CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

November 10, 2025, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

A. Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements for a 75-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)

B. Conditional Use Request to establish an animal crematory service as an ancillary use to a proposed veterinary clinic in the C-2 (Heavy Commercial) Zoning District located at 1151 Old Louisville Rd. (1151 W US Hwy 80) (Application # A25-0183)

C. Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements to construct stormwater detention facilities and install underground storm drainage infrastructure within the required 50-foot buffer along the rear property line for a proposed multi-building commercial development for property known as the Lanier Tract located at 1323 E US Hwy 80 (Application # A25-0184)

D. Major Subdivision Plan Approval for Cross Creek - Phase 3 consisting of 88 Single-Family Residential Parcels within the Jabot PUD (Application #A24-0106)

E. Site Development Plan Approval for a one-story commercial building to establish a Childcare Facility at 15 Commons Way (Foundations at Blakely Commons). (Application #A24-0155)

F. Site Development Plan Approval for an addition to Home Depot at 190 Pooler Parkway for establishment of a tool rental center (Application #A25-0129)

G. Site Development Plan Approval for a one-story commercial building to establish a bank (Wells Fargo) at 439 Pooler Parkway (Application #A25-0132)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
October 27, 2025

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Scott Cribbs	Commissioner	Present
Josh Bivins	Commissioner	Present
Chief Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present
Marcy Benson	City Planner	Present

APPROVAL OF MINUTES

The minutes of October 14, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

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

NEW BUSINESS:

A. Conditional Use Request to establish a Specialty Contractors Office for a glass and door business to be located at 200 Governor Treutlen Rd. Suite 11. (Application # A25-0175)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to establish a Specialty Contractors Office for a glass and door business to be located at 200 Governor Treutlen Rd. Suite 11. Staff recommended approval of the application. Joshua Monroy and Pete Gomez were both 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 Rife
Motion Passed without opposition

B. Site Development Plan Approval for a two-story medical office building within the Main Street Overlay at 115 N. Skinner Ave. (Application # A25-0029)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a two-story multi-tenant commercial building at 115 N. Skinner Ave. Staff recommended approval of the application. Pop Seniwong was present to answer questions.

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

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

C. Site Development Plan Approval for two one-story multi-tenant commercial buildings within the Savannah Quarters PUD, Phase 7, at 125 High Avenue. (Application # A25-0076)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for two one-story multi-tenant commercial building at 125 High Avenue. Staff recommended approval of the application. Mark Boswell and David Hornsby were both 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

D. Acceptance of Performance Bond in the amount of $1,070,563.50 for TTRES Pooler lift station, 2300 Pooler Parkway, Subject to City Attorney Approval (23-1157)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for approval to accept a Performance Bond in the amount of $1,070,563.50 for Thompson Thrift Multi-family Residential Pooler Lift Station. Staff recommended approval of the application. Ryan Schubert was present to answer questions.

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

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:12 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. 27 – Zoning Buffer Requirements for a 75-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 (November 10, 2025)
Public Hearing Date:	October 6, 2025 (November 17, 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 75-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. This is a change from the original request which was a 90-foot reduction from the 100-foot adjacent use buffer.
Application Filed:	September 4, 2025
Legal Notice Published:	November 2, 2025
Sign Posted:	October 31, 2025
Letters Mailed:	October 29, 2025
Staff Recommendation:	Denial

Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for denial of the request."*
Background:	A variance request 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 was heard by P&Z at the September 22, 2025, meeting. P&Z recommended denial to City Council; the item was postponed by the applicant at the October 6, 2025, City Council meeting. The applicant has since resubmitted revised plans showing a reduction in the variance request. 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 75-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.

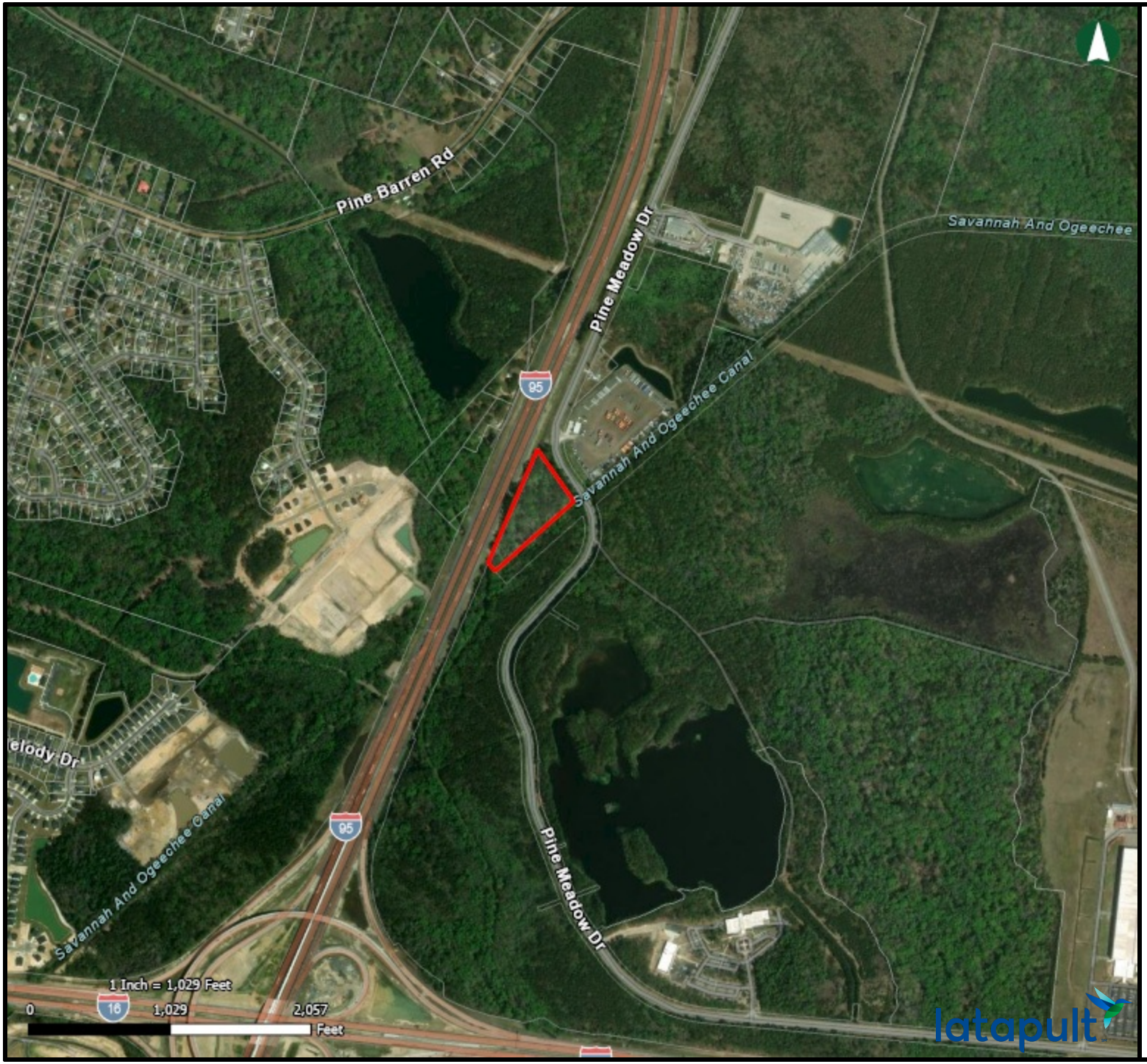
    - *The distinctive physical limitations impose undue hardship on the applicant by constraining the design possibilities of the development as they are currently presented; however, these circumstances and conditions are not so uncommon to make the parcel undevelopable in its existing condition. A development 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
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Vicinity Map - 0 Pine Meadow Dr. - Variance

09/10/2025

Parcels

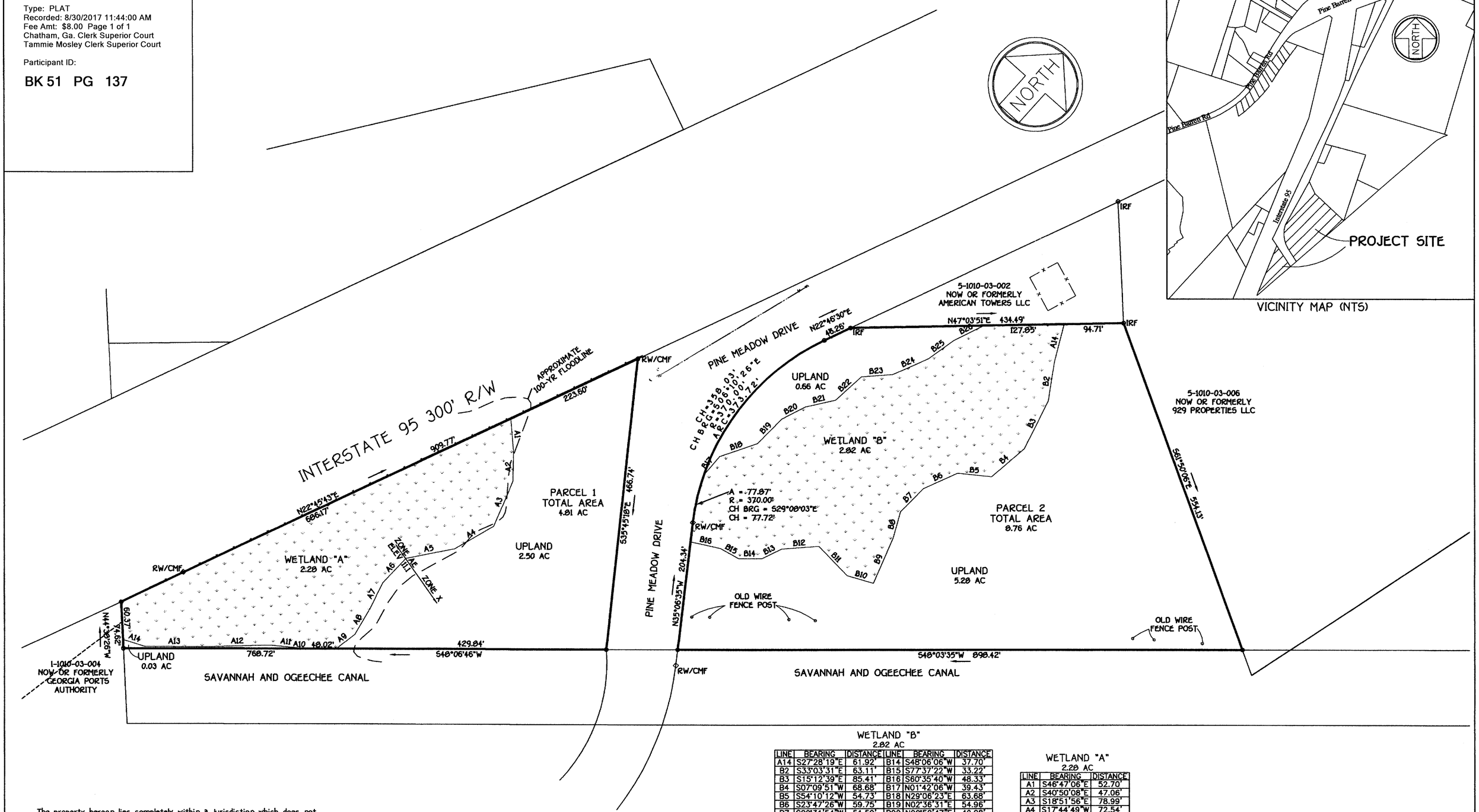
This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

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

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.

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.

GEORGIA REGISTERED LAND SURVEYOR No. 2509 MICHAEL A. HUSSEY 8-27-17

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

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

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

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.

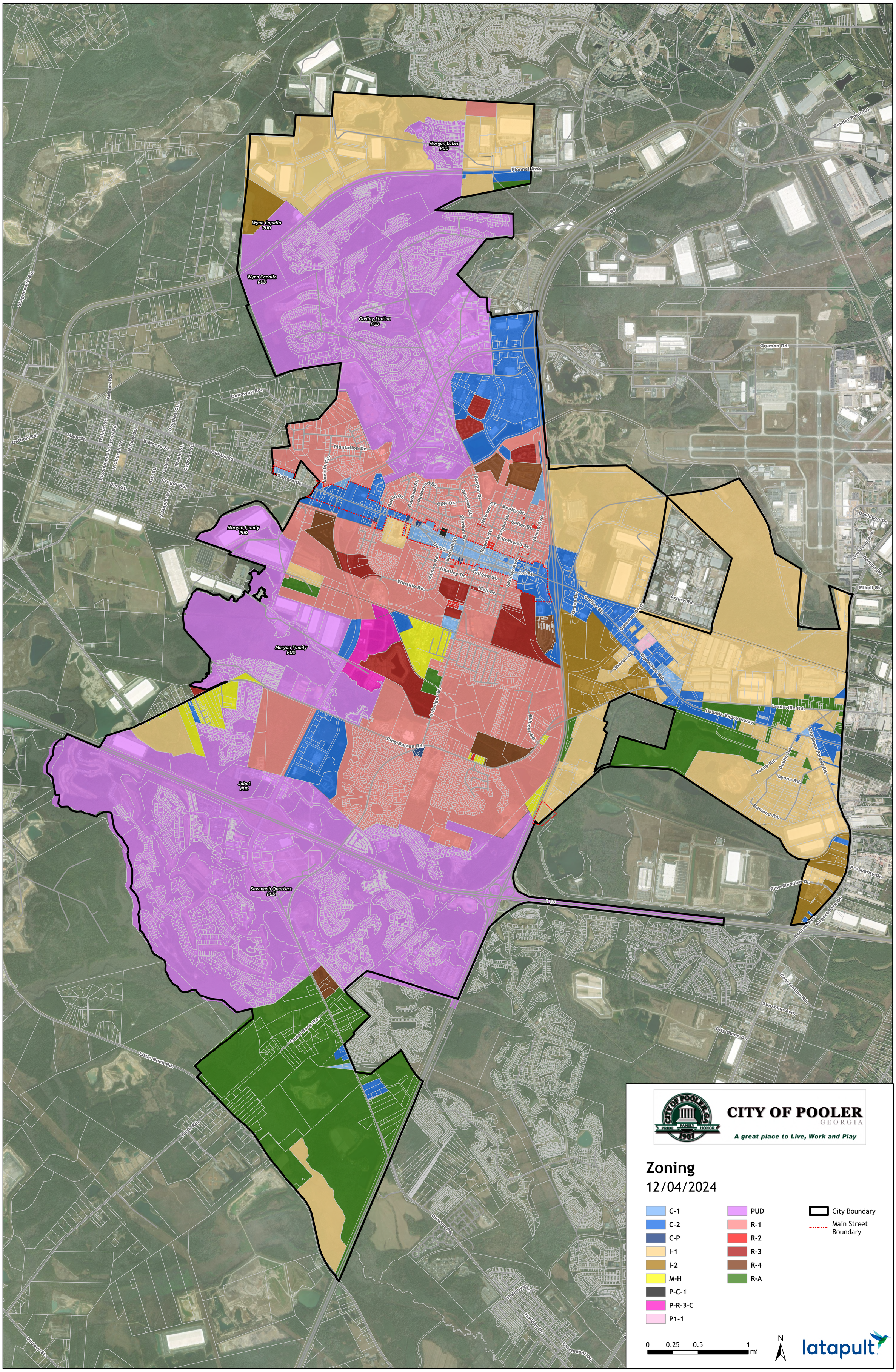
DATE:	8/26/2025
PROJECT NUMBER:	D005-101
DRAWN BY:	MAL
CHECKED BY:	MAL
QC'D BY:	MAL

SHEET:

AERIAL LOCATION PLAN

FIG. 2

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



CITY OF POOLER
GEORGIA
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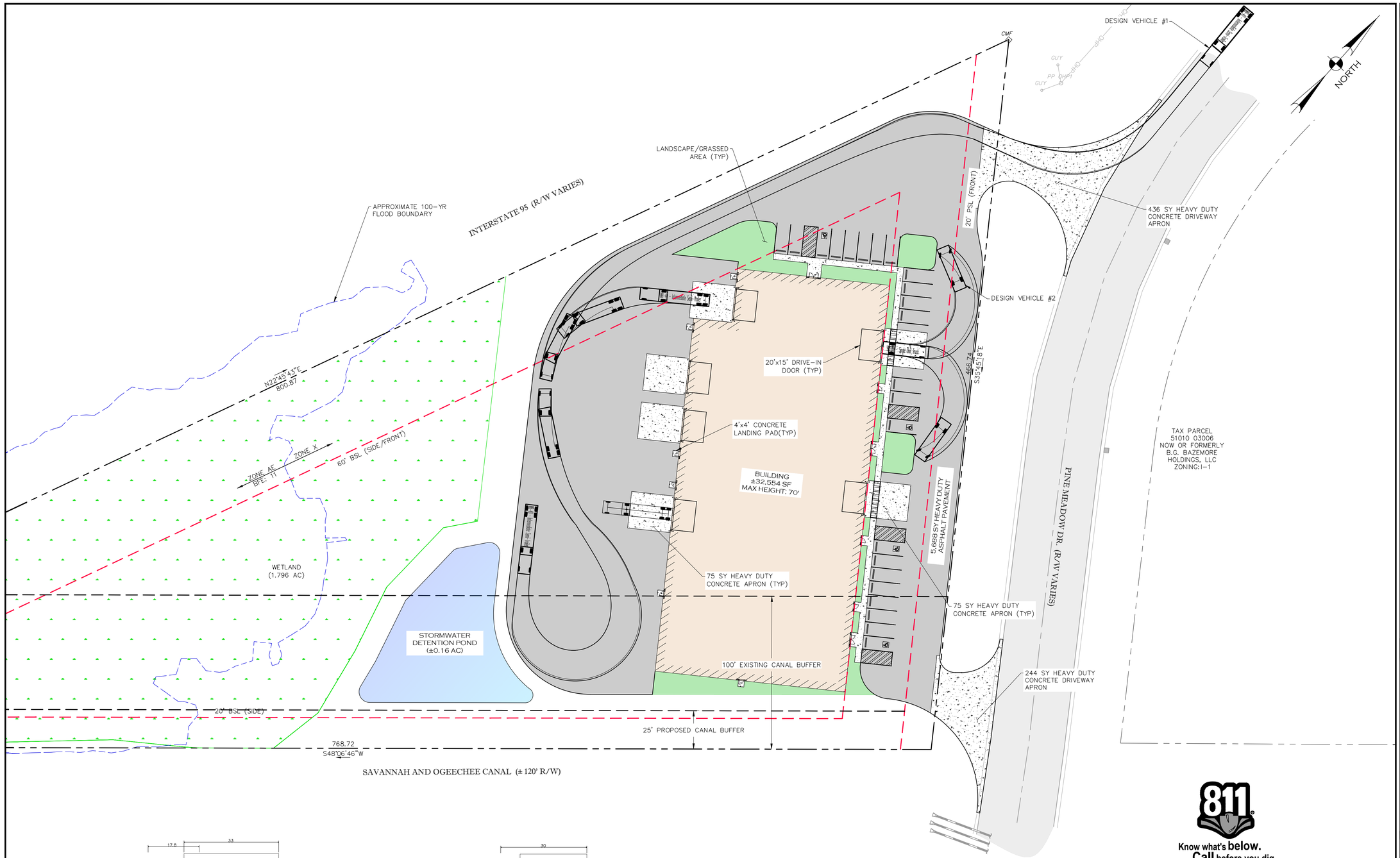
Zoning
12/04/2024

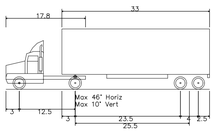
- C-1
- C-2
- C-P
- I-1
- I-2
- M-H
- P-C-1
- P-R-3-C
- P1-1
- PUD
- R-1
- R-2
- R-3
- R-4
- R-A
- City Boundary
- Main Street Boundary

0 0.25 0.5 1 mi

N

latapult



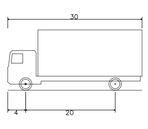


WB-40 – Intermediate Semi-Trailer

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	19
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
C - REVISED PROPOSED BUFFER	09/29/2025

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

Conditional Use Request to establish an animal crematory service as an ancillary use to a proposed veterinary clinic in the C-2 (Heavy Commercial) Zoning District located at 1151 Old Louisville Rd. (1151 W US Hwy 80)

Project:	#A25-0183
P&Z Meeting Date:	October 27, 2025
Public Hearing Date:	November 3, 2025
Applicant and Authorized Agent:	Jay Andrews
Location (Address):	1151 Old Louisville Rd. (1151 W US Hwy 80)
Parcel (PIN):	50004A01027, 50012 02002
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Conditional Use Request to establish an animal crematory service as an ancillary use to a proposed veterinary clinic in the C-2 (Heavy Commercial) Zoning District located at 1151 Old Louisville Rd. (1151 W US Hwy 80)
Application Filed:	October 16, 2025
Legal Notice Published:	November 2, 2025
Sign Posted:	October 31, 2025
Letters Mailed:	October 31, 2025
Staff Recommendation:	Approval with the condition outlined in Staff's recommendation.
Planning & Zoning Commission:	*TBD*

Recommended Motion:	*"After review of the criteria, move for approval of the request with the condition that the aquamation process is the only type of crematory service to be utilized and shall take place completely inside the proposed structure."*
Background:	The request is for a conditional use to establish an animal crematory service as an ancillary use to a proposed veterinary clinic in the C-2 (Heavy Commercial) Zoning District located at 1151 Old Louisville Rd. (1151 W US Hwy 80) The proposed site is made up of 2 separate parcels, 50004A01027 and 50012 02002. The parcels, when combined, provide the site with approximately 7.18 acres of land. The site falls within the C-2 zoning district. Veterinary clinics are permitted within the C-2 zoning district; however, crematories require conditional use approval. Staff requested information regarding the cremation process on the site to better understand the visual, auditory, and fume related effects that may potentially be experienced by adjacent properties. The applicant provided information on a form of the cremation process, known as aquamation, which is a more gentle, environmentally friendly alternative to traditional cremation, which does not create any fumes, sound, or visual indications of the cremation process; it is to be fully contained within the principal structure. Staff believes that with the proximity to adjacent residential neighborhoods, this form of cremation is much more appropriate than traditional cremation processes and staff recommends that aquamation is utilized at this site.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other commercial uses established in the area including a place of worship, insurance company, seafood restaurant, and an auto parts store.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general

neighborhood or adversely affect the health and safety of residents and workers.

- *The proposed cremation process will take place entirely within the principal structure and would not be detrimental to adjacent properties or surrounding areas.*

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

    - *The proposed use will be ancillary to the proposed veterinary clinic and not result in an increase in the number of persons and vehicles, more than a typical veterinary clinic would, or an increase in noise or fumes, as the proposed use will be entirely isolated to the interior of the principal structure. The proposed aquamation process does not produce noise or fumes.*

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

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are primarily commercial in nature including a place of worship, insurance company, seafood restaurant, and an auto parts store.*

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

    - *The two parcels proposed to be utilized for the site, when combined, is approximately 7.18 acres in size. The site is of sufficient size for the proposed use.*

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

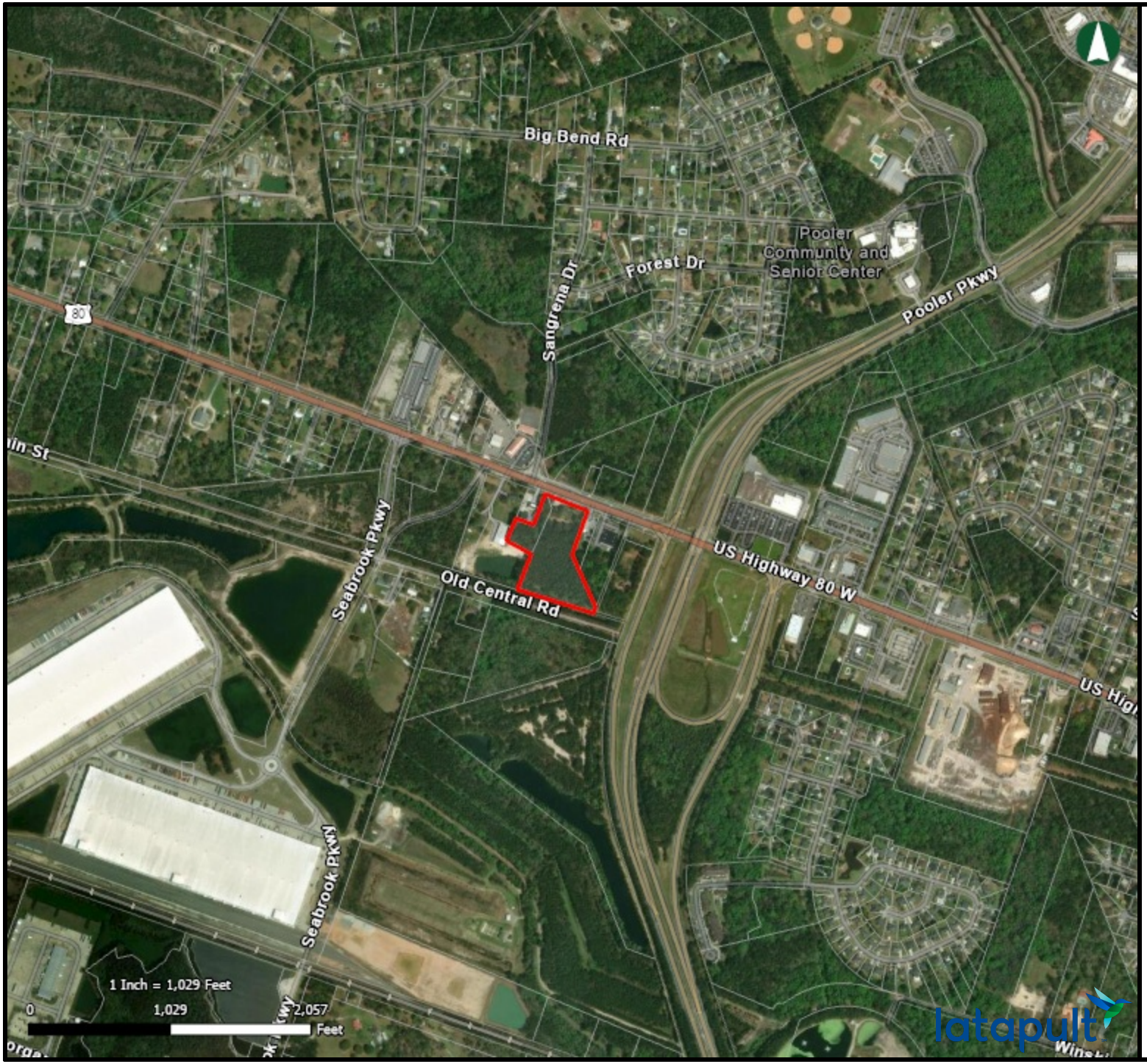
    - *The site will be required to go through the site development review process and will need to meet all parking requirements.*

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

    - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering*

	such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote public welfare and protect the established development pattern. The proposed use would be consistent with the pattern of commercial uses in the surrounding area and will not create noise or fumes which would affect the nearby residential neighborhoods.
Conclusion:	The request complies with all criteria for a conditional use. As such, Staff recommends **approval** of the request with the condition that the aquamation process is the only type of crematory service to be utilized and shall take place completely inside the proposed structure.
Attachments:	A. Vicinity Map B. Submittal Documentation

Attachment A



CITY OF POOLER
GEORGIA
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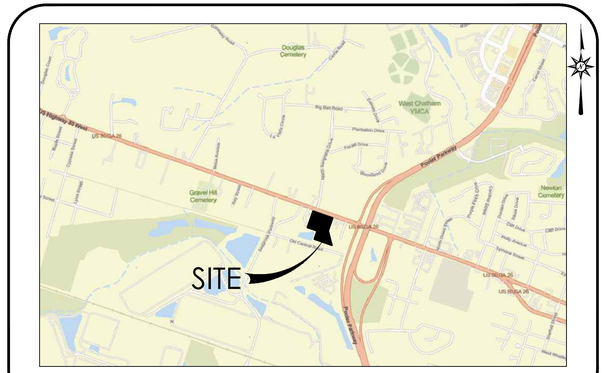
Vicinity Map - 1151 Old Louisville Rd. - Conditional Use

11/03/2025

Parcels

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

Attachment B (Conceptual Site Plan)



VICINITY MAP

GENERAL DEVELOPMENT NOTES:

1. PIN: 0-0000-00-000
   ADDRESS: 1151 OLD LOUISVILLE RD
   POOLER, GA. 31322

2. CONSTRUCTION EXIT LOCATION
   N: 31.000000°
   W: 81.000000°

3. TOTAL LAND ACREAGE = 7.2(±) AC
   TOTAL DISTURBED ACREAGE = 4.22(±) AC

   PRE DEVELOPMENT
   TOTAL GREEN SPACE = (±) (%)
   PAVED AREA = (±) (%)
   BUILDING COVERAGE AREA = (±) (%)

   POST DEVELOPMENT
   TOTAL GREEN SPACE = (±) (%)
   PAVED AREA = (±) (%)
   BUILDING COVERAGE AREA = (±) (%)

4. EXISTING USE OF PROPERTY :
   PROPOSED USE OF PROPERTY :

   PRESENT SITE ZONING :

5. MAXIMUM BUILDING HEIGHT :

6. REQUIRED:
   TREE QUALITY POINTS (TQP) = 4.22ac * 1.600TQP = 6752 TQP
   LANDSCAPE QUALITY POINTS (LPQ) = 4.22 * 400LQP = 1688LQP
   PROPOSED PARKING AREA TREE QUALITY POINTS = XXac * 1200 = XXTQP

   PROVIDED:

   TREE SAVE#1 (DBH)² X 1.5 = TQP

   TREE QUALITY POINTS (TQP) =
   PARKING AREA TREE QUALITY POINTS =

   PROPOSED LANDSCAPE QUALITY POINTS TO BE DETERMINED BY LANDSCAPE PLAN

7. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0019H, DATED 07/07/2014

8. THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.

9. PARKING SPACE CALCULATIONS:

   REQUIRED:
   PROVIDED:

10. SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY

REVISIONS

NO.	DATE	DESCRIPTION

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

GENERAL DEVELOPMENT PLAN
VETERINARY SPECIALTY HOSPITAL

STATUS:
SKETCH

DRWN: DLR 7-3-2025
CHK'D: JAM DATE

25 0 50
SCALE: 1" = 50'

SHEET NO.
1of1
088-25-01
PROJECT NO.

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088-25-01 GDP.dwg

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements to construct stormwater detention facilities and install underground storm drainage infrastructure within the required 50-foot buffer along the rear property line for a proposed multi-building commercial development for property known as the Lanier Tract located at 1323 E US Hwy 80.

Project:	#A25-0184
P&Z Meeting Date:	November 10, 2025
Public Hearing Date:	November 17, 2025
Applicant and Authorized Agent:	William Cunningham - Coleman Company Inc
Location (Address):	1323 E US Hwy 80
Parcel (PIN):	50987A01007, 50987A01008, 50987 02022, 50987 02001A
Existing Zoning:	C-2 (Heavy Commercial District)
Zoning Action:	Variance
Request:	Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements to construct stormwater detention facilities and install underground storm drainage infrastructure within the required 50-foot buffer along the rear property line for a proposed multi-building commercial development for property known as the Lanier Tract located at 1323 E US Hwy 80.
Application Filed:	October 17, 2025
Legal Notice Published:	November 2, 2025
Sign Posted:	October 31, 2025
Letters Mailed:	October 29, 2025
Staff Recommendation:	Denial

Planning & Zoning Commission:	*After review of the criteria, P&Z recommends denial of the request.*
Recommended Motion:	*"After review of the criteria, move for denial of the request."*
Background:	The proposed project site consists of 4 separate parcels, 50987A01007, 50987A01008, 50987 02022, 50987 02001A. In total these 4 parcels are equal to approximately 27.93 acres in size, significantly larger than the average commercial parcels found in the C-2 zoning district. During the December 18, 2023, City Council meeting, a Zoning Map Amendment was approved by Council to rezone the subject properties from R-A to C-2. Additional portions of the property located on the north side of US Hwy 80, which have since been subdivided, were rezoned at the same meeting from R-A-1 to I-1, with the condition they were to only have truck access from Old Louisville Rd. At the time staff was also recommending a 50-foot undisturbed buffer to be required at the rear of the subject parcels due to their proximity to Tom Triplett Park; however, as the buffer was already required due to App. A, Art. III, Sec. 27 – Zoning Buffer Requirements, this condition was not adopted by Council. The I-1 portion, on the north side of US Hwy 80, was subdivided from the subject parcel via a plat recorded on December 4, 2024. The 4 subject parcels, zoned C-2, are immediately adjacent and to the north of the Seaboard Coastline Railroad and Chatham County's Tom Triplett Park, both zoned R-A, which requires a 50-foot undisturbed adjacent use buffer. The current request is for a variance to allow for stormwater detention facilities and the installation of underground storm drainage infrastructure within the required 50-foot buffer. The proposed development of this site includes 5 large commercial buildings with the following footprints: Building 1 – 26,400 sf; Building 2 – 27,000 sf; Building 3 – 40,000 sf; Building 4 – 70,200 sf; and Building 5 – 40,000 sf. All 5 of the proposed buildings include large truck courts to the rear and would require large parking areas due to the square footage of the buildings; staff believes the site could be redesigned to include a lower number of buildings and smaller footprints to allow for the site to be designed in a way that does not require a variance from the adjacent use buffer requirement. Additionally, due to the proximity of Tom Triplett Park, staff finds that if the buffer were to be non-vegetated, containing mostly detention ponds, the buffer would negatively benefit the park and green space. The purpose of the buffer requirement is to physically separate or screen one use of property from another so as to visually shield or physically block noise, lights, or other nuisances. The large proposed commercial buildings would not be adequately visually screened from the adjacent R-A zoned railroad and the neighboring

park if the 50-foot buffer were to be almost entirely stormwater detention ponds.

The applicant states in the submittal materials that the adjacent railroad property, which is wooded on either side of the tracks, with its dense existing vegetation and the railroad itself further enhance separation from the proposed site and the neighboring park. They further state that they will strengthen the separation by preserving a 10-foot strip of existing trees and vegetation along the rear property line, adjacent to the stormwater ponds. Additional trees will be planted north of the ponds to provide further screening. They state that this combined width of existing and proposed vegetation of their proposed 10 foot of vegetation and the railroad site, along with the ponds, will exceed the required 50-foot buffer requirement. The applicant is also proposing to provide a 40-foot buffer along both sides of Tom Triplett Park Drive, which is not required. While these items will enhance the visual separation of the proposed site from the adjacent uses, staff does not believe that the criteria for the proposed variance are being met.

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.

    - *While the subject property is linear and somewhat shallow in depth, the proposed development site, which includes 4 separate parcels, totaling approximately 27.93 acres in size when combined, does not contain any real unique physical circumstances or conditions. The property is ample in shape and size to design a development that would meet all required development standards.*

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 physical circumstances or conditions that pertain to this property that cause undue hardship or would render the site undevelopable. The applicant was aware of the required buffer when the site was rezoned in 2023. The proposed site could be redesigned in a way that includes less buildings or*

	buildings of smaller sizes which would not require a variance from the buffer standards. 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 the request does not meet the required criteria for a variance. As such, staff recommends **Denial** of the request as submitted.
Attachments:	A. Vicinity Map B. Submittal Documentation

Attachment A

CITY OF POOLER
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Vicinity Map - 1323 E US Hwy 80 - Variance

10/31/2025

Parcels

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Project Narrative

Lanier Tract Zoning Variance Application

Prepared by:	Coleman Company, Inc.
Date:	October 16, 2025
Submitted to:	City of Pooler
Property Address:	1323 E US Highway 80, Pooler, GA 31322
PIN:	50987 02001A / 5987 02022 / 50987A01008 / 50987A01007

Introduction

The Lanier Tract, located at 1323 E US Highway 80 in Pooler, Georgia, is currently zoned C-2. The proposed development will provide commercial flex space for lease to individual businesses—a use that is fully permitted within the C-2 zoning district. This project is designed to complement the existing commercial character of the Highway 80 corridor and support the City of Pooler's ongoing economic growth.

Zoning Variance Request

On behalf of the property owner, we respectfully request a variance from Section 27 – Zoning Buffer Requirements (C) Zoning Buffer Standards (1) & (2). Specifically, we seek permission to construct stormwater detention facilities and install underground storm drainage infrastructure within the required 50-foot buffer along the rear property line. No permanent buildings or paved surfaces will be located within this buffer; only stormwater ponds, underground infrastructure, preserved vegetation, and enhanced landscaping are proposed.

Existing and Proposed Conditions

The rear boundary of the Lanier Tract adjoins a 100-foot active railroad right-of-way, with Tom Triplett Park situated beyond the railroad. The intent of the buffer ordinance—to provide screening and separation between uses—is fully achieved in this context. The proposed site plan demonstrates substantial separation between the commercial buildings and park facilities, ranging from 178 to over 330 feet. Dense existing vegetation and the railroad itself further enhance this separation.

To strengthen the buffer, we will preserve a 10-foot strip of existing trees and vegetation along the rear property line, adjacent to the stormwater ponds. Additional trees will be planted north of the ponds to provide further screening. The combined width of existing and proposed vegetation, along with the ponds, will exceed the required 50-foot buffer.

Justification for Variance

1. Unique Physical Circumstances:

The Lanier Tract presents several unique physical challenges, including its shallow depth, elongated shape, and topographical constraints. It is the shallowest parcel along Highway 80, limiting building depth and complicating site access. Stormwater management is particularly difficult due to blocked discharge points caused by adjacent development, the railroad, and Highway 80. The only viable outfall is a county canal nearly 3,500 feet away, necessitating a long, linear detention pond within the buffer.

2. Undue Hardship Without Variance:

Strict compliance with the buffer ordinance would render much of the property undevelopable, requiring excessive fill and resulting in an impractically elevated site. It would also eliminate the possibility of an internal frontage road, forcing multiple curb cuts onto Highway 80 and creating significant safety concerns.

3. No Detriment to Public Good:

The proposed commercial flex space is a permitted use in the C-2 district. The variance will not harm the public good, as substantial separation and screening are maintained between the

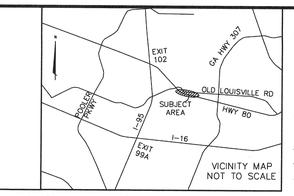
development and Tom Triplett Park. The owner has also committed to providing a minimum 40-foot undisturbed buffer along Tom Triplett Park Drive, where there is no buffer required by ordinance.

Additional Concessions

A 40-foot undisturbed buffer will be maintained along both sides of Tom Triplett Park Drive, except where access drives and storm drainage crossings are necessary.

Conclusion

The requested variance is essential to the successful development of the Lanier Tract. It addresses unique site constraints while preserving and enhancing buffers to protect adjacent uses. Approval of this request will enable a safe, attractive, and economically beneficial project for the City of Pooler.



NOTES:

1. PROPERTY ADDRESS: 1323 EAST U.S. HIGHWAY 80, POOLER, GEORGIA 31322
2. PARCEL IDENTIFICATION NUMBER: 50987 02001B
3. THIS PROPERTY IS CURRENTLY ZONED R-A-1.
4. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0127H & 13051C0126H, EFFECTIVE DATE: 08/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
5. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED AND TO WHICH THERE IS NO PHYSICAL EVIDENCE ON THE PROPERTY.
8. THE SURVEY IS FOR THE LISTED RECIPIENTS ONLY AND IS VALID ONLY AS OF THE DAY THE SURVEY WAS PERFORMED.
9. ZONING INFORMATION FOR INFORMATIONAL PURPOSES ONLY, AS FURNISHED BY APPROPRIATE GOVERNMENTAL AGENCY.
10. NO SEARCH OF THE PUBLIC RECORDS OF CHATHAM COUNTY, GEORGIA FOR EASEMENTS AND RESTRICTIONS APPLICABLE TO THE PROPERTY WAS PERFORMED BY COLEMAN COMPANY, INC ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NO. 77-4215/24928-5, COMMITMENT DATE: OCTOBER 18, 2023 AT 8:00 a.m.
11. THERE WERE 0 PARKING SPACES, INCLUDING 0 HANDICAP SPACES ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
12. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
13. THERE WAS NO OBSERVABLE EVIDENCE OF ANY CEMETERY FOUND OR KNOWN OF WITHIN THE BOUNDARY OF THE SUBJECT PROPERTIES AT THE TIME OF THE FIELD SURVEY.
14. THE SQUARE FOOTAGE OF THE BUILDINGS IS BASED ON THE EXTERIOR DIMENSIONS AT GROUND LEVEL.
15. SQUARE FOOTAGE AND DIMENSIONS OF BUILDINGS ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
16. THERE WERE NO UNDERGROUND UTILITIES LOCATED FOR THIS SURVEY, ONLY THEIR ABOVEGROUND APPURTENANCES ARE SHOWN.
17. THERE ARE NO GAPS, GORES, OR OVERLAPS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED.
18. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.

LEGEND

●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
■	CMFB	CONCRETE MONUMENT FOUND BROKEN
■	RWCMF	RIGHT-OF-WAY CMF
■	RWCMFL	RIGHT-OF-WAY CMF LEANING
	GI	GRATE INLET
	CI	CURB INLET
	PP	POWER POLE
	GW	GUY WIRE
	LP	LIGHT POLE
		SIGN
	SSMH	SANITARY SEWER MANHOLE
	STMH	STORM SEWER MANHOLE
	WMH	WATER MANHOLE
	FH	FIRE HYDRANT
	WV	WATER VALVE
		CABLE TV BOX
	EB	ELECTRIC BOX
		PARCEL IDENTIFICATION NUMBER
	--OHU--	OVERHEAD UTILITY
	--STM--	STORM WATER LINE
	R/R	RAILROAD
	R/W	RIGHT-OF-WAY
	TR	TRANSFORMER
	TV	TELEPHONE VAULT
	CWP	COMMUNICATION WITNESS POST
	TP	TELEPHONE POLE
	SL	SIGNAL LIGHT
	WP	WOODEN POST
	GWP	GAS WITNESS POST
	SWP	SEWER WITNESS POST
	MP	METAL POLE
	PIN	PARCEL IDENTIFICATION NUMBER
	C&G	CURB AND GUTTER
	HR	HAND RAIL
	MS	METAL SIGN
	PB	PLAT BOOK
	SMB	SUBDIVISION MAP BOOK
	WF	WIRE FENCE
	STL	SURVEY TIE LINE

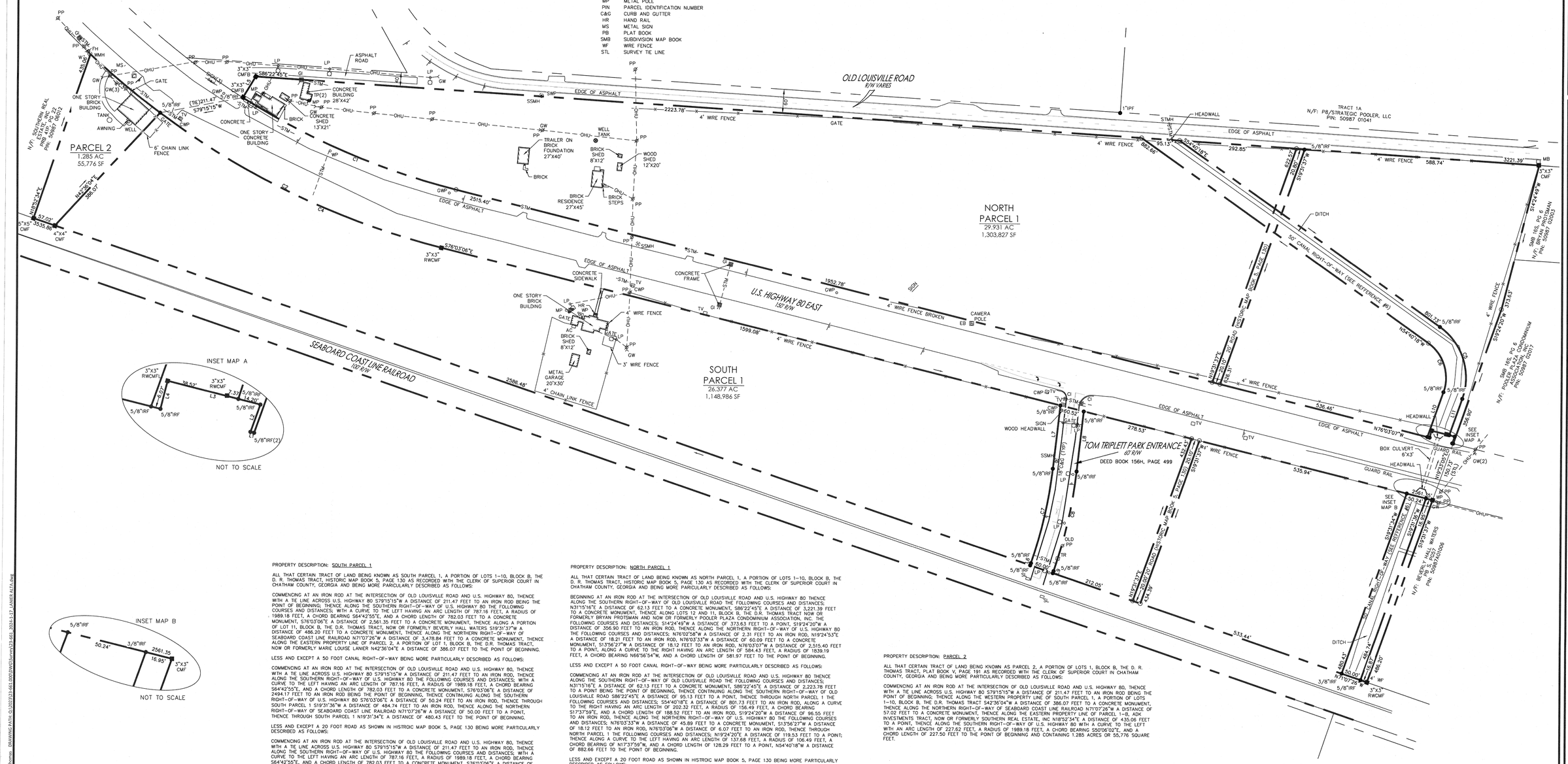
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	584.43'	1839.19'	N66°56'54"W	581.97'
C2	787.16'	1989.18'	S64°42'55"E	782.03'
C3	227.62'	1989.18'	S50°06'02"E	227.50'
C4	787.16'	1989.18'	S64°42'55"E	782.03'
C5	202.32'	156.49'	S17°37'59"E	188.52'
C6	137.68'	106.49'	N17°37'59"W	128.29'
C7	244.00'	1122.26'	N12°38'50"E	243.52'
C8	257.05'	1182.26'	S12°38'51"W	256.54'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.31'	N76°02'58"W
L2	18.21'	N19°24'53"E
L3	60.09'	N76°03'33"W
L4	18.12'	S13°56'27"W
L5	62.13'	N31°15'16"E
L6	5.67'	N18°52'34"E
L7	159.51'	N6°25'07"E
L8	151.58'	S6°25'07"W
L9	5.67'	S18°52'34"W
L10	119.53'	N19°24'20"E
L11	96.55'	S19°24'20"W

EXCEPTIONS TO TITLE:

11. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN HISTORIC MAP BOOK 5, PAGE 130, CHATHAM COUNTY, GEORGIA RECORDS. AFFECTS SUBJECT PROPERTY.
12. MATTERS AS SHOWN ON THAT CERTAIN PLATS RECORDED IN PLAT BOOK B, PAGE 163, CHATHAM COUNTY, GEORGIA RECORDS. (AS TO PARCEL 1) DOES NOT AFFECT SUBJECT PROPERTY
13. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK V, PAGE 191, CHATHAM COUNTY, GEORGIA RECORDS. (AS TO PARCEL 2) AFFECTS SUBJECT PROPERTY
14. DEED TO CHATHAM COUNTY RECORDED IN DEED BOOK 33B, PAGE 425, CHATHAM COUNTY, GEORGIA RECORDS. (ILLEGIBLE) (AS TO PARCEL 1)
15. RIGHT OF WAY FOR A DRAINAGE DITCH GRANTED BY THE GEORGIA CAROLINA LUMBER COMPANY TO CHATHAM COUNTY IN DEED BOOK 12L'S, FOLIO 311, AS REFERENCED IN DEED BOOK 33P, PAGE 315, CHATHAM COUNTY, GEORGIA RECORDS. (AS TO PARCEL 1) AFFECTS SUBJECT PROPERTY
16. RIGHT OF WAY DEED WITH REVERSIONARY CLAUSE AND DRAINAGE EASEMENT TO THE STATE HIGHWAY BOARD OF GEORGIA DATED MAY 19, 1938 AND RECORDED IN DEED BOOK 33C, PAGE 223, CHATHAM COUNTY, GEORGIA RECORDS. NOT PLOTTABLE
17. EASEMENT TO SAVANNAH ELECTRIC AND POWER COMPANY DATED FEBRUARY 9, 1939 AND RECORDED IN DEED BOOK 33U, PAGE 234, CHATHAM COUNTY, GEORGIA RECORDS. (AS TO PARCEL 1) NOT PLOTTABLE
18. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY DATED MARCH 14, 1939 AND RECORDED IN DEED BOOK 33W, PAGE 59, CHATHAM COUNTY, GEORGIA RECORDS. (AS TO PARCEL 1) NOT PLOTTABLE
19. RIGHT OF WAY DEED TO THE DEPARTMENT OF TRANSPORTATION DATED MARCH 30, 1989 AND RECORDED IN DEED BOOK 141F, PAGE 400, CHATHAM COUNTY, GEORGIA RECORDS. (AS TO PARCEL 1) AFFECTS SUBJECT PROPERTY

RIGHT OF WAY DEED TO CHATHAM COUNTY DATED THE 29TH OF SEPTEMBER, 1992 AND RECORDED IN DEED BOOK 156H, PAGE 499, CHATHAM COUNTY, GEORGIA RECORDS. (AS TO PARCEL 1) AFFECTS SUBJECT PROPERTY


