



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

December 8, 2025, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501. (Application # A25-0195)
 - B. Conditional Use request to allow for a home occupation to operate a Personal Care Home at 309 W Whatley St. (Application # A25-0201)
 - C. Conditional Use request to allow for a home occupation to operate Personal Care Homes at 509 and 511 Potter Stone Square within the Morgan Family Tract PUD. (Application # A25-0204)
 - D. Conditional Use request to allow for a Hardware Store to operate at 1276 W. US HWY 80 within the C-1 zoning district (Main Street Overlay District). (Application # A25-0205)
 - E. PUD Amendment to rezone three parcels from Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) zoning district to allow for a multi-use development. (Jabot PUD Amendment 19) (Application # A25-0209)
 - F. Conditional Use request to allow a Contractors Office located at 125 Southern Junction Blvd Suite 201 in the Godley Station PUD. (Application # A25-0210)
 - G. Site Development Plan Approval for Forest Lakes Secondary Access Road at Jimmy Deloach Parkway and Champlain Drive (Application # A24-0088)
 - H. Final Plat and Acceptance of Performance Bond in the amount of \$2,238,425.48 for Tract W Townhomes Phase 1 at the intersection of Cross Creek Drive and Anthem Mill Drive, Subject to City Attorney Approval (Application # A25-0158)
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
November 24, 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	Absent
Jeremy Kelly	Alternate	Present
Scott Cribbs	Commissioner	Absent
Josh Bivins	Commissioner	Present
Chief Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Absent
Marcy Benson	City Planner	Present

APPROVAL OF MINUTES

The minutes of November 10, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Brown

2-Second: Commissioner Daniel

Motion passed without opposition

NEW BUSINESS:

A. Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish a 393,300 SF warehouse located off of Dean Forest Rd. (Easternmost portion of parcel # 50985 04008A) (Application # A25-0192)

This request was withdrawn by the applicant prior to the meeting and was not considered.

Result: *No action was taken.*

B. Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish two warehouses totaling 957,600 SF located off of Pine Barren Rd. (Application # A25-0193)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish two warehouses totaling 957,600 SF located off of Pine Barren Rd. Staff recommended approval of the application with conditions. Greg Coleman was present to answer questions.

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

The intersection improvements to Pine Barren Road and Pine Meadow Drive warranted by the traffic study performed by Kimley Horn will be shown on the site plan at time of site plan approval.

1-Motion: Commissioner Brown

2-Second: Commissioner Kelly

Motion Passed with Commissioners Daniel and Chaison in opposition

C. Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501. (Application # A25-0195)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501. Staff recommended approval of the application with conditions. The applicant was not present.

Result: *Because the applicant was not present, a motion was made to postpone the conditional use request.*

1-Motion: Commissioner Brown

2-Second: Commissioner Chaison

Motion Passed without opposition

D. Text Amendment to the Pooler Code of Ordinances Chapter 22, Chapter 74, Chapter 86, Appendix A, and Appendix B, to amend the engineering provisions to conform with the revised City of Pooler Standard Specifications

Chair Johnson explained to the board what is being proposed with the text amendment.

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

1-Motion: Commissioner Kelly

2-Second: Commissioner Daniel

Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at

approximately 3:34 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.

Marcy Benson, City Planner



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501.

Project:	#A25-0195
P&Z Meeting Date:	November 24, 2025 (December 8, 2025)
Public Hearing Date:	December 1, 2025 (December 15, 2025)
Applicant and Authorized Agent:	Michael Saporito
Location (Address):	1018 W US Hwy 80 Suite 501
Parcel (PIN):	50018 01020
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501.
Application Filed:	October 31, 2025
Legal Notice Published:	November 16, 2025 (November 30, 2025)
Sign Posted:	November 14, 2025
Letters Mailed:	November 12, 2025
Staff Recommendation:	Approval with the condition that no outdoor storage or golf cart parking will be utilized on site.
Planning & Zoning Commission:	TBD

<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request with the condition that no outdoor storage or golf cart parking will be utilized on site."</i>
Background:	Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501. This item was first heard at the November 24, 2025, P&Z meeting; the applicant was not present and P&Z postponed the item to the December 8, 2025, meeting. 1018 W US Hwy 80 is a compilation of five separate parcels making up buildings #300, #400, #500, #600, and #700 of the Pooler Commercial Park. Building #500 is a multi-tenant space with several existing occupants, including Low Country Lubricants (auto-parts store and applicant of current request), Docuquest, Inc., as well as the offices of Alpha Omega Construction, American Craftsman Renovations, and Carolina Chillers, Inc. The golf cart rental and leasing services is a proposed secondary use to the existing Low Country Lubricants located within the same suite 501. The applicant will also be utilizing the space as the main office for the sale of custom-built golf carts, which will be manufactured and shipped from a separate location outside of the City of Pooler; however, some may be stored on-site within the existing building. The existing auto-parts store as well as sale of golf carts are permitted uses within the C-2 zoning district. The rental and leasing of golf carts is a permitted use in the C-2 zoning district through approval of a conditional use. The applicant provided information with their submittal materials stating that the rental services will be entirely contained within the existing building and will only store 3-4 carts within the building at a time within the bay. Table 4.1 <i>Allowed Uses by Zoning District</i> indicates that rental and leasing services is an allowable use in the C-2 zoning district after approval of a Conditional Use.
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 adjacent to the subject site. The proposed site is located within building #500 of the Pooler Commercial Park which includes Low Country Lubricants (auto-parts store and applicant of current request), Docuquest, Inc., as well as the offices of Alpha Omega Construction, American Craftsman Renovations, and Carolina Chillers, Inc.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to adjacent properties or surrounding areas.*
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 not constitute a nuisance or hazard as a result of the proposed use, as the adjacent properties are utilized and zoned for the same or similar use as the proposed.*
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 adjacent uses including Low Country Lubricants (auto-parts store and applicant of current request), Docuquest, Inc., as well as the offices of Alpha Omega Construction, American Craftsman Renovations, and Carolina Chillers, Inc.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The proposed use will be fully contained within an existing building suite in the Pooler Commercial Park*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The proposed use is secondary to the existing auto-parts store (Low Country Lubricants) and will utilize the existing parking for its patrons within the site.*

The parking of golf carts exterior to the building will not be permitted.

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 secondary use will be contained entirely within the existing building and will utilize existing parking.*

Conclusion:

The request complies with all criteria for a conditional use. As such, Staff recommends **approval** of the request with the condition that no outdoor storage or golf cart parking will be utilized on site.

Attachments:

- A. Vicinity Map
- B. Submittal Documentation



CITY OF POOLER
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Vicinity Map - 1018 W US Hwy 80 suite 501 - Conditional Use

11/17/2025

☐ Parcels

Description of Use
Provided by Applicant

Our plan is to store 2-4 Golf carts here that are either for sale or rent. The carts that are for sale are custom-built off site and shouldn't have more than two of those. One that has been custom ordered of which means it is pending a delivery, and one that we have built to just sell online. As far as rentals go, we are planning on a fleet of 10 or so professional-style carts for B2B rentals and plan on there being approx. an 80% rental rate, meaning 2 in stock to be rented. It appears most rentals are long term as in a couple of months at a time or longer. We will also store the Low-Speed Vehicle parts that we will sell within the Low Country Lubricants parts supply side that we already do.

Transportation of the carts will be done either with a Ford Transit T350 2025, or if they are a little taller, a small utility trailer. Parking is inside unit 501.

Carts stored in interior of unit 501 in existing commercial building:



Parking area and garages of existing building:





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for a home occupation to operate a Personal Care Home at
309 W Whatley St.

Project:	#A25-0201
P&Z Meeting Date:	December 8, 2025
Public Hearing Date:	December 15, 2025
Applicant and Authorized Agent:	Jennifer Burrows
Location (Address):	309 W Whatley St.
Parcel (PIN):	50004 02005
Existing Zoning:	R-1-A (One-Family Residential)
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a home occupation to operate a Personal Care Home at 309 W Whatley St.
Application Filed:	November 14, 2025
Legal Notice Published:	November 30, 2025
Sign Posted:	November 21, 2025
Letters Mailed:	November 21, 2025
Staff Recommendation:	Denial.
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for denial of the request."

Background:

The request is to allow for a home occupation to operate a Personal Care Home at 309 W Whatley St. The home occupation will consist of utilizing the existing residence as a personal care home. The property currently consists of a single-family residential home and is approximately 0.26 acres in size.

The property is zoned R-1-A for single-family residential. "Personal Care Homes" is a land use in the Code but is not listed as a permitted use in the R-1-A zoning district. R-1-A does allow for home occupations as accessory uses to the primary residential use through the approval of a conditional use. App. A, Art. III, Sec. 18, for home occupations states that the occupation must comply with several requirements including that *the business only operates between 7:00 a.m. and 7:00 p.m.* and that there be *6 or fewer persons including the staff/property owner*. The applicant has indicated that the individuals receiving the care will be residing within the residence. Having the people cared for living in the home goes beyond the extent of a home occupation as the business hours are only supposed to be from 7 am to 7 pm. Staff does not find the proposed use meets the intent of a home occupation but rather would function as a Personal Care Home business, which is not permitted at this location. A Personal Care Home Business is only permitted by conditional use in the R-4 and C-2 zoning districts.

Staff is concerned that the applicant does not reside at the residence and therefore would not meet the classification of a home occupation, but rather a Personal Care Home business, which is not permitted at this location.

The code also contains additional provisions in App. A, Art. III, Sec. 20, for Family Personal Care Homes, which are listed as follows:

1. Such use shall comply with the Georgia Department of Human Resources, "Standards for Adult Daycare" as amended.
2. The parking layout and design shall be characteristic of the neighborhood within which such use is located.
3. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.
4. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.

Again, as the applicant is proposing the people being cared for live in the home, the use is beyond the operating hours permitted.

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

App. A, Art. III, Sec. 20 – Adult Care Facilities

App. A, Art. III, Sec. 18 for Home Occupations

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be contrary to the ordinance. The property is zoned R-1-A for single-family residential. "Personal Care Home" is not listed as a permitted use in the R-1-A zoning district. App. A, Art. III, Sec. 18, for Home Occupations states that the business is only allowed to operate between 7:00 a.m. and 7:00 p.m.; having the people cared for living in the home goes beyond the extent of allowable home occupation business hours. Staff does not find the proposed use meets the intent of a home occupation. Additionally, staff believe that the property owner would not meet the residency requirement for a Home Occupation, as there is a concern the property owner will not reside at this address.*
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.
 - *While the proposed use may not be detrimental to the adjacent properties, as the persons cared for will be inside the home, the use is not permitted at this location.*
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 would not constitute a nuisance or hazard as it relates to the number of people, vehicles, noise or fumes; however, the proposed use is not permitted at this location.*
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 single-family residential homes.*

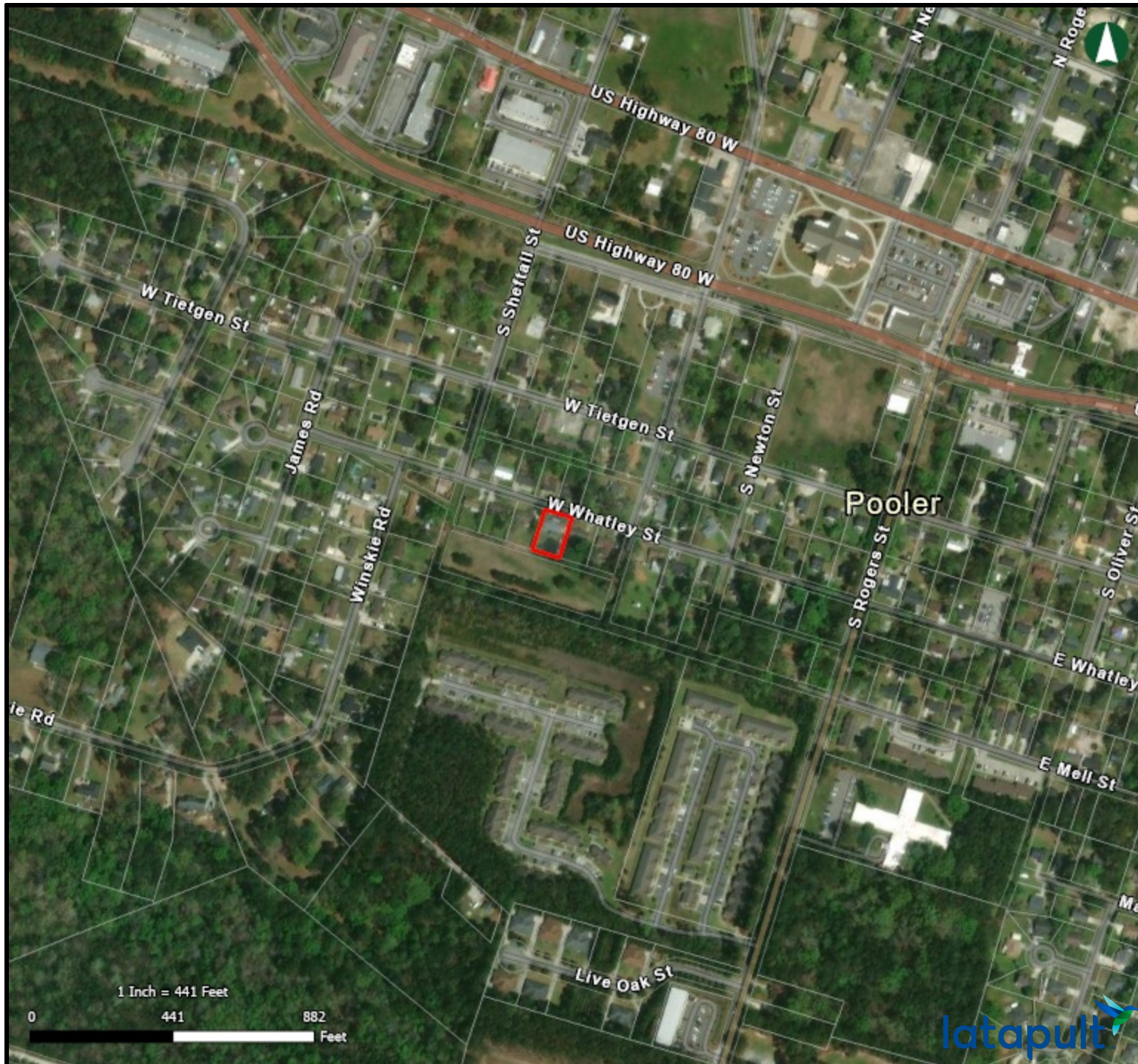
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The proposed use will be within an existing residence. The applicant provided information stating that up to 6 individuals will be cared for within the home at a time. Regardless of size, the use is not permitted at this location.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The proposed use is not permitted at this location, but if the conditional use is approved, the parking standards will be required to be satisfied prior to the issuance of a business license.*
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 proposed use is not permitted at this location and therefore could 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.*

Conclusion:

The request does not comply with all criteria for a conditional use. As such, Staff recommends **denial** of the request.

Attachments:

- A. Vicinity Map
- B. Submittal Documentation



CITY OF POOLER
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Vicinity Map - 309 W Whatley St. - Conditional Use

11/21/2025

 Parcels

Proposed Use:

The property will be licensed and operated as a Personal Care Home (PCH) under Georgia Department of Community Health regulations (Chapter 111-8-62). The home will provide non-medical residential care for up to six elderly residents, offering assistance with activities of daily living such as bathing, dressing, grooming, and medication reminders.

Residential Character:

This Personal Care Home is designed to blend seamlessly into the neighborhood and retain the appearance of a single-family residence. No structural changes will be made that alter the residential character of the property. The home will comply with local parking standards and will not generate commercial traffic or signage. All operations will be conducted indoors, maintaining the quiet and privacy expected in residential zones.

Licensing and Oversight:

The facility will be licensed by the Georgia Department of Community Health (DCH) and subject to regular inspections to ensure compliance with health, safety, and staffing standards. Staff will be trained and background-checked, and the home will maintain emergency preparedness plans and resident care protocols.

Neighborhood Integration:

The home will operate with minimal impact on surrounding properties. It will not exceed the allowed number of residents for small personal care homes and will be located at least 1,000 feet from any other similar facility, as required in some counties. The facility will meet all ADA accessibility requirements and fire safety codes, including inspections and certifications as needed.

Purpose and Benefit:

This Personal Care Home will provide a safe, supportive, and dignified living environment for elderly individuals who require assistance but do not need institutional care. It offers a community-based alternative to larger facilities, promoting aging in place and neighborhood inclusion.

"This personal care home provides a safe, supportive environment for up to six elderly residents. Daily activities include meals, medication reminders, personal care assistance, light exercise, social interaction, and quiet recreation. The home maintains a peaceful, residential atmosphere and operates entirely indoors, preserving neighborhood character."



WHATLEY STREET

2

ALLEY (NOT OPEN)





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for a home occupation to operate Personal Care Homes at 509 and 511 Potter Stone Square within the Morgan Family Tract PUD.

Project:	#A25-0204
P&Z Meeting Date:	December 8, 2025
Public Hearing Date:	December 15, 2025
Applicant and Authorized Agent:	Trinity Height
Location (Address):	509 – 511 Potter Stone Square
Parcel (PIN):	51011E02039 and 51011E02040
Existing Zoning:	PUD (Morgan Family Tract)
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a home occupation to operate Personal Care Homes at 509 and 511 Potter Stone Square within the Morgan Family Tract PUD.
Application Filed:	November 14, 2025
Legal Notice Published:	November 30, 2025
Sign Posted:	November 21, 2025
Letters Mailed:	November 21, 2025
Staff Recommendation:	Denial.
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for Denial of the request."

Background:

The request is to allow for a home occupation to operate Personal Care Homes at 509 and 511 Potter Stone Square within the Morgan Family Tract PUD. The properties currently consist of single-family residential homes and are each approximately 0.10 acres in size.

The properties are zoned Single-Family Residential within the Morgan Family Tract PUD. "Personal Care Homes" is not listed as a permitted use in the Single-Family portions of the Morgan Family Tract PUD. The PUD documents do not indicate whether home occupations are an allowable use; however, the City of Pooler does allow for home occupations as accessory uses to the primary residential use through the approval of a conditional use within Single-Family Residential zoning. App. A, Art. III, Sec. 18, for home occupations states that the occupation must comply with several requirements including that *the business only operates between 7:00 a.m. and 7:00 p.m. and that there be 6 or fewer persons including the staff/property owner*. The applicant has indicated that the individuals receiving the care will be residing within the residence. Having the people cared for living in the home goes beyond the extent of a home occupation as the business hours are only supposed to be from 7 am to 7 pm. Staff does not find the proposed use meets the intent of a home occupation but rather would function as a Personal Care Home business, which is not permitted at this location.

Staff is concerned that the applicant does not reside at either of the proposed residences and therefore would not meet the classification of a home occupation, but rather a Personal Care Home business, which is not permitted at this location.

The code also contains additional provisions in App. A, Art. III, Sec. 20, for Family Personal Care Homes, which are listed as follows:

1. Such use shall comply with the Georgia Department of Human Resources, "Standards for Adult Daycare" as amended.
2. The parking layout and design shall be characteristic of the neighborhood within which such use is located.
3. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.
4. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.

Again, as the applicant is proposing the people being cared for live in the home, the use is beyond the operating hours permitted.

