CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

April 13, 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. OLD BUSINESS

A. PUD Amendment request to rezone three parcels from the Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) zoning district, allowing for the development of 1,060 multi-family residential units and a multi-use project referred to as "The District". (Jabot PUD Amendment 19) (Application # A25-0209)

V. NEW BUSINESS

A. Conditional Use request to allow for a Building Construction Contractors Office for Mungo Homes in the Godley Station PUD C-2 District at 125 Southern Junction Blvd, Building 900. (Application # A26-0056)

B. Conditional Use Request for a Manufacturing Production Facility in the I-1 (Light Industrial) zoning district for Mana Nutrition at 5158 Old Louisville Rd. (Application # A26-0061)

C. Site Development Plan Approval for a 354-Unit Multi-Family Residential Development at 130 Towne Center Drive, located in Godley Station PUD (Application # A24-0180)

D. Site Development Plan Approval for two one-story Retail/Commercial buildings at 1567 Pooler Parkway (Lowes Outparcel) (Application # A25-0106)

E. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Harmony Phase 8A, Andante Way (Application #A24-0157)

VI. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
March 9, 2026

CALL TO ORDER:

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

Attendee Name	Title	Status
Matthew E. Saxon	Chair	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Commissioner	Present
Scott Cribbs	Commissioner	Present
Josh Bivins	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Absent
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Absent
Marcy Benson	City Planner	Present

APPROVAL OF MINUTES

The minutes of February 09, 2026, Planning and Zoning Commission were reviewed and accepted.

Motion to Approve; PASSED (5-0-0)
MOVER: Kelly
SECONDER: Brown
AYES: Rife, Kelly, Cribbs, Bivins, Brown
NAYS:

NEW BUSINESS:

A. Zoning Map Amendment to remove the existing condition that was previously placed on the C-2 zoning approval of the property and allow for all permitted uses within the C-2 (Heavy Commercial) zoning district to be allowed at 1322 Quacco Road (Application # A26-0001)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Zoning Map Amendment to remove the existing condition that was previously placed on the C-2 zoning approval of the property and allow for all permitted uses within the C-2 (Heavy Commercial) zoning district to be allowed at 1322 Quacco Road. Staff recommended approval of the application with conditions. Dj Desai was present to answer questions.

After review of the criteria, move for approval of the request with the condition that the Use be limited to a Building Construction Contractor's Office, Other Specialty Contractor's Office, and Landscaping Business.

Motion to Approve with Stipulations; PASSED (5-0-0)
MOVER: Rife
SECONDER: Cribbs
AYES: Rife, Kelly, Cribbs, Bivins, Brown
NAYS:

B. Conditional Use request to allow for a Private School to be located at Rothwell Baptist Church in the R-1A (One-Family Residential) Zoning District at 216 E. Rothwell St (Application # A26-0023)

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 Private School at the Rothwell Baptist Church in the R-1A (One-Family Residential) Zoning District at 216 E. Rothwell St. Staff recommended approval of the application. Micah Ellington was present to answer questions. Commissioner Brown raised concerns about vehicles on Rothwell Street during drop-off and pick-up times. The applicant agreed to provide a more detailed site plan showing pick-up and drop-off lanes.

Motion to Approve; PASSED (5-0-0)
MOVER: Brown
SECONDER: Rife
AYES: Rife, Kelly, Cribbs, Bivins, Brown
NAYS:

C. Variance request from the Godley Station - Southern Portion PUD Setback Standards to allow for a 10' reduction in the required 25' building setback, a 5'-2" reduction in the required 15' paving setback and buffer on the eastern side, a 5' reduction in the required 15' paving setback and buffer on the southwestern side, and a 5' reduction in the required 15' paving setback and buffer on the northwestern side in order to construct a retail building at 840 Towne Center Blvd (Application # A26-0030)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Variance from the Godley Station - Southern Portion PUD Setback Standards to allow for a 10' reduction in the required 25' building setback, a 5'-2" reduction in the required 15' paving setback and buffer on the eastern side, a 5' reduction in the required 15' paving setback and buffer on the southwestern side, and a 5' reduction in the required 15' paving setback and buffer on the northwestern side in order to construct a retail building at 840 Towne Center Blvd. Staff recommended denial of the application based on it not meeting the criteria for a variance. Josh Mayberry was present to answer questions. Amy Gilliam expressed concerns about the variance request.

Motion to Table item until the next Planning Commission meeting; PASSED (5-0-0)
MOVER: Cribbs
SECONDER: Brown
AYES: Rife, Kelly, Cribbs, Bivins, Brown
NAYS:

D. Zoning Map Amendment to rezone property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District in order to construct a 303 multi-family development consisting of townhomes, single family detached and cluster style homes, all to be located on one property at 1400 Canal Bank (Application # A26-0036)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Zoning Map Amendment to rezone property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District in order to construct a 303 multi-family development consisting of townhomes, single family detached and cluster style homes, all to be located on one property at 1400 Canal Bank Court. Staff recommended approval of the application. Robert McCorkle, Travis Stringer, Neil Mckenzie and Greg Coleman were present to answer questions. Holly Lewis, Raymond Mills, Angela Kelly, David Coon, Charlotte Moore, Connie Shreve, Amy Gilliam, Gwen Reed, Deirdre Schelly, Uma Nagaraj expressed concern about the Zoning Map Amendment.

Motion to Approve; PASSED (4-1-0)
MOVER: Rife
SECONDER: Cribbs
AYES: Rife, Kelly, Cribbs, Bivins
NAYS: Brown

E. Site Development Plan Approval for a 123-Room Hotel and a Restaurant located at 200 Suri Avenue in the Savannah Quarters PUD, Phase 7 and Mosaic Town Center (Application # A25-0149)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a 123- Room Hotel and a Restaurant located at 200 Suri Avenue in the Savannah Quarters PUD, Phase 7 and Mosaic Town Center. Dj Desai and Cody Rogers were present to answer questions.

Motion to Approve; PASSED (5-0-0)
MOVER: Bivins
SECONDER: Kelly
AYES: Rife, Kelly, Cribbs, Bivins, Brown
NAYS:

F. Site Development Plan Approval for the Outpost Bay Subdivision Amenity Center at 161 Jetty Circle (Application # A25-0180)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for the Outpost Bay Subdivision Amenity Center at 161 Jetty Circle. Staff recommended approval of the application with conditions. Meghan Flowers was present to answer questions. Deirdre Schelly expressed concern about the Site Plan.

After review of the criteria, move for approval with the following condition:

- The existing shade structure (constructed without prior approval) shall be relocated and reconstructed in full conformance with the approved site plan drawings prior to the issuance of the 21st Certificate of Occupancy for the residential homes. The final installed location, orientation, dimensions, materials, and details shall match those depicted on the approved plans.

Motion to Approve with Stipulations; PASSED (5-0-0)
MOVER: Kelly
SECONDER: Cribbs
AYES: Rife, Kelly, Cribbs, Bivins, Brown
NAYS:

Adjournment

There being no further business, Chair Saxon asked for a motion to adjourn at approximately 4:44p.m.

Motion to Adjourn; PASSED (5-0-0)
MOVER: Brown
SECONDER: Rife
AYES: Rife, Kelly, Cribbs, Bivins, Brown
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

PUD Amendment request to rezone three parcels from the Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) zoning district, allowing for the development of 1,060 multi-family residential units and a multi-use project referred to as "The District". (Jabot PUD Amendment 19)

Project:	#A25-0209
P&Z Meeting Date:	December 8, 2025, and April 13, 2026
Public Hearing Date:	May 4, 2026
Applicant and Authorized Agent:	Robert Forrest
Parcel (PIN):	51023 01038, 51023 01039, 51023 01040
Existing Zoning:	PUD (Jabot PUD – C-2)
Acreage:	Approximately 116.40 acres
Zoning Action:	PUD Amendment – Jabot PUD, Proposed Amendment #19
Request:	PUD Amendment request to rezone three parcels from the Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) zoning district, allowing for the development of 1,060 multi-family residential units and a multi-use project referred to as "The District". (Jabot PUD Amendment 19)
Application Filed:	November 14, 2025
Legal Notice Published:	November 30, 2025 (March 5, 2026)
Sign Posted:	November 21, 2025 (March 31, 2026)
Letters Mailed:	November 21, 2025 (March 27, 2026)
Staff Recommendation:	Denial

Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*
Background:	The subject site is approximately 117 acres, comprised of three parcels. The subject site is undeveloped and is primarily wooded, with the smaller tract having been previously cleared and having an existing curb cut and sidewalks. At their **April 15, 2024**, meeting, City Council approved a PUD amendment (Jabot PUD Amendment 17) to incorporate approximately 116.5 acres, comprised of three parcels, into the Jabot PUD and designated with C-2 uses and development standards. One parcel being approximately 110.5 acres that was zoned R-1-A, is located at the southwest corner of Pooler Parkway and Pine Barren Road. The second parcel being approximately 4.5 acres, that was zoned R-1-A, is located parallel along Pooler Parkway. The third parcel which was already located within the Jabot PUD being approximately 1.5 acres, is located along Galloway Drive and is the parcel already cleared. At the time of the original rezoning, the applicant had provided staff with information that the amendment was to allow for the creation of a multi-use development. Staff recommended denial, reasoning that the proposed zoning would be generally compatible with the existing land uses and zoning, however, its impacts on traffic and congestion due to the subject site's scale needed evaluation of the existing roadways. Impacts on traffic, potentially necessary improvements and proposed density needed to be evaluated for the request. In **January 2025**, a recombination was approved by staff that reconfigured the three parcels and resulted in outparcel 1 - PIN 51023 01038 (1.02 acres) and outparcel 2 – PIN 51023 01039 (1.75 acres), and the larger parent parcel 1 – PIN 51023 01040 (113.83 acres). A Zoning Map Amendment was brought to P&Z at the **December 8, 2025,** meeting, which included a narrative stating that the request was to remove the three parcels from the Jabot PUD and for the parcels to be rezoned into the City of Pooler's C-2 zoning district to allow for creation of a multi-use development which was to consist of approximately 1060 multi-family dwelling units, 440 hotel rooms, a 100,000 sf grocery store, an amphitheater, gas stations, restaurants, offices, and many other commercial uses as well as a central plaza and other civic/common areas. The multi-use development was also to include the creation of 12-14 outparcels assigned for various uses. P&Z approved a motion to recommend denial of the request to City Council. At the December 15, 2025, City Council meeting, Council made the decision to postpone the PUD Amendment to rezone the

three parcels from Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) Zoning District, at the applicant's request, to allow for a Multi-Use Development (Jabot PUD Amendment 19), with the following conditions:

1. Further coordination between the applicant and City staff is required

2. The item must be resubmitted through the Planning and Zoning Commission process

3. The item will not be presented to Council before the first City Council meeting in February 2026

4. The applicant shall bear the costs associated with readvertisement

The petitioner's representative verbally agreed to the conditions.

The current request was submitted in response to those conditions. The applicant provided a narrative within the submittal documentation which remains virtually unchanged from the 2025 submittal, stating that the request is to remove the three parcels from the Jabot PUD and for the parcels to be rezoned into the City of Pooler's C-2 zoning district to allow for creation of a multi-use development which is to consist of approximately 1060 multi-family dwelling units, 440 hotel rooms, a 100,000 sf grocery store, an amphitheater, gas stations, restaurants, offices, and many other commercial uses as well as a central plaza and other civic/common areas. The multi-use development was also to include the creation of 12-14 outparcels assigned for various uses.

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

The proposed multi-use development, with the inclusion of over 1000 residential dwelling units, 440 hotel rooms, and a multitude of other potential commercial and civic uses, would introduce a level of vehicular and pedestrian traffic that would add excessive strain to the already traffic heavy Pine Barren Rd. and Pooler Parkway, while also adding additional strain to the Galloway Drive and Memorial Drive intersection. As previously stated by staff during the review of the Jabot PUD Amendment 17, the proposed multi-use development with its impacts on traffic and congestion due to the subject site's scale would require a major evaluation of the existing roadways. Impacts on traffic and potentially necessary improvements would need to be evaluated for the request. By removing the parcel from the Jabot PUD, there would be no limitation on the multi-family density as long as the applicant met the requirements for a multi-use development. This is a major concern of staff due to the recently approved and constructed multi-

	family developments along Pooler Parkway and the high concern of traffic in this area. Within the submittal materials, the applicant provided a traffic study which outlines the proposed development in two separate phases. The traffic study has not been and will not be reviewed by the City's Traffic Engineer and Traffic Consultants until the zoning and use has been decided by council. The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The FLUM designates this site as Residential and Planned Development.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District Jabot PUD
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *Yes, the requested zoning would be a logical extension of a zoning boundary. The request seeks to extend the existing C-2 zoning across Pooler Parkway from the subject site. The proposed designation would be generally compatible with the surrounding area, where there is existing commercial and/or mixed-use zoning located at the other quadrants of Pooler Parkway and Pine Barren Rd; however, the excessive amount of proposed multi-family dwelling units would go far beyond what is commonly found in the vicinity.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *No, the request is not considered spot zoning. The request would extend the existing C-2 zoning across Pooler Parkway from the subject site.* 3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? • *It is very possible that any proposed development could create traffic, especially the high-density development proposed at this site; however, any new development would require meeting the traffic impact provisions related to a site plan to mitigate any impacts. Pine Barren Rd and Pooler Parkway are both*

major thoroughfares. Increased traffic on Pine Barren Rd., Pooler Parkway, and Galloway Drive with the Memorial Drive intersection will be evaluated with any proposed development at time of site plan. Based upon the size of the development, additional congestion, noise, and traffic would most likely rise to an unacceptable level. The provided traffic study does confirm unacceptable traffic levels but has not been reviewed by the City's Traffic Engineer or Traffic Consultants.

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

    - *It is possible that the request could place irreversible limitations on the area due to the high-density multi-family residential proposed. The property is presently undeveloped and zoned C-2 within the Jabot PUD. The PUD places strict density numbers on multi-family dwelling units, with only about 88 multi-family units remaining in the PUD. The request would allow for the possibility of a significant amount of multi-family residential dwelling units. As presently zoned, the site would only be eligible for commercial uses as allowed in the Jabot PUD C-2, which coincides with the commercial character of the surrounding and adjacent parcels. However, with the future land use map, planned development would be appropriate use at this location. Likewise, the surrounding parcels include various commercial or mixed-use designations that the request would be compatible with. In relation to the two, some variety of multi-use development could be considered at this location versus solely commercial.*

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

    - *There is no imminent need for the rezoning. The property has undergone various attempts to rezone it in the past, with an attempt prior to Amendment 17 occurring in 2022 to allow for townhomes. These previous requests to rezone for a more intense residential use were not approved. If rezoned to C-2 the site is likely to be utilized for such purposes for a multi-use development or mixed-use development.*

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

    - *Generally, no, the proposed development would be consistent with that of the general area related to land uses. The request would allow for similar development as other quadrants of Pooler Parkway and Pine Barren Rd. However, due to the size and*

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

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

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

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

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

        - *It is possible the request could adversely impact the nearby properties as it relates to livability through the introduction of additional traffic based upon the size of the proposed multi-use development's excessive inclusion of multi-family dwelling units and other uses.*

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

        - *Yes, the request could possibly adversely impact the nearby properties as it relates to property values or make them less marketable due to the impact of the increase in traffic, congestion, and proposed uses.*

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

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

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

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

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

Attachment A

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

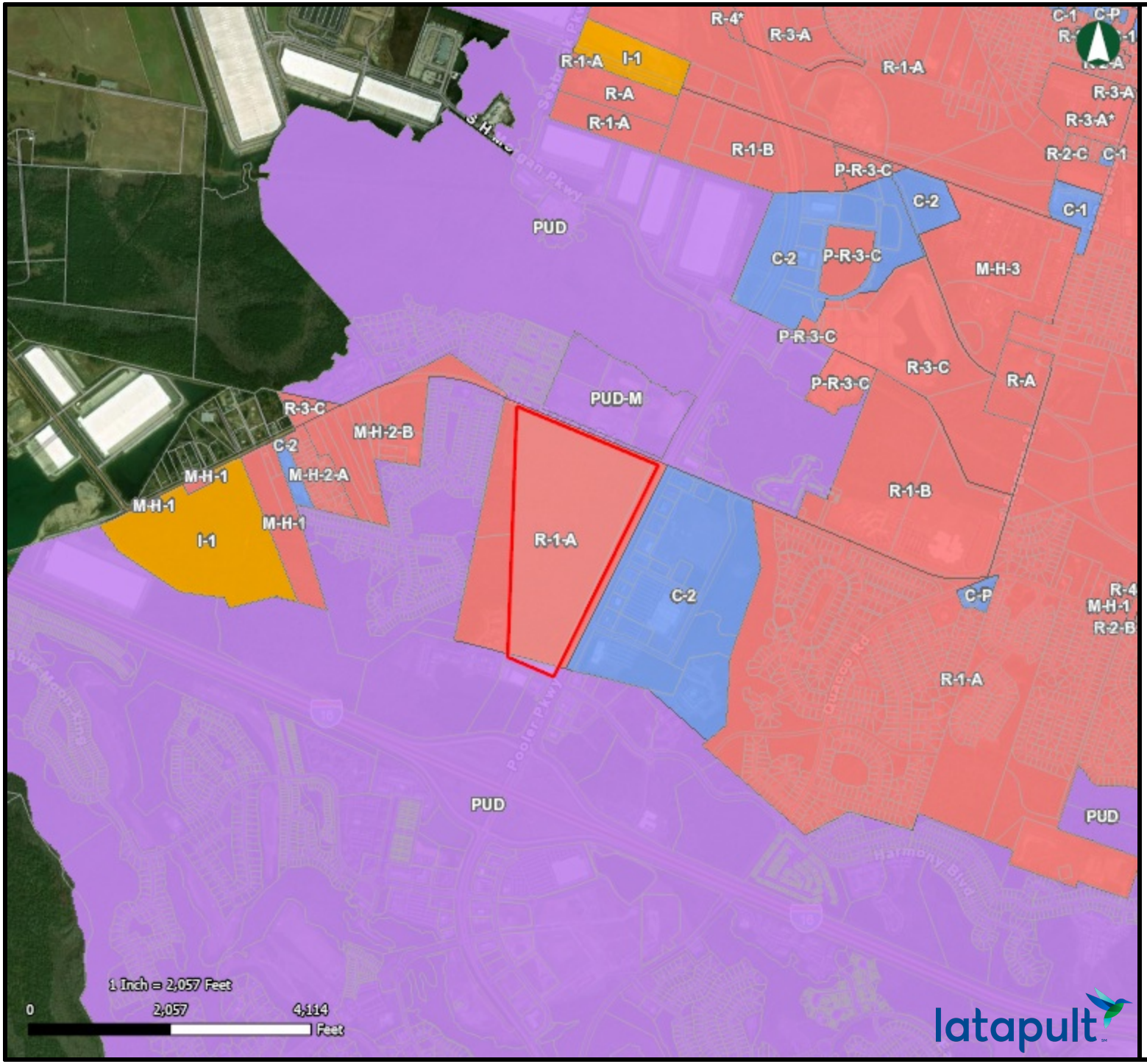
Vicinity Map - Jabot PUD Amendment 19 - PUD Amendment

11/24/2025

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

Zoning Map - Jabot PUD Amendment 19 - PUD Amendment

11/24/2025

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

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

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

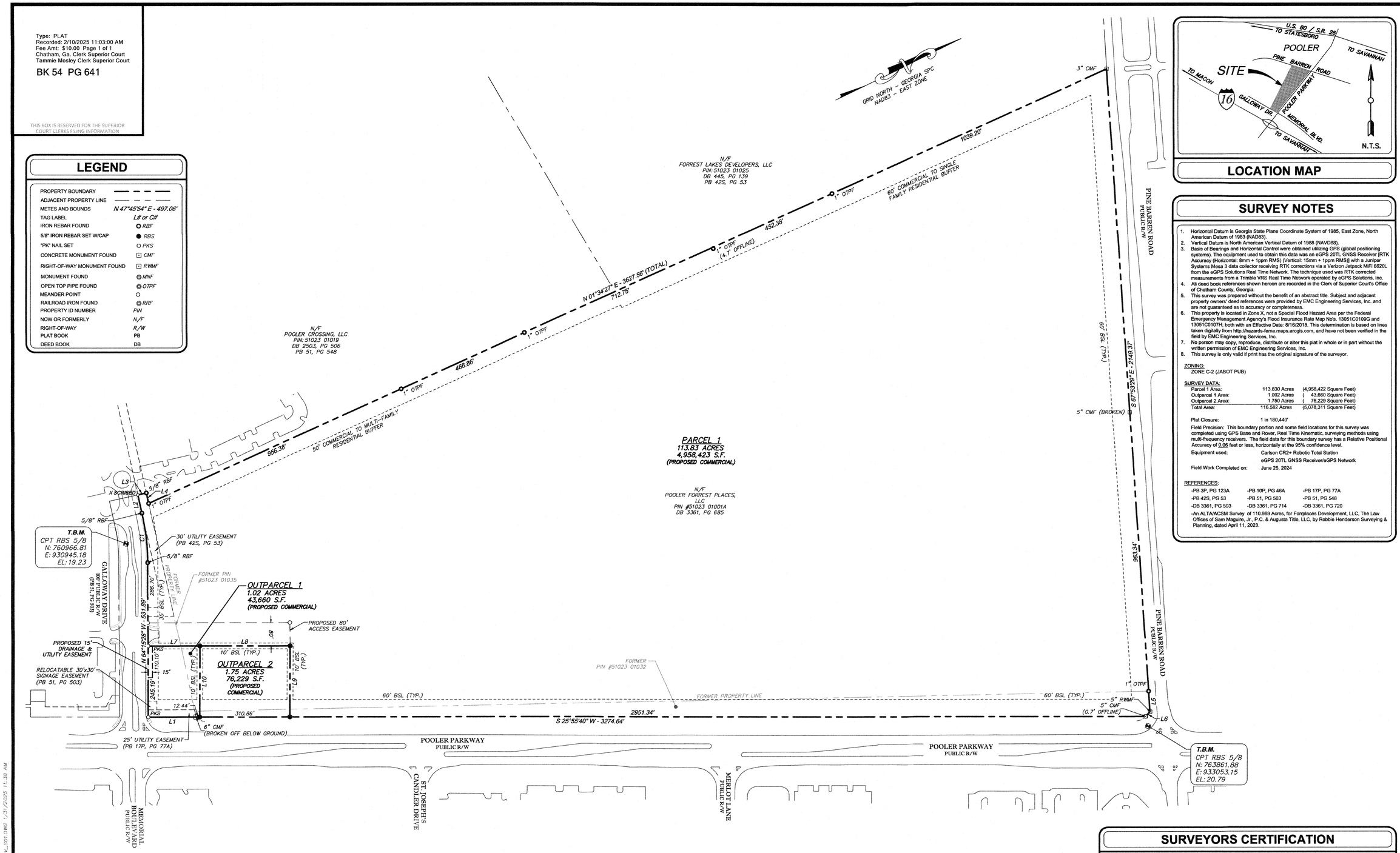
Type: PLAT
Recorded: 2/10/2025 11:03:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 54 PG 641

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

LEGEND

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



LOCATION MAP

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Basis of Bearings and Horizontal Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL GNSS Receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Juniper Systems Mesa 3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network, The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
5. This survey was prepared without the benefit of an abstract title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No's. 13051C0109G and 13051C0107H; both with an Effective Date: 8/16/2018. This determination is based on lines taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. This survey is only valid if print has the original signature of the surveyor.

ZONING:
ZONE C-2 (JABOT PUB)

SURVEY DATA:

Parcel 1 Area:	113.830 Acres	(4,958,422 Square Feet)
Outparcel 1 Area:	1.002 Acres	(43,660 Square Feet)
Outparcel 2 Area:	1.750 Acres	(76,229 Square Feet)
Total Area:	116.582 Acres	(5,078,311 Square Feet)

Plat Closure: 1 in 180,440'

Field Precision: This boundary portion and some field locations for this survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.06 feet or less, horizontally at the 95% confidence level.

Equipment used: Carlson CR2+ Robotic Total Station
eGPS 20TL GNSS Receiver/eGPS Network

Field Work Completed on: June 25, 2024

REFERENCES:

-PB 3P, PG 123A	-PB 10P, PG 46A	-PB 17P, PG 77A
-PB 42S, PG 53	-PB 51, PG 503	-PB 51, PG 548
-DB 3361, PG 503	-DB 3361, PG 714	-DB 3361, PG 720

-An ALTA/ACSM Survey of 110.989 Acres, for Forrplaces Development, LLC, The Law Offices of Sam Maguire, Jr., P.C. & Augusta Title, LLC, by Robbie Henderson Surveying & Planning, dated April 11, 2023.

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

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

150' 75' 0' 150'
GRAPHIC SCALE: 1" = 150'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
1211 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 489-4560
email: info@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
ALBANY - ATLANTA - AUGUSTA - BRUNSWICK - COLUMBUS
GREENVILLE - SAVANNAH - STATESBORO - THOMASTON

RECOMBINATION PLAT

POOLER CITY CENTER

8th G.M. DISTRICT
CITY OF POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
POOLER FORREST PLACES, LLC

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

SHEET 1 OF 1

CERTIFICATE OF APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL OFFICIALS HAVE APPROVED THIS PLAT FOR FILING.

Bacon L. Williams — 2-6-25
MAYOR — DATE

[signature] — 2/5/25
CITY CLERK — DATE

CERTIFICATE OF DEDICATION

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

(OWNER NAME), OWNER — DATE

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

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

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

SURVEYORS CERTIFICATION

GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WETMAN

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Wesley P. Wetman — 01/31/2025
GA REG. L. S. LIC. NO. 3343 — DATE

G:\2024\24-2031 POOLER CITY CENTER\DWG\24-2031v_SDI.DWG 1/31/2025 11:38 AM

FORRPLACES
DEVELOPMENT

3/19/2026

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

RE: JABOT PUD REMOVAL

Dear Ms Johnson

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

We are requesting that the PUD be amended as follows:

- The entirety of the subject property be removed from the Jabot PUD and remain classified land use of C2.
- Our development plan is a horizontal and vertically mixed use project that is allowed in C2 zoning utilizing Appendix A, article III, section 33 – Multi-Use Development, however the Jabot PUD has some limitations that preclude or restrict the ability to utilize said code.
- Our development plan, while fluid, would include many uses that come together to make a successful mixed use destination – true Live/Work/Play – in a walkable environment. These are some of the proposed uses:

(note: italics are revised from previous submission)

  - Grocery-anchored (100k sq ft+) with service oriented retail uses and grocery branded gas.
  - 330 residential for-rent dwellings 4 stories and elevator served along Pine Barren/internal to site – *note now internal to the site with primary access from Pooler Parkway*
  - Medical/Office/Professional pads/buildings along Pine Barren and new internal parkway *with roundabout at intersection of Pine Barren*
  - 1ac+/- for new city of Pooler Fire Station
  - *Off-leash dog park*
  - *Vertically mixed use* building(s) including 390 residential for-rent dwellings 3-4 stories over retail and other uses with some/most parking in a shared parking structure
  - Central plaza with entertainment/retail/restaurant spaces
  - *Childrens attraction/play area*
  - *Center green area approximately 26k-37k sq ft in size*
  - *Vertically mixed use* building(s) including 340 residential for-rent dwellings 2-3 stories over ground floor retail/other uses
  - Kiosk/Jewel Boxes for various tenants along walkable central plaza/park
  - 130-140 key Hilton Garden Inn over ground floor retail/other uses

FORRPLACES
DEVELOPMENT

- 200-300 key full service hotel with meeting/conference/etc spaces
- Civic/common areas including Amphitheater and shared “green room” back-of-house *centrally located not abutting neighboring residential*
- 125-135k anchor and junior box users including sporting goods, fashion, and specialties.
- Potential *single convenience store* with gas along Pooler Parkway
- 12-14 outparcels for various uses including banking/financial, healthcare/medical, restaurant, retail, and entertainment uses.
- *11-15% of total land for stormwater management and water quality*
- *Sidewalks along most road frontages*
- *Oversized greenway/Hi-Lo trail sidewalk along Pine Barren.*

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

Sincerely

Robert Forrest
Managing Member
Pooler Forrest Places LLC
ForrPlaces Development LLC

FORRPLACES
DEVELOPMENT

To Our Pooler Neighbors, elected officials, city staff, and other stakeholders:

Thank you to everyone who attended the recent community meetings, in person meetings, offsite tours of other similar and successful mixed use developments, and more to discuss the proposed District Pooler. We know the conversation at times was intense, and we want to acknowledge that the feedback we heard was passionate, deeply felt, and rooted in care for Pooler's future.

We want to share what we heard—and how we're responding.

What We Heard

Traffic and Safety Are Top Concerns
Many residents shared that existing congestion on Pooler Parkway and Pine Barren Road already feels overwhelming. Many residents view additional development as a risk to safety, daily commutes, and overall quality of life.

Stormwater and Flooding Are a Real Worry
We heard strong concern that new development could worsen flooding in nearby neighborhoods. Several residents expressed skepticism that stormwater systems will perform as promised over time.

Nature/Open Space
One of the strongest themes we heard was concern about trees, wildlife, and access to open space. We have carefully reviewed site planning options and preservation opportunities. Protecting natural features and creating meaningful open space are important considerations moving forward. *(see "What This Means Going Forward")*

Growth Feels Too Fast and Too Big
A recurring theme was fear that Pooler is losing the character and quiet spaces that drew people here. Protecting green space, managing scale, and ensuring thoughtful transitions matter deeply to this community. There is a perception that high-density projects are accelerating and reshaping Pooler faster than infrastructure and community planning can keep up. The phrase "out of control growth" came up repeatedly.

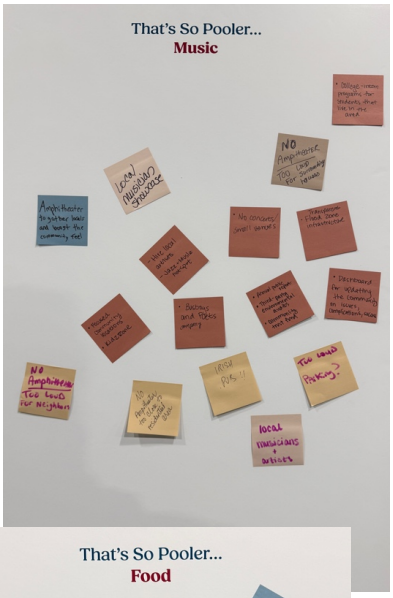
There Is Frustration With the Process
We heard clearly that many residents feel unheard—not just about this project, but about growth decisions more broadly. The size and format of the initial meeting itself made it difficult for everyone to feel fully engaged, and we take responsibility for that.

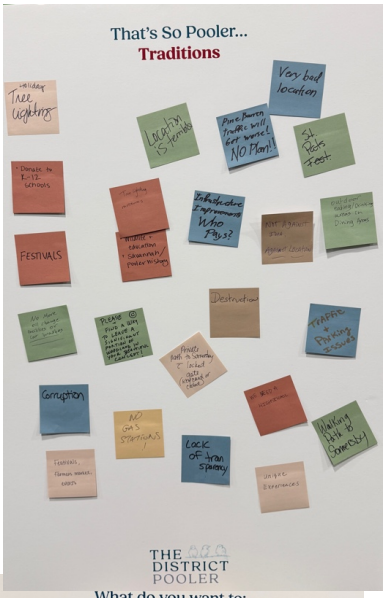
The emotional temperature wasn't just about site plans. It reflects:

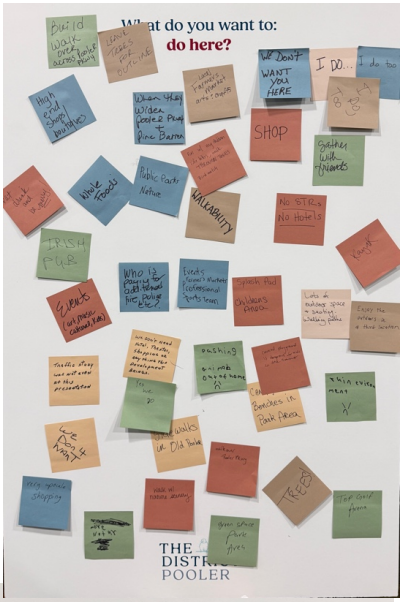
- Frustration that infrastructure improvements haven't kept pace with development
- Anger about the absence of impact fees
- Broader political tension within the city relating to development
- A trust gap between residents, city leadership, and developers

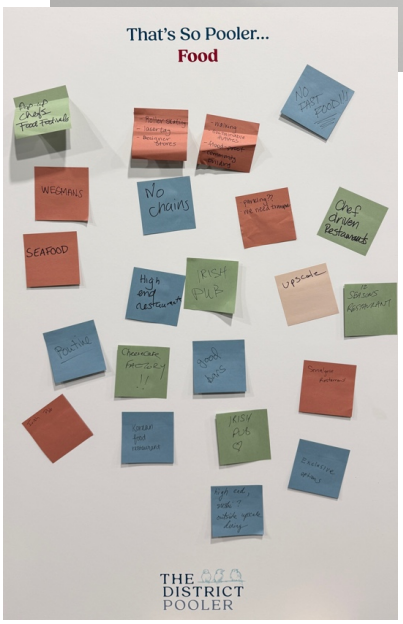
These meetings were less a technical review and more a release valve for civic fatigue.