OLD LOUISVILLE ROAD
R/W VARIES
EDGE OF ASPHALT
4" WIRE FENCE
GATE
ASPHALT ROAD
CONCRETE BUILDING
ONE STORY BRICK BUILDING
TANK
AWNING
WELL
6' CHAIN LINK FENCE
ONE STORY CONCRETE BUILDING
CONCRETE SHED 13'X21'
TRAILER ON BRICK FOUNDATION 27'X40'
WELL TANK
BRICK SHED 8'X12'
WOOD SHED 12'X20'
BRICK RESIDENCE 27'X45'
BRICK STEPS
BRICK
PARCEL 2
1.285 AC
55,776 SF
N/F: SOUTHERN REAL ESTATE, LLC PB 5, PAGE 130 PIN: 50987 06012
TRACT 1A
N/F: PB/STRATEGIC POOLER, LLC
PIN: 50987 01041
HEADWALL
1"IPF
STMH
95.13'
892.66'
292.85'
588.74'
3221.39'
MB
3"X3" CMF
S19°31'37"W
S24°40'18"E
S14°24'49"W
DITCH
50' CANAL RIGHT-OF-WAY (SEE REFERENCE #5)
SMB 16S, PG 6
N/F: KEVIN L. MANN
PIN: 50987 02003
N24°40'18"W
901.23'
5/8"IRF
4" WIRE FENCE
S19°24'20"W
324.43'
N/F: POOLER LAKES HOMEOWNERS ASSOCIATION, INC. PIN: 50987 02017
SMB 16S, PG 6
PLAT OF POOLER LAKES CONDOMINIUM
N76°03'07"W
536.46'
HEADWALL
BOX CULVERT 6'X3'
GUARD RAIL
GW(2)
SEE INSET MAP A
SEE INSET MAP B
N18°52'34"E
57.02'
4"X4" CMF
S76°03'06"E
3535.86'
3"X3" RWCMF
2515.40'
2586.48'
SEABOARD COAST LINE RAILROAD
100' R/W
NORTH PARCEL 1
29.931 AC
1,303,827 SF
SOUTH PARCEL 1
26.377 AC
1,148,986 SF
U.S. HIGHWAY 80 EAST
180' R/W
1952.78'
1599.08'
CONCRETE SIDEWALK
CONCRETE FRAME
CAMERA POLE
3" WIRE FENCE
METAL GARAGE 20'X30'
4' CHAIN LINK FENCE
TOM TRIPLETT PARK ENTRANCE
60' R/W
DEED BOOK 156H, PAGE 499
WOOD HEADWALL
SIGN
278.53'
S19°31'37"W
533.44'
212.05'
N/F: BEVERLY HALL WATERS PCS 1 PIN: 50988 01006
50' SANITARY SEWER EASEMENT (SEE REFERENCE #6)
S19°31'37"W
1365.74'
488.30'
N71°07'26"W
480.43'
50.00'
3/8"IRF
5/8"IRF
3"X3" RWCMF
WF
DITCH
S10°31'32"E
20.00' (50' R/W)
N10°31'32"W
434.59'
20.00' (50' R/W)
N/F: POOLER LAKES HOMEOWNERS ASSOCIATION, INC. PIN: 50987 02017
S10°31'32"E
258.37'
N10°31'32"W
20.00' (50' R/W)
S10°31'32"E
20.00' (50' R/W)
N/F: POOLER LAKES HOMEOWNERS ASSOCIATION, INC. PIN: 50987 02017
S10°31'32"E
20.00' (50' R/W)
N10°31'32"W
434.59'
20.00' (50' R/W)
N/F: POOLER LAKES HOMEOWNERS ASSOCIATION, INC. PIN: 50987 02017
S10°31'32"E
258.37'
N10°31'32"W
20.00' (50' R/W)
S10°31'32"E

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EXHIBITS FOR HIGHWAY 80 COMMERCIAL FLEX CENTER - LANIER TRACT

OCTOBER 2025

SCALE: 1"=120'
0' 60' 120' 240'

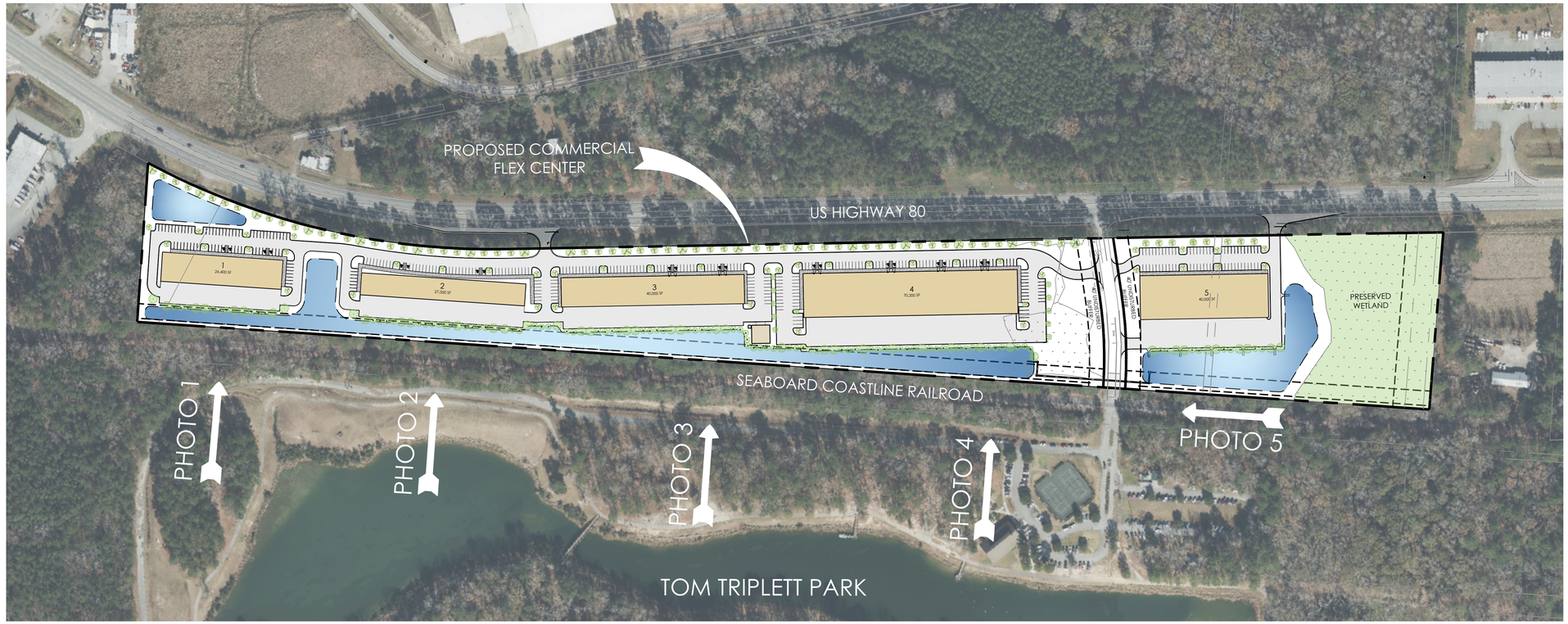
PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

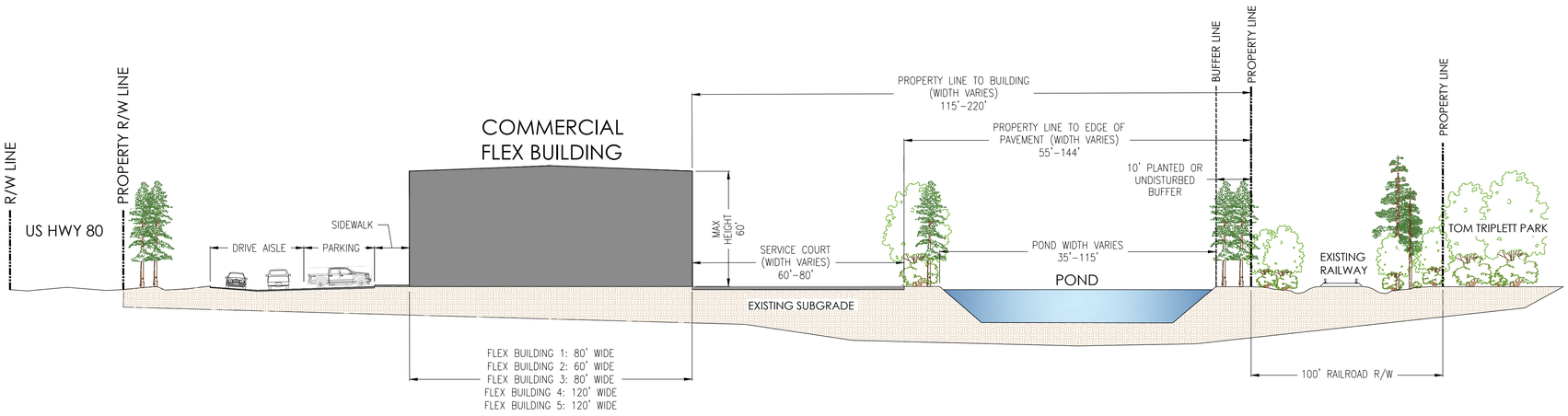
PHOTO 5



SITE PLAN

SCALE: 1" = 160'

SCALE: 1"=160'
0' 80' 160' 320'



COMMERCIAL FLEX BUILDING TYPICAL CROSS-SECTION

NOT TO SCALE

COLEMAN COMPANY, INC DATE PLOTTED: 11/5/2025 11:02 AM BY: John Robinson DRAWING PATH: Q:\2025\25-86\100\DWG\Planning\25-86 100 Flex Center Cross-section Exhibit.dwg

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CROSS-SECTION EXHIBIT FOR HIGHWAY 80 COMMERCIAL FLEX CENTER - LANIER TRACT

NOVEMBER 2025

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Major Subdivision Plan Approval for Cross Creek - Phase 3 consisting of 88 Single-Family Residential Parcels within the Jabot PUD

Project:	#A24-0106
P&Z Meeting Date:	November 10, 2025
City Council Meeting Date:	November 17, 2025
Applicant and Authorized Agent:	Neil McKenzie
Location (Address):	Pine Barren Rd.
Parcel (PIN):	51010 01001A
Acreage:	Approximately 89.72
Zoning:	PUD (Jabot)
Proposed Use:	88 Single-Family Residential Parcels
Staff Recommendation:	Approval with the condition 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. Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction-related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany the engineer during the evaluation. The Developer of Cross Creek Subdivision Phase 3 shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the*

	roadway to its pre-construction condition as a direct result of such traffic."
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 Residential Character Area. The proposed single-family residential parcels are consistent with the existing surrounding residential context of the area.* 2. Whether the site plan provides for adequate pedestrian and traffic access. ○ *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access; however, with the increase of construction traffic, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction-related traffic prior to project close-out.* 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable. ○ *The site is a large 89.72-acre parcel which will adequately accommodate the proposed 26-acre single-family residential development and its associated parking requirements.* 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 are all residential.* 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 26-acre site on a 89.72 acre-parcel and the adjacent properties.*

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 and 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 as well as the conditions imposed with the rezoning of the property with regards to the 20-foot buffer and platted open space areas.*

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.*

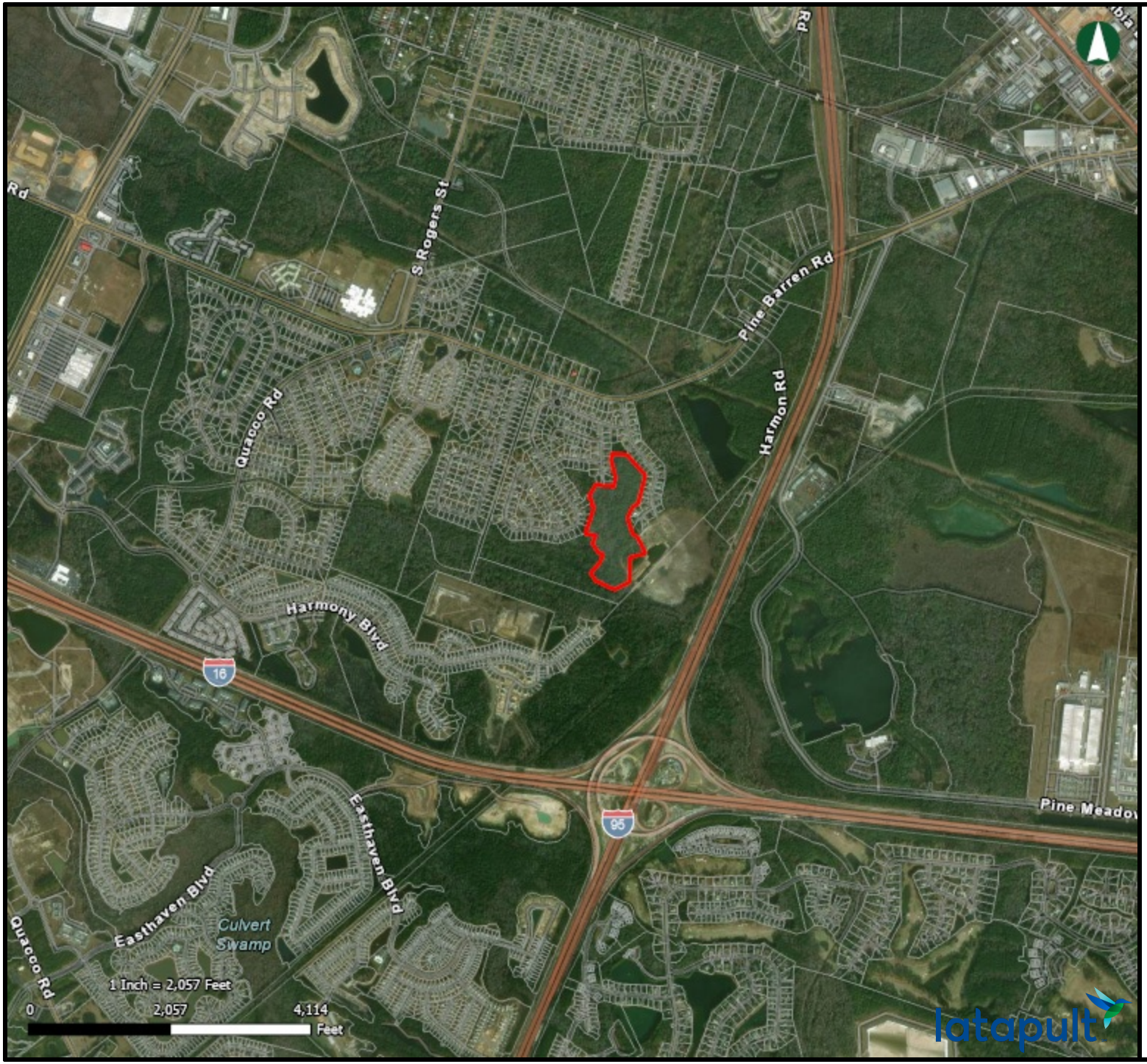
Conclusion:

The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request with the following condition:

1. Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction-related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany

	the engineer during the evaluation. The Developer of Cross Creek Subdivision Phase 3 shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the roadway to its pre-construction condition as a direct result of such traffic.
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 - Cross Creek Phase 3A - Major Subdivision Plan

11/03/2025

Parcels

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

Attachment B

I.D.	DESCRIPTION
	20 FT BUFFER
	30 FT BUFFER
	PERMANENT OPEN SPACE
	PRESERVED WETLANDS

NOTES:
1. THIS SUBDIVISION CONTAINS 88 LOTS.
2. TOTAL AREA: 89.72 ACRES; 2,908,203 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 51010 01001A
4. THIS PROPERTY IS CURRENTLY ZONED PUD.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0128G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 12', NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. LOTS ARE TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
8. BUILDING SETBACKS AS LISTED UNLESS OTHERWISE NOTED:
   - 5' FROM PROPERTY LINE SIDE
   - 20' FROM PROPERTY LINE REAR
   - 25' FROM EDGE OF TRAVEL LANE FRONT
9. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
10. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.

11. 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 _____ DATE

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____ .

APPROVED BY THE MAYOR AND COUNCIL MEMBER FOR THE CITY OF POOLER.

MAYOR _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

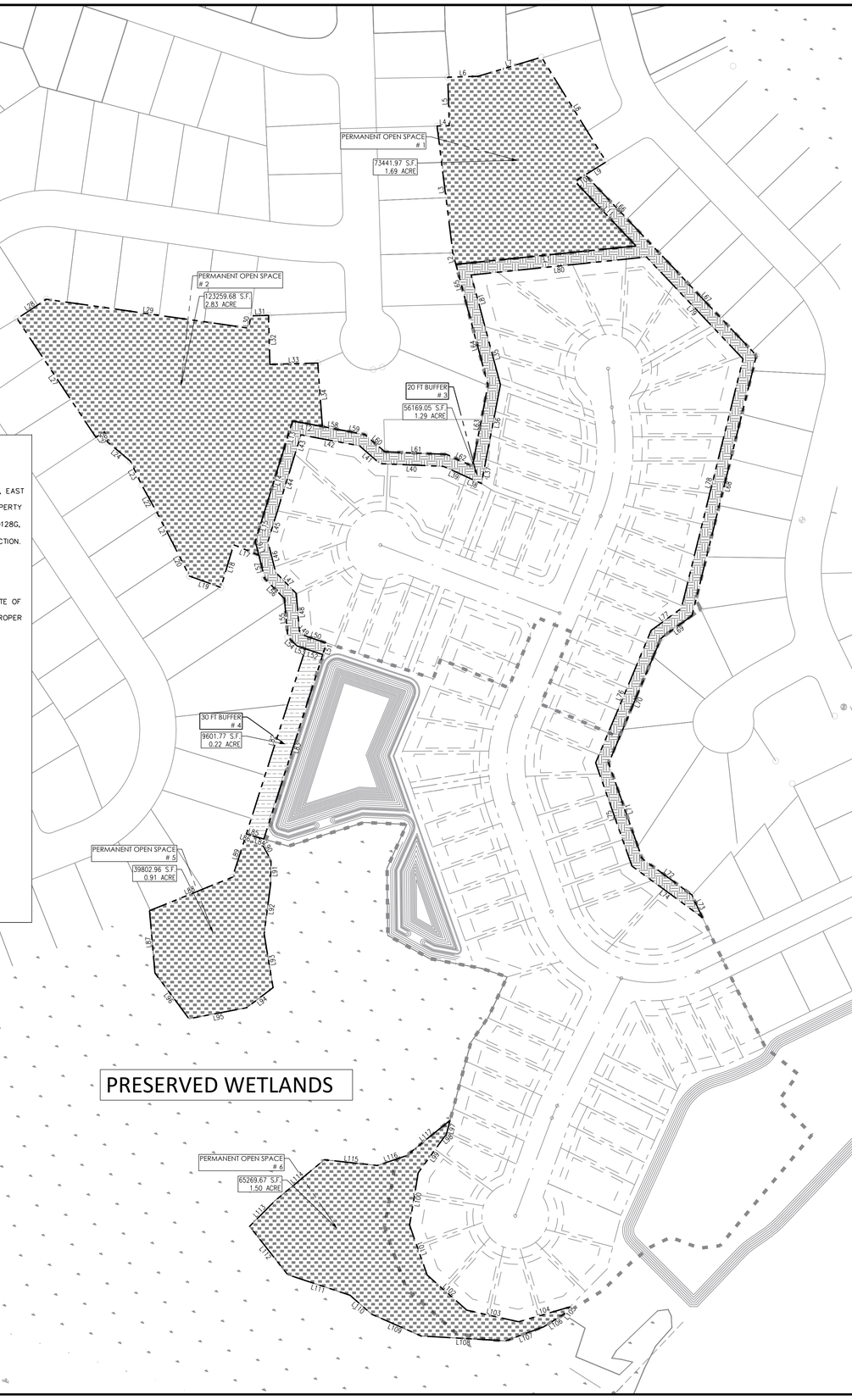
COUNCIL MEMBER _____ DATE _____ .

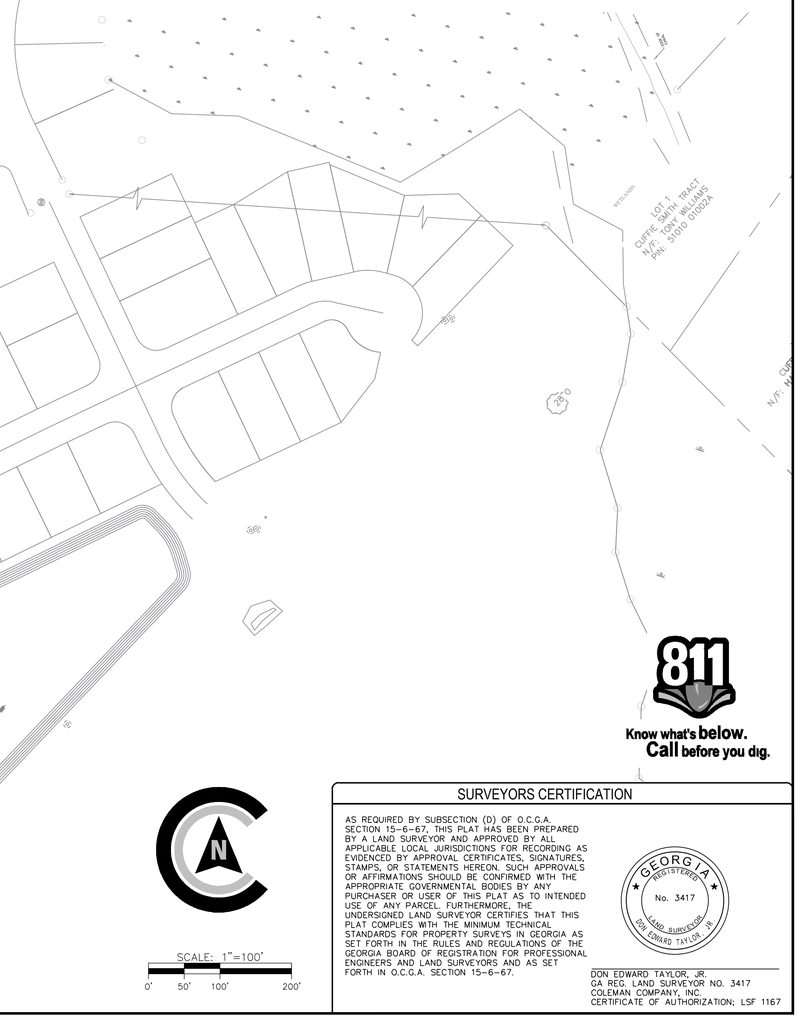
COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

COUNCIL MEMBER _____ DATE _____ .

CITY CLERK _____ DATE _____ .





LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	146.294	S43° 25' 56.14"E
L10	20.335	S56° 58' 57.32"W
L9	40.570	S58° 17' 53.86"W
L8	202.800	S31° 42' 06.14"E
L7	109.140	N73° 15' 33.86"E
L6	50.000	N88° 21' 29.68"E
L5	79.978	N01° 37' 01.14"W
L4	20.000	N88° 22' 58.86"E
L3	210.950	N07° 03' 26.14"W
L2	19.516	N14° 51' 26.14"W
L1	298.441	S84° 09' 00.89"W
L34	104.870	S04° 07' 11.14"E
L33	79.000	N88° 22' 58.86"E
L32	81.006	S01° 37' 01.14"E
L31	29.224	N88° 22' 58.86"E
L30	20.470	N08° 05' 58.86"E
L29	337.490	S81° 54' 01.14"E
L28	57.910	N56° 25' 28.86"E
L27	235.000	N33° 34' 31.14"W
L26	17.106	S56° 35' 29.79"W
L25	17.480	N15° 30' 56.14"W
L24	49.370	N49° 56' 41.14"W
L23	44.010	N25° 32' 31.14"W
L22	57.140	N28° 45' 36.14"W
L21	52.011	N27° 24' 51.48"W
L20	59.937	N26° 48' 36.18"W
L19	55.080	N70° 05' 52.14"W
L18	73.460	S16° 48' 08.86"W
L17	44.912	N67° 15' 09.39"W
L16	23.824	S14° 06' 32.50"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	58.720	S17° 11' 51.41"W
L14	97.790	S17° 11' 51.41"W
L13	51.319	S17° 11' 51.41"W
L12	49.867	N79° 23' 56.14"W
L81	88.102	S14° 53' 56.14"E
L80	290.446	S84° 09' 00.89"W
L79	231.592	N43° 25' 56.14"W
L78	423.717	N13° 53' 43.86"E
L77	61.775	N53° 46' 43.86"E
L76	236.620	N22° 42' 29.75"E
L75	180.334	N19° 18' 26.14"W
L74	144.371	N53° 49' 36.14"W
L73	41.512	S25° 01' 28.58"E
L72	101.780	S53° 49' 36.14"E
L71	166.440	S19° 18' 26.14"E
L70	223.380	S22° 42' 29.75"W
L69	63.471	S53° 46' 43.86"W
L68	441.906	S13° 53' 43.86"W
L67	252.370	S43° 25' 56.14"E
L66	158.010	S43° 25' 56.14"E
L65	67.804	N14° 51' 26.14"W
L64	138.130	N14° 53' 56.14"W
L63	136.220	N10° 48' 28.86"E
L62	46.850	S65° 31' 01.14"E
L61	102.106	S87° 32' 39.80"E
L60	43.317	S48° 51' 01.14"E
L59	37.623	S79° 23' 56.14"E
L58	33.757	S79° 23' 56.14"E
L57	39.480	N14° 01' 56.14"W
L56	46.754	N44° 20' 31.83"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L55	63.811	N04° 56' 11.97"W
L54	20.819	N46° 42' 22.64"W
L53	14.721	N71° 57' 09.76"W
L52	30.001	N71° 27' 23.79"W
L51	20.000	S18° 32' 36.21"W
L50	40.534	S71° 27' 23.79"E
L49	8.756	S46° 19' 16.14"E
L48	62.976	S04° 47' 01.14"E
L47	48.954	S44° 11' 01.14"E
L46	52.014	S14° 01' 56.14"E
L45	53.130	S17° 11' 51.41"W
L44	97.790	S17° 11' 51.41"W
L43	33.499	S17° 11' 51.41"W
L42	97.965	N79° 23' 56.14"W
L41	44.913	N48° 51' 01.14"W
L40	105.210	N87° 33' 21.14"W
L39	41.710	N65° 31' 01.14"W
L38	26.695	N65° 31' 01.14"W
L37	40.484	S10° 48' 28.86"W
L36	125.749	S10° 48' 28.86"W
L35	98.967	S14° 53' 56.14"E
L86	0.000	N74° 01' 21.13"W
L85	21.174	N74° 01' 21.25"W
L84	8.840	N74° 01' 21.25"W
L83	319.399	S17° 42' 08.76"W
L82	320.743	N17° 42' 10.21"E
L96	93.914	N36° 41' 34.26"W
L95	96.606	S79° 14' 34.51"W
L94	54.844	S52° 43' 41.89"W
L93	89.951	S09° 23' 21.98"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L92	83.835	S07° 21' 04.87"W
L91	38.259	S00° 49' 09.14"W
L90	42.546	S28° 26' 50.71"E
L89	74.595	N17° 42' 09.93"E
L88	147.665	N67° 55' 12.18"E
L87	103.135	N04° 56' 11.41"W
L117	92.933	N50° 55' 01.94"E
L116	50.039	N71° 22' 38.96"E
L115	88.273	S83° 52' 12.41"E
L114	106.411	N50° 15' 08.42"E
L113	58.821	N44° 43' 03.36"E
L112	101.286	N38° 16' 24.19"W
L111	108.348	N71° 39' 14.45"W
L110	47.467	N48° 49' 42.18"W
L109	89.044	N66° 12' 23.73"W
L108	139.732	N86° 42' 49.57"W
L107	66.471	S69° 42' 01.09"W
L106	39.407	S58° 24' 52.55"W
L105	15.496	S37° 41' 20.62"W
L104	87.500	N73° 38' 38.70"E
L103	87.500	S77° 24' 03.22"E
L102	87.500	S48° 26' 45.13"E
L101	87.500	S19° 29' 27.04"E
L100	87.500	S09° 27' 51.05"W
L99	73.737	S36° 06' 13.69"W
L98	3.249	S48° 47' 52.00"W
L97	25.681	S14° 53' 24.73"W

SCALE: 1"=100'
0' 50' 100' 200'

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

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

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

DESIGN PROFESSIONAL'S CREDENTIALS:

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

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NOT FOR CONSTRUCTION

REVISIONS:

EXHIBITS FOR
CROSS CREEK SUBDIVISION
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS,LLC

JOB NUMBER:	23-652.000
DATE:	11/04/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

PERMANENT OPEN SPACE

SHEET:
EX0.0

CONSTRUCTION PLANS FOR
CROSS CREEK SUBDIVISION
PHASE 3

PREPARED FOR
HARMONY PARTNERS, LLC

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

OWNER

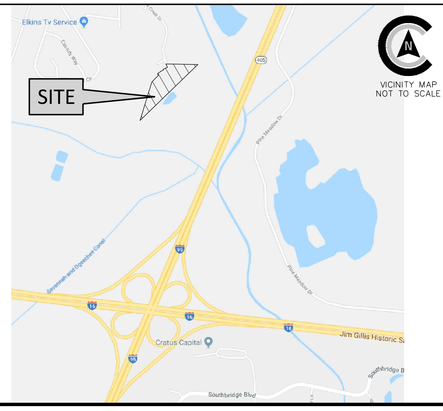
I CERTIFY THAT THIS DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

ENGINEER OF RECORD

DESIGN PROFESSIONAL'S CREDENTIALS:

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

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	PINE BARREN ROAD
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	89.72 ACRES
DISTURBED AREA:	± 26.00
ZONING:	JABOT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X,AE
WATER & SEWER PROVIDER:	POOLER
PINS:	51010 01001A
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	32.0878 LAT – (–)81.2464 LONG

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
C0.0	CONSTRUCTION NOTES
C1.0	SHEET INDEX
C2.0	EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS
C3.0	STAKING PLAN
C3.1	STAKING PLAN
C3.2	STAKING PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	NEIGHBORHOOD GRADING PLAN
C5.1	NEIGHBORHOOD GRADING PLAN
C6.0	UTILITY PLAN
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C7.0	WATER PROFILES
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COV	ES&PC COVER SHEET
CE1.0	INITIAL ES&PC PLAN
CE1.1	INITIAL ES&PC PLAN
CE2.0	INTERM ES&PC PLAN
CE2.1	INTERM ES&PC PLAN
CE3.0	FINAL ES&PC PLAN
CE3.1	FINAL ES&PC PLAN
CE4.0	EROSION CONTROL DETAILS
CE4.1	EROSION CONTROL DETAILS
CE5.0	NPDES PERMIT NOTES
CE5.1	NPDES PERMIT NOTES
L1.0	Existing Conditions
L1.1	Existing Conditions
L2.0	Landscape Plan
L2.1	Landscape Plan
L3.0	Landscape Details
L3.1	Landscape Details

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL 9/08/25 ENGINEER NEIL P. McKENZIE

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
CROSS CREEK SUBDIVISION PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 11/5/2025 11:57 AM BY: Walker McDonald DRAWING PATH: C:\2023\23-652.000\DWG\Civil\23A\23-652.000_23A_COVER.dwg

GENERAL NOTES:

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

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

3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.

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

5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOP OF 5%

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

7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.

8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.

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

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

11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.

13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.

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

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

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

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

18. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.

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

20. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.

22. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE
STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.

23. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA
AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.

24. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

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

26. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

27. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE
FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.

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

29. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.

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

31. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".

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

33. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.

34. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.

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

36. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.

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

38. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.

39. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.

40. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE, ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.

41. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.

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

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

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

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

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

47. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.

48. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.

MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTING'S WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.

MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER " IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER – DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.

49. INTERNATIONAL FIRE CODE, 2021 EDITION:

SECTION 3311
ACCESS FOR FIREFIGHTING
3311.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR
DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT
FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS,
CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL
PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

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

50. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

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

52. MAXIMUM BUILDING HEIGHT IS TO BE 35' PER APPENDIX A ARTICLE III, SECTION 6 OF THE CITY OF POOLER CODIFIED ORDINANCES.

DESIGN PROFESSIONAL'S CREDENTIALS:

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

WATER – SEWER NOTES:

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

2. ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

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

4. WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.

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

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

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

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

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

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

11. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

DEVELOPMENT REQUIREMENTS: **JABOT PUD AMD #18**

FRONT SETBACK: 25
SIDE YARD SETBACKS: 5
REAR YARD SETBACK: 20

MAXIMUM IMPERVIOUS AREA: 60%
MINIMUM LOT AREA: 4,400 SQ.FT.
MINIMUM LOT WIDTH: 40 FT.
TOTAL SITE AREA = 26.121 AC.
POND AREA = 4.638 AC
USABLE SITE AREA = TOTAL SITE AREA - POND AREA
26.121 AC. - 4.638 AC = 21.483 AC.
GREEN SPACE PROVIDED = 8.4798 AC
% OF GREEN SPACE PROVIDED = (GREEN SPACE PROVIDED / USABLE SITE AREA) X 100
(8.4798 AC / 21.483 AC) X 100 = 39.47 %

SITE INFORMATION:

PARENT PIN: 5101001001A
ZONING DISTRICT: JABOT PUD
FLOOD ZONE: X, AE-12
SIZE: ±89.00 AC

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

EROSION CONTROL NOTES:

1. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) DURING ALL PHASES OF CONSTRUCTION AND SHALL INSTALL & MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".

2. NARRATIVE DESCRIPTION:

LOCATION: PINE BARREN ROAD POOLER,GEORGIA

PINS: 5101001001A

NATURE OF WORK: SINGLE FAMILY SUBDIVISION AS AN EXTENSION OF A PREVIOUS PHASE

SIZE:
TOTAL PROPERTY ACREAGE: ±89.00 AC
DISTURBED ACREAGE: ±22.00 AC

ZONING CLASSIFICATION: JABOT PUD

MAXIMUM BUILDING HEIGHT: 35'
PHASES: THE WORK WILL BE PERFORMED IN TWO PHASES.

3. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.

4. THERE ARE APPARENT WETLANDS PRESENT ON THE PROPERTY.

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

6. THE SOILS ON SITE ARE : Cc (CAPE FEAR SOILS), Mn (MASCOTTE SAND), Oj (OCILLA COMPLEX), Ok (OGEECHEE LOAMY FINE SAND), Ol (OLUSTEE FINE SAND), W (WATER)

7. THIS SITE IS CURRENTLY UNDEVELOPED

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

9. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.

10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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

13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN A FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0109F EFFECTIVE DATE: AUGUST 16, 2018.

14. CONTACT INFORMATION:

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

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

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

ADA NOTES:

1. ACCESSIBLE ROUTE – EXTERIOR:
MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2% GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
A. 0 TO 1/4" : NO REQUIREMENTS
B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
•• MAX RAMP SLOPE 8.33% (1:12)
•• RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
•• MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
•• MAX CROSS SLOPE OF RAMP 2% (1:50)
A. LANDINGS :
••• RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
••• LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
••• LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
••• IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
••• ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
B. HANDRAILS:
••• HANDRAILS ARE REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
••• PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
••• PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
••• ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
••• STAIRS ARE NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT THEY SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS :
•• MAX SLOPE OF CURB RAMP 8.33%
•• MAX SLOPE OF SIDE FLARES 10%
•• MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%
•• MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
•• DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS :
•• AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES :
•• MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
•• MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
•• MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
•• MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE :
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
8. ACCESSIBLE ROUTES :
MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

Know what's below. Call before you dig.

C2.1, 3.1, 4.1, 5.1, 6.1
CE1.1, 2.1, 3.1

C2.0, 3.0, 4.0, 5.0, 6.0
CE1.0, 2.0, 3.0

PERMANENT OPEN SPACE 1.69 AC

PERMANENT OPEN SPACE 2.83 AC

PERMANENT OPEN SPACE 0.91 AC

PERMANENT OPEN SPACE 1.50 AC

PHASE 3B

PHASE 3B

PHASE 3A

PHASE 3A

EXISTING PHASE 2

BROWNING DRIVE

LONGLEAF CIRCLE

CROSS CREEK COURT

LOT COUNT

3A:46
3B:42

SCALE: 1"=100'
0' 50' 100' 200'

COLEMAN COMPANY
ENGINEERS • SURVEYORS
ColemanCompanyInc.com (912) 200-3041 | Savannah, GA

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036962 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/08/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
CROSS CREEK SUBDIVISION PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

SHEET INDEX

SHEET:
C1.0

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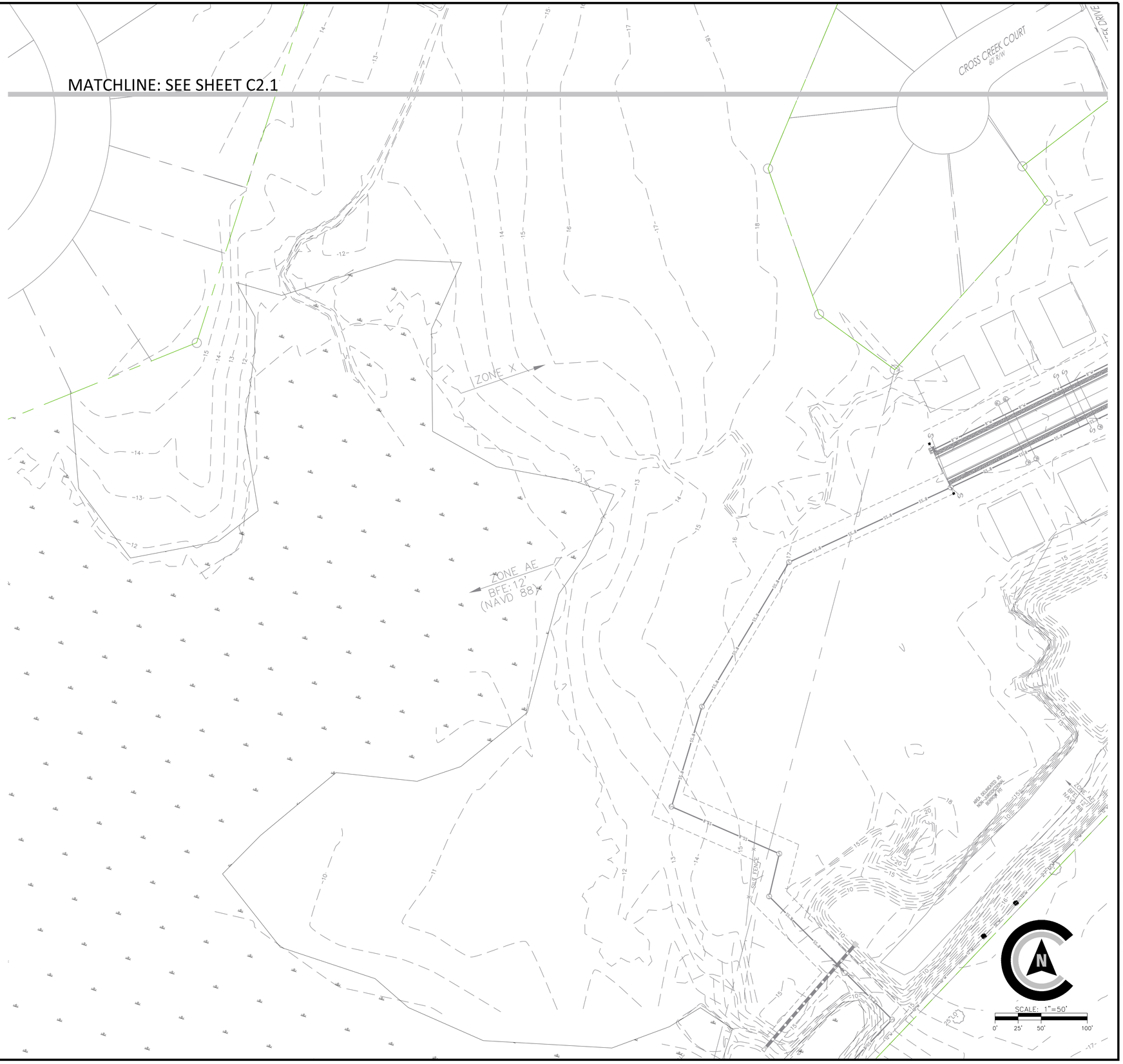

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036962 PROFESSIONAL ENGINEER NEIL P. McKENZIE
9/08/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
CROSS CREEK SUBDIVISION PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
C2.0

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GEORGIA
No. PE036962
PROFESSIONAL
ENGINEER
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Curve Table			
Curve #	Length	Radius	Delta
C115	35.296	205.000	009.8650
C116	41.618	205.000	011.6318
C117	10.707	25.000	024.5387
C118	33.380	205.000	009.3294
C119	19.025	25.000	043.6032
C120	18.024	139.500	007.4030
C121	55.730	55.000	058.0560
C122	27.220	55.000	028.3560
C123	27.795	55.000	028.9550
C124	27.795	55.000	028.9550
C125	25.981	55.000	027.0650
C127	27.795	55.000	028.9550
C128	20.609	55.000	021.4689
C130	28.829	55.000	030.0329
C131	31.233	55.000	032.5370
C132	25.575	199.500	007.3450
C133	50.424	205.000	014.0931
C134	36.616	25.000	083.9180
C135	85.330	205.000	023.8490
C136	16.088	230.000	004.0078

Curve Table			
Curve #	Length	Radius	Delta
C137	40.243	230.000	010.0249
C138	41.130	230.000	010.2460
C139	36.116	230.000	008.9968
C140	35.758	230.000	008.9078
C141	40.172	25.000	092.0670
C143	19.674	25.154	044.8139
C144	41.702	56.500	042.2895
C145	20.513	56.500	020.8019
C146	43.391	56.500	044.0021
C147	26.500	56.500	026.8737
C148	27.292	56.500	027.6759
C149	38.335	56.500	038.8747
C150	58.308	56.500	059.1295
C151	20.751	25.000	047.5578
C152	38.368	25.000	087.9330
C153	22.193	270.000	004.7095
C154	40.249	270.000	008.5411
C155	41.364	270.000	008.7777
C156	49.392	270.000	010.4814
C157	15.280	25.000	035.0187

Curve Table			
Curve #	Length	Radius	Delta
C158	25.983	270.000	005.5138
C159	42.125	56.500	042.7183
C161	32.099	56.500	032.5516
C162	28.016	56.500	028.4108
C163	28.016	56.500	028.4108
C164	28.016	56.500	028.4108
C165	33.470	56.500	033.9418
C166	46.502	56.500	047.1574
C168	46.502	56.500	047.1574
C169	40.240	330.000	006.9866
C170	15.240	25.000	034.9283
C171	40.031	330.000	006.9503
C172	36.779	330.000	006.3857
C173	37.203	330.000	006.4593
C174	31.771	330.000	005.5162
C175	31.771	330.000	005.5162
C176	83.228	170.000	028.0508
C177	35.605	170.000	012.0001
C178	35.605	170.000	012.0001
C179	92.452	145.000	036.5316

Curve Table			
Curve #	Length	Radius	Delta
C180	92.452	145.000	036.5316
C181	145.034	145.000	057.3092

MATCHLINE: SEE SHEET C3.1

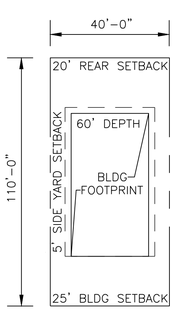
POND C1
TOP – 15.50
BOTTOM – 0.00
STATIC – 9.75
1YR – 12.21
10YR – 13.09
25YR – 13.81
50YR – 14.41
100YR – 14.90

POND C2
TOP – 15.50
BOTTOM – 5.00
STATIC – 9.75
1YR – 12.22
10YR – 13.10
25YR – 13.81
50YR – 14.42
100YR – 14.91

EXPANDED POND "B"
TOP – 14.00
BOTTOM – 4.0
STATIC – 9.0
1YR – 10.47
10YR – 11.42
25YR – 12.05
50YR – 12.55
100YR – 13.09

PERMANENT OPEN SPACE 0.91 AC

PERMANENT OPEN SPACE 1.50 AC



TYPICAL 40' LOT LAYOUT
NTS

SITE NOTES:
- ALL PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.
- INCASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
- LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
- CONSTRUCTION WILL BE PREFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
- THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN THE RIGHT OF WAY.
- PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS.
- SELECT FILL SHALL BE USED IN ALL ROADS.
- ROAD FILL SHALL BE COMPACTED 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR. (ASTM D698 OR ASTM D1557)
- TRAFFIC SIGNS WITHIN THE R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
- 20 FT BUFFERS WITH 6 FT SHADOW BOX FENCE ARE TO BE SELECTIVELY GRADED IN ORDER TO INSTALL THE FENCE.

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C109	175.000	295.379	N67° 39' 41.18"W	(941332.6065,759229.4562)	(941090.6908,759328.8633)
C111	200.000	147.248	N01° 47' 03.86"E	(941028.1392,759507.4100)	(941032.6215,759651.2847)
C112	300.000	158.211	N07° 46' 04.78"E	(941171.8941,759981.3736)	(941193.0313,760136.3229)
C113	750.000	24.562	N06° 24' 06.79"W	(941193.0313,760136.3229)	(941190.2927,760160.7307)
C110	169.500	21.803	S23° 18' 17.20"W	(941100.1538,759008.4898)	(941091.5338,758988.4791)

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L392	44.878	S63° 59' 03.77"W	(941372.9372,759249.1405)	(941332.6065,759229.4562)
L395	189.187	N19° 18' 26.14"W	(941090.6908,759328.8633)	(941028.1392,759507.4100)
L396	358.267	N22° 52' 33.86"E	(941032.6215,759651.2847)	(941171.8941,759981.3736)
L398	64.159	N05° 27' 49.26"W	(941190.2927,760160.7307)	(941184.1838,760224.5984)
L393	235.579	S26° 40' 07.07"W	(941205.8886,759219.0072)	(941100.1538,759008.4898)
L394	172.315	S20° 31' 41.41"W	(941091.5338,758988.4791)	(941031.1084,758827.1059)
L397	316.104	N69° 11' 27.25"W	(941104.2897,759821.1449)	(940808.8057,759933.4424)

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036962 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/08/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
CROSS CREEK SUBDIVISION PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	09/08/2025
DRAWN BY:	WAM
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

SCALE: 1"=50'
0' 25' 50' 100'

SITE NOTES:
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PERMANENT OPEN SPACE 1.69 AC

PERMANENT OPEN SPACE 2.83 AC

REDFIELD DRIVE 60' R/W

BROWNING DRIVE 60' R/W

LONGLEAF CIRCLE 60' R/W

CREEK RIDGE (60' ROW)

CROSS CREEK DRIVE (60' ROW)

PHASE LINE (TYP)

20' BUFFER WITH 6' SHADOW BOX FENCE

20' R.S.B. (TYP.)

25' F.S.B. (TYP.)

20' PRIVATE STORM EASEMENT (TYP)

15' DRY UTILITY ESMT. (TYP)

18" ROLL C&C

4" X 30" CONCRETE R/W MONUMENT

STOP BAR

R1-1 STOP SIGN

25 MPH SPEED LIMIT SIGN

PEDESTRIAN CROSSING SIGN WITH DIAGONAL DOWNWARD ARROW

TYPE "D" HANDICAP RAMP

TEMPORARY TURN AROUND PHASE 3A

POND C1

WMH TOP: 18.75

TRANSFORMER

6"CHAINLINK FENCE

MATCHLINE: SEE SHEET C3.0

SCALE: 1"=50'

0' 25' 50' 100'

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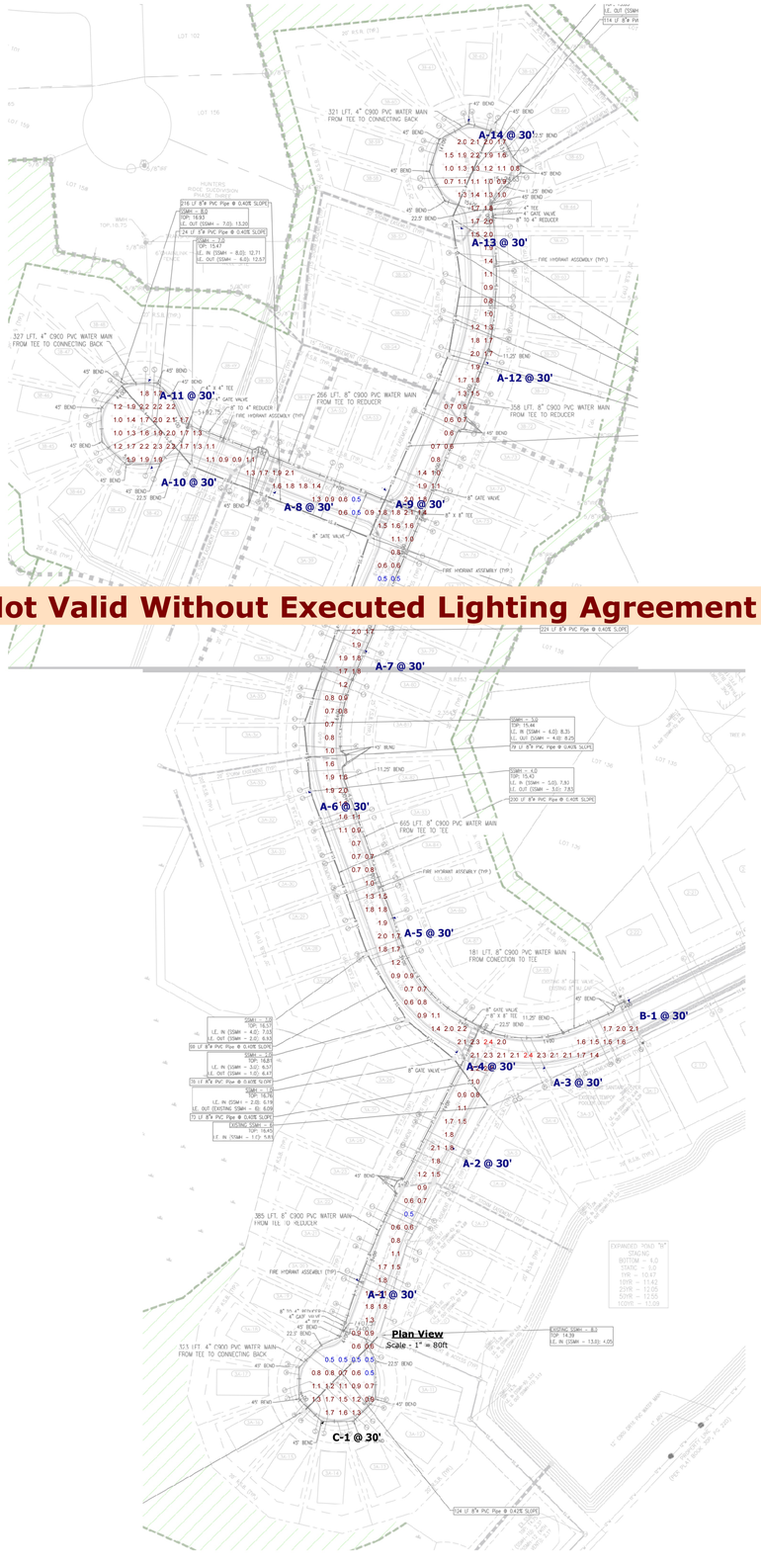
STAKING PLAN

SHEET:
C3.1



Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power

Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	14	ARCH-M-PA2-120-740-U-T3	ARCHEON-M ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 785mA LIGHT ENGINES WITH 16 LEDS AND TYPE III OPTICS	0.912	122
	B	1	ARCH-M-PA2-120-740-U-T3	EXISTING LOCATION FROM PHASE II - ARCHEON-M ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 785mA LIGHT ENGINES WITH 16 LEDS AND TYPE III OPTICS	0.912	122
	C	1	ARCH-M-PA2-120-740-U-T4W	ARCHEON-M ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 785mA LIGHT ENGINES WITH 16 LEDS AND TYPE IV WIDE OPTICS	0.912	122

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 fc	2.4 fc	0.5 fc	4.8:1	2.8:1

Notes

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

Disclaimer

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

SouthCon

Cross Creek Phase 3A

Designer
KF
Date
4/28/2025
Scale
As Shown
Drawing No.
S45424B1
Summary

EROSION, SEDIMENT & POLLUTION CONTROL PLANS FOR

CROSS CREEK SUBDIVISION

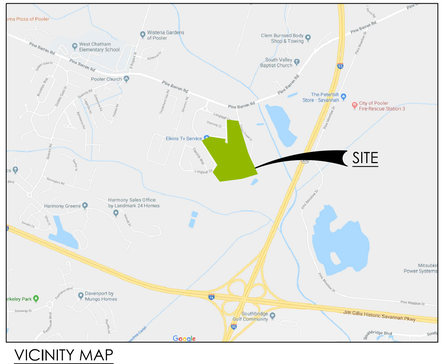
PHASE 3

PREPARED FOR HARMONY PARTNERS,LLC

DESIGN PROFESSIONAL'S CREDENTIALS:

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

VICINITY MAP (N.T.S.)