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

App. A, Art. III, Sec. 20 – Adult Care Facilities

App. A, Art. III, Sec. 18 – Home Occupations

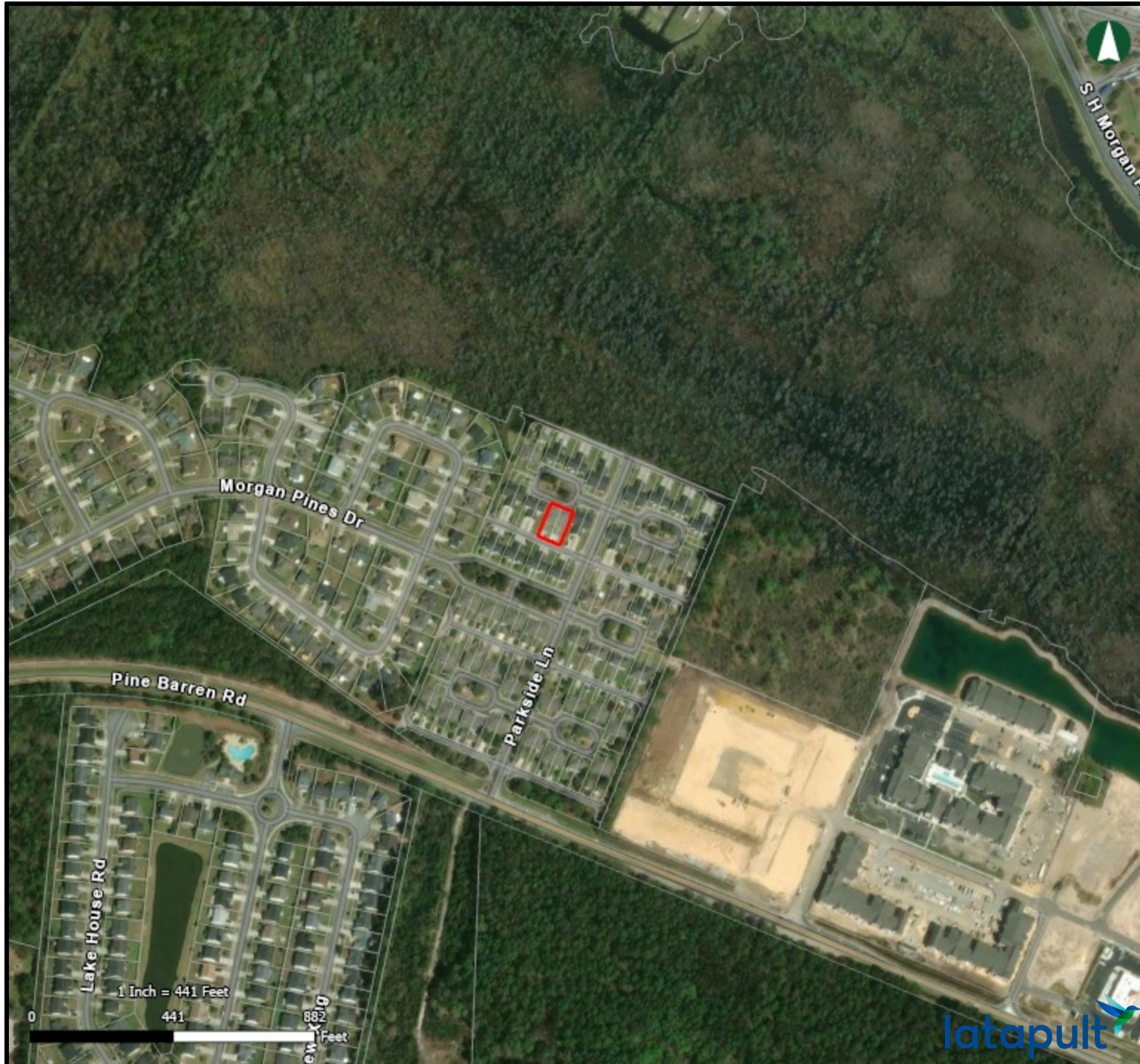
Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use will be contrary to the purpose of the ordinance. The property is zoned single-family residential within the Morgan Family Tract PUD; "Personal Care Home" is not listed as a permitted use. App. A, Art. III, Sec. 18, for home occupations states that the business is only allowed to operate between 7:00 a.m. and 7:00 p.m.; having the people cared for living in the home goes beyond the extent of allowable home occupation business hours. Staff does not find the proposed use meets the intent of a home occupation. Additionally, staff believes that the property owner would not meet the residency requirement for a home occupation, as the property owner will not reside at the proposed addresses.*
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.
 - *While the proposed use may not be detrimental to the adjacent properties, as the persons cared for will be inside the homes, the use is not permitted at this location.*
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 would not constitute a nuisance or hazard as it relates to the number of people, vehicles, noise or fumes; however, the proposed use is not permitted at this location proposed.*
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 single-family residential homes.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The proposed use will be within two existing residences and would potentially be of sufficient size to accommodate the 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 proposed use is not permitted at this location, but if the conditional use is approved, the parking standards will be required to be satisfied prior to the issuance of a business license.*
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 proposed use is not permitted at this location and therefore could 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.*

Conclusion:	The request does not comply with all criteria for a conditional use. As such, Staff recommends denial of the request.
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Attachments:	A. Vicinity Map B. Submittal Documentation
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CITY OF POOLER
GEORGIA

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Vicinity Map - 509-511 Potterstone Square - Conditional Use

11/21/2025

☐ Parcels

NEW HEIGHTS PERSONAL CARE HOMES, LLC

11/13/2025

New Heights Personal Care provides around the clock non medical care to adults with intellectual and developmental disabilities. The homes are licensed by DHS Healthcare Facility Regulation Division. No more than 3 individuals will reside in the home at any one time. The homes are monitored by Department of Behavioral Health and Developmental Disabilities. New Heights is a CARF accredited agency since 2013. New Heights currently operate 7 homes total in the Chatham County area.





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for a Hardware Store to operate at 1276 W. US HWY 80 within the C-1 zoning district (Main Street Overlay District).

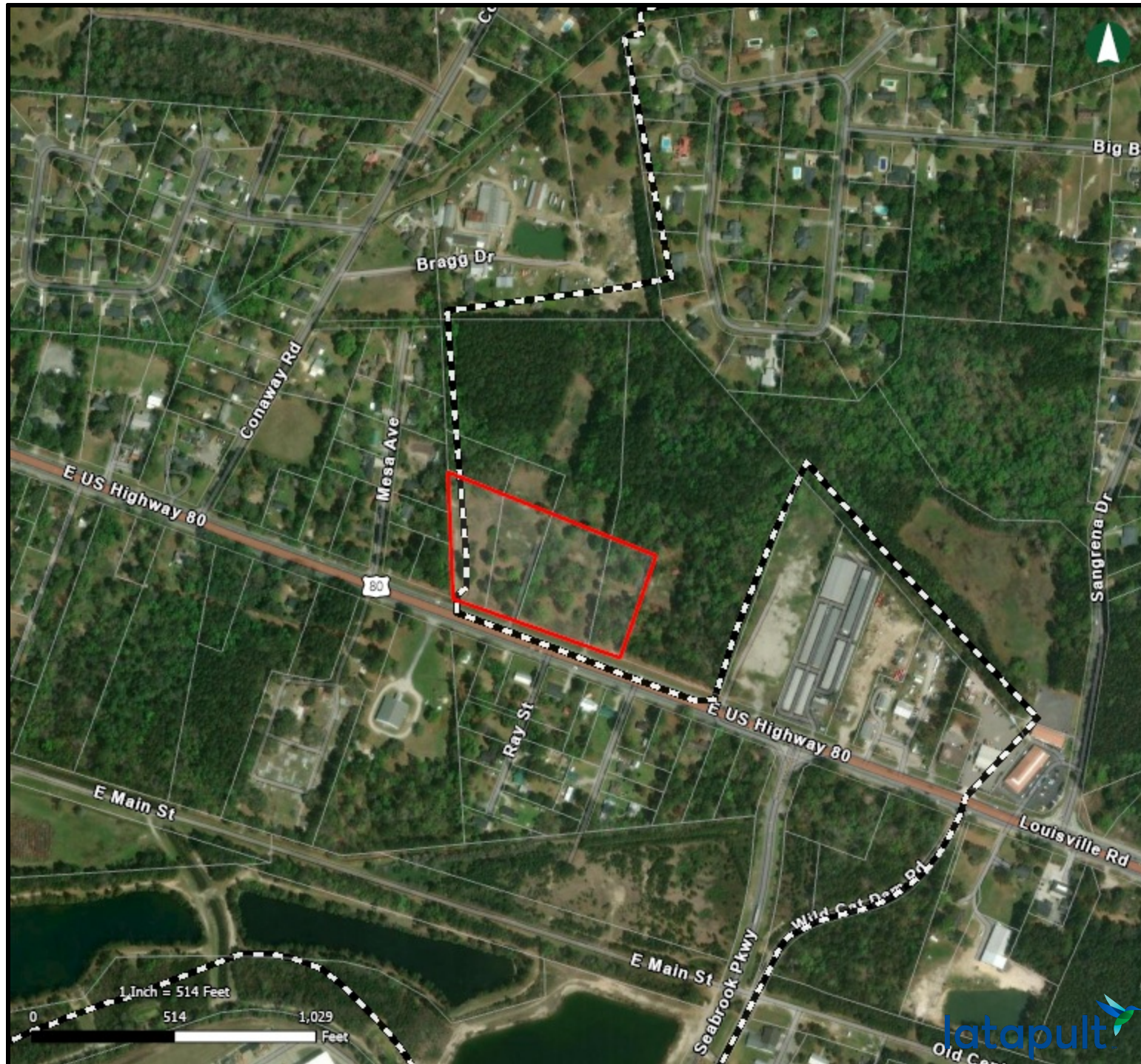
Project:	#A25-0205
P&Z Meeting Date:	December 8, 2025
Public Hearing Date:	December 15, 2025
Applicant and Authorized Agent:	Edgar Hiers Cardenas
Location (Address):	1276 W. US Hwy 80
Parcel (PIN):	50012 01018
Existing Zoning:	C-1 (Light Commercial)
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a Hardware Store to operate at 1276 W. US HWY 80 within the C-1 zoning district (Main Street Overlay District).
Application Filed:	November 14, 2025
Legal Notice Published:	November 30, 2025
Sign Posted:	November 21, 2025
Letters Mailed:	November 19, 2025
Staff Recommendation:	Approval with the condition that the site plan shall meet the Main Street Overlay District standards.
Planning & Zoning Commission:	TBD

<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request with the condition that the site plan shall meet the Main Street Overlay District standards."</i>
Background:	The request is for a Conditional Use to allow for a Hardware Store (Ace Hardware) to operate at 1276 W. US HWY 80 within the C-1 zoning district. The subject site is also located within the Main Street Overlay District. A Conditional Use to allow for establishment of a hardware store at 1276 W US Hwy 80 was approved by Council at the April 17, 2023, meeting; this Conditional Use approval has since expired. At the time of the previous Conditional Use approval, the property was a conglomeration of multiple parcels, including 1256, 1270, 1272, and 1276 W US HWY 80. The properties were recombined and the subject parcel was created in May of 2023. Table 4.1 <i>Allowed Uses by Zoning District</i> indicates that a hardware store is an allowable use in the C-1 zoning district after approval of a Conditional Use.
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. • <i>The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other commercial uses in the vicinity of the site, including a church, a self-storage facility, a barber shop, an automotive repair shop, a market/bakery, and the Savannah Port Logistic Center.</i> 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. • <i>The proposed hardware store would not be detrimental to adjacent properties or surrounding areas including a church, a self-storage facility, a barber shop, an automotive repair shop, a market/bakery, and the Savannah Port Logistic Center.</i>

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 not constitute a nuisance or hazard as a result of the proposed use, as most of the properties along W US Hwy 80, in the vicinity, are utilized and zoned for the same or similar uses as the proposed.*
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 adjacent uses including a church, a self-storage facility, a barber shop, an automotive repair shop, a market/bakery, and the Savannah Port Logistic Center.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The proposed use will be located on a 4.81-acre parcel and will provide sufficient space to satisfy the requirements of the proposed hardware store 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 proposed use will be required to go through the Site Development Plan Review process and will be required to meet all development requirements, including those of the Main Street Overlay District.*
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.*

Conclusion:	The request complies with all criteria for a conditional use. As such, Staff recommends approval of the request with the condition that the site plan shall meet the Main Street Overlay District standards.
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Attachments:	A. Vicinity Map
	B. Submittal Documentation



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Vicinity Map - 1276 W US Hwy 80 - Conditional Use

11/24/2025



Pooler City Limits



Parcels

latapult

PARCEL B SUMMARY

GROSS ACREAGE	± 4.9 AC.
BUILDING AREA	± 58,300 S.F.
STORE	± 39,000 S.F.
GARDEN CENTER	± 7,800 S.F.
MEZZANINE LEVEL (STORAGE)	± 11,500 S.F.
BASE PARKING REQUIRED	1 SPACE PER 250 S.F. 233 SPACES
25% OVERLAY REDUCTION	58 SPACES
OVERLAY PARKING REQUIRED	175 SPACES
PARKING PROVIDED	175 SPACES
LANDSCAPE AREA	± 1.5 AC. (± 32% OF SITE)
MAXIMUM BUILDING HEIGHT	45'

CONDITIONAL USE PRELIMINARY SITE PLAN REQUIREMENTS
(ITEMS 1,2,3, AND 6 OF APPENDIX A, ARTICLE V, SECTION 4(C))

(1) THE LOCATION, SIZE, AND OTHER PERTINENT DATA OF ALL LAND USES ON THE SITE INCLUDING TYPES, LOCATION AND HEIGHT OF BUILDINGS, PARKING, OPEN AREAS AND LANDSCAPING, (SEE SITE PLAN AND SUMMARY)

(2) DIMENSION SETBACK LINES FROM PROPERTY LINES AND STREET RIGHT-OF-WAY LINES, (SEE SITE PLAN)

(3) ADJACENT THOROUGHFARES AND ALL CURB CUTS WITHIN 500 FEET, INCLUDING PROPOSED NEW CUT(S) ONTO PUBLIC RIGHTS-OF-WAY WITH TURNING RADII, AND WIDTH, AND DIMENSIONS OF ALL RIGHTS-OF-WAY, (SEE SITE PLAN)

(6) TABULATED DATA INCLUDING AT LEAST:
A). GROSS DENSITY OF DWELLING UNITS, (N/A NO RESIDENTIAL PROPOSED)

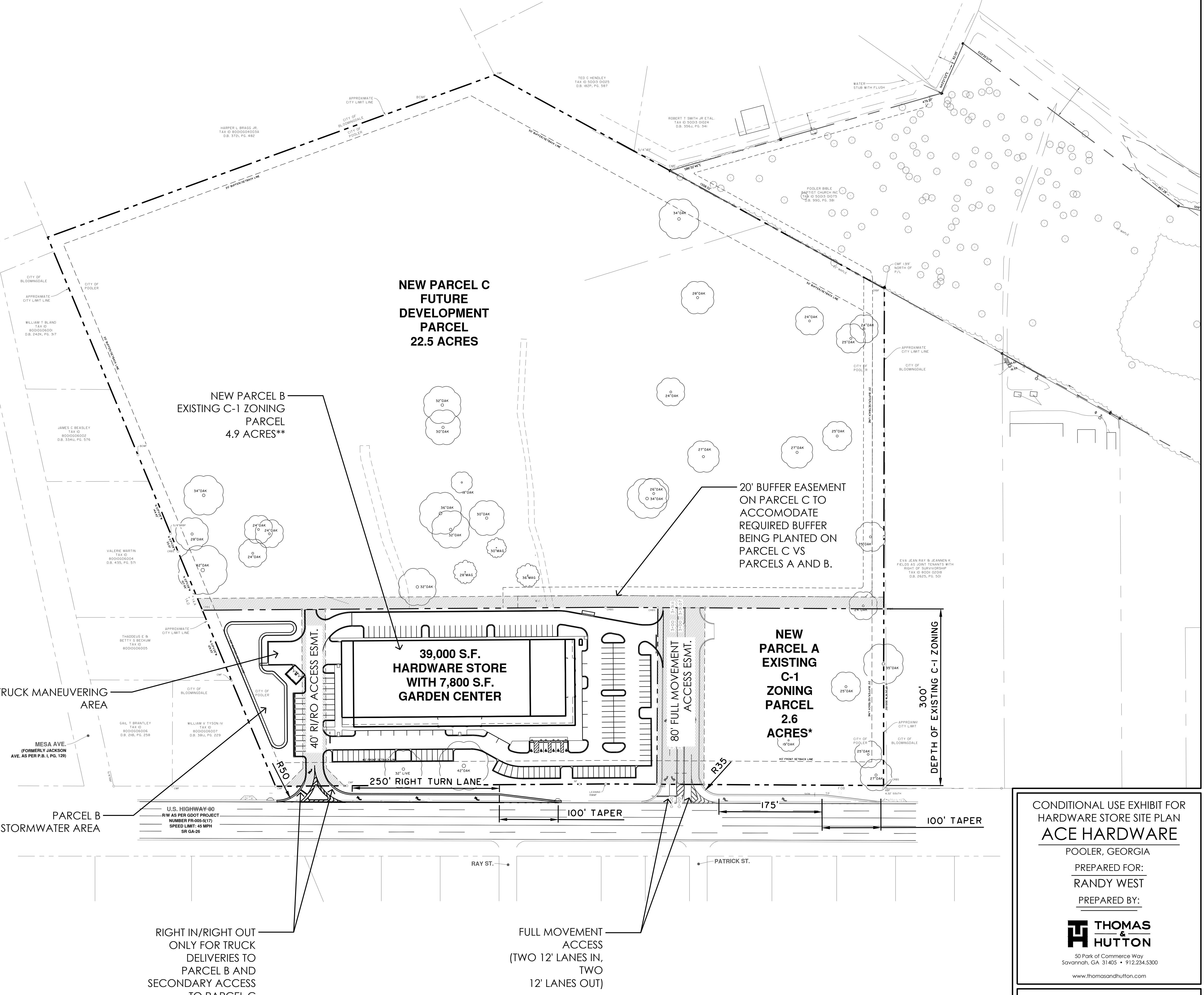
B). PARKING RATIO PER DWELLING UNIT, (PARKING REQUIRED FOR COMMERCIAL USE SHOWN IN SUMMARY).

C). PERCENT AND AMOUNT OF LAND COVERAGE BY USE, AND (SEE SITE PLAN AND SUMMARY)

D). PERCENT AND AMOUNT OF FLOOR AREA BY USE AND BY TYPE. (SEE SITE PLAN AND SUMMARY)

NOTES

- 1) *INCLUDES 80' FULL MOVEMENT ACCESS EASEMENT
- 2) **INCLUDES 40' RI/RO ACCESS EASEMENT
- 3) TREES SHOWN MAY OR MAY NOT BE ABLE TO BE PRESERVED UPON FINAL DESIGN
- 4) SETBACKS IN C-1 MAIN STREET OVERLAY ARE:
FRONT BUILDING: 5'
REAR BUILDING: 10'
SIDE BUILDING: 5'



CONDITIONAL USE EXHIBIT FOR
HARDWARE STORE SITE PLAN
ACE HARDWARE
POOLER, GEORGIA
PREPARED FOR:
RANDY WEST
PREPARED BY:
THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

JOB NO: J-30021.1001	DATE: 9/22/2025
DRAWN: EHC	SCALE: 1" = 80'
REVIEWED: SGJ	SHEET: EXH



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

PUD Amendment to rezone three parcels from Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) zoning district to allow for a multi-use development. (Jabot PUD Amendment 19)

Project:	#A25-0209
P&Z Meeting Date:	December 8, 2025
Public Hearing Date:	December 15, 2025
Applicant and Authorized Agent:	Robert Forrest
Parcel (PIN):	51023 01038, 51023 01039, 51023 01040
Existing Zoning:	PUD (Jabot PUD – C-2)
Zoning Action:	PUD Amendment – Jabot PUD, Proposed Amendment #19
Request:	PUD Amendment to rezone three parcels from Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) zoning district to allow for a multi-use development. (Jabot PUD Amendment 19)
Application Filed:	November 14, 2025
Legal Notice Published:	November 30, 2025
Sign Posted:	November 21, 2025
Letters Mailed:	November 21, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for denial of the request."</i>

Background:

The subject site is approximately 117 acres, comprised of three parcels. The subject site is undeveloped and is primarily wooded, with the smaller tract having been previously cleared and having an existing curb cut and sidewalks.