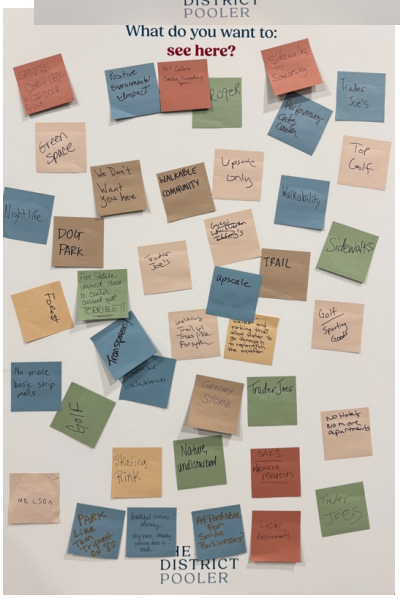
We held two additional meetings with neighborhoods in the area a couple weeks later and it was much easier to hear and listen and respond to the citizens concerns and input. We have also met with the Pooler Chamber leadership and board as well as spoken briefly with a member of the Development Authority. From the onset we suggested to slow the process down to better engage the residents through one on one and small group discussions and we have listened and revised our plans through the process.

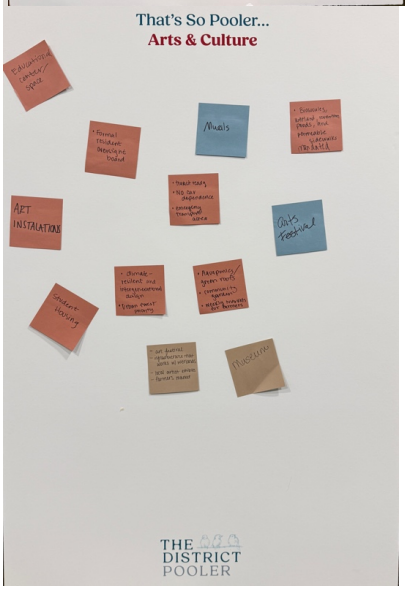












FORRPLACES
DEVELOPMENT

What This Means Going Forward

Our goal is to bring a sense of place to Pooler – a gathering place, the third place, -- to help foster a sense of community. To be successful, you have to build community with the community. So to better engage the citizens of Pooler in community building we have held a Community Engagement Meeting (CEM) open to the public in mid-February at city hall's training room, and two drop in CEM's in late February with several of the large subdivisions in the area. We have also been on all three local news networks and numerous publications and social media including Savannah Morning News.

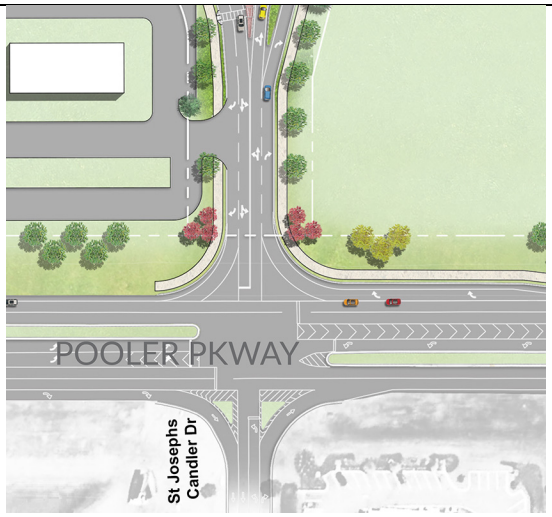
Based on these meetings, we have heard the citizens concerns and desires – concerns include traffic, flooding/stormwater, and nature/trees/open space. Desires wise, we heard nice variety of local/regional versus national restaurants, entertainment options i.e. things to do, gathering spaces of various types and sizes, and community building events. Walkability/bikeability/scooterability and connectivity of same with surrounding neighborhoods and areas is also a top priority.

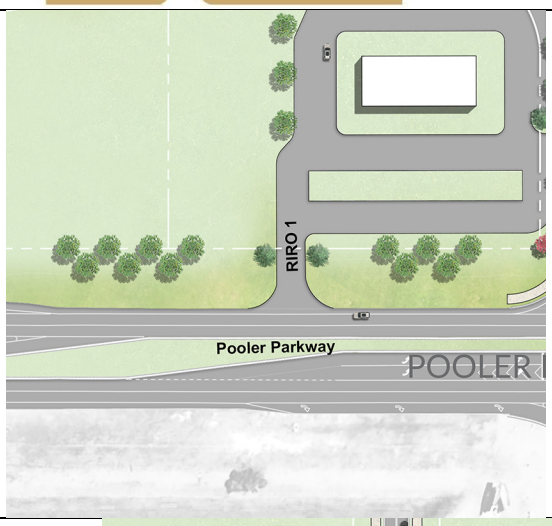
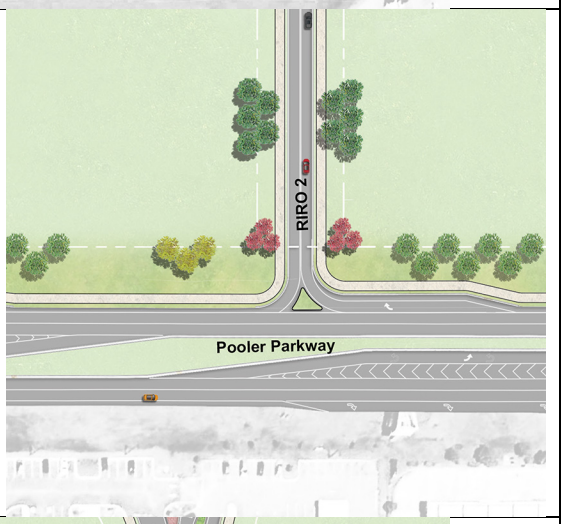
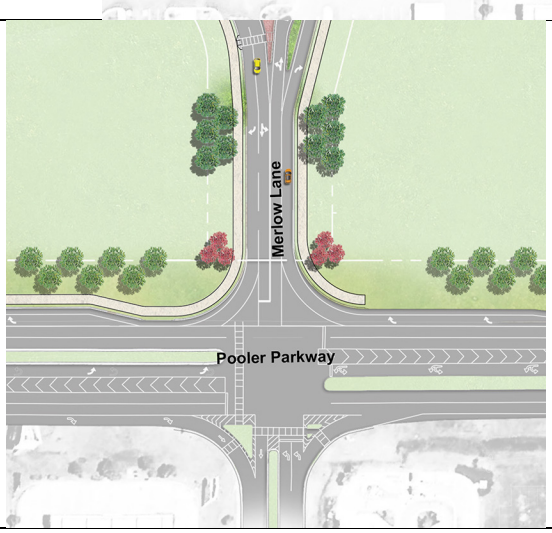
Traffic Mitigation

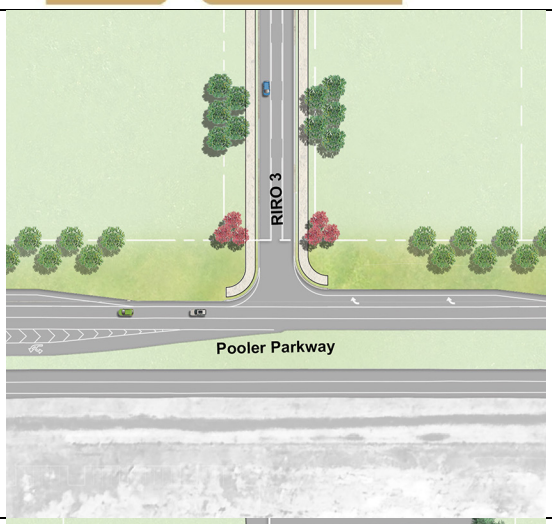
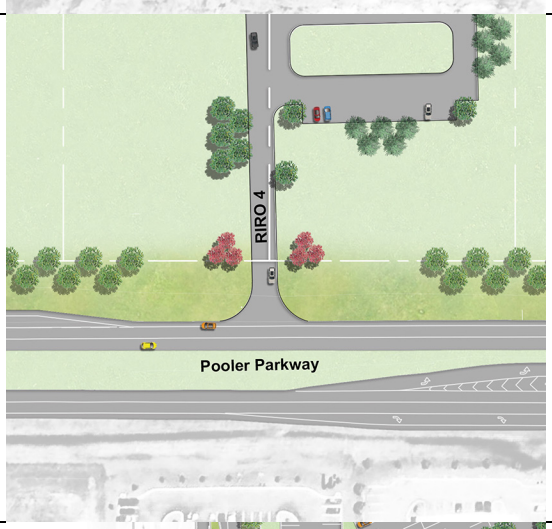
Based on operational analysis of an intensive 447 page traffic study, the following roadway improvements will be undertaken as part of The District development:

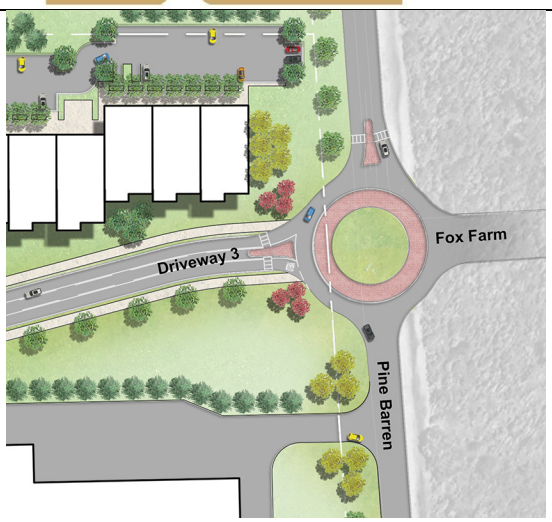
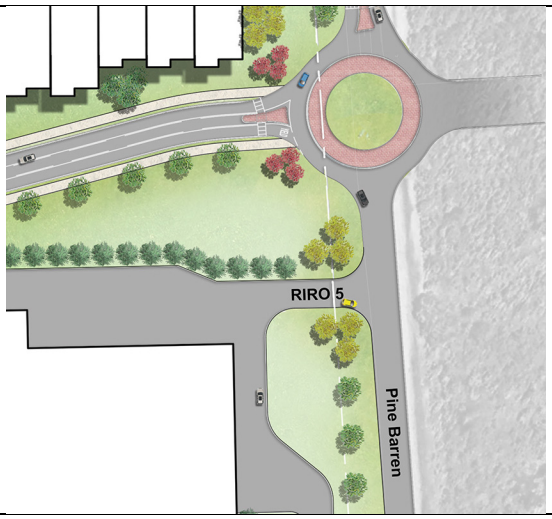
Pooler Parkway at St Joseph's/Candler Driive/ Driveway #1

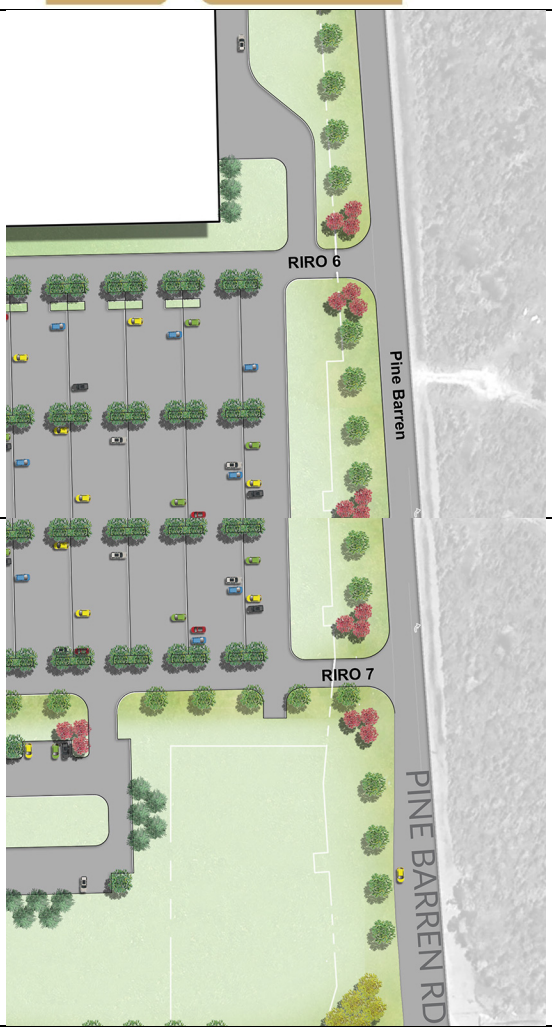
- Maintain the existing traffic signal control.
- Driveway #1 should include two entry lanes and three exit lanes (2 left-turn and 1 shared left-through lane).
- Driveway #1 left turn should be a protected only phase and St Joseph's/Candler Drive left turn should be a protected-permissive phase.
- Existing U-turn Lane along Pooler Parkway should be restriped to a left turn lane.
- Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.



Pooler Parkway at RIRO #1 • RIRO #1 should be Right-In & Right-Out controlled. • RIRO #1 should include one entry lane and one exit lane. • Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.	
Pooler Parkway at RIRO #2 • RIRO #2 should be Right-In & Right-Out controlled. • RIRO #2 should include one entry lane and one exit lane. • Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.	
Pooler Parkway at Merlot Lane/Driveway #2 • Maintain the existing traffic signal control. • Driveway #2 should have two entry lanes and two exit lanes (1 left-turn and 1 shared left-through lane). • Existing U-turn Lane along Pooler Parkway should be restriped to a left turn lane. • Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.	

Pooler Parkway at RIRO #3 • RIRO #3 should be Right-In & Right-Out controlled. • RIRO #3 should include one entry lane and one exit lane. • Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.	
Pooler Parkway at RIRO #4 • RIRO #4 should be Right-In & Right-Out controlled. • RIRO #4 should include one entry lane and one exit lane. • Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards	
Galloway Drive at Lakeside Village Driveway/Driveway #4 • Maintain the minor-street stop control at the intersection and Driveway #4 should be stop-controlled. • Driveway #4 should have two lanes, one entry and one exit. • Keep the existing eastbound left turn lane and westbound right turn lane on Galloway Drive.	

Pine Barren Road at Fox Farm Street/Driveway #3 • Maintain the minor-street stop control at the intersection and Driveway #3 should be stop-controlled. • Driveway #3 should have two lanes, one entry and one exit. • Driveway #3 should also have a channelized right lane. • Provide a westbound left and eastbound right turn lane along Pine Barren Road. • Install a single-lane roundabout at the intersection. • All intersection approaches should have two lanes, one entry and one exit.	
Pooler Parkway at Pine Barren Road • The City of Pooler's planned Pine Barren Road widening and operational improvement project will address these issues by adding dual left-turn lanes, channelized right-turn lanes on all approaches, and widening Pine Barren Road to two through lanes. The widening project, scheduled for construction in 2030, is expected to resolve these delays for both current and future conditions. We have already transferred the required ROW and easements to the City of Pooler as of late 2025.	
Pine Barren Road at RIRO #5 • RIRO #5 should be Right-In & Right-Out controlled. • RIRO #5 should include one entry lane and one exit lane.	

Pine Barren Road at RIRO #6 • RIRO #6 should be Right-In & Right-Out controlled. • RIRO #6 should include one entry lane and one exit lane.	
Pine Barren Road at RIRO #7 • RIRO #7 should be Right-In & Right-Out controlled. • RIRO #7 should include one entry lane and one exit lane. • Provide a channelized southbound right turn lane on Pine Barren Road, per GDOT minimum design standards.	

I-16 Ramps at Pooler Parkway

- GDOT's PI#0020084 project will address operational issues at both intersections by widening the I-16 westbound (WB) and eastbound (EB) exit ramp to add a left-turn lane, and extending the Pooler Parkway northbound (NB) and southbound (SB) left-turn lanes beyond the ramps. As plans for PI#0020084 are not available, it was assumed that the left-turn lanes along Pooler Parkway will extend to the upstream intersections. The left-turn lane on the EB off-ramp will match the storage and taper length of the existing right-turn lane. On the WB off-ramp, a new left-turn lane will be added in addition to the existing left and right-turn lanes. Levels of service were compared with and without these improvements, and the enhancements are expected to reduce delays and improve operations under Phase 1. Therefore, no additional improvements are needed from the developer since PI#0020084 is expected to be completed before the Phase 2 build year and will resolve operational concerns at both intersections.

FORRPLACES
DEVELOPMENT

Traffic Improvement?

The traffic study for Phase 2 demonstrates that, while growth in the area will naturally increase demand on key intersections, the planned roadway and signal improvements associated with The District will meaningfully enhance overall traffic performance. With these improvements in place, several intersections show reduced delays and improved levels of service compared to both existing conditions and a "no-build" scenario. Notably, overall intersection performance improves from failing or near-failing conditions to more stable, acceptable levels during peak hours, with some locations achieving Level of Service B or C. These findings indicate that the development not only accommodates future traffic but plays an active role in improving circulation, reducing congestion, and creating a more efficient and functional transportation network for the broader Pooler community.

Table 28: Level of Service Comparison for Phase 2 (2033)

Intersection	Control	Approach	No-Build		Build		Build w/ Improvements	
			Delay (LOS)		Delay (LOS)		Delay (LOS)	
			AM	PM	AM	PM	AM	PM
I-16 EB Ramps at Pooler Parkway	Traffic Signal	Eastbound	38.5 (D)	39.2 (D)	46.4 (D)	78.1 (E)	44.0 (D)	41.0 (D)
		Northbound	13.9 (B)	53.8 (D)	43.7 (D)	143.6 (F)	23.6 (C)	45.4 (D)
		Southbound	29.1 (C)	3.4 (A)	218.8 (F)	25.2 (C)	53.5 (D)	5.2 (A)
		Overall	**22.8 (C)**	**29.6 (C)**	108.8 (F)	78.4 (E)	**37.9 (D)**	**26.7 (C)**
I-16 WB Ramps at Pooler Parkway	Traffic Signal	Westbound	33.1 (C)	49.1 (D)	24.3 (C)	39.1 (D)	20.3 (C)	33.5 (C)
		Northbound	28.8 (C)	14.2 (B)	30.1 (C)	57.2 (E)	21.7 (C)	4.7 (A)
		Southbound	19.7 (B)	43.3 (D)	25.8 (C)	250.8 (F)	17.2 (B)	25.6 (C)
		Overall	**26.4 (C)**	**33.9 (D)**	**27.1 (C)**	128.5 (F)	**19.6 (B)**	**19.9 (B)**
Pooler Parkway at Galloway Drive/Memorial Boulevard	Traffic Signal	Eastbound	18.4 (B)	29.5 (C)	13.5 (B)	19.8 (B)	12.5 (B)	18.5 (B)
		Westbound	74.5 (E)	119.6 (F)	74.80 (E)	120.2 (F)	39.8 (D)	51.3 (D)
		Northbound	16.3 (B)	0.9 (A)	86.8 (F)	21.8 (C)	27.3 (C)	11.2 (B)
		Southbound	6.9 (A)	1.7 (A)	4.7 (A)	24.7 (C)	21.6 (C)	51.5 (D)
		Overall	**22.4 (C)**	**18.9 (B)**	**51.1 (D)**	**33.1 (C)**	**25.6 (C)**	**30.4 (C)**
Pooler Parkway at RIRO #1	Right-In & RightOut	Eastbound			17.8 (C)	27.0 (D)	17.8 (C)	27.0 (D)
Pooler Parkway at St Joseph's/Candler Drive/Driveway #1	Traffic Signal	Eastbound			186.3 (F)	109.1 (F)	35.3 (D)	45.7 (D)
		Westbound	59.0 (E)	60.0 (E)	59.0 (E)	50.6 (D)	58.9 (E)	59.9 (E)
		Northbound	1.1 (A)	1.8 (A)	57.2 (E)	57.1 (E)	42.3 (D)	52.3 (D)

		Southbound	0.3 (A)	0.5 (A)	0.7 (A)	2.2 (A)	1.4 (A)	2.9 (A)
		Overall	**2.2 (A)**	**4.6 (A)**	**51.5 (D)**	**42.0 (D)**	**26.5 (C)**	**33.5 (C)**
Pooler Parkway at RIRO #2	Right-In & RightOut	Eastbound			18.7 (C)	28.5 (D)	18.7 (C)	28.5 (D)
Pooler Parkway at Merlot Lane/Driveway #2	Traffic Signal	Eastbound			40.3 (D)	33.2 (C)	40.3 (D)	33.2 (C)
		Westbound	13.9 (B)	23.3 (C)	11.5 (B)	18.8 (B)	11.5 (B)	18.8 (B)
		Northbound	1.3 (A)	5.7 (A)	4.0 (A)	18.5 (B)	4.0 (A)	35.7 (D)
		Southbound	0.6 (A)	0.8 (A)	1.1 (A)	2.8 (A)	1.1 (A)	13.8 (B)
		Overall	**1.3 (A)**	**4.6 (A)**	**6.1 (A)**	**13.4 (B)**	**6.1 (A)**	**26.3 (C)**
Pooler Parkway at RIRO #3	Right-In & RightOut	Eastbound			19.4 (C)	29.3 (D)	19.4 (C)	29.3 (D)
Pooler Parkway at RIRO #4	Right-In & RightOut	Eastbound			16.3 (C)	24.0 (C)	16.3 (C)	24.0 (C)
Pooler Parkway at Pine Barren Road	Traffic Signal	Eastbound	48.6 (D)	**68.1 (E)**	**199.6 (F)**	**474.1 (F)**	36.2 (D)	33.0 (C)
		Westbound	50.9 (D)	**68.5 (E)**	**144.0 (F)**	**152.9 (F)**	50.2 (D)	45.0 (D)
		Northbound	20.7 (C)	39.9 (D)	19.2 (B)	**141.4 (F)**	2.8 (A)	23.6 (C)
		Southbound	25.8 (C)	51.9 (D)	33.7 (C)	**77.9 (E)**	45.6 (D)	46.2 (D)
		Overall	**30.2 (C)**	**50.1 (D)**	**59.7 (E)**	**147.4 (F)**	**25.3 (C)**	**34.6 (C)**
Pine Barren Road at RIRO #5	Right-In & RightOut	Northbound			13.1 (B)	13.3 (B)	13.1 (B)	13.3 (B)
Pine Barren Road at RIRO #6	Right-In & RightOut	Northbound			12.7 (B)	12.3 (B)	12.7 (B)	12.3 (B)
Pine Barren Road at RIRO #7	Right-In & RightOut	Northbound			12.4 (B)	11.6 (B)	12.4 (B)	11.6 (B)
Pine Barren Road at Fox Farm Street/Driveway #3	Minor Street Stop Control	Northbound			33.3 (D)	**147.3 (F)**	7.7 (A)	7.4 (A)
		Southbound	13.2 (B)	15.2 (C)	**36.7 (E)**	**51.7 (F)**	6.1 (A)	7.6 (A)
Galloway Drive at Lakeside Village Driveway/Driveway #4	Minor Street Stop Control	Northbound	9.3 (A)	8.9 (A)	9.3 (A)	8.9 (A)	9.3 (A)	8.9 (A)
		Southbound			15.3 (C)	14.0 (B)	15.3 (C)	14.0 (B)

FORRPLACES
DEVELOPMENT

Stormwater management

Currently the 117+ acre property is a stand of pine timber – a crop – in the state of Georgia. There are no existing streams, creeks, ponds, nor lakes on the entirety of the property save for a man-made ditch that bisects the northwestern ¼ of the property. As such, stormwater is not controlled or contained and surface flows by gravity generally to the southwest toward I16.

Our master planned development will use stormwater management best practices and the city of Pooler's enhanced 25 year flood (versus 10 year flood) standard for inlet sizing. We anticipate 11-15% of the entirety of the site to be newly created lakes and water features that will collect and contain stormwater on site and regulate the flow offsite in a controlled and managed process. Additionally water quality best practices will be implemented to ensure the water from our development is as clean as possible. We will work with city staff to hopefully use some of this water for on-site irrigation and other gray water needs. This "recycling/reuse" not only helps the environment reducing the outflow offsite but also reduces the fresh water needs of the development.

FORRPLACES
DEVELOPMENT

Nature/Trees/Open Space

The site is currently composed of a planted stand of pine trees, cultivated as part of a managed timber landscape. As the site evolves, it will transition into a richly layered environment featuring 2,170+ quality canopy trees, complemented by tens of thousands of perennial and seasonal plantings throughout the District—creating a more diverse, vibrant, and enduring landscape.

FORRPLACES
DEVELOPMENT

A well-crafted landscape carries the potential to create community and generate experiences that drive memory. We believe the landscape is the most important aspect of the built environment. It communicates where we are, the time of year, how things have changed. We embrace this. Far too often landscape architecture is an afterthought... literally decoration for a building. We are advocates for the site and plan to design places that sustain life, places that drive experience and memory.

Our focus is on people.

The tenants and users of the buildings, the on-site residents, our visitors in the hotels and entertainment spaces, and the people who experience life within The District Pooler. We strive to craft spaces here that will connect us, spaces to gather, spaces to relax, and spaces that engage us in higher purpose... spaces that sustain life.

Replacing the pine trees will be an estimated 2,170+ quality future-specimen tree plantings. This will be far surpassed by the tens of thousands of perennial and annual plantings throughout the District Pooler.

FORRPLACES
DEVELOPMENT

www.TheDistrictPooler.com

FORRPLACES
DEVELOPMENT

TRAFFIC IMPACT STUDY

FOR

THE DISTRICT DEVELOPMENT
CHATHAM COUNTY, GA

Prepared By:

SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, GA 30066

March 18, 2026

EXECUTIVE SUMMARY

The District Development is a mixed-use project in Pooler, Georgia, located west of Pooler Parkway and south of Pine Barren Road. The project will be constructed in two phases. Phase 1 includes 118,000 SF of retail space, two banks (2,500 SF and 5,000 SF), a 120,000 SF supermarket, two gas stations (with 16 and 20 vehicle fueling positions), three sit-down restaurants (24,500 SF total), two coffee shops (5,600 SF total), three quick service restaurants (14,000 SF total), and a 10,000 SF retail plaza. Phase 2 adds 81,800 SF of retail space, two hotels (375 rooms total), 57,600 SF of office space, a 50,000 SF community center, and approximately 1,050 multi-family homes. Additionally, 8.22 acres (Out-Parcel 13) are reserved for future use, including a one-acre site for a future Pooler City fire station. Eleven driveways, all built in Phase 1, will provide access: six on Pooler Highway, one on Galloway Drive, and four on Pine Barren Road. Phase 1 completion is planned for 2029, with Phase 2 set for 2033. This study analyzed the peak hour traffic operations and capacity analysis for the study intersections under phase 1 to determine if recommendations to the existing roadway network should be made to accommodate the Phase 1 traffic and determine the intersection control for the proposed driveways. It will also verify if Phase 1 improvements align with future Phase 2 needs.

This study analyzed the impacts the additional development's generated trips are expected to have on the surrounding roadway network and study intersections. The study intersections are listed below:

- I-16 EB Ramps at Pooler Parkway
- I-16 WB Ramps at Pooler Parkway
- Pooler Parkway at Galloway Drive/Memorial Boulevard
- Pooler Parkway at RIRO #1
- Pooler Parkway at St Joseph's/Candler Drive/Driveway #1
- Pooler Parkway at RIRO #2
- Pooler Parkway at Merlot Lane/Driveway #2
- Pooler Parkway at RIRO #3
- Pooler Parkway at RIRO #4
- Pooler Parkway at Pine Barren Road
- Pooler Parkway at RIRO #5
- Pooler Parkway at RIRO #6
- Pooler Parkway at RIRO #7
- Pine Barren Road at Fox Farm Street/Driveway #3
- Galloway Drive at Lakeside Village Driveway/Driveway #4

The ITE *Trip Generation Manual* was referenced to estimate the trips generated by the two phases of the mixed-use development. The expected trips from Phase 1 were added to the future background traffic volumes to analyze the delay and level of service at the study intersections under Phase 1 build condition and compare with the existing and no-build conditions. Trips from Phase 2 were added to 2033 background traffic along with Phase 1 site generated trips to analyze the delay and level of service at the study intersections under Phase 2.

Under existing conditions, most signal-controlled intersections operate at acceptable levels of service (LOS A-D) during both peak hours. However, the westbound approach at Pooler Parkway and Galloway Drive/Memorial Boulevard operates at LOS F during the PM peak. The westbound approach at St Joseph's/Candler Drive operates at LOS E during both peak hours. At Pooler Parkway and Pine Barren Road, both eastbound and westbound approaches operate at LOS E during the PM peak. All other minor-street stop-controlled intersections operate at acceptable service levels during both peak hours.

Under Phase 1 (2029) no-build conditions, based on the current geometric configuration and intersection controls, all study intersections will maintain service levels similar to existing year, although delays will increase due to background growth, except for the westbound approach at Pooler Parkway and Galloway Drive/Memorial Boulevard which is expected to operate at LOS E during AM peak hour in Phase 1 (2029) no-build conditions.

Under Phase 1 (2029) build conditions, delays will increase at Pooler Parkway and the I-16 Ramps, with northbound, southbound, and overall intersection performance dropping to unacceptable levels during peak hours. At St Joseph's/Candler Drive/Driveway #1, both eastbound and westbound approaches are also expected to operate unacceptably. At Pine Barren Road, approaches that previously operated at LOS E are projected to decline to LOS F during both peak hours, while Pooler Parkway approaches will also operate unacceptably in the PM peak. The northbound approach of Driveway #3 at Fox Farm Street will operate at LOS E during the PM peak. All other intersections and driveways are expected to function acceptably under build conditions. Most intersections which a worse LOS in the build condition are in locations with planned roadway improvements, which are anticipated to resolve operational issues at most locations. The remaining intersections which still operate unacceptably are all driveways and recommendations for each is detailed as follows.

Based on auxiliary lane and operational analysis of the study intersections under Phase 1, the following are the recommended improvements and driveway configurations:

Major Full Access Driveways

Pooler Parkway at St Joseph's/Candler Drive/Driveway #1

- Maintain the existing traffic signal control.
- Driveway #1 should include two entry lanes and three exit lanes (2 left-turn and 1 shared left-through lane).
- Driveway #1 left turn should be a protected only phase and St Joseph's/Candler Drive's left turn should be a protected-permissive phase.
- Existing U-turn Lane along Pooler Parkway should be restriped to a left turn lane.
- Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.

Pooler Parkway at Merlot Lane/Driveway #2

- Maintain the existing traffic signal control.
- Driveway #2 should have two entry lanes and two exit lanes (1 left-turn and 1 shared left-through lane).
- Existing U-turn Lane along Pooler Parkway should be restriped to a left turn lane.
- Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.

Pine Barren Road at Fox Farm Street/Driveway #3

- Maintain the minor-street stop control at the intersection and Driveway #3 should be stop-controlled.
- Driveway #3 should have two lanes, one entry and one exit.
- Driveway #3 should also have a channelized right lane.
- Provide a westbound left and eastbound right turn lane along Pine Barren Road.

Galloway Drive at Lakeside Village Driveway/Driveway #4

- Maintain the minor-street stop control at the intersection and Driveway #4 should be stop-controlled.
- Driveway #4 should have two lanes, one entry and one exit.
- Keep the existing eastbound left turn lane and westbound right turn lane on Galloway Drive.

Minor Driveways-Right-In, Right-Out (RIRO)

Pooler Parkway at RIRO #1

- RIRO #1 should be Right-In & Right-Out controlled.
- RIRO #1 should include one entry lane and one exit lane.
- Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.

Pooler Parkway at RIRO #2

- RIRO #2 should be Right-In & Right-Out controlled.
- RIRO #2 should include one entry lane and one exit lane.
- Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.

Pooler Parkway at RIRO #3

- RIRO #3 should be Right-In & Right-Out controlled.
- RIRO #3 should include one entry lane and one exit lane.
- Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.

Pooler Parkway at RIRO #4

- RIRO #4 should be Right-In & Right-Out controlled.
- RIRO #4 should include one entry lane and one exit lane.
- Provide a channelized southbound right turn lane on Pooler Parkway Road, per GDOT minimum design standards.

Pine Barren Road at RIRO #5

- RIRO #5 should be Right-In & Right-Out controlled.
- RIRO #5 should include one entry lane and one exit lane.

Pine Barren Road at RIRO #6

- RIRO #6 should be Right-In & Right-Out controlled.
- RIRO #6 should include one entry lane and one exit lane.

Pine Barren Road at RIRO #7

- RIRO #7 should be Right-In & Right-Out controlled.
- RIRO #7 should include one entry lane and one exit lane.
- Provide a channelized southbound right turn lane on Pine Barren Road, per GDOT minimum design standards.

No additional roadway improvements not as driveways locations are recommended for Phase 1 of this development.

In 2033 Phase 2 no-build conditions (excluding Phase 1 trips), all intersections will maintain similar service levels as in Phase 1, but with increased delays from background growth.

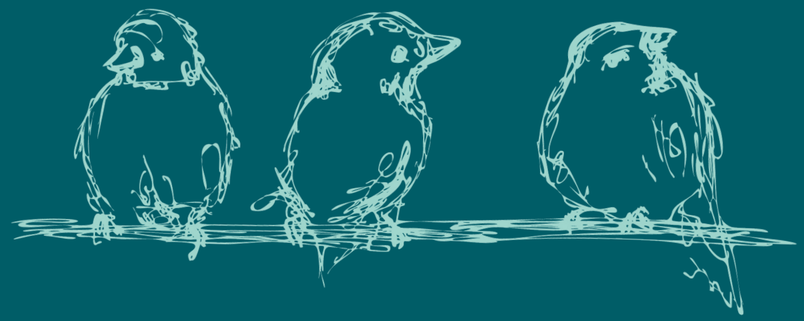
The Phase 2 build condition includes traffic from both phases and projected 2033 background volumes. The same intersection controls and signal timings were used in the analysis. Most intersections, except all RIRO driveways and Driveways #2 and #4, will be affected. Several intersections will be improved before 2033, including the I-16 interchange and Pine Barren Road widening, allowing most to operate acceptably. However, Pooler Parkway at St Joseph's/Candler Drive/Driveway #1 is expected to remain just below acceptable service, with delays 3–5 seconds above the threshold. No improvements are planned for these intersections under this development, as Pooler Parkway will be at capacity and most intersections along it will need corridor-wide upgrades like signal retiming and widening. Pine Barren Road at Fox Farm Street/Driveway #3 will also require improvements to meet acceptable operation. Based on this analysis, the following recommendations are made:

<u>Pine Barren Road at Fox Farm Street/Driveway #3</u>

- Install a single-lane roundabout at the intersection.
- All intersection approaches should have two lanes, one entry and one exit.

