CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

February 9, 2026, 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 a Multi-Use Development, Self-Storage Facility, and an Assisted Living Facility for a 21-acre parcel at Merlot Lane and Cheval Lane (Application # A26-0002)

B. Zoning Map Amendment to rezone six parcels from R-1-A (One-Family Residential) to R-4 (Townhouses and Condominiums) to allow for marketing the sale of the property at 328 Old Pine Barren Road (Application # A26-0004)

C. Zoning Map Amendment to remove the two existing zoning conditions that were previously placed on the I-1 zoning approval of the property and add five new zoning conditions to allow for the establishment of industrial warehouse buildings and a new access road at 200 Jesup Road (Application # A26-0009)

D. Site Development Plan Approval for a Childcare Facility at 500 E. Marketplace Way (Application # A25-0003)

E. Site Development Plan Approval for a Rail Line and Rail Yard at 186 Pine Barren Road (Application # A25-0127)

F. Major Subdivision Plan Approval for a 9-unit Single-Family Subdivision located on Canal Bank Road (Application # A25-0152)

G. Site Development Plan Approval for a one-story commercial building to establish a restaurant (The Chop House) at 200 Tanger Outlets Boulevard (Application # A25-0198)

H. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Outpost Bay at 0 Jimmy Deloach Parkway (Application #A25-0066)

I. Text Amendment to the Pooler Code of Ordinances Chapter 42- Environment, Article VI – Tree Protection, Division 1 – Tree Protection for Land Development Activities, Section 42, to amend provisions related to the Tree Fund.

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
January 12, 2026

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of December 08, 2025, Planning and Zoning Commission were reviewed and accepted.

Motion to Approve; PASSED (6-0-0)
MOVER: Rife
SECONDER: Daniel
AYES: Kelly, Cribbs, Bivins, Ward, Rife, Daniel
NAYS:

NEW BUSINESS:

A. Conditional Use request to allow for Services to Buildings and Building Maintenance (Boiler Systems) at 104 W US Hwy 80 Unit A within the C-1 zoning district (Main Street Overlay District). (Application # A25-0214)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a Services to Buildings and Building Maintenance (Boiler Systems) business at 104 W US Hwy 80 Unit A within the C-1 zoning district (Main Street Overlay District). Staff recommended denial of the application based on it not meeting the criteria required for a Conditional Use. Rhoda Banks and Holly Young were present to answer questions.

Motion to Deny; PASSED (5-1-0)
MOVER: Daniel
SECONDER: Kelly
AYES: Kelly, Cribbs, Rife, Daniel, Bivins
NAYS: Ward

B. Conditional Use request to allow for Services to Buildings and Building Maintenance (HVAC) at 114 E US HWY 80 Suites B & C, within the C-1 zoning district (Main Street

Overlay District). (Application # A25-0220)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a Services to Buildings and Building Maintenance (HVAC) business at 114 E. US HWY 80 Suites B & C, within the C-1 zoning district (Main Street Overlay District). Staff recommended denial of the application based on it not meeting the criteria required for a Conditional Use. Monica Addington and Melanie Donaldson were present to answer questions.

Motion to Deny; PASSED (6-0-0)
MOVER: Kelly
SECONDER: Daniel
AYES: Rife, Kelly, Daniel, Cribbs, Bivins, Ward
NAYS:

C. Text Amendment to the Pooler Code of Ordinances Appendix A- Zoning, Article III- General Provisions, Section 11- Reserved, to provide provisions for street and development naming and renaming.

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

Motion to Approve; PASSED (6-0-0)
MOVER: Daniel
SECONDER: Rife
AYES: Kelly, Daniel, Rife, Cribbs, Bivins, Ward
NAYS:

D. Review of Proposed Planning & Zoning Commission Rules of Procedure

Chair Johnson explained to the board about adopting rules of procedures for Planning & Zoning.

Motion to Adopt; PASSED (6-0-0)
MOVER: Rife
SECONDER: Ward
AYES: Rife, Ward, Daniel, Cribbs, Bivins, Kelly
NAYS:

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:26p.m.

Motion to Adjourn; PASSED (6-0-0)
MOVER: Ward
SECONDER: Cribbs
AYES: Rife, Ward, Daniel, Cribbs, Bivins, Kelly
NAYS:

The foregoing minutes are true and correct and approved by me on this _____ day of _____ 2026.

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for a Multi-Use Development, Self-Storage Facility, and an Assisted Living Facility for a 21-acre parcel at Merlot Lane and Cheval Lane.

Project:	#A26-0172
P&Z Meeting Date:	February 9, 2026
Public Hearing Date:	March 2, 2026
Applicant and Authorized Agent:	DJ Desai (Agent)
Property Owner:	Mosaic Four LLC
Location (Address):	Merlot Lane & Cheval Lane
Parcel (PIN):	51010 01071
Existing Zoning:	C-2 Heavy Commercial
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a Multi-Use Development, Self-Storage Facility, and an Assisted Living Facility for a 21-acre parcel at Merlot Lane and Cheval Lane. The development will consist of a self-storage facility, an assisted living facility, and multi-family residential units.
Application Filed:	January 5, 2026
Legal Notice Published:	February 1, 2026
Sign Posted:	January 29, 2026
Letters Mailed:	January 26, 2026
Staff Recommendation:	Approval with the following conditions: • The site shall not have access from Pine Barren Road, other than any required for emergency access, except as part of any future curb cut on the extension of Cheval Lane.

	• The applicant shall work with the City in contributing to improvements for the Pine Barren and Pooler Parkway Intersection.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following conditions:* • *The site shall not have access from Pine Barren Road, other than any required for emergency access, except as part of any future curb cut on the extension of Cheval Lane.* • *The applicant shall work with the City in contributing to improvements for the Pine Barren and Pooler Parkway Intersection."*
Background:	Approval of a Conditional Use application was granted by Council on May 20, 2024. The conditional use was for a Multi-Use Development, Assisted Living Facility and a Self-Storage Facility and included the following conditions: • The site shall not have access from Pine Barren Road, other than any required for emergency access, except as part of any future curb cut on the extension of Cheval Lane. • The applicant shall work with the City in contributing to improvements for the Pine Barren and Pooler Parkway Intersection. The 2024 Conditional Use approval has since expired. The subject site is approximately 21 acres with access from Cheval Lane and Merlot Lane. The tract also has frontage along Cheval Lane and Pine Barren Road. The site is undeveloped. . The property is adjacent to the undeveloped Walmart-owned tract and Lowes. The property backs up to the Bridgewater Subdivision; the subdivision's platted "common area" provides a separation of approximately 250' from the nearest residence to the property line of the subject site. As such, the surrounding properties are zoned C-2, R-1-A, and PUD (Morgan Family Tract). The applicant is proposing to develop the site as a multi-use development consisting of multi-family residential, an assisted living facility and a self-storage facility. In the C-2 zoning district, multi-use development, assisted living and self-storage are all permitted by conditional use. The Comprehensive Plan includes this area within the Commercial Character Area. The FLUM designates this area as Planned Development and Residential.

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 be consistent with the surrounding uses, which include other commercial and retail uses and other multi-family residential uses. The proposed uses would be consistent with the purpose of the ordinance for multi-use development* 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. While the property backs up to the Bridgewater Subdivision, there is platted "common area" between the two uses which provides a separation of approximately 250' from the nearest residence to the property line of the subject site. The multi-family and commercial uses would be similar to the other commercial developments abutting the property and nearby.* 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 uses are consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard. The City is also presently underway with road improvements at the intersection of Pine Barren Road and Pooler Parkway. The developer will have to conduct a study related to traffic impacts as part of the site plan approval for the proposed development and mitigate any identified safety concerns as it relates to traffic and access.* 4. The proposed use will not be affected adversely by the existing uses of adjacent properties. • *The proposed uses will not be affected adversely by the existing uses of adjacent properties as the*

proposed uses are similar and compatible with existing uses.

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

    - *The subject site, being 21-acres, is of sufficient size to satisfy all the site design requirements for the proposed uses.*

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 concept layout appears to satisfy the various development requirements for the proposed uses. Specifically, all the general requirements for a multi-use development appear to be satisfied as shown on the conceptual site plan; however, this will be confirmed during the Site Plan Review process.*

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

    - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the 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 following conditions:

• The site shall not have access from Pine Barren Road, other than any required for emergency access, except as part of any future curb cut on the extension of Cheval Lane.

• The applicant shall work with the City in contributing to improvements for the Pine Barren and Pooler Parkway Intersection.

Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Site Photos

Attachment A

CITY of POOLER
GEORGIA

A26-0002 - Merlot Lane & Cheval Lane - Vicinity Map

02/02/2026

Parcels

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

SITE SUMMARY

OVERALL SITE	±21.1	ACRES	100%
OPEN SPACE	±4.9	ACRE	23.2%
NET DEVELOPABLE SITE	±16.2	ACRES	76.8%
ASSISTED LIVING	±1.9	ACRES	9.0%
115 BEDS			
SELF STORAGE/COMMERCIAL	±1.5	ACRES	7.1%
MULTI-FAMILY RESIDENTIAL	±12.8	ACRES	60.7%
1 BEDROOM	126	UNITS	59%
2 BEDROOM	138	UNITS	34%
3 BEDROOM	21	UNITS	7%
TOTAL	285	UNITS	100%

PARKING	PROVIDED	REQUIRED
ASSISTED LIVING (115 BEDS)	76	56
RESIDENTIAL (1.75/UNIT)	609	500
SELF STORAGE/COMMERCIAL	5	5
TOTAL STALLS	690	561

GROSS FLOOR AREA

RESIDENTIAL	365,685	69.4%
ASSISTED LIVING	52,500	10.0%
SELF STORAGE	108,800	20.6%
TOTAL	526,985	100%

HD Companies

POOLER MIXED USE

Pooler, GA

CONCEPTUAL SITE PLAN

Architecture. Design. Relationships.

01

Scale 1" = 60'-0"
Job No. 2022-0159
Date 2024-11-12

HD Companies

POOLER MIXED USE

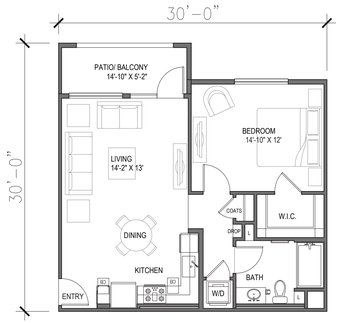
Pooler, GA

PHASING PLAN

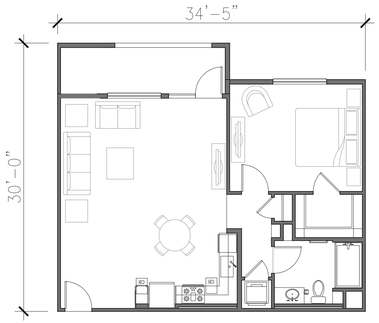
Architecture. Design. Relationships.

02

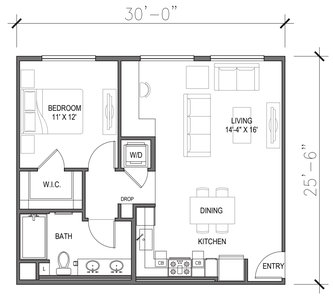
Scale	1" = 60'-0"
Job No.	2022-0159
Date	2024-11-12



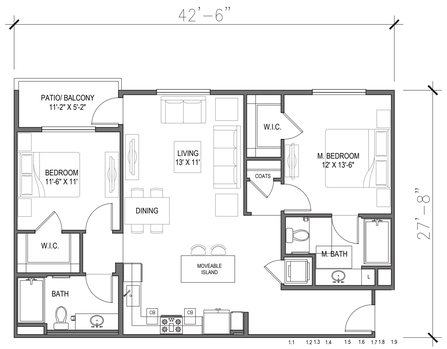
UNIT A1: 1BR / 1BA
NET AREA: 755 SQ. FT.
BALCONY AREA: 72 SQ. FT.
QTY: 42



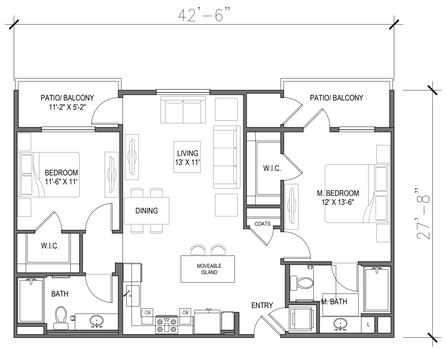
UNIT A1-A: 1BR / 1BA
NET AREA: 860 SQ. FT.
BALCONY AREA: 95 SQ. FT.
QTY: 42



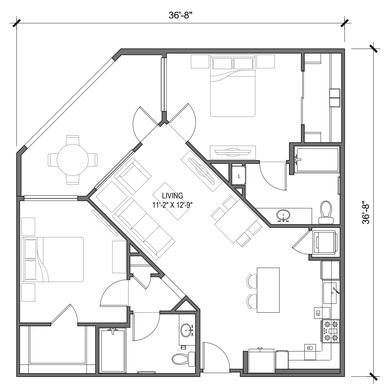
UNIT A2: 1BR / 1BA
NET AREA: 765 SQ. FT.
QTY: 57



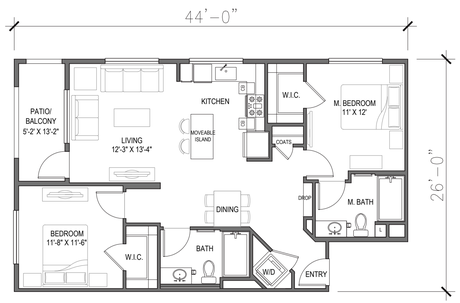
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1,268 SQ. FT.
PATIO/ BALCONY AREA: 58 SQ. FT.
QTY: 144



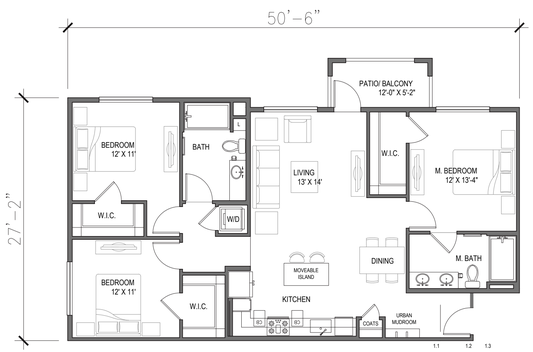
UNIT B1-A: 2BR / 2BA
LIVABLE AREA: 1058 SQ. FT.
PATIO/ BALCONY AREA: 58 SQ. FT.
QTY: 15



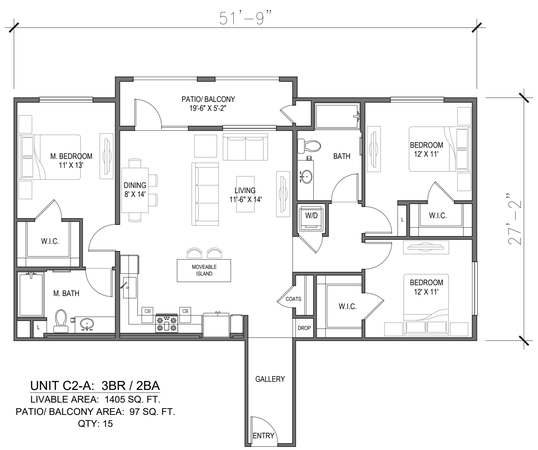
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1110 SQ. FT
PATIO/ BALCONY AREA: 151 SQ. FT.
QTY: 15



UNIT B3: 2BR / 2BA
LIVABLE AREA: 1017 SQ. FT.
PATIO/ BALCONY AREA: 68 SQ. FT.
QTY: 6



UNIT C1: 3BR / 2BA
LIVABLE AREA: 1,323 SQ. FT.
PATIO/ BALCONY AREA: 57 SQ. FT.
QTY: 21



UNIT C2-A: 3BR / 2BA
LIVABLE AREA: 1405 SQ. FT.
PATIO/ BALCONY AREA: 97 SQ. FT.
QTY: 15

TOTAL			
UNIT	UNIT AREA (SF)	COUNT	RATIO
A1	755	42	
A1-A	860	42	
A2	765	99	
1 BEDROOM SUBTOTAL		183	59%
B1	1268	69	
B1-A	1058	15	
B2	1110	15	
B3	1017	6	
2 BEDROOM SUBTOTAL		105	34%
C1	1323	6	
C2-A	1405	15	
3 BEDROOM SUBTOTAL		21	7%
TOTAL		309	100%

HD Companies

POOLER MIXED USE

Pooler, GA

UNIT PLANS & SUMMARY

Architecture. Design. Relationships.

03

Scale 1/8" = 1'-0"
Job No. 2022-0159
Date 2024-11-12

Attachment C – A26-0002
Site Photos

View North from Cheval Lane

North on Cheval Lane from St. Josephs Candler Dr.

Attachment C – A26-0002
Site Photos

View East from Merlot Lane

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment to rezone six parcels from R-1-A (One-Family Residential) to R-4 (Townhouses and Condominiums) to allow for marketing the sale of the property at 328 Old Pine Barren Road.

Project:	#A26-0004
P&Z Meeting Date:	February 9, 2026
Public Hearing Date:	March 2, 2026
Applicant and Authorized Agent:	Holly Young
Property Owner:	Clem Burnsed
Parcel (PIN):	51011 02025, 51011 02063, 51011 02027, 51011 02047, 51011 02056, 51011 02048
Existing Zoning:	R-1-A (One-Family Residential)
Zoning Action:	Map Amendment
Request:	Zoning Map Amendment to rezone six parcels from R-1-A (One-Family Residential) to R-4 (Townhouses and Condominiums) to allow for marketing the sale of the property at 328 Old Pine Barren Road.
Application Filed:	January 6, 2026
Legal Notice Published:	February 1, 2026
Sign Posted:	January 29, 2026
Letters Mailed:	January 28, 2026
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for Denial of the request."*
Background:	The site, consisting of six parcels totaling 8.37 acres, was part of a minor subdivision plat approved in 1998, showing the owner at the time as Clem Burnsed (current owner) as well as showing the zoning at the time as R-1-A; the conditions have been unchanged since 1998. The current application is to rezone the site from R-1-A (One-Family Residential) to R-4 (Townhouses and Condominiums) to allow for marketing the sale of the property at 328 Old Pine Barren Road. The properties are currently being used for single-family residential purposes, except for one parcel being used as a towing company. The towing company use is non-conforming as it is not a permitted use in the R-1-A zoning district. Information within the application indicates that the applicant is seeking to rezone the property to allow for marketing the property for a higher use than is presently permitted on the site. The applicant also provided a conceptual site plan indicating a potential for 23 parcels to be included on the site, with approximately 3 townhomes on each parcel: creating a potential for 69 townhomes on the site. Old Pine Barren Road is a dead-end gravel drive which currently serves the subject parcels as well as a few other properties developed with primarily single-family homes. Any new development on Old Pine Barren Road will require the road to be improved to current city standards.
Relevant Ordinances:	App. A, Art. IV, Sec. 5. R-1-A Single-Family Residential Dwelling District App. A, Art. IV, Sec. 13.1. R-4 Townhouse and Condominium District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *The request is not a logical extension of a zoning boundary, as the existing zoning of all adjacent parcels is R-1-A. Additionally, Old Pine Barren Road is a dead-end road with additional single-family parcels beyond the proposed site.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *The proposed zoning amendment is not spot zoning, as there is the inclusion of six separate parcels totaling 8.37 acres and the zoning request for townhome use*

is not unrelated to the adjacent residential uses in the area.

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

    - *Yes, the subject portion of Old Pine Barren Road is a dead-end road with additional single-family parcels beyond the proposed site. The proposed rezoning would create a situation which would allow for a larger volume of vehicular traffic to traverse a dead-end gravel drive utilized primarily by said single-family residences. Staff believes it would be pertinent to study the traffic impacts this could potentially impose on the roadway prior to a rezoning to determine the capability of Old Pine Barren Road to handle the potential increase in vehicular traffic and identify any improvements that would be required.*

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

    - *The site is shown as Residential within the Future Land Use Map and is shown as being within the Residential Character Area in the Comprehensive Plan. Rezoning the site to R-4 would be cohesive with the FLUM as well as the Comprehensive Plan; however, the area around the site is zoned for single-family residential use, and if approved this rezoning would allow for a pocket of much higher density within the area.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

    - *There is no imminent need for the rezoning request and there is no certainty to whether or not the property would likely be utilized for the use requested, as the request is to rezone the property to allow for marketing of the property for sale at a higher price.*

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

    - *Yes, the proposed rezoning will conflict with the existing density patterns in the area as the majority of the properties surrounding the subject property are zoned and utilized for single-family residential use. The R-1-A zoning district requires parcels to be a minimum of 8,500 square feet in size, allowing for lower density; the R-4 zoning district does not have a minimum lot size requirement, but does limit the density to 10 units*

per acre, which would be a minimum lot size of 4,356 square feet, which allows for a much higher density.

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

    - *Yes, it is very likely additional requests could be made similar to the current request, as the entirety of the adjacent land uses are located within the R-1-A zoning district and have been primarily developed as single-family homes with large lots. The rezoning of the site to R-4 would allow for much higher density and would most likely attract similar developmental spread of the same or similar kind to the area.*

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

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

        - *The livability resulting from the introduction of the R-4 zoning classification would ultimately allow for a large increase in traffic, leading to a potential for traffic hazards which would be incompatible with the established development pattern along Old Pine Barren Road.*

    - 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 adversely impact the nearby properties as it relates to property values or make them less marketable because all adjacent parcels are single-family (R-1-A); the dead end road (Old Pine Barren Road) would be traversed by a large number of vehicles and would create a traffic scenario that the road is not currently equipped for.*

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

        - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed in the City will need*

to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.

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

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

Conclusion:	Staff finds the request does not comply with the required criteria for a zoning map amendment. As such, staff recommends denial of the request.
Attachments:	A. Vicinity Map B. Zoning Map C. Submittal Documentation D. Site Photos

Attachment A

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

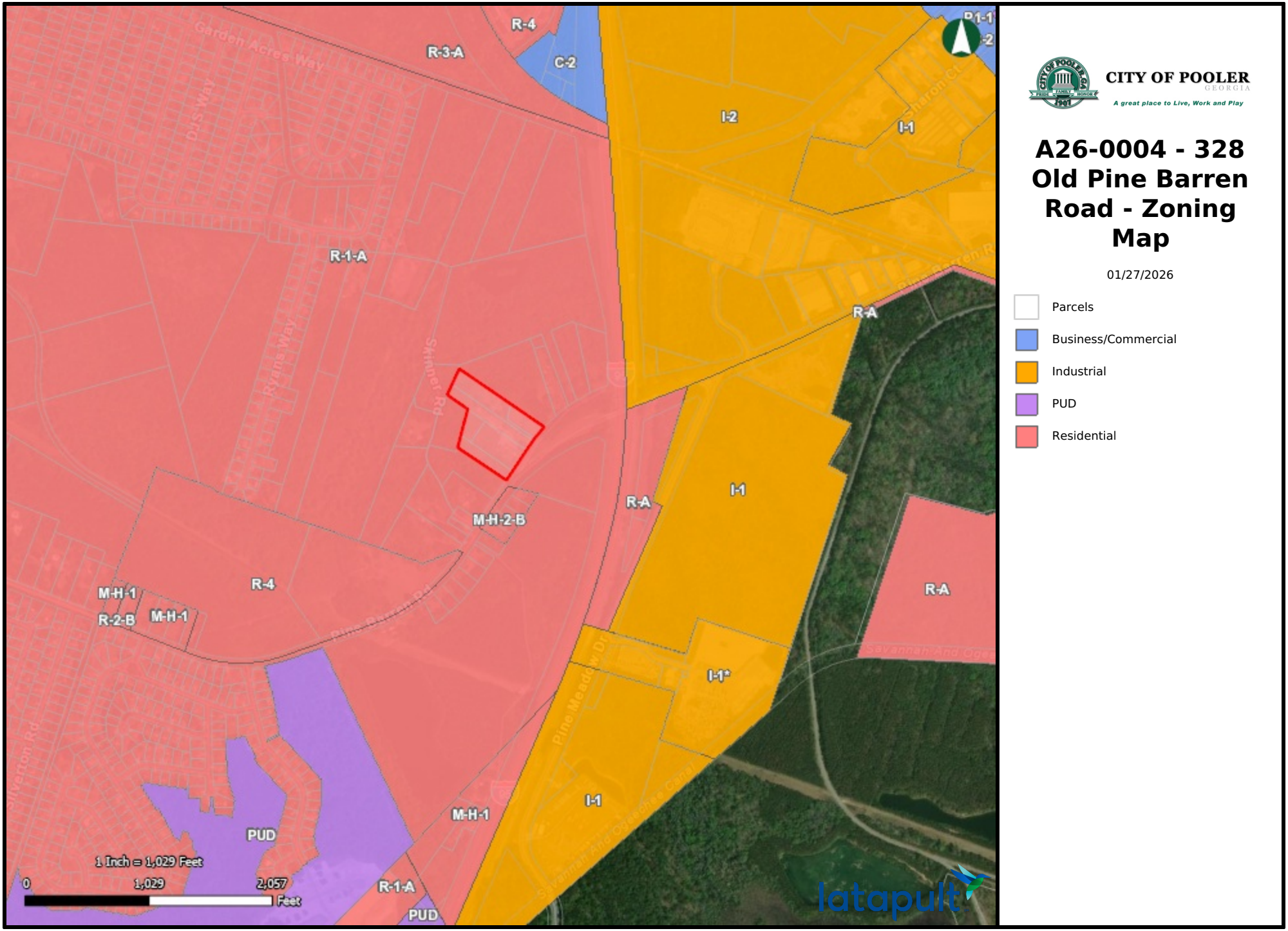
A26-0004 - 328 Old Pine Barren Road - Vicinity Map

01/27/2026

Parcels

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

Attachment B



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

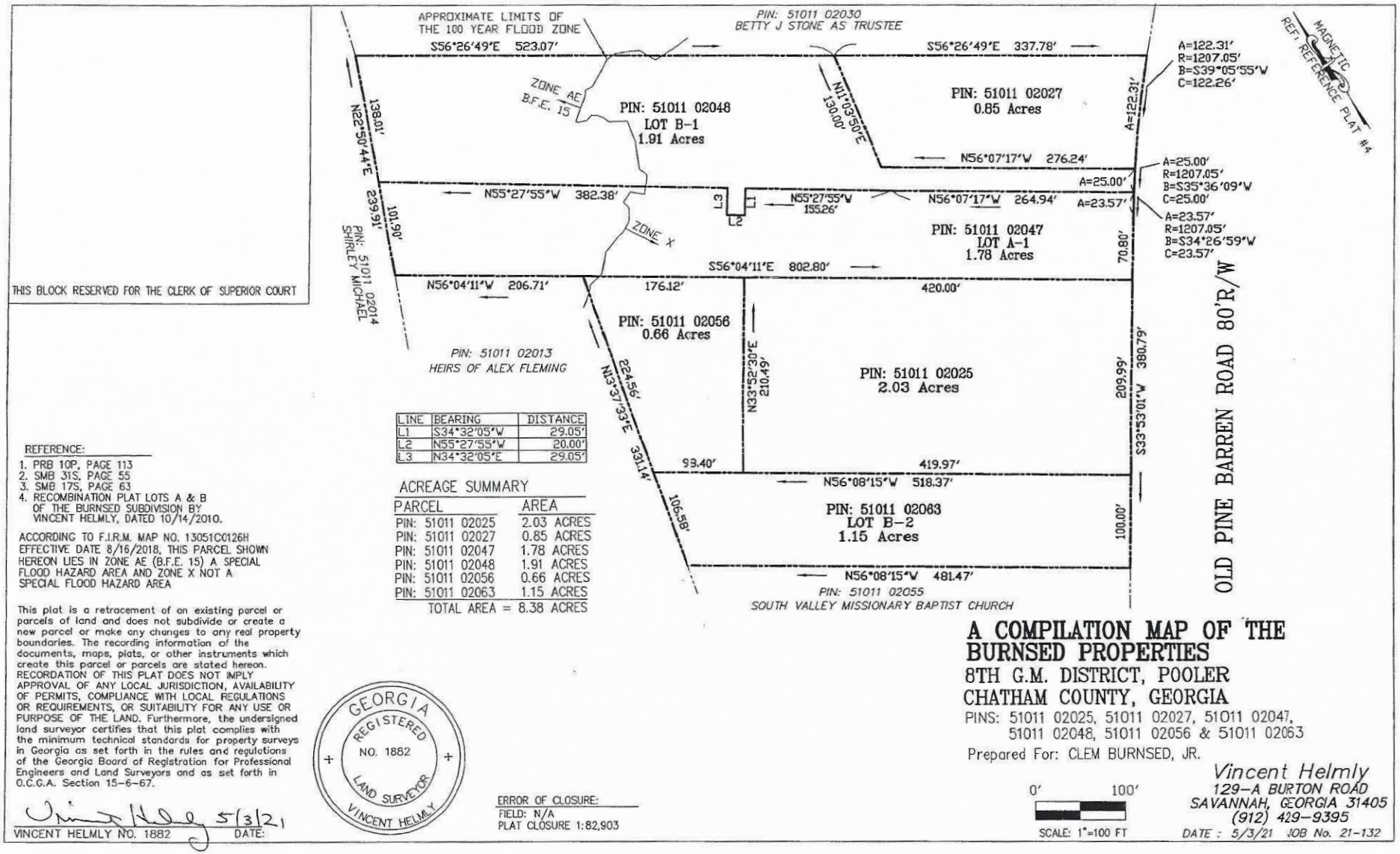
A26-0004 - 328 Old Pine Barren Road - Zoning Map

01/27/2026

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

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

Attachment C



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

LINE	BEARING	DISTANCE
L1	S34°32'05"W	29.05'
L2	N55°27'55"W	20.00'
L3	N34°32'05"E	29.05'

ACREAGE SUMMARY

PARCEL	AREA
PIN: 51011 02025	2.03 ACRES
PIN: 51011 02027	0.85 ACRES
PIN: 51011 02047	1.78 ACRES
PIN: 51011 02048	1.91 ACRES
PIN: 51011 02056	0.66 ACRES
PIN: 51011 02063	1.15 ACRES
TOTAL AREA =	8.38 ACRES

REFERENCE:

1. PRB 10P, PAGE 113
2. SMB 31S, PAGE 55
3. SMB 17S, PAGE 63
4. RECOMBINATION PLAT LOTS A & B OF THE BURNSED SUBDIVISION BY VINCENT HELMLY, DATED 10/14/2010.

ACCORDING TO F.I.R.M. MAP NO. 13051C0126H EFFECTIVE DATE 8/16/2018, THIS PARCEL SHOWN HEREON LIES IN ZONE AE (B.F.E. 15) A SPECIAL FLOOD HAZARD AREA AND ZONE X NOT A SPECIAL FLOOD HAZARD AREA

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

VINCENT HELMLY NO. 1882 DATE: 5/3/21

GEORGIA REGISTERED NO. 1882 LAND SURVEYOR VINCENT HELMLY

ERROR OF CLOSURE:
FIELD: N/A
PLAT CLOSURE 1:82,903

A COMPILATION MAP OF THE BURNSED PROPERTIES

8TH G.M. DISTRICT, POOLER
CHATHAM COUNTY, GEORGIA
PINS: 51011 02025, 51011 02027, 51011 02047, 51011 02048, 51011 02056 & 51011 02063
Prepared For: CLEM BURNSED, JR.

0' 100'
SCALE: 1"=100 FT

Vincent Helmly
129-A BURTON ROAD
SAVANNAH, GEORGIA 31405
(912) 429-9395

DATE : 5/3/21 JOB No. 21-132

Attachment D - A26-0004
Site Photos

Attachment D – A26-0004
328 Old Pine Barren Road

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment to remove the two existing zoning conditions that were previously placed on the I-1 zoning approval of the property and add five new zoning conditions to allow for the establishment of industrial warehouse buildings and a new access road at 200 Jesup Rd.

Project:	#A26-0009
P&Z Meeting Date:	February 9, 2026
Public Hearing Date:	March 2, 2026
Applicant and Authorized Agent:	Adam Deurr – GA Development Acquisition, LLC
Property Owner:	Betty Stone
Parcel (PIN):	50987 06010, 50987 06001
Existing Zoning:	I-1 (Conditional)
Zoning Action:	Map Amendment
Request:	Zoning Map Amendment to remove the two existing zoning conditions that were previously placed on the I-1 zoning approval of the property and add five new zoning conditions to allow for the establishment of industrial warehouse buildings and a new access road at 200 Jesup Rd.
Application Filed:	January 16, 2026
Legal Notice Published:	February 1, 2026
Sign Posted:	January 29, 2026
Letters Mailed:	January 28, 2026
Staff Recommendation:	Approval with the following conditions: 1. A Traffic Impact Analysis shall be conducted for the Hwy 80 intersection for use of Dublin Road as temporary construction access prior to site plan approval. Temporary construction access will be

	along Dublin Road and Jesup Road until the southern access road is complete. 2. Once the new road is complete, there will no longer be truck access through Raymond Road. 3. Main access road will be constructed for public use on the south side of the property traversing through GPA's land via a road right of way access, with a connection at Cypress Meadow Dr. Emergency access to the property will be provided with a connection to Dublin Rd. 4. The applicant can proceed with obtaining site plan approval but cannot have a preconstruction meeting or conduct any site clearing or site work until the road has been permitted. 5. No Certificate of Occupancy will be issued for any building until the road construction has been completed.
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for Approval of the request with the conditions as outlined in Staff's recommendation."*
Background:	The site, 200 Jesup Rd., was part of a larger zoning map amendment, which rezoned the site from R-A-2 to I-1 for SDP Acquisitions. The previous rezoning included the subject property as well as approximately 90 other properties total, equaling approximately 300 acres. The intention of the rezoning was to create a large industrial complex with 9 proposed warehouse buildings. The rezoning was approved by Council on December 19, 2022, with the following conditions that were based on the conceptual site plan that was provided with the rezoning request: *1. Continued access to Raymond Road through the aforementioned property.* *2. Discontinued access to Dublin Road through the aforementioned property.* The site was also subject to a Conditional Use approval for Warehouse Use on December 18, 2023. This approval included the single condition that no site plan shall be approved until all parcels considered under the conditional use request have been combined via a recombination plat; this was due to the large number of properties that were previously included in that proposed project. This Conditional Use has since expired; and the developer for the large warehouse development proposed at the time has since pulled out .The approximately 90 properties are now zoned Light Industrial, primarily used as single-family residential, and stuck with the two conditions that were imposed at the time based on the

concept plan provided with the rezoning. Unless the parcels are redeveloped together as a whole, it would be hard for the individual properties to meet the conditions that were imposed in 2022, especially those located on Dublin Road.

The current Zoning Map Amendment request for the two subject parcels is to remove the two existing zoning conditions that were previously placed on the I-1 zoning approval of the property and add five new zoning conditions, listed below, to allow for the establishment of industrial warehouse buildings and a new access road at 200 Jesup Rd.

1. A Traffic Impact Analysis shall be conducted for the Hwy 80 intersection for use of Dublin Road as temporary construction access prior to site plan approval. Temporary construction access will be along Dublin Road and Jesup Road until the southern access road is complete.

2. Once the new road is complete, there will no longer be truck access through Raymond Road.

3. Main access road will be constructed for public use on the south side of the property with an emergency access connection to Dublin Road, traversing through GPA's land via a road right of way access, with a connection at Cypress Meadow Dr.

4. The applicant can proceed with obtaining site plan approval but cannot have a preconstruction meeting or conduct any site clearing or site work until the road has been permitted.

5. No Certificate of Occupancy will be issued for any building until the road construction has been completed.

Relevant Ordinances:	App. A, Art. IV, Sec. 21. I-1 Light Industrial District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *The request is a logical amendment to the conditions associated with the existing I-1 zoning classification of the subject property and will improve the proposed development with regard to the adjacent residential properties, directing truck traffic away from Dublin Road, which is utilized by the adjacent residential neighborhood.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

- *No, the base zoning of the property, I-1, will remain unchanged. The current request will alter the conditions placed on the zoning of the property and will improve the development of the site regarding the adjacent residential properties, directing truck traffic away from Dublin Road, which is utilized by the adjacent residential neighborhood.*

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

    - *No, the proposed conditions will only allow for temporary traversing of Dublin, Jesup, and Raymond roads until the completion of the project, at which point truck access to those roadways will be restricted; all truck access will then be through the new proposed roadway to the south of the property.*

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

    - *While the comprehensive plan and future land use map show the site as residential, the site is currently zoned I-1 (Light Industrial). The amendment of the conditions placed on the current zoning will create limitations which will enhance the site's ability to create less impact on the adjacent residential neighborhood.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

    - *There is no imminent need for the rezoning request, but the property is likely to be utilized as requested if rezoned.*

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

    - *Yes, while the proposed rezoning could conflict with the existing residential density patterns in the area as the majority of the properties surrounding the subject property are residential uses or are zoned R-A; the property owners did provide consent at the time to rezone their property to Light Industrial and several have changed the use from residential to industrial.*

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

    - *Yes, it is possible additional requests to change the conditions could be made similar to the current*

request, as the entirety of the adjacent residential neighborhood was once slated to be part of the subject parcel's development; however, the area has increasingly become more industrial in recent years, and the current zoning of the subject site as well as the adjacent residential neighborhood is I-1, for industrial use.

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

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

     - *The purpose of the conditions placed on the I-1 zoning district associated with the subject site, as well as the current amendment request, will enhance the subject site's ability to reduce the impact made on the adjacent residential neighborhood once completed, directing truck traffic away from the roadways traversed by residents of the neighborhood.*

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

     - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed residential uses are currently zoned I-1, allowing for future development of industrial 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 future site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*

9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on

an economic basis and therefore would create an actual burden to the public?

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

Conclusion:

Staff finds the request complies with the required criteria for a zoning map amendment. As such, staff recommends **Approval** with the following conditions:

1. A Traffic Impact Analysis shall be conducted for the Hwy 80 intersection for use of Dublin Road as temporary construction access prior to site plan approval. Temporary construction access will be along Dublin Road and Jesup Road until the southern access road is complete.

2. Once the new road is complete, there will no longer be truck access through Raymond Road.

3. Main access road will be constructed for public use on the south side of the property traversing through GPA's land via a road right of way access, with a connection at Cypress Meadow Dr. Emergency access to the property will be provided with a connection to Dublin Rd.

4. The applicant can proceed with obtaining site plan approval but cannot have a preconstruction meeting or conduct any site clearing or site work until the road has been permitted.

5. No Certificate of Occupancy will be issued for any building until the road construction has been completed.

Attachments:

A. Vicinity Map

B. Zoning Map

C. Application and Submittal Documentation

D. Site Photos

Attachment A

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

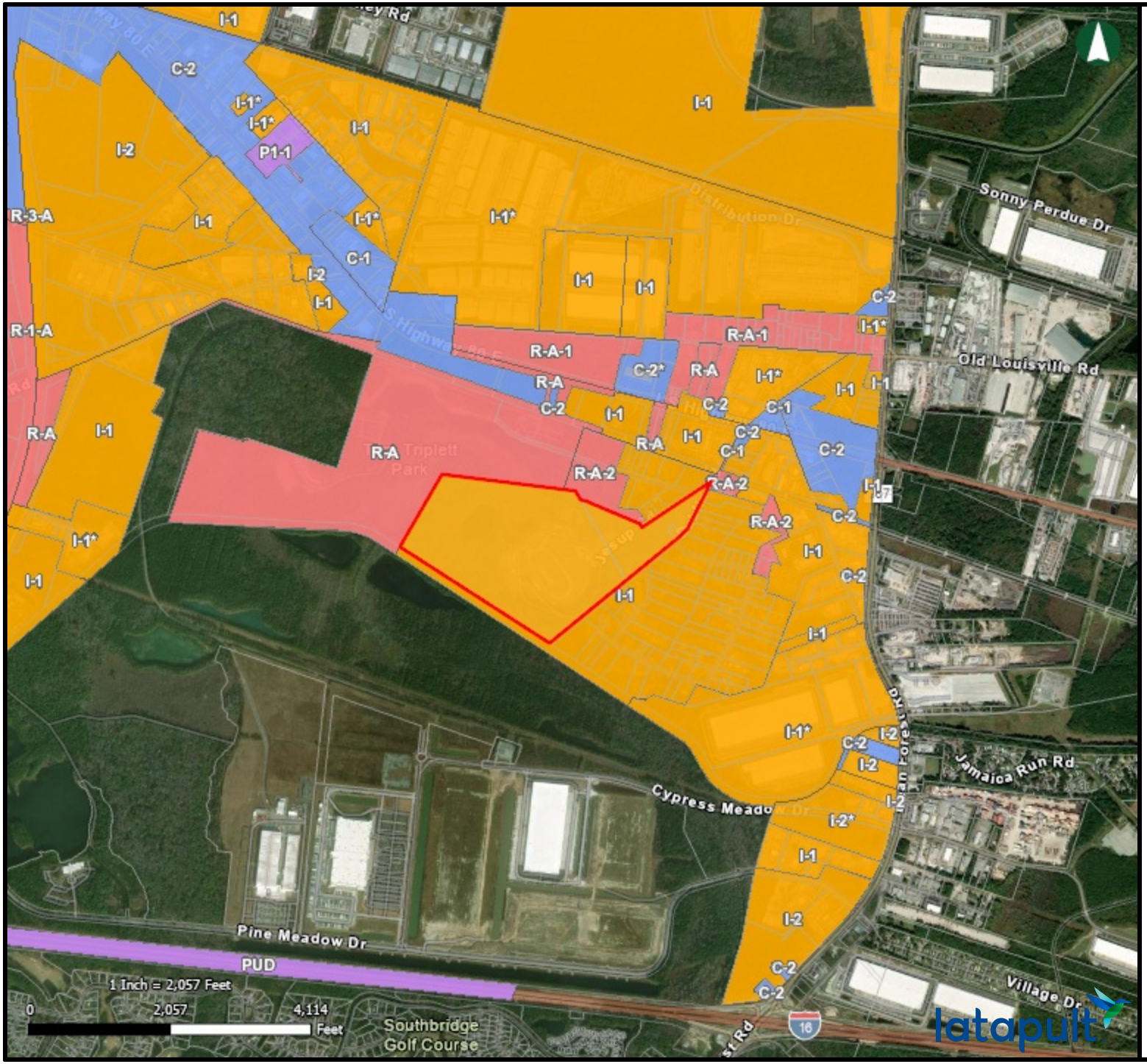
A26-0009 - 200 Jesup Road - Vicinity Map

01/27/2026

Parcels

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

Attachment B



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

A26-0009 - 200 Jesup Road - Zoning Map

01/27/2026

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

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

Exhibit A: Warehousing Use Conditions

1. A Traffic Impact Analysis shall be conducted for the Hwy 80 intersection for use of Dublin Road as temporary construction access prior to site plan approval. Temporary construction access will be along Dublin Road and Jesup Road until the southern access road is complete.
2. Once the new road is complete, there will no longer be truck access through Raymond Road.
3. Main access road will be constructed for public use on the south side of the property traversing through GPA's land via a road right of way access, with a connection at Cypress Meadow Dr. Emergency access to the property will be provided with a connection to Dublin Road.
4. The applicant can proceed with obtaining site plan approval but cannot have a pre-construction meeting or conduct any site clearing or site work until the road has been permitted.
5. No Certificate of Occupancy will be issued for any building until the road construction has been completed.

Attachment C
Exhibit B

Adjacent Property Owners	
Owner Name	**Mailing Address**
135 BLUFFTON ROAD LLC	135 BLUFFTON RD, POOLER, GA 31322
WILLIAMS, LEON B & WILLIAMS, ANN L	125 BLUFFTON RD, POOLER, GA 31322
HUDSON, ROGER	127 JESUP RD, POOLER, GA 31322
DELL, MARY & DELL, DENNIS	127 JESUP RD, POOLER, GA 31322
SMITH, JUDY MARIAN	121 JESUP RD, POOLER, GA 31322
TRIPLETT, JR. THOMAS O. TRIPLETT HUNTER T.	340 LAKE TOMACHEECHEE DR, RINCON, GA 31326
HUNTLEY MANAGEMENT LLC	224 DUBLIN RD, POOLER, GA 31322
ROOP, JESSE D & ROOP, MARY J	300 LEE DR, ELLABELL, GA 31308
GONZALES, IRIS J	2395 DOWNING AVE, SAVANNAH, GA 31404
VAUGHN, JULIE ANN	150 MOOSE AVE, SAVANNAH, GA 31405-9326
BOX, TINA MARIE & MATTHEW, CHRISTOPHER	306 DUBLIN RD, POOLER, GA 31322
314 DUBLIN ROAD LLC	314 DUBLIN RD, POOLER, GA 31322
COWART, TRAVIS B	118 CLAXTON RD, POOLER, GA 31322
RIOS, JOSE DEJESUS JIMENEZ	231 ZITTROUER RD, GUYTON, GA 31312
HURT, WILLIAM ELBA & HURT, SUELLEN B	350 DUBLIN RD, POOLER, GA 31322
J REYNOLDS PROPERTIES LLC	749 PO BOX, LUDOWICI, GA 31316-0749
HUSS, CHARLES H	189 BAXLEY RD, POOLER, GA 31322

PREPARED FOR:

TPAGROUP

STONE PROPERTY

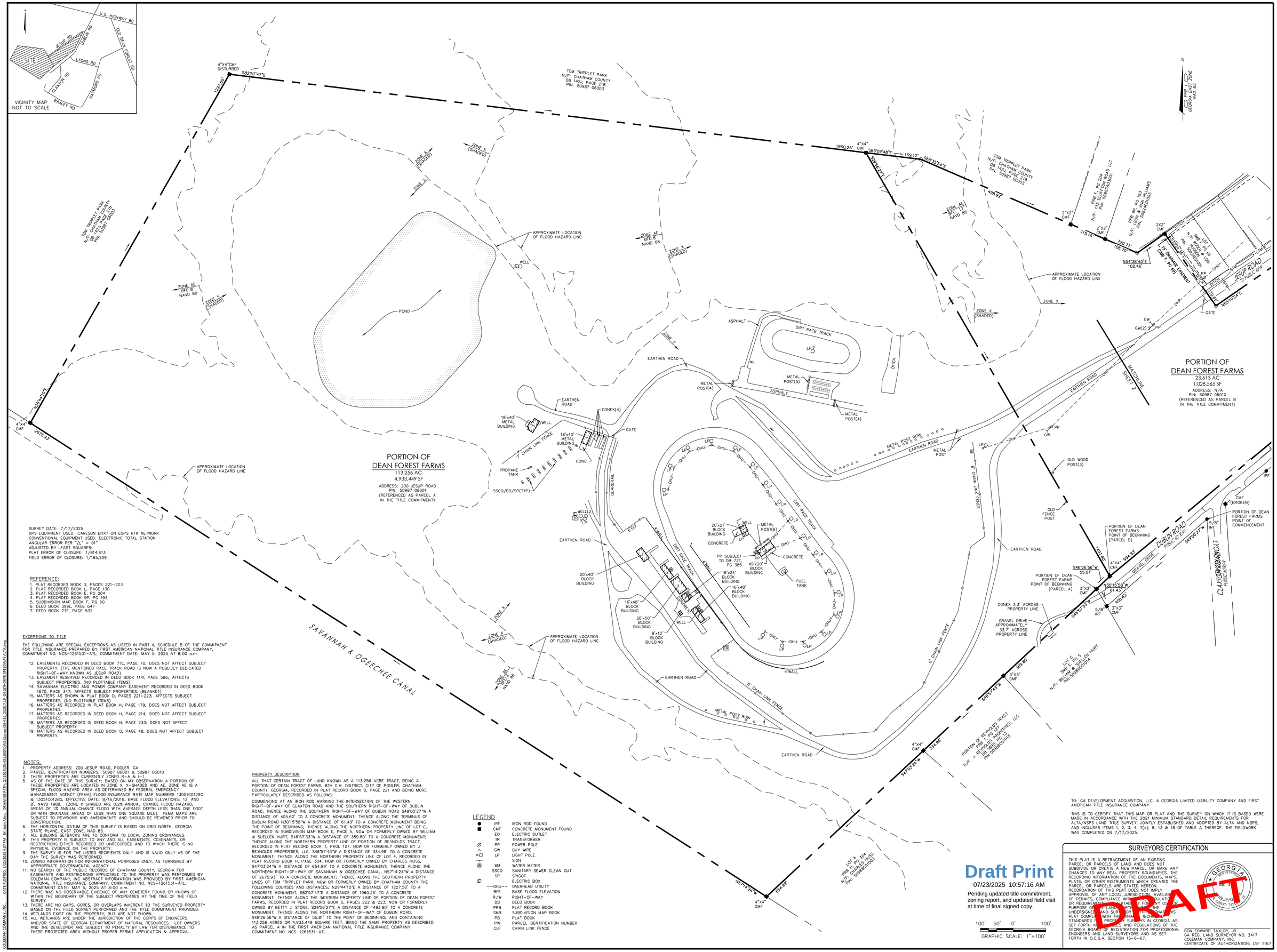
POOLER, GA

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

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2020 THOMAS & HUTTON

VICINITY MAP
NOT TO SCALE



PORTION OF
DEAN FOREST FARMS
113.256 AC
4,933,449 SF
ADDRESS: 200 JESUP ROAD
PIN: 50987 06001
(REFERENCED AS PARCEL A
IN THE TITLE COMMITMENT)

PORTION OF
DEAN FOREST FARMS
23.613 AC
1,028,565 SF
ADDRESS: N/A
PIN: 50987 06010
(REFERENCED AS PARCEL B
IN THE TITLE COMMITMENT)

SURVEY DATE: 7/17/2025
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 01"
ADJUSTED BY LEAST SQUARES:
PLAT ERROR OF CLOSURE: 1/814,613
FIELD ERROR OF CLOSURE: 1/165,209

REFERENCE:
1. PLAT RECORDED BOOK D, PAGES 221-223
2. PLAT RECORDED BOOK L, PAGE 130
3. PLAT RECORDED BOOK E, PG 204
4. PLAT RECORDED BOOK 9P, PG 193
5. SUBDIVISION MAP BOOK F, PG 60
6. DEED BOOK 399L, PAGE 647
7. DEED BOOK 77F, PAGE 532

EXCEPTIONS TO TITLE

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1261531-ATL, COMMITMENT DATE: MAY 5, 2025 AT 8:00 a.m.

12. EASEMENTS RECORDED IN DEED BOOK 77L, PAGE 70; DOES NOT AFFECT SUBJECT PROPERTY. (THE MENTIONED RACE TRACK ROAD IS NOW A PUBLICLY DEDICATED RIGHT-OF-WAY KNOWN AS JESUP ROAD)
13. EASEMENT RESERVED RECORDED IN DEED BOOK 114I, PAGE 586; AFFECTS SUBJECT PROPERTIES. (NO PLOTTABLE ITEMS)
14. SAVANNAH ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN DEED BOOK 167D, PAGE 347; AFFECTS SUBJECT PROPERTIES. (BLANKET)
15. MATTERS AS SHOWN IN PLAT BOOK D, PAGES 221-223; AFFECTS SUBJECT PROPERTIES. (NO PLOTTABLE ITEMS)
16. MATTERS AS RECORDED IN PLAT BOOK H, PAGE 179; DOES NOT AFFECT SUBJECT PROPERTIES.
17. MATTERS AS RECORDED IN DEED BOOK H, PAGE 214; DOES NOT AFFECT SUBJECT PROPERTIES.
18. MATTERS AS RECORDED IN DEED BOOK H, PAGE 233; DOES NOT AFFECT SUBJECT PROPERTY.
19. MATTERS AS RECORDED IN DEED BOOK O, PAGE 48, DOES NOT AFFECT SUBJECT PROPERTY.

NOTES:
1. PROPERTY ADDRESS: 200 JESUP ROAD, POOLER, GA
2. PARCEL IDENTIFICATION NUMBERS: 50987 06001 & 50987 06010
3. THESE PROPERTIES ARE CURRENTLY ZONED R-A & I-1.
4. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF THESE PROPERTIES ARE LOCATED IN ZONE X, X-SHADED AND AE. ZONE AE IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13051C0129G & 13051C0128G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATIONS: 12' AND 8', NAVD 1988. (ZONE X SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
5. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED AND TO WHICH THERE IS NO PHYSICAL EVIDENCE ON THE PROPERTY.
8. THE SURVEY IS FOR THE LISTED RECIPIENTS ONLY AND IS VALID ONLY AS OF THE DAY THE SURVEY WAS PERFORMED.
9. ZONING INFORMATION FOR INFORMATIONAL PURPOSES ONLY, AS FURNISHED BY APPROPRIATE GOVERNMENTAL AGENCY.
10. NO SEARCH OF THE PUBLIC RECORDS OF CHATHAM COUNTY, GEORGIA FOR EASEMENTS AND RESTRICTIONS APPLICABLE TO THE PROPERTY WAS PERFORMED BY COLEMAN COMPANY, INC ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1261531-ATL, COMMITMENT DATE: MAY 5, 2025 AT 8:00 a.m.
11. THERE WAS NO OBSERVABLE EVIDENCE OF ANY CEMETERY FOUND OR KNOWN OF WITHIN THE BOUNDARY OF THE SUBJECT PROPERTIES AT THE TIME OF THE FIELD SURVEY.
12. THERE ARE NO GAPS, GORES, OR OVERLAPS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED.
13. WETLANDS EXIST ON THE PROPERTY, BUT ARE NOT SHOWN.
14. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND KNOWN AS A 113.256 ACRE TRACT, BEING A PORTION OF DEAN FOREST FARMS, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, RECORDED IN PLAT RECORD BOOK D, PAGE 221 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CLAXTON ROAD AND THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD S49°00'27"W A DISTANCE OF 405.62' TO A CONCRETE MONUMENT; THENCE ALONG THE TERMINUS OF DUBLIN ROAD N30°15'58"W A DISTANCE OF 61.43' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT C, RECORDED IN SUBDIVISION MAP BOOK E, PAGE 5, NOW OR FORMERLY OWNED BY WILLIAM & SUELLEN HURT, S46°57'33"W A DISTANCE OF 389.80' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN PROPERTY LINE OF PORTION OF REYNOLDS TRACT, RECORDED IN PLAT RECORD BOOK 1, PAGE 127, NOW OR FORMERLY OWNED BY J. REYNOLDS PROPERTIES, LLC, S46°57'43"W A DISTANCE OF 334.98' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT 4, RECORDED IN PLAT RECORD BOOK H, PAGE 304, NOW OR FORMERLY OWNED BY CHARLES HUSS, S47°03'24"W A DISTANCE OF 654.89' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAVANNAH & OGEECHEE CANAL, N57°14'24"W A DISTANCE OF 2675.93' TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHERN PROPERTY LINES OF TOM TRIPPLET PARK, NOW OR FORMERLY OWNED BY CHATHAM COUNTY THE FOLLOWING COURSES AND DISTANCES; N29°44'10"E A DISTANCE OF 1227.50' TO A CONCRETE MONUMENT; S82°57'47"E A DISTANCE OF 1960.25' TO A CONCRETE MONUMENT; THENCE ALONG THE WESTERN PROPERTY LINE OF PORTION OF DEAN FOREST FARMS, RECORDED IN PLAT RECORD BOOK D, PAGES 222 & 223, NOW OR FORMERLY OWNED BY BETTY J. STONE, S29°56'27"E A DISTANCE OF 1493.80' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD, S46°26'56"W A DISTANCE OF 55.81' TO THE POINT OF BEGINNING; AND CONTAINING 113.256 ACRES OR 4,933,449 SQUARE FEET, BEING THE SAME PROPERTY AS DESCRIBED AS PARCEL A IN THE FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1261531-ATL.

LEGEND

●	IRF	IRON ROD FOUND
■	CMF	CONCRETE MONUMENT FOUND
	EO	ELECTRIC OUTLET
	TR	TRANSFORMER
⊘	PP	POWER POLE
^	GW	GUY WIRE
☼	LP	LIGHT POLE
		SIGN
Ⓦ	WM	WATER METER
	SSCO	SANITARY SEWER CLEAN OUT
	SP	SPIGOT
⊡		ELECTRIC BOX
	--OHU--	OVERHEAD UTILITY
	BFE	BASE FLOOD ELEVATION
	R/W	RIGHT-OF-WAY
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	CLF	CHAIN LINK FENCE

Draft Print
07/23/2025 10:57:16 AM
Pending updated title commitment, zoning report, and updated field visit at time of final signed copy.

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

TO: GA DEVELOPMENT ACQUISITION, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/17/2025.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, AND SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND ARE NOT IMPLIED. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED NO. 3417 EDWARD TAYLOR, JR. LAND SURVEYOR

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

DRAFT

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

REVISIONS:

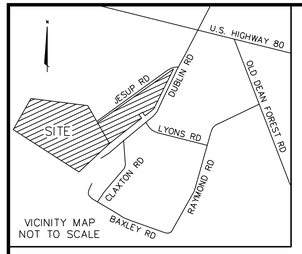
AN ALTA/NSPS LAND TITLE SURVEY OF
PORTIONS OF DEAN FOREST FARMS,
8TH G.M. DISTRICT, CITY OF POOLER,
CHATHAM COUNTY, GEORGIA
PREPARED FOR: GA DEVELOPMENT ACQUISITION, LLC

JOB NUMBER:	25-431
DATE:	7/19/2025
DRAWN BY:	JPA
CHECKED BY:	
SCALE:	1"=100'

ALTA/NSPS
LAND TITLE SURVEY

SHEET:
1/2

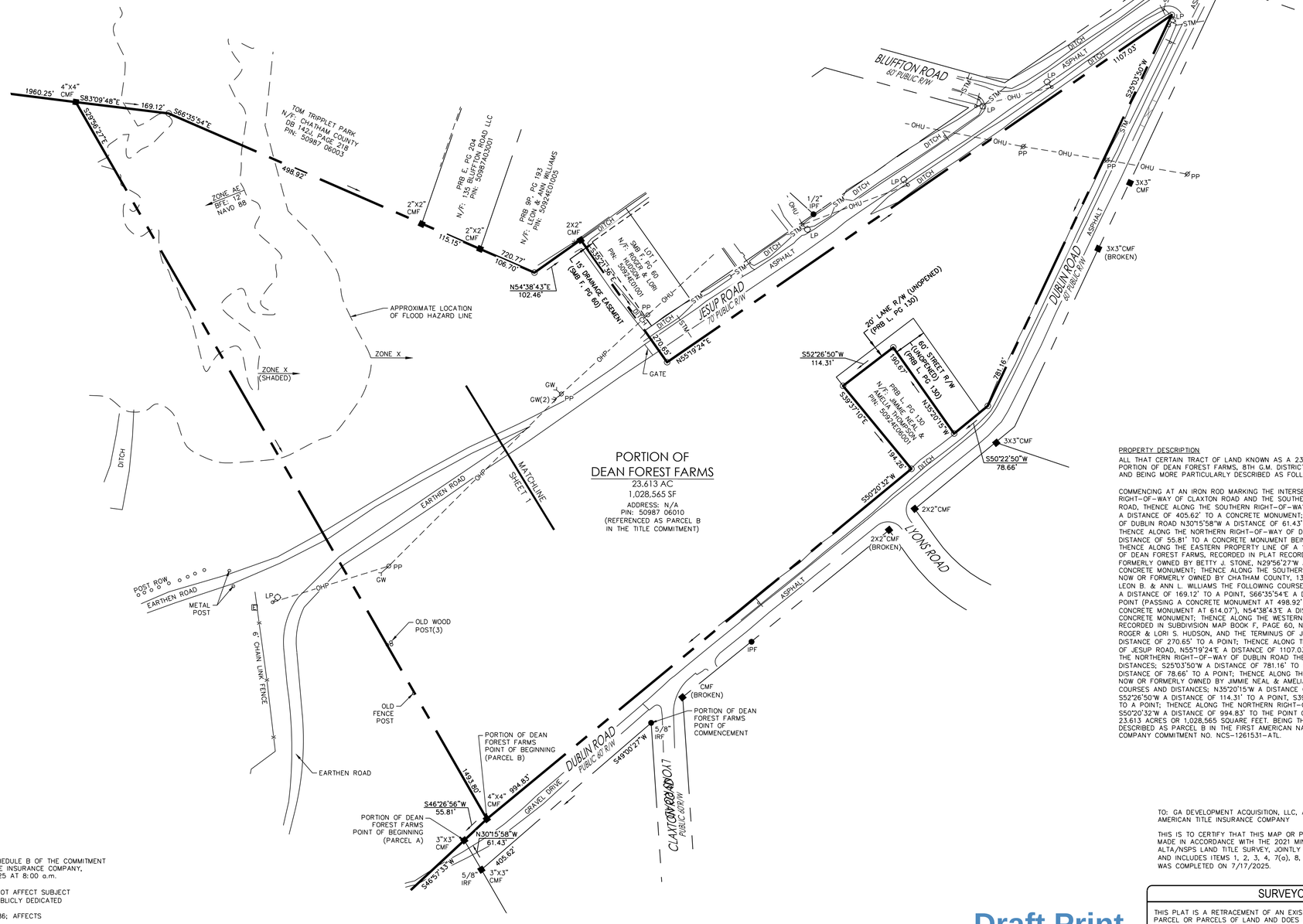
COLEMAN COMPANY, INC. DATE PLOTTED: 7/23/2025 4:57 PM BY: Josh Allen DRAWING PATH: G:\2025\25-431.000\SHEETS\cmm\25-431_2025_7.19_OGEECHEE SPEEDWAY ALTA.dwg



VICINITY MAP
NOT TO SCALE

LEGEND

●	IPFC	IRON PIPE FOUND WITH CAP
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
■	RWCMF	RIGHT-OF-WAY CMF
⊘	PP	POWER POLE
○☼	LP	LIGHT POLE
>	GW	GUY WIRE
⊣		SIGN
▨	GI	GRATE INLET
ⓒ	CI	CURB INLET
Ⓢ	SSMH	SANITARY SEWER MANHOLE
⊁	FH	FIRE HYDRANT
✱	WV	WATER VALVE
✱	ICV	IRRIGATION CONRTOL VALVE
Ⓦ	WM	WATER METER
◎		WELL TANK/PUMP
MB		MAIL BOX
AC		AIR CONDITIONING UNIT
○	SP	SPIGOT
	RD	ROOF DRAIN
	(TYP)	TYPICAL
	-X-	CHAIN LINK FENCE
	--UE--	UNDERGROUND ELECTRIC
	R/W	RIGHT-OF-WAY
	TR	TRANSFORMER
	CHH	COMMUNICATIONS HAND-HOLE
	--STM--	STORM WATER LINE
	--SAN--	SANITARY SEWER LINE
	DB	DEED BOOK
	SUB	SUBDIVISION
	PRB	PLAT RECORD BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT



PORTION OF
DEAN FOREST FARMS
23.613 AC
1,028,565 SF
ADDRESS: N/A
PIN: 50987 06010
(REFERENCED AS PARCEL B
IN THE TITLE COMMITMENT)

SURVEY DATE: 7/17/2025
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 01"
ADJUSTED BY LEAST SQUARES
PLAT ERROR OF CLOSURE: 1/814,613
FIELD ERROR OF CLOSURE: 1/165,209

REFERENCE:
1. PLAT RECORDED BOOK D, PAGES 221-223
2. PLAT RECORDED BOOK L, PAGE 130
3. PLAT RECORDED BOOK E, PG 204
4. PLAT RECORDED BOOK 9P, PG 193
5. SUBDIVISION MAP BOOK F, PG 60
6. DEED BOOK 399L, PAGE 647
7. DEED BOOK 77F, PAGE 532

EXCEPTIONS TO TITLE

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1261531-ATL, COMMITMENT DATE: MAY 5, 2025 AT 8:00 a.m.

12. EASEMENTS RECORDED IN DEED BOOK 77L, PAGE 70; DOES NOT AFFECT SUBJECT PROPERTY. (THE MENTIONED RACE TRACK ROAD IS NOW A PUBLICLY DEDICATED RIGHT-OF-WAY KNOWN AS JESUP ROAD)
13. EASEMENT RESERVED RECORDED IN DEED BOOK 114I, PAGE 586; AFFECTS SUBJECT PROPERTIES. (NO PLOTTABLE ITEMS)
14. SAVANNAH ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN DEED BOOK 167D, PAGE 347; AFFECTS SUBJECT PROPERTIES. (BLANKET)
15. MATTERS AS SHOWN IN PLAT BOOK D, PAGES 221-223; AFFECTS SUBJECT PROPERTIES. (NO PLOTTABLE ITEMS)
16. MATTERS AS RECORDED IN PLAT BOOK H, PAGE 179; DOES NOT AFFECT SUBJECT PROPERTIES.
17. MATTERS AS RECORDED IN DEED BOOK H, PAGE 214; DOES NOT AFFECT SUBJECT PROPERTIES.
18. MATTERS AS RECORDED IN DEED BOOK H, PAGE 233; DOES NOT AFFECT SUBJECT PROPERTY.
19. MATTERS AS RECORDED IN DEED BOOK O, PAGE 48, DOES NOT AFFECT SUBJECT PROPERTY.

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND KNOWN AS A 23.613 ACRE TRACT, BEING A PORTION OF DEAN FOREST FARMS, 8TH G.M. DISTRICT, CITY OF POOLER, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CLAXTON ROAD AND THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD S49°00'27"W A DISTANCE OF 405.62' TO A CONCRETE MONUMENT; THENCE ALONG THE TERMINUS OF DUBLIN ROAD N30°15'58"W A DISTANCE OF 61.43' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD N46°26'56"E A DISTANCE OF 55.81' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERN PROPERTY LINE OF A 113.256 ACRE TRACT, PORTION OF DEAN FOREST FARMS, RECORDED IN PLAT RECORD BOOK D, PAGE 221, NOW OR FORMERLY OWNED BY BETTY J. STONE, N29°56'27"W A DISTANCE OF 1493.80' TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHERN PROPERTY LINES OF LANDS NOW OR FORMERLY OWNED BY CHATHAM COUNTY, 135 BLUFFTON ROAD LLC AND BY LEON B. & ANN L. WILLIAMS THE FOLLOWING COURSES AND DISTANCES; S83°09'48"E A DISTANCE OF 169.12' TO A POINT, S66°35'54"E A DISTANCE OF 720.77' TO A POINT (PASSING A CONCRETE MONUMENT AT 498.92' AND PASSING A SECOND CONCRETE MONUMENT AT 614.07'), N54°38'43"E A DISTANCE OF 102.46' TO A CONCRETE MONUMENT; THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 1, RECORDED IN SUBDIVISION MAP BOOK F, PAGE 60, NOW OR FORMERLY OWNED BY ROGER & LORI S. HUDSON, AND THE TERMINUS OF JESUP ROAD, S35°21'36"E A DISTANCE OF 270.65' TO A POINT; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF JESUP ROAD, N55°19'24"E A DISTANCE OF 1107.03' TO A POINT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD THE FOLLOWING COURSES AND DISTANCES; S25°03'50"W A DISTANCE OF 781.16' TO A POINT, S50°22'50"W A DISTANCE OF 78.66' TO A POINT; THENCE ALONG THE PROPERTY LINES OF LANDS NOW OR FORMERLY OWNED BY JIMMIE NEAL & AMELIA THOMPSON THE FOLLOWING COURSES AND DISTANCES; N35°20'15"W A DISTANCE OF 190.67' TO A POINT, S52°26'50"W A DISTANCE OF 114.31' TO A POINT, S39°37'10"E A DISTANCE OF 194.26' TO A POINT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD S50°20'32"W A DISTANCE OF 994.83' TO THE POINT OF BEGINNING; AND CONTAINING 23.613 ACRES OR 1,028,565 SQUARE FEET. BEING THE SAME PROPERTY AS DESCRIBED AS PARCEL B IN THE FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1261531-ATL.

TO: GA DEVELOPMENT ACQUISITION, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/17/2025.

Draft Print
07/23/2025 10:55:09 AM
Pending updated title commitment, zoning report, and updated field visit at time of final signed copy.

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

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. THE RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3417 LAND SURVEYOR BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

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

DRAFT

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

AN ALTA/NSPS LAND TITLE SURVEY OF PORTIONS OF DEAN FOREST FARMS, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR: GA DEVELOPMENT ACQUISITION, LLC

JOB NUMBER:	22-044
DATE:	5/17/2023
DRAWN BY:	JCB
CHECKED BY:	
SCALE:	1" = 100'

ALTA/NSPS
LAND TITLE SURVEY

SHEET:
2/2

COLEMAN COMPANY, INC. DATE PLOTTED: 7/22/2025 4:08 PM BY: Josh Akins DRAWING PATH: G:\2025\25-431.000\DWG\Survey\25-431_2025.7.10_OGLETHORPE SPEEDWAY ALTA.dwg

AS-SURVEYED PROPERTY DESCRIPTION (PARCEL A)

ALL THAT CERTAIN TRACT OF LAND KNOWN AS A 113.256 ACRE TRACT, BEING A PORTION OF DEAN FOREST FARMS, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, RECORDED IN PLAT RECORD BOOK D, PAGE 221 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CLAXTON ROAD AND THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD S49°00'27”W A DISTANCE OF 405.62' TO A CONCRETE MONUMENT; THENCE ALONG THE TERMINUS OF DUBLIN ROAD N30°15'58”W A DISTANCE OF 61.43' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT C, RECORDED IN SUBDIVISION MAP BOOK E, PAGE 5, NOW OR FORMERLY OWNED BY WILLIAM & SUELLEN HURT, S46°57'33”W A DISTANCE OF 389.80' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN PROPERTY LINE OF PORTION OF REYNOLDS TRACT, RECORDED IN PLAT RECORD BOOK T, PAGE 127, NOW OR FORMERLY OWNED BY J. REYNOLDS PROPERTIES, LLC, S46°57'43”W A DISTANCE OF 334.98' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT 4, RECORDED IN PLAT RECORD BOOK H, PAGE 304, NOW OR FORMERLY OWNED BY CHARLES HUSS, S47°03'24”W A DISTANCE OF 654.89' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAVANNAH & OGEECHEE CANAL, N57°14'24”W A DISTANCE OF 2675.93' TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHERN PROPERTY LINES OF TOM TRIPPLET PARK, NOW OR FORMERLY OWNED BY CHATHAM COUNTY THE FOLLOWING COURSES AND DISTANCES; N29°44'10”E A DISTANCE OF 1227.50' TO A CONCRETE MONUMENT, S82°57'47”E A DISTANCE OF 1960.25' TO A CONCRETE MONUMENT; THENCE ALONG THE WESTERN PROPERTY LINE OF PORTION OF DEAN FOREST FARMS, RECORDED IN PLAT RECORD BOOK D, PAGES 222 & 223, NOW OR FORMERLY OWNED BY BETTY J. STONE, S29°56'27”E A DISTANCE OF 1493.80' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD, S46°26'56”W A DISTANCE OF 55.81' TO THE POINT OF BEGINNING; AND CONTAINING 113.256 ACRES OR 4,933,449 SQUARE FEET. BEING THE SAME PROPERTY AS DESCRIBED AS PARCEL A IN THE FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1261531-ATL.