At their April 15, 2024, meeting, City Council approved a PUD amendment (Jabot PUD Amendment 17) to incorporate approximately 116.5 acres, comprised of three parcels, into the Jabot PUD and designated with C-2 uses and development standards. One parcel being approximately 110.5 acres that was zoned R-1-A, is located at the southwest corner of Pooler Parkway and Pine Barren Road. The second parcel being approximately 4.5 acres, that was zoned R-1-A, is located parallel along Pooler Parkway. The third parcel which was already located within the Jabot PUD being approximately 1.5 acres, is located along Galloway Drive and is the parcel already cleared. At the time of the original rezoning, the applicant had provided staff with information that the amendment was to allow for the creation of a multi-use development. Staff recommended denial, reasoning that the proposed zoning would be generally compatible with the existing land uses and zoning, however, its impacts on traffic and congestion due to the subject site's scale needed evaluation of the existing roadways. Impacts on traffic and potentially necessary improvements needed to be evaluated for the request.

In January 2025, a recombination was approved by staff that reconfigured the three parcels and resulted in outparcel 1 - PIN 51023 01038 (1.02 acres) and outparcel 2 - PIN 51023 01039 (1.75 acres), and the larger parent parcel 1 - PIN 51023 01040 (113.83 acres).

According to the applicant's narrative included with the application, the request is to remove the three parcels from the Jabot PUD and for the parcels to be rezoned into the City of Pooler's C-2 zoning district to allow for creation of a multi-use development which will consist of approximately 1060 multi-family dwelling units, 440 hotel rooms, a 100,000 sf grocery store, an amphitheater, gas stations, restaurants, offices, and many other commercial uses as well as a central plaza and other civic/common areas. The multi-use development will also include the creation of 12-14 outparcels assigned for various uses.

The Jabot PUD, when approved, created a density allowance of 6,510 single-family dwelling units and 720 multi-family dwelling units. To date, 632 multi-family dwelling units have been approved for development within the PUD; this leaves 88 multi-family dwelling units available. It is due to this minimal remaining number of multi-family dwelling units that initiated the applicant's current request.

The proposed multi-use development, with the inclusion of over 1000 residential dwelling units, 440 hotel rooms, and a multitude of other potential commercial and civic uses, would introduce a level of vehicular and pedestrian traffic that would add excessive strain

to the already traffic heavy Pine Barren Rd. and Pooler Parkway, while also adding additional strain to the Galloway Drive and Memorial Drive intersection. As previously stated by staff during the review of the Jabot PUD Amendment 17, the proposed multi-use development with its impacts on traffic and congestion due to the subject site's scale would require a major evaluation of the existing roadways. Impacts on traffic and potentially necessary improvements would need to be evaluated for the request. By removing the parcel from the Jabot PUD, there would be no limitation on the multi-family density as long as the applicant met the requirements for a multi-use development. This is a major concern of staff due to the recently approved and constructed multi-family developments along Pooler Parkway and the high concern of traffic in this area.

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

Relevant Ordinances:

App. A, Art. IV, Sec. 19. I-1, Light Industrial District

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

Jabot PUD

Zoning Action Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
 - *Yes, the requested zoning would be a logical extension of a zoning boundary. The request seeks to extend the existing C-2 zoning across Pooler Parkway from the subject site. The proposed designation would be generally compatible with the surrounding area, where there is existing commercial and/or mixed-use zoning located at the other quadrants of Pooler Parkway and Pine Barren Rd; however, the excessive amount of proposed multi-family dwelling units would go far beyond what is commonly found in the vicinity.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the request is not considered spot zoning. The request would extend the existing C-2 zoning across Pooler Parkway from the subject site.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

- *It is very possible that any proposed development could create traffic, especially the high-density development proposed at this site; however, any new development would require meeting the traffic impact provisions related to a site plan to mitigate any impacts. Pine Barren Rd and Pooler Parkway are both major thoroughfares. Increased traffic on Pine Barren Rd., Pooler Parkway, and Galloway Drive with the Memorial Drive intersection should be evaluated with any proposed development. Based upon the size of the development, additional congestion, noise, and traffic would most likely rise to an unacceptable level.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
- *It is possible that the request could place irreversible limitations on the area due to the high-density multi-family residential proposed. The property is presently undeveloped and zoned C-2 within the Jabot PUD. The PUD places strict density numbers on multi-family dwelling units, with only about 88 multi-family units remaining in the PUD. The request would allow for the possibility of a significant amount of multi-family residential dwelling units. As presently zoned, the site would only be eligible for commercial uses as allowed in the Jabot PUD C-2, which coincides with the commercial character of the surrounding and adjacent parcels. However, with the future land use map, planned development would be appropriate use at this location. Likewise, the surrounding parcels include various commercial or mixed-use designations that the request would be compatible with. In relation to the two, some variety of multi-use development could be considered at this location versus solely commercial.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- *There is no imminent need for the rezoning. The property has undergone various attempts to rezone it in the past, with an attempt prior to Amendment 17 occurring in 2022 to allow for townhomes. These previous requests to rezone for a more intense residential use were not approved. If rezoned to C-2 the site is likely to be utilized for such purposes for a multi-use development or mixed-use development.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- *Generally, no, the proposed development would be consistent with that of the general area related to land uses. The request would allow for similar*

development as other quadrants of Pooler Parkway and Pine Barren Rd. However, due to the size and scale of the proposed development and request, the potential of increased development that could be allowed would be significantly greater than what currently exists on most nearby properties. This type of zoning would allow for a similar type of development as the opposite side of Pooler Parkway from this site, with a major difference being the scale due to the excessive amount of proposed multi-family dwelling units, which substantially conflicts with the density patterns in the area.

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

- *It is possible that similar requests could be made that could generate or accelerate adverse land use impacts in the area. On its own, this request could be considered one that could generate or accelerate adverse land use impacts. Per comments made by both residents and City Council at recent meetings, future development within this area should be evaluated carefully regarding their land use impact within the area. Traffic and congestion have been raised as specific concerns for the development of land throughout Pooler.*

8. Will the action adversely impact adjacent or nearby properties in terms of:

- Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - *It is possible the request could adversely impact the nearby properties as it relates to livability through the introduction of additional traffic based upon the size of the proposed multi-use development's excessive inclusion of multi-family dwelling units and other uses.*
- 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?
 - *Yes, the request could possibly adversely impact the nearby properties as it relates to property values or make them less marketable due to the impact of the increase in traffic, congestion, and proposed uses.*

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

- *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*

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

- *Yes, the proposed rezoning could result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this development would be the sole responsibility of the developer and would not place a burden on the city.*

Conclusion:

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

Attachments:

- A. Vicinity Map
- B. Zoning Map
- C. Submittal Documentation
- D. Letters of Opposition



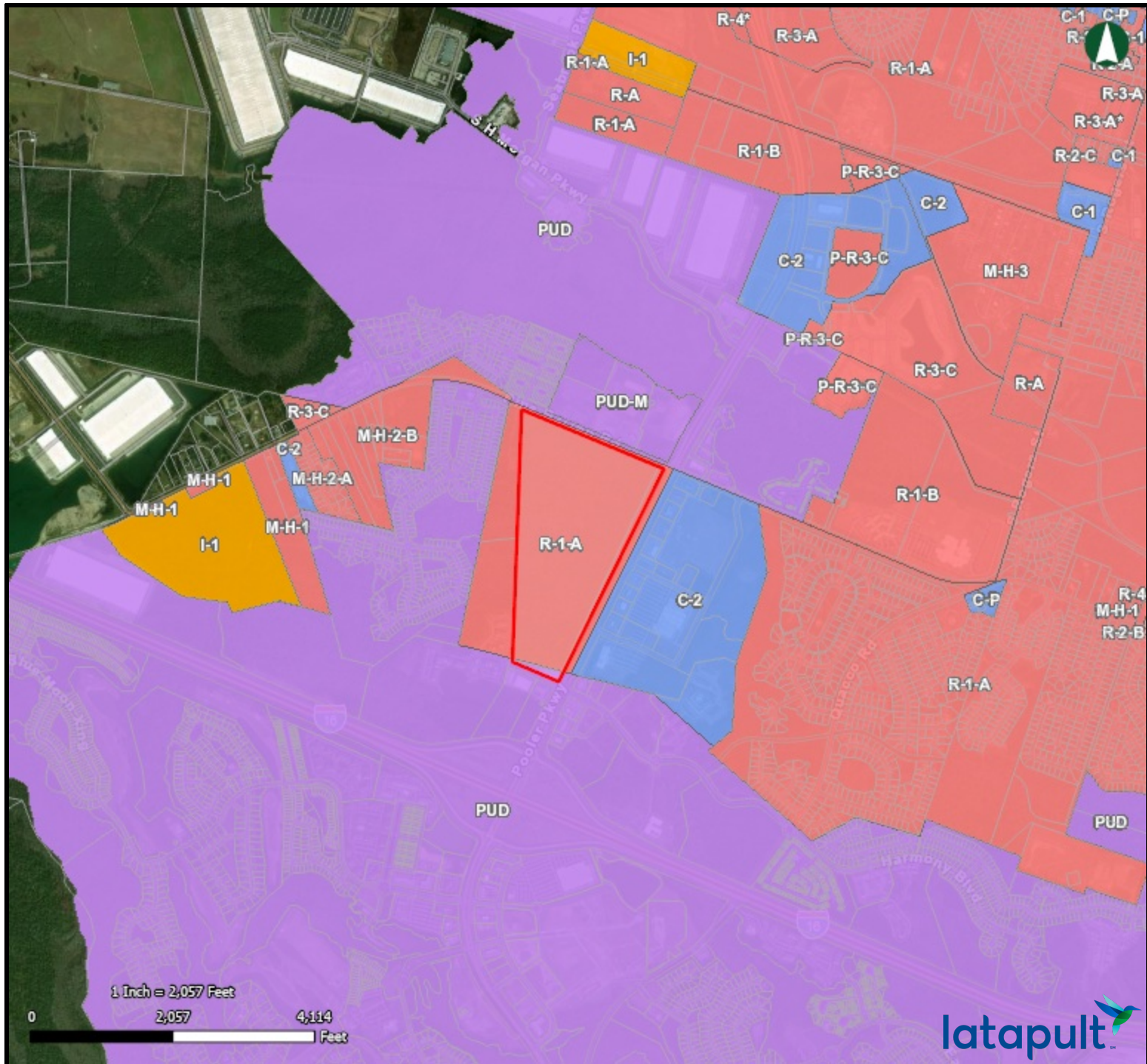
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Vicinity Map - Jabot PUD Amendment 19 - PUD Amendment

11/24/2025

☐ Parcels



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Zoning Map - Jabot PUD Amendment 19 - PUD Amendment

11/24/2025

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

The site was rezoned into the Jabot PUD in 2024. The map has not been updated to reflect that zoning change.



11/14/2025

Nicole Johnson
Zoning Administrator
City of Pooler
100 SW Hwy 80
Pooler, GA 31322

RE: JABOT PUD REMOVAL

Dear Ms Johnson

Please accept this request to amend the Jabot PUD masterplan with the removal of three parcels totaling 117+/- acres at the SW quadrant of Pine Barren and Pooler Parkway.

We are requesting that the PUD be amended as follows:

- The entirety of the subject property be removed from the Jabot PUD and remain classified land use of C2.
- Our development plan is a horizontal and vertically mixed use project that is allowed in C2 zoning utilizing Appendix A, article III, section 33 – Multi-Use Development, however the Jabot PUD has some limitations that preclude or restrict the ability to utilize said code.
- Our development plan, while fluid, would include many uses that come together to make a successful mixed use destination – true Live/Work/Play – in a walkable environment. These are some of the proposed uses:
 - Grocery-anchored (100k sq ft+) with service oriented retail uses.
 - 330 residential for-rent dwellings 4 stories and elevator served along Pine Barren/internal to site
 - Medical/Office/Professional pads/buildings along Pine Barren and new internal parkway
 - 1ac+/- for new city of Pooler Fire Station
 - 390 residential for-rent dwellings 3-4 stories over retail and other uses with some/most parking in a shared parking structure
 - Central plaza with entertainment/retail/restaurant spaces
 - 340 residential for-rent dwellings 2-3 stories over ground floor retail/other uses
 - Kiosk/Jewel Boxes for various tenants along walkable central plaza/park
 - 130-140 key Hilton Garden Inn over ground floor retail/other uses
 - 200-300 key full service hotel with meeting/conference/etc spaces



- Civic/common areas including Amphitheater and shared “green room” back-of-house
- 125-135k anchor and junior box users including sporting goods, fashion, and specialties.
- 1-2 gas users along Pooler Parkway
- 12-14 outparcels for various uses including banking/financial, healthcare/medical, restaurant, retail, and entertainment uses.

Please review and consider this request for amendment on the next available Planning and Zoning and City Council meetings.

Sincerely

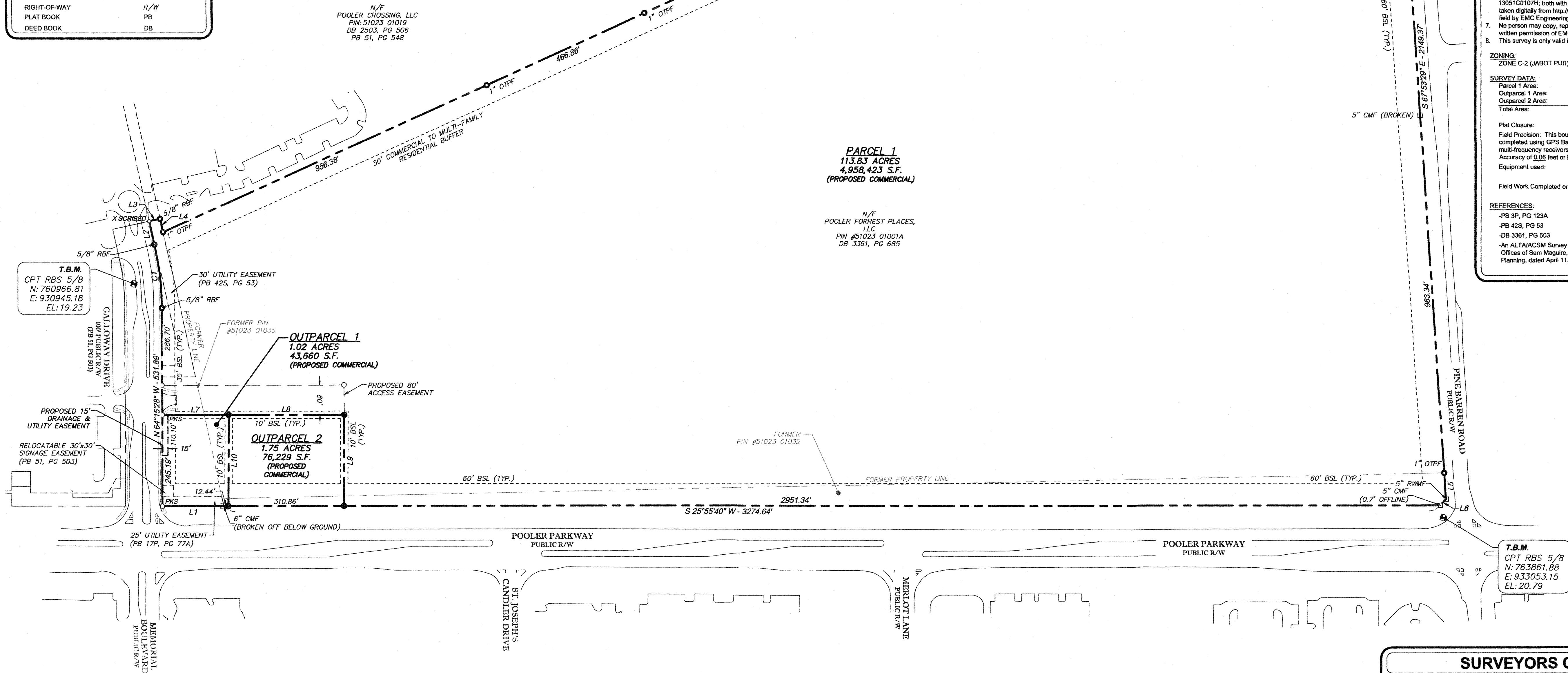
Robert Forrest
Managing Member
Pooler Forrest Places LLC

Type: PLAT
Recorded: 2/10/2025 11:03:00 AM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 54 PG 641

THIS BOX IS RESERVED FOR THE SUPERIOR
COURT CLERK'S FILING INFORMATION

LEGEND

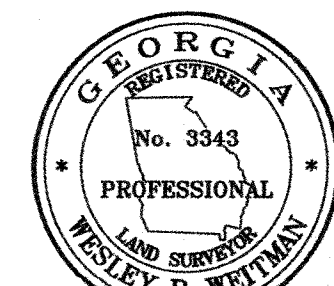
PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
METES AND BOUNDS	N 47°45'54"E - 497.06'
TAG LABEL	L# or C#
IRON REBAR FOUND	○ RBF
5/8" IRON REBAR SET W/CAP	● RBS
"PK" NAIL SET	○ PKS
CONCRETE MONUMENT FOUND	○ CMF
RIGHT-OF-WAY MONUMENT FOUND	□ RWMF
MONUMENT FOUND	○ MNF
OPEN TOP PIPE FOUND	○ OTPF
MEANDER POINT	○
RAILROAD IRON FOUND	○ RRF
PROPERTY ID NUMBER	PIN
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
PLAT BOOK	PB
DEED BOOK	DB



SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
 - Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
 - Basis of Bearings and Horizontal Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 201L GNSS Receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Juniper Systems Mesa 3 data collector receiving RTK corrections via a Verizon Jetpack MFI 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
 - This survey was prepared without the benefit of an abstract title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
 - This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0109G and 13051C0107H, both with an Effective Date: 8/16/2018. This determination is based on lines taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
 - No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
 - This survey is only valid if print has the original signature of the surveyor.
- ZONING:**
ZONE C-2 (JABOT PUB)
- SURVEY DATA:**
- | | | |
|-------------------|---------------|-------------------------|
| Parcel 1 Area: | 113.830 Acres | (4,958,422 Square Feet) |
| Outparcel 1 Area: | 1.002 Acres | (43,660 Square Feet) |
| Outparcel 2 Area: | 1.750 Acres | (76,229 Square Feet) |
| Total Area: | 116.582 Acres | (5,078,311 Square Feet) |
- Plat Closure:**
1 in 180,440'
- Field Precision:** This boundary portion and some field locations for this survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.06 feet or less, horizontally at the 95% confidence level.
- Equipment used:**
Carlson CR2+ Robotic Total Station
eGPS 201L GNSS Receiver/GPS Network
June 25, 2024
- Field Work Completed on:**
June 25, 2024
- REFERENCES:**
- | | | |
|--|------------------|------------------|
| -PB 3P, PG 123A | -PB 10P, PG 46A | -PB 17P, PG 77A |
| -PB 42S, PG 53 | -PB 51, PG 503 | -PB 51, PG 548 |
| -DB 3361, PG 593 | -DB 3361, PG 714 | -DB 3361, PG 714 |
| -AN ALTA/ACSM Survey of 110,989 Acres, for Forncplaces Development, LLC, The Law Offices of Sam Maguire, Jr., P.C. & Augusta Title, LLC, by Robbie Henderson Surveying & Planning, dated April 11, 2023. | | |

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.

01/31/2025
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL OFFICIALS HAVE APPROVED THIS PLAT FOR FILING.

MAYOR: *David L. Williams* DATE: 2-6-25
CITY CLERK: *[Signature]* DATE: 2/5/25

CERTIFICATE OF DEDICATION

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER NAME: OWNER DATE:

LINE#	DIRECTION	LENGTH
L1	S25° 56' 22" W	165.22
L2	N76° 39' 57" W	64.24
L3	N13° 19' 54" E	29.98
L4	S76° 39' 49" E	37.00
L5	S67° 54' 36" E	71.94

LINE#	DIRECTION	LENGTH
L6	S20° 58' 34" E	22.30
L7	N25° 55' 40" E	178.45
L8	N25° 55' 40" E	310.86
L9	S64° 04' 20" E	245.22
L10	S64° 04' 20" E	245.22

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N70° 28' 14" W	172.80	800.00	173.14

RECOMBINATION PLAT

POOLER CITY CENTER

8th G.M. DISTRICT

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

Prepared by:

POOLER FORREST PLACES, LLC

EMC ENGINEERING SERVICES, INC.