No additional roadway improvements not at driveway locations are recommended for Phase 2 of this development.

THE DISTRICT



POOLER

est. 2025

Meet the Team

THE BATTERY
Atlanta, GA

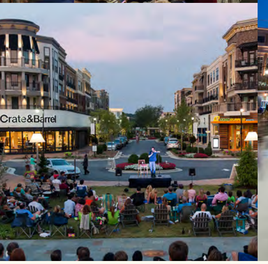
SOUNDWATER
Nashville, TN

NELSON

GEORGIA POWER/ SOUTHERN COMPANY PROPERTIES
Savannah, GA

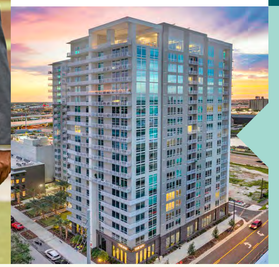
SOUTHEASTERN
DEVELOPMENT · BROKERAGE · CONSULTING

AVALON
Alpharetta, GA



RIVER STREET WEST POWER PLANT
Savannah, GA

DANIEL



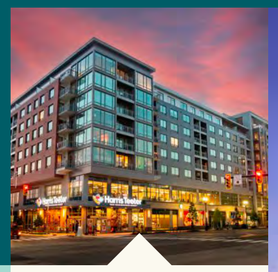
THE MAV
Tampa, FL

Meet the Team

PERIMETER CENTER WEST
Sandy Springs, GA

THE GATHERING AT SOUTH FORSYTH
Forsyth County, GA

"We build more than developments—we create destinations."



URBA
Arlington, VA

FENTON
Cary, NC

HALCYON
Alpharetta, GA

10+ ACRES (NAME TBD)
Atlanta, GA

12020 FLATLANDS AVENUE
Brooklyn, NY

PERIMETER CENTER WEST
Sandy Springs, GA

OSPREY
Atlanta, GA

Our Development Philosophy

Creating connected places with purpose:

Walkable, pedestrian-friendly design

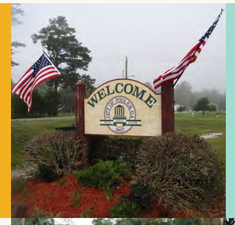
Thoughtful mix of uses

Local appeal

Designed for how people actually live today

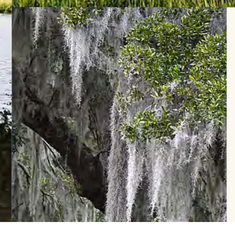
Why Pooler?

Growth + momentum



Strong sense of community

Opportunity to create something additive—not duplicative



Introducing The District Pooler

Introducing The District Pooler

The District Pooler is a place where art and academics dance, where flavor and friends blend, where conventions and the unconventional intertwine and where a place, well, finds its sense of place. Etched in every detail is the thrill of innovation; waiting around every corner is something new to unearth. The buzzy aroma of fresh coffee; the satisfaction of a productive work-from-home day; the fulfillment of rushing downstairs to lunch with friends; the unwind of that perfect happy hour cocktail; the contentment that can only come from the low country — all this hangs heavy and sweet in the air, paired with the delicious thought that no one's ever done this before. It's a sugar-cane rush of trails blazed and boundaries pushed. It's a feast for the head and a balm for the heart. It is, in short, The District Pooler, and it's setting a high bar for the low country and taking Southeast Georgia places it never knew it could go. There's never been a better time to dive into Pooler.

Truly Mixed-Use, Not a Mix of Uses

RETAIL

Curated, experience-driven, and daily needs

ENTERTAINMENT

Live music, local flavor, and endless energy

HOSPITALITY

Thoughtfully integrated hotel experience

RESIDENTIAL

Places people are proud to call home

PUBLIC SPACES

Plazas, greens, and gathering areas

OFFICE

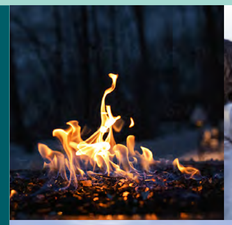
Modern, flexible workplaces

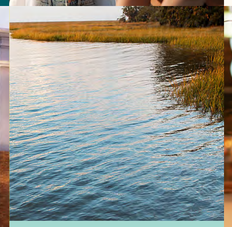
Site Plan

CIVIC
± 1.00 AC
OP 13
± 17.22 AC
DETENTION POND
± 0.57 AC
DETENTION POND
± 1.07 AC
DETENTION POND
± 1.83 AC
RESI - MF 1A
4 ST - 104 DU'S
RESI - MF 1B
3 ST - 69 DU'S
RESI - MF 1
300 DU'S
312 SP
RESI - MF 1C
3 ST - 45 DU'S
RESI - MF 1D
3 ST - 82 DU'S + 8K AMENITY
DOG PARK
± 0.36 AC
RETAIL
2.6K
RETAIL
2.6K
HOTEL
6 ST
175 KEYS
RETAIL
2.6K
56 SP
PERFORMING ARTS CENTER
/ MUSIC VENUE
50K FOOTPRINT
HOTEL #1
7ST
200 KEYS
RETAIL
7K
PARKING 1ST - PD03
810 SPACES TOTAL
577 SPACES RESI (1.6 SP/DU)
233 SPACES RETAIL (7.76 SP/1000 SF)
GROCERY
120K
425 SP
(3.54 SPACES PER 1000 SF)
RETAIL A
18K
RETAIL B
25K
RETAIL C
25K
RETAIL D
50K
PARKING 616 SP TOTAL
(3.2 SP /1000)
PARKING 1ST - 870 SP TOTAL
615 RESI SP (1.6 SP/DU)
255 RETAIL SP (8.0 SP /1000)
AMENITY
RETAIL
28K
F&B
PATIO
RESI - MF 2
5 ST - 365 DU'S
GREEN
RETAIL
18K
RETAIL
21K
AMENITY
RESI - MF 3
5 ST - 385 DU'S
OP1
± 0.80 AC
OP2
± 1.34 AC
OP 3
± 2.00 AC
OP 4
± 2.32 AC
OP 5
± 1.73 AC
OP 6
± 1.86 AC
OP 7
± 3.40 AC
OP 8
± 1.54 AC
OP 9
± 1.07 AC
OP 10
± 0.75 AC
OP 11
± 1.33 AC
OP 12
± 1.33 AC

Design and Experience Principles

At its core, the project is designed around people—putting pedestrians first, integrating meaningful landscaping and open space, approaching traffic and access with intention, respecting scale and transitions, and creating places that feel welcoming to families, neighbors, and visitors alike.





Economic and Community Events

We’re listening

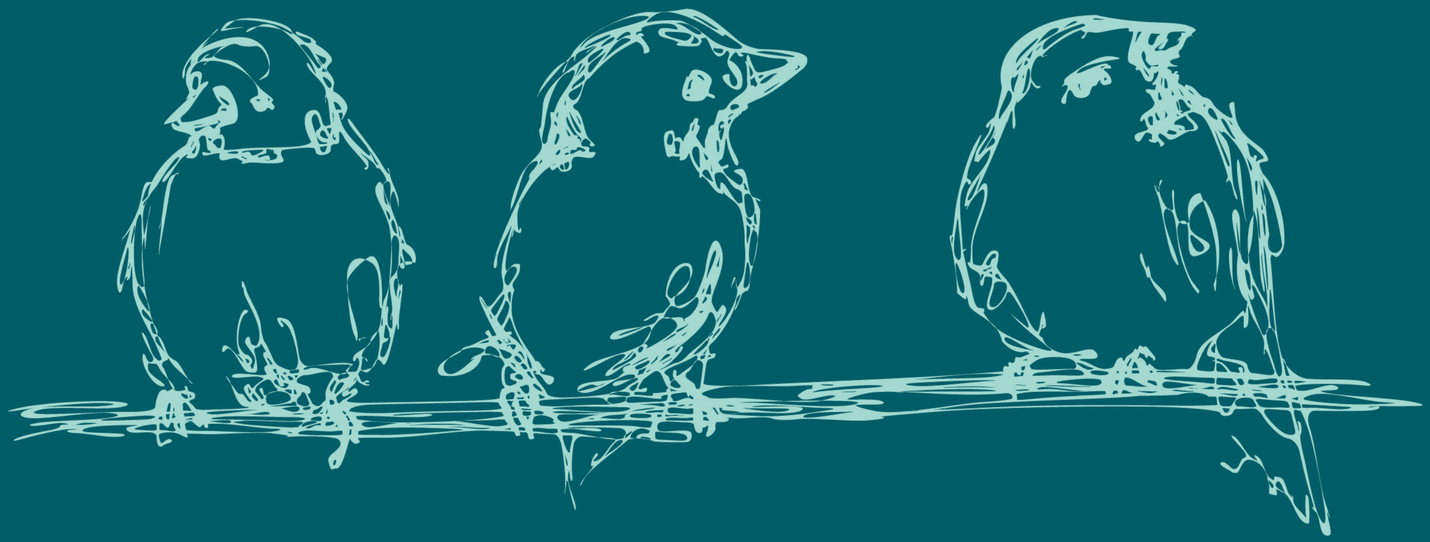
Trust is built through our ongoing commitment to community engagement, showing how feedback has shaped the project, clearly communicating what is fixed and what can still evolve, and creating meaningful ways for the community to stay involved.

What's next?

Visit
TheDistrictPooler.com
for updates.

Follow us @thedistrictpooler

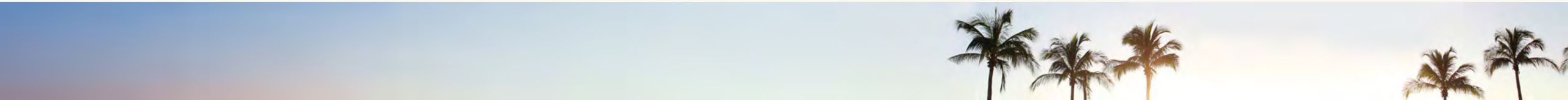
Thank you.



a place for all y'all

The District Pooler will feel like it could have come from nowhere else but Pooler.

Balancing everyday use with the occasional spectacle in a place that feels like home, we're setting a High Bar for the Low Country. Let us know what would make you want to return to T.D.P. again and again.



ADVERTISEMENT

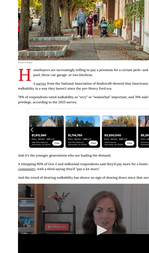
A forecast for people looking to move

realtor.com Get forecast

TRENDS

Homebuyers Are Willing To Pay a Premium for One Perk: Walkability

BY KERI BLAKELY
Updated June 17, 2022



Getty Images

Homebuyers are increasingly willing to pay a premium for a certain perk—and it's not a swimming pool, fitness center, garage, or nice kitchen.

A [survey](#) from the National Association of Realtors® showed that Americans are prioritizing walkability in a way they haven't since the pre-Henry Ford era.

78% of respondents rated walkability as "very" or "somewhat" important, and 70% said they'd pay more for the privilege, according to the 2022 survey.

$ 45,000 Above asking price

$1,742,951 Median sale price

$1,650,000 Median list price

$1,131,000 Median sale price

realtor.com

And it's the younger generations who are leading the demand.

A whopping 90% of Gen Z and millennial respondents said they'd pay more for a home in a [walkable community](#) with a thrid-wrung they'll 'pay a lot more'.

And the trend of desiring walkability has shown no sign of slowing down since that survey was taken.

Related Pads, a planned community outside of Nashville, was built with walkability in mind. realtor.com®

Related Pads, a planned community outside of Nashville, was built with walkability in mind. realtor.com®

"Walkability carries both lifestyle and financial appeal," says **Hannah Jones**, senior economic research analyst at Realtor.com.

"Living in a walkable area can reduce or even eliminate the need for a car, lowering gas and transportation costs. Those neighborhoods also tend to offer a concentration of restaurants, shops, and other amenities, adding to their convenience and desirability."

Walkability by the generations

While Gen Z and millennials are the driving forces behind the current demand for walkability than younger generations, they still were overwhelmingly in favor of it, with 89% and 84%, respectively, saying that they considered walkability to be important.

Boomers, millennials, and Gen Z are "screaming for walkability," Harborne tells Realtor.com. "Boomers want freedom, less maintenance, and to have access to daily needs. They don't want their homes to turn into prisons. They want to remain active, but if they can't drive anymore, they are in reverse handicapped in their ability to be mobile unless they have walkability."

For younger homebuyers, it's less about downsizing mobility, more about increasing convenience.

Ben Preisman, managing principal with housing research firm John Burns Research and Consulting, says that first time buyers age 35 to 49 are most commonly screened those previous generations, whose post World War II suburban sprawl was built around the automobile and single-family homes.

Preisman says part of what is pushing the desire for walkability is the renewed interest in wellness and the outdoors, which intensified after the COVID-19 pandemic. And there is the increasing attention to environmental causes and sustainability, breaking an emissions goal being one the into that vision, too.

Then there is what he calls 'experiential living'—the ability to walk down the street, grow your neighbors, and have a lively social scene in a "third space" such as a park library, or coffee shop.

The hottest trend is urban design in the "15-minute city"—where theoretically it takes only 15 minutes to walk to anything you'd like. Cities across the country like [New York City](#), [Atlanta](#), and [New Orleans](#) have been offered this people are clamoring for a 'surface' environment—one that combines the convenience of the city with the "small town" feel of the more expense suburbs of suburbia.

And they are willing to pay for it.

"Walkable, mixed-use neighborhoods are not just nice—they are more valuable," says Harborne. "Many analyses show that building living in walkable communities spend significantly less on transportation, have higher property values, and yield higher returns per acre than sprawling suburbs."

"We're seeing a real shift toward people wanting to live where they can walk to everything—food, fitness, transit, convenience, and community," **Steven Krieger**, president of KDC Development, the team behind a new luxury condominium community on the South Shore of Long Island called [The Boardwalk](#), tells Realtor.com.

Developers have caught the walking bug

Developers are cashing in on building communities specifically around the car-free life.

"We're seeing a real shift toward people wanting to live where they can walk to everything—food, fitness, transit, convenience, and community," **Steven Krieger**, president of KDC Development, the team behind a new luxury condominium community on the South Shore of Long Island called [The Boardwalk](#), tells Realtor.com.

The Boardwalk is a Long Island's 55 Plus plenty of amenities to walk to homes. KDC Development

"The response has been tremendous," he says of the 183-condo community, which is 85% sold. "Buyers want the ability to live a place where their daily routine—morning coffee, a workout, dinner with friends—can happen without getting in a car."

Master-planned communities built with walkability top of mind include [The Woodlands Hillcrest](#) in Oklahoma City, [Morton at Hillsborough Park](#) in Dallas, [Island Estates Longview](#) in Austin, TX, [Playa Vista](#) in Los Angeles and [Fairfield Pike](#) in Seattle.

"As demand grows for neighborhoods where residents can walk nearly any errand, Essential Pads illustrates how thoughtful infill designs can bring fresh energy and accessibility to an area that once lacked both," **Sean Whitacre**, a [Pulte](#) architect behind the recently opened 293-apartment community in Woodinville, WA, outside of Seattle, tells Realtor.com.

This easy access to amenities and necessities "allows for a higher quality of life" he says.

Central South Congress in Austin comes with 20,000 square feet of retail spaces and other restaurants. CLEAR SKY CAPITAL

Maybe you'd still like to get rid of the car but nothing isn't your thing? Some places are looking to the golf cart.

[Peachtree City, GA](#), 30 miles outside of Atlanta, is the largest, most golf cart-friendly municipality in the country. Its last count, 8,000 registered golf carts owned by the city's 38,244 residents meander over 100 miles of paved paths.

There there's [Calabasas, Nevada](#), the country's first car-free neighborhood built from scratch in [Tucson, AZ](#).

Designed by Lake Flato's architect Ted Flato, the community has about 1,000 residences in 500 apartments on 17 acres of communal spaces, retail, and all you need to get around without a car including on-site food scooters, multiple drop-off charging places, e-bikes, and over 3,000 bike parking spaces.

While it might seem a no-brainer for developers to pivot away from suburban sprawl to what consumers want, Harborne says it isn't that simple.

He points out that developers are often hampered by zoning restrictions and finances. It's easier and more profitable to build single-family homes than put an entire neighborhood that contains everything a resident would want.

But he believes that walkable communities are the future.

"The health of the market based on consumer preferences requires it," he says. "It right balance what is going on in the residential market as a whole. It needs to turn that way."

Existing neighborhoods

Sometimes it isn't a master-planned community that fits the bill, but an existing neighborhood that has been toiling in plain sight as preferences change.

Miami agent [Sandra Martinez](#) of Douglas Elliman tells Realtor.com that she is seeing luxury homebuyers beginning to eschew the glittering shoreline of downtown Miami for the dense, walkable marina neighborhood Coconut Grove, despite its lack of [water views](#).

This midtown, mid-century community is a draw for millennials and Gen Z homebuyers, according to the co-developer. Related Pads

"Walkability is the biggest selling/sold style now," she says. In [Coconut Grove](#), there are houses I couldn't sell a few years ago for $10 million, that now are selling for $30 million. It's because of the walkability."

Nancy Batchelor, founder of [The Nancy Batchelor Team](#) at Compass, says that nearby Sunset Harbour in Miami is also benefitting from this new and far walkable.

"Values for condos and townhomes in the neighborhood, and especially the single family homes on the Sunset Islands, have benefitted tremendously from that access and walkability," she tells Realtor.com.

Related Pads, by Pulpit + Stem is a short walk to one of the new pedestrian neighborhoods in Miami's Wynwood. CRISTOBAL CARA

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41

Kiri Blakeley writes about trending news at Realtor.com. She has also worked at Forbes Magazine, Forbes.com, CafeMom, and DailyMail.com, covering everything from billionaires to celebrities to crime. Her work can be found in news outlets worldwide, including Yahoo, SF Gate, New York Post, Seattle-Post Intelligencer, Marie Claire, She Knows, Huffington Post, and New York Magazine. She has an M.A. in journalism from Columbia University. In her spare time, she writes psychological thrillers under a pen name. She lives in Brooklyn, and her cat foster Instagram account has over 4 million views.

Do you have a real estate story you'd like to share?

Tell us your story *

Full Name *

Email Address *

Share your story

More Trends

Luxury Buyers Are Falling Back in Love With Older Homes

SNEJANA FARBEROV

U.S. Foreclosure Filings Jump 32% From a Year Ago

JULIE TAYLOR

How Breckenridge Keeps Housing Accessible in a Million-Dollar Ski...

JULIE TAYLOR

Home Prices in the Hamptons Are Rising Ahead of Summer Season

KIRI BLAKELEY

Trump Says $400M White House Ballroom Is 'on Budget and Ahead of Schedule'

JOY DUMANDAN

Karoline Leavitt: President Trump Has Seen Video of Nancy Guthrie Suspect

CHARLIE LANKSTON

A forecast for people looking to move

HOUSING FORECAST 2026

Expert insights on 2026 home prices, rent, rates, and more.

See report

realtor.com

Any mortgage lead generation activity in the state of Connecticut is performed by MSIM, LLC (NMLS #2121192), a subsidiary of Move, Inc.

© 1995-2026 National Association of REALTORS® and Move, Inc. All rights reserved.

From: Bryce Hudgins <bryce132007@gmail.com>
Sent: Tuesday, November 25, 2025 10:00 PM
To: Karen Williams <Kwilliams@pooler-ga.gov>; Heath Lloyd <hlloyd@POOLER-GA.GOV>; Aaron Henry <AHenry@pooler-ga.gov>; Michael Carpenter <MCarpenter@pooler-ga.gov>; Nicole Johnson <njohnson@pooler-ga.gov>; Shannon Black <SBlack@POOLER-GA.GOV>; John Wilcher <JWilcher@pooler-ga.gov>; Tom Hutcherson <THutcherson@pooler-ga.gov>
Subject: **EXTERNAL EMAIL**100-acre tract on Pine Barren Road from JABOT PUD C-2 to the City of Pooler's C-2 Heavy Commercial

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

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

Here are the primary reasons this rezoning should be denied:

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

Massive tree removal and environmental destruction:

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

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

Traffic and public safety impacts,

Pine Barren Road is already strained.

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

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

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

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

This is not the right location!!

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

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

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

Protect the quality of life we moved to Pooler for.

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

Sincerely

Hudgins, Bryce A CPL RET.

Attachment E

Site Pictometry: Jabot PUD Amendment 19

POOLER PKWY
MERLOT LN
POOLER PKWY
POOLER PKWY
POOLER PKWY

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for a Building Construction Contractors Office in the Godley Station PUD C-2 District for Mungo Homes at 125 Southern Junction Blvd, Building 900.

Project:	#A26-0056
P&Z Meeting Date:	April 13, 2026
Public Hearing Date:	May 4, 2026
Applicant and Authorized Agent:	Clayton Properties Group, Inc. dba Mungo Homes
Property Owner:	Town Lake Park of Commerce, Building 900, LLC
Location (Address):	125 Southern Junction Blvd, Building 900
Parcel (PIN):	50017A01116
Existing Zoning:	PUD C-2 (Godley Station)
Acreage:	Approximately .67-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a Building Construction Contractors Office in the Godley Station PUD C-2 District for Mungo Homes at 125 Southern Junction Blvd, Building 900.
Application Filed:	March 4, 2026
Legal Notice Published:	April 12, 2026
Sign Posted:	April 8, 2026
Letters Mailed:	April 7, 2026
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*

Recommended Motion:	*"After review of the criteria, move for approval of the request.*
Background:	The subject site located at 125 Southern Junction Blvd. is part of a horizontal property regime consisting of multiple subdivided parcels sharing a large common area consisting of parking. The horizontal property regime is known as the Towne Lake Professional Park and consists of several buildings in which commercial uses are operated as well as a senior living facility. A Building Construction Contractors Office (Garbutt Construction) was approved for Building 200 of the Towne Lake Professional Park at the December 15, 2025, City Council meeting. A Site Development Plan was reviewed by Staff and approved at the City Council meeting on June 17, 2024; at the time the building was labeled for general commercial office use and did not indicate a building construction contractor's office. Mungo Homes (the current applicant) received a building permit to construct building 900 of the Towne Lake Professional Park on June 9, 2024, and proceeded with the construction of the building. The construction plans provided during the permit review period indicated that Mungo Homes would be utilizing the building as their administrative offices; however, a Conditional Use application was never received by Staff. Mungo Homes currently operates their administrative offices at the location. Staff is unaware as to how long the business has operated at this location, but the construction of the building was completed in January 2025.
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 align with the existing heavy commercial uses within the Towne Lake Professional Park, including other Building Construction Contractors Offices. A Building Construction Contractors Office (Garbutt Construction) was approved for Building 200 at the December 15, 2025, City Council meeting.* 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 the surrounding area. The surrounding parcels are made up primarily of heavy commercial uses, including a Building Construction Contractors Office (Garbutt Construction) that was approved for Building 200 at the December 15, 2025, City Council meeting.*

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

    - *The proposed use will not constitute a nuisance or hazard. The proposed Building Construction Contractors Office will house the administrative offices for Mungo Homes and will not produce excessive vehicular traffic nor will it create noise, fumes, or any other hazardous activities.*

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

    - *The proposed Building Construction Contractors Office will not be affected adversely by the existing adjacent uses which are primarily heavy commercial in nature, including a Building Construction Contractors Office (Garbutt Construction) that was approved for Building 200 at the December 15, 2025, City Council meeting.*

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 is approximately 0.668-acres and is of sufficient size to satisfy all the site requirements for the proposed use. The parcel is also part of the Towne Lake Professional Park, which is approximately 10.25 acres in size.*

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

    - *The existing structure as well as the existing parking provided within the Towne Lake Professional Park meet all the requirements for the proposed use.*

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.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Site Photos

Attachment A

CITY of POOLER
GEORGIA

Vicinity Map - 125 Southern Junction Blvd Building 900 - Site Plan

04/06/2026

Parcels

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

City of Pooler

100 SW US HW 80, Pooler, Georgia 31322
Phone: (912) 748-7261

Owner: TOWN LAKE PARK OF COMMERCE LLC

Contractor: Omega Construction

Parcel No.: 50017A01116

Issued: July 9, 2024
Expires: January 8, 2025

New Building Permit

Permit #: 24-0640

Permit Type : Commercial - New Building

Address: 125 SOUTHERN JUNCTION BLVD #900, STE 100 (Bldg #4902-0002 Suite #4902-0003)

Description of Work: New Office Building Shell Construction and Buildout with Plumbing, Electrical, and Mechanical Work

This notice is to be fastened on a part of the building for which it is issued where it may be seen plainly by all persons. All work at this location must be done in accordance with the Code of Ordinances of the City of Pooler, GA.

SITE DRAWINGS OF

TOWN LAKE PARK OF COMMERCE

FOR

DEVELOPMENT ASSOCIATES, INC

POOLER, GA

KC PROJECT #:230197.000

JANUARY 2024

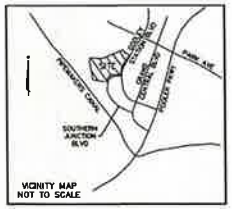
NRCS REVISION DATE:

☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

VICINITY MAP:



PROJECT PREPARED BY:

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

INITIAL APPROVAL BY GOVERNING AGENCY DATE:

REVISIONS

REV NO.	DATE	DESCRIPTION	SHEETS

PROJECT SITE DATA:

SITE DATA:

PROJECT AREA: 0.66 AC

AREA OF DISTURBANCE: 0.51 AC

ZONING: CI

PIN: 58ST01116

PROJECT ADDRESS: 125 SOUTHERN JUNCTION BLVD #900

PROJECT CITY: POOLER, GA

DISTRICT NUMBER: 2ND

LOT NUMBER: 11-900

OWNER NAME: TOWN LAKE PARK OF COMMERCE LLC

CONTACT: GUY DAVIDSON

OWNER ADDRESS: 110 PARK OF COMMERCE DRIVE, SUITE 110

OWNER CITY: SAVANNAH, GA

TELEPHONE NO.: 912 544-4455

DATE OF SURVEY: 10/2024

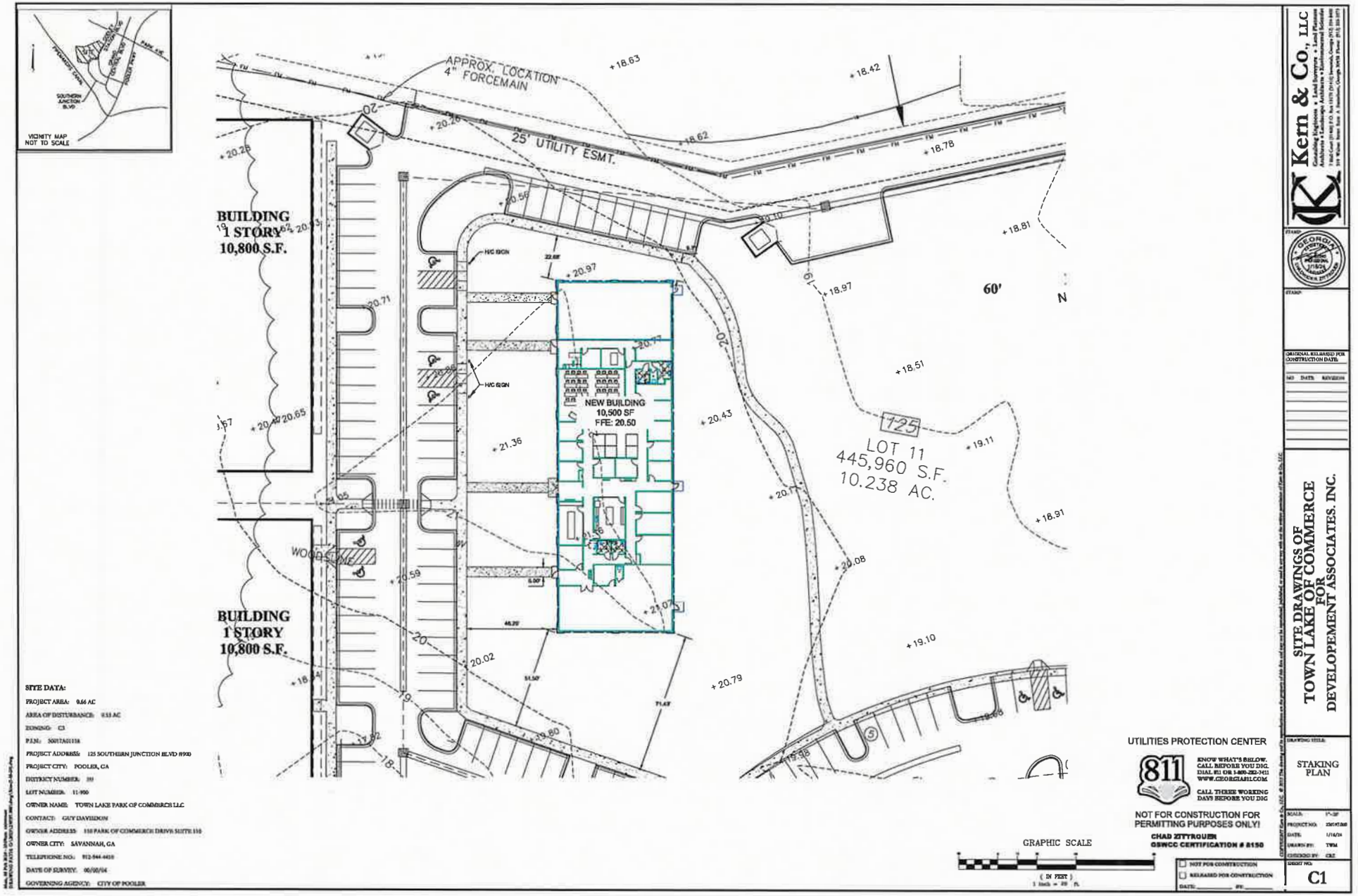
GOVERNING AGENCY: CITY OF POOLER

INDEX OF DRAWINGS:

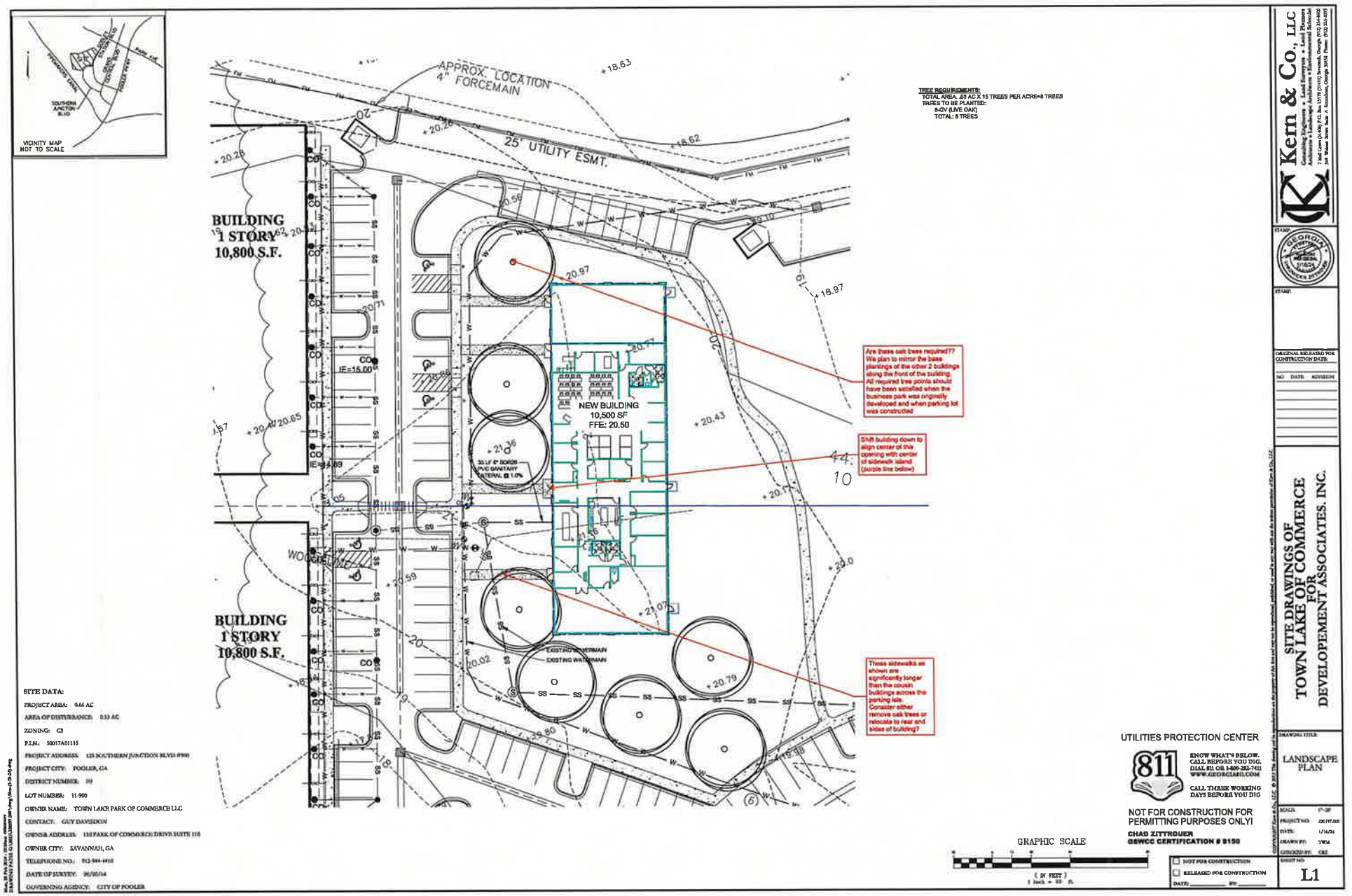
	COVER SHEET
N1	GENERAL NOTES
C1	STAKING PLAN
C2	PAVING, GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
SESC-1	INITIAL EROSION PLAN
SESC-2	INTERMEDIATE EROSION PLAN
SESC-3	FINAL EROSION PLAN
SESC-4	EROSION NOTES
SESC-5	EROSION NOTES
SESC-6	EROSION NOTES
SESC-7	SOIL EROSION & SEDIMENTATION CONTROL DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
DET 1	SITE DETAILS

COPYRIGHT Kern & Co., LLC © 2023 This drawing and the reproductions on the property of the firm and may not be reproduced, published, or used in any way without the written permission of Kern & Co., LLC

Attachment B



Attachment B



PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES						
"QV"	8	QUERCUS VIRGINIANA	LIVE OAK	10'-12' HIGH 2 1/2" CAL	40' OC	
SHRUBS						

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK.
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.

