BUILDING FACE UNLESS OTHERWISE NOTED. CONTINUATION OF WATER, SANITARY SEWER AND STORM DRAINAGE LATERALS SHALL BE COORDINATED WITH BUILDING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
28. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE APPROPRIATE JURISDICTIONS APPROVED CONSTRUCTION SPECIFICATIONS AND DETAILS.
29. THE OWNER, OWNER'S REPRESENTATIVES, POOLER, GEORGIA AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
30. ALL UTILITIES ARE SHOWN AS APPROXIMATE ON THE PLANS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. SOME UTILITIES AND SERVICE LINE LOCATIONS ARE UNKNOWN AND NOT SHOWN ON THE PLANS. THIS DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT EXISTING UNDERGROUND FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A VALID UTILITY LOCATE TICKET FROM THE GEORGIA UTILITIES PROTECTION CENTER (811/ 800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
31. THE CONTRACTOR WILL PROTECT ALL TREES NOTED TO REMAIN WITHIN AND ADJACENT TO THE CONSTRUCTION ZONE. ANY UNAUTHORIZED REMOVAL OF TREES NOTED TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH TO THE SATISFACTION OF THE ENGINEER.
32. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. ALL BORROW MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL AND SUFFICIENT TO COMPACT TO A MINIMUM BEARING CAPACITY OF 2,500PSF OR AS OTHERWISE SPECIFIED.
33. ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE, INCLUDING SPOIL MATERIAL TO BE REMOVED FOR OFF-SITE DISPOSAL, ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURYING OR BURNING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".



TREE PROTECTION

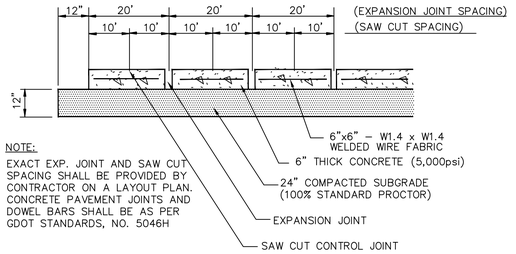
GENERAL DEVELOPMENT NOTES:

1. PIN: 50003 02004
   ADDRESS: 317 WEST COLLINS STREET
   POOLER, GEORGIA
2. CONSTRUCTION EXIT LOCATION
   N: 32.1158099°
   W: -081.2527470°
3. TOTAL LAND ACREAGE =0.47(±) AC
   TOTAL DISTURBED ACREAGE =0.50(±) AC
4. EXISTING USE OF PROPERTY :VACANT
   PROPOSED USE OF PROPERTY :OFFICE

   GREENSPACE = 0.2ac (42.5%)
   BUILDING COVERAGE = 17.3%
   BUILDING HEIGHT = 31'+/- (45' MAX)
   PRESENT SITE ZONING :C-1 - MAIN STREET OVERLAY DISTRICT
5. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0107H, DATED 08/16/2018
6. THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
7. PARKING SPACE CALCULATIONS:

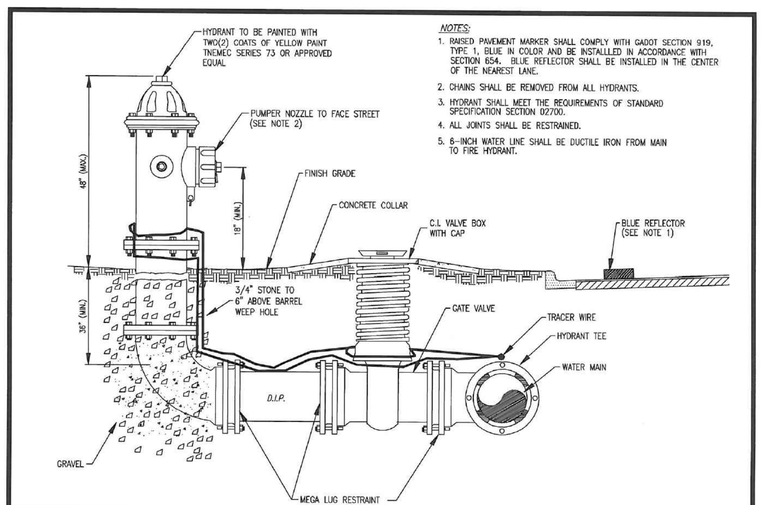
   NET BUILDING OFFICE AREA = 3,406sf

   REQUIRED (OFFICE): 1STALL / 300sf * (3,406sf) = 11 STALLS
   PROVIDED: 10 + 1 HANDICAPPED STALL
8. NO STANDALONE SITE LIGHTING IS PLANNED FOR THIS DEVELOPMENT. ALL LIGHTING WILL BE PORCH OR BUILDING LIGHTING.
9. NO STATE WATERS EXIST ON SITE.
10. NO WETLANDS EXIST ON SITE.
11. NO FREE-STANDING SIGNAGE IS INTENDED AT THIS TIME ONLY FACADE SIGNAGE. ALL SIGNAGE SHALL BE PERMITTING SEPARATELY.