PO Box 2086
1211 Merchant Way, Suite 201
Statesboro, GA 30460
Phone: (912) 764-7022
Fax: (912) 233-4460
statesboro@emc-eng.com
www.emc-eng.com



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MARINE
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON



GRAPHIC SCALE: 1" = 150'

NO.	REVISION DESCRIPTION	DATE
1	REVISION TO ADDRESS CITY COMMENTS	1/31/25

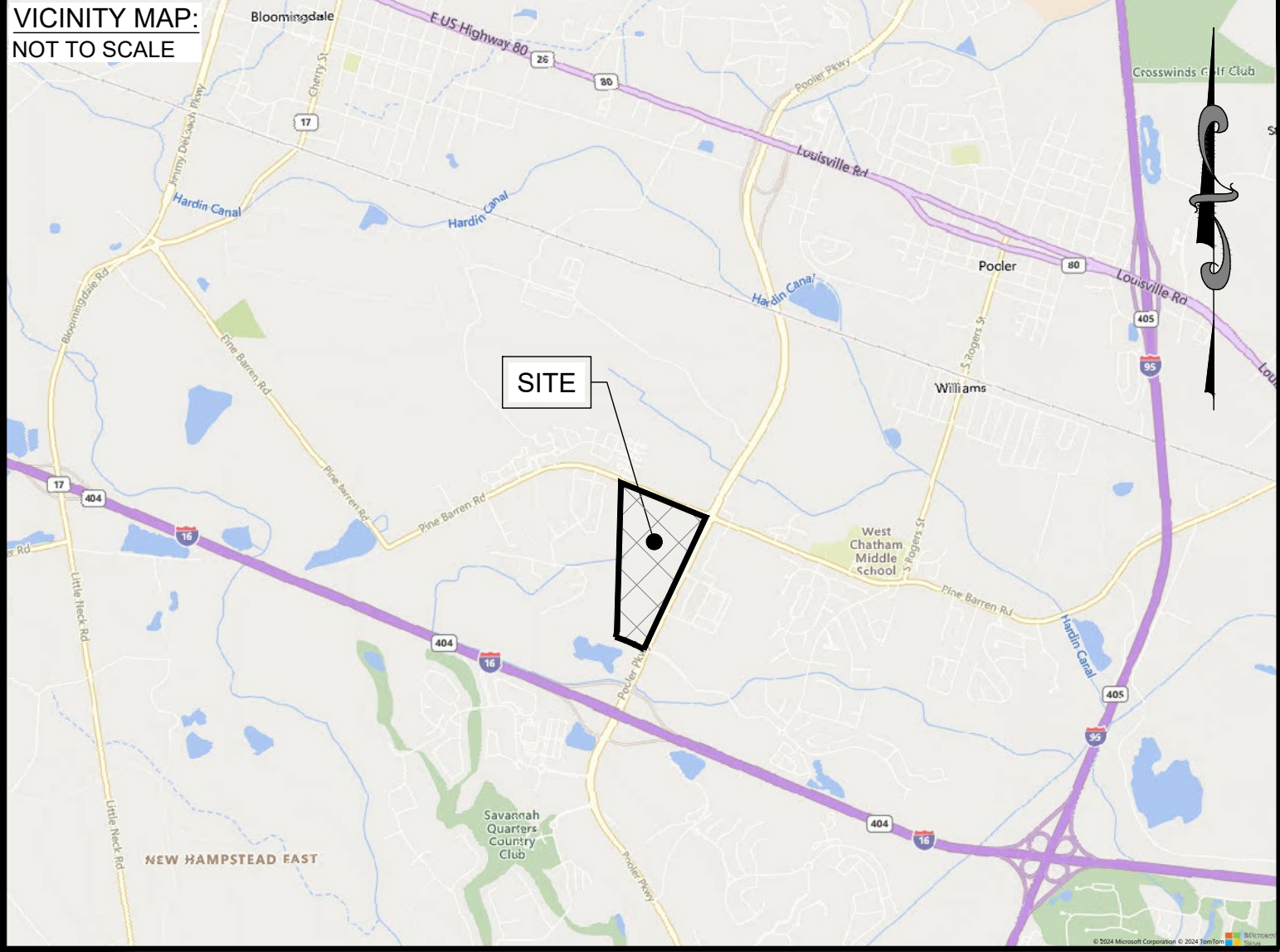
PROJECT NO.: 24-2031
DRAWN BY: WECW/PW
DESIGNED BY: JCD
SURVEYED BY: JCD
SURVEY DATE: 6/25/2024
CHECKED BY: WFW
SCALE: 1" = 150'
DATE: 01/21/2025

SHEET

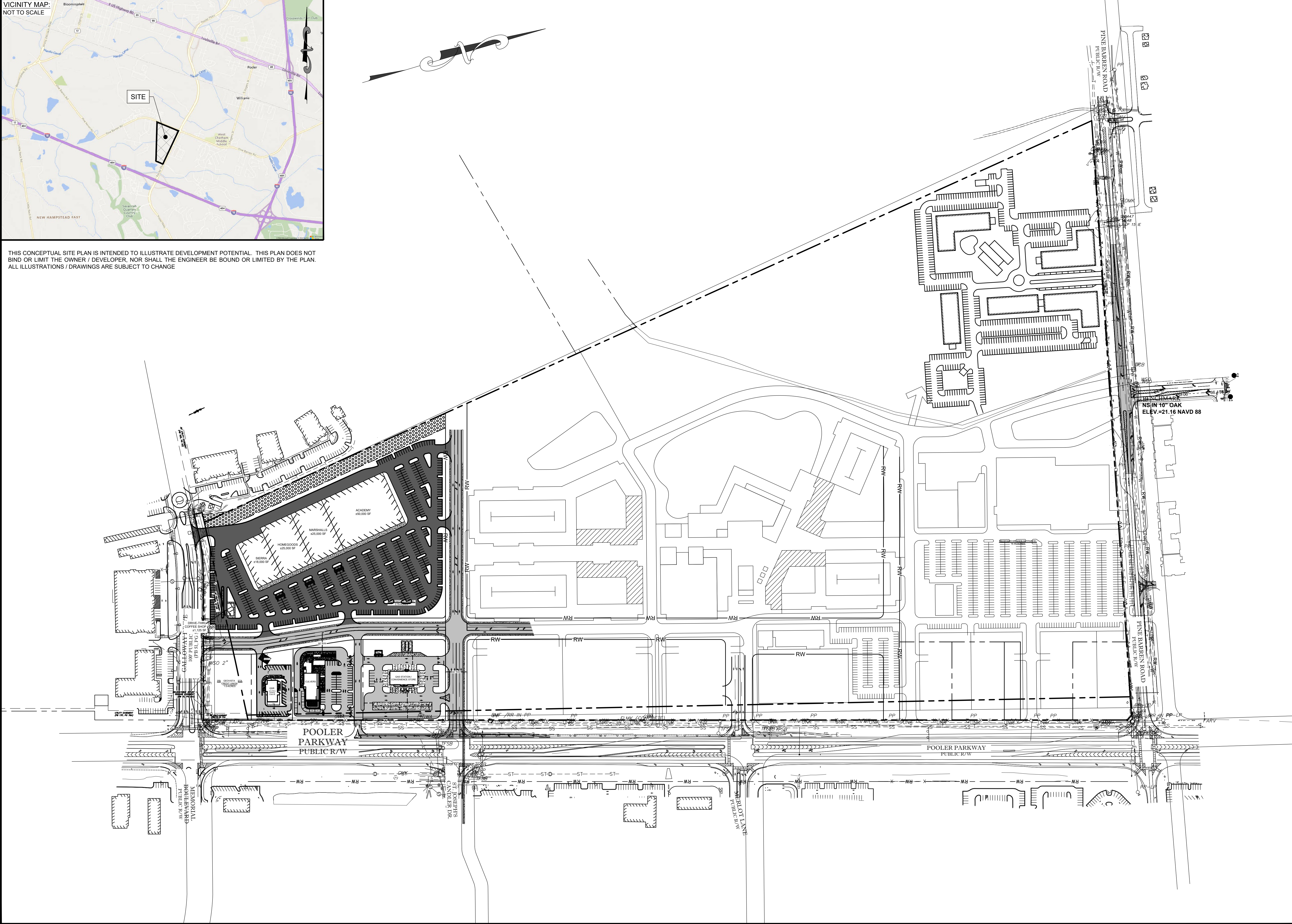
1

OF

1



THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE



OVERALL CONCEPT PLAN		
THE DISTRICT		
POOLER PARKWAY & GALLOWAY DRIVE POOLER, CHATHAM COUNTY, GEORGIA		
Prepared for: POOLER FORREST PLACES LLC		
PROJECT NO.:	24-2031	
DRAWN BY:	KES	
DESIGNED BY:	KES	
SURVEYED BY:	EMC	
SURVEY DATE:	06/25/2024	
CHECKED BY:	CPR	
SCALE:	1" = 150'	
DATE:	09/17/2025	

EMC ENGINEERING SERVICES, INC.		
1211 Merchant Way, Suite 201 Statesboro, GA 30458 Ph: (912) 764-7022 Fax: (912) 233-4580 statesboro@emc-eng.com www.emc-eng.com		
CIVIL MARINE ENVIRONMENTAL		
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS		

PRELIMINARY		
NO.	REVISION DESCRIPTION	DATE

From: Bryce Hudgins <bryce132007@gmail.com>

Sent: Tuesday, November 25, 2025 10:00 PM

To: Karen Williams <Kwilliams@pooler-ga.gov>; Heath Lloyd <hlloyd@POOLER-GA.GOV>; Aaron Henry <AHenry@pooler-ga.gov>; Michael Carpenter <MCarpenter@pooler-ga.gov>; Nicole Johnson <njohnson@pooler-ga.gov>; Shannon Black <SBlack@POOLER-GA.GOV>; John Wilcher <JWilcher@pooler-ga.gov>; Tom Hutcherson <THutcherson@pooler-ga.gov>

Subject: **EXTERNAL EMAIL**100-acre tract on Pine Barren Road from JABOT PUD C-2 to the City of Pooler's C-2 Heavy Commercial

Dear Members of the Planning & Zoning Commission and City Council,

I am a resident of the surrounding area and I strongly oppose the proposed rezoning of the approximately 100-acre tract on Pine Barren Road from JABOT PUD C-2 to the City of Pooler's C-2 Heavy Commercial zoning district.

Here are the primary reasons this rezoning should be denied:

Incompatibility with the surrounding area. This property is surrounded by existing and planned residential neighborhoods, rural properties, and preserved natural areas. Heavy Commercial (C-2) permits intense uses such as big-box retail, warehouses, auto repair, gas stations with large canopies, and 24-hour operations—uses that are completely incompatible with the low-density residential and rural character of Pine Barren Road.

Massive tree removal and environmental destruction:

The site is densely forested with mature pines and hardwoods that serve as a critical natural buffer and wildlife corridor.

Clear-cutting 100+ acres for a Walmart-scale development would destroy habitat, dramatically increase stormwater runoff, and permanently scar one of the last large green spaces along this corridor.

Traffic and public safety impacts,

Pine Barren Road is already strained.

Adding hundreds or thousands of daily vehicle trips from a major commercial development will create dangerous congestion, especially at the intersections with Pooler Parkway and Highway 80.

First responders have repeatedly stated that response times are already lengthening in West Pooler.

Strain on public services and schools. While the development itself may not add homes, the employees and increased traffic will indirectly burden our already overcrowded schools, police, fire, and EMS services that residents pay for with their taxes. Negative impact on property values. Numerous studies show that placing heavy commercial development directly adjacent to existing residential neighborhoods depresses home values by 5–15% or more.

Current residents did not buy homes expecting a commercial parking lot and loading docks as their new backyard view.

This is not the right location!!

Pooler already has ample commercially zoned land along Pooler Parkway, I-95, and Highway 80 that is specifically planned and designed for intense retail. Forcing heavy commercial into an area that was deliberately master-planned as PUD/residential is classic spot zoning and poor planning.

There is organized community opposition, citizens have already signed petitions opposing this rezoning. We are paying attention and will remember how our elected and appointed officials vote on this issue.

For all these reasons, I respectfully urge you to recommend denial (Planning & Zoning Commission) and to vote NO (City Council) on this rezoning request at the December 8 and December 15, 2025 meetings.

Protect the quality of life we moved to Pooler for.

Please keep Pine Barren Road from becoming another overdeveloped commercial strip.

Sincerely

Hudgins, Bryce A CPL RET.



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow a Contractors Office located at 125 Southern Junction Blvd Suite 201 in the Godley Station PUD.

Project:	#A25-0210
P&Z Meeting Date:	December 8, 2025
Public Hearing Date:	December 15, 2025
Applicant and Authorized Agent:	Garbutt Construction
Location (Address):	1018 W US Hwy 80 Suite 501
Parcel (PIN):	50017A01077
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow a Contractors Office located at 125 Southern Junction Blvd Suite 201 in the Godley Station PUD.
Application Filed:	November 14, 2025
Legal Notice Published:	November 30, 2025
Sign Posted:	November 21, 2025
Letters Mailed:	November 21, 2025
Staff Recommendation:	Approval.
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for approval of the request."

Background: Conditional Use request to allow a Contractors Office located at 125 Southern Junction Blvd Suite 201 in the Godley Station PUD.

125 Southern Junction Blvd is a commercial property owners association (Towne Lake Professional Park), with a common area utilized as shared parking, and 5 buildings individually parceled within a horizontal property regime. The buildings, #100, #200, #700, and #800, and #900, include a dental office, a senior physical therapy/rehabilitation facility, a senior living facility, a home builder office, a law office, and an engineering firm.

125 Southern Junction Blvd, Suite 201, is located within the Southern Portion of Godley Station PUD. The Godley Station PUD Master Plan states that all commercial tracts are to follow the City of Pooler's C-2 zoning district. A Building Construction Contractors Office is an allowable use within the C-2 zoning district only through approval of a conditional use.

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 within and adjacent to the subject site. The proposed site is located within building #200 of the Towne Lake Professional Park which includes a dental office, a senior physical therapy/rehabilitation facility, a senior living facility, a home builder office, a law office, and an engineering firm.*
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 contractors office would not be detrimental to adjacent properties or surrounding areas as they are all similar in nature.*
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 not result in an increase in the number of persons and vehicles or an increase in noise or fumes, as the proposed use will be entirely isolated to the interior of an existing suite within the larger site with access to shared parking.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are all commercial in nature including a dental office, a senior physical therapy/rehabilitation facility, a senior living facility, a home builder office, a law office, and an engineering firm.*
 5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The proposed use will be fully contained within an existing building suite in the Towne Lake Professional Park*
 6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The proposed use will be located within a tenant space in an existing building; the site is already developed with ample parking provided.*
 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.*

Conclusion:

The request complies with all criteria for a conditional use. As such, Staff recommends **approval** of the request.

Attachments:

A. Vicinity Map

B. Submittal Documentation



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Vicinity Map - 125 Southern Junction Suite 201 - Conditional Use

11/24/2025

☐ Parcels

latapult



Conditional Use Application

Page 2 of 2

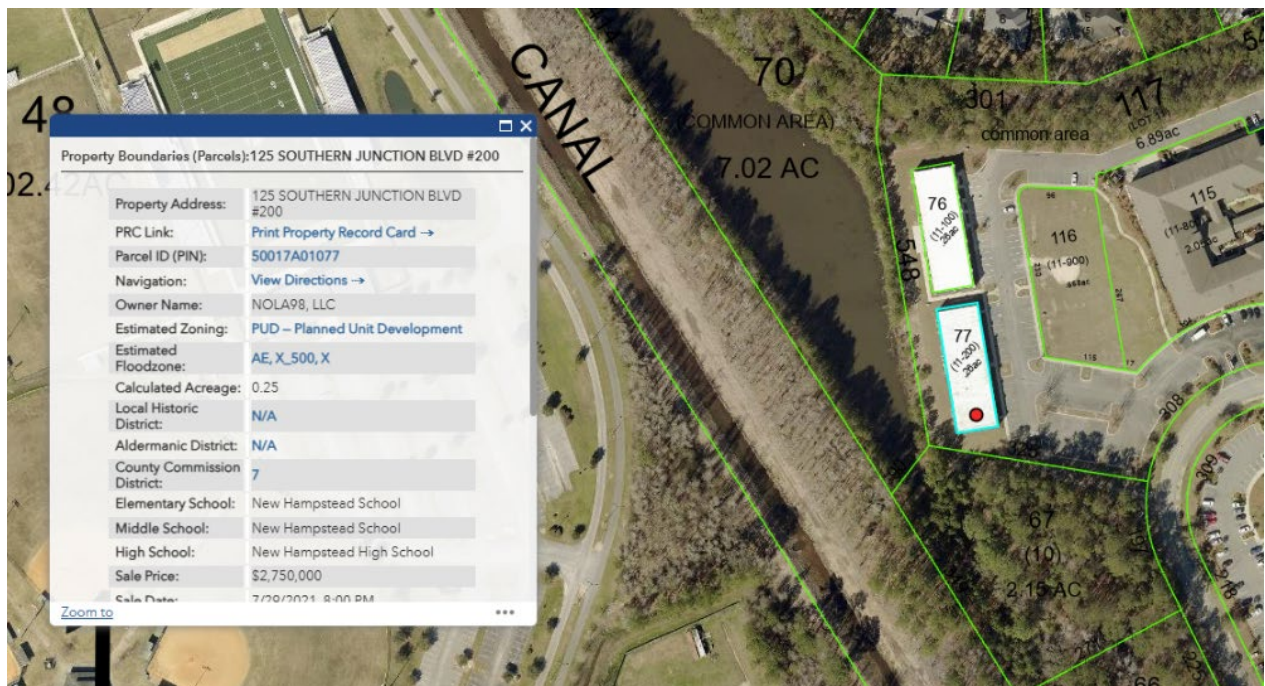
Updated **MAY 2024**

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

Business office

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

Office use for general contractor, 2 units, Mon-Thurs-8am-5pm; Fri-8am-1pm.





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for Forest Lakes Secondary Access Road at Jimmy Deloach Parkway and Champlain Drive

Project:	#A24-0088
P&Z Meeting Date:	December 8, 2025
City Council Meeting Date:	December 15, 2025
Applicant and Authorized Agent:	Coleman Company, Inc.
Location (Address):	Intersection of Jimmy Deloach Parkway and Blackshear Road
Parcel (PIN):	51015 01034
Acreage:	Approximately 2.82 acres
Zoning:	PUD (Wynn Capallo & Godley Station)
Proposed Use:	Secondary Access Road for emergency access only

Staff Recommendation:

Approval with the following condition:

1. The Forest Lakes Secondary Access Road shall initially be constructed as a gravel emergency vehicle access road in substantial conformance with the plans previously approved by the City of Pooler. Notwithstanding the foregoing, in the event that (i) the Georgia Department of Transportation (GDOT) issues an encroachment permit authorizing full, unrestricted access from the secondary access road onto Jimmy DeLoach Parkway, or (ii) the City Manager, in his or her sole discretion, determines that upgrade of the roadway to permanent paved roadway standards is necessary, the developer shall, at its sole cost and expense improve the entirety of the secondary access road to fully comply with all current City of Pooler standards for roadways.

Planning & Zoning Commission:

TBD

Recommended Motion:

"After review of the criteria, move for approval of the request with the condition as outlined in Staff's recommendation."