VICINITY MAP
NOT TO SCALE

REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	PINE BARREN ROAD
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS,LLC
PROPERTY AREA:	±89.00 AC
DISTURBED AREA:	±22.00 AC
ZONING:	JABOT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X, AE–12
WATER & SEWER PROVIDER:	POOLER
PINS:	5101001001A
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	32.0878, –81.2464; 32.0840, –81.2455

SHEET INDEX

Sheet Number	Sheet Title
COV	ES&PC COVER SHEET
CE1.0	INITIAL ES&PC PLAN
CE1.1	INITIAL ES&PC PLAN
CE2.0	INTERM ES&PC PLAN
CE2.1	INTERM ES&PC PLAN
CE3.0	FINAL ES&PC PLAN
CE3.1	FINAL ES&PC PLAN
CE4.0	EROSION CONTROL DETAILS
CE4.1	EROSION CONTROL DETAILS
CE5.0	NPDES PERMIT NOTES
CE5.1	NPDES PERMIT NOTES

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036652 PROFESSIONAL ENGINEER NEIL P. McKENZIE 9/08/25

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ES&PC COVER SHEET

SHEET:
COV

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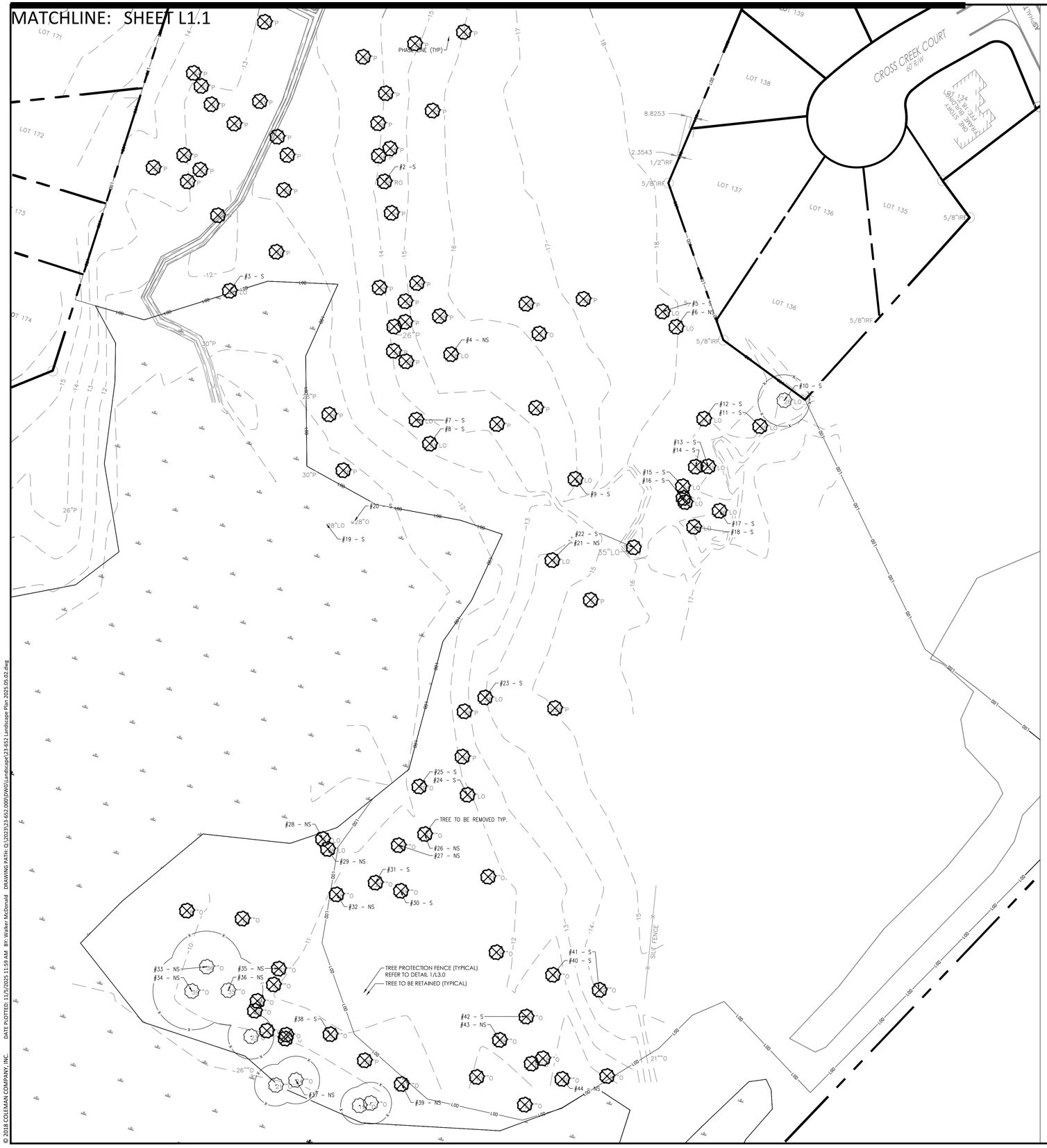

TREE REMOVAL AND MITIGATION

TREE #	SPECIES	DBH
2	SOUTHERN MAGNOLIA	28
3	LIVE OAK	26
5	LIVE OAK	31
7	LIVE OAK	19
8	LIVE OAK	21
9	LIVE OAK	31
11	LIVE OAK	20
12	LIVE OAK	44
13	LIVE OAK	31
14	LIVE OAK	29
15	LIVE OAK	24
16	LIVE OAK	22
17	LIVE OAK	26
18	LIVE OAK	29
19	LIVE OAK	29
20	WILLOW OAK	28
22	LIVE OAK	35
23	LIVE OAK	26
24	LIVE OAK	33
25	WILLOW OAK	30
30	WILLOW OAK	33
31	WILLOW OAK	25
38	LAUREL OAK	52
40	WILLOW OAK	41
41	WILLOW OAK	32
42	WILLOW OAK	31

TOTAL MITIGATION

LAUREL OAK	52	9 - 6" CALIPER TREES
LIVE OAK	476	79 - 6" CALIPER TREES
WILLOW OAK	220	37 - 6" CALIPER TREES
SOUTHERN MAGNOLIA	28	5 - 6" CALIPER TREES

SIGNIFICANT TREES TO BE RETAINED

1	SOUTHERN MAGNOLIA	24
10	LIVE OAK	26

REFER TO SHEET L3.0 FOR ARBORIST REPORT

Know what's below. Call before you dig.

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1923 PROFESSIONAL JAY M GEHLER

JAY M. GEHLER 9/4/25

REVISIONS:

LANDSCAPE PLANS FOR
CROSS CREEK
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	2025.09.04
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

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TREE REMOVAL AND MITIGATION

TREE #	SPECIES	DBH
2	SOUTHERN MAGNOLIA	28
3	LIVE OAK	26
5	LIVE OAK	31
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14	LIVE OAK	29
15	LIVE OAK	24
16	LIVE OAK	22
17	LIVE OAK	26
18	LIVE OAK	29
19	LIVE OAK	29
20	WILLOW OAK	28
22	LIVE OAK	35
23	LIVE OAK	26
24	LIVE OAK	33
25	WILLOW OAK	30
30	WILLOW OAK	33
31	WILLOW OAK	25
40	WILLOW OAK	41
41	WILLOW OAK	32
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TOTAL MITIGATION

LIVE OAK	476	79 6" CALIPER TREES
WILLOW OAK	220	37 6" CALIPER TREES
SOUTHERN MAGNOLIA	28	5 6" CALIPER TREES

SIGNIFICANT TREES TO BE RETAINED

1	SOUTHERN MAGNOLIA	24
10	LIVE OAK	26
38	LAUREL OAK	52

REFER TO SHEET L3.0 FOR ARBORIST REPORT

SCALE: 1"=50'
0' 25' 50' 100'

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 1923 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER

JAY M. GEHLER
9/4/25

REVISIONS:

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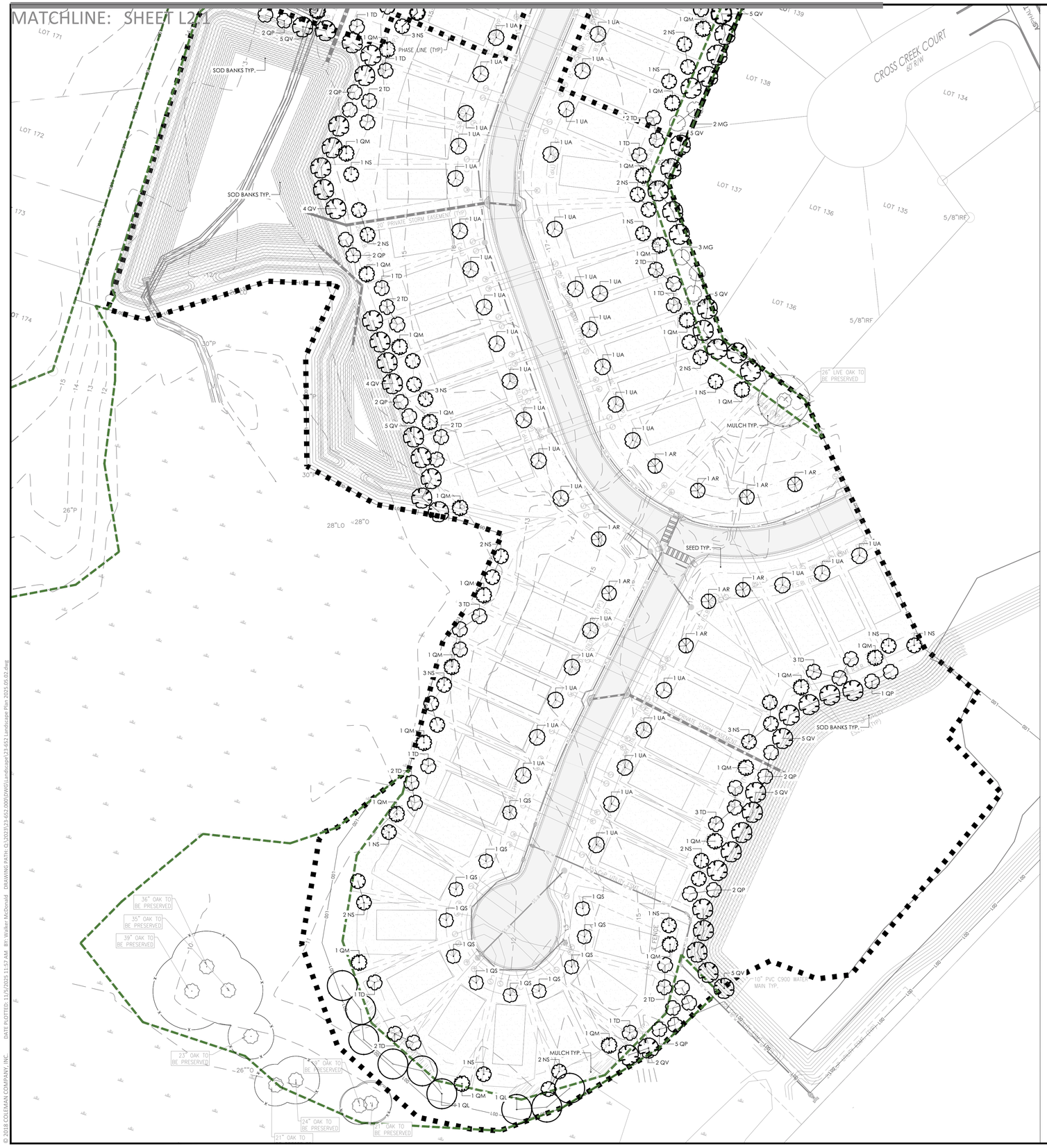
MATCHLINE: SHEET L2.1



PLANTING key

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
AR	16	ACER RUBRUM 'RED SUNSET'	'RED SUNSET' RED MAPLE
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
NS	61	NYSSA SYLVATICA 'DAVID ODOM'	'AFTERBURNER' TUPELO
QL	9	QUERCUS LAURIFOLIA	LAUREL OAK
QM	41	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK
QP	38	QUERCUS PHELLOS	WILLOW OAK
QS	32	QUERCUS SHUMARDII	SHUMARD OAK
QV	79	QUERCUS VIRGINIANA	LIVE OAK
TD	61	TAXODIUM DISTICHUM 'MICKELSON'	'SHAWNEE BRAVE' BALDCYPRESS
UA	53	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM

	SOD	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS
	SEED	CONTRACTOR'S SE SEED MIX	WWW.HANCOCKSEED.COM
	MULCH	PINESTRAW	

ALL MITIGATION TREES SHALL BE WITHIN THE DESIGNATED BUFFER AREAS.

NOTE:
RECOMMEND MULCHING ALL CRITICAL ROOT ZONES (CRZs) UNDER ALL EXISTING TREES.

LANDSCAPE ARCHITECT'S NOTE:

ALL MITIGATION TREES SHALL BE WITHIN THE DESIGNATED BUFFER AREAS.

CANOPY TREES IN FRONT YARD LOCATIONS MAY BE FIELD-ADJUSTED TO ALLOW FOR UNDERGROUND UTILITIES, DRIVEWAYS AND STREET LIGHT STANDARDS.

BY: JAY GEHLER, FASLA

SCALE: 1"=50'
0' 25' 50' 100'

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GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
JAY M. GEHLER
9/4/25

REVISIONS:

LANDSCAPE PLANS FOR
CROSS CREEK
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	2025.09.04
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0

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MATCHLINE: SHEET L2.0

PLANTING key

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
AR	16	ACER RUBRUM 'RED SUNSET'	'RED SUNSET RED MAPLE
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
NS	61	NYSSA SYLVATICA 'DAVID ODOM'	'AFTERBURNER' TUPELO
QL	9	QUERCUS LAURIFOLIA	LAUREL OAK
QM	41	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK
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	SEED	CONTRACTOR'S SE SEED MIX	WWW.HANCOCKSEED.COM
	MULCH	PINESTRAW	

LANDSCAPE ARCHITECT'S NOTE:

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BY: JAY GEHLER, FASLA

NOTE:

RECOMMEND MULCHING ALL CRITICAL ROOT ZONES (CRZs) UNDER ALL EXISTING TREES.

SCALE: 1"=50'

0' 25' 50' 100'

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JAY M. GEHLER 9/4/25

REVISIONS:

LANDSCAPE PLANS FOR

CROSS CREEK

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SHEET: L2.1

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Ossabaw Consulting

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

Arborist Site Report

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

August 23, 2024

Location:

Proposed Cross Creek 3
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 August of 2024 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.

- Tree No. 4: 46-inch Live Oak, this tree is decayed.
- Tree No. 6: 37-inch Live Oak, this tree is decayed and has broken fallen limb.
- Tree No. 21: 39-inch Live Oak, this tree is decayed.
- Tree No. 26: 27-inch Willow Oak, this tree has internal decayed.
- Tree No. 27: 30-inch Willow Oak, this tree has internal decay.
- Tree No. 28: 34-inch Live Oak, this tree is decayed.
- Tree No. 29: 26-inch Live Oak, this tree is decayed.
- Tree No. 32: 58-inch Live Oak, this tree is decayed.
- Tree No. 33: 36-inch Willow Oak, this tree has included bark.
- Tree No. 34: 39-inch Willow Oak, this tree is decayed.
- Tree No. 35: 32-inch Willow Oak, this tree is decayed.
- Tree No. 36: 38-inch Willow Oak, this tree has internal decay.
- Tree No. 37: 24-inch Willow Oak, this tree is decayed.
- Tree No. 39: 33-inch Willow Oak, this tree has internal decay.
- Tree No. 43: 38-inch Willow Oak, this tree has internal decay.
- Tree No. 44: 39-inch Willow Oak, this tree has internal decay.

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

- Tree No. 1: 24-inch Southern Magnolia
- Tree No. 2: 28-inch Southern Red Oak
- Tree No. 3: 26-inch Live Oak
- Tree No. 5: 31-inch Live Oak
- Tree No. 7: 19-inch Live Oak
- Tree No. 8: 21-inch Live Oak
- Tree No. 9: 31-inch Live Oak
- Tree No. 10: 26-inch Live Oak
- Tree No. 11: 20-inch Live Oak
- Tree No. 12: 44-inch Live Oak
- Tree No. 13: 31-inch Live Oak
- Tree No. 14: 29-inch Live Oak
- Tree No. 15: 24-inch Live Oak
- Tree No. 16: 22-inch Live Oak
- Tree No. 17: 26-inch Live Oak
- Tree No. 18: 29-inch Live Oak
- Tree No. 19: 28-inch Live Oak
- Tree No. 20: 28-inch Willow Oak
- Tree No. 22: 35-inch Live Oak
- Tree No. 23: 26-inch Live Oak
- Tree No. 24: 33-inch Live Oak
- Tree No. 25: 30-inch Willow Oak
- Tree No. 30: 33-inch Willow Oak
- Tree No. 31: 25-inch Willow Oak
- Tree No. 38: 52-inch Laurel Oak.
- Tree No. 40: 41-inch Willow Oak
- Tree No. 41: 32-inch Willow Oak
- Tree No. 42: 31-inch Will Oak

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

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

Inspector's information:

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

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

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

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½" OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER, GA ORDINANCE.
5. GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL 'SOIL-CEMENT' OR 'CEMENT-MODIFIED SOIL' CONDITIONS THAT WILL IMPEDE TREE, SHRUB, AND/OR GROUNDCOVER GROWTH.

PLANT QUALITY:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON D.C. 20005, (202) 789-2900.
2. **ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS , AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
4. ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA
5. ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
6. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
7. **PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

ROOT SYSTEM:

1. ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
3. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE BURLAP REMOVED FROM THE TOP OF THE ROOT BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED. ALL NYLON FABRIC AND/OR PLASTIC TYING TWINE SHALL BE REMOVED.

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

1. GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
   1.1. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
   1.2. WHERE GROUND COVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
   1.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF14" FROM CENTER OF ALL TREES.
2. SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM CENTER OF ALL LARGE TREES.
3. SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
4. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
5. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
6. STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:

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

MULCH:

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

WATERING:

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

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MITIGATION	SPACING	COMMENTS
TREES							
AR	16	ACER RUBRUM 'RED SUNSET'	'RED SUNSET' RED MAPLE	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6" CALIPER	5	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
NS	61	NYSSA SYLVATICA 'DAVID ODOM'	'AFTERBURNER' TUPELO	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QL	9	QUERCUS LAURIFOLIA	LAUREL OAK	6" CALIPER	9	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QM	41	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QP	38	QUERCUS PHELLOS	WILLOW OAK	6" CALIPER	38	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QS	32	QUERCUS SHUMARDII	SHUMARD OAK	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
QV	79	QUERCUS VIRGINIANA	LIVE OAK	6" CALIPER	79	AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
TD	61	TAXODIUM DISTICHUM 'MICKELSON'	'SHAWNEE BRAVE' BALDCYPRESS	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED
UA	53	ULMUS AMERICANA 'PRINCETON'	'PRINCETON' AMERICAN ELM	2" CALIPER		AS SHOWN	SINGLE LEADER, EVENLY BRANCHED

SOD	70,100 SF	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS	-		-	2 YEAR CERTIFIED, SEASON PERMITTING
SEED	687,500 SF	CONTRACTOR'S SE SEED MIX	WWW.HANCOCKSEED.COM	-		-	4LB / 1,000 SF, SEASON PERMITTING
MULCH	AS NEEDED	PINESTRAW					

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JAY M GEHLER
9/4/25

REVISIONS:

LANDSCAPE PLANS FOR
CROSS CREEK
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LOCATED IN POOLER, GEORGIA
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JOB NUMBER:	23-652.000
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LANDSCAPE DETAILS

SHEET:
L3.0

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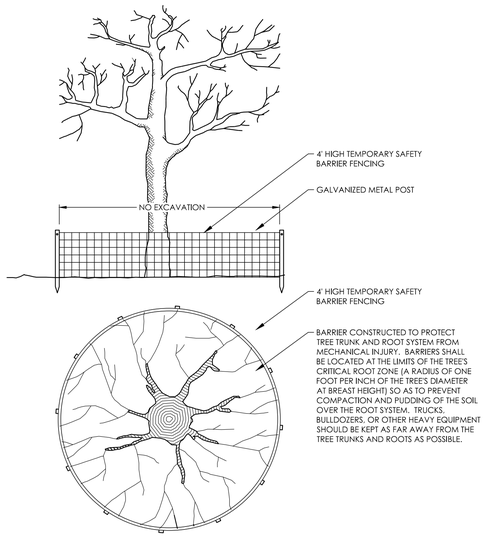
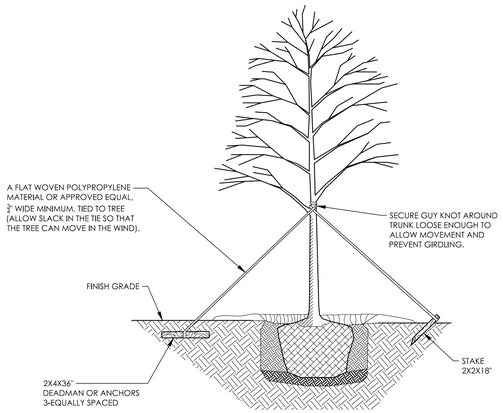


FOR ADDED PROTECTION:

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

1/L3.1 TREE PROTECTION DETAIL - CRITICAL ROOT ZONE

NOT TO SCALE

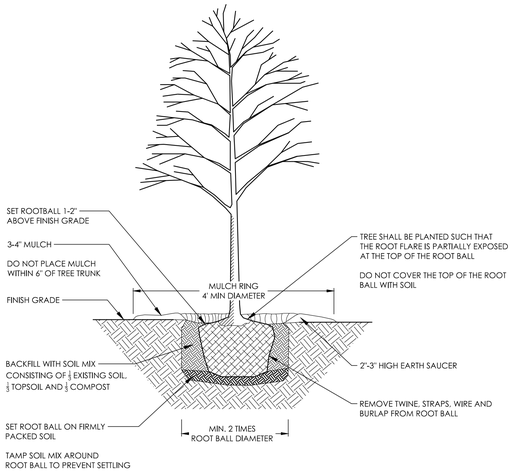


NOTE:

1. SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE
2. STAKE TREES ONLY WHEN NECESSARY. STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
3. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
4. DO NOT USE STRAPS TO PULL TREE PLUMB.

3/L3.1 TREE STAKING DETAIL

NOT TO SCALE

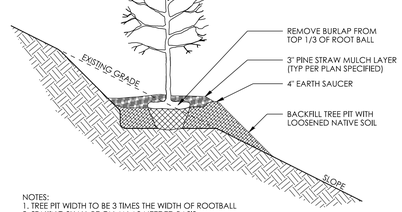


NOTE:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES
2. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN
3. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
4. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING

2/L3.1 TREE PLANTING DETAIL

NOT TO SCALE



NOTES:
1. TREE PIT WIDTH TO BE 3 TIMES THE WIDTH OF ROOTBALL
2. STAKING SHALL BE ON AN AS-NEEDED BASIS.
3. LANDSCAPE CONTRACTOR SHALL DETERMINE STAKING METHOD AND SHALL BE RESPONSIBLE FOR TREES REMAINING PLUMB THROUGHOUT WARRANTY PERIOD.
4. REMOVE ALL CORD OR TWINE AROUND TRUNK TO PREVENT GIRDING.

4/L3.1 TREE PLANTING ON SLOPE DETAIL

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Attachment B

Landmark 24 Homes
2702 Whatley Ave,
Suite B-1
Savannah, GA 31404

10-29-2025

Cross Creek Dr Roadway Evaluation

RE: Cross Creek Remaining and Tract W Developments

Context:

The Cross Creek neighborhood consists of 45 existing homes with a majority fronting the roughly 1800 LF of roadway of main road Cross Creek Dr. This development was originally constructed in 1996 making Cross Creek Dr roadway 30 years old. Per recollection from City staff this was one of the last soil cement stabilized roads built in the City.

2023 Photograph and Roadway Summary:

Prior to beginning construction of 22 lots in Cross Creek PH 2 in June 2023, aerial and ground level photographs were taken of the roadway to establish a baseline existing conditions of the roadway, attached here as "June 2023 Photographs & Video Link".

The photos and videos illustrate superficial cracking, weathering and staining (natural and vehicular), minor asphalt and concrete patches conducted through the years, some areas of vegetation growth within asphalt cracks or along curblines, cracked curb and damaged curb inlets, collection of organic and dirt materials within the roadway.

There were no significant potholes, dips, drainage failure, roadway failure or missing portions of road or curb other than minor issues photographed and light "gator backing" along high stress points such as the front entry and turning radius.

Although old and worn, the roadway appears structurally sound and reliable for construction traffic without contributing to further deterioration.

2025 Photograph and Site Walk Analysis:

Per the City of Poolers requirement, another evaluation of the roadway is required to allow further construction of the Cross Creek subdivision, specifically Cross Creek PH 3, to continue. To date 22 additional lots have been constructed with finished homes as well as 55 townhome lots under development planned to begin vertical construction in January 2026.

Attachment B

Landmark 24 Homes
2702 Whatley Ave,
Suite B-1
Savannah, GA 31404

This evaluation included City of Pooler Inspection Staff (Shawn McNally, Chris Costa), Landmark 24 representatives (Cole Chenowith, Harrison Lankford, Bryan Wardlaw) and Coleman Company coordinator (Malorie Boyd). Photographs and drone video were taken the same week as the site walk.

All parties agreed that road way, curb and drainage utilities were considered in similar condition to the 2023 pre-construction conditions except for as noted below. There did not appear to be any portion of roadway that needed immediate repairs due to construction traffic. One noted location for further investigation was adjacent to a storm inlet in which Pooler inspectors noted was likely not the cause of road traffic and would be a City inspection item, not developer related.

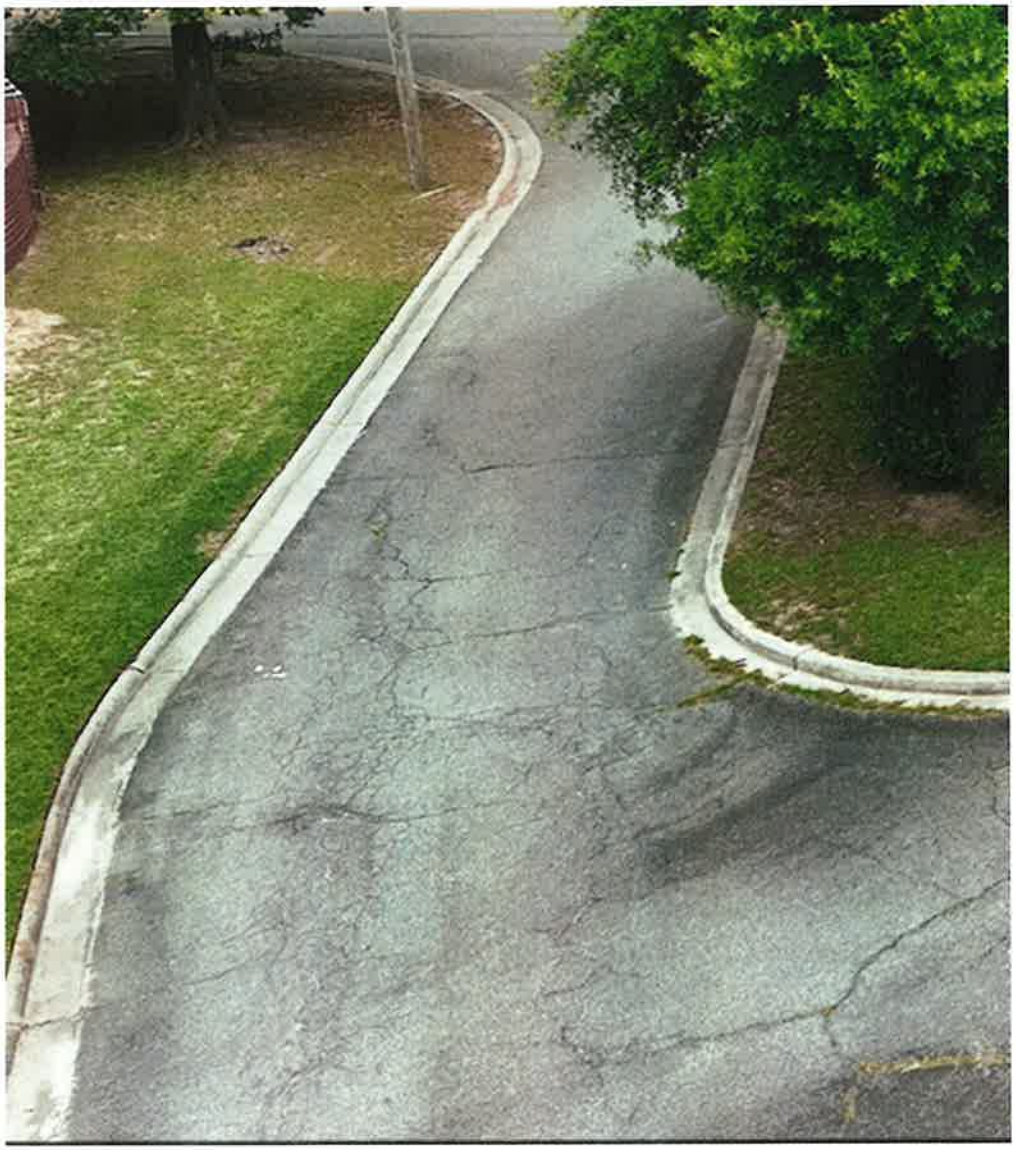
Items/Locations of Note:

- One location of specific note was the entry lane adjacent to the entry sign. Roughly 30'-50' of roadway has more than minor cracking and some rutting. Compared to the 2023 pre-construction photos this doesn't appear to be a major degradation of the original condition. See photo comparison below.
- Another location of damage is the front entry island curb. It appears a vehicle over took the curb breaking 4'-6' of curb. There was no indication of the type of vehicle that may have caused this damage. See photo below.

Attachment B

Landmark 24 Homes
2702 Whatley Ave,
Suite B-1
Savannah, GA 31404

2023 Photo Entry Lane:



Attachment B

Landmark 24 Homes
2702 Whatley Ave,
Suite B-1
Savannah, GA 31404

2025 Photo Entry Lane:

Attachment B

Landmark 24 Homes
2702 Whatley Ave,
Suite B-1
Savannah, GA 31404

2023 Photo Front Island:

Attachment B

Landmark 24 Homes
2702 Whatley Ave,
Suite B-1
Savannah, GA 31404

2025 Photo Front Island:

Attachment B

Landmark 24 Homes
2702 Whatley Ave,
Suite B-1
Savannah, GA 31404

Summary:

Landmark 24 has entitled developable property accessible from Pine Barren and Cross Creek Dr that is subject to permit release pending the submittal of this analysis for record keeping purposes. It is Landmark 24's stance that the roadway is in no worse condition since beginning of construction in June 2023 except minor deterioration where cited. There are no failure conditions present and the roadway is still considered safe, traversable and non-nuisance. There are roughly 200 units (townhome and single family) to be developed utilizing access from this roadway. Final build out is expected to be between in 2028-2029.

Cole Chenowith, P.E.

Director of Land Development & Engineering

678-491-1210

cchenowith@landmark24.com

June 2023 Photographs & Video Link

https://drive.google.com/drive/folders/1SG4Vf3UKBdQVrMzKa_O8BDDJSH-tA45Z?usp=sharing

October 2025 Photos & Video Link

https://drive.google.com/drive/folders/1T3JL86nYWApRIpT5vMcSUW5c0sbRrwbH?usp=sharing

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 4 day of November, 2025, by and between Harmony Partners, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Cross Creek PH 3 A&B.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51010 01001A as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 1702 Page 499, 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

4th day of November, 2025

Tammy Strojny

Notary Public Print

Tammy Strojny

Notary Public Signature

2/4/2029

Notary Public Commission Expiration

Landowner

Jack Wardlaw

Landowner Print

Landowner Signature

Cole Chenowith

Witness Print

Witness Signature

Seal:

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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Your solution to a better tomorrow
OPERATIONS

October 30th, 2025

Neil P. McKenzie, P.E.
Coleman Company
1480 Chatham Pkwy, Suite 100
Savannah, GA 31405

Dear Mr. McKenzie,

I am pleased to provide you with a recommendation for Approval of the Site Development Plans submitted for Cross Creek Subdivision Phase 3 (Application No. A24-0106), as detailed below.

Submittal Documents:		
	Site Plans	*Oct. 2025*
	Water & Sewer Analysis	*Oct. 2025*
	Pavement Evaluation Report	*Oct. 2025*
	US Army Corps of Engineers (Wetland DC Letter)	*Sept. 2025*
	EPD Delegated Approval - Water & Sewer Extension	*Sept. 2025*
	Storm Pipe Sizing Report	*Aug. 2025*
	GSWCC Approval of ES&PC Plans	*Aug. 2025*
	JABOT PUD Amendment 18	*Aug. 2025*
	Stormwater Management Report	*Jun. 2025*
	Flood Mitigation Exhibit	*Jun. 2025*
	Stormwater Maintenance Agreement	*Jun. 2024*

We have conducted a thorough review of the site development plan submittals for the referenced project, assessing their alignment with the City of Pooler's design standards, codes, and ordinances. This evaluation, performed on behalf of the City of Pooler, ensures general conformance with municipal requirements, but does not constitute an exhaustive audit of every detail within the plans or construction process. It remains the responsibility of the Owner, Designer, Contractor, and their representatives to fully comply with all applicable Local, State, and Federal regulations, as well as the City of Pooler's Engineering Standards and Development Codes. Any oversight in identifying discrepancies during our review does not exempt the project team from achieving full compliance.

The Owner and Design Consultant are solely responsible for overseeing all required testing and inspections during construction to ensure the project adheres strictly to the approved plans. The Design Engineer bears exclusive accountability for ensuring that all designs meet Federal, State, and City regulations. Furthermore, all necessary third-party permits, approvals, and associated documentation must be satisfactory to the City of Pooler. Inspection and testing results, along with related documentation, must be readily available to the City or its designated representatives during and upon completion of construction.

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Based on our comprehensive review, we are pleased to confirm that the submitted plans substantially conform to the City of Pooler's standards. Accordingly, we respectfully recommend Approval of the Site Development Plans, which shall be subject to the following condition:

1. Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction-related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany the engineer during the evaluation. The Developer of Cross Creek Subdivision Phase 3 shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the roadway to its pre-construction condition as a direct result of such traffic.

If there are any questions or further clarification is required, please do not hesitate to contact me 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
Justin Arnsdorff, P.E.; Vice President of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a one-story commercial building to establish a Childcare Facility at 15 Commons Way (Foundations at Blakely Commons).

Project:	#A24-0155
P&Z Meeting Date:	November 10, 2025
City Council Meeting Date:	November 17, 2025
Applicant and Authorized Agent:	Jay Maupin – Maupin Engineering
Location (Address):	15 Commons Way
Parcel (PIN):	51009 01150
Acreage:	Approximately 1.62
Zoning:	PUD (Savannah Quarters – Phase 2)
Proposed Use:	One-Story Child Care Facility (Foundations at Blakely Commons)
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 Commercial and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. The proposed childcare facility is consistent with the adjacent commercial uses including a gas station, restaurant, and medical office, as well as to the adjacent multi-family residential uses.*

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 1.62-acre site provides adequate space for off-street parking and meets the parking requirements.*

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 a gas station, restaurant, and medical office, as well as multi-family residential uses.*

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.*

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. A Zoning Map Amendment was approved for Savannah Quarters, Phase 2 on September 15, 2025, which added commercial development standards for childcare facilities; the site plan complies with these development standards.*
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 - 15 Commons Way - Site Plan

11/04/2025

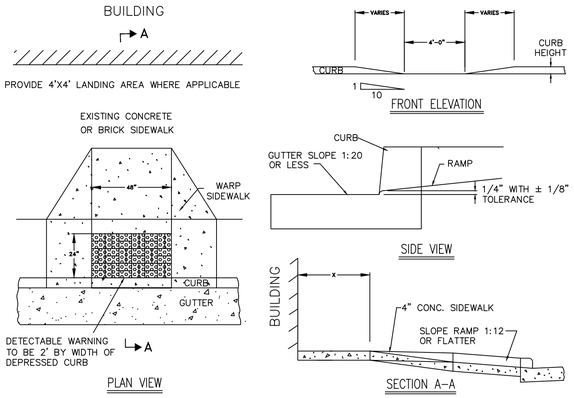
Parcels

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 CITY OF POOLER DESIGN STANDARDS, SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.

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 SURVEYING CO. NAME (MM/YYYY).
    - 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. CITY OF POOLER WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY. THIS SITE IS DESIGNED TO DISCHARGE STORM WATER RUNOFF INTO THE APPROVED MASTER DRAINAGE CONVEYANCE AND DETENTION SYSTEM.
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 CITY OF POOLER 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, CITY OF POOLER 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".

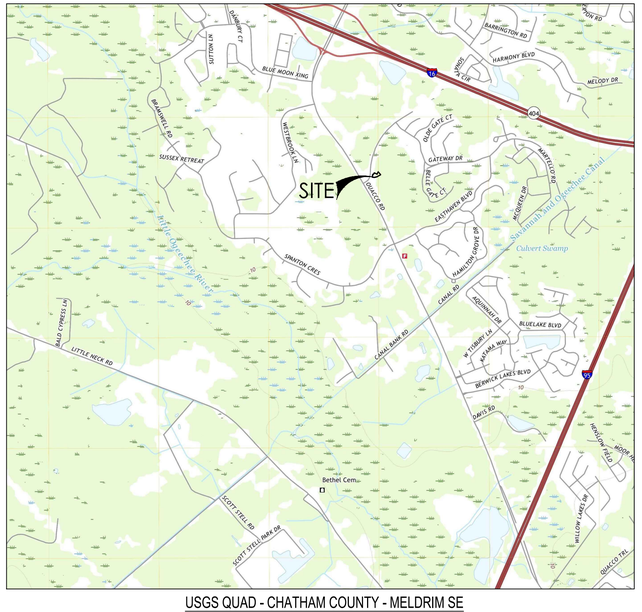


NOTES:

1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND CITY OF POOLER 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.
6. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED. THE BED SHALL BE PLACED ON CONCRETE. THE CONCRETE SHALL BE A MINIMUM OF FOUR INCHES THICK.

HANDICAP RAMP TYPE 'A' DETAIL

SCALE: N.T.S.



USGS QUAD - CHATHAM COUNTY - MELDRIM SE

GENERAL DEVELOPMENT NOTES:

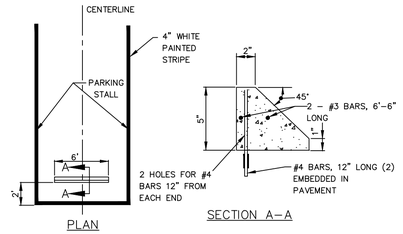
1. PIN: 51009 01150
   ADDRESS: 15 COMMONS WAY POOLER, GA 31322
2. CONSTRUCTION EXIT LOCATION
   N: 32.072352°
   W: 81.275418°
3. TOTAL LAND ACREAGE = 1.6(±) AC
   TOTAL DISTURBED ACREAGE = 1.6(±) AC
4. EXISTING USE OF PROPERTY : VACANT
   PROPOSED USE OF PROPERTY : DAY CARE

   PRESENT SITE ZONING : PUD - SAVANNAH QUARTERS PHASE 2 (TRACT 13)
   MAXIMUM BUILDING HEIGHT : 60'
   PROPOSED HEIGHT : 22'-2"
5. PRE DEVELOPMENT
   GREEN SPACE : 1.63AC (100%)
   BUILDING AREA : 0.00AC (0%)
   PAVEMENT AREA : 0.00AC (0%)

   POST DEVELOPMENT
   GREEN SPACE : 0.81AC (49.7%)
   BUILDING AREA (11,500sf) : 0.29AC (17.8%)
   PAVEMENT AREA : 0.53AC (32.5%)
6. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE15, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP #13051C0109G, DATED 8/16/2018
7. THE SITE IS SERVED BY THE CITY OF POOLER WATER AND SANITARY SEWER SYSTEM.
8. NO STATE WATERS ON-SITE; NO WRESTED VEGETATION FOR WETLAND AND NO STATE BUFFER REQUIRED ALTHOUGH MASTER DEVELOPER PROVIDED BUFFER PER PLAT
9. PARKING SPACE CALCULATIONS:

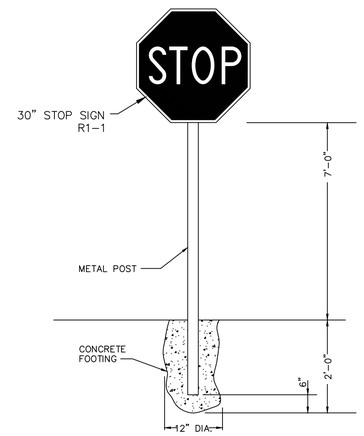
   REQUIRED:
   DAYCARE — PER ZONING ADMIN DISCRETION

   PROVIDED:
   STANDARD STALLS — 34 STALLS
   ADA STALLS — 2 STALLS
   TOTAL — 36 SPACES
10. SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY



TYPICAL CONCRETE WHEEL STOP

NOT TO SCALE



STOP SIGN

NOT TO SCALE

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

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

UTILITIES PROTECTION CENTER

Dig Safely. CALL 811

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

FELC 247 - Foundations at Blakely Commons

Specific Development Plan
Site Permit #A24-0155

MEI Proj #933-23-01 Plan Date: 10/28/25

PREPARED FOR:

THE SUNSHINE HOUSE, INC.
Jerod Mann
601 E. McBee Ave. Ste. 201
Greenville, SC 29601
864-293-3856
jmann@sshouse.com

SITE
Midnight Ln
Blue Moon Xing
Pine Forest Rd
Mount Vernon Rd
Blue Jay Ln
Old Quarter Rd
Stone Gate Ct
Stone Gate Dr
Stone Creek Ct
Stone Creek Dr
Blue Stem Ct
Blue Stem Dr
Pine Valley Rd
Pine Creek Ct
Pine Creek Dr
Pine Creek Rd
Pine Creek Trl
Pine Creek Cir
Pine Creek Ln
Pine Creek Pl
Pine Creek Way
Pine Creek Xing

GRID NORTH (NAD83)
GA SPC, EAST ZONE

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 17.64'
NAVD 88

N/F
BLAKELY COMMONS
PROPERTY OWNERS ASSOCIATION
0 QUACCOR ROAD
TAX PIN: 51009 01149
DB: 2851-568 / PRB: 53-76

OUT PARCEL #7
N/F
SOUTHWEST QUADRANT
DEVELOPMENT COMPANY
000 COMMONS WAY
TAX PIN: 51009 01150
PRB: 53-24
70833.23 SQ. FT.
1.626 ACRES

LAKE
DRAINAGE AND UTILITY
EASEMENT
PRB: 53-76
Normal Pool = 14.1'

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

SFHA ZONE "X"

SFHA ZONE AE BFE:15'

ZONE AE BFE:15' (NAVD 88)

SFHA ZONE "X"

WETLAND LINE (PRB: 18P-6)

25' WETLAND BUFFER

10' BUILDING SETBACK

25' SETBACK

20' BUILDING SETBACK

40' BUILDING SETBACK

JUNCTION BOX
RIM= 15.90'
IE RCP = 5.47'
SURCHARGE DEPTH = 8.7"

UNABLE TO LOCATE DRAINAGE OUTLET

30' DRAINAGE ACCESS EASEMENT PRB: 53-76

15' DRAINAGE UTILITY EASEMENT PRB: 53-24

20' DRAINAGE ACCESS EASEMENT PRB: 53-76

CURB INLET
RIM= 16.21'
IE RCP = 5.80'
SURCHARGE
DEPTH = 7.5'

CURB INLET
RIM= 16.11'
IE RCP = 5.96'
SURCHARGE
DEPTH = 7.5'

STORM MH
RIM= 16.92'
THROAT= 16.20
IE RCP = 7.57'
SURCHARGE
DEPTH = 6.7'

STORM MH
RIM= 16.89'
THROAT= 15.84'
IE RCP = 11.38'
SURCHARGE
DEPTH = 3.0'

STORM MH
RIM= 16.83'
IE RCP = 7.48'
SURCHARGE
DEPTH = 6.7'

SANITARY MH
RIM= 17.58'
IE 8" = 14.96'

SANITARY MH
RIM= 16.97'
IE 8" = 14.67'

SANITARY MH
RIM= 17.46'
IE 8" = 14.04'

QUACCOR ROAD
(R/W VARIES)

COMMONS WAY
(60' R/W)

WILLIAM BLAKLEY CROSSING
(60' R/W)

ASPHALT PAVEMENT

TOE SLOPE

CONC S/W

18" RCP-FES
IE = 14.42'

4" PVC SS LATERAL

2" WATER LATERAL
WIRE ONLY NO BOX

WIRE ONLY NO BOX

REBAR/CAP FOUND

EXISTING 2" WATER LATERAL & VALVE BOX TO BE REUSED. FIELD VERIFY W/ CITY INSPECTOR IF ANY OTHER WATER LATERALS EXIST. CAP OTHER LATERALS AT MAIN IF SO.

REMOVE OR RELOCATE WIRES AS NEEDED

SAW CUT & REMOVE EXISTING SIDEWALK AND C&G

REMOVE EXISTING 2" TREE.

RELOCATE SIGN AND STREET LIGHT

BENCHMARK
TOP OF FH
ELEV. = 19.63'

N44° 16' 11"W 21.60'

N 72° 14' 38" E 29.31'

N 21° 30' 38" E 28.15'

N 55° 18' 58" E 55.72'

N 32° 45' 25" E 44.22'

S 63° 08' 40" E 147.17'

N 29° 17' 11" E 140.58'

S 39° 28' 40" E 203.76'

S 42° 15' 37" W 229.83'

S 84° 31' 44" W 79.21'

N 88° 13' 10" W L=23.04', R=177.41'

L=66.06', R=170.00'

L=112.39', R=843.68'

10" PVC

14" PVC

CONC S/W

N/F
BLAKELY COMMONS
PROPERTY OWNERS ASSOCIATION
0 QUACCOR ROAD
TAX PIN: 51009 01149
DB: 2851-568 / PRB: 53-76

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REVISIONS		
NO.	DATE	DESCRIPTION

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

DEMOLITION PLAN

FELC 247 - Foundations at Blakely Commons

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/01/2027

STATUS:
RELEASED FOR REVIEW

DRWN: JAM 9-24-2025
CHK'D: JAM DATE

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.2

933-23-01
PROJECT NO.