AS-SURVEYED PROPERTY DESCRIPTION (PARCEL B)

ALL THAT CERTAIN TRACT OF LAND KNOWN AS A 23.613 ACRE TRACT, BEING A PORTION OF DEAN FOREST FARMS, 8TH G.M. DISTRICT, CITY OF POOLER, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CLAXTON ROAD AND THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF DUBLIN ROAD S49°00'27”W A DISTANCE OF 405.62' TO A CONCRETE MONUMENT; THENCE ALONG THE TERMINUS OF DUBLIN ROAD N30°15'58”W A DISTANCE OF 61.43' TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD N46°26'56”E A DISTANCE OF 55.81' TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERN PROPERTY LINE OF A 113.256 ACRE TRACT, PORTION OF DEAN FOREST FARMS, RECORDED IN PLAT RECORD BOOK D, PAGE 221, NOW OR FORMERLY OWNED BY BETTY J. STONE, N29°56'27”W A DISTANCE OF 1493.80' TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHERN PROPERTY LINES OF LANDS NOW OR FORMERLY OWNED BY CHATHAM COUNTY, 135 BLUFFTON ROAD LLC AND BY LEON B. & ANN L. WILLIAMS THE FOLLOWING COURSES AND DISTANCES; S83°09'48”E A DISTANCE OF 169.12' TO A POINT, S66°35'54”E A DISTANCE OF 720.77' TO A POINT (PASSING A CONCRETE MONUMENT AT 498.92' AND PASSING A SECOND CONCRETE MONUMENT AT 614.07'), N54°38'43”E A DISTANCE OF 102.46' TO A CONCRETE MONUMENT; THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 1, RECORDED IN SUBDIVISION MAP BOOK F, PAGE 60, NOW OR FORMERLY OWNED BY ROGER & LORI S. HUDSON, AND THE TERMINUS OF JESUP ROAD, S35°21'36”E A DISTANCE OF 270.65' TO A POINT; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF JESUP ROAD, N55°19'24”E A DISTANCE OF 1107.03' TO A POINT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD THE FOLLOWING COURSES AND DISTANCES; S25°03'50”W A DISTANCE OF 781.16' TO A POINT, S50°22'50”W A DISTANCE OF 78.66' TO A POINT; THENCE ALONG THE PROPERTY LINES OF LANDS NOW OR FORMERLY OWNED BY JIMMIE NEAL & AMELIA THOMPSON THE FOLLOWING COURSES AND DISTANCES; N35°20'15”W A DISTANCE OF 190.67' TO A POINT, S52°26'50”W A DISTANCE OF 114.31' TO A POINT, S39°37'10”E A DISTANCE OF 194.26' TO A POINT; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF DUBLIN ROAD S50°20'32”W A DISTANCE OF 994.83' TO THE POINT OF BEGINNING; AND CONTAINING 23.613 ACRES OR 1,028,565 SQUARE FEET. BEING THE SAME PROPERTY AS DESCRIBED AS PARCEL B IN THE FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1261531-ATL.

rintable page

ARID: 50987 06001

STONE BETT J AS TRUSTEE* 200 JESUP RD

Tax Commissioner Summary

Status	CTIVE
lternate ID	2940204
Bill #	2940204
Tax District/Description	050-POOLER
Legal Description	JOE A. BLOUNT TR CT SUB. OF BOUR QUIN TR CT, DEAN FOREST FARMS
ppeal Status	

arcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		32.0460

arcel Information

roperty Class	C5 - Commercial Large Tracts
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
STONE BETT J AS TRUSTEE*			267 RAYMOND RD POOLER GA 31322

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
STONE BETT J AS TRUSTEE*			267 RAYMOND RD POOLER GA 31322

Tax (Penalties and Interest Included through Current Date)

ear	Cycle	Billed	Paid	Due
2025	1	21,018.33	-21,018.33	0.00
2024	1	20,852.11	-20,852.11	0.00
2023	1	16,647.78	-16,647.78	0.00
2022	1	16,383.61	-16,383.61	0.00
2021	1	14,570.66	-14,570.66	0.00
2020	1	14,485.97	-14,485.97	0.00
2019	1	14,444.99	-14,444.99	0.00
2018	1	15,864.41	-15,864.41	0.00
2017	1	15,100.69	-15,100.69	0.00
2016	1	15,367.75	-15,367.75	0.00
2015	1	15,252.73	-15,252.73	0.00
Total:		179,989.03	-179,989.03	0.00

ayment Information

Attachment C

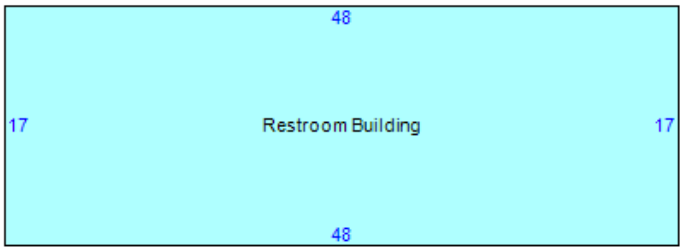
Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164617134	CLKENT-1866 CASHIER	11/12/2025 CASHIER	11/12/2025 P25	$21,018.33	$0.00 $0.00	CHECK/21,018.33	$21,018.33

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164617134	CLKENT-1866 CASHIER	11/12/2025 CASHIER	$21,018.33	betty stone 114 gordon b hinckley ave Rincon Georgia, 31326

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	10.5180	$6,898.54	-$6,898.54	$0.00
POOLER - CITY	TAX	CITY OF POOLER	4.1970	$2,752.73	-$2,752.73	$0.00
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	17.3310	$11,367.06	-$11,367.06	$0.00
	Total:		32.0460	$21,018.33	-$21,018.33	$0.00



Item	Area
Restroom Building - 432:Restroom Building	816
- 1011:CANOPY, WOOD FRAME	220
- 6601:CHAIN LINK FENCE, GALVANIZED	940
- 6601:CHAIN LINK FENCE, GALVANIZED	2120
- 6601:CHAIN LINK FENCE, GALVANIZED	1190
- 4005:BLEACHER, GRANDSTAND	7100

- 4005:BLEACHER, GRANDSTAND	5325

Printable page

PARID: 50987 06010
STONE BETTY J AS TRUSTEE* DUBLIN RD

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	2940220
Bill #	2940220
Tax District/Description	050-POOLER
Legal Description	PORTION OF DEAN FOREST FARMS
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		32.0460

Parcel Information

Property Class	A4 - Agricultural Small Tracts
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
STONE BETTY J AS TRUSTEE*			267 RAYMOND RD POOLER GA 31322

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
STONE BETTY J AS TRUSTEE*			267 RAYMOND RD POOLER GA 31322

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2025	1	1,779.20	-1,779.20	0.00
2024	1	1,634.70	-1,634.70	0.00
2023	1	1,642.42	-1,642.42	0.00
2022	1	1,667.27	-1,667.27	0.00
2021	1	1,762.90	-1,762.90	0.00
2020	1	1,752.82	-1,752.82	0.00
2019	1	2,797.13	-2,797.13	0.00
2018	1	2,800.81	-2,800.81	0.00
2017	1	2,635.50	-2,635.50	0.00
2016	1	2,625.67	-2,625.67	0.00
2015	1	2,534.30	-2,534.30	0.00
Total:		23,632.72	-23,632.72	0.00

Payment Information

Attachment C

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164617135	CLKENT-1866 CASHIER	11/12/2025 CASHIER	11/12/2025 P25	$1,779.20	$0.00 $0.00	CHECK/1,779.20	$1,779.20

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164617135	CLKENT-1866 CASHIER	11/12/2025 CASHIER	$1,779.20	betty stone 114 gordon b hinckley ave Rincon Georgia, 31326

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	10.5180	$583.96	-$583.96	$0.00
POOLER - CITY	TAX	CITY OF POOLER	4.1970	$233.02	-$233.02	$0.00
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	17.3310	$962.22	-$962.22	$0.00
Total:			32.0460	$1,779.20	-$1,779.20	$0.00

Sorry, no sketch available for this record

Item	Area

Sorry, no photo available for this record

Attachment D – A26-0009
Site Photos

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a Childcare Facility at 500 E. Marketplace Way.

Project:	#A25-0003
P&Z Meeting Date:	February 9, 2026
City Council Meeting Date:	March 2, 2026
Applicant and Authorized Agent:	Laukik Patel
Property Owner:	Pooler Angel Learning LLC
Location (Address):	500 E. Marketplace Way
Parcel (PIN):	51011F01010
Acreage:	Approximately 9.68-Acres
Zoning:	PUD (Morgan Family PUD); C-2 (Commercial, Heavy District)
Proposed Use:	Childcare Facility
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	A Variance Request to reduce the number of required parking spaces from 45 to 35 and to reduce the required fenced playground area from 18,500 square feet to 10,000 square feet, in order to develop a childcare facility at the subject site was reviewed by the Planning and Zoning Commission at the March 10, 2025, meeting. P&Z provided a recommendation of denial of the request to Council; however, the request was withdrawn prior to the March 18, 2025, City Council Meeting.

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 Residential and is shown in the Comprehensive Plan as being within the PUD/Mixed-Use Character Area. The proposed Learning Center is permitted within the current PUD/C-2 zoning district and is appropriate within the PUD/Mixed-Use Character Area.*

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

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

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

    - *The site plan provides adequate space for the required parking.*

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

    - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding commercial developments along the Pooler Parkway Corridor, such as the self-storage facility across Pooler Parkway. The parcels immediately adjacent to the subject site are primarily undeveloped currently besides the Clear Lake Subdivision to the west.*

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

    - *Yes, the proposed site plan is appropriate in scale for the 9.68-acre site and the adjacent properties.*

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

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

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 requirements.*

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

   - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*

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

    - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

11. Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.

    - *The site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.*

Conclusion:	The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Approval Letter

Attachment A

CITY of POOLER
GEORGIA

A25-0003 - 500 E. Marketplace Way - Vicinity Map

02/04/2026

Parcels

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

Site Work Plans

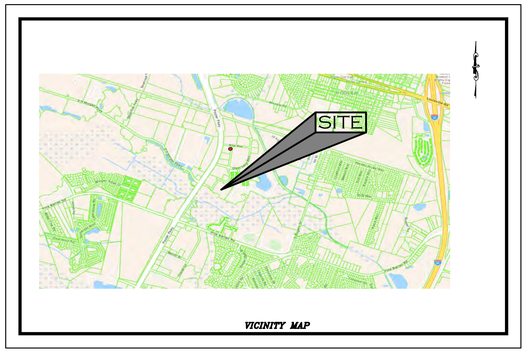
FOR THE NEW

Angel Learning Center
0 Pooler Cross Road
Pooler, Georgia 31322

FOR

Pooler Angel Learning, LLC
178 Basswood Drive
Savannah, Georgia 31407

January, 2026



VICINITY MAP

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	DEMOLOITION PLAN
C4	STAKING AND SIGNING PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	PAVING, GRADING AND DRAINAGE PLAN
C7	UTILITY PLAN, NOTES AND DETAILS
C8	PROFILES AND DETAILS
C9	DETAILS
C10	LANDSCAPE PLAN, NOTES AND DETAILS
C11	IRRIGATION PLAN
C12	DETAILS
C13	DETAILS
C14	DETAILS
C15	PAD DETAILS
C16	LIGHTING PLAN AND DETAILS
C17	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C18	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C19	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C20	TRAP DETAILS
C21	NOTES AND DETAILS
C22	NOTES AND DETAILS
C23	NOTES AND DETAILS
C24	NOTES AND DETAILS
C25	NOTES AND DETAILS
C26	NOTES AND DETAILS
C27	NOTES AND DETAILS
C28	NOTES AND DETAILS
C29	GSWCC CHECKLIST
C30	GSWCC CHECKLIST
C31	TURN EXHIBIT
C32	MITIGATION PLAN

SCHEDULE OF DRAWINGS

GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 2-3-26 ENGINEER MARK A. BOSWELL

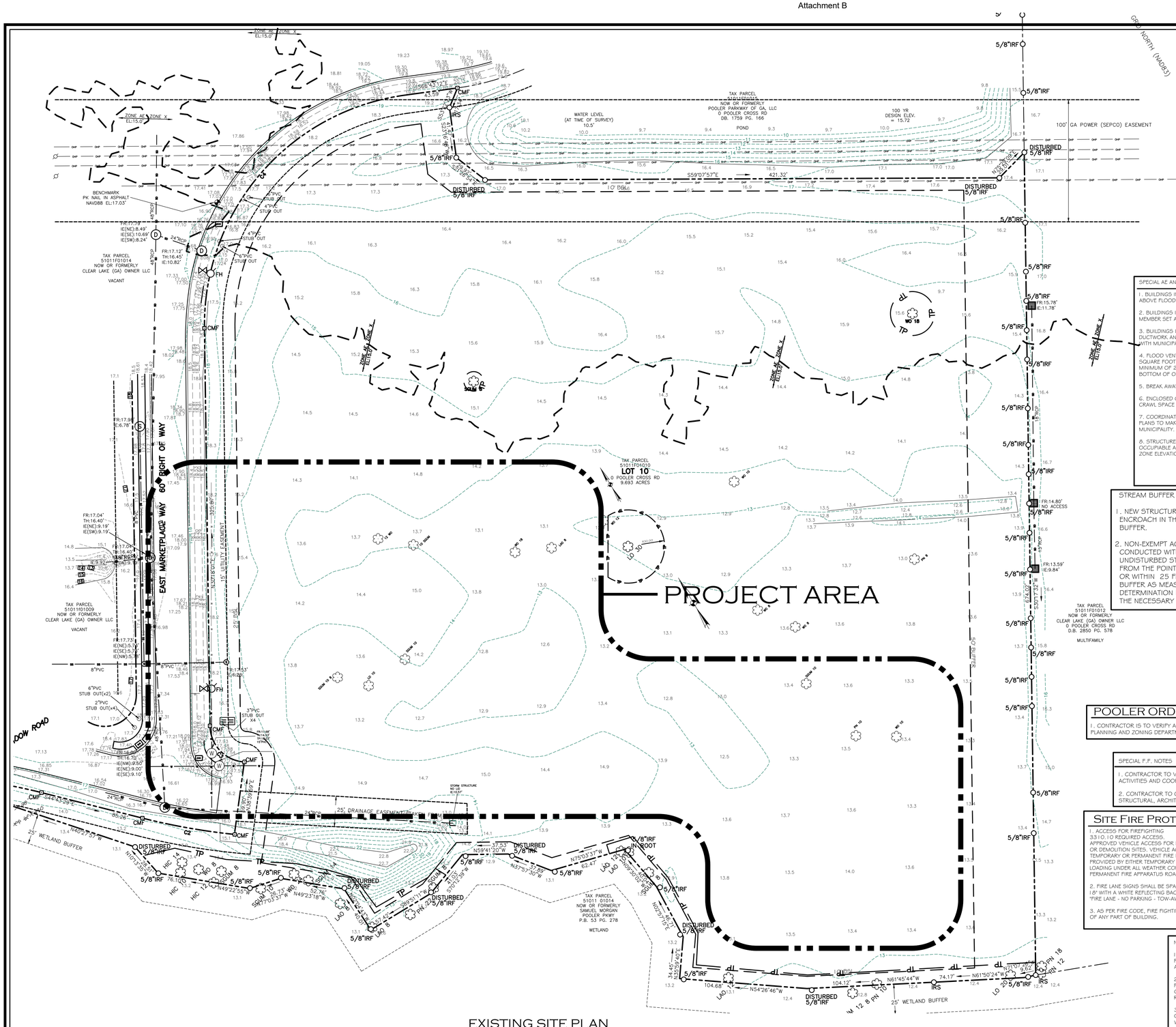
BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

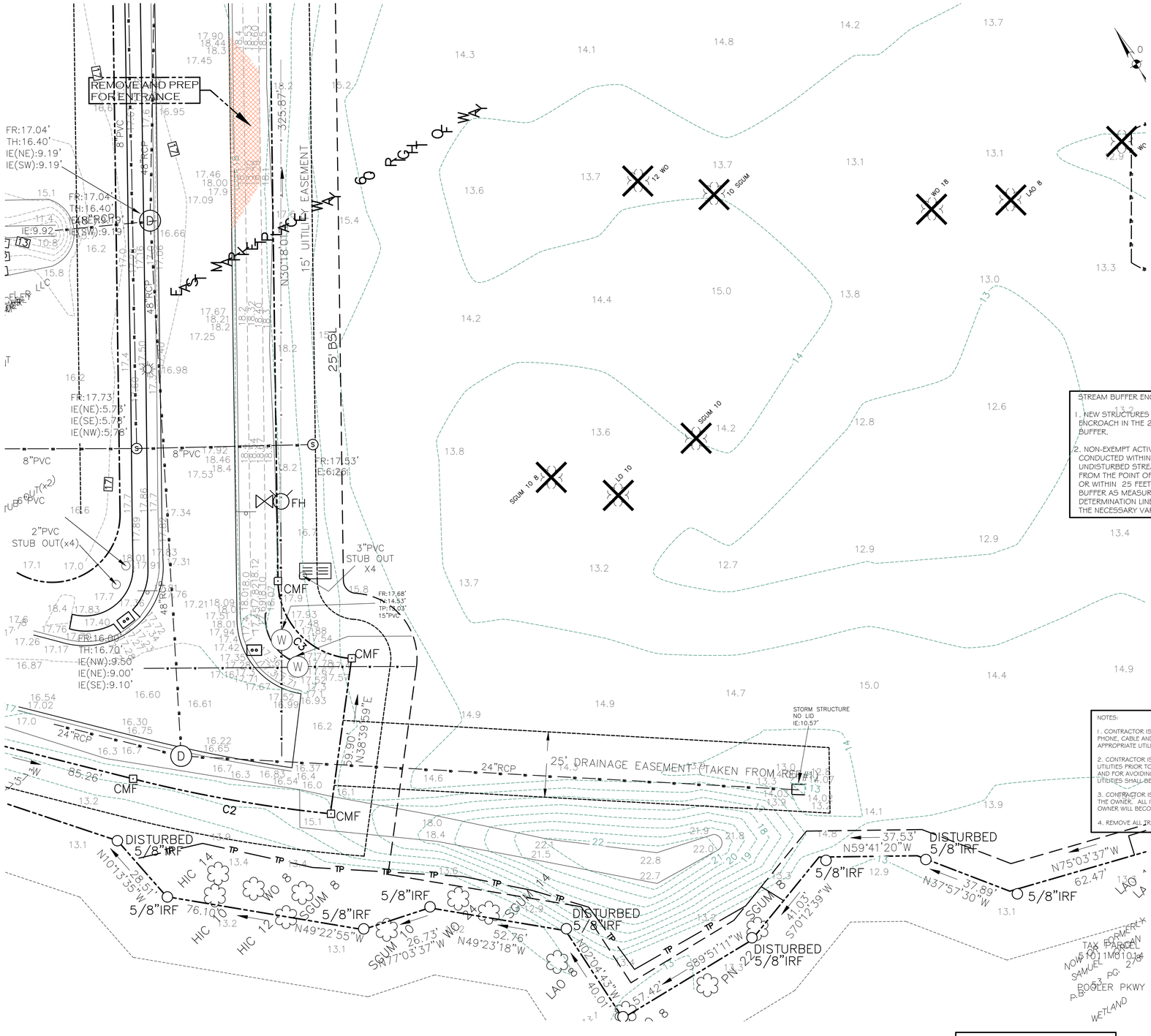
SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

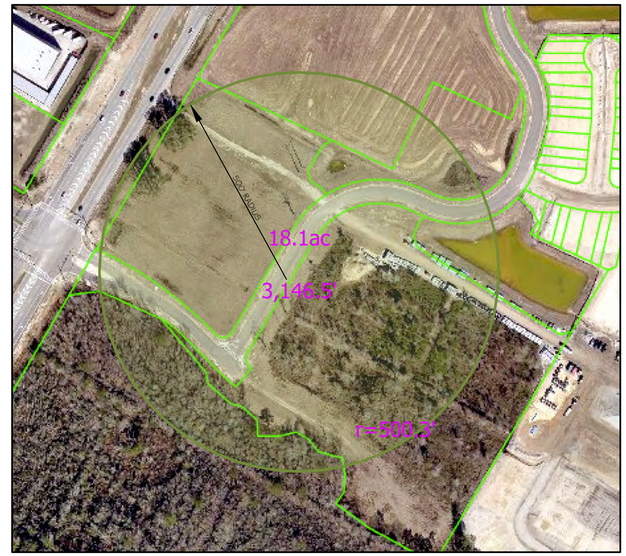
PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

UTILITIES PROTECTION CENTER
1-800-282-7411


PROJECT AREA
EAST MARKETPLACE WAY 60' RIGHT OF WAY
DOW ROAD
GRID NORTH (NAD83)
TAX PARCEL 51011F01010 LOT 10 0 POOLER CROSS RD 9.693 ACRES
TAX PARCEL 51011F01012 NOW OR FORMERLY CLEAR LAKE (GA) OWNER LLC 0 POOLER CROSS RD D.B. 2850 PG. 578 MULTIFAMILY
TAX PARCEL 51011F01014 NOW OR FORMERLY CLEAR LAKE (GA) OWNER LLC VACANT
TAX PARCEL 51011I01009 NOW OR FORMERLY CLEAR LAKE (GA) OWNER LLC VACANT
TAX PARCEL 51011 01014 NOW OR FORMERLY SAMUEL MORGAN POOLER PKWY P.B. 53 PG. 278 WETLAND
TAX PARCEL 51011F01009 NOW OR FORMERLY POOLER GROSS RD LLC 0 POOLER CROSS RD D.B. 1759 PG. 166 POND
WATER LEVEL (AT TIME OF SURVEY) 10.5'
100 YR. DESIGN ELEV. = 15.72
100' GA POWER (SEPCO) EASEMENT
25' DRAINAGE EASEMENT
25' WETLAND BUFFER
BENCHMARK PK NAIL IN ASPHALT NAVD88 EL.17.03'
ZONE AE / ZONE X EL.15.0'
ZONE AE EL.15.59'
ZONE AE EL.15.69'
ZONE AE EL.15.89'
ZONE AE EL.16.09'
ZONE AE / ZONE X EL.15.0'
S59°07'57"E 421.32'
S30°17'57"W 644.07'
N30°17'57"E 644.07'
N59°41'20"W 37.53'
N75°03'31"W 62.47'
N37°57'30"W 37.89'
N49°23'18"W 52.76'
N49°22'55"W 76.10'
N49°23'29"E 24.00'
N49°23'29"E 85.16'
N49°23'29"E 76.98'
N49°23'29"E 52.76'
N49°23'29"E 37.89'
N37°57'30"W 37.89'
N75°03'31"W 62.47'
N59°41'20"W 37.53'
N30°17'57"E 644.07'
N30°17'57"E 644.07'
S30°17'57"W 644.07'
S59°07'57"E 421.32'
N61°45'44"W 74.17'
N61°50'24"W 104.12'
N54°26'46"W 104.68'
N32°25'40"E 34.45'
N30°17'57"E 644.07'
S30°17'57"W 644.07'
S59°07'57"E 421.32'
S30°17'57"W 644.07'
S59°07'57"E 421.32'
S30°17'57"W 644.07'
S59°07'57"E 421.32



DEMOLITION PLAN
1" = 20'



CURB CUT EXHIBIT
NOT TO SCALE

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" AND "AE-15" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0107H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND "AE-15" AND IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

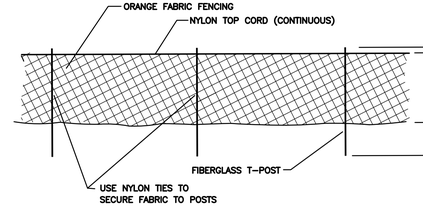
TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.

2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.

3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.

4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.



TREE PROTECTION BARRICADE
N.T.S.

Survey Information :

1. Survey information : BREWER SURVEYING
2. Date of Original Survey : 9-25-24
3. Datum : NAVD 88

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : FEBRUARY 3, 2026
JOB NO. ---
SCALE: as shown

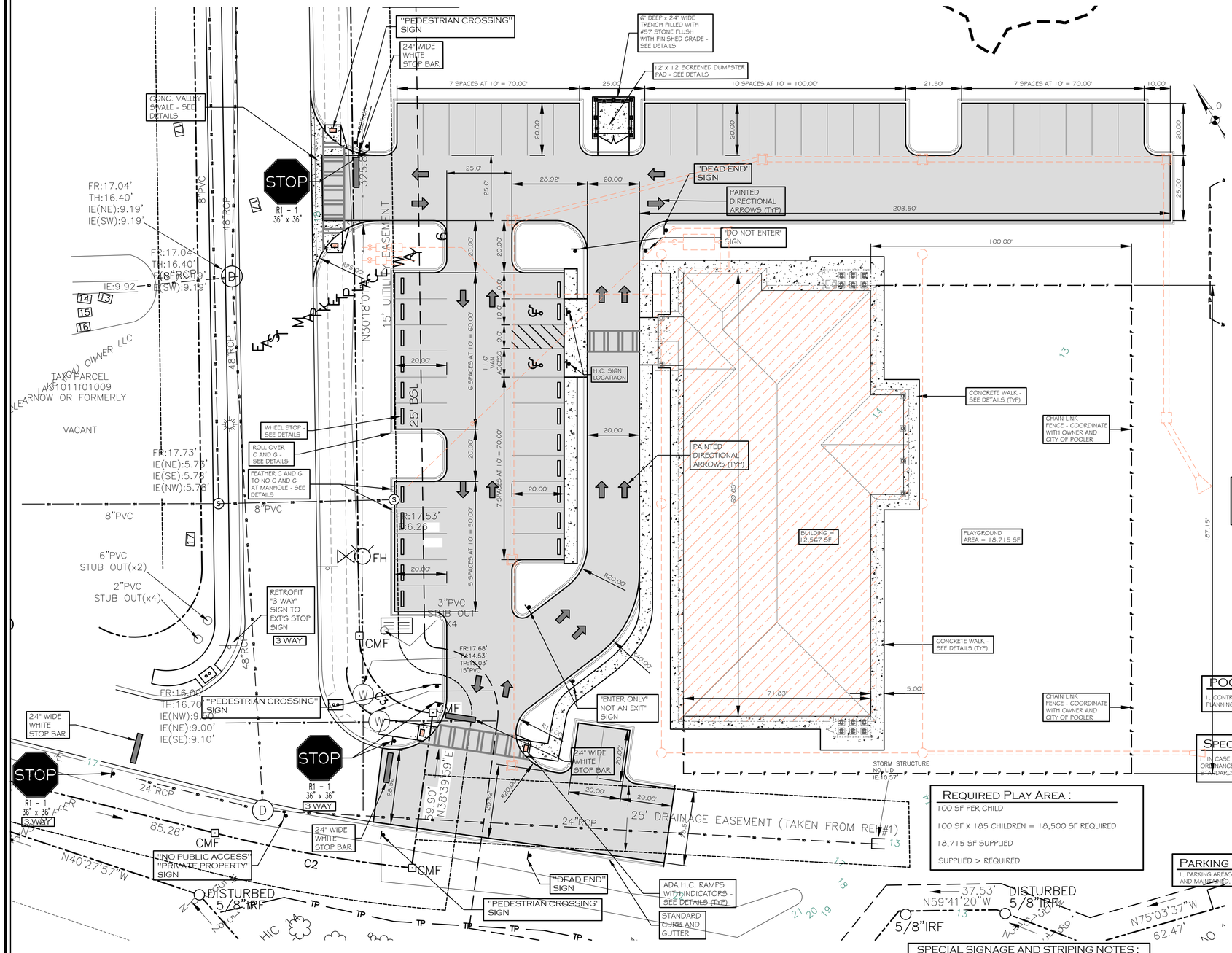
ANGEL LEARNING CENTER
O POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

DEMOLITION PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA 811 PROTECTING GEORGIA
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 2-3-26 ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-3
3 OF 32 SHEETS



STAKING AND SIGNING PLAN

1" = 20'

Survey Information :

1. Survey information : BREWER SURVEYING
2. Date of Original Survey : 9-25-24
3. Datum : NAVD 88

PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

SPECIAL HANDICAP RAMP NOTES :

1. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED AND "TINTED" AS PER ADA GUIDELINES AND REQUIREMENTS.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" AND "AE-15" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0107H, MAP REVISED 8-16-18 (NAVD 88).
2. THIS SITE IS IN ZONE "X" AND "AE-15" AND IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

PARKING CALCULATIONS:

NEW BUILDING = DAYCARE FACILITY

REQUIRED PARKING = (.75/200 sf)(12,567 sf) = 47 SPACES REQUIRED

TOTAL SPACES REQUIRED = 47 SPACES REQUIRED

TOTAL SPACES SUPPLIED = 47 SPACES

HANDICAP SPACES SUPPLIED = 2 SPACES

VAN ACCESSIBLE SPACES SUPPLIED = 1 SPACE
(1 VAN SPACE / 6 H.C. SPACES AS PER ADA 208.2.4)

PARKING SPACES BASED ON CITY OF POOLER PARKING ORDINANCE ASSUMING A DAYCARE OCCUPANCY

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL SIGNAGE AND STRIPING NOTES :

1. STOP SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE.
2. PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
3. ALL SIGNS ARE TO BE IN ACCORDANCE WITH MUTCD.

REQUIRED PLAY AREA :

100 SF PER CHILD

100 SF X 185 CHILDREN = 18,500 SF REQUIRED

18,715 SF SUPPLIED

SUPPLIED > REQUIRED

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.
4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.
5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.
6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.
7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.
8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMAL OF FEET UNLESS NOTED OTHERWISE.
2. LIMITS OF CLEARING AND GRUBBING SHALL MATCH THE PROPERTY LINE BOUNDRY OR AS SHOWN ON THE PLANS. COORDINATE ALL CLEARING ACTIVITIES WITH THE ENGINEER/OWNER.
3. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON A SITE COORDINATE SYSTEM. CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION.
4. BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR AS TO LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY THAT OVERALL SITE DIMENSIONS AGREE WITH THE INCREMENTAL LAYOUT DIMENSIONS AS SHOWN. ANY DISCREPANCIES WITH DIMENSIONS AND COORDINATES OR PROPERTY LINES SHALL BE ADJUSTED AND APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING HORIZONTAL AND VERTICAL CONTROL ON THE SITE BASED ON EXISTING MONUMENTS. ALL COSTS INVOLVED IN LOCATING THE EXISTING MONUMENTS AND CARRYING THE STAKING LAYOUT TO THE SITE SHALL BE BORNE BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
9. CONTRACTOR TO VERIFY ACTUAL BUILDING DIMENSIONS WITH ARCH. PLANS.
10. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

PAVEMENT MARKING NOTES :

1. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN (MUTCD)".

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. EDUCATIONAL = E (SECTION 305.2)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER SECTION 903.2.3 (2).

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.
2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".
3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

CURB AND GUTTER NOTE :

1. ALL CURB AND GUTTER TO BE ROLL OVER EXCEPT WHERE CALLED OUT ON PLANS.
2. ON ENTRANCES RADIUS9, TRANSITION FROM STANDARD TO ROLL OVER CURB AND GUTTER.

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSL'S, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STOP SIGN AND STOP BAR INSTALLATION NOTES :

1. STOP BARS ARE TO BE WHITE, 24" WIDE x 12' LONG, INSTALLED 6'-0" FROM THE INTERSECTING ROAD PAVEMENT EDGE AS PER MUTCD 3B.16.
2. STOP SIGNS ARE TO BE INSTALLED ALLIGNED WITH THE STOP BARS AS PER MUTCD 3B.16.

PARKING OWNERSHIP NOTES :

1. PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORKS.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

GREENSPACE CALCULATIONS :

TOTAL SITE = 9.69 AC.
PAVING / BUILDING / ETC. = 0.93 AC.
GREENSPACE = 8.76 AC.

8.76 AC / 9.69 AC = 0.9040 = 90 % GREENSPACE

SITE LIGHTING NOTE :

ALL SITE LIGHTING IS TO BE AS PER OWNER AND IS TO BE COORDINATED WITH OWNER FOR POLE PLACEMENT, APPROVAL BY POOLER, ETC.

SIDEWALK NOTES :

1. ALL PUBLIC SIDEWALKS ARE TO BE ADA COMPLIANT.
2. ~~PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 5' WIDE, PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.~~

PARKING OWNERSHIP NOTES :

1. PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SPECIAL CONSTRUCTION NOTE:

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SCALE: 1" = 20'
0 20' 40' 50'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 104
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : FEBRUARY 3, 2026
JOB NO. ---
SCALE: as shown

ANGEL LEARNING CENTER
O POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

STAKING AND SIGNING PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 2-3-26 ENGINEER
Mark A. Boswell
MARK A. BOSWELL

DRAWING NUMBER
C-4
4 OF 32 SHEETS

Attachment B

PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. EDUCATIONAL = E (SECTION 305.2)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER SECTION 903.2.3 (2).

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2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA. WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.

5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.

6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.

7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.

8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.

TAX PARCEL
51011F01010
LOT 10
0 POOLER CROSS RD
9.693 ACRES

MANIFOLD NOTE :

1. SUPPLY AIR GAP BETWEEN DOWNSPOUTS AND MANIFOLD ENTRY POINT TO PREVENT OVERFLOW INTO BUILDING.

2. ALL 90 DEGREE BENDS IN MANIFOLD FROM BUILDING ROOF SYSTEM ARE TO HAVE CLEAN OUTS.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

SPECIAL F.F. NOTES :

1. CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.

2. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

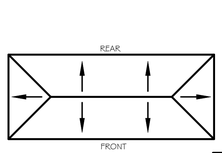
2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

SPECIAL CONSTRUCTION NOTES :

1. SITE AND BUILDING CONTRACTOR IS TO OBTAIN, REVIEW AND FOLLOW THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL REPORT.
2. GROUNDWATER MUST BE LOWERED DURING CONSTRUCTION BY ANY MEANS APPROVED BY THE GEOTECHNICAL ENGINEER.
3. DE-WATERING MAY BE ACCOMPLISHED BY WELLPOINTS AND / OR DITCHES WITH SUMPS AND PUMPS.
4. STRIPPING OF PROJECT SITE DEPTHS MAY BE FROM 2 TO 16 EXCESS OF 5 FEET BELOW THE GROUND SURFACE.
5. FILL AND / OR BACKFILL SHALL CONSIST OF COARSE-GRAINED SOILS CLASSIFIED AS SW, SP, SM OR SP-SM WITH A MAXIMUM OF 15% PASSING A #200 SIEVE.
6. BACKFILL FOR PAVING SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.
7. ANY TRENCH LEFT VACANT (from relocate) UTILITIES, STUMP HOLES, ETC. SHALL BE BACKFILLED WITH APPROVED SOIL, PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.
8. SUBGRADE SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK, ANY YIELDING OR UNSTABLE AREAS SHALL BE REMOVED AND REPLACED AS PER SPECIAL CONSTRUCTION NOTE #6. IN THE CASE OF EXCESSIVE MOISTURE, THE AREA MAY BE ALLOWED TO DRY AND RE-PROOF ROLLED.
9. ALL FILL SOILS FOR THIS PROJECT SHALL BE AS PER SPECIAL CONSTRUCTION NOTE #9.
10. SOILS CLASSIFIED AS MH, CH, OC OR SC WILL NOT BE ACCEPTABLE.
11. ALL FOOTING EXCAVATIONS AND SLAB SUBGRADES SHALL BE COMPACTED TO A MINIMUM OF 95% IN ACCORDANCE WITH ASTM D-1557.
12. SLABS ON GRADE SHOULD BE SUPPORTED BY A MINIMUM OF 4 INCHES OF GRANULAR FREE DRAINING GRAVEL OR COARSE SAND TO REMOVE MOISTURE.
13. A VAPOR RETARDING MEMBRANE SHALL BE PLACED BETWEEN GRANULAR BASE AND CONCRETE TO PREVENT MIGRATION.

TYP ROOF PLAN



GENERAL NOTES:

1. SEE SHEET C2 FOR LEGEND.
2. LIMITS OF GRADING AND GRASSING ARE INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLANS AS "LIMITS OF DISTURBANCE".
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. ALL DISTURBED AREAS FROM NEW CONSTRUCTION ACTIVITIES WILL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROMOTE A SUFFICIENT GROUND COVER THAT WILL PREVENT SOIL EROSION.
5. DRAINAGE: ALL EXCAVATION SHALL BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH EFFECTS THE OPERATIONS WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. SURFACE WATER, GROUNDWATER, OR ANY PERCHED WATER WHICH MIGHT BE ENCOUNTERED DURING EXCAVATIONS SHALL BE REMOVED BY ANY ACCEPTABLE MEANS APPROVED BY THE ENGINEER.
6. ELEVATIONS ARE BASED ON NAVD 88 DATUM. SEE C2 FOR ELEVATION DATUM.
7. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED STRUCTURE LOCATIONS (drainage, sanitary, etc.) TOPS AND DEPTHS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.
8. DETENTION BASIN MAY BE ENLARGED (not deepened) TO GAIN FILL FOR CONSTRUCTION IF THE MATERIAL IS SATISFACTORY.
9. DETENTION BASIN IS TO BE CONSTRUCTED WITH 3:1 SIDESLOPES.
10. DETENTION BASIN IS TO BE SODDED TO PREVENT EROSION.
11. 18" CURB AND GUTTER (4 required) TO BE CONCRETE.
12. #12 GA. WIRE SHALL BE INSTALLED ABOVE ALL STORM PIPES AT 1 TO 2 FEET ABOVE PIPE.
13. ALL STORM PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
14. SEE UTILITY PLAN FOR PIPE SEPARATION NOTES.
15. PARKING AREA IS TO BE PRIVATELY OWNED AND MAINTAINED.

SIDEWALK NOTES :

1. ALL PUBLIC SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE CLEARLY DEFINED, CONTRAST TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

UPSTREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'

PAVING, GRADING AND DRAINAGE PLAN

1" = 20'

GEOTECHNICAL NOTES :
1. A GEOTECHNICAL INVESTIGATION SHOULD BE PERFORMED PRIOR TO PAVING ROADS FOR PAVEMENT DESIGN RECOMMENDATIONS AND AS PER THE CITY OF POOLER'S STANDARD DETAIL.

2. IT IS STRONGLY RECOMMENDED THAT A GEOTECHNICAL INVESTIGATION IS PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF GEORGIA PRIOR TO BUILDING SLABS BEING POURED FOR RECOMMENDATIONS FOR SOCK DRAINS, FOUNDATION DESIGN, ETC..

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" AND "AE-15" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0107H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND "AE-15" AND IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

SPECIAL DETENTION POND NOTE :

1. DETENTION FOR THIS PROJECT IS BEING ACHIEVED BY UTILIZING THE EXTG PARK DETENTION POND AND THERFOR DETENTION IS NOT BEING PLANNED FOR THIS PROJECT

STORM AND UTILITIES MANHOLE AND BOX NOTES :

1. INVERT ELEVATIONS ARE TO BE CONSIDERED AS PIPE INVERTS AND NOT AS THE INVERT OF THE MANHOLE, BOX, ETC.

SUBGRADE DRAIN NOTES :

1. SEE DETAILS.
2. SUBGRADE DRAINS SHALL BE ADDED TO STORM DRAIN INLETS DUE TO GROUND WATER TABLE.
3. SUBGRADE DRAIN WILL CONSIST OF 6" DIA. PERFORATED PIPE EMBEDDED IN GRANULAR MATERIAL.
4. DRAINS SHALL EXTEND 10 LF IN TWO DIRECTIONS FROM THE INLET.
5. DRAINS MAY BE EXTENDED MORE THAN 10 LF IF INSTRUCTED BY OWNER OR HIS/HER REPRESENTITIVE AS CONDITIONS DICTATE.
6. DRAINS SHALL BE INSTALLED AT A UNIFORM SLOPE TOWARDS THE INLET.

CULVERT PIPE INSTALLATION NOTES :

1. CULVERTS ARE TO BE INSTALLED AS PER CITY OF POOLER DETAILS AND SPECS.
2. CULVERT DETAILS AND SPECS WERE NOT AVAILABLE AT THE TIME OF THIS SUBMITTAL AND SHALL BE OBTAINED FROM CITY OF POOLER STORMWATER DEPARTMENT.

Survey Information :
1. Survey information : BREWER SURVEYING
2. Date of Ongoing Survey : 9-25-24
3. Datum : NAVD 88

PARKING OWNERSHIP NOTES :

1. PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 160
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : FEBRUARY 3, 2026
JOB NO. : ---
SCALE: as shown

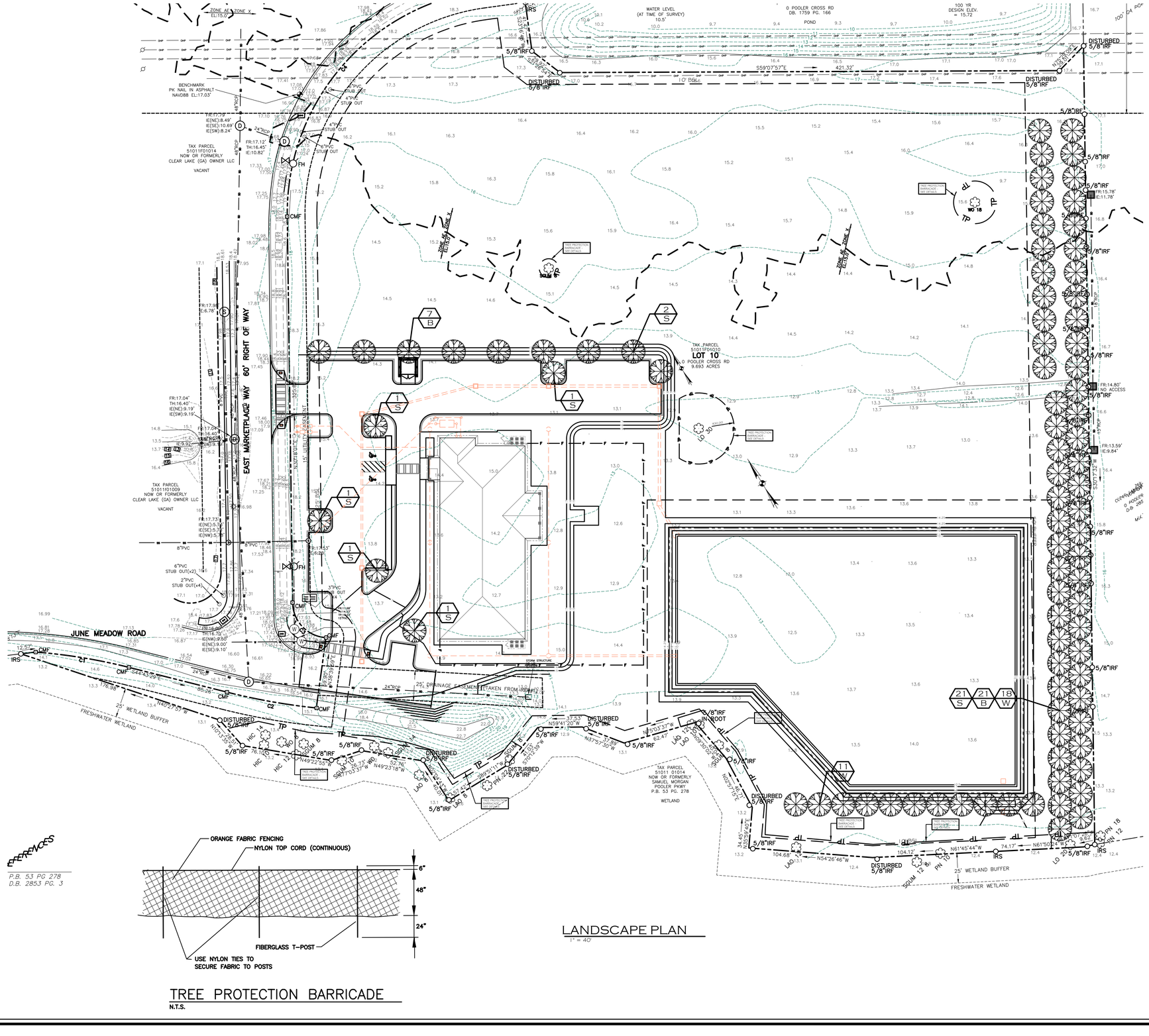
ANGEL LEARNING CENTER
0 POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

PAVING, GRADING AND DRAINAGE PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Bostick
No. 28372
PROFESSIONAL
2-3-26
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-5
5 OF 32 SHEETS


ZONE AE
ZONE X
EL15.0
BENCHMARK
PK NAIL IN ASPHALT
NAVD88 EL17.03'
WATER LEVEL
(AT TIME OF SURVEY)
10.5'
O POOLER CROSS RD
DB. 1759 PG. 166
POND
100 YR
DESIGN ELEV.
= 15.72
DISTURBED
5/8"IRF
5/8"IRF
IRS
S59°07'57"E
421.32'
N15°52'03"E
10' DSL
24"RCP
4"PVC
STUB OUT
6"PVC
STUB OUT
FH
CMF
TAX PARCEL
51011F01014
NOW OR FORMERLY
CLEAR LAKE (GA) OWNER LLC
VACANT
FR:17.13'
TH:16.45'
IE:10.82'
IE(NE):8.49'
IE(SE):10.69'
IE(SW):8.24'
EAST MARKETPLACE WAY
60' RIGHT OF WAY
15' UTILITY EASEMENT
FR:17.98'
IE:6.78'
FR:17.04'
TH:16.40'
IE(NE):9.19'
IE(SW):9.19'
FR:17.04'
TH:16.40'
IE:9.92'
TAX PARCEL
51011I01009
NOW OR FORMERLY
CLEAR LAKE (GA) OWNER LLC
VACANT
FR:17.72'
IE(NE):5.72'
IE(SE):5.72'
IE(NW):5.72'
8"PVC
6"PVC
STUB OUT(x2)
2"PVC
STUB OUT(x4)
TH:16.70'
IE(NW):9.50'
IE(NE):9.00'
IE(SE):9.10'
JUNE MEADOW ROAD
24"RCP
25' DRAINAGE EASEMENT TAKEN FROM IRF
25' WETLAND BUFFER
FRESHWATER WETLAND
TAX PARCEL
51011 01014
NOW OR FORMERLY
SAMUEL MORGAN
POOLER PKWY
P.B. 53 PG. 278
WETLAND
TAX PARCEL
51011F04010
LOT 10
O POOLER CROSS RD
9.693 ACRES
TREE PROTECTION
BARRICADE
SEE DETAILS
WO 18
TP
WO 14
WO 8
WO 12
WO 16
WO 20
WO 24
WO 6
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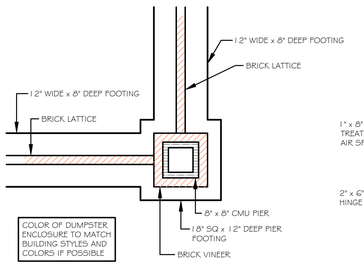
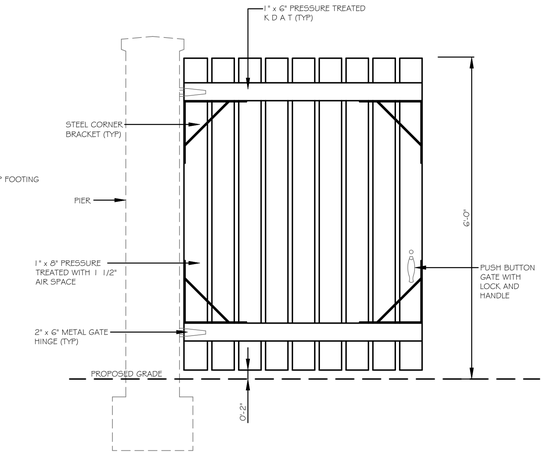
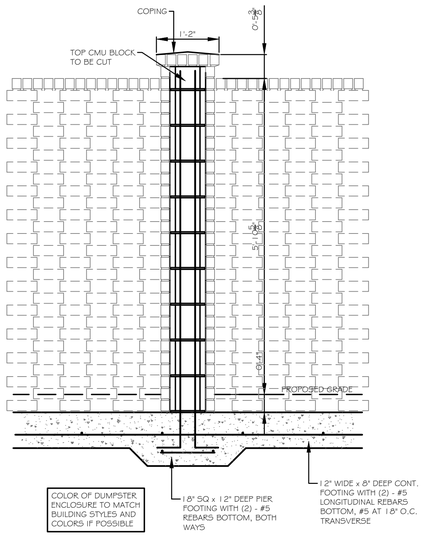


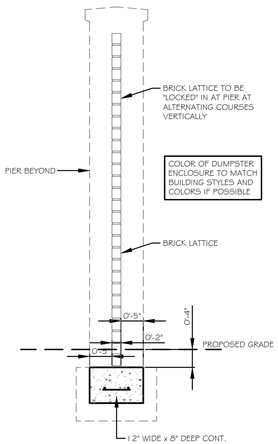
DUMPSTER FENCE PLAN VIEW
3/4" = 1'-0"



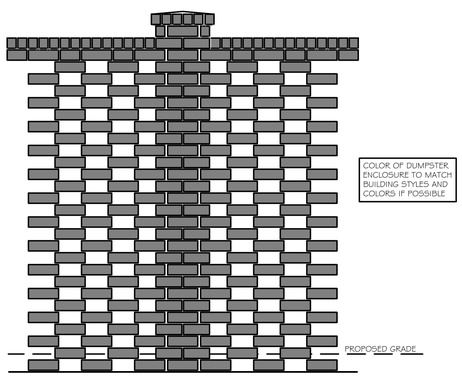
DUMPSTER FENCE GATE DETAIL
3/4" = 1'-0"



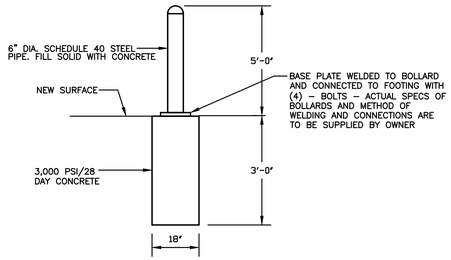
DUMPSTER FENCE PIER SECTION
3/4" = 1'-0"



DUMPSTER FENCE LATTICE SECTION
3/4" = 1'-0"

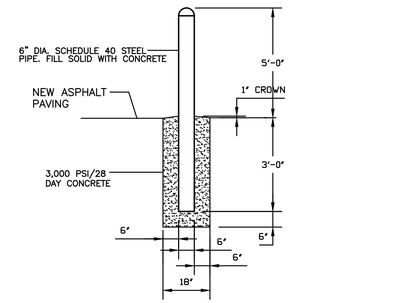


DUMPSTER FENCE ELEVATION
3/4" = 1'-0"



NOTE: PAINT FINISH COAT: 2 COATS T Tnemec– GLOSS OR 2 COATS V 34 SERIES OR 2 COATS G–5550–5552 EPOXIDE – TOTAL DRY FILM THICKNESS 3.0 TO 5.0 MILS. PRIME COAT AS PER PAINT MANUFACTURER'S INSTRUCTIONS. COLOR TO BE YELLOW OR AS DIRECTED BY THE ENGINEER.

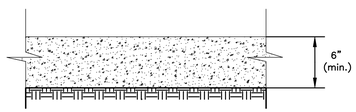
BOLLARD DETAIL
NOT TO SCALE



NOTE: PAINT FINISH COAT: 2 COATS T Tnemec– GLOSS OR 2 COATS V 34 SERIES OR 2 COATS G–5550–5552 EPOXIDE – TOTAL DRY FILM THICKNESS 3.0 TO 5.0 MILS. PRIME COAT AS PER PAINT MANUFACTURER'S INSTRUCTIONS. COLOR TO BE YELLOW OR AS DIRECTED BY THE ENGINEER.

BOLLARD DETAIL
NOT TO SCALE

BOLLARD OPTIONS

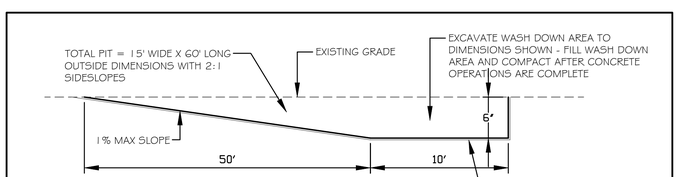


APPROACH NOTES :

1. DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 100% AS PER SECTION 02200, PART 3.01 B.

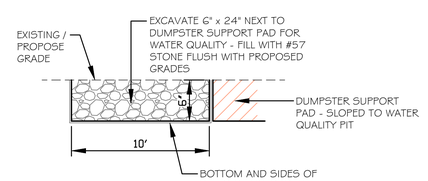
2. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5,000 psi AS PER SECTION 03300, PART 3.2 IN CITY OF SAVANNAH R.O.W. AND ELSEWHERE.

DUMPSTER PAD AND APPROACH PAD DETAIL

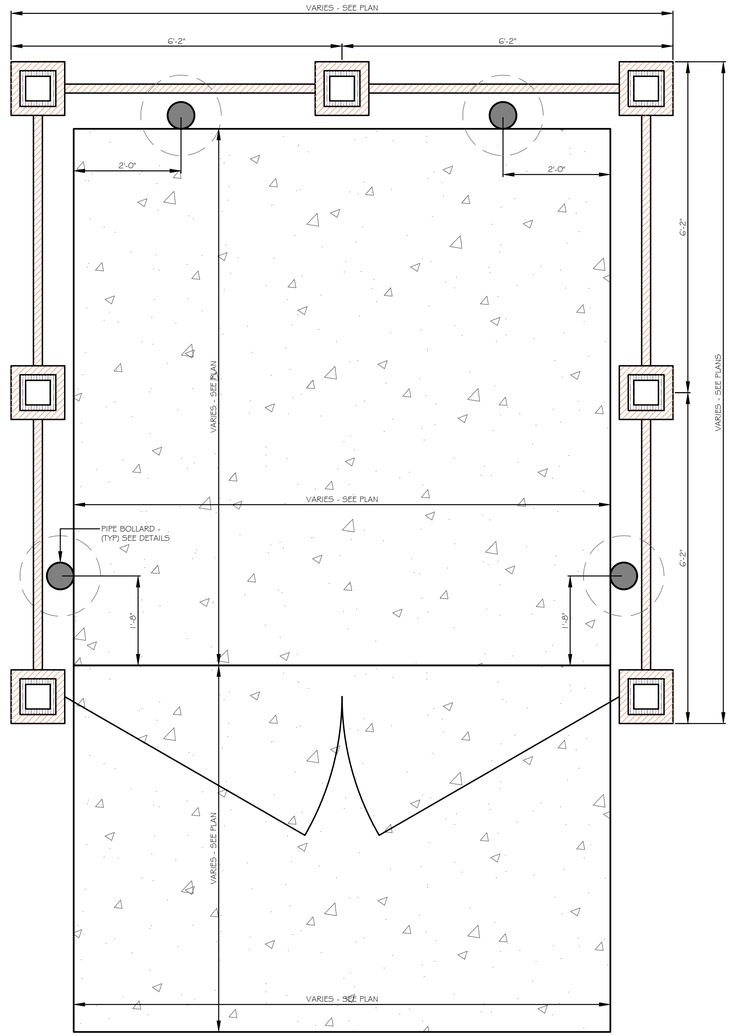


WASH OUT OF DRUM ON SITE IS PROHIBITED

CONCRETE WASHDOWN PIT DETAIL



DUMPSTER PAD WATER QUALITY PIT DETAIL
NOT TO SCALE



DUMPSTER AREA PLAN
3/4" = 1'-0"

PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : FEBRUARY 3, 2026
JOB NO. ---
SCALE: as shown

ANGEL LEARNING CENTER
0 POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

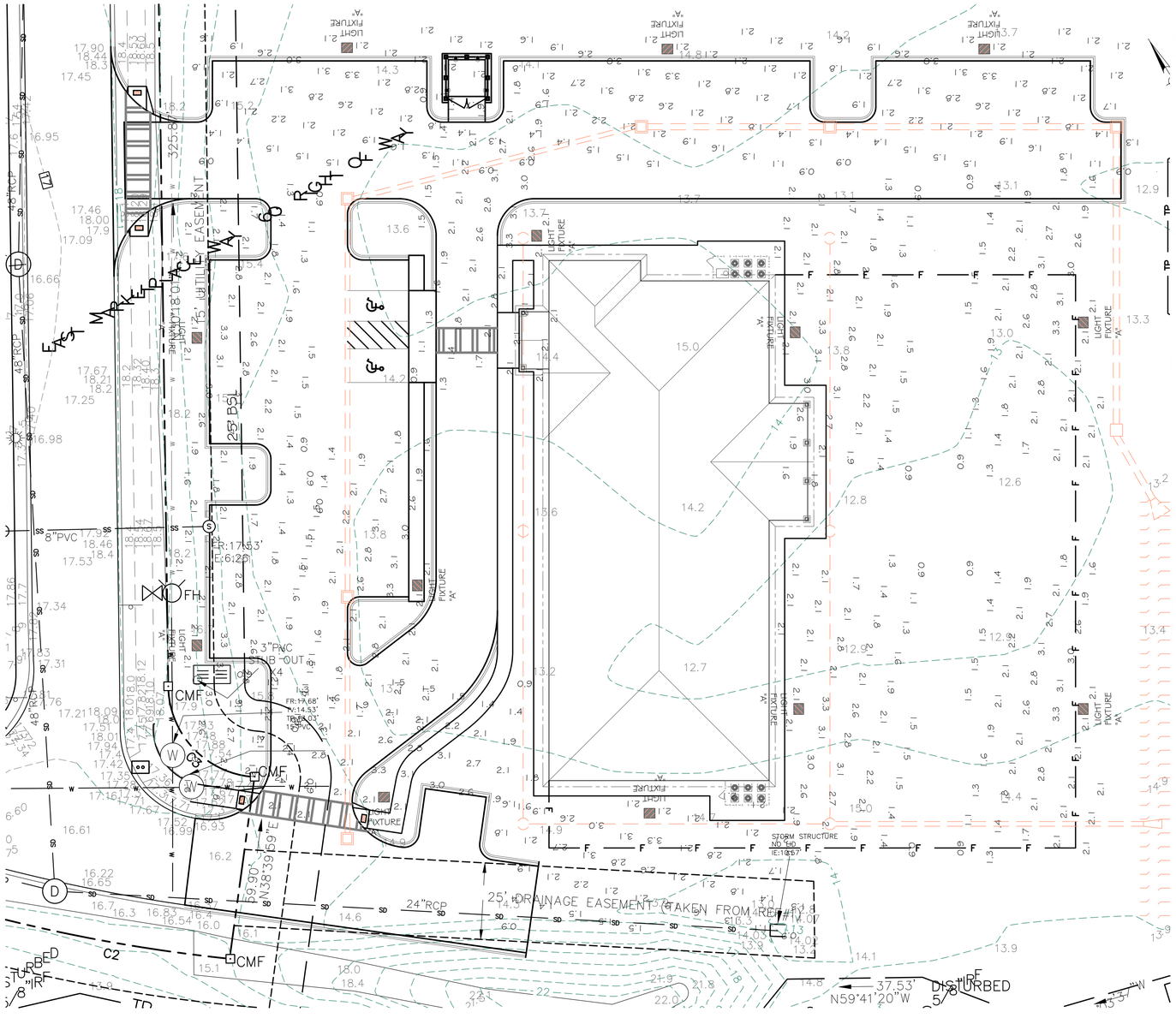
DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
2-3-26
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-15

15 OF 32 SHEETS



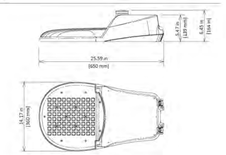
LEOTEK LITE-ON GROUP

GreenCobra™ LED Street Light
GC1 F-Series Specification Data Sheet

Project
Type
Catalog No.

Luminaire Data

Weight 23 lbs (9.5 kg)
EPA 0.67 ft²



Ordering Information
Sample Catalog No. GC1 60F MV NW 2-DY 350 BSK RPB FDC

Product	No. & Type of LEDs	Voltage¹	Color Temperature	Distribution	Finish²	Drive Current	Options
GC1	20F	MV 120-277V	WW 3000K	2 Type 2	GY Gray	350 350mA	HSS³ House Side Shield

LEOTEK LITE-ON GROUP

GreenC
GC1 F-S

Luminaire Specifications

Housing
Die cast aluminum housing with universal four-bolt slip fitter mounts to 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter mast arm. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Mounting has leveling adjustment from + 10° to -5° in 2.5° steps and integral bubble level standard. Electrical components are accessed without tools and are mounted on removable power door with stainless steel latches. Standard rubber wildlife guard conforms to mast arm with no gaps.

Light Emitting Diodes
Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability
LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max or 1A max) is desired. The FFA option is not DLC qualified.

Quality Control
Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems
Micro-lens optical systems produce IESNA Type 2 or Type 3 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield cuts light off at 1/2 mounting height behind luminaire.

Electrical
Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire and is aligned for strait wire entry. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls
3-Wire photocontrol receptacle is standard. ANSI C136.41 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

LEOTEK LITE-ON GROUP

GreenC
GC1 F-S

Performance Data
All data nominal. IES files for all CCTs are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)¹	Efficacy (Lm/W)
20F	350	25	2700	108
	530	35	3650	104
	700	47	4800	102
30F	350	35	3800	109
	530	53	5400	102
	700	70	7000	100
40F	350	45	5050	112
	530	70	7200	103
	700	92	9300	101
	1000	132	12300	93
60F	350	70	7600	109
	530	101	10400	103
	700	133	13400	101
80F	350	85	9500	112
	530	133	14200	107
	700	180	17700	98

Notes:
1. All data nominal lumens for 4000K (NW) and 5000K (CW). For 3000K (WW) apply a LLF of 0.93. Normal tolerance LED bin variance, and ambient temperatures.

PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

FINAL LIGHTING PLAN IS TO BE COORDINATED, DESIGNED AND APPROVED BY GEORGIA POWER

LIGHTING PLAN

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	12	LEOTEK ELECTRONICS USA CORP.	GC1-60F-MV-NW-3-GY-700	25-1/2"L X 14-1/4"W X 6-1/2"H. LED LUMINAIRE LEDS WITH OPTICS		1	GC1-60F-MV-NW-3-GY-700 L091350?.ies	17950.55	0.91	181.98
	B	1	LEOTEK ELECTRONICS USA CORP.	GC2-100F-MV-NW-3-GY-700	LED LUMINAIRE LEDS WITH OPTICS		1	GC2-100F-MV-NW-3-GY-700 L101327?1.ies	23206.04	0.91	236.6
	C	1	LEOTEK ELECTRONICS	GC2-100F-MV-NW-2-GY-700	25-1/2"L X 14-1/8"W X 6-1/2"H. LED LUMINAIRE LEDs WITH OPTICS		1	VC_GC2-100F-MV-NW-2-GY-700 L0314160?5.ies	25543.7	1	251

PLAN NOTE :
1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

Special Ordinance Note :

Mounting Height Notes :
1. MOUNTING HEIGHT FOR PROJECT YARD AREA LIGHTS ARE TO BE 18' MAX.
2. MOUNTING HEIGHT FOR BUILDING MOUNTED WALL PACKS ARE TO BE 10' MAX.