PLANT QUALITY:

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES, AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON, D.C. 20005, (202) 789-2900.
5. ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.
6. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS SHALL BE STRAIGHT AND EXHIBIT GOOD TRUNK TAPER WITH LIMBS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDEANT 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
7. ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF CHATHAM COUNTY (A.H.S. PLANT ZONE 8).
8. ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
9. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
10. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS, REQUIREMENTS, AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

ROOT SYSTEM:

11. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
12. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
13. 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".
14. 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 & SODDING:

15. ALL EXTERIOR GROUND AREAS 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.
16. ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASON'S CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
17. ALL SOD SHALL BE COMMERCIALLY GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
18. ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
19. 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 ROWS 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:

20. CONTRACTOR SHALL PROVIDE A MINIMUM 3" DEPTH OF TOPSOIL IN ALL PLANTING AREAS.
21. 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.
22. TOPSOIL SHALL BE A NATURAL, FERTILE, SANDY LOAM POSSESSING CHARACTERISTICS COMMON TO PRODUCTIVE SOILS IN THE SOUTHEASTERN COASTAL REGION, AND IT SHALL NOT CONTAIN ANY TOXIC SUBSTANCES.

PLANTING:

23. GROUNDCOVER SHALL BE PLANTED AS SPECIFIED BELOW:
   - 23.1. GROUNDCOVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
   - 23.2. WHERE GROUNDCOVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
   - 23.3. GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
24. SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM THE CENTER OF ALL LARGE TREES.
25. 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.
26. 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.
27. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
28. STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:

29. CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.
30. 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:

31. ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
32. ALL GROUNDCOVERS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
33. ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEBBLES, SHREDDED BARK, AND WOOD CHIPS.

WATERING:

34. ALL AREAS TO BE PLANTED, SEEDED, AND SODDED SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
35. ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
36. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

MAINTENANCE:

37. 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 TO MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
38. OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION. ,
39. GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

PLANT ALTERATIONS & SUBSTITUTIONS:

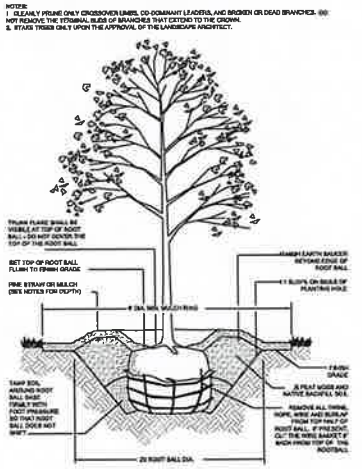
40. ANY CHANGE IN PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.
41. PROJECT LANDSCAPE ARCHITECT WILL ASSIST IN LOCATING PLANTS AS NECESSARY.

TREE PROTECTION NOTES

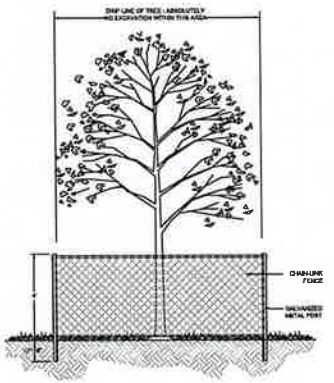
1. TREE PROTECTION DEVICES SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION.
2. ALL DESIGNATED TREE PROTECTION ZONES MUST BE PROTECTED FROM THE SEDIMENTATION OF EROSION MATERIAL.
3. SILT FENCING SHALL BE PLACED ALONG THE OUTER UPHILL EDGE OF TREE PROTECTION ZONES AT THE LAND DISTURBANCE INTERFACE.
4. SILT FENCING SHALL BE BACKED BY FOUR (4) FOOT CHAIN LINK FENCE IN AREAS OF STEEP SLOPES.
5. NO CHANGE IN GRADE WITHIN THE TREE PROTECTION ZONE SHALL BE ALLOWED AROUND EXISTING TREES EXCEPT FOR A MAXIMUM ADDITION OF TWO (2) INCHES OF MULCH UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
6. TREES WITHIN A TREE PROTECTION ZONE SHALL NOT BE PRUNED OR REMOVED WITHOUT PRIOR KNOWLEDGE AND CONSENT FROM THE LANDSCAPE ARCHITECT.
7. ANY DAMAGE OR INJURY TO EXISTING OR PLANTED TREES SHALL BE REPORTED IMMEDIATELY TO THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.

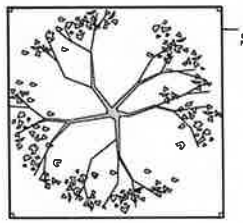
IRRIGATION NOTES

1. CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL SEEDED AREAS, SODDED AREAS AND PLANTING MATERIAL. THIS SYSTEM SHALL TIE INTO EXISTING IRRIGATION LINES IF PRESENT.
2. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN, ASSOCIATED AGENCY APPROVALS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO COMPLETE THE IRRIGATION WORK. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO:
   - 2.1. VERIFICATION OF ALL UNDERGROUND UTILITY LOCATIONS.
   - 2.2. COORDINATION OF IRRIGATION WORK WITH THE WORK OF ALL RELATED TRADES AND SUBCONTRACTORS TO ASSURE SMOOTH PROGRESSION OF PROJECT.
   - 2.3. PROTECTION AND/OR RESTORATION OF ALL EXISTING IMPROVEMENTS.
   - 2.4. TRENCHING AND BACK FILLING FOR ALL PIPES, VALVES, AND DRAIN PITS SPECIFIED.
   - 2.5. FURNISHING AND INSTALLING ALL MAIN LINES, LATERAL LINES, RISERS, FITTINGS, SPRAY HEADS, ROTOR HEADS, QUICK-COUPLING VALVES, GATE VALVES, CONTROL VALVES, CONTROLLERS, ELECTRIC WIRE, AND ALL NECESSARY SPECIALTY ITEMS AND ACCESSORIES.
   - 2.6. FURNISHING AND INSTALLING ALL SLEEVES BENEATH WALKWAYS, ROADS, AND DRIVEWAYS WHERE REQUIRED.
   - 2.7. REGULATING AND ADJUSTING ALL SPRAY HEADS, ROTOR HEADS, DRIP LINES, TIME SEQUENCE CONTROL DEVICES, AND SECTION VALVES.
   - 2.8. TESTING OF IRRIGATION SYSTEM.
   - 2.9. PROVIDING A WARRANTY ON THE IRRIGATION SYSTEM FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
   - 2.10. PROVIDING THAT WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF STATE AND LOCAL AGENCIES, INCLUDING LOCAL HEALTH CODES, PLUMBING CODES, AND ELECTRICAL CODES.
3. CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBMITTALS:
   - 3.1. DIAGRAMMATIC PLANS OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR INCLUSION IN AS-BUILT SET OF DRAWINGS.
   - 3.2. PROPOSED IRRIGATION PLANS TO APPROPRIATE JURISDICTION FOR APPROVAL IF REQUIRED, AND TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

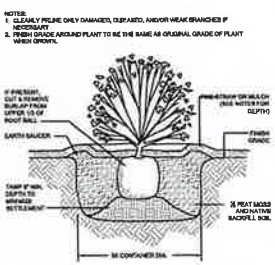


TREE PLANTING DETAIL
SECTION - NOT TO SCALE

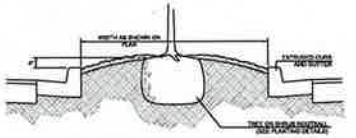




TREE PROTECTION DETAIL
SECTION/PLAN - NOT TO SCALE



SHRUB PLANTING DETAIL
SECTION - NOT TO SCALE



LANDSCAPE ISLAND PLANTING DETAIL
SECTION - NOT TO SCALE

UTILITIES PROTECTION CENTER
CALL THREE WORKING DAYS BEFORE YOU DIG
THROUGHOUT GEORGIA
1-800-282-7411

☐ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Planners
Architecture • Landscape Architecture • Environmental Assessment
714 East Gwinnett St. • Savannah, Georgia 31401 • Phone: (912) 233-5811
211 Plaza Drive West • Bloomingdale, Georgia 31302 • Phone: (912) 355-5811

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

STAMP

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

SITE DRAWINGS OF
TOWN LAKE OF COMMERCE
FOR
DEVELOPEMENT ASSOCIATES, INC.

DRAWING TITLE:
LANDSCAPE DETAILS

SCALE:	1"=20'
PROJECT NO:	2201.01.020
DATE:	1/14/24
DRAWN BY:	TWM
CHECKED BY:	CKT
SHEET NO:	L2

COPYRIGHT Kern & Co., LLC © 2013 This drawing and the design shown are the property of Kern & Co., LLC and may not be reproduced, published or used in any way without the permission of Kern & Co., LLC

Last Saved By: JBlair 12:00am on Monday
DRAWING PATH: G:\2013\2013-020\Landscape\Drawings\Plans\L2-Landscape Details.dwg

Attachment C

Site Photos: 125 Southern Junction Blvd. Building 900

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Manufacturing Production Facility for Mana Nutrition in the I-1 (Light Industrial) zoning district at 5158 Old Louisville Rd.

Project:	#A26-0061
P&Z Meeting Date:	April 13, 2026
Public Hearing Date:	May 4, 2026
Applicant and Authorized Agent:	Mana Nutritive Aid Products, Incorporated
Property Owner:	Mana Nutritive Aid Products, Incorporated
Location (Address):	5158 Old Louisville Rd.
Parcel (PIN):	50987 01031
Existing Zoning:	I-1 (Light Industrial)
Acreage:	11.01 Acres
Zoning Action:	Conditional Use
Request:	Request is for a Conditional Use to establish a manufacturing facility for Mana Nutrition in the I-1 (Light Industrial) zoning district at 5158 Old Louisville Rd.
Application Filed:	March 12, 2026
Legal Notice Published:	March 5, 2026
Sign Posted:	March 31, 2026
Letters Mailed:	March 30, 2026
Staff Recommendation:	Approval with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs.
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for approval of the request with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs."*
Background:	The request is to allow for the establishment of a manufacturing facility for Mana Nutrition at 5158 Old Louisville Rd, which is directly adjacent to another manufacturing facility owned by Mana Nutrition. The applicant is proposing to construct a manufacturing production facility for vitamin blending and tableting on the site. The site is currently being used as a trailer yard and associated office. The property is zoned for light industrial use, which allows for the conditional use of manufacturing facilities. The site is adjacent to existing warehousing and distribution facilities. On September 18, 2023, a Variance request for an 80-foot buffer reduction was approved for the subject parcel with the condition that the remaining 20-foot buffer must be heavily planted with understory trees and/or shrubs. On April 7, 2025, a Conditional Use request to establish a manufacturing facility at 5158 Old Louisville Rd was approved by City Council. This request is set to expire prior to the May 4, 2026 Council meeting; therefore the applicant has submitted the current application to extend their time prior to Site Development Plan approval.
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 purpose of the ordinance as the vitamin manufacturing is not seen as being heavy industrial, compared to larger scale manufacturing or production uses.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas as it would take place*

inside of an enclosed facility, will remain within the industrial makeup of the area, and the information provided within the submittal materials indicates the facility will be outfitted with reverse osmosis to treat effluent (liquid waste/sewage runoff) as well as high standard air filtration systems; ensuring no water or air pollution is created.

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

    - *The proposed use is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard as the use will take place within an enclosed facility which will be visually cohesive with the adjacent uses. Information provided within the submittal materials indicates the blending and tableting machinery creates noise levels consistent with other light industrial uses. Additionally, the applicant has stated that their low volume of shipments will not create a significant increase in vehicular/truck traffic, and the facility will be outfitted with reverse osmosis to treat effluent (liquid waste/sewage runoff) as well as high standard air filtration systems; ensuring no water or air pollution is created.*

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

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the proposed use is 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 proposed vitamin manufacturing facility is proposed on a site which is of a sufficient and appropriate size for such use. The site plan, as shown within the current submittal, does not meet the conditions placed upon the site at the September 18, 2023, variance approval; the site plan, when submitted, will need to be revised to show the 20-foot, heavily planted buffer prior to approval.*

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

- *The parking standards will be required to be satisfied by providing the required number of spaces during the site plan 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 the criteria for a conditional use. As such, staff recommends **Approval** of the request with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation C. Site Photos

Attachment A

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

Vicinity Map - 5158 Old Louisville Rd. - Conditional Use

Parcels

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

Statement 1

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

Mana Nutrition manufactures a ready-to-eat food product used in the treatment of severe acute malnutrition. Our product is distributed globally through UNICEF (an agency of the U.N.) and USAID (an agency of the U.S. government). Substantially all of the product that we create contains a vitamin premix as a primary ingredient. Mana plans to add a production facility for vitamin blending and tableting at this location to fulfill our need for vitamin premix. We request that our business operation be granted conditional use under NAICS code 339 provided for under zoning designation I-1.

Statement 2

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

After construction and full commissioning, vitamix premix blending and tableting will be undertaken at this facility. Premix blending is a dry process that combines nutrients from ingredient sources in precise ratios to meet specifications. This process is gravity fed and employs various blending mechanisms (ex: ribbon blending). Tableting is a process that takes a vitamin blend and compresses it into a tablet form. These processes will initially operate 5 days a week, 8 hours a day.

Statement 3

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

Our installation of vitamin blending equipment will require additional utilities for electrical requirements. Production of vitamin blends is a dry process that will run with cleaning protocols for normal operation and incidental spillage of dry powders. We will employ reverse osmosis to treat effluent. Based on these measures, vitamin blending and tableting will not give rise to additional sewage disposal or contaminants in effluent. Additionally, our production processes will require a high standard of air filtration, meeting ISO-8 compliance. As a result, there will be no negative impact on air quality. Noise from the blending and tableting processes are similar to the noise levels produced in typical light industrial applications. Ingredients will be received and products will be shipped to and from this location. Based on the high concentration of our product and ingredients, the total volume of such shipments will represent a negligible increase to the current traffic of the surrounding properties.

Statement 4

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

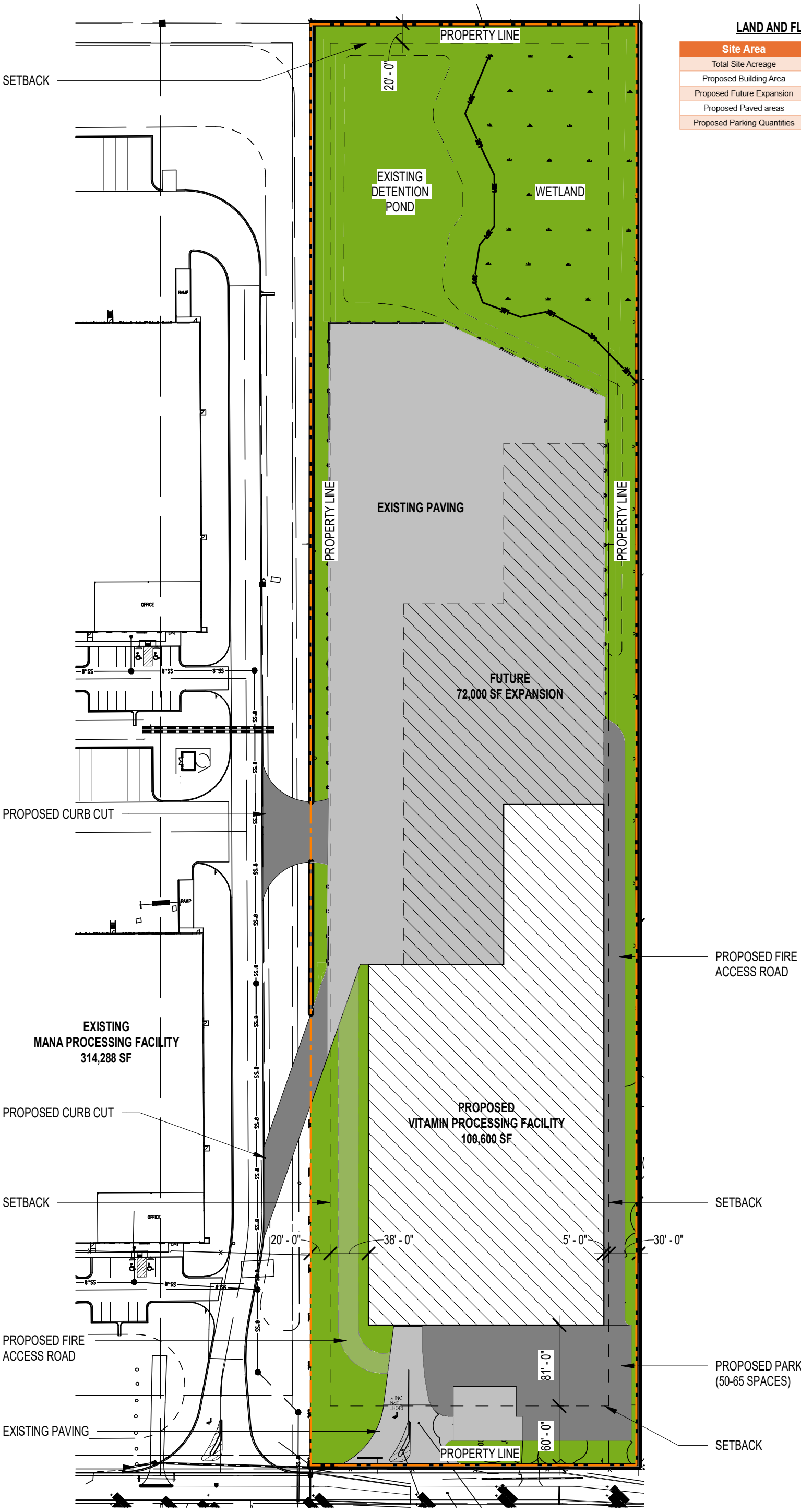
We plan to begin construction in August, 2025 with completion in July, 2026 and subsequently assume occupancy September, 2026.

Statement 5

Owner Name	Owner Address	Parcel ID (PIN)
MANA NUTRITIVE AID PRODUCTS INCORPORATED	130 LIBRARY LANE MATTHEWS, NC, 28105	50987 01043
MANA NUTRITIVE AID PRODUCTS INCORPORATED	130 LIBRARY LANE MATTHEWS, NC, 28105	50987 01041
TREELESS PLAIN I LLC 2 SEAPORT LANE	C/O L&B REALTY ACQUISITIONS 5910 CENTRAL EXPY STE, DALLAS, TX, 75206	50987 01042
PRO LAND INVESTMENTS LLC	PO BOX 821700, PEMBROKE PINES, FL, 33082	50924 04018
SNL 145 DISTRIBUTION DR OWNER, LLC	C/O CORE AND VALUE ADVISORS, LLC 3550 LENOX ROAD, ATLANTA, GA, 30326	50924 04023
LEE WEST & WALSH L P	3010 BRIERFIELD LAKE, ALPHARETTA, GA, 30004	50924B01001
HARPER FAMILY PROPERTIES, LLC	207 KENSINGTON CROSSING, GUYTON, GA, 31312	50987 02018
POOLER PLAZA CONDOMINIUM ASSOCIATION INC	3715 NORTHSIDE PARKWAY, B-400 SUITE 425, ATLANTA, GA, 30327	50987 02017
SDP ACQUISITIONS, LLC	3715 NORTHSIDE PARKWAY, B-400 SUITE 425, ATLANTA, GA, 30327	50987 02020
PROTSMAN BRYAN A	P.O.BOX 15684 SAVANNAH, GA, 31416	50987 02003

LAND AND FLOOR AREA TABLE

Site Area	
Total Site Acreage	11.01 acres
Proposed Building Area	100,000 SF
Proposed Future Expansion	72,000 SF
Proposed Paved areas	197,000 SF
Proposed Parking Quantities	50-65 spots



A·M·KING
1610 EAST MOREHEAD, SUITE 200
WWW.AMKINGGROUP.COM

2/21/2025

NOT FOR CONSTRUCTION

MANA NUTRITION VITAMINS

5158 OLD LOUISVILLE ROAD POOLER, GA 31322

SITE DEVELOPMENT PLAN

Attachment C

Site Photos: 5158 Old Louisville Rd.

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a 354-Unit Multi-Family Residential Development at 130 Towne Center Drive, located in Godley Station PUD.

Project:	#A24-0180
P&Z Meeting Date:	April 13, 2026
City Council Meeting Date:	May 4, 2026
Applicant and Authorized Agent:	Jay Patel
Property Owner:	Coastal Southeast Development, LLC
Location (Address):	130 Towne Center Dr. (Site of the old Surf Lagoon Water Park)
Parcel (PIN):	50017C02030
Acreage:	Approximately 14.92-Acres
Impervious Acreage:	Approximately 10.10-Acres
Zoning:	PUD (Godley Station)
Proposed Use:	354-Unit Multi-Family Residential Development
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 partially as Parks/Recreation/Conservation and partially as Planned*

Development and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. The proposed multi-family development is consistent with the plans for the area and is consistent with the existing developments surrounding the parcel, including retail, restaurants, hotels, and nearby multi-family residential parcels.

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 proposed plan provides 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 commercial and multi-family residential developments.*

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 14.92-acre site and the adjacent properties. The project does include off site work, which is to be undertaken on an adjacent property which is under the same ownership as the subject property.*

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.*

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.*

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.*

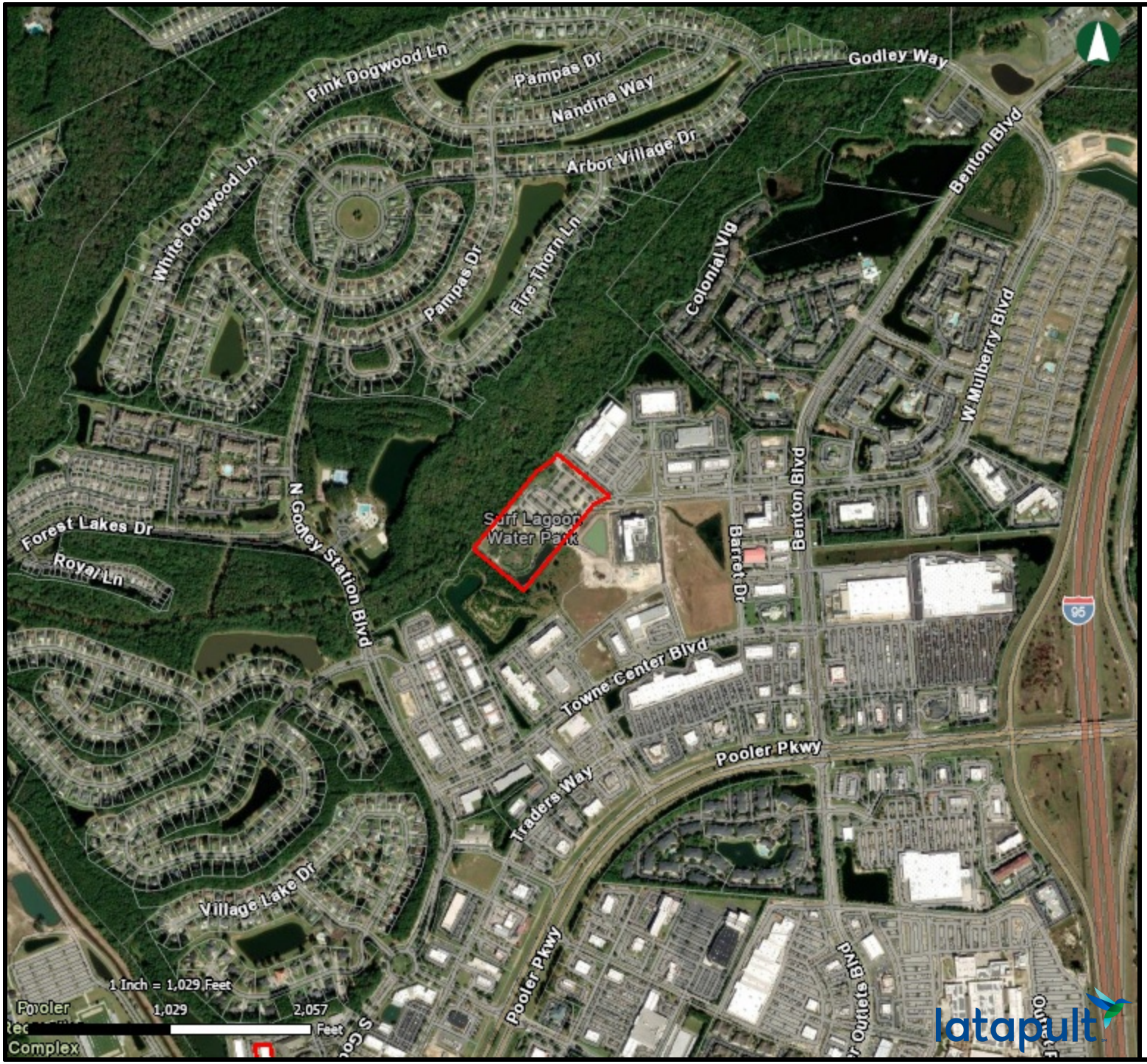
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

    - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws. The project does include off site work, which is to be undertaken on an adjacent property which is under the same ownership as the subject property.*

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



CITY of POOLER
GEORGIA

Vicinity Map - 130 Towne Center Dr. - Site Plan

04/06/2026

Parcels

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

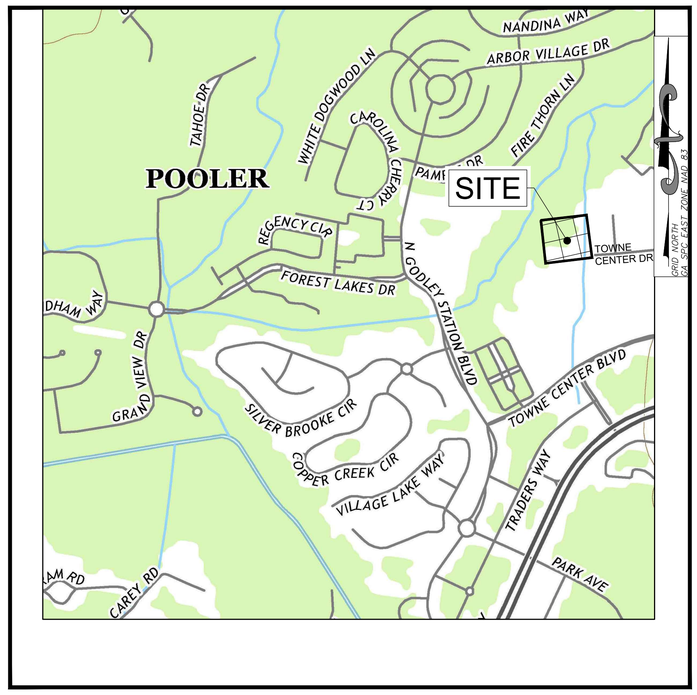
SITE DEVELOPMENT PLANS
FOR
TOWNE CENTER MULTIFAMILY
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

TOWNE CENTER PROPERTIES

PROJECT DATA

OWNER/DEVELOPER:	TOWNE CENTER PROPERTIES 111 GREENVIEW DRIVE SAVANNAH, GA 31405
24HR CONTACT:	JAY PATEL (912) 695-2939
TAX MAP & PARCEL NUMBER:	50017C02030 (PARTIAL) & 50017C02020
PARCEL AREA:	14.92 AC
ZONING CLASSIFICATION:	PUD-M
PROPOSED USE:	MULTI-FAMILY HOUSING
IMPERVIOUS AREA:	10.10 AC
DISTURBED AREA:	18.7 AC (INCLUDES OFFSITE AREA)
TOTAL BUILDING AREA:	3.4 AC
PARKING SPACES REQUIRED:	648 SPACES
PARKING SPACES PROVIDED:	649 SPACES



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	OVERALL SITE LAYOUT
5	STAKING PLAN - SECTION A
6	STAKING PLAN - SECTION B
7	STAKING PLAN - SECTION C
8	STAKING SHEET - SECTION D
8-A	STAKING SHEET - OFF SITE
9	FIRE PROTECTION PLAN
10	UTILITY PLAN - SECTION A
11	UTILITY PLAN - SECTION B
12	UTILITY PLAN - SECTION C
13	UTILITY PLAN - SECTION D
14	UTILITY PROFILE (1)
15	UTILITY PROFILE (2)
16	UTILITY PROFILE (3)
17	UTILITY PROFILE (4)
18	PAVING, GRADING & DRAINAGE - SECTION A
19	PAVING, GRADING & DRAINAGE - SECTION B
20	PAVING, GRADING & DRAINAGE - SECTION C
21	PAVING, GRADING & DRAINAGE - SECTION D
22	PAVING, GRADING & DRAINAGE - OFF SITE
23	PAVING, GRADING & DRAINAGE - OFFSITE DETENTION PON
24	STORM PROFILES
25	STORM PROFILES
25-A	STORM PROFILES
26	INITIAL ESPC PLAN
27	INTERMEDIATE ESPC PLAN
28	FINAL ESPC PLAN
29	ESPC NOTES
30	ESPC NOTES
31	LANDSCAPE PLAN - TREE PLAN
32	LANDSCAPE PLAN - SECTION A
33	LANDSCAPE PLAN - SECTION B
34	LANDSCAPE PLAN - SECTION C
35	LANDSCAPE PLAN - SECTION D
36	CONSTRUCTION DETAILS
37	CONSTRUCTION DETAILS
38	CONSTRUCTION DETAILS
39	CONSTRUCTION DETAILS
40	CONSTRUCTION DETAILS
41	CONSTRUCTION DETAILS

PROJECT LOCATION:
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
EMC PROJECT# 21-0140
March 2026

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

emc
CIVIL
MARINE
ENVIRONMENTAL

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

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
10 CHATHAM CENTER SOUTH, SUITE 100
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
FAX: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • SAVANNAH
STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_C01.DWG 3/23/2026 5:06 PM

GENERAL NOTES

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

PRECONSTRUCTION AND CLOSEOUT REQUIREMENTS:

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

UTILITY NOTES
GENERAL:

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

   FLUSHING
   A. FLUSHING WATER MAY BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AFTER BEING FILTERED OF LARGE SOLIDS AND SEDIMENT UNDER THE SUPERVISION OF THE ENGINEER.
   B. FLUSHING PROCEDURES SHALL INCLUDE OPEN-ENDED FLUSHING IN ORDER TO INSURE THE LINE IS CLEAR.
   C. FLUSH NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHALL BE DONE AFTER PRESSURE TEST AND BEFORE DISINFECTION.
   D. THE LINES SHALL BE FLUSHED USING A METHOD ACCEPTABLE TO THE CITY PRIOR TO CONNECTION TO THE WATER SYSTEM. LINES SHALL BE FLUSHED FOR 30 MINUTES AT A VELOCITY SUFFICIENT TO PURGE THE LINES OF ANY FOREIGN MATTER.
   E. CLEAN THE INTERIOR OF ALL PIPE BY BRUSHING, SWABBING, OR WASHING OUT ALL DIRT BEFORE LAYING.
8. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACK FLOW PREVENTION DEVICE AND FIRE HYDRANT METER.
9. PRIOR TO CONNECTING TO ANY EXISTING WATER MAINS, REUSE MAINS, OR SANITARY SEWER LINES AND PRIOR TO DIGGING FOR PROPOSED CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY OWNER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
10. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
11. ALL MATERIALS USED AND THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITARY FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
12. MAINTAIN A MINIMUM OF 36" OF COVER FOR ALL MAINS 12" AND SMALLER. A MAXIMUM COVER OF 60" FROM FINISHED GRADE SHALL BE USED UNLESS APPROVED TO AVOID CONFLICT. IF THE COVER IS LESS THAN 36", DUCTILE IRON PIPE SHALL BE USED.
13. ALL PHASES OF CONSTRUCTION OF THE WATER SYSTEM SHALL COMPLY WITH THE GA EPD RULES FOR SAFE DRINKING WATER, CHAPTER 391-3-5 AND THE LATEST EDITION OF THE EPD MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS.
14. MAXIMUM JOINT DEFLECTION AND BENDING OF PVC PIPE SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
15. A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, POST HYDRANTS, AND/OR BLOW OFFS AND ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS.
16. UNDERGROUND MARKING TAPE SHALL BE INSTALLED OVER ALL WATER MAINS (18" BELOW GRADE)
17. UTILITIES SHALL NOT BE PLACED LONGITUDINALLY UNDER STREET PAVEMENT.
18. MAINTAIN A MINIMUM OF 10' SEPARATION HORIZONTAL AND 18" VERTICAL BETWEEN WATER & SEWER LINES.
19. WATER MAINS MUST BE DIP WHEN CROSSING STORM OR SEWER MAINS.
20. ALL WATER AND SEWER LINES RUNNING UNDER STREETS/SIDEWALKS SHALL BE SLEEVED.
21. ALL PUBLICLY OWNED UTILITIES SHALL BE INSTALLED IN THE ROAD RIGHTS-OF-WAY OR APPROVED ACCESS EASEMENTS.
22. SANITARY SEWER, WATER MAINS, SERVICE LATERALS OR OTHER PUBLICLY OWNED UTILITIES SHALL NOT BE INSTALLED BEHIND OR BETWEEN LOTS WITHOUT THE EXPRESS APPROVAL OF THE CITY OF POOLER. IF ALLOWED THE UTILITY WILL NEED TO BE IN A PROPER EASEMENT.