NOTE:
EXACT EXP. JOINT AND SAW CUT SPACING SHALL BE PROVIDED BY CONTRACTOR ON A LAYOUT PLAN. CONCRETE PAVEMENT JOINTS AND DOWEL BARS SHALL BE AS PER GDOT STANDARDS, NO. 5046H

CONCRETE PAVEMENT SECTION
NOT TO SCALE



CITY OF POOLER 2011 STANDARD DETAIL	FIRE HYDRANT DETAIL	SCALE: N.T.S. DATE: August 2006	W-04

LEVEL II E&S CERT:
#21051 EXP: 12/01/2024

UTILITIES PROTECTION CENTER

Dig Safely. CALL 811

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

THRIVENT FINANCIAL

Specific Development Plan
Site Permit #TBD

MEI Proj #644-23-03 Plan Date: 9/16/24

PREPARED FOR:

THRIVENT FINANCIAL
Vann Doubleday
785 KING GEORGE BLVD
SAVANNAH, GEORGIA
912-988-8588
vann.doubleday@thrivent.com

VICINITY MAP

MAUPIN tm engineering
114 WEST 42nd STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

SHEET INDEX

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C.1	DEMOLITION PLAN
C.2	STAKING / UTILITY PLAN
C.3	GRADING PLAN
C.4	LANDSCAPING PLAN
C.E1	EROSION CONTROL PLAN - INITIAL
C.E2	EROSION CONTROL PLAN - INTERMEDIATE
C.E3	EROSION CONTROL PLAN -FINAL
C.D1-D2	DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION

THIS SET IS RELEASED FOR CONSTRUCTION 9/16/24

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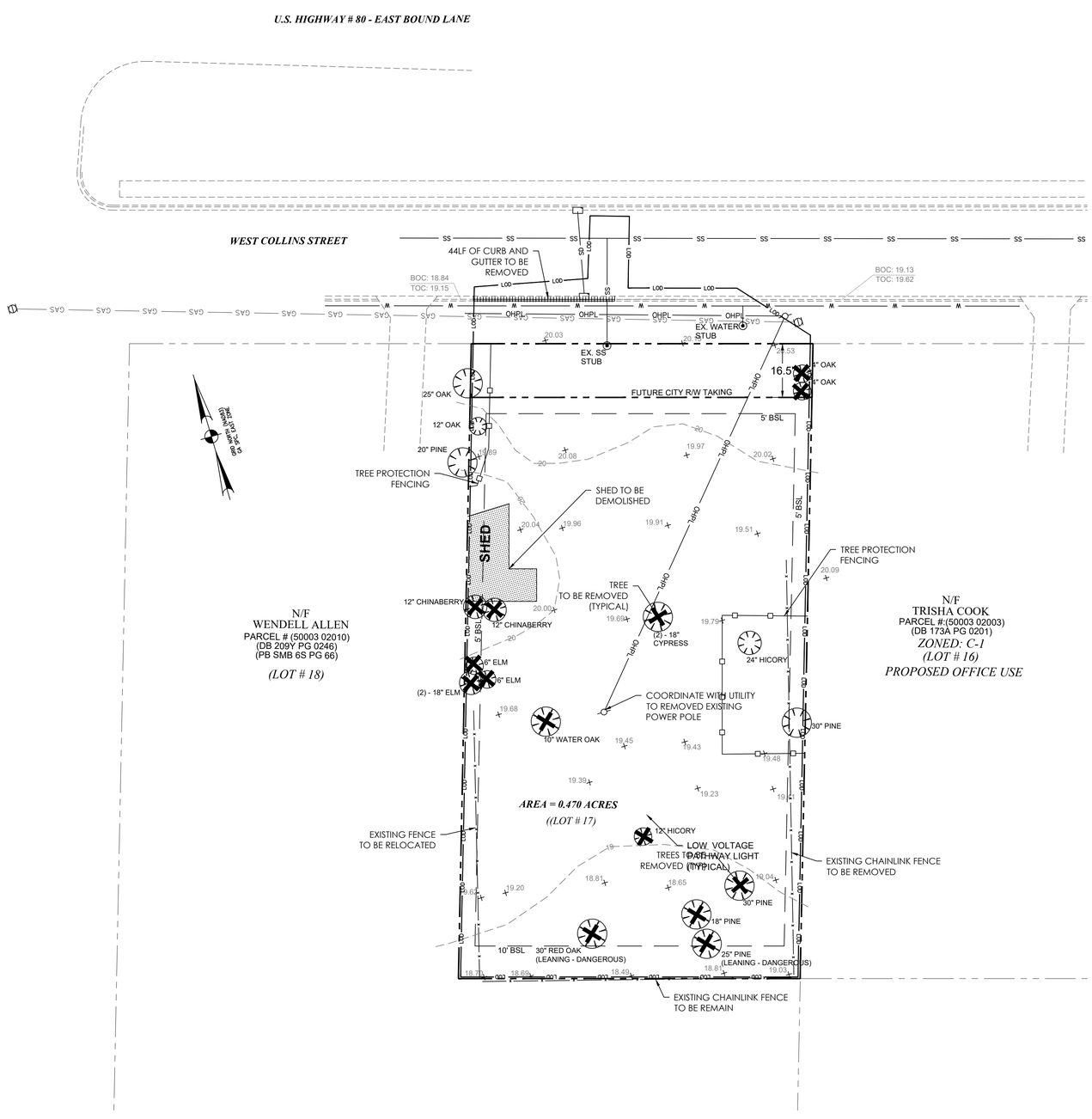
S:\PP2-317 West Collins Street.dwg