Site Lighting Ordinance Notes :
1. ALL SITE LIGHTING SHALL MEET IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA STANDARDS.
2. MAXIMUM LIGHT LEVELS PERMITTED AT PROPERTY INE SHALL BE AS FOLLOWS :
   A. 0.5 FC AT ANY PROPERTY LINE ADJACENT TO A CONSERVATION OR RESIDENTIAL ZONING DISTRICT OR A CONFORMING RESIDENTIAL USE
   B. 1.0 FC AT ANY PROPERTY LINE ABUTTING ANY MIXED-USE OR NON-RESIDENTIAL ZONING DISTRICT
   C. 3.0 FC AT ANY PROPERTY LINE ALONG ANY STREET RIGHTS OF WAY

Site Lighting Notes :
1. PARKING AND SITE LIGHTING IS TO BE INSTALLED UTILIZING CUT OFF FIXTURES SO AS TO NOT CAUSE NEW LIGHT TO "SPILL OVER" ONTO ADJACENT PROPERTIES.
2. FINAL LIGHTING PLAN IS TO BE COORDINATED, AND SUPPLIED BY THE OWNER.
3. FINAL LIGHTING IS TO BE APPROVED BY THE CITY OF POOLER.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : FEBRUARY 3, 2026
JOB NO. ---
SCALE: as shown

ANGEL LEARNING CENTER
0 POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

LIGHTING PLAN AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 2-3-26 ENGINEER
MARK A. BOSWELL

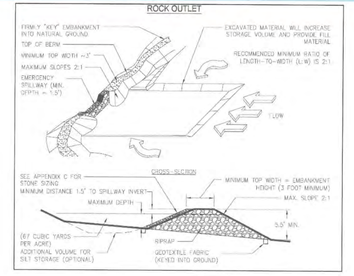
DRAWING NUMBER
C-16
16 OF 32 SHEETS

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

1" = 40'

Sd4-C Detail

Sd4



Sd4-C Detail

Sd4

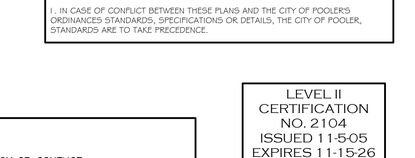


Figure 6-30.3

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN RESONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-26

SCALE: 1" = 40'

0 40' 80' 100'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
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MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : FEBRUARY 3, 2026
JOB NO. : ---
SCALE: as shown

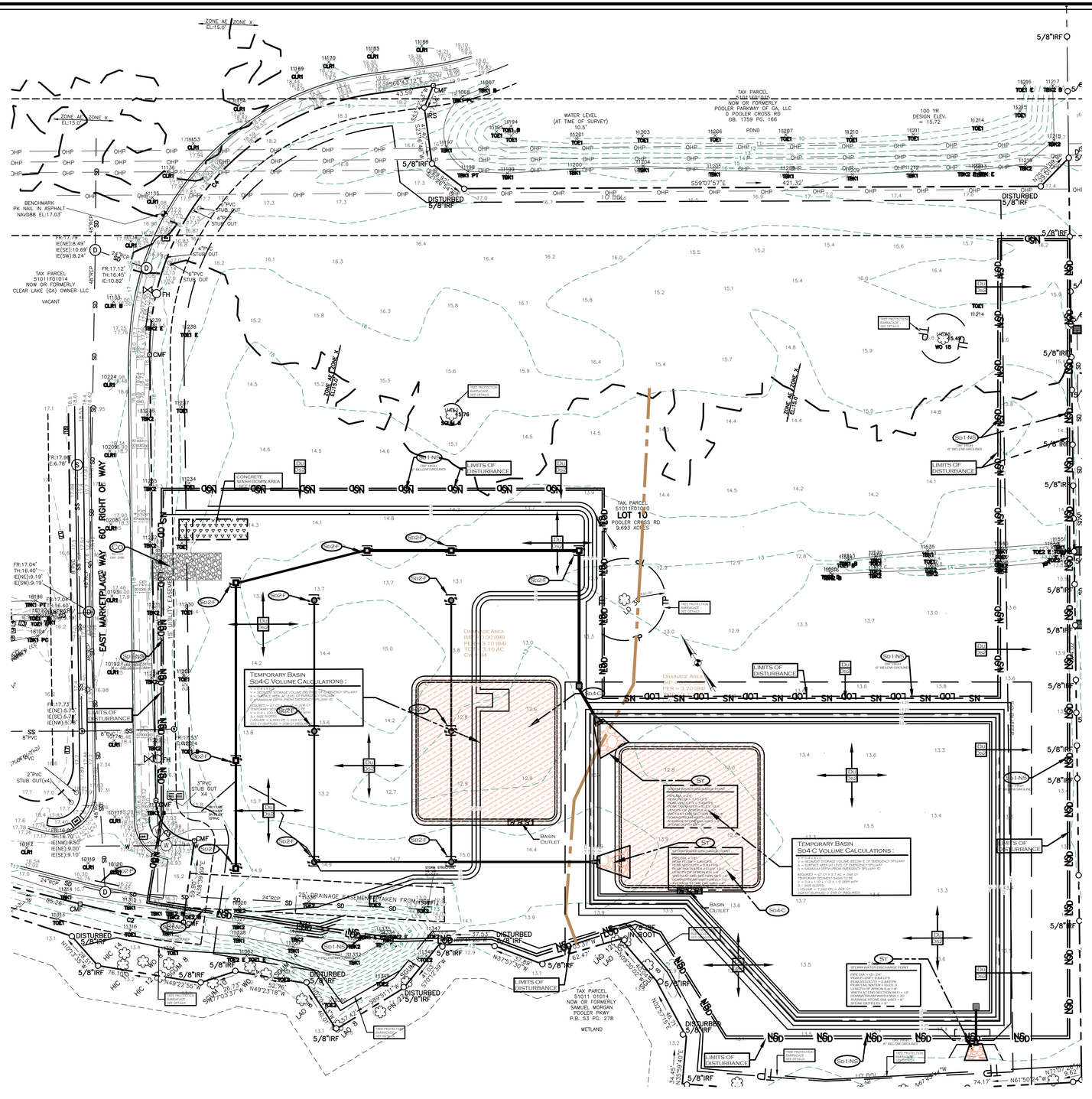
ANGEL LEARNING CENTER
O POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 2-3-26 ENGINEER MARK A. BOSWELL

DRAWING NUMBER
C-17
17 OF 32 SHEETS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

1" = 40'

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

Mark Boswell

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

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PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

EQUIVALENT CONTROLS NOTE :

1. SINCE THE DETENTION IS AN EXTENDED DISTANCE DOWNSTREAM FROM THE PROPOSED SITE, EQUIVALENT CONTROLS MAY BE USED FOR PHASES II AND III.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

LEVEL II CERTIFICATION NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-26

SCALE: 1" = 40'
0 40' 80' 100'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
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SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
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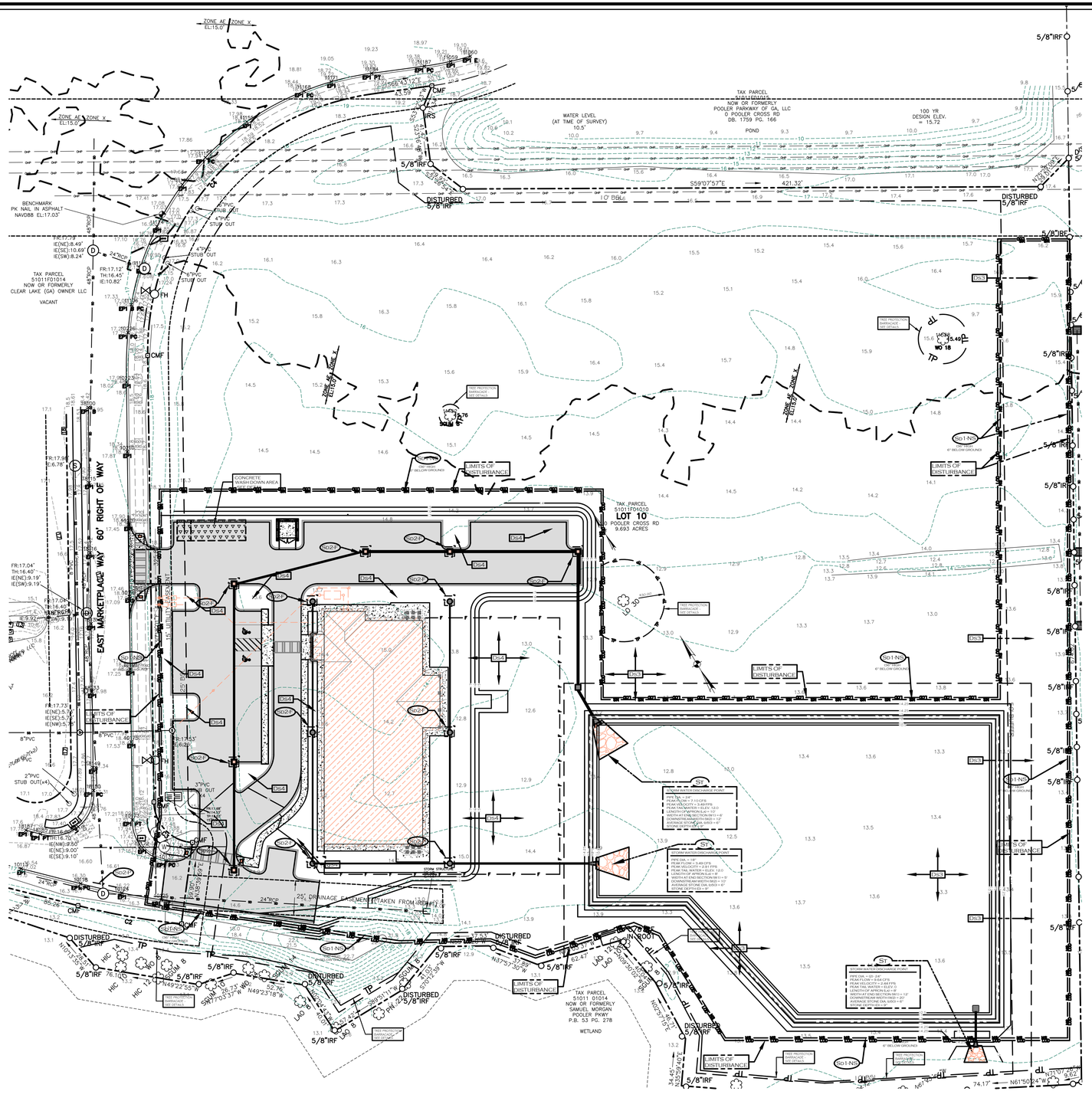
ANGEL LEARNING CENTER
O POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

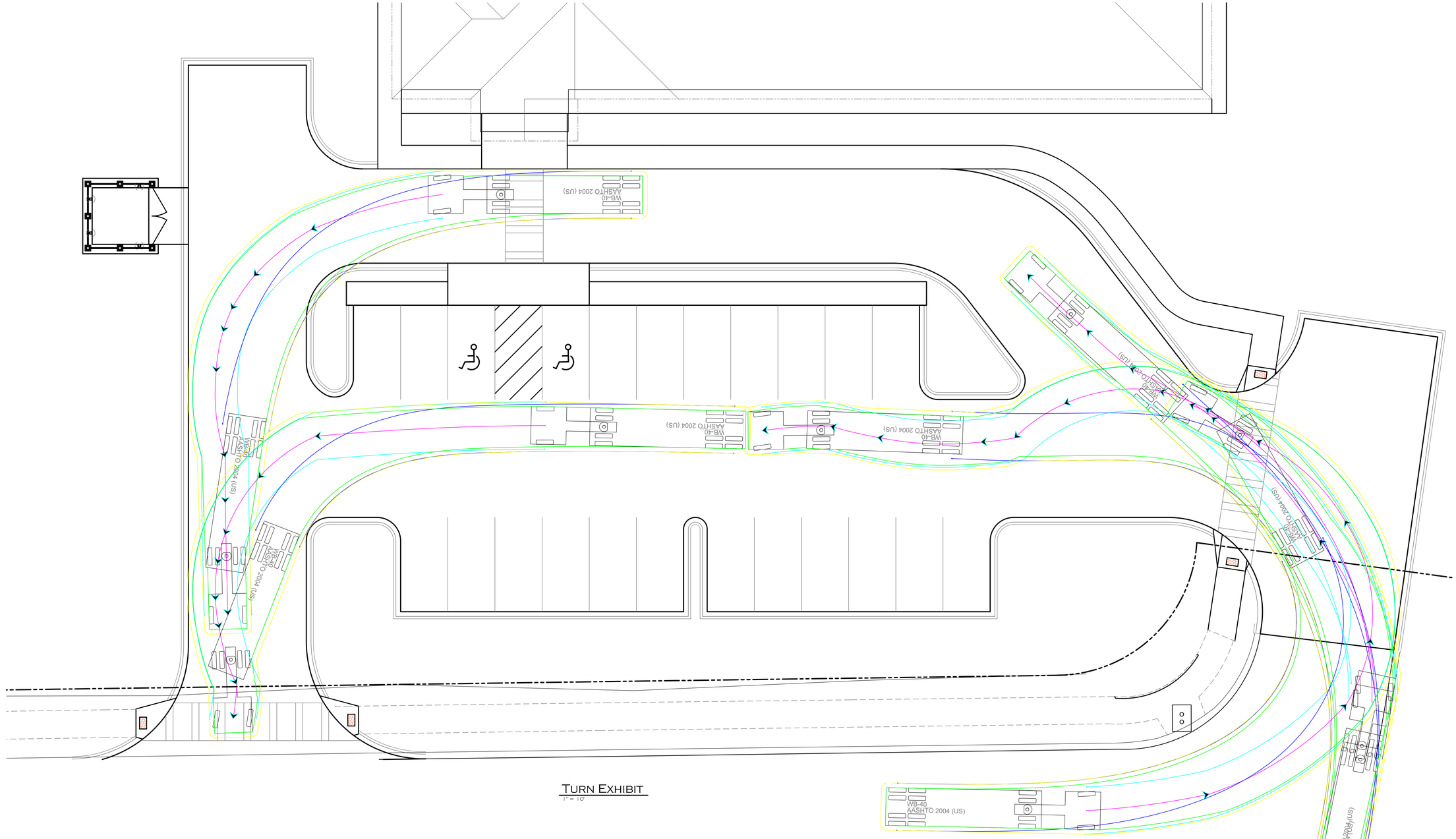
SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA 811 UTILITIES PROTECTION CENTER
811 BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411

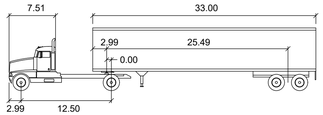
GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
2-3-26
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-18
18 OF 32 SHEETS


ZONE AE EL:15.0'
ZONE X
BENCHMARK
PK NAIL IN ASPHALT
NAVD88 EL:17.03'
TAX PARCEL
51011F0104
NOW OR FORMERLY
CLEAR LAKE (GA) OWNER LLC
VACANT
EAST MARKETPLACE WAY
60' RIGHT OF WAY
TAX PARCEL
51011F0101
NOW OR FORMERLY
POOLER PARKWAY OF GA, LLC
0 POOLER CROSS RD
DB. 1759 PG. 166
POND
WATER LEVEL
(AT TIME OF SURVEY)
10.5'
100 YR.
DESIGN ELEV.
= 15.72
S59°07'57"E
421.32'
N59°07'57"W
421.32'
LOT 10
0 POOLER CROSS RD
9.693 ACRES
TAX PARCEL
51011 01014
NOW OR FORMERLY
SAMUEL MORGAN
POOLER PKWY
P.B. 53 PG. 278
WETLAND
LIMITS OF DISTURBANCE
DISTURBED
5/8"IRF
5/8"IRF
5/8"IBF
CMF
IRS
PK
CONCRETE WASH DOWN AREA
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
TREE PROTECTION BARRICADE SEE DETAILS
25' DRAINAGE EASEMENT TAKEN FROM IRF
24"RCP
18"RCP
15"RCP
8"PVC
6"PVC
4"PVC
STUB OUT
SILT FENCE
SEE DETAIL
SEE DETAIL
SEE DETAIL



TURN EXHIBIT
1" = 10'



WB-40

Feet

Tractor Width	: 8.01	Lock to Lock Time	: 6.0 s
Trailer Width	: 8.01	Steering Angle	: 20.3 deg
Tractor Track	: 8.01	Articulating Angle	: 70.0 deg
Trailer Track	: 8.01		

PRIMARY PERMITEE :
LAUKIK PATEL
178 BASSWOOD DRIVE
SAVANNAH, GEORGIA 31407
EMAIL : POOLER@ANGELLEARNINGCENTER.COM
24 HOUR PHONE : 912-655-7260

SPECIAL CONSTRUCTION NOTE:

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REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : FEBRUARY 3, 2026
JOB NO. ---
SCALE: as shown

ANGEL LEARNING CENTER
0 POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

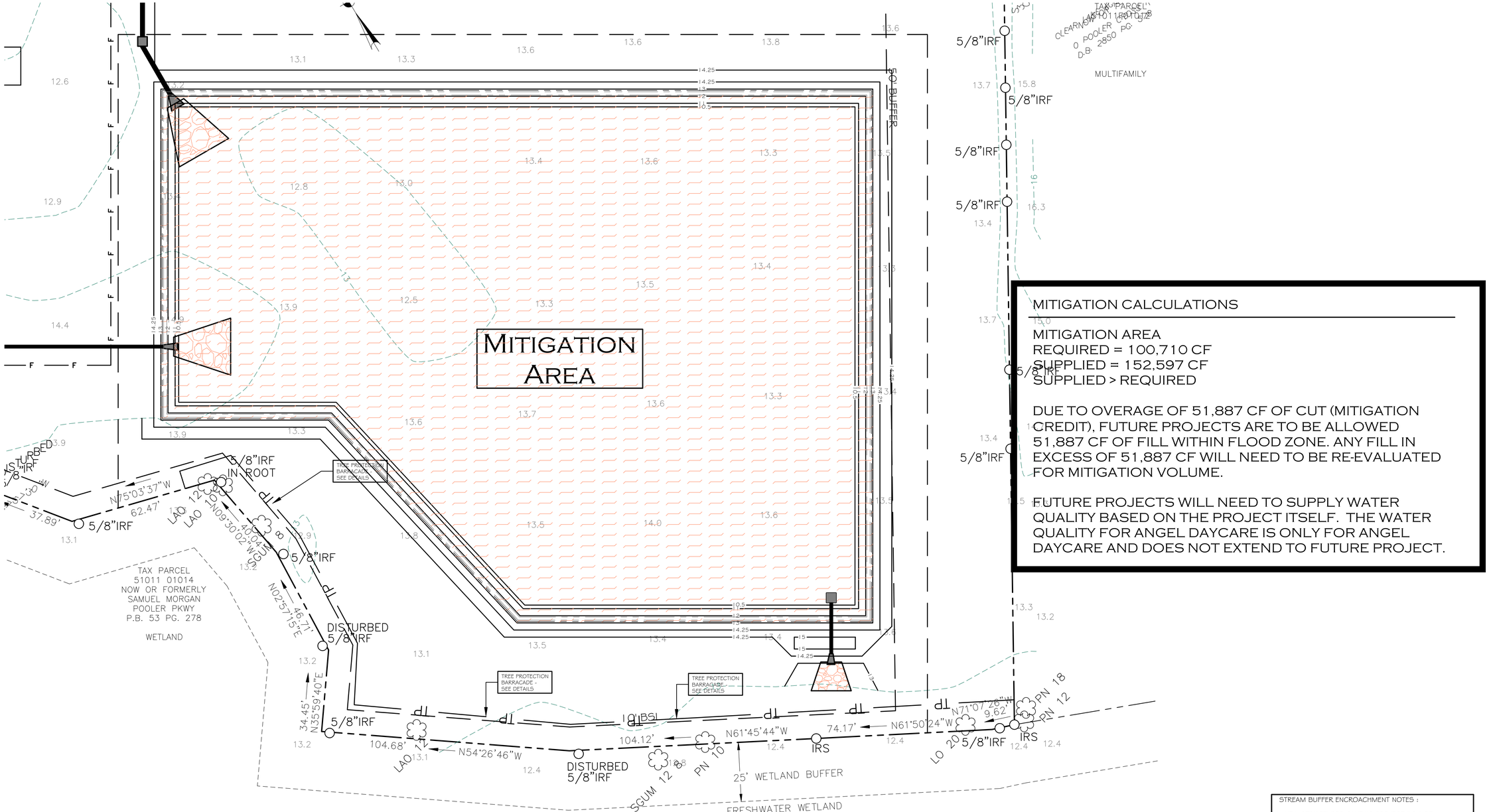
TURN RADIUS EXHIBIT

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
2-3-26
ENGINEER
MARK A BOSWELL

DRAWING NUMBER
C-31

31 OF 32 SHEETS


MITIGATION AREA
50' BUFFER
25' WETLAND BUFFER
FRESHWATER WETLAND
TREE PROTECTION BARRACADE - SEE DETAILS
TREE PROTECTION BARRACADE - SEE DETAILS
TREE PROTECTION BARRACADE - SEE DETAILS
DISTURBED
5/8"IRF
5/8"IRF IN ROOT
DISTURBED 5/8"IRF
DISTURBED 5/8"IRF
5/8"IRF
5/8"IRF
5/8"IRF
5/8"IRF
5/8"IRF
5/8"IRF
IRS
IRS
5/8"IRF
TAX PARCEL 51011 01014 NOW OR FORMERLY SAMUEL MORGAN POOLER PKWY P.B. 53 PG. 278
WETLAND
TAX PARCEL 51011 01011 NOW OR FORMERLY CLEARMOW LLC POOLER PKWY D.B. 2850 PG. 52
MULTIFAMILY
N75°03'37"W 62.47'
N09°30'02"W 40.04'
N02°57'15"E 46.71'
N35°59'40"E 34.45'
N54°26'46"W 104.12'
N61°45'44"W 74.17'
N61°50'24"W 9.62'
N71°07'26"W 37.89'
LAO 12
LAO 10
LAO 13.1
LO 20
SGUM 12
PN 10
PN 18
PN 12
SGUM 18
SGUM 8
SGUM 24
SGUM 30
SGUM 34
SGUM 36
SGUM 42
SGUM 48
SGUM 54
SGUM 60
SGUM 66
SGUM 72
SGUM 78
SGUM 84
SGUM 90
SGUM 96
SGUM 102
SGUM 108
SGUM 114
SGUM 120
SGUM 126
SGUM 132
SGUM 138
SGUM 144
SGUM 150
SGUM

ANGEL LEARNING CENTER
for MR. LAUKIK PATEL

POOLER, GEORGIA

2-28-25

DESIGN TEAM

ARCHITECTURAL:
DPR ARCHITECTURE
12 A EAST GRADY STREET
STATESBORO, GA 30458
PHONE: (912) 764 - 6288

MECHANICAL ELECTRICAL PLUMBING:
DELTA ENGINEERING
204-A PITCARIN WAY
AUGUSTA, GA 30909
PHONE: (706) 364 - 1770

CODES REFERENCE GUIDE

AREA	PRIMARY	SUPPLEMENT
OCCUPANCY CLASSIFICATION	2018 LSC NFPA 101	2018 IBC
BUILDING CONSTRUCTION TYPES INCLUDING ALLOWABLE HEIGHT, ALLOWABLE BUILDING AREAS, AND THE REQUIREMENT FOR SPRINKLER PROTECTION RELATED TO MINIMUM BUILDING CONSTRUCTION TYPES.	2018 IBC	2018 LSC NFPA 101
MEANS OF EGRESS	LSC	NONE
STANDPIPES	IBC	IFC
INTERIOR FINISH	LSC	NONE
HVAC SYSTEMS	IMC	NONE
VERTICAL OPENINGS	LSC	NONE
SPRINKLER SYSTEM MINIMUM CONSTRUCTION STANDARD	LSC	NONE
FIRE ALARM SYSTEMS	LSC	NONE
SMOKE ALARMS AND SMOKE DETECTION SYSTEMS	STATE STATUTE AND LSC	NONE
PORTABLE FIRE EXTINGUISHERS	IFC	NONE
COOKING EQUIPMENT	LSC AND NFPA 96	NONE
FUEL FIRED APPLIANCES	IFGC	NFPA 54
LIQUID PETROLEUM GAS	NFPA 58	NFPA 54
COMPRESSED NATURAL GAS	NFPA 52	NONE

PERSPECTIVE VIEW

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ARCHITECTURAL

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S1.0 FOUNDATION PLAN

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A1.2 FLOOR PLAN
A1.3 CEILING PLAN
A1.4 ROOF PLAN
A1.5 ROOF FRAMING PLAN
A2.1 EXTERIOR ELEVATIONS
A3.1 BUILDING SECTION
A3.2 WALL SECTIONS
A4.1 DOOR AND WINDOW SCHEDULES
A5.1 INTERIOR ELEVATIONS

MECHANICAL

M1.1 HVAC PLAN
M1.2 HVAC ATTIC PLAN
M2.1 HVAC NOTES, LEGEND, & SCHEDULES
M3.1 HVAC DETAILS
M3.2 HVAC DETAILS
M4.1 HVAC SPECS

PLUMBING

P1.1 WASTE & VENT PIPING PLAN
P2.1 WATER PIPING PLAN
P3.1 PLUMBING DETAILS
P4.1 PLUMBING NOTES, LEGEND & SCHEDULE
P5.1 PLUMBING SPECIFICATIONS

ELECTRICAL

E1.1 SITE LIGHTING PLAN
E2.1 LIGHTING PLAN
E3.1 POWER PLAN
E3.2 HVAC POWER PLAN
E4.1 NOTES, LEGEND, & SCHEDULES
E4.2 PANEL SCHEDULES
FA5.1 FIRE ALARM PLAN

SQUARE FOOTAGE

HEATED SQ. FT.	=	11,725
UN-HEATED SQ. FT.	=	720
TOTAL SQ. FT.	=	**12,445**

DPR ARCHITECTURE
D'ARCANGELO PALMER RULE

12 A E. GRADY STREET
P.O. BOX 1382
912-764-6288

STATESBORO
GEORGIA 30458

www.dprarch.com

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STATE OF GEORGIA
FRANKLYN R. D'ARCANGELO
CERTIFICATE No. 011178
REGISTERED ARCHITECT

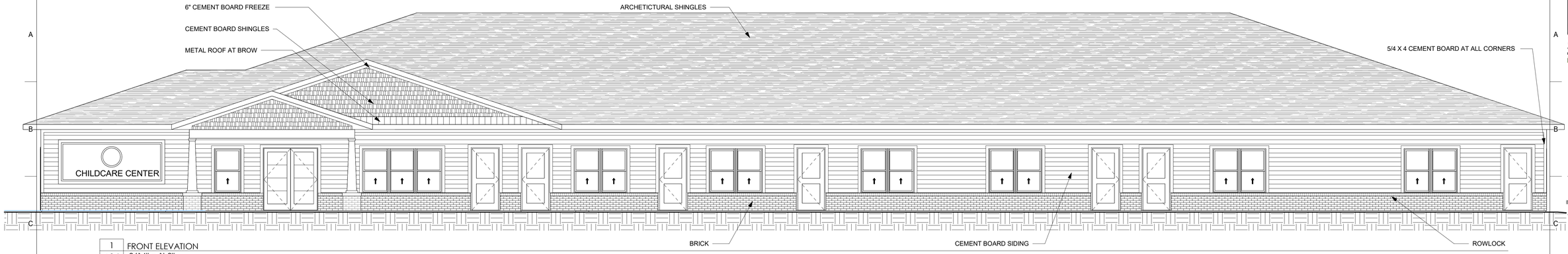
ANGEL LEARNING CENTER
for MR. LAUKIK PATEL
POOLER, GEORGIA

SCHEDULE OF REVISIONS

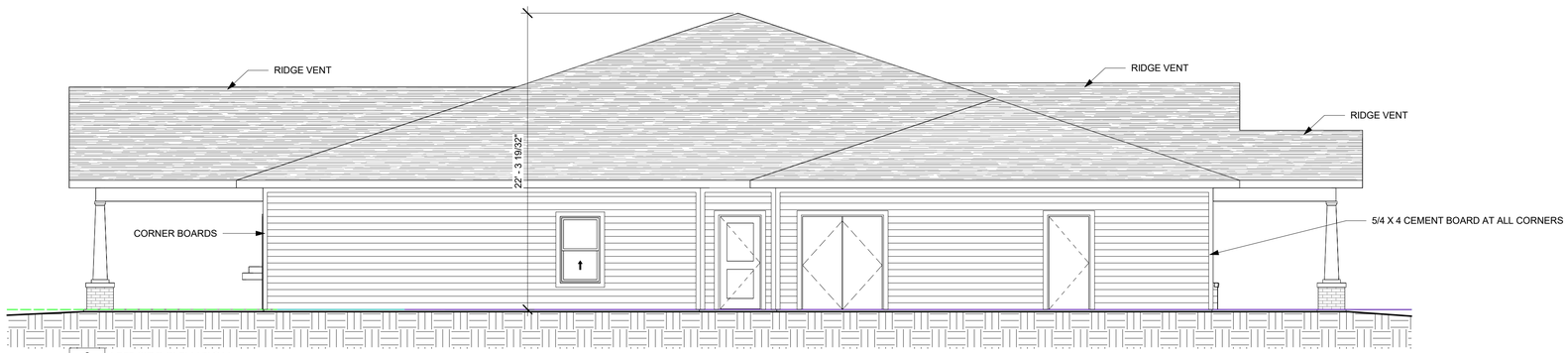
#	DATE

PROJECT NUMBER: 2441
PROJECT DATE: 2-28-25
DRAWN BY: CCL
APPROVED BY: FRD

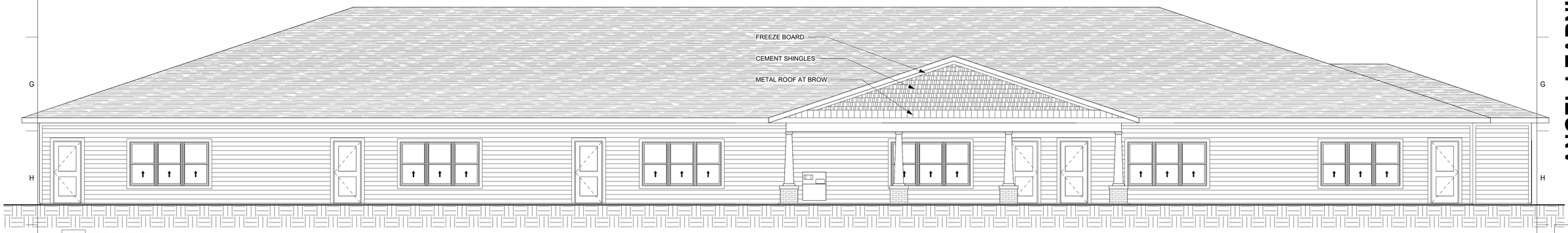
T1



1 A2.1 FRONT ELEVATION
3/16" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION
3/16" = 1'-0"



3 A2.1 REAR ELEVATION
3/16" = 1'-0"

4 A2.1 RIGHT SIDE ELEVATION
3/16" = 1'-0"

DPR ARCHITECTURE
D'ARCANGELO PALMER RULE

12 A E. GRADY STREET
P.O. BOX 1382
912-764-6288

STATESBORO
GEORGIA 30458

www.dprarch.com

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FROM DPR ARCHITECTURE

STATE OF GEORGIA
FRANKLYN R. D'ARCANGELO
CERTIFICATE No. 011778
REGISTERED ARCHITECT

ANGEL LEARNING CENTER
for MR. LAUKIK PATEL
POOLER, GEORGIA

PROJECT NUMBER: 2441
PROJECT DATE: 2-28-25
DRAWN BY: CCL
APPROVED BY: FRD

SCHEDULE OF REVISIONS

#	DATE

A2.1

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 14 day of May, 2025, by and between Milen Patel hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Angel Learning Center.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51011F01010 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 2853 Page 3, hereinafter "Property"; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

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

Sworn to and subscribed before me this

14th day of MAY, 2025

JULIE KASHER

Notary Public Print

Julie J. Kasher

Notary Public Signature

02/14/2028

Notary Public Commission Expiration

Landowner

Milen Patel

Landowner Print

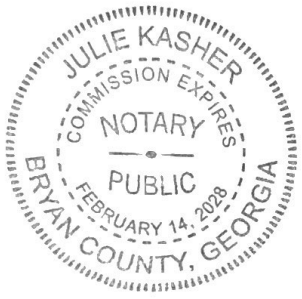
Landowner Signature

Reggie Knowles

Witness Print

Witness Signature

Seal:



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

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____
Notary Public Print

_____
Notary Public Signature

_____
Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____
Mayor Print

_____
Mayor Signature

_____
City Clerk Print

_____
City Clerk Signature

Seal:

EOM Operations
Your solution to a better tomorrow
OPERATIONS

February 4th, 2026

Mark A. Boswell, P.E
Boswell Engineering Services, Inc.
4700 East Hwy 80, Unit N, Suite 1
Savannah, GA 31410

Dear Mr. Boswell,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Angel Learning Center (Application No. A25-0003), as detailed below.

Submittal Documents:		
	Site Plan	*Feb. 2026*
	Stormwater Management Report	*Feb. 2026*
	GSWCC Approval of ES&PC Plans	*Jan. 2026*
	Geotechnical Report	*Sept. 2025*
	Traffic Analysis	*Sept. 2025*
	Stormwater Management Report	*Jul. 2025*
	Stormwater Maintenance Agreement	*Jul. 2025*
	Architectural Drawings	*Apr. 2025*

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

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

EOM Operations
Your solution to a better tomorrow

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for SRM Railyard, which consists of a rail line and rail yard expansion to the existing SRM Concrete development at 186 Pine Barren Road.

Project:	#A25-0127
P&Z Meeting Date:	February 9, 2026
City Council Meeting Date:	March 2, 2026
Applicant and Authorized Agent:	Will Clark, L.I. Smith & Associates, Inc.
Property Owner:	Hollingshead Materials, LLC
Location (Address):	186 Pine Barren Road
Parcel (PIN):	50022 01025
Acreage:	Approximately 14.2-Acres
Zoning:	I-2 (Heavy Industrial)
Proposed Use:	SRM Railyard, which consists of a rail line and rail yard expansion to the existing SRM Concrete development
Staff Recommendation:	Approval with the following conditions: 1. Prior to the issuance of any land-disturbing activity permit or the scheduling of a preconstruction meeting, the Applicant shall remit payment in the amount of $88,050.00 to the City of Pooler Tree Fund, which the Applicant has elected as a mechanism for achieving compliance with the City's Tree Protection Requirements. 2. The project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans must be approved by the Georgia Soil and Water Conservation Commission (GSWCC), with such approval documentation provided to and received by the City of Pooler before the project is scheduled for City Council consideration.
Planning & Zoning Commission:	*TBD*

Recommended Motion:	*"After review of the criteria, move for approval of the request with the following conditions:* *1. Prior to the issuance of any land-disturbing activity permit or the scheduling of a preconstruction meeting, the Applicant shall remit payment in the amount of $88,050.00 to the City of Pooler Tree Fund, which the Applicant has elected as a mechanism for achieving compliance with the City's Tree Protection Requirements.* *2. The project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans must be approved by the Georgia Soil and Water Conservation Commission (GSWCC), with such approval documentation provided to and received by the City of Pooler before the project is scheduled for City Council consideration."*
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 Industrial and is shown in the Comprehensive Plan as being within the Industrial Character Area. The proposed rail line and rail yard is an expansion of the concrete plant currently operating on site and is consistent with the surrounding industrial uses found along Pine Barren Road.* 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 14.2-acre site provides adequate space for off-street parking and meets the parking requirements.* 4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s). ○ *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding industrially developed properties along Pine Barren Road. Additionally, this site has already been developed for industrial use.*

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

    - *Yes, the proposed site plan is appropriate in scale for the 14.2-acre site and the adjacent properties.*

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

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

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

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

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

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

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

    - *A portion of the site was cleared prior to receiving Site Plan Approval and many of the lost trees are unable to be replanted due to the space needed for the proposed rail line and rail yard; therefore, prior to issuance of any land-disturbing activity permit or the scheduling of a preconstruction meeting, the Applicant shall remit payment into the City of Pooler Tree Fund in the amount of $88,050.00.*

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; however, the project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans must be approved by the Georgia Soil and Water Conservation Commission (GSWCC), with such approval documentation provided to and received by the City of*

Pooler before the project is scheduled for City Council consideration.

11. Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.

    - *The site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.*

Conclusion:	The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request with the following conditions: 1. Prior to the issuance of any land-disturbing activity permit or the scheduling of a preconstruction meeting, the Applicant shall remit payment in the amount of $88,050.00 to the City of Pooler Tree Fund, which the Applicant has elected as a mechanism for achieving compliance with the City's Tree Protection Requirements. 2. The project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans must be approved by the Georgia Soil and Water Conservation Commission (GSWCC), with such approval documentation provided to and received by the City of Pooler before the project is scheduled for City Council consideration.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Approval Letter

Attachment A

CITY of POOLER
GEORGIA

A25-0127 - SRM Rail Yard - Vicinity Map

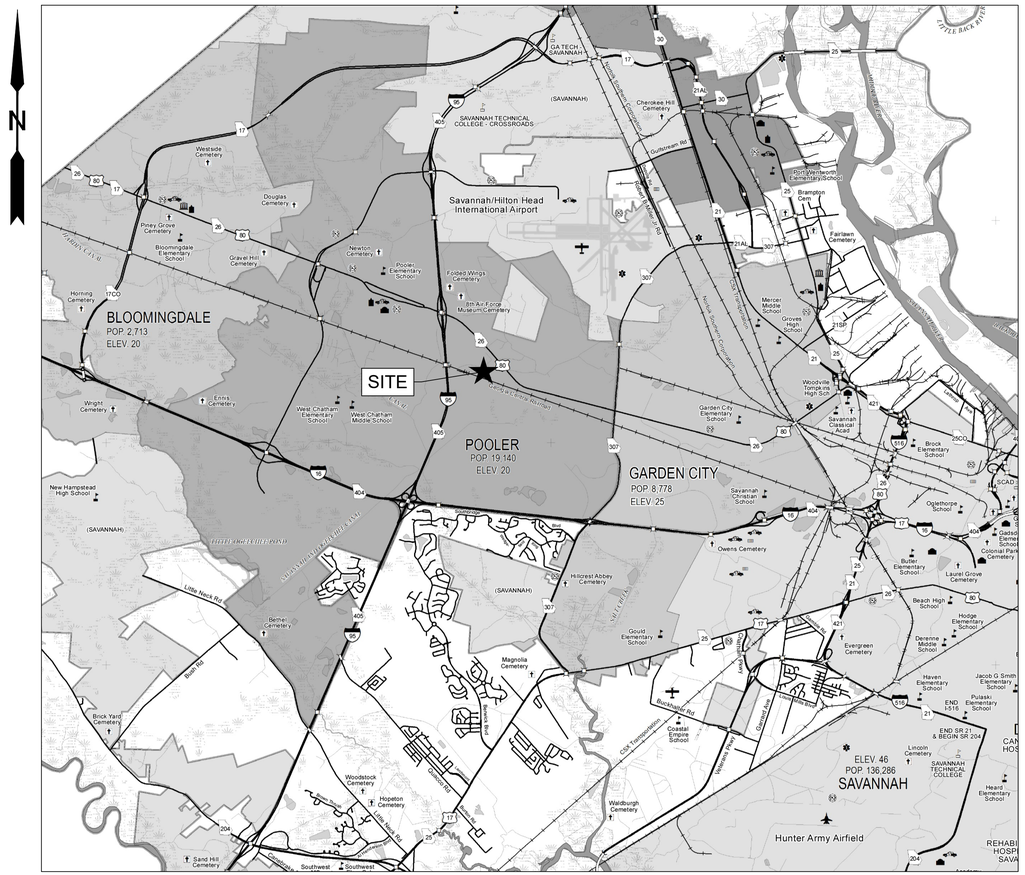
01/30/2026

Parcels

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

CONSULTANT CONTACTS	GOVERNMENT AGENCY / UTILITY PROVIDER CONTACTS
SITE OWNER/DEVELOPER: HOLLINGSHEAD MATERIALS, LLC 1000 HOLLINGSHEAD CIRCLE MURFREESBORO, TN 37129 CONTACT: BEN ENDSLEY SRM CONCRETE- DIVISION PRESIDENT CEMENT, BLOCK AND PORT OPERATIONS PHONE: 931-698-0165 EMAIL: BENDSLEY@HOLLINGSHEADCEMENT.COM	PLANNING & DEVELOPMENT RYAN JARLES CITY PLANNER 912-748-7261 RJARLES@POOLER-GA.GOV
ENGINEERING CONSULTANT: PENTA ENGINEERING CORP 10123 COPORATE SQUARE DRIVE ST. LOUIS, MO 63132 PHONE: 314-401-3769 CONTACT: THOMAS BOUTAUGH EMAIL: THOMAS.BOUTAUGH@PENTA.NET	PLANNING & DEVELOPMENT FRANK GARZA BUILDING & FIRE INSPECTOR (912) 748-7261 FGARZA@POOLER-GA.GOV
CIVIL ENGINEER: L.I. SMITH AND ASSOCIATES 302 N. CALDWELL STREET PARIS, TN 38242 PHONE: 731-644-1014 CONTACT: PATRICK SMITH EMAIL: PSMITH@LISMITH.COM	PUBLIC WORKS ADMINISTRATION BUSINESS HOURS: (912) 330-8650 AFTER-HOURS WATER: (912) 414-4369 AFTER-HOURS SEWER: (912) 421-2032 JOHN WINN ASSISTANT DIRECTOR OF PUBLIC WORKS JWINN@POOLER-GA.GOV
LAND SURVEYOR: L.I. SMITH AND ASSOCIATES 302 N. CALDWELL STREET PARIS, TN 38242 PHONE: 731-644-1014 CONTACT: PATRICK SMITH EMAIL: PSMITH@LISMITH.COM	FIRE COORDINATOR STACY WESTON FIRE-RESCUE SERVICES (912) 748-7012 SWESTON@POOLER-GA.GOV
CIVIL ENGINEER (24 HOUR CONTACT): L.I. SMITH AND ASSOCIATES 302 N. CALDWELL STREET PARIS, TN 38242 PHONE: 731-514-6191 CONTACT: WILL CLARK EMAIL: WCLARK@LISMITH.COM	

SRM RAIL YARD POOLER, GA
SITE PLAN
186 PINE BARREN ROAD
POOLER, CHATHAM COUNTY, GEORGIA 31322



VICINITY MAP - NOT TO SCALE

SITE DATA		
SITE OWNER/DEVELOPER:	HOLLINGSHEAD MATERIALS, LLC 1000 HOLLINGSHEAD CIRCLE MURFREESBORO, TN 37129 CONTACT: BEN ENDSLEY SRM CONCRETE- DIVISION PRESIDENT CEMENT, BLOCK AND PORT OPERATIONS PHONE: 931-698-0165 EMAIL: BENDSLEY@HOLLINGSHEADCEMENT.COM	
PROPERTY INFO:	TAX MAP PARCEL ID: 50022 01025 CITY OF POOLER, CHATHAM COUNTY, GEORGIA SITE AREA (DISTURBED AREA) = +/- 4.00 ACRES PROPERTY AREA = +/- 14.2 ACRES EXISTING IMPERVIOUS AREA = +/- 0.86 ACRES PROPOSED IMPERVIOUS AREA = +/- 0.52 ACRES (NO PROPOSED BUILDINGS)	
FLOODPLAIN DATA:	BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES PARTLY IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND PARTLY IN ZONE "A" (SPECIAL FLOOD HAZARD ZONE WITHOUT BFE). COMMUNITY PANEL: 13051C0126H EFFECTIVE DATE: 08/16/2018	

PLANNING INFORMATION		
A.	ZONING DESIGNATION: FRONT SETBACK: SIDE SETBACK: REAR SETBACK:	I-2 , HEAVY INDUSTRIAL DISTRICT 80 FEET 40 FEET 40 FEET
B.	PROPOSED USE:	RAIL YARD FOR GRAVEL STORAGE CEMENT MANUFACTURING
C.	PARKING:	REQUIRED: MANUFACTURING (1 SPACE PER 2 EMPLOYEES) # OF EMPLOYEES AT MAX SHAFT= 4 4 EMPLOYEES / 2 EMPLOYEES / 1 SPACE= 2 SPACES PROVIDED: 11 SPACES
D.	MAX BUILDING HEIGHT	70'
E.	LAND COVERAGE:	5.95 ACRES (42% OF PROPERTY) 100% INDUSTRIAL USE
F.	BUILDING USE:	FLOOR COVERAGE 627 SF (0.001 % OF PROPERTY) 100% OF FLOOR AREA USED FOR EXISTING BREAKROOM

SHEET NO.	SHEET NAME	SCALE
C-000	COVER SHEET	
C-010	GENERAL SITE PLAN	1"=60'
C-100	EXISTING/DEMOLITION	1"=40'
C-101	EXISTING/DEMOLITION	1"=40'
C-200	LAYOUT	1"=40'
C-201	LAYOUT	1"=40'
C-202	TRACK PROFILE	
C-300	GRADING & DRAINAGE	1"=40'
C-301	GRADING & DRAINAGE	1"=40'
C-310	EXISTING RUNOFF MAP	1"=60'
C-311	POST RUNOFF MAP	1"=60'
C-312	STORMWATER	1"=40'
C-313	STORMWATER	1"=40'
C-314	SWALE PROFILES	
C-315	SWALE PROFILES	
C-316	SWALE PROFILES	
C-400	E.P.S.C.STAGE 1	1"=40'
C-401	E.P.S.C.STAGE 1	1"=40'
C-402	E.P.S.C.STAGE 2	1"=40'
C-403	E.P.S.C.STAGE 2	1"=40'
C-404	E.P.S.C.STAGE 3	1"=40'
C-405	E.P.S.C.STAGE 3	1"=40'
C-500	UTILITIES	1"=40'
C-501	UTILITIES	1"=40'
C-900	DETAILS	
C-901	DETAILS	
C-902	DETAILS	
RR1	RAIL PROFILE	
RR2	RAIL PROFILE	
RR3	RAIL DETAILS	
RR4	RAIL DETAILS	
L1.0	LANDSCAPING PLAN	
L1.1	LANDSCAPING PLAN	
L1.2	LANDSCAPING PLAN	
L2.1	LANDSCAPING PLAN	
L2.2	LANDSCAPING PLAN	
L2.3	LANDSCAPING PLAN	

OWNER CERTIFICATION:

ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42- 183.4(6))

OWNER NAME: HOLLINGSHEAD MATERIALS

SIGNATURE:

DATE: 11/21/25

DESIGNER CERTIFICATION:

THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5))

DESIGNER NAME: LARRY SMITH

SIGNATURE:

DATE: 11/21/25

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

PUBLIC WORKS NOTE:
ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 ı 731-644-1014 ı www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 ı 615-256-0290

GEORGIA REGISTERED No. PE028345 PROFESSIONAL ENGINEER LARRY I. SMITH

SHEET:	NUMBER:
COVER	C-000

REVISIONS

NO.	DESCRIPTION	DATE

SRM RAIL YARD POOLER, GA
SITE PLAN
186 PINE BARREN ROAD
POOLER, CHATHAM COUNTY, GEORGIA 31322

BEARING BASIS:
STATE PLANE
COORDINATE SYSTEM- NAD 83.
VERTICAL DATUM - NAVD 88

N

LEGEND

- PROPERTY LINE
- PROPERTY ADJOINER LINE
- EASEMENT LINE (ESMT)
- CENTERLINE OF ROAD
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- STORM DRAIN LINE
- OVERHEAD COMS LINE
- TREELINE
- FLOODZONE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CSX RIGHT OF WAY
- DITCH FLOWLINE
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- WETLANDS
- RIP RAP
- GUY WIRE
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANSFORMER
- WATER METER
- WATER VALVE
- NATURAL GAS METER
- NATURAL GAS VALVE
- STORM MANHOLE
- CATCH BASIN
- CLEANOUT
- SIGN
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING SIGNIFICANT TREE
- REBAR FOUND
- 5/8" REBAR WITH L.I. SMITH CAP SET
- UNMARKED POINT
- BENCHMARK

N/F
C&M ENTERPRISES OF GA LLC
DB 170 PG 382P
I-2 HEAVY INDUSTRIAL

N/F
FG LIVING TRUST
DB 533 PG 358S
I-2 HEAVY INDUSTRIAL

N/F
NORRIS MARTHA B
DB 0101 PG 277M
I-1 LIGHT INDUSTRIAL

N/F
PB 102000 LLC
DB 0705 PG 345U
I-2 HEAVY INDUSTRIAL

WETLANDS
7.04 ACRES

SHARON COURT
60' ROW

PINE BARREN ROAD
80' ROW

60' DRAINAGE & UTILITY EASEMENT

20' DRAINAGE & UTILITY EASEMENT

30' WETLAND BUFFER

FLOOD ZONE A
FLOOD ZONE X

RAIL TIE IN POINT

SWALES MERGE

WET SWALE

GRAVEL STORAGE

186 PINE BARREN ROAD
POOLER, GA 31322
50022 01025
620233.15 SQ. FEET
14.24 ACRES

EXISTING CONCRETE FACILITY TO REMAIN AS IS

TRUCK SCALE

70'x12' SCALE

EXISTING RR TRACKS

PROPOSED UNLOADING PIT AND CONVEYOR SYSTEM FOR GRAVEL

PROPOSED RAILYARD
4 TRACKS

CONCRETE RAIL CROSSING

END OF PROPOSED RAILS

GENESEE & WYOMING MAIN LINE

GENESEE & WYOMING RIGHT-OF WAY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISIONS

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GEORGIA REGISTERED No. PE029345 PROFESSIONAL ENGINEER LARRY J. SMITH

SHEET: GENERAL SITE PLAN | NUMBER: C-010

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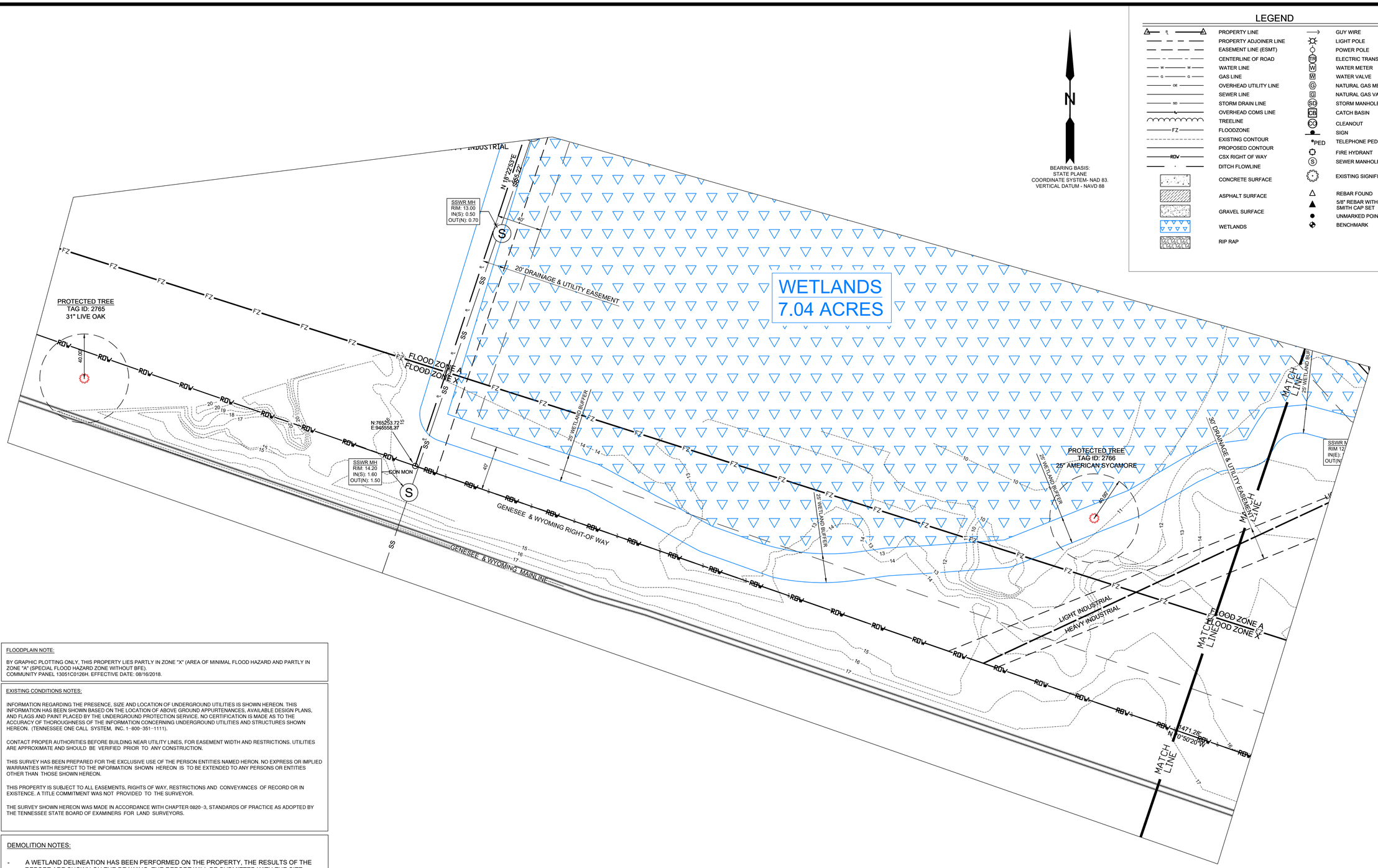
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290

DRAWN BY: WCC | CHECKED BY: WPS | SCALE: 1"=60' | DATE: 11/21/25
PROJECT # 250137

SRM RAIL YARD POOLER, GA
SITE PLAN
186 PINE BARREN ROAD
POOLER, CHATHAM COUNTY, GEORGIA 31322



FLOODPLAIN NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES PARTLY IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD AND PARTLY IN ZONE "A" (SPECIAL FLOOD HAZARD ZONE WITHOUT BFE).
COMMUNITY PANEL 13051C0126H. EFFECTIVE DATE: 08/16/2018.

EXISTING CONDITIONS NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111).

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON ENTITIES NAMED HERON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

DEMOLITION NOTES:

- A WETLAND DELINEATION HAS BEEN PERFORMED ON THE PROPERTY, THE RESULTS OF THE REPORT ARE SHOWN ON THE DRAWING. THE REPORT WILL BE SUBMITTED WITH THE SITE PLAN. AN AVERAGE 25' BUFFER WILL BE MAINTAINED FROM THE EDGE OF WETLANDS. BUFFER ENCROACHMENTS ARE ALLOWED AS LONG AS A 25' AVERAGE BUFFER IS MAINTAINED ENCROACHMENTS INTO THE WETLANDS ARE NOT ALLOWED AT ANY POINT DURING CLEARING OR CONSTRUCTION EXCEPT FOR THE DESIGNATED WETLAND FILL AREA.
- WETLANDS ARE STATE WATERS. NO WRESTED VEGETATION WAS REPORTED IN THE WETLAND DELINEATION REPORT.

REVISIONS

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GEORGIA REGISTERED No. PE026345 PROFESSIONAL ENGINEER LARRY I. SMITH

SHEET: EXISTING/DEMOLITION
NUMBER: C-100

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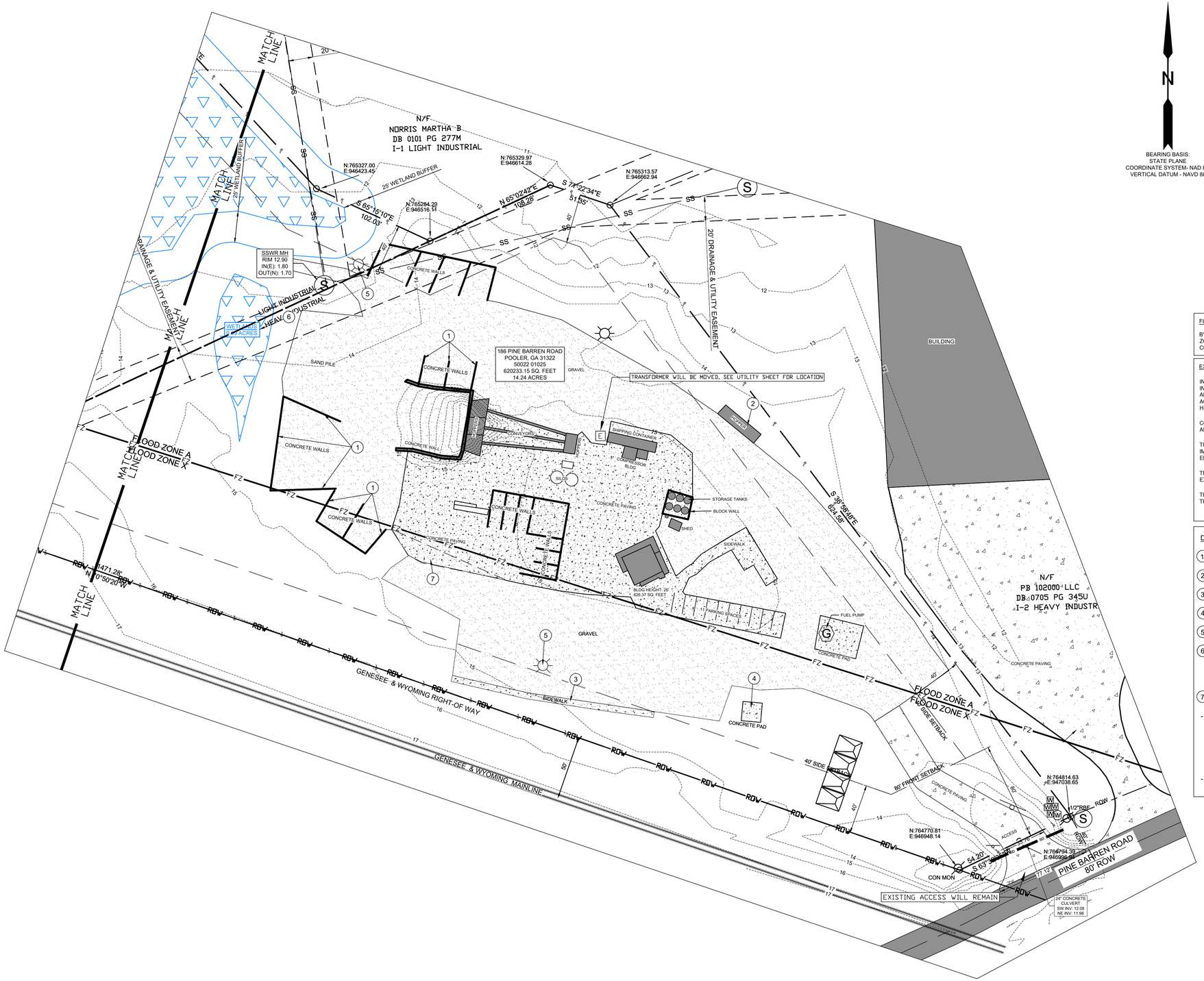
PROJECT # 250137 | DATE: 11/21/25



N

BEARING BASIS:
STATE PLANE
COORDINATE SYSTEM- NAD 83.
VERTICAL DATUM - NAVD 88

LEGEND

PROPERTY LINE	GUY WIRE
PROPERTY ADJOINER LINE	LIGHT POLE
EASEMENT LINE (ESMT)	POWER POLE
CENTERLINE OF ROAD	ELECTRIC TRANSFORMER
WATER LINE	WATER METER
GAS LINE	WATER VALVE
OVERHEAD UTILITY LINE	NATURAL GAS METER
SEWER LINE	NATURAL GAS VALVE
STORM DRAIN LINE	STORM MANHOLE
OVERHEAD COMS LINE	CATCH BASIN
TREELINE	CLEANOUT
FLOODZONE	SIGN
EXISTING CONTOUR	TELEPHONE PEDESTAL
PROPOSED CONTOUR	FIRE HYDRANT
CSX RIGHT OF WAY	SEWER MANHOLE
DITCH FLOWLINE	EXISTING SIGNIFICANT TREE
CONCRETE SURFACE	REBAR FOUND
ASPHALT SURFACE	5/8" REBAR WITH L.I. SMITH CAP SET
GRAVEL SURFACE	UNMARKED POINT
WETLANDS	BENCHMARK
RIP RAP	

FLOODPLAIN NOTE:

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COMMUNITY PANEL 13051C0126H. EFFECTIVE DATE: 08/16/2018.

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THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

DEMOLITION NOTES:

1. DEMO AND REMOVE CONCRETE WALLS
2. REMOVE STORAGE CONTAINER
3. DEMO AND REMOVE SIDEWALK
4. DEMO AND REMOVE CONCRETE PAD
5. REMOVE/ RELOCATE LIGHT POLE
6. ISOLATED WETLANDS (0.09 ACRES) TO BE FILLED IN AND GRADED OVER AS NEEDED FOR CONSTRUCTION.
   - REF DOCUMENT: SAS-2025-00457 NWP 14 VERIFICATION LETTER (ARMY CORPS OF ENGINEERS)
7. DEMO AND REMOVE 715 SF OF CONCRETE PAVING

- A WETLAND DELINEATION HAS BEEN PERFORMED ON THE PROPERTY, THE RESULTS OF THE REPORT ARE SHOWN ON THE DRAWING. THE REPORT WILL BE SUBMITTED WITH THE SITE PLAN. AN AVERAGE 25' BUFFER WILL BE MAINTAINED FROM THE EDGE OF WETLANDS. BUFFER ENCROACHMENTS ARE ALLOWED AS LONG AS A 25' AVERAGE BUFFER IS MAINTAINED ENCROACHMENTS INTO THE WETLANDS ARE NOT ALLOWED AT ANY POINT DURING CLEARING OR CONSTRUCTION EXCEPT FOR THE DESIGNATED WETLAND FILL AREA.
- WETLANDS ARE STATE WATERS. NO WRESTED VEGETATION WAS REPORTED IN THE WETLAND DELINEATION REPORT.

SRM RAIL YARD POOLER, GA
SITE PLAN
186 PINE BARREN ROAD
POOLER, CHATHAM COUNTY, GEORGIA 31322

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GEORGIA REGISTERED No. PE025345 PROFESSIONAL ENGINEER LARRY L. SMITH

SHEET: EXISTING/DEMOLITION
NUMBER: C-101

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475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290

DRAWN BY: WCC | CHECKED BY: WPS | SCALE: 1"=40'
PROJECT # 250137 | DATE: 11/21/25

N

BEARING BASIS:
STATE PLANE
COORDINATE SYSTEM- NAD 83.
VERTICAL DATUM - NAVD 88

LEGEND

PROPERTY LINE	GUY WIRE
PROPERTY ADJOINER LINE	LIGHT POLE
EASEMENT LINE (ESMT)	POWER POLE
CENTERLINE OF ROAD	ELECTRIC TRANSFORMER
WATER LINE	WATER METER
GAS LINE	WATER VALVE
OVERHEAD UTILITY LINE	NATURAL GAS METER
SEWER LINE	NATURAL GAS VALVE
STORM DRAIN LINE	STORM MANHOLE
OVERHEAD COMS LINE	CATCH BASIN
TREELINE	CLEANOUT
FLOODZONE	SIGN
EXISTING CONTOUR	TELEPHONE PEDESTAL
PROPOSED CONTOUR	FIRE HYDRANT
CSX RIGHT OF WAY	SEWER MANHOLE
DITCH FLOWLINE	EXISTING SIGNIFICANT TREE
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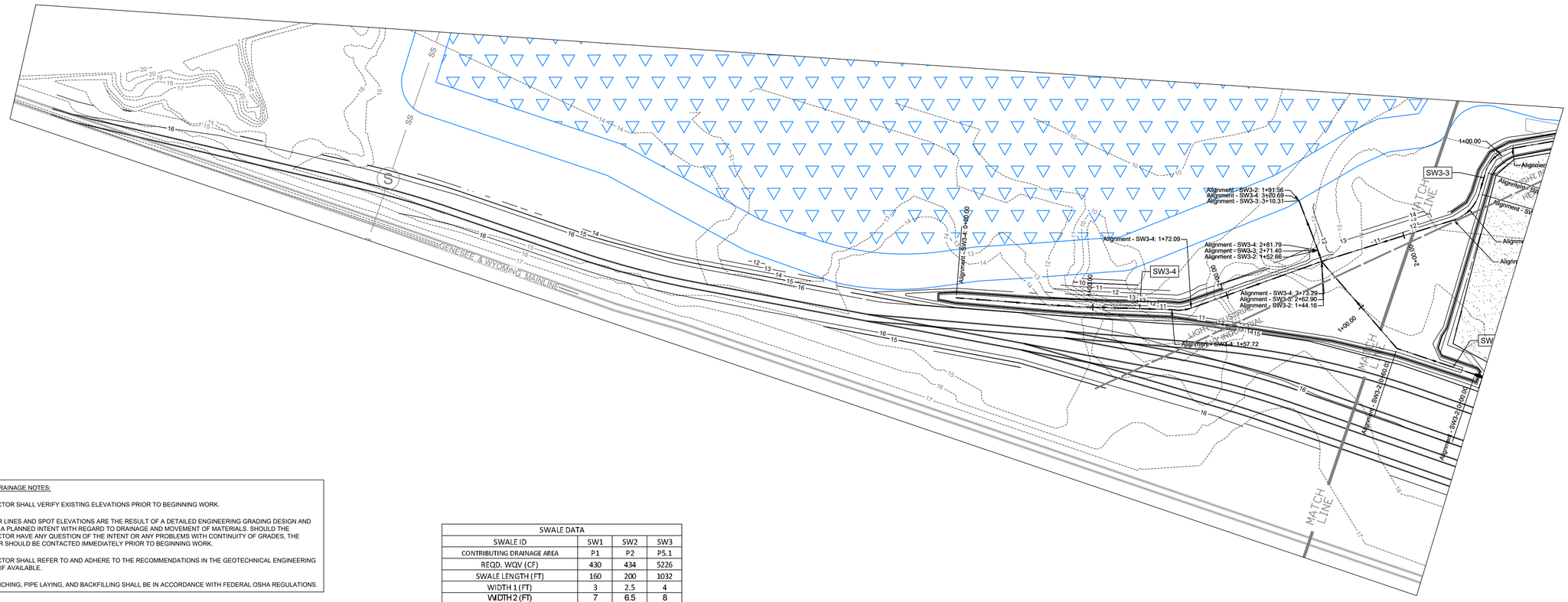
ASPHALT SURFACE	5/8" REBAR WITH L.I. SMITH CAP SET
GRAVEL SURFACE	UNMARKED POINT
WETLANDS	BENCHMARK
RIP RAP	



GRADING & DRAINAGE NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
2. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL REFER TO AND ADHERE TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
4. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

SITE STORMWATER NOTES:

- EACH SWALE HAS AN ID LABEL THAT CORRESPONDS TO THE TABLE
- SWALE 3 WAS BROKEN UP INTO 3 SEPARATE SUB SWALE AREAS THAT CONVERGE AND DISCHARGE AT THE SAME POINT
- SWALES HAVE A 6"x6" GRAVEL DIAPHRAGM FOR PRETREATMENT
- SWALE SPILLWAYS CONNECT TO CONVEYANCE DITCHES TO ROUTE THE SWALE DISCHARGE TO THE OUTFALL LOCATIONS
- SWALE 3-1 HAS A DAM APPROXIMATELY 50' FROM THE END OF THE SWALE TO MAINTAIN THE DESIGN WET STORAGE LEVEL.
- SWALE 3-1 CONNECTS TO SWALE 3-2 VIA 48" RCP
- REFERENCE SWALE PROFILE VIEWS ON C-314, 315 & 316
- REFERENCE SWALE CROSS SECTIONS ON C-901

SWALE DATA			
SWALE ID	SW1	SW2	SW3
CONTRIBUTING DRAINAGE AREA	P1	P2	P5.1
REQD. WQV (CF)	430	434	5226
SWALE LENGTH (FT)	160	200	1032
WIDTH 1 (FT)	3	2.5	4
WIDTH 2 (FT)	7	6.5	8
TOTAL DEPTH (FT)	2	2	2.5
AVG WET DEPTH (FT)	1	1	1
FREEBOARD (FT)	1	1	1
PROPOSED WQV	800	900	6192
SWALE FL. START ELV	12	12	12, 10.94
SLOPE (%)	0.25	0.25	0.2
SPILLWAY (WEIR)	12.60	12.5	12

GRAVEL DIAPHRAM	LENGTH (FT)	848	320	1538
	WIDTH (FT)	0.5	0.5	0.5
	HEIGHT (FT)	0.5	0.5	0.5
	VOLUME (CF)	212	80	385
	TOP OF DIAPHRAM ELV.	13.50	13.5	13

EQUATIONS
WQV=(P x RV x A) / 12
P : TARGET RUNOFF REDUCTION RAINFALL (1.2 INCH)
A : TOTAL DRAINAGE AREA (SF)
RV : VOLUMETRIC RUNOFF COEFFICIENT
RV= 0.05 + 0.009 x I
I : PERCENT OF IMPERVIOUS COVER

IMPERVIOUS AREA		
	ACRES	SQUARE FT
EXISTING IMPERVIOUS AREA:	0.856	37287
ADDED IMPERVIOUS AREA:	0.518	22565
TOTAL IMPERVIOUS AREA:	1.37	59852

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SRM RAIL YARD POOLER, GA
SITE PLAN
186 PINE BARREN ROAD
POOLER, CHATHAM COUNTY, GEORGIA 31322

REVISIONS

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GEORGIA REGISTERED No. PE028345 PROFESSIONAL ENGINEER LARRY L. SMITH

SHEET: STORMWATER
NUMBER: C-312

L.I. Smith and Associates, Inc.
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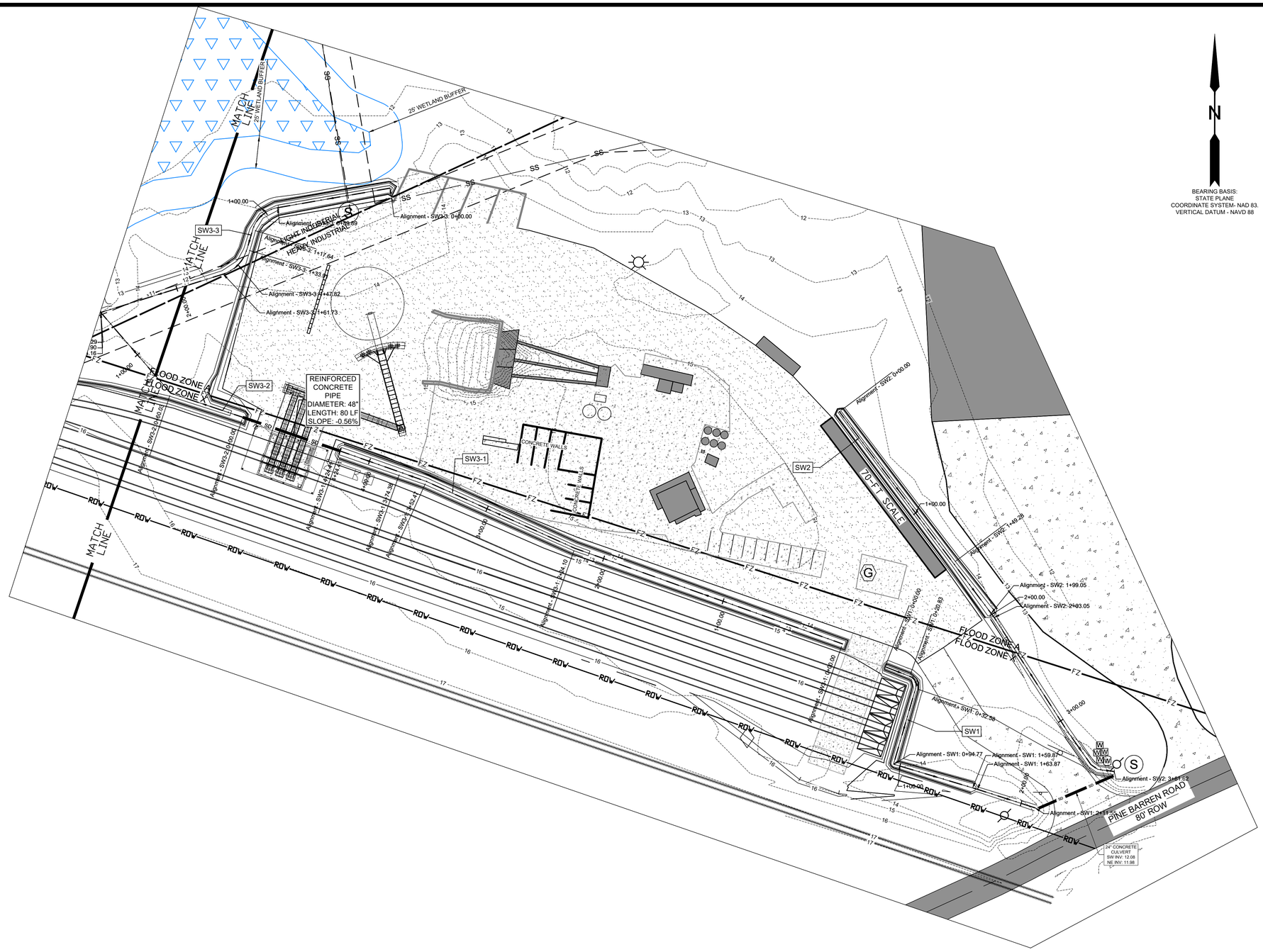

BEARING BASIS:
STATE PLANE
COORDINATE SYSTEM- NAD 83,
VERTICAL DATUM - NAVD 88

LEGEND

PROPERTY LINE	GUY WIRE
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SRM RAIL YARD POOLER, GA
SITE PLAN
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GEORGIA REGISTERED No. PE028345 PROFESSIONAL Engineer LARRY L. SMITH

SHEET: STORMWATER
NUMBER: C-313

L.I. Smith and Associates, Inc.
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SURVEYING SERVICES
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DRAWN BY: WCC | CHECKED BY: WPS | SCALE: 1"=40'
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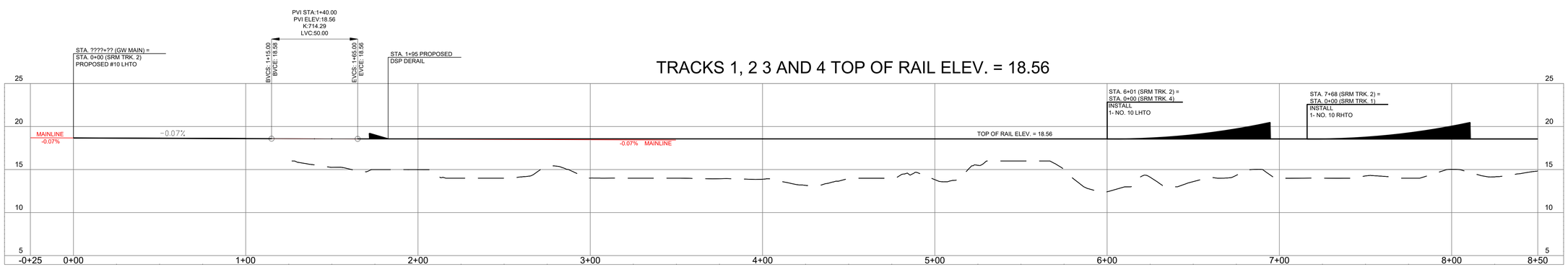


SRM TRACK NO. 2 PROFILE - STA. 0+00 TO STA. 8+50

ESTIMATED TRACK TAKE-OFFS				
Track No.	Total Track Length (T.F.)	Connecting Turnout	Pass Thru Turnout	Total Rail Minus Turnouts (T.F.)
Track 1	913	1		797
Track 2	1630	1	2	1282
Track 3	888	1		772
Track 4	1037	1		921
Totals	4,468			3,772

CONTRACTORS NOTE

ALL WORK AND MATERIALS SHALL CONFORM TO GENESEE AND WYOMING STANDARDS AND/OR THE "CSX INDUSTRIAL SIDETRACK MANUAL 2023" OR THE LATEST EDITION

CONSTRUCTION NOTE

1. ALL GRADING WORK AND SUB-BALLAST WITHIN THE GENESEE & WYOMING RIGHT-OF WAY SHALL BE PERFORMED BY THE GRADING CONTRACTOR.

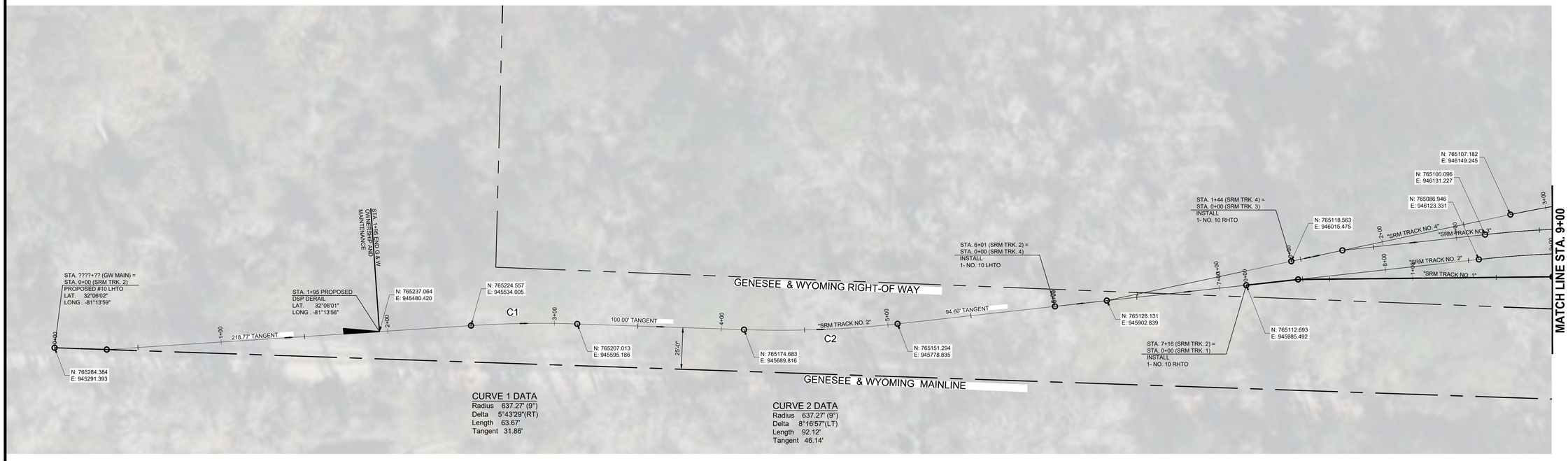
CONSTRUCTION NOTE

ALL PARALLEL TRACKS ARE ON 15 FT. TRACK CENTERS
EXCEPT FOR TRACK 4 AT THE UNLOADING PIT

SCOPE OF WORK

THE CONTRACTOR'S WORK TO BE PERFORMED UNDER THIS PROJECT WILL CONSIST OF FURNISHING ALL EQUIPMENT, LABOR, MATERIALS, TOOLS AND SUPERVISION NECESSARY FOR THE GRADING, SUB BALLAST, ALL DRAINAGE RELATED WORK, CONSTRUCTION AND INSTALLATION OF THE PROPOSED INDUSTRIAL TRACKS, APPROACH WORK, AND ALL OTHER RELATED WORK AS LISTED IN THE PLANS AND SPECIFICATIONS LOCATED AT EXISTING SRM PROPERTY ON THE GENESEE & WYOMING RAILROAD. THE DETAILED SCOPE OF WORK IS AS FOLLOWS:

- INSTALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
- EXCAVATION AND EMBANKMENT FOR THE PLACEMENT OF THE NEW INDUSTRIAL TRACKS.
- INSTALL TIES, NEW 115# RAIL FROM MAINLINE TO DERAIL, 115# NO. 1 RELAY OR BETTER FROM DERAIL ON AND COMPROMISE BARS.
- GRADE AND INSTALL SUB-BALLAST WITHIN THE CSX RIGHT-OF-WAY
- INSTALL 1 NEW NO. 10 TURNOUT ON THE MAINLINE AND 3 NEW NO. 10 TURNOUTS FOR THE INDUSTRY. ALL TURNOUTS SHALL HAVE RACOR 36E SWITCH STANDS AND RBM FROGS.
- FURNISH AND PLACE BALLAST; SURFACE AND LINE TRACK; AND, REGULATE THE BALLAST SO THAT THE TOP OF RAIL CONFORMS TO THE ELEVATIONS PROPOSED ON THE PROFILE.



SRM TRACK NO. 2 - 6 PLAN - STA. 0+00 TO STA. 8+50

CURVE 1 DATA
Radius 637.27' (9°)
Delta 5°43'29"(RT)
Length 63.67'
Tangent 31.86'

CURVE 2 DATA
Radius 637.27' (9°)
Delta 8°16'57"(LT)
Length 92.12'
Tangent 46.14'

PURPOSE FOR ISSUE: AGENCY REVIEW

SCALE: 1"=30'

CSR Engineering
CSR Engineering, Inc.
2010 Highway 49E
Pleasant View, TN 37146
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F: 615.246.3815
www.csrengineers.com

PENTA
PENTA Engineering Co. LLC
www.penta.net

SRM TRACK NO. 1 - STA,. 0+00 TO STA. 10+00
OF
PROPOSED RAILYARD
FOR
SRM POOLER
PINE BARREN ROAD
POOLER, GEORGIA
CHATHAM COUNTY

GEORGIA REGISTERED No.028623 PROFESSIONAL ENGINEER KEVIN C. WALKE 09-19-2025

REVISIONS

NO.	DATE	BY	DESCRIPTION

DESIGNER DKH
REVIEWER KCW

PROJECT 23-014

DATE 09-19-2025

SHEET **RR1**

SRM TRACK NO. 2 PROFILE - STA. 8+50 TO E.O.L.