WATER:

1. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW.
2. RESIDENTIAL WATER LATERALS: 1" DIAMETER MINIMUM.
3. RESIDENTIAL WATER LATERALS SHALL BE INSTALLED NO MORE THAN 5' FEET FROM THE PROPERTY CORNER.
4. THE WATER MAINS AT THE CUL-DE-SAC SHALL BE INSTALLED AROUND THE CUL-DE-SAC THEREBY ELIMINATING THE LATERALS FROM BEING INSTALLED UNDER THE CUL-DE-SAC.
5. CUT-OFF VALVES WILL BE LOCATED AT ALL TEES WHERE LINES ARE TWO INCHES OR LARGER.
6. ALL GATE VALVES 4" OR LARGER THAT ARE INSTALLED ON A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL GATE VALVES AT THE ENTRANCE OF A SUBDIVISION THAT TIE INTO A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL OTHER GATE VALVES CAN BE INSTALLED IN A CAST IRON VALVE BOX WITH A CONCRETE COLLAR AND CONCRETE VALVE MARKER POSTS.
7. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH 'I W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.
8. ALL METER CONNECTION POINTS MUST HAVE AN APPROVED, REDUCED PRESSURE BACKFLOW DEVICE. THIS INCLUDES FIRE LINES, IRRIGATION LINES, AND DOMESTIC SUPPLY LINES.
9. MAINTAIN A MINIMUM OF 3 FEET OF COVER.
10. SERVICE LATERALS UNDER ROADS ARE TO BE SLEEVED AND AT LEAST 30" BENEATH THE ROAD SURFACE.
11. PIPE MATERIAL: FOR LINE SIZE < 4" POLYETHYLENE PIPE, 200 PSI, SIDR-7CTS
    FOR LINE SIZE 4" - 12" PVC C900 DR 18
    FOR LINE SIZE > 12" DIP IS REQUIRED. ANSI / AWWA C151 A21.51 AND THICKNESS ACCORDING TO ANSI / AWWA C150 A21.50 FOR PRESSURE CLASS 250. FLANGE PIPE OR VICTAULIC GROOVED PIPE SHALL BE PRESSURE CLASS 350.

SANITARY SEWER:

1. SANITARY MANHOLES SHALL NOT EXCEED 350-FOOT SPACING.
2. PIPE DIAMETER SHALL BE A MINIMUM OF 8 INCHES.
3. MINIMUM SIZE OF SANITARY LATERAL IS 4 INCHES.
4. LATERALS SHALL CONNECT DIRECTLY TO THE MANHOLE WHEN POSSIBLE, ENTERING AT AN ANGLE OF AT LEAST 90 DEGREES TO THE DIRECTION OF FLOW.
5. RESIDENTIAL SEWER LATERALS SHALL BE INSTALLED WITHIN 15 FEET OF THE PROPERTY CORNER.
6. SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED AND DESIGNED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM.
7. USE WATERTIGHT MANHOLE RINGS AND COVERS WITHIN OR BELOW BASE FLOOD ELEVATION + 1'.
8. CLEANOUTS SHALL BE PROVIDED EVERY 100' AND AT THE BENDS. CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED.
9. MANHOLES SHALL NOT BE PLACED IN SIDEWALKS UNLESS APPROVED BY THE CITY OF POOLER.
10. PIPE MATERIAL:
    - SDR 26 PVC SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D3034 FOR PIPES 15" AND SMALLER AND ASTM F679 FOR 18" AND LARGER.
    - DIP MANUFACTURED IN ACCORDANCE WITH ANSI A21.51 WITH THICKNESS ACCORDING TO ANSI A21.50.
11. MAINTAIN A MINIMUM COVER OF 3 FEET.
12. DROP MANHOLES ARE REQUIRED WHEN THE 'INVERT IN' IS 2.0 FEET OR MORE ABOVE THE 'INVERT OUT'. THE MH MUST BE A 6' DIAMETER PRECAST MH AND CONFORM TO ASTM C478. THE DROP PIPE SHALL BE THE SAME SIZE AS THE INFLUENT PIPE. ALL HARDWARE ON DUCTILE IRON PIPING ASSOCIATED WITH DROP MANHOLES MUST BE STAINLESS STEEL.
13. SANITARY SEWER LINE - MINIMUM SLOPE:

4"	1.00%		
8"	0.40%	21"	0.10%
IO"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

GREASE TRAPS:

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

DRAINAGE NOTES:

1. STORM DRAIN PIPE BENEATH CITY MAINTAINED STREETS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AND SHALL BE RCP (CLASS III).
2. STORM SIDE-DRAIN UNDER DRIVEWAYS AND WALKWAYS SHALL BE 15 INCH MINIMUM. PLASTIC CULVERTS ARE ACCEPTABLE BUT SHALL HAVE CONCRETE HEADWALLS TO PROTECT THE PIPE ENDS.
3. LOT DRAINAGE SHALL BE FROM THE REAR TO THE FRONT OF LOTS; 0.5% GRADE MINIMUM. EXCEPTIONS WILL BE CONSIDERED.
4. SIDE LOT DRAINAGE SHALL BE PIPED; DITCHES ON SIDE LOT LINES ARE NOT PERMITTED. EXCEPTIONS WILL BE CONSIDERED.
5. MINIMUM LOT ELEVATION: FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST ONE FOOT ABOVE THE LEVEL OF THE IOC-YEAR FLOOD. THE ENTIRE LOT SHALL BE PROPERLY DRAINED.
6. THE CITY WILL NOT ACCEPT DETENTION AREAS FOR MAINTENANCE OR OWNERSHIP.

SPECIAL UTILITY NOTE:

- ALL WATER LINES IN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED.

PROPOSED FEATURES LEGEND

DEMOLITION
AREA
DELINEATION

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

PROPERTY
PROPERTY LINE
RIGHT OF WAY (RW)
EASEMENT
SETBACKS

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

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

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 3-25-26 ENGINEER ALEC B. METZGER

0'
GRAPHIC SCALE: 1" = ###

EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 100
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

GENERAL NOTES & LEGEND

TOWNE CENTER MULTIFAMILY
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	-
DATE:	3/2026

SHEET 2 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPP\DWG\21-0140C_C01.DWG 3/23/2026 5:06 PM

EXISTING RETAINING WALL TO REMAIN
REMOVE & REPLACE DAMAGED PORTIONS

REMOVE EXISTING WEIR / WALL (SEE DEMOLITION NOTES)

EXISTING WELL TO REMAIN

30' WETLAND BUFFER

N 32°59'34" E — 93.26'
N 37°48'31" E — 168.18'
N 50°23'51" E 74.47'
N 38°03'09" E — 147.87'
N 39°27'41" E — 137.05'
N 39°48'59" E 78.02'
N 35°05'42" E 147.65'
N 53°51'04" E 67.15'
N 53°51'04" E 67.15'
N 38°44'44" E 24.31'

EX PHASE 1
MASTER DETENTION POND

MASTER DETENTION POND
(DRAINAGE EASEMENT)

N 51°12'37" W — 692.93'

ROYAL CINEMAS

S 51°15'16" E 433.07'

REMOVE SANITARY AND WATER LINES IN HATCHED AREA

SANITARY SEWER FROM MANHOLE TOWARDS TOWNE CENTER DRIVE TO REMAIN

REMOVE 20' UTILITY EASEMENT

S 73°44'29" E 59.30'

N 84°49'15" E 35.34'

S 51°15'16" E 35.67'

317.54' — S 38°44'25" W

111.57'

REMOVE CURB & GUTTER FROM ISLAND TO ALLOW FOR CONNECTIVITY OF PROPOSED CURB AND GUTTER

REMOVE CURB & GUTTER FROM BYPASS IN ISLAND

S 84°35'15" W

OUT BOUND CURB & GUTTER TO REMAIN. REMOVE & REPLACE BROKEN SECTIONS OF CURB & GUTTER

PRIVATE SANITARY SEWER

PUBLIC SANITARY SEWER

S 05°23'48" E 28.05'

TOWNE CENTER DR.

S 51°15'36" E — 180.46'

SECONDARY DETENTION POND
(DRAINAGE EASEMENT)

ELEMENT HOTEL
(UNDER CONSTRUCTION)

EX PHASE 1
MASTER DETENTION POND

FES
OUT: 8.15

REMOVE 60" RCP AND FES. FES AND PIPE UPON PASSING INSPECTION COULD BE REUSED FOR PROPOSED CONTINUATION OF STORM DRAINAGE.

S 51°36'00" W 101.57'

S 38°46'18" W 40.58'

143.41' — S 38°46'11" W

329.97' — S 38°47'22" W

FORMER PROPERTY LINE

WATER PARK DEMOLITION NOTES:

- OWNER / GENERAL CONTRACTOR TO COORDINATE THE AMOUNT OF MATERIAL TO BE RECYCLED FROM THE SITE.
- OWNER / GENERAL CONTRACTOR TO HAVE TESTING FOR VARIOUS AREAS TO MEET COMPACTION NEEDS ON THE SITE AS FILL IS BEING APPLIED.
- EXISTING WATER PARK SITE DEMOLITION HAS REMOVED ALL STRUCTURES AND SOME FOUNDATIONS. REMNANT OF FOUNDATIONS MAYBE FOUND ON SITE AND SHOULD BE REMOVED.
- CONTRACTOR TO REMOVE ALL STORM DRAINAGE PIPES AND STRUCTURES ONSITE. THE REMOVAL OF THE OUTFALL WEIR SHALL BE REMOVED AFTER ALL STORM PIPING AND STRUCTURES HAVE BEEN REMOVED FROM THE SITE AND UPON THE COMPLETED FILL WITHIN THE DETENTION POND.
- CONTRACTOR TO REMOVE SANITARY SEWER PIPES AND STRUCTURES AND WATER MAIN AS SHOWN.
- EXISTING SANITARY, WATER, DRAINAGE, AND IRRIGATION PIPING AND STRUCTURES WITHIN THE MAIN WATER PARK COMPLEX THAT REMAINS FROM THE PREVIOUS DEMOLITION IS TO BE REMOVED.
- PER THE CITY OF POOLER, THE EXISTING SEWER ON THE SITE OF THE ABANDONED WATER PARK NEEDS TO BE INSPECTED PRIOR TO BEING IMPLEMENTED ON SITE FOR SEWER SERVICE. IT IS RECOMMENDED THAT CCTV INSPECTION BE PERFORMED TO VERIFY THE INTEGRITY OF THE SEWER INFRASTRUCTURE.

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

TOWNE CENTER MULTIFAMILY
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 50'
DATE:	3/2026

SHEET 3 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:07 PM

N/F
VILLAGES AT GODLEY STATION
HOMEOWNERS ASSOCIATION, INC.
PIN: 5101401005

30' WETLAND BUFFER

N 32°59'34" E — 93.26'
N 37°48'31" E — 168.18'
N 50°23'51" E 74.47'
N 38°03'09" E — 147.87'
15' BUFFER
25' BUILDING SETBACK
N 39°27'41" E — 137.05'
N 39°48'59" E 78.02'
N 35°05'42" E 147.65'
N 53°51'04" E 67.15'
N 53°51'04" E 67.15'
N 38°44'44" E 24.31'

DOG PARK

BUILDING 4-D
FFE: 22.50

BUILDING 3-B
FFE: 22.50

N/F
ROYAL GROUP MANAGEMENT LLC
PIN: 50017C02028
ZONING: PUD

47' DRAINAGE EASEMENT

CAR CARE BUILDING

S 51°15'16" E
433.07'

MAINTENANCE BUILDING

BUILDING 5-E
FFE: 23.50

25' BUILDING SETBACK / BUFFER

ACCESS EASEMENT

85'

N 51°12'37" W — 692.23'

75'

BUILDING 2-A
FFE: 22.50

BO-RE-TENTION

POOL

CLUB HOUSE
FFE: 22.50

25' BUILDING SETBACK / BUFFER

S 73°44'29" E
59.30'

N/F
BANSI PROPERTIES LLC
PIN: 50017C02058

BUILDING 6-C
FFE: 23.50

GPST-FRSHWP

REMOVE 20' UTILITY EASEMENT

N 84°49'15" E
35.34'

14" SEWER

S 51°15'16" E
35.67'

317.54' — S 38°44'25" W

25' BUILDING SETBACK / BUFFER

25' BUILDING SETBACK / BUFFER

111.57'

S 84°55'15" W

BUILDING 1-A
FFE: 22.50

S 05°23'48" E
38.05'

TOWNE CENTER DR
90' R/W (PUBLIC)

N/F
BANSI PROPERTIES LLC
PIN: 50017C02063

N/F
BANSI PROPERTIES LLC
PIN: 50017C02061

180.46' — S 51°15'36" E

50' DRAINAGE EASEMENT (PRIVATE)

40' BUILDING SETBACK / BUFFER

TRASH COMPACTOR

143.41' — S 38°46'11" W

329.97' — S 38°47'22" W

S 51°36'00" W
101.57'

S 38°46'18" W
40.58'

N/F
860 TC SAVANNAH HOLDINGS LLC
PIN: 50017C02046
ZONING: PUD

N/F
TOWNE CENTER HOSPITALITY LLC
PIN: 50017C02057
ZONING: PUD

KUSUM WAY
60' R/W (PRIVATE)

PATEL DR
60' R/W (PRIVATE)

SITE DATA:

1. LOCATION: 130 TOWNE CENTER DRIVE, POOLER GA 31322
2. PARCEL AREA: 14.92 ACRES
   IMPERVIOUS AREA: ± 10.10 AC
   OFFSITE AREA: 3.78 AC (KUSUM WAY & MASTER DETENTION POND)
   TOTAL DISTURBED AREA: 18.70 AC
3. PIN: 50017C02030
4. ZONING: PUD-M (SOUTH GODLEY STATION PUD)
5. BUILDING SETBACKS:
   FRONT: SEE PLAN
   BACK: SEE PLAN
   SIDE: SEE PLAN
6. PARKING CALCULATIONS:
   1.75 SPACE PER UNIT
   1.75 x 354 = 620 SPACES
   1 SPACE PER 300 SF (FOR LEASING)
   8400 SF / 300 SF = 28 SPACES
   SPACES REQUIRED: 648 SPACES
   SPACES PROVIDED: 649 SPACES
   (14 HC + 605 REG + 30 GARAGE)
7. GREENSPACE CALCULATION:
   REQUIRED: 14.92 ACRES X 25% = 3.73 ACRES
   PROVIDED: 4.82 ACRES (32.3%)
8. THIS PARCEL LIES WITHIN A ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 1305C0019H EFFECTIVE DATE JULY 7, 2014.
9. SEE ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS.
10. BUILDING DATA:
    10.1. TYPE A BLDG - 86,988 SF (173,976 SF TOTAL)
    84 UNITS
    50'-0" BLDG HEIGHT
    10.2. TYPE D / B BLDG- 53,637 SF / 52,386 SF (106,023 SF TOTAL)
    54 UNITS
    44'-0" BUILDING HEIGHT
    10.3. TYPE C BLDG- 39,360 SF
    42 UNITS
    44'-0" BUILDING HEIGHT
    10.4. CLUBHOUSE- 5,937 SF
    20'-0" BUILDING HEIGHT MAX
    10.5. TYPE E BLDG- APP. 39,000 SF
    36 UNITS
    44'-0" BUILDING HEIGHT

* GODLEY STATION MAXIMUM BUILDING HEIGHT IS SPECIFIED AS 50 FT ABOVE AVERAGE EXISTING GRADE.

11. TOTAL MULTIFAMILY UNIT COUNT: 354 UNITS (APP. 358,719 SF)
12. NO STATE WATERS WITH WRESTED VEGETATION ARE PRESENT ON SITE.
13. NO WETLANDS PRESENT ON SITE.
14. BUILDING SETBACKS / BUFFERS SHOWN ARE AS APPROVED BY THE CITY OF POOLER PLANNING DEPARTMENT - 7/29/25
15. ALL GATES WITHIN THE MULTIFAMILY DEVELOPMENT WILL HAVE CLICK2ENTER SYSTEM FOR FIRE DEPARTMENT ACCESS.

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

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

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

OVERALL SITE LAYOUT

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 50'
DATE:	JULY 2025

SHEET
4
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_802.DWG 3/23/2026 5:07 PM

NOTES:
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.

MAINTAIN EXISTING WELL LOCATION (FOR IRRIGATION ONLY)

PROPOSED PUMP HOUSE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

25' BUILDING SETBACK

DOG PARK

15'

R5', TYP.

24'

R20'

R20'

5.71'

PAVILION

5' SIDEWALK, TYP.

BUILDING 4-D
FFE: 22.50

24'

20' TYP.

12'

20' TYP.

9' TYP.

4.96'

BUILDING 5-E
FFE: 23.50

2.62'

R25'

5' SIDEWALK, TYP.

20'

24'

SEE SHEET 6 FOR CONTINUATION

9' TYP.

R20'

GARAGE BUILDING TYP.

GARAGE
FFE: 22.50

24'

GARAGE
FFE: 21.50

20'

R20'

R5', TYP.

18" CURB & GUTTER, TYP.

18" WHITE STOP BAR W/ STOP SIGN (R1-1) TYP.

24'

5' SIDEWALK, TYP.

R25'

ACCESS EASEMENT (SEE SHEET 4)

5'

5.29'

HANDICAP RAMP , TYP.

HANDICAP RAMP TYPE B, TYP.

5'

DOCK

DOCK DETAILS BY OTHERS

20' TYP.

9' TYP.

R20'

R5', TYP.

PERVIOUS PAVERS TYP.

24'

5.95'

TURN DOWN SIDEWALK, TYP.

R20'

R24'

R24'

5' SIDEWALK, TYP.

FACE TO FACE OF CURB DIMENSION

24'

R24'

R24'

BUILDING 2-A
FFE: 22.75

SEE SHEET 7 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE

GEORGIA
No. PE30429
PROFESSIONAL ENGINEER
3-25-26
ALEC B. METZGER

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

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

STAKING PLAN - SECTION A

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET 5 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:07 PM

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.

25' BUILDING SETBACK

BUILDING 3-B
FFE: 22.50

GARAGE
FFE: 21.50

GARAGE
FFE: 21.50

PICKLEBALL COURT

HANDICAP RAMP
TYPE B, TYP.

HANDICAP RAMP
TYP.

PREVIOUS PAVERS
TYP.

GARAGE BUILDING, TYP.

VEHICLE CARE
STRUCTURE

MAINTENANCE BUILDING
FFE: 20.90

18" CURB & GUTTER, TYP.

18" WHITE STOP BAR
W/ STOP SIGN (R1-1)
TYP.

5' SIDEWALK, TYP.

TURN DOWN SIDEWALK, TYP.

SEE ARCHITECTURAL
PLANS FOR POOL
AREA DESIGN

POOL

5.71'
4.96'
24'
12.5'
41.46'
4'
4'
12.45'
24'
20'
24'
20'
24'
20'
24'
20'
6.2'
R5', TYP.
R20'
R20'
R25'
R25'
R25'
R25'
R25'
R25'
R25'
R20'
R20'
R5.23'
R5.23'
R4.31'
R4.31'
R6.78'
R5.83', TYP.
R3'
R3'
R3'

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

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

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

STAKING PLAN - SECTION B

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
6
OF 41

G:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 1/23/2026 5:07 PM

SEE SHEET 5 FOR CONTINUATION

ND

')

20' TYP.

R20'

5' SIDEWALK, TYP.

FACE TO FACE OF CURB DIMENSION

24'

R24'

R24'

R24'

R24'

5'

5.29'

5' SIDEWALK, TYP.

BUILDING 6-C
FFE: 23.50

TURN DOWN SIDEWALK, TYP.

GARAGE BUILDING TYP.

GARAGE
FFE: 22.55

5' SIDEWALK, TYP.

24'

25' BUILDING SETBACK

5'

5.29'

20'

R5', TYP.

24'

20'

R20'

R20'

R20'

R5', TYP.

18" CURB & GUTTER, TYP.

R25'

R44'

R20'

R20'

18" WHITE STOP BAR W/ STOP SIGN (R1-1) TYP.

50' DRAINAGE EASEMENT (PRIVATE)

40' BUILDING SETBACK / BUFFER

40' BUILDING S

N 38°47'23" E - 345.44'

SEE SHEET 20 FOR DETAILS ON ROUND-A-BOUT AND ROADWAY

SEE SHEET 20 FOR CONTINUATION

5.95'

BUILDING 2-A
FFE: 22.75

27.66'

20' TYP.

24'

20' TYP.

9'

13

13

15

PERMEABLE PAVERS

10

PAVILION
FFE: 22.10

15

22.17'

22.17'

PLAYGROUND

5'

27.88'

6'

BUILDING 1-A
FFE: 22.75

6.13'

5'

20' TYP.

20' TYP.

24'

24'

SEE SHEET 8 FOR CONTINUATION

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.
- THE GATE WILL HAVE CLICK2ENTER SYSTEM FOR FIRE DEPARTMENT ACCESS.

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

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

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

STAKING PLAN - SECTION C

TOWNE CENTER MULTIFAMILY

130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
7
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/23/2026 5:07 PM

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

POOL

CLUB HOUSE
FFE: 22.50

HANDICAP RAMP
TYPE B, TYP.

BIO-RETENTION

TURN DOWN SIDEWALK, TYP.

R3'

R5', TYP.

5.03'

6.2'

6.02'

6.13'

20'

24'

20' TYP.

10.5' TYP.

9'

5'

6.83'

5' SIDEWALK, TYP.

18" WHITE STOP BAR
W/ STOP SIGN (R1-1)
TYP.

25' BUILDING SETBACK

R25'

R12'

R13'

R19.87'

R45'

R20'

12'

CALL BOX

20' TYP.

9', TYP.

18" CURB & GUTTER, TYP.

PREVIOUS PAVERS
TYP.

HANDICAP RAMP, TYP.

R5', TYP.

CROSSWALK

5' SIDEWALK

26.5'

25' BUILDING SETBACK / BUFFER

14'x40' SECTION
PAVERS / STAMPED CONCRETE
(TO BE DETERMINED BY OWNER)

EX. OUT GOING LANE
TO REMAIN. LANE NEEDS
TO BE SWEPT AND CLEANED
DUE TO EXISTING CONSTRUCTION

14'

PROPOSED MONUMENT
SIGN LOCATION

ROYAL CINEMAS
ENTRANCE

SEE SHEET 20 FOR
ENTRANCE DETAILS
FOR ROUND-A-BOUT
IMPROVEMENTS

TOWNE CENTER DR
90' R/W (PUBLIC)

IRF 5/8"

IRF 1/2" BREWER

SOUTH 22°57'51" EAST 22.00'

SECONDARY DETENTION POND
(DRAINAGE EASEMENT)

12" WHITE STRIPE

8" WHITE STRIPING

TRASH COMPACTOR

40' BUILDING SETBACK / BUFFER

NOTES:
- ALL PRIVATE ENTRANCE GATES FOR THE DEVELOPMENT WILL BE EQUIPPED WITH KNOX BOXES FOR EMERGENCY ACCESS.
- PROPERTY BOUNDARY METES AND BOUNDS ARE LOCATED ON SHEETS 3 & 4.
- THE GATES WILL HAVE CLICK2ENTER SYSTEM FOR FIRE DEPARTMENT ACCESS.

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

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

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

STAKING SHEET - SECTION D

TOWNE CENTER MULTIFAMILY

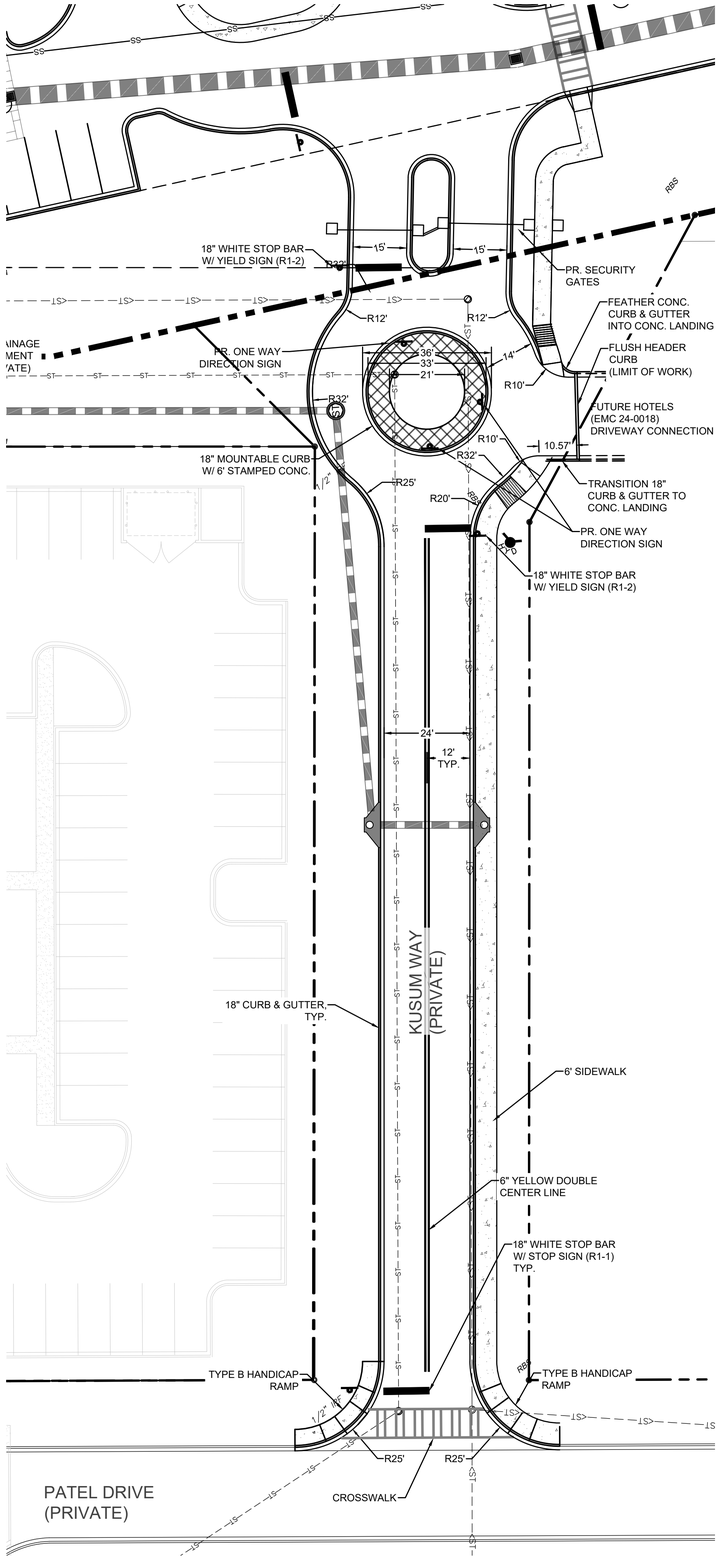
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
8
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/23/2026 5:07 PM



NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
3-25-26
ENGINEER
ALEC B. METZGER

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

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

STAKING SHEET - OFF SITE

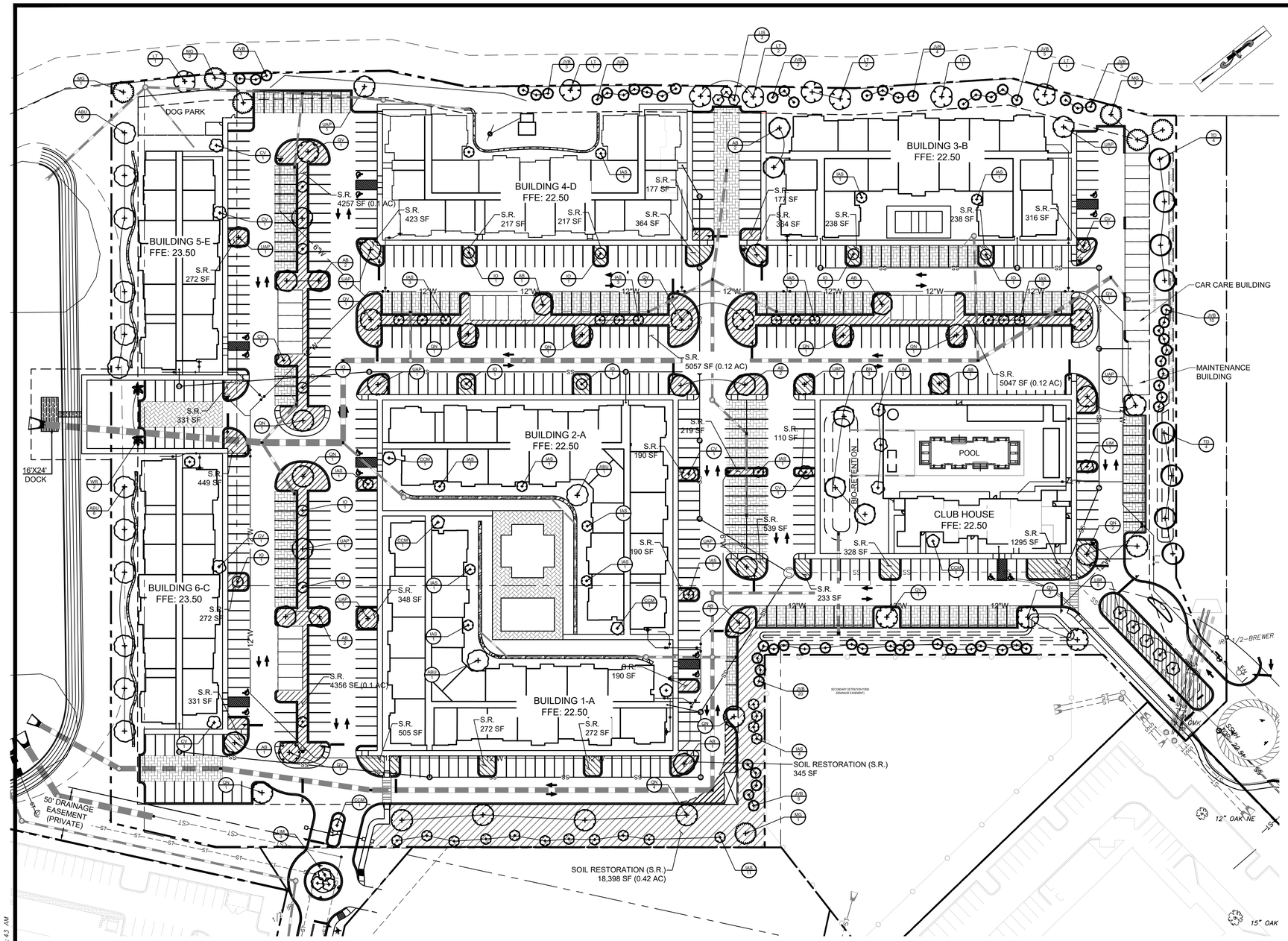
TOWNE CENTER MULTIFAMILY

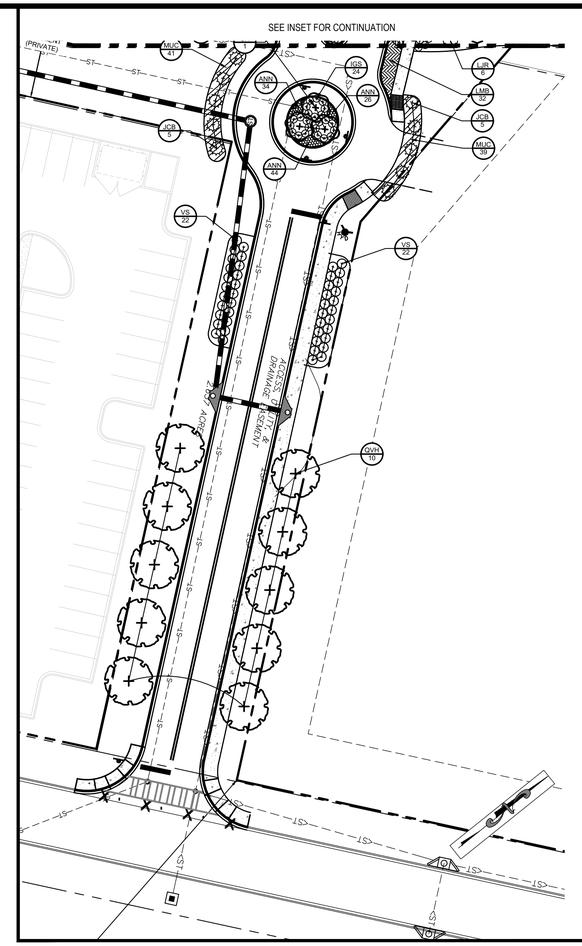
130 TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 20'
DATE:	3/2026

SHEET
8-A
OF 41

G:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BR2.DWG 3/23/2026 5:07 PM





SECONDARY ENTRANCE

SCALE: 1" = 30'

PLANT SCHEDULE - TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
AB	ACER BARBATUM	SOUTHERN SUGAR MAPLE	2"-2.5" CAL.	15	
ABU	ACER BUERGERIANUM	TRIDENT MAPLE	2"-2.5" CAL.	14	
BN	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	1.5" CAL.	3	NOT USED FOR TREE REQUIREMENT
CCM	CERCIS CANADENSIS 'MERLOT'	MERLOT EASTERN REDBUD	2" CAL.	6	
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL.	8	
IO	ILEX OPACA	AMERICAN HOLLY	2" CAL.	12	
IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	2" CAL.	42	
JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN REDCEDAR	2" CAL.	63	
LIM	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	1" CAL.	12	NOT USED FOR TREE REQUIREMENT
LIS	LAGERSTROEMIA INDICA X FAURIEI 'SIOUX'	SIOUX CRAPE MYRTLE	1" CAL.	3	NOT USED FOR TREE REQUIREMENT
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2"-2.5" CAL.	8	
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2"-2.5" CAL.	7	
QN	QUERCUS NUTTALLII	NUTTALL OAK	2"-2.5" CAL.	14	
QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2"-2.5" CAL.	9	
QVH	QUERCUS VIRGINIANA 'HIGHRISE'	HIGHRISE LIVE OAK	2"-2.5" CAL.	10	
TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	8	
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2"-2.5" CAL.	12	
WR	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12' C.T.	2	NOT USED FOR TREE REQUIREMENT

TREE REQUIREMENT: 15 PREFERRED TREES PER 1 ACRE

TREES REQUIRED: **225** (15 trees per acre X 15 acres)
TREES PROPOSED: **228** (preferred trees)

LARGE TREES: *68 (30%)*
MEDIUM TREES: *104 (46%)*
SMALL TREES: *56 (24%)*

NOTE: *NO SIGNIFICANT TREES EXIST ON SITE*

GREENSPACE REQUIREMENT: 20%

REQUIRED: **2.98 ACRES** (14.92 acres X 20%)
PROVIDED: **4.82 ACRES** (32.3%)

SOIL RESTORATION AREA
NOTE: CONTRACTOR SHALL RESTORE SOIL AS SPECIFIED IN SECTION 7.8.1 OF THE GEORGIA COASTAL STORMWATER SUPPLEMENT

LANDSCAPE NOTES:

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT NO. 871 3/25/26 DANIEL W. FISCHER

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

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

LANDSCAPE PLAN - TREE PLAN

TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	1" = 50'
DATE:	03/2026

SHEET 31 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPP\DWG\21-0140C_B02.DWG 3/26/2026 10:43 AM

MAINTAIN EXISTING WELL LOCATION (FOR IRRIGATION ONLY)

PROPOSED PUMP HOUSE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

DOG PARK

PAVILION

BUILDING 4-D
FFE: 22.50

BUILDING 5-E
FFE: 23.50

GARAGE
FFE: 22.50

GARAGE
FFE: 21.50

BUILDING 5-A
FFE: 23.50

FORMER PROPERTY (NOW ABANDONED)

DOCK DETAILS BY OTHERS

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 871
3/25/26
DANIEL W. FISCHER

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

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

LANDSCAPE PLAN - A

TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	1" = 20'
DATE:	03/2026

SHEET
32
OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/26/2026 10:33 AM

BUILDING 3-B
FFE: 22.50

GARAGE
FFE: 21.50

PICKLEBALL COURT

GARAGE
FFE: 21.50

GARAGE BUILDING, TYP.