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 Planned Development and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. The proposed access road will be utilized as a secondary access point for emergency access for the Forest Lakes Subdivision, which is located within the Godley Station PUD; the access road will traverse the Wynn Capallo PUD.*
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 located on a large 64.35-acre parcel which will adequately accommodate the proposed 2.82 acres necessary for the access road.*
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 for an emergency access road. While the applicant attempted to design the road for full access, the Georgia DOT did not permit the road to be utilized for full access and is only allowing access onto Jimmy Deloach as emergency access.*
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 and relation to the proposed use of the access road.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.

- *The proposed site development is to be adequately served by proposed services.*
- 7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
 - *The site is adequately served by public services and for current or projected needs.*
- 8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - *The site plan complies with the provisions related to buffer and screening standards.*
- 9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
 - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*
- 10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
 - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

Conclusion:

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

1. The Forest Lakes Secondary Access Road shall initially be constructed as a gravel emergency vehicle access road in substantial conformance with the plans previously approved by the City of Pooler. Notwithstanding the foregoing, in the event that (i) the Georgia Department of Transportation (GDOT) issues an encroachment permit authorizing full, unrestricted access from the secondary access road onto Jimmy DeLoach Parkway, or (ii) the City Manager, in his or her sole discretion, determines that upgrade of the roadway to permanent paved roadway standards is necessary, the developer shall, at its sole cost and expense improve the entirety of the secondary access road to fully comply with all current City of Pooler standards for roadways.

Attachments:

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



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Vicinity Map - Forest Lakes Secondary Access Rd. - Site Plan

08/20/2025

☐ Parcels

latapult

PREPARED FOR
GODLEY STATION WEST, LLC

[illegible]

PROJECT ADDRESS:	JIMMY DELOACH PARKWAY
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	GODLEY STATION WEST, LLC
PROPERTY AREA:	± 59.97 AC
DISTURBED AREA:	± 2.82 AC
ZONING:	PUD - PLANNED UNIT DEVELOPMENT
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	AE-20, X, & X-SHADED
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51015 01034
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	+32.14999°, -81.28308°

Sheet Number	Sheet Title
COV	COVER
C1.0	CONSTRUCTION NOTES
C2.0	EXISTING CONDITIONS
C3.0	STAKING PLAN
C4.0	GRADING PLAN & PROFILE
C5.0	GDOT DETAILS
C5.1	CONSTRUCTION DETAILS
COV	ES&PC COVER
CE1.0	INITIAL ES&PC PLAN
CE2.0	INTERMEDIATE ES&PC PLAN
CE3.0	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	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
LP1.0	LIGHTING PLAN

I CERTIFY THAT THE DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (ART. V. 42-183.4(5)), EXCEPT WHERE EXEMPTED BY (42-180.3(2)(b)).

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

Neil P. McKenzie

NEIL P. MCKENZIE, PE _____ DATE _____



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES SUBDIVISION
 SECONDARY ACCESS ROAD
 LOCATED IN POOLER, GEORGIA
 PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 23-533.000
DATE: 11/07/2024
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:

COV

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 83.

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 MINIMUM TRANSVERSE SLOPE OF 2% AND A MINIMUM TRANSVERSE SLOPE 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" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRET, WITH STAINLESS STEEL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.

9. SAW-CUT CONSTRUCTION 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 ALL "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 AND RECORDS AND PARKING AREAS AS WELL AS WALKS TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ON ALL BUILDINGS SHALL BE 1/4" BELOW FINISH GRADE. IF THE LANDSCAPE 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 GRADES BY SEEDING OR SPROUING 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 SALES OR OTHER APPROVED SLAT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.

18. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THE 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. THE CONTRACTOR SHALL MAINTAIN THE BASINS TO REMAIN CLEAN. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, AT HIS OWN EXPENSE AND WITH THE CONCUERRENCE OF THE ENGINEER.

22. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 5' SURF 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 POOLED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATERS.

24. ANY STUMP HOLDS OR OTHER OBSTRUCTIONS 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 PROOFOOLED 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 THEN BE PLACED IN 6" THICK LAYER 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 10% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.

28. ALL CONSTRUCTION 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 FREE HYDROMET METER OBTAINED FROM THE CITY OF POOLER. CONVEYANCE AND DISTRIBUTION DETAILMENT.

30. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPERS 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-400 + 1/2" C.E. THROU.

32. ALL FREE HYDROMETS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR MIH.

33. 90 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED DRAINAGE SYSTEMS EACH HOUR DURING MEET 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 4" RENDS BOTH DOWN AND UP.

35. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLANT 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 ADJUTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDED THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.

36. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND 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 EXISTING UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR(S) 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 UTILITIES 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 3" 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 MANHOLES OR TAPS. THE TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO A 2' GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 30' ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 50'.

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 3" TO 12" 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 MANHOLES OR TAPS. THE TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO A 2' GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 30' ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 50'.

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. 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 CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.

46. ALL CURBS AND GUTTERS TO BE 12" MOUNTABLE CONCRETE CURBS AND GUTTERS UNLESS OTHERWISE NOTED ON 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. THE CONTRACTOR SHALL BECOME FAMILIAR WITH GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY WHITAKER LABORATORY INC. A COPY CAN BE OBTAINED AT CONTRACTORS EXPENSE, EITHER DIRECTLY FROM PROJECTOR OR FROM THE ENGINEER.

49. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER 30 IN STREET.

GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY MENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, OR APPROVED EQUIVALENT. THEY SHALL BE OF SUPERIOR QUALITY, FREE FROM SAND, HOLE, BURN, CRACKS, CHOCK, COLD SHOTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY BRUSH BLASTING.

MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 300 AND ASTM A48 CLASS 350. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED FROM IRON 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. N.C. CASTINGS 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 MANUFACTURER'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 "ID 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.

50. INTERNATIONAL FIRE CODE, 2003 EDITION:

SECTION 310 ACCESS FOR FREIGHTING

REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FREIGHTING 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 CONNECTION. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADS UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS TO THE ROAD IS AVAILABLE.

SECTION 310.3 WATER SUPPLY FOR FIRE PROTECTION

310.3.1 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, OR ON INSTALLATION OF A STAIRWELL SYSTEM BEGINS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTION 310.3.2 THROUGH 310.3.5.

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

52. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY INTO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC RIGHT OF WAY. THE CONSTRUCTION EXT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SOIL CONSERVATION COMMISSION'S MANUAL FOR EROSION AND SEDIMENT CONTROL.

53. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.

404 NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR

MINIMUM CLEAR WIDTH 10' IF ACCESSIBLE ROUTE HAS LESS THAN 6" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X6' SHALL BE LOCATED EVERY 200' OR LESS INTERSECTING SIDEWAYS TO MEET THIS REQUIREMENT. LOWWAYS (PLANNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMP) MAY NOT EXCEED 8.33%. CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 10' IN WIDTH.

2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:

A. 3" TO 14" - 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 6.33% (1:15)

RAMP STEEPER THAN 6.33% ARE NOT ACCEPTABLE

MAX RISE FOR ANY RAMP RUN IS 30" AT 6.33% 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

F 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 REQUIRED ON BOTH SIDES MIN. 36" CLEAR BETWEEN HANDRAILS WHEN RAMP RISE IS GREATER THAN 1/4"

PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS

PROVIDE MINIMUM 12" HIGH PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP. IF RAMP HAS DROP OFF

ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS

STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TRAVEL 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 30" 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 WARNING SHALL BE LOCATED 10' TO THE EDGE NEAREST THE CURB LINE IS 10' FROM THE CURB LINE.

5. PAVEMENT MARKINGS

AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY, RECOMMENDED CROSSWALK MARKINGS TO DESIGNATE ACCESSIBLE ROESTRAIN ROUTES

6. PARKING SPACES

MINIMUM 5' WIDE ACCESSIBLE PARKING SPACE

MINIMUM 5' WIDE ACCESSIBLE AISLE AT STANDARD SPACES

MINIMUM 5' WIDE ACCESSIBLE AISLE AT VAN ACCESSIBLE SPACES

MINIMUM 24" (150) 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 WITH AN ARROW POINTING TO THE SPACE. SUCH SIGN SHALL BE LOCATED SO AS NOT TO BE OBTAINED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 5' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES)

8. ADJUTING PROPERTY

MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEERS NAME (PRINTED): NEIL F. MCKENZIE, PE

GEORGIA PE NUMBER: PE000660

GSWCC LEVEL 1 CERTIFICATION NUMBER: 40544

Attachment B

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, SOLIDER 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 PIPE, 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 FELLING 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 THE NECESSARY ACTIONS AS ARE NECESSARY TO INSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

DEVELOPMENT REQUIREMENTS:

FRONT SETBACKS: 30 FT

SIDE YARD SETBACKS: 5 FT (INTERIOR), 30 FT (CORNER)

REAR YARD SETBACK: 25 FT

OPEN SPACE REQ: 10% OF DISTURBED AREA + 0.10 + 0.82 ACRES + 1.88 ACRES

OPEN SPACE PROVIDED: 11.82 ACRES + 1.88 ACRES

R.O.W. TO PROMOTE STAGGERED FRONTYARD CANOPY

"PER PUD - FRONT SETBACK CAN VARY TO A MIN. 10' FROM R.O.W. TO PROMOTE STAGGERED FRONTYARD CANOPY

MAX. BUILDING HEIGHT: TWO STORES

MAXIMUM IMPERVIOUS AREA PER LOT: 60%

SITE INFORMATION:

PARENT P/N: 51015 0104

ZONING DISTRICT: PUD - PLANNED UNIT DEVELOPMENT

FLOOD ZONE: AE-20, X & X-B SHADED

S021: 150.92 AC

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

POOLER STANDARD CONSTRUCTION NOTES:

STREETS:

- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCE, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
- WHEN NEW PUBLIC STREETS ARE BEING CONSTRUCTED, LABORATORY COMPACTION, STABILITY, AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION TESTS FOR THE CONCRETE CURBS AND GUTTERS. (CHAPTER 14, ARTICLE V, SECTION 74-1303)
- WHEN NEW PUBLIC STREETS ARE BEING CONSTRUCTED, CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER. (CHAPTER 14, ARTICLE V, SECTION 74-1303)
- ALL ROAD SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION PAGE 1, PARAGRAPHS 1-3)
- THE THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITH RIGHT OF WAY (STANDARD SPECIFICATIONS 605.0-2.8)
- PETROMAT SURF OR OTHER BUTTARIAL MATERIAL, IS REQUIRED WITHIN 10 FEET OF INTERSECTIONS. (APPENDIX B, ARTICLE V, SECTION 601.0-2)
- SELECT FILL SHALL BE USED IN ALL ROADS DEDICATED TO THE CITY.
- ROAD FILL FOR SUBGRADE SHOULD BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D 698).
- TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC ROW MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETPL.
- STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (CHAPTER 74, ARTICLE V, SECTION 74-1303)
- ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITHIN A 42' PUBLIC RIGHT OF WAY. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN. (CHAPTER 42, ARTICLE V, SECTION 42-10-45)
- 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 ADOPTED. (CHAPTER 42, ARTICLE V, SECTION 42-10-45)

WATER AND SEWER NOTES:

- ALL SANITARY SEWER CLEANSOUTS SHALL BE FLOOD PROOFED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM. (APPENDIX B, ARTICLE V, SECTION 601.01)
- ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "VALVE" TO INSURE NO TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 8' AWAY FROM THE VALVE. (APPENDIX B, ARTICLE V, SECTION 606)
- WATER L
- BASE FLOOD ELEVATION IS 20.00 (NAVD83). ALL SANITARY SEWER MANHOLES WITH TOWNS LOWER THAN ELEVATION 21.00 SHALL HAVE WATER TIGHT RINGS AND COVERS.
- ALL FREE HYDROMETS SHALL BE PAINTED YELLOW (APPENDIX B, ARTICLE V, SECTION 606).
- BOTH WATER AND SANITARY SEWER ARE TO BE PUBLICLY OWNED AND MAINTAINED.

RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES SUBDIVISION
SECONDARY ACCESS ROAD
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY & STATION WEST, LLC

811

Know what's below.
Call before you dig.

JOB NUMBER: 23-533,000
DATE: 11/07/2024
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

CONSTRUCTION NOTES

SHEET: C1.0

COLEMAN COMPANY
ENGINEERS - SURVEYORS
10000 Highway 101, Suite 100
Atlanta, Georgia 30328
(404) 486-1000
www.colemancompany.com

GEORGIA PROFESSIONAL SEAL
NEIL F. MCKENZIE
PE
000660



SCALE: 1"=50'

A horizontal scale bar with a black and white alternating pattern. It is marked with '0'', '25'', '50'', and '100'' at regular intervals.

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

SHEET:
C2.0





CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES SUBDIVISION
 SECONDARY ACCESS ROAD
 LOCATED IN POOLER, GEORGIA
 PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER:	23-533.000
DATE:	11/07/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

SHEET:

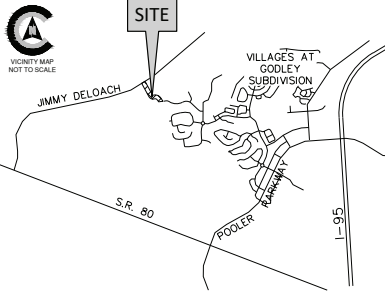
C3.0

EROSION, SEDIMENT & POLLUTION CONTROL PLANS FOR FOREST LAKES SUBDIVISION SECONDARY ACCESS ROAD

PREPARED FOR
GODLEY STATION WEST, LLC

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): NEIL P. MAKENZIE, PE
GEORGIA PE NUMBER: PE009852
GEOLOGICAL ENGINEER'S CERTIFICATION NUMBER: 46044

NRCS ORIGINAL SUBMITTAL:	04/05/2024
NRCS SECOND SUBMITTAL:	05/28/2024

VICINITY MAP (N.T.S.)		REVISIONS		PROJECT SITE DATA		SHEET INDEX	
				PROJECT ADDRESS:	JIMMY DELOACH PARKWAY	Sheet Number	Sheet Title
				PROJECT CITY, STATE:	POOLER, GEORGIA	COV	COVER SHEET
				OWNER/REPRESENTATIVE:	GODLEY STATION WEST, LLC	CE1.0	INITIAL ES&PC PLAN
				PROPERTY AREA:	± 59.97 AC	CE2.0	INTERMEDIATE ES&PC PLAN
				DISTURBED AREA:	± 2.82 AC	CE3.0	FINAL ES&PC PLAN
				ZONING:	PUD - PLANNED UNIT DEVELOPMENT	CE4.0	EROSION CONTROL DETAILS
				VERTICAL DATUM:	NAVD 88	CE4.1	EROSION CONTROL DETAILS
				HORIZONTAL DATUM:	NAD 83	CE5.0	NPDES PERMIT NOTES
				FLOOD ZONE:	AE-20, X, & X-SHADED	CE5.1	NPDES PERMIT NOTES
				WATER & SEWER PROVIDER:	CITY OF POOLER		
				PINS:	51015 01034		
				SURVEY PREPARED BY:	COLEMAN COMPANY, INC.		
				GEOTECHNICAL BY:	N/A		
				ARCHITECT:	N/A		
				CONSTRUCTION EXIT LOCATION:	+32.14999°, -81.28308°		

ES&PC

FOREST

SECC

LOCAL

PREPARED BY:

JOB NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

SCALE:

23-533.000

11/07/2024

RCC

NPW

AS NOTED

ES&PC COVER

SHEET:

COV



REVISIONS:

ES & PC CONTROL PLANS FOR
FOREST LAKES SUBDIVISION
SECONDARY ACCESS ROAD
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

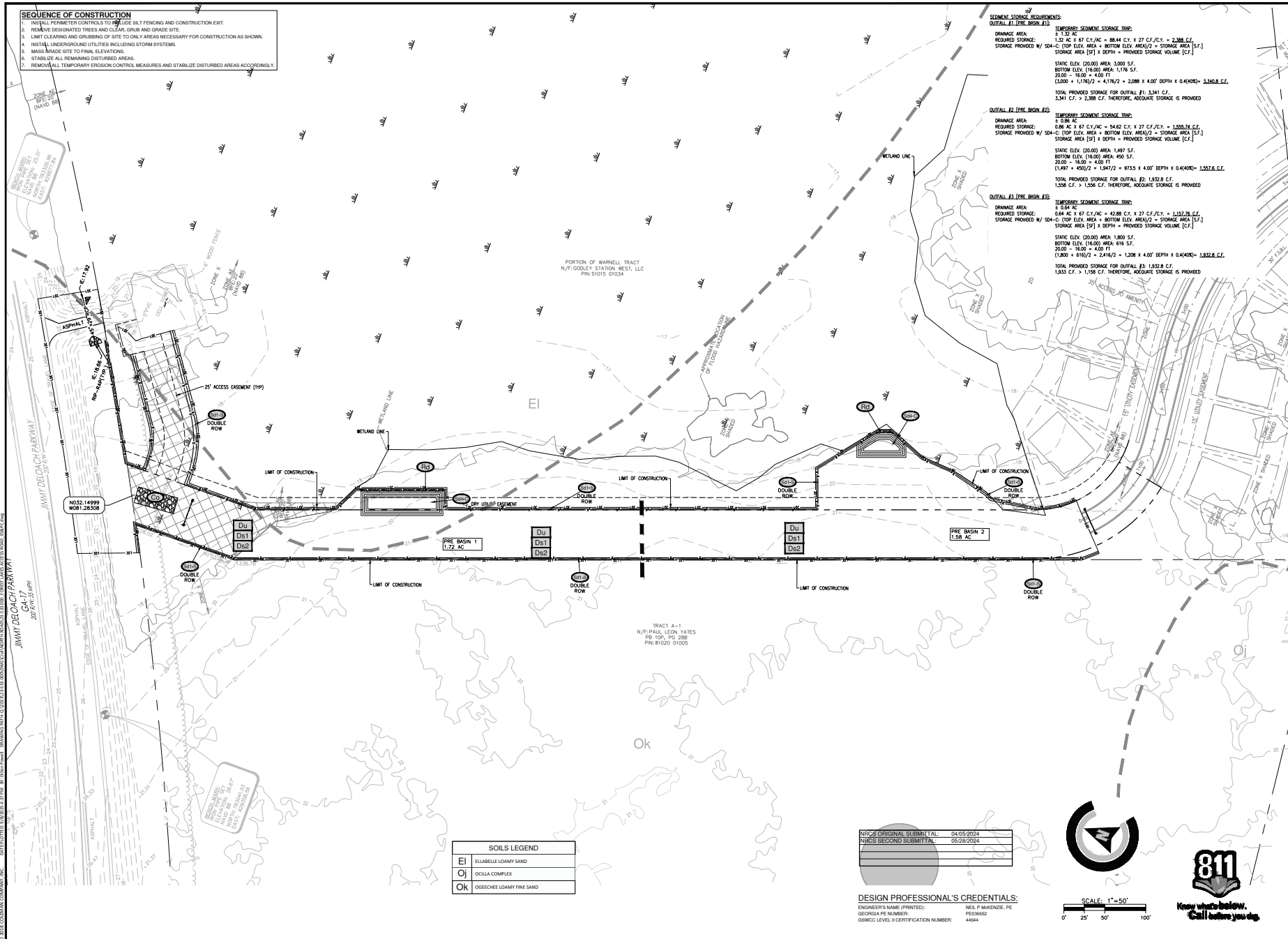
JOB NUMBER: 23-533.000
DATE: 11/07/2024
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