Begin SRM TRACK 1
N 765,112.6927 E 945,985.4920 0+00.00

Line (1)
S79° 25' 11.22"E 31.250'
N 765,106.9548 E 946,016.2107 0+31.25
Line (1)

Line (2)
S73° 41' 42.22"E 152.527'
N 765,064.1331 E 946,162.6028 1+83.78
Line (2)

Curve (3)
BC N 765,064.1331 E 946,162.6028 1+83.78
CTR N 764,452.4934 E 945,983.6896
PI N 765,059.6771 E 946,177.8362

Direction Back S73° 41' 42.22"E
Radius 637.270'
Delta 2°51'12"(RT)
Length 31.737'
Tangent 15.872'
Chord Direction S72° 16' 06.10"E Distance 31.734'
Direction Ahead S70° 50' 29.97"E

EC N 765,054.4684 E 946,192.8288 2+15.51
Curve (3)

Line (4)
S70° 50' 29.97"E 697.549'
N 764,825.5468 E 946,851.7442 9+13.06
Line (4)

N 764,825.5468 E 946,851.7442 9+13.06

Begin Track 2
N 765,284.3843 E 945,291.3933
0+00.00

Line (1)
S71° 08' 14.62"E 31.250'
N 765,274.2812 E 945,320.9650
0+31.25
Line (1)

Line (2)
S76° 51' 43.62"E 218.766'
N 765,224.5568 E 945,534.0049
2+50.02
Line (2)

Curve (3)
BC N 765,224.5568 E 945,534.0049
2+50.02
CTR N 764,603.9668 E 945,389.1564
PI N 765,217.3145 E 945,565.0339

Direction Back S76° 51' 43.62"E
Radius 637.270'
Delta 5°43'29"(RT)
Length 63.673'
Tangent 31.863'
Chord Direction S73° 59' 59.12"E Distance 63.647'
Direction Ahead S71° 08' 14.62"E

EC N 765,207.0132 E 945,595.1857
3+13.69
Curve (3)

Line (4)
S71° 08' 14.62"E 100.001'
N 765,174.6828 E 945,689.8164
4+13.69
Line (4)

Curve (5)
BC N 765,174.6828 E 945,689.8164
4+13.69
CTR N 765,777.7293 E 945,895.8457
PI N 765,159.7656 E 945,733.4792

Direction Back S71° 08' 14.62"E
Radius 637.270'
Delta 8°16'57"(LT)
Length 92.121'
Tangent 46.141'
Chord Direction S75° 16' 42.92"E Distance 92.040'
Direction Ahead S79° 25' 11.22"E

EC N 765,151.2936 E 945,778.8353
5+05.81
Curve (5)

Line (6)
S79° 25' 11.22"E 350.454'
N 765,086.9461 E 946,123.3308
8+56.26
Line (6)

Curve (7)
BC N 765,086.9461 E 946,123.3308
8+56.26
CTR N 764,460.5105 E 946,006.3204
PI N 765,078.1678 E 946,170.3273

Direction Back S79° 25' 11.22"E
Radius 637.270'
Delta 8°34'51"(RT)
Length 95.440'
Tangent 47.809'
Chord Direction S75° 07' 45.72"E Distance 95.351'
Direction Ahead S70° 50' 20.22"E

EC N 765,062.4756 E 946,215.4881
9+51.70
Curve (7)

Line (8)
S70° 50' 20.22"E 678.752'
N 764,839.6926 E 946,856.6366
16+30.46
Line (8)

N 764,839.6926 E 946,856.6366
16+30.46
End Track 2

Begin Track 3
N 765,118.5631 E 946,015.4750 0+00.00

Line (1)
S85° 07' 31.41"E 31.309'
N 765,115.9026 E 946,046.6712 0+31.31
Line (1)

Line (2)
S79° 24' 41.67"E 86.020'
N 765,100.0961 E 946,131.2267 1+17.33
Line (2)

Curve (3)
BC N 765,100.0961 E 946,131.2267 1+17.33
CTR N 764,473.6773 E 946,014.1266
PI N 765,091.3224 E 946,178.1614

Direction Back S79° 24' 41.67"E
Radius 637.270'
Delta 8°34'11"(RT)
Length 95.317'
Tangent 47.748'
Chord Direction S75° 07' 36.03"E Distance 95.228'
Direction Ahead S70° 50' 30.40"E

EC N 765,075.6526 E 946,223.2646 2+12.65
Curve (3)

Line (4)
S70° 50' 30.40"E 675.753'
N 764,853.8855 E 946,861.5912 8+88.40
Line (4)

N 764,853.8855 E 946,861.5912 8+88.40
End Track 3

Begin Track 4
N 765,133.8692 E 945,872.1198
0+00.00

Line (1)
S79° 25' 11.22"E 31.250'
N 765,128.1314 E 945,902.8385
0+31.25
Line (1)

Line (2)
S85° 08' 25.30"E 247.295'
N 765,107.1817 E 946,149.2447
2+78.55
Line (2)

Curve (3)
BC N 765,107.1817 E 946,149.2447
2+78.55
CTR N 764,472.2026 E 946,095.2584
PI N 765,100.3659 E 946,229.4118

Direction Back S85° 08' 25.30"E
Radius 637.270'
Delta 14°23'28"(RT)
Length 160.066'
Tangent 80.456'
Chord Direction S77° 56' 41.10"E Distance 159.645'
Direction Ahead S70° 44' 56.90"E

EC N 765,073.8390 E 946,305.3693
4+38.61
Curve (3)

Line (4)
S70° 44' 56.90"E 144.677'
N 765,026.1383 E 946,441.9567
5+83.29
Line (4)

Curve (5)
BC N 765,026.1383 E 946,441.9567
5+83.29
CTR N 764,424.5018 E 946,231.8457
PI N 765,018.0546 E 946,465.1038

Direction Back S70° 44' 56.90"E
Radius 637.270'
Delta 4°24'24"(RT)
Length 49.012'
Tangent 24.518'
Chord Direction S68° 32' 45.07"E Distance 49.000'
Direction Ahead S66° 20' 33.23"E

EC N 765,008.2163 E 946,487.5614
6+32.30
Curve (5)

Line (6)
S66° 20' 33.23"E 77.628'
N 764,977.0665 E 946,558.6660
7+09.93
Line (6)

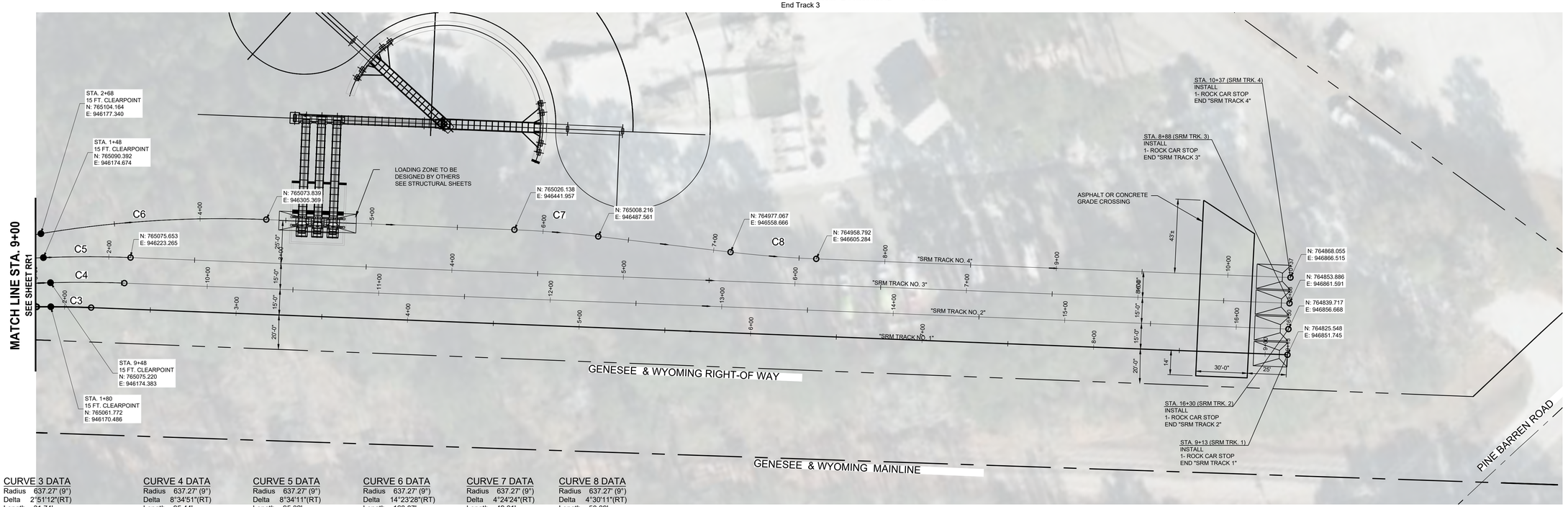
Curve (7)
BC N 764,977.0665 E 946,558.6660
7+09.93
CTR N 765,560.7809 E 946,814.3817
PI N 764,967.0126 E 946,581.6157

Direction Back S66° 20' 33.23"E
Radius 637.270'
Delta 4°30'11"(LT)
Length 50.085'
Tangent 25.055'
Chord Direction S68° 35' 38.70"E Distance 50.072'
Direction Ahead S70° 50' 44.18"E

EC N 764,958.7916 E 946,605.2839
7+60.01
Curve (7)

Line (8)
S70° 50' 44.18"E 276.517'
N 764,868.0622 E 946,866.4925
10+36.53
Line (8)

N 764,868.0622 E 946,866.4925
10+36.53
End Track 4



CURVE 3 DATA
Radius 637.27' (9°)
Delta 2°51'12"(RT)
Length 31.74'
Tangent 15.87'

CURVE 4 DATA
Radius 637.27' (9°)
Delta 8°34'51"(RT)
Length 95.44'
Tangent 47.81'

CURVE 5 DATA
Radius 637.27' (9°)
Delta 8°34'11"(RT)
Length 95.32'
Tangent 47.75'

CURVE 6 DATA
Radius 637.27' (9°)
Delta 14°23'28"(RT)
Length 160.07'
Tangent 80.46'

CURVE 7 DATA
Radius 637.27' (9°)
Delta 4°24'24"(RT)
Length 49.01'
Tangent 24.52'

CURVE 8 DATA
Radius 637.27' (9°)
Delta 4°30'11"(RT)
Length 50.09'
Tangent 25.06'

SRM TRACK NO. 2 - 4 PLAN - STA. 9+00 TO E.O.L.

PURPOSE FOR ISSUE: AGENCY REVIEW

SCALE: 1"=30'

CSR Engineering
CSR Engineering, Inc.
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PENTA
PENTA Engineering Co. LLC
www.penfo.net

SRM TRACK NO. 2 - STA. 9+00 TO E.O.L.
OF
PROPOSED RAIL YARD
FOR
SRM POOLER
PINE BARREN ROAD
POOLER, GEORGIA
CHATHAM COUNTY

GEORGIA REGISTERED No.028623 PROFESSIONAL ENGINEER KEVIN C. WALKE 09-19-2025

REVISIONS

NO.	DATE	BY	DESCRIPTION

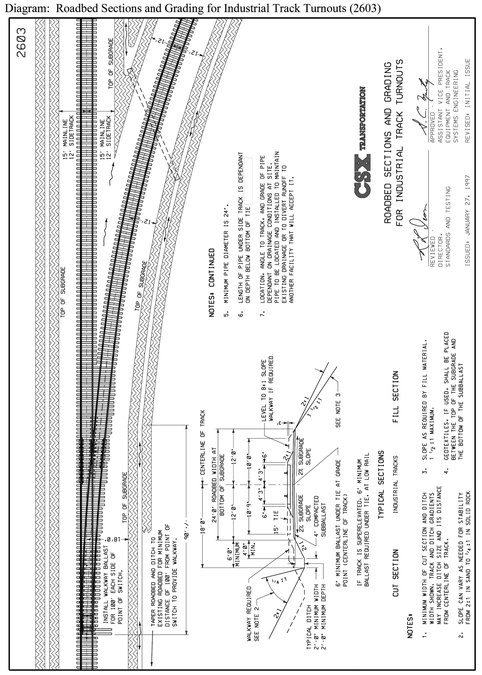
DESIGNER DKH
REVIEWER KCW

PROJECT 23-014

DATE 09-19-2025

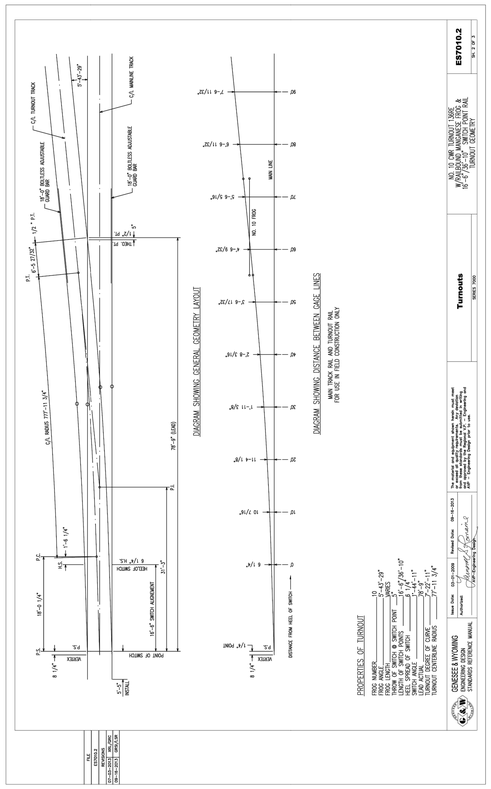
SHEET RR2

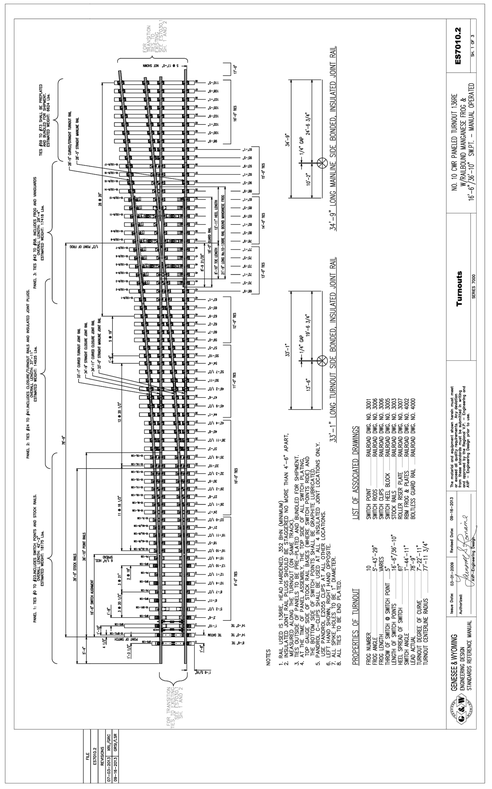
Diagram: Roadbed Sections and Grading for Industrial Track Turnouts (2603)



Office of: Vice President—Engineering
CSX Transportation

Standard Specifications for Private Sidetracks
August 23, 2023





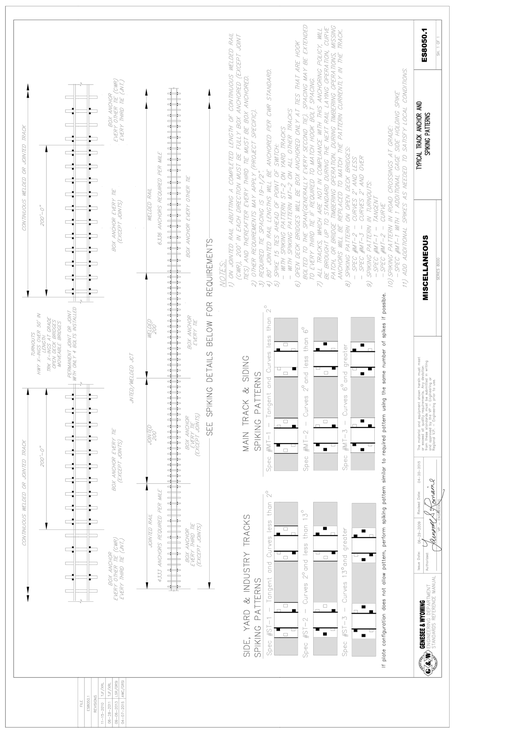
– NO. 10 TURNOUT MISC. PAIL LIST –

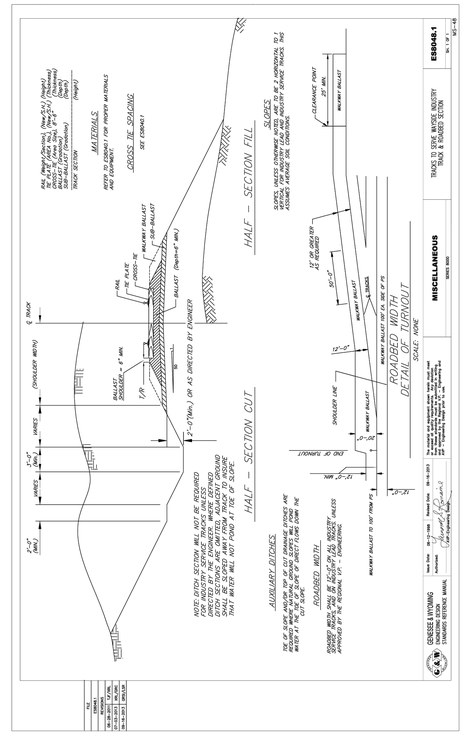
QUANTITY	COMPONENT DESCRIPTION	DWG. NO.
1 EACH	33'-1" CURVED TURNOUT JOINT RAIL	
1 EACH	34'-4" STRAIGHT CLOSURE JOINT RAIL	
1 EACH	39'-0" CURVED TURNOUT JOINT RAIL	
1 EACH	33'-0" STRAIGHT MANGANESE JOINT RAIL	
1 EACH	39'-0" CURVED/STRAIGHT TURNOUT RAIL	
1 EACH	39'-0" STRAIGHT MANGANESE RAIL	
1 EACH	16'-4" GUARD EXTENSION RAILS	
2 EACH	16'-4" GUARD EXTENSION RAILS	

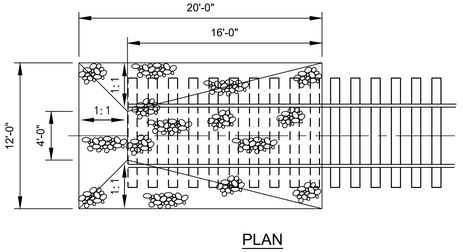
BILL OF MATERIAL – BILL OF WOOD TIES
NO. 10 CWR PANELED TURNOUT W/CWR PANEL
16'-4"/39'-10" SWITCH POINT RAIL

MANUAL OPERATED –
BILL OF TIES FOR NO. 10 TURNOUT PACKAGED W/ CWR PANELING

QUANTITY	TIE SIZE	TIE SPACING
1 EACH	NO. 0	7" x 9" x 8'-6"
2 EACH	NO. 1 & NO. 2	7" x 9" x 14'-0"
1 EACH	NO. 13 THRU NO. 23	7" x 9" x 8'-6"
11 EACH	NO. 24 THRU NO. 27	7" x 9" x 9'-0"
8 EACH	NO. 28 THRU NO. 34	7" x 9" x 11'-0"
1 EACH	NO. 37 THRU NO. 42	7" x 9" x 12'-0"
1 EACH	NO. 43 THRU NO. 54	7" x 9" x 13'-0"
5 EACH	NO. 55 THRU NO. 60	7" x 9" x 15'-0"
5 EACH	NO. 61 THRU NO. 68	7" x 9" x 16'-0"
1 EACH	NO. 69 THRU NO. 73	7" x 9" x 17'-0"
74 TOTAL		







SECTION

PLAN

ROCK MOUND CAR STOP DETAIL

CSR Engineering
CSR Engineering, Inc.
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www.csrengineers.com

PENTA
PENTA Engineering Co. LLC
www.penta.net

CSX STANDARD DETAILS
OF
PROPOSED RAILYARD
FOR
SRM POOLER
PINE BARREN ROAD
POOLER, GEORGIA
CHATHAM COUNTY

GEORGIA REGISTERED No.028623 PROFESSIONAL 09-19-2025 ENGINEER KEVIN C. WALKER

REVISIONS

NO.	DATE	BY	DESCRIPTION

DESIGNER DKH
REVIEWER KCW

PROJECT 23-014

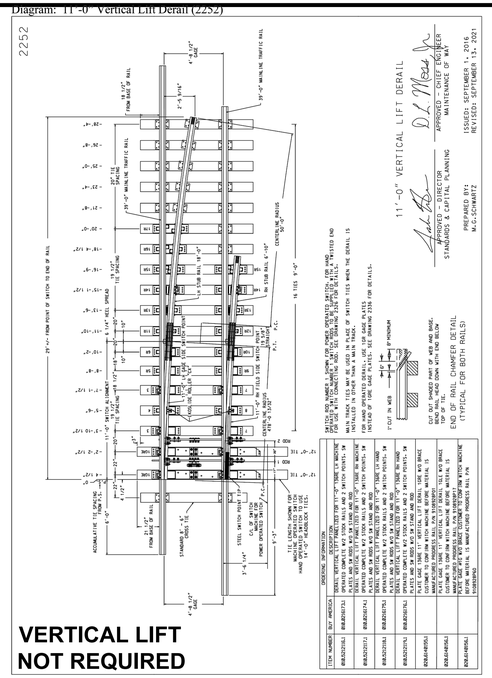
DATE 09-19-2025

SHEET RR3

PURPOSE FOR ISSUE: AGENCY REVIEW

SCALE: 1"=30'

Diagram: 11'-0" Vertical Lift Derail (2252)



Office of: Vice President—Engineering
CSX Transportation

FILE
ES1028.0

REVISIONS

11-30-2013	GWRS/LSR
06-05-2015	GWRS/LSR

PURPOSE:
MARKING OF CLEARANCE POINTS IS A MEANS OF ENHANCING SAFETY FOR EMPLOYEES AND EQUIPMENT. THIS STANDARD PROVIDES A METHOD FOR ESTABLISHING A UNIVERSAL AND READILY RECOGNIZABLE MEANS OF DETERMINING THAT EQUIPMENT IS CLEAR OF ANOTHER TRACK AMONGST GENESEE & WYOMING PROPERTIES.

SCOPE:
THIS STANDARD HAS BEEN ADOPTED BY ALL PROPERTIES OWNED BY GENESEE & WYOMING, INC.

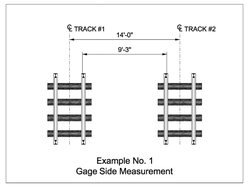
MARKING CLEARANCE POINTS:
ALL CLEARANCE POINTS ON TRACKS OWNED, LEASED, OR CONTROLLED BY GENESEE & WYOMING INC. RAILROADS SHALL BE MARKED AS OUTLINED IN THE FOLLOWING INSTRUCTIONS. PERMISSION MUST BE OBTAINED FROM THE APPROPRIATE CUSTOMER CONTACT BEFORE MARKING THE CLEARANCE POINTS AT SWITCHING OPERATIONS OR INSIDE CUSTOMER PLANT FACILITIES.

SIX (6) ILLUSTRATED EXAMPLES ARE SHOWN TO BE USED AS A GUIDE WHEN MEASURING THE DISTANCE FOR THE CLEARANCE MARKS. IN ALL SIX (6) EXAMPLES, THE DISTANCE BETWEEN THE CLEARANCE MARKS IS 9 FEET 3 INCHES AS MEASURED FROM THE GAUGE SIDE OF THE RAILS (SEE EXAMPLE 1). EXAMPLE NO. 2 IS A STANDARD TURNOUT WITH THE TWO TRACKS BECOMING PARALLEL. EXAMPLE NO. 3 IS SIMILAR TO THE PREVIOUS BUT WITH USE OF A DERAIL. EXAMPLE NO. 4 IS A LONG TAPERING LEAD BETWEEN TWO TRACKS. EXAMPLE NO. 5 IS A WYE TRACK. EXAMPLE NO. 6 IS A YARD CONSISTING OF EIGHT TRACKS AND THE CROSSTIES WHERE THE CLEARANCE POINT SHOULD BE PLACED.

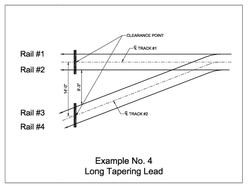
THE 9 FEET 3 INCH DISTANCE IS BASED ON 14 FOOT TRACK CENTERS. AT LOCATIONS WITH 13 FOOT TRACK CENTERS, THIS DISTANCE MAY BE REDUCED TO 8 FEET 3 INCHES. IF TRACK CENTERS CLOSER THAN 13 FEET EXIST, THE CLEARANCE POINT MUST BE MARKED, BUT CONSIDERATION MUST BE GIVEN TO SIGNING OR OTHERWISE IDENTIFYING THE RESTRICTED CLEARANCE.

AFTER THE LOCATION OF THE CLEARANCE POINT IS DETERMINED, IT SHOULD BE INDICATED BY USING ORANGE FLUORESCENT PAINT (PPG, HPC 7-805, BLAZE ORANGE). THE CLEARANCE POINT SHOULD BE PAINTED AT THE LOCATION THAT ALLOWS THE REQUIRED CLEARANCE AND SHOULD BE AS WIDE AS A CROSSTIE. WHEN PAINTING THE CLEARANCE POINT, THE WEB, BASE, AND HEAD ON BOTH THE INSIDE AND OUTSIDE OF EACH RAIL MUST BE PAINTED. THE TOP OF THE ENTIRE CROSSTIE MAY ALSO BE PAINTED WHEN POSSIBLE. IF THERE ARE TRACKS WHICH ARE COVERED WITH ASPHALT, IT WILL BE PERMISSIBLE TO PAINT A MARK ON THE ASPHALT THE SAME SIZE AS A CROSSTIE.

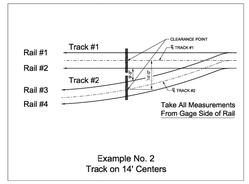
AT LOCATIONS EQUIPPED WITH DERAILS, MARK AT THE FIRST TIE ON THE FAR SIDE OF THE DERAIL FROM THE SWITCH. IN NO CASE WILL IT BE PERMISSIBLE TO MARK A LOCATION BETWEEN A DERAIL AND A SWITCH. DERAILS ARE TO BE INSTALLED A MINIMUM OF 50 FEET FROM THE FOULING POINT (100 FEET PREFERRED). DERAILS ARE TO BE PAINTED ORANGE (PPG, HPC 7-805, BLAZE ORANGE).



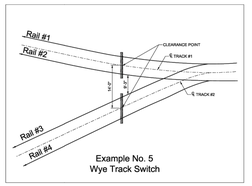
Example No. 1
Gage Side Measurement



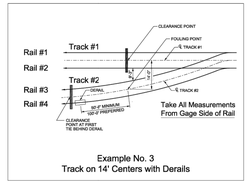
Example No. 4
Long Tapering Lead



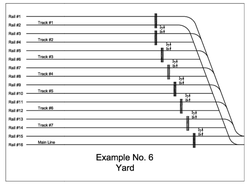
Example No. 2
Track on 14' Centers



Example No. 5
Wye Track Switch



Example No. 3
Track on 14' Centers with Derails



Example No. 6
Yard

GENESEE & WYOMING ENGINEERING DESIGN STANDARDS REFERENCE MANUAL

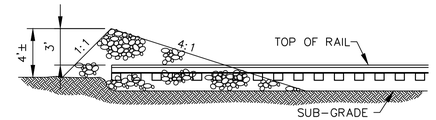
Issue Date: 11-30-2013 | Revised Date: 06-05-2015
Authorized: Gerard L. Lorraine, AVP–Engineering Design

The material and equipment shown herein must meet or exceed all quality requirements. Any deviation from these standards must be submitted in writing and approved by the Regional V.P. – Engineering or AVP–Engineering Design prior to use.

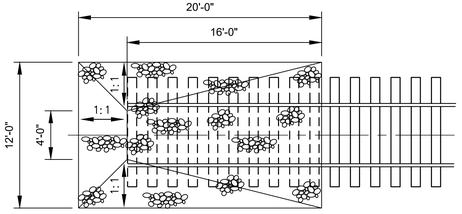
Right of Way Signs/Marking
SERIES 1000

MARKING CLEARANCE POINTS

ES1028.0
SH: 1 OF 1

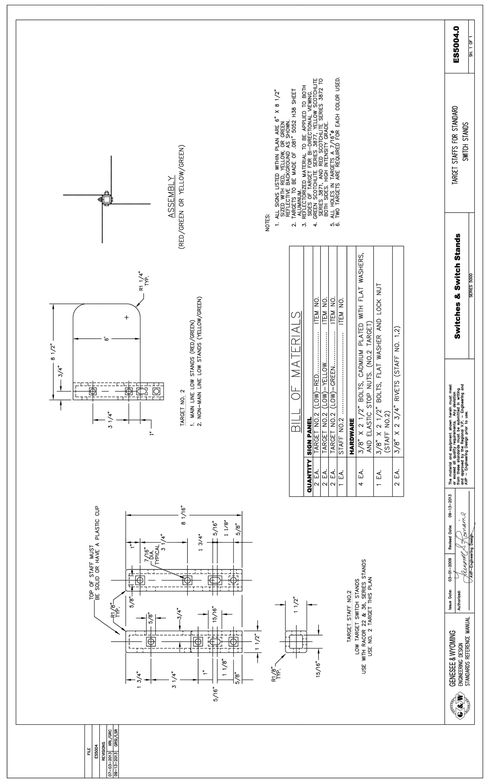


SECTION



PLAN

ROCK MOUND CAR STOP DETAIL



CSR Engineering

CSR Engineering, Inc.
2010 Highway 49E
Pleasant View, TN 37146
P: 615.212.2389
F: 615.246.3815
www.csrengineers.com

PENTA
PENTA Engineering Co. LLC
www.penta.net

CSX STANDARD DETAILS

PROPOSED RAIL YARD
OF
FOR
SRM POOLER
PINE BARREN ROAD
POOLER, GEORGIA
CHATHAM COUNTY

REVISIONS

NO.	DESCRIPTION	DATE	BY

GEORGIA REGISTERED No.028633 PROFESSIONAL ENGINEER 09-19-2025 KEVIN C. WALKER

DESIGNER	DKH
REVIEWER	KCW
PROJECT	23-014
DATE	09-19-2025
SHEET	**RR4**

PURPOSE FOR ISSUE: AGENCY REVIEW

SCALE: 1"=30'

Z:\33570\33570.0000\LA\PLANNING\CONSTRUCTION PLANS\33570.0000 - LA - PL CNPC - FAV 3, 2026 - 4:48 PM

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
10	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 6" CAL. MIN.	AS SHOWN	Specimen
5	QV	Quercus virginiana	Live Oak	B & B OR CONT. ; 6" CAL. MIN.	AS SHOWN	Specimen
11	TA	Taxodium ascendens	Pond Cypress	B & B OR CONT. ; 6" CAL. MIN.	AS SHOWN	Specimen
12	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 6" CAL. MIN.	AS SHOWN	Specimen

LANDSCAPE SUMMARY

TREE MITIGATION REQUIREMENTS

Article VI. Code of Ordinances - Pooler, Georgia - Sec. 42-198 - Significant Trees

SIGNIFICANT TREE INCHES REMOVED PRIOR TO SURVEY: 460 INCHES
* SEE TREES REMOVED PRIOR TO TREE SURVEY SPREADSHEET
*GREEN HATCH ON PLAN DENOTES AREA OF CLEARING PRIOR TO TREE SURVEY

(MINUS) REPLACEMENT MITIGATION TREE INCHES PROVIDED: 228 INCHES
* 38 MITIGATION TREES PROVIDED X 6" D.B.H.

REMAINING SIGNIFICANT TREE INCHES: 232 INCHES

SIGNIFICANT TREE INCHES TO BE PAID INTO TREE FUND IN LIEU OF REPLACEMENT TREES: $37,700.00
* $975 PER SIX INCHES OF SIGNIFICANT TREE
* (232 INCHES / 6 INCHES) X $975

TREE COVERAGE REQUIREMENTS

Article VI. Code of Ordinances - Pooler, Georgia - Sec. 42-197 - Minimal Tree Coverage

REQUIRED TREE COVERAGE: 115 TREES
* 15 TREES X 7.62 AC (DEVELOPABLE LAND)
* DEVELOPABLE LAND = AREA WITHIN BOUNDARY

(MINUS) RETAINED HEALTHY TREES ≥ 6" D.B.H. 3 TREES
* EXCLUDING PINE AND SWEETGUM

(MINUS) RETAINED TREES ≥ 24" D.B.H. 6 TREES
* EQUAL TO 3 TREES

(MINUS) RETAINED LIVE OAKS ≥ 18" D.B.H. 0 TREES
* EQUAL TO 3 TREES

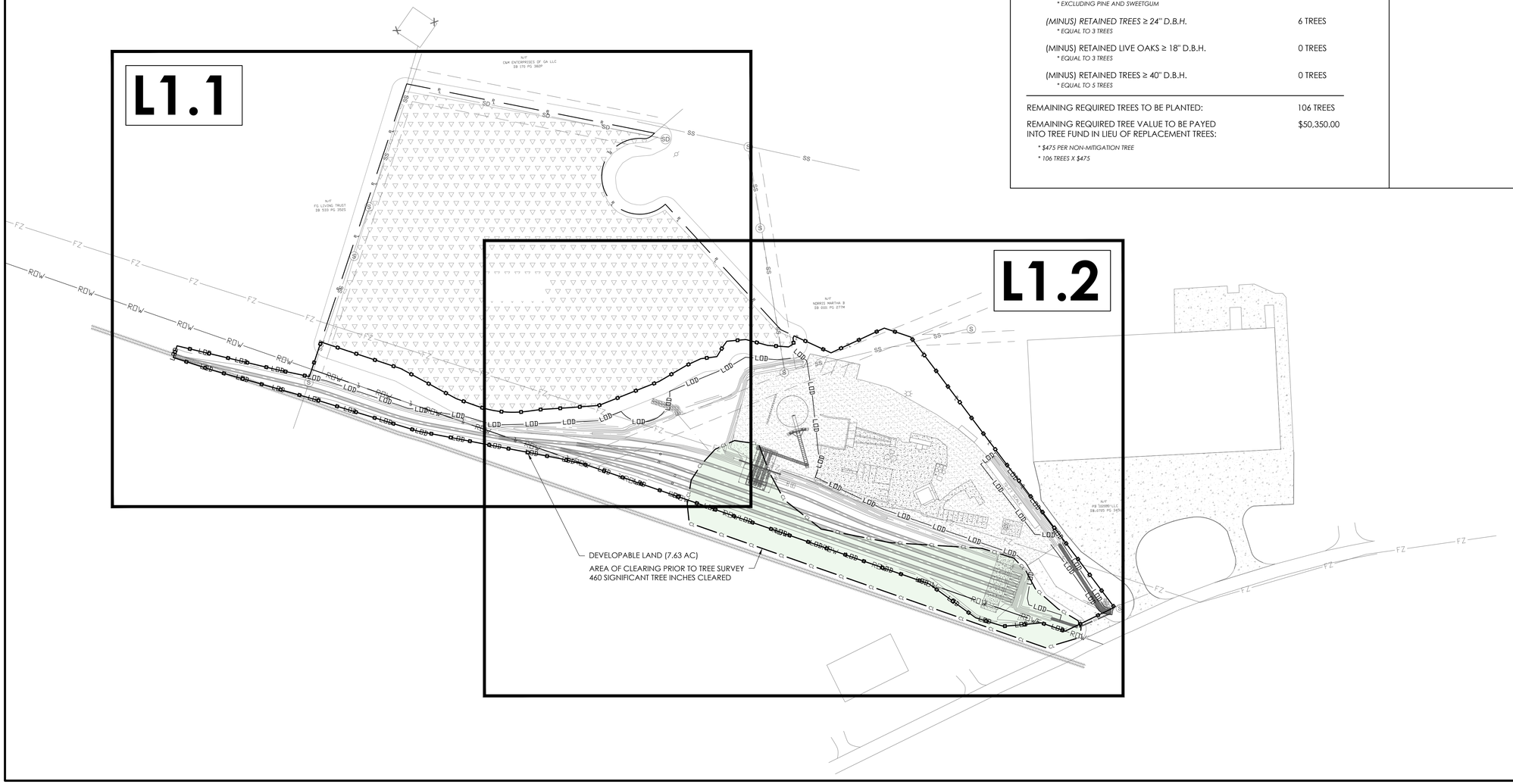
(MINUS) RETAINED TREES ≥ 40" D.B.H. 0 TREES
* EQUAL TO 5 TREES

REMAINING REQUIRED TREES TO BE PLANTED: 106 TREES

REMAINING REQUIRED TREE VALUE TO BE PAYED INTO TREE FUND IN LIEU OF REPLACEMENT TREES: $50,350.00
* $475 PER NON-MITIGATION TREE
* 106 TREES X $475

TREES REMOVED PRIOR TO TREE SURVEY

SPECIES	DIAMETER (IN)	QUANTITY	SIGNIFICANT TREE SUMMATION (IN)
Live Oak	4	2	
Live Oak	12	3	
Live Oak	18	5	90
Live Oak	24	3	72
Live Oak	27	1	27
Oak	18	8	
Oak	20	1	
Oak	24	8	192
Pine	4	4	
Pine	10	3	
Pine	12	2	
Pine	14	10	
Pine	18	25	
Pine	20	11	
Pine	24	31	
Pine	27	20	
Pine	30	1	
Pine	37	2	
S. Red Oak	26	2	52
S. Red Oak	27	1	27
Sweetgum	4	2	
Sweetgum	6	4	
Sweetgum	11	5	
Sweetgum	18	7	
Sweetgum	24	2	
	Σ (SIGNIFICANT)	20	460



NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT CAITLIN BURWINKEL
2/3/26

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

OVERALL LANDSCAPE PLAN

SRM RAIL YARD

PROJECT LOCATION:
CITY OF POOLER, GA

CLIENT/OWNER:
PENTA ENGINEERING CORPORATION
940 WESTPORT PLAZA, STE 100
ST. LOUIS, MO 63146

100 0 50 100
GRAPHIC SCALE:
1 INCH = 100 FEET

DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	33570.0000
DATE:	11/19/2025
DRAWN:	RMM
DESIGNED:	RMM
REVIEWED:	CTB
APPROVED:	CTB
SCALE:	1" = 100'

L1.0

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
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12	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. : 6" CAL. MIN.	AS SHOWN	Specimen

N/F
C&M ENTERPRISES OF GA LLC
DB 170 PG 382P

N/F
FG LIVING TRUST
DB 533 PG 352S

MATCH LINE - SEE SHEET NO. L1.2

WETLANDS:
7.04 ACRES

SHARON COURT
80' ROW

ASPHALT

FLOOD ZONE A
FLOOD ZONE X

GENESEE & WYOMING MAINLINE

SRM TRACK NO. 2

SRM TRACK NO. 4

SRM TRACK NO. 3

SRM TRACK NO. 1

8" BLACKCHERRY
309

18" PINE
311

26" PINE
307

18" PINE
308

26" PINE
304

10" SWEETGUM

8" SWEETGUM
306

8" SWEETGUM
305

8" BLACK CHERRY
*RETAINED HEALTHY TREE ≥ 6" D.B.H.
*EQUAL TO 1 TREE

24" OAK
*RETAINED HEALTHY TREE ≥ 24" D.B.H.
*EQUAL TO 3 TREES

16" OAK
*RETAINED HEALTHY TREE ≥ 6" D.B.H.
*EQUAL TO 1 TREE

12" SWEETGUM
271

8" SWEETGUM
268

24" OAK
269

12" SWEETGUM
267

12" SWEETGUM
270

16" SWEETGUM
272

265
12" SWEETGUM

12" BLACK CHERRY
*RETAINED HEALTHY TREE ≥ 6" D.B.H.
*EQUAL TO 1 TREE

26" SYCAMORE
*RETAINED SIGNIFICANT TREE ≥ 24" D.B.H.
*EQUAL TO 3 TREES

12" SWEETGUM
215

12" SWEETGUM
213

12" SWEETGUM
214

12" BLACKCHERRY
216

8" SWEETGUM
211

10" SWEETGUM
226

8" SWEETGUM
217

18" PINE
218

16" SWEETGUM
334

16" SWEETGUM
335

10" SWEETGUM
69

2766

20" PINE
123

125
8" SWEETGUM

122
8" SWEETGUM

14" PINE
126

6" SWEETGUM
121

333
16" SWEETGUM

TO
4
QP
3
TA
3

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
CAITLIN BURWINKEL
2/3/26

THOMAS & HUTTON

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

LANDSCAPE PLAN

SRM RAIL YARD

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CITY OF POOLER, GA

CLIENT/OWNER:
PENTA ENGINEERING CORPORATION
940 WESTPORT PLAZA, STE 100
ST. LOUIS, MO 63146

GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	33570.0000
DATE:	11/19/2025
DRAWN:	RMM
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APPROVED:	CTB
SCALE:	1" = 40'

L1.1

Z:\33570\33570.0000\LA\RMM\CIVIL\CONSTRUCTION PLANS\33570.0000 - LA - PL CNPC - SHT 3 2026-1 4:46 PM

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
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WETLANDS
7.04 ACRES

12" BLACK CHERRY
*RETAINED HEALTHY TREE ≥ 6" D.B.H.
*EQUAL TO 1 TREE

26" SYCAMORE
*RETAINED SIGNIFICANT TREE ≥ 24" D.B.H.
*EQUAL TO 3 TREES

TA 8 | QP 7 | TD 8

TD 4 | QP 3 | TA 3

QV 5

N/F
NORRIS MARTHA B
DB 0101 PG 277M

N/F
PB 102000 LLC
DB 0705 PG 345

FLOOD ZONE A
FLOOD ZONE X

BUILDING

GRAVEL

CONCRETE WALLS

CONCRETE PAVING

CONCRETE PAD

BLOCK WALL

SHED

SIDEWALK

STORAGE TANKS

CONVEYORS

HOPPER

SHIPPING CONTAINER

COMPRESSOR BLDG

SILOS

BLDG HEIGHT: 26'
626.37 SQ. FEET

11 PARKING SPACES

FUEL PUMP

ACCESS

70 FEET SCALE

SRM TRACK NO. 4
SRM TRACK NO. 3
SRM TRACK NO. 2
SRM TRACK NO. 1

MATCH LINE – SEE SHEET NO. L1.1

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
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SCALE:	1" = 40'

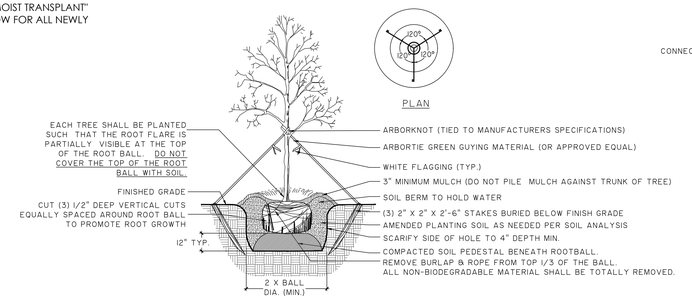
L1.2

Know what's below. Call before you dig.

GENERAL PLANTING / IRRIGATION NOTES

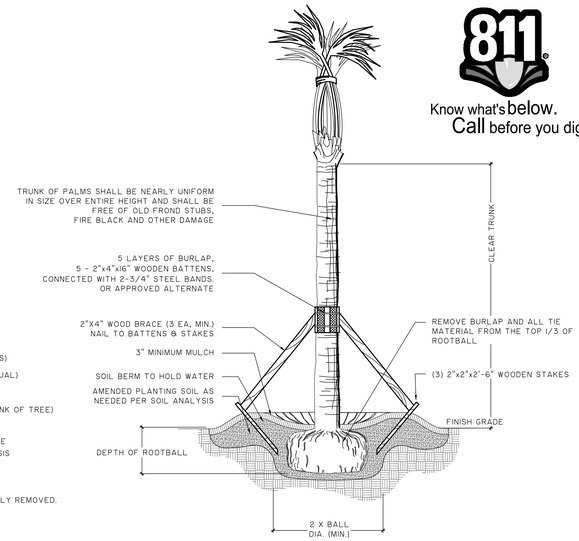
1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE HYDROSEEDED PER EROSION SEDIMENT CONTROL SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED, SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE A SHOP DRAWING AND SUBMITTALS FOR THE IRRIGATION SYSTEM)
22. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
23. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE **CITY OF POOLER, GA** APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
27. AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR ALL NEWLY INSTALLED PLANTINGS.

Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1"/3.0 oz.
2 Gallon/1.5 oz.	2" /6.0 oz.
3 Gallon/1.5 oz.	3" /9.0 oz.
5 Gallon/2.0 oz.	4" /12.0 oz.
7 Gallon/3.0 oz.	5" /15.0 oz
10 Gallon/3.0 oz.	6" /18.0 oz
15 Gallon/5.0 oz.	7" /21.0 oz
20 Gallon/7.0 oz.	8" /24.0 oz
Plant Height/Amount	**Box Size/Amount**
2'/1.5 oz.	16"/5.0 oz.
3'/2.0 oz.	20"/6.0 oz.
4'/3.0 oz.	24"/9.0 oz.
5'/4.0 oz.	30"/12.0 oz.
6'/5.0 oz.	36"/18.0 oz
7'/6.0 oz.	42"/27.0 oz
	60"/30.0 oz.



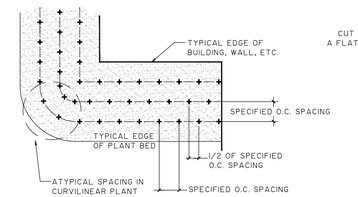
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



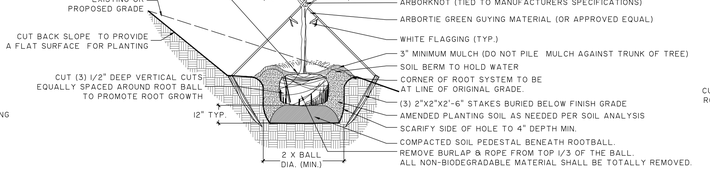
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
3) SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL OTHER PALM SPECIES MUST HAVE FRONDS TIED W/BIODEGRADABLE STRAP OR TWINE.
4) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
5) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

PALM TREE PLANTING
NOT TO SCALE



NOTES:
1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE



NOTES:
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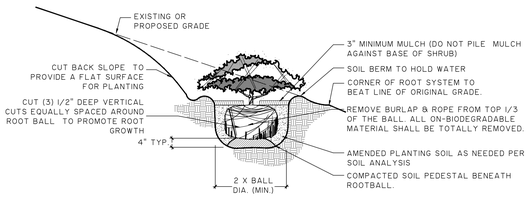
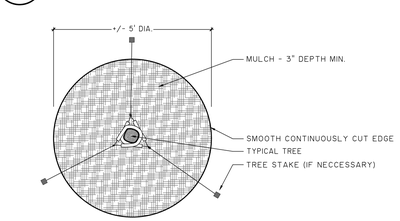
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING ON A SLOPE
NOT TO SCALE



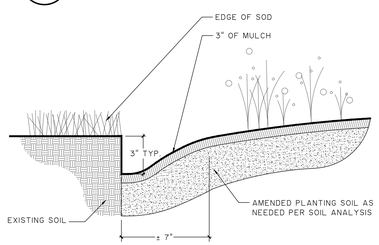
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING ON A SLOPE
NOT TO SCALE



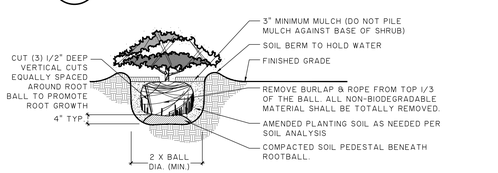
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.

TREE RING
NOT TO SCALE



NOTES:
1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

SOD TO PLANT BED EDGE
NOT TO SCALE



NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT CAITLIN BURWINKEL
2/3/26

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

GENERAL NOTES & DETAILS

SRM RAIL YARD

PROJECT LOCATION:
CITY OF POOLER, GA

CLIENT/OWNER:
PENTA ENGINEERING CORPORATION
940 WESTPORT PLAZA, STE 100
ST. LOUIS, MO 63146

DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	33570.0000
DATE:	11/19/2025
DRAWN:	RMM
DESIGNED:	RMM
REVIEWED:	CTB
APPROVED:	CTB
SCALE:	AS SHOWN

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LANDSCAPING SPECIFICATIONS

LANDSCAPING

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work covered in this section consists of soil preparation, fine grading, lawns, trees, shrubs and ground cover plantings, their protection and maintenance of planted areas until acceptance.

1.2 RELATED WORK

A. See Civil and Landscape plans and specifications.

1.3 QUALITY ASSURANCE

A. Qualifications of Workmen: Contractor shall provide at least one person present at all times during execution of work that is thoroughly familiar with the type of materials being installed and proper equipment and methods for their installation and who shall direct all work performed under this section.

B. Standards: All seed, sod, trees, shrubs, and ground covers shall meet or exceed the specifications of Federal, State, County and / or Municipality laws requiring inspection for disease and insect control.

1. Plants and planting methods shall conform to the latest edition of American Standard for Nursery Stock, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, DC 20005

2. Plants shall be true and representative of their genus, species, cultivar, or variety. Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country in which it is grown unless the specifications include additional details.

3. **Prior to ordering any plant material, representative photos of each species shall be provided for review and acceptance.**

4. One of each bundle or lot shall be tagged with name and size of the plant in accordance with American Nursery & Landscape Association standards. In all cases, botanical names shall take precedence over common names. Landscape Architect should be consulted in the event questions arise about nomenclature of plants to be used and their availability.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging and location of packaging. Damaged packages are not acceptable.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.

C. Deliver sod on pallets.

D. Handling of plants shall be by lifting the root mass or container and not by lifting plant by trunk or branches. Handling of plants in an improper fashion shall be cause for rejection of plant materials. Care must be taken during all phases of the location and planting procedures not to damage root system, trunk or branches. All plant materials shall be planted as soon after arrival at the site as possible. Contractor is responsible for keeping plants safe from injury by the construction activity and watered to prevent drying out before planting. Balled and burlapped plants shall be "Healed-in" and protected with burlap or other accepted material if they cannot be planted upon delivery. Plants with broken major branches, badly bruised or damaged bark are not acceptable and will be rejected.

1.5 PLANTING DATES

A. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if temperature is below freezing or above 90 degrees. Planting at any other time other than the planting season is the Contractor's option and full responsibility and without additional compensation. Planting may, at the option of the Contractor, be postponed into the following planting season but without additional compensation provided the Owner and local governing jurisdiction have approved.

C. Planting dates for sod, sprigging or seeding shall be per the grassing specification.

1.6 MEASUREMENT AND PAYMENT

A. Measurement - The items listed in the proposal shall be considered as sufficient to complete the work in accordance with the plans and specifications. Any portion of the work not listed in bid form, but required to complete the work, shall be deemed to be a part of the item with which it is associated and shall be included in the cost of the unit shown on the bid form.

B. Payment - Payment for the unit shown on the bid form shall be considered to cover the cost of all labor, material, equipment, and performing all operations necessary to complete the work in place. No payment will be made for any material wasted, used for the convenience of the Contractor, unused or rejected.

1. Trees, Shrubs, and Groundcovers - Will be paid for at the contract unit price for planted/installed and accepted trees, shrubs, and groundcovers.

2. Payment for grassing will be made per the grassing specification.

3. Clearing - Will be paid for at the lump sum price for clearing.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Contractor shall, at time of delivery, furnish Owner and / or Landscape Architect with invoices of all materials received; in order the quality and source of materials may be reviewed.

2.2 TOPSOIL

A. TOPSOIL SHALL BE FERTILE, FRIABLE SOIL CONTAINING LESS THAN 5% TOTAL VOLUME OF THE COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN 1 INCH DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. THE PERCENT (%) OF THE ABOVE OBJECTS SHALL BE CONTROLLED BY SOURCE SELECTION NOT BY SCREENING THE SOIL. TOPSOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. IMPORTED TOPSOIL SHALL NOT CONTAIN WEED SEEDS IN QUANTITIES THAT CAUSE NOTICEABLE WEED INFESTATIONS IN THE FINAL PLANTING BEDS. IMPORTED TOPSOIL SHALL MEET THE FOLLOWING PHYSICAL AND CHEMICAL CRITERIA:

1. SOIL TEXTURE: USDA LOAM, SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%. AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%.
2. PH VALUE SHALL BE BETWEEN 5.5 AND 7.0.
3. PERCENT ORGANIC MATTER (OM): 2.0-5.0%, BY DRY WEIGHT.
4. SOLUBLE SALT LEVEL: LESS THAN 2 MMHO/CM.
5. SOIL CHEMISTRY SUITABLE FOR GROWING THE PLANTS SPECIFIED.

B. IMPORTED TOPSOIL SHALL BE A HARVESTED SOIL FROM FIELDS OR DEVELOPMENT SITES. THE ORGANIC CONTENT AND PARTICLE SIZE DISTRIBUTION SHALL BE THE RESULT OF NATURAL SOIL FORMATION. MANUFACTURED SOILS WHERE COARSE SAND, COMPOSTED ORGANIC MATERIAL OR CHEMICAL ADDITIVES HAS BEEN ADDED TO THE SOIL TO MEET THE REQUIREMENTS OF THIS SPECIFICATION SECTION SHALL NOT BE ACCEPTABLE. RETAINED SOIL PEDS SHALL BE THE SAME COLOR ON THE INSIDE AS IS VISIBLE ON THE OUTSIDE.

C. IMPORTED TOPSOIL FOR PLANTING SOIL SHALL NOT HAVE BEEN SCREENED AND SHALL RETAIN SOIL PEDS OR CLODS LARGER THAN 2 INCHES IN DIAMETER THROUGHOUT THE STOCKPILE AFTER HARVESTING.

D. STOCKPILED EXISTING TOPSOIL AT THE SITE MEETING THE ABOVE CRITERIA MAY BE ACCEPTABLE.

E. PROVIDE A ONE GALLON SAMPLE FROM EACH IMPORTED TOPSOIL SOURCE(S) WITH REQUIRED SOIL TESTING RESULTS OF ALL EXISTING TOPSOIL TO BE USED. THE SAMPLE SHALL BE A MIXTURE OF THE RANDOM SAMPLES TAKEN AROUND THE SOURCE STOCKPILE OR FIELD.

2.3 SEED

A. See grassing specification.

2.4 SPRIG

A. See grassing specification.

2.5 SOD

A. See grassing specification.

2.6 PLANT MATERIALS

A. Provide all plant materials as indicated on the plans. In the event of any discrepancies between quantities of plants indicated on the plant schedule and those indicated on the plan, plan quantities shall govern.

B. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. Plants shall be from a nursery within 300 miles north or south of the project location and shall have been grown under climate conditions similar to those in the locality of project. Trees for planting in rows shall be uniform in size and shape.

B. Plants shall possess a normal balance between height and width. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size than specified may be used with no change in contract price.

C. Plants shall be dug with firm natural balls of earth, of diameter not less than recommended by American Standard for Nursery Stock and of sufficient depth to include fibrous and feeding roots. Plants will not be accepted if ball is cracked or broken before or during planting operations.

D. Trees specified for Street Tree Grade shall conform to standards of the A.N.L.A.:

1. Suitable for planting as street trees.

2. Free of branches to approximately 50% of height from ground.

3. Crown of tree shall be in good balance with the trunk.

2.7 FERTILIZER

A. Commercial fertilizer shall be slow release 5-10-10 or 6-12-12 (or as recommended by soil test), uniform in composition, free flowing, and suitable for application with appropriate equipment. Deliver to site unopened in manufacturer's standard containers showing weight, analysis and name of manufacturer. If stored on site, protect from the elements.

2.8 PEAT MOSS

A. Peat moss shall be finely shredded, 90% organic moss peat, brown in color and suitable for horticultural purposes. Peat shall be measured in air dry condition, containing not more than 35% moisture by weight. Ash content shall not exceed 10%.

2.9 MULCH FOR TREES, SHRUBS, AND GROUND COVERS

A. Mulch for non bio-retention areas shall be as shown on plans.

B. Mulch for bio-retention areas shall be shredded hardwood.

2.10 STAKING EQUIPMENT

A. Trees and palms shall be staked as shown in landscape plans.

2.11 WATER

Contractor shall provide water to the project via the installation of a new irrigation system for the area shown on the plans. The irrigation water source for the project is via the drilling of an irrigation well with associated pumping system.

PART 3 - EXECUTION

3.1 FINE GRADING

A. All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be fine graded, free of roots, debris and/or other objectionable material, before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the Contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.

B. Planting and grassed areas, if not loose, shall be loosened to a minimum depth of 3-inches before fertilizer, seed or sod is applied.

3.2 FERTILIZER AND SOIL AMENDMENTS

A. Contractor shall provide Topsoil Analysis Tests that has been performed by a State Agricultural Experiment Station, Soil and Water Conservation District, State University, or other qualified private testing laboratory, as approved by Landscape Architect.

B. Apply fertilizer and soil amendments after fine grading and mix thoroughly into upper 2 inches of soil.

C. Fertilizer and other necessary soil amendments shall be applied at the rate recommended by Topsoil Analysis Test.

3.3 SODDING

A. See grassing specification.

3.4 SPRIGGING

A. See grassing specification.

3.5 SEEDING

A. See grassing specification.

3.6 SEED PROTECTION

A. See grassing specification.

3.7 LAYOUT OF TREES, SHRUBS, AND GROUND COVERS

A. All plants shall be placed in the proper location as shown on construction plans, allowing Landscape Architect to review all plant locations prior to actual planting. Landscape Architect may make minor adjustments which shall not be cause for changes to the contract price.

3.8 OBSTRUCTIONS BELOW GROUND

A. Prior to excavating planting holes, Contractor shall determine the exact location of electrical, phone, or television cables or conduits, water, drainage or sewer lines, and any other subsurface structures and take precautions to protect them. Any damage to underground utilities shall be repaired immediately at the Contractor's expense.

B. In the event rock, underground construction work, or other obstructions are encountered in any plant hole excavation under this contract, alternate locations may be selected. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and not less than six (6) inches below bottom of ball or roots when plant is properly set at the required grade. The Contractor shall be responsible for the removal of such rock or other underground obstructions encountered.

3.9 PLANTING HOLES

A. For trees, shrubs and ground covers the planting hole shall be as shown on planting details in the plans. Do not leave planting holes open overnight. In the event that plant holes are dug and not planted in a timely manner, install four (4) foot high orange safety fencing around all excavated areas.

3.10 PLANTING TREES AND SHRUBS

A. Shall be same as grown in the nursery and/or container soil level. Adjust bottom soil mix to insure proper planting level with the proposed surrounding grades. Check plants to insure proper vertical alignment.

B. Fill holes to proper height to receive plant, and thoroughly tamp before setting the plant. Set plant in upright position in the center of the hole, and compact the backfill mixture around the ball or roots. Add soil amendments as required to improve fertility of existing soil and plant growing conditions.

1. When balled or burlapped plants are set, compact topsoil around base of ball to fill all voids. All bindings shall be removed and the top half of burlap removed from around root ball. If burlap is made of natural fibers it can be laid back from the root mass or can be cut away. Remove all burlap if it is made of non-degradable material/fabric. All weeds growing on the root mass shall be removed prior to planting.

2. Containerized plants shall have the container removed prior to planting. Care shall be taken to protect root mass from injury and the root mass intact. If root mass shows evidence of being bound or matted, three vertical 1/2" deep cuts shall be made on alternate sides of the root mass and roots pulled away slightly. This is to untangle roots which have begun to "circle" the root mass and to encourage new root growth. All weeds growing in the root mass shall be removed prior to planting.

3. Roots of bare root plants shall be spread out and topsoil carefully worked in among them. Remove with a clean cut, any broken or frayed roots.

3.11 PLANTING GROUND COVERS

A. Planting beds shall be thoroughly worked to a depth of twelve (12) inches incorporating fertilizer and other soil improvements at the recommended rate suggest by the soils test. Rake prepared planting bed until level, smooth and free from all soil, lumps, rocks, sticks and other deleterious materials. Bed area should be neatly outlined. Space the plants evenly as indicated on the drawings. Plant only in soil that is moist and friable, and not wet or soggy. In the case of planting in the open on hot days, shorten the time between planting and watering.

3.12 WATERING

A. Thoroughly water each plant when the hole is 1/3 full, again at 2/3 full and then complete backfilling. Once backfilling is complete, water again, then tamp the soil in place until the surface of the backfill is level with the surrounding area and the plant bears the same relation of finished grade as it bore to existing grade before being dug.

B. Earth saucers shall be constructed around the perimeter of planting holes of all trees and all single planted shrubs. Earth saucers shall be minimum 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub / groundcover plantings.

C. All trees and shrubs to be hand watered on a regular basis as necessary during the warranty period.

3.13 SOIL MIX

A. Shall be existing or imported topsoil as specified in Section 2.2 and amended, as necessary, as specified in Section 3.2, unless otherwise specified on Plans

3.14 STAKING OF TALL PLANTS

A. Shall be done only if site / environment conditions make if required. If required, trees and palms shall be staked as indicated on the plans.

3.15 MULCHING

A. All plants shall be mulched with an evenly thick layer of clean mulch immediately after planting. Mass plant beds shall be completely mulched to the limits of the bed as shown on the plans. Limit of mulching for individual trees and shrubs shall be slightly beyond the saucer berm. The areas mulched shall be tidy and clean in appearance.

3.16 PRUNING

A. Remove dead, broken or bruised branches after planting using clean, sharp tools.

3.17 WEEDING

A. All planted areas shall be kept free from weeds and undesirable grasses until final acceptance by the Owner. See General notes on plans for additional information.

3.18 INSECT AND DISEASE CONTROL

A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestations, Contractor shall identify nature of infestation and submit to Landscape Architect a proposed method of control. Contractor shall treat all infested plants at its expense. Should the infestation be wide spread and uncontrollable, plants affected shall be removed from site, fresh plants brought in and all other plants treated to prevent infestation of remaining plants at Contractor's expense.

3.19 CLEAN UP

A. Contractor is responsible for removing all trash, debris, rubbish and all other materials associated with the construction from site on a daily basis. All tags, flags, and labels will be removed from plants and trees. The site shall be left broom clean and tidy. Clean up of the site is a prerequisite to final acceptance by the Owner.

PART 4 - MAINTENANCE AND WARRANTY

4.1 MAINTENANCE

A. Protect all plantings (grass, plants and trees) until accepted by Owner. All damage, regardless of cause, shall be immediately repaired and plants replaced if necessary. Erect temporary fences, barricades, signs and other protection as needed to prevent trampling. Contractor is not responsible for replacement of damaged or missing plants and plant materials due to vandalism or other acts beyond the control of the Contractor if proper barriers or other safeguards have been maintained.

B. Maintenance shall include but is not limited to watering, weeding, cultivating, removal of dead material, mulch reapplication, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.

C. The Contractor shall repair immediately any areas damaged as a result of construction operations or erosion.

E. The Contractor shall maintain all proposed plantings until final acceptance is issued by the Owner.

F. At the end of the maintenance period, all plants shall be in a healthy growing condition. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace without additional cost to the Owner. Replacements required because of vandalism or other causes beyond the control of the Contractor are not part of this contract.

4.2 WARRANTY

A. All shrubs, ground cover, and trees shall be guaranteed by the Contractor to be alive and healthy for a one year period after substantial completion is issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any plants will be required to be replaced.

B. Any lawn, plant, or tree which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind.

END OF SECTION

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT CAITLIN BURWINKEL

2/3/26

THOMAS & HUTTON
50 Park of Commerce Way
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LANDSCAPING SPECIFICATIONS

SRM RAIL YARD

PROJECT LOCATION:
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CLIENT/OWNER:
PENTA ENGINEERING CORPORATION
940 WESTPORT PLAZA, STE 100
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DRAWN:	RMM
DESIGNED:	RMM
REVIEWED:	CTB
APPROVED:	CTB
SCALE:	AS SHOWN

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GRASSING SPECIFICATIONS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Seeding, planting grass, and fertilizing graded areas around buildings, structures, soccer fields and sidewalk shoulders and other disturbed areas.

B. Seed protection.

C. Maintaining grassed areas until final acceptance.

1.2 RELATED WORK

A. Civil and Landscape plans and specifications.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging, and location of packaging. Damaged packages are not acceptable. Store in cool, dry locations away from contaminants.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. Damaged bags are not acceptable. Store in cool, dry locations away from contaminants.

C. Deliver sod on pallets.

D. All material shall be acceptable to Engineer prior to use.

1.4 PLANTING DATES

A. This specification provides for establishment of a permanent grass cover between the dates of March 1 and September 30. If finished earth grades are not completed in time to permit planting and establishment of permanent grass during the favorable season between dates specified above unless otherwise accepted, Contractor will be required to plant a temporary cover to protect new graded areas from erosion and to keep windborne dust to a minimum. The temporary cover shall be planted between October 1 and February 28 unless otherwise permitted.

1.5 MEASUREMENT AND PAYMENT

A. When the season or stage of project is such results of grassing work cannot be determined, conditional acceptance will be made on work completed. When conditional acceptance is made for items of work covered, Contractor shall be entitled to 50% of bid price for the actual work placed and shall receive remaining 50% of bid price when final acceptance is made. Conditional acceptance shall not apply to the remaining items of work, and full bid price payment shall be made when work is acceptably placed and completed in accordance with specifications.

B. Payment for grassing will be made at contract unit price for the item "Grassing" and such payment shall constitute full compensation for furnishing and placing seed and fertilizer or sod where directed and protecting and maintaining seed and sod in all graded and disturbed areas.

PART 2 - PRODUCTS

Contractor shall submit source and species certification documents to Engineer and Owner's Representative for review prior to installation. Supply complete information on all analysis / test methodologies and results; laboratory certifications, manufacturer's specifications, and agency approvals to the Landscape Architect prior to placement of soil mixtures. In addition, provide the Landscape Architect with thoroughly mixed sample of soil mixes for approval prior to placement. Landscape Contractor shall make modifications and improvements to soil mixes deemed necessary by the soil analysis to meet requirements specified here in before, and to ensure proper growing medium for plant material.

2.1 SEED

A. All seed shall conform to all State Laws and to all requirements and regulations of the State Department of Agriculture.

B. The varieties of seed, as specified in Section 2.2, shall be individually packaged or bagged, and tagged to show name of seed, net weight, origin, germination, lot number, and other information required by the State Department of Agriculture.

C. The Engineer reserves the right to test, reject, or accept all seed before seeding.

2.2 SEEDING SCHEDULE

A. SEED	RATE	PLANTING DATES
Eremochloa ophiuroides	45 lbs/ acre	March 1 - September 30
Annual Rye (Temp only)	75 lbs/acre	October 1 - February 28

2.3 FERTILIZER

A. Commercial fertilizer of approved type, conforming to state fertilizer laws at the rate as recommended by soils test.

2.4 LIME

A. Agricultural grade, ground limestone at the rate as recommended by soils test.

2.5 SPRIG

A. Healthy living stems, stolons, or rhizomes and attached roots of locally adapted grass without adhering soil, including two to three nodes and from 4 to 6 inches long. Obtain from heavy, dense certified sod. Provide sprigs which have been grown under climatic conditions similar to those in the locality of the project. Coordinate harvesting and planting operations to prevent exposure of sprigs to the sun for more than 30 minutes before covering and moistening. Sprigs showing signs of wilt, mold, containing weeds or other detrimental material or that are heat damaged will be rejected.

B. The varieties of sprig, as specified in section 2.6, shall be individually packaged or bagged, and tagged to show name of sprig, net weight, origin and other information required by the State Department of Agriculture.

C. Sprigs shall be pure to variety specified and shall be free of other grass species, weeds or foreign matter.

D. Sprigs shall be harvested by digging (not collected above soil level) shredding sod, by rototilling sod and raking, by vericutting or by a sprig harvester. Sprigs shall consist of mostly rhizomes and crowns with only a few green leaves.

2.6 SPRIGGING SCHEDULE

A. SPRIG	RATE	PLANTING DATES
Eremochloa ophiuroides (or approved equal)	500 bushels / ac. (Coverage in 3 months)	April 1 - August 31
Stabilize site with temporary grass seed (See section 2.2)		September 1 - March 31

B. In areas where existing grass is to be matched, Contractor shall sprig at the rate and dates recommended by sprig distributor.

2.7 SOD

A. Sod shall be premium grade, densely rooted, good quality grass of the species and certified variety as shown on the plans, free from noxious weeds with no surface soil being visible. The sod shall be obtained from areas where the soil is reasonably fertile. Sod of specified species with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. The sod shall be machine cut to a uniform soil thickness that shall contain practically all of the dense root system and not be less than 1-inch thick.

B. Before cutting, sod shall be mowed to a height of not less that 1-1/2" or more than 2". Sod shall be cut in uniform widths min. 12" and in lengths min. 24 inches.

C. Sod shall be delivered to site in a fresh, moist condition with healthy green foliage. It shall be unloaded from delivery trucks on pallets or rolls and placed in final position within 24 hours of delivery. Sod shall be protected from wind and sun and shall not be allowed to dry out before planting.

D. Sod shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper 10 percent of the section.

2.8 ACCESSORIES

A. Straw Mulch: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition.

B. Excelsior Mulch: Excelsior mulch shall consist of wood fibers cut from sound, green timber. The average length of fibers shall be 4 to 6 inches. Cut shall be made in such a manner as to provide maximum strength of fiber, but at a slight angle to natural grain of the wood to cause splintering of fibers when weathering in order to provide adherence to each other and to soil.

C. Wood cellulose fiber shall be made from wood chip particles manufactured particularly for discharging uniformly on the ground surface when dispersed by a hydraulic water sprayer. It shall remain in uniform suspension in water under agitation and blend with grass seed and fertilizer to form a homogenous slurry. Mulch fibers shall intertwine physically to form a strong moisture holding mat on the ground surface and allow rainfall to percolate into underlying soil. The mulch shall be heat processed to contain no germination or growth-inhibiting factors. It shall be dyed (non-toxic) an appropriate color to facilitate metering of material.

2.9 PRODUCT REVIEW

A. Contractor shall provide the Engineer with a complete description of all products before ordering. The Engineer will review all products before they are ordered.

PART 3 - EXECUTION

3.1 PREPARATION

A. Areas to be seeded or sprigged shall be made smooth and uniform and shall conform to the finished grade indicated on plans.

B. Remove foreign materials, plants, roots, stones, and debris from surfaces to be seeded.

C. Grassing areas, if not loose, shall be loosened to a minimum depth of 3 inches before fertilizer, seed, sprig or sod is applied.

D. Amendments to soils shall be incorporated into loosened 3 inch top soil layer as recommended by soils test.

E. No seeding shall occur until acceptance of the seed bed preparation has occurred. Contractor shall notify owner and landscape architect once seed bed is prepared for review and acceptance.

3.2 STAND OF GRASS

A. Before acceptance of seeding or sprigging is performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of re-establishment in spring.

B. Before acceptance of seeding performed for the establishment of temporary vegetation, Contractor will be required to produce a stand of grass sufficient to control erosion for a given area and length of time before the next phase of construction or establishment of permanent vegetation is to commence.

3.3 SEEDING AND SPRIGGING DATES

A. Seeding and sprigging shall be performed during periods and at rates specified in their respective schedules. Seeding and sprigging work may, at discretion of Contractor, be performed throughout the year using schedule prescribed for given period. Seeding and sprigging work shall not be conducted when the ground is frozen or excessively wet. Contractor will be required to produce a satisfactory stand of grass regardless of the period of year work is performed.