VEHICLE CARE
STRUCTURE

MAINTENANCE BUILDING
FFE: 20.90

COVERED AREA

PR

FIRE PIT

SEE ARCHITECTURAL PLANS FOR POOL AREA DESIGN

POOL

CABANA

GRILLING AREA

CLUB HOUSE
FFE: 22.50

RAIN GARDEN

25' PAVING SETBACK

GRAPHIC SCALE: 1" = 20'

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 871
3/25/26
DANIEL W. FISCHER

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

LANDSCAPE PLAN - B

TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	1" = 20'
DATE:	03/2026

SHEET
33
OF 41

G:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_B02.DWG 3/26/2026 10:33 AM

BUILDING 6-C
FFE: 23.50

BUILDING 5-A
FFE: 23.00

PAVILION
FFE: 22.10

PLAYGROUND

PERMEABLE PAVERS

GARAGE
FFE: 22.55

BUILDING 1-A
FFE: 22.75

50' DRAINAGE EASEMENT (PRIVATE)

NOTE: THIS AREA TO BE FIELD ADJUSTED TO ALLOW FOR PROPOSED CURB CUT.

MULCH RING, TYP.

SOD

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
No. 871
3/25/26
DANIEL W. FISCHER

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

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

LANDSCAPE PLAN - C

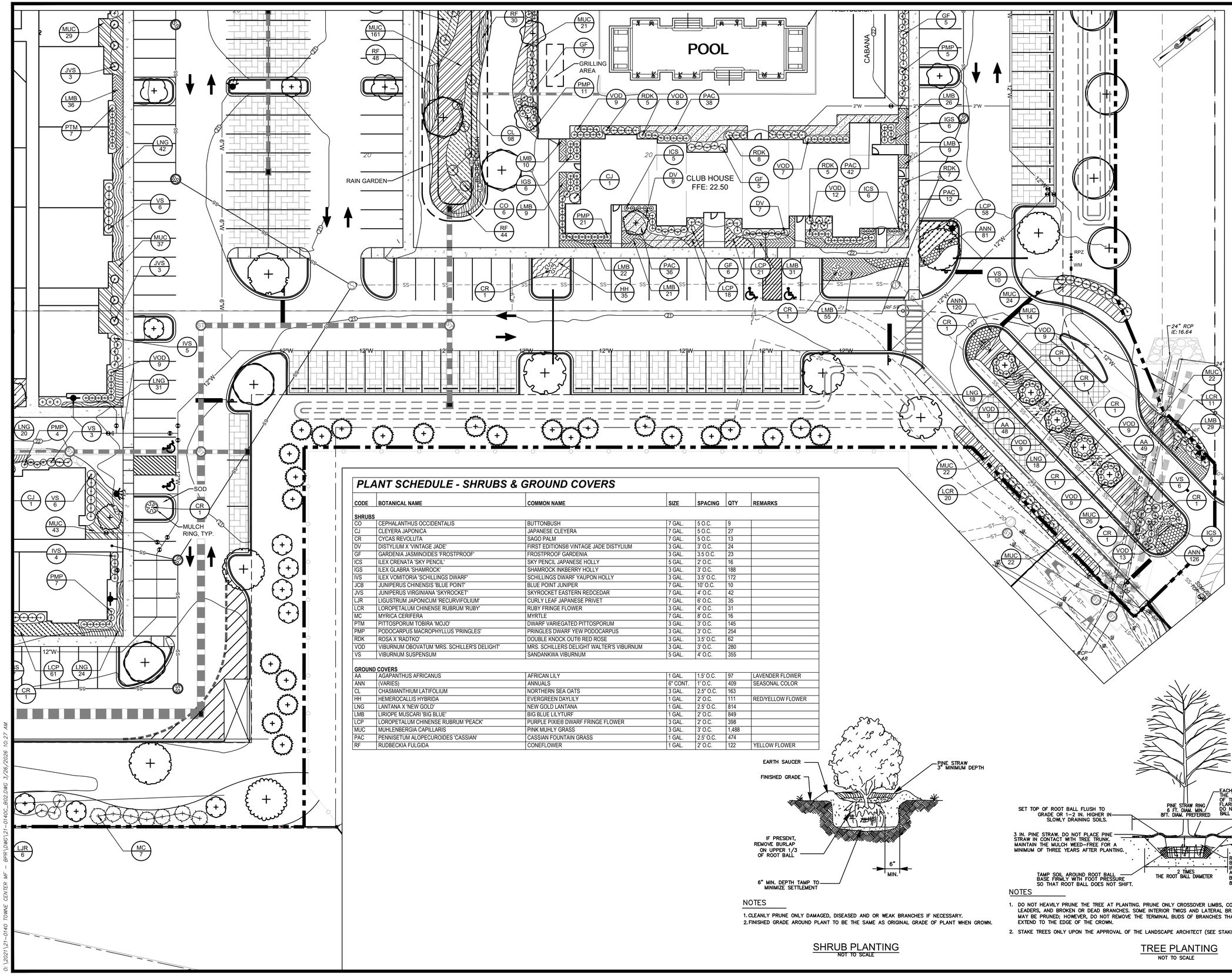
TOWNE CENTER MULTIFAMILY

TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

PROJECT NO.:	21-0140
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	1" = 20'
DATE:	03/2026

SHEET
34
OF 41

G:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/26/2026 10:28 AM



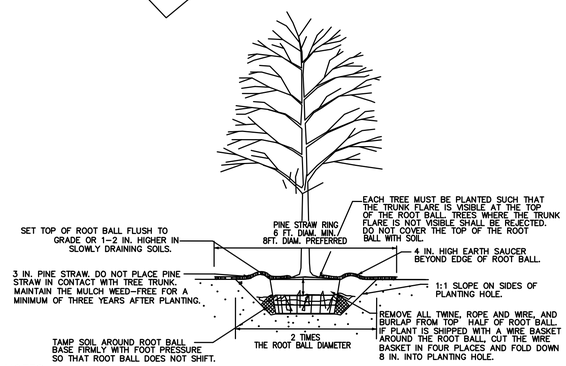
PLANT SCHEDULE - SHRUBS & GROUND COVERS

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
CO	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	7 GAL.	5 O.C.	9	
CJ	CLEYERA JAPONICA	JAPANESE CLEYERA	7 GAL.	5 O.C.	27	
CR	CYCAS REVOLUTA	SAGO PALM	7 GAL.	5 O.C.	13	
DV	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	3 GAL.	3' O.C.	24	
GF	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	3 GAL.	3.5 O.C.	23	
ICS	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	5 GAL.	2' O.C.	16	
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	3' O.C.	188	
IVS	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL.	3.5' O.C.	172	
JCB	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	7 GAL.	10' O.C.	10	
JVS	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET EASTERN REDCEDAR	7 GAL.	4' O.C.	42	
LJR	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	CURLY LEAF JAPANESE PRIVET	7 GAL.	6' O.C.	35	
LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	4' O.C.	31	
MC	MYRICA CERIFERA	MYRTLE	7 GAL.	8' O.C.	16	
PTM	PITTOSPORUM TOBIRA 'MOJO'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	3' O.C.	145	
PMP	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF YEW PODOCARPUS	3 GAL.	3' O.C.	254	
RDK	ROSA X 'RADTKO'	DOUBLE KNOCK OUT® RED ROSE	3 GAL.	3.5' O.C.	62	
VOD	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	3 GAL.	3' O.C.	280	
VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	5 GAL.	4' O.C.	355	
GROUND COVERS						
AA	AGAPANTHUS AFRICANUS	AFRICAN LILY	1 GAL.	1.5' O.C.	97	LAVENDER FLOWER
ANN	(VARIES)	ANNUALS	6" CONT.	1' O.C.	409	SEASONAL COLOR
CL	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	3 GAL.	2.5" O.C.	163	
HH	HEMEROCALLIS HYBRIDA	EVERGREEN DAYLILY	1 GAL.	2' O.C.	111	RED/YELLOW FLOWER
LNG	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	2.5' O.C.	814	
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	2' O.C.	849	
LCP	LOROPETALUM CHINENSE RUBRUM 'PEACK'	PURPLE PIXIE® DWARF FRINGE FLOWER	3 GAL.	2' O.C.	398	
MUC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	3' O.C.	1,488	
PAC	PENNISETUM ALOPECUROIDES 'CASSIAN'	CASSIAN FOUNTAIN GRASS	1 GAL.	2.5' O.C.	474	
RF	RUDBECKIA FULGIDA	CONEFLOWER	1 GAL.	2' O.C.	122	YELLOW FLOWER

NOTES

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

SHRUB PLANTING
NOT TO SCALE



NOTES

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

TREE PLANTING
NOT TO SCALE

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 871 3/25/26 DANIEL W. FISCHER

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

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

LANDSCAPE PLAN - D

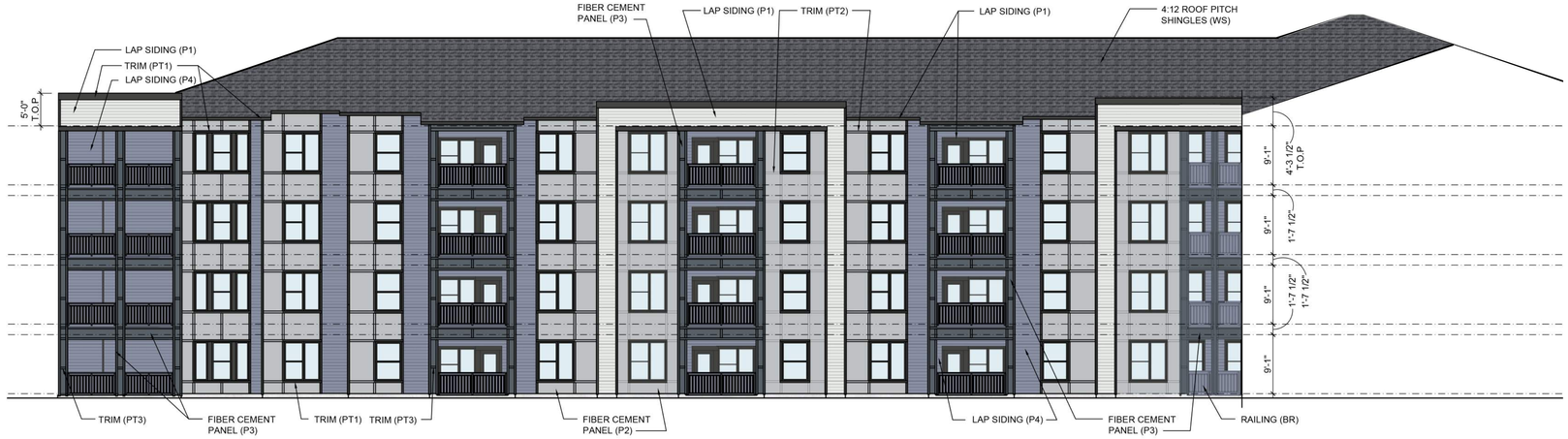
TOWNE CENTER MULTIFAMILY

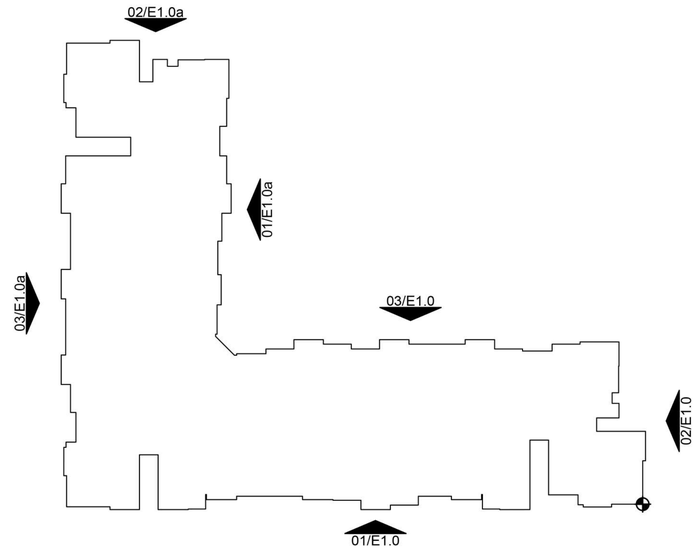
TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER PROPERTIES

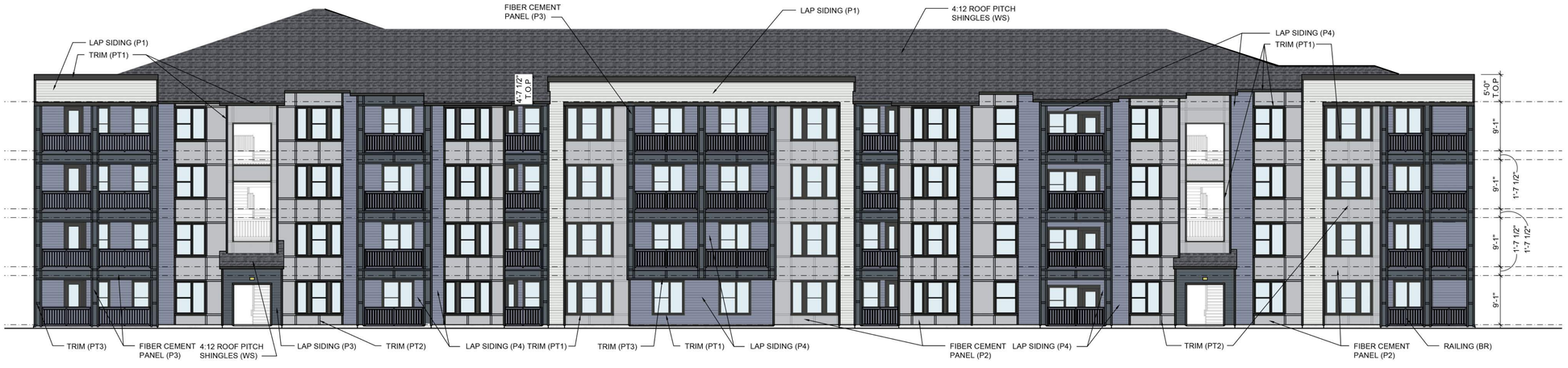
PROJECT NO.:	21-0140
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	1" = 20'
DATE:	03/2026

SHEET 35 OF 41

O:\2021\21-0140 TOWNE CENTER MF - BPR\DWG\21-0140C_BP2.DWG 3/26/2026 10:27 AM







MATERIAL LEGEND

- P1 WINSOME GREY SW 9624 PARAPET/ LAP SIDING
- P2 LAZY GRAY SW 6254 FIBER CEMENT PANEL
- P3 OUTERSPACE SW 6251 PATIO OUTSIDE - FIBER CEMENT PANEL/ LAP SIDING
- P4 DUSTY HEATHER SW 9073 PATIO INSIDE - LAP SIDING
- PT1 IRON ORE SW 7069 MAIN TRIM
- PT2 LAZY GREY SW 6254 TRIM
- PT3 OUTERSPACE SW 6251 TRIM
- DARK BRONZE BERRIDGE METAL RAILING (BR)
- PEWTER GRAY GAF TIMBERLINE NS SHINGLES (WS)

10/06/2023

REGISTERED ARCHITECT TEXAS STATE OF

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER PROPERTIES POOLER, GA

DATE:
01/19/2024

PROJECT NUMBER:
22107

REVISIONS

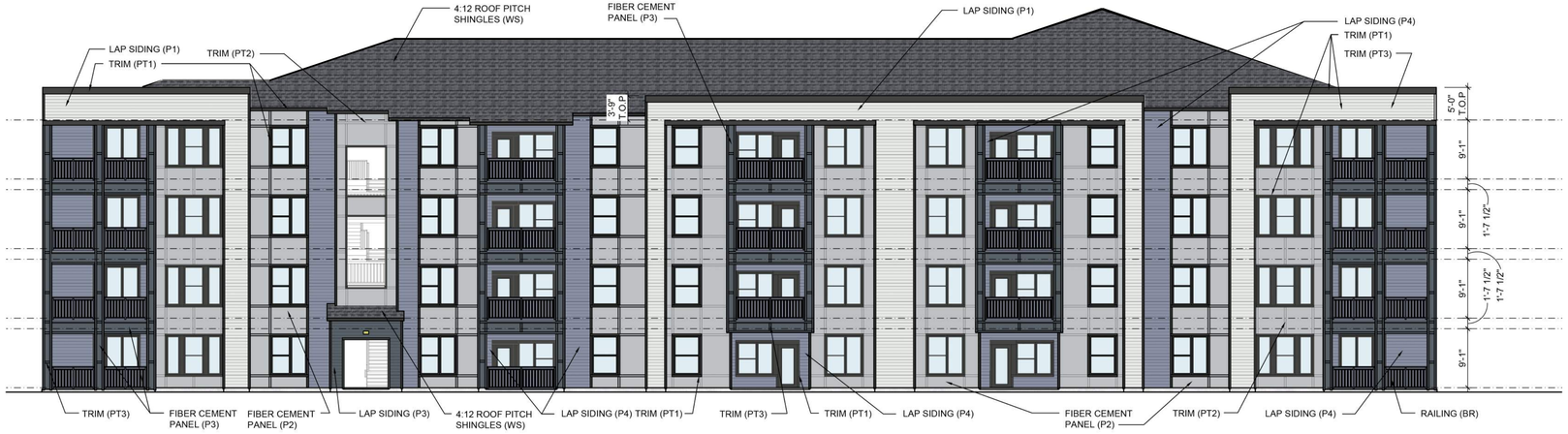
NO	DATE

DRAWINGS ISSUED FOR:
CITY SUBMITTAL

SHEET NUMBER
E1.0

BUILDING TYPE 'A' ELEVATIONS

COPYRIGHT © 2023

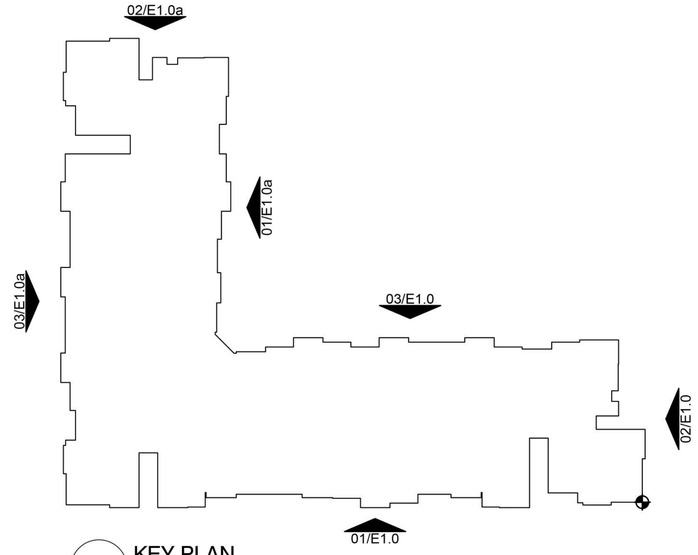


03 BUILDING TYPE 'A' LEFT ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #1/ BLDG. #2

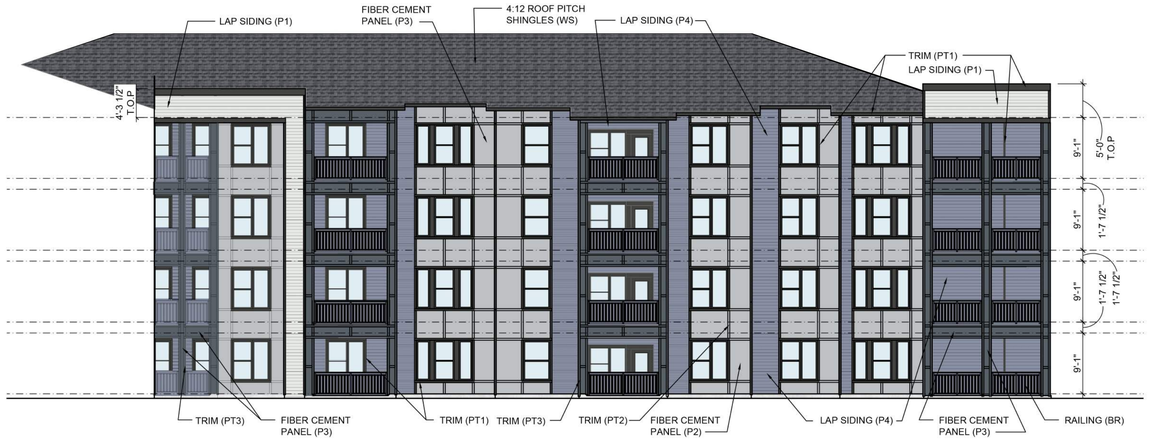
02 BUILDING TYPE 'A' REAR ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #1/ BLDG. #2



A KEY PLAN

SCALE: 1/32" = 1'-0"



01 BUILDING TYPE 'A' RIGHT INSIDE ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #1/ BLDG. #2

MATERIAL LEGEND

- P1 WINSOME GREY SW 9624 PARAPET/ LAP SIDING
- P2 LAZY GRAY SW 6254 FIBER CEMENT PANEL
- P3 OUTERSPACE SW 6251 PATIO OUTSIDE - FIBER CEMENT PANEL/ LAP SIDING
- P4 DUSTY HEATHER SW 9073 PATIO INSIDE - LAP SIDING
- PT1 IRON ORE SW 7069 MAIN TRIM
- PT2 LAZY GREY SW 6254 TRIM
- PT3 OUTERSPACE SW 6251 TRIM
- DARK BRONZE BERRIDGE METAL RAILING (BR)
- PEWTER GRAY GAF TIMBERLINE NS SHINGLES (WS)

10/06/2023

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER PROPERTIES
POOLER, GA

DATE:
01/19/2024

PROJECT NUMBER:
22107

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
MARKETING SET

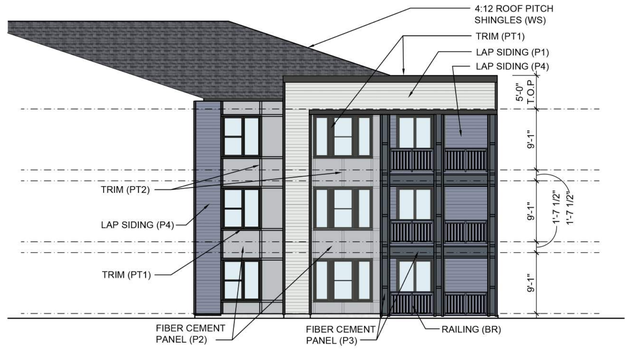
SHEET NUMBER
E1.0a

BUILDING TYPE 'A' ELEVATIONS

COPYRIGHT © 2023

05 BUILDING TYPE 'B' FRONT RIGHT ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #3

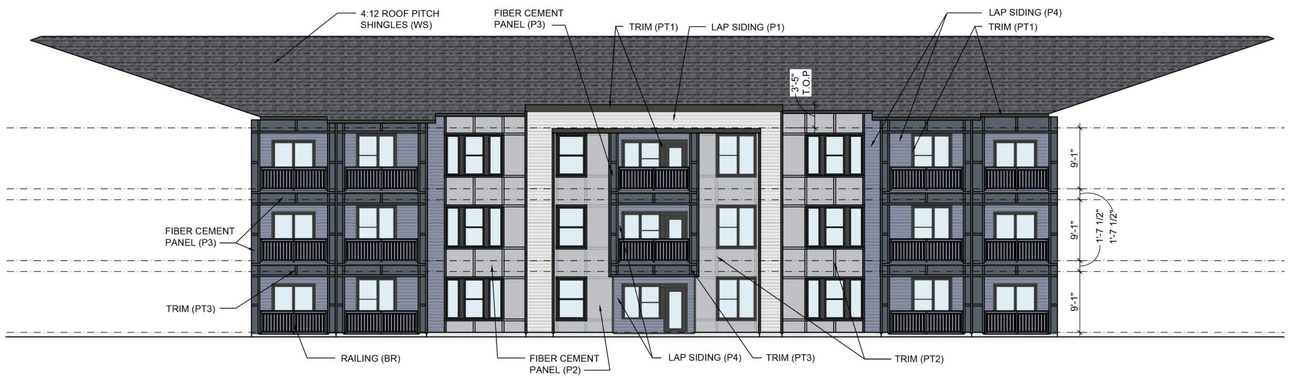


04 BUILDING TYPE 'B' RIGHT INSIDE ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #3

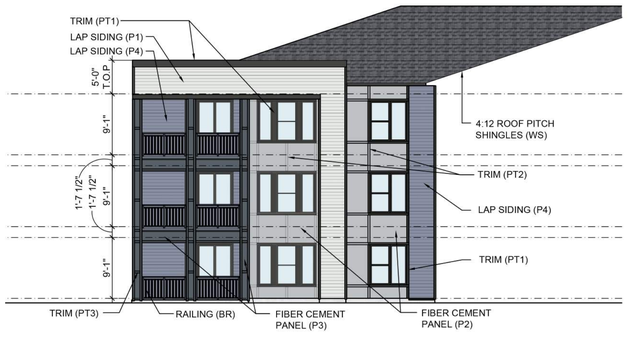
MATERIAL LEGEND

- P1 WINSOME GREY SW 9624 PARAPET/ LAP SIDING
- P2 LAZY GRAY SW 6254 FIBER CEMENT PANEL
- P3 OUTERSPACE SW 6251 PATIO OUTSIDE - FIBER CEMENT PANEL/ LAP SIDING
- P4 DUSTY HEATHER SW 9073 PATIO INSIDE - LAP SIDING
- PT1 IRON ORE SW 7069 MAIN TRIM
- PT2 LAZY GREY SW 6254 TRIM
- PT3 OUTERSPACE SW 6251 TRIM
- DARK BRONZE BERRIDGE METAL RAILING (BR)
- PEWTER GRAY GAF TIMBERLINE NS SHINGLES (WS)



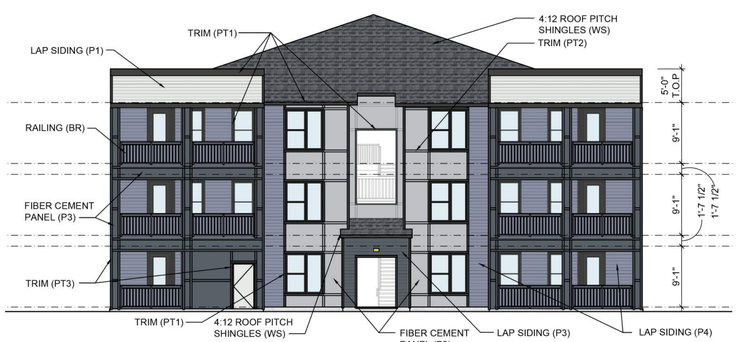
03 BUILDING TYPE 'B' FRONT CENTER ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #3



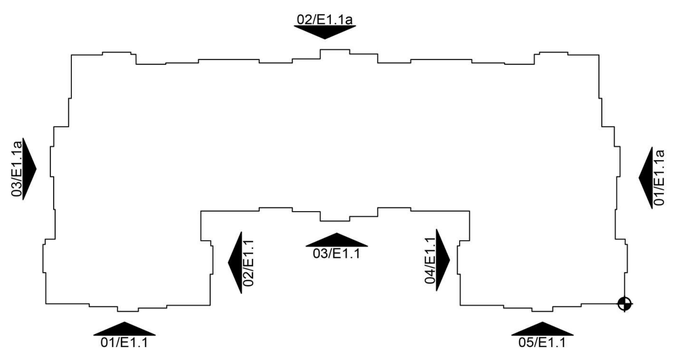
02 BUILDING TYPE 'B' LEFT INSIDE ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #3



01 BUILDING TYPE 'B' FRONT LEFT ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #3



A KEY PLAN

SCALE: 1/32" = 1'-0"

10/06/2023

REGISTERED ARCHITECT JOSEPH CROSS 19965 STATE OF TEXAS

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER
POOLER PROPERTIES
POOLER, GA