REVISIONS

NO.	DATE	DESCRIPTION

MAUPIN tm engineering
114 WEST 42nd STREET SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

DEMOLITION PLAN

THRIVENT FINANCIAL

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER MATT A. MAUPIN

CERT.#21051 EXP: 12/01/2024

STATUS:

RELEASED FOR CONSTRUCTION

DRWN: TRW 6-27-2024

CHK'D: JAM DATE

10 0 20

SCALE: 1" = 20'

SHEET NO.

C.1

644-23-03

PROJECT NO.

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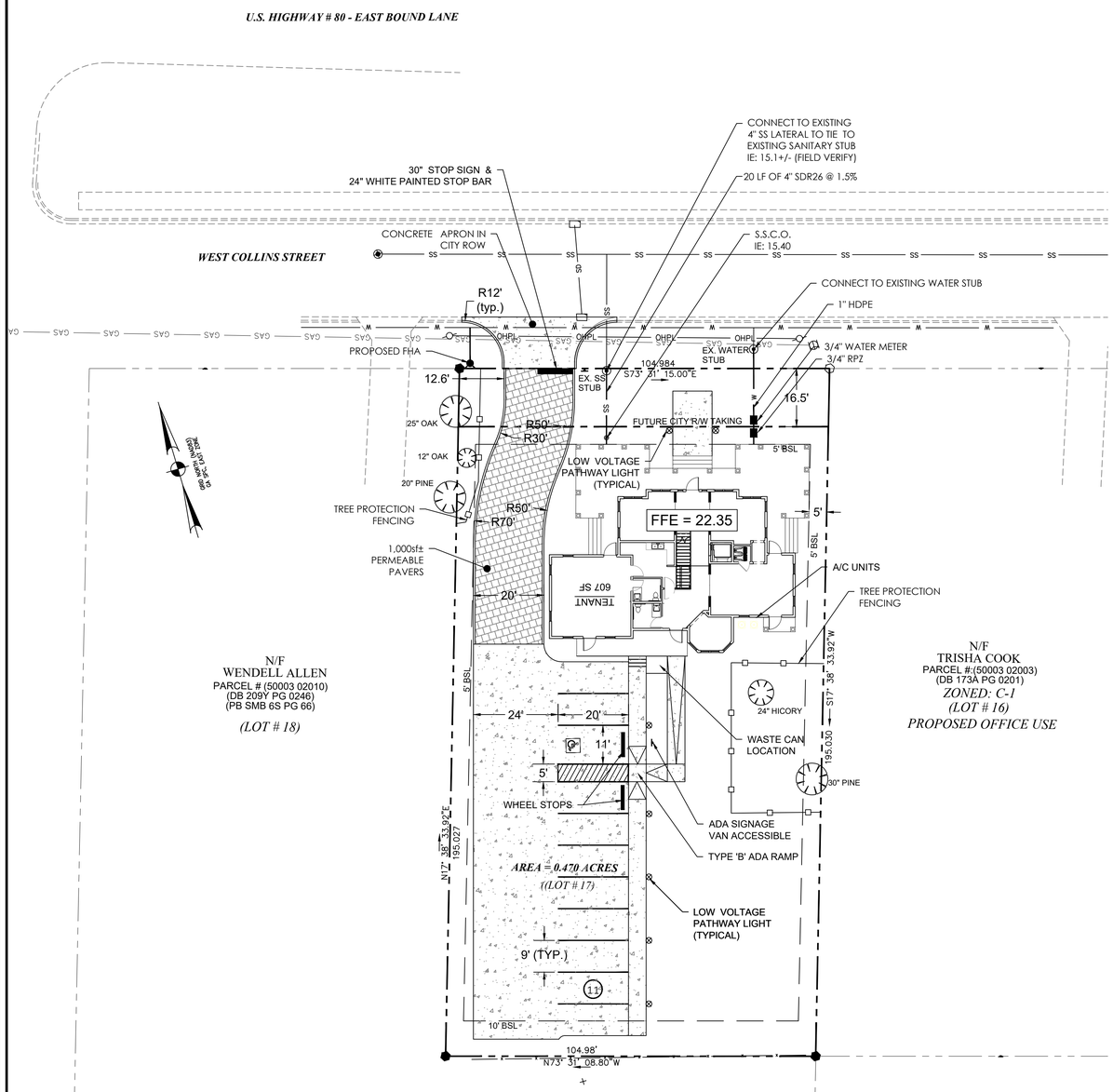
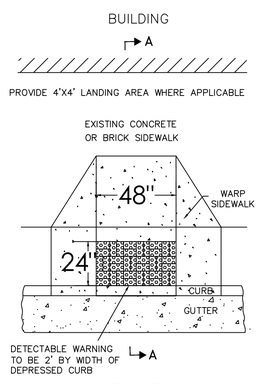
S:\P2-511 West Collins Street.dwg