3.4 APPLYING LIME AND FERTILIZER

A. Following advance preparation and placing selected material for shoulders and slopes, lime and fertilizer, if called for based on soil tests, shall be spread uniformly over the designated areas, and shall be thoroughly mixed with the soil to a depth of approximately 2 inches. Fertilizer and lime shall be applied at the rate at the rate recommended by required soils test. Unless otherwise provided, lime will not be applied for temporary seeding. In all cases where practicable, acceptable mechanical spreaders shall be used for spreading fertilizer. On steep slopes subject to slides and inaccessible to power equipment, the slopes shall be adequately scarified. Fertilizer may be applied on steep slopes by hydraulic methods as a mixture of fertilizer and seed. When fertilizer is applied with combination seed and fertilizer drills, no further incorporation will be necessary. The fertilizer and seed shall be applied together when Wood Cellulose Fiber Mulch is used. Any stones larger than 2 ½ inches in any dimension, larger clods, roots, or other debris brought to the surface shall be removed.

3.5 SEEDING

A. Seed shall be sown within 24 hours following application of fertilizer and lime and preparation of the seedbed as specified in Section 3.4. Seed shall be uniformly sown at rate specified by the use of acceptable mechanical seed drills. Rotary hand seeders, power sprayers or other satisfactory equipment may be used on steep slopes or on other areas inaccessible to seed drills.

B. Seeds shall be covered and lightly compacted by means of cultipacker or light roller if the drill does not perform this operation. On slopes inaccessible to compaction equipment, the seed shall be covered by dragging spiked chains, by light harrowing or by other satisfactory methods.

C. Apply water with fine spray immediately after each area has been sown.

D. Do not sow seed when ground is too dry, during windy periods or immediately following a rain.

E. If permitted by the special provisions, wood cellulose fiber mulch or excelsior fiber mulch may be used.

3.6 SEED PROTECTION (STRAW MULCH)

A. All seeded areas seeded with permanent grasses shall be uniformly mulched in a continuous blanket immediately following seeding and compacting operations, using at least 2 tons of straw per acre.

3.7 SEED PROTECTION (EXCELSIOR MULCH)

A. Seed shall be sown as specified in Section 3.5. Within 24 hours after covering of seed, excelsior mulch shall be uniformly applied at the rate of 2 tons per acre. The mulch may be applied hydraulically or by other acceptable methods. Should the mulch be placed in a dry condition, it shall be thoroughly wetted immediately after placing. Engineer may require light rolling of the mulch to form a tight mat.

3.8 SEED PROTECTION (WOOD CELLULOSE FIBER MULCH)

A. After the lime has been applied and ground prepared as specified in Section 3.4, wood cellulose fiber mulch shall be applied at a rate of 1,500 pounds per acre in a mixture of seed and fertilizer. Hydraulic equipment shall be used for application of fertilizer, seed, and slurry of the prepared wood pulp. This equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry of the specified amount of fiber, fertilizer, seed, and water. The slurry distribution lines shall be large enough to prevent stoppage. The discharge line shall be equipped with a set of hydraulic spray nozzles which will provide an even distribution of slurry on various areas to be seeded. The slurry tank shall have a minimum capacity of 1,000 gallons.

Seed, fertilizer, wood pulp mulch, and water shall all be combined into the slurry tank for distribution of all ingredients in one operation by hydraulic seeding method specified herein. Materials shall be combined in a manner recommended by the manufacturer. The slurry mixture shall be regulated so amounts and rates of application shall result in a uniform application of all materials at rates not less than amount specified. Using the color of wood pulp as a guide, equipment operator shall spray prepared seedbed with a uniform visible coat. The slurry shall be applied in a sweeping motion, in an arched stream to fall like rain, allowing wood fibers to build upon each other until an even coat is achieved.

3.9 SPRIGGING

A. Sprigs shall be placed at the date and rates as shown in section 2.6. The sprigging method shall be by broadcast sprigging, hydroplanting or row planter. Sprigging procedure shall ensure even coverage.

B. Sprigs applied by broadcast over the site with a distributor or hydroseeder shall be planted at the rates listed in section 2.6. Cover broadcast sprigs with straw mulch immediately after broadcast and water in immediately (within 2 hours).

C. Sprigs installed by row planter creating a narrow furrow that covers 50 to 80% of the sprig with soil may use less sprig material. Rate shall be as recommended by sprig supplier to provide a solid stand of turf within the time required in Section 2.6. Water in immediately (within 1 hour).

3.10 SODDING

A. Sod shall be placed between March 1st and December 1st. However, if sod is to be placed during periods of temperatures over 90 degrees F., the contractor shall take extra care for quick placement of sod with adequate, consistent watering necessary to ensure sod thrives as planted.

B. Sod shall be placed within 24 hours of cutting.

C. Place top elevation of sod 1/2 inch below adjoining paving or curbs.

D. All areas to be sodded shall be brought to the proper line grade or cross section as was existing prior to construction. Sod shall be placed so that, upon completion, the edges of the sodded areas will be smooth and will conform to the proposed finished grade. Sod shall be laid smooth, edge to edge, with staggered joints. Sod shall be immediately pressed firmly into contact with the sod bed by tamping or rolling, to eliminate any air pockets. A true and even surface shall be provided, to insure knitting without displacement of the sod or deformation of the surfaces of the sodded areas. Do not stretch or overlap sod pieces. Following compaction, screened soil of good quality shall be used to fill all cracks, and excess soil shall be worked into the grass with rakes or other suitable equipment. On slopes steeper than 4 to1, the sod shall be fastened in place with suitable wood or metal pins to hold the sod in place. Any damage by erosion or other causes that may have occurred after completion of grading operations shall be repaired, before commencing with the sodding operations.

E. Immediately before sodding, moisten topsoil with a fine spray to a minimum 1" depth. Sod shall not be laid on soil that is dry and powdery.

F. Sod shall be moist when laid and placed on moist ground. The sod shall be carefully placed by hand, beginning at the toe of slopes and working upwards. The length of the strips shall be at right angles to the flow of surface water. All joints shall be tightly butted and end joints shall be staggered at least 12 inches. The sod shall be immediately pressed firmly into the ground by tamping or rolling. Fill all joints between strips with fine screened soil. Sod on slopes shall be pegged with sod pegs to prevent movement. The sod shall be watered, mowed, weeded, repaired, or otherwise maintained, to insure the establishment of a uniform healthy stand of grass until acceptance.

G. Within 2 hours after sod has been placed, thoroughly water to a minimum depth of 4". After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove depressions and irregularities. Roll sodded areas with a roller not exceeding 150 lbs. per foot of roller width. Top dress and roll again as necessary to create a smooth even surface.

PART 4 - MAINTENANCE, WARRANTY AND ACCEPTANCE

4.1 MAINTENANCE

A. Maintenance shall consist of providing protection against traffic, watering to ensure uniform seed germination and to keep surface of soil damp, and repairing any areas damaged as a result of construction operations or erosion. Maintenance shall also include, but is not limited to, watering, weeding, cultivating, removal of dead material, lawn mowing, fertilizing, and other necessary operations.

B. The Contractor shall maintain all proposed plantings until the date of final acceptance by the Owner.

4.2 WARRANTY

A. All grassed areas shall be guaranteed by the Contractor to be alive and healthy for a one year period from the date of substantial completion issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any areas require replanting. At the end of the warranty period, the sod shall show evidence of rooting to the underlying soil and shall have no competitive weed growth from either the sod or from between the sod joints.

B. Any grassed area which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind. Replacements required because of vandalism, excessive use or other causes beyond the control of the Contractor are not part of this contract.

4.3 ACCEPTANCE

A. Before acceptance of seeding performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of reestablishment in spring.

B. A minimum coverage of 80% density over 100% of the disturbed area is required for seeded areas before project acceptance. Sprig and sod areas shall have 95 % coverage over 100% of the disturbed area prior project acceptance.

END OF SECTION

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT CAITLIN BURWINKEL

2/3/26

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

GRASSING SPECIFICATIONS

SRM RAIL YARD

PROJECT LOCATION:
CITY OF POOLER, GA

CLIENT/OWNER:
PENTA ENGINEERING CORPORATION
940 WESTPORT PLAZA, STE 100
ST. LOUIS, MO 63146

DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	33570.0000
DATE:	11/19/2025
DRAWN:	RMM
DESIGNED:	RMM
REVIEWED:	CTB
APPROVED:	CTB
SCALE:	AS SHOWN

L2.3

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 11 day of NOVEMBER, 2025, by and between HOLLINGSHEAD MATERIALS LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name SRM RAIL YARD.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 5002201031 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 0477 Page 1799, hereinafter "Property"; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

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

Sworn to and subscribed before me this

21 day of Nov, 2025

L. Nicole Dryden
Notary Public Print

L Nicole Dryden
Notary Public Signature

5/20/29
Notary Public Commission Expiration

Seal:

L NICOLE DRYDEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Landowner

Ben Endsley
Landowner Print

Landowner Signature

Ryan Ruddick
Witness Print

Witness Signature

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

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____
Notary Public Print

_____
Notary Public Signature

_____
Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____
Mayor Print

_____
Mayor Signature

_____
City Clerk Print

_____
City Clerk Signature

Seal:

EOM Operations
Your solution to a better tomorrow
OPERATIONS

February 3rd, 2026

William P.I. Smith, P.E.
L.I Smith and Associates, Inc.
302 North Caldwell Street
Paris, TN 38242

Dear Mr. Smith,

I am pleased to provide you with a recommendation for Approval of the site development plans for SRM Rail Yard (Application No. 25-0127), as detailed below.

Submittal Documents:		
	Site Development Plans	*Jan. 2026*
	Stormwater Management Report	*Jan. 2026*
	USACE Wetland Verification Letter	*Jan. 2026*
	No Rise Certification	*Jan. 2026*
	Stormwater Maintenance Agreement	*Jan. 2026*
	Geotechnical Report	*Jan. 2026*
	Survey	*Jan. 2026*

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

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

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Your solution to a better tomorrow

Based on our comprehensive review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Approval of the site development plans, subject to the following:

1. Prior to the issuance of any land-disturbing activity permit or the scheduling of a preconstruction meeting, the Applicant shall remit payment in the amount of $88,050.00 to the City of Pooler Tree Fund, which the Applicant has elected as a mechanism for achieving compliance with the City's Tree Protection Requirements; the plans shall be updated to reflect the $475 per non-mitigated tree and the $88,050.00 to be remitted into the Tree Fund.

2. As a condition of this recommendation for site plan approval, the project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans must be approved by the Georgia Soil and Water Conservation Commission (GSWCC), with such approval documentation provided to and received by the City of Pooler before the project is scheduled for City Council consideration.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Major Subdivision Plan Approval for a 9-lot Single-Family Subdivision Located on Canal Bank Road.

Project:	#A25-0152
P&Z Meeting Date:	February 9, 2026
City Council Meeting Date:	March 2, 2026
Applicant and Authorized Agent:	Mehul Sheth
Property Owner:	Mukesh Sheth
Location (Address):	Canal Bank Road
Parcel (PIN):	51009 02022
Acreage:	Approximately 51.8-Acres
Zoning:	R-A (Residential Agricultural)
Proposed Use:	9-Lot Single-Family Subdivision
Staff Recommendation:	Approval with the condition that the following 3rd party permits and/or approvals shall be provided to and received by the City of Pooler prior to being scheduled for City Council consideration: 1. The Georgia Soil and Water Conservation Commission's (GSWCC) Approval of the project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans. 2. The City of Savannah's Approval of the Encroachment Permit for the proposed work within the Right of Way. 3. The US Army Corps of Engineers (USACE) verification of the Wetland Delineation Concurrence (DC) Request, which was submitted to the USACE for confirmation of the plan's wetland delineation.

Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the condition that the following 3rd party permits and/or approvals shall be provided to and received by the City of Pooler prior to being scheduled for City Council consideration:* *1. The Georgia Soil and Water Conservation Commission's (GSWCC) Approval of the project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans.* *2. The City of Savannah's Approval of the Encroachment Permit for the proposed work within the Right of Way.* *3. The US Army Corps of Engineers (USACE) verification of the Wetland Delineation Concurrence (DC) Request, which was submitted to the USACE for confirmation of the plan's wetland delineation."*
Background:	Canal Bank Subdivision was first approved by City Council at the February 5, 2024, meeting. The 2024 Site Development Plan approval has since expired.
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. o *The site is located within an area that is shown on the Future Land Use Map as Residential and is shown in the Comprehensive Plan as being within the Residential Homestead Character Area. The proposed subdivision provides large lot sizes that are compatible with the other residential development along Canal Bank Road.* 2. Whether the site plan provides for adequate pedestrian and traffic access. o *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. o *The large lot sizes proposed, due to the R-A zoning district development requirements, provide adequate off-street parking.* 4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and

signs, giving due consideration to the applicable zoning district(s).

- *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding residentially developed properties along Canal Bank Road.*

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

   - *Yes, the proposed site plan is appropriate in scale for the 51.8-acre site and the adjacent properties.*

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

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

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

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

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 requirements.*

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

   - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*

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

    - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws; however, the project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans must be approved by the Georgia Soil and Water*

Conservation Commission (GSWCC), the Wetland Delineation Concurrence request must be approved by The US Army Corps of Engineers, and an Encroachment Permit must be approved by the City of Savannah; with such approval documentation provided to and received by the City of Pooler before the project is scheduled for City Council consideration.

11. Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.

    - *The site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.*

Conclusion:

The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request with the condition that the following 3rd party permits and/or approvals shall be provided to and received by the City of Pooler prior to being scheduled for City Council consideration:

1. The Georgia Soil and Water Conservation Commission's (GSWCC) Approval of the project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans.

2. The City of Savannah's Approval of the Encroachment Permit for the proposed work within the Right of Way.

3. The US Army Corps of Engineers (USACE) verification of the Wetland Delineation Concurrence (DC) Request, which was submitted to the USACE for confirmation of the plan's wetland delineation.

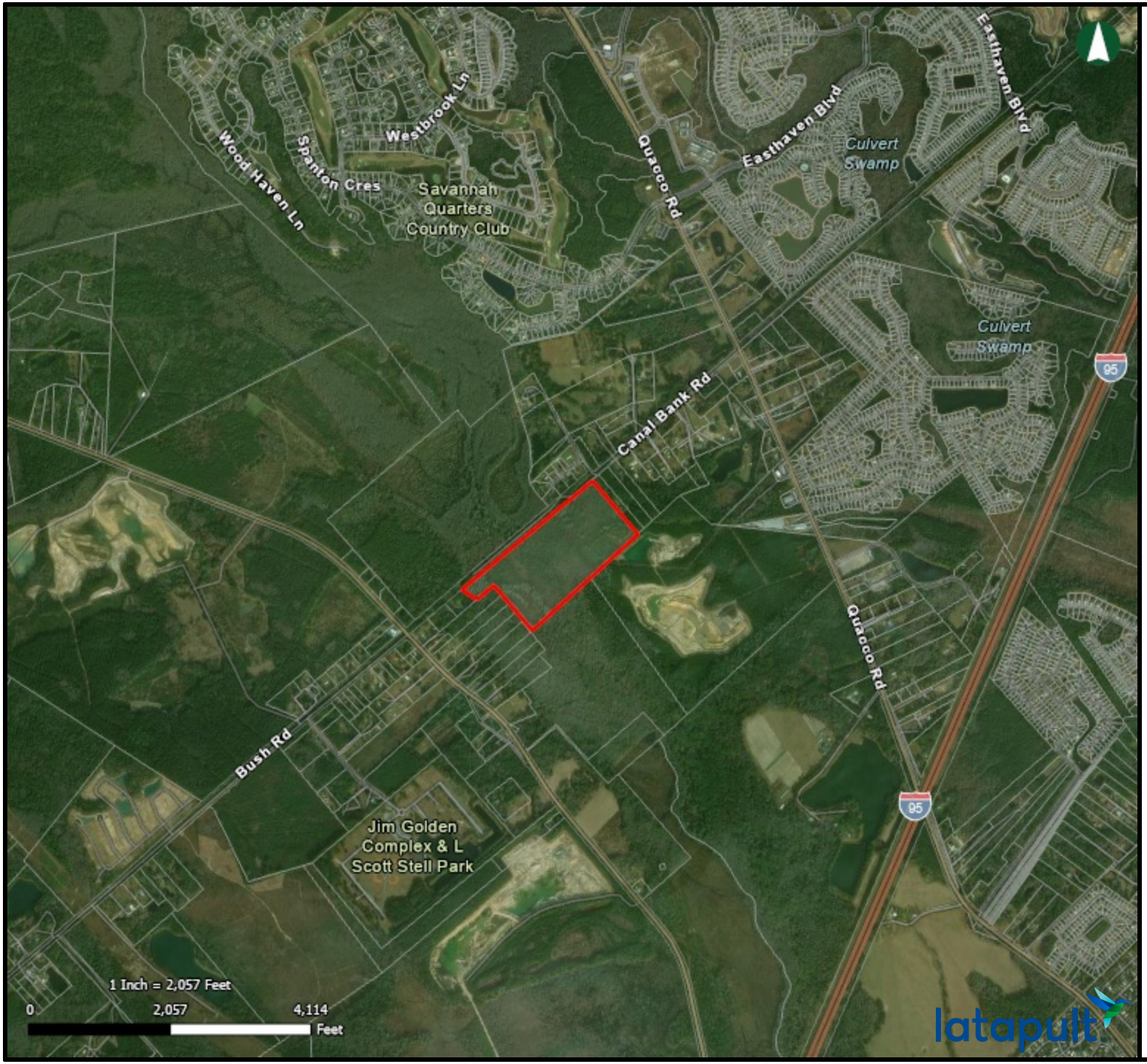
Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Approval Letter

Attachment A



CITY of POOLER
GEORGIA

A25-0152 - Canal Bank Rd. Subdivision - Vicinity Map

02/02/2026

Parcels

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

CANAL BANK ROAD SUBDIVISION
SPECIFIC PLAN

SITE ADDRESS:

CANAL BANK ROAD

POOLER GA 31322

PREPARED FOR:

MUKESH SHETH

49 MYRTLE WOOD ROAD

SAVANNAH GA 31405

SEPTEMBER 24, 2025

VICINITY MAP

INDEX OF DRAWINGS:

C100	COVER SHEET
C200	TOPOGRAPHIC SURVEY
C400	SITE PLAN
C600	GRADING PLAN
C700	LANDSCAPING PLAN
C800	PHOTOMETRIC PLAN
C900	EROSION CONTROL NOTES
C901	SOILS MAP
C902	EROSION CONTROL NARRATIVE
C903	EROSION CONTROL PLAN - INITIAL PHASE
C904	EROSION CONTROL PLAN - INTERMEDIATE PHASE
C905	EROSION CONTROL PLAN - FINAL PHASE
C906	EROSION CONTROL DETAILS
C907	EROSION CONTROL DETAILS
C908	PAVING, GRADING & DRAINAGE DETAILS

PREPARED BY:

COASTAL ENGINEERING AND CONSULTING

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42-183.4(6)).

OWNER: _____

THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5)).

ENGINEER: C. Scott Burns

GEORGIA REGISTERED No. PE035594 PROFESSIONAL ENGINEER C. SCOTT BURNS

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

N/F
COBB JAMES K & KATHRYN S
5-1009-03-007

BENCHMARK
NAIL IN PP
NAVD 88 ELEV.=15.58'

N/F
CANTINERI KATHLEEN MICHELLE
5-1009-02-058

GASTPL NAD83
EAST ZONE
N: 747867.90
E: 932266.69

TEMPORARY
BENCHMARK
TOP: 2" O/T
PIPE: 15.09'
NAVD 88

S 35°42'48" E
1037.03'

CONCRETE
MONUMENT
FOUND

Y POINT ROAD
HT OF WAY)

LOT 1
CANAL BANK SUBDIVISION
5-1009-03-008

LOT 2
CANAL BANK SUBDIVISION
5-1009-03-009

LOT 3
CANAL BANK SUBDIVISION
5-1009-03-010

LOT 4
CANAL BANK SUBDIVISION
5-1009-03-011

LOT 5
CANAL BANK SUBDIVISION
5-1009-03-012

KERSEY ROAD
(60' RIGHT OF WAY)

SAVANNAH OGEECHEE CANAL AND CANAL BANK ROAD
(130' RIGHT OF WAY)

CANAL BANK ROAD

2510.72'

N 48°57'24" E

WETLAND LINE

WETLAND AREA "A"
SQ. FT.
14,130
0.43 ACRES

WETLAND AREA "B"
SQ. FT.
3637.21
0.31 ACRES

RIGHT OF WAY ACQUISITION AREA
42557.72 SQ. FT. /0.98 ACRES
(BASED ON EXISTING PLATS AND
MONUMENTATION OF ADJACENT CANAL
BANK ROAD PROPERTY)

24" RCP FORCEMAIN

N/F
LITTLE NECK PARTNERS LLC
5-1009-03-020

OPEN SPACE

THIS SITE HAS BEEN
LOGGED PREVIOUSLY AND
IS PRIMARILY VOLUNTEER
GROWTH

NO SIGNIFICANT TREES
REMAIN ON SITE

N/F
DAVIS
1405 QUACCO ROAD
5-1009-02-060

S 47°37'12" W
856.97'

FLOOD
HAZARD
LINE

CMF

OPEN SPACE

SCALE IN FEET
0 50 100 200
1 INCH = 50 FEET

GEORGIA
REGISTERED
No. PE035594
PROFESSIONAL
Scott Burns
ENGINEER
C. SCOTT BURNS

REVISIONS

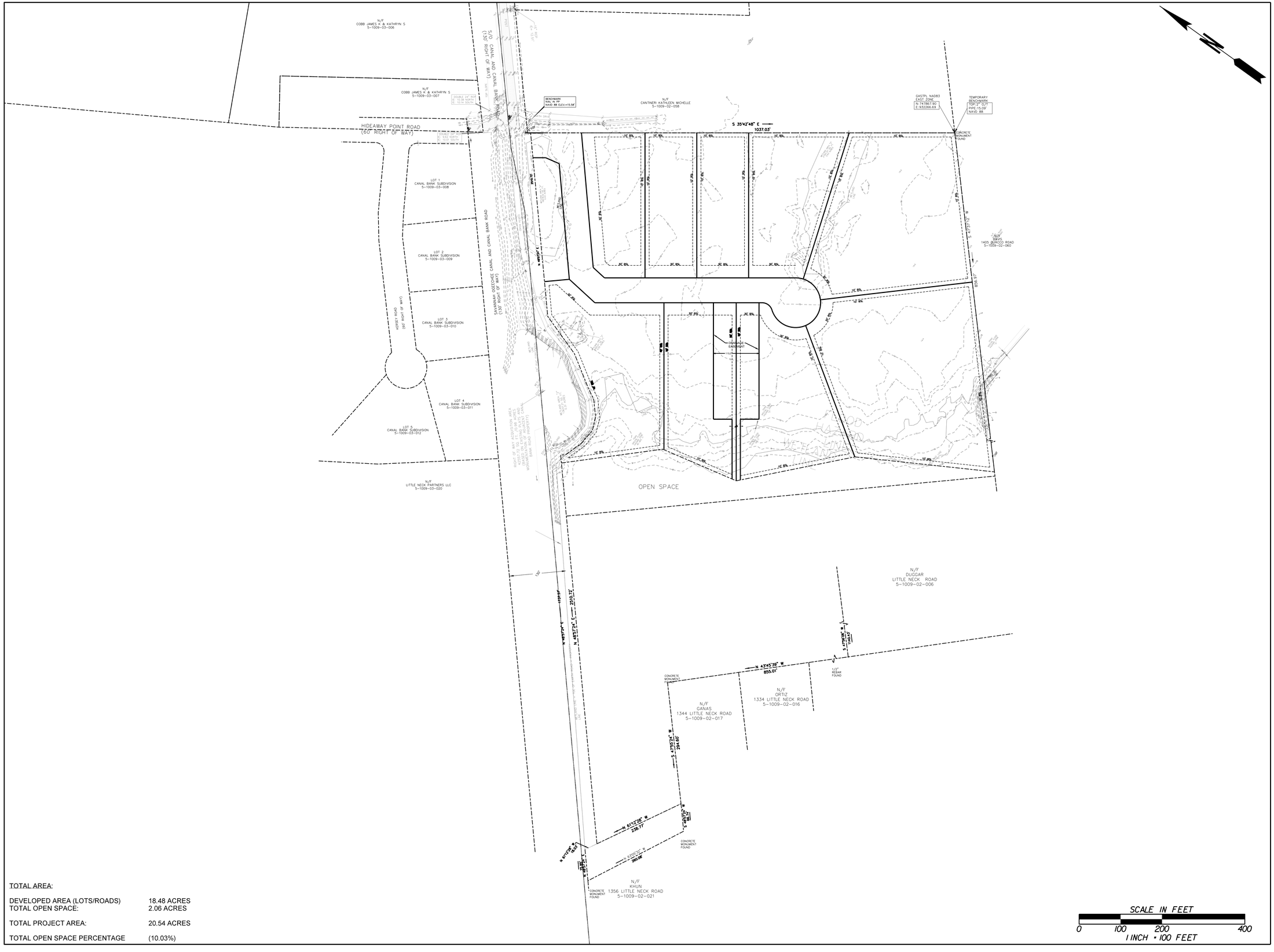
COASTAL ENGINEERING
AND CONSULTING
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

TOPOGRAPHIC SURVEY

SHEET NO.
C200



TOTAL AREA:

DEVELOPED AREA (LOTS/ROADS)	18.48 ACRES
TOTAL OPEN SPACE:	2.06 ACRES
TOTAL PROJECT AREA:	20.54 ACRES
TOTAL OPEN SPACE PERCENTAGE	(10.03%)

SCALE IN FEET
0 100 200 400
1 INCH = 100 FEET

GEORGIA REGISTERED No. PE035594 PROFESSIONAL ENGINEER C. SCOTT BURNS
Scott Burns

REVISIONS

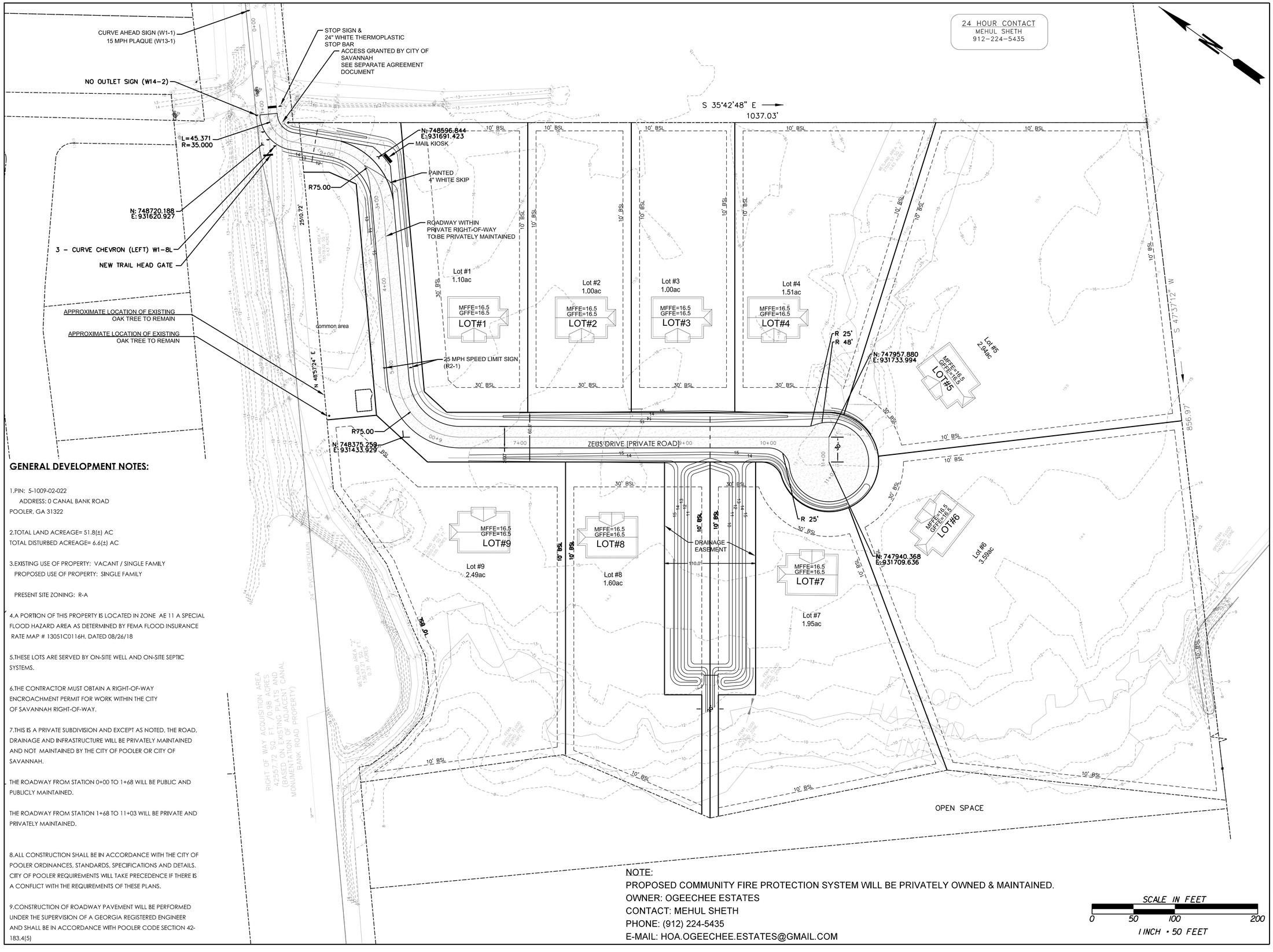
COASTAL ENGINEERING AND CONSULTING
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

OVERALL MAP

SHEET NO.
C300



GENERAL DEVELOPMENT NOTES:

1.PIN: 5-1009-02-022
ADDRESS: 0 CANAL BANK ROAD
POOLER, GA 31322

2.TOTAL LAND ACREAGE= 51.8(±) AC
TOTAL DISTURBED ACREAGE= 6.6(±) AC

3.EXISTING USE OF PROPERTY: VACANT / SINGLE FAMILY
PROPOSED USE OF PROPERTY: SINGLE FAMILY

PRESENT SITE ZONING: R-A

4.A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE 11 A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0116H, DATED 08/26/18

5.THESE LOTS ARE SERVED BY ON-SITE WELL AND ON-SITE SEPTIC SYSTEMS.

6.THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY ENCROACHMENT PERMIT FOR WORK WITHIN THE CITY OF SAVANNAH RIGHT-OF-WAY.

7.THIS IS A PRIVATE SUBDIVISION AND EXCEPT AS NOTED, THE ROAD, DRAINAGE AND INFRASTRUCTURE WILL BE PRIVATELY MAINTAINED AND NOT MAINTAINED BY THE CITY OF POOLER OR CITY OF SAVANNAH.

THE ROADWAY FROM STATION 0+00 TO 1+68 WILL BE PUBLIC AND PUBLICLY MAINTAINED.

THE ROADWAY FROM STATION 1+68 TO 11+03 WILL BE PRIVATE AND PRIVATELY MAINTAINED.

8.ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER ORDINANCES, STANDARDS, SPECIFICATIONS AND DETAILS. CITY OF POOLER REQUIREMENTS WILL TAKE PRECEDENCE IF THERE IS A CONFLICT WITH THE REQUIREMENTS OF THESE PLANS.

9.CONSTRUCTION OF ROADWAY PAVEMENT WILL BE PERFORMED UNDER THE SUPERVISION OF A GEORGIA REGISTERED ENGINEER AND SHALL BE IN ACCORDANCE WITH POOLER CODE SECTION 42-183.4(5)

NOTE:
PROPOSED COMMUNITY FIRE PROTECTION SYSTEM WILL BE PRIVATELY OWNED & MAINTAINED.
OWNER: OGEECHEE ESTATES
CONTACT: MEHUL SHETH
PHONE: (912) 224-5435
E-MAIL: HOA.OGEECHEE.ESTATES@GMAIL.COM

GEORGIA REGISTERED No. PE035594 PROFESSIONAL ENGINEER C. SCOTT BURNSED
Scott Burnsed

REVISIONS

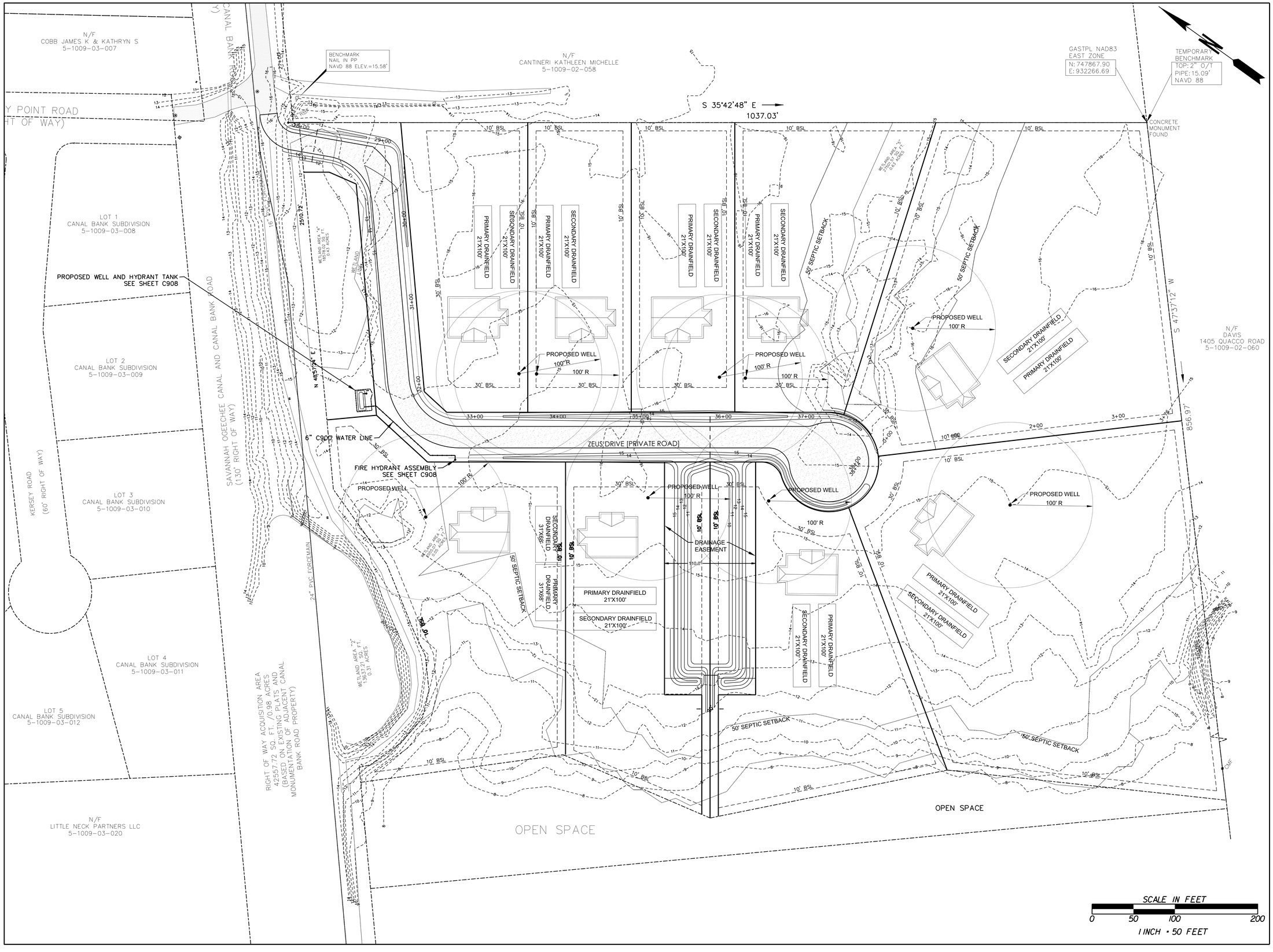
COASTAL ENGINEERING
AND CONSULTING
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

STAKING PLAN

SHEET NO.
C400



GEORGIA REGISTERED No. PE035594 PROFESSIONAL ENGINEER C. SCOTT BURNEY

REVISIONS

COASTAL ENGINEERING AND CONSULTING

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

UTILITY PLAN

SHEET NO.
C500

N/F
COBB JAMES K & KATHRYN S
5-1009-03-007

N/F
CANTINERI KATHLEEN MICHELLE
5-1009-02-058

BENCHMARK
NAIL IN PP
NAVD 88 ELEV.=15.58'

GASTPL NAD83
EAST ZONE
N: 747867.90
E: 932266.69

TEMPORARY
BENCHMARK
TOP: 2" O/T
PIPE: 15.09'
NAVD 88

CONCRETE
MONUMENT
FOUND

S 35°42'48" E
1037.03'

IE: 12.7
48 LF 18" RCP @ 1.75%
IE: 12.0

Y POINT ROAD
HT OF WAY)

LOT 1
CANAL BANK SUBDIVISION
5-1009-03-008

LOT 2
CANAL BANK SUBDIVISION
5-1009-03-009

LOT 3
CANAL BANK SUBDIVISION
5-1009-03-010

LOT 4
CANAL BANK SUBDIVISION
5-1009-03-011

LOT 5
CANAL BANK SUBDIVISION
5-1009-03-012

KERSEY ROAD
(60' RIGHT OF WAY)

SAVANNAH OGEECHEE CANAL AND CANAL BANK ROAD
(130' RIGHT OF WAY)

N/F
LITTLE NECK PARTNERS LLC
5-1009-03-020

N/F
DAVIS
1405 QUACCO ROAD
5-1009-02-060

S 47°37'12" W
856.97'

2510.72'
N 48°57'24" E

WETLAND AREA "1"
14,000 SQ. FT.
0.32 ACRES

WETLAND AREA "2"
13637.21 SQ. FT.
0.31 ACRES

WETLAND AREA "3"
3,000 SQ. FT.
0.07 ACRES

WETLAND AREA "4"
2,000 SQ. FT.
0.05 ACRES

WETLAND AREA "5"
18,750 SQ. FT.
0.43 ACRES

RIGHT OF WAY ACQUISITION AREA
42557.72 SQ. FT. / 0.98 ACRES
(BASED ON PLATS AND
MONUMENTATION OF ADJACENT
BANK ROAD PROPERTY)

24" RCP FORCEMAIN

DITCH CENTER LINE

MFFE=16.5
GFFE=16.5
LOT#1

MFFE=16.5
GFFE=16.5
LOT#2

MFFE=16.5
GFFE=16.5
LOT#3

MFFE=16.5
GFFE=16.5
LOT#4

MFFE=16.5
GFFE=16.5
LOT#5

MFFE=16.5
GFFE=16.5
LOT#6

MFFE=16.5
GFFE=16.5
LOT#7

MFFE=16.5
GFFE=16.5
LOT#8

MFFE=16.5
GFFE=16.5
LOT#9

IE: 13.25

DITCH CENTER LINE

ZEUS DRIVE (PRIVATE ROAD)

50 LF 18" RCP @ 0.5%
IE: 13.0

DRAINAGE
EASEMENT
110.0'

WEIR WALL
CONTROL STRUCTURE
SEE DETAIL ON SHEET C908

OPEN SPACE

10' BSL
30' BSL

Drainage Analysis - TOTAL

Storm Event (Year)	Existing Release Rate (cfs)	Proposed Release Rate (cfs)	Proposed Pond Elevation
1	43.68	38.46	11.92
5	102.99	99.47	12.93
10	121.70	117.96	13.19
25	153.28	148.49	13.59
100	204.28	196.59	14.18

SCALE IN FEET
0 50 100 200
1 INCH = 50 FEET

GEORGIA REGISTERED No. PE035594 PROFESSIONAL ENGINEER C. Scott Burns

REVISIONS

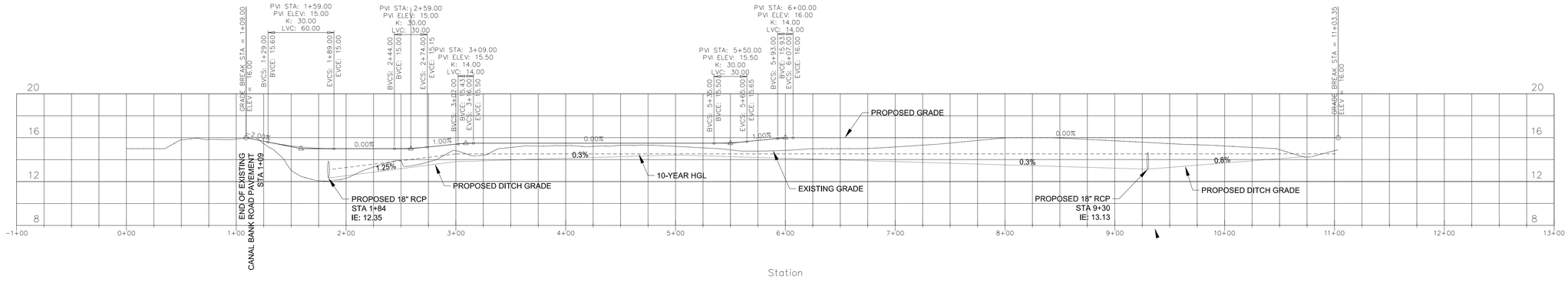
COASTAL ENGINEERING
AND CONSULTING
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

PAVING, GRADING & DRAINAGE PLAN

SHEET NO.
C600



SCALE IN FEET
0 50 100 200
1 INCH = 50 FEET

GEORGIA REGISTERED No. PE035594 PROFESSIONAL ENGINEER C. SCOTT BURNS
Scott Burns

COASTAL ENGINEERING
AND CONSULTING
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

REVISIONS

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

ROADWAY CENTERLINE PROFILE

SHEET NO.
C601

N/F
COBB JAMES K & KATHRYN S
5-1009-03-007

BENCHMARK
NAIL IN PP
NAVD 88 ELEV.=15.58'

N/F
CANTINERI KATHLEEN MICHELLE
5-1009-02-058

GASTPL NAD83
EAST ZONE
N: 747867.90
E: 932266.69

TEMPORARY
BENCHMARK
TOP: 2" O/T
PIPE: 15.09'
NAVD 88

CONCRETE
MONUMENT
FOUND

Y POINT ROAD
HT OF WAY)

LOT 1
CANAL BANK SUBDIVISION
5-1009-03-008

LOT 2
CANAL BANK SUBDIVISION
5-1009-03-009

KERSEY ROAD
(60' RIGHT OF WAY)

LOT 3
CANAL BANK SUBDIVISION
5-1009-03-010

LOT 4
CANAL BANK SUBDIVISION
5-1009-03-011

LOT 5
CANAL BANK SUBDIVISION
5-1009-03-012

SAVANNAH OGEECHEE CANAL AND CANAL BANK ROAD
(130' RIGHT OF WAY)

CANAL BANK ROAD

N/F
LITTLE NECK PARTNERS LLC
5-1009-03-020

N/F
DAVIS
1405 QUACCO ROAD
5-1009-02-060

ZEUS DRIVE [PRIVATE ROAD]

MFFE=16.5
GFFE=16.5
LOT#1

MFFE=16.5
GFFE=16.5
LOT#2

MFFE=16.5
GFFE=16.5
LOT#3

MFFE=16.5
GFFE=16.5
LOT#4

MFFE=16.5
GFFE=16.5
LOT#5

MFFE=16.5
GFFE=16.5
LOT#6

MFFE=16.5
GFFE=16.5
LOT#7

MFFE=16.5
GFFE=16.5
LOT#8

MFFE=16.5
GFFE=16.5
LOT#9

3 LIVE OAKS PER PARCELS
MINIMUM OF ONE TREE LOCATED
IN FRONT OF RESIDENCE

3 LIVE OAKS PER PARCELS
MINIMUM OF ONE TREE LOCATED
IN FRONT OF RESIDENCE

DRAINAGE
EASEMENT
110.0'

10' BSL

30' BSL

WETLAND AREA 1
WETLAND AREA 2
WETLAND AREA 3

RIGHT OF WAY ACQUISITION AREA
42557.72 SQ. FT. /0.98 ACRES
(BASED ON EXISTING PLATS AND
MONUMENTATION OF ADJACENT
BANK ROAD PROPERTY)

WETLAND AREA "2"
39372 SQ. FT.
0.31 ACRES

24" RMC FORCEMAIN

OPEN SPACE

S 47°37'12" W
856.9'

S 58° 01' E

TREE PLANTING

SCALE IN FEET
0 50 100 200
1 INCH = 50 FEET

GEORGIA
REGISTERED
No. PE035594
PROFESSIONAL
ENGINEER
C. Scott Burns

REVISIONS

COASTAL ENGINEERING
AND CONSULTING

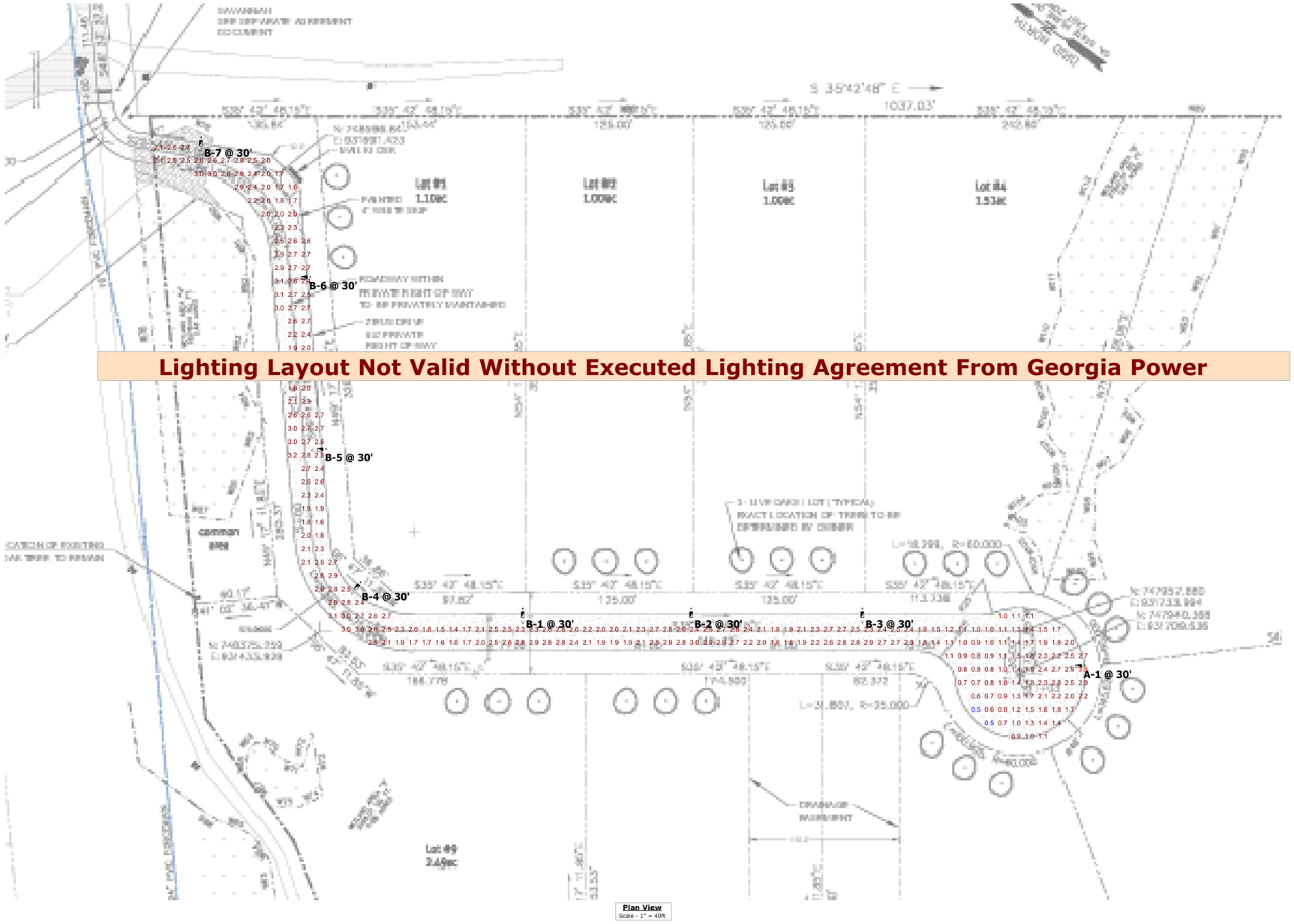
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

LANDSCAPING PLAN

SHEET NO.
C700



Plan View
Scale - 1" = 40ft

Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	1	ARCH-L-PA3-180-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	0.912	181
	B	7	ARCH-L-PA3-180-740-U-T3	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEDS AND TYPE III OPTICS	0.912	181

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	3.3 fc	0.5 fc	6.6:1	4.2:1

Notes

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

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

SouthCon

Canal Bank Subdivision

Designer	KF
Date	8/8/2023
Scale	As Shown
Drawing No.	S31819C1
Summary	

ES&PC ITEM#

2 DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	C. SCOTT BURNS, PE
GEORGIA PE NUMBER:	35594
GSWCC LEVEL II CERTIFICATION NUMBER:	66721
CERTIFICATION NUMBER EXPIRATION DATE:	07/01/2028

4

24 HOUR CONTACT
MEHUL SHETH
912-224-5435

5 PRIMARY PERMITEE:
MUKESH SHETH
49 MYRTLE WOOD ROAD
SAVANNAH, GA 31405
o:912-224-5435
mehulsheth89@gmail.com

6 DEVELOPMENT

THIS SITE IS BEING CLEARED FOR COMMERCIAL STORAGE USE.
THE TOTAL PARCEL AREA IS (51.77) ACRES. THE DISTURBED AREA IS (6.6)ACRES.

7 CONSTRUCTION EXIT LOCATION
N: 32.0554370°
W: 81.2774897°

8 EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN (ESPC)

THIS PLAN, DATED 09/14/25, WAS PREPARED AS REQUIRED BY NPDES GENERAL PERMIT NO. GAR 100001. THESE PLAN SHEETS AND ALL REQUIREMENTS OF THE GENERAL PERMIT AS WELL AS LOCAL, STATE, AND FEDERAL REGULATIONS OR LAWS APPLY REGARDLESS OF SPECIFIC INCLUSION IN THIS PLAN.

9 CONSTRUCTION ACTIVITY DESCRIPTION

OWNER/DEVELOPER (PRIMARY PERMITTEE) WILL OVERSEE SITE CONSTRUCTION LOCATED ON THE PROPERTY SITUATED IN CITY OF POOLER, GA, 31322. PINS: 5-1009-02-022

THE DESIGNER WAS NOT KNOWLEDGEABLE OF ANY SECONDARY PERMITTEES AT THE TIME OF PRODUCTION OF THE DRAWINGS.

CONSTRUCTION WILL BEGIN WITH PLACEMENT OF PERIMETER SILT PROTECTION BARRIERS AND CONSTRUCTION ENTRANCES. AFTER THESE EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN INSTALLED, CLEARING AND GRUBBING OF VEGETATION WILL BEGIN IN AREAS THAT ARE TO BE DISTURBED. THE SITE WILL THEN BE GRADED AND UTILITIES WILL BE TRENCHED. ONCE BROUGHT TO FINAL GRADE, THE ROADS WILL BE PAVED WHILE ALL OTHER EXPOSED AREAS WILL BE STABILIZED WITH VEGETATION, SIDEWALKS, OR STRUCTURES.

STORM WATER RUNOFF FROM THIS DEVELOPMENT WILL BE DETAINED IN THE PROPOSED DETENTION PONDS AND DISCHARGED THROUGH THE CITY DRAINAGE AND CANAL SYSTEM INTO THE SAVANNAH RIVER.

11 NAME OF RECEIVING WATERS

ON-SITE DETENTION ==> SAVANNAH/OGEECHEE CANAL ==> LITTLE OGEECHEE RIVER

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

_____ _____ _9/24/2025____
C. Scott Burns Date

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OF THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR00003.

_____ _____ _9/24/2025___
C. Scott Burns Date

14 THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

15 NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

17 AMENDMENTS / REVISIONS TO THE EX&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

18 WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

19 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

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

24 CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE. BMPS FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

25 PETROLEUM-BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDE - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

SPILL CLEANUP AND CONTROL PRACTICES

- LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED AND LOCAL AGENCIES CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED WITH PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

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27 FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, THE CONTRACTOR SHALL PROVIDE COVER (E.G. STORAGE CONTAINER, PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.

UPON COMPLETION OF THIS PROJECT THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES EXCEPT THE TEMPORARY SEDIMENT POND.

28 POLLUTANTS FROM THE SITE WILL BE TREATED BY THE BIODETENTION & SEDIMENT POND INSTALLED DURING CONSTRUCTION.

30 INSPECTIONS: (NPDES GENERAL PERMIT NO.100001 , SEC. IV.D.4.a.)

a. PERMITTEE REQUIREMENTS

(1).EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(2).MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3).CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS: (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(4).CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

(5).BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

(6).A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

DETAILS ON COMPLETE REQUIREMENTS OF SAMPLING ANALYTICAL METHODS BY PRIMARY PERMITTEE:

31 SAMPLING REQUIREMENTS (NPDES GENERAL PERMIT NO.100001 , SEC. IV.D.6.a.(3).)

WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OF THE OUTFALLS WILL BE MONITORED, A RATIONALE MUST BE INCLUDED FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES).

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION(S). A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES (BMPs) HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING THE VALUE THAT WAS SELECTED FROM "APPENDIX B" IN THE NPDES GENERAL PERMIT NO. 100001.

33 SAMPLE TYPE (NPDES GENERAL PERMIT NO.100001 , SEC. IV.D.6.b.)

ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001"; AND, GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD. ANALYTICAL METHODS USED FOR THE COLLECTION AND ANALYSIS OF SAMPLES FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL USE, AT A MINIMUM, THE GUIDELINES SET FORTH IN PART IV.D.6.a. AND PART IV.D.6.b. OF THIS PERMIT.

SAMPLE POINTS (NPDES GENERAL PERMIT NO.100001 , SEC. IV.D.6.c.)

FOR CONSTRUCTION ACTIVITIES, THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). HOWEVER, PROVIDED FOR IN AND IN ACCORDANCE WITH PART IV.D.6.c.(2) OF THIS PERMIT, PRIMARY PERMITTEES ON AN INFRASTRUCTURE CONSTRUCTION PROJECT MAY SAMPLE THE REPRESENTATIVE RECEIVING WATER(S) OR OUTFALLS, OR A COMBINATION THEREOF. SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE MINIMUM GUIDELINES SET FORTH IN PART IV.D.6.c.(1). OF THIS PERMIT. RECEIVING WATER(S) MUST HAVE AN UPSTREAM AND A DOWNSTREAM SAMPLE LOCATION.

SAMPLING FREQUENCY (NPDES GENERAL PERMIT NO.100001 , SEC. IV.D.6.d.)

1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(B). IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-RAIN EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(D).WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

(E).EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

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32 RETENTION OF RECORDS (NPDES GENERAL PERMIT NO.100001 , SEC. IV.F.)

1.THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;

B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;

C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;

D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;

E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;

F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D. OF THIS PERMIT; AND

G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

REPORTING (NPDES GENERAL PERMIT NO.100001 , SEC. IV.E.)

1.THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

2.ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

A. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
B. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
C. THE DATE(S) ANALYSES WERE PERFORMED;
D. THE TIME(S) ANALYSES WERE INITIATED;
E. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
F. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
G. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
H. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
I. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE EPD DISTRICT OFFICE OR DELIVERY RECEIPT EMAIL TO THE APPROPRIATE EPD DISTRICT OFFICE RESOURCE MAILBOX ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

RUNOFF COEFFICIENT

WEIGHTED PRE-CONSTRUCTION CN CURVE NUMBER: 74 25-YEAR EVENT RUNOFF ESTIMATE: 11.83 CFS
WEIGHTED POST-CONSTRUCTION CN CURVE NUMBER: 84 25-YEAR EVENT RUNOFF ESTIMATE: 2.1 CFS

PRIMARY PERMITTEE
MUKESH SHETH
49 MYRTLE WOOD ROAD
SAVANNAH, GA 31405
PHONE: (912) 224-5435

24 HOUR CONTACT
MEHUL SHETH
SAVANNAH, GA 31405
PHONE: (912) 224-5435

DESIGN PROFESSIONAL
C. SCOTT BURNS
GSWCC LEVEL II
CERTIFICATION #: 0000066721

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 29 day of October, 2025, by and between Mukesh Sheth hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Canal Bank Road Subdivision.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51009 02022 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 0289 Page 2696, hereinafter "Property"; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

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

Sworn to and subscribed before me this

29th day of October, 2025

KAWANZA RUSHING

Notary Public Print

Notary Public Signature

Dec 5, 2026

Notary Public Commission Expiration

Seal:

KAWANZA L RUSHING
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 05, 2026
MCINTOSH COUNTY, GEORGIA

Landowner

Mukesh Sheth

Landowner Print

Landowner Signature

PRADEEP DAYA

Witness Print

Witness Signature

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

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____

Notary Public Print

_____

Notary Public Signature

_____

Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____

Mayor Print

_____

Mayor Signature

_____

City Clerk Print

_____

City Clerk Signature

Seal:

EOM Operations
Your solution to a better tomorrow
OPERATIONS

February 2nd, 2026

C. Scott Burns, P.E.
Coastal Engineering and Consulting
6605 Abercorn Street, Suite 210D
Savannah, GA 31405

Dear Mr. Burns,

I am pleased to provide you with a recommendation for Approval (w/ Conditions) of the site development plans submitted for Canal Bank Road Subdivision (Application No. 25-0152), as detailed below.

Submittal Documents:		
	Site Development Plans	*Jan. 2026*
	Stormwater Management Report	*Dec. 2025*
	Stormwater Maintenance Agreement	*Oct. 2025*
	Lighting Plan	*Oct. 2025*
	DPH Approval of Septic Tanks	*Oct. 2025*
	Easement Agreement	*Aug. 2025*
	Warranty Deed	*Aug. 2025*

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

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

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Based on our comprehensive review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Approval of the site development plans, subject to the following:

1. As a Condition of this recommendation for site plan approval, the following 3rd party permits and/or approvals shall be provided to and received by the City of Pooler, prior to being scheduled for City Council consideration.

    a. The Georgia Soil and Water Conservation Commission's (GSWCC) Approval of the project's Erosion, Sedimentation, and Pollution Control (ES&PC) Plans.

    b. The City of Savannah's Approval of the Encroachment Permit for the proposed work within the Right of Way.

    c. The US Army Corps of Engineers (USACE) verification of the Wetland Delineation Concurrence (DC) Request, which was submitted to the USACE for confirmation of the plan's wetland delineation.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a one-story commercial building to establish a restaurant (The Chop House) at 200 Tanger Outlets Boulevard.

Project:	#A25-0198
P&Z Meeting Date:	February 9, 2026
City Council Meeting Date:	March 2, 2026
Applicant and Authorized Agent:	Coleman Company, Inc.
Property Owner:	Outlet Mall of Savannah, LLC
Location (Address):	200 Tanger Outlets Blvd.
Parcel (PIN):	50017A01099
Acreage:	Approximately 0.90 Acres
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	One-Story Restaurant Building (The Chop House)
Staff Recommendation:	Approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request.*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ *The site is located within an area that is shown on the Future Land Use Map as being Commercial and is shown in the Comprehensive Plan as being within the Shopping and Dining Character Area. The proposed restaurant is consistent with the adjacent commercial uses found*

within the overall Tanger Outlets site, including restaurants, retail stores, and a gym.

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 0.90-acre site is located within the larger 66.68-acre Tanger Outlets site and provides adequate space for off-street parking and meets the parking requirements.*

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

    - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding developments, which are all commercial, including restaurants, retail stores, and a gym.*

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 0.90-acre site plan is appropriate in scale for the overall 66.68-acre Tanger Outlets site and the adjacent properties.*

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

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

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

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

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

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

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

Attachment A

CITY of POOLER
GEORGIA

A25-0198 - Chop House - Vicinity Map

01/30/2026

Parcels

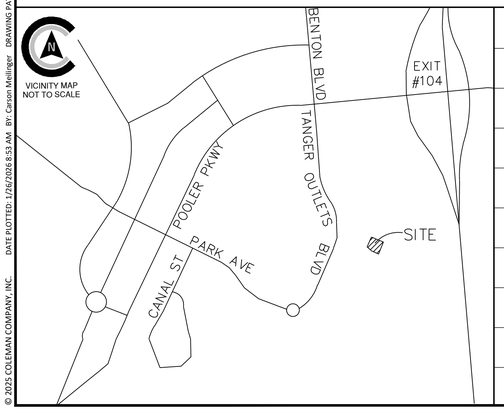
This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

CIVIL CONSTRUCTION PLANS FOR

THE CHOP HOUSE AT TANGER OUTLET

PREPARED FOR
TANGER OUTLET CENTERS

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	200 TANGER OUTLETS BLVD
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	TANGER OUTLET CENTERS
PROPERTY AREA:	66.68 AC
DISTURBED AREA:	0.90 AC
ZONING:	C-2
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	50017A01099
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	DP3 ARCHITECTS
CONSTRUCTION EXIT LOCATION:	N32.13605 W81.24438

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
C0.0	CONSTRUCTION NOTES
C1.0	SITE MAP
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.0	STAKING PLAN
C3.0	GRADING PLAN
C4.0	DRAINAGE
C5.0	UTILITY PLAN
C6.0 - C6.1	PROFILES
C7.0 - C7.3	CONSTRUCTION DETAILS
CE1.0 - CE4.0	ES&PC PLAN & DETAILS
L1.0 - L2.0	LANDSCAPE PLANS

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLEMANCO.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043178 WESLEY R. GREEN

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
THE CHOP HOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
DATE:	09/11/25
DRAWN BY:	CLM
CHECKED BY:	WRG
SCALE:	AS NOTED

COVER

SHEET:
COV

© 2025 COLEMAN COMPANY, INC.
DATE PLOTTED: 1/26/2026 8:53 AM BY: Carson Mellinger DRAWING PATH: Q:\2025\25-002.000\DWG\Civil\25-002 COV.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE AUTHORITY HAVING JURISDICTION (AHJ) OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE AUTHORITY HAVING JURISDICTION (AHJ).
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE 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 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
13. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
14. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
15. 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.
16. 21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
17. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE
18. STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
19. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA
20. AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
21. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
22. 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.
23. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
24. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE
25. FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
26. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGE POINTS, PLUS, OR MINUS, OF OPTIMUM.
27. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
28. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
29. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
30. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
31. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
32. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
33. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
34. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
35. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
36. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL, IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
37. 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.
38. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL, IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
39. 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.
40. TRACER WIRE SHALL BE REQUIRED ON ALL WATER AND SEWER PIPE.
41. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
42. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
43. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
44. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS.
45. 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.
46. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:
47. GENERAL:
    ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.
48. MATERIALS:
    GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTING'S WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.
49. MARKINGS:
    ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS, ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER " IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
50. INTERNATIONAL FIRE CODE, 2021 EDITION:

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

    SECTION 3313
    WATER SUPPLY FOR FIRE PROTECTION
    3313.1 AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 3313.2 THROUGH 3313.5.
51. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

ADA NOTES:

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

WATER - SEWER NOTES:

1. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
2. ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
3. MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
4. WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
6. MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
8. ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.
9. INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.
10. INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.
11. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

SITE INFORMATION:

PARENT PIN: 50017A01099

ZONING DISTRICT: C-2

FLOOD ZONE: X

SIZE: 66.68 AC

IMPERVIOUS AREA: 49%

MAXIMUM BUILDING HEIGHT: 60 FT

PROPOSED BUILDING HEIGHT: 30 FT

PROPOSED LAND USE:
+7,300 SF BUILDING ADDITION AT EXISTING TANGER OUTLET
FOR CHOP HOUSE

EROSION CONTROL NOTES:

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

   LOCATION: 200 TANGER OUTLETS BLVD POOLER,GEORGIA

   PINS: 50017A01099

   NATURE OF WORK: 7,300 SF BUILDING ADDITION

   SIZE:
   TOTAL PROPERTY ACREAGE: 66.68 AC
   DISTURBED ACREAGE: 0.90 AC

   ZONING CLASSIFICATION: C-2

   PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.

3. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE : EI (ELLEBELLE LOAMY SAND)
   Cc (CAPE FEAR SOILS)
7. THIS SITE IS CURRENTLY DEVELOPED AS A TANGER OUTLET CENTER
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
9. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN A FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0038J EFFECTIVE DATE: AUGUST 16, 2018.
14. CONTACT INFORMATION:

CIVIL ENGINEER:	OWNER/REPRESENTATIVE CONTACT:
WESLEY R. GREEN, PE	TANGER OUTLET CENTERS
COLEMAN COMPANY, INC.	ATTN: BRETT BROPHY
1480 CHATHAM PKWY,	3200 NORTHLINE AVENUE, SUITE 360
SAVANNAH, GA 31405	GREENSBORO, NC 27408
P: 912.200.3041	BRETT.BROPHY@TANGER.COM
F: 912.200.3056	

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

TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
NAME: BRETT BOPHY
PHONE: 912-348-3125
ADDRESS: 3200 NORTHLINE AVENUE, SUITE 360
CITY, STATE: GREENSBORO, NC 27408

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED Wesley R. Green No. PE024378 PROFESSIONAL 12/4/25 Engineer WESLEY R. GREEN

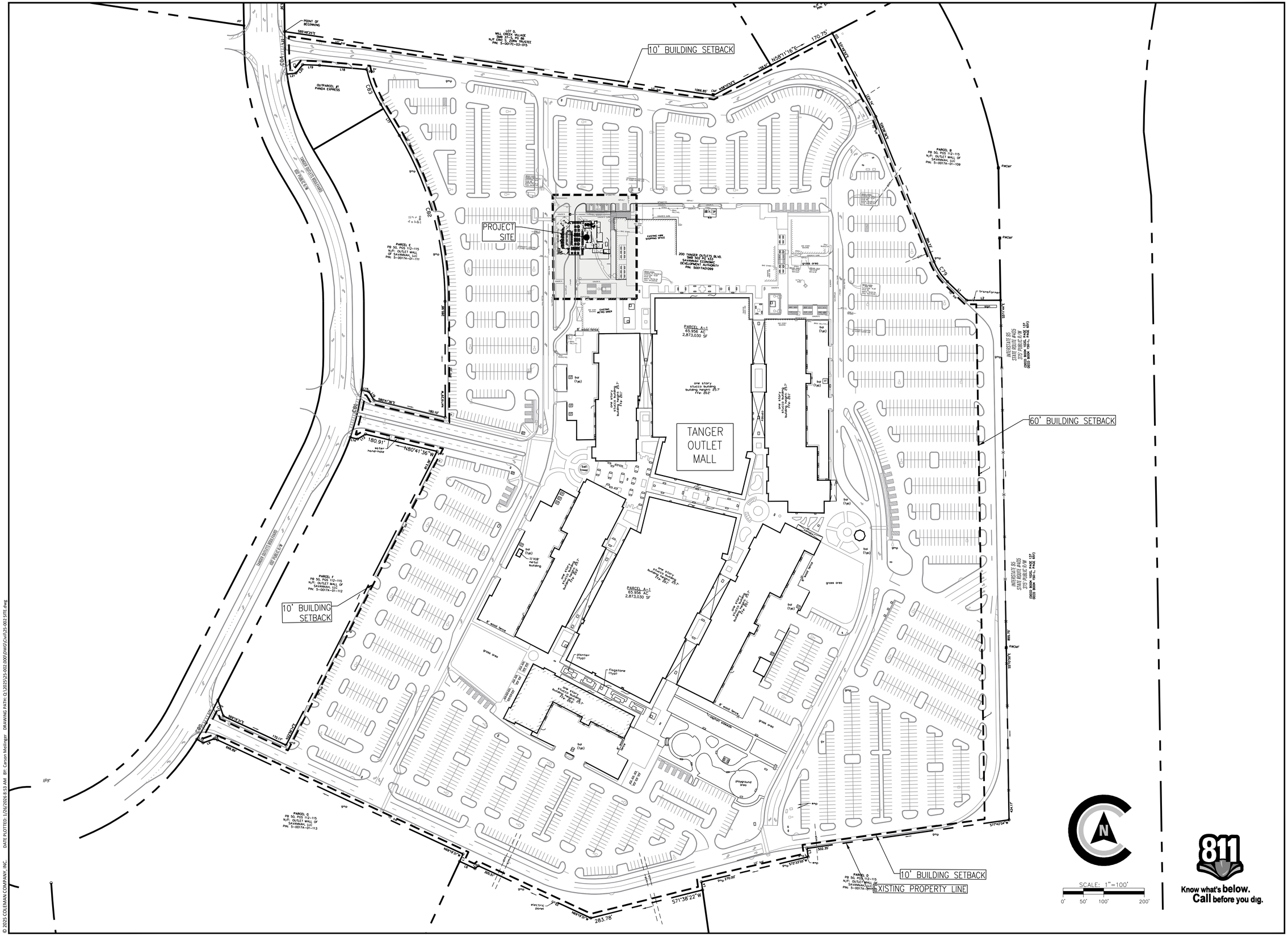
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
THE CHOP HOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
DATE:	09/11/25
DRAWN BY:	CLM
CHECKED BY:	WRG
SCALE:	AS NOTED

CONSTRUCTION NOTES

SHEET: C0.0



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GEORGIA REGISTERED PROFESSIONAL ENGINEER WESLEY R. GREEN No. PE043178 12/31/26

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
THE CHOP HOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
DATE:	09/18/25
DRAWN BY:	CLM
CHECKED BY:	WRG
SCALE:	AS NOTED

SITE MAP

SHEET:
C1.0

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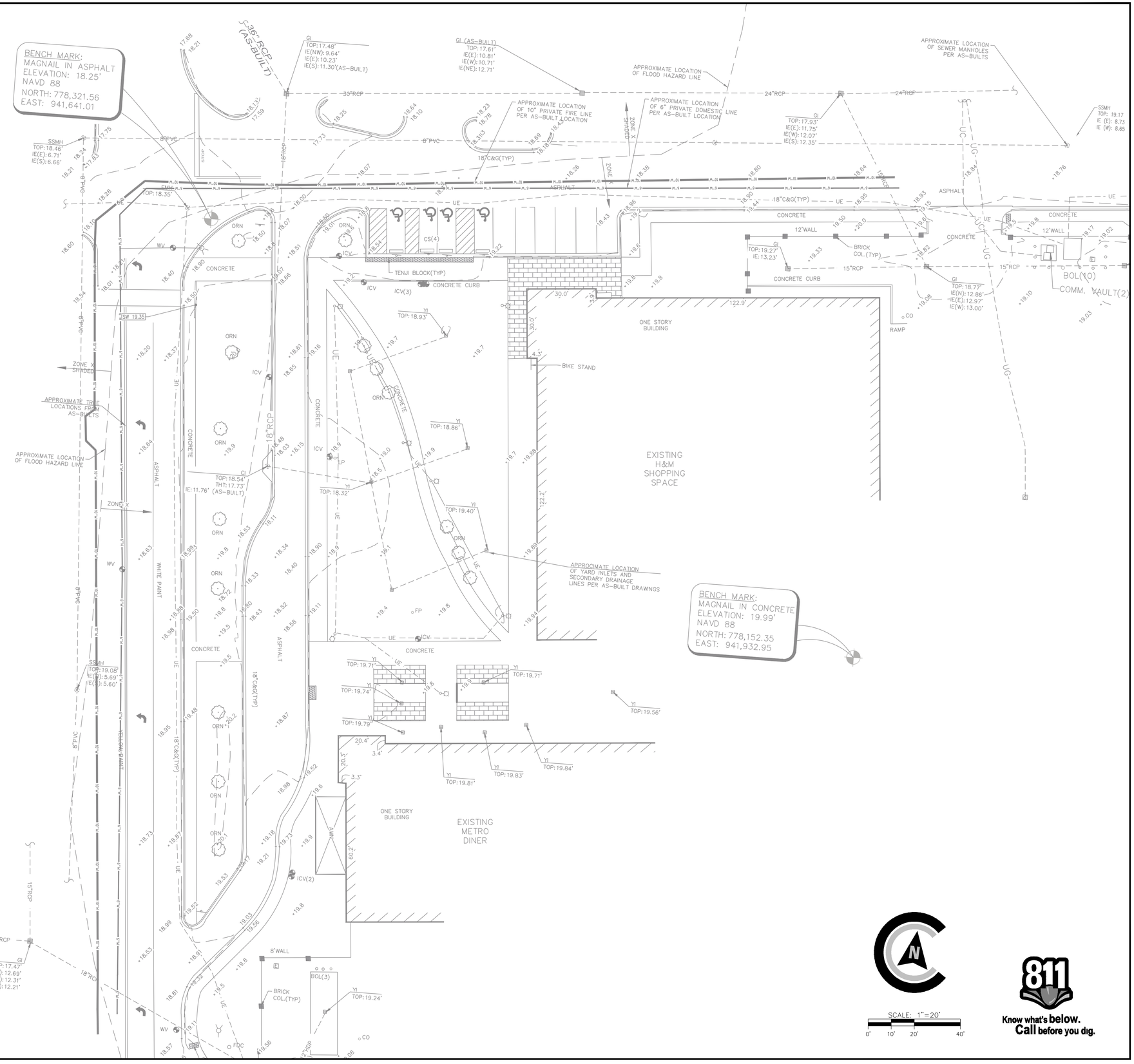

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043178 WESLEY R. GREEN

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

THE CHOP HOUSE AT TANGER OUTLET

LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
DATE:	09/11/25
DRAWN BY:	CLM
CHECKED BY:	WRG
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET: C1.1

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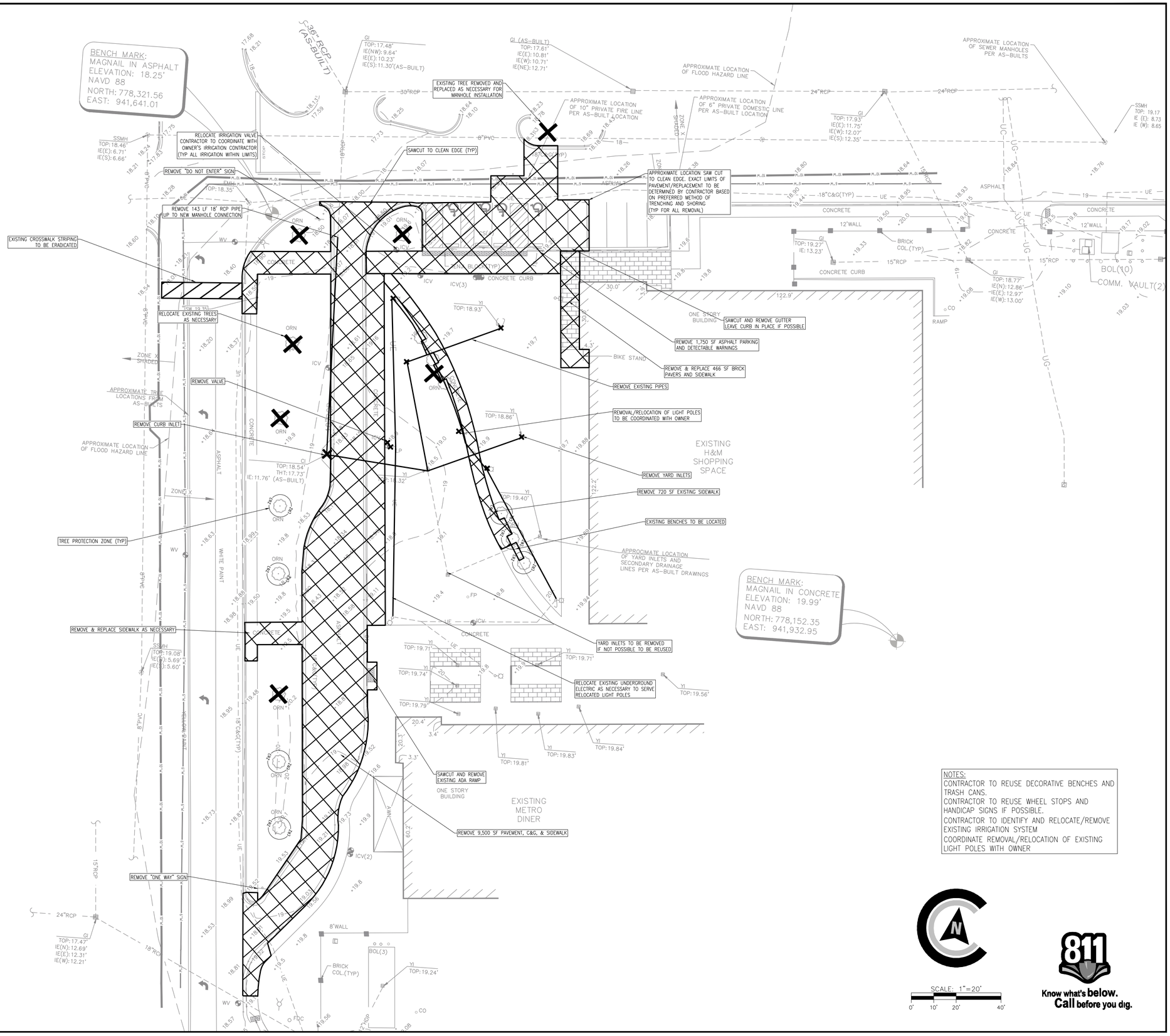

NOTES:
CONTRACTOR TO REUSE DECORATIVE BENCHES AND TRASH CANS.
CONTRACTOR TO REUSE WHEEL STOPS AND HANDICAP SIGNS IF POSSIBLE.
CONTRACTOR TO IDENTIFY AND RELOCATE/REMOVE EXISTING IRRIGATION SYSTEM
COORDINATE REMOVAL/RELOCATION OF EXISTING LIGHT POLES WITH OWNER

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043178 (124/2E) WESLEY R. GREEN

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

THE CHOP HOUSE AT TANGER OUTLET

LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
DATE:	09/11/25
DRAWN BY:	CLM
CHECKED BY:	WRG
SCALE:	AS NOTED

DEMOLITION PLAN

SHEET: C1.2

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PARKING CALCULATIONS:

PER MASTER SITE PLAN:
4.5 SPACES REQUIRED PER 1,000 SF G.L.A.
528,700 SF/1000 = 528.7
529(4.5 SPACES) = 2379 SPACES REQUIRED

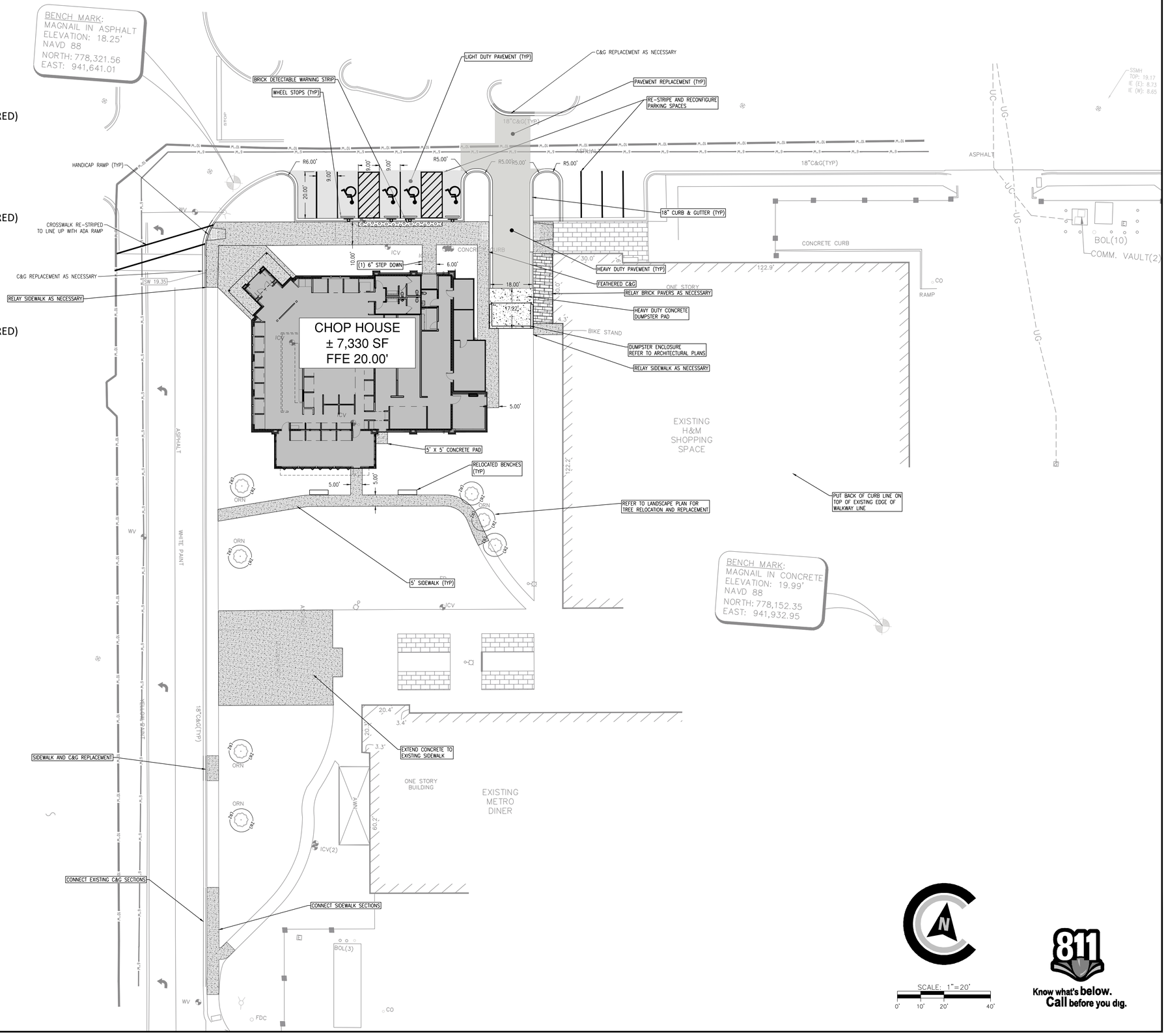
TOTAL SPACES PROVIDED: 2867
PARKING RESERVED FOR OP#18: 175
TOTAL MALL PARKING PROVIDED: 2692 (313 ABOVE REQUIRED)

CURRENT PARKING:
463,583 SF G.L.A. (CURRENT PER TANGER RECORDS)
464(4.5 SPACES) = 2088 SPACES REQUIRED

CURRENT TOTAL SPACES PROVIDED: 2853
PARKING RESERVED FOR OP#18: 175
TOTAL MALL PARKING PROVIDED: 2678 (590 ABOVE REQUIRED)

PROPOSED PARKING:
CHOP HOUSE ADDITION = 7,330 SF
7,330 + 463,583 = 470,913 SF PROPOSED
471(4.5 SPACES) = 2,120 SPACES REQUIRED

CURRENT TOTAL SPACES PROVIDED: 2853
PARKING RESERVED FOR OP#18: 175
TOTAL MALL PARKING PROVIDED: 2678 (558 ABOVE REQUIRED)



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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043178 WESLEY R. GREEN

REVISIONS:

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STAKING PLAN

SHEET:
C2.0

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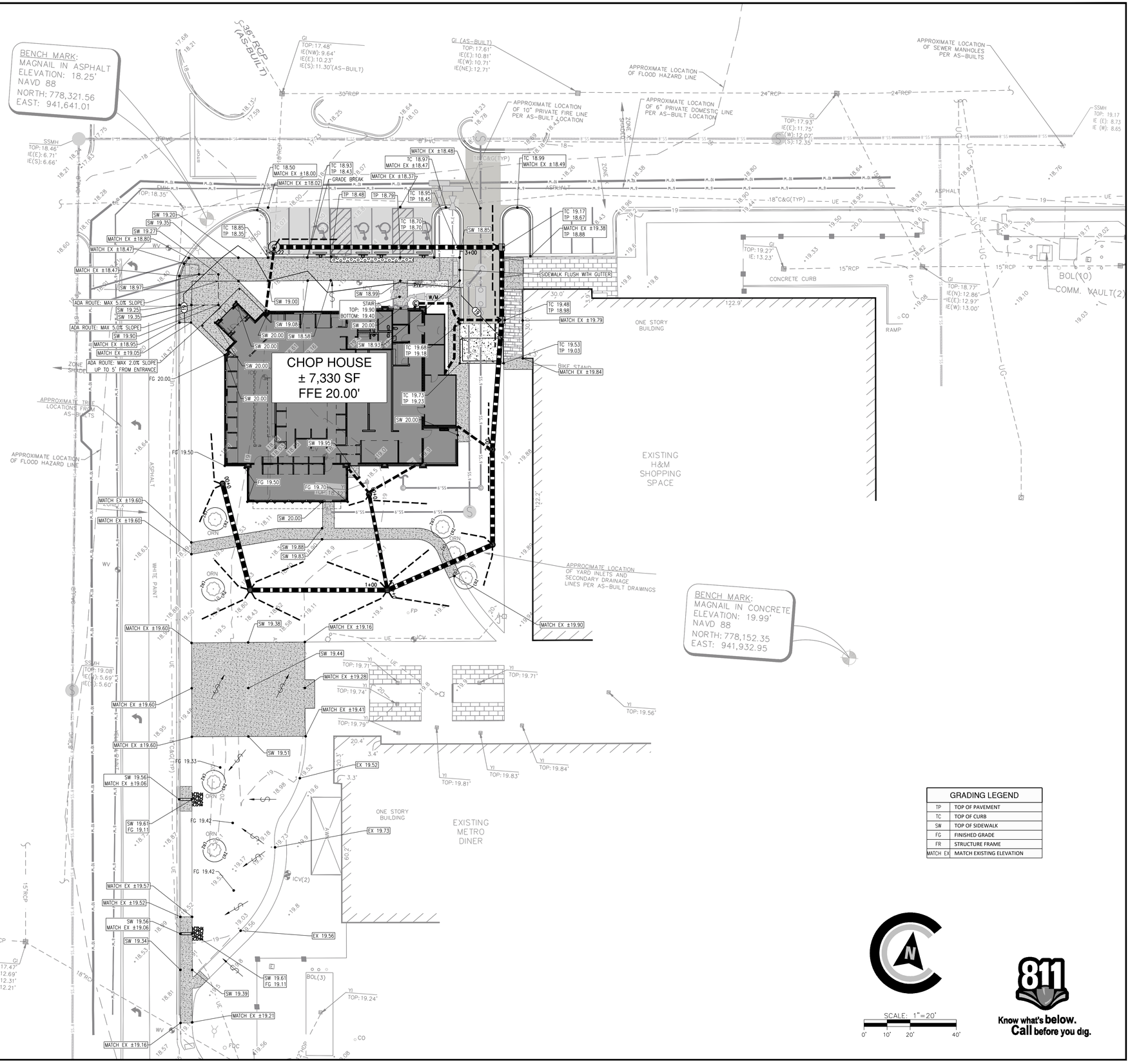

BENCH MARK:
MAGNAIL IN CONCRETE
ELEVATION: 19.99'
NAVD 88
NORTH: 778,152.35
EAST: 941,932.95

GRADING LEGEND	
TP	TOP OF PAVEMENT
TC	TOP OF CURB
SW	TOP OF SIDEWALK
FG	FINISHED GRADE
FR	STRUCTURE FRAME
MATCH EX	MATCH EXISTING ELEVATION

SCALE: 1"=20'
0' 10' 20' 40'

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043178 (124)SC WESLEY R. GREEN

REVISIONS:

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PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
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GRADING PLAN

SHEET:
C3.0

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BENCH MARK:
MAGNAIL IN ASPHALT
ELEVATION: 18.25'
NAVD 88
NORTH: 778,321.56
EAST: 941,641.01

CHOP HOUSE
± 7,330 SF
FFE 20.00'

STORMWATER CLEANOUT

99 LF 18"ø RCP @ 0.30% SLOPE

MH-1
TOP: 18.32
I.E. IN (GI-2): 12.21
I.E. OUT (EXIST-18" RCP): ±12.21

GI-3
TOP: 18.67
I.E. IN (GI-2): 14.62
I.E. OUT (MH-1): 14.62

32 LF 18"ø RCP @ 0.32% SLOPE

GI-2
TOP: 18.98
I.E. IN (YI-6): 14.72
I.E. OUT (GI-3): 14.72

56 LF 18"ø CLASS V RCP @ 0.29% SLOPE

YI-5
TOP: 19.25
I.E. OUT (YI-3): 15.75

YI-1
TOP: 19.25
I.E. OUT (YI-2): 15.47

48 LF 18"ø RCP @ 0.29% SLOPE

YI-6
TOP: 19.42
I.E. IN (YI-4): 14.88
I.E. OUT (GI-2): 14.88

41 LF 18"ø RCP @ 0.29% SLOPE

42 LF 12"ø RCP @ 0.31% SLOPE

YI-4
TOP: 19.35
I.E. IN (YI-3): 15.00
I.E. OUT (YI-6): 15.00

59 LF 18"ø RCP @ 0.30% SLOPE

YI-2
TOP: 19.00
I.E. IN (YI-1): 15.33
I.E. OUT (YI-3): 15.33

50 LF 18"ø RCP @ 0.30% SLOPE

YI-3
TOP: 19.00
I.E. IN (YI-2): 15.15
I.E. IN (YI-5): 15.62
I.E. OUT (YI-4): 15.15

GI
TOP: 17.48'
IE(NW): 9.64'
IE(E): 10.23'
IE(S): 11.30'(AS-BUILT)

GI (AS-BUILT)
TOP: 17.61'
IE(E): 10.81'
IE(W): 10.71'
IE(NE): 12.71'

GI
TOP: 17.93'
IE(E): 11.75'
IE(W): 12.07'
IE(S): 12.35'

GI
TOP: 19.27'
IE: 13.23'

GI
TOP: 18.77'
IE(N): 12.66'
IE(E): 12.97'
IE(W): 13.00'

GI
TOP: 17.47'
IE(N): 12.69'
IE(E): 12.31'
IE(W): 12.21'

BOL(3)
YI
TOP: 19.24'

BOL(Y0)
COMM. VAULT(2)

ICV(2)

DOWNSPOUT CONNECTION TO MH-1

DOWNSPOUT CONNECTION TO DRIVEWAY

DOWNSPOUT CONNECTION YARD INLET (TYP)

6" HDPE @1.0% MIN DOWNSPOUT CONNECTION SEE ARCH. PLANS FOR LOCATION AND BOOT CONNECTION DETAIL (TYP)

1 X EVERGRATE T-12C 12" SIDEWALK TRENCH DRAIN WITH EVERGRATE C-1246T CURB OPENING (OR APPROVED EQUAL)

1 X EVERGRATE T-12C 12" SIDEWALK TRENCH DRAIN WITH EVERGRATE C-1246T CURB OPENING (OR APPROVED EQUAL)

6" UNDERDRAIN PIPES (TYP)

APPROXIMATE LOCATION OF YARD INLETS AND SECONDARY DRAINAGE LINES PER AS-BUILT DRAWINGS

BENCH MARK:
MAGNAIL IN CONCRETE
ELEVATION: 19.99'
NAVD 88
NORTH: 778,152.35
EAST: 941,932.95

EXISTING H&M SHOPPING SPACE

EXISTING METRO DINER

ONE STORY BUILDING

CONCRETE CURB

RAMP

BIKE STAND

APPROXIMATE LOCATION OF 10" PRIVATE FIRE LINE PER AS-BUILT LOCATION

APPROXIMATE LOCATION OF 6" PRIVATE DOMESTIC LINE PER AS-BUILT LOCATION

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

APPROXIMATE LOCATION OF SEWER MANHOLES PER AS-BUILTS

APPROXIMATE TREE LOCATIONS FROM AS-BUILTS

SCALE: 1"=20'
0' 10' 20' 40'

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE043778
WESLEY R. GREEN

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
THE CHOP HOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
DATE:	09/11/25
DRAWN BY:	CLM
CHECKED BY:	WRG
SCALE:	AS NOTED

DRAINAGE PLAN

SHEET:
C4.0

NOTES:
ALL WATER WILL BE PRIVATELY MAINTAINED AND OWNED

BENCH MARK:
MAGNAIL IN ASPHALT
ELEVATION: 18.25'
NAVD 88
NORTH: 778,321.56
EAST: 941,641.01

CHOP HOUSE
± 7,330 SF
FFE 20.00'

NEW OUTSIDE DROP (DOGHOUSE) MH-3
TOP: 18.83
I.E. IN (MH-2): 11.90
I.E. OUT (EXIST-MH): 7.41

57 LF 6"ø SDR-26 PVC Pipe @ 1.05% SLOPE

MH-2
TOP: 18.57
I.E. IN (CLEANOUT): 12.70
I.E. IN (GREASE TRAP): 13.86
I.E. OUT (MH-3): 12.50

8 LF 6"ø SDR-26 PVC Pipe @ 1.00% SLOPE

SAMPLING PORT MANHOLE SEE DETAIL S-20 (TRAFFIC RATED)
TOP: 18.87
IE: 13.90

1,500 GALLON GREASE TRAP HS-20 TRAFFIC RATED
I.E IN.: 14.10
ACCESS BROUGHT TO FINISHED GRADE

76 LF 6"ø SDR-26 PVC PIPE @ 1.00% SLOPE

DI CROSSING UNDER WALL

99 LF 6"ø SDR-26 PVC Pipe @ 1.00% SLOPE

CONTRACTOR TO COORDINATE DIRECTLY WITH AGL FOR GAS SERVICE

MIN 1.00' SEPARATION FROM LATERAL

CLEANOUT
I.E. IN (CLEANOUT): 14.77
I.E. OUT: 14.77

MH-1
TOP: 19.62
I.E. IN (CLEANOUT): 14.97
I.E. OUT (CLEANOUT): 14.77

61 LF 6"ø SDR-26 PVC Pipe @ 1.00% SLOPE

34 LF 6"ø SDR-26 PVC PIPE @ 1.00% SLOPE

APPROXIMATE LOCATION OF YARD INLETS AND SECONDARY DRAINAGE LINES PER AS-BUILT DRAWINGS

BENCH MARK:
MAGNAIL IN CONCRETE
ELEVATION: 19.99'
NAVD 88
NORTH: 778,152.35
EAST: 941,932.95

10"X6" MJ TAPPING SLEEVE WITH 6" GATE VALVE IN BOX

6" X 3" MJ TAPPING SLEEVE WITH 3" GATE VALVE IN BOX

PRIVATE 69-LF 6" C900 DR18 PVC FIRE SERVICE LINE

PRIVATE 59-LF 3" PE 4710 DR9 DOMESTIC WATER SERVICE LINE

PRIVATE 3" DOMESTIC WATER SUB-METER

MIN 18" VERTICAL SEPARATION DIP CROSSING

(2) DIRJ 45° BENDS

6" POST INDICATOR VALVE

(2) 45° DIRJ BENDS

3" TO 2.5" REDUCER

CONTRACTOR TO COORDINATE DIRECTLY WITH OWNERS IRRIGATION CONTRACTOR TO MODIFY EXISTING IRRIGATION AS NECESSARY TO SERVE LANDSCAPING

CONTRACTOR CAUTIONED OF UNDERGROUND ELECTRICAL

REFER TO MEP PLANS FOR CONTINUATION

WALL MOUNTED FDC REFER TO ARCH. PLANS

PRIVATE DOMESTIC RP2 BACKFLOW PREVENTOR TO BE LOCATED INSIDE BUILDING

PRIVATE 10-LF 2.5" PE 4710 DR9 DOMESTIC WATER SERVICE LINE

(4) 45° DIRJ BENDS

CLEANOUT (TRAFFIC RATED)
I.E. IN (MH-1): 13.78
I.E. OUT (MH-2): 13.78

CLEANOUTS IN DRIVE AISLE TO BE RATED FOR HS-20 LOADS

6"ø SEWER LATERAL @ 1.00% MIN

CLEANOUT
I.E. IN: 15.30
I.E. OUT (CLEANOUT): 15.30

REFER TO MEP PLANS FOR CONTINUATION

CLEANOUT
I.E. OUT (MH-1): 15.58

ONE STORY BUILDING

EXISTING H&M SHOPPING SPACE

ONE STORY BUILDING

EXISTING METRO DINER

CONCRETE CURB

RAMP

APPROXIMATE LOCATION OF 10" PRIVATE FIRE LINE PER AS-BUILT LOCATION

APPROXIMATE LOCATION OF 6" PRIVATE DOMESTIC LINE PER AS-BUILT LOCATION

APPROXIMATE LOCATION OF FLOOD HAZARD LINE

APPROXIMATE LOCATION OF SEWER MANHOLES PER AS-BUILTS

APPROXIMATE TREE LOCATIONS FROM AS-BUILTS

ZONE X SHADED

ZONE X

ASPHALT

WHITE PAINT

SCALE: 1"=20'
0' 10' 20' 40'

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE043778
WESLEY R. GREEN
12/4/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
THE CHOP HOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002
DATE:	09/11/25
DRAWN BY:	CLM
CHECKED BY:	WRG
SCALE:	AS NOTED

UTILITY PLAN

SHEET:
C5.0

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tree 1
existing 2" live oak
to remain

tree 2
existing 6" red maple
to be transplanted

tree 3
existing 2" live oak
to be transplanted

trees 4,5&6
existing crepe myrtle
to be transplanted or
removed

tree 7
existing 2" live oak
to be transplanted

tree 8
existing 4" red maple
to remain

tree 9
existing 4" red maple
to remain

trees 10,11 & 12
existing 6"
crape myrtle
to remain

WV
ICV
ICV(3)
FP
W
UE

* LANDSCAPE ARCHITECT'S NOTE
EXISTING SHRUBS WITHIN PROJECT LIMITS MAY BE TRANSPLANTED AND RE-PLANTED AS PER LANDSCAPE PLAN, SHEET L2.0 & L2.1 AT THE DISCRETION OF THE OWNER AND /OR LANDSCAPE CONTRACTOR

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GEORGIA REGISTERED No. 2424 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
jay m gehler
10/30/25

REVISIONS:
2025.12.10 jmg

LANDSCAPE PLAN FOR
THE CHOPHOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER: 25-002.000
DATE: 2025.10.30
DRAWN BY: jmg
CHECKED BY: SMA
SCALE: AS NOTED

EXISTING CONDITIONS

SHEET:
L1.0

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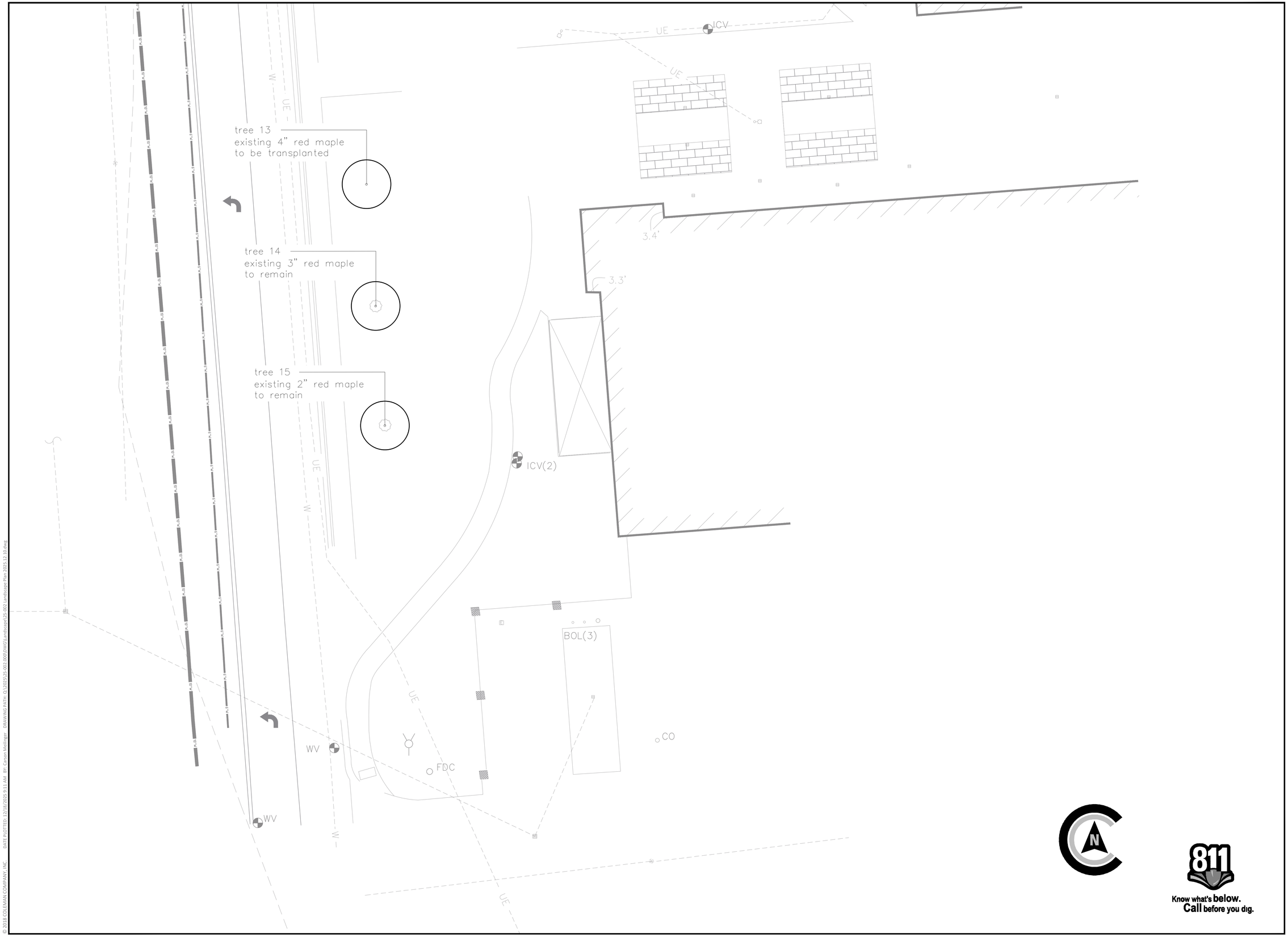

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GEORGIA REGISTERED No. 3124 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
jay m gehler
12/30/25

REVISIONS:

2025.12.10	jmg

THE CHOPHOUSE AT TANGER OUTLET
#####

PREPARED FOR: ########
LOCATED IN: ########
########

JOB NUMBER: 25-002.000
DATE: 2025.10.30
DRAWN BY: ####
CHECKED BY: ########
SCALE: AS NOTED

EXISTING CONDITIONS

SHEET:
L1.1

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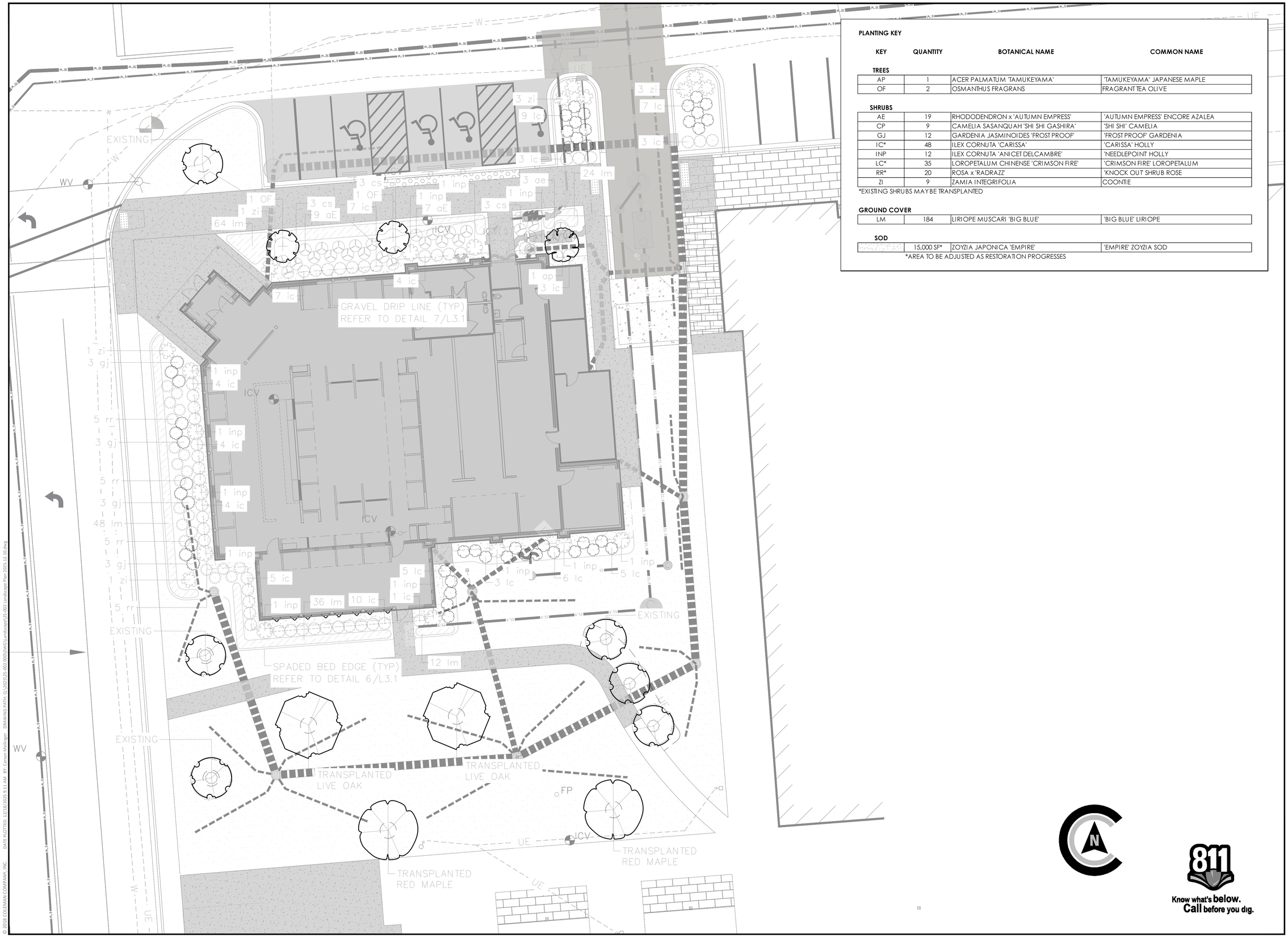

PLANTING KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
AP	1	ACER PALMATUM 'TAMUKEYAMA'	'TAMUKEYAMA' JAPANESE MAPLE
OF	2	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE
SHRUBS			
AE	19	RHODODENDRON x 'AUTUMN EMPRESS'	'AUTUMN EMPRESS' ENCORE AZALEA
CP	9	CAMELIA SASANQUAH 'SHI SHI GASHIRA'	'SHI SHI' CAMELIA
GJ	12	GARDENIA JASMINOIDES 'FROST PROOF'	'FROST PROOF' GARDENIA
IC*	48	ILEX CORNUTA 'CARISSA'	'CARISSA' HOLLY
INP	12	ILEX CORNUTA 'ANICET DELCAMBRE'	'NEEDLEPOINT' HOLLY
LC*	35	LOROPETALUM CHINENSE 'CRIMSON FIRE'	'CRIMSON FIRE' LOROPETALUM
RR*	20	ROSA x 'RADRAZZ'	'KNOCK OUT' SHRUB ROSE
ZI	9	ZAMIA INTEGRIFOLIA	COONTIE

*EXISTING SHRUBS MAY BE TRANSPLANTED

GROUND COVER			
LM	184	LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE
SOD			
	15,000 SF*	ZOYZIA JAPONICA 'EMPIRE'	'EMPIRE' ZOYZIA SOD

*AREA TO BE ADJUSTED AS RESTORATION PROGRESSES

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GEORGIA REGISTERED No. 3925 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
jay m gehler
10/30/25

REVISIONS:

2025.12.10	jmg

LANDSCAPE PLAN FOR
THE CHOPHOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002.000
DATE:	2025.10.30
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET: L2.0

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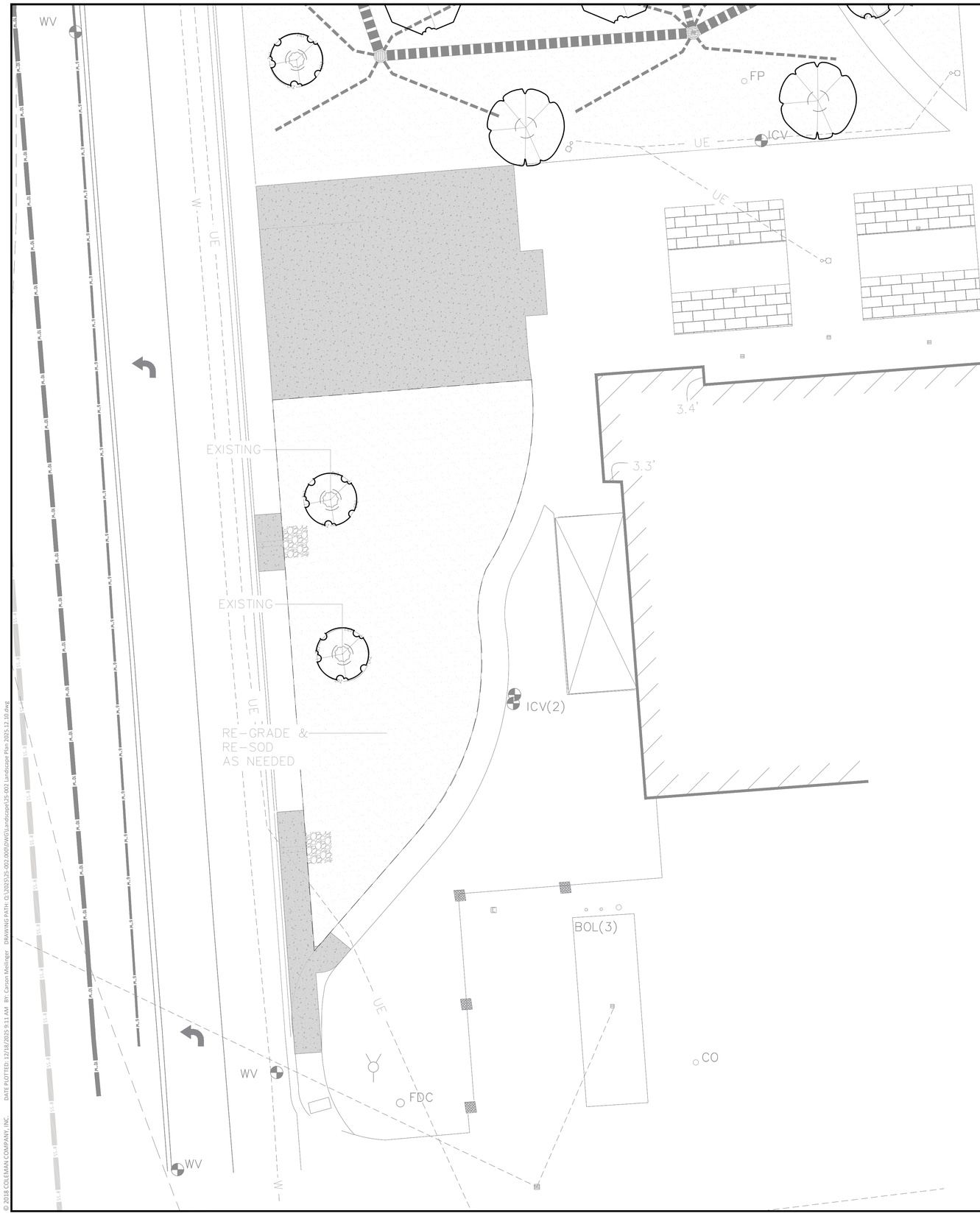

PLANTING KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
AP	1	ACER PALMATUM 'TAMUKEYAMA'	'TAMUKEYAMA' JAPANESE MAPLE
OF	2	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE
SHRUBS			
AE	19	RHODODENDRON x 'AUTUMN EMPRESS'	'AUTUMN EMPRESS' ENCORE AZALEA
CP	9	CAMELIA SASANQUAH 'SHI SHI GASHIRA'	'SHI SHI' CAMELIA
GJ	12	GARDENIA JASMINOIDES 'FROST PROOF'	'FROST PROOF' GARDENIA
IC*	48	ILEX CORNUTA 'CARISSA'	'CARISSA' HOLLY
INP	12	ILEX CORNUTA 'ANICET DELCAMBRE'	'NEEDLEPOINT' HOLLY
LC*	35	LOROPETALUM CHINENSE 'CRIMSON FIRE'	'CRIMSON FIRE' LOROPETALUM
RR*	20	ROSA x 'RADRAZZ'	'KNOCK OUT' SHRUB ROSE
ZI	9	ZAMIA INTEGRIFOLIA	COONTIE
*EXISTING SHRUBS MAY BE TRANSPLANTED			
GROUND COVER			
LM	184	LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE
SOD			
	15,000 SF*	ZOYZIA JAPONICA 'EMPIRE'	'EMPIRE' ZOYZIA SOD
*AREA TO BE ADJUSTED AS RESTORATION PROGRESSES			

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GEORGIA REGISTERED No. 34124 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
jay m gehler
10/30/25

REVISIONS:	
2025.12.10	jmg

LANDSCAPE PLAN FOR
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EXISTING TREES TO BE REMOVED/TRANSPLANTED OR REMIAN IN PLACE

TREE #	CALIPER	BOTANICAL NAME	COMMON NAME	COMMENTS
1	2"	QUERCUS VIRGINIANA	LIVE OAK	TO REMAIN IN PLACE
2	6"	ACER RUBRUM	RED MAPLE	TO BE TRANSPLANTED
3	2"	QUERCUS VIRGINIANA	LIVE OAK	TO BE TRANSPLANTED
4	6"	LAGERSTROEMICA INDICA	CRAPE MYRTLE	TO BE TRANSPLANTED
5	6"	LAGERSTROEMICA INDICA	CRAPE MYRTLE	TO BE TRANSPLANTED
6	6"	LAGERSTROEMICA INDICA	CRAPE MYRTLE	TO BE TRANSPLANTED
7	2"	QUERCUS VIRGINIANA	LIVE OAK	TO BE TRANSPLANTED
8	4"	ACER RUBRUM	RED MAPLE	TO REMAIN IN PLACE
9	4"	ACER RUBRUM	RED MAPLE	TO REMAIN IN PLACE
10	6"	LAGERSTROEMICA INDICA	CRAPE MYRTLE	TO REMAIN IN PLACE
11	6"	LAGERSTROEMICA INDICA	CRAPE MYRTLE	TO REMAIN IN PLACE
12	6"	LAGERSTROEMICA INDICA	CRAPE MYRTLE	TO REMAIN IN PLACE
13	4"	ACER RUBRUM	RED MAPLE	TO BE TRANSPLANTED
14	3"	ACER RUBRUM	RED MAPLE	TO REMAIN IN PLACE
15	2"	ACER RUBRUM	RED MAPLE	TO REMAIN IN PLACE

9 LARGE CANOPY TREE TO BE RETAINED
3 SMALL CANOPY TREE TO BE RETAINED

CITY OF POOLER LANDSCAPE REQUIREMENTS

SITE DATA

TOTAL SITE ACREAGE	0.53 ACRES

REQUIRED CANOPY TREES

CRITERIA	15 LARGE CANOPY TREES PER ACRE
REQUIREMENT	0.53 ACRES * 15 = 8 TREES REQUIRED
SOLUTION	9 LARGE CANOPY TREES INCLUDES EXISTING TREES TO REMAIN IN PLACE AND EXISTING TREES TO BE TRANSPLANTED ON-SITE

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AP	1	ACER PALMATUM 'TAMUKEYAMA'	'TAMUKEYAMA' JAPANESE MAPLE	# 30 CONTAINER	SINGLE LEADER, EVENLY BRANCHED
OF	2	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	#30 CONTAINER	MULTI-STEM, EVENLY BRANCHED
SHRUBS					
AE	19	RHODODENDRON x 'AUTUMN EMPRESS'	'AUTUMN EMPRESS' ENCORE AZALEA	#3 CONTAINER	FULL, EVENLY BRANCHED
CP	9	CAMELIA SASANQUAH 'SHI SHI GASHIRA'	'SHI SHI' CAMELIA	#7 CONTAINER	FULL, EVENLY BRANCHED
GJ	12	GARDENIA JASMINOIDES 'FROST PROOF'	'FROST PROOF' GARDENIA	#7 CONTAINER	FULL, EVENLY BRANCHED
IC*	48	ILEX CORNUTA 'CARISSA'	'CARISSA' HOLLY	#7 CONTAINER	FULL, EVENLY BRANCHED
INP	12	ILEX CORNUTA 'ANICET DELCAMBRE'	'NEEDLEPOINT' HOLLY	#15 CONTAINER	FULL, EVENLY BRANCHED
LC*	35	LOROPETALUM CHINENSE 'CRIMSON FIRE'	'CRIMSON FIRE' LOROPETALUM	#3 CONTAINER	FULL, EVENLY BRANCHED
RR*	20	ROSA x 'RADRAZZ'	'KNOCK OUT' SHRUB ROSE	#3 CONTAINER	FULL, EVENLY BRANCHED
ZI	9	ZAMIA INTEGRIFOLIA	COONTIE	#7 CONTAINER	FULL, EVENLY BRANCHED
*EXISTING SHRUBS MAY BE TRANSPLANTED					
GROUND COVER					
LM	184	LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE	#1 CONTAINER	FULLY ROOTED
SOD					
	15,000 SF*	ZOYZIA JAPONICA 'EMPIRE'	'EMPIRE' ZOYZIA SOD	-	2 YEAR CERTIFIED, SEASON PERMITTING
*AREA TO BE ADJUSTED AS RESTORATION PROGRESSES					

PLANTING NOTES

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

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

ROOT SYSTEM:
1. ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NOR BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
3. THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
4. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE THE TOP ⅓ OF THE BURLAP REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED.

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

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

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

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

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

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

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

PLANT ALTERATIONS AND SUBSTITUTIONS:
1. **ANY CHANGE TO PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND SUBJECT TO REJECTION OF ANY OR ALL PLANT MATERIAL!**

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT JAY M GEHLER NO. 1424 PROFESSIONAL
jay m gehler
10/30/25

REVISIONS:

2025.12.10	jmg

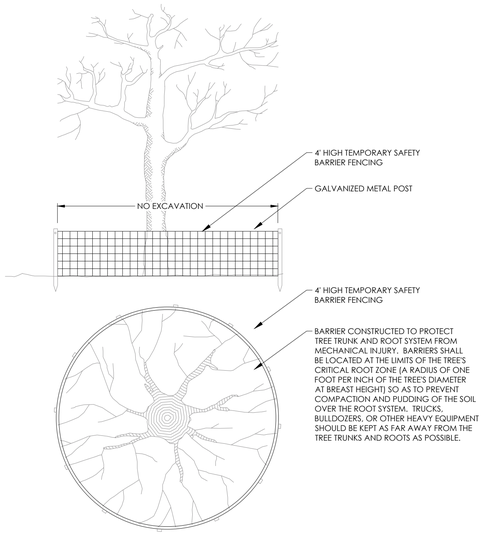
LANDSCAPE PLAN FOR
THE CHOPHOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002.000
DATE:	2025.10.30
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE DETAILS

SHEET: L3.0

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 12/18/2025 9:11 AM BY: Carson Mellinger DRAWING PATH: G:\2025\25-002.000\LDW\Landscape\25-002 Landscape Plan 2025.12.10.dwg

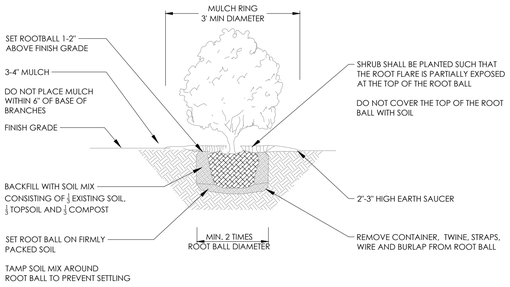


FOR ADDED PROTECTION:

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

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

NOT TO SCALE

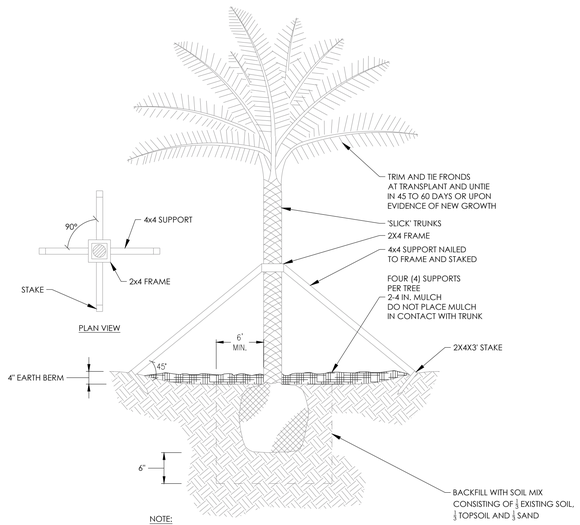


NOTE:

1. SHRUBS SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES
2. SHEARING IS NOT PERMITTED AT ANY TIME.

3/L3.1 SHRUB PLANTING DETAIL

NOT TO SCALE

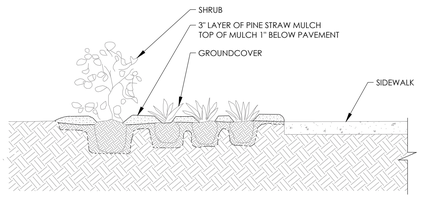


NOTE:

1. TREES SHALL BE HURRICANE-PRUNED IMMEDIATELY AFTER PLANTING
2. STAKING IS REQUIRED!

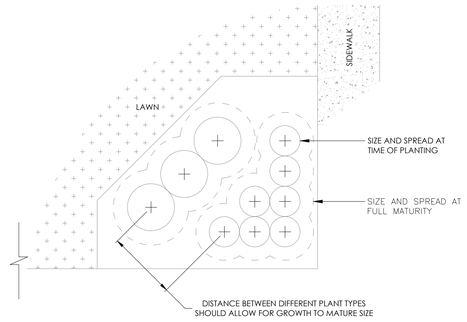
5/L3.1 PALM TREE PLANTING

NOT TO SCALE



NOTE:

1. PLANTS SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES
2. BACKFILL WITH SOIL MIX CONSISTING OF ⅓ EXISTING SOIL, ⅓ TOPSOIL AND ⅓ COMPOST
3. PLANTING BEDS TO BE GRADED SO THAT RUNOFF DRAINS AWAY FROM BUILDING FOUNDATIONS AND OUT OF PLANTING BEDS
4. PLANTING BEDS TO RECEIVE MULCH SPREAD TO A 3-4" DEPTH OVER GRANULAR WEED PREVENTATIVE
5. MULCH MAY CONSIST OF DOUBLE SHREDDED HARDWOOD BARK OR PINE STRAW

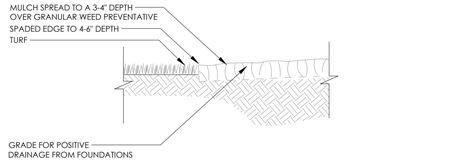


NOTE:

1. MATURE GROWTH NOT TO OVERLAP WALKS, STRUCTURES, LAWN, ETC. PLANT ACCORDING TO SPECIES GROWTH HABIT.

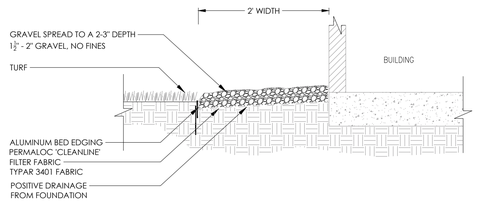
4/L3.1 SHRUB AND GROUND COVER SPACING

NOT TO SCALE



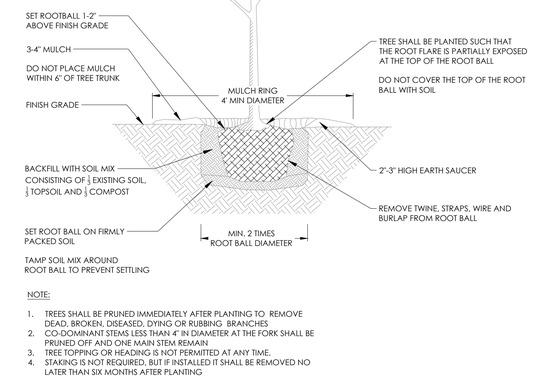
6/L3.1 SPADED EDGE AT SHRUB PLANTING BED

NOT TO SCALE



7/L3.1 GRAVEL DRIP LINE @ BUILDING FOUNDATION

NOT TO SCALE



NOTE:

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

2/L3.1 TREE PLANTING DETAIL

NOT TO SCALE

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

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ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 3925 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
jay m gehler 10/30/25

REVISIONS:

2025.12.10	jmg

LANDSCAPE PLAN FOR
THE CHOPHOUSE AT TANGER OUTLET
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	25-002.000
DATE:	2025.10.30
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED

LANDSCAPE DETAIL

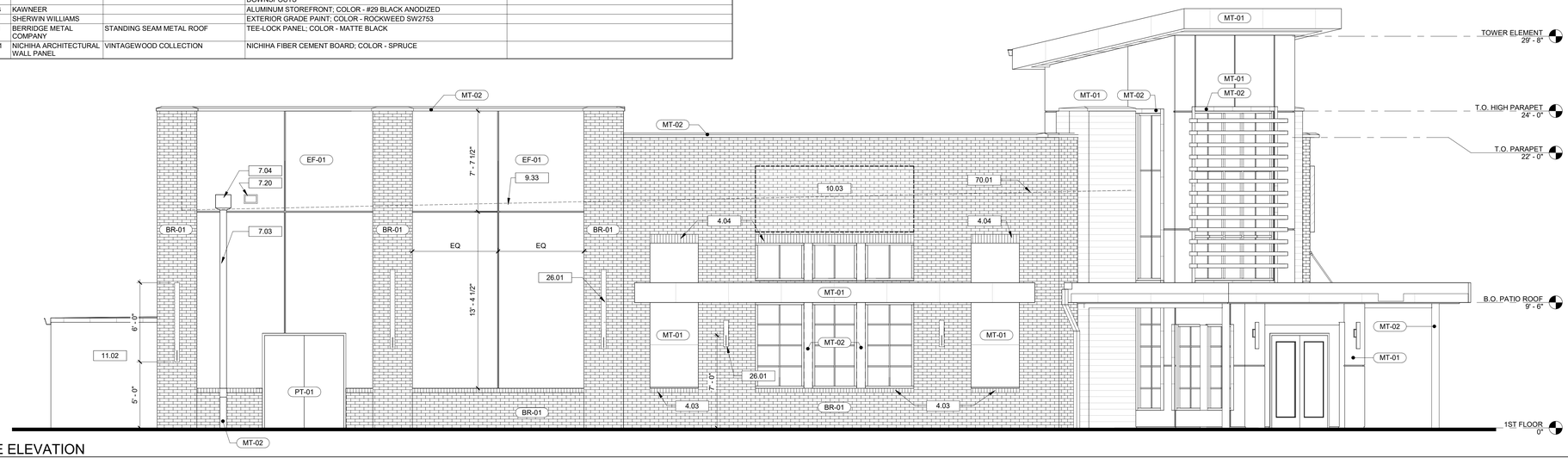
SHEET:
L3.1

EXTERIOR FINISH SCHEDULE

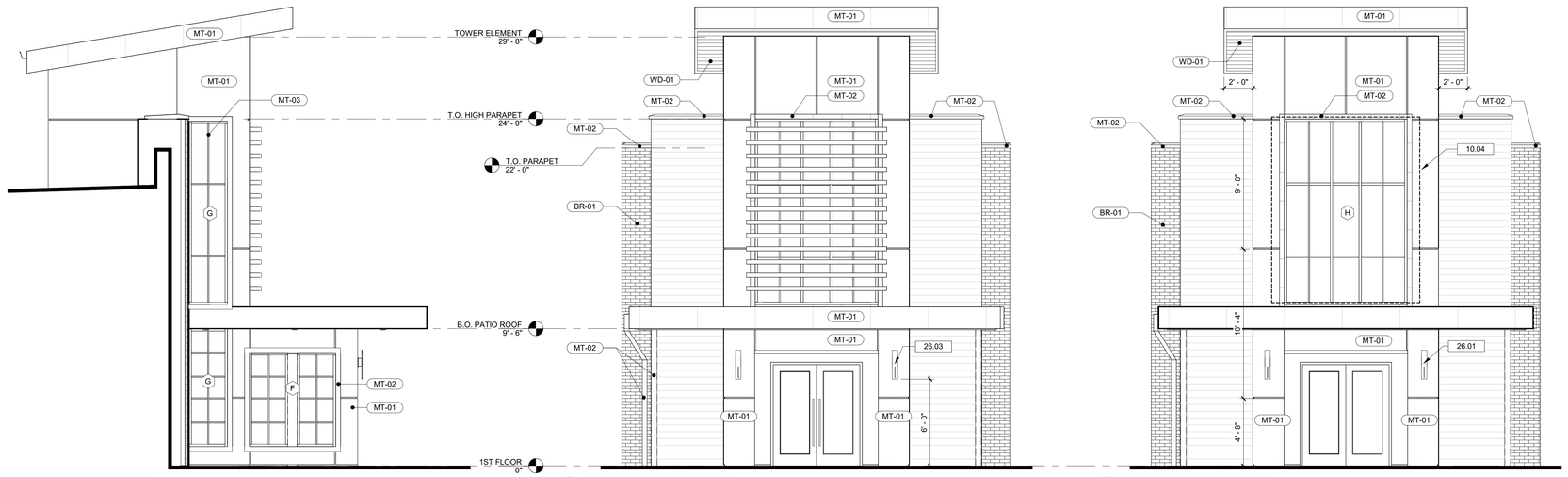
TAG	MANUFACTURER	STYLE	DESCRIPTION	COMMENTS
BR-01	WATSONTOWN BRICK	F/S RED BROWN FLASH, ARCHITECTURAL SERIES	BRICK VENEER; RED AND BROWN MIX	POINT OF CONTACT: tod.cox@oldcastle.com (864) 313 - 6901
EF-01	DRYVIT	TEXTURE: SANDPEBBLE FINE	EIFS - EXTERIOR INSULATION; COLOR - ANTIQUE GRAY	
MT-01	3A COMPOSITES USA	ALUCOBOND PANELS	ACM PANEL SYSTEM; COLOR -TRICORN BLACK	
MT-02	--	BREAK METAL; BLACK TO MATCH MT-01	METAL COPING, CANOPIES, COPING, EXPOSED FLASHING, BRAKED METAL, DOWNSPOUTS	
MT-03	KAWNEER		ALUMINUM STOREFRONT; COLOR - #29 BLACK ANODIZED	
PT-01	SHERWIN WILLIAMS		EXTERIOR GRADE PAINT; COLOR - ROCKWEED SW2753	
SS-01	BERRIDGE METAL COMPANY	STANDING SEAM METAL ROOF	TEE-LOCK PANEL; COLOR - MATTE BLACK	
WD-01	NICHIHA ARCHITECTURAL WALL PANEL	VINTAGEWOOD COLLECTION	NICHIHA FIBER CEMENT BOARD; COLOR - SPRUCE	

DRAWING NOTES

4.02 MASONRY CONTROL JOINT.
4.03 BRICK ROWLOCK SILL.
4.04 SOLDIER COURSE MASONRY HEADER.
5.44 SUPER LUMIDECK FLAT SOFFIT ALUMINUM CANOPY; COLOR - EXTRA DARK BRONZE.
7.03 DOWNSPOUT. REFINISHED TO MATCH COPING, REFER TO FINISH SCHEDULE.
7.04 ROOF SCUPPER AND COLLECTOR HEAD.
7.20 OVERFLOW SCUPPER.
9.33 EIFS CONTROL JOINT. 1 INCH WIDE.
10.03 WALL-MOUNTED EXTERIOR SIGNAGE BY OTHERS. LIT INTERNALLY, REFER TO ELECTRICAL DRAWINGS.
10.04 DASHED LINE TO INDICATE DECORATIVE SHADING ELEMENT. REMOVED FOR CLARITY. REFER TO DETAILS.
11.02 WALK-IN COOLER AND FREEZE BY OTHERS.
26.01 WALL SCONCE. REFER TO ELECTRICAL DRAWINGS.
26.03 LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
70.01 ROOF LINE BEYOND.



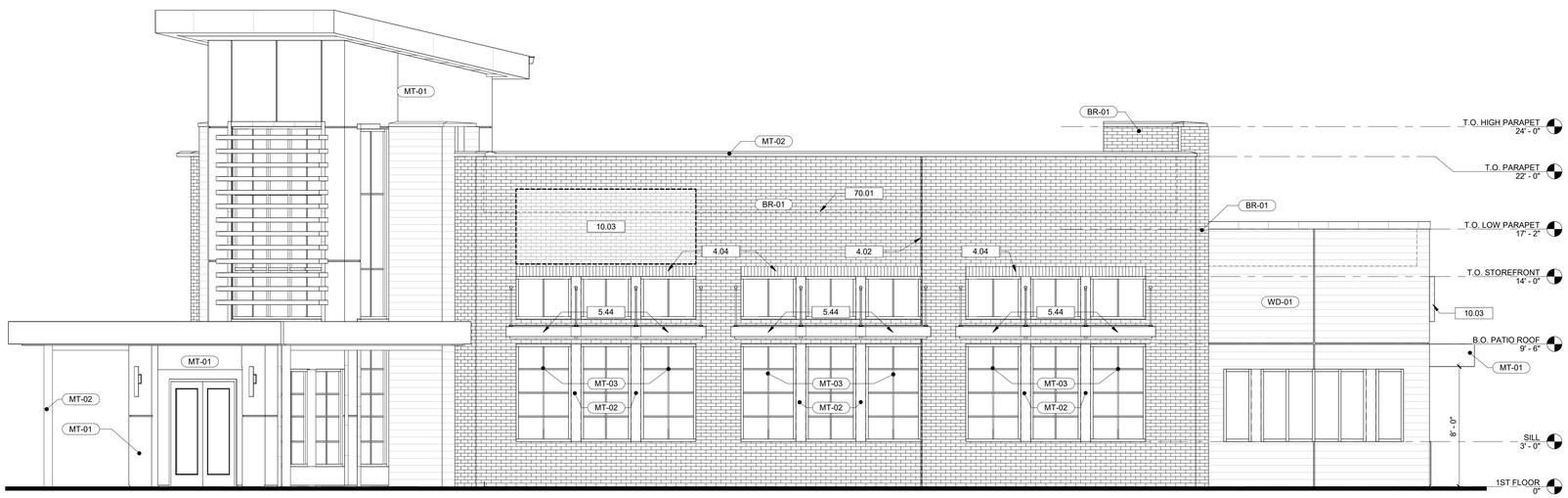
1 A4.01 SIDE ELEVATION
1/4" = 1'-0"



2 A4.01 TOWER ELEVATION
1/4" = 1'-0"

3 A4.01 TOWER ELEVATION
1/4" = 1'-0"

4 A4.01 TOWER ELEVATION
1/4" = 1'-0"



5 A4.01 FRONT ELEVATION
1/4" = 1'-0"

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Seal

STATE OF ALABAMA
BENJAMIN R. URUETA
8389
REGISTERED ARCHITECT

06 AUGUST, 2025

Benjamin R. Urueta, Architect

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

THE CHOP HOUSE
MADISON, AL

Project Number	25111
Drawn By	JRH
Checked By	BST
Date	06 AUG 2025

Revisions

Drawing

EXTERIOR ELEVATIONS

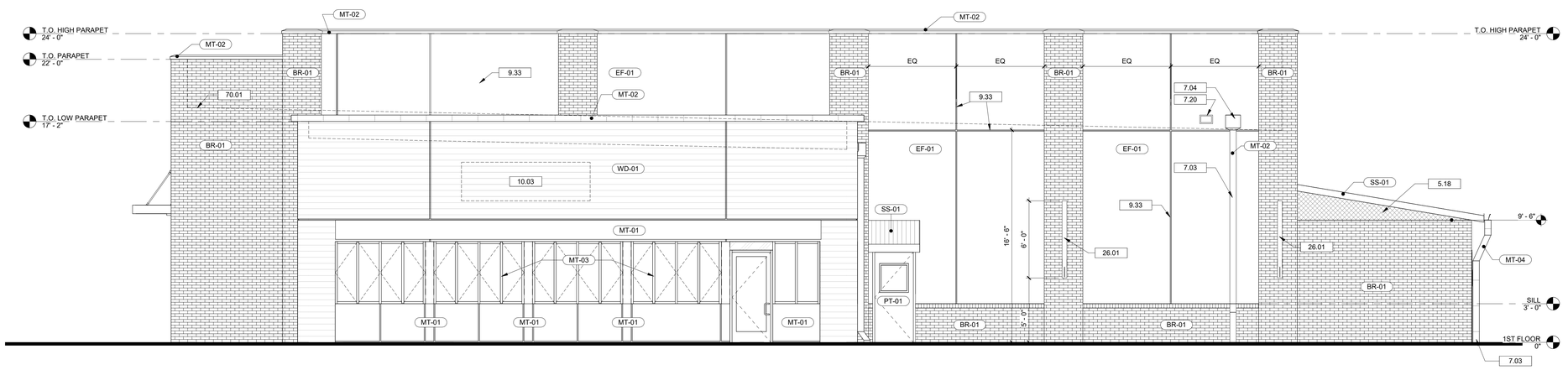
A4.01

EXTERIOR FINISH SCHEDULE

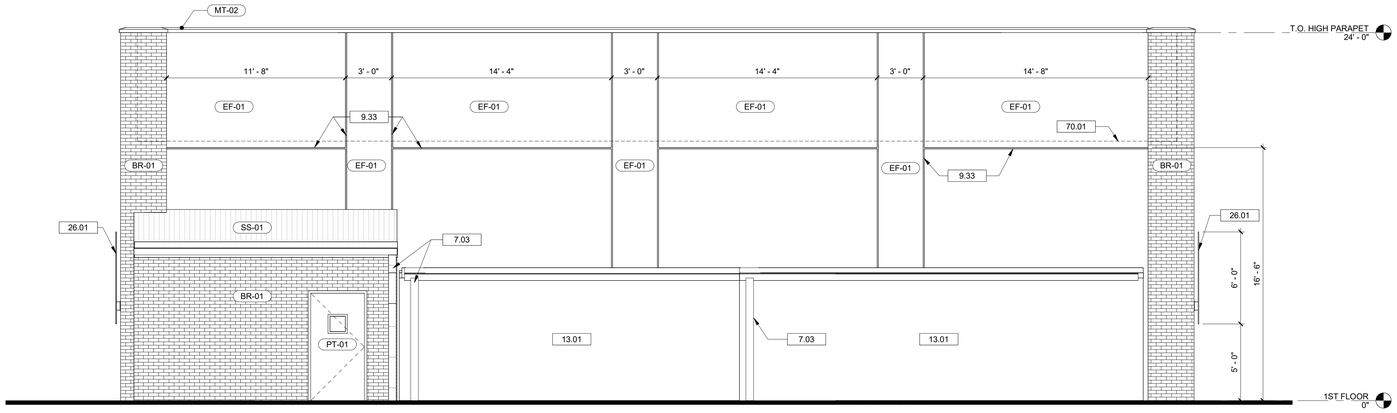
TAG	MANUFACTURER	STYLE	DESCRIPTION	COMMENTS
BR-01	WATSONTOWN BRICK	F/S RED BROWN FLASH, ARCHITECTURAL SERIES	BRICK VENEER; RED AND BROWN MIX	POINT OF CONTACT: tod.cox@oldcastle.com (864) 313 - 6901
EF-01	DRYVIT	TEXTURE: SANDPEBBLE FINE	EIFS - EXTERIOR INSULATION; COLOR - ANTIQUE GRAY	
MT-01	3A COMPOSITES USA	ALUCOBOND PANELS	ACM PANEL SYSTEM; COLOR -TRICORN BLACK	
MT-02	--	BREAK METAL; BLACK TO MATCH MT-01	METAL COPING, CANOPIES, COPING, EXPOSED FLASHING, BRAKED METAL, DOWNSPOUTS	
MT-03	KAWNEER		ALUMINUM STOREFRONT; COLOR - #29 BLACK ANODIZED	
PT-01	SHERWIN WILLIAMS		EXTERIOR GRADE PAINT; COLOR - ROCKWEED SW2753	
SS-01	BERRIDGE METAL COMPANY	STANDING SEAM METAL ROOF	TEE-LOCK PANEL; COLOR - MATTE BLACK	
WD-01	NICHIHA ARCHITECTURAL WALL PANEL	VINTAGEWOOD COLLECTION	NICHIHA FIBER CEMENT BOARD; COLOR - SPRUCE	

DRAWING NOTES

5.18	WIRE MESH AND INSECT SCREEN.
7.03	DOWNSPOUT. REFINISHED TO MATCH COPING, REFER TO FINISH SCHEDULE.
7.04	ROOF SCUPPER AND COLLECTOR HEAD.
7.20	OVERFLOW SCUPPER.
9.33	EIFS CONTROL JOINT. 1 INCH WIDE.
10.03	WALL-MOUNTED EXTERIOR SIGNAGE BY OTHERS. LIT INTERNALLY, REFER TO ELECTRICAL DRAWINGS.
13.01	PRE-MANUFACTUERED COOLER / FREEZER ASSEMBLY. REFER TO FOOD SERVICE DRAWINGS.
26.01	WALL SCONCE. REFER TO ELECTRICAL DRAWINGS.
70.01	ROOF LINE BEYOND.



1 A4.02 SIDE ELEVATION
1/4" = 1'-0"



2 A4.02 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ALABAMA
BENJAMIN R. URUETA
8389
REGISTERED ARCHITECT

06 AUGUST, 2025

Benjamin R. Urueta, Architect

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

THE CHOP HOUSE
MADISON, AL

Project Number	25111
Drawn By	JRH
Checked By	BST
Date	06 AUG 2025

Revisions

Drawing

EXTERIOR ELEVATIONS

A4.02

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 8th day of January, 2026 by and between **Outlet Mall of Savannah, LLC** hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" regarding Project Name - Chop House.

WITNESSETH:

WHEREAS, the Landowner is the ground lessee of certain real property described as Parcel A-1, Chatham County Parcel Identification Number(s) **50017A01099** as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 433 Page 514, as amended by Book 652, Page 547, hereinafter "Property"; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

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

LANDOWNER:

Outlet Mall of Savannah, LLC

a Delaware limited liability company

By: Tanger Outlets of Savannah, LLC, its sole Member

By: Tanger Devco, LLC, its Manager

By: _____

Thomas J. Guerrieri, Jr., Vice President

Terri L. Ford

Witness Print

Terri L. Ford

Witness Signature

Sworn to and subscribed before me this

8th day of January, 2026

Annette T. Younger

Notary Public Print

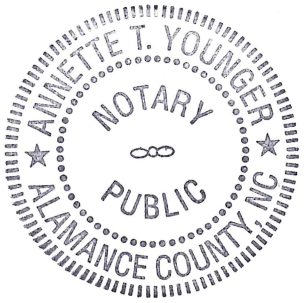
Annette T. Younger

Notary Public Signature

2/22/2027

Notary Public Commission Expiration

Seal:



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

Sworn to and subscribed before me this

_____ day of _____ , 20_____

_____
Notary Public Print

_____
Notary Public Signature

_____
Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

_____
Mayor Print

_____
Mayor Signature

_____
City Clerk Print

_____
City Clerk Signature

Seal:

EOM Operations
Your solution to a better tomorrow
OPERATIONS

January 27th, 2026

Wesley R. Green, P.E.
Coleman Company
1480 Chatham Pkwy, Suite 100
Savannah, GA 31405

Dear Mr. Green,

I am pleased to provide you with a recommendation for Approval of the revised site development plans for Chop House (Application No. 25-0198), which is provided below.