DATE: 01/19/2024

PROJECT NUMBER: 22107

REVISIONS

NO	DATE

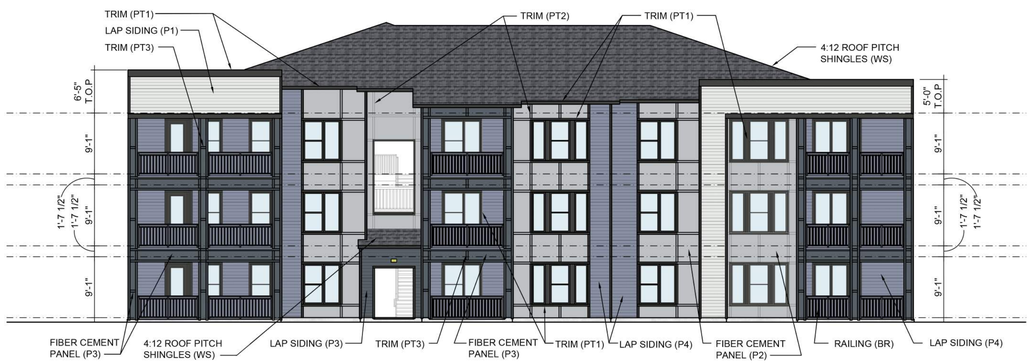
DRAWINGS ISSUED FOR: CITY SUBMITTAL

SHEET NUMBER

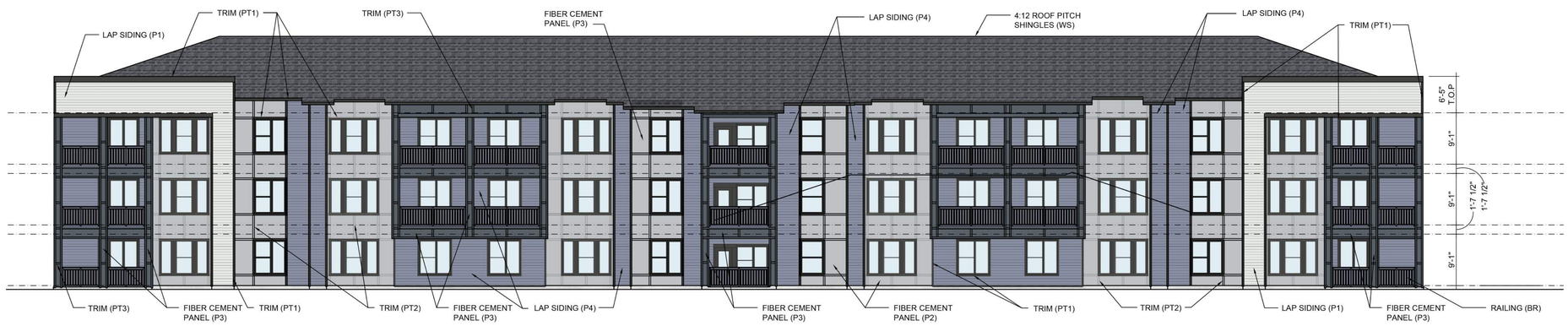
E1.1

BUILDING TYPE 'B' ELEVATIONS

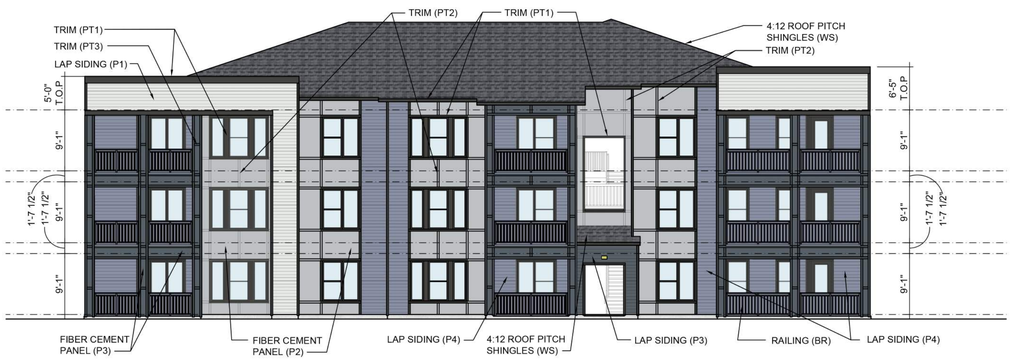
COPYRIGHT © 2023



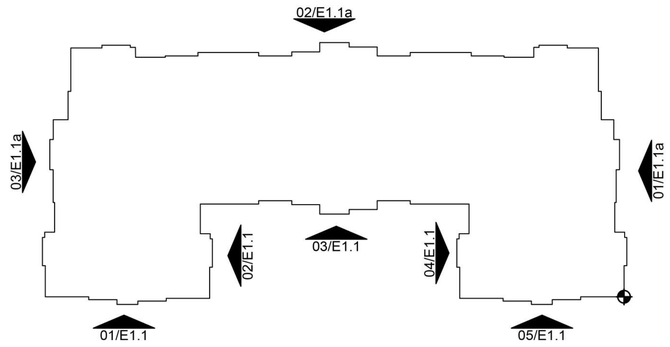
03 BUILDING TYPE 'B' LEFT ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #3



02 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #3



01 BUILDING TYPE 'B' RIGHT ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #3



A KEY PLAN
SCALE: 1/32" = 1'-0"

MATERIAL LEGEND

- P1 WINSOME GREY SW 9624 PARAPET/ LAP SIDING
- P2 LAZY GRAY SW 6254 FIBER CEMENT PANEL
- P3 OUTERSPACE SW 6251 PATIO OUTSIDE - FIBER CEMENT PANEL/ LAP SIDING
- P4 DUSTY HEATHER SW 9073 PATIO INSIDE - LAP SIDING
- PT1 IRON ORE SW 7069 MAIN TRIM
- PT2 LAZY GREY SW 6254 TRIM
- PT3 OUTERSPACE SW 6251 TRIM
- DARK BRONZE BERRIDGE METAL RAILING (BR)
- PEWTER GRAY GAF TIMBERLINE NS SHINGLES (WS)

10/06/2023

REGISTERED ARCHITECT TIMOTHY EARL CROSS STATE OF TEXAS 19864

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER PROPERTIES
POOLER, GA

DATE:
01/19/2024

PROJECT NUMBER:
22107

REVISIONS

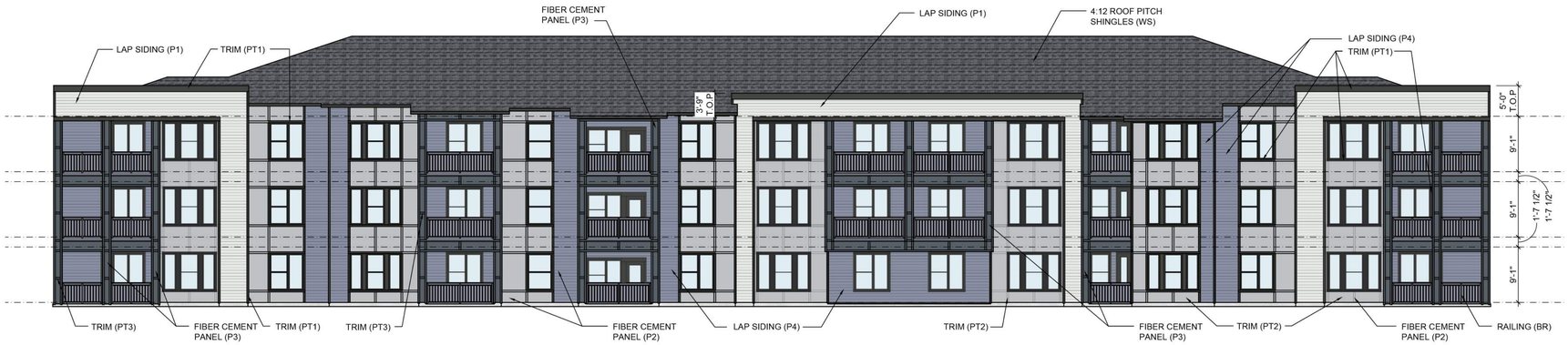
NO	DATE

DRAWINGS ISSUED FOR:
CITY SUBMITTAL

SHEET NUMBER
E1.1a

BUILDING TYPE 'B' ELEVATIONS

COPYRIGHT © 2023

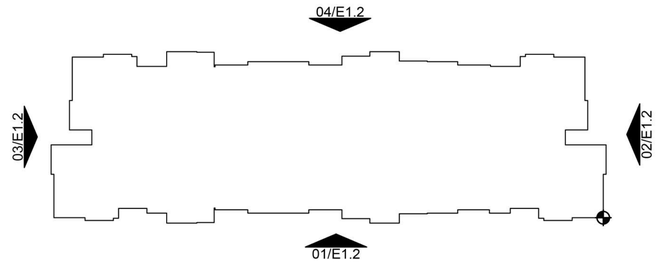


04 BUILDING TYPE 'C' REAR ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #5/ BLDG. #6

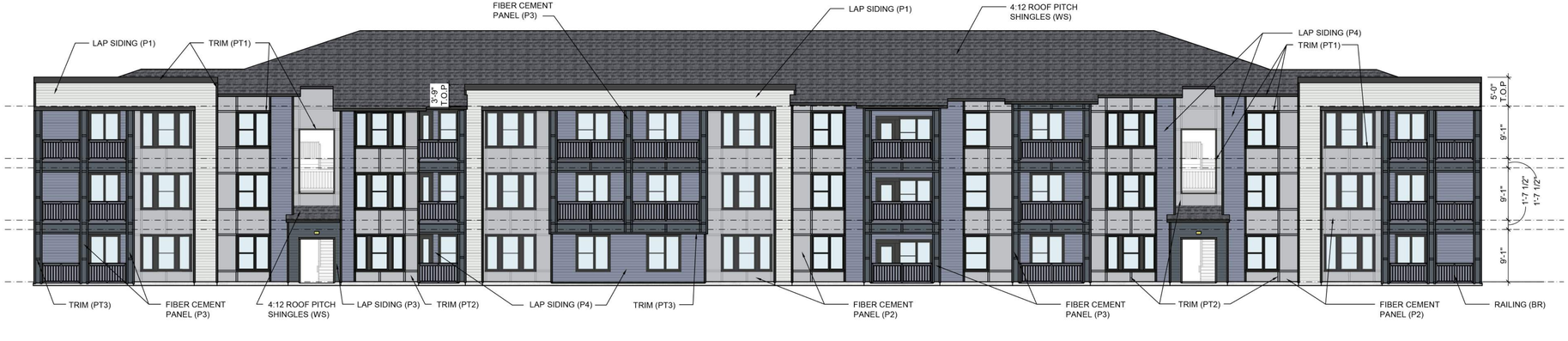
MATERIAL LEGEND	
P1 WINSOME GREY SW 9624 PARAPET/ LAP SIDING	PT1 IRON ORE SW 7069 MAIN TRIM
P2 LAZY GRAY SW 6254 FIBER CEMENT PANEL	PT2 LAZY GREY SW 6254 TRIM
P3 OUTERSPACE SW 6251 PATIO OUTSIDE - FIBER CEMENT PANEL/ LAP SIDING	PT3 OUTERSPACE SW 6251 TRIM
P4 DUSTY HEATHER SW 9073 PATIO INSIDE - LAP SIDING	DARK BRONZE BERRIDGE METAL RAILING (BR)
	PEWTER GRAY GAF TIMBERLINE NS SHINGLES (WS)

03 BUILDING TYPE 'C' LEFT ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #5/ BLDG. #6

02 BUILDING TYPE 'C' RIGHT ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #5/ BLDG. #6



A KEY PLAN
SCALE: 1/32" = 1'-0"



01 BUILDING TYPE 'C' FRONT ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #5/ BLDG. #6

10/06/2023

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER PROPERTIES
POOLER, GA

DATE:
01/19/2024

PROJECT NUMBER:
22107

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
CITY SUBMITTAL

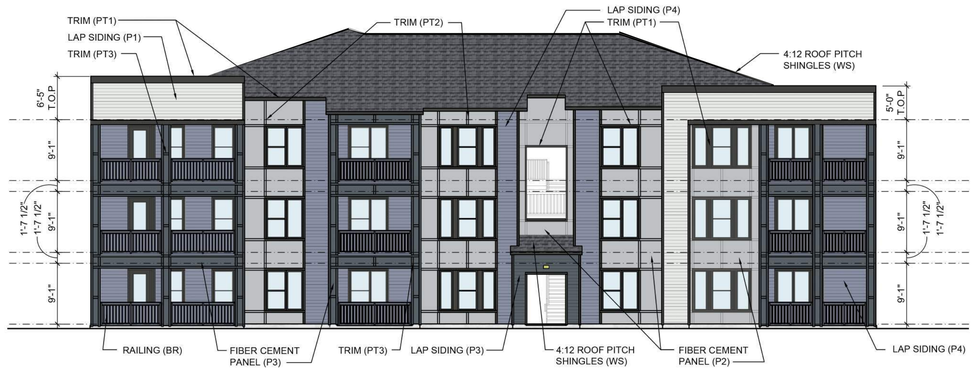
SHEET NUMBER
E1.2

BUILDING TYPE 'C' ELEVATIONS

COPYRIGHT © 2023

03 BUILDING TYPE 'D' LEFT ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #4

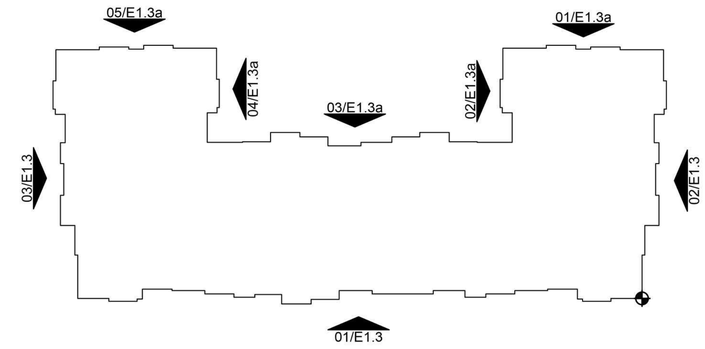


02 BUILDING TYPE 'D' RIGHT ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #4

01 BUILDING TYPE 'D' FRONT ELEVATION

SCALE: 3/32" = 1'-0" TYP. BLDG. #4



A KEY PLAN

SCALE: 1/32" = 1'-0"

MATERIAL LEGEND

- P1 WINSOME GREY SW 9624 PARAPET/ LAP SIDING
- P2 LAZY GRAY SW 6254 FIBER CEMENT PANEL
- P3 OUTERSPACE SW 6251 PATIO OUTSIDE - FIBER CEMENT PANEL/ LAP SIDING
- P4 DUSTY HEATHER SW 9073 PATIO INSIDE - LAP SIDING
- PT1 IRON ORE SW 7069 MAIN TRIM
- PT2 LAZY GREY SW 6254 TRIM
- PT3 OUTERSPACE SW 6251 TRIM
- DARK BRONZE BERRIDGE METAL RAILING (BR)
- PEWTER GRAY GAF TIMBERLINE NS SHINGLES (WS)

10/06/2023

REGISTERED ARCHITECT JEFFREY WAYNE CROSS STATE OF TEXAS 19864

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER PROPERTIES
POOLER, GA

DATE:
01/19/2024

PROJECT NUMBER:
22107

REVISIONS

NO	DATE

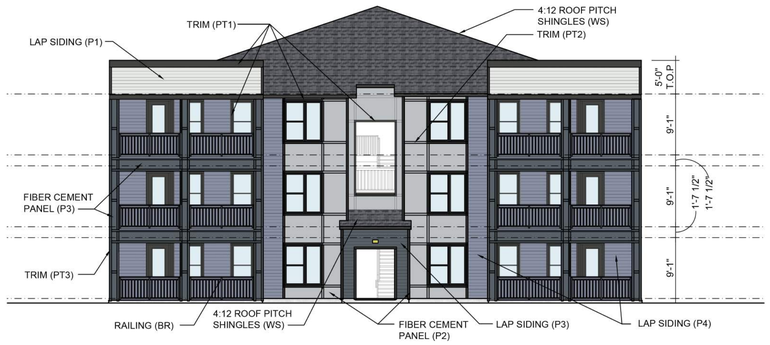
DRAWINGS ISSUED FOR:
CITY SUBMITTAL

SHEET NUMBER

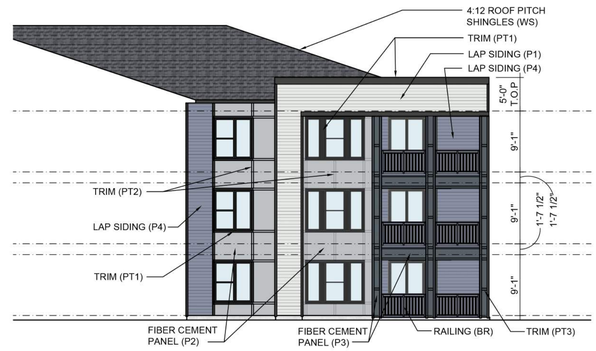
E1.3

BUILDING TYPE 'D' ELEVATIONS

COPYRIGHT © 2023



05 BUILDING TYPE 'D' REAR RIGHT ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #4

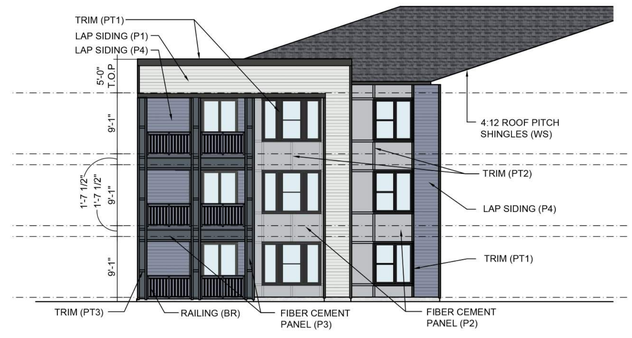


04 BUILDING TYPE 'D' LEFT INSIDE ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #4

MATERIAL LEGEND

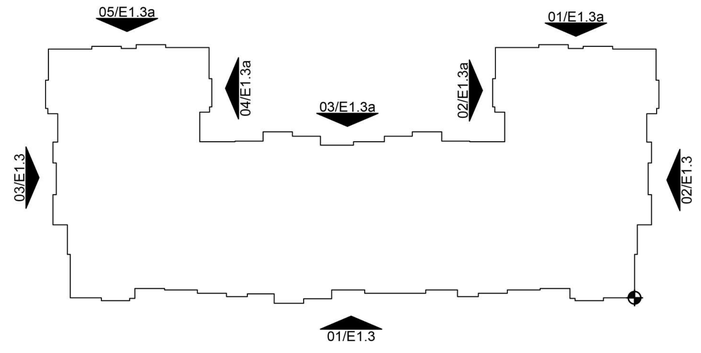
- P1 WINSOME GREY SW 9624 PARAPET/ LAP SIDING
- P2 LAZY GRAY SW 6254 FIBER CEMENT PANEL
- P3 OUTERSPACE SW 6251 PATIO OUTSIDE - FIBER CEMENT PANEL/ LAP SIDING
- P4 DUSTY HEATHER SW 9073 PATIO INSIDE - LAP SIDING
- PT1 IRON ORE SW 7069 MAIN TRIM
- PT2 LAZY GREY SW 6254 TRIM
- PT3 OUTERSPACE SW 6251 TRIM
- DARK BRONZE BERRIDGE METAL RAILING (BR)
- PEWTER GRAY GAF TIMBERLINE NS SHINGLES (WS)

03 BUILDING TYPE 'D' REAR CENTER ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #4



02 BUILDING TYPE 'D' RIGHT INSIDE ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #4

01 BUILDING TYPE 'D' REAR LEFT ELEVATION
SCALE: 3/32" = 1'-0" TYP. BLDG. #4



A KEY PLAN
SCALE: 1/32" = 1'-0"

10/06/2023

REGISTERED ARCHITECT BRANDON CROSS 26946 STATE OF TEXAS

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER PROPERTIES
POOLER, GA

DATE:
01/19/2024

PROJECT NUMBER:
22107

REVISIONS

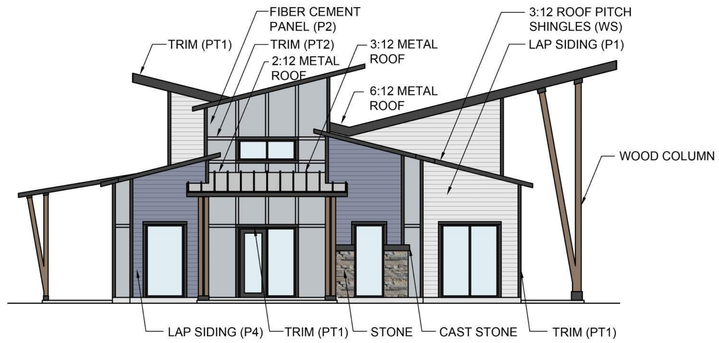
NO	DATE

DRAWINGS ISSUED FOR:
CITY SUBMITTAL

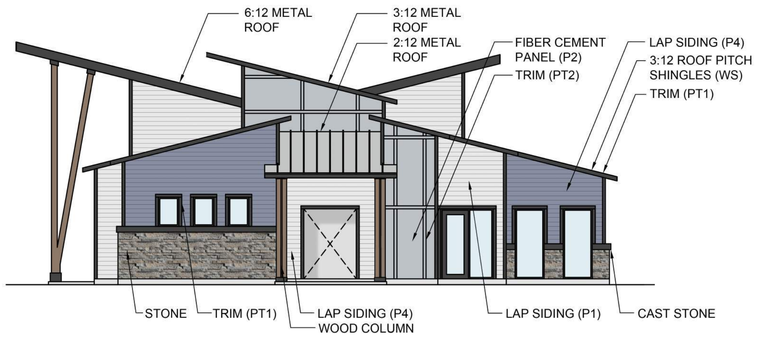
SHEET NUMBER
E1.3a

BUILDING TYPE 'D' ELEVATIONS

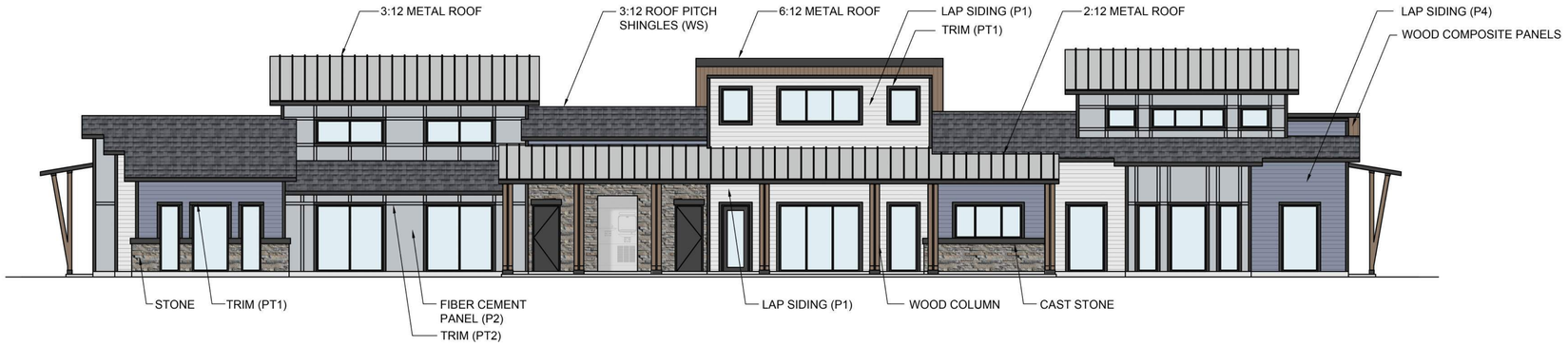
COPYRIGHT © 2023



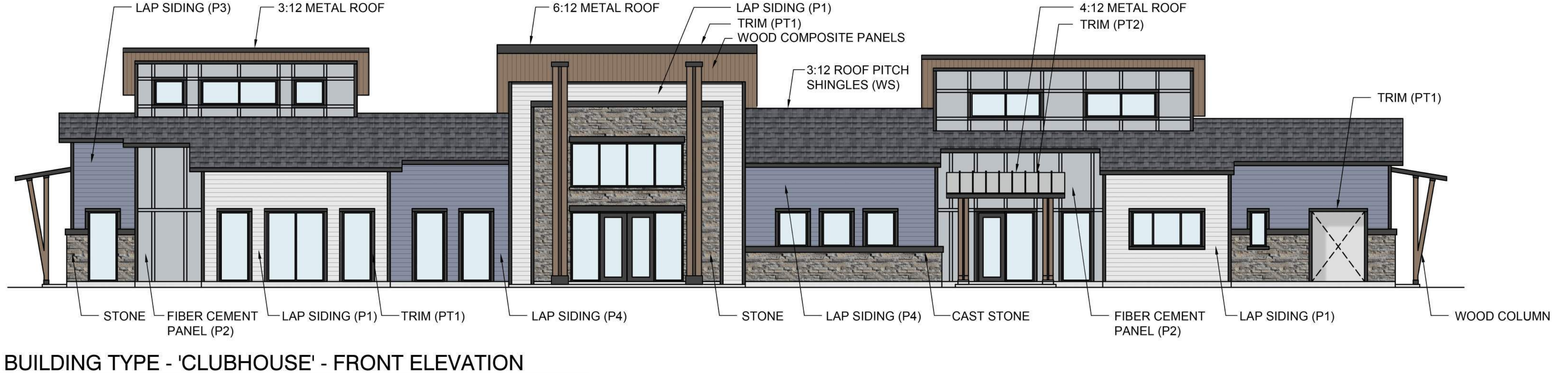
04 BUILDING TYPE - 'CLUBHOUSE' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"



03 BUILDING TYPE - 'CLUBHOUSE' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



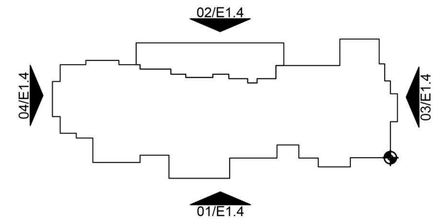
02 BUILDING TYPE - 'CLUBHOUSE' - REAR ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING TYPE - 'CLUBHOUSE' - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- P1 — WINSOME GREY, SW 9624, PARAPET/ LAP SIDING
- PT1 — IRON ORE, SW 7069, MAIN TRIM
- P2 — LAZY GRAY, SW 6254, FIBER CEMENT PANEL
- PT2 — LAZY GREY, SW 6254, TRIM
- P4 — DUSTY HEATHER, SW 9073, PATIO INSIDE - LAP SIDING
- PT1 — IRON ORE, SW 7069, STUCCO TRANSITION
- ZINC, ELDORADO STONE, BLACKSON BRICK
- PEWTER GRAY, GAF TIMBERLINE NS SHINGLES (WS)
- COCONUT SHELL, PPU5-05, BEHR, WOOD STAIN
- ZINC-COTE, BERRIDGE, METAL ROOF



A KEY PLAN
SCALE: 1/32" = 1'-0"

10/06/2023

REGISTERED ARCHITECT — STATE OF TEXAS

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

TOWNE CENTER PROPERTIES
POOLER, GA

DATE:
03/13/2024

PROJECT NUMBER:
22107

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
CITY SUBMITTAL

SHEET NUMBER
E1.4

BUILDING TYPE 'CLUBHOUSE' ELEVATIONS

COPYRIGHT © 2023

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 23rd day of March, 2026, by and between COASTAL SOUTHEAST DEVELOPMENT GROUP, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name TOWNE CENTER MULTIFAMILY.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 5-0017C-02-030 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 52 Page 64, hereinafter "Property"; and

WHEREAS, this Agreement shall bind and be enforceable against all future owners of the Property including, but not limited to, the Landowner's successors, assigns, any homeowners or property owners association, commercial developer, titleholder of any portion of the property, or holder of a similar ownership interest in the Property, or a combination thereof, hereinafter "Future Landowner(s)"; and

WHEREAS, this Agreement shall bind and be enforceable against all future owners of the Property including, but not limited to, the Landowner's successors, assigns, any homeowners or property owners association, commercial developer, titleholder of any portion of the property, or holder of a similar ownership interest in the Property, or a combination thereof, hereinafter "Future Landowner(s)"; and

WHEREAS, this Agreement is not intended to place a perpetual obligation on the Landowner if the Property is conveyed to another person or entity, but rather impart the ob1igations hereunder on the fee simple owner or owners of the Property at the time any obligation hereunder requires action, or enforcement of any obligation is necessary, which may be the Landowner, the Future Landowner(s), or a combination thereof; 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 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 or Future Landowner(s), as applicable.

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 or Future Landowner(s) 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 or Future Landowner(s), as applicable, 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 or Future Landowner(s), as applicable, 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 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 a written annual inspection report, which shall be provided to the City with reasonable promptness upon completion.

4) The Landowner 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 or Future Landowner(s), as applicable, shall be notified of the same.

5) In the event the Landowner or Future Landowner(s), as applicable, fail 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 or Future Landowner(s), as applicable. This provision shall not be construed to allow the City to erect any structure of permanent nature on the Property. 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 or Future Landowner(s), as applicable, 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 or Future Landowner(s), as applicable, 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 or Future Landowner(s), as applicable, agree 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 or Future Landowner(s), as applicable.

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 prov1s1ons 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

23 day of March, 2026

Bianca Livingston

Notary Public Print

Bianca Livingston

Notary Public Signature

10/24/2027

Notary Public Commission Expiration

Seal:

BIANCA LIVINGSTON NOTARY PUBLIC MY COMMISSION EXPIRES 2027 CHATHAM COUNTY, GEORGIA

Landowner

COASTAL SOUTHEAST DEVELOPMENT GROUP, LLC, a Georgia limited liability company

Landowner Print

Jay P. Patel

Landowner Signature

MARINDA TODD

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

April 2nd, 2026

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

Dear Mr. Metzger,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Towne Center Multifamily (Application No. A24-0180), as detailed below.

Submittal Documents:

Site Development Plans	*Mar. 2026*
Stormwater Maintenance Agreement	*Mar. 2026*
Record Drawings – Hilton Home 2	*Dec. 2025*
Traffic Impact Study	*Dec. 2025*
Stormwater Management Report Approvals	*Dec. 2025*
Stormwater Management Report	*Mar. 2025*
Stormwater Management Report (Master)	*Mar. 2025*
Building Elevation Exhibits	*Mar.2025*
GSWCC Approval	*Mar. 2025*
Traffic Memorandum	*Oct. 2024*
Water Systems Report	*Oct. 2024*

We have reviewed the submittals for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the Local, State and Federal Laws or the Engineering Standards and Development Codes applicable to the City of Pooler. 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 all testing and inspections of their project during construction, and they also are fully responsible 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 Local codes and regulations. All required permits and associated documentation, pursuant to land disturbing activity and development permits, shall be found acceptable to the City of Pooler. All the required inspection and testing results, or related materials must 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 two one-story Retail/Commercial buildings at 1567 Pooler Parkway (Lowes Outparcel).

Project:	#A25-0106
P&Z Meeting Date:	April 13, 2026
City Council Meeting Date:	May 4, 2026
Applicant and Authorized Agent:	Robert Forrest, Forrplaces Pooler Inline LLC
Property Owner:	Robert Forrest
Location (Address):	1567 Pooler Parkway
Parcel (PIN):	51010 01051
Acreage:	Approximately 3.24-Acres
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	Two one-story Retail/Commercial buildings
Staff Recommendation:	Approval with the condition that based on the calculated value of six healthy Live Oaks with a dbh of 2-inches, as provided on the landscape plans, the donation made to the City of Pooler Tree Fund shall be equal to or greater than $2,850.00 and received prior to the pre-construction meeting.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the condition that based on the calculated value of six healthy Live Oaks with a dbh of 2-inches, as provided on the landscape plans, the donation made to the City of Pooler Tree Fund shall be equal to or greater than $2,850.00 and received prior to the pre-construction 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 Planned Development and is shown in the Comprehensive Plan as being within the Commercial Use Character Area. The proposed retail/commercial buildings are consistent with the plans for the area and are consistent with the existing developments surrounding the parcel, including retail, restaurants, medical offices, and other commercial developments.*

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 proposed plan provides 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 commercial developments. The applicant received a variance from the front setback on July 15, 2024, to allow for setbacks ranging from 12.70' and 25' of encroachment in the 60' required setback.*

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 3.24-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.*

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.*

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 in unable to comply with the provisions of Chapter 42, Art. VI for tree and landscaping requirements; therefore, the applicant shall pay into the City of Pooler Tree Fund in the amount of $2,850.00.*

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.*

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 based on the calculated value of six healthy Live Oaks with a dbh of 2-inches, as provided on the landscape plans, the donation made to the City of Pooler Tree Fund shall be equal to or greater than $2,850.00 and received prior to the pre-construction meeting.

Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Approval Letter

Attachment A

CITY of POOLER
GEORGIA

Vicinity Map - 1567 Pooler Parkway - Site Plan

04/06/2026

Parcels

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

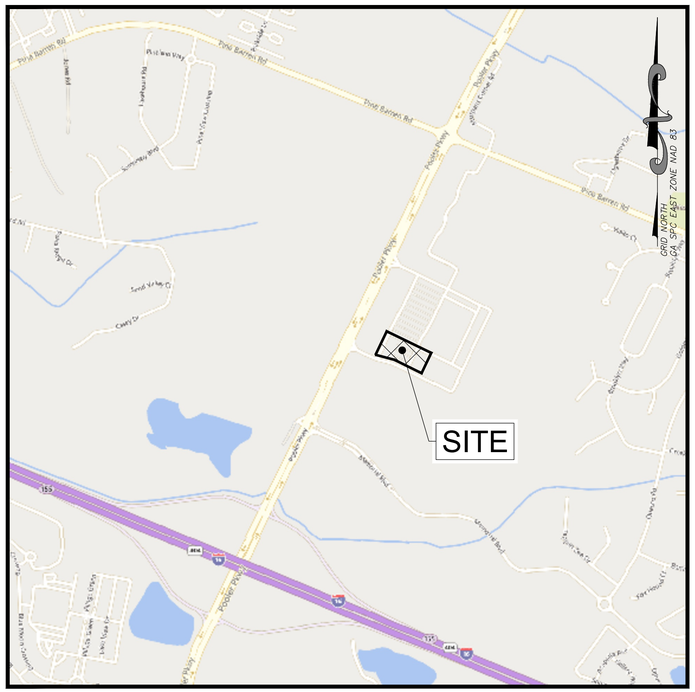
SITE DEVELOPMENT PLANS
FOR
POOLER LOWE'S OUTPARCEL
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

FORRPLACES POOLER INLINE, LLC.