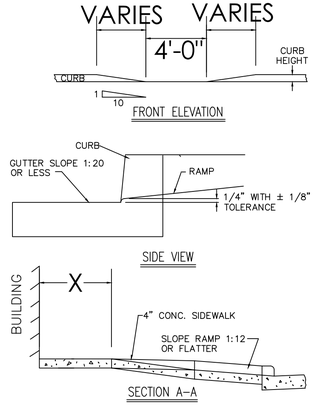
PLAN VIEW

REGIONAL HYDRANT & CURBCUT EXHIBIT

SCALE = 1"=100'



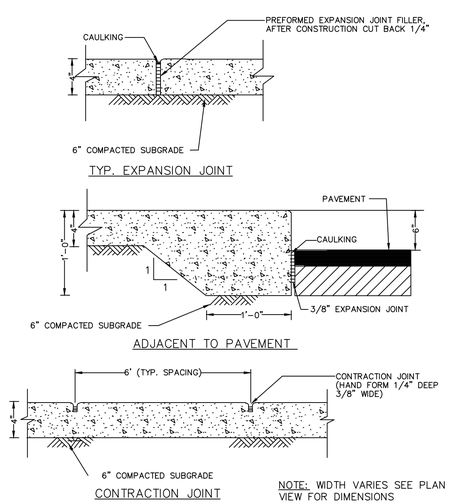
PLAN VIEW



NOTES:

1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND CITY OF CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
3. WHERE SIDEWALK IS FLUSH WITH BACK OF CURB, DELETE ADDITIONAL 4' CONCRETE SIDEWALK AND TRANSITION THE CURB AND SIDEWALK SUCH THAT THE MAXIMUM SLOPE OF THE RAMP AND TRANSITION SIDEWALK IS 1:12.
4. THE FLARED SIDES MUST HAVE A 1:10 SLOPE. IF THE DISTANCE X IS LESS THAN 48", THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 1:12.
5. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.

HANDICAP RAMP



NOTE: WIDTH VARIES SEE PLAN VIEW FOR DIMENSIONS

SIDEWALK SECTIONS

NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION

MAUPIN tm engineering
114 WEST 42nd STREET SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

STAKING / UTILITY PLAN

THRIVENT FINANCIAL

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER MATT A. MAUPIN

CERT.#21051 EXP: 12/01/2024

STATUS:

RELEASED FOR CONSTRUCTION

DRWN: TRW 6-27-2024

CHK'D: JAM DATE

10 0 20

SCALE: 1" = 20'

SHEET NO.