Submittal Documents:		
	Site Development Plans	*Jan. 2026*
	Stormwater Maintenance Agreement	*Jan. 2026*
	Stormwater Masterplan & Exhibits	*Dec. 2025*
	Location Exhibit	*Nov. 2025*
	Traffic Memorandum	*Nov. 2025*
	Master Traffic Study	*Nov. 2025*
	Tanger Outlets Master Declaration	*Nov. 2025*
	Declaration of Easements Covenants & Restrictions	*Nov. 2025*

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

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

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

EOM Operations
Your solution to a better tomorrow

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Outpost Bay, 0 Jimmy Deloach Parkway, Subject to City Attorney Approval

Project:	#A25-0066
P&Z Meeting Date:	February 9, 2026
City Council Meeting Date:	February 17, 2026
Applicant and Authorized Agent:	Malorie Boyd, Coleman Co., Inc.
Location (Address):	Outpost Bay, 0 Jimmy Deloach Parkway
Parcel (PIN):	51015 01023
Acreage:	Approximately 25.01
Zoning:	PUD (Wynn Capallo)
Proposed Use:	Outpost Bay 95 Lot Single Family Subdivision
Staff Recommendation:	Approval of release of performance bond in the amount of $4,397,878.29 and acceptance of maintenance bond in the amount of $1,252,436.61 and sidewalk performance bond in the amount of $270,187.50 subject to City attorney approval.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the release of performance bond in the amount of $4,397,878.29 and acceptance of maintenance bond in the amount of $1,252,436.61 and sidewalk performance bond in the amount of $270,187.50 subject to City attorney approval."*
Attachments:	A. Bond Submittal Documentation

B. Record Drawing

Attachment A

CITY of POOLER
— GEORGIA —

Public Works
Certificate of Completion

January 22, 2026

Outpost Bay,

The developers of Outpost Bay have completed all punch list items for this project. Upon approval, the City of Pooler Public Works Department authorizes the beginning of the warranty bonding period for the development.

Signed and Approved By:

M E Saxon ACM
Matthew Saxon, Assistant City Manager

Nicole Johnson
Planning & Zoning

Tarra Duff
Public Works Coordinator

CITY of POOLER
GEORGIA

SUBDIVISION PERFORMANCE BOND

Bond Number: SUR2006850 Principal Amount: $4,397,878.29

Project: Outpost Bay

Location: City of Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That OJGA Bay Owner, LLC, registered business address of 429 Chestnut Street Nashville, TN 37203; as Principal, hereinafter called "PRINCIPAL,"

and Frankenmuth Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of One Mutual Avenue Frankenmuth, MI 48787-0001, a Surety insurer,

chartered and existing under the laws of the State of Michigan,

and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Four Million Three Hundred Ninety Seven Thousand Eight Hundred Seventy Eight Dollars and 29/100 US Dollars ($ 4,397,878.29) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

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

Outpost Bay.

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

NOW THEREFORE until these obligations hereunder cease as outlined herein

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

SUR2006850 this 7th day of July, 2025.

Attest

Witness as to Principal (1) Tira Sparzak

Witness as to Principal (2) Casey Jason

Notary Public Signature

May 3, 2027
Notary Public Commission Expiration

Seal:

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Principal

Principal Signature

Benjamin Klepin
Principal Print

Authorized Signatory
Principal Title

OJGA Bay Owner, LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

OR

Attest

Cassidy Kelly
Witness as to Agent (1)

Ian Hunter
Witness as to Agent (2)

John W. McGuire
Notary Public Signature

March 23, 2027
Notary Public Commission Expiration

OFFICIAL SEAL
JOHN W. MCGUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 23, 2027

Frankenmuth Insurance Company

Surety's Agent

Attorney in Fact Signature (Attach Power)

William Reidinger
Attorney in Fact Print

623572
Agent's License Number

William Reidinger
Agent's Name

FRANKENMUTH INSURANCE COMPANY CORPORATE SEAL 1868 MICHIGAN

Sec. 74-137. Subdivision performance bonds.

(a) A subdivision performance bond on a form approved by the city, or escrow account is required from the developer in an amount of 150 percent of the estimated total construction costs for the paving, curbs, and gutter, drainage system, sidewalks, water systems and sanitary sewage systems prior to recording the subdivision. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.

(b) The city may reduce the required bond or escrow account amount to 50 percent of the total construction costs upon completion of construction. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(c) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

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

Attachment A

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint: **William Reidinger**

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000)

Surety Bond #: SUR2006850
Principal: OJGA Bay Owner, LLC
Obligee: City of Pooler

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"**RESOLVED**, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15th day of December, 2022.

Frankenmuth Insurance Company

By _____
Frederick A. Edmond, Jr.,
President and Chief Executive Officer

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

_____ (Seal)
Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028

I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 7th day of July, 2025.

_____
Andrew H. Knudsen, Executive Vice President,
Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

CITY of POOLER
GEORGIA

MAINTENANCE BOND

Bond Number: SUR2006859 Principal Amount: $1,252,436.61

Project: Outpost Bay Subdivision

Location: City of Pooler, GA City Permit Number: 21-277.001

KNOW ALL MEN BY THESE PRESENTS:

That OJGA Bay Owner LLC, registered business address of 429 Chestnut Street, Nashville , TN 37203; as Principal, hereinafter called "CONTRACTOR," and Frankenmuth Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of One Mutual Avenue, Frankenmuth, Michigan 48787-0001, a Surety insurer, chartered and existing under the laws of the State of Michigan, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of One Million Two Hundred Fifty Two Thousand Four Hundred Thirty Six Dollars and 61/100 US Dollars ($ 1,252,436.61) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Contractor, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

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

Outpost Bay Subdivision in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

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

of acceptance of this Bond by Obligee:

1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);

2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;

3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;

4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;

5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;

6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee

    a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or

    b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severalty, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and

8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

SUR2006859 this 15th day of January, 2026.

Attest

Witness as to Prinicpal (1)

Witness as to Prinicpal (2)

Notary Public Signature

May 3, 2027
Notary Public Commission Expiration

Seal:

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Principal

Principal Signature

Benjamin Weprin
Principal Print

Authorized Signatory
Principal Title

OJGA Bay Owner LLC
Company Name

Surety

Surety Authorized Signature

FRANKENMUTH INSURANCE COMPANY CORPORATE SEAL 1868 MICHIGAN

William Reidinger
Surety Authorized Print

Frankenmuth Insurance Company
Surety Company Name

One Mutual Avenue
Frankenmuth, Michigan 48787-0001
Surety Business Address

OR

Attest

Ian Hunter
Witness as to Agent (1)

Zora Mihelich
Witness as to Agent (2)

John W. McGuire
Notary Public Signature

March 23, 2027
Notary Public Commission Expiration

OFFICIAL SEAL
JOHN W. MCGUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 23, 2027

Surety's Agent

Attorney in Fact Signature (Attach Power)

William Reidinger
Attorney in Fact Print

623572
Agent's License Number

Marsh McLennan Agency
Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

(b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

State of Illinois
County of Cook ss.:

Surety Company Acknowledgment:

On this 15th day of January 2026, before me personally appeared William Reidinger, to be known, whom being by me duly sworn, did depose and say: that he/she resides at Schaumburg, IL, that he/she is the Attorney In Fact of Frankenmuth Insurance Company, the corporation described in and which executed the annexed instrument; that he/she knows the corporate seal of said corporation that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that he/she signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.

Notary Public in and for the above County and State.

My commission expires 03/23/2027

OFFICIAL SEAL
JOHN W. MCGUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 23, 2027

Non-Resident Agent

Qualification Effective Dates

Agent - Casualty 09/29/2005 Agent - Property 09/29/2005

WILLIAM PATRICK REIDINGER

NPN: 2129248

2237 MUESEL ST

SARASOTA, FLORIDA 34237-4719

is authorized to transact business as described above

License No: 623572 Issue Date: 06/04/2002 Expiration Date: 03/31/2027

Generated by Sircon 358534207

Georgia Department of Insurance

THIS IS TO CERTIFY THAT

WILLIAM PATRICK REIDINGER

2237 MUESEL ST

SARASOTA, FLORIDA 34237-4719

LICENSE NUMBER: 623572 NPN: 2129248

IS HEREBY AUTHORIZED TO TRANSACT BUSINESS IN ACCORDANCE TO THE LICENSE DESCRIPTION SHOWN BELOW:

Non-Resident Agent

Agent - Casualty, Agent - Property

Issue Date: 06/04/2002 Expiration Date: 03/31/2027

Generated by Sircon 358534207

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint: **William Reidinger**

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000)

Surety Bond #: SUR2006859
Principal: OJGA Bay Owner LLC
Obligee: City of Pooler

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"**RESOLVED,** that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15th day of December, 2022.

Frankenmuth Insurance Company

By _____
Frederick A. Edmond, Jr.,
President and Chief Executive Officer

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

_____ (Seal)
Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028

I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 15th day of January, 2026.

_____
Andrew H. Knudsen, Executive Vice President,
Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

EOM Operations
Your solution to a better tomorrow

December 23rd, 2025

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

Subject: Maintenance Bond & Sidewalk Performance Bond Request
Outpost Bay

Dear Mrs. Benson,

We have reviewed the requested Maintenance Bond and Sidewalk Performance Bond for Outpost Bay furnished by Neil P. McKenzie of Coleman Company, specifically the schedule of values and unit costs for the bonds.

The proposed Maintenance Bond covers the applicable costs associated with the completed construction of the proposed City maintained infrastructure. This infrastructure includes construction of public roadway and common area pedestrian walkways, sanitary sewer collection system, water distribution system, and storm drainage systems.

Based on the calculations provided by Coleman Company, the cost of the City maintained infrastructure is $2,504,873.22 which is correct. Therefore the 50% Warranty Infrastructure Bond of $1,252,436.61 is also correct.

The proposed Performance Bond covers the applicable costs attributed to completion of the of the pedestrian walkways associated with the development.

Based on the calculations provided by Coleman Company, the cost attributed to completion of the pedestrian sidewalk is $180,125.00. Therefore the calculated value of the 150% Performance Bond of 270,187.50 is also correct.

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

If you have you have any questions and/or comments, please feel free to contact me at EOM Operations at (912) 321-2958 or by email.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
John Winn; Assistant Director of Public Works – City of Pooler
Justin Arnsdorff, PE; VP Engineering - EOM

COLEMAN COMPANY
ENGINEERS • SURVEYORS

November 11, 2025

Mrs. Nicole Johnson
Director, Planning and Development
100 U.S. Highway 80 SW
Pooler, GA 31322

RE: Warranty Bond Calculation
Outpost Bay Subdivision
City of Pooler, GA
CCI Project #: 21-277.001

Dear Mrs. Johnson:

Attached, please find the Warranty Bond calculation for the above referenced project. The various infrastructure components that comprise the overall project were used to determine the Warranty Bond Cost. The respective infrastructure components and their unit costs are listed on the attached spreadsheets. Based on the attached information the calculated Utility Bond amount is as follows:

Cost of Infrastructure	$ 2,504,873.22
50% Warranty Bond	$ 1,252,436.61

Please review the attached calculations and, if you concur, indicate your approval by signing below and returning the signed document to me.

If you have any questions or comments, please call me on (912) 200-3041.

Thank you,

I hereby approve the Warranty Bond calculated amount of $ 1,252,436.61 for the Outpost Bay subdivision.

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

_____
Nicole Johnson Date

CC: Malorie Boyd

COLEMAN COMPANY
ENGINEERS • SURVEYORS

SECTION III - PAVEMENT & CONCRETE WORK

Item No.	Description	Quantity	Units	Unit Price	Cost
III-1	Sawcut Existing Curb & Gutter and Pavement	27	LF	$ 40.00	$ 1,080.00
III-2	8" GABC	11,367	SY	$ 28.20	$ 320,549.40
III-3	Bituminous Prime Coat	11,367	SY	$ 1.00	$ 11,367.00
III-4	Bituminous Tack Coat	751		$ 4.00	$ 3,004.00
III-5	1.5" Superpave Asphalt Standard Duty Pavement	10,616	SY	$ 12.00	$ 127,392.00
III-6	2" Superpave Binder & 1.5" Superpave Surface (Flexible Asphaltic Concrete)	751	SY	$ 30.50	$ 22,905.50
III-7	24" Roll Top Curb & Gutter	7,852	LF	$ 21.00	$ 164,892.00
III-8	Handicap Ramp	16	EA	$ 360.00	$ 5,760.00
III-9	Handicap Ramp Type B	3		$ 360.00	$ 1,080.00
III-10	4' Common Area Sidewalk	415	SY	$ 50.50	$ 20,957.50
III-11	Pavement Marking & Signage	1	LS	$ 11,000.00	$ 11,000.00
III-12	Concrete Swale with Fillets	180	SY	$ 72.50	$ 13,050.00
	PAVEMENT & CONCRETE WORK SUBTOTAL:				**$ 703,037.40**

SECTION IV - SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
IV-1	Connect 8" PVC Sewer Pipe to Existing SS Manhole (12'-14')	1	LS	$ 3,300.00	$ 3,300.00
IV-2	8" PVC SDR-26 SS Gravity Pipe (0' -6')	671	LF	$ 43.50	$ 29,188.50
IV-3	8" PVC SDR-26 SS Gravity Pipe (6' -8')	777	LF	$ 48.50	$ 37,684.50
IV-4	8" PVC SDR-26 SS Gravity Pipe (8' -10')	892	LF	$ 52.50	$ 46,830.00
IV-5	8" PVC SDR-26 SS Gravity Pipe (12' -14')	1,277	LF	$ 58.50	$ 74,704.50
IV-6	Standard Sanitary Sewer Manhole (0' - 6')	5	EA	$ 3,950.00	$ 19,750.00
IV-7	Standard Sanitary Sewer Manhole (6' - 8')	5	EA	$ 3,950.00	$ 19,750.00
IV-8	Standard Sanitary Sewer Manhole (8' - 10')	8	EA	$ 4,570.00	$ 36,560.00
IV-9	Standard Sanitary Sewer Drop Manhole (10' - 14')	5	EA	$ 6,650.00	$ 33,250.00
IV-10	8" X 4" Service Connection	58	EA	$ 650.00	$ 37,700.00
IV-11	Core Manhole for 4" Lateral Connection	36	EA	$ 150.00	$ 5,400.00
IV-12	4" PVC Laterals	3,315	LF	$ 25.50	$ 84,532.50
IV-13	Fittings	1	LS	$ 9,870.00	$ 9,870.00
IV-14	Bedding Stone	488	TN	$ 72.50	$ 35,401.39
IV-15	Select Backfill	268	CY	$ 16.50	$ 4,420.78
	SANITARY SEWER SYSTEM SUBTOTAL:				**$ 478,342.17**

SECTION V - STORM DRAINAGE SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
V-1	Connect 30" RCP Outfall to Existing Grate Inlet (8' - 10')	1	EA	$ 4,410.00	$ 4,410.00
V-2	18" RCP (0' - 6')	383	LF	$ 69.30	$ 26,541.90
V-3	18" RCP (6' - 10')	133	LF	$ 78.30	$ 10,413.90
V-4	24" RCP (0' - 6')	282	LF	$ 93.10	$ 26,254.20
V-5	24" RCP (6' - 10')	676	LF	$ 102.10	$ 69,019.60
V-6	30" RCP (0' - 6')	171	LF	$ 128.80	$ 22,024.80
V-7	30" RCP (6' - 10')	397	LF	$ 135.50	$ 53,793.50
V-8	36" RCP (0' - 6')	127	LF	$ 168.50	$ 21,399.50

V-9	36" RCP (6' - 10')	406	LF	$ 195.20	$ 79,251.20
V-10	48" RCP (6' - 10')	259	LF	$ 267.80	$ 69,360.20
V-11	48" RCP (10' - 14')	146	LF	$ 305.00	$ 44,530.00
V-12	54" RCP (10' - 14')	155	LF	$ 388.00	$ 60,140.00
V-13	Grate Inlet (0' - 6')	4	EA	$ 4,350.00	$ 17,400.00
V-14	Grate Inlet (6' - 10')	2	EA	$ 6,920.00	$ 13,840.00
V-15	Roll Curb Inlet (0' - 6')	8	EA	$ 4,350.00	$ 34,800.00
V-16	Roll Curb Inlet (6' - 10')	3	EA	$ 6,920.00	$ 20,760.00
V-17	Roll Curb Inlet (10' - 14')	3	EA	$ 9,200.00	$ 27,600.00
V-18	Standard RCP Storm Manhole (6' - 10')	3	EA	$ 5,200.00	$ 15,600.00
V-19	Standard RCP Storm Manhole (10' - 14') - 6' diameter	2	EA	$ 9,900.00	$ 19,800.00
V-20	Outfall Control Structure	1	EA	$ 8,000.00	$ 8,000.00
V-21	54" RCP FES	1	EA	$ 4,683.60	$ 4,683.60
V-22	Select Backfill	232	CY	$ 16.50	$ 3,831.67
	STORM DRAINAGE SYSTEM SUBTOTAL:				**$ 653,454.07**

SECTION VI - WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
VI-1	Connect to Existing 8" Water Main	2	EA	$ 3,850.00	$ 7,700.00
VI-2	8" PVC C-900 DR-18 Water Main	5,045	LF	$ 71.50	$ 360,717.50
VI-3	8" DIP Pipe Crossing	200	LF	$ 126.00	$ 25,200.00
VI-4	1" PE Tubing Lateral	3,600	LF	$ 16.60	$ 59,760.00
VI-5	8" X 1" Service Connection	95	EA	$ 210.00	$ 19,950.00
VI-6	8" Tapping Valve in Manhole	1	EA	$ 6,600.00	$ 6,600.00
VI-7	8" Gate Valve in Box	21	EA	$ 3,850.00	$ 80,850.00
VI-8	Fire Hydrant Assembly	6	EA	$ 7,600.00	$ 45,600.00
VI-9	Fittings	1	LS	$ 14,300.00	$ 14,300.00
VI-10	Select Fill	280	CY	$ 21.00	$ 5,885.83
	WATER DISTRIBUTION SYSTEM SUBTOTAL:				**$ 626,563.33**

SECTION VII - SOIL EROSION & SEDIMENT CONTROL

Item No.	Description	Quantity	Units	Unit Price	Cost
VII-1	Sediment Barrier After Paving (Sd2-P)	14	EA	$ 200.00	$ 2,800.00
VII-2	Retrofit	1	EA	$ 3,300.00	$ 3,300.00
VII-3	Rip Rap Apron	22	SY	$ 150.00	$ 3,300.00
VII-4	Grassing	20	AC	$ 1,695.83	$ 34,076.26
	SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:				**$ 43,476.26**

PAVEMENT & CONCRETE WORK SUBTOTAL: SANITARY SEWER SYSTEM SUBTOTAL: STORM DRAINAGE SYSTEM SUBTOTAL: WATER DISTRIBUTION SYSTEM SUBTOTAL:	**$ 703,037.40**
SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	**$ 478,342.17**
	$ 653,454.07
	$ 626,563.33
	$ 43,476.26
CONSTRUCTION COST TOTAL:	**$ 2,504,873.22**
WARRANTY BOND AMOUNT (50%):	**$ 1,252,436.61**

Attachment A

CITY of POOLER
GEORGIA

SIDEWALK PERFORMANCE BOND

Bond Number: SUR2006860 Principal Amount: $270,187.50

Project: Outpost Bay

Location: Pooler, Georgia City Permit Number: 21-277.001

KNOW ALL MEN BY THESE PRESENTS:

That OJGA Bay Owner LLC, registered business address of 429 Chestnut Street, Nashville , TN 37203; as Principal, hereinafter called "PRINCIPAL," and Frankenmuth Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of One Mutual Avenue, Frankenmuth, Michigan 48787-0001, a Surety insurer, chartered and existing under the laws of the State of Michigan, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Two Hundred Seventy Thousand One Hundred Eighty Seven and 50/100 US Dollars ($ $270,187.50) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

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

Outpost Bay.

Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia, and in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE until these obligations hereunder cease as outlined herein

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

SUR2006860 this 15th day of January, 2026.

Attest

Witness as to Prinicpal (1)

Witness as to Prinicpal (2)

Notary Public Signature

May 3, 2027
Notary Public Commission Expiration

Seal:

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prinicpal

Principal Signature

Benjamin Weprin
Prinicpal Print

Authorized Signetory
Prinicpal Title

OJGA Bay Owner LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

FRANKENMUTH INSURANCE COMPANY CORPORATE SEAL 1868 MICHIGAN

William Reidinger
Surety Authorized Print

Frankenmuth Insurance Company
Surety Company Name

One Mutual Avenue
Frankenmuth, Michigan 48787-0001
Surety Business Address

OR

Attest

Ian Hunter
Witness as to Agent (1)

Zora Mihelich
Witness as to Agent (2)

John W. McGuire
Notary Public Signature

March 23, 2027
Notary Public Commission Expiration

OFFICIAL SEAL
JOHN W. MCGUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 23, 2027

Surety's Agent

Attorney in Fact Signature (Attach Power)

William Reidinger
Attorney in Fact Print

623572
Agent's License Number

Marsh McLennan Agency
Agent's Name

Sec. 74-136. Sidewalks; bond.

Sidewalks shall be required as stated in the subdivision regulations and placed when street improvements are made, or:

(1) Sidewalks shall be placed as lot improvements are constructed.

(2) Sidewalks shall be placed in the right-of-way as approved by the city.

(3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.

(4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.

(5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.

(6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-35; Ord. of 6-5-2017(5), § I)

State of ...Illinois.....
County of .....Cook..... ss.:

Surety Company Acknowledgment:

On this ....15th.....day of....January.....2026 ....., before me personally appeared...William Reidinger....., to be known, whom being by me duly sworn, did depose and say: that he/she resides at....Schaumburg, IL....., that he/she is the..Attorney In Fact.....of..Frankenmuth Insurance Company..... ....., the corporation described in and which executed the annexed instrument; that he/she knows the corporate seal of said corporation that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that he/she signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.

.....
Notary Public in and for the above County and State.

My commission expires.....03/23/2027.....

OFFICIAL SEAL
JOHN W. MCGUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 23, 2027

Non-Resident Agent

Qualification Effective Dates

Agent - Casualty 09/29/2005 Agent - Property 09/29/2005

WILLIAM PATRICK REIDINGER

NPN: 2129248

2237 MUESEL ST

SARASOTA, FLORIDA 34237-4719

is authorized to transact business as described above

License No: 623572 Issue Date: 06/04/2002 Expiration Date: 03/31/2027

Generated by Sircon 358534207

Georgia Department of Insurance

THIS IS TO CERTIFY THAT

WILLIAM PATRICK REIDINGER

2237 MUESEL ST

SARASOTA, FLORIDA 34237-4719

LICENSE NUMBER: 623572 NPN: 2129248

IS HEREBY AUTHORIZED TO TRANSACT BUSINESS IN ACCORDANCE TO THE LICENSE DESCRIPTION SHOWN BELOW:

Non-Resident Agent

Agent - Casualty, Agent - Property

Issue Date: 06/04/2002 Expiration Date: 03/31/2027

Generated by Sircon 358534207

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint: **William Reidinger**

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000)

Surety Bond #: SUR2006860
Principal: OJGA Bay Owner LLC
Obligee: City of Pooler

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"**RESOLVED,** that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15th day of December, 2022.

Frankenmuth Insurance Company

By _____
Frederick A. Edmond, Jr.,
President and Chief Executive Officer

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

_____ (Seal)
Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028

I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 15th day of January, 2026.

_____
Andrew H. Knudsen, Executive Vice President,
Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

Attachment A

COLEMAN COMPANY
ENGINEERS • SURVEYORS

11/05/2025

City of Pooler
100 SW Highway 80
Pooler Georgia, 31322

Attn: Mrs. Nicole Johnson

Re: Performance Bond
Outpost Bay
Pooler, Georgia

CCI: **21-277.001**

Dear Mrs. Johnson:

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

Cost of Infrastructure: **$180,125.00**

Performance Bond 150%: **$270,187.50**

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

Regards,

Coleman Company, Inc.

Neil P. McKenzie, P.E.

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405

E59F7B4F-6C36-4853-A42A-FEB110304991

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Bond Calculations

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	Total Sidewalk (SY)	3275	$55.00	$180,125.00

Erosion Control:	**$0.00**
Grading:	**$0.00**
Paving & Concrete Work:	**$180,125.00**
Sanitary Sewer:	**$0.00**
Stormwater Drainage:	**$0.00**
Water Distribution:	**$0.00**
Total Infrastructure Cost:	**$180,125.00**

E59F7B4F-6C36-4853-A42A-FEB110304991

RECORD DRAWINGS FOR

OUTPOST BAY

PREPARED FOR
OUTPOST LIVING OWNER, LLC

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED UPON INFORMATION PROVIDED BY OTHERS AND OUR PERIODIC OBSERVATIONS. THE COLEMAN COMPANY, INC. HAS REVIEWED THIS INFORMATION AND TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF, THESE RECORD DRAWINGS REPRESENT THE APPROVED SITE DEVELOPMENT PLANS.

ENGINEER'S NAME NEIL P McKENZIE, PE

ENGINEER'S SIGNATURE

G.A. PE. NUMBER PE036652

DATE 12/12/2025

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

OWNER — 10.28.2022 DATE

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

NEIL P McKENZIE, PE — 10.28.2022 DATE

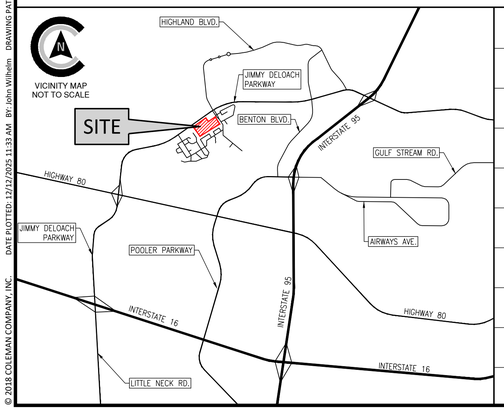
I CERTIFY THAT THE DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (ART. V. 42-183.4(5)), EXCEPT WHERE EXEMPTED BY (42-180.3(2)(f)).

NEIL P McKENZIE, PE — 10.28.2022 DATE

DESIGN PROFESSIONAL'S CREDENTIALS:

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

VICINITY MAP (N.T.S.)



REVISIONS

1	05/23/23	CHANGED SSMH-21

PROJECT SITE DATA

PROJECT ADDRESS:	0 JIMMY DELOACH PARKWAY
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	OUTPOST LIVING OWNER, LLC
PROPERTY AREA:	± 25.00 AC
DISTURBED AREA:	± 25.00 AC
ZONING:	PUD - PLANNED UNIT DEVELOPMENT
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	'X'
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	5-1015-01-023
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	NA
ARCHITECT:	NA
CONSTRUCTION EXIT LOCATION:	N032.15935, W081.26720

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
~~C1.0~~	~~CONSTRUCTION NOTES~~
~~C2.0~~	~~EXISTING CONDITIONS~~
~~C2.1~~	~~EXISTING CONDITIONS~~
C3.0	STAKING PLAN
C3.1	STAKING PLAN
C3.2	STAKING PLAN
C4.0	PAVING GRADING & DRAINAGE
C4.1	PAVING GRADING & DRAINAGE
C5.0	NEIGHBORHOOD GRADING PLAN
C5.1	NEIGHBORHOOD GRADING PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN
C7.0	PROFILES
C7.1	PROFILES
C7.2	PROFILES
C7.3	PROFILES
C7.4	PROFILES
~~C8.0~~	~~CONSTRUCTION DETAILS~~
~~C8.1~~	~~CONSTRUCTION DETAILS~~
~~C8.2~~	~~CONSTRUCTION DETAILS~~
~~CE1.0~~	~~INITIAL ES&PC PLAN~~
~~CE1.1~~	~~INITIAL ES&PC PLAN~~
~~CE2.0~~	~~INTERM ES&PC PLAN~~
~~CE2.1~~	~~INTERM ES&PC PLAN~~
~~CE3.0~~	~~FINAL ES&PC PLAN~~
~~CE3.1~~	~~FINAL ES&PC PLAN~~
~~CE4.0~~	~~EROSION CONTROL DETAILS~~
~~CE4.1~~	~~EROSION CONTROL DETAILS~~
~~CE5.0~~	~~NPDES PERMIT NOTES~~
~~CE5.1~~	~~NPDES PERMIT NOTES~~
~~L1.0~~	~~EXISTING CONDITIONS~~
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
LP1.0	LIGHTING PLAN

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Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RECORD DRAWINGS

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

GEORGIA REGISTERED No. PE036652 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

REVISIONS:

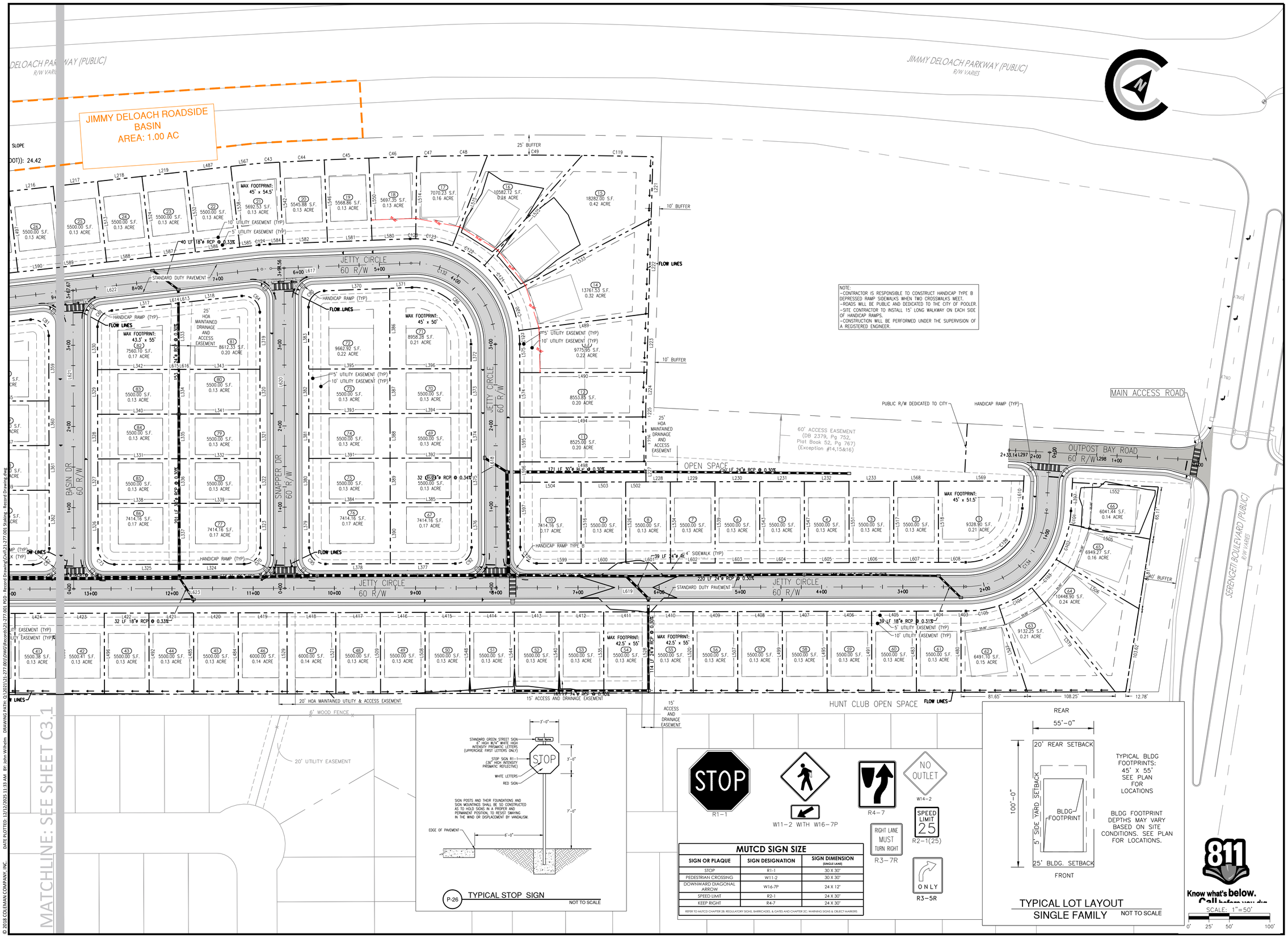
RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: MLF
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:
COV

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 12/12/2025 11:33 AM BY: John Wilhelm DRAWING PATH: Q:\2021\21-277.001\DWG\Record\21-277.001 COV - Record Drawings\Civil\21-277.001 Cover - Record Drawings.dwg



P-26 TYPICAL STOP SIGN — NOT TO SCALE

MUTCD SIGN SIZE

SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION (SINGLE LANE)
STOP	R1-1	30 X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
DOWNWARD DIAGONAL ARROW	W16-7P	24 X 12"
SPEED LIMIT	R2-1	24 X 30"
KEEP RIGHT	R4-7	24 X 30"

REFER TO MUTCD CHAPTER 2B: REGULATORY SIGNS, BARRICADES, & GATES AND CHAPTER 2C: WARNING SIGNS & OBJECT MARKERS

TYPICAL LOT LAYOUT
SINGLE FAMILY — NOT TO SCALE

Know what's below. Call before you dig.

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

MATCHLINE: SEE SHEET C3.1

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

These record drawings have been prepared from information furnished by us, others and our periodic observations. The Coleman Company, Inc. assumes no responsibility as to the best of our information, knowledge and belief, these Record Drawings are correct as constructed site development plans.

REVISIONS:

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	09/24/2024
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

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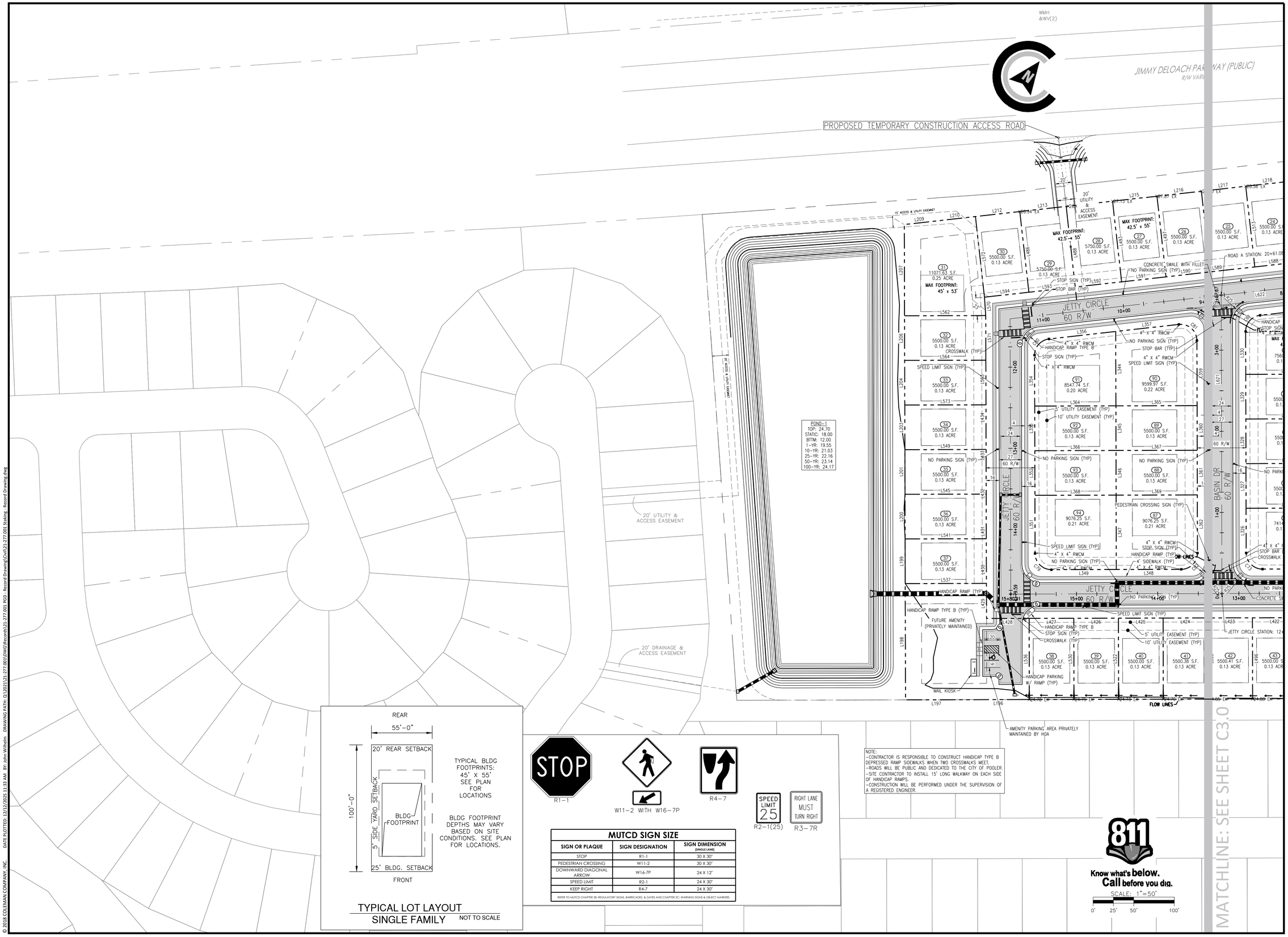
DATE PLOTTED: 12/12/2025 11:33 AM BY: John Wilhelm DRAWING PATH: Q:\2021\21-277.001\DWG\Records\21-277.001 PGD - Record Drawing\Civil\21-277.001 Staking - Record Drawing.dwg

Attachment B



REAR

55'-0"

20' REAR SETBACK

100'-0"

5' SIDE YARD SETBACK

BLDG. FOOTPRINT

25' BLDG. SETBACK

FRONT

TYPICAL BLDG FOOTPRINTS: 45' x 55' SEE PLAN FOR LOCATIONS

BLDG FOOTPRINT DEPTHS MAY VARY BASED ON SITE CONDITIONS. SEE PLAN FOR LOCATIONS.

TYPICAL LOT LAYOUT
SINGLE FAMILY NOT TO SCALE

STOP
R1-1

W11-2 WITH W16-7P

R4-7

SPEED LIMIT 25
R2-1(25)

RIGHT LANE MUST TURN RIGHT
R3-7R

MUTCD SIGN SIZE

SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION (SINGLE LANE)
STOP	R1-1	30 X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
DOWNWARD DIAGONAL ARROW	W16-7P	24 X 12"
SPEED LIMIT	R2-1	24 X 30"
KEEP RIGHT	R4-7	24 X 30"

REFER TO MUTCD CHAPTER 2B: REGULATORY SIGNS, BARRICADES, & GATES AND CHAPTER 2C: WARNING SIGNS & OBJECT MARKERS

NOTE:
-CONTRACTOR IS RESPONSIBLE TO CONSTRUCT HANDICAP TYPE B DEPRESSED RAMP SIDEWALKS WHEN TWO CROSSWALKS MEET.
-ROADS WILL BE PUBLIC AND DEDICATED TO THE CITY OF POOLER.
-SITE CONTRACTOR TO INSTALL 15' LONG WALKWAY ON EACH SIDE OF HANDICAP RAMPS.
-CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.

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

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RECORD DRAWINGS

These record drawings have been prepared from information furnished by others and our periodic observations. The Coleman Company, Inc. assumes no responsibility with respect to the best of our information, knowledge and belief, these Record Drawings accurately represent the finished site development plans.

GEORGIA REGISTERED No. PE030662 PROFESSIONAL ENGINEER NEIL P. McKENZIE 12/12/25

REVISIONS:

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	09/24/2024
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.1

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DATE PLOTTED: 12/12/2025 11:33 AM BY: John Wilhelm DRAWING PATH: Q:\2021\21-277.001\DWG\Record\21-277.001 PKD - Record Drawing\Civil\21-277.001 Staking_Record Drawing.dwg

LINE TABLE		
LINE #	LENGTH	DIRECTION
L159	111.357	N54° 02' 17.45"W
L191	100.000	N37° 08' 38.02"W
L192	100.000	N37° 08' 38.02"W
L193	100.000	N37° 08' 38.02"W
L196	76.243	S52° 51' 22.00"W
L197	76.243	S52° 51' 22.00"W
L198	143.277	N37° 08' 38.02"W
L199	55.000	N37° 08' 38.02"W
L200	55.000	N37° 08' 38.02"W
L201	55.000	N37° 08' 38.02"W
L203	55.000	N37° 08' 38.02"W
L204	55.000	N37° 08' 38.02"W
L206	55.000	N37° 08' 38.02"W
L207	112.421	N37° 08' 38.02"W
L209	38.105	N46° 36' 00.00"E
L210	50.000	N46° 36' 00.00"E
L212	55.000	N46° 36' 00.00"E
L213	42.500	N46° 36' 00.00"E
L214	42.500	N46° 36' 00.00"E
L215	55.000	N46° 36' 00.00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L216	55.000	N46° 36' 00.00"E
L217	55.000	N46° 36' 00.00"E
L218	55.000	N46° 36' 00.00"E
L219	55.000	N46° 36' 00.00"E
L221	76.557	S35° 21' 41.00"E
L222	116.784	S35° 21' 41.00"E
L223	72.334	S35° 21' 41.00"E
L224	43.079	S35° 21' 41.00"E
L225	11.942	S37° 08' 38.02"E
L226	55.000	S37° 08' 38.02"E
L227	25.000	S37° 08' 38.02"E
L228	30.000	N52° 51' 21.96"E
L229	55.000	N52° 51' 22.00"E
L230	55.000	N52° 51' 22.00"E
L231	55.000	N52° 51' 22.00"E
L232	55.000	N52° 51' 22.00"E
L233	55.000	N52° 51' 22.00"E
L238	100.000	N37° 08' 38.02"W
L239	100.000	N37° 08' 38.02"W
L241	100.000	S37° 08' 38.02"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L242	100.000	N37° 08' 38.02"W
L243	100.000	S37° 08' 38.02"E
L245	100.000	S37° 08' 38.02"E
L246	100.000	N37° 08' 38.02"W
L247	100.000	N37° 08' 38.02"W
L248	100.000	N37° 08' 38.02"W
L249	100.000	S37° 08' 38.02"E
L255	100.000	S37° 08' 38.02"E
L256	100.000	N37° 08' 38.02"W
L257	100.000	N37° 08' 38.02"W
L258	100.015	S37° 08' 38.00"E
L262	100.000	S37° 08' 38.02"E
L263	101.121	S64° 58' 10.34"W
L264	120.524	S85° 18' 01.07"W
L265	100.000	N37° 08' 38.02"W
L266	100.000	N37° 08' 38.02"W
L271	100.000	S37° 08' 38.02"E
L272	160.843	N74° 22' 08.19"W
L273	100.000	N37° 08' 38.02"W
L274	100.000	N37° 08' 38.02"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L279	100.000	S37° 08' 38.02"E
L280	100.000	N37° 08' 38.02"W
L283	100.000	S37° 08' 38.02"E
L284	100.000	N37° 08' 38.02"W
L288	100.000	S37° 08' 38.02"E
L289	100.000	N37° 08' 38.02"W
L310	55.000	N52° 51' 22.00"E
L314	105.491	S55° 57' 22.98"W
L317	82.672	N46° 36' 00.00"E
L318	78.287	N46° 36' 00.00"E
L319	70.395	S37° 08' 38.04"E
L320	55.000	S37° 08' 38.01"E
L321	55.000	S37° 08' 38.01"E
L322	55.000	S37° 08' 38.01"E
L323	55.000	S37° 08' 38.02"E
L324	80.000	S52° 51' 21.99"W
L325	80.000	S52° 51' 21.99"W
L326	55.000	N37° 08' 38.02"W
L327	55.000	N37° 08' 38.02"W
L328	55.000	N37° 08' 38.02"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L329	55.000	N37° 08' 38.02"W
L330	52.855	N37° 08' 38.02"W
L331	100.000	N52° 51' 21.99"E
L332	100.000	N52° 51' 21.99"E
L333	81.745	S37° 08' 38.02"E
L334	55.000	S37° 08' 38.02"E
L335	55.000	S37° 08' 38.02"E
L336	55.000	S37° 08' 38.02"E
L337	75.000	S37° 08' 38.02"E
L338	100.000	N52° 51' 21.99"E
L339	100.000	N52° 51' 21.99"E
L340	100.000	N52° 51' 21.99"E
L341	100.000	N52° 51' 21.99"E
L342	100.000	N52° 51' 21.99"E
L343	100.000	N52° 51' 21.99"E
L344	91.621	S37° 08' 38.02"E
L345	55.000	S37° 08' 38.02"E
L346	55.000	S37° 08' 38.02"E
L347	91.621	S37° 08' 38.02"E
L348	80.000	S52° 51' 21.99"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L349	80.000	S52° 51' 21.99"W
L351	71.621	N37° 08' 38.02"W
L352	55.000	N37° 08' 38.02"W
L353	55.000	N37° 08' 38.02"W
L354	62.731	N37° 08' 38.02"W
L356	82.672	N46° 36' 00.00"E
L357	78.287	N46° 36' 00.00"E
L359	80.271	S37° 08' 38.02"E
L360	55.000	S37° 08' 38.02"E
L361	55.000	S37° 08' 38.02"E
L362	71.621	S37° 08' 38.02"E
L364	100.000	N52° 51' 21.99"E
L365	100.000	N52° 51' 21.99"E
L366	100.000	N52° 51' 21.99"E
L367	100.000	N52° 51' 21.99"E
L368	100.000	N52° 51' 21.99"E
L369	100.000	N52° 51' 21.99"E
L370	80.770	N50° 47' 56.13"E
L371	27.505	N50° 47' 56.13"E
L372	30.247	S37° 08' 38.02"E

Curve Table			
Curve #	Length	Radius	Delta
C43	27.665	5599.579	000.2831
C44	55.005	5599.579	000.5628
C45	55.000	5599.579	000.5628
C46	58.967	5599.579	000.6034
C47	28.139	5599.579	000.2879
C48	59.074	5599.580	000.6045
C49	116.648	5599.580	001.1936
C61	29.232	20.000	083.7439
C64	33.600	20.000	096.2561
C70	31.416	20.000	090.0000
C73	31.416	20.000	090.0000
C79	31.416	20.000	090.0000
C80	29.232	20.000	083.7439
C81	33.600	20.000	096.2561
C82	31.416	20.000	090.0000
C83	30.698	20.000	087.9428
C86	112.469	70.000	092.0572
C92	31.416	20.000	090.0000
C95	31.416	20.000	090.0000
C101	19.767	130.000	008.7121

LINE TABLE		
LINE #	LENGTH	DIRECTION
L373	55.000	S37° 08' 38.02"E
L374	55.000	S37° 08' 38.02"E
L375	55.000	S37° 08' 38.02"E
L376	55.000	S37° 08' 38.02"E
L377	80.000	S52° 51' 21.99"W
L378	80.000	S52° 51' 21.99"W
L379	55.000	N37° 08' 38.02"W
L380	55.000	N37° 08' 38.02"W
L381	55.000	N37° 08' 38.02"W
L382	55.000	N37° 08' 38.02"W
L383	76.328	N37° 08' 38.02"W
L384	100.000	N52° 51' 21.99"E
L385	100.000	N52° 51' 21.99"E
L386	99.214	S37° 08' 38.02"E
L387	55.000	S37° 08' 38.02"E
L388	55.000	S37° 08' 38.02"E
L389	55.000	S37° 08' 38.02"E
L390	75.000	S37° 08' 38.02"E
L391	100.000	N52° 51' 21.99"E
L392	100.000	N52° 51' 21.99"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L393	100.000	N52° 51' 21.99"E
L394	100.000	N52° 51' 21.99"E
L395	100.000	N52° 51' 21.99"E
L396	100.000	N52° 51' 21.99"E
L397	31.168	S34° 02' 37.00"E
L403	6.042	S52° 51' 22.16"W
L404	55.000	S52° 51' 22.00"W
L405	55.000	S52° 51' 22.00"W
L406	55.000	S52° 51' 22.00"W
L407	55.000	S52° 51' 22.00"W
L408	55.000	S52° 51' 22.00"W
L409	55.000	S52° 51' 22.00"W
L410	55.000	S52° 51' 22.00"W
L411	55.000	S52° 51' 22.00"W
L412	55.000	S52° 51' 22.00"W
L413	55.000	S52° 51' 22.00"W
L414	55.000	S52° 51' 22.00"W
L415	55.000	S52° 51' 22.00"W
L416	55.000	S52° 51' 22.00"W
L417	55.000	S52° 51' 22.00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L418	60.000	S52° 51' 21.98"W
L419	60.000	S52° 51' 21.98"W
L420	55.000	S52° 51' 21.98"W
L421	55.000	S52° 51' 22.00"W
L422	55.000	S52° 51' 22.00"W
L423	55.000	S52° 51' 22.00"W
L424	54.999	S52° 51' 21.98"W
L425	55.000	S52° 51' 22.05"W
L426	55.000	S52° 51' 22.00"W
L427	55.000	S52° 51' 22.00"W
L428	52.488	S52° 51' 22.00"W
L429	43.277	N37° 08' 38.02"W
L430	55.000	N37° 08' 38.02"W
L431	55.000	N37° 08' 38.02"W
L432	55.000	N37° 08' 38.02"W
L433	55.000	N37° 08' 38.02"W
L434	55.000	N37° 08' 38.02"W
L480	100.000	N37° 08' 38.02"W
L483	100.000	N37° 08' 38.02"W
L484	100.000	N37° 08' 38.02"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L485	100.000	N37° 08' 38.02"W
L486	100.000	S43° 24' 00.00"E
L487	55.000	N46° 36' 00.00"E
L488	50.000	S43° 24' 00.00"E
L489	160.959	S45° 32' 23.33"W
L490	156.340	S52° 51' 21.98"W
L491	100.000	N37° 08' 38.02"W
L492	100.000	S37° 08' 38.02"E
L493	100.000	S43° 24' 00.00"E
L494	155.000	S52° 51' 21.98"W
L495	100.000	N37° 08' 38.02"W
L496	100.000	S37° 08' 38.02"E
L497	100.000	S43° 24' 00.00"E
L498	155.000	S52° 51' 21.98"W
L499	100.000	N37° 08' 38.02"W
L500	100.015	S37° 08' 38.00"E
L501	100.000	S43° 24' 00.00"E
L502	25.000	S52° 51' 22.05"W
L503	55.000	S52° 51' 21.98"W
L504	75.000	S52° 51' 21.98"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L505	101.121	S64° 58' 10.34"W
L506	120.524	S85° 18' 01.07"W
L507	100.000	N37° 08' 38.02"W
L508	100.000	N37° 08' 38.02"W
L509	100.000	N37° 08' 38.02"W
L511	100.000	N52° 51' 21.98"E
L513	100.000	S43° 24' 00.00"E
L514	101.153	S36° 12' 57.71"E
L515	119.619	S15° 46' 37.45"E
L516	100.000	S37° 08' 38.02"E
L517	100.000	S37° 08' 38.02"E
L518	100.000	S37° 08' 38.02"E
L519	160.843	N74° 22' 08.19"W
L520	100.000	N37° 08' 38.02"W
L521	100.000	N37° 08' 38.02"W
L522	100.000	N37° 08' 36.73"W
L524	100.000	S43° 24' 00.00"E
L525	181.413	S04° 39' 42.81"W
L526	100.000	S37° 08' 38.02"E
L527	111.357	N54° 02' 17.45"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L528	100.000	N37° 08' 38.02"W
L529	100.000	N37° 08' 38.02"W
L530	100.000	N37° 08' 36.73"W
L531	100.000	S43° 24' 00.00"E
L532	100.000	S43° 24' 00.00"E
L533	200.216	S25° 06' 03.07"W
L534	100.000	S37° 08' 38.02"E
L535	100.000	N37° 08' 38.02"W
L536	100.000	N37° 08' 36.73"W
L537	100.000	N52° 51' 21.98"E
L538	100.000	S43° 24' 00.00"E
L539	100.000	S37° 08' 38.02"E
L540	100.000	N37° 08' 38.02"W
L541	100.000	N52° 51' 21.98"E
L542	100.445	S39° 12' 03.87"E
L543	100.000	S37° 08' 38.02"E
L544	100.000	N37° 08' 38.02"W
L545	100.000	N52° 51' 21.98"E
L546	101.133	S39° 12' 03.87"E
L547	100.000	S37° 08' 38.02"E

Curve Table			
Curve #	Length	Radius	Delta
C102	45.066	130.000	019.8622
C103	45.283	130.000	019.9580
C104	45.606	130.000	020.1004
C105	41.447	130.000	018.2670
C119	87.033	5599.580	000.8905
C120	46.375	130.000	020.4390
C121	46.375	130.000	020.4390
C122	46.375	130.000	020.4390
C123	46.375	130.000	020.4390
C124	13.191	180.000	004.1989
C125	31.416	20.000	090.0000
C126	106.168	70.000	086.8997

LINE TABLE		
LINE #	LENGTH	DIRECTION
L548	100.000	N37° 08' 38.02"W
L549	100.000	N52° 51' 21.98"E
L550	101.281	S39° 12' 03.87"E
L551	100.000	S37° 08' 38.02"E
L552	105.491	S55° 57' 22.98"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L562	100.000	N52° 51' 21.98"E
L563	55.000	N37° 08' 38.02"W
L564	100.000	N52° 51' 21.98"E
L567	32.872	N46° 36' 00.00"E
L568	55.000	N52° 51' 22.00"E
L569	105.256	N52° 51' 22.01"E
L570	22.668	S40° 59' 36.72"E
L571	55.000	S37° 08' 38.02"E
L572	100.000	S43° 24' 00.00"E
L573	100.000	N52° 51' 21.98"E
L574	55.000	S37° 08' 38.02"E
L575	35.247	S37° 08' 38.02"E
L580	46.928	N50° 47' 56.13"E
L581	55.000	N50° 47' 56.13"E
L582	55.000	N50° 47' 56.13"E
L584	15.963	N50° 47' 56.13"E
L585	24.043	N46° 36' 00.00"E
L586	55.000	N46° 36' 00.00"E
L587	55.000	N46° 36' 00.00"E
L588	55.000	N46° 36' 00.00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L589	55.000	N46° 36' 00.00"E
L590	55.000	N46° 36' 00.00"E
L591	55.000	N46° 36' 00.00"E
L592	57.500	N46° 36' 00.00"E
L593	57.500	N46° 36' 00.00"E
L594	55.000	N46° 36' 00.00"E
L595	55.000	S37° 08' 38.02"E
L596	25.000	S37° 08' 38.02"E
L597	80.000	S37° 08' 38.02"E
L599	55.000	N52° 51' 22.09"E
L600	55.000	N52° 51' 21.98"E
L601	55.000	N52° 51' 22.00"E
L602	55.000	N52° 51' 22.00"E
L603	55.000	N52° 51' 22.00"E
L604	55.000	N52° 51' 22.00"E
L605	55.000	N52° 51' 22.00"E
L606	55.000	N52° 51' 22.00"E
L607	55.000	N52° 51' 22.00"E
L608	33.529	N52° 51' 22.00"E
L610	33.835	N34° 02' 37.00"W

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

These record drawings have been prepared from information furnished by others and our periodic observations. The Coleman Company, Inc. has not performed any services to the best of our information, knowledge and belief, these Record Drawings are accurate as per the issued site development plans.

REVISIONS:

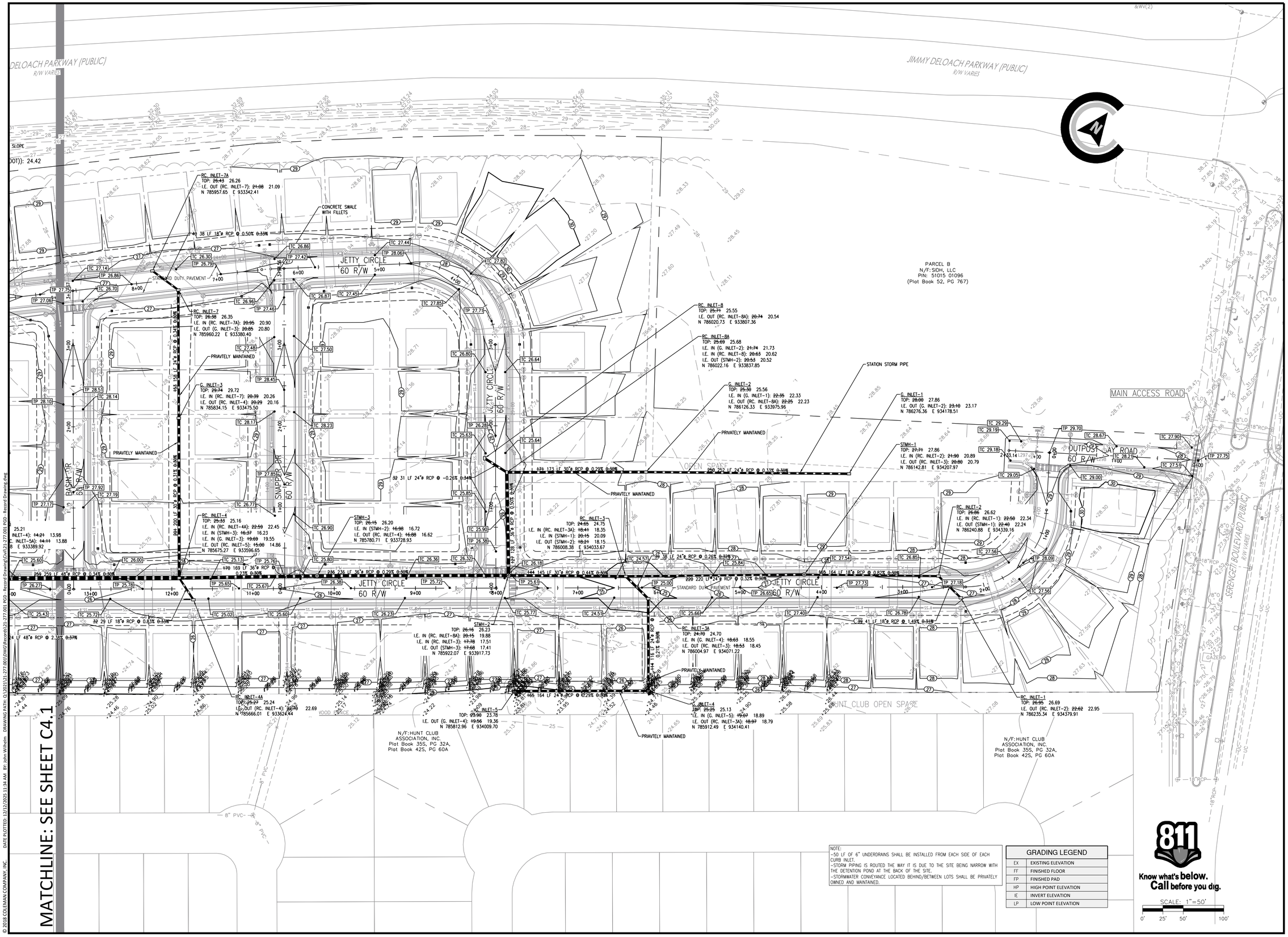
RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 09/24/2024
DRAWN BY: MLF
CHECKED BY: NPM
SCALE: AS NOTED

STAKING PLAN

SHEET:
C3.2

Attachment B



NOTE:
-50 LF OF 6" UNDERDRAINS SHALL BE INSTALLED FROM EACH SIDE OF EACH CURB INLET.
-STORM PIPING IS ROUTED THE WAY IT IS DUE TO THE SITE BEING NARROW WITH THE DETENTION POND AT THE BACK OF THE SITE.
-STORMWATER CONVEYANCE LOCATED BEHIND/BETWEEN LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LP	LOW POINT ELEVATION

Know what's below. Call before you dig.

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

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RECORD DRAWINGS

These record drawings have been prepared from information furnished by others and our periodic observations. To the best of our knowledge and belief, these Record Drawings accurately represent the site development plans.

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. MCKENZIE

REVISIONS:
06.04.2025 | FIELD REV

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	04/24/23
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

PAVING GRADING & DRAINAGE

SHEET:
C4.0

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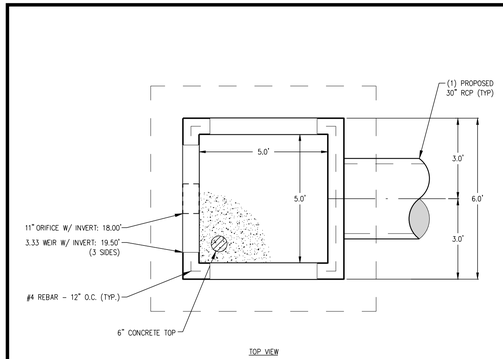
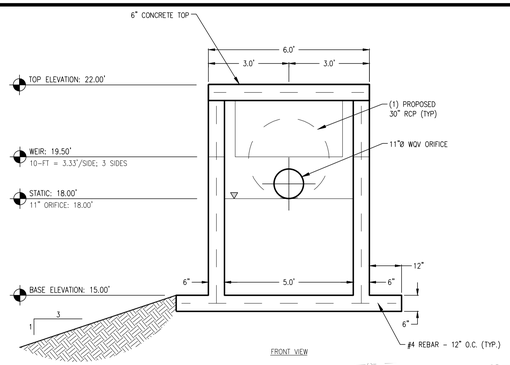
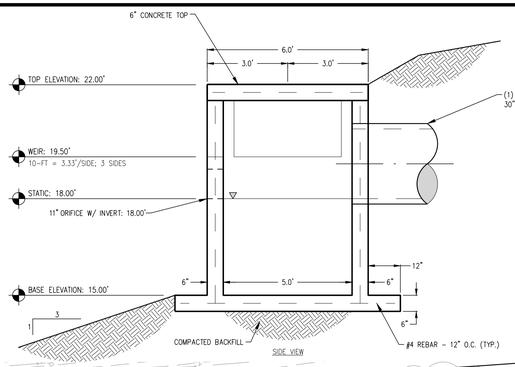


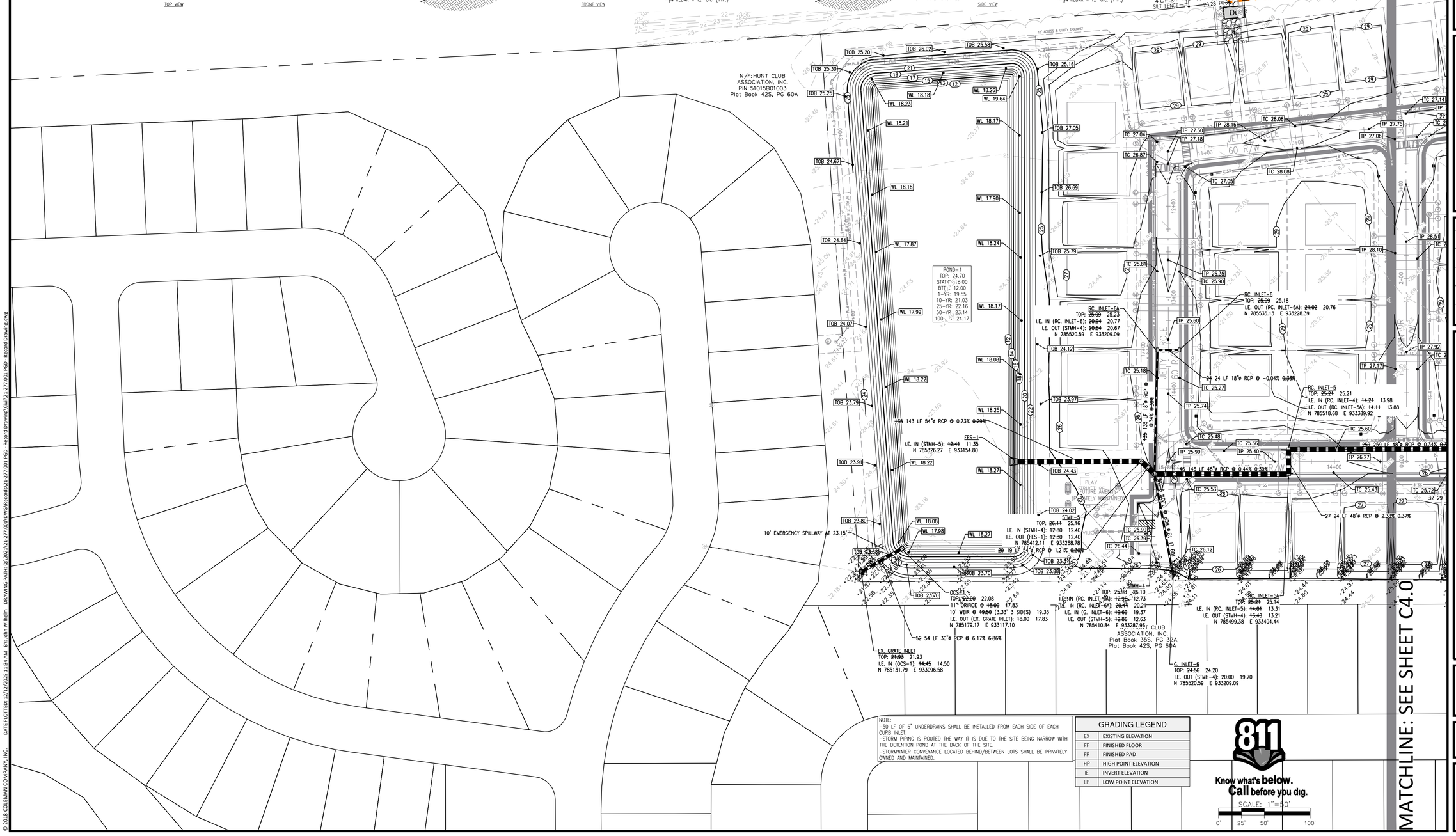
TOP VIEW



FRONT VIEW



SIDE VIEW



NOTE:
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-STORMWATER CONVEYANCE LOCATED BEHIND/BETWEEN LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LP	LOW POINT ELEVATION

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

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RECORD DRAWINGS

These record drawings have been prepared from information furnished by others and our periodic observations. The Coleman Company, Inc. has endeavored to conform to the best of our information, knowledge and belief, these Record Drawings accurately depict the developed site improvement plans.

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

REVISIONS:
06.04.2025 | FIELD REV

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	04/24/23
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

PAVING GRADING & DRAINAGE

SHEET:
C4.1

JIMMY DELOACH PARKWAY (PUBLIC)
R/W VARIES

JIMMY DELOACH PARKWAY (PUBLIC)
R/W VARIES

JIMMY DELOACH ROADSIDE BASIN
AREA: 1.00 AC

NO32.15765
WS=1.27209
FES-2 (GDOT)
I.E. IN (FES-1 (GDOT)): 24.20
57 LF 24"ø RCP @ 0.43% SLOPE
FES-1 (GDOT)
I.E. OUT (FES-2 (GDOT)): 24.42

N/F: HUNT CLUB ASSOCIATION, INC.
PIN: 51015B01003
Plat Book 42S, PG 60A

POND-1
TOP: 24.70
STATIC: 18.00
BTM: 12.00
1-YR: 19.55
10-YR: 21.03
25-YR: 22.16
50-YR: 23.14
100-YR: 24.17

JETTY CIRCLE
60 R/W

BASIN DR
50 R/W

SNAPPER DR
60 R/W

OUTPOST BAY ROAD
60 R/W

INSTALL 6" SQ LF EACH WAY FROM CURB INLETS

I.E. = 23.80
I.E. = 23.90
I.E. = 22.80
I.E. = 23.10
I.E. = 22.90
I.E. = 22.50
I.E. = 22.60
I.E. = 22.95
I.E. = 22.35
I.E. = 24.10
I.E. = 24.40

PARCEL B
N/F: SDH, LLC
PIN: 51015 01096
(Plat Book 52, PG 767)

N/F: HUNT CLUB ASSOCIATION, INC.
Plat Book 35S, PG 32A,
Plat Book 42S, PG 60A

8" PVC

6' WOOD FENCE

SEREMGETI BOULEVARD (PUBLIC)
R/W VARIES

NOTE:
-SUBGRADE TO HAVE SLOPE OF 0.50% FROM I.E. TO INLET
-REFERENCE DETAIL P-30 FOR REFERENCE

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LP	LOW POINT ELEVATION

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

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

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DATE PLOTTED: 12/12/2025 11:34 AM BY: John Wilhelm DRAWING PATH: Q:\2021\21-277.001\DWG\Records\21-277.001 PGD - Record Drawing\Civil\21-277.001 PGD - Record Drawing.dwg

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RECORD DRAWINGS

These record drawings have been prepared from information furnished by others and our periodic observations. The Coleman Company, Inc. has endeavored to the best of our information, knowledge and belief, these Record Drawings accurately represent the finished site development plans.

GEORGIA REGISTERED No. PE036662 PROFESSIONAL ENGINEER NEIL P. McKENZIE 12/12/25

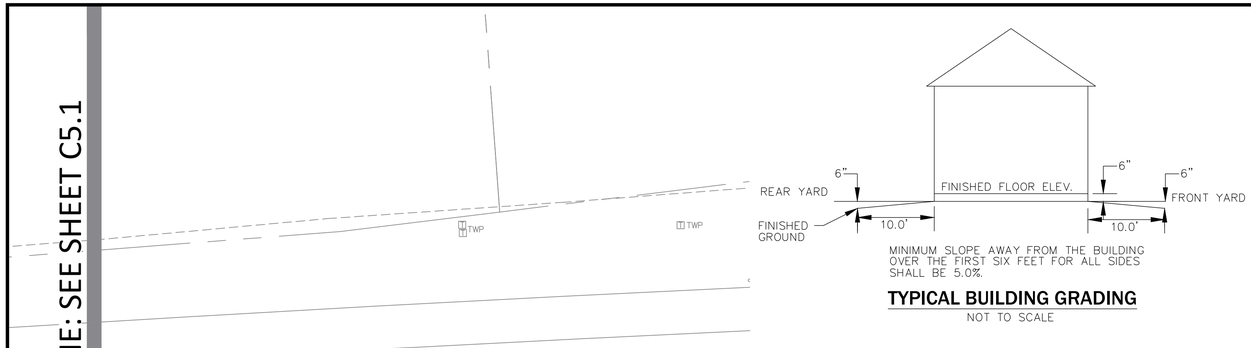
REVISIONS:
06.04.2025 | FIELD REV

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

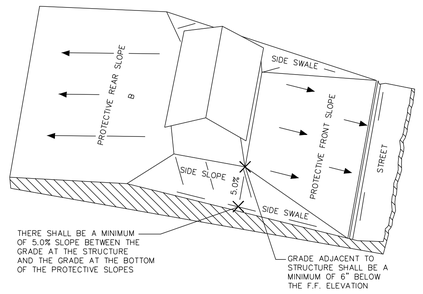
JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: MLF
CHECKED BY: NPM
SCALE: AS NOTED

SUBGRADE DRAINAGE PLAN

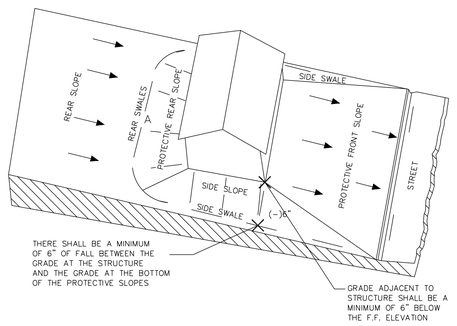
SHEET:
C4.2



TYPICAL BUILDING GRADING
NOT TO SCALE



LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET

MATCHLINE: SEE SHEET C5.1

JIMMY DELOACH PARKWAY (PUBLIC)
R/W VARIES

JIMMY DELOACH PARKWAY (PUBLIC)
R/W VARIES

JIMMY DELOACH ROADSIDE BASIN
AREA: 1.00 AC

JETTY CIRCLE
60 R/W

BASHI DR
60 R/W

SNAPPER DR
60 R/W

STANDARD DUTY PAVEMENT

FLOW LINES

OPEN SPACE

MAIN ACCESS ROAD

OUTPOST BAY ROAD
60 R/W

SERENGETI BOULEVARD (PUBLIC)
R/W VARIES

GAZEBO

6' WOOD FENCE

20' UTILITY EASEMENT

60' ACCESS EASEMENT
(DB 2379, Pg 752,
Plat Book 52, Pg 767)
(Exception #14,15&16)

PARCEL B
N/F: SIDH, LLC
PIN: 51015 01096
(Plat Book 52, PG 767)

N/F: HUNT CLUB ASSOCIATION, INC.
Plat Book 35S, PG 32A,
Plat Book 42S, PG 60A

N/F: HUNT CLUB ASSOCIATION, INC.
Plat Book 35S, PG 32A,
Plat Book 42S, PG 60A

NOTE:
-TYPE B LOTS ARE BEING SHOWN IN SOME INSTANCES BECAUSE THE EXISTING GRADES IN THE BACKYARDS ARE TOO LOW IN RELATION TO THE POND PEAKS, WHICH AFFECTS THE ROADWAY ELEVATIONS. TYPE A LOTS WILL NOT BE POSSIBLE IN THESE INSTANCES.