ES&PC COVER

SHEET:
COV

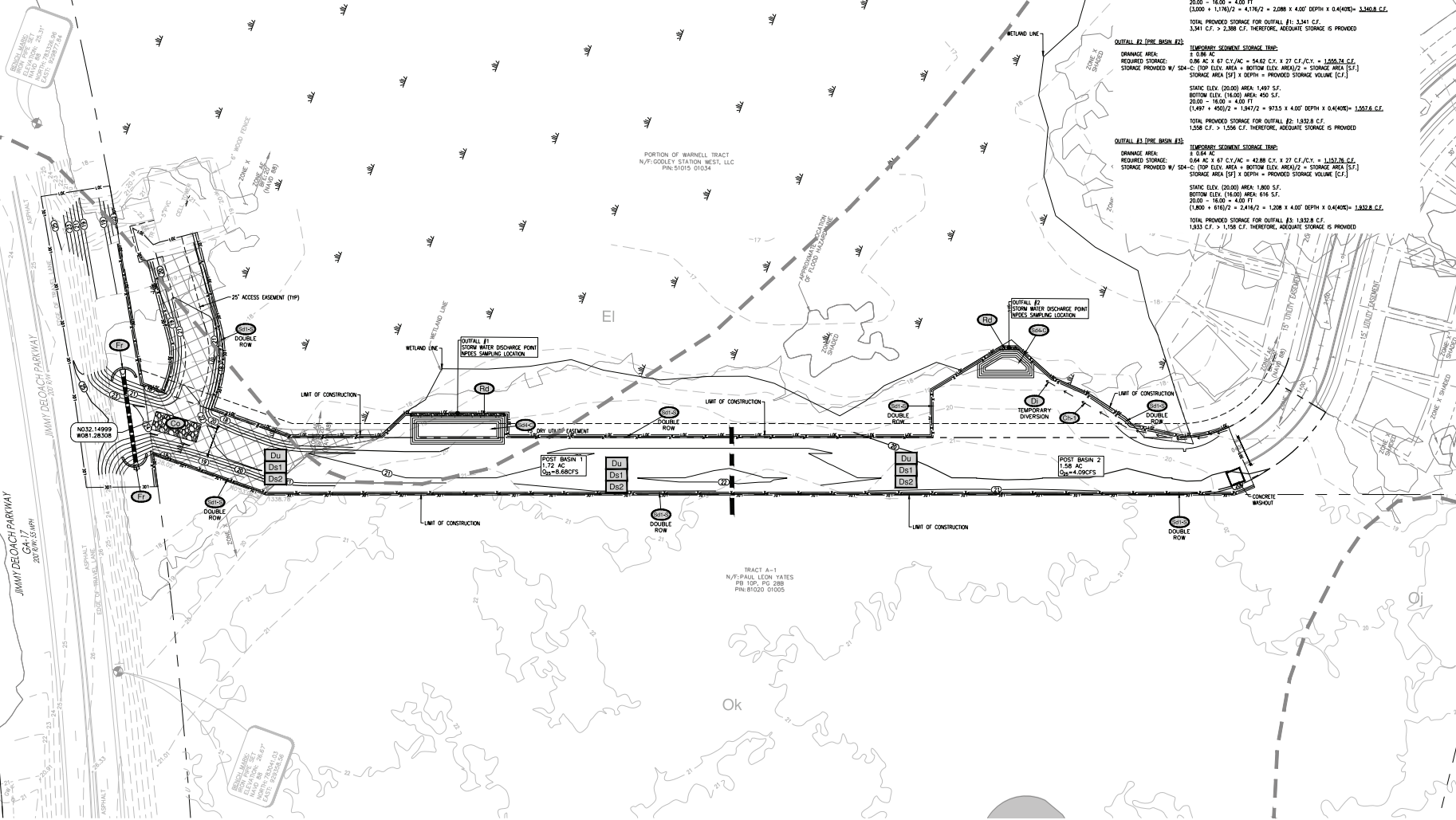
SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER CONTROLS TO REDUCE SILT FENCING AND CONSTRUCTION ERT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
4. INSTALL UNDERGROUND UTILITIES INCLUDING STORM SYSTEMS.
5. MASS GRADE SITE TO FINAL ELEVATIONS.
6. STABILIZE ALL REMAINING DISTURBED AREAS.
7. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.



SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION ERT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
4. INSTALL UNDERGROUND UTILITIES INCLUDING STORM SYSTEMS.
5. MAKE GRADE SITE TO FINAL ELEVATIONS.
6. STABILIZE ALL REMAINING DISTURBED AREAS.
7. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.



STORM WATER REQUIREMENTS

OUTFALL #1 (PRE-BASIN #1)
 DRAINAGE AREA: 1.12 AC
 REQUIRED STORAGE: 1.12 AC x 67 C.F./AC = 75.04 C.F. x 27 C.F./C.F. = 2,038 C.F.
 STORAGE PROVIDED BY 504-C: (TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = STORAGE AREA [S.F.]
 STORAGE AREA [S.F.] x DEPTH = PROVIDED STORAGE VOLUME [C.F.]
 STATIC ELEV. (20.00) AREA: 3,000 S.F.
 BOTTOM ELEV. (18.00) AREA: 1,776 S.F.
 20.00 - 18.00 = 2.00 FT
 (3,000 + 1,776)/2 = 2,388 C.F. x 2.00 FT DEPTH = 4,776 C.F.
 TOTAL PROVIDED STORAGE FOR OUTFALL #1: 3,341 C.F.
 3,341 C.F. > 2,038 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED

OUTFALL #2 (PRE-BASIN #2)

OUTFALL #2 (PRE-BASIN #2)
 DRAINAGE AREA: 0.98 AC
 REQUIRED STORAGE: 0.98 AC x 67 C.F./AC = 65.66 C.F. x 27 C.F./C.F. = 1,772.82 C.F.
 STORAGE PROVIDED BY 504-C: (TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = STORAGE AREA [S.F.]
 STORAGE AREA [S.F.] x DEPTH = PROVIDED STORAGE VOLUME [C.F.]
 STATIC ELEV. (20.00) AREA: 1,407 S.F.
 BOTTOM ELEV. (18.00) AREA: 800 S.F.
 20.00 - 18.00 = 2.00 FT
 (1,407 + 800)/2 = 1,103.5 C.F. x 2.00 FT DEPTH = 2,207 C.F.
 TOTAL PROVIDED STORAGE FOR OUTFALL #2: 1,932.8 C.F.
 1,932.8 C.F. > 1,772.82 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED

OUTFALL #3 (PRE-BASIN #3)

OUTFALL #3 (PRE-BASIN #3)
 DRAINAGE AREA: 0.64 AC
 REQUIRED STORAGE: 0.64 AC x 67 C.F./AC = 42.88 C.F. x 27 C.F./C.F. = 1,157.76 C.F.
 STORAGE PROVIDED BY 504-C: (TOP ELEV. AREA + BOTTOM ELEV. AREA)/2 = STORAGE AREA [S.F.]
 STORAGE AREA [S.F.] x DEPTH = PROVIDED STORAGE VOLUME [C.F.]
 STATIC ELEV. (20.00) AREA: 1,800 S.F.
 BOTTOM ELEV. (18.00) AREA: 816 S.F.
 20.00 - 18.00 = 2.00 FT
 (1,800 + 816)/2 = 2,416 C.F. x 2.00 FT DEPTH = 4,832 C.F.
 TOTAL PROVIDED STORAGE FOR OUTFALL #3: 1,932.8 C.F.
 1,932 C.F. > 1,157.76 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED

SOILS LEGEND

EI	ELABELLE LOAMY SAND
OJ	OSOLA COMPLEX
OK	OGEECHEE LOAMY FINE SAND

NRCS ORIGINAL SUBMITTAL:	04/05/2024
NRCS SECOND SUBMITTAL:	05/26/2024

DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): NCL P. MARSHALL, P.E.
 GEORGIA PE NUMBER: PE036852
 GEOWC LEVEL II CERTIFICATION NUMBER: 44944



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



RELEASED FOR CONSTRUCTION

REVISIONS:

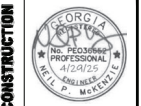
ES & PC CONTROL PLANS FOR
FOREST LAKES SUBDIVISION
 SECONDARY ACCESS ROAD
 LOCATED IN POOLER, GEORGIA
 PREPARED FOR GODLEY STATION WEST, LLC

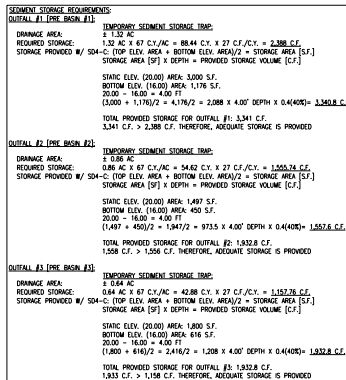
JOB NUMBER: 23-533.000
 DATE: 11/07/2024
 DRAWN BY: RCC
 CHECKED BY: NPM
 SCALE: AS NOTED

INTERMEDIATE
 ES&PC PLAN

SHEET:

CE2.0





SOILS LEGEND	
El	ELLABELLE LOAMY SAND
Oj	OGILLA COMPLEX
Ok	OGEECHEE LOAMY FINE SAND

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
4. INSTALL UNDERGROUND UTILITIES INCLUDING STORM SYSTEMS.
5. MASS GRADE SITE TO FINAL ELEVATIONS.
6. STABILIZE ALL REMAINING DISTURBED AREAS.
7. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P MCKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44044



CE3.0



CITY OF POOLER LANDSCAPE PLAN REQUIREMENTS

- TOTAL AREA: 2.82 AC
- MINIMUM ALLOWABLE COVERAGE
 - CRITERIA 15 - 2" CAL. PREFERRED TREES PER ACRE
 - 2.82 AC X 15 TREES = 42.3 TREES
 - TREES REQUIRED: 42 TREES
- PLANTED TREES PROPOSED
 - (44) 2" DBH (MIN) PREFERRED TREES
- PLANTED TREES SHALL BE:
 - "HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROXIMATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND MAINTAINED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICE." POOLER, GEORGIA, CODE OF ORDINANCES >> PART 1 - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE VI. TREE PROTECTION >> SEC. 42-198. REPLACEMENT.
- PREFERRED TREE LIST
 - FOR RESIDENTIAL DEVELOPMENT:
 - AMERICAN HOLLY, BIRCH, CYPRESS, DOGWOOD, HICKORY, LIVE OAK, MAPLE, PECAN, SYCAMORE, WALNUT, WILLOW, DRAME, ELM, BASSWOOD, ELM, AND ALICE ELM.
 - IRRIGATION AND MAINTENANCE NOTES
 - ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR.
 - ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICE SHALL BE REPLACED WITH A TWO AND ONE-HALF-INCH DBH TREE OF THE SAME TYPE.

NOTE:
This is to certify that no significant trees will be site within proposed construction areas, pursuant to Sec. 42-198 "Significant Trees", of the City of Pooler Article VI, Tree Protection Ordinance.

LANDSCAPE KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
MG	14	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD MAGNOLIA	2" CAL., 12-14 HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD, 6' CLEAR
PO	15	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL., 12-14 HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD, 6' CLEAR
QV	15	QUERCUS VIRGINIANA	LIVE OAK	2" CAL., 12-14 HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD, 6' CLEAR
	44	TOTAL TREES				

NOTES:

- PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
- ALL PLANTS/PLANT BEDS SHALL RECEIVE A 1" LAYER OF FRESH FINE STRAW MULCH.
- THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES, ALL 2" WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
- SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS.
- TOPSOIL SHALL BE SCREENED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERIES.
- ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.



SCALE: 1"=60'

0' 30' 60' 120'



RELEASED FOR CONSTRUCTION

REVISIONS:

LANDSCAPE PLANS FOR

FOREST LAKES SUBDIVISION
SECONDARY ACCESS ROAD
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 23-533.000
DATE: 11/07/24
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

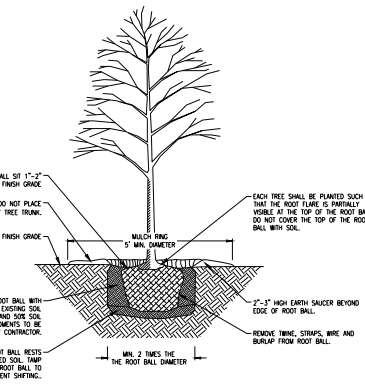
LANDSCAPE PLAN

SHEET:

L2.0

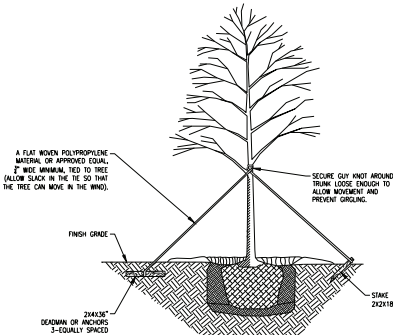


© 2018 COLEMAN COMPANY, INC. 04/17/2018 1:08:44 PM C:\Users\mawar\Desktop\Landscaping\North_South\03.03.1 Landscaping Plan.dwg



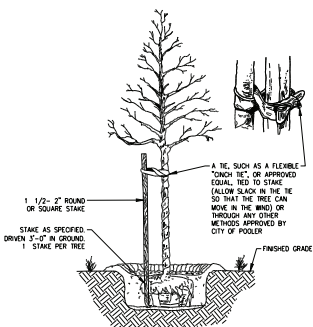
- NOTE:
1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BRANCHES, DEADWOOD OR HARMFUL BRANCHES. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
 2. STAKING IS NOT REQUIRED, BUT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

TREE PLANTING DETAIL 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.

TREE STAKING 2" CAL. AND ABOVE NOT TO SCALE



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 MUNICIPALITY.

ALTERNATIVE TREE STAKING NOT TO SCALE

PLANTING NOTES

- GENERAL:
1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT ANY DISCREPANCIES.
 2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
 3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN 10.2' OF FINISH GRADE.
- PLANT QUALITY:
4. 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, 12301 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005, (202) 789-2900.
 5. ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.
 6. 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 SHALL BE STRAIGHT AND EXHIBIT GOOD TRUNK TAPER WITH LIMBS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANCERS, CALLS, 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.
 7. ALL PLANTS SHALL BE COMMERCIAL GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF CHATHAM COUNTY (A.H.S. PLANT ZONE 8).
 8. 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".
 9. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.

- ROOT SYSTEM:
10. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
 11. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
 12. THE MINIMUM SIZE OF BALLS, BALL DEBRIS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
 13. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE TWINE, BURLAP AND BASKET WIRE REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED.

CITY OF POOLER LANDSCAPING REQUIREMENTS

Sec. 42-197. - Minimal tree coverage.

(a) Residential tree requirement—A residential lot shall have a minimum of three preferred trees, of which one shall be located in the front of the residence and selected from the large or medium tree species from the preferred species list. All trees preserved on a residential lot must be protected and nurtured until final inspection and approval of improvements by the city building official.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1107724
1107724
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RELEASED FOR CONSTRUCTION

REVISIONS:

LANDSCAPE PLANS FOR
FOREST LAKES SUBDIVISION
SECONDARY ACCESS ROAD
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 23-533.000
DATE: 11/07/24
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

LANDSCAPE
DETAILS

SHEET:
L3.0

Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power

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

Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	23	K330-T-PHAC-10-75(ESL)-7030	WULAP LOAD AND LAB ID NUMBER SHALL NOT BE USED BY THE CLIENT TO CLAIM THE PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY WULAP, NEDL OR ANY GOVERNMENT AGENCY. CALIBRATION LAMP #1000-50, WEST TRACKABLE THROUGH ILL REPORT #1101862.	0.912	72.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 FC	7.0 FC	0.0 FC	N/A	N/A

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = 0.912 LLF for LED
 - Test Plane = 0' Above grade
 - Fixture Mounting Height = See Plan view.
 - Fixture Spacing = See Plan view.
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Designer	
KF	
Date	
7/24/2024	
Scale	
As Shown	
Drawing No.	
S1932481	
Summary	

**STORMWATER FACILITY/INFRASTRUCTURE
MAINTENANCE AGREEMENT**

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 19th day of JULY, 2023, by and between Boozt Station West, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City."

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 5-1014-01-148 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 20P Page 28, 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 homeowner's 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 homeowner's 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:

- 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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.

WITNESS the following signatures and seals on the day and year first above written.

Name of Company

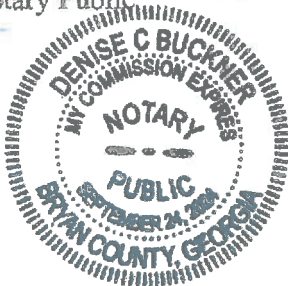
By

Title

Sworn to and subscribed before me this 19th day of July, 2023.

Witness

Notary Public



MAINTENANCE SCHEDULE

The following schedule shall be used as a minimum requirement to help ensure proper operation for all stormwater management facilities in the said development. An operation and Maintenance Checklists is included and shall be completed and kept on file with the Owners documentation.

Annual:

Inspect Outfall Structure and remove any debris that impede flow.

Inspect pond/lagoon emergency overflow weir(s) and dam(s) integrity.

Inspect any submerged inlets for mosquito control. Drop tablets into inlets to prevent mosquito breeding.

Semi-Annual:

Inspect all culverts, inlets, manholes for debris and obstructions. Remove debris and sediment as necessary. Take note of any structural damage of drainage structures.

Quarterly:

Inspect pond/lagoon slopes for erosion. Fill, and re-grade rills, stabilize, and re- seed as necessary.

Monthly:

Mow and groom grassing along all ponds/lagoons and swales.

GODLEY STATION WEST, LLC
ATTN: BRYAN WARDLAW
P: 912-354-7995
EMAIL: bwardlaw@landmark24.com

Operation and Maintenance Inspection Report for Stormwater Management Ponds

(Adapted from Watershed Management Institute, Inc.)

Inspector Name _____ Project Location _____
 Inspection Date _____
 Stormwater Pond _____
 Normal Pool _____
 Normally Dry _____ Watershed _____

Inspection Items		Checked? Yes / No	Maintenance Needed? Yes / No	Inspection Frequency	Comments
Pond Components					
1.	Embankment and Emergency spillway				
a.	Adequate vegetation and ground cover			A	
b.	Embankment erosion			A	
c.	Animal burrows			A	
d.	Unauthorized plantings			A	
e.	Cracking, bulging, or sliding of dam				
i.	Upstream face			A	
ii.	Downstream face			A	
iii.	At or beyond toe			A	
	Upstream				
	Downstream			A	
iv.	Emergency spillway			A	
f.	Pond, toe & chimney drains clear and functioning			A	
g.	Leaks on downstream face			A	
h.	Abutment protection or riprap failures			A	
i.	Visual settlement or horizontal misalignment of top of dam			A	
j.	Emergency spillway clear of debris			A	
k.	Other (specify)			A	
2.	Riser and principal spillway				
	Type: Reinforced concrete				
	Corrugated pipe				
	Masonry				
a.	Low flow orifice obstructed			A	
b.	Low flow trash rack			A	
i.	Debris removal necessary				
ii.	Corrosion control			A	
	Weir trash rack			A	
i.	Debris removal necessary				
ii.	Corrosion control			A	

Attachment B

Inspection Items		Checked? Yes / No	Maintenance Needed? Yes / No	Inspection Frequency	Comments
d.	Excessive sediment accumulation inside riser			A	
e.	Concrete/Masonry condition			A	
	Riser and barrels				
	i. Cracks or displacement				
	ii. Minor spalling (<1")			A	
	iii. Major spalling (rebars exposed)			A	
	iv. Joint failures			A	
	v. Water tightness			A	
f.	Metal pipe condition			A	
g.	Control valve			A	
	i. Operational/exercised				
	ii. Chained and locked			A	
h.	Pond drain valve			A	
	i. Operational/exercised			A	
	ii. Chained and locked			A	
i.	Outfall channels flowing			A	
j.	Other (specify)			A	
3.	Permanent pool (wet ponds)				
a.	Undesirable vegetative growth			M	
b.	Floating or floatable debris removal required			M	
c.	Visible pollution			M	
d.	High Water Marks			M	
e.	Shoreline problems			M	
f.	Other (specify)			M	
4.	Sediment forebays				
a.	Sedimentation Noted			M	
b.	Sediment removal when depth < 50% design depth			M	
5.	Dry pond areas				
a.	Vegetation adequate			M	
b.	Undesirable vegetative growth			M	
c.	Undesirable woody vegetation			M	
d.	Low flow channels clear of obstructions			M	
e.	Standing water or wet spots			M	
f.	Sediment and/or trash accumulation			M	
g.	Other (specify)			M	
6.	Condition of outfalls into pond				
a.	Riprap failures			A,S	
b.	Slope erosion			A,S	
c.	Storm drain pipes			A,S	
d.	Endwalls/headwalls			A,S	
e.	Other (specify)			A,S	

Attachment B

Inspection Items		Checked? Yes / No	Maintenance Needed? Yes / No	Inspection Frequency	Comments
7.	Other				
a.	Encroachments on ponds or easement area			M	
b.	Complaints from residents (describe on back)			M	
c.	Aesthetics			M	
i.	Grass height				
ii.	Graffiti removal necessary			M	
iii.	Other (specify)			M	
d.	Any public hazards (specify)			M	
e.	Maintenance access			M	
8.	Constructed wetland areas				
a.	Vegetation healthy and growing			A	
b.	Evidence of invasive species			A	
c.	Excessive sedimentation in wetland area			A	

Summary

Inspection Frequency Key A=Annual, M=Monthly, S=After major storm

1. Inspectors Remarks:

2. Overall condition of Facility (Check one)

_____ Acceptable

_____ Unacceptable

3. Dates any maintenance must be completed by:

Inspectors Signature



EOM Operations
Your solution to a better tomorrow

November 21st, 2025

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

Dear Mr. McKenzie,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of Forest Lakes Secondary Access Road (Application No. A24-0088), as detailed below.