C.2

644-23-03

PROJECT NO.

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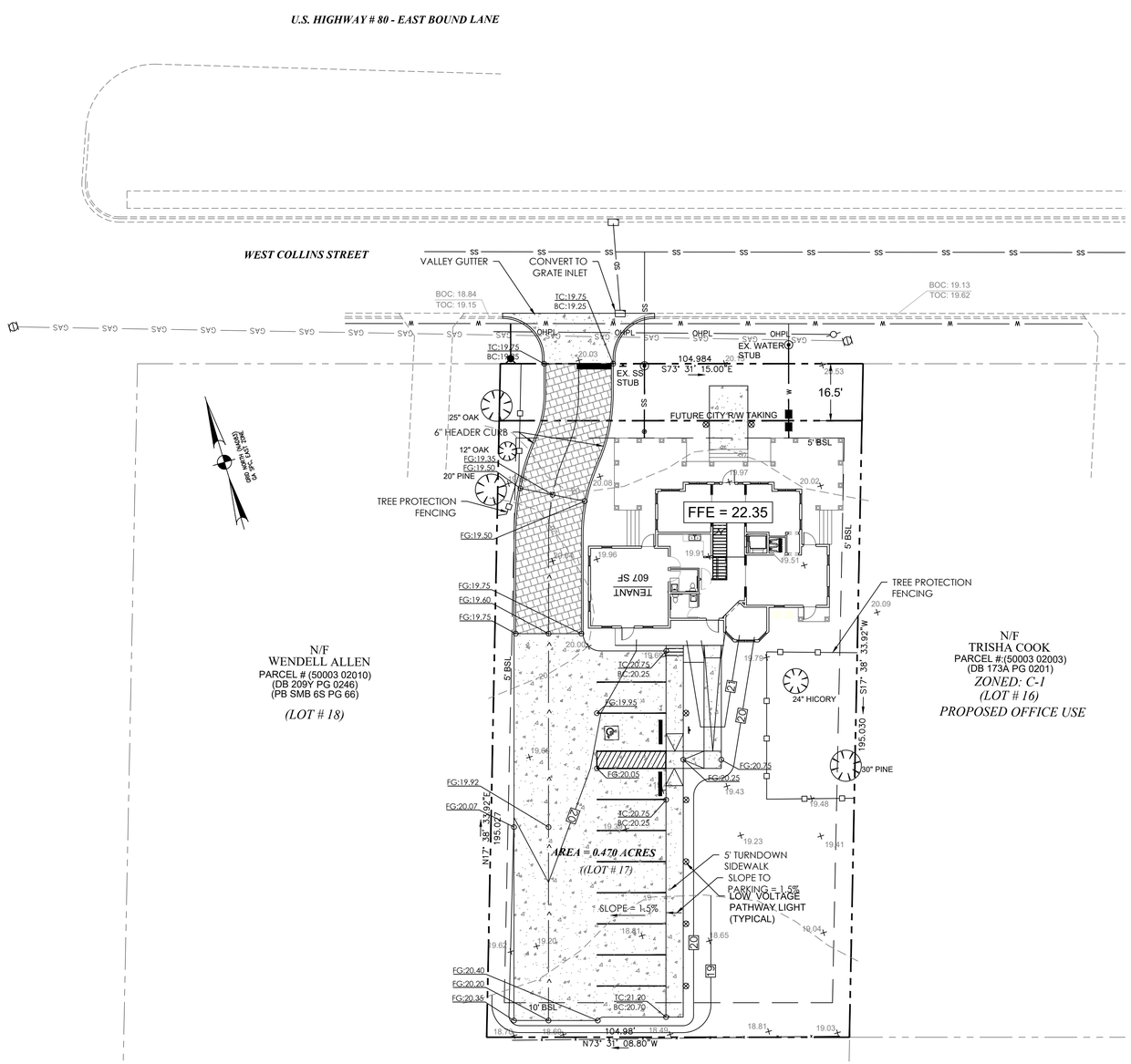
SDP2-517 West Collins Street.dwg



REVISIONS		
NO.	DATE	DESCRIPTION

MAUPIN tm engineering
114 WEST 42nd STREET • SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

GRADING PLAN

THRIVENT FINANCIAL

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/01/2024

STATUS:
RELEASED FOR CONSTRUCTION

DRWN: TRW 6-27-2024
CHK'D: JAM DATE

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.3

644-23-03
PROJECT NO.