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LP	LOW POINT ELEVATION

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

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

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL ENGINEER 12/12/25 NEIL P. McKENZIE

These record drawings have been prepared from information provided by others and our periodic observations. The Coleman Company, Inc. has not performed construction staking to the best of our information, knowledge and belief, these Record Drawings substantially reflect the as-built site development plans.

REVISIONS:
06.04.2025 | FIELD REV

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: MLF
CHECKED BY: NPM
SCALE: AS NOTED

NEIGHBORHOOD GRADING PLAN

SHEET:
C5.0

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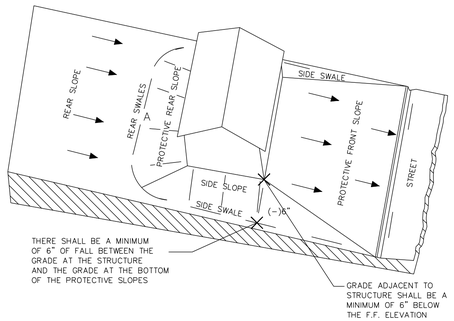
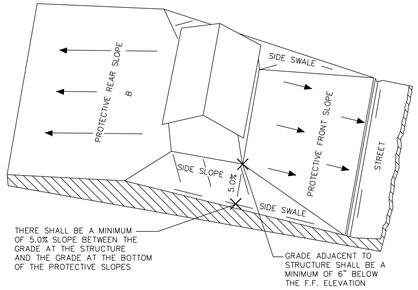
DRAWING PATH: Q:\2021\21-277.001\DWG\Record\21-277.001 PKD - Record Drawing.dwg
DATE PLOTTED: 12/12/2025 11:35 AM BY: John Wilhelm

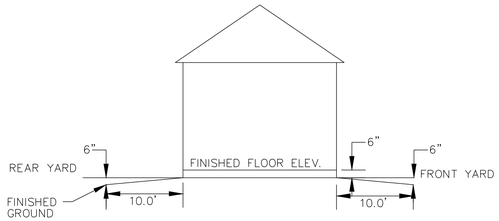
Attachment B



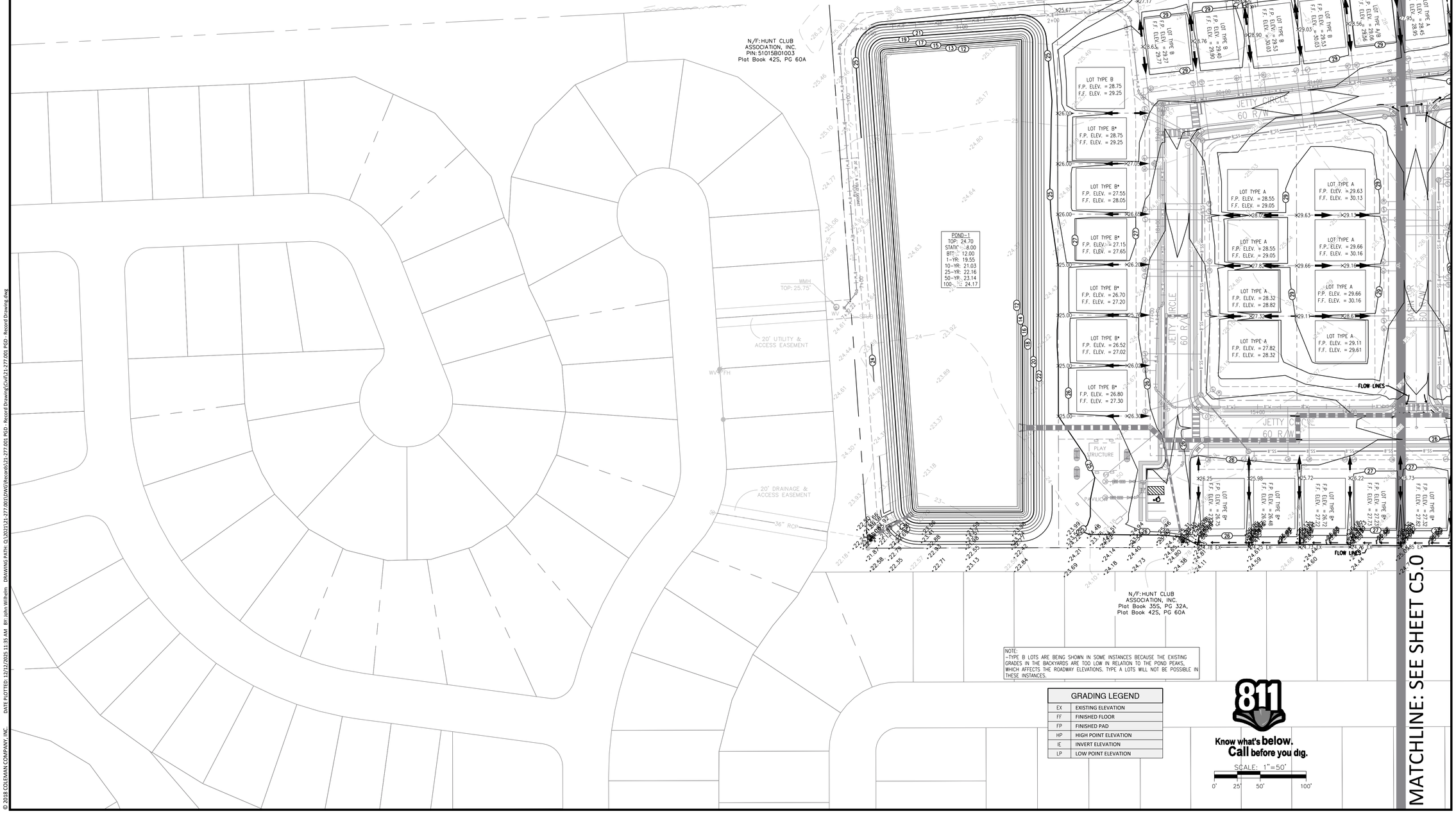
LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET



LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



TYPICAL BUILDING GRADING
NOT TO SCALE



NOTE:
-TYPE B LOTS ARE BEING SHOWN IN SOME INSTANCES BECAUSE THE EXISTING GRADES IN THE BACKYARDS ARE TOO LOW IN RELATION TO THE POND PEAKS, WHICH AFFECTS THE ROADWAY ELEVATIONS. TYPE A LOTS WILL NOT BE POSSIBLE IN THESE INSTANCES.

GRADING LEGEND	
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
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HP	HIGH POINT ELEVATION
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811 Know what's below. Call before you dig.

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

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RECORD DRAWINGS

These record drawings have been prepared from information provided to us by others and our periodic observations. The Coleman Company, Inc. has not performed exhaustive work to the best of our information, knowledge and belief, these Record Drawings accurately represent the as-built site development plans.

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

REVISIONS:
06.04.2025 | FIELD REV

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	04/24/23
DRAWN BY:	MLF
CHECKED BY:	NPM
SCALE:	AS NOTED

NEIGHBORHOOD GRADING PLAN

SHEET:
C5.1

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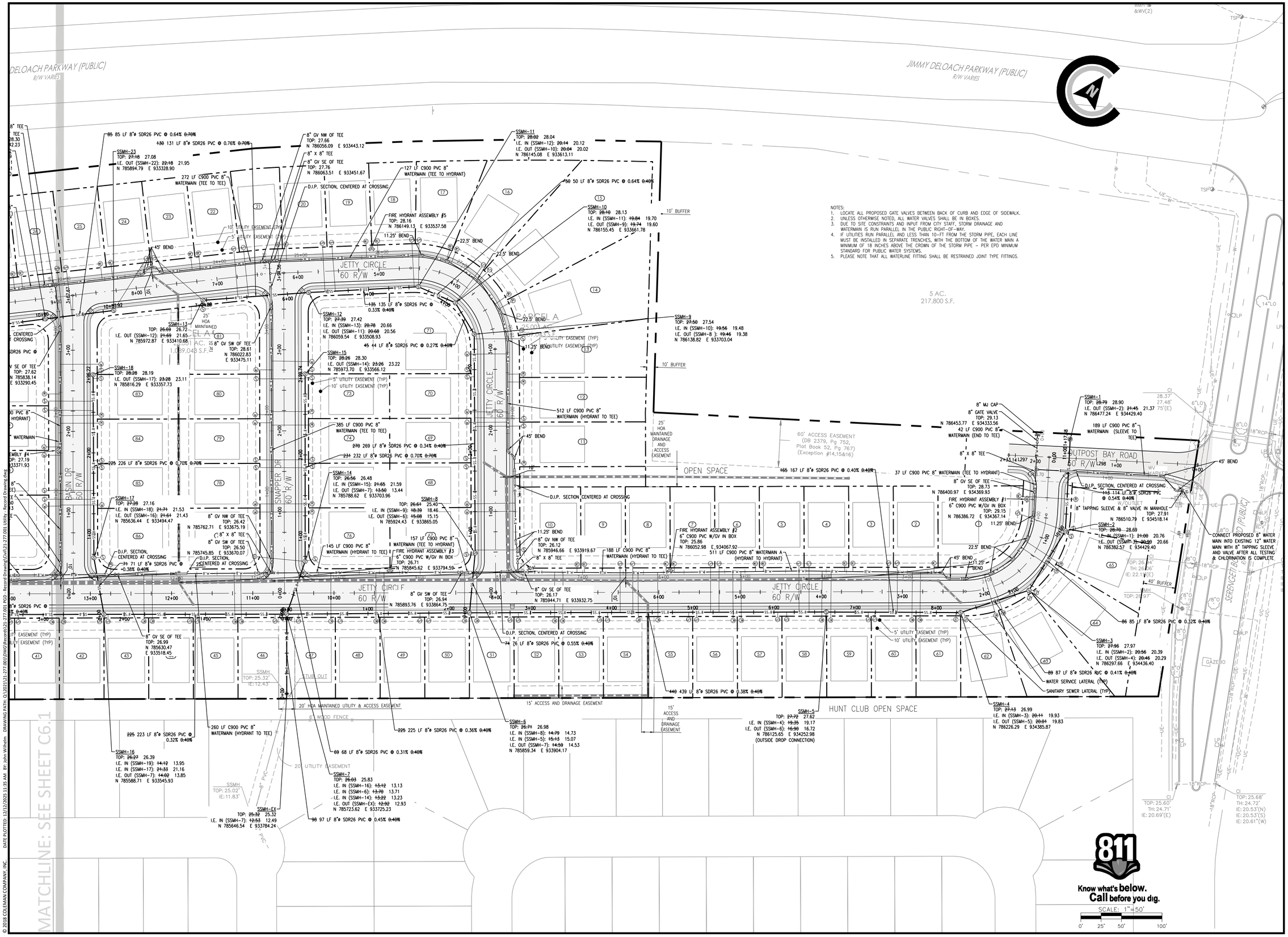

NOTES:
1. LOCATE ALL PROPOSED GATE VALVES BETWEEN BACK OF CURB AND EDGE OF SIDEWALK.
2. UNLESS OTHERWISE NOTED, ALL WATER VALVES SHALL BE IN BOXES.
3. DUE TO SITE CONSTRAINTS AND INPUT FROM CITY STAFF, STORM DRAINAGE AND WATERMAIN IS RUN PARALLEL IN THE PUBLIC RIGHT-OF-WAY.
4. IF UTILITIES RUN PARALLEL AND LESS THAN 10-FT FROM THE STORM PIPE, EACH LINE MUST BE INSTALLED IN SEPARATE TRENCHES, WITH THE BOTTOM OF THE WATER MAIN A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE STORM PIPE – PER EPD MINIMUM STANDARD FOR PUBLIC WATER SYSTEMS.
5. PLEASE NOTE THAT ALL WATERLINE FITTING SHALL BE REDSTRAINED JOINT TYPE FITTINGS.

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. MCKENZIE

These record drawings have been prepared from information furnished to us by others and our periodic observations. To the best of our knowledge and belief, these Record Drawings substantially conform to the site development plans.

REVISIONS:
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: EJJ
CHECKED BY: NPM
SCALE: AS NOTED

UTILITY PLAN

SHEET:
C6.0

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DATE PLOTTED: 12/12/2025 11:35 AM BY: John Wilhelm DRAWING PATH: Q:\2021\21-277.001\DWG\Records\21-277.001 PSD - Record Drawing\Civil\21-277.001 Utility - Record Drawing.dwg

NOTES:
1. LOCATE ALL PROPOSED GATE VALVES BETWEEN BACK OF CURB AND EDGE OF SIDEWALK.
2. UNLESS OTHERWISE NOTED, ALL WATER VALVES SHALL BE IN BOXES.
3. DUE TO SITE CONSTRAINTS AND INPUT FROM CITY STAFF, STORM DRAINAGE AND WATERMAIN IS RUN PARALLEL IN THE PUBLIC RIGHT-OF-WAY.
4. IF UTILITIES RUN PARALLEL AND LESS THAN 10-FT FROM THE STORM PIPE, EACH LINE MUST BE INSTALLED IN SEPARATE TRENCHES, WITH THE BOTTOM OF THE WATER MAIN A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE STORM PIPE – PER EPD MINIMUM STANDARD FOR PUBLIC WATER SYSTEMS.
5. PLEASE NOTE THAT ALL WATERLINE FITTING SHALL BE RESTRAINED JOINT TYPE FITTINGS.

SANITARY SEWER LATERAL CHART

LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.	LOT#/LOT#	DIST.
1	786366.56	934372.36	2/1	120.01	65/66	63.43
2	786222.92	934291.93	3/2	5.34	2/1	49.81
3	786220.00	934280.57	4/3	49.50	3/2	6.54
4	786162.21	934204.12	5/4	9.21	4/3	46.58
5	786153.62	934192.45	6/5	49.19	5/4	6.97
6	786094.02	934113.40	7/6	6.36	6/5	50.09
7	786087.37	934106.03	8/7	50.27	7/6	5.69
8	786029.13	934029.11	9/8	9.21	8/7	46.41
9	786020.65	934017.62	10/9	49.51	9/8	6.45
10	785960.83	933908.13	DE/10	78.36	10/9	77.09
11	786084.28	933818.98	12/11	7.59	11/DE	49.09
12	786092.26	933811.80	13/12	50.55	12/11	5.84
13	786172.38	933753.54	14/13	7.31	13/12	48.93
14	786179.76	933745.24	15/14	40.64	14/13	8.89
15	786213.58	933668.85	16/15	6.25	15/14	42.96
16	786213.54	933658.30	17/16	40.97	16/15	7.13
17	786191.63	933578.39	18/17	7.04	17/16	42.03
18	786185.95	933569.22	19/18	48.90	18/17	7.65
19	786124.48	933494.19	20/19	8.45	19/18	48.70
20	786114.73	933485.69	21/20	48.94	20/19	6.90
21	786052.56	933411.64	22/21	6.62	21/20	47.87
22	786044.22	933402.78	23/22	48.54	22/21	7.53
23	785976.98	933330.39	24/23	6.44	23/22	50.60
24	785972.35	933323.14	25/24	51.51	24/23	7.23
25	785906.82	933247.97	26/25	12.06	25/24	49.54
26	785898.90	933240.50	27/26	51.53	26/25	10.48
27	785830.80	933166.64	28/27	11.97	27/26	50.97
28	785822.50	933157.25	29/28	51.40	28/27	13.41
29	785752.67	933082.04	30/29	13.15	29/28	53.86
30	785746.80	933077.08	31/30	53.60	30/29	11.60
31	785684.71	933049.33	32/31	12.34	31/30	18.07
32	785676.09	933056.69	33/32	51.41	32/31	10.62
33	785595.59	933117.92	34/33	10.38	33/32	51.50
34	785587.26	933123.50	35/34	50.36	34/33	11.48
35	785536.53	933160.40	36/35	43.12	35/34	17.45
36	785470.05	933211.80	37/36	16.33	36/35	43.65
37	785419.02	933249.88	DE/38	11.54	37/36	52.20
38	785446.86	933369.42	39/38	6.82	38/FD	48.85
39	785446.64	933380.13	40/39	53.66	39/38	9.66
40	785509.02	933463.39	41/40	10.66	40/39	52.16
41	785512.73	933469.11	42/41	53.03	41/40	10.88
42	785575.52	933553.49	43/42	11.50	42/41	54.38
43	785580.64	933558.86	44/43	50.56	43/42	11.90
44	785640.47	933634.62	45/44	11.68	44/43	47.85
45	785647.37	933643.03	46/45	52.70	45/44	8.67
46	785705.60	933722.28	47/46	16.74	46/45	47.26
47	785720.48	933743.16	48/47	49.20	47/46	15.49
48	785751.03	933785.73	49/48	52.05	48/47	12.45
49	785811.78	933864.55	50/49	12.51	49/48	49.98
50	785820.08	933873.38	51/50	50.08	50/49	11.21
51	785881.38	933950.48	52/51	9.23	51/50	49.84
52	785888.14	933959.62	53/52	49.87	52/51	9.32
53	785946.46	934039.08	54/53	10.60	53/52	50.03
54	785953.64	934048.62	DE/54	49.64	54/53	10.85
55	786015.20	934126.48	56/55	8.26	55/DE	50.87
56	786020.68	934134.57	57/56	50.38	56/55	9.01
57	786082.30	934214.30	58/57	7.59	57/56	51.33
58	786087.74	934221.64	59/58	50.36	58/57	8.24
59	786152.50	934300.06	60/59	4.00	59/58	51.72
60	786156.85	934306.73	61/60	50.46	60/59	5.40
61	786216.76	934387.25	62/61	6.21	61/60	50.11
62	786224.66	934396.25	63/62	40.79	62/61	7.47
63	786291.11	934443.66	64/63	7.30	63/62	41.05
64	786302.28	934446.95	65/64	41.85	64/63	6.99
65	786383.27	934440.45	66/65	10.23	65/64	39.42
66	786391.28	934435.80	2/1	172.82	66/65	5.19
67	785917.05	933856.80	50/51	77.83	67/68	57.61
68	786004.51	933794.34	67/68	50.28	68/69	5.86
69	786013.03	933788.36	68/69	6.30	69/70	49.52
70	786093.24	933728.32	69/70	50.82	70/71	4.85
71	786100.51	933723.56	70/71	4.77	13/12	62.49
72	785985.10	933568.23	20/19	151.44	72/73	7.82
73	785973.70	933566.12	72/73	5.40	73/74	50.10
74	785894.15	933633.50	73/74	50.72	74/75	4.69
75	785888.07	933638.71	74/75	4.34	75/76	51.38
76	785800.47	933711.79	75/76	63.10	47/48	76.50
77	785754.48	933647.10	46/47	76.43	77/78	61.35
78	785843.64	933583.96	77/78	49.65	78/79	10.14
79	785851.38	933578.26	78/79	8.78	79/80	52.04
80	785930.73	933517.16	79/80	49.51	80/81	10.81
81	785963.63	933417.38	80/81	105.46	22/21	82.82
82	785827.83	933360.17	25/24	126.13	82/83	7.58
83	785816.70	933364.32	82/83	4.91	83/84	50.11
84	785737.65	933425.95	83/84	50.15	84/85	5.25
85	785730.43	933431.66	84/85	4.80	85/86	50.73
86	785643.99	933501.53	85/86	60.66	42/43	74.62
87	785654.22	933398.17	40/41	148.62	87/88	12.43
88	785663.65	933390.20	87/88	12.72	88/89	50.41
89	785744.09	933331.69	88/89	51.18	89/90	10.46
90	785752.69	933325.89	89/90	10.45	27/26	155.85
91	785638.42	933177.61	30/29	136.58	91/92	5.76
92	785631.53	933182.70	91/92	5.93	92/93	50.71
93	785550.79	933243.18	92/93	50.44	93/94	5.77
94	785479.31	933297.10	93/94	84.92	38/39	80.12

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

WATER LATERAL CHART

LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.	LOT#/LOT#	DIST.
1	786382.38	934356.22	2/1	130.92	65/66	76.71
2	934323.95	934291.93	3/2	49.85	2/1	6.97
3	786195.39	934243.85	4/3	7.90	3/2	50.09
4	786188.67	934236.34	5/4	50.47	4/3	6.98
5	786127.99	934154.99	6/5	6.92	5/4	51.60
6	786124.05	934148.81	7/6	51.82	6/5	7.35
7	786061.99	934066.86	8/7	7.39	7/6	52.49
8	786055.86	934060.06	9/8	49.82	8/7	7.88
9	785994.90	933980.92	10/9	6.69	9/8	50.62
10	785988.31	933973.33	DE/10	118.42	10/9	6.84
11	786052.65	933843.46	12/11	46.39	11/DE	10.14
12	786129.87	933785.46	13/12	6.98	12/11	50.73
13	786138.59	786138.59	14/13	46.59	13/12	8.42
14	786202.57	933715.09	15/14	8.07	14/13	44.48
15	786206.21	933704.50	16/15	40.48	15/14	9.58
16	786208.37	933620.74	17/16	4.21	16/15	43.42
17	786208.34	933613.27	18/17	43.44	17/16	5.99
18	786157.50	933538.36	19/18	7.32	18/17	47.11
19	786149.36	933529.44	20/19	49.68	19/18	5.84
20	786087.19	933451.88	21/20	6.10	20/19	49.86
21	786081.69	933444.01	22/21	19.16	21/20	5.81
22	786013.57	933369.42	23/22	5.27	22/21	52.08
23	786008.03	933361.69	24/23	48.99	23/22	8.42
24	785939.21	933291.18	25/24	6.53	24/23	50.00
25	785932.46	933283.52	26/25	50.15	25/24	6.66
26	785864.05	933209.94	27/26	6.88	26/25	50.77
27	785857.28	933203.32	28/27	50.26	27/26	6.93
28	785793.18	933134.98	29/28	14.78	28/27	43.98
29	785773.88	933114.37	30/29	43.43	29/28	15.37
30	785707.54	933049.04	31/30	5.44	30/29	50.00
31	785704.42	933039.52	32/31	29.12	31/30	7.48
32	785643.71	933086.74	33/32	8.38	32/31	48.73
33	785632.85	933091.56	34/33	50.61	33/32	9.38
34	785551.61	933153.44	35/34	8.18	34/33	52.70
35	785543.96	933158.82	36/35	49.17	35/34	10.29
36	785463.59	933217.78	37/36	10.27	36/35	52.03
37	785454.48	933224.03	DE/38	48.86	37/36	12.35
38	785421.11	933339.88	39/38	45.66	38/FD	11.11
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40	785488.72	933426.23	41/40	45.82	40/39	10.04
41	785542.88	933499.70	42/41	10.61	41/40	48.85
42	785552.57	933511.96	43/42	49.00	42/41	7.72
43	785615.00	933590.35	44/43	4.20	43/42	51.44
44	785619.97	933597.70	45/44	49.81	44/43	5.88
45	785683.39	933677.16	46/45	3.11	45/44	51.89
46	785687.63	933684.16	47/46	54.97	46/45	5.11
47	785746.91	933774.37	48/47	10.89	47/46	53.36
48	785784.06	933818.39	49/48	6.95	48/47	50.51
49	785790.34	933825.82	50/49	50.23	49/48	6.75
50	785849.53	933904.91	51/50	8.08	50/49	49.03
51	785859.12	933917.00	52/51	46.07	51/50	10.36
52	785916.29	933993.85	53/52	7.55	52/51	50.28
53	785922.16	934002.43	54/53	50.03	53/52	8.13
54	785978.67	934076.69	DE/54	12.79	54/53	44.07
55	785997.52	934095.31	56/55	40.17	55/DE	15.04
56	786050.17	934166.49	57/56	7.39	56/55	48.52
57	786055.78	934177.65	58/57	49.60	57/56	7.86
58	786114.51	934256.42	59/58	8.63	58/57	49.34
59	786121.96	934265.20	60/59	49.86	59/58	7.76
60	786181.88	934344.46	61/60	7.65	60/59	50.13
61	786188.33	934353.00	62/61	49.81	61/60	7.88
62	786249.95	934423.87	63/62	6.30	62/61	44.21
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64	786338.55	934450.36	65/64	7.98	64/63	41.49
65	786346.21	934447.37	66/65	44.97	65/64	3.51
66	786422.41	934416.11	2/1	188.80	66/65	37.43
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68	785966.07	933821.57	67/68	5.72	68/69	52.14
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70	786055.46	933748.96	69/70	11.96	70/71	47.63
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73	785940.79	933603.00	72/73	50.41	73/74	7.51
74	785932.94	933612.84	73/74	11.42	74/75	48.52
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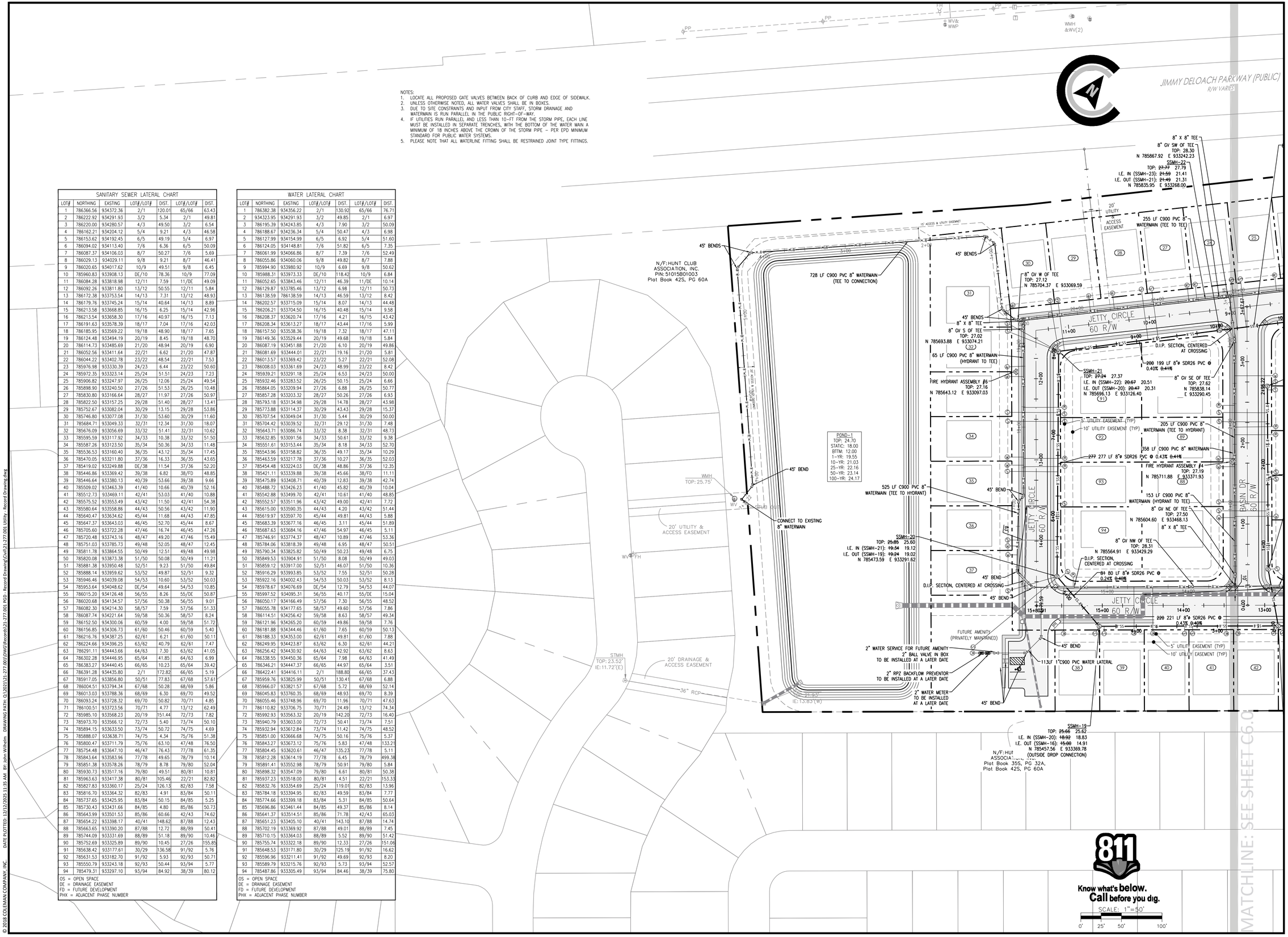
92	785596.96	933211.41	91/92	49.69	92/93	8.20
93	785589.79	933215.76	92/93	5.73	93/94	52.57
94	785487.86	933305.49	93/94	84.46	38/39	75.80

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



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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

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REVISIONS:
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: EJJ
CHECKED BY: NPM
SCALE: AS NOTED

UTILITY PLAN

SHEET:
C6.1

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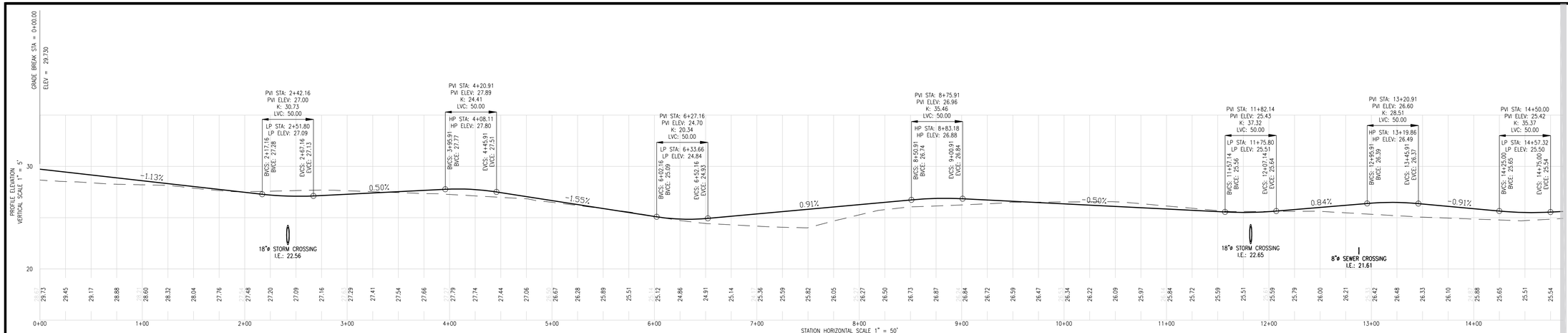
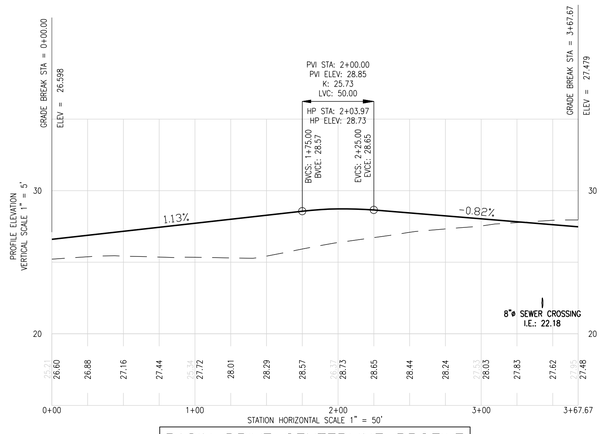


JETTY CIRCLE CENTERLINE PROFILE
STA. 0+00.00 TO STA. 15+80.91

MATCHLINE: SEE BELOW



BASIN DRIVE CENTERLINE PROFILE
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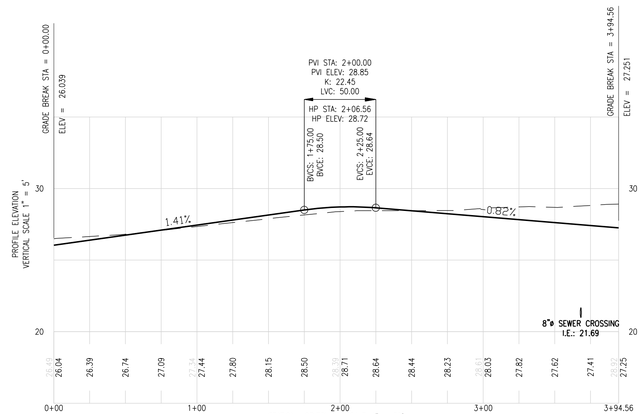

SNAPPER DRIVE CENTERLINE PROFILE
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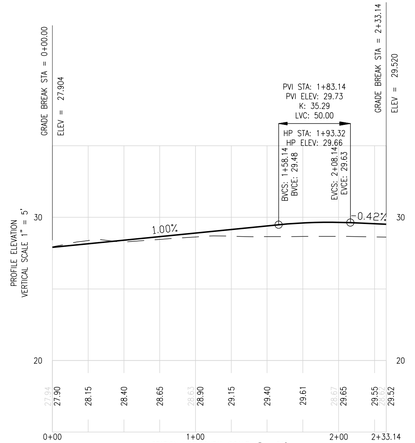

OUTPOST BAY ROAD CENTERLINE PROFILE
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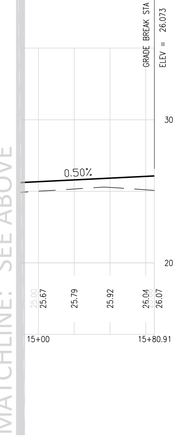

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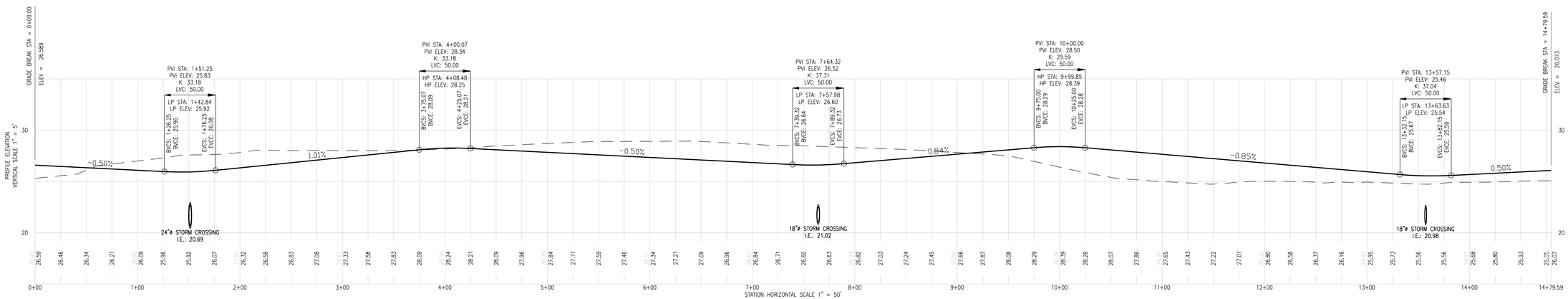

JETTY CIRCLE LOOP CENTERLINE PROFILE
STA. 0+00.00 TO STA. 14+79.59

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE030662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

These record drawings have been prepared based on information provided by others and our periodic observations. The Coleman Company, Inc. has endeavored to make them correct to the best of our information, knowledge and belief; these Record Drawings are not intended to be used as development plans.

REVISIONS:
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: EJJ
CHECKED BY: NPM
SCALE: AS NOTED

PROFILES

SHEET:
C7.0

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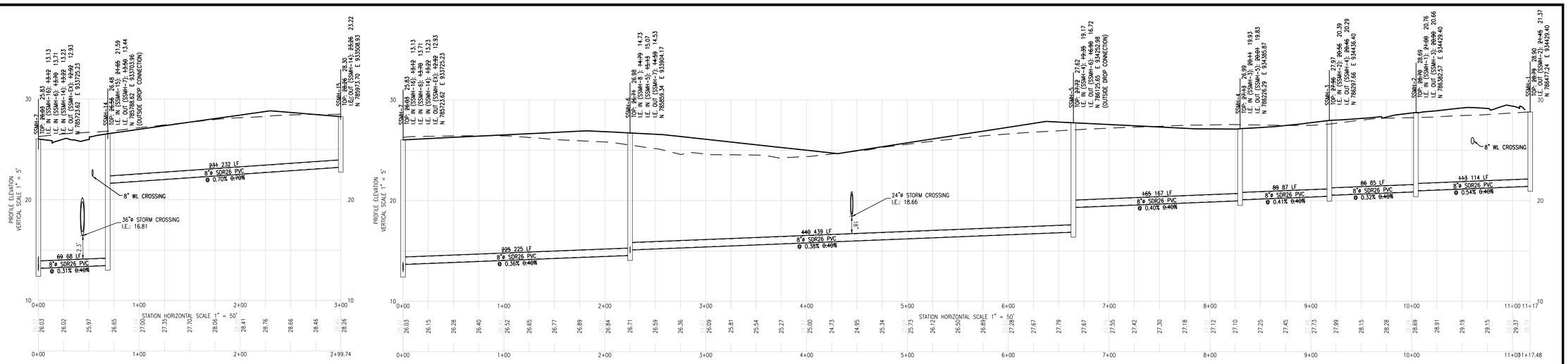
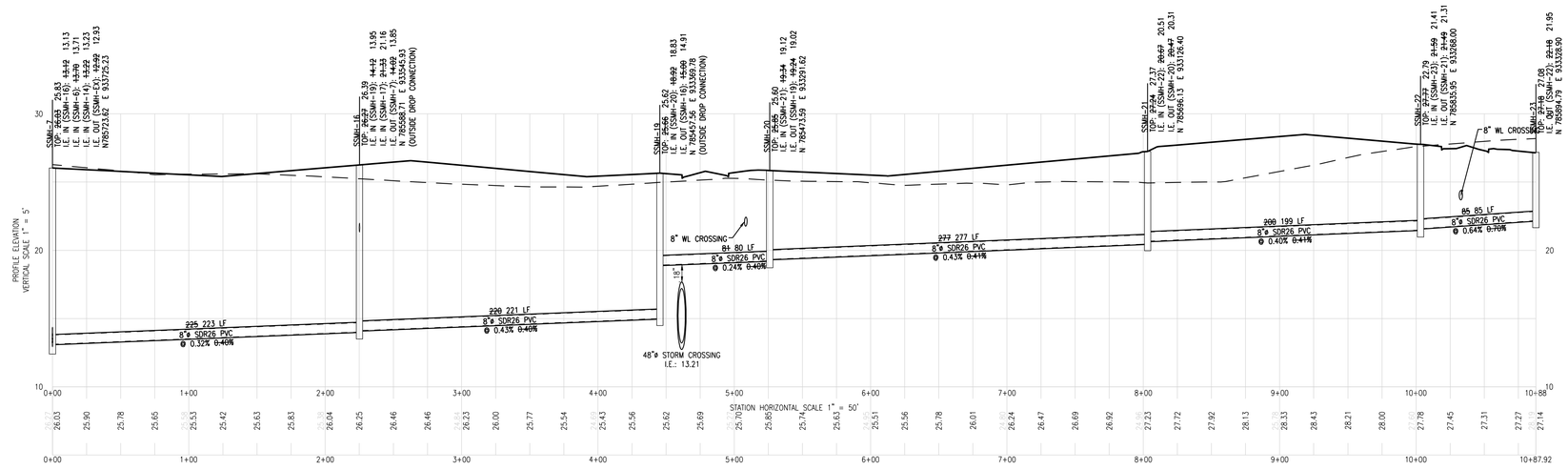


SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 2+99.74

SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 11+17.48



SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 10+87.92

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

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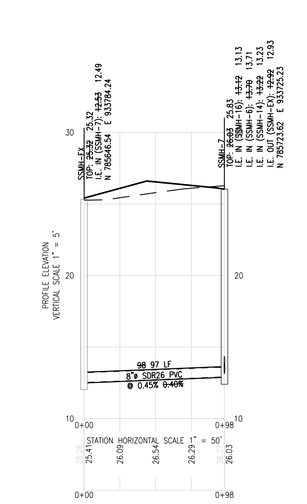
REVISIONS:
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: EJJ
CHECKED BY: NPM
SCALE: AS NOTED

PROFILES

SHEET:
C7.1



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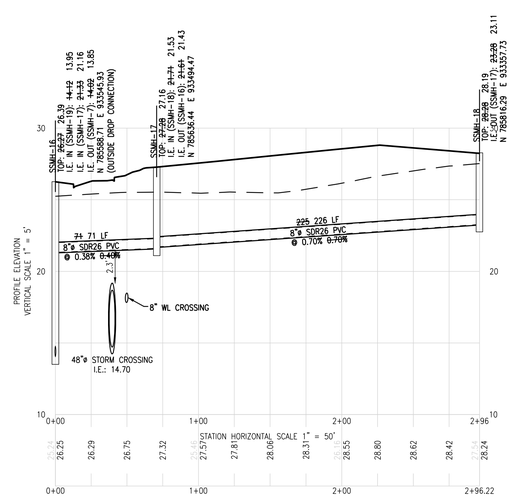

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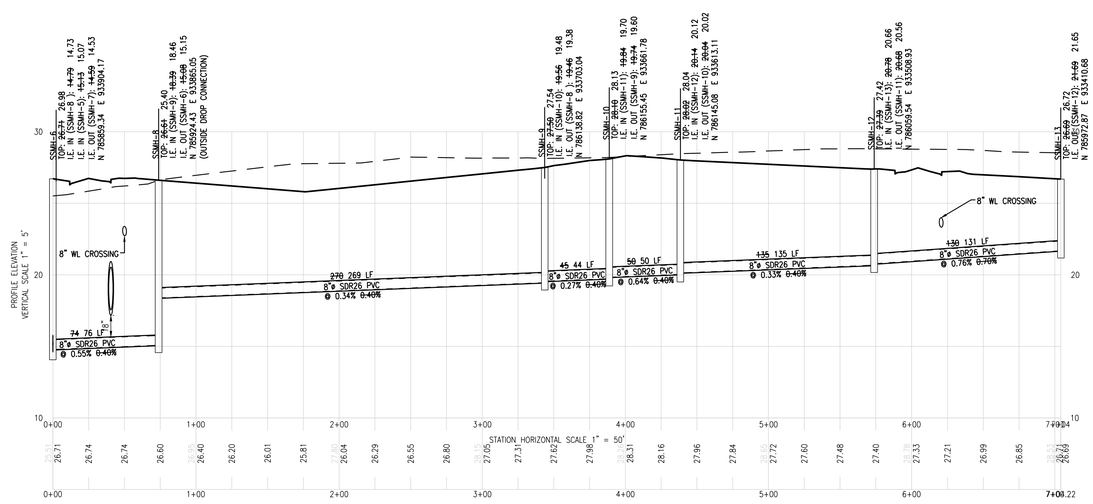

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL ENGINEER NEIL P. McKENZIE 12/12/25

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REVISIONS:
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	04/24/23
DRAWN BY:	EJJ
CHECKED BY:	NPM
SCALE:	AS NOTED

PROFILES

SHEET:
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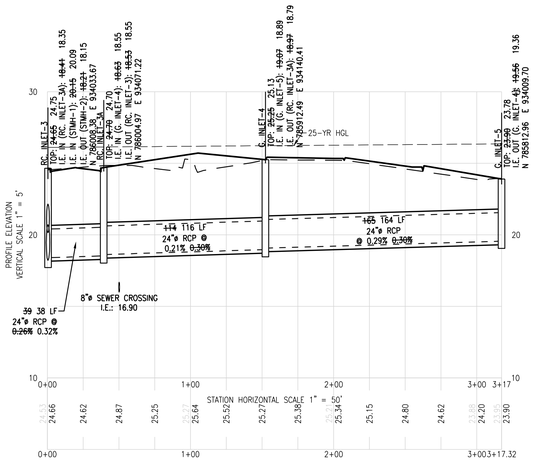

STORM SEWER PROFILE
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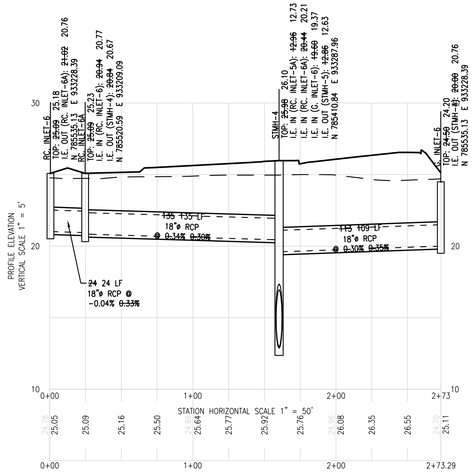

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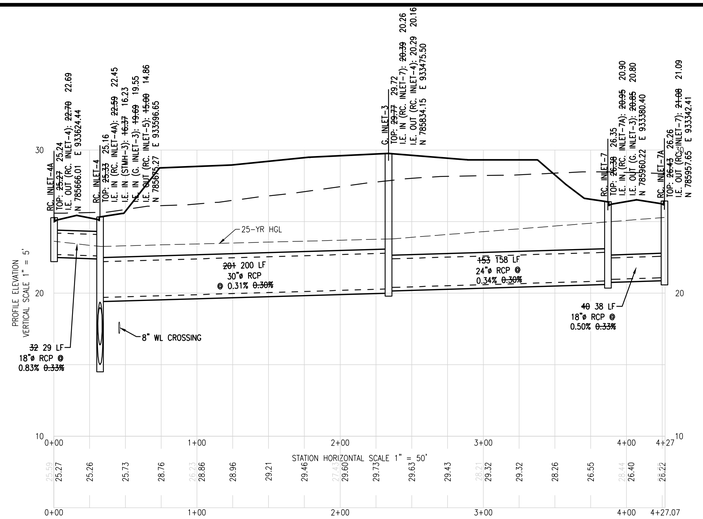

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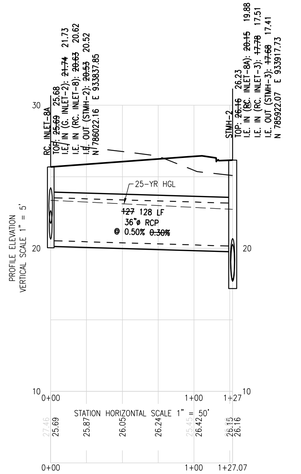

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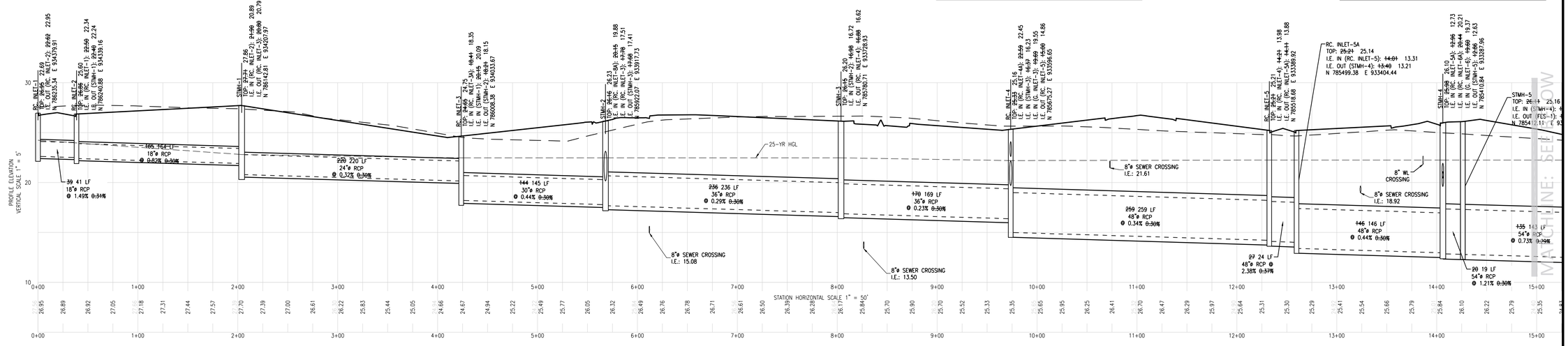

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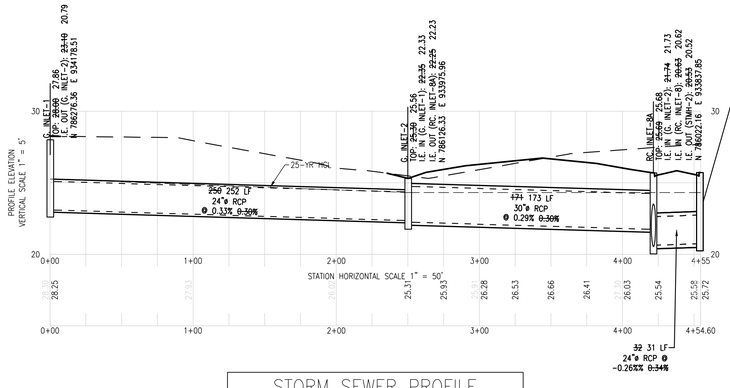

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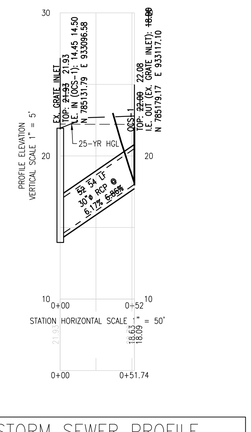

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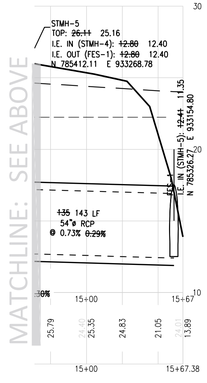

MATCHLINE: SEE ABOVE

MATCHLINE: SEE ABOVE

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

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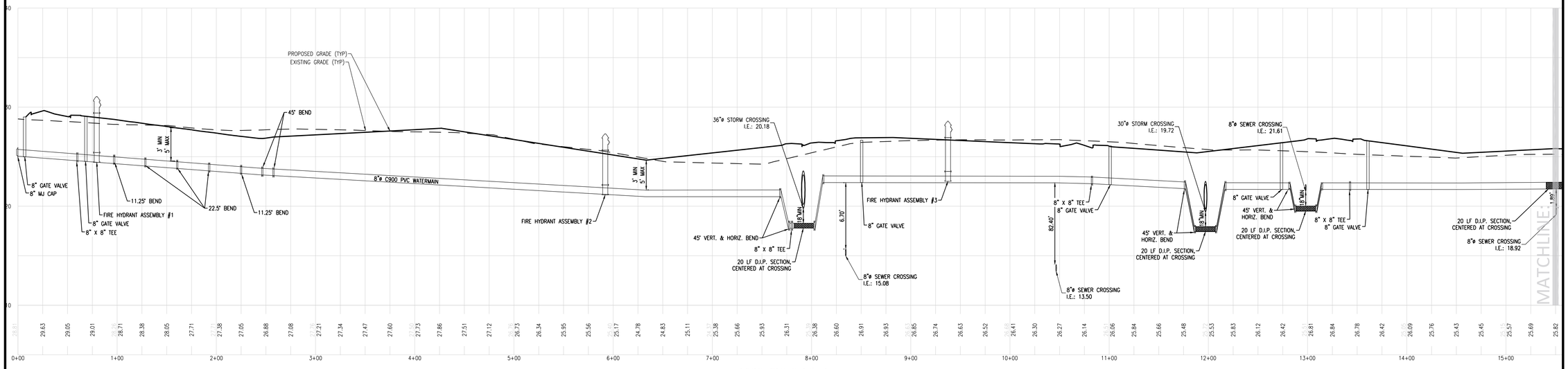
REVISIONS:
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER: 21-277.001
DATE: 04/24/23
DRAWN BY: EJJ
CHECKED BY: NPM
SCALE: AS NOTED

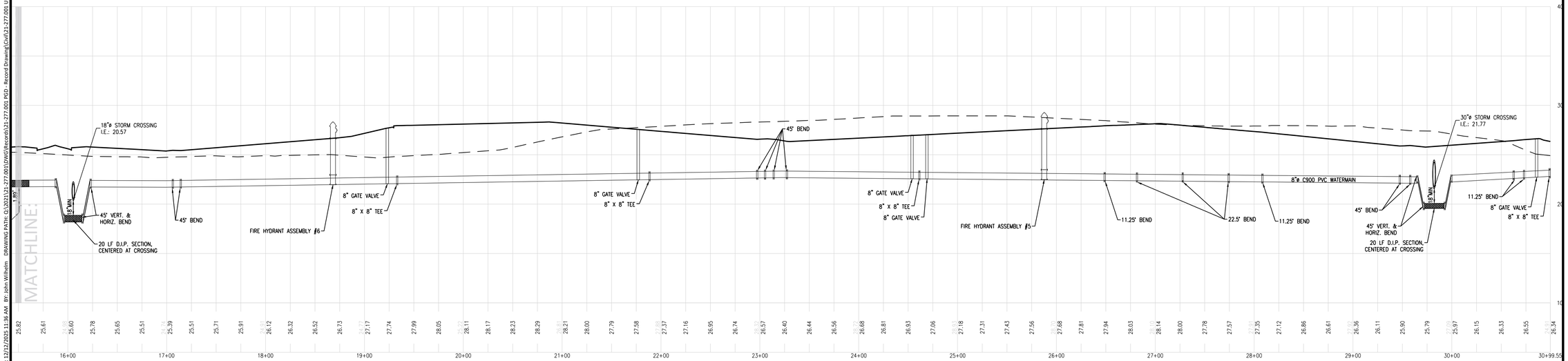
PROFILES

SHEET:
C7.3



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

JETTY CIRCLE WATER MAIN WATERMAIN PROFILE
STA. 0+00.00 TO STA. 30+99.55



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

JETTY CIRCLE WATER MAIN WATERMAIN PROFILE
STA. 0+00.00 TO STA. 30+99.55

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

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REVISIONS:

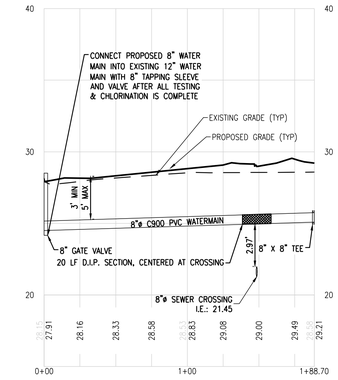
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	04/24/23
DRAWN BY:	EJJ
CHECKED BY:	NPM
SCALE:	AS NOTED

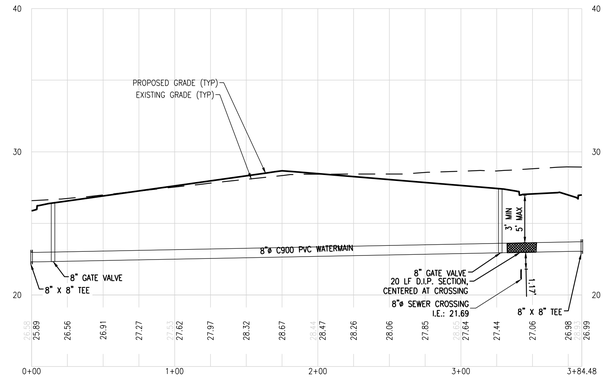
PROFILES

SHEET:
C7.4



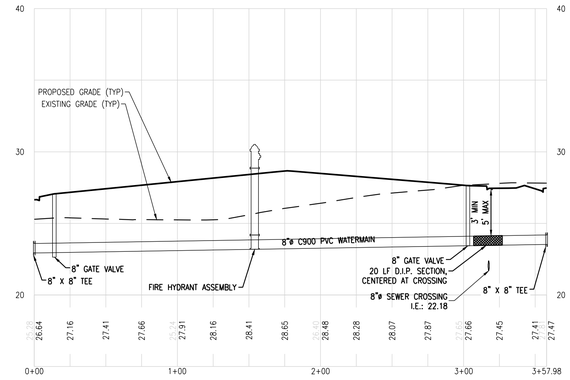
ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

OUTPOST BAY ROAD WATER MAIN WATERMAIN PROFILE
STA. 0+00.00 TO STA. 1+88.70



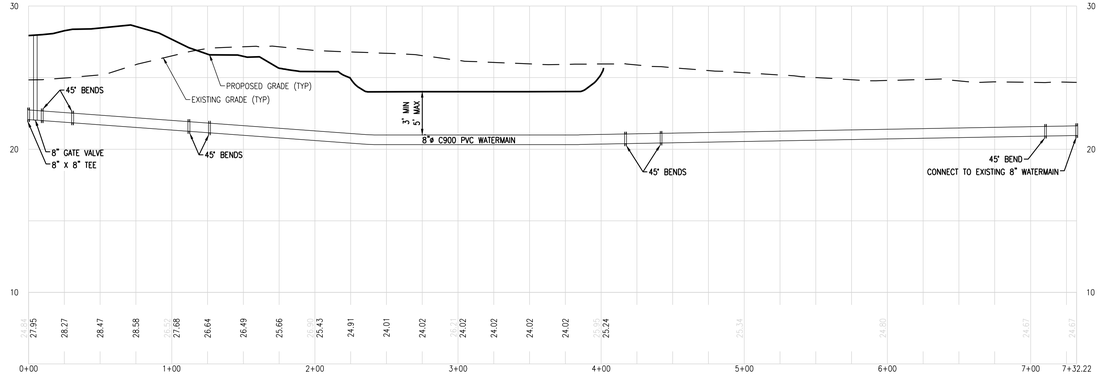
ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

SNAPPER DRIVE WATER MAIN WATERMAIN PROFILE
STA. 0+00.00 TO STA. 3+84.48



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

BASIN DRIVE WATER MAIN WATERMAIN PROFILE
STA. 0+00.00 TO STA. 3+57.98



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

WATER MAIN EXTENSION WATERMAIN PROFILE
STA. 0+00.00 TO STA. 7+32.22

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DATE PLOTTED: 12/12/2025 11:37 AM BY: John Wilhelm DRAWING PATH: Q:\2021\21-277.001\DWG\Records\21-277.001 PGD - Record Drawing\Civil\21-277.001 Utility - Record Drawing.dwg

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RECORD DRAWINGS

GEORGIA REGISTERED No. PE036662 PROFESSIONAL 12/12/25 ENGINEER NEIL P. McKENZIE

These record drawings have been prepared from information furnished by others and our periodic observations. The Coleman Company, Inc. is not responsible as to the best of our information, knowledge and belief, these Record Drawings accurately represent the as-built development plans.

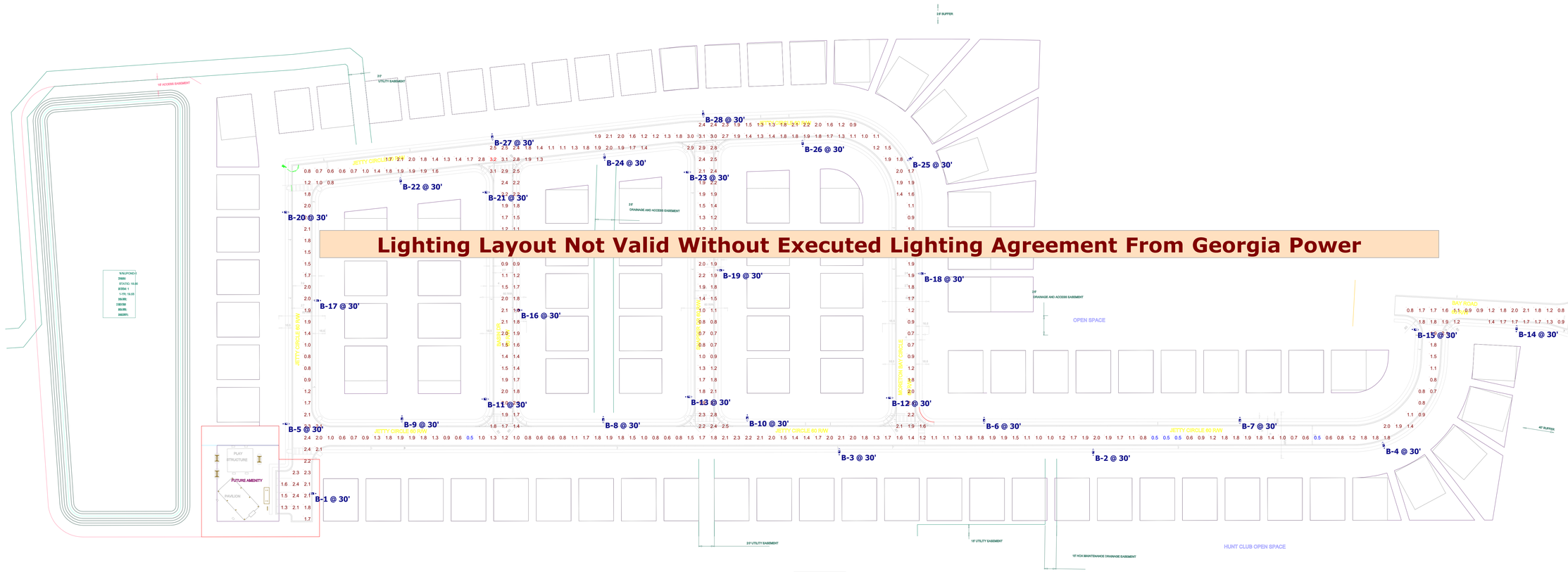
REVISIONS:
10.29.2024 | FIELD REVISION

RECORD DRAWINGS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	04/24/23
DRAWN BY:	EJJ
CHECKED BY:	NPM
SCALE:	AS NOTED

PROFILES

SHEET:
C7.5



Lighting Layout Not Valid Without Executed Lighting Agreement From Georgia Power

Plan View
Scale - 1" = 65ft

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	B	28	ARCH-M-PA2-120-740-U--T3	ARCHEON-M ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 785mA LIGHT ENGINES WITH 16 LEDS AND TYPE III OPTICS	48	379	0.912	122

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	3.2 fc	0.5 fc	6.4:1	3.2:1

Notes

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

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

SouthCon

Outpost Bay

Designer	KF
Date	1/21/2023
Scale	As Shown
Drawing No.	S03923A1
Summary	

BUFFER PLANTING SCHEDULE

KEY	PROPOSED QUANTITY	EXISTING QUANTITY	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES					
IC	28	30	ILEX CASSINE	DAHOON	FULL TO GROUND
JV	25	23	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	FULL TO GROUND
MV	10	10	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	FULL TO GROUND
MC	102	100	~~MYRICA CERIFERA~~ SUB. VIBURNUM ODORATISSIMUM	~~WAX MYRTLE~~ SUB. SWEET VIBURNUM	FULL TO GROUND
PT	47	49	PINUS TAEDA	LOBLOLLY PINE	FULL TO GROUND
GROUNDCOVER					
SEED	40,000 SF	40,000 SF	ANNUAL RYEGRASS	HANCOCK'S SEED FARM	1LB / 1,000 SF, SEASON PERMITTING
SEED	40,000 SF	40,000 SF	POLLINATOR WILDFLOWER SEED MIX	18724 HANCOCK FARM ROAD	1LB / 1,000 SF, SEASON PERMITTING
				DADE CITY, FL 33523	
				WWW.HANCOCKSEED.COM	

AS-BUILT PLAN CERTIFICATION:

THIS PLAN CERTIFIES THAT ALL PLANTINGS REQUIRED BY THE CITY OF POOLER HAVE BEEN FIELD VERIFIED.

ALL FIELD MODIFICATIONS TO THE APPROVED PLANS ARE DOCUMENTED ON THIS PLAN.

BY: MICHAEL CAPITENA, LANDSCAPE DESIGNER
ON 12/03/25

811
Know what's below.
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RECORD DRAWINGS

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER No. 1925
JAY M. GEHLER
12/10/25

These record drawings have been prepared from information provided to us by others and our periodic observations. To the best of The Coleman Company, Inc.'s knowledge, information and belief, these Record Drawings accurately represent the finished site development plans.

REVISIONS:	
2023.02.23	JMG
2024.10.30	JMG

LANDSCAPE PLANS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	12/10/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

BUFFER LANDSCAPE PLAN

SHEET:
L4.0

BUFFER PLANTING SCHEDULE

KEY	PROPOSED QUANTITY	EXISTING QUANTITY	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES					
IC	28	30	ILEX CASSINE	DAHOON	FULL TO GROUND
JV	25	23	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	FULL TO GROUND
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MC	102	100	~~MYRICA CERIFERA~~ SUB. VIBURNUM ODORATISSIMUM	~~WAX MYRTLE~~ SUB. SWEET VIBURNUM	FULL TO GROUND
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GROUNDCOVER					
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SEED	40,000 SF	40,000 SF	POLLINATOR WILDFLOWER SEED MIX	18724 HANCOCK FARM ROAD	1LB / 1,000 SF, SEASON PERMITTING
				DADE CITY, FL 33523	
				WWW.HANCOCKSEED.COM	

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BY: MICHAEL CAPITENA, LANDSCAPE DESIGNER
ON 12/03/25

SEE SHEET L4.2 AFTER THIS POINT

SEE SHEET L4.0 PRIOR TO THIS POINT

LIMITS OF SEEDING

MAX FOOTPRINT: 45' x 54.5'

MAX FOOTPRINT: 43.3' x 55'

MAX FOOTPRINT: 45' x 50'

55.00'

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

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GEORGIA REGISTERED No. 1025 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
JAY M. GEHLER 12/10/25

REVISIONS:	
2023.02.23	JMG
2024.10.30	JMG

LANDSCAPE PLANS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

JOB NUMBER:	21-277.001
DATE:	12/10/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

BUFFER LANDSCAPE PLAN

SHEET: L4.1

BUFFER PLANTING SCHEDULE

KEY	PROPOSED QUANTITY	EXISTING QUANTITY	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES					
IC	28	30	ILEX CASSINE	DAHOON	FULL TO GROUND
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SEED	40,000 SF	40,000 SF	POLLINATOR WILDFLOWER SEED MIX	18724 HANCOCK FARM ROAD	1LB / 1,000 SF, SEASON PERMITTING
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				WWW.HANCOCKSEED.COM	

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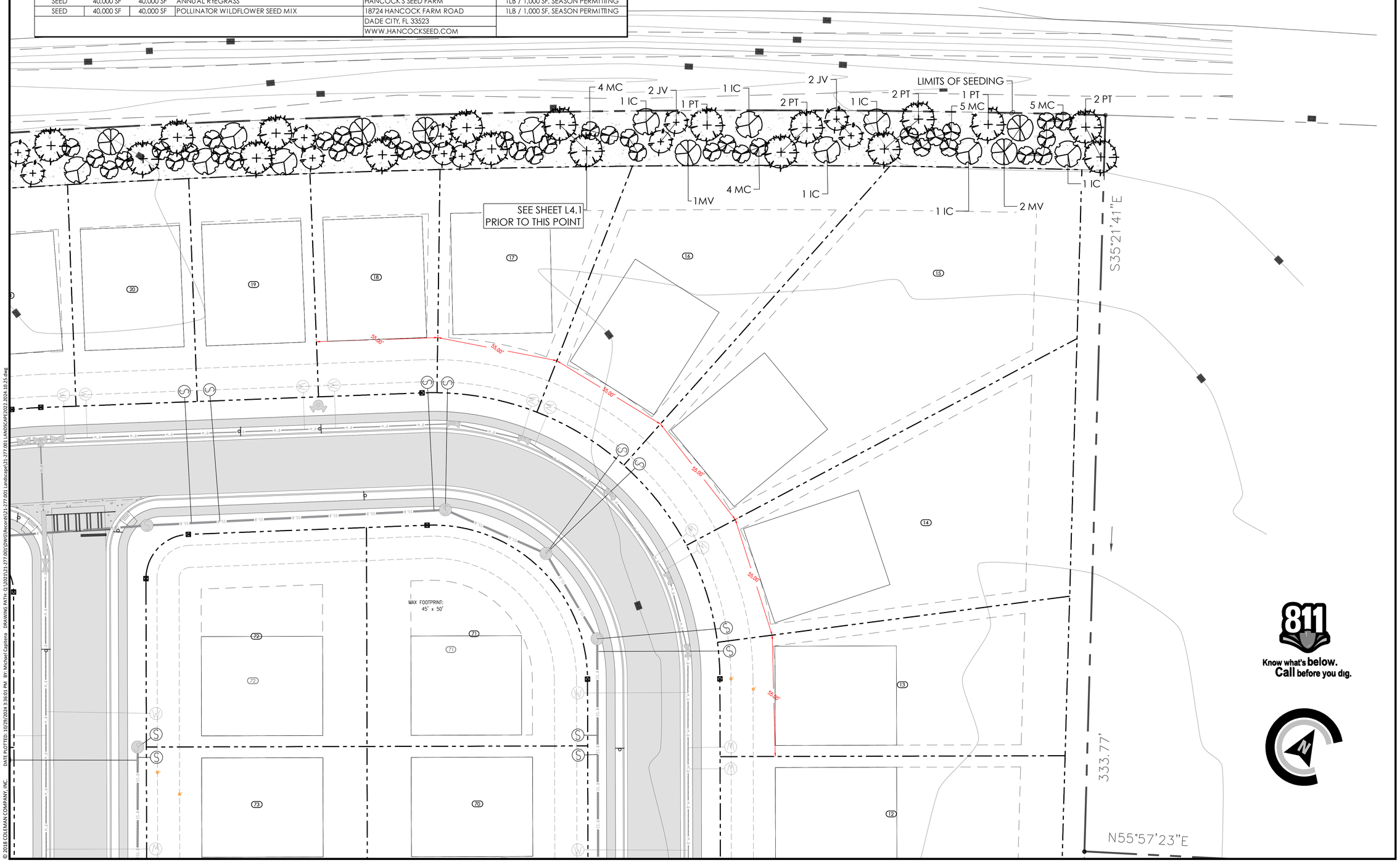
BY: MICHAEL CAPITENA, LANDSCAPE DESIGNER
ON 12/03/25



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RECORD DRAWINGS

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GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1025 PROFESSIONAL JAY M GEHLER

JAY M. GEHLER
12/10/25

REVISIONS:	
2023.02.23	JMG
2024.10.30	JMG

LANDSCAPE PLANS FOR
OUTPOST BAY
LOCATED IN POOLER, GEORGIA
PREPARED FOR OUTPOST LIVING OWNER, LLC

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

JOB NUMBER:	21-277.001
DATE:	12/10/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

BUFFER LANDSCAPE PLAN

SHEET: L4.2

CITY of POOLER
GEORGIA

STATE OF GEORGIA }
)
COUNTY OF CHATHAM }

ORDINANCE O2025-12.A

Tree Fund Revisions

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 42- ENVIRONMENT, ARTICLE VI- TREE PROTECTION, DIVISION 1- TREE PROTECTION FOR LAND DEVELOPMENT ACTIVITIES, SECTION 42-196- INTENT AND SECTION 42-202- RESERVED, TO AMEND PROVISIONS RELATED TO THE TREE FUND; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That CHAPTER 42- ENVIRONMENT, Article VI- Tree Protection, Division 1- Tree Protection for Land Development Activities, Section 42-196- Intent, be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 42-196. - Intent

(c) Definitions.

Tree fund. A~~n~~ self-balancing set of accounts, maintained by the finance department ~~of the city, of funds contributed from developers~~ to account for the receipt of contributions from developers as a form of alternative compliance to the Pooler Tree Ordinance. ~~Funds from the tree fund are to be used solely to fund tree planting, maintenance and landscaping projects within the city as authorized by the City Manager.~~

II

That CHAPTER 42- ENVIRONMENT, Article VI- Tree Protection, Division 1- Tree Protection for Land Development Activities, Section 42-202- Reserved, be amended by adding the underlined text as follows:

Sec. 42-202. – ~~Reserved.~~ Expenditures from Tree Fund

Resources of the tree fund are to be used solely for tree planting, maintenance, landscaping projects, and purchase of greenspace within the city. The City Manager may authorize expenditures from the Tree Fund in accordance with the City of Pooler Charter, Article III, Section 3.24 as amended.

III

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

IV

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

V

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

_____
Karen L. Williams, Mayor

ATTEST:

_____Kiley Fusco, Clerk of Council