SDP2_Foundations Blakely Commons-092425.dwg

Attachment B

GRID NORTH (NAD83)
GA SPC, EAST ZONE

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

SFHA ZONE "X"

SFHA ZONE AE BFE: 15'

ZONE AE BFE: 15' (NAVD 88)

SFHA ZONE "X"

N/F
BLAKELY COMMONS
PROPERTY OWNERS ASSOCIATION
0 QUACCOR ROAD
TAX PIN: 51009 01149
DB: 2851-568 / PRB: 53-76

N/F
BLAKELY COMMONS
PROPERTY OWNERS ASSOCIATION
0 QUACCOR ROAD
TAX PIN: 51009 01149
DB: 2851-568 / PRB: 53-76

N/F
BLAKELY COMMONS
PROPERTY OWNERS ASSOCIATION
0 QUACCOR ROAD
TAX PIN: 51009 01149
DB: 2851±568 / PRB: 53-76

N/F
BLAKELY COMMONS
PROPERTY OWNERS ASSOCIATION
0 QUACCOR ROAD
TAX PIN: 51009 01149
DB: 2851-568 / PRB: 53-76

WETLAND LINE (PRB: 18P-6)

25' WETLAND BUFFER

10' FENCE SETBACK

20' BUILDING SETBACK

40' BUILDING SETBACK

25' FENCE SETBACK

LAKE DRAINAGE AND UTILITY EASEMENT PRB: 53-76
Normal Pool = 14.1'

15' DRAINAGE UTILITY EASEMENT PRB: 53-24

20' DRAINAGE ACCESS EASEMENT PRB: 53-76

775SF ± PERVIOUS PAVERS

CORE & BOOT TO EXISTING JUNCTION BOX NEW IE: 12.75±

90LF - 6" SOCK DRAIN DISCHARGE IN FACE OF FLUME

3' FLUME

120LF - 6" SOCK DRAIN DISCHARGE IN FACE OF FLUME

TURNDOWN CURB

HEAVY DUTY ASPHALT PAVEMENT 10,447SF ±

STANDARD DUTY ASPHALT PAVEMENT 3,455SF ±

HEAVY DUTY CONCRETE PAVEMENT

JUNCTION BOX
RIM= 15.90'
IE RCP = 5.47'
SURCHARGE DEPTH = 8.7'

UNABLE TO LOCATE DRAINAGE OUTLET

8" SOCKDRAIN ROOF LEADER @ 1.0%

8" SOCK DRAIN ROOF LEADER @ 1.0%

8" ROOF LEADER DRAIN TO DAYLIGHT
NEW IE: 13.75±

8"x8" TEE
IE: 14.10±

8"x8" TEE
IE: 13.10±

8" AREA DRAINS (TYPICAL)

8" AREA DRAIN
FG: 17.75

8" AREA DRAIN
FG: 18.10

FFE = 18.37

50LF - 6" SOCK DRAIN DISCHARGE TO STMH

2,340SF ± PERVIOUS PAVERS

100LF - 6" SOCK DRAIN DISCHARGE TO STMH

GI #1 (DOG HOUSE MH)
FR: 17.04
IE: 5.74±

CURB INLET
RIM= 16.21'
IE RCP = 5.80'
SURCHARGE
DEPTH = 7.5'

CURB INLET
RIM= 16.11'
IE RCP = 5.96'
SURCHARGE
DEPTH = 7.5'

100LF - 6" SOCK DRAIN DISCHARGE TO STMH

CONCRETE SIDEWALK

CONCRETE VALLEY DRIVEWAY

4' ADA ROUTE
MAX 2% CROSS-SLOPE &
MAX 5% RUN-SLOPE

4" PVC SS LATERAL

2" WATER LATERAL
WIRE ONLY NO BOX

REBAR/CAP FOUND

BENCHMARK
TOP FH
ELEV = 19.63

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 17.64'
NAVD 88

STORM MH
RIM= 16.89'
THROAT= 15.84'
IE RCP = 11.38'
SURCHARGE DEPTH = 3.0'

STORM MH
RIM= 16.92'
THROAT= 16.20
IE RCP = 7.57'
SURCHARGE DEPTH = 6.7'

STORM MH
RIM= 16.53'
IE RCP = 10.48'
SURCHARGE DEPTH = 6.1'

GRATE INLET AND ASSOCIATED LINES TO BE INSTALLED UNDER SEPARATE PERMIT "HOM AT POOLER" BY KIMLEY HORN

PER "HOM AT POOLER" PLANS
RIM: 16.35
INV OUT: 11.33

PER "HOM AT POOLER" PLANS
RIM: 16.03
INV OUT: 11.24

FIELD SURCHARGE DEPTH = 13.12

QUACCOR ROAD (R/W VARIES)

COMMONS WAY (60' R/W)

WILLIAM BLAKLEY CROSSING (60' R/W)

ASPHALT PAVEMENT

CONC S/W

FLOOD MITIGATION NOTES:

272CY OF FILL BELOW FLOOD ELEVATION 15 ACCOUNTED FOR SUFFICIENT CUT VOLUME IN MASTER PLANNED DEVELOPMENT

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REVISIONS

NO.	DATE	DESCRIPTION

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

GRADING PLAN

FELC 247 - Foundations at Blakely Commons

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/01/2027

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SCALE: 1" = 20'

SHEET NO.
C.5

PROJECT NO.
933-23-01

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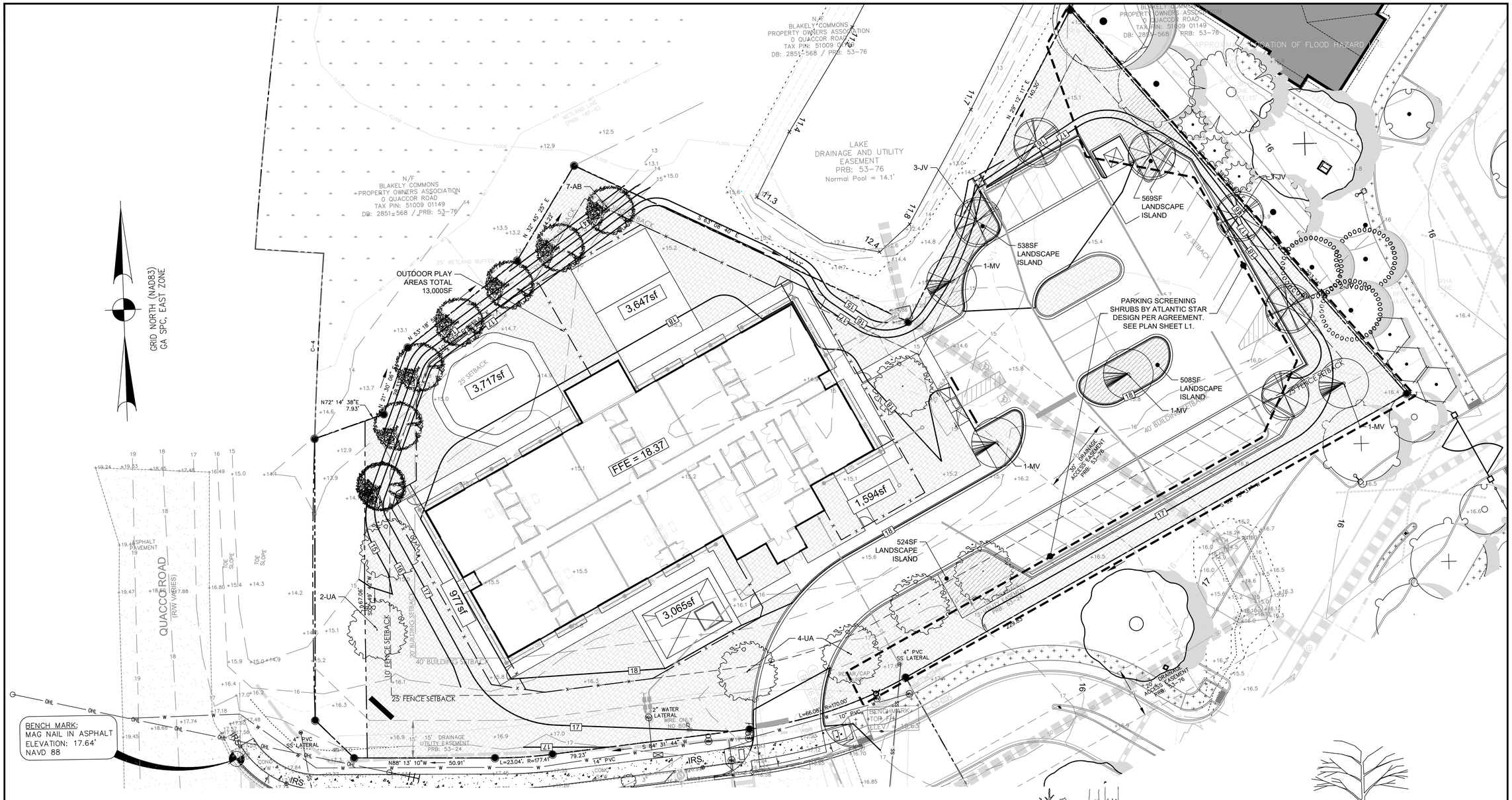


LANDSCAPING REQUIREMENT CALCS

Total Parcel Area, TA	1.6	Acres
Greenscape	0.675 (42.2%)	Acres (%)
Building Coverage (11,500sf)	16.5	%
Parking Stalls, PA	36	Stalls
Trees Required (TAn * 15 TREES)	24	Trees
Parking Landscape Islands (PA /12 stalls) * 500	1,500	SF
Total Trees Planted	24	Trees
Parking Landscape Islands	2,055	SF

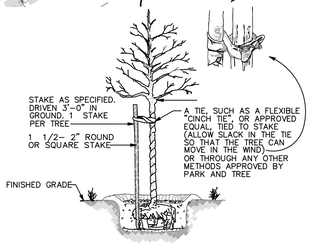
Landscape Requirement Met

PLANTING SCHEDULE

ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	4	2" CALIPER	30' O.C.
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	2.5" CALIPER	AS SHOWN
AB	ACER BUERGERIANUM	TRIDENT MAPLE	7	2.5" CALIPER	AS SHOWN
UA	ULMUS AMERICANA	AMERICAN ELM (HYBRID)	7	6" CALIPER	AS SHOWN
			24		

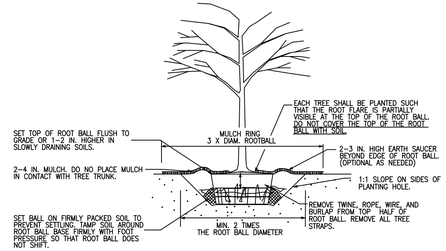
LANDSCAPING NOTES:

1. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
2. NO EXISTING SIGNIFICANT TREES



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

Tree Staking
NTS



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

Tree Planting
NTS

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NO.	DATE	DESCRIPTION

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

LANDSCAPING PLAN

FELC 247 - Foundations at Blakely Commons

LEVEL II E&S

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

CERT.#21051 EXP: 12/01/2027

STATUS:
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DRWN: JAM 9-24-2025
CHK'D: JAM DATE

10 0 20
SCALE: 1" = 20'

SHEET NO.
C.6

PROJECT NO.
933-23-01

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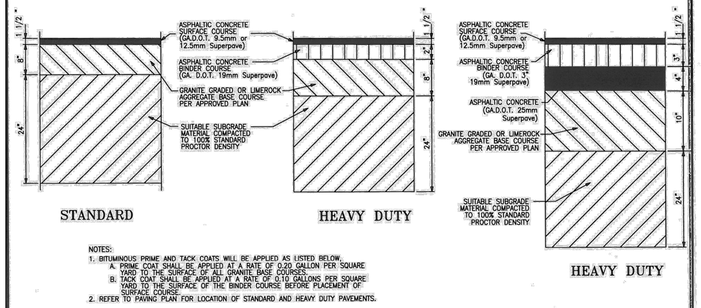
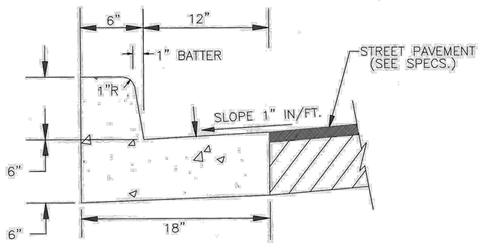


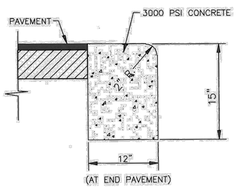
NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.20 GALLON PER SQUARE YARD TO THE SURFACES OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE, 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

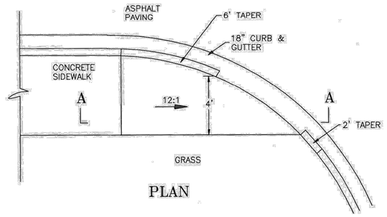


NORMAL GUTTER

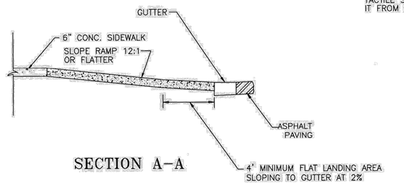
CITY OF POOLER 2011 STANDARD DETAIL	18" CURB & GUTTER	SCALE: N.T.S. DATE: January 2004	P-03



CITY OF POOLER 2011 STANDARD DETAIL	FLUSH HEADER CURB	SCALE: N.T.S. DATE: August 2006	P-04

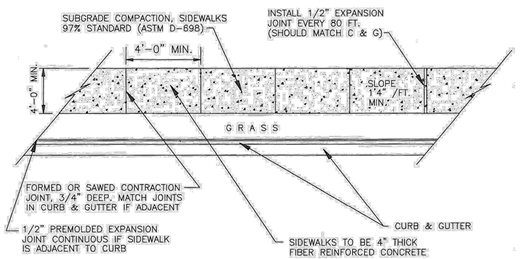


NOTE: RAMP SHALL HAVE BOTH A VISIBLE COLOR DIFFERENCE AND A RAISED TACTILE SURFACE TO SEPARATE IT FROM SIDEWALK.



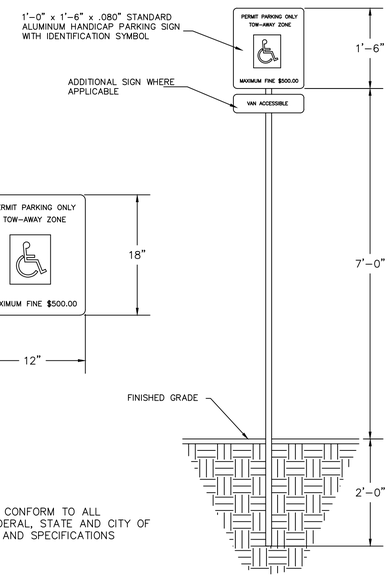
SECTION A-A

CITY OF POOLER 2011 STANDARD DETAIL	HANDICAP RAMP DETAILS	SCALE: N.T.S. DATE: January 2011	P-17



NOTE:
CONTRACTION JOINTS SPACING TO BE THE SAME AS WIDTH OF WALK.

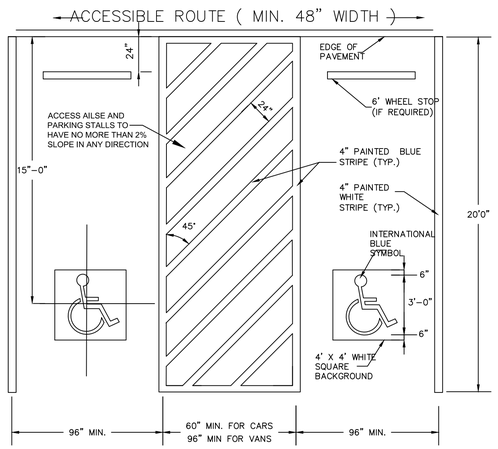
CITY OF POOLER 2011 STANDARD DETAIL	SIDEWALK AND WALKWAY DETAILS	SCALE: N.T.S. DATE: January 2004	P-15



NOTE:

SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF POOLER CODES AND SPECIFICATIONS

HANDICAP PARKING SIGN DETAIL



NOTE:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF POOLER CODES AND SPECIFICATIONS.

2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ADA HANDICAP PARKING SPACE STRIPING DETAIL

SEEDING RATES FOR TEMPORARY & PERMANENT COVER

Ds2
Ds3

MONTH	TEMPORARY COVER	RATES PER ACRE	MONTH	PERMANENT COVER	RATES PER ACRE
MARCH-JUNE	COMMON BERMUDA (HULLED)	10 lbs.	MARCH-JUNE	COMMON BERMUDA (HULLED)	10 lbs.
	WEEPING LOVEGRASS	4 lbs.		WEEPING LOVEGRASS	4 lbs.
APRIL-AUGUST	BROWN TOP MILLET	40 lbs.	JULY-AUGUST	COMMON BURMUDA (HULLED)	10 lbs.
	SUDANGRASS	50 lbs.		& BROWN TOP MILLET	10 lbs.
	PEARL MILLET	50 lbs.		COMMON BURMUDA (HULLED)	6 lbs.
				& WEEPING LOVEGRASS	2 lbs.
SEPT.-FEBRUARY	RYE (MOST WINTER HARDY)	3 BU		COMMON BURMUDA (HULLED)	6 lbs.
	RYEGRASS	40 lbs.		& PENSACOLA BAHIA	30 lbs.
	BARLEY	3 BU		& BROWN TOP MILLET	10 lbs.
	WHEAT	3 BU		PENSACOLA BAHIA	60 lbs.
				& BROWN TOP MILLET	10 lbs.
				PENSACOLA BAHIA	30 lbs.
				& WEEPING LOVEGRASS	2 lbs.
				& BROWNTOP MILLET	10 lbs.
				WEEPING LOVEGRASS	4 lbs.
				& BROWN TOP MILLET	10 lbs.

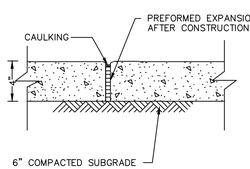
NOTES
1. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THROUGH OCTOBER.
2. LISTED IN ORDER OF PREFERENCE.
3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED.

Ds2-Ds4 NOTES:

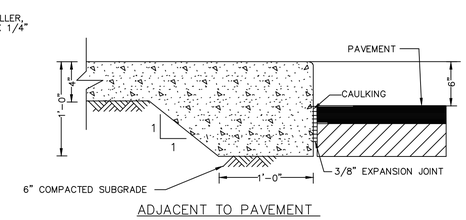
Ds2
1. A TEMPORARY GRASSING OF ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 40 LBS PER ACRE TO DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE. THE PROPOSED ANNUAL RYEGRASS SHALL BE APPLIED DURING THE MONTHS OF SEPTEMBER THRU DECEMBER.
2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.
3. AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.

Ds3
1. A PERMANENT GRASSING OF UNHULLED COMMON BERMUDA SHALL BE APPLIED AT A RATE OF 10 LBS. PER ACRE DURING THE MONTHS OF SEPTEMBER THRU FEBRUARY. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
3. DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
4. AGRICULTURAL LIME IS REQUIRED AT A RATE OF 1 -2 TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE.

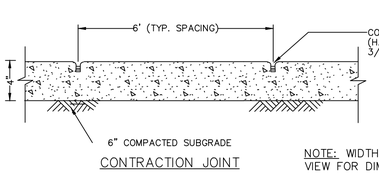
Ds4
1. SOIL SURFACE IS BROUGHT TO FINAL GRADE AND CLEAR OF ANY TRASH, DEBRIS, AND CLODS LARGER THAN 1".
2. SOD SHOULD BE APPLIED TO SOIL SURFACE ONLY (NOT TO FROZEN OR GRAVEL TYPE SOILS). CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
3. LIME & FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 - 2 TONS PER ACRE.
4. SOD SHOULD BE ANCHORED WITH PINS ON SLOPES STEEPER THAN 3:1
5. IRRIGATION SHOULD BE USED AS A SUPPLEMENT TO RAINFALL FOR A MIN OF 2 - 3 WEEKS
6. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2" - 3" WHEN MOWING



TYP. EXPANSION JOINT



ADJACENT TO PAVEMENT



CONTRACTION JOINT

NOTE: WIDTH VARIES SEE PLAN VIEW FOR DIMENSIONS

SIDEWALK SECTIONS
NOT TO SCALE

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REVISIONS NO.	DATE	DESCRIPTION

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

PAVEMENT DETAILS

FELC 247 - Foundations at Blakely Commons

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER JAY A. MAUPIN

STATUS: RELEASED FOR REVIEW

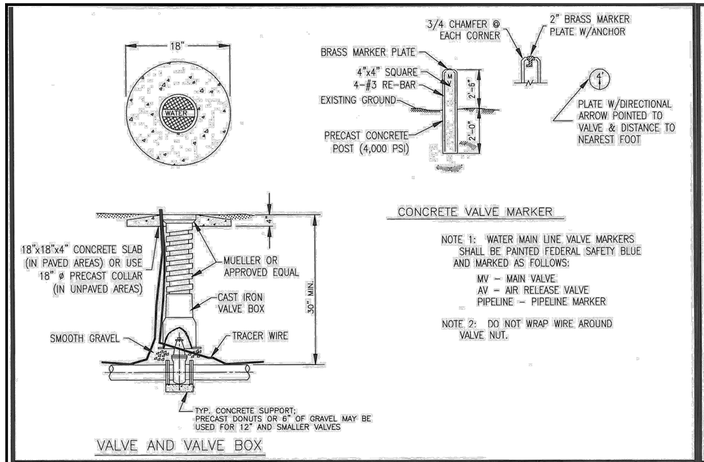
DRWN: JAM 9-24-2025
CHK'D: JAM DATE

NOT TO SCALE

SHEET NO. C.d4

PROJECT NO. 933-23-01

SDP2_Foundations Blakely Commons-092425.dwg



CONCRETE VALVE MARKER

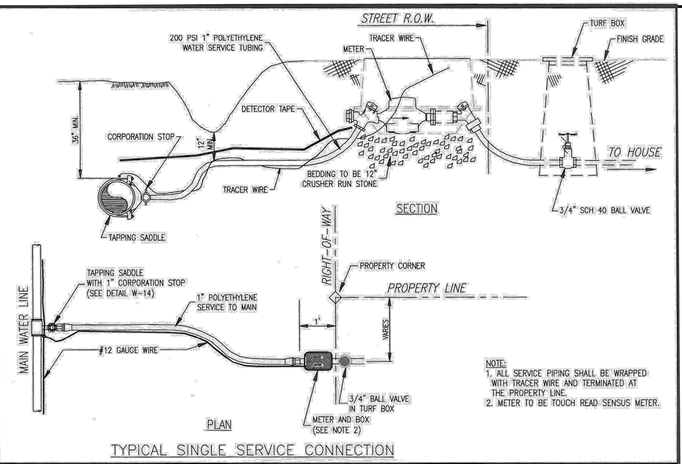
NOTE 1: WATER MAIN LINE VALVE MARKERS SHALL BE PAINTED FEDERAL SAFETY BLUE AND MARKED AS FOLLOWS:

MV – MAIN VALVE
AV – AIR RELEASE VALVE
PIPELINE – PIPELINE MARKER

NOTE 2: DO NOT WRAP WIRE AROUND VALVE NUT.

VALVE AND VALVE BOX

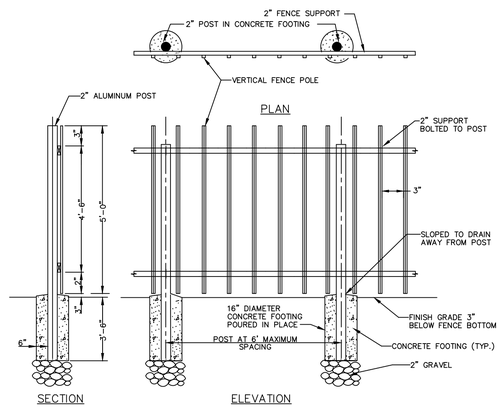
CITY OF POOLER 2011 STANDARD DETAIL	VALVE DETAIL	SCALE: N.T.S. DATE: August 2006	W-03



NOTE:
1. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED AT THE PROPERTY LINE.
2. METER TO BE TOUCH READ SENSUS METER.

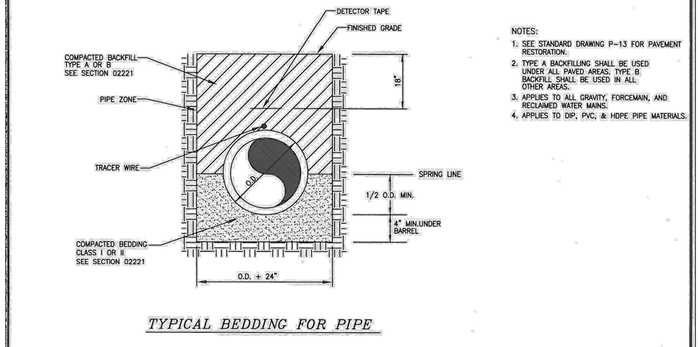
TYPICAL SINGLE SERVICE CONNECTION

CITY OF POOLER 2011 STANDARD DETAIL	SERVICE CONNECTION DETAIL	SCALE: N.T.S. DATE: January 2011	W-10



5-FOOT HIGH BLACK VINYL COATED ALUMINUM FENCE
NOT TO SCALE

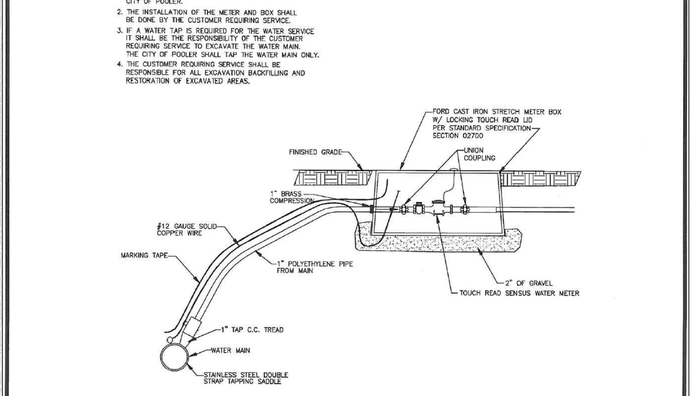
INSTALLATION NOTE:
TO PREVENT CHILDREN FROM PASSING THROUGH THE FENCE, THE VERTICAL MEMBERS OF THE FENCE SHOULD BE SPACED 3" APART OR LESS AND NO MORE THAN 3 INCHES FROM GRADE TO BOTTOM OF THE FENCE.



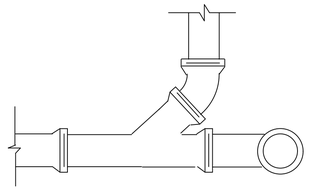
NOTES:
1. SEE STANDARD DRAWING P-13 FOR PAVEMENT RESTORATION.
2. TYPE A BACKFILLING SHALL BE USED UNDER ALL PAVED AREAS. TYPE B BACKFILL SHALL BE USED IN ALL OTHER AREAS.
3. APPLIES TO ALL GRAVITY, FORCEMAIN, AND RECLAIMED WATER MAINS.
4. APPLIES TO DIP, PVC, & HDPE PIPE MATERIALS.

TYPICAL BEDDING FOR PIPE

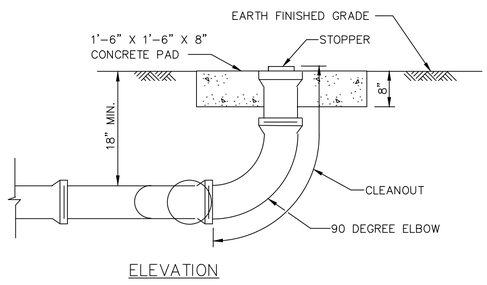
CITY OF POOLER 2011 STANDARD DETAIL	PIPE BEDDING DETAIL	SCALE: N.T.S. DATE: June 2012	S-12



CITY OF POOLER 2011 STANDARD DETAIL	WATER METER INSTALLATION 1" SERVICE PIPE, 3/4" WATER METER & 1" WATER METER DOMESTIC, IRRIGATION & COMMERICAL USE ONLY	SCALE: N.T.S. DATE: August 2006	W-21

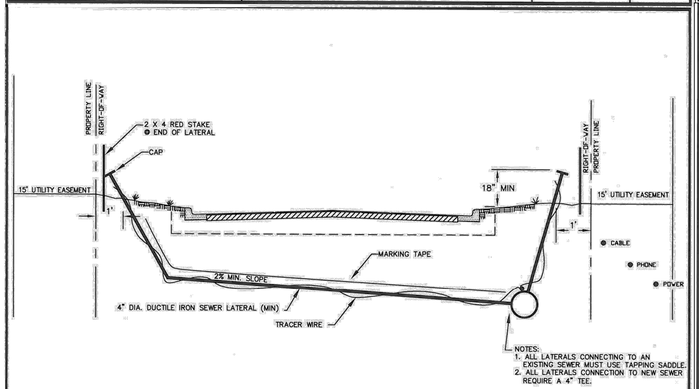


PLAN



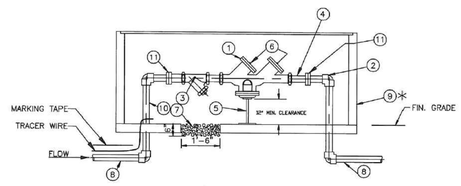
ELEVATION

CLEANOUT
NOT TO SCALE



NOTES:
1. ALL LATERALS CONNECTING TO AN EXISTING SEWER MUST USE TAPPING SADDLE.
2. ALL LATERALS CONNECTION TO NEW SEWER REQUIRE A 4" TEE.

CITY OF POOLER 2011 STANDARD DETAIL	SEWER LATERAL DETAIL	SCALE: N.T.S. DATE: June 2012	S-14



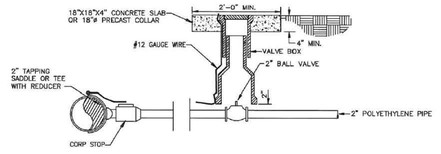
ITEM	QUAN.	DESCRIPTION
1	1	REDUCED PRESSURE ZONE DEVICE/DOUBLE CHECK VALVE
2	4	BRASS 90° (DOMESTIC MADE)
3	1	STRAINER W/ RPZ DEVICE/DOUBLE CHECK VALVE
4	4	BRASS NIPPLE (DOMESTIC MADE)
5	1	PIPE SUPPORT
6	2	BRASS PLUGS INSERTED IN TEST COCKS
7		6" GRAVEL & DRAIN
8		POLYTHYLENE PIPE WITH COMPRESSION FITTINGS
9	*	CITY APPROVED ENCLOSURE WITH HATCH COVER FOR BFP
10	2	CUT BRASS (DOMESTIC MADE)
11	2	UNION

MATERIALS

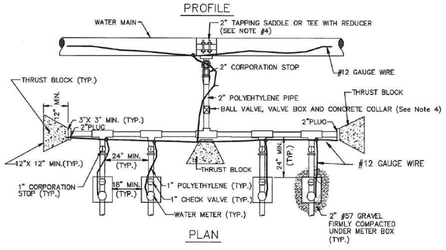
* REQUIRED BY THE CITY FOR FREEZE PROTECTION

CITY OF POOLER 2011 STANDARD DETAIL	BACKFLOW PREVENTER DETAIL 3/4", 1", 1-1/2", 2"	SCALE: N.T.S. DATE: January 2011	W-28

NOTES:
1. ALL METERS SHALL BE INSTALLED WITHIN CITY OF POOLER RIGHT OF WAY OR EASEMENT.
2. CONCRETE COLLAR IS NOT REQUIRED ON VALVE BOXES INSTALLED IN PAVED AREAS.
3. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL DOUBLE STRAPS, BOLTS, NUTS, AND WASHERS. FINISH IS FUSION BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
4. BALL VALVE NOT REQUIRED IF DISTANCE BETWEEN CORP STOP AND HEADER IS LESS THAN TEN FEET.



PROFILE



PLAN

CITY OF POOLER 2011 STANDARD DETAIL	MANIFOLD FOR MULTIPLE 3/4" OR 1" METER INSTALLATION	SCALE: N.T.S. DATE: January 2011	W-18

REVISIONS

NO.	DATE	DESCRIPTION

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

WATER & SEWER DETAILS
FELC 247 - Foundations at Blakely Commons

GEORGIA REGISTERED No. 23758 PROFESSIONAL ENGINEER TIMOTHY A. MAUPIN

STATUS: RELEASED FOR REVIEW
DRWN: JAM 9-24-2025
CHK'D: JAM DATE
NOT TO SCALE

SHEET NO. C.d5
PROJECT NO. 933-23-01

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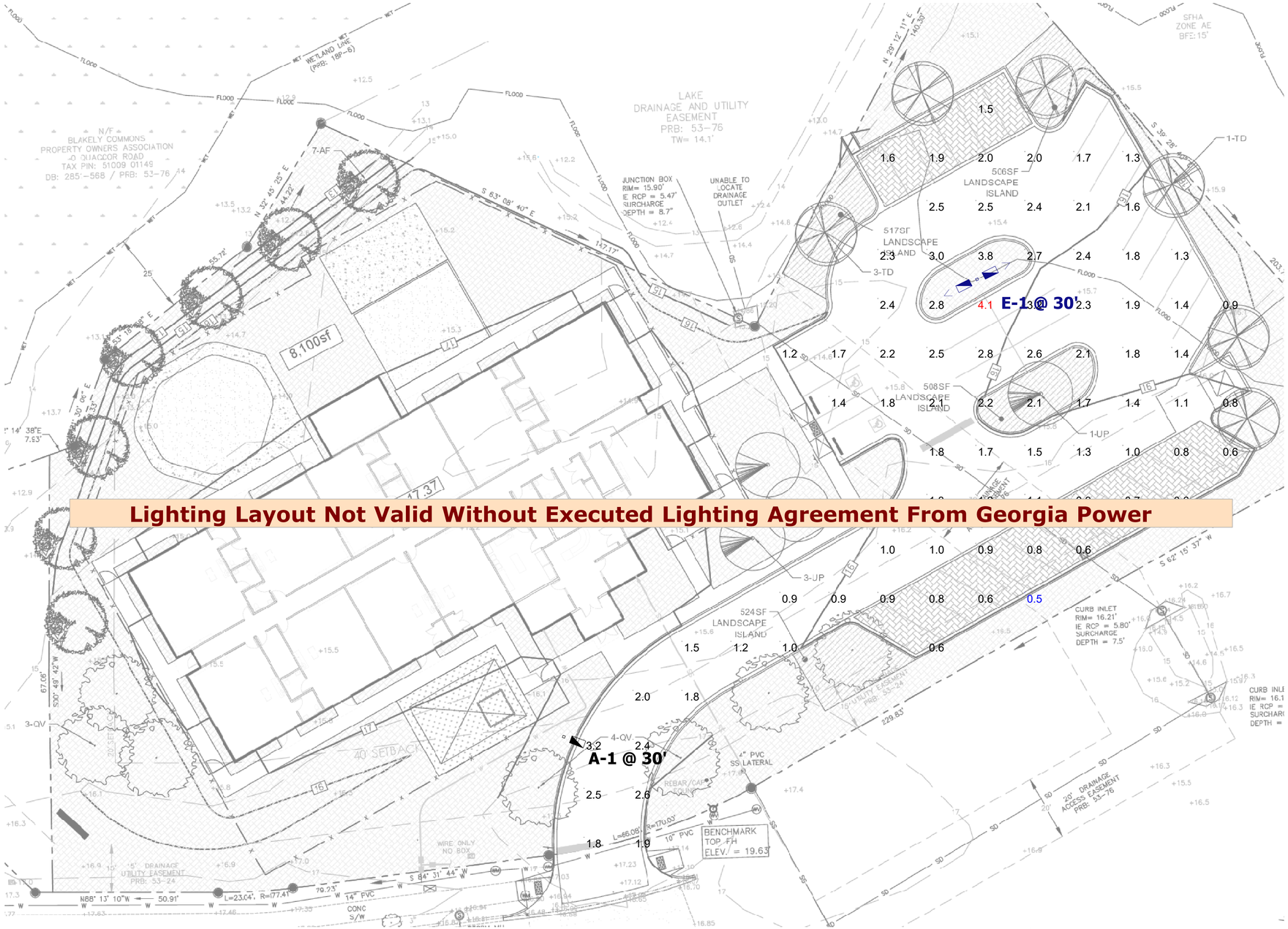
S:\P2_Foundations Blakely Commons\092425.dwg



Plan View
Scale - 1" = 16ft

Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	1	ARCH-L-PA3-180-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	0.912	181
	E	1	ARCH-L-PA3-180-740-U-5WQ	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEDS AND TYPE V WIDE OPTICS	0.912	362

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.7 fc	4.1 fc	0.5 fc	8.2:1	3.4:1

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

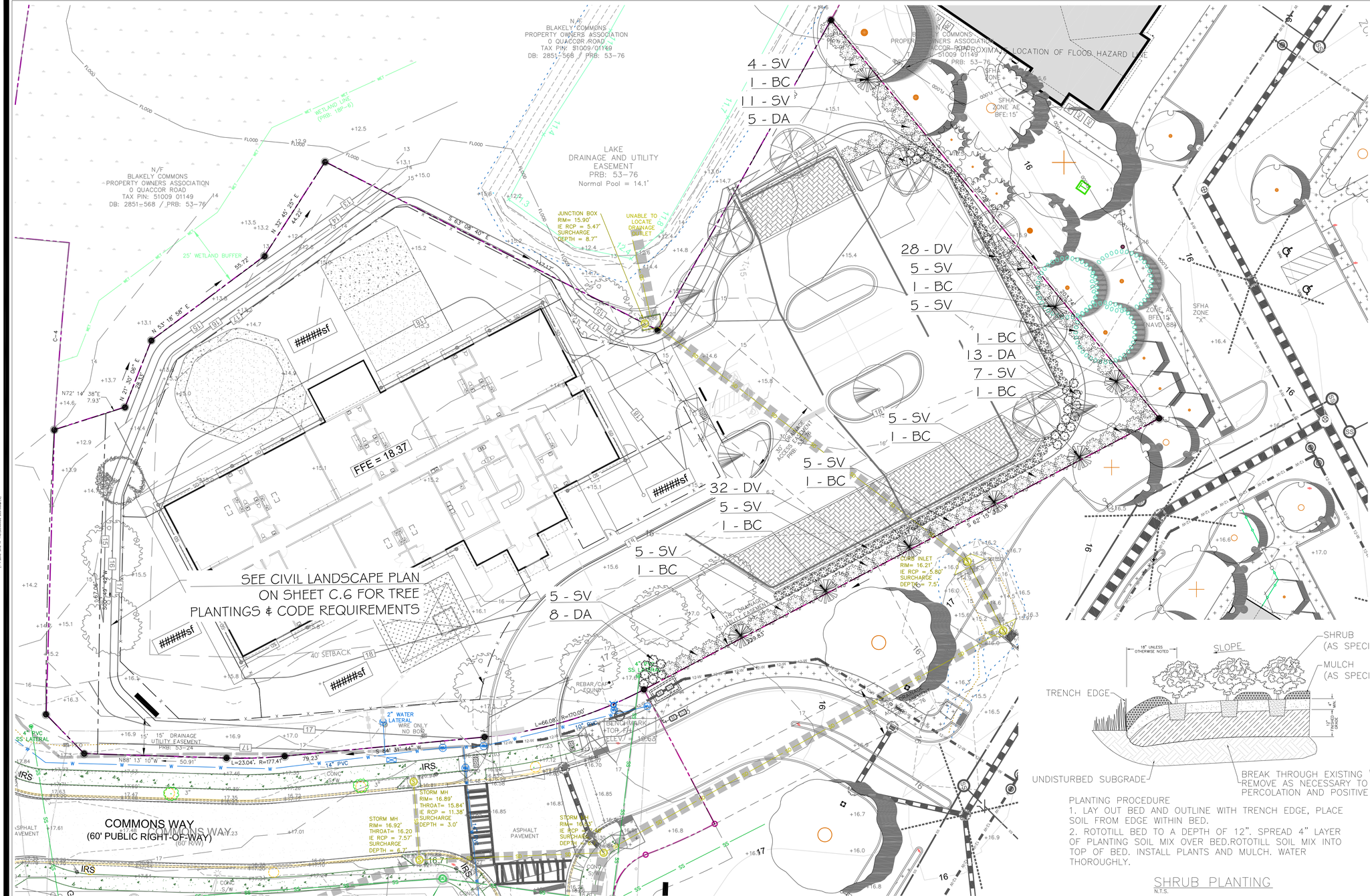
Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any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

SouthCon

Quacco Childcare

Designer	KF
Date	7/24/2024
Scale	As Shown
Drawing No.	S44524A1
Summary	

Attachment B



PLANT SCHEDULE

ABRV.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	NOTES
BC	8	BRODIE CEDAR	Juniperus virginiana 'Brodie'	15 gal.	5'-6'	18"-24"	
SV	57	SWEET VIBURNUM	Viburnum odoratissimum	7 gal.	24"-36"	20"-24"	
DV	60	DWARF VIBURNUM	Viburnum obovatum 'Walter's Whorled Class'	3 gal.	12"-18"	12"-18"	
DA	26	DWARF ABELIA	Abelia x grandiflora 'Rose Creek'	3 gal.	12"-18"	12"-18"	

LANDSCAPE NOTES:

1) CONTRACTOR TO REFERENCE CIVIL LANDSCAPE PLAN FOR TREE PLANTING AND STAKING.

PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO A DEPTH OF 12". SPREAD 4" LAYER OF PLANTING SOIL MIX OVER BED.ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

SHRUB PLANTING
N.T.S.

NORTH

GRAPHIC SCALE
1" = 20'
0 10 20 30 40 50 100

REGISTERED LANDSCAPE ARCHITECT
No. 1580
JUNE 25
STELLA RUTH

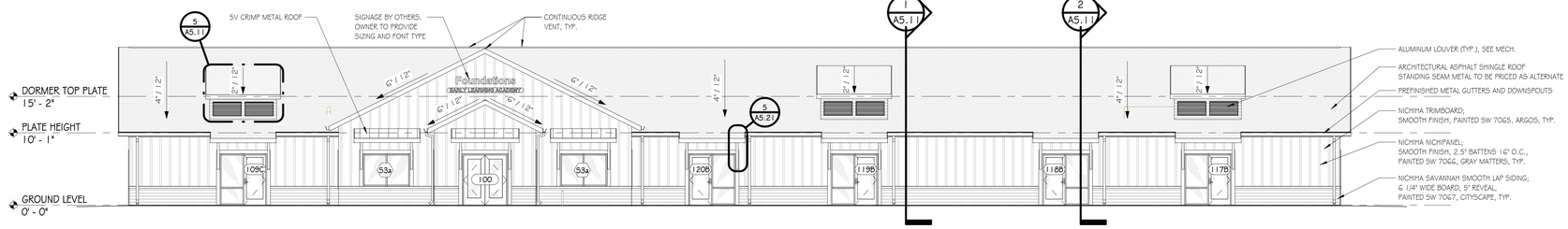
Atlantic Star LLC.
Landscape Architecture/Living Roofs
101 Winchester Dr., Savannah, GA 31410 P: 912.398.6662 F: 912.335.3447

DESIGNED SRM | DRAWN SRM | CHECKED SRM
DATE: 6/9/25
JOB NO.
SCALE: 1" = 20'-0"

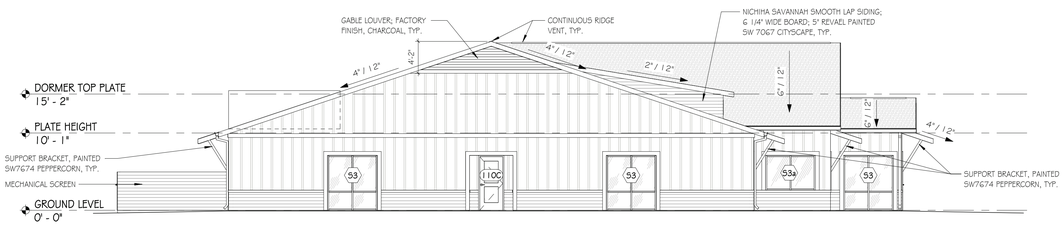
FELC247
FOUNDATIONS AT BLAKELY COMMONS
OLD QUACCO RD. & COMMONS WAY, POOLER, GEORGIA 31322
FOR
SUNSHINE HOUSE INC.

PARKING AND BUFFER LANDSCAPE EXHIBIT

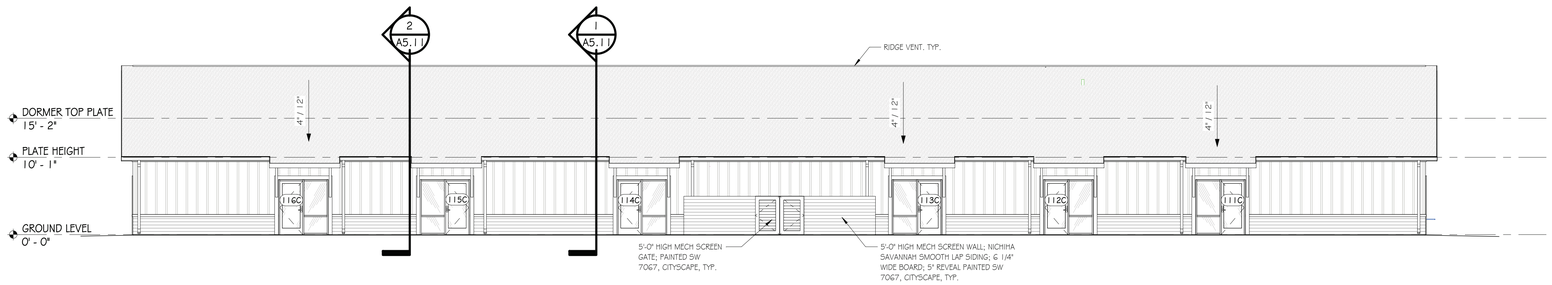
SHEET
1
OF 1



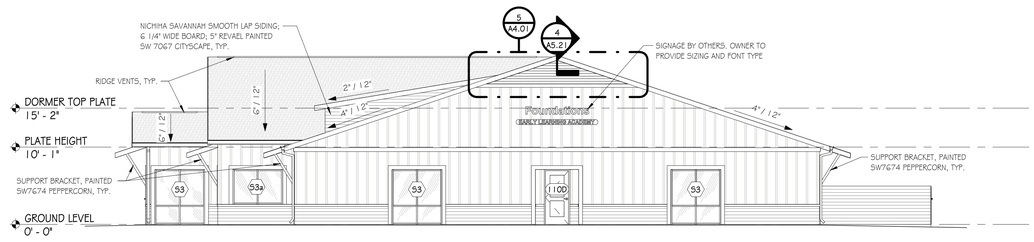
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



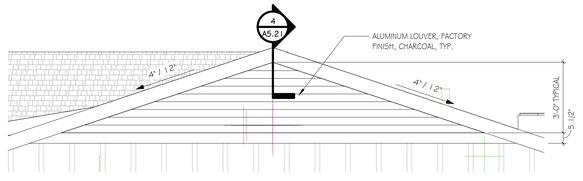
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 GABLE VENT ELEVATION
SCALE: 3/8" = 1'-0"

KEY NOTES - EXTERIOR ELEVATIONS

KEY	KEYNOTE
E1	[ENTER INSTRUCTIONS]

Starter Note
E1
Copy/paste to plan if needed
Delete if not needed

GMC
997 Morrison Drive, Suite 102
Charlseton, SC 29403
GMCNETWORK.COM

ISSUE DATE
[PROJECT STATUS] ISSUE DATE
DRAWN BY: LEP
CHECKED BY: GDS

FOUNDATIONS EARLY LEARNING CENTER - GA
5680 OGEECHEE RD
SAVANNAH, GA. 31419

GMC # ACST220008
SBC # [ENTER VALUE]
PSCA # [ENTER VALUE]

EXTERIOR ELEVATIONS

A4.01
sheet of

TEMPLATE VERSION: 2021.1
3/6/2023 7:09:57 AM

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 November , 2025 , by and between The Sunshine House, Inc. hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name FELC 247 - Foundations at Blakely Commons

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51009 01150 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 3061 Page 523 , 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:

Document Ref: 7JCZH-SPZE7-CXQE4-8EALH

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

Document Ref: 7JCZH-SPZE7-CXQE4-8EALH

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.

Document Ref: 7JCZH-SPZE7-CXQE4-8EALH

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]

Document Ref: 7JCZH-SPZE7-CXQE4-8EALH

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

Sworn to and subscribed before me this

4th day of November , 2025

Stephanie Maupin
Notary Public Print

Notary Public Signature

09-19-2026
Notary Public Commission Expiration

Seal:

STEPHANIE MAUPIN NOTARY PUBLIC CHATHAM COUNTY, GEORGIA

11-04-2025

Landowner

Jerod Mann
Landowner Print

Landowner Signature

Alexine Diouf
Witness Print

Witness Signature

Document Ref: 7JCZH-SPZE7-CXQE4-8EALH

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

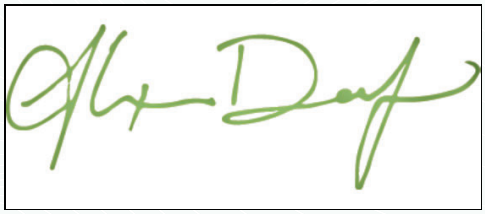
Seal:

Document Ref: 7JCZH-SPZE7-CXQE4-8EALH

CERTIFICATE *of* SIGNATURE

REF. NUMBER
7JCZH-SPZE7-CXQE4-8EALH

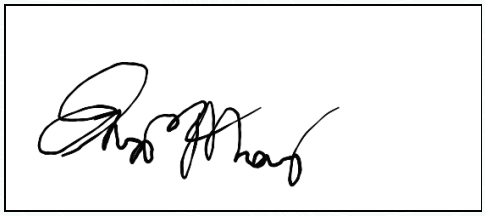
DOCUMENT COMPLETED BY ALL PARTIES ON
05 NOV 2025 13:37:01
UTC

SIGNER	TIMESTAMP	SIGNATURE
JEROD MANN EMAIL JMANN@SSHOUSE.COM	ELECTRONIC SIGNATURE CONSENT 04 NOV 2025 20:05:15 SENT 04 NOV 2025 19:56:38 VIEWED 04 NOV 2025 20:05:05 SIGNED 04 NOV 2025 20:05:50	 IP ADDRESS 144.253.48.250 LOCATION GREENVILLE, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 04 NOV 2025 20:05:05	
ALEXINE DIOUF EMAIL ALEXINE@MAUPINENGINEERING.COM	ELECTRONIC SIGNATURE CONSENT 04 NOV 2025 20:19:23 SENT 04 NOV 2025 19:56:38 VIEWED 04 NOV 2025 20:19:18 SIGNED 04 NOV 2025 20:19:50	 IP ADDRESS 73.182.52.254 LOCATION SAVANNAH, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 04 NOV 2025 20:19:18	

CERTIFICATE *of* SIGNATURE

REF. NUMBER
7JCZH-SPZE7-CXQE4-8EALH

DOCUMENT COMPLETED BY ALL PARTIES ON
05 NOV 2025 13:37:01
UTC

SIGNER	TIMESTAMP	SIGNATURE
STEPHANIE MAUPIN EMAIL STEPHANIE@MAUPINENGINEERING.COM	ELECTRONIC SIGNATURE CONSENT 04 NOV 2025 20:22:13 SENT 04 NOV 2025 19:56:38 VIEWED 04 NOV 2025 20:22:07 SIGNED 05 NOV 2025 13:37:01	 IP ADDRESS 75.33.245.5 LOCATION SAVANNAH, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
04 NOV 2025 20:22:07

Jerod Mann agreed to the eSign Disclosure and the use of electronic signatures
04 Nov 2025 20:05:15 UTC

Alexine Diouf agreed to the eSign Disclosure and the use of electronic signatures
04 Nov 2025 20:19:23 UTC

Stephanie Maupin agreed to the eSign Disclosure and the use of electronic signatures
04 Nov 2025 20:22:13 UTC

By inputting your name below, you are verifying that the statements and information provided are true and correct, and you are attesting to the validity of all contents within this electronic submission. You are authorized to act on behalf of this property as owner or authorized representative. By clicking on the submit button, you are deemed to have electronically signed this statement.

EOM Operations
Your solution to a better tomorrow
OPERATIONS

November 4th, 2025

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

Dear Mr. Maupin,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Foundations at Blakely Commons (Application No. A24-0155), as detailed below.

Submittal Documents:		
	Site Development Plans	*Oct. 2025*
	GSWCC Approval of ES&PC Plan	*Oct. 2025*
	Narrative for Drop off & Pick Up Operations	*Feb. 2025*
	The Foundations - Handbook	*Feb. 2025*
	Stormwater Maintenance Agreement	*Nov. 2024*
	Stormwater Management Report	*Aug. 2024*
	Parking Requirement Email	*Aug. 2024*
	Technical Traffic Memorandum	*Aug. 2024*
	Water Demand & Fire Flow	*Aug. 2024*
	Building Elevations Drawing	*Aug. 2024*

We have conducted a thorough review of the site development plan submittals for the referenced project, assessing their alignment with the City of Pooler's design standards, codes, and ordinances. This evaluation, performed on behalf of the City of Pooler, ensures general conformance with municipal requirements, but does not constitute an exhaustive audit of every detail within the plans or construction process. It remains the responsibility of the Owner, Designer, Contractor, and their representatives to fully comply with all applicable Local, State, and Federal regulations, as well as the City of Pooler's Engineering Standards and Development Codes. Any oversight in identifying discrepancies during our review does not exempt the project team from achieving full compliance.

The Owner and Design Consultant are solely responsible for overseeing all required testing and inspections during construction to ensure the project adheres strictly to the approved plans. The Design Engineer bears exclusive accountability for ensuring that all designs meet Federal, State, and City regulations. Furthermore, all necessary third-party permits, approvals, and associated documentation must be satisfactory to the City of Pooler. Inspection and testing results, along with related documentation, must be readily available to the City or its designated representatives during and upon completion of construction.