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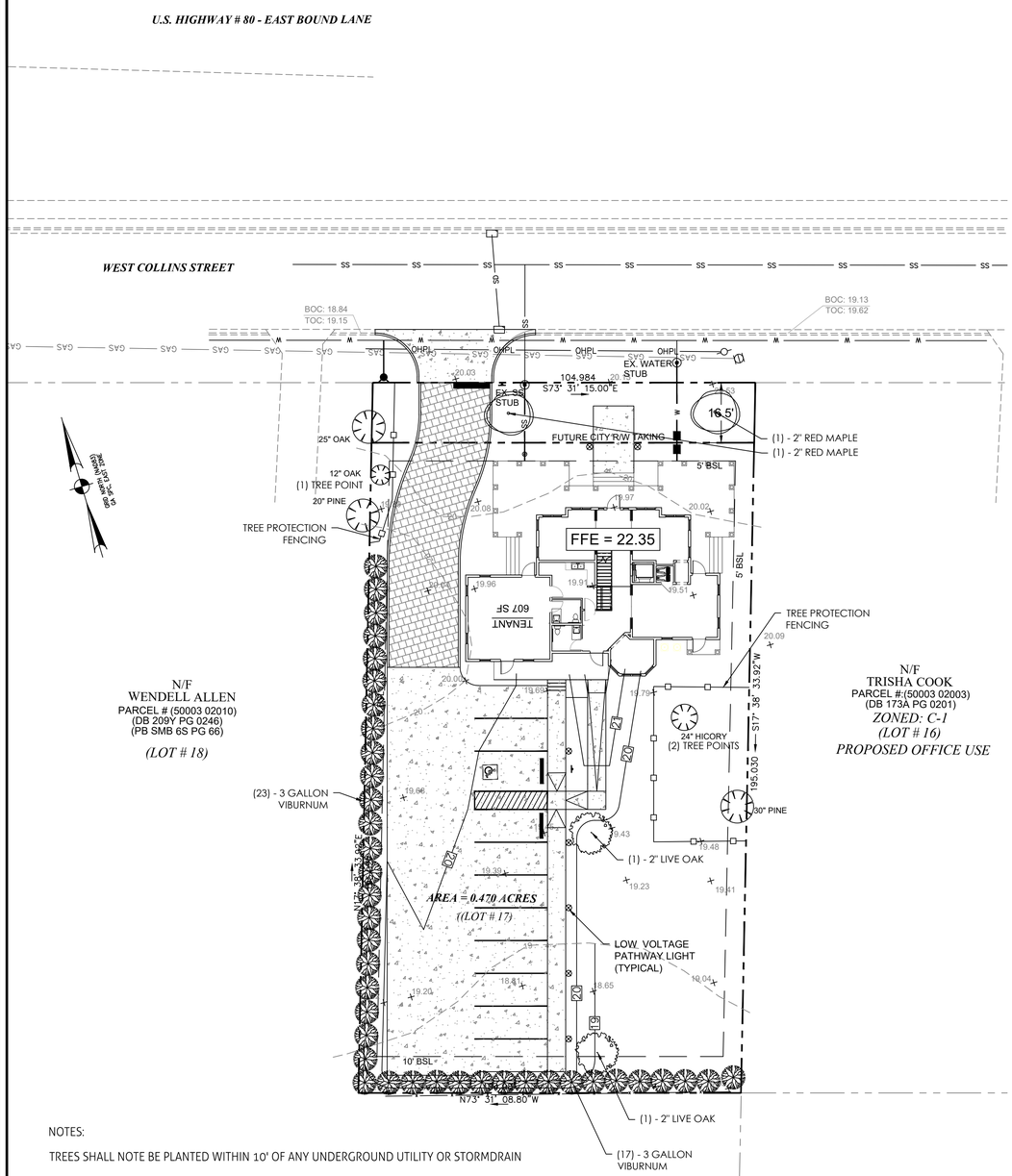
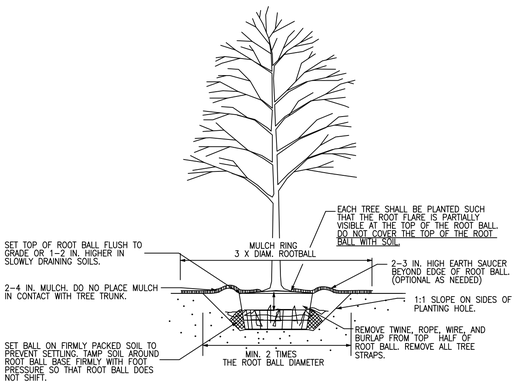
S:\PZ\ 317 West Collins Street.dwg