<u>Submittal Documents:</u>	Site Development Plans.....	Aug. 2025
	USACE Wetland Impact Permit Approval.....	Aug. 2025
	GDOT Approval (Temp. Driveway).....	Apr. 2025
	Stormwater Management Report.....	Apr. 2025
	Floodplain Mitigation Calculations.....	Apr. 2025
	No-Rise Certification Letter.....	Apr. 2025
	GSWCC Approval Letter.....	Aug. 2024
	Stormwater Maintenance Agreement.....	Apr. 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



EOM Operations
Your solution to a better tomorrow

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. The Forest Lakes Secondary Access Road shall initially be constructed as a gravel emergency vehicle access road in substantial conformance with the plans previously approved by the City of Pooler. Notwithstanding the foregoing, in the event that (i) the Georgia Department of Transportation (GDOT) issues an encroachment permit authorizing full, unrestricted access from the secondary access road onto Jimmy DeLoach Parkway, or (ii) the City Manager, in his or her sole discretion, determines that upgrade of the roadway to permanent paved roadway standards is necessary, the developer shall, at its sole cost and expense improve the entirety of the secondary access road to fully comply with all current City of Pooler standards for roadways.

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, PE; Vice President of Engineering – EOM



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CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Final Plat and Acceptance of Performance Bond in the amount of \$2,238,425.48 for Tract W Townhomes Phase 1, at the intersection of Cross Creek Drive and Anthem Mill Drive,
Subject to City Attorney Approval

Project:	#A25-0158
P&Z Meeting Date:	December 8, 2025
City Council Meeting Date:	December 15, 2025
Applicant and Authorized Agent:	Ashley Flagella-White, Coleman Company
Location (Address):	Off Pine Barren Road behind the Cross Creek Subdivision at the intersection of Cross Creek Drive and Anthem Mill Drive.
Parcel (PIN):	51010 01046
Acreage:	Approximately 6.548
Zoning:	PUD (Jabot)
Proposed Use:	Tract W Townhomes Phase 1, 55 lot subdivision.
Staff Recommendation:	Approval with the following condition subject to City Attorney approval. 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 Tract W Townhomes 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 Tract W Townhomes 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.
Planning & Zoning Commission:	TBD

Recommended Motion:

"After review of the application, move for approval of the final plat and acceptance of the performance bond in the amount of \$2,238,425.48 for Tract W Townhomes Phase 1, 55 lot subdivision, with the following condition subject to City Attorney approval."

- 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 Tract W Townhomes 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 Tract W Townhomes 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. Final Plat
- B. Bond Submittal Documentation

LEGEND

●	BENCH MARK
○	IRON ROD FOUND
○	IRON ROD FOUND LEANING
○	1" IRON PIPE SET
○	CONCRETE MONUMENT SET
○	CONCRETE MONUMENT FOUND
○	RIGHT-OF-WAY CMF
○	PLAT BOOK
○	PARCEL IDENTIFICATION NUMBER
○	BASE FLOOD ELEVATION

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	19.63'	12.50'	N12°3'18"W	17.68'
C2	40.24'	20.00'	S78°44'55"E	33.79'
C3	31.42'	20.00'	N88°36'42"E	28.28'
C4	8.82'	20.00'	S33°44'55"E	8.75'
C5	48.53'	110.00'	S33°44'55"E	48.14'
C6	0.54'	110.00'	S21°14'58"E	0.54'
C7	23.92'	110.00'	S27°37'07"E	23.87'
C8	22.79'	110.00'	S39°46'59"E	22.75'
C9	1.29'	110.00'	S46°03'13"E	1.29'
C10	19.63'	12.50'	S12°3'18"E	17.68'
C11	22.06'	50.00'	N33°44'55"W	21.88'
C12	19.00'	50.00'	N35°30'02"W	18.89'
C13	3.06'	50.00'	N22°51'39"W	3.06'
C14	16.96'	20.00'	N67°54'26"E	16.46'
C15	265.30'	55.00'	N45°09'09"W	73.34'
C16	16.68'	20.00'	S19°43'08"W	16.20'
C17	13.56'	20.00'	S15°15'18"W	13.31'
C18	3.12'	20.00'	S39°08'53"W	3.11'
C19	19.63'	12.50'	S88°36'42"W	17.68'
C20	47.53'	30.00'	S70°35'55"E	42.71'
C21	121.73'	330.00'	S35°49'15"E	121.04'

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E1	11.41'	N43°36'42"E
E2	15.59'	S36°21'38"E
E3	23.27'	S46°20'24"E
E4	10.50'	N84°48'58"E
E5	16.50'	S71°03'18"E
E6	13.05'	S43°36'42"W
E7	3.35'	S43°36'42"W
E8	10.49'	S84°48'58"W
E9	203.49'	S43°33'08"W
E10	15.00'	N46°23'18"W
E11	50.89'	S23°14'03"E
E12	21.52'	S36°30'26"E
E13	50.44'	S46°23'18"E
E14	8.56'	S03°36'23"W
E15	50.22'	S46°23'18"E
E16	8.67'	N87°06'12"E
E17	73.74'	S46°23'18"E
E18	10.19'	S20°03'21"E
E19	13.77'	S12°3'18"E
E20	12.10'	S16°02'20"W
E21	15.00'	N46°23'18"W
E22	6.12'	N16°02'20"E
E23	10.37'	N12°3'18"W
E24	1.89'	N17°45'44"W
E25	64.94'	N46°23'18"W
E26	8.67'	S87°06'12"W
E27	6.79'	N46°23'18"W

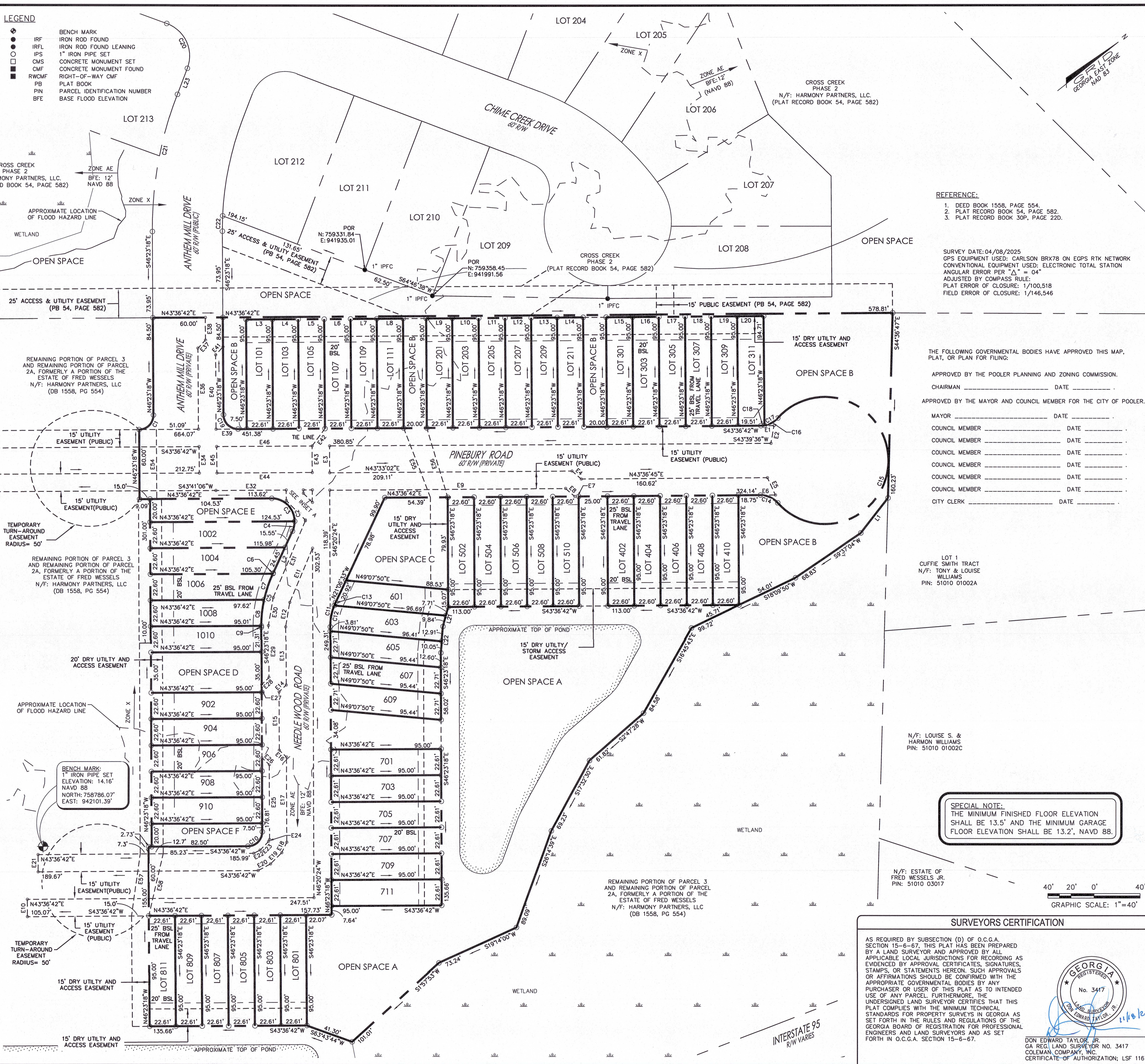
EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
E28	8.56'	N03°36'23"E
E29	45.22'	N46°23'18"W
E30	24.56'	N36°30'26"W
E31	72.16'	N23°14'03"W
E32	60.73'	S43°36'42"W
E33	15.00'	N46°22'58"W
E34	22.90'	N46°42'23"W
E35	15.00'	N46°22'33"W
E36	70.36'	S46°23'18"E
E37	9.48'	S34°49'33"E
E38	19.56'	S46°23'18"E
E39	18.91'	N43°36'42"E
E40	64.60'	N46°23'18"W
E41	9.48'	N34°49'33"W
E42	18.72'	S93°37'46"E
E43	22.92'	S46°20'24"E
E44	82.47'	S43°36'42"W
E45	22.92'	N46°42'23"W
E46	82.62'	N43°36'42"E
E47	0.81'	N45°31'49"W
E48	23.71'	S89°04'08"W
E49	8.98'	N46°23'18"W
E50	16.35'	N24°20'51"W
E51	11.07'	S89°04'08"W
E52	2.84'	N46°23'18"W
E53	7.79'	N43°36'42"E
E54	60.00'	N46°23'18"W
E55	64.17'	N67°10'07"W
E56	62.58'	N62°53'03"W
E57	54.42'	N38°13'01"W
E58	55.35'	N33°05'12"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	38.29'	S82°12'22"E
L2	40.00'	S21°06'33"E
L3	22.61'	N43°36'39"E
L4	22.61'	N43°36'42"E
L5	22.61'	N43°36'42"E
L6	22.61'	N43°36'42"E
L7	22.61'	N43°36'42"E
L8	22.61'	N43°36'42"E
L9	22.61'	N43°36'42"E
L10	22.61'	N43°36'42"E
L11	22.61'	N43°36'42"E
L12	22.61'	N43°36'42"E
L13	22.61'	N43°36'42"E
L14	22.61'	N43°36'42"E
L15	22.61'	N43°36'42"E
L16	22.61'	N43°36'42"E
L17	22.61'	N43°36'42"E
L18	22.61'	N43°36'42"E
L19	22.61'	N43°36'42"E
L20	22.61'	N43°36'42"E
L21	17.55'	S31°04'47"E
L22	22.96'	S40°52'10"E
L23	24.13'	S25°12'27"E

- NOTES:
- THIS SUBDIVISION CONTAINS 55 LOTS.
 - TOTAL AREA: 6.548 ACRES; 285,233 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBER: 51010 01046
 - THIS PROPERTY IS CURRENTLY ZONED PUD.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - 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.
 - LOTS ARE TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
 - BUILDING SETBACKS AS LISTED UNLESS OTHERWISE NOTED:
 - 20' MINIMUM DISTANCE BETWEEN BUILDINGS
 - 20' FROM PROPERTY LINE REAR
 - 25' FROM EDGE OF TRAVEL LANE FRONT
 - THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 - 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 AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 - STREETS, RIGHT-OF-WAYS, STORM WATER SYSTEMS AND OPEN SPACES TO BE OWNED AND MAINTAINED BY HOA.
 - ALL EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.



- REFERENCE:
- DEED BOOK 1558, PAGE 554.
 - PLAT RECORD BOOK 54, PAGE 582.
 - PLAT RECORD BOOK 30P, PAGE 220.

SURVEY DATE: 04/08/2025
GPS EQUIPMENT USED: CARLSON BRX78 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/100,518
FIELD ERROR OF CLOSURE: 1/146,546

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

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 _____
CITY CLERK _____ DATE _____

LOT 1
CUFFIE SMITH TRACT
N/F: TONY & LOUISE
WILLIAMS
PIN: 51010 01002A

N/F: LOUISE S. &
HARMON WILLIAMS
PIN: 51010 01002C

N/F: ESTATE OF
FRED WESSELS JR.
PIN: 51010 03017

SPECIAL NOTE:
THE MINIMUM FINISHED FLOOR ELEVATION
SHALL BE 13.5' AND THE MINIMUM GARAGE
FLOOR ELEVATION SHALL BE 13.2', NAVD 88.

40' 20' 0' 40'
GRAPHIC SCALE: 1"=40'

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.

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

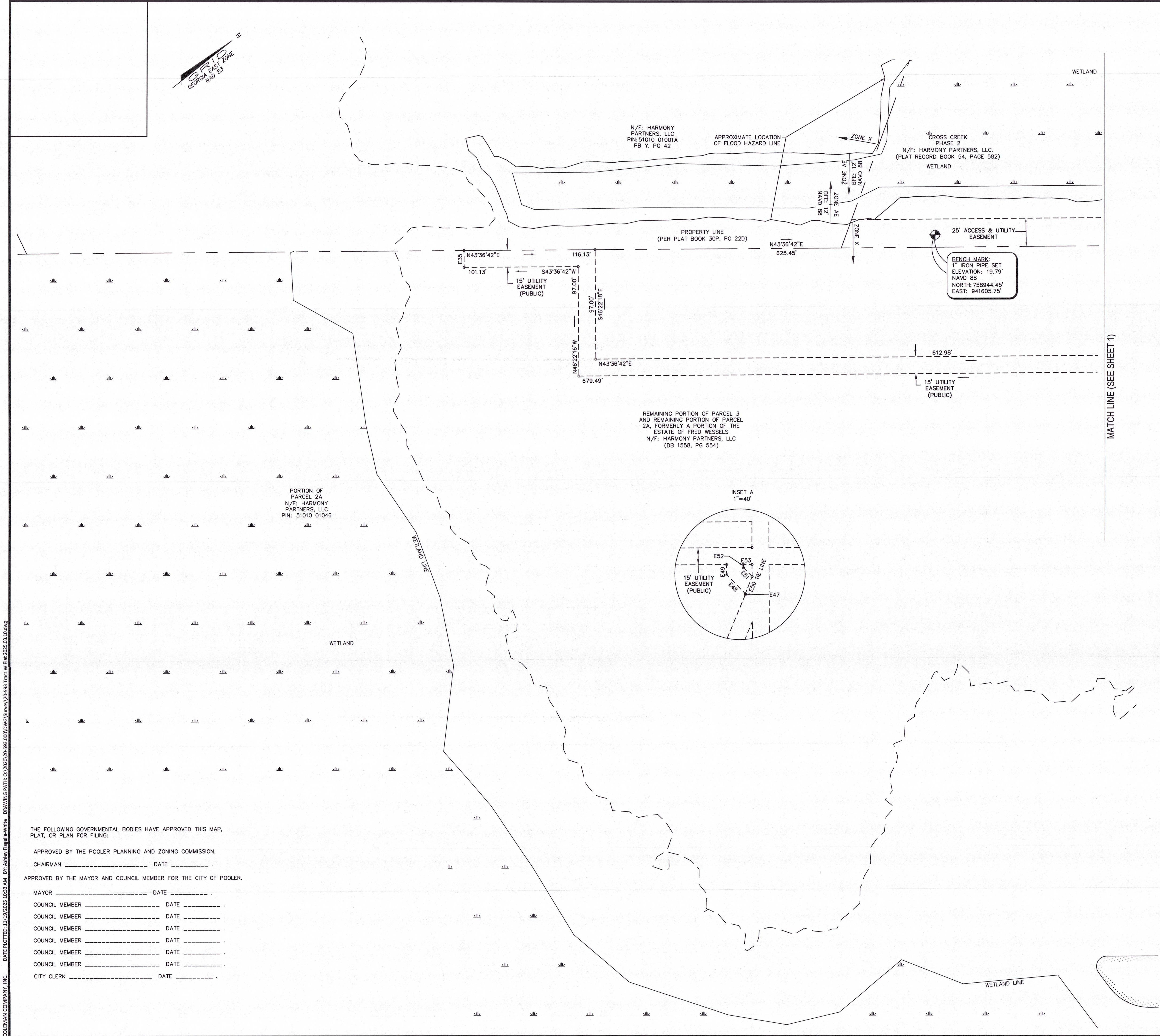
COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia (912) 200-3041

TRACT W TOWNHOMES, PHASE 1
A MAJOR SUBDIVISION OF THE REMAINING PORTION OF PARCELS 3 AND 2A,
FORMERLY A PORTION OF THE ESTATE OF FRED WESSELS
8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR: HARMONY PARTNERS, LLC.