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, we are pleased to confirm that the submitted plans substantially conform to the City of Pooler's standards. Accordingly, we respectfully recommend Approval of the Site Development Plans.

If there are any questions or further clarification is required, please do not hesitate to contact me 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
Justin Arnsdorff, P.E.; Vice President of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for an addition to Home Depot at 190 Pooler Parkway for establishment of a tool rental center.

Project:	#A25-0129
P&Z Meeting Date:	November 10, 2025
City Council Meeting Date:	November 17, 2025
Applicant and Authorized Agent:	Casey Wilder – Kimley Horn
Location (Address):	190 Pooler Parkway
Parcel (PIN):	50017C01002
Acreage:	Approximately 18.341
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	Tool Rental Center
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 Commercial and is shown in the Comprehensive Plan as being within the Shopping and Dining Character Area. The proposed addition will expand the existing commercial use of the site.*

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 18.341-acre site with established parking that accommodates the parking requirements of the proposed expansion to the existing commercial space.*

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 are all commercial, including Wal-Mart, multiple restaurants, banks, and a gas station.*

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 18.341-acre site and the adjacent properties.*

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. o *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. o *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 - 190 Pooler Pkwy - Site Plan

11/03/2025

Parcels

Main Street Boundary

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

site data

ZONING:

PROPERTY OWNER:	HOME DEPOT USA, INC.
PARCEL ID:	50017C01002
PROPOSED USE:	RETAIL
EXISTING ZONING:	HEAVY COMMERCIAL (C-2)
ADJACENT ZONING NORTH:	PLANNED DEVELOPMENT (PD)
ADJACENT ZONING SOUTH:	HEAVY COMMERCIAL (C-2)
ADJACENT ZONING EAST:	HEAVY COMMERCIAL (C-2)
ADJACENT ZONING WEST:	PLANNED UNIT DEVELOPMENT (PUD)

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH:	24'
STANDARD PARKING STALL:	9'x20'

PARKING DATA:

REQUIRED: 1 PARKING SPACE PER 250 SF GFA. 134,245 SQUARE FEET GFA REQUIRES 537 PARKING SPACES.

EXISTING PROVIDED: 616 STANDARD PARKING SPACES + 10 ACCESSIBLE PARKING SPACES = 626 PARKING SPACES TOTAL ON SITE.
PROPOSED PROVIDED: 595 STANDARD PARKING SPACES + 10 ACCESSIBLE PARKING SPACES

+10 LARGE FORMAT EQUIPMENT + 8 TRUCK RENTAL = 623 PARKING SPACES TOTAL ON SITE.

DELIVERIES: ALL DELIVERIES SHALL BE MADE USING EXISTING LOADING DOCK ON WEST END OF STORE, BEHIND THE GARDEN CENTER.

EQUIPMENT RENTAL: ANY EQUIPMENT BEING RENTED OR RETURNED THAT IS TOO LARGE TO CARRY MUST BE PARKED IN THE RESERVED PARKING STALLS ADJACENT TO THE TOOL RENTAL CENTER. ANY VEHICLES FOUND TO BE OBSTRUCTING THE FLOW OF TRAFFIC OR SITE CIRCULATION MAY BE SUBJECTED TO CODE ENFORCEMENT VIOLATIONS.

SETBACK DATA:

FRONT	60'
SIDE	10'
REAR	10'

BUILDING DATA:

EXISTING BUILDING AREA

EX. THE HOME DEPOT:	108,000 SQUARE FEET
EX. GARDEN CENTER:	22,184 SQUARE FEET
TOTAL	130,184 SQUARE FEET

PROPOSED BUILDING AREA

PR. TOOL RENTAL CENTER:	1,770 SQUARE FEET
PR. MAINT. ROOM:	318 SQUARE FEET
PR. BULK STORAGE:	1,973 SQUARE FEET
TOTAL	4,061 SQUARE FEET

NEW BUILDING AREA

EX. BUILDING TOTAL:	130,184 SQUARE FEET
PR. BUILDING TOTAL:	4,061 SQUARE FEET
TOTAL	134,245 SQUARE FEET

BUILDING HEIGHT:

ALLOWABLE BUILDING HEIGHT:	60'
EXISTING BUILDING HEIGHT:	40'
PROPOSED HEIGHT OF EXPANSION:	24'-8"
PROPOSED NO. OF STORIES:	1

SITE AREA CALCULATIONS:

TOTAL SITE AREAS:
- PARCEL ACREAGE: 798,934 SQUARE FEET (18.341 ACRES)
- LIMITS OF DISTURBANCE: 10,352 SQUARE FEET (0.238 ACRES)
  - EXISTING IMPERVIOUS AREA: 551,078 SQUARE FEET (12.651 ACRES)
  - EXISTING PERVIOUS AREA: 247,856 SQUARE FEET (5.690 ACRES) (31% OF PARCEL AREA)
  - PROPOSED IMPERVIOUS AREA: 551,078 SQUARE FEET (12.651 ACRES)
  - PROPOSED PERVIOUS AREA: 247,856 SQUARE FEET (5.690 ACRES) (31% OF PARCEL AREA)

STATE WATERS:

NO STATE WATERS ARE PRESENT ON THE SUBJECT SITE.

WETLANDS:

NO WETLANDS ARE PRESENT ON THE SUBJECT SITE.

WELLS:

NO WELLS ARE PRESENT ON THE SUBJECT SITE.

SPECIAL NOTE:

CHANGES MADE TO THE DESIGN IDENTIFIED ON THESE DRAWINGS AND/OR ASSOCIATED SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO MAKING ANY MODIFICATIONS TO THE PROJECT. ANY DESIGN MODIFICATIONS, AS WELL AS ANY COSTS ASSOCIATED WITH SUCH MODIFICATIONS, MADE WITHOUT THE ENGINEER OF RECORD'S WRITTEN APPROVAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

FINAL SITE PLAN

project owner

basis of information

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, EASEMENTS & LEGAL DESCRIPTION AREA AS TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF POOLER, CHATHAM COUNTY, GEORGIA, DATED 7/18/2024.
AS PREPARED BY: MSP & ASSOCIATES LAND SURVEYING, INC..
301 E HILLCREST DR.
GREENVILLE, SC 29609
TEL: 864.370.2232
CONTACT: MICHAEL S. PERDUE, GAPLS #2776

B. ALL DESIGN INFORMATION BASED ON SOIL CONDITIONS INFORMATION OBTAINED FROM SOILS REPORT DATED 10/02/2024.
AS PREPARED BY: ECS SOUTHEAST, LLC.
5574 EXPORT BLVD.
SAVANNAH, GEORGIA 31408
TEL: 912.966.2527
CONTACT: XAVIER R. MIRANDA, P.E.

survey data

HORIZONTAL DATUM - BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD83, US SURVEY FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATION OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. VERTICAL DATUM - NAVD 88

FLOODPLAIN DATA:

THE PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED) - FLOOD ZONE "X", INDICATES AN AREA OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA. REFERENCE COMMUNITY MAP NUMBERS 13051C0038J, EFFECTIVE AUGUST 16, 2018.

site vicinity map

NOT TO SCALE

project contacts

CIVIL ENGINEER
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OHIO 43017
TEL: 380.250.0919
CONTACT: SALLY GOLDMAN, P.E.

LANDSCAPE ARCHITECT
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OHIO 43017
TEL: 614.634.7126
CONTACT: BRIAN FRIDENMAKER

OWNER
THE HOME DEPOT
2445S PACES FERRY ROAD
ATLANTA, GEORGIA 30339
CONTACT: JOHN CHESCAVAGE

24 HOUR CONTACT
190 POOLER PKWY
POOLER, GEORGIA 031322
TEL: 912.748.1642
CONTACT: SCOTT FOUND

CITY OF POOLER PLANNING & ZONING
100 US HIGHWAY 80 SW
POOLER, GA 31322
PHONE: 912.748.7261

drawing index

sheet no.	sheet name	last revision	date
civil			
C0.1	COVER SHEET AND INDEX	R2	10/24/25
C0.2	GENERAL NOTES	R1	10/03/25
	BOUNDARY AND TOPOGRAPHIC SURVEY (2 SHEETS)		
C1.0	SITE DEMOLITION PLAN	R2	10/24/25
C1.1	SITE IMPROVEMENT PLAN	R2	10/24/25
C1.2	SITE GRADING AND DRAINAGE PLAN	R2	10/24/25
C1.2A	ENLARGED SITE GRADING AND DRAINAGE PLAN	R1	10/03/25
C1.3	BUILDING ELEVATIONS & MATERIALS		
C1.4	FIRE PROTECTION PLAN (FOR INFORMATION ONLY)	R2	10/24/25
C1.5	SITE DETAILS		
L1.01	LANDSCAPE PLAN	R2	10/24/25

2

wd
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

THE HOME DEPOT

POOLER
TRC + BULK STORAGE
ADDITION
STORE#: 0179

190 POOLER PKWY
POOLER, GA 031322

GEORGIA REGISTERED No. PE053616 PROFESSIONAL ENGINEER SALLY GOLDMAN

10/27/2025

ISSUE DATES

ENTITLEMENT	07/08/25
PERMIT	00/00/00
BID	00/00/00

REVISIONS

R1	10/03/25
R2	10/24/25

WD PROJECT NUMBER
HDPTR0018

C0.1

COVER SHEET AND INDEX

LEGEND

	EXISTING	PROPOSED
AERIAL TARGET / HORIZONTAL CONTROL		
AERIAL TARGET / VERTICAL CONTROL		
BENCHMARK FOUND		
BENCHMARK SET		
CONCRETE MONUMENT FOUND		
DRILL HOLE FOUND	D.H.F.	
DRILL HOLE SET	D.H.S.	
GOVERNMENT DISK FOUND		
IRON PIN FOUND (NO I.D. CAP)	I.R.F.	
IRON PIN FOUND W/ I.D. CAP	I.R.F.	
IRON PIN SET W/ I.D. CAP	I.R.S.	
IRON PIPE FOUND	P.F.	
IRON PIPE SET	P.S.	
MAGNETIC NAIL FOUND	MAG F.	
MAGNETIC NAIL SET	MAG S.	
MINE SPIKE FOUND		
MINE SPIKE SET		
MONUMENT BOX FOUND		
P. K. NAIL FOUND	P.K.F.	
RAILROAD SPIKE FOUND		
RAILROAD SPIKE SET		
SECTION CORNER		
SECTION HALF		
STONE FOUND		
TACKED HUB FOUND		
TACKED HUB SET		
1 POST SIGN		
1 POST SIGN (BACK TO BACK)		
2 POST SIGN		
2 POST SIGN (BACK TO BACK)		
BARBEQUE GRILL		
BUSH/SHRUB		
CATCH BASIN, ROUND	CB	
CATCH BASIN, SQUARE		
CURB INLET		
CURB BREAK		
ELECTRIC BOX	E	E
ELECTRIC CONDUIT		CIRCUIT OL-XX.XX
ELECTRIC MANHOLE	E	E
ELECTRIC METER	EM	EM
ELECTRIC VAULT	EV	EV
EMERGENCY OVERFLOW ROUTING		
FDC CONNECTION		
FIRE HYDRANT		
FLAG POLE		

	EXISTING	PROPOSED
FLOOR/YARD DRAIN	D	
GAS LINE VENT	G	
GAS MANHOLE	G	
GAS METER	GM	
GAS VALVE	G	
GAS WELL	G WELL	
GASOLINE PUMP	V FMP	
GREASE INTERCEPTOR		
GUYWIRE ANCHOR		
HANDICAP PARKING		
LANDSCAPE ROCK		
SITE LIGHT POLE		
ROADWAY LIGHT POLE		
MAIL BOX	MB	
MONITORING WELL	M WELL	
NEWSPAPER BOX	PB	
OIL TANK	OT	
OIL WELL	O WELL	
PARKING METER	PM	
POST/BOLLARD		
POWER LINE MARKER	P	
POWER POLE		
POWER/LIGHT POLE		
RAILROAD CROSSING		
RAILROAD GATE		
RAILROAD SIGNAL		
RUNOFF FLOW		
SANITARY LINE MARKER	SA	
SANITARY LINE VENT	SA	
SANITARY MANHOLE	SA	
SANITARY VALVE/ CLEANOUT	SAN	
SATELLITE DISH		
SEPTIC TANK	SEP TNK	
SIGN LUMINAIRE		
SOIL BORING		
SPOT ELEVATION		TBD
STORM CLEANOUT		
STORM MANHOLE	ST	ST
TELECOMMUNICATION LINE MARKER	TEL	
TELECOMMUNICATION MANHOLE	T	T
TELECOMMUNICATION POLE		
TELECOMMUNICATION VAULT	TV	
TELECOMMUNICATION/ LIGHT POLE		

	EXISTING	PROPOSED
TELECOMMUNICATION/ LIGHT/POWER POLE		
TELECOMMUNICATION/ POWER POLE		
TELEPHONE (PAY)	T	
TELEPHONE BOOTH	TEL BTH	
TELEPHONE PEDESTAL		
TOWER		
TRAFFIC PULL-BOX		
TRAFFIC SIGNAL STRAIN/SUPPORT POLE		
TRANSFORMER/ TRANSFORMER PAD		
TREE, DECIDUOUS		
TREE, EVERGREEN		
TREE, STUMP		
UNKNOWN MANHOLE	UM	
UNKNOWN OBJECT		
UNKNOWN POLE		
UNKNOWN VALVE		
UNKNOWN WELL	U WELL	
WATER GATE VALVE	W	
WATER LINE VENT	W	
WATER MANHOLE	W	W
WATER METER	W	WM
WATER SERVICE STOP	WS	
WATER WELL	W WELL	
YARD/LANDSCAPE LIGHT		
YARD/LANDSCAPE LIGHT (DOUBLE)		
2.1 % DETECTABLE WARNING		
HEAVY DUTY ASPHALT PAVING		
CONCRETE PAVING/SIDEWALK		
SA INLET/OUTLET PROTECTION		
ADA ACCESSIBLE ROUTE (3' MIN WIDTH)		
CABLE LINE	Ex Cable	C
CONTOUR	905	905
CROWN LINE		
DRAINAGE SWALE		
ELECTRIC LINE	Ex Elec	E
FIRE LINE	Ex Fire	6"F
GAS LINE	Ex Gas	G
IRRIGATION LINE		IRR
IRRIGATION SLEEVE		
LIMITS OF CONSTRUCTION		
SANITARY SEWER LINE	Ex San	SS
STORM SEWER LINE	Ex Storm	10' - 12" RCP @ 1.0%
TELEPHONE LINE	Ex Tele	T
WATER LINE	Ex Water	2"W

ABBREVIATIONS

AC	ASPHALT CONCRETE	MJ	MECHANICAL JOINT
APPR. LOC	APPROXIMATE LOCATION	NIC	NOT IN CONTRACT
ASSY	ASSEMBLY	OHP	OVERHEAD POWER
B/C	BACK OF CURB	OHT	OVERHEAD TELEPHONE
B/W	BOTTOM OF WALL	PC	POINT OF CURVATURE
C&G	CURB AND GUTTER	PE	POLYETHYLENE
C/L	CENTERLINE	PED.	PEDESTAL
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
CO	CLEAN OUT	P/L	PROPERTY LINE
CONC.	CONCRETE	PT	POINT OF TANGENT
CONN.	CONNECTION	PP	POWER POLE
C.Y.	CUBIC YARD	PVC	POLYVINYL CHLORIDE
DI	DUCTILE IRON PIPE	PVMT	PAVEMENT
DR	DRIVE	PWR	POWER
D.S.	DOWNSPOUT	R.D.	ROOF DRAIN
E, ELEC.	ELECTRIC	R.J.	RESTRAINED JOINT
EA	EACH	R/W	RIGHT-OF-WAY
E BOX	ELECTRIC BOX	REQ'D	REQUIRED
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	RCP	REINFORCED CONCRETE PIPE
E/P	EDGE OF PAVEMENT	SAN	SANITARY SEWER
EX., EXIST.	EXISTING	SD	SILT DIKE
F/C	FACE OF CURB	SDWK, WALK	SIDEWALK
FG	FINISH GRADE	SF	SILT FENCE
FF	FINISHED FLOOR	STA.	STATION
FH	FIRE HYDRANT	STD.	STANDARD
FL-L	FLOW LINE	STM	STORM
F.L.	FIRE LANE	STMH	STORM SEWER MANHOLE
G	GAS	T, TEL	TELEPHONE
GND	GROUND	TCM	TELECOMMUNICATIONS MANHOLE
GV	GAS VALVE	TE	TRASH ENCLOSURE
HDPE	HIGH DENSITY POLYETHYLENE	T/W	TOP OF WALL
HORIZ.	HORIZONTAL	TYP	TYPICAL
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC
HYD	HYDRANT	UNK	UNKNOWN
INV.	INVERT	UP	UTILITY POLE
L.F.	LINEAR FEET	VAR	VARIABLE
LP	LOW POINT	VERT.	VERTICAL
LS	LANDSCAPE	W/	WITH
ME	MATCH EXISTING	W/L	WATER LINE
MECH	MECHANICAL	W	WATER
MH	MANHOLE	X-ING	CROSSING
MIN.	MINIMUM	Ø, DIA	DIAMETER

general notes

A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED AND PAID FOR BY THE HOME DEPOT; ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR.

B. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCING WORK.

C. IF REQUESTED BY THE PROJECT OWNER, WD PARTNERS MAY PROVIDE THE CONTRACTOR WITH ELECTRONIC DOCUMENTS FOR INFORMATIONAL PURPOSES. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE USE OF SUCH FILES FOR CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE INFORMATION CONTAINED IN SUCH FILES AS THEY MAY COMPARE TO THE INFORMATION ON THE SIGNED AND SEALED HARDCOPY DOCUMENTS.

D. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.

E. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS ANY APPLICABLE SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.

F. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH THE GEORGIA MUTCD. IF A MAINTENANCE OF TRAFFIC PLAN IS NECESSARY, THE PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED WITH THE LOCALE OF THE PROJECT. MAINTENANCE OF TRAFFIC PLANS WHICH ARE NOT INCLUDED IN THIS SET OF DRAWINGS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

G. UTILITIES SHOWN ARE TAKEN FROM THE SURVEY AND RECORDS OF RESPECTIVE UTILITY COMPANIES AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR ON THE SITE SHOWN ON PLAN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

H. ALL SITE WORK AND PAVING SHALL BE IN ACCORDANCE WITH OR SURPASS RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. IF THE GEOTECHNICAL REPORT CONFLICTS WITH DRAWINGS AND SPECIFICATIONS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE AND BE CONSIDERED THE INTENT OF THE BID DOCUMENTS. THE OWNER AND/OR GEOTECHNICAL ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE SOILS REPORT RECOMMENDATIONS REGARDING GRADING, TRENCHING, ETC. CONTACT THE GEOTECHNICAL ENGINEER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION.

I. 4'-0" MINIMUM WIDTH ACCESSIBLE ROUTE FROM BUILDING TO EXISTING ACCESSIBLE PARKING STALLS. THE ACCESSIBLE ROUTE IDENTIFIED ON THE PLAN SHALL BE IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE FINAL ACCESSIBLE ROUTE IS CONSISTENT WITH THE DESIGN SHOWN AND CONSTRUCTED IN SUCH A WAY AS TO MEET ALL APPLICABLE REQUIREMENTS. CODE REFERENCES LISTED IN THE PLANS IDENTIFY THE APPLICABLE SECTION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN IN APPENDIX A OF THE TITLE II REGULATIONS (28 CFR PART 36, REVISED JULY 1, 1994) ISSUED BY THE DEPARTMENT OF JUSTICE. THE CONTRACTOR SHALL BE RESPONSIBLE TO BE KNOWLEDGEABLE OF ANY ADDENDA OR UPDATE TO THE FEDERAL, STATE AND LOCAL ACCESSIBILITY LAWS AND CODES.

J. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURERS APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND LOCAL REGULATIONS.

K. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE GEORGIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

demolition notes

A. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE OF POSSESSION AND APPROVAL TO PROCEED FROM OWNER. THE CONTRACTOR SHALL COORDINATE THE SCHEDULE WITH EXISTING TENANTS AND ADJACENT PROPERTY OWNERS.

B. FOUNDATIONS, SLABS, ALL UNDERGROUND STRUCTURES, AND UTILITIES DESIGNATED FOR REMOVAL SHALL BE REMOVED ENTIRELY. AREAS TO BE BACK FILLED IN ACCORDANCE WITH GEOTECHNICAL REPORT.

C. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR AS IDENTIFIED BY THE OWNER SHALL BECOME PROPERTY OF THE CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER OF WATER, ELECTRIC OR GAS METERS WHEN METERS ARE READY FOR REMOVAL. CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.

D. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.

E. CONTRACTOR TO VERIFY THAT ALL UTILITIES HAVE BEEN ABANDONED OR PROPERLY SHUTOFF PRIOR TO EXCAVATION.

F. EXISTING UTILITIES AND TOPO LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATION WHETHER SHOWN ON PLANS OR NOT.

G. PRIOR TO INITIATING DEMOLITION WORK, THE CONTRACTOR SHALL DEVELOP A DIGITAL PHOTOGRAPH AND/OR VIDEO RECORD OF THE EXISTING STRUCTURES AND SURROUNDING PROPERTIES. THE RECORD SHALL INCLUDE CONDITIONS OF EXISTING STREETS AND ADJACENT PROPERTIES. ONE COPY OF THE PHOTOGRAPH AND/OR VIDEO RECORD SHALL BE PROVIDED TO THE OWNER AND ONE TO THE ENGINEER OF RECORD.

H. ALL DEBRIS FROM DEMOLITION, NOT BEING REUSED, SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.

I. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY FENCE, 6 FOOT MINIMUM HEIGHT, FOR THE DURATION OF ALL DEMOLITION PHASES. UPON COMPLETION OF DEMOLITION PHASES, FENCE MAINTENANCE SHALL BE RESPONSIBILITY OF THE SITE CONTRACTOR.

J. CONTRACTOR SHALL NOT RESTRICT ACCESS TO ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. ACCESS SHALL BE MAINTAINED SO AS NOT TO INTERRUPT NORMAL OPERATIONS OF ADJACENT FACILITIES.

K. CONTRACTOR SHALL NOT ALLOW ANY UTILITY OR SERVICES TO THE NEIGHBORING PROPERTY(S) TO BE INTERRUPTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE RESPECTIVE OWNERS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL UTILITY SERVICES TO THE NEIGHBORING BUILDINGS. IF IT IS NECESSARY FOR CONNECTIONS TO BE INTERRUPTED, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SERVICES (I.E., GENERATORS, PORTABLE GAS TANKS, ETC.). THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY ABANDONMENT AND REMOVAL WITH THE RESPECTIVE UTILITY COMPANIES.

L. ANY EXISTING UTILITIES COMPLETELY EXCAVATED AND REMOVED SHALL BE BACKFILLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

M. WORK CANNOT OCCUR OUTSIDE OF THE DEMOLITION LIMITS WITHOUT PRIOR CONSENT OF OWNER, ADJACENT OWNER, AND LOCAL JURISDICTION. ANY TEMPORARY EASEMENTS REQUIRED WHICH ARE NOT DEPICTED IN THE DRAWINGS SHALL BE THE CONTRACTORS RESPONSIBILITY.

N. EROSION CONTROL PRACTICES MUST BE IN PLACE AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

grading notes

A. THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR AND. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.

B. ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES.

C. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH.

D. WALKING SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.

E. ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1V:20H, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.

F. PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 303: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO 1/4" ARE ALLOWED. CHANGES GREATER THAN 1/4" MUST BE BEVELED NO GREATER THAN 1V:2H AND CHANGES GREATER THAN 1/2" SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.

G. NO SLOPE SHALL BE GREATER THAN 1V:2H. SLOPES GREATER THAN 1V:2H MUST BE AN ENGINEERED SLOPE OR CONTOURED UTILIZING A RETAINING WALL OR OTHER APPROVED STRUCTURAL MEANS. THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF A DISCREPANCY IS FOUND IN THE FIELD WHICH CREATES A SCOPE CONDITION THAT EXCEEDS 1V:2H. FAILURE TO CONTACT THE ENGINEER PRIOR TO COMMENCING WORK WILL RESULT IN CORRECTIVE MEASURES AT THE CONTRACTORS EXPENSE.

H. ASPHALT ELEVATION ADJACENT TO CATCH BASINS TO BE 1/4" ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN (TYPICAL).

I. INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS AND PROCEDURES.

J. NO GRADING ACTIVITIES SHALL BE PERFORMED OFF-SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER AND LOCAL JURISDICTION.

K. EXISTING GRADES SHALL BE MATCHED WITHIN THE LEGAL BOUNDARY UNLESS OTHER PROVISIONS HAVE BEEN MADE.

L. SOILS IMPORTED INTO THE SITE FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF ORGANIC MATERIALS.

M. CONTRACTOR TO ADJUST AND/OR RECONSTRUCT TO PROPOSED GRADE ALL MANHOLES, CLEANOUTS, VALVES, VAULTS, GREASE TRAPS, AND ALL OTHER UTILITY APPURTENANCES AS NEEDED. SEE THE GRADING PLAN FOR PROPOSED GRADING INFORMATION.

paving notes

A. THE SUBGRADE BASE COURSE SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.

B. PAVEMENT AND GRANULAR AGGREGATE BASE MATERIALS SHALL BE PROVIDED AND INSTALLED PER THE MOST CURRENT GDOT SPECIFICATIONS.

utility notes

A. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING INVERTS IN THE FIELD. IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL CONTACT ENGINEER AND/OR OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT.

B. THE GENERAL CONTRACTOR AND SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DIVISIONS OF LABOR WITH THE REQUISITE UTILITY. ALL REQUIRED MATERIALS AND LABOR NECESSARY TO PROVIDE SERVICES FOR THE BUILDING SHALL BE INCLUDED IN THE BID, WHETHER SHOWN OR NOTED ON THE PLANS OR NOT.

C. ROUTING OF DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, AND/OR CABLE) ON THE PLAN ARE SCHEMATIC. THE EXACT ROUTING, SIZES, ORIGINS OF SERVICE, ALL STANDARDS AND CODES SHALL BE VERIFIED WITH THE REQUISITE UTILITY PROVIDER AND COORDINATED WITH OTHER ON-SITE IMPROVEMENTS.

D. EXACT ROUTING, DEPTHS, SLOPES, INVERTS, ETC, SHOWN FOR GRAVITY UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE OWNERS REPRESENTATIVE IMMEDIATELY. FAILURE TO NOTIFY THE ENGINEER AND OWNER OF A DISCREPANCY PRIOR TO BID AND COMMENCEMENT SHALL RESULT IN COSTS BURDENED SOLELY BY THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS FOR THE PROJECT. THE ONLY ITEMS REIMBURSED AS A FIELD CHANGE SHALL BE UNFORESEEABLE CONDITIONS.

E. PRIMARY AND SECONDARY ELECTRICAL SERVICE WORK SHALL BE PROVIDED PER ALL STATE AND LOCAL CODES. POWER COMPANY, N.F.P.A., AND N.E.C. STANDARDS AND COORDINATE WITH THE POWER COMPANY TO VERIFY THE FINAL TRANSFORMER LOCATION, SIZE, ORIGIN OF SERVICE. AND ALL STANDARDS FOR WORK. SEE ARCHITECTURAL AND ELECTRICAL ENGINEERING SHEETS FOR SECONDARY WIRING DESIGN.

F. SANITARY SEWER LATERALS/PIPE SHALL BE ASTM D-2241 SDR-26 PVC. SEE PLAN FOR LENGTH, SIZE AND SLOPE. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY 'CO' PER DETAIL ON SHEET C1.5. COORDINATE LOCATION OF SANITARY SEWER LATERAL THROUGH FOUNDATION WITH STRUCTURAL DRAWINGS. MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION FROM WATER.

#1

G. RELOCATED UTILITIES ARE TO BE OPERATION WITH RELOCATED EASEMENTS TO BE RECORDED PRIOR TO ANY WORK BEING PERFORMED.

H. THE CITY OF POOLER PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH THE CITY OF POOLER PUBLIC WORKS UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.

storm drainage notes

A. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY SIZES, TYPES, AND LOCATIONS SHOWN ON PLANS. ALL UTILITY WORK SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS, THESE PLANS AND OR GOVERNING REGULATIONS.

B. GENERAL CONTRACTOR TO MAINTAIN STORM SEWER WATER DRAINAGE THROUGH ENTIRE CONSTRUCTION PROCESS.

site notes

A. TAPER LAST 10' OF 6" CURB FROM TYPICAL CURB DETAIL TO MEET AND MATCH CONFIGURATION AND ELEVATION OF EXISTING ADJOINING CURB, PAVEMENT, OR SIDEWALK; OR TAPER CURB AT EXISTING SIDEWALK.

B. ACCESSIBLE PARKING TO MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS.

C. PROVIDE A 4'-0" MINIMUM WIDTH ACCESSIBLE ROUTE FROM BUILDING TO EXISTING ACCESSIBLE PARKING STALLS PER PLAN. CROSS SLOPE IS NOT TO EXCEED 2.00%; RUNNING SLOPE NOT TO EXCEED 5.00%.

D. ALL DIMENSIONS ARE TO FACE OF CURB AND BUILDING FOUNDATION WALL UNLESS OTHERWISE NOTED.

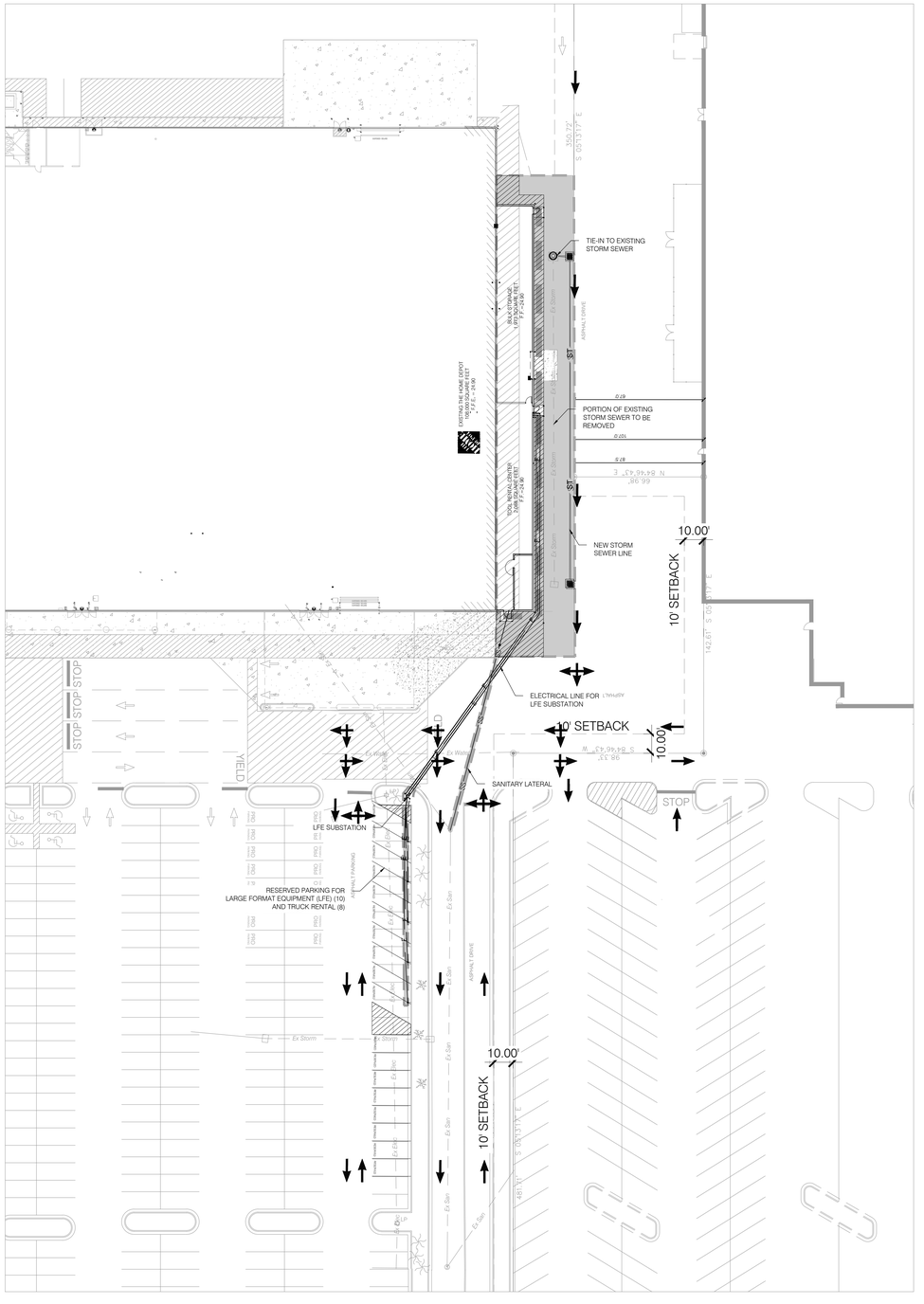
E. PAVEMENT STRIPING SHALL BE ALKYD-READY MIX PER GDOT SPECIFICATIONS.

F. ALL SIGNAGE SHALL COMPLY WITH LOCAL REQUIREMENTS. VERIFY STYLE WITH OWNERS REPRESENTATIVE.

G. IN CASE OF CONFLICT BETWEEN THESE PLANS AND CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.

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

I. 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.

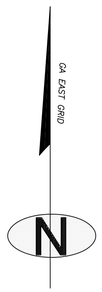

TIE-IN TO EXISTING STORM SEWER
PORTION OF EXISTING STORM SEWER TO BE REMOVED
NEW STORM SEWER LINE
10' SETBACK
10' SETBACK
10' SETBACK
ELECTRICAL LINE FOR LFE SUBSTATION
SANITARY LATERAL
LFE SUBSTATION
RESERVED PARKING FOR LARGE FORMAT EQUIPMENT (LFE) (10) AND TRUCK RENTAL (8)
EXISTING BIG ASPHALT PATCH 1,000 SQUARE FEET ± 4" DEEP

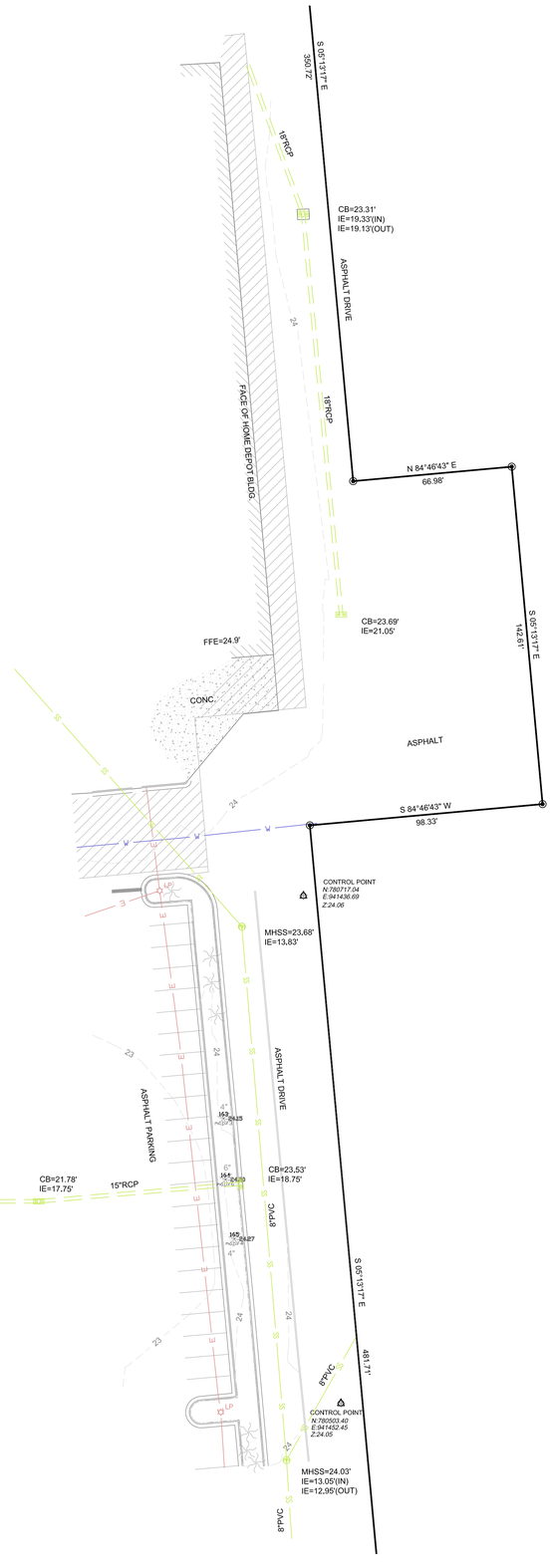
Attachment B

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.

Michael S Perdue GAPLS # 2776 — *07/18/2024* Date

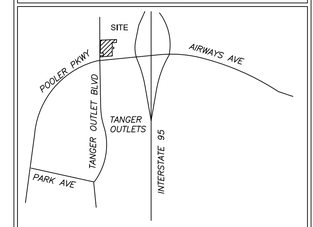
RESERVED FOR CLERK OF COURT RECORDING INFORMATION





N/F
WAL-MART STORES #
01-02860
PID #50017C01001
(DB. 203U, PG. 660)
(PB. 19S, PG. 30)

VICINITY MAP



N.T.S

LEGEND

AC	AIR CONDITIONER	B	BOLLARD
CB	CATCH BASIN		GUY WIRE
CPP	CORRUGATED PLASTIC PIPE	G	GAS LINE
CT	CRIMPED TOP PIPE	W	WATER LINE
DI	DROP INLET	OHP	POWER LINE
IE	INVERT ELEVATION	E	UNDERGROUND POWER LINE
JB	JUNCTION BOX	T	UNDERGROUND PHONE LINE
MH	MANHOLE	FO	FIBER OPTIC
OT	OPEN TOP PIPE		POWER POLE
POB	POINT OF BEGINNING	S	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	ST	STORM SEWER MANHOLE
TBM	TEMPORARY BENCHMARK		CATCH BASIN
RCP	REINFORCED CONCRETE PIPE	LP	LIGHT POLE
SS	SANITARY SEWER	FH	FIRE HYDRANT
OHP	OVERHEAD POWER	T	TRANSFORMER
IPF	IRON PIN FOUND		MAPLE TREE
IPS	IRON PIN SET		
W	WATER VALVE		
WM	WATER METER		
G	GAS VALVE		
GM	GAS METER		
T	TELEPHONE PEDESTAL		
BF	BACKFLOW METER		

GENERAL NOTES

Subject Property does not lie within a 100 Year Flood Hazard Area (Zone X & Shaded Zone X), Based On The Flood Insurance Rate Map 13051C0038J with effective Date of 8/16/2018. This Determination Was Made By Graphically Determining The Position Of This Site On Said Firm Maps Unless Otherwise Noted.

The Vertical Datum For This Survey Is Based On Gps Observation Using Cors Stations "SAVANNAH STATE U CORS", "WALTERBORO COUNTY CORS" and "FORT JOHNSON CORS". (NAVD 88)

The Site Is Zoned C-2:

Setback Lines Should Be Confirmed And Verified By Planning And Zoning Prior To Design Or Construction Activities.

Contact Proper Authorities Before Building Near Utility Lines, For Easement Width And Restrictions. Utilities Are Approximate And Should Be Verified Prior To Any Construction

This Survey Has Been Prepared For The Exclusive Use Of The Person Or Entities Named Hereon. No Express Or Implies Warranties With Respect To The Information Shown Hereon Is To Be Extended To Any Persons Or Entities Other Than Those Shown Hereon.

A Topcon Hiper Rtk Gps Unit Was Used To Collect Boundary Control. A Nikon DTM-522 Was Used To Collect Boundary Data From Set Control. Boundary Control Points Were Collected And Recollected On Two Seperate Days. The Positional Tolerance Was Within 0.07' And Was Not Adjusted.

This Plat Has Been Calculated For Closure And Is Found To Be Accurate Within One Foot In 147244 Feet.

This Plat Has Been Calculated For Closure And Is Found To Be Accurate Within One Foot In 147244 Feet.

There are no visible encroachments affecting the property.

No evidence of recent earth moving work or construction was observed on the property.

No evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Survey References

PID #50017C01002
(DB. 257P, PG. 10)
(PB. 19S, PG. 30)

GRAPHIC SCALE
0 30 60 90
1"=30'

811 Know what's **below** **Call** before you dig.
Dial 811
Or Call 800-282-7411

MSP & ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609
864-370-2232
WWW.MSPSURVEYING.COM

GEORGIA REGISTERED NO. 2776 LAND SURVEYOR MICHAEL S. PERDUE
Michael S Perdue GAPLS #2776

TOPO SURVEY
FOR

HOME DEPOT
190 POOLER PKWY

CITY: POOLER	COUNTY: CHATHAM 8th GMD	STATE: GEORGIA
DATE OF SURVEY: 7/18/24		SCALE: 1:30
FIELD WORK: MSP	DRAWN BY: MSP	REVIEWED BY: MSP
MSP FILE: HDPOOLER		MSP JOB# : 241945

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07/18/2024

Michael S Perdue GAPLS #2776 *Date*

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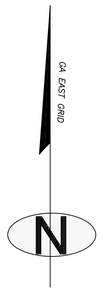
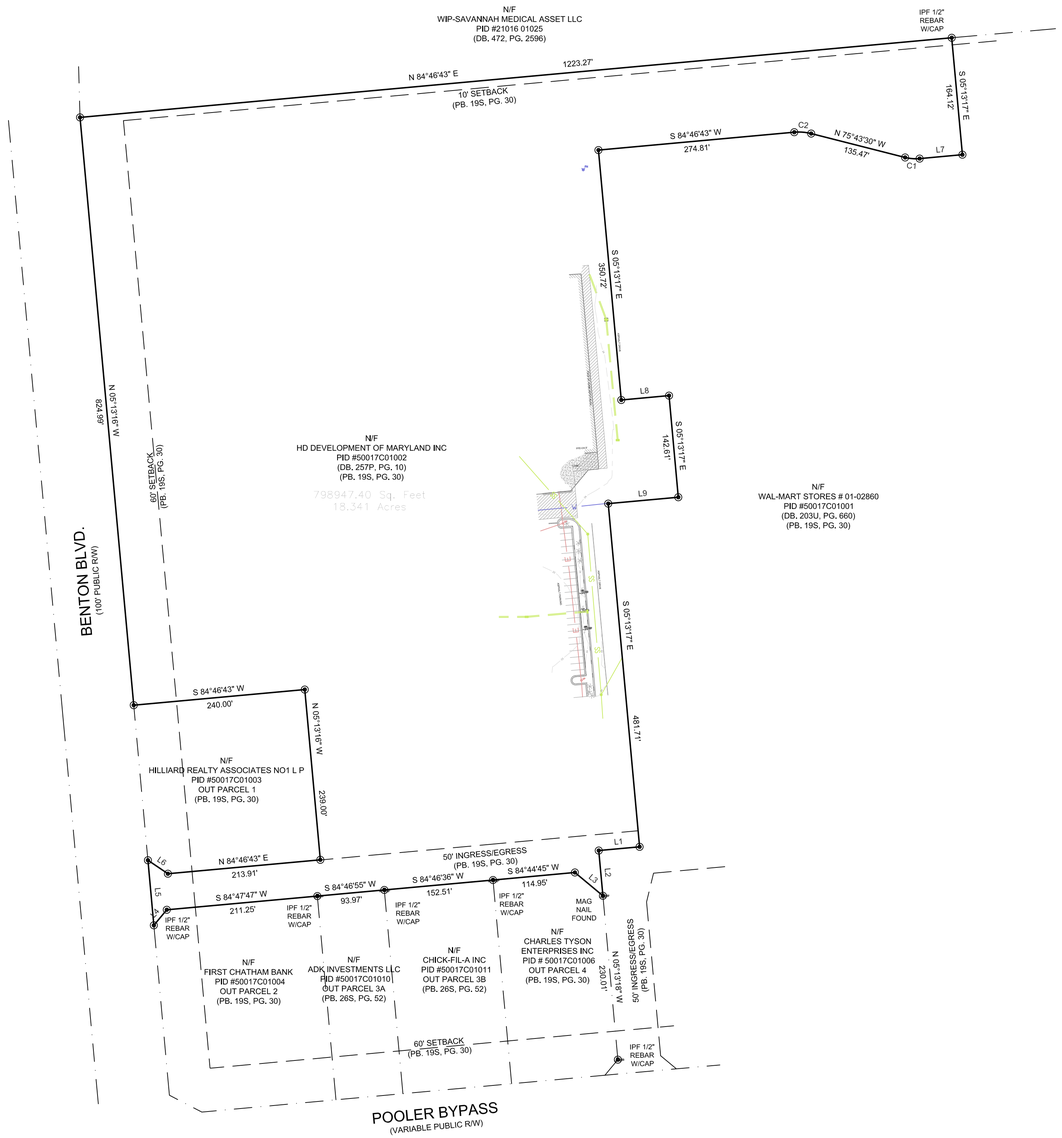
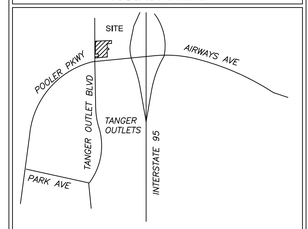




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	60.00'	20.42'	20.32'	N 85°28'24" W	19°29'53"	10.31'
C2	70.00'	23.81'	23.70'	N 85°28'24" W	19°29'33"	12.02'

LINE	BEARING	DISTANCE
L1	S 84°46'43" W	57.32'
L2	S 05°12'35" E	63.50'
L3	N 50°13'17" W	50.91'
L4	S 39°46'44" W	28.28'
L5	N 05°13'16" W	91.35'
L6	S 55°55'54" E	33.71'
L7	S 84°46'43" W	60.02'
L8	N 84°46'43" E	66.98'
L9	S 84°46'43" W	98.33'

VICINITY MAP



LEGEND

AC	AIR CONDITIONER	B	BOLLARD
CB	CATCH BASIN		GUY WIRE
CPP	CORRUGATED PLASTIC PIPE	G	GAS LINE
CT	CRIMPED TOP PIPE	W	WATER LINE
DI	DROP INLET	OHP	POWER LINE
IE	INVERT ELEVATION	E	UNDERGROUND POWER LINE
JB	JUNCTION BOX	T	UNDERGROUND PHONE LINE
MH	MANHOLE	FO	FIBER OPTIC
OT	OPEN TOP PIPE		POWER POLE
POB	POINT OF BEGINNING	S	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	ST	STORM SEWER MANHOLE
TBM	TEMPORARY BENCHMARK	CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE	LP FH	LIGHT POLE
SS	SANITARY SEWER		FIRE HYDRANT
OHP	OVERHEAD POWER	T	TRANSFORMER
IPF	IRON PIN FOUND		MAPLE TREE
IPS	IRON PIN SET		
W	WATER VALVE		
WM	WATER METER		
G	GAS VALVE		
GM	GAS METER		
T	TELEPHONE PEDESTAL		

GENERAL NOTES

Subject Property does not lie within a 100 Year Flood Hazard Area (Zone X & Shaded Zone X), Based On The Flood Insurance Rate Map 13051C0038J with effective Date of 8/16/2018. This Determination Was Made By Graphically Determining The Position Of This Site On Said Firm Maps Unless Otherwise Noted.

The Vertical Datum For This Survey Is Based On Gps Observation Using Cors Stations "SAVANNAH STATE U CORS", "WALTERBORO COUNTY CORS" and "FORT JOHNSON CORS". (NAVD 88)

The Site Is Zoned C-2:

Setback Lines Should Be Confirmed And Verified By Planning And Zoning Prior To Design Or Construction Activities.

Contact Proper Authorities Before Building Near Utility Lines, For Easement Width And Restrictions. Utilities Are Approximate And Should Be Verified Prior To Any Construction

This Survey Has Been Prepared For The Exclusive Use Of The Person Or Entities Named Hereon. No Express Or Implies Warranties With Respect To The Information Shown Hereon Is To Be Extended To Any Persons Or Entities Other Than Those Shown Hereon.

A Topcon Hiper Rtk Gps Unit Was Used To Collect Boundary Control. A Nikon DTM-522 Was Used To Collect Boundary Data From Set Control. Boundary Control Points Were Collected And Recollected On Two Seperate Days. The Positional Tolerance Was Within 0.07' And Was Not Adjusted.

This Plat Has Been Calculated For Closure And Is Found To Be Accurate Within One Foot In 147244 Feet.

This Plat Has Been Calculated For Closure And Is Found To Be Accurate Within One Foot In 147244 Feet.

There are no visible encroachments affecting the property.

No evidence of recent earth moving work or construction was observed on the property.

No evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Survey References

PID #50017C01002
(DB. 257P, PG. 10)
(PB. 19S, PG. 30)

811 Know what's below Call before you dig. Dial 811 Or Call 800-282-7411

GRAPHIC SCALE
0 100 200 300
1"=100'

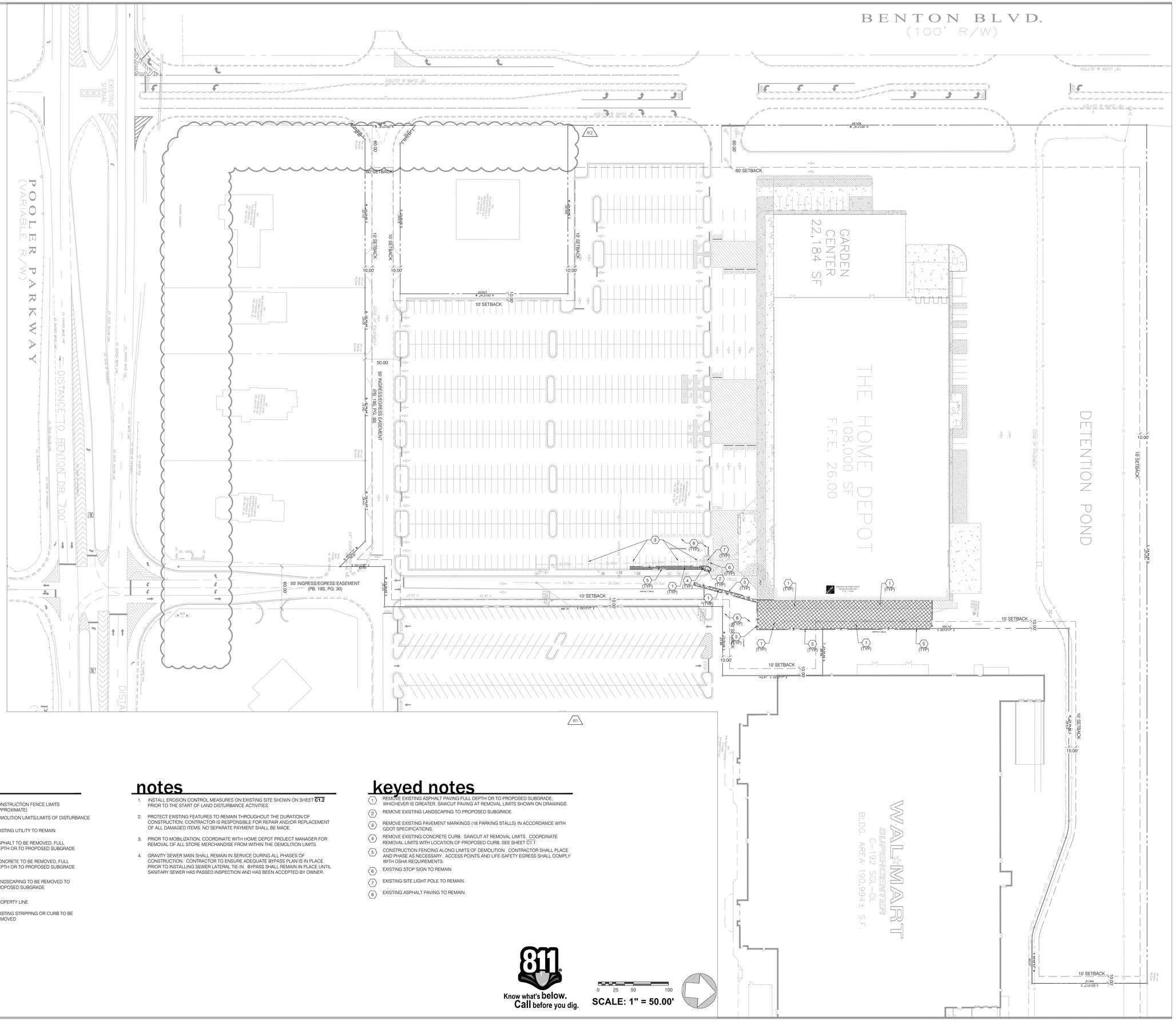
MSP & ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609
864-370-2232
WWW.MSPSURVEYING.COM

GEORGIA REGISTERED NO. 2776 LAND SURVEYOR MICHAEL S. PERDUE
Michael S Perdue GAPLS #2776

BOUNDARY SURVEY
FOR

HOME DEPOT
190 POOLER PKWY

CITY: POOLER	COUNTY: CHATHAM	STATE: GEORGIA
	8th GMD	
DATE OF SURVEY: 7/18/24		SCALE: 1:100
FIELD WORK: MSP	DRAWN BY: MSP	REVIEWED BY: MSP
MSP FILE: HDPOOLER		MSP JOB# : 241945



legend

- CONSTRUCTION FENCE LIMITS (APPROXIMATE)
- DEMOLITION LIMITS/LIMITS OF DISTURBANCE
- EXISTING UTILITY TO REMAIN
- ASPHALT TO BE REMOVED, FULL DEPTH OR TO PROPOSED SUBGRADE
- CONCRETE TO BE REMOVED, FULL DEPTH OR TO PROPOSED SUBGRADE
- LANDSCAPING TO BE REMOVED TO PROPOSED SUBGRADE
- PROPERTY LINE
- EXISTING STRIPPING OR CURB TO BE REMOVED

notes

1. INSTALL EROSION CONTROL MEASURES ON EXISTING SITE SHOWN ON SHEET C1.2 PRIOR TO THE START OF LAND DISTURBANCE ACTIVITIES.
2. PROTECT EXISTING FEATURES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED ITEMS. NO SEPARATE PAYMENT SHALL BE MADE.
3. PRIOR TO MOBILIZATION, COORDINATE WITH HOME DEPOT PROJECT MANAGER FOR REMOVAL OF ALL STORE MERCHANDISE FROM WITHIN THE DEMOLITION LIMITS.
4. GRAVITY SEWER MAIN SHALL REMAIN IN SERVICE DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO ENSURE ADEQUATE BYPASS PLAN IS IN PLACE PRIOR TO INSTALLING SEWER LATERAL TIE-IN. BYPASS SHALL REMAIN IN PLACE UNTIL SANITARY SEWER HAS PASSED INSPECTION AND HAS BEEN ACCEPTED BY OWNER.

keyed notes

1. REMOVE EXISTING ASPHALT PAVING FULL DEPTH OR TO PROPOSED SUBGRADE, WHICHEVER IS GREATER. SAWCUT PAVING AT REMOVAL LIMITS SHOWN ON DRAWINGS.
2. REMOVE EXISTING LANDSCAPING TO PROPOSED SUBGRADE.
3. REMOVE EXISTING PAVEMENT MARKINGS (18 PARKING STALLS) IN ACCORDANCE WITH GDOT SPECIFICATIONS.
4. REMOVE EXISTING CONCRETE CURB. SAWCUT AT REMOVAL LIMITS. COORDINATE REMOVAL LIMITS WITH LOCATION OF PROPOSED CURB. SEE SHEET C1.1.
5. CONSTRUCTION FENCING ALONG LIMITS OF DEMOLITION. CONTRACTOR SHALL PLACE AND PHASE AS NECESSARY. ACCESS POINTS AND LIFE-SAFETY EGRESS SHALL COMPLY WITH OSHA REQUIREMENTS.
6. EXISTING STOP SIGN TO REMAIN
7. EXISTING SITE LIGHT POLE TO REMAIN.
8. EXISTING ASPHALT PAVING TO REMAIN.

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0 25 50 100
SCALE: 1" = 50.00'

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7007 DISCOVERY BLVD
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THE HOME DEPOT

POOLER
TRC + BULK STORAGE ADDITION
STORE#: 0179

190 POOLER PKWY
POOLER, GA 031322

GEORGIA REGISTERED No. PE053616 PROFESSIONAL ENGINEER SALLY GOLDMAN

10/27/2025

ISSUE DATES

ENTITLEMENT	07/08/25
PERMIT	00/00/00
BID	00/00/00

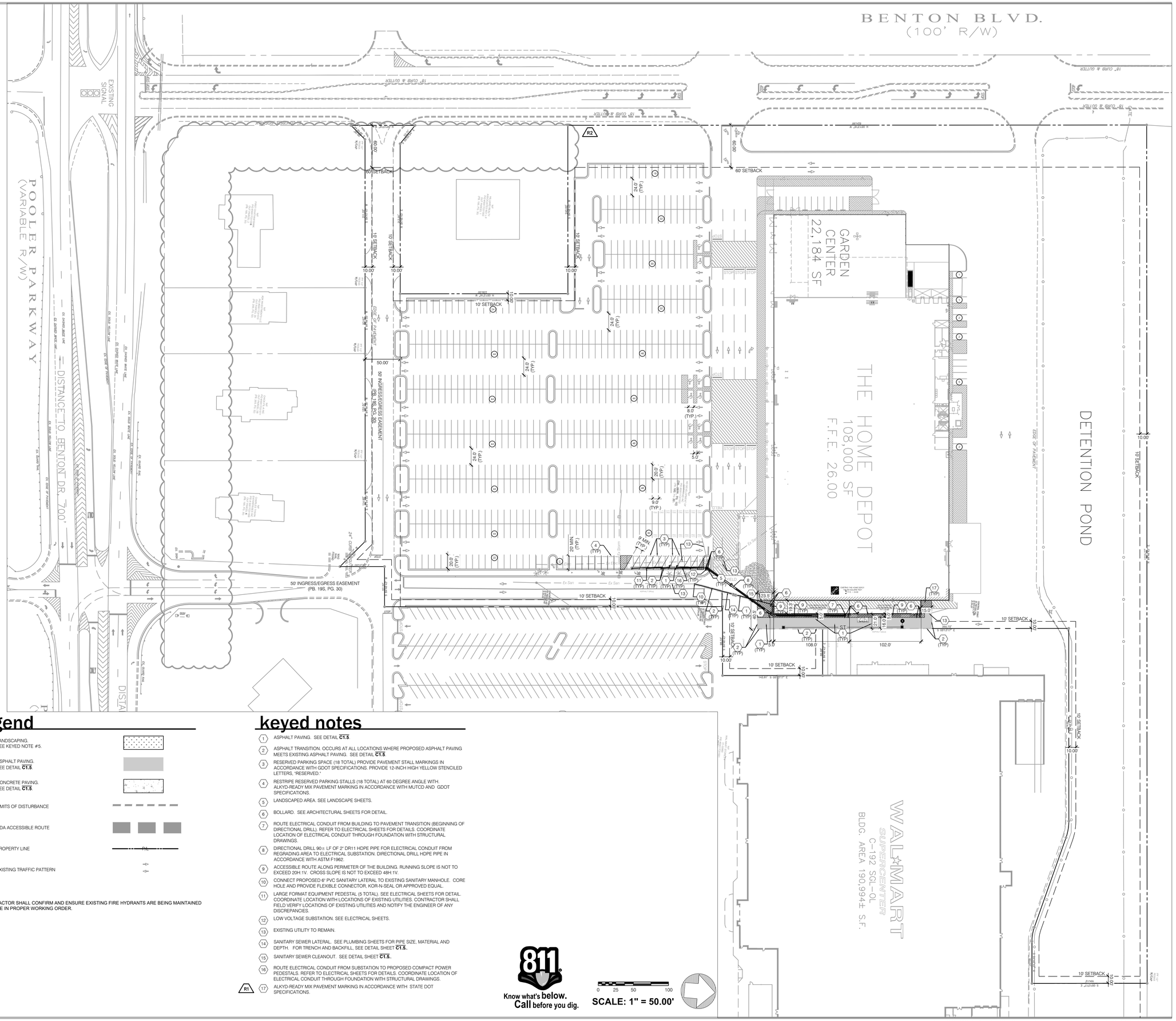
REVISIONS

R1	10/03/25
R2	10/24/25

WD PROJECT NUMBER
HDPTR0018

C1.0

SITE DEMOLITION PLAN



legend

- LANDSCAPING. SEE KEYED NOTE #5.
- ASPHALT PAVING. SEE DETAIL **C1.5**.
- CONCRETE PAVING. SEE DETAIL **C1.5**.
- LIMITS OF DISTURBANCE
- ADA ACCESSIBLE ROUTE
- PROPERTY LINE (P/L)
- R1 EXISTING TRAFFIC PATTERN

R1 CONTRACTOR SHALL CONFIRM AND ENSURE EXISTING FIRE HYDRANTS ARE BEING MAINTAINED AND ARE IN PROPER WORKING ORDER.

keyed notes

1. ASPHALT PAVING. SEE DETAIL **C1.5**.
2. ASPHALT TRANSITION. OCCURS AT ALL LOCATIONS WHERE PROPOSED ASPHALT PAVING MEETS EXISTING ASPHALT PAVING. SEE DETAIL **C1.5**.
3. RESERVED PARKING SPACE (18 TOTAL) PROVIDE PAVEMENT STALL MARKINGS IN ACCORDANCE WITH GDOT SPECIFICATIONS. PROVIDE 12-INCH HIGH YELLOW STENCILED LETTERS, "RESERVED."
4. RESTRIPE RESERVED PARKING STALLS (18 TOTAL) AT 60 DEGREE ANGLE WITH ALKYD-READY MIX PAVEMENT MARKING IN ACCORDANCE WITH MUTCD AND GDOT SPECIFICATIONS.
5. LANDSCAPED AREA. SEE LANDSCAPE SHEETS.
6. BOLLARD. SEE ARCHITECTURAL SHEETS FOR DETAIL.
7. ROUTE ELECTRICAL CONDUIT FROM BUILDING TO PAVEMENT TRANSITION (BEGINNING OF DIRECTIONAL DRILL). REFER TO ELECTRICAL SHEETS FOR DETAILS. COORDINATE LOCATION OF ELECTRICAL CONDUIT THROUGH FOUNDATION WITH STRUCTURAL DRAWINGS.
8. DIRECTIONAL DRILL 90± LF OF 2" DR11 HDPE PIPE FOR ELECTRICAL CONDUIT FROM REGRADING AREA TO ELECTRICAL SUBSTATION. DIRECTIONAL DRILL HDPE PIPE IN ACCORDANCE WITH ASTM F1962.
9. ACCESSIBLE ROUTE ALONG PERIMETER OF THE BUILDING. RUNNING SLOPE IS NOT TO EXCEED 20H:1V. CROSS SLOPE IS NOT TO EXCEED 48H:1V.
10. CONNECT PROPOSED 6" PVC SANITARY LATERAL TO EXISTING SANITARY MANHOLE. CORE HOLE AND PROVIDE FLEXIBLE CONNECTOR, KOR-N-SEAL OR APPROVED EQUAL.
11. LARGE FORMAT EQUIPMENT PEDESTAL (5 TOTAL). SEE ELECTRICAL SHEETS FOR DETAIL. COORDINATE LOCATION WITH LOCATIONS OF EXISTING UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. LOW VOLTAGE SUBSTATION. SEE ELECTRICAL SHEETS.
13. EXISTING UTILITY TO REMAIN.
14. SANITARY SEWER LATERAL. SEE PLUMBING SHEETS FOR PIPE SIZE, MATERIAL AND DEPTH. FOR TRENCH AND BACKFILL, SEE DETAIL SHEET **C1.5**..
15. SANITARY SEWER CLEANOUT. SEE DETAIL SHEET **C1.5**..
16. ROUTE ELECTRICAL CONDUIT FROM SUBSTATION TO PROPOSED COMPACT POWER PEDESTALS. REFER TO ELECTRICAL SHEETS FOR DETAILS. COORDINATE LOCATION OF ELECTRICAL CONDUIT THROUGH FOUNDATION WITH STRUCTURAL DRAWINGS.
- R1 17. ALKYD-READY MIX PAVEMENT MARKING IN ACCORDANCE WITH STATE DOT SPECIFICATIONS.

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SCALE: 1" = 50.00'

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THE HOME DEPOT

POOLER TRC + BULK STORAGE ADDITION STORE#: 0179

190 POOLER PKWY POOLER, GA 031322

GEORGIA REGISTERED No. PE053616 PROFESSIONAL ENGINEER SALLY GOLOMB

10/27/2025

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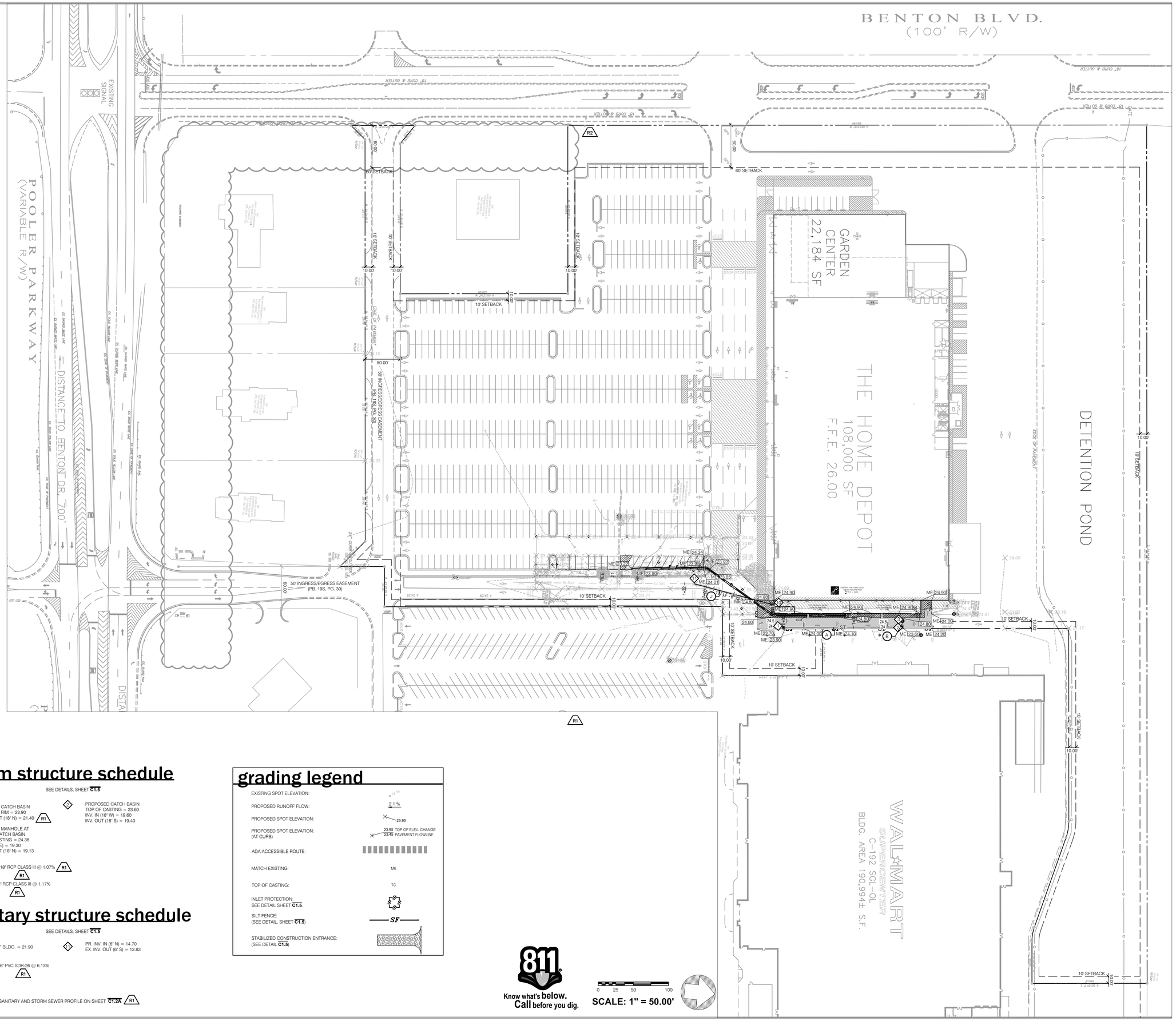
R1	10/03/25
R2	10/24/25

WD PROJECT NUMBER HDPTR0018

C1.1

SITE IMPROVEMENT & UTILITY PLAN



storm structure schedule

SEE DETAILS, SHEET C1.5

1. PROPOSED CATCH BASIN
   PR. TOP OF RIM = 23.90
   PR. INV. OUT (18" N) = 21.40 R1
2. PROPOSED CATCH BASIN
   TOP OF CASTING = 23.60
   INV. IN (18" W) = 19.60
   INV. OUT (18" S) = 19.40
3. PROPOSED MANHOLE AT EXISTING CATCH BASIN
   TOP OF CASTING = 24.36
   INV. IN (18" E) = 19.30
   EX. INV. OUT (18" N) = 19.13
- (A) 169 L.F. OF 18" RCP CLASS III @ 1.07% SLOPE R1
- (B) 9 L.F. OF 18" RCP CLASS III @ 1.17% SLOPE R1

sanitary structure schedule

SEE DETAILS, SHEET C1.5

- (1X) INV. OUT OF BLDG. = 21.90
- 1 PR. INV. IN (6" N) = 14.70
  EX. INV. OUT (6" S) = 13.83
- (J) 117 L.F. OF 6" PVC SDR-26 @ 6.13% SLOPE R1

NOTE: SEE SANITARY AND STORM SEWER PROFILE ON SHEET C1.2X R1

grading legend

- EXISTING SPOT ELEVATION: x 12.15
- PROPOSED RUNOFF FLOW: 2.1 %
- PROPOSED SPOT ELEVATION: 23.95
- PROPOSED SPOT ELEVATION: (AT CURB) 23.95 TOP OF ELEV. CHANGE; 23.95 PAVEMENT FLOWLINE
- ADA ACCESSIBLE ROUTE:
- MATCH EXISTING: ME
- TOP OF CASTING: TC
- INLET PROTECTION: SEE DETAIL SHEET C1.5
- SILT FENCE: (SEE DETAIL, SHEET C1.5) SF
- STABILIZED CONSTRUCTION ENTRANCE: (SEE DETAIL C1.5)

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SCALE: 1" = 50.00'

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THE HOME DEPOT

POOLER TRC + BULK STORAGE ADDITION STORE#: 0179

190 POOLER PKWY POOLER, GA 031322

GEORGIA REGISTERED No. PE053616 PROFESSIONAL ENGINEER SALLY GOLDMAN

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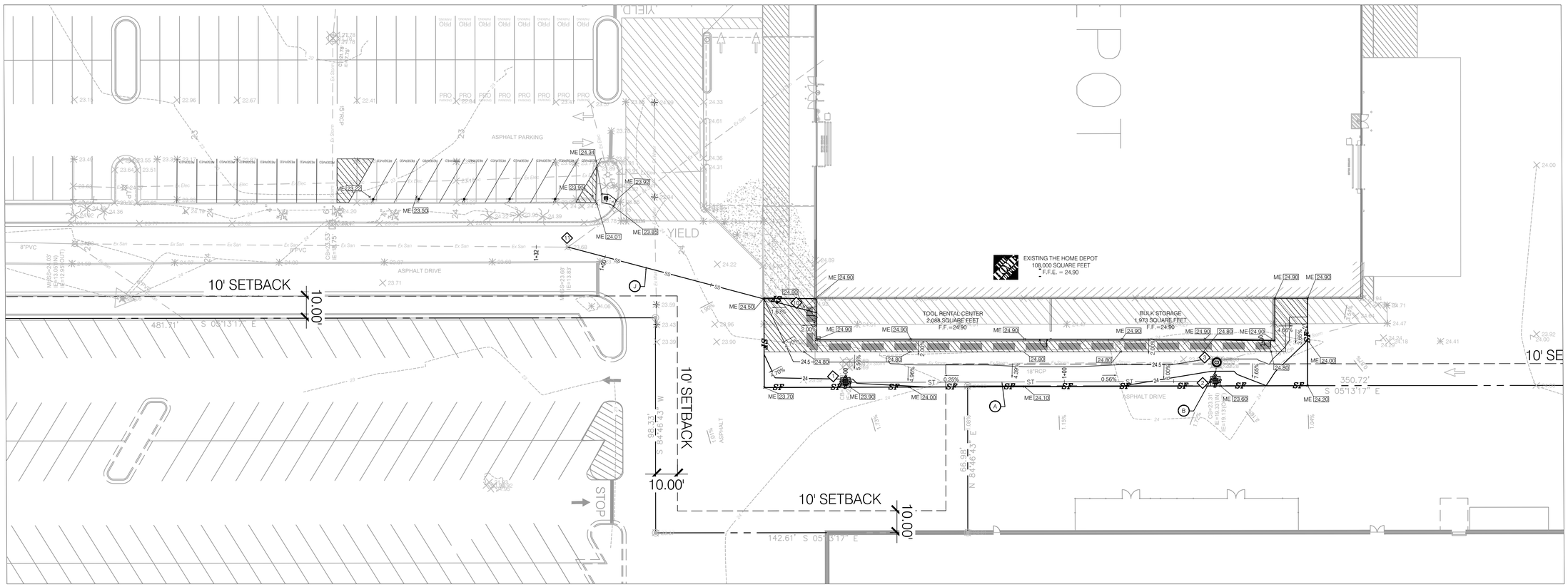
WD PROJECT NUMBER HDPTR0018

C1.2

SITE GRADING & DRAINAGE PLAN



grading legend

EXISTING SPOT ELEVATION:	× 23.15
PROPOSED RUNOFF FLOW:	2.1 %
PROPOSED SPOT ELEVATION:	23.95
PROPOSED SPOT ELEVATION: (AT CURB)	23.95 TOP OF ELEV. CHANGE 23.45 PAVEMENT FLOWLINE
ADA ACCESSIBLE ROUTE:	
MATCH EXISTING:	ME
TOP OF CASTING:	TC
INLET PROTECTION: SEE DETAIL SHEET C1.5.	
SILT FENCE: (SEE DETAIL, SHEET C1.5)	SF
STABILIZED CONSTRUCTION ENTRANCE: (SEE DETAIL C1.5)	

storm structure schedule

SEE DETAILS, SHEET C1.5

1. PROPOSED CATCH BASIN
PR. TOP OF RIM = 23.90
PR. INV. OUT (18" N) = 21.40 R1

2. PROPOSED CATCH BASIN
TOP OF CASTING = 23.60
INV. IN (18" W) = 19.60
INV. OUT (18" S) = 19.40

3. PROPOSED MANHOLE AT
EXISTING CATCH BASIN
TOP OF CASTING = 24.36
INV. IN (18" E) = 19.30
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sanitary structure schedule

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1. INV. OUT OF BLDG. = 21.90

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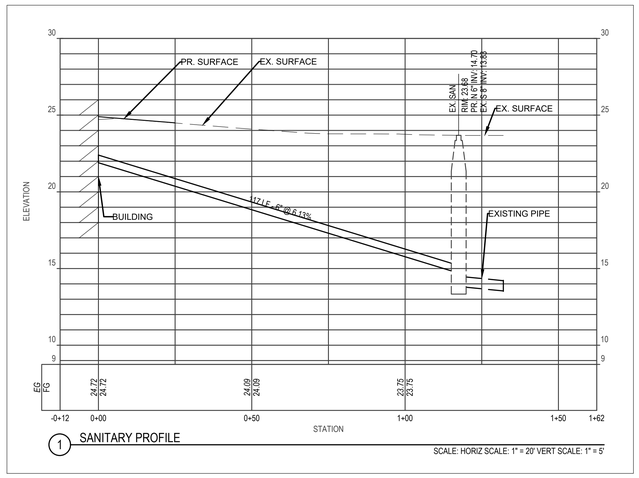
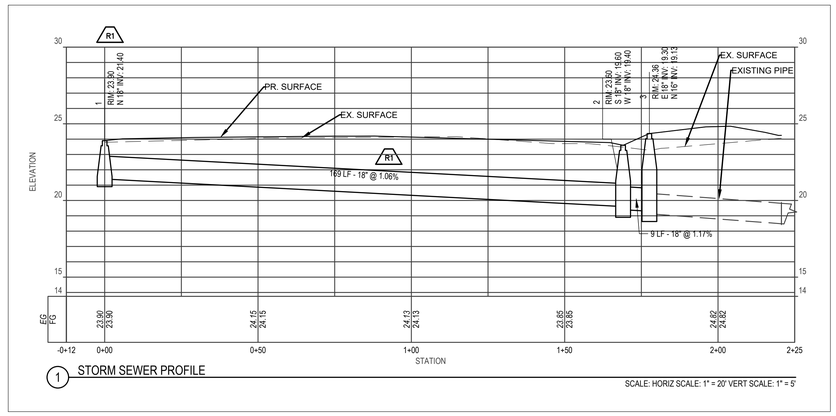
J. 117 L.F. OF 6" PVC SDR-26 @ 6.13% SLOPE R1



1 SANITARY PROFILE

SCALE: HORIZ SCALE: 1" = 20' VERT SCALE: 1" = 5'



1 STORM SEWER PROFILE

SCALE: HORIZ SCALE: 1" = 20' VERT SCALE: 1" = 5'

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

0 5 20 40

SCALE: 1" = 20.0'

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THE HOME DEPOT

POOLER
TRC + BULK STORAGE
ADDITION
STORE#: 0179

190 POOLER PKWY
POOLER, GA 031322

GEORGIA REGISTERED No. PE053616 PROFESSIONAL ENGINEER SALLY GOLDMAN

10/27/2025

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REVISIONS
- R1 10/03/25

WD PROJECT NUMBER
HDPTR0018

C1.2A ENLARGED SITE GRADING & DRAINAGE PLAN

KEYED NOTES:

1. TRC INFORMATION SIGNS. UNDER SEPARATE PERMIT. SEE RESPONSIBILITY SCHEDULE.
2. ~~ROOFING MEMBRANE OVER 2.5" RIGID INSULATION R-14.4 (BASED ON 2003 PIMA LTTR VALUE), REFER TO SPECIFICATIONS.~~
3. ~~REMOVE EXISTING EXTERIOR PAVING AS REQUIRED TO INSTALL NEW CONCRETE LANDING. SEE DETAIL **A3.1-14**.~~
4. ~~TAPERED INSULATION TO PROVIDE 1/4" PER FOOT SLOPED CRICKET. REFER TO SPECIFICATIONS.~~
5. ~~REMOVE EXISTING PAVEMENT AS NEEDED FOR NEW FOOTINGS, WALLS,BOLLARDS AND SLAB.REFER TO STRUCTURAL DRAWING.~~
6. EXISTING TILT UP CONCRETE WALL PANEL. PRESERVE EXISTING FINISH. IF FINISH IS DAMAGED FROM NEW CONSTRUCTION, REPAIR FINISHES TO MATCH EXISTING ADJACENT FINISH TO REMAIN.
7. ~~ROOF TOP MECHANICAL UNIT. REFER TO MECHANICAL DRAWINGS.~~
8. CCTV CAMERA - SEE ELECTRICAL DRAWINGS FOR QUANTITIES AND LOCATIONS.
9. ~~4" WIDE CONTINUOUS INTERGARD 345 EPOXY STRIPING. SURFACE PREPARATION, APPLICATION & COVERAGE, PER MANUFACTURERS SPECIFICATION. 45 DEGREE AT 48" ON CENTER WITH A 4" WIDE CONTINUOUS BORDER. CONTRACTOR SHALL VERIFY ALL INTERIOR STRIPING AREAS WITH THE HOME DEPOT PROJECT MANAGER AND THE FINAL FIXTURE PLAN BEFORE PROCEEDING. REFER TO SPECIFICATIONS.~~
- 9A. ~~ELECTRIC AND TELEPHONE PANELS:~~
  ~~RECESSED PANELS - 4'-0" WIDE (FROM FACE OF WALL) X LENGTH OF PANELS~~
  ~~ALL OTHER PANELS - 4'-0" WIDE (FROM FRONT FACE OF PANEL) X LENGTH OF PANEL.~~
- 9B. ~~EMERGENCY EXIT DOORS: (ALL AREAS)~~
  ~~4'-0" DEEP (FROM FACE OF THRESHOLD) X WIDTH OF DOOR AND 12" BEYOND LATCH, 6" BEYOND HINGE SIDE.~~
10. NEW WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS FOR MORE DETAIL.
11. DOOR BELL - SEE ELECTRICAL DRAWINGS
12. WALL MOUNTED STEEL DOWNSPOUT GUARD WITH FACTORY YELLOW FINISH. MOUNT WITH BOTTOM EDGE 6" ABOVE ELBOW TRANSITION AT GROUND. ATTACH TO WALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL **A1.1-06.** AND SPEC SECTION 055000.
13. ~~PRIMARY AND SECONDARY THRU-WALL SCUPPER. REFER TO PLUMBING DRAWINGS AND ARCHITECTURAL DETAILS **A3.2-02** AND **A3.2-04**.~~
14. NEW EXTERIOR BOLLARD. 4" BOLLARD (WITH McCUE COVER). SEE DETAIL **A3.0-08**.
15. ~~NEW CONCRETE SPLASH BLOCK, BY MODERN PRECAST OR EQUAL.~~
16. NEW EMERGENCY LIGHT, REFER TO ELECTRICAL DRAWINGS FOR MORE DETAIL.
17. ~~EXTERIOR WALL TO RECEIVE 5/8" FRT PLYWOOD (INSTALLED HORIZONTALLY) OVER 3/4" "Z" FURRING (INSTALLED VERTICALLY) AT 24" O.C WITH 3/4" RIGID INSULATION IN BETWEEN (R-5).~~
18. PARAPET WALL WITH PREFINISHED METAL COPING **[COLOR TO MATCH EXISTING COPING]**, REFER TO DETAIL **A3.1-03**.
19. ~~PAINT COLUMNS, HEADER, NEW STEEL KICKERS AT EXISTING ROOF, JAMB, OPENING, AND AFFECTED SURROUNDING WALL TO MATCH EXISTING ADJACENT WALL FINISHES.~~
20. SMOOTH FACE CMU, PAINT **[COLOR TO MATCH EXISTING EXTERIOR WALL COLOR]** EXCEPT AT ACCENT BAND.
21. 4"X4" PREFINISHED METAL DOWNSPOUT, FINISH TO MATCH **[ADJACENT EXTERIOR WALL]**.
22. ~~INTERIOR SURFACE MOUNTED BOLLARD BY McCUE. REFER TO **A3.1-15**.~~
23. ACCENT BAND, PAINT **[P-1]**. MATCH HEIGHT AND WIDTH TO EXISTING ADJACENT BAND.
24. EXISTING ACCENT BAND, PRESERVE THROUGH ALL PHASES OF CONSTRUCTION. PATCH AND REPAIR AS REQUIRED.
25. ROOF ACCESS LADDER AND PLATFORM FROM EXISTING BUILDING ROOF TO TRC ADDITION. SEE EXTERIOR ELEVATIONS AND DETAIL **A3.2-03**.
26. WALL MOUNTED SIGNAGE. UNDER SEPARATE PERMIT. SEE RESPONSIBILITY SCHEDULE.
27. LINE OF ROOF BEYOND, REFER TO **A1.0-03** AND STRUCTURAL DRAWINGS FOR MORE DETAILS.
28. WELDED EXTERIOR METAL DOOR AND FRAME, REFER TO DOOR SCHEDULE.
29. CONCRETE CURB, REFER TO **A3.0-03** FOR MORE DETAILS.
30. EXISTING JOIST BEARING.
31. VERTICAL CONTROL JOINTS TO MATCH STRUCTURAL.
32. ~~KEEP AREA CLEAR OF ANY OBSTRUCTIONS.~~
33. MOTORIZED COILING DOOR, REFER TO DOOR SCHEDULE AND **A3.1-11**.
34. COILING DOOR CONTROL STATION WITH KEYED LOCKOUT, REFER TO ELECTRICAL SHEETS FOR MORE DETAILS.
35. NEW "ONLINE ORDER PICK UP" SIGN OVER DOOR, COORDINATED WITH SIGN VENDOR.
36. CONCRETE MASONRY LINTEL- PAINT TO MATCH WALL. SEE A3.3-01
37. ~~REMOVE EXISTING SLAB AS REQUIRED TO TIE IN NEW SLAB - SEE STRUCT. DETAILS~~

ROOM FINISH SCHEDULE

AREA/ ROOM #	AREA/ ROOM NAME	FLOOR	BASE	WALLS – MATERIAL – NORTH	WALLS – MATERIAL – EAST	WALLS – MATERIAL – SOUTH	WALLS – MATERIAL – WEST	PAINT (SEE FLOOR PLAN)	EXPOSED STRUCTURE – MATERIAL	EXPOSED STRUCTURE – PAINT	EXPOSED STRUCTURE – HEIGHT	NOTES
101	TOOL RENTAL CENTER	CF-3	VB-1	CMU-2	PLY-1 GWB-1	PLY-1 GWB-1	CNC	P-2 P-5	OPEN	P-6	VARIES	A, B, C, D, E,F,G
102	MAINTENANCE ROOM	CF-2	VB-1	PLY-1 GWB-1 FRP-1	PLY-1	PLY-1	PLY-1 GWB-1	P-2	OPEN	P-6	VARIES	A, B, C, D, E
103	BULK STORAGE	CF-3	VB-1	PLY-1	PLY-1	CMU-2	CNC	P-2	OPEN	P-6	VARIES	A, B, C, E, F, G

FINISH SCHEDULE NOTES:

A. ROOF PAINTING-FIELD PAINT EXPOSED ROOF DECK, ROOF STRUCTURE, OVERHEAD PIPING, CONDUIT, J BOXES AND DUCTWORK **[P-6]**. FULLY PROTECT ALL SPRINKLER HEADS, ETC. FROM OVERSPRAY.
B. WALL PAINTING-FIELD PAINT WALLS FROM FLOOR TO ROOF DECK AS INDICATED ON THE PLAN AND SCHEDULE. PAINT EXPOSED PIPING, CONDUIT, ELECTRICAL BOXES AND DUCTWORK TO MATCH ADJACENT WALL.
C. SEE PAINTING SPEC FOR ITEMS THAT SHOULD NOT BE PAINTED. DO NOT PAINT ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT OR RECEPTACLES.
D. REFER TO THE ELECTRICAL, PLUMBING, AND MECHANICAL DRAWINGS FOR THE EXTENT AND LOCATION OF WALL MOUNTED PLYWOOD EQUIPMENT BACKBOARDS. INSTALL PRIOR TO THE BEGINNING OF THE RELATED ELECTRICAL, PLUMBING, AND MECHANICAL WORK. PAINT EXPOSED FACE OF PLYWOOD (INCLUDING EDGES) TO MATCH ADJACENT WALL COLOR.
E. ALL EXPOSED SPRINKLER PIPING SHALL BE PAINTED **[P-2]**. PROTECT SPRINKLER HEADS WHILE FIELD PAINTING PIPE.
F. PATCH, REPAIR, AND REPAINT ALL WALLS IN PROJECT SCOPE AREA.
G. RE-POLISH & RE-FINISH FLOORS IN PROJECT SCOPE AREA.

GENERAL NOTES:

A. REFER TO SHEET **A2.0** FOR DOOR SCHEDULE.
B. REFER TO SHEET **A1.1** FOR ROOM FINISH SCHEDULE.
C. REFER TO WALL SECTIONS ON SHEET **A2.0** FOR WALL THICKNESS AND HEIGHTS.
D. ALL EXPOSED WOOD TRIM EDGES SHALL HAVE 1/8" RADIUS EASED EDGES.
E. ALL IN-WALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED.
F. GENERAL CONTRACTOR TO PROVIDE SOLID IN WALL BLOCKING FOR ALL SURFACE MOUNTED EQUIPMENT, CABINETRY, AND RELATED ITEMS WHETHER SHOWN ON DRAWINGS OR NOT.
G. FOR ITEMS CALLED OUT AS (SPP) - REFER TO RESPONSIBILITY SCHEDULE ON SHEET **T1.0**.
H. SEE **A3.0-10** FOR LARGE FORMAT EQUIPMENT PEDESTAL DETAIL. SEE ELECTRICAL DRAWING SHEETS FOR LOCATION AND NUMBER OF LARGE FORMAT EQUIPMENT PEDESTALS.

FINISHES LEGEND:

PAINT

		PPG COLOR NAME AND NO.
P-1	HOMER BUCKET ORANGE	"HOMER BUCKET ORANGE"
P-2	WHITE	"PACKAGED WHITE"
P-3	LIGHT TAN	"ARABIAN SANDS" 280E-2 (COLOR TO MATCH EXISTING EXTERIOR WALL)
P-4	TRAFFIC YELLOW	"SAFETY YELLOW"
P-5	DARK GRAY	"CLOUDY SLATE" PPG0996-4
P-6	WHITE DRYFALL	PPG "WHITE BASE"

WALL FINISH

CNC	EXISTING CONCRETE PANEL WITH SMOOTH SURFACE	GWB-1	5/8" TYPE "X" GYPSUM BOARD
PLY-1	1/2" FIRE RETARDANT TREATED PLYWOOD (APA B-C)	CMU-2	8" SMOOTH FACE CMU
FRP-1	FIBERGLASS REINFORCED PANELS (F.R.P.): MARLITE FRP - COLOR: "WHITE" P-100		

FLOORS

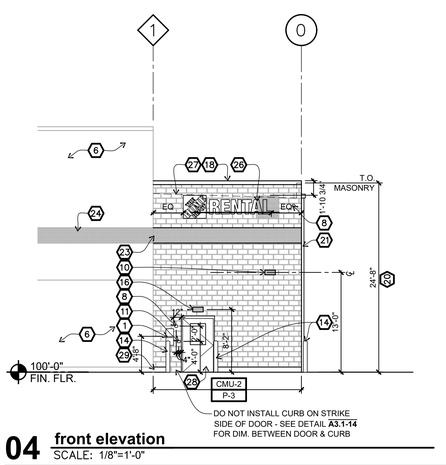
- CF–1 UNSEALED CONCRETE SLAB WITH MEDIUM BROOM FINISH
- CF–2 SEALED CONCRETE WITH MEDIUM BROOM FINISH
- CF–3 POLISHED SEALED AND HARDENED CONCRETE

BASE

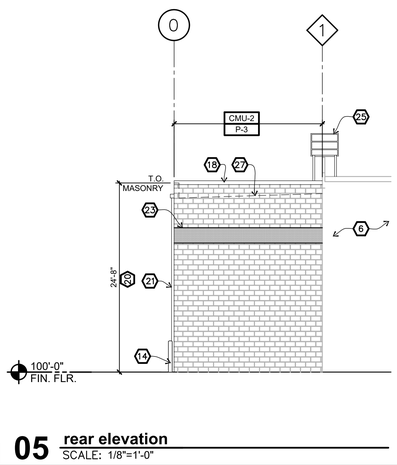
- VB–1 4" COVED VINYL BASE. ROPPE - DARK GRAY #150

COATINGS (METAL FINISH)

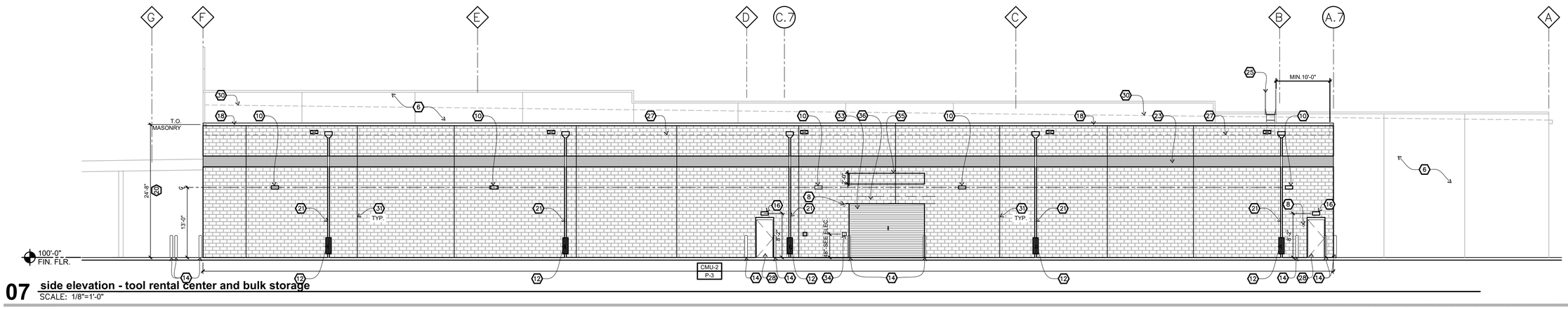
- C–1 HOME DEPOT ORANGE (RAL 2009)



04 front elevation
SCALE: 1/8"=1'-0"



05 rear elevation
SCALE: 1/8"=1'-0"



07 side elevation - tool rental center and bulk storage
SCALE: 1/8"=1'-0"

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614.634.7000 T
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THE HOME DEPOT

POOLER
TRC + BULK STORAGE ADDITION
STORE#: 0179

190 POOLER PKWY
POOLER, GA 031322

GEORGIA REGISTERED No. PE053616 PROFESSIONAL ENGINEER SALLY GOLDMAN

10/27/2025

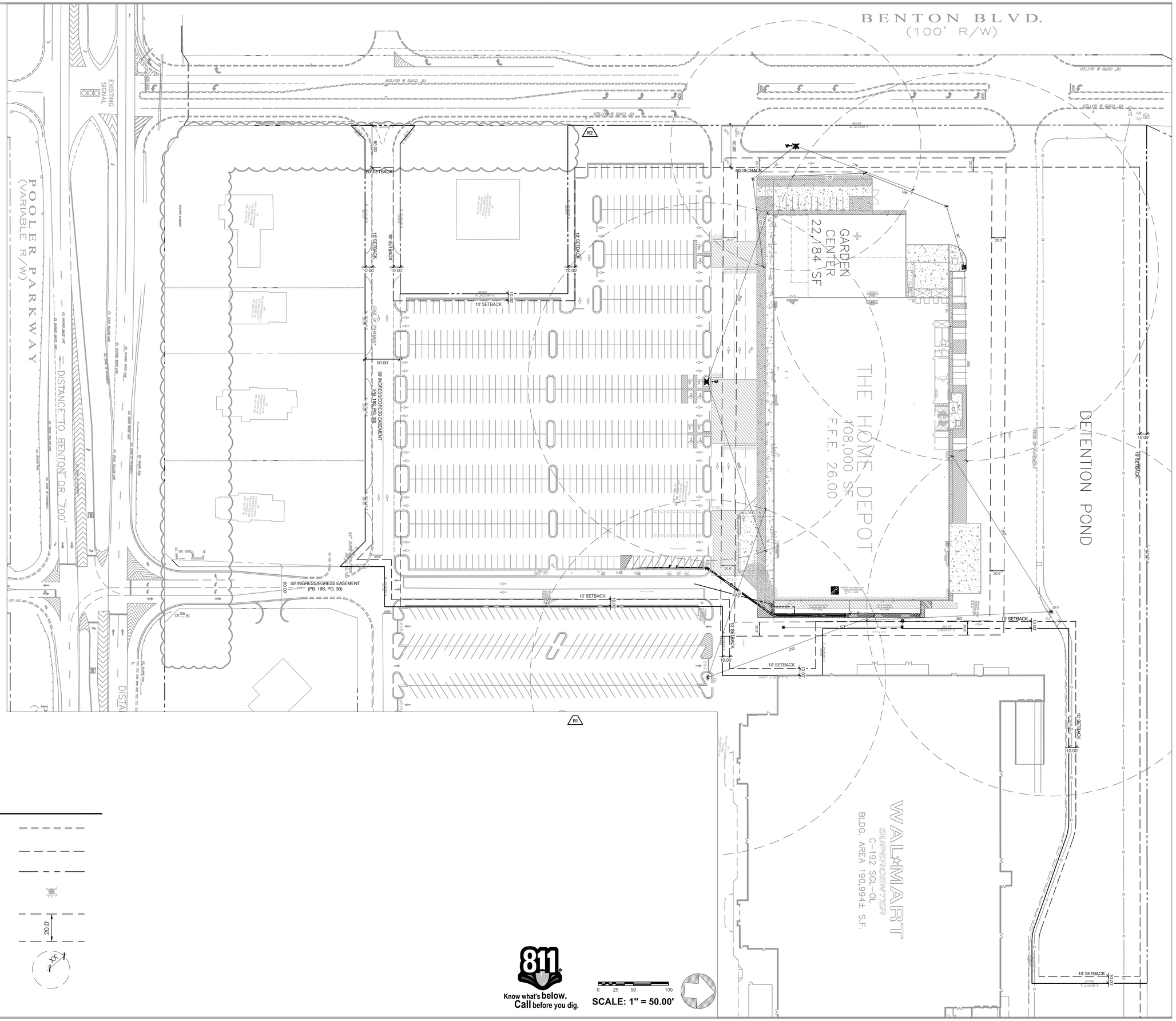
ISSUE DATES
- ENTITLEMENT 07/08/25
- PERMIT 00/00/00
- BID 00/00/00

△ REVISIONS

WD PROJECT NUMBER HDPTR0018

C1.3

BUILDING ELEVATIONS & MATERIALS



legend

- LIMITS OF DISTURBANCE
- PROPERTY SETBACK LINES
- RIGHT-OF-WAY LINE
- FIRE HYDRANT
- FIRE LANE (20.0')
- HOSE LAY DISTANCE FROM FIRE HYDRANT

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

0 25 50 100

SCALE: 1" = 50.00'

wd

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614.634.7000 T

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THE HOME DEPOT

POOLER
TRC + BULK STORAGE ADDITION
STORE#: 0179

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POOLER, GA 031322

GEORGIA REGISTERED No. PE053616 PROFESSIONAL ENGINEER SALLY GOLOMB

10/27/2025

ISSUE DATES

ENTITLEMENT	07/08/25
PERMIT	00/00/00
BID	00/00/00

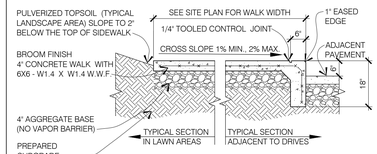
REVISIONS

R1	10/03/25
R2	10/24/25

WD PROJECT NUMBER
HDPTR0018

C1.4

FIRE PROTECTION PLAN (FOR INFORMATION ONLY)

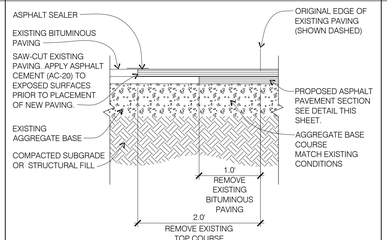


NOTES

A. ¾" SAWCUT OR ¼" TOOLED CONTROL JOINTS AT 6'-0" O.C.
B. PLACE PRE-FORMED ½" EXPANSION JOINT 30' O.C. ALONG ENTIRE LENGTH
C. ½" PRE-FORMED EXPANSION JOINT SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDING, WALKS, AND ANY OTHER FIXED STRUCTURE.
D. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

CONCRETE WALK

SCALE: NONE



NOTES

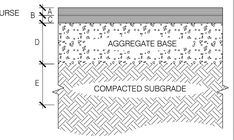
BASE COURSE TO CONFORM TO GDOT STANDARDS FOR BASE COURSE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT GDOT ROADWAY DESIGN CRITERIA

ASPHALT TRANSITION

SCALE: NONE

ASPHALT PAVING

A = 2.0" ASPHALT CONC. SURF. COURSE (GDOT SPEC.)
B = TACK COAT (0.05 GAL/S.Y.) (GDOT SPEC.)
C = 3.0" ASPHALT CONC. BINDER (GDOT SPEC)
D = 8" OF AGGREGATE BASE (GDOT SPEC)
E = 12" COMPACTED SUBGRADE

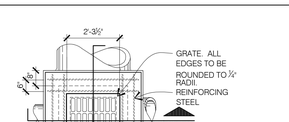


NOTES

A. SUBGRADE COMPACTION: COMPACT TO MINIMUM 98% RELATIVE COMPACTION
B. BASE COURSE TO CONFORM TO GDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR BASE COURSE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
C. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT GDOT STANDARD SPECIFICATIONS.