NOTES:

TREES SHALL NOTE BE PLANTED WITHIN 10' OF ANY UNDERGROUND UTILITY OR STORMDRAIN



NOTES

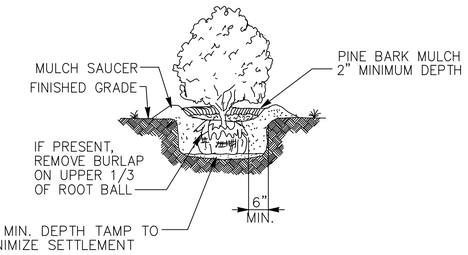
1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES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

TREE PLANTING

LOW VOLTAGE PATHWAY LIGHT - (OWNER RESERVES RIGHT TO CHANGE LIGHT USED BASED UPON AVAILABILITY)

LANDSCAPING REQUIREMENT CALCS		
Buffer / Wetland Area	0.00	Acres
Developable Parcel Area, TAd	0.47	Acres
Trees Required (TAd * 15)	7	Trees
Large Trees Preserved	3	Trees
Significant Trees Preserved	0	Trees
Total Trees Preserved	3	Trees
Replacement Trees Planted	4	Trees
Total Trees Provided (Preserved + Planted)	7	Trees

Landscape Requirement Met



NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING

REVISIONS		
NO.	DATE	DESCRIPTION

MAUPIN tm engineering
114 WEST 42nd STREET SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

LANDSCAPE PLAN

THRIVENT FINANCIAL

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER AMY A. MAUPIN

CERT.#21051 EXP: 12/01/2024

STATUS:

RELEASED FOR CONSTRUCTION

DRWN: TRW 6-27-2024

CHK'D: JAM DATE

10 0 20

SCALE: 1" = 20'

SHEET NO.

C.4

644-23-03

PROJECT NO.

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SDP2-317 West Collins Street.dwg

Attachment B

1 South
1/4" = 1'-0"

2 West
1/4" = 1'-0"

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Architect
Core Design and Architecture, Inc.
Tim Kinsey, RA, NCARB
408 Clayton Street
Savannah, GA 31410
(912) 344-8290
tim@coresav.com

CORE Design & Architecture, Inc.

New Office Building
317 W Collins St, Pooler, GA 31322

ADDENDUM SCHEDULE

No.	Description	Date

Project Number	1023
Date	03/10/23
Drawn By	TK

Exterior Elevations

A4

Scale 1/4" = 1'-0"

3/10/2023 6:18:16 PM

1 East
1/4" = 1'-0"

2 North
1/4" = 1'-0"

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Architect
Core Design and Architecture, Inc.
Tim Kinsey, RA, NCARB
408 Clayton Street
Savannah, GA 31410
(912) 344-8290
tim@coresav.com

CORE Design & Architecture, Inc.

New Office Building
317 W Collins St, Pooler, GA 31322

ADDENDUM SCHEDULE

No.	Description	Date

Project Number	1023
Date	03/10/23
Drawn By	TK

Exterior Elevations

A5

Scale 1/4" = 1'-0"

3/10/2023 6:18:23 PM

Attachment B

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 4th day of SEPTEMBER, 2025, by and between JAMES DOUGLEDAY III hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name THRIVENT OFFICE.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50003 02004 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 599 Page 2855, hereinafter "Property"; and

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the applicable development plan for the Property, which is expressly incorporated herein and made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the Property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree the health, safety, and welfare of the residents of the city of Pooler, Georgia, require on-site stormwater management facilities/infrastructure be constructed and adequately maintained on the Property; and

WHEREAS, the City requires on-site stormwater maintenance facilities/infrastructure, as included in any applicable development plan for the Property, be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

Attachment B

1) The on-site stormwater maintenance facilities/infrastructure shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications in any applicable development plan approved by the City. No changes to the approved stormwater maintenance facilities/infrastructure are permitted without express prior approval by the City.

2) The Landowner, its successors and assigns, including any homeowners association, shall at all times adequately maintain the stormwater maintenance facilities/infrastructure. Such maintenance obligation shall include the obligation to properly maintain all pipes, channels or other conveyances built to convey stormwater to and from the facilities/infrastructure, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the stormwater facilities/infrastructure in good working condition, as acceptable to the City, to ensure performance in accordance with their design functions.