JOB NUMBER: 20-593
DATE: 03/17/2025
DRAWN BY: DET
CHECKED BY:
SCALE: 1"=40'

MAJOR
SUBDIVISION

SHEET:
1/2



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

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 _____

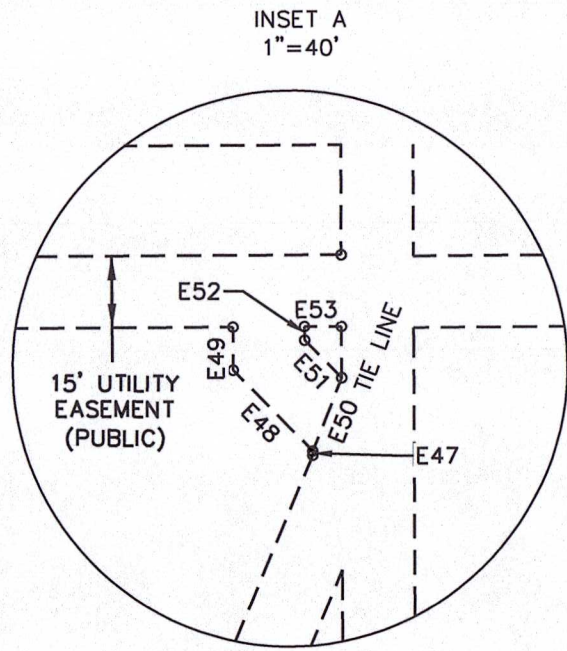
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

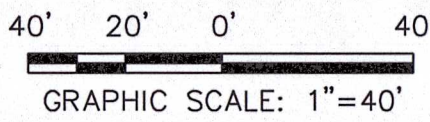
COUNCIL MEMBER _____ DATE _____

CITY CLERK _____ DATE _____



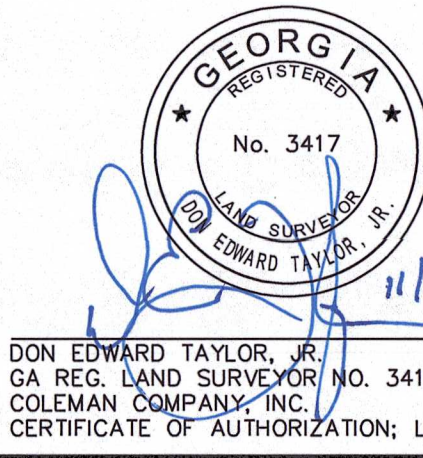
LOT TABLE				
LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
101	0.049	2,148	101 PINEBURY ROAD	51010H01002
103	0.049	2,148	103 PINEBURY ROAD	51010H01003
105	0.049	2,148	105 PINEBURY ROAD	51010H01004
107	0.049	2,148	107 PINEBURY ROAD	51010H01005
109	0.049	2,148	109 PINEBURY ROAD	51010H01006
111	0.049	2,148	111 PINEBURY ROAD	51010H01007
201	0.049	2,148	201 PINEBURY ROAD	51010H01008
203	0.049	2,148	203 PINEBURY ROAD	51010H01009
205	0.049	2,148	205 PINEBURY ROAD	51010H01010
207	0.049	2,148	207 PINEBURY ROAD	51010H01011
209	0.049	2,148	209 PINEBURY ROAD	51010H01012
211	0.049	2,148	211 PINEBURY ROAD	51010H01013
301	0.049	2,148	301 PINEBURY ROAD	51010H01014
303	0.049	2,148	303 PINEBURY ROAD	51010H01015
305	0.049	2,148	305 PINEBURY ROAD	51010H01016
307	0.049	2,148	307 PINEBURY ROAD	51010H01017
309	0.049	2,148	309 PINEBURY ROAD	51010H01018
311	0.049	2,148	311 PINEBURY ROAD	51010H01019
410	0.049	2,147	410 PINEBURY ROAD	51010H01020
408	0.049	2,147	408 PINEBURY ROAD	51010H01021
406	0.049	2,147	406 PINEBURY ROAD	51010H01022
404	0.049	2,147	404 PINEBURY ROAD	51010H01023
402	0.049	2,147	402 PINEBURY ROAD	51010H01024
510	0.049	2,147	510 PINEBURY ROAD	51010H01026
508	0.049	2,147	508 PINEBURY ROAD	51010H01027
506	0.049	2,147	506 PINEBURY ROAD	51010H01028
504	0.049	2,147	504 PINEBURY ROAD	51010H01029
502	0.049	2,147	502 PINEBURY ROAD	51010H01030
601	0.048	2,109	601 NEEDLE WOOD ROAD	51010H01032
603	0.050	2,190	603 NEEDLE WOOD ROAD	51010H01033
605	0.049	2,162	605 NEEDLE WOOD ROAD	51010H01034
607	0.049	2,157	607 NEEDLE WOOD ROAD	51010H01035
609	0.049	2,157	609 NEEDLE WOOD ROAD	51010H01036
701	0.049	2,148	701 NEEDLE WOOD ROAD	51010H01037
703	0.049	2,148	703 NEEDLE WOOD ROAD	51010H01038
705	0.049	2,148	705 NEEDLE WOOD ROAD	51010H01039
707	0.049	2,148	707 NEEDLE WOOD ROAD	51010H01040
709	0.049	2,148	709 NEEDLE WOOD ROAD	51010H01041
711	0.049	2,148	711 NEEDLE WOOD ROAD	51010H01042
801	0.049	2,148	801 NEEDLE WOOD ROAD	51010H01043
803	0.049	2,148	803 NEEDLE WOOD ROAD	51010H01044
805	0.049	2,148	805 NEEDLE WOOD ROAD	51010H01045
807	0.049	2,148	807 NEEDLE WOOD ROAD	51010H01046
809	0.049	2,148	809 NEEDLE WOOD ROAD	51010H01047
811	0.049	2,148	811 NEEDLE WOOD ROAD	51010H01048
910	0.049	2,147	910 NEEDLE WOOD ROAD	51010H02002
908	0.049	2,147	908 NEEDLE WOOD ROAD	51010H02003
906	0.049	2,147	906 NEEDLE WOOD ROAD	51010H02004
904	0.049	2,147	904 NEEDLE WOOD ROAD	51010H02005
902	0.049	2,147	902 NEEDLE WOOD ROAD	51010H02006
1010	0.049	2,147	1010 NEEDLE WOOD ROAD	51010H02008
1008	0.049	2,147	1008 NEEDLE WOOD ROAD	51010H02009
1006	0.053	2,282	1006 NEEDLE WOOD ROAD	51010H02010
1004	0.057	2,500	1004 NEEDLE WOOD ROAD	51010H02011
1002	0.063	2,735	1002 NEEDLE WOOD ROAD	51010H02012

	LOT #	ACRE	SF	
	TOTAL LOT AREA	2.737	119,250	
	OPEN SPACE A	1.264	55,047	
	OPEN SPACE B	0.498	21,692	
	OPEN SPACE C	0.125	5,464	
	OPEN SPACE D	0.076	3,325	
	OPEN SPACE E	0.055	2,405	
	OPEN SPACE F	0.043	1,866	
TOTAL OPEN SPACE	2.061	89,777		31.4%
RIGHT-OF-WAY	1.750	76,184		
TOTAL AREA	6.548	285,233		
REMAINING LANDS	8.440	367,646		45%



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.



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



TRACT W TOWNHOMES, PHASE 1
A MAJOR SUBDIVISION OF THE REMAINING PORTION OF PARCELS 3 AND 2A,
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JOB NUMBER: 20-593
DATE: 03/17/2025
DRAWN BY: DET
CHECKED BY:
SCALE: 1"=40'

MAJOR
SUBDIVISION

SHEET:
2/2



CITY of POOLER

— GEORGIA —

SUBDIVISION PERFORMANCE BOND

Bond Number: 0269779 Principal Amount: \$ 2,238,425.48

Project: Tract W Townhomes City of Pooler, GA CCI Project #: 20-593

Location: Pooler, GA City Permit Number: A25-0158

KNOW ALL MEN BY THESE PRESENTS:

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

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

herein called the "OBLIGEE," in the sum of 2,238,425.48 US Dollars
 (\$ 2,238,425.48) lawful money of the United States of America, for the payment
 of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their
 heirs, executors, administrators, successors and assigns, jointly and severally, firmly by
 these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following, as detailed:

Tract W Townhomes City of Pooler, GA CCI Project #: 20-593

Said improvements shall be constructed in accordance with all applicable federal, state, and
 local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the
 City of Pooler, Georgia.

NOW THEREFORE until these obligations hereunder cease as outlined herein

Attachment B

- 1) This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.
- 2) The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.
- 3) In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

0269779 this 15th day of December, 2025.

Attest

Cashlee Hallen

Witness as to Principal (1)

Cassius Adams

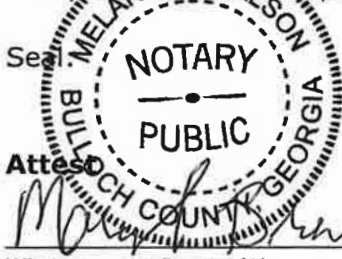
Witness as to Principal (2)

Melan H

Notary Public Signature

02/19/26

Notary Public Commission Expiration

**Attest**

Melanie Harrison

Witness as to Surety (1)

Mari Magrudo

Witness as to Surety (2)

Carolyn F. Smith

Notary Public Signature

Notary Publ

Seal:

**Attest**

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Principal

[Signature]

Principal Signature

Matt R. Hilton

Principal Print

Manager

Principal Title

Preferred Site Construction, LLC

Company Name

[Signature]

Surety

Surety Authorized Signature

Christy Lackey, attorney in Fact

Surety Authorized Print

Berkley Insurance Company

Surety Company Name

475 Steamboat Road, Greenwich, CT 06830

Surety Business Address

OR

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name



CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 74-137. Subdivision performance bonds.

- (a) A subdivision performance bond on a form approved by the city, or escrow account is required from the developer in an amount of 150 percent of the estimated total construction costs for the paving, curbs, and gutter, drainage system, sidewalks, water systems and sanitary sewage systems prior to recording the subdivision. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.
- (b) The city may reduce the required bond or escrow account amount to 50 percent of the total construction costs upon completion of construction. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (c) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-36; Ord. of 6-5-2017(3), § 1)

No. BI-10341a

Attachment B
POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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

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

Attest:

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

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

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

) ss:

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

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

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

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

Given under my hand and seal of the Company, this 15th day of December, 2025.

Vincent P. Forte
Vincent P. Forte





EOM Operations
Your solution to a better tomorrow

September 8th, 2025

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

Subject: Performance Bond Request
Tract W Phase 1

Dear Mrs. Benson,

We have reviewed the Tract W Phase 1 – Performance Bond, furnished by Neil McKenzie, PE, with Coleman Company; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required infrastructure and site development elements required to complete the project.

Based on the information and calculations provided by Coleman Company, the cost of the remaining construction work covered by the bond is \$1,492,283.65, which is correct. Therefore, the calculated value of the 150% Performance bond of \$2,238,425.48 is also correct. Based on the bond's calculated value incorporating only common area sidewalks within the development, it is inferred that the balance of Item II-6 covering the remainder of the development will be calculated and submitted under separate Sidewalk bond.

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

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

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

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





February 26, 2025

Ms. Nicloe Dixon
Director, Planning and Development
100 U.S. Highway 80 SW
Pooler, GA 31322

RE: Performance Bond Calculation
Tract W Townhomes
City of Pooler, GA
CCI Project #: 20-593

Dear Ms. Dixon:

Attached, please find the Performance Bond calculation for the above referenced project. The various infrastructure components that comprise the overall project were used to determine the Performance Bond amount. The respective infrastructure components and their unit costs are listed in the attached spreadsheet. Based on this information, the calculated Performance Bond amount is:

Cost of Infrastructure	\$ 1,492,283.65
150% Performance Bond	\$ 2,238,425.48

Please review the attached calculations and, if you concur, indicate your approval by signing below and returning the signed document to me. Prior to submitting a subdivision plat to the City Council for approval, the developer will secure a Performance Bond for the approved amount.

If you have any questions or comments, please call me on 200-3041.

Thank you,

Very Truly Yours,

I hereby approve the Performance Bond amount
of \$ 2,238,425.48 for the Tract W Townhomes.

Neil McKenzie, P.E.
Residential Group Leader
Coleman Company, Inc.

Nicole Dixon

Date

CC: Dillon Powell
Malorie Boyd



PERFORMANCE BOND CALCULATION
TRACT W TOWNHOMES **PROJECT NO. 20-593.000**

SECTION I - GRADING

Item No.	Description	Quantity	Units	Unit Price	Cost
I-1	Site Prep and Rough Grading	1	LS	\$ 32,400.00	\$ 32,400.00
I-2	Remove Unsuitable Material Under Roadway and Replace	4,800	CY	\$ 30.50	\$ 146,400.00
I-3	Fine Grade for Curb, Paving Subgrades, etc.	1	LS	\$ 20,070.00	\$ 20,070.00
I-4	Final Dressing and Lot Grading	1	LS	\$ 17,500.00	\$ 17,500.00
GRADING SUBTOTAL:					\$ 216,370.00

SECTION II - PAVEMENT & CONCRETE WORK

Item No.	Description	Quantity	Units	Unit Price	Cost
II-1	18" Rollover Curb and Gutter	2,595	LF	\$ 18.00	\$ 46,710.00
II-2	4" Graded Aggregate Base - Temp Turnaround	1,610	SY	\$ 18.50	\$ 29,785.00
II-3	8" Graded Aggregate Base	4,185	SY	\$ 32.35	\$ 135,384.75
II-4	1.5" Asphalt Topping	4,185	SY	\$ 16.50	\$ 69,052.50
II-5	Handicap Ramps	5	EA	\$ 1,750.00	\$ 8,750.00
II-6	Common Area Sidewalks	470	SY	\$ 63.00	\$ 29,610.00
II-7	Walk Grate and Flume	1	EA	\$ 2,500.00	\$ 2,500.00
II-8	Temporary Sign	1	LS	\$ 2,450.00	\$ 2,450.00
II-9	Traffic Markings	1	LS	\$ 6,850.00	\$ 6,850.00
PAVEMENT & CONCRETE WORK SUBTOTAL:					\$ 331,092.25

SECTION III - SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
III-1	Connect to Existing Manhole 12-14	1	EA	\$ 8,825.00	\$ 8,825.00
III-2	8" SDR-26 PVC Sewer - 0-6	751	LF	\$ 55.00	\$ 41,305.00
III-3	8" SDR-26 PVC Sewer - 6-8	290	LF	\$ 58.00	\$ 16,820.00
III-4	8" SDR-26 PVC Sewer - 8-10	170	LF	\$ 62.00	\$ 10,540.00
III-5	8" SDR-26 PVC Sewer - 10-12	80	LF	\$ 68.00	\$ 5,440.00
III-6	8" SDR-26 PVC Sewer - 12-14	617	LF	\$ 73.00	\$ 45,041.00
III-7	8" SDR-26 PVC Sewer - 14-16	50	LF	\$ 85.00	\$ 4,250.00
III-8	8" SDR-26 PVC Sewer - 16-18	51	LF	\$ 105.00	\$ 5,355.00
III-9	4" Diameter MH 0-6	4	EA	\$ 5,200.00	\$ 20,800.00
III-10	4' Diameter MH 6-8	1	EA	\$ 5,590.00	\$ 5,590.00
III-11	4' Diameter MH 10-12	1	EA	\$ 6,765.00	\$ 6,765.00
III-12	4' Diameter MH 12-14	2	EA	\$ 7,650.00	\$ 15,300.00
III-13	4" SDR-26 PVC Lateral	3,010	LF	\$ 22.00	\$ 66,220.00
III-14	Service Connections	95	EA	\$ 300.00	\$ 28,500.00
III-15	Stone Bedding	925	TN	\$ 88.00	\$ 81,400.00
III-16	Dewatering	750	LF	\$ 47.00	\$ 35,250.00
III-17	Cleaning and Testing	1	LS	\$ 35,540.00	\$ 35,540.00
III-18	Select Fill	900	CY	\$ 24.00	\$ 21,600.00
SANITARY SEWER SYSTEM SUBTOTAL:					\$ 454,541.00

**SECTION IV - STORM DRAINAGE SYSTEM**

Item No.	Description	Quantity	Units	Unit Price	Cost
IV-1	18" RCP	616	LF	\$ 76.00	\$ 46,816.00
IV-2	24" RCP	224	LF	\$ 99.00	\$ 22,176.00
IV-3	18" FES	1	EA	\$ 1,590.00	\$ 1,590.00
IV-4	24" FES	3	EA	\$ 2,175.00	\$ 6,525.00
IV-5	Outlet Control H-1	1	EA	\$ 7,650.00	\$ 7,650.00
IV-6	Outlet Control E-2	1	EA	\$ 7,650.00	\$ 7,650.00
IV-7	Type "C" Curb Inlet with 100' of 6" Sock	4	EA	\$ 11,470.00	\$ 45,880.00
IV-8	Yard Inlet	1	EA	\$ 5,295.00	\$ 5,295.00
IV-9	Storm Manhole	1	EA	\$ 5,295.00	\$ 5,295.00
IV-10	Inlet D-3	1	EA	\$ 12,710.00	\$ 12,710.00
IV-11	Stone Bedding	175	TN	\$ 88.00	\$ 15,400.00
IV-12	Clean and Test	1	LS	\$ 5,640.00	\$ 5,640.00
IV-13	Select Fill	300	CY	\$ 24.00	\$ 7,200.00
STORM DRAINAGE SYSTEM SUBTOTAL:					\$ 189,827.00

SECTION V - WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
V-1	Connect to Existing w/Temporary Backflow	1	EA	\$ 1,765.00	\$ 1,765.00
V-2	8" MJ 45	11	EA	\$ 559.00	\$ 6,149.00
V-3	12"x8" MJ Reducer	1	EA	\$ 800.00	\$ 800.00
V-4	8" MJ Sleeve	2	EA	\$ 559.00	\$ 1,118.00
V-5	8" MJ Tee	2	EA	\$ 1,030.00	\$ 2,060.00
V-6	8" MJ Valve and Box	8	EA	\$ 3,470.00	\$ 27,760.00
V-7	Blow-off Hydrant	2	EA	\$ 4,118.00	\$ 8,236.00
V-8	8x6" MJ Tee	4	EA	\$ 882.00	\$ 3,528.00
V-9	Fire Hydrant Assembly	4	EA	\$ 7,590.00	\$ 30,360.00
V-10	8" MJ 22	2	EA	\$ 559.00	\$ 1,118.00
V-11	8" Ductile Iron	40	LF	\$ 92.00	\$ 3,680.00
V-12	8" MJ Cap	1	EA	\$ 500.00	\$ 500.00
V-13	8"x1" Saddle	55	EA	\$ 206.00	\$ 11,330.00
V-14	1" Corp Stop	55	EA	\$ 176.00	\$ 9,680.00
V-15	1" Curb Stop	55	EA	\$ 218.00	\$ 11,990.00
V-16	1" Lateral	2,400	LF	\$ 16.50	\$ 39,600.00
V-17	6" Ductile Iron for Fire Hydrant	40	LF	\$ 75.00	\$ 3,000.00
V-18	8" C-900 PVC	1,320	LF	\$ 54.00	\$ 71,280.00
V-19	8" Joint Restraints	30	EA	\$ 206.00	\$ 6,180.00
V-20	Pressure Test	3,720	LF	\$ 1.76	\$ 6,547.20
V-21	Chlorinate	3,720	LF	\$ 1.76	\$ 6,547.20
V-22	Select Fill	350	CY	\$ 24.00	\$ 8,400.00
WATER DISTRIBUTION SYSTEM SUBTOTAL:					\$ 261,628.40

**SECTION VI - SOIL EROSION & SEDIMENT CONTROL**

Item No.	Description	Quantity	Units	Unit Price	Cost
VI-1	Construction Exit	1	EA	\$ 4,250.00	\$ 4,250.00
VI-2	Rip Rap Protection	45	SY	\$ 85.00	\$ 3,825.00
VI-3	Emergency Spillway Rip Rap	85	SY	\$ 85.00	\$ 7,225.00
VI-4	Retro-fit	2	EA	\$ 3,250.00	\$ 6,500.00
VI-5	Inlet Protection	9	EA	\$ 350.00	\$ 3,150.00
VI-6	Level Spreader	2	EA	\$ 2,250.00	\$ 4,500.00
VI-7	Temporary Grassing	8	AC	\$ 1,250.00	\$ 9,375.00
SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:					\$ 38,825.00

GRADING SUBTOTAL:	\$ 216,370.00
PAVEMENT & CONCRETE WORK SUBTOTAL:	\$ 331,092.25
SANITARY SEWER SYSTEM SUBTOTAL:	\$ 454,541.00
STORM DRAINAGE SYSTEM SUBTOTAL:	\$ 189,827.00
WATER DISTRIBUTION SYSTEM SUBTOTAL:	\$ 261,628.40
SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	\$ 38,825.00

CONSTRUCTION COST TOTAL: **\$ 1,492,283.65**

PERFORMANCE BOND AMOUNT (150%): **\$ 2,238,425.48**