ASPHALT PAVING

SCALE: NONE



PLAN

BASIN SIZING		
INSIDE DIMENSION	PIPE SIZE	TOP SLAB REINFORCING AT 6" O.C.
3'-0" x 3'-0"	UP TO 33"	(8) #4 BARS
4'-0" x 4'-0"	36" TO 42"	(12) #4 BARS

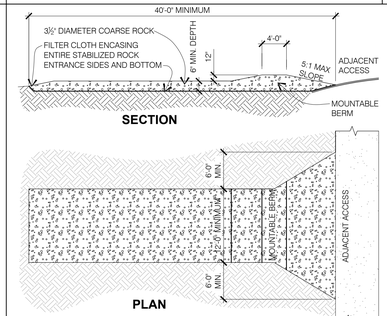
CONCRETE TABLE					
TYPE OF AGGREGATE	DRY AGGREGATES (LB/C.Y.)			CEMENT CONTENT (LB/C.Y.)	WATER-CEMENT RATIO (MAX)
	FINE	COARSE	TOTAL		
GRAVEL	1160	1735	2895	600	0.5
LIMESTONE	1285	1630	2915	600	0.5
SLAG	1350	1360	2710	600	0.5

NOTES

A. GRATE: NEENAH NO. R-4859-C OR EAST JORDAN NO. 5110 TYPE M3 OR APPROVED EQUAL.
B. WALLS: CAST-IN-PLACE WALLS SHALL HAVE A NOMINAL THICKNESS OF 8". PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6" AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE. PRECAST TOPS SHALL BE 8" THICK.
C. STEPS: STEPS SHALL BE PROVIDED WHERE THE DEPTH OF THE STRUCTURE EXCEEDS 6'.
D. CONCRETE: CAST-IN-PLACE CONCRETE TO MEET THE COMPOSITION SPECIFIED IN THE CONCRETE TABLE. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C478.
E. INLETS OVER 12' IN DEPTH SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE; REINFORCED WITH #4 BARS ON 12" CENTERS BOTH VERTICALLY AND HORIZONTALLY WITH 2" CLEARANCE FROM INSIDE WALL FACE.
F. PRECAST BASE: IF A PRECAST BASE IS USED, IT SHALL BE SET DEEP ENOUGH SO THAT THE TOP CAN BE PLACED ON THE BASE TO PROVIDE THE GRATE ELEVATION SPECIFIED IN THE PLANS. PRECAST GRADE RINGS MAY BE USED TO ADJUST THE TOP ELEVATION. **OR** A MINIMUM OF TWO COURSES OF BRICK SHALL BE USED TO ADJUST THE TOP ELEVATION.
G. LOCATION AND ELEVATION: WHEN GIVEN ON THE PLANS, THE LOCATION AND THE ELEVATION ARE AT THE TOP CENTER OF THE GRATE.
H. MINIMUM DEPTH: THE MINIMUM DEPTH SHALL BE THE OUTSIDE DIAMETER (O.D.) OF THE OUTLET PIPE PLUS 7".
I. OPENINGS: PIPE OPENINGS SHALL BE THE O.D. OF THE PIPE BEING SUPPLIED PLUS 2" WHEN PREFABRICATED OR FIELD CUT. THE INTERSTITIAL SPACE SHALL BE FILLED WITH GROUT.

SQUARE CATCH BASIN

SCALE: NONE



NOTES

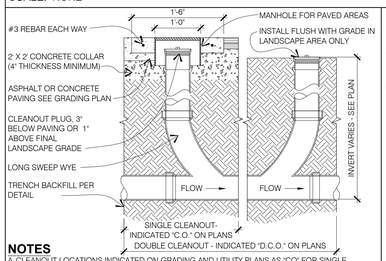
A. STONE SIZE - USE #2 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
B. LENGTH - AS REQUIRED, BUT NOT LESS THAN 40 FEET
C. DEPTH - NOT LESS THAN SIX (6) INCHES
D. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
E. FILTER CLOTH - PLACE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
F. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
G. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
H. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. USE WATERING TRUCK OR ONSITE SUPPLY AS AVAILABLE.
I. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

NOT USED

SCALE: NONE



NOTES

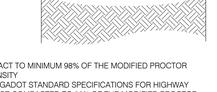
A. CLEANOUT LOCATIONS INDICATED ON GRADING AND UTILITY PLANS AS 'CO' FOR SINGLE CLEANOUT AND 'DCO' FOR DOUBLE CLEAN OUT.
B. PROVIDE CLEANOUTS AS SPECIFIED:
1. ZURN Z-1400 CLEANOUTS IN NON-TRAFFIC AREAS AND SIDEWALKS
2. ZURN-1449 CLEANOUTS IN LANDSCAPED AREAS
3. ZURN Z-1400 HD CLEANOUTS IN TRAFFIC AREAS WITH A "SERVICE STATION" TYPE MANHOLE, OPW #104 A12 - DOVER CORP./OPW DIV.

PIPE CLEANOUT

SCALE: NONE

CONCRETE PAVING

A = 6" PORTLAND CEMENT CONCRETE PAVING (GDOT 430)
B = 6" AGGREGATE BASE (GDOT 800)

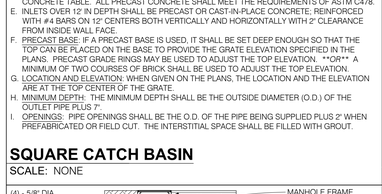


NOTES

A. SUBGRADE COMPACTION: COMPACT TO MINIMUM 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
B. BASE COURSE TO CONFORM TO GADOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR BASE COURSE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
C. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT GADOT STANDARD SPECIFICATIONS.

CONCRETE PAVING

SCALE: NONE

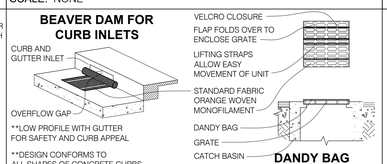


NOTES

A. FLEXIBLE BUTYL RUBBER SEALANT EQUAL TO CONSEAL TYPE CS-302 SHALL BE USED TO SEAL CASTING TO MANHOLE. SEAL ADJUSTING RINGS TO RISERS AND TO SEAL RISER JOINTS.

STORM MANHOLE

SCALE: NONE

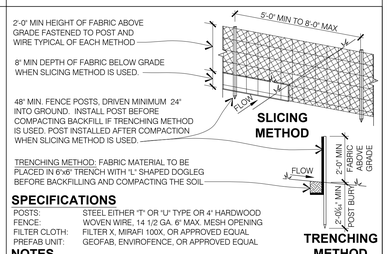


NOTES

A. INSTALLATION: THE DANDY PRODUCT SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW ON POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME. FOLLOW ALL MANUFACTURES RECOMMENDATIONS.
B. MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE BEAVER DAM AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.
C. ONLY APPROVED EQUALS WILL BE ACCEPTED.
MANUFACTURER: DANDY PRODUCTS (CONTACT#: 800-591-2284).

INLET PROTECTION

SCALE: NONE



SPECIFICATIONS

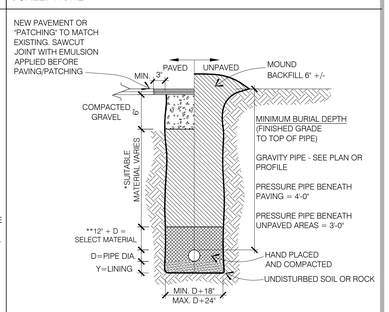
POSTS: STEEL EITHER "T" OR "U" TYPE OR 4" HARDWOOD
FENCE: WOVEN WIRE, 14 1/2 GA. 6' MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X, OR APPROVED EQUAL
PREFAB UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

NOTES

A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS W/ WIRE TIES OR STAPLES.
B. FABRIC FASTENED SECURELY TO FENCE W/ TIES SPACED AT 24" AT TOP AND MID SECTION.
C. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER THEY SHALL OVERLAP BY (6) INCHES.
D. LOCATE POSTS DOWN SLOPE OF FABRIC FOR FENCE SUPPORT.
E. MAINTENANCE SHALL BE PERFORMED AFTER EACH RAINFALL AND AS NEEDED, SEDIMENT TO BE REMOVED WHEN "BULGES" DEVELOP.

SILT FENCE

SCALE: NONE



BACKFILL SCHEDULE

CONDITION & PIPE	**SELECT MATERIAL	LINING MATERIAL	"Y"
DUCTILE IRON PIPE IN "ORDINARY SOIL"	TYPE I, II, III	SAND OR TYPE III	3"
RCP PIPE IN "ORDINARY SOIL"	TYPE II, III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II, III	SAND OR TYPE III	6"
DUCTILE IRON PIPE IN CLAY OR MUCK	TYPE II, III	SAND	4"
RCP PIPE IN CLAY	TYPE II, III	SAND	6"
PLASTIC-ALL	SAND OR TYPE III	SAND OR TYPE III	6"

* SUITABLE MATERIAL SHOULD CONTAIN NO STONES GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.
** TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1½" IN DIAMETER, NO FROZEN LUMPS, NO CLAY, AND NO ORGANIC MATERIAL.
** TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1½" SQUARE OPENING, NOT MORE THAN 25% PASSING A ¾" SQUARE OPENING AND NOT MORE THAN 5% PASSING A ½" SQUARE OPENING.
** TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING AND 0-5% PASSING A ½" SQUARE OPENING.

NOTES

A. WHERE BACKFILL IS DESIGNATED "COMPACTED", THIS MEANS 90% TO 95% STANDARD PROCTOR, ASTM D-1557. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
B. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND PIPE AT 100' INTERVALS.

TRENCH INSTALLATION

SCALE: NONE

wd

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THE HOME DEPOT

POOLER
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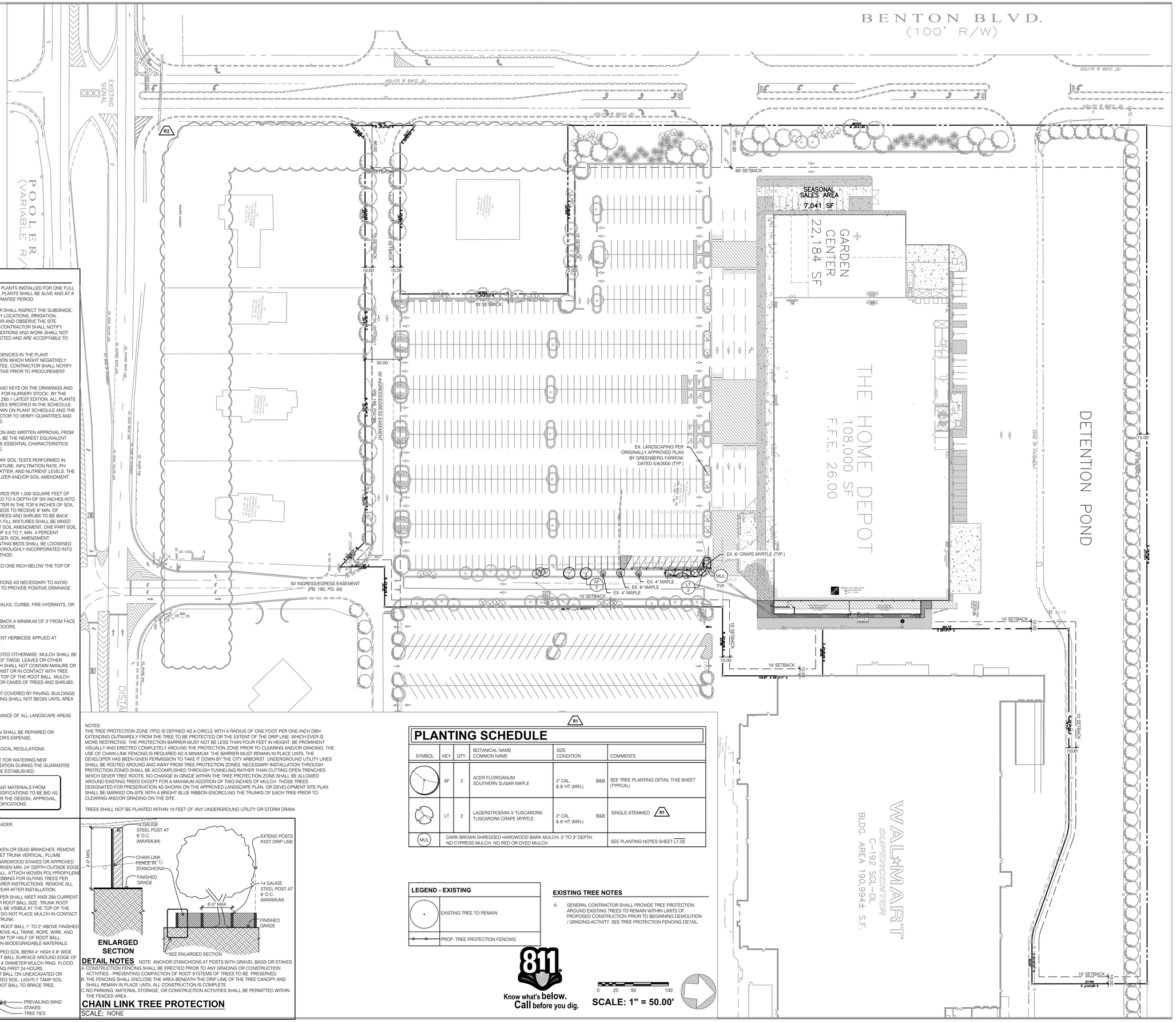
C1.5 SITE DETAILS



PLANTING NOTES

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.

B. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

C. IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.

D. PLANT MATERIAL SHALL CONFORM TO THE PLANT LIST AND KEYS ON THE DRAWINGS AND TO THE QUALITY STANDARDS OF 'AMERICAN STANDARD FOR NURSERY STOCK', BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1 LATEST EDITION. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON PLANT SCHEDULE AND THE PLANS, THE PLANS SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

E. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE THE NEAREST EQUIVALENT SIZE, CONDITION AND GROWTH HABIT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT IN WHOLESALE PRICE.

F. THE LANDSCAPE CONTRACTOR SHALL HAVE LABORATORY SOIL TESTS PERFORMED IN LAWN AND PLANTING BED AREAS TO EVALUATE SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND NUTRIENT LEVELS. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE FERTILIZER AND/OR SOIL AMENDMENT ADDITIVES AS RECOMMENDED BY SOIL TEST.

G. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE LANDSCAPE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST. ALL PLANTING BEDS TO RECEIVE 8" MIN. OF PREPARED BACK FILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX. PREPARED BACK FILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION. TOPSOIL: ASTM D5268, PH RANGE OF 5.5 TO 7, MIN. 4 PERCENT ORGANIC MATERIAL, FREE OF STONES 1 INCH AND LARGER. SOIL AMENDMENT: COMPOSTED ORGANIC MATERIAL. THE SOIL IN ALL PLANTING BEDS SHALL BE LOOSENED TO 8" MIN. DEPTH AND SOIL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY TILLING, DISCING, OR OTHER SUITABLE METHOD.

H. MULCH AT THE EDGE OF PAVEMENT SHALL BE RECESSED ONE INCH BELOW THE TOP OF PAVEMENT.

I. CONTRACTOR TO SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S).

J. TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, FIRE HYDRANTS, OR SEWER/WATER CONNECTIONS.

K. PLANTINGS ADJACENT PARKING SPACES SHALL BE SET BACK A MINIMUM OF 3' FROM FACE OF CURB FOR VEHICLE OVERHANG AND OPENING CAR DOORS.

L. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS NOTED OTHERWISE.

M. ALL PLANTING BEDS SHALL RECEIVE MULCH UNLESS NOTED OTHERWISE. MULCH SHALL BE DISEASE AND PEST FREE, UNIFORM COLOR, AND FREE OF TWIGS, LEAVES OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. MULCH SHALL NOT CONTAIN MANURE OR MALODOROUS CONTENTS. DO NOT PLACE MULCH AGAINST OR IN CONTACT WITH TREE TRUNKS. TRUNK ROOT FLARE SHALL BE VISIBLE AT THE TOP OF THE ROOT BALL. MULCH SHALL BE A MINIMUM OF 6" FROM ALL TRUNKS, STEMS OR CANES OF TREES AND SHRUBS.

N. WITHIN CONTRACT LIMITS, SEED OR SOD ALL AREAS NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS NOTED OTHERWISE. SODDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED A FINISHED GRADE.

O. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS (EXISTING OR PROPOSED) UNTIL SITE TURNOVER.

P. ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.

Q. LANDSCAPING TO COMPLY WITH ALL APPLICABLE CITY/LOCAL REGULATIONS.

R. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NEW LANDSCAPING TO MAINTAIN PLANTS IN A HEALTHY CONDITION DURING THE GUARANTEE PERIOD. WATERING SHALL CONTINUE UNTIL PLANTS ARE ESTABLISHED.

IRRIGATION SYSTEM NOTE
CONTRACTOR SHALL EXTEND IRRIGATION TO NEW PLANT MATERIALS FROM EXISTING IRRIGATION SYSTEM. IRRIGATION SYSTEM MODIFICATIONS TO BE BID AS DESIGN BUILD. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, APPROVAL, AND CONSTRUCTION OF THE IRRIGATION SYSTEM MODIFICATIONS.

NOTES:
THE TREE PROTECTION ZONE (TPZ) IS DEFINED AS A CIRCLE WITH A RADIUS OF ONE FOOT PER ONE-INCH DBH EXTENDING OUTWARDLY FROM THE TREE TO BE PROTECTED OR THE EXTENT OF THE DRIP LINE, WHICH EVER IS MORE RESTRICTIVE. THE PROTECTION BARRIER MUST NOT BE LESS THAN FOUR FEET IN HEIGHT, BE PROMINENT VISUALLY AND ERECTED COMPLETELY AROUND THE PROTECTION ZONE PRIOR TO CLEARING AND/OR GRADING. THE USE OF CHAIN-LINK FENCING IS REQUIRED AS A MINIMUM. THE BARRIER MUST REMAIN IN PLACE UNTIL THE DEVELOPER HAS BEEN GIVEN PERMISSION TO TAKE IT DOWN BY THE CITY ARBORIST. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND AND AWAY FROM TREE PROTECTION ZONES. NECESSARY INSTALLATION THROUGH PROTECTION ZONES SHALL BE ACCOMPLISHED THROUGH TUNNELING RATHER THAN CUTTING OPEN TRENCHES WHICH SEVER TREE ROOTS. NO CHANGE IN GRADE WITHIN THE TREE PROTECTION ZONE SHALL BE ALLOWED AROUND EXISTING TREES EXCEPT FOR A MAXIMUM ADDITION OF TWO INCHES OF MULCH. THOSE TREES DESIGNATED FOR PRESERVATION AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR DEVELOPMENT SITE PLAN SHALL BE MARKED ON-SITE WITH A BRIGHT BLUE RIBBON ENCIRCLING THE TRUNKS OF EACH TREE PRIOR TO CLEARING AND/OR GRADING ON THE SITE.

TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.

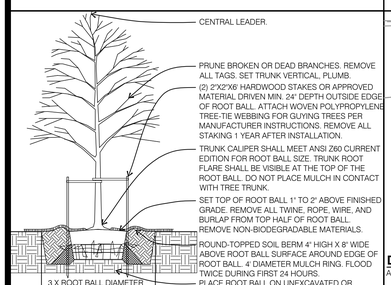
PLANTING SCHEDULE

SYMBOL	KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE CONDITION		COMMENTS
	AF	2	ACER FLORIDANUM SOUTHERN SUGAR MAPLE	2" CAL & 8' HT (MIN.)	B&B	SEE TREE PLANTING DETAIL THIS SHEET (TYPICAL)
	LT	2	LAGERSTROEMIA X 'TUSCARORA' TUSCARORA CRAPE MYRTLE	2" CAL & 8' HT (MIN.)	B&B	SINGLE-STEMMED R1
MUL			DARK BROWN SHREDDED HARDWOOD BARK MULCH, 2" TO 3" DEPTH. NO CYPRESS MULCH, NO RED OR DYED MULCH.			SEE PLANTING NOTES SHEET L1.02.

LEGEND - EXISTING	
•	EXISTING TREE TO REMAIN
—o—o—	PROP. TREE PROTECTION FENCING

EXISTING TREE NOTES

A. GENERAL CONTRACTOR SHALL PROVIDE TREE PROTECTION AROUND EXISTING TREES TO REMAIN WITHIN LIMITS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING DEMOLITION / GRADING ACTIVITY. SEE TREE PROTECTION FENCING DETAIL.



NOTES

A. BACKFILL AND MULCH AS SPECIFIED IN PLANTING NOTES.

TREE PLANTING

SCALE: NONE

ENLARGED SECTION

DETAIL NOTES NOTE: ANCHOR STANCHIONS AT POSTS WITH GRAVEL BAGS OR STAKES.

A. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED.
B. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
C. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

CHAIN LINK TREE PROTECTION

SCALE: NONE

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

0 25 50 100

SCALE: 1" = 50.00'

wd
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

THE HOME DEPOT

POOLER
TRC + BULK STORAGE ADDITION
STORE#: 0179

190 POOLER PKWY
POOLER, GA 031322

STATE OF GEORGIA
BRIAN D. FRIDENMAKER
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 1408BAS

10/27/2025

ISSUE DATES

ENTITLEMENT	07/08/25
PERMIT	00/00/00
BID	00/00/00

REVISIONS

R1	10/03/25
R2	10/24/25

WD PROJECT NUMBER
HDPTR0018

L1.01 LANDSCAPE PLAN

EOM Operations
Your solution to a better tomorrow
OPERATIONS

October 30th, 2025

Casey Wilder, PE
Kimley Horn
6750 Poplar Avenue, Suite 600
Memphis, TN 38138

Dear Mr. Wilder,

I am pleased to provide you with a recommendation for Approval of the Site Development Plans submitted for Home Depot TRC & Bulk Storage Addition – Store #0179 (Application No. A25-0129), as detailed below.

Submittal Documents:	Site Plans	*Oct. 2025*
	Project Narrative	*Aug. 2025*

We have conducted a thorough review of the site development plan submittals for the referenced project, assessing their alignment with the City of Pooler's design standards, codes, and ordinances. This evaluation, performed on behalf of the City of Pooler, ensures general conformance with municipal requirements, but does not constitute an exhaustive audit of every detail within the plans or construction process. It remains the responsibility of the Owner, Designer, Contractor, and their representatives to fully comply with all applicable Local, State, and Federal regulations, as well as the City of Pooler's Engineering Standards and Development Codes. Any oversight in identifying discrepancies during our review does not exempt the project team from achieving full compliance.

The Owner and Design Consultant are solely responsible for overseeing all required testing and inspections during construction to ensure the project adheres strictly to the approved plans. The Design Engineer bears exclusive accountability for ensuring that all designs meet Federal, State, and City regulations. Furthermore, all necessary third-party permits, approvals, and associated documentation must be satisfactory to the City of Pooler. Inspection and testing results, along with related documentation, must be readily available to the City or its designated representatives during and upon completion of construction.

Based on our comprehensive review, we are pleased to confirm that the submitted plans substantially conform to the City of Pooler's standards. Accordingly, we respectfully recommend Approval of the Site Development Plans.

If there are any questions or further clarification is required, please do not hesitate to contact me 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
Justin Arnsdorff, P.E.; Vice President of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a one-story commercial building to establish a bank (Wells Fargo) at 439 Pooler Parkway.

Project:	#A25-0129
P&Z Meeting Date:	November 10, 2025
City Council Meeting Date:	November 17, 2025
Applicant and Authorized Agent:	Brian Crutchfield
Location (Address):	439 Pooler Parkway
Parcel (PIN):	50017A01088
Acreage:	Approximately 1.70
Zoning:	PUD (Southern Portion – Godley Station)
Proposed Use:	One-Story Commercial Building (Wells Fargo Bank)
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 Commercial and is shown in the Comprehensive Plan as being within the Shopping and Dining Character Area. The proposed bank is consistent with the adjacent commercial uses along Pooler Parkway, including a bank to the southwest of the*

site, a furniture store to the northeast, as well as a grocery store and several restaurants to the southeast.

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 1.70-acre site provides adequate space for off-street parking and meets the parking requirements.*

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 are all commercial, including a bank, a furniture store, a grocery store, and multiple restaurants.*

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 1.70-acre site and the adjacent properties.*

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.

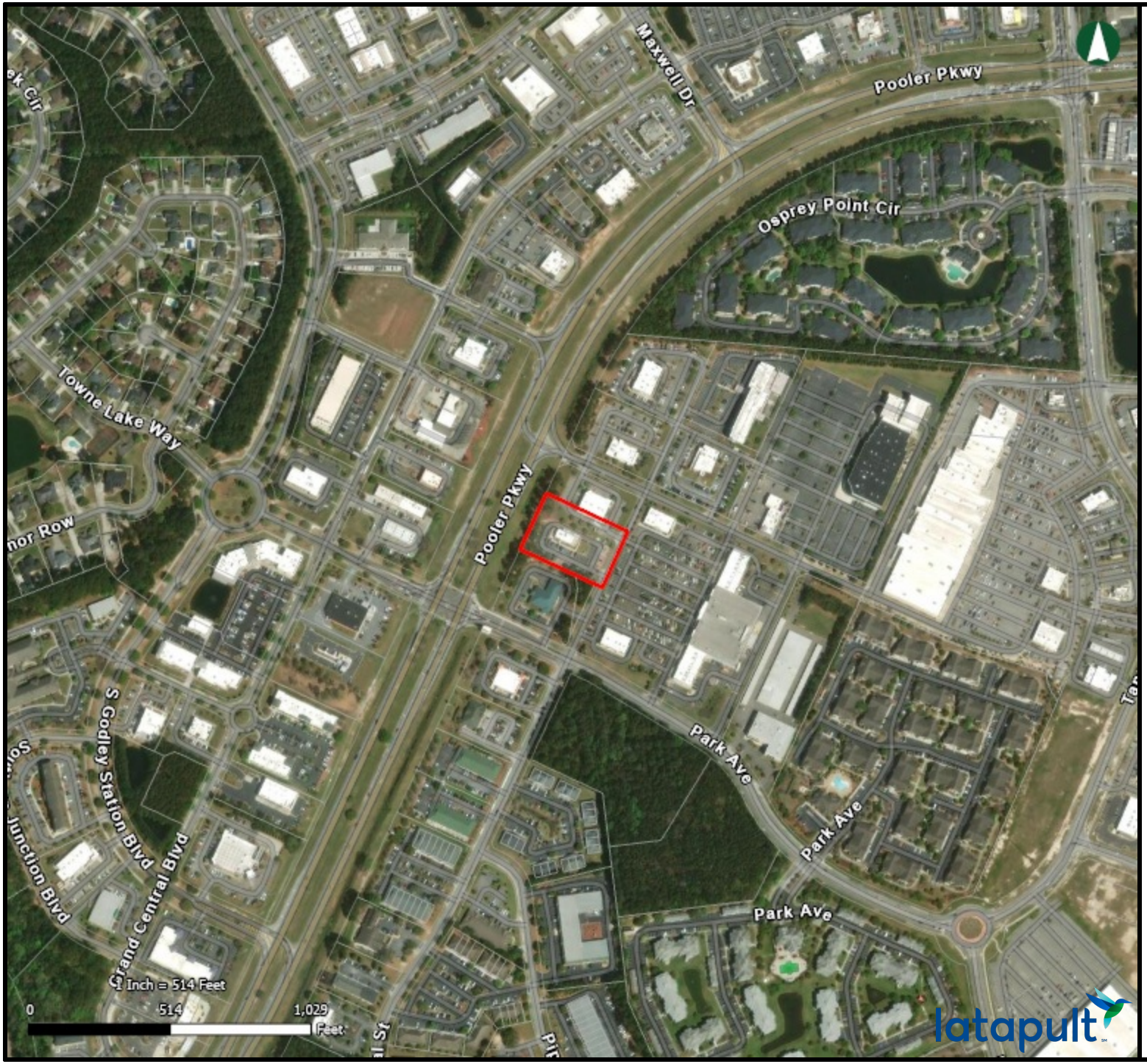
    - *The site is adequately served by public services and for current or projected needs.*

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. The dumpster enclosure is located within the setback; however, the dumpster enclosure was an existing site feature and is to remain unchanged.*
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 - 439 Pooler Parkway - Site Plan

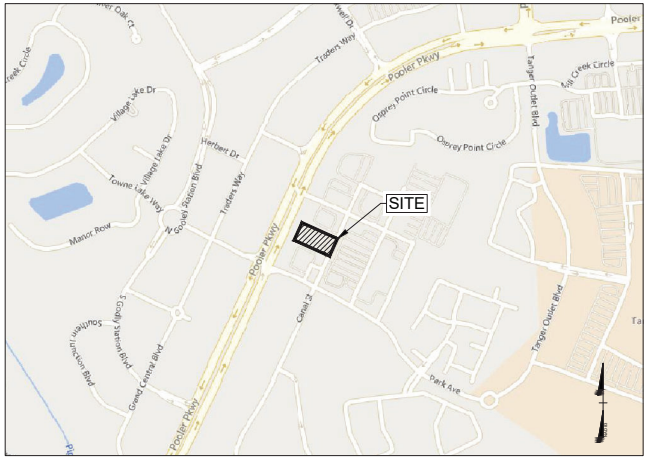
11/04/2025

Parcels

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

SITE CONSTRUCTION DRAWINGS
FOR
WELLS FARGO - POOLER

LOCATED IN THE CITY OF POOLER
CHATHAM COUNTY, GA



VICINITY MAP
SCALE: 1" = 500'

PRIMARY CONTACT/DEVELOPER

WELLS FARGO BANK, N.A.
3563 PHILLIPS HWY
JACKSONVILLE, FL
CONTACT: MICHAEL CHAO, VP/LEAD CONSTRUCTION MGR.
PHONE: (904) 888-7825 (24-HR CONTACT)
EMAIL: MICHAEL.Y.CHAO@WELLSFARGO.COM

ARCHITECT

THE SAMUEL GROUP ARCHITECTS
3355 LENOX ROAD NE, SUITE 250
ATLANTA, GA 30326
PHONE: (404) 233-8110

CIVIL ENGINEER/LANDSCAPE ARCHITECT

TIMMONS GROUP
610 EAST MOREHEAD STREET, SUITE 250
CHARLOTTE, NORTH CAROLINA 28202
CONTACT: BRIAN CRUTCHFIELD
PHONE: (704) 376-1073
EMAIL: brian.crutchfield@timmons.com

AGENCY CONTACTS:

CITY OF POOLER

CONTACT: TBD

PROJECT NARRATIVE

THE PROJECT IS LOCATED IN POOLER, GEORGIA. THE PROJECT INCLUDES THE DEMOLITION OF THE EXISTING FAST FOOD BUILDING AND PARKING LOT. AS WELL AS EXISTING AMENITIES AND UTILITIES IN THE DEMOLITION LIMITS. THE PROJECT WILL FRONT CANAL STREET AND WILL INCLUDE THE CONSTRUCTION OF A PROPOSED WELLS FARGO BANK BUILDING AND SUBSEQUENT PARKING LOT. THE PROJECT WILL INCLUDE GRADING DESIGN, STORMWATER DESIGN, AND UTILITY DESIGN. THE DISTURBED AREA FOR THE PROJECT IS 0.75 ACRES. PRIOR TO CONSTRUCTION THE SITE CONTRACTOR WILL INSTALL EROSION CONTROL MEASURES TO ENCOMPASS THE ANTICIPATED CONSTRUCTION LIMITS.

IMPERVIOUS SUMMARY	
Original Parcel ID Number(s):	50017A01088
Development Type:	Commercial
Disturbed Area (ac):	0.76
Site Area (ac):	1.23
Existing Built-upon-area (SF):	27,688
Existing % BUA:	52%
Existing BUA to be removed (SF):	24,543
Existing BUA to remain (SF):	3,145
Proposed BUA (SF):	24,709
Total Post-development BUA for site (SF):	27,854
Proposed % BUA:	52%
Proposed BUA % change:	0%
Total Post-Project BUA for site (ac):	0.64
Development or Redevelopment?	Redevelopment
Pre-development Impervious Area (ac)	0.64
Post-development Impervious Area (ac)	0.64

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	DEMOLITION PLAN
C200	SITE LAYOUT PLAN
C201	FIRE APPARATUS TURNING MOVEMENT
C300	EROSION CONTROL PLAN PHASE I
C301	EROSION CONTROL PLAN PHASE II
C400	GRADING PLAN
C401	STORMWATER PROFILES & SCHEDULE
C402	DRAINAGE AREA MAP
C403	PRE DEV DRAINAGE AREA
C404	POST DEV DRAINAGE AREA
C500	UTILITY PLAN
C600	NOTES & DETAILS
C601	ESC NOTES & DETAILS
C602	UTILITY NOTES & DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES AND DETAILS
E1.00	ELECTRICAL SITE PLAN
E1.10	ELECTRICAL PHOTOMETRIC PLAN

SITE SUMMARY

DEVELOPER:	WELLS FARGO BANK, NA
PROJECT NAME:	WELLS FARGO - POOLER SITE
TMS:	50017A01088
ZONING:	GODLEY STATION PUD (63.7%) C-2 HEAVY COMMERCIAL (36.3%)
FLOOD ZONE:	13051C0109G (08/16/2018) SITE LOCATED IN FEMA ZONE X
LOT SIZE:	1.23 ACRES
EXISTING USE:	FAST FOOD RESTAURANT
PROPOSED USE:	BANK
BUILDING SIZE:	4,020 SQUARE FEET, 7.5% FLOOR AREA
SETBACKS: GODLEY STATION PUD: FRONT: SIDE/REAR:	 50' (POOLER PKWY) 25' (BUILDING) 15' (PAVEMENT)
MAX BUILDING HEIGHT:	50'
BUILDING HEIGHT:	22' - 3"
PARKING REQUIRED: PROVIDED:	 1 SPACE PER 300 SF = 14 SPACES (4,020 SF / 300) 31 (INCLUDES 2 ACCESSIBLE SPACES)

GEORGIA811 www.Georgia811.com

NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF UTILITIES AND/OR STRUCTURES, AND THE CONSTRUCTION OF THE PLANS HEREIN, HAVE BEEN FURNISHED TO TIMMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR SHALL NOT HOLD TIMMONS GROUP WAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT CORRECT OR COMPLETE. IT SHALL BE UNDERSTOOD THAT IT IS NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED THE OWNER, AND EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO AND BOUNDARY MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD SURVEYS/RESEARCH AND OBSERVATIONS, AND IS SHOWN HEREON.

GEORGIA
No. PE035383
PROFESSIONAL
10-28-25
ENGINEER
BRIAN V. CRUTCHFIELD

THIS DRAWING PREPARED AT THE CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8400 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1452

DATE	REVISION DESCRIPTION
9/15/25	REVISED PER CITY OF POOLER COMMENTS
10/09/25	REVISED PER CITY OF POOLER COMMENTS
10/28/25	REVISED PER CITY OF POOLER COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
COVER SHEET

DATE: 7/14/25
DRAWN BY: L.GATEWOOD
DESIGNED BY: J. CONDON
CHECKED BY: J. CONDON
SCALE: NA
JOB NO.: 71664
SHEET NO.: C000

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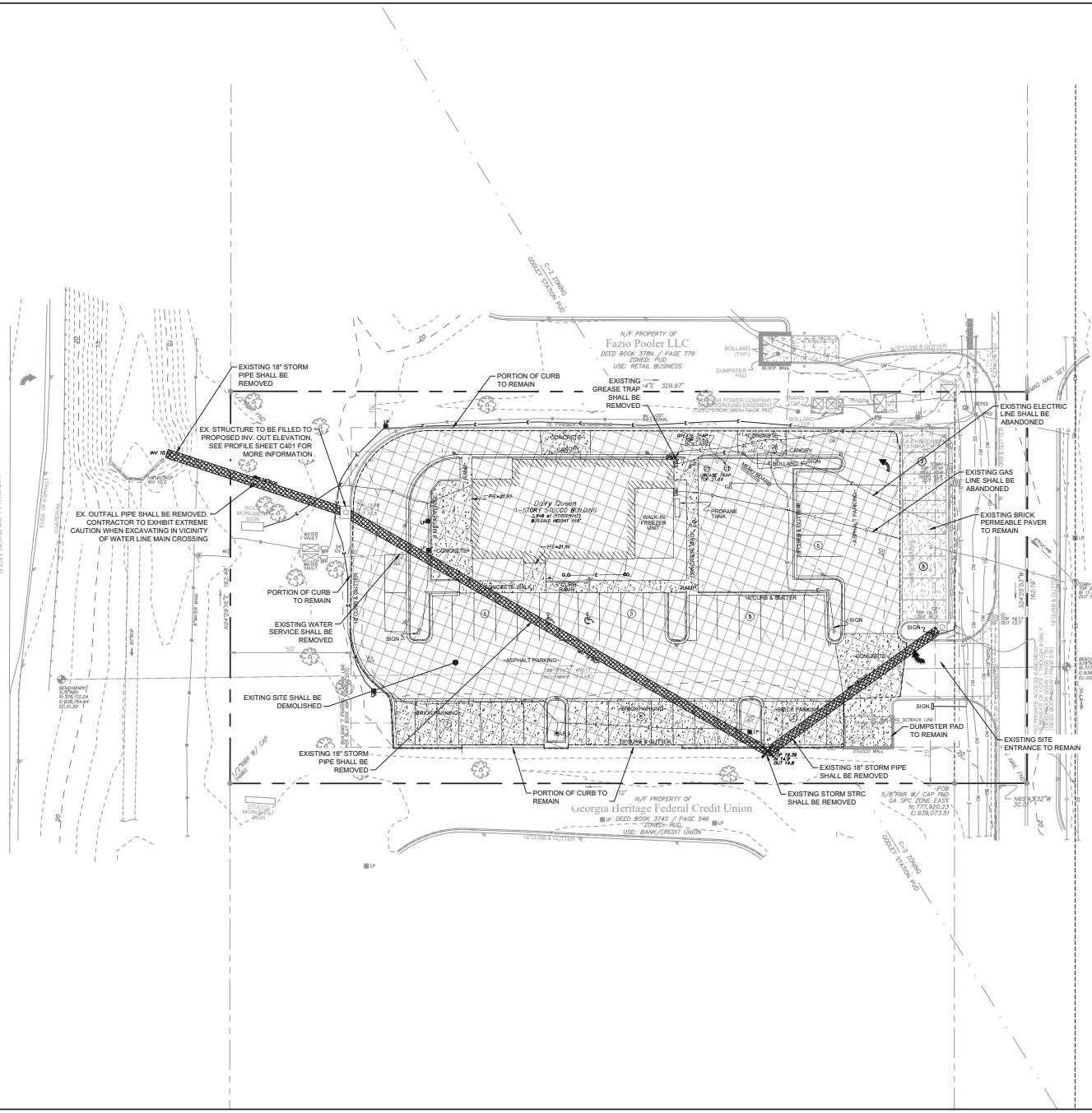

DEMOLITION PLAN LEGEND

- R/W, PROPERTY LINE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- REMOVE STORMWATER PIPE AND STRUCTURE
- REMOVE TREES
- REMOVE CURB AND GUTTER

GENERAL CLEARING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL TREES TO BE PROTECTED AND IS TO PROTECT THESE TREES AS SPECIFIED IN THE TREE PROTECTION DETAIL.
2. THE CONTRACTOR SHALL MEET WITH THE PROJECT'S LANDSCAPE VEGETATION TO REMAIN.
3. ANYTHING REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR ACCORDING TO THE MUNICIPALITY'S REQUIREMENTS.
4. REMOVAL OF VEGETATION OUTSIDE OF WHAT IS DEPICTED ON THESE PLANS IS PROHIBITED UNLESS DISCUSSED WITH BOTH THE ENGINEER AND THE MUNICIPALITY.
5. SITE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ANY WILLFUL OR ACCIDENTAL DESTRUCTION OF PROTECTED VEGETATION WILL REQUIRE MITIGATION APPROVED BY THE ENGINEER, OWNER, AND THE MUNICIPALITY.
6. THE APPROVAL OF ALL TREE BARRICADES WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT AREA.
8. CONTRACTOR TO ENSURE THE PROTECTION OF ALL EXISTING UTILITIES INCLUDED BUT NOT LIMITED TO WATER MAINS, SEWER LATERALS, VALVE BOXES, FIRE HYDRANTS, SEWER MAINS, SEWER STRUCTURES, ETC. THROUGHOUT ALL PHASES OF CONSTRUCTION. IF ANY EXISTING UTILITY ITEM IS DAMAGED OR DESTROYED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE SAID ITEMS WITH THE SAME OR SIMILARLY APPROVED EQUIVALENT.

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DEMOLITION OR RELOCATION WITH APPLICABLE UTILITY COMPANIES, IE, GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, ETC.
3. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE. THE OWNER WILL PAY TO MOVE OR REPAIR ANY UTILITIES ENCOUNTERED DURING CONSTRUCTION WHICH ARE NOT IDENTIFIED ON CONSTRUCTION DOCUMENTS OR SITE SURVEY.
4. ALL WASTE MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES, RECYCLING TO THE GREATEST EXTENT POSSIBLE.
5. SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS.
6. MOSAIC CIRCLE SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES.
7. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OR INSTALLATION WORK ALONG MOSAIC CIRCLE WITH THE CITY OF POOLER.
8. DEMOLITION OF STORM DRAINAGE AND SANITARY SEWER SYSTEM(S) BY CONTRACTOR SHALL ALLOW FOR CONTINUOUS USE OF THE SYSTEM(S).
9. REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.
10. NO HEAVY EQUIPMENT SHALL BE ALLOWED WITHIN ANY PROPOSED TREE PROTECTION ZONE.
11. CONTRACTOR SHALL ENGAGE A UTILITY LOCATING COMPANY TO IDENTIFY EACH UTILITY ALONG MOSAIC CIRCLE WITHIN LIMITS OF CONSTRUCTION AND PROVIDE LOCATIONS AND DEPTH. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
12. EROSION AND SEDIMENT CONTROL DEVICES MUST BE IN PLACE PRIOR TO DEMOLITION.
13. CONTRACTOR SHALL GRADE DEMOLISHED AREAS TO DRAIN.

EXISTING UTILITY NOTE

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, SEWER, TELEPHONE, GAS, STORM DRAINAGE, ETC.) WITHIN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION. THE OMISSION OF OR INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, DEPTH, AND CONDITION OF EXISTING UTILITIES AS SHOWN ON THESE AND OTHER CONSTRUCTION DOCUMENTS OR PLANS OR WHICH MAY BE REPRESENTED TO TIMMONS GROUP FROM LOCAL UTILITY COMPANIES, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR HAS NOT RELIED UPON THE FACT THAT TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THIS INFORMATION IS NOT ACCURATE OR COMPLETE. IT SHALL ALSO BE UNDERSTOOD THAT NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS SHALL BE RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION SHOWN ON THESE PLANS AND TIMMONS GROUP IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO UNDERGROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD SURVEYS/RESEARCH AND OBSERVATIONS, AND IS SHOWN HEREON.

GEORGIA No. PE035383 PROFESSIONAL ENGINEER 10-28-25 BRIAN V. CRUTCHFIELD

THIS DRAWING PREPARED AT THE DIRECTION OF:
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610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
REVISED PER CITY OF POOLER COMMENTS	9/15/25
REVISED PER CITY OF POOLER COMMENTS	10/09/25
REVISED PER CITY OF POOLER COMMENTS	10/28/25

DATE 7/14/25
DRAWN BY L.GATEWOOD
DESIGNED BY J. CONDON
CHECKED BY J. CONDON
SCALE 1" = 20'

TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
DEMOLITION PLAN

JOB NO. 71664
SHEET NO. C100

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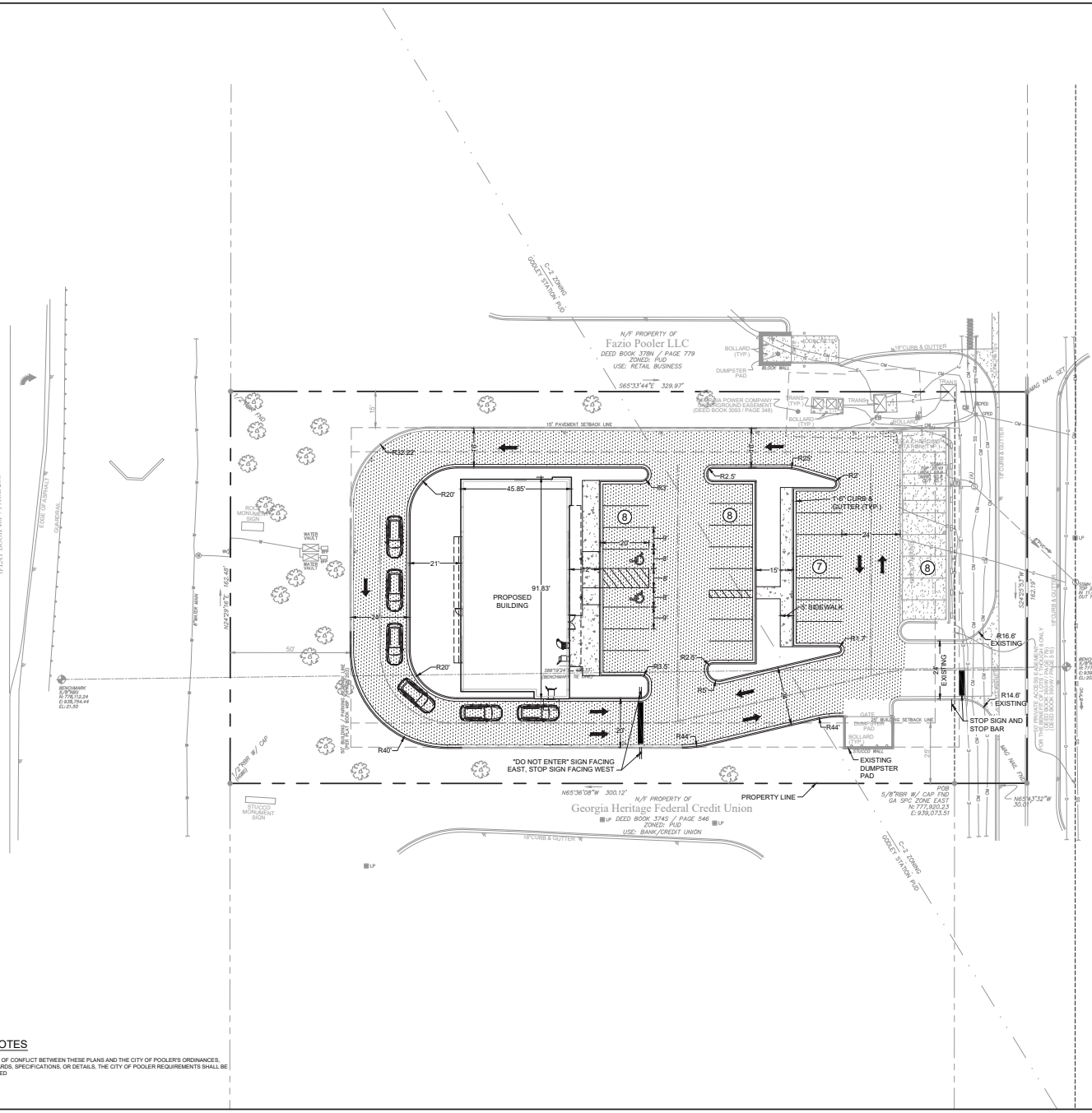

SITE AND UTILITY PLAN LEGEND

	R/W, PROPERTY LINE	-/-
	1'-6" CURB AND GUTTER	C-600
	STOP SIGN	-/-
	STANDARD DUTY ASPHALT	C-600
	CONCRETE	C-600

SITE DATA

PROJECT NAME:

WELLS FARGO - POOLER SITE

TYPE OF PLAN:

- COMMERCIAL SITE PLAN
- ZONING: PUD
- JURISDICTION: CITY OF POOLER
- PIN: 50017A01088 (PLAT BOOK/PAGE 1343/434)
- TOTAL ACREAGE: 1.23 ACRES
- SITE ADDRESS: 439 POOLER PKWY, POOLER, GA 31322
- PROPOSED LAND USE: BANK / ATM
- SETBACKS:
  FRONT 50 FEET (POOLER PKWY)
  SIDES/REAR 25 FEET (BUILDING)
  15 FEET (PAVEMENT)
- BUILDING HEIGHT:
  ALLOWED: 50 FEET (NON-RESIDENTIAL USE)
  PROPOSED: SINGLE STORY (22.25 FEET)
- **BUILDING SF:**
  4,020 SF
- **TOTAL AREA DISTURBED:**
  0.76 AC
- PARKING SUMMARY:

  REQUIRED: 1 SPACE PER 300 SF = 14 SPACES (4,020 SF / 300)

PROVIDED ON-STREET	0 SPCS
PROVIDED OFF-STREET	31 SPCS
PROVIDED TOTAL	31 SPCS TOTAL

  VEHICLE STD. 90d PARKING DIMS = 9'W x 20'L
- ACCESSIBLE SPACES:
  REQUIRED: 2 TOTAL AND 1 MUST BE VAN ACCESSIBLE TOTAL
  PROVIDED: 2 TOTAL (1 VAN ACCESSIBLE + 1 STD. ACCESSIBLE)
- **FEMA ZONE "X"**

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DETERMINE IF THERE ARE ANY DISCREPANCIES FROM THE PLANS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO USE ARCHITECTURAL DRAWINGS FOR EXIST. DIMENSIONS OF THE BUILDING.
3. CONTRACTOR TO FOLLOW AND UTILIZE ALL CITY OF POOLER AND DOT TRAFFIC CONTROL GUIDELINES SET FORTH FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY. CONTRACTOR TO COORDINATE AND CALL FOR INSPECTIONS AS SPECIFIED IN THE PERMIT.
4. CONTRACTOR IS TO CUT A CLEAN EDGE ALONG EXISTING PAVEMENT PRIOR TO TYING IN NEW DRIVE. NEW ASPHALT, BASE MATERIAL, AND PAVEMENT CONSTRUCTION METHODS SHALL MEET MINIMUM REQUIREMENTS OF THE CITY OF POOLER AND DOT.
5. ALL TRAFFIC SIGNAGE AND STREET MARKINGS IN THE RIGHT-OF-WAY SHALL USE REFLECTIVE SHEETING THAT MEETS THE REQUIREMENTS OF ASTM 04956-09.
6. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. ALL RADII SHALL BE 5' (F.O.C.) UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
11. ALL SIDEWALKS SHALL BE MINIMUM 5'-0" UNLESS OTHERWISE NOTED.
12. PARKING SPACE DIMENSIONS ARE 20.0' x 9.0' WIDE UNLESS OTHERWISE NOTED.
13. NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
14. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
15. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
16. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
17. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
18. ALL UTILITIES WILL BE UNDERGROUND.
19. OFF-SITE CONSTRUCTION OR GRADING REQUIRES A LETTER FROM THE AFFECTED PROPERTY OWNER GRANTING PERMISSION.
20. CONTRACTOR TO USE PLASTIC SHEETING, TEMPORARY ROOFS, OR OTHER EFFECTIVE SOLUTIONS TO COVER BUILDING MATERIALS.