3) The Landowner, its successors and assigns, including any homeowners association, shall inspect the stormwater maintenance facilities/infrastructure at least annually. The purpose of the inspection is to assure safe and proper functioning of the stormwater maintenance facilities/infrastructure. The Landowner's annual inspection shall cover all aspects of the stormwater maintenance facilities/infrastructure including without limitation berms, inlet and outlet structure(s), vegetation, infiltration media, pond area(s), access road(s), etc. Any deficiency(ies) shall be noted in the Landowner's annual inspection report, which shall be provided to the City with reasonable promptness upon completion.

4) The Landowner, its successors and assigns, including any homeowners association, hereby grants to the City, its authorized agents and employees, a nonexclusive perpetual easement of ingress and egress over, across, under, and through the Property for inspection of the stormwater maintenance facilities/infrastructure. The City may enter upon the Property to inspect the stormwater maintenance facilities/infrastructure for any reason including without limitation to follow up on any reported deficiencies or in response to complaints concerning the Property. If the City identifies any deficiency(ies) through its inspection, the Landowner, its successors and assigns, including any homeowners association, shall be notified of the same.

5) In the event the Landowner, its successors and assigns, including any homeowners association, fails to maintain the stormwater maintenance facilities/infrastructure in good working condition as acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the City to erect any structure of permanent nature on the

land of the Landowner, its successors and assigns, including any homeowners association. It is expressly understood and agreed the City is under no obligation to routinely maintain or repair the stormwater maintenance facilities/infrastructure on the Property, and in no event shall this Agreement be deemed to impose any such obligation on the City.

6) The Landowner, its successors and assigns, including any homeowners association, shall perform all necessary work to keep the stormwater maintenance facilities/infrastructure in good working order. In the event a maintenance schedule for the stormwater maintenance facilities/infrastructure is outlined in any applicable development plan for the Property, such schedule shall be followed.

7) In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, including any homeowners association, shall reimburse the City, upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

8) This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner, its successors and assigns, including any homeowners association, agrees to hold the City harmless from any liability in the event the stormwater maintenance facilities/infrastructure fail to operate properly.

9) This agreement shall be recorded among the deed records of Chatham County, Georgia, and shall constitute a covenant running with the land and shall be binding on the Landowner, its successors and assigns, including any homeowners association.

10) This Agreement in no way supersedes or alters any applicable federal, state, or local law including without limitation the Code of Ordinances for the City of Pooler, Georgia. In the event this Agreement conflicts with any applicable federal, state, or local law, this Agreement shall be subordinate to any such applicable law(s).

11) The Landowner and City hereby agree and expressly consent the provisions herein represent the entire agreement between them. Any other documents and or negotiations are hereby expressly superseded by execution of this agreement unless expressly incorporated herein or attached as an Exhibit.

12) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of the counterparts together shall constitute one and the same instrument. Signatures via facsimile or scanned PDF signatures shall be deemed original signatures.

13) Should any provision of this Agreement be deemed unenforceable for any reason, the Landowner and City expressly agree such unenforceability shall not affect the remaining provisions of this Agreement. Any conflict arising under a provision deemed unenforceable shall be interpreted and applied according to the laws of the State of Georgia. The remaining unaffected provisions shall be controlled by the express wording therein.

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

Attachment B

IN WITNESS HEREOF, the Landowner has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

4 day of Sept, 2025

ASHLEY HUNTER CORONA

Notary Public Print

Notary Public Signature

11-14-25

Notary Public Commission Expiration

Seal:

ASHLEY HUNTER CORONA NOTARY PUBLIC BRYAN COUNTY EXPIRES GEORGIA 11-14-2025

Landowner

James A [illegible] III

Landowner Print

Landowner Signature

Carol Funderburk

Witness Print

Witness Signature

Attachment B

IN WITNESS HEREOF, the City of Pooler, Georgia has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____
Notary Public Print

_____
Notary Public Signature

_____
Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____
Mayor Print

_____
Mayor Signature

_____
City Clerk Print

_____
City Clerk Signature

Seal:

EOM Operations
Your solution to a better tomorrow

Attachment C

September 11th, 2025

Jay A. Maupin, P.E.
Maupin Engineering
114 W 42nd St
Savannah, GA 31401

Dear Mr. Maupin,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for 317 W Collins Street Office for Thrivent Financial, (Application No. 24-0076), which is provided below.

Submittal Documents:		
	Stormwater Maintenance Agreement	*Sept. 2025*
	Site Development Plans	*Sept. 2024*
	Stormwater Management Report	*Aug. 2024*
	Stormwater & LDA Certification Statements	*Jul. 2024*
	Traffic Memorandum	*Jul. 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.

Based on our comprehensive 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

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