CITY NOTES

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED

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NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, DEPTH, CHARACTER AND EXACT LOCATION OF UTILITIES SHOWN ON THESE PLANS AND DRAWINGS WITHIN OR WITHIN THE PLANS DAY WERE OBTAINED BY TIMMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT CORRECT OR COMPLETE. THE EXACT LOCATION OF UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS SHALL HOLD TIMMONS GROUP HARMLESS FROM ANY CLAIMS FOR WHICH IT IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO UNDERGROUND SEWERAGE OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

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DRAWN BY L.GATEWOOD
DESIGNED BY J. CONDON
CHECKED BY J. CONDON
SCALE 1"=20'

TIMMONS GROUP

WELLS FARGO - POOLER SITE

CITY OF POOLER, GEORGIA

SITE LAYOUT PLAN

JOB NO. 71664
SHEET NO. C200

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Attachment B

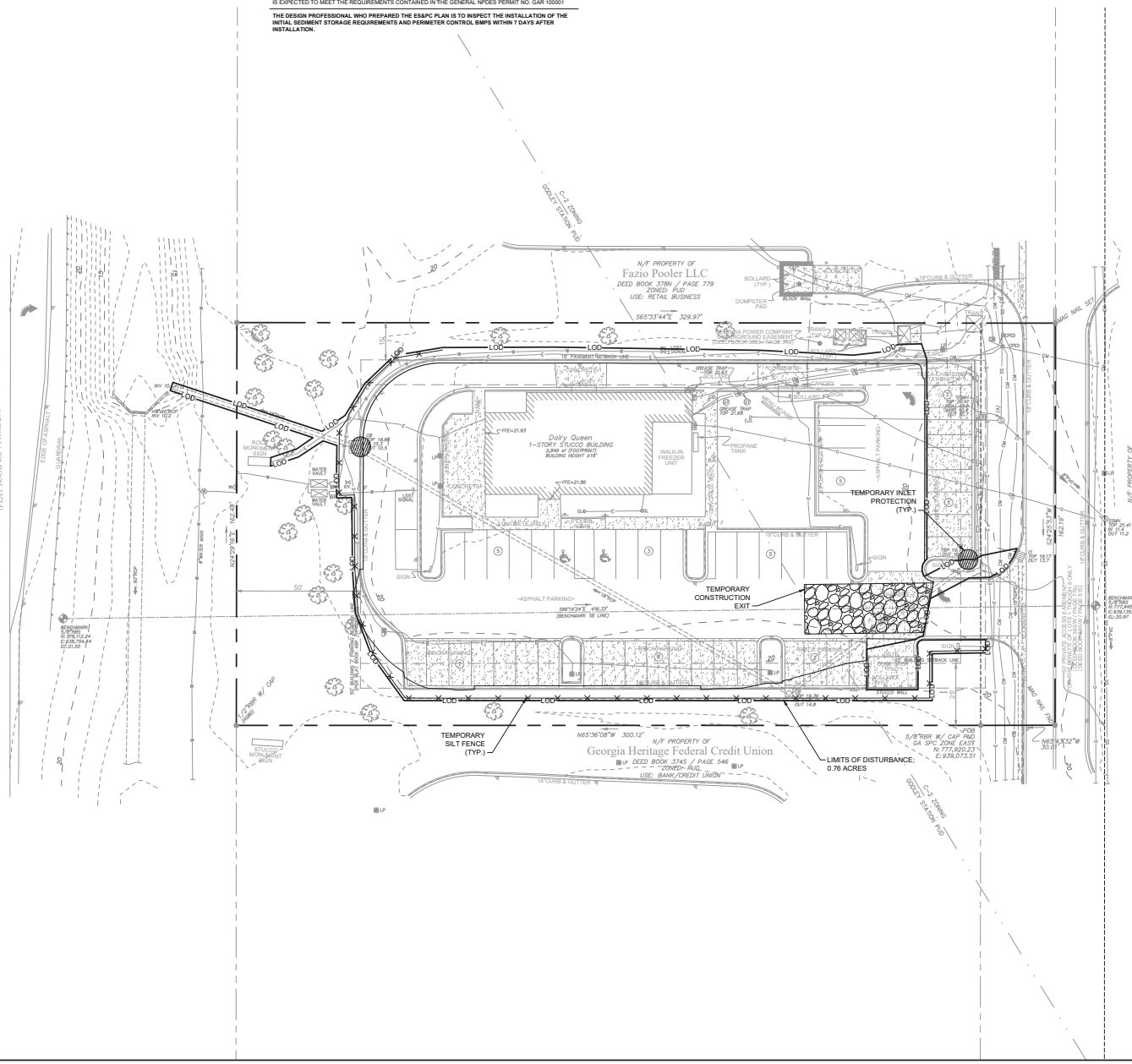
DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT:

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001

THE DESIGN PROFESSIONAL WHO PREPARED THE ESⅈPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.



EROSION CONTROL PLAN LEGEND

R/W, PROPERTY LINE

LOD LIMITS OF DISTURBANCE

EROSION CONTROL NOTES

1. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
4. ALL PERIMETER AREAS AND SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS. GROUND STABILIZATION ON ALL OTHER AREAS MUST BE COMPLETED WITHIN 14 DAYS. REFER TO THE EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
5. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY.
6. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
7. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN DOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
8. STABILIZATION MEASURES SHALL BE INITIALED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. BUT IN NO CASE MORE THAN 14 DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:
   - 8.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   - 8.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE IN INITIATED ON THAT PORTION OF THE SITE.
9. ALL EROSION CONTROL DEVICES SHALL B E PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
10. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES AT HIS EXPENSE TO REDUCE EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL CLEANUP AND REPAIR ON SITE AND DOWNSTREAM DUE TO EROSION AND SILTATION.

E&SC SEQUENCE - PHASE I (INITIAL PHASE)

1. EROSION AND SEDIMENT CONTROL DEVICES / BMPS FOR THE INITIAL PHASE INCLUDE THE IMPLEMENTATION OF:
   - A. CONSTRUCTION EXIT - INCLUDED TO PREVENT VEHICLES FROM TRACKING SEDIMENT INTO ROADWAY AND ALLOW CONTINUOUS STORMWATER FLOW THAT MATCHES PRE-EXISTING CONDITIONS.
   - B. SILT FENCE - SILT FENCE PLACED AROUND THE SITE IN LOW AREAS TO CATCH SEDIMENT

ALL CONTROL DEVICES / BMPS SHALL BE MAINTAINED AS NECESSARY UNTIL FULL STABILIZATION OF SITE.

CONSTRUCTION SEQUENCE

1. RECEIVE LAND DISTURBANCE APPROVAL FROM THE CITY OF POOLER AND APPROVAL FROM STATE OF GEORGIA.
2. HOLD A PRE-CONSTRUCTION MEETING WITH OPERATORS, ENGINEERS, AND CITY OF POOLER AND STATE OF GEORGIA STORMWATER MANAGEMENT STAFF.
3. NOTIFY THE CITY OF POOLER AND STATE OF GEORGIA UTILITIES & ENGINEERING STAFF (INCLUDING STORMWATER) 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
4. INSTALLATION OF CONSTRUCTION ENTRANCE(S).
5. CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE).
7. CLEARING AND GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
8. ROUGH GRADING
9. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
10. FINE GRADING, PAVING, ETC.
11. PERMANENT/FINAL STABILIZATION.
12. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED.
13. SUBMIT NOTICE OF TERMINATION (NOT) TO CITY OF POOLER AND/OR STATE OF GEORGIA MS4 AS APPROPRIATE.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.

NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, DEPTH, CHARACTER AND EXTENT OF ANY UNDERGROUND FACILITIES AND STRUCTURES INFORMATION THESE PLANS MAY HAVE BEEN PROVIDED TO TIMMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSUME THAT TIMMONS GROUP HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THIS INFORMATION IS NOT COMPLETE OR ACCURATE. IF ANY UTILITIES ARE FOUND TO EXIST SHOWN ON THESE PLANS MAY WE ENCOUNTERED THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS SHALL NOTIFY TIMMONS GROUP IMMEDIATELY. TIMMONS GROUP IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVEGROUND APPURTENANCES OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD SURVEYS/RESEARCH AND OBSERVATIONS, AND IS SHOWN HEREON.

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No. PE035383
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TIMMONS GROUP

DATE 7/14/25
DRAWN BY L.GATEWOOD
DESIGNED BY J. CONDON
CHECKED BY J. CONDON
SCALE 1" = 20'

WELLS FARGO - POOLER SITE

CITY OF POOLER, GEORGIA

EROSION CONTROL PLAN PHASE I

JOB NO. 71664
SHEET NO. C300

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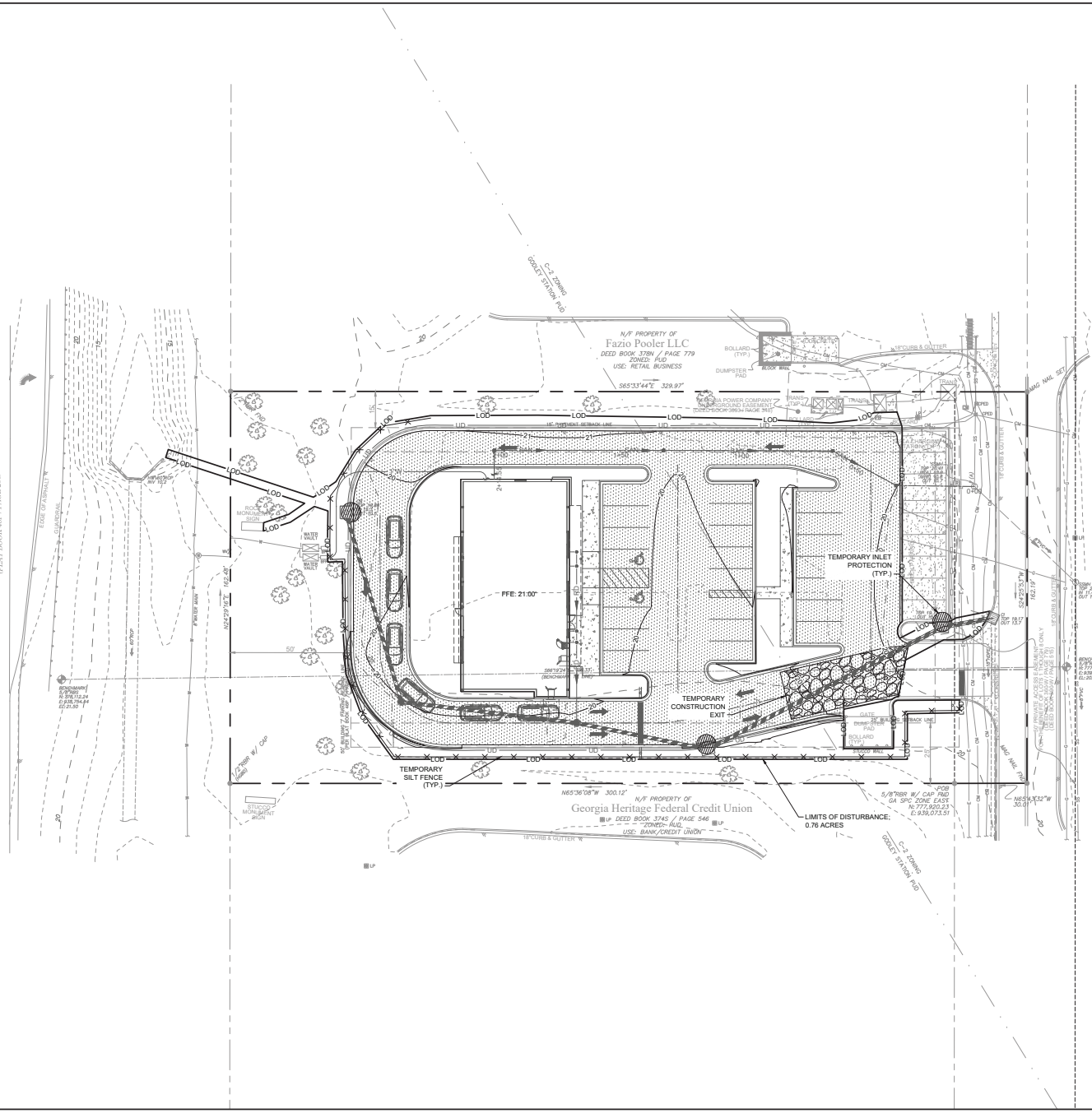

EROSION CONTROL PLAN LEGEND

R/W, PROPERTY LINE

LOD LIMITS OF DISTURBANCE

EROSION CONTROL NOTES

1. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE ORDINANCE AND IS SUBJECT TO A FINE.
4. ALL PERIMETER AREAS AND SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS. GROUND STABILIZATION ON ALL OTHER AREAS MUST BE COMPLETED WITHIN 14 DAYS. REFER TO THE EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
5. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY.
6. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
7. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN DOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
8. STABILIZATION MEASURES SHALL BE INITIALED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. BUT IN NO CASE MORE THAN 14 DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:
   - 8.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   - 8.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE IN INITIATED ON THAT PORTION OF THE SITE.
9. ALL EROSION CONTROL DEVICES SHALL B E PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
10. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES AT HIS EXPENSE TO REDUCE EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL CLEANUP AND REPAIR ON SITE AND DOWNSTREAM DUE TO EROSION AND SILTATION.
11. SEE LANDSCAPING SHEETS (L-100 AND L-101) FOR VEGETATIVE STABILIZATION DELINEATION AND DETAILS- TREES, SHRUBS, AND SOD.

E&SC SEQUENCE - PHASE II (INTERMEDIATE PHASE)

1. EROSION AND SEDIMENT CONTROL DEVICES FOR THE INTERMEDIATE PHASE INCLUDE THE CONTINUED MAINTENANCE OF:
   - A. CONSTRUCTION EXIT - AS GRADING OCCURS ALONG WITH THE INSTALLATION OF STORMWATER INFRASTRUCTURE, THE CONSTRUCTION EXIT SHALL BE ADJUSTED AND MAINTAINED THROUGHOUT THE INTERMEDIATE PHASE AS NECESSARY TO PREVENT VEHICLES FROM TRACKING SEDIMENT INTO ROADWAY.
   - B. SILT FENCE - SHOULD REMAIN AND BE MAINTAINED AS NECESSARY AS CONSTRUCTION PROCEEDS.
2. EROSION AND SEDIMENT CONTROL DEVICES FOR THE INTERMEDIATE PHASE INCLUDE THE IMPLEMENTATION OF:
   - A. INLET PROTECTION - LOCATED AT BOTH PROPOSED CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER INFRASTRUCTURE.

E&SC SEQUENCE - FINAL PHASE

1. AS FINE GRADING OCCURS, PERMANENT SEEDING IS TO OCCUR TO ACHIEVE STABILIZATION IN NON-IMPERVIOUS AREAS
2. AS CURB AND GUTTER, CONCRETE, AND SIDEWALK ARE INSTALLED AS PART OF THE FINAL GRADING, INLET PROTECTION MAY BE ADJUSTED FROM FABRIC AND SUPPORTING FRAME TO CURB INLET FILTER "PIGS IN BLANKET". INLET SEDIMENT TRAP IS TO BE REMOVED SIMULTANEOUSLY AS INSTALLATION OF CURB AND GUTTER AND ROAD STABILIZATION TAKES PLACE. HOWEVER INLET PROTECTION AND ALL OTHER MEASURES ARE TO REMAIN.
3. ONCE STABILIZATION IS COMPLETE, EROSION CONTROL MEASURES CAN BE REMOVED.

CONSTRUCTION SEQUENCE

1. RECEIVE LAND DISTURBANCE APPROVAL FROM THE CITY OF POOLER.
2. HOLD A PRE-CONSTRUCTION MEETING WITH CITY OF POOLER AND STATE OF GEORGIA STORMWATER MANAGEMENT STAFF.
3. NOTIFY THE CITY OF FLORENCE UTILITIES & ENGINEERING STAFF (INCLUDING STORMWATER) 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
4. INSTALLATION OF CONSTRUCTION ENTRANCE(S).
5. CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE).
7. CLEARING AND GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
8. ROUGH GRADING
9. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
10. FINE GRADING, PAVING, ETC.
11. PERMANENT/FINAL STABILIZATION.
12. SUBMIT NOTICE OF TERMINATION (NOT) TO CITY OF POOLER AND/OR STATE OF GEORGIA MS4 OR DHEC AS APPROPRIATE.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.

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9/15/25	REVISED PER CITY OF POOLER COMMENTS
10/09/25	REVISED PER CITY OF POOLER COMMENTS
10/28/25	REVISED PER CITY OF POOLER COMMENTS

TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
EROSION CONTROL PLAN PHASE II

DATE 7/14/25
DRAWN BY L.GATEWOOD
DESIGNED BY J. CONDON
CHECKED BY J. CONDON
SCALE 1" = 20'
JOB NO. 71664
SHEET NO. C301

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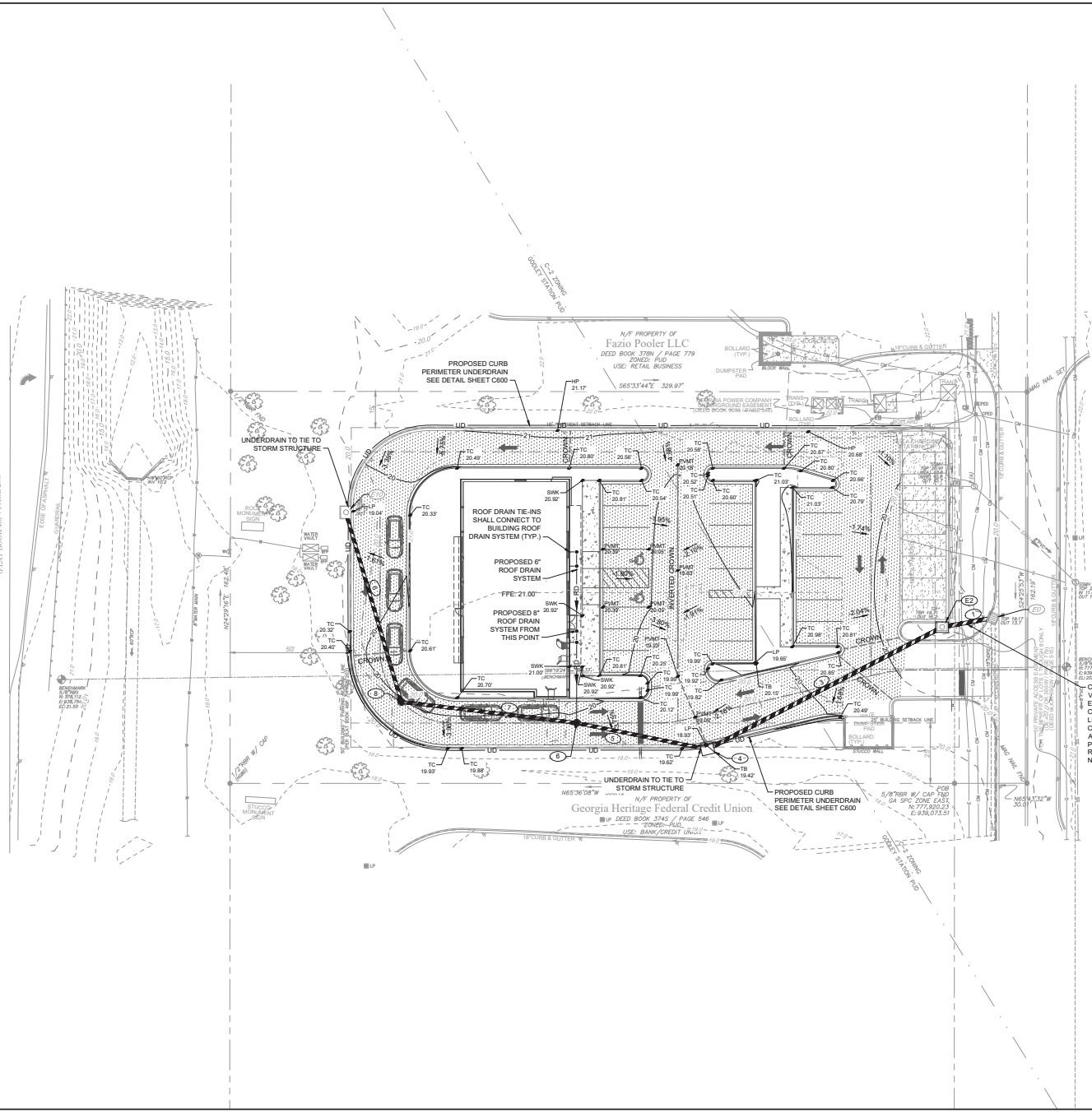
S:\104\71664\Wells Fargo Pooler\DWG\Sheet\C031 EROSION CONTROL PLAN PHASE II.dwg | Plotted on: 10/28/2025 10:37 AM | by: Luke Gatewood



GRADING & STORM DRAINAGE PLAN LEGEND

R/W, PROPERTY LINE	-/-
LIMITS OF DISTURBANCE	-/-
EXISTING GRADE/CONTOUR	-/-
PROPOSED GRADE/CONTOUR	-/-
SPOT ELEVATION	-/-
STORM DRAINAGE PIPE (RCP)	-/-

GRADING NOTES

1. A CLEARING AND GRADING PERMIT PROVIDED BY THE LOCAL MUNICIPALITY SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN 0.50% SLOPE MINIMUM ON THE CURB AND GUTTERS.
3. ALL PAVED AREAS (SIDEWALKS, PLAZAS, PATIOS, ETC.) SHALL SLOPE AWAY FROM THE BUILDING.
4. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER ON THE STABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SLOPES SHOULD BE TRACKED TOP TO BOTTOM AND STABILIZED WITH EROSION CONTROL MATTING AND STAKED TO MANUFACTURER'S RECOMMENDATIONS.
5. SPOT ELEVATIONS AT HIGH AND LOW POINTS INDICATE THE GENERAL ELEVATION NEEDED FOR PROPER DRAINAGE. CONTRACTOR SHALL INSTALL CURB AND GUTTER IN THESE AREAS WITH SMOOTH VERTICAL CURVES, NOT SHARP POINTS.
6. SPOT GRADE ELEVATIONS ARE TAKEN AT FINISHED GRADE (ASPHALT, CONCRETE, TURF, ETC) UNLESS OTHERWISE NOTED.
7. ALL MATERIAL AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE CITY OF POOLER.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL REQUIRED LAND DISTURBANCE AND/OR ANY OTHER PERMITS NECESSARY FOR THIS PROJECT HAVE BEEN ISSUE BY GOVERNING AGENCIES PRIOR TO THE START OF CONSTRUCTION.
9. TEMPORARY STABILIZATION IS REQUIRED ON ALL DISTURBED AREAS WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS COMPLETE UNLESS CONSTRUCTION ACTIVITY IS GOING TO RESUME WITHIN 21 DAYS.
10. GRASSED/SEED ALL AREAS PER THE TEMPORARY SEEDING SCHEDULE.
11. COVER SEEDED AREAS WITH AN APPROPRIATE MULCH TO PROVIDE PROTECTION FROM EROSION, WEATHER, AND /OR WASHOUT. WHEN THE TEMPORARY VEGETATION DOES NOT GROW QUICKLY OR THICK ENOUGH TO PREVENT EROSION, RE-SEED AND IRRIGATE AS SOON AS POSSIBLE.
12. KEEP SEEDED AREAS ADEQUATELY MOIST. IRRIGATE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE OAT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF. RUNOFF OF IRRIGATION WATER WASTES WATER AND CAN CAUSE EROSION.
13. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
14. TOC = TOP OF CURB ELEVATION
    BOC = BOTTOM OF CURB ELEVATION (GUTTER FLOW LINE)
    HP = HIGH POINT
    LP = LOW POINT
    EP = EDGE OF PAVEMENT

DRAINAGE NOTES

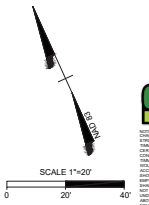
1. CONTRACTOR SHALL FIELD VERIFY EXISTING STORM / UTILITY / INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER OF ANY ELEVATION DISCREPANCIES.
2. WATER ENCOUNTERED WHILE TRENCHING FOR UTILITIES MUST BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE DISCHARGING OFF SITE. PUMP INTAKES SHOULD HAVE A FLOAT OR SIT ON A BED OF ROCK TO PREVENT DREDGING A THE DISCHARGE SHOULD BE THROUGH AN ENERGY DISSIPATER AND/OR SEDIMENT TRAP.
3. CONTRACTOR SHALL ENSURE THAT AL EXISTING DRAINAGE STRUCTURES WITHIN THE ADJACENT RIGHT OF WAYS AND INGRESS/EGRESS EASEMENTS SHALL CONTINUE TO FUNCTION DURING ALL PHASES OF CONSTRUCTION.
4. ON ALL PORTIONS OF BUILDINGS WITHOUT DOWN SPOUTS, CONTRACTOR IS TO INSTALL A GRAVEL BASE AROUND THE AREA UNDERNEATH THE DRIP LINE ON THE ENDS OF THE BUILDINGS TO PREVENT EROSION.
5. GRADING AROUND TREES SHALL BE KEPT TO A MINIMUM.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
7. ALL EXISTING DRAINAGE STRUCTURES ARE TO BE CLEANED AND MAINTAINED AND SHALL REMAIN OPERATION AL THROUGHOUT ALL PHASES OF CONSTRUCTION.
8. POST-CONSTRUCTION MAINTENANCE OF THE ON-SITE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION ACTIVITIES AND AL DISTURBED AREAS ARE TO BE STABILIZED. DAMAGED OR INEFFECTIVE EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED AS NECESSARY.
10. CLEANOUTS PLACED WITHIN PEDESTRIAN PATHS (SIDEWALKS, PLAZAS, ETC.) SHALL BE EQUIPPED WITH A BRASS COVER. BRASS COVER TO BE FLUSH WITH FINAL GRADE.
11. RCP SHALL BE CLASS III PIPE UNLESS OTHERWISE NOTED.
12. HDPE SHALL HAVE SMOOTH WALL INTERIOR AND CORRUGATED EXTERIOR UNLESS OTHERWISE NOTED.
13. REMOVE ALL CONSTRUCTION DEBRIS AND TRASH FROM STORM DRAINAGE AS REQUIRED PRIOR TO PRELIMINARY SITE PUNCH. CONTRACTOR SHALL PROVIDE DOCUMENTATION (VIDEO, PHOTOGRAPHS, ETC.) TO SHOW THAT STORM SYSTEM HAS BEEN CLEANED OF ALL DEBRIS.
14. ALL PIPE DISTANCE IS MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE WITH THE EXCEPTION OF THE OUTFALL PIPES. THE LENGTH OF THE OUTFALL PIPE IS MEASURED FROM CENTER OF STRUCTURE TO BEGINNING OF FLARED END SECTION.
15. CONTRACTOR TO CONSTRUCT BUILDING DOWNSPOUTS TO SPILL ON GRADE.

FINAL STABILIZATION NOTE:

1. TEMPORARY SEEDING WILL NOT BE ACCEPTED AS A FINAL STABILIZATION MEASURE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PERMANENT SEEDING IS APPLIED IN STRICT ACCORDANCE WITH PERMANENT SEEDING SCHEDULE OR LANDSCAPE PLANS AND THAT ALL SEEDED AND/OR SODDED AREAS ARE ADEQUATELY IRRIGATED BY ANY AND ALL MEANS NECESSARY TO ESTABLISH VEGETATION AND REQUIRED TO ACHIEVE FINAL STABILIZATION, WHICH IS DEFINED BY 70% COVERAGE OVER 100% OF THE DISTURBED AREA.

CITY CERTIFICATION

1. ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42-183.4(B))
2. THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(B))



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NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF UNDERGROUND UTILITIES, PIPELINES AND STRUCTURES IN THE AREA SHOWN ON THESE PLANS HAS BEEN PROVIDED TO TIMMONS GROUP FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE UNDERSTOOD THAT THE EXISTENCE OF ANY UTILITY NOT SHOWN IF TIMMONS GROUP WAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THIS INFORMATION IS NOT CORRECT OR COMPLETE. ANY UTILITY OR STRUCTURE NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED THE OWNER, HIS EMPLOYEES, HIS CONSULTANT, HIS ASSIGNS AND HIS CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. WE ARE NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO UNDERGROUND NONLIMITS OF SUCH UTILITIES IS MADED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

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REVISION DESCRIPTION	DATE
REVISED PER CITY OF POOLER COMMENTS	9/15/25
REVISED PER CITY OF POOLER COMMENTS	10/09/25
REVISED PER CITY OF POOLER COMMENTS	10/29/25

DATE 7/14/25
DRAWN BY L.GATEWOOD
DESIGNED BY J. CONDON
CHECKED BY J. CONDON
SCALE 1" = 20'

TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
GRADING PLAN

JOB NO. 71664
SHEET NO. C400

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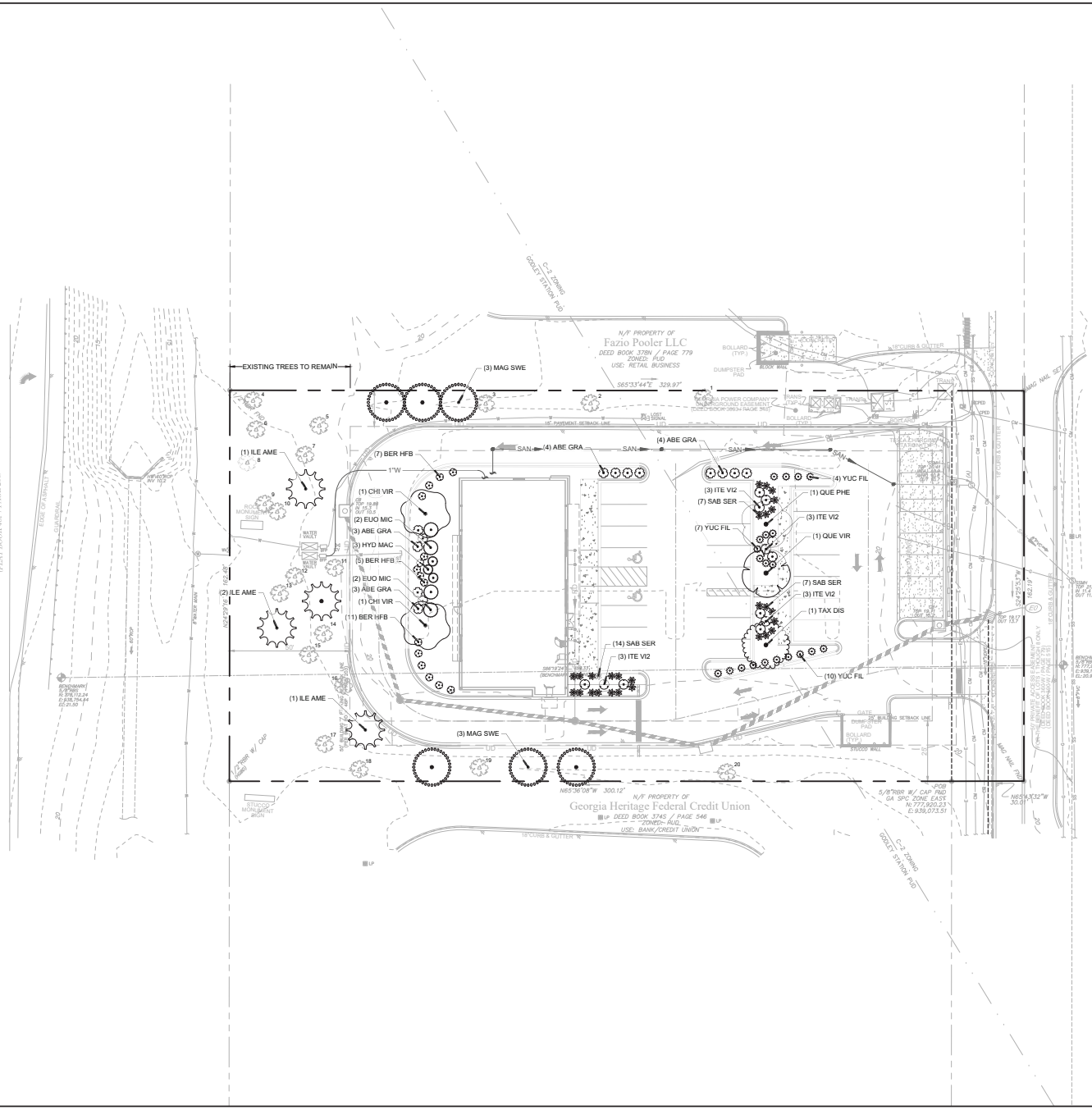

MINIMAL TREE COVERAGE

THE MINIMUM ALLOWABLE POST DEVELOPMENT TREE COVERAGE FOR ALL DEVELOPMENT SITES SHALL BE 15 EXISTING HEALTHY LARGE SPECIES TREES (EXCLUDING PINE TREES AND SWEET GUMS), A MINIMUM OF SIX-INCH DIAMETER AT BREAST HEIGHT (DBH) AND LARGER PER ACRE OF DEVELOPABLE LAND (EXCLUDING BUFFERS AND WETLANDS). (SECT 42-197.)

DEVELOPABLE LAND AREA: 1.23 AC (53,579 SF)

TREES REQUIRED: 15 TREES/ACRE * 1.23 AC = 18.5 = 19 TREES REQUIRED
TREES PROVIDED: 15 PROPOSED + 4 EXISTING = 19 TREES PROVIDED

TREE MITIGATION

WHEN A SIGNIFICANT TREE IS REMOVED, PLANTING OF THE SAME SPECIES, OR PREFERRED SPECIES TOTALING THE SAME NUMBER OF INCHES REMOVED IS REQUIRED WITH REPLACEMENT TREES HAVING A MINIMUM OF 6" CALIPER. (SECT. 42-198.)

NO TREES TO BE REMOVED

TREE SPECIES DIVERSITY

FOR SITES ONE ACRE OR LARGER, NO MORE THAN 50% OF TREES PLANTED SHALL BE THE SAME SPECIES IN ORDER TO INCREASE SPECIES DIVERSITY. (SECT. 42-199.)

TOTAL TREES PROVIDED = 15 TREES
SPECIES REQUIRED = 3
SPECIES PROVIDED = 6

PARKING ISLAND REQUIREMENTS

ONE LARGE OR MEDIUM PREFERRED TREE SPECIES IS REQUIRED FOR EVERY 12 PARKING SPACES. (SECT. 42-200.)

32 PROPOSED PARKING SPACES/ 12 SPACES = 2.66 TREES REQUIRED
3 TREES PROVIDED

SAVE TREES

#	DESCRIPTION
1	8" OAK
2	8" OAK
3	8" OAK
4	16" PINE
5	14" PINE
6	12" PINE
7	14" PINE
8	18" PINE
9	18" PINE
10	8" CYPRESS
11	16" PINE
12	14" PINE
13	20" PINE
14	16" PINE
15	18" PINE
16	12" PINE
17	16" PINE
18	18" PINE
19	18" PINE
20	14" PINE

NOTE:

TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY.

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GEORGIA
No. PE035383
PROFESSIONAL
10-28-25
ENGINEER
BRIAN V. CRUTCHFIELD

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DRAWN BY L.GATEWOOD
DESIGNED BY J. CONDON
CHECKED BY J. CONDON
SCALE 1" = 20'

TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
LANDSCAPE PLAN

JOB NO. 71664
SHEET NO. L100

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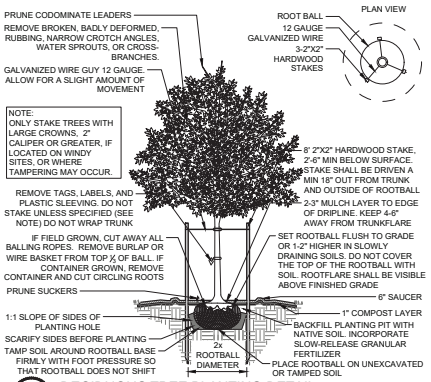
PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
TREES						
CHI VIR	2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2.5" CAL.	B&B	
ILE AME	4	ILEX OPACA	AMERICAN HOLLY	2.5" CAL.		
MAG SWE	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL.	B&B	
QUE PHE	1	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	
QUE VIR	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5" CAL.	B&B	
TAX DIS	1	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	B&B	
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
SHRUBS						
ABE GRA	14	ABELIA X GRANDIFLORA	GLOSSY ABELIA	24" HT./SPRD.	3 GAL.	48" o.c.
BER HFB	15	BERBERIS MICROPHYLLA 'NANA'	DWARF BOXLEAF BARBERRY	24" HT./SPRD.		36" o.c.
EUO MIC	4	EUONYMUS JAPONICUS 'MICROPHYLLA VARIEGATA'	VARIEGATED BOXLEAF EUONYMUS	48" HT./SPRD.	3 GAL.	72" o.c.
HYD MAC	3	HYDRANGEA MACROPHYLLA	LARGELEAF HYDRANGEA	24" HT./SPRD.	3 GAL.	48" o.c.
ITE VIZ	12	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" HT./SPRD.	3 GAL.	48" o.c.
SAB SER	28	SABAL SERRULATA	SAW PALMETTO	24" HT./SPRD.		36" o.c.
YUC FIL	21	YUCCA FILAMENTOSA	ADAM'S NEEDLE	24" HT./SPRD.	3 GAL.	36" o.c.



1 DECIDUOUS TREE PLANTING DETAIL
NTS

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

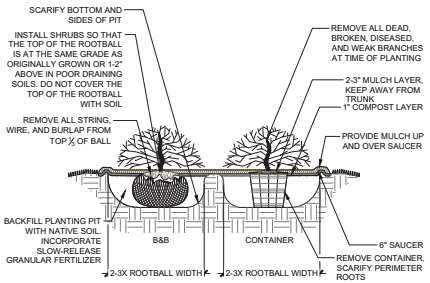
CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

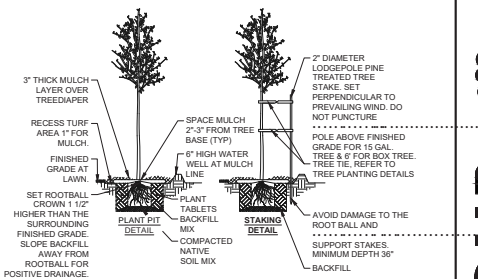
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

4 GENERAL NOTES
NTS



3 SHRUB PLANTING DETAIL
NTS

NOTES:		
INSTALL:	ROOTBALL PIT DEPTH:	ROOTBALL PIT WIDTH:
15 GAL.	20"	32"
24" BOX	22"	48"
30" BOX	26"	60"
36" BOX	30"	72"



2 TREE DIAPER
1" = 30'

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GEORGIA No. PE035383 PROFESSIONAL ENGINEER 10-28-25 BRIAN V. CRUTCHFIELD

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TIMMONS GROUP

WELLS FARGO - POOLER SITE
CITY OF POOLER, GEORGIA
LANDSCAPE NOTES AND DETAILS

DATE 7/14/25
DRAWN BY L.GATEWOOD
DESIGNED BY J. CONDON
CHECKED BY J. CONDON
SCALE

JOB NO. 71664
SHEET NO. L101

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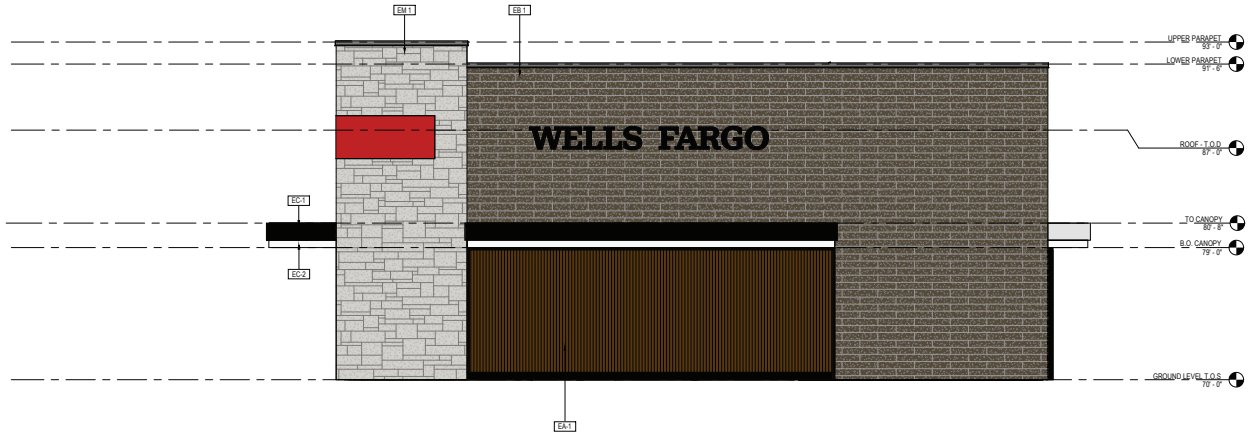
8/28/2025 4:03:13 PM

SHEET NOTES

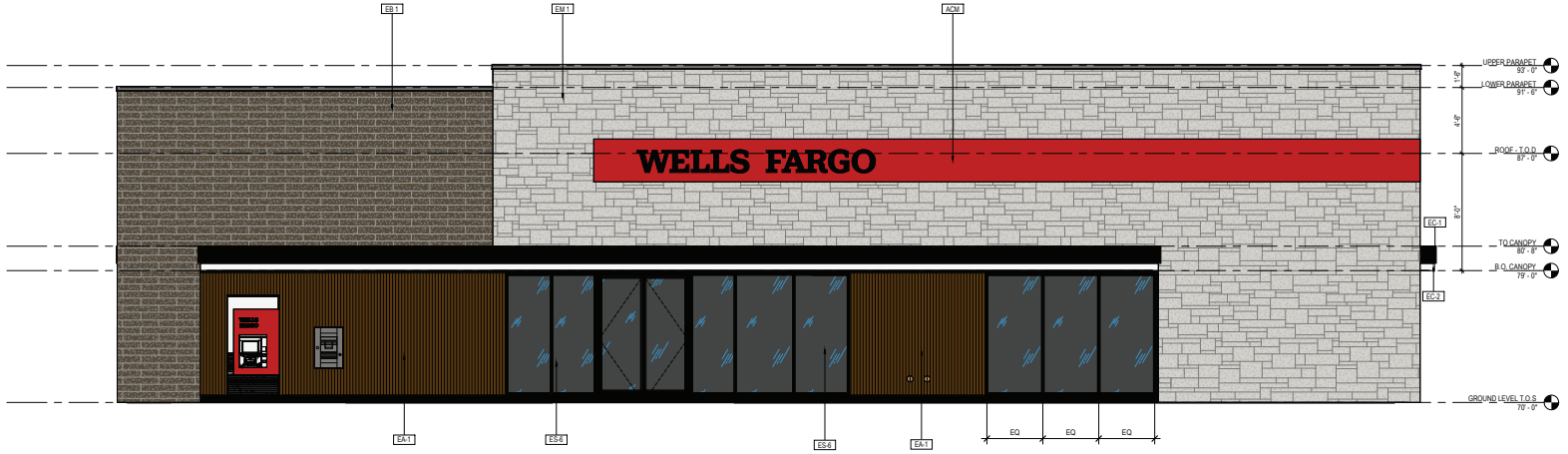
A. REFER TO SHEET A0.01 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
B. SEE DOOR SCHEDULE FOR SIDELIGHT SIZES AND REQUIREMENTS.
C. SEE GLAZING SCHEDULE FOR SIZES AND GLAZING REQUIREMENTS.
D. SEE ACCESSIBILITY SHEETS FOR APPLICABLE MOUNTING HEIGHTS.
E. ALL MILLWORK TO RECEIVE B-1 AS TYPICAL UNLESS NOTED OTHERWISE.
F. SEE FINISH SCHEDULE FOR MATERIAL FINISHES AND TRANSITION STRIPS.
G. REFER TO SHEET A4.10 FOR EQUIPMENT SCHEDULE.
H. REFER TO SHEET A4.02 FOR FINISH SCHEDULE.

KEYNOTES

1	FLOOR FINISHES AND WALL BASE TO EXTEND BELOW OPEN MILLWORK. SEE ELEVATIONS.



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

WELLS FARGO

WELLS FARGO POOLER

439 POOLER PKWY
POOLER, GA 31322

The Samuel Group

ARCHITECTURE PLANNING INTERIORS

3355 LENOX RD NE
SUITE 250
ATLANTA, GA 30326
PHONE: 404.233.8110

STATE OF GEORGIA
BRIAN K. HANSON
8-25-25
REGISTERED ARCHITECT

REVISIONS

REV	REASON FOR ISSUE	DATE
1	ISSUED FOR CONSTRUCTION	7/14/25
2	INTERNAL UPDATES	7/21/25

SET ISSUED:
DATE ISSUED: 07/14/2025
REVIEWED BY: FIRST INITIAL, LAST NAME
DRAWN BY: FIRST INITIAL, LAST NAME

WF BE NUMBER 112246

WF PROJECT #418733

SHEET TITLE

EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER

A2.01

ARCHITECT PROJECT NUMBER
238003

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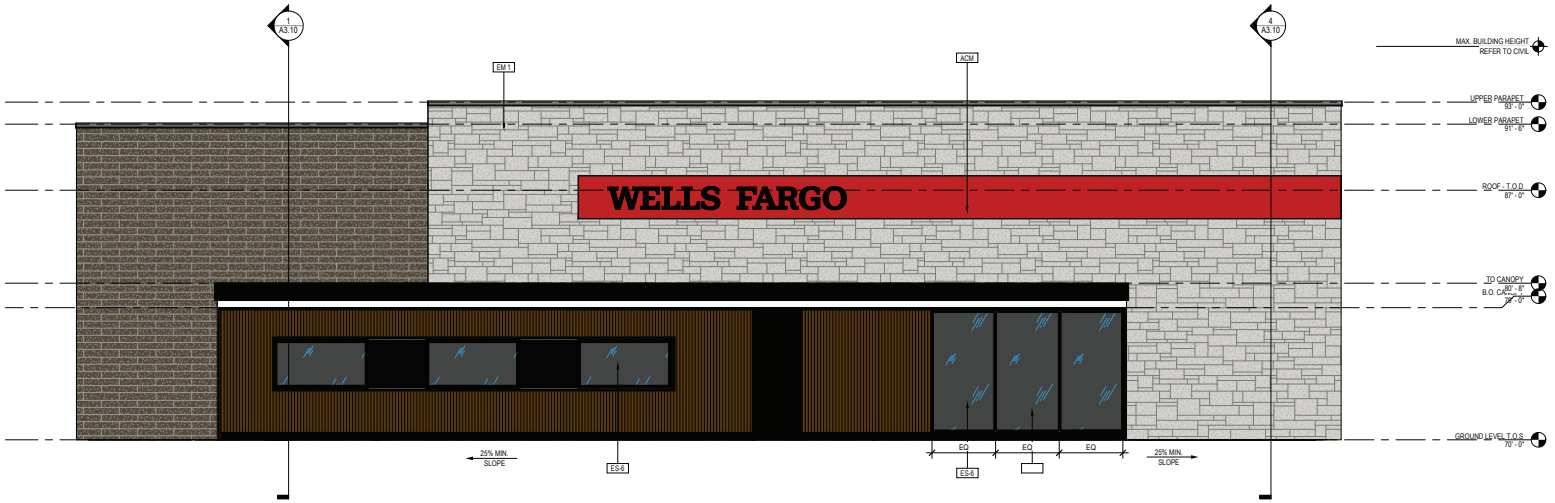
SHEET NOTES

A. REFER TO SHEET A0.01 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
B. SEE DOOR SCHEDULE FOR SIDELIGHT SIZES AND REQUIREMENTS.
C. SEE GLAZING SCHEDULE FOR SIZES AND GLAZING REQUIREMENTS.
D. SEE ACCESSIBILITY SHEETS FOR APPLICABLE MOUNTING HEIGHTS.
E. ALL MILLWORK TO RECEIVE B-1 AS TYPICAL, UNLESS NOTED OTHERWISE.
F. SEE FINISH SCHEDULE FOR MATERIAL FINISHES AND TRANSITION STRIPS.
G. REFER TO SHEET A4.10 FOR EQUIPMENT SCHEDULE.
H. REFER TO SHEET A4.02 FOR FINISH SCHEDULE.

KEYNOTES

1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

WELLS FARGO POOLER

439 POOLER PKWY
POOLER, GA 31322

The Samuel Group
ARCHITECTURE PLANNING INTERIORS
3355 LENOX RD NE
SUITE 250
ATLANTA, GA 30326
PHONE: 404.233.8110

STATE OF GEORGIA
BRIAN K. MARSH
8-25-25
REGISTERED ARCHITECT

REVISIONS

REV	REASON FOR ISSUE	DATE
1	ISSUED FOR CONSTRUCTION	7/14/25
2	INTERNAL UPDATES	7/21/25

SET ISSUED:
DATE ISSUED: 07/14/2025
REVIEWED BY: FIRST INITIAL, LAST NAME
DRAWN BY: FIRST INITIAL, LAST NAME

WF BE NUMBER 112246

WF PROJECT #418733

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER
A2.02

ARCHITECT PROJECT NUMBER
238003

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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 3rd day of November, 20 25, by and between 30HIP Pooler II, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Wells Fargo - Pooler.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50017A01088 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 434 Page 1343, 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

3 day of November, 2025

Jeanna Hall
Notary Public Print

Jeanna Hall
Notary Public Signature

January 23, 2028
Notary Public Commission Expiration

Seal:

JEANNA HALL
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Landowner 30AIP Pooler II, LLC

Travis A. Meyer
Landowner Print

T.A. Meyer
Landowner Signature Its: Manager

Connor Walsh
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

October 28th, 2025

Brian V. Crutchfield, P.E.
Timmons Group
610 East Morehead Street, Suite 250
Charlotte, NC 28202

Dear Mr. Crutchfield,

I am pleased to provide you with a recommendation for Approval of the Site Development Plans submitted for Wells Fargo (Application No. 25-0132), as detailed below.

Submittal Documents:		
	Site Development Plans	*Oct. 2025*
	Stormwater Management Report	*Sept. 2025*
	Traffic Generation Memo	*Sept. 2025*
	Architectural Elevation Drawings	*Sept. 2025*
	Site Survey	*Sept. 2025*

We have conducted a thorough review of the site development plan submittals for the referenced project, assessing their alignment with the City of Pooler's design standards, codes, and ordinances. This evaluation, performed on behalf of the City of Pooler, ensures general conformance with municipal requirements, but does not constitute an exhaustive audit of every detail within the plans or construction process. It remains the responsibility of the Owner, Designer, Contractor, and their representatives to fully comply with all applicable Local, State, and Federal regulations, as well as the City of Pooler's Engineering Standards and Development Codes. Any oversight in identifying discrepancies during our review does not exempt the project team from achieving full compliance.

The Owner and Design Consultant are solely responsible for overseeing all required testing and inspections during construction to ensure the project adheres strictly to the approved plans. The Design Engineer bears exclusive accountability for ensuring that all designs meet Federal, State, and City regulations. Furthermore, all necessary third-party permits, approvals, and associated documentation must be satisfactory to the City of Pooler. Inspection and testing results, along with related documentation, must be readily available to the City or its designated representatives during and upon completion of construction.

Based on our comprehensive review, we are pleased to confirm that the submitted plans substantially conform to the City of Pooler's standards. Accordingly, we respectfully recommend Approval of the Site Development Plans.

If there are any questions or further clarification is required, please do not hesitate to contact me at tshoemaker@eomworx.com or (912) 445-0050, ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

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
Justin Arnsdorff, P.E.; Vice President of Engineering - EOM