PROJECT DATA

OWNER/DEVELOPER:	FORRPLACES POOLER INLINE, LLC. 7430 WILD VIOLET DRIVE CUMMING,GEORGIA,30040
24HR CONTACT:	AMARANTH ALLAMPATI (215) 313-0861
TAX MAP & PARCEL NUMBER:	51010-01051
PARCEL AREA:	3.24 AC
ZONING CLASSIFICATION:	C-2 (HEAVY COMMERCIAL)
PROPOSED USE:	RETAIL
PROPOSED IMPERVIOUS AREA:	1.50 AC
DISTURBED AREA:	2.10 AC
TOTAL BUILDING AREA:	10,638 SF RETAIL STRIP
	15,997 SF RETAIL SHOPPING CENTER
PARKING SPACES REQUIRED:	120 SPACES
PARKING SPACES PROVIDED:	120 SPACES



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	SITE PLAN
5	UTILITY PLAN
6	UTILITY PLAN
7	SANITARY SEWER PROFILES
8	PAVING & DRAINAGE PLAN
9	PAVING & DRAINAGE PLAN
10	GRADING PLAN
11	GRADING PLAN
12	STORM DRAINAGE PROFILES
13	PRE-DEVELOPMENT HYDROLOGY PLAN
14	POST-DEVELOPMENT HYDROLOGY PLAN
15	LANDSCAPE PLAN
16	INITIAL EROSION POLLUTION AND SEDIMNENT CONTROL PLAN
17	INTERMEDIATE EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN
18	FINAL EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN
19	EROSION SEDIMENTATION AND POLLUTION CONTROL NOTES
20	EROSION SEDIMENTATION AND POLLUTION CONTROL NOTES
21	EROSION SEDIMENTATION AND POLLUTION CONTROL DETAILS
22	EROSION SEDIMENTATION AND POLLUTION CONTROL DETAILS
23	CONSTRUCTION DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS

UTILITY LOCATION DISCLAIMER

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

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

EMC ENGINEERING SERVICES, INC.
ENVIRONMENTAL- MARINE - CIVIL - SURVEY
PO BOX 2086
1211 MERCHANT WAY, SUITE 201
STATESBORO, GEORGIA 30458
PHONE: (912) 764-7022
FAX: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE044596
PROFESSIONAL
03/11/2026
CODY PRESTON ROGERS
ENGINEER

REVISION DESCRIPTION	DATE

POOLER LOWE'S OUTPARCEL
POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Date:
MARCH 11, 2026

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:43 AM

EXISTING FEATURES LEGEND

SYMBOLS

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

LINETYPES

PROPERTY LINE	EASEMENT
ADJACENT PROPERTY	BUILDING SETBACK
BUILDING	SANITARY SEWER
BUILDING OVERHANG	FORCEMAIN
DITCH CENTERLINE	STORM SEWER
WETLANDS	NATURAL GAS
CREEK CENTERLINE	WATER LINE
100–YEAR FLOODPLAIN	AERIAL TV
500–YEAR FLOODPLAIN	AERIAL FIBER OPTIC
100–YEAR FLOODWAY	AERIAL ELECTRIC
MAJOR CONTOUR	AERIAL TRAFFIC SIGNAL
MINOR CONTOUR	AERIAL TELEPHONE
WOODSLINE	BURIED TV
ROADWAY CENTERLINE	BURIED FIBER OPTIC
PAVED ROADWAY	BURIED ELECTRIC
GRAVEL ROADWAY	BURIED TRAFFIC SIGNAL
DIRT ROADWAY	BURIED TELEPHONE
GUARDRAIL	SINGLE ROW SILT FENCE
BARBWIRE/HOGWIRE FENCE	DOUBLE ROW SILT FENCE
CHAINLINK FENCE	WOOD/IRON SHADOWBOX FENCE

ABBREVIATIONS

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

PRECONSTRUCTION AND CLOSEOUT REQUIREMENTS:

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

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:43 AM

PROPOSED FEATURES LEGEND

DEMOLITION

AREA

DELINEATION

EROSION CONTROL

BUFFER

DIVERSION BERM & SWALE

LIMITS OF DISTURBANCE

ORANGE BARRIER FENCING

SILT FENCE (SINGLE ROW)

SILT FENCE (DOUBLE ROW)

PROPERTY

PROPERTY LINE

RIGHT OF WAY — RW

EASEMENT

SETBACKS

UTILITIES

AERIAL POWER — E

AERIAL TELEPHONE — T

AERIAL TRAFFIC SIGNAL — TS

AERIAL CABLE — TV

BURIED POWER — E

BURIED TELEPHONE — T

BURIED TRAFFIC SIGNAL — TS

BURIED CABLE — TV

SANITARY SEWER — SS

FORCEMAIN — FM>

WATER LINE — W

FIRE WATER LINE — FW

NATURAL GAS — G

POWER POLE

LIGHT POLE

SANITARY CLEANOUT

SANITARY MANHOLE

BACKFLOW PREVENTER

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

REDUCED PRESSURE ZONE ASSEMBLY

WATER METER

VALVE

TOPOGRAPHY

CONTOUR & LABELS — 150.00 / 150

DITCH/SWALE

STORM SEWER

RIPRAP

GRATE INLET

GRATE INLET WITH HOOD

DOUBLE WING CURB INLET

WEIR INLET

STORM MANHOLE

FLARED END SECTION

PAVEMENT HATCHING

HEAVY DUTY ASPHALT PAVING

ASPHALT PAVING

HEAVY DUTY CONCRETE PAVING

CONCRETE PAVING

HEAVY DUTY GRAVEL PAVING

GRAVEL PAVING

UNPAVED ROADWAY

UNPAVED WALKWAY

GENERAL NOTES

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

UTILITY NOTES
GENERAL:

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

   FLUSHING
   A. FLUSHING WATER MAY BE DISCHARGED INTO THE SANITARY SEWER SYSTEM AFTER BEING FILTERED OF LARGE SOLIDS AND SEDIMENT UNDER THE SUPERVISION OF THE ENGINEER.
   B. FLUSHING PROCEDURES SHALL INCLUDE OPEN-ENDED FLUSHING IN ORDER TO INSURE THE LINE IS CLEAR.
   C. FLUSH NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHALL BE DONE AFTER PRESSURE TEST AND BEFORE DISINFECTION.
   D. THE LINES SHALL BE FLUSHED USING A METHOD ACCEPTABLE TO THE CITY PRIOR TO CONNECTION TO THE WATER SYSTEM. LINES SHALL BE FLUSHED FOR 30 MINUTES AT A VELOCITY SUFFICIENT TO PURGE THE LINES OF ANY FOREIGN MATTER.
   E. CLEAN THE INTERIOR OF ALL PIPE BY BRUSHING, SWABBING, OR WASHING OUT ALL DIRT BEFORE LAYING.
8. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACK FLOW PREVENTION DEVICE AND FIRE HYDRANT METER.
9. PRIOR TO CONNECTING TO ANY EXISTING WATER MAINS, REUSE MAINS, OR SANITARY SEWER LINES AND PRIOR TO DIGGING FOR PROPOSED CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY OWNER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
10. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
11. ALL MATERIALS USED AND THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITARY FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
12. MAINTAIN A MINIMUM OF 36" OF COVER FOR ALL MAINS 12" AND SMALLER. A MAXIMUM COVER OF 60" FROM FINISHED GRADE SHALL BE USED UNLESS APPROVED TO AVOID CONFLICT. IF THE COVER IS LESS THAN 36", DUCTILE IRON PIPE SHALL BE USED.
13. ALL PHASES OF CONSTRUCTION OF THE WATER SYSTEM SHALL COMPLY WITH THE GA EPD RULES FOR SAFE DRINKING WATER, CHAPTER 391-3-5 AND THE LATEST EDITION OF THE EPD MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS.
14. MAXIMUM JOINT DEFLECTION AND BENDING OF PVC PIPE SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.
15. A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, POST HYDRANTS, AND/OR BLOW OFFS AND ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS.
16. UNDERGROUND MARKING TAPE SHALL BE INSTALLED OVER ALL WATER MAINS (18" BELOW GRADE)
17. UTILITIES SHALL NOT BE PLACED LONGITUDINALLY UNDER STREET PAVEMENT.
18. MAINTAIN A MINIMUM OF 10' SEPARATION HORIZONTAL AND 18" VERTICAL BETWEEN WATER & SEWER LINES.
19. WATER MAINS MUST BE DIP WHEN CROSSING STORM OR SEWER MAINS.
20. ALL WATER AND SEWER LINES RUNNING UNDER STREETS/SIDEWALKS SHALL BE SLEEVED.
21. ALL PUBLICLY OWNED UTILITIES SHALL BE INSTALLED IN THE ROAD RIGHTS-OF-WAY OR APPROVED ACCESS EASEMENTS.
22. SANITARY SEWER, WATER MAINS, SERVICE LATERALS OR OTHER PUBLICLY OWNED UTILITIES SHALL NOT BE INSTALLED BEHIND OR BETWEEN LOTS WITHOUT THE EXPRESS APPROVAL OF THE CITY OF POOLER. IF ALLOWED THE UTILITY WILL NEED TO BE IN A PROPER EASEMENT.

WATER:

1. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW.
2. RESIDENTIAL WATER LATERALS: 1" DIAMETER MINIMUM.
3. RESIDENTIAL WATER LATERALS SHALL BE INSTALLED NO MORE THAN 5' FEET FROM THE PROPERTY CORNER.
4. THE WATER MAINS AT THE CUL-DE-SAC SHALL BE INSTALLED AROUND THE CUL-DE-SAC THEREBY ELIMINATING THE LATERALS FROM BEING INSTALLED UNDER THE CUL-DE-SAC.
5. CUT-OFF VALVES WILL BE LOCATED AT ALL TEES WHERE LINES ARE TWO INCHES OR LARGER.
6. ALL GATE VALVES 4" OR LARGER THAT ARE INSTALLED ON A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL GATE VALVES AT THE ENTRANCE OF A SUBDIVISION THAT TIE INTO A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL OTHER GATE VALVES CAN BE INSTALLED IN A CAST IRON VALVE BOX WITH A CONCRETE COLLAR AND CONCRETE VALVE MARKER POSTS.
7. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH 'I W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.
8. ALL METER CONNECTION POINTS MUST HAVE AN APPROVED, REDUCED PRESSURE BACKFLOW DEVICE. THIS INCLUDES FIRE LINES, IRRIGATION LINES, AND DOMESTIC SUPPLY LINES.
9. MAINTAIN A MINIMUM OF 3 FEET OF COVER.
10. SERVICE LATERALS UNDER ROADS ARE TO BE SLEEVED AND AT LEAST 30" BENEATH THE ROAD SURFACE.
11. PIPE MATERIAL: FOR LINE SIZE < 4" POLYETHYLENE PIPE, 200 PSI, SIDR-7CTS
    FOR LINE SIZE 4" - 12" PVC C900 DR 18
    FOR LINE SIZE > 12" DIP IS REQUIRED. ANSI / AWWA C151 A21.51 AND THICKNESS ACCORDING TO ANSI / AWWA C150 A21.50 FOR PRESSURE CLASS 250. FLANGE PIPE OR VICTAULIC GROOVED PIPE SHALL BE PRESSURE CLASS 350.

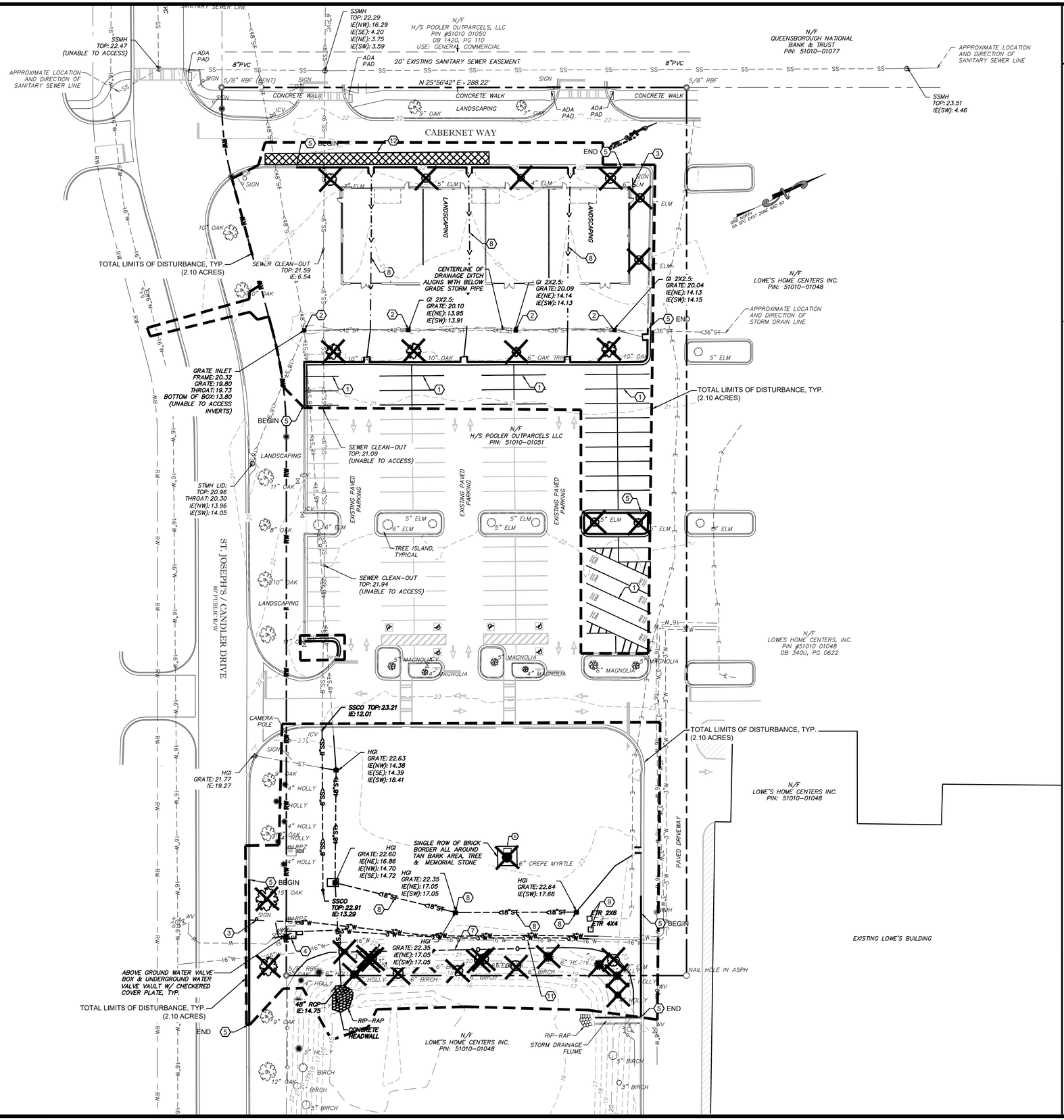
SANITARY SEWER:

1. SANITARY MANHOLES SHALL NOT EXCEED 350-FOOT SPACING.
2. PIPE DIAMETER SHALL BE A MINIMUM OF 8 INCHES.
3. MINIMUM SIZE OF SANITARY LATERAL IS 4 INCHES.
4. LATERALS SHALL CONNECT DIRECTLY TO THE MANHOLE WHEN POSSIBLE, ENTERING AT AN ANGLE OF AT LEAST 90 DEGREES TO THE DIRECTION OF FLOW.
5. RESIDENTIAL SEWER LATERALS SHALL BE INSTALLED WITHIN 15 FEET OF THE PROPERTY CORNER.
6. SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED AND DESIGNED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM.
7. USE WATERTIGHT MANHOLE RINGS AND COVERS WITHIN OR BELOW BASE FLOOD ELEVATION + 1'.
8. CLEANOUTS SHALL BE PROVIDED EVERY 100' AND AT THE BENDS. CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED.
9. MANHOLES SHALL NOT BE PLACED IN SIDEWALKS UNLESS APPROVED BY THE CITY OF POOLER.
10. PIPE MATERIAL:
    - SDR 26 PVC SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D3034 FOR PIPES 15" AND SMALLER AND ASTM F679 FOR 18" AND LARGER.
    - DIP MANUFACTURED IN ACCORDANCE WITH ANSI A21.51 WITH THICKNESS ACCORDING TO ANSI A21.50.
11. MAINTAIN A MINIMUM COVER OF 3 FEET.
12. DROP MANHOLES ARE REQUIRED WHEN THE 'INVERT IN' IS 2.0 FEET OR MORE ABOVE THE 'INVERT OUT'. THE MH MUST BE A 6' DIAMETER PRECAST MH AND CONFORM TO ASTM C478. THE DROP PIPE SHALL BE THE SAME SIZE AS THE INFLUENT PIPE. ALL HARDWARE ON DUCTILE IRON PIPING ASSOCIATED WITH DROP MANHOLES MUST BE STAINLESS STEEL.
13. SANITARY SEWER LINE - MINIMUM SLOPE:

4"	1.00%		
8"	0.40%	21"	0.10%
IO"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

DEMOLITION AND EXISTING CONDITIONS NOTES

1. THE CONTRACTOR SHALL PROVIDE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER BY CALLING 811 IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BARRIERS & WARNINGS TO LIMIT ACCESS TO PROJECT AREA TO ONLY THOSE PERSONNEL AUTHORIZED BY THE CONTRACTOR. SAFE PASSAGE SHALL BE MAINTAINED FOR PEDESTRIANS TO AREAS ADJACENT TO THE PROJECT SITE AS REQUIRED.
4. ALL ITEMS REMOVED OR DEMOLISHED BY THE CONTRACTOR, WHICH ARE NOT LISTED BY THE SPECIAL PROVISIONS, OR HEREIN, TO BE TURNED OVER TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY FOR PROPER DISPOSAL.
5. DEMOLITION ACTIVITIES ARE NOT EXPECTED TO INCLUDE THE REMOVAL OF HAZARDOUS MATERIALS. IN THE EVENT THAT THAT HAZARDOUS MATERIALS ARE ENCOUNTERED OR SUSPECTED, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF THE MATERIAL AND LOCATION.
6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO SCHEDULE ALL UTILITY & SERVICE INTERRUPTIONS TO OCCUPIED PORTIONS OF THE SITE.
7. CONTRACTOR SHALL REMOVE TREES AS INDICATED ON CIVIL PLANS. CONTRACTOR SHALL USE CAUTION DURING ALL CONSTRUCTION ACTIVITIES TO PROTECT ALL TREES, SHRUBS AND OTHER VEGETATION THAT ARE NOT INDICATED TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE CLEAN-UP, CLEARING AND GRUBBING PER SPECIFICATIONS. ALL TREES THAT HAVE A MARKETABLE VALUE SHALL BE SALVAGED. CONTRACTOR SHALL COORDINATE WITH OWNER AS TO THE TREES TO BE RELOCATED OR SOLD.
8. ALL TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH TREE PROTECTION FENCING AS INDICATED ON THE CIVIL PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE. NO ABOVE OR BELOW-GROUND DISTURBANCE OF ANY KIND SHALL OCCUR WITHIN THE TREE PROTECTION FENCING, NOR ANY PARKING, STOCK-PILING, BURNING ETC. SEE PLANS FOR TREE PROTECTION FENCING.
9. REQUIRED DEMOLITION IS NOTED ON PLANS, SECTIONS AND DETAILS. ADDITIONAL DEMOLITION AND REPAIR MAY BE REQUIRED. FAILURE TO NOTE SUCH WORK SHALL NOT BE THE BASIS FOR CONTRAC



FLOODPLAIN NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP FOR POOLER AS SHOWN ON MAP NUMBER 13051C0109G, WITH AN EFFECTIVE DATE OF 08/16/2018. ZONE "X" DENOTES AREAS NOT IN A SPECIAL FLOOD HAZARD AREA.

DEMOLITION PLAN SPECIAL NOTES

1	REMOVE PARKING STRIPING, TYP.
2	CONVERT EXISTING GRATE INLET TO SOLID TOP, SEE SHEET 7
3	RELOCATE SIGN
4	RELOCATE WATER METER AND BACKFLOW PREVENTOR
5	SAWCUT AND REMOVE CURB, TYP.
6	REMOVE SINGLE ROW OF BRICK BORDER AROUND TAN BARK AREA, TREE AND MEMORIAL STONE. LOCATION OF WHERE TO RELOCATE MEMORIAL STONE HAS NOT BEEN DETERMINED YET.
7	REMOVE EXISTING CHAINLINK FENCE
8	REMOVE EXISTING STORM PIPES AND STRUCTURES
9	TRANSFORMERS TO BE RELOCATED. COORDINATE WITH GEORGIA POWER
10	VACANT
11	EXISTING PRIVATE 16" WATER SERVING THE GOODWILL AND LOWE'S SITES
12	CUT AND PATCH CABERNET WAY TO INSTALL PROPOSED STORM PIPE AND STRUCTURES

HATCH LEGEND:

TREE TO BE REMOVED

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER CODY PRESTON ROGERS No. PE044596 03/11/2026

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

EXISTING CONDITIONS AND DEMOLITION PLAN

POOLER LOWE'S OUTPARCEL

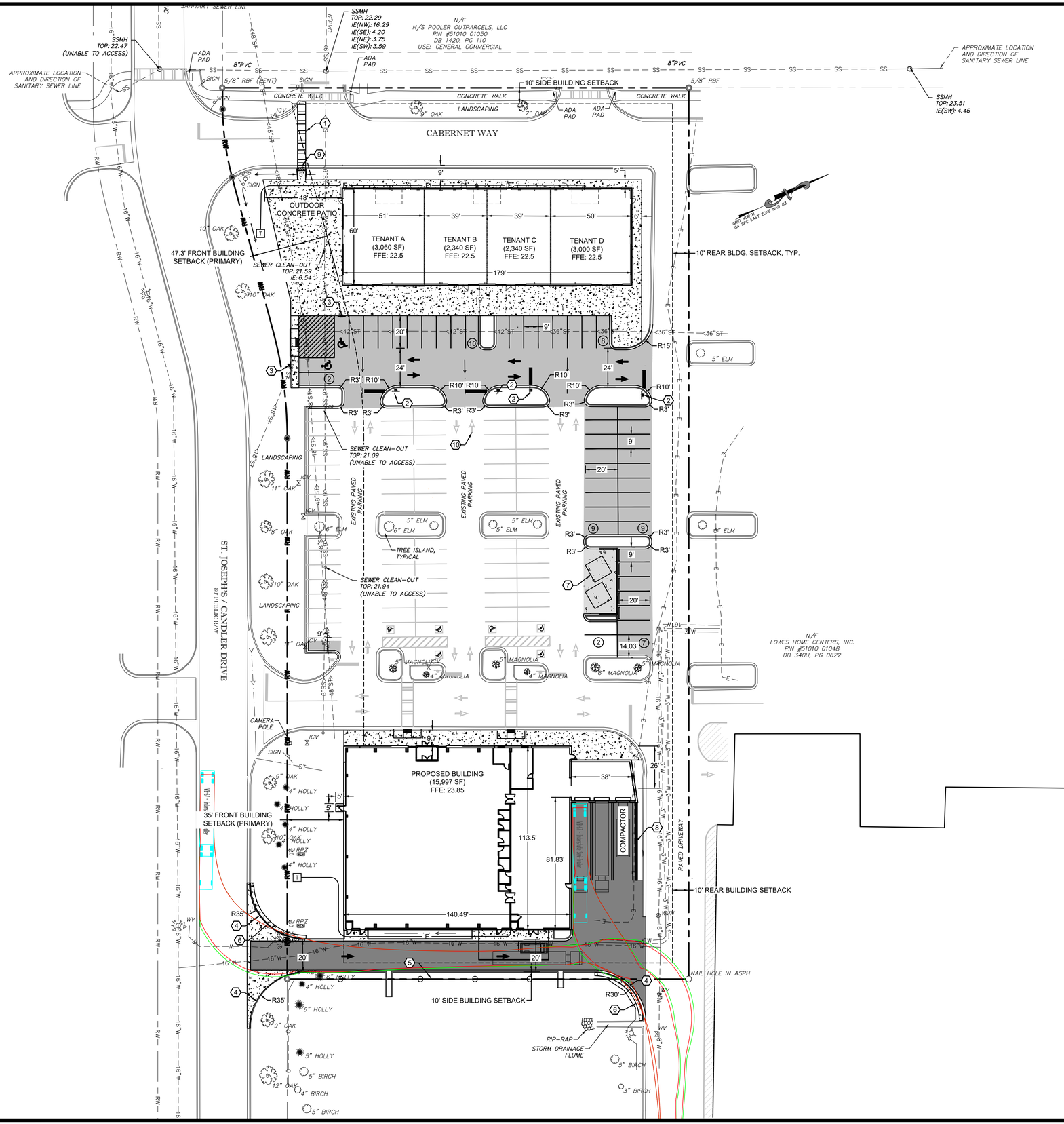
POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 30'
DATE:	03/11/2026

SHEET 3 OF 26

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

G:\24\24-2045 POOLER LOWES OUTPARCEL\LWO\24-2045 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



SITE NOTES:

PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF AN OPEN/GRASSED AREA, EXISTING PARKING AND EXISTING ACCESS ROAD, LYING ON ONE PARCEL OF LAND. IT IS THE INTENTION OF THE DEVELOPER TO CONSTRUCT A RETAIL SHOPPING CENTER CONTAINING APPROXIMATELY 15,997 SF AND A RETAIL STRIP CONTAINING APPROXIMATELY 10,638 SF AND ASSOCIATED SITE IMPROVEMENTS.	
PROPERTY DESCRIPTION	LOT 4 - ARMSTRONG TRACT (LOWE'S OUTPARCEL) PIN# 51010-01051	
AREA	PROPERTY AREA	3.24-ACRES
	DISTURBED AREA	2.10-ACRES
	PROPOSED IMPERVIOUS AREA	1.57-ACRES
ZONING	EXISTING	C-2 (HEAVY COMMERCIAL)
	PROPOSED	C-2 (HEAVY COMMERCIAL)
SETBACKS	FRONT SETBACK:	60-FT
	SIDE SETBACK:	10-FT
	REAR SETBACK:	10-FT
VARIANCE	A VARIANCE HAS BEEN APPROVED FOR THE 35' TO 47.3' FRONT BUILDING SET BACK.	
BUILDING HEIGHT	REQUIRED MAXIMUM:	60-FT
	PROPOSED RETAIL STRIP BUILDING HEIGHT	24-FT
	PROPOSED RETAIL BUILDING HEIGHT	30-FT
ARCHITECTURAL MATERIAL	PROPOSED RETAIL STRIP BUILDING	TO BE PROVIDED BY ARCHITECT
	PROPOSED RETAIL BUILDING	TO BE PROVIDED BY ARCHITECT
UTILITIES	WATER SANITARY SEWER	CONNECT TO EXISTING WATER AND SANITARY SEWER MAIN SERVING THE SURROUNDING DEVELOPMENTS

OFF STREET PARKING NOTES:

REQUIRED PARKING	SHOPPING CENTERS GREATER THAN 10,000 SQ FT OF TOTAL FLOOR AREA: 4.5 PER 1,000 SQ FT OF TOTAL FLOOR AREA
REQUIRED PARKING DESIGN CONSTRAINT	RETAIL SHOPPING CENTER: 15,997 SQFT RETAIL STRIP: 10,638 SQFT
REQUIRED PARKING CALCULATION	4.5 SPACE PER 1,000 SF * (15,997 SF) = 72 SPACES 4.5 SPACE PER 1,000 SF * (10,638 SF) = 48 SPACES TOTAL REQUIRED PARKING FOR OUTPARCEL = 120 SPACES
PARKING PROVIDED	112 9-FT WIDE REGULAR PARKING SPOTS 8 9-FT WIDE ADA SPACES TOTAL PROVIDED PARKING = 120 SPOTS

HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

SITE PLAN SPECIAL NOTES

1	5' PEDESTRIAN CROSSWALK (THERMOPLASTIC, PAINTED WHITE)
2	STOP SIGN. 36" R1-1
3	HANDICAP SIGN/ VAN ACCESSIBLE SIGN
4	TRANSITION FROM 18" TO 30" CURB AND GUTTER
5	PROPOSED LOCATION OF RELOCATED CHAINLINK FENCE
6	2' CURB BACKING
7	PROPOSED DUMPSTER ENCLOSURE
8	RETAINING WALL, SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
9	TYPE D HANDICAP RAMP
10	EXISTING TRAFFIC STRIPING, TYP.

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE044596
PROFESSIONAL
03/11/2026
CODY PRESTON ROGERS ENGINEER

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
121 Merchant's Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

SITE PLAN

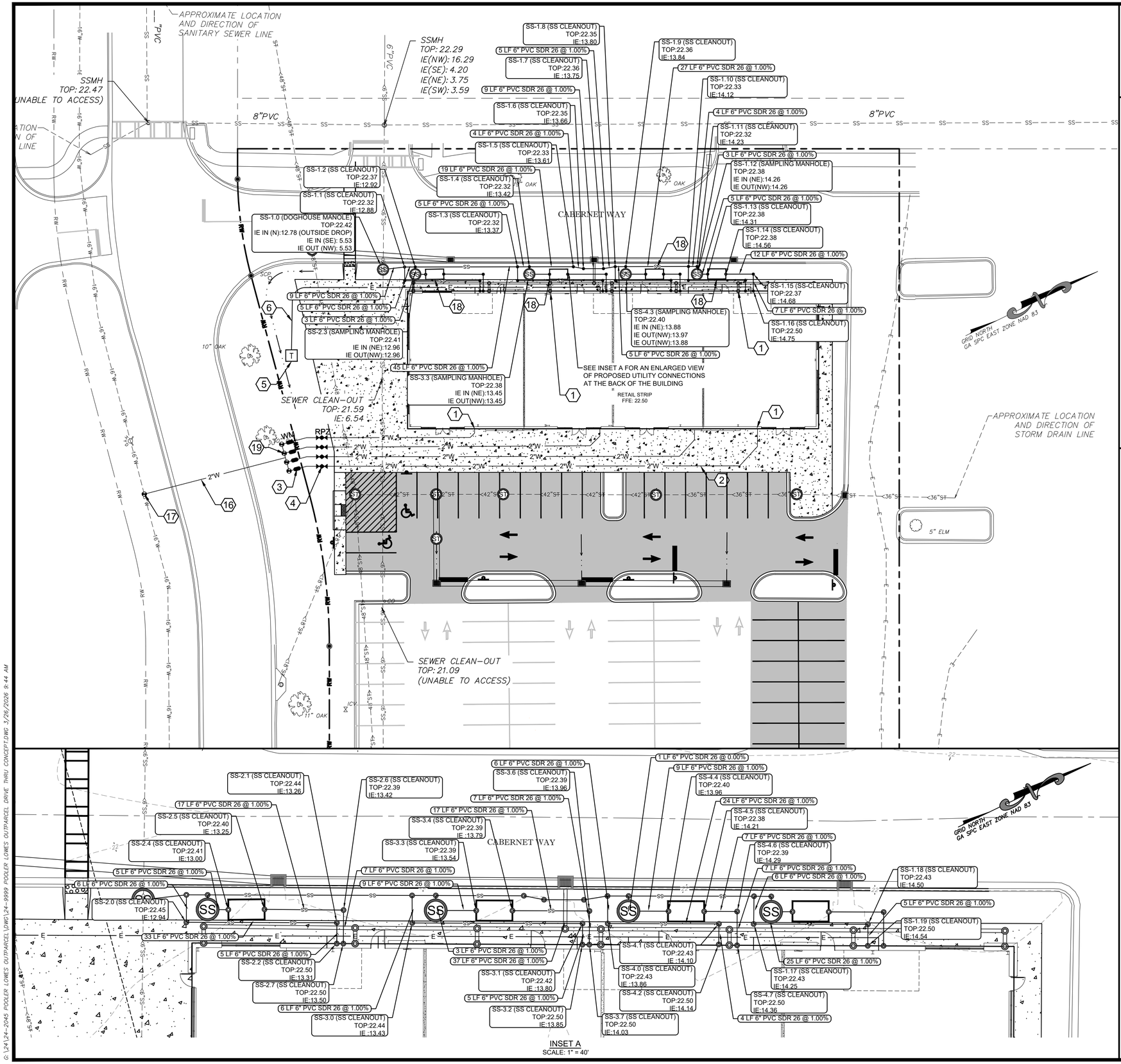
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 30'
DATE:	03/11/2026

SHEET 4 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

UTILITY PLAN SPECIAL NOTES

1	SEE ARCHITECTURAL / MEP PLANS FOR EXACT STUB OUT LOCATION, TYP.
2	2" PE 4710 (DR9) (PER C901-20) DOMESTIC WATER LATERAL
3	2" WATER METER
4	2" RPZ
5	PAD MOUNTED ELECTRICAL TRANSFORMER
6	UNDERGROUND ELECTRICAL SERVICE (CONTRACTOR TO COORDINATE WITH GEORGIA POWER FOR EXACT TIE-IN LOCATION)
7	PROPOSED 6" PVC DR 18 (AWWA C900)
8	POST INDICATOR VALVE (PVI)
9	FIRE DEPARTMENT CONNECTION (FDC)
10	EXISTING WATER METER
11	EXISTING RPZ
12	RELOCATED WATER METER
13	RELOCATED RPZ
14	RELOCATION OF EXISTING WATER LATERALS
15	VALVE BOXES TO REMAIN. VALVE BOXES MUST BE TRAFFIC RATED AND THE TOPS SHOULD BE ADJUSTED TO FINISH GRADE.
16	2" PE 4710 (DR9) (PER C901-20) WATER LATERAL TO BE BORED UNDER ST. JOSEPH'S DRIVE
17	CONNECT 2" PVC WATER LATERAL TO EXISTING 6" PVC WATER MAIN W/ TAPPING SADDLE & GATE VALVE WITH STAINLESS STEEL BOLTS IN BOX
18	2,000 GAL. 3 STAGE GREASE INTERCEPTOR
19	2" WATER GATE VALVE WITH STAINLESS STEEL BOLTS

GENERAL UTILITY NOTES:

1. TREES AND BUSHES SHALL NOT BE PLANTED NEAR METERS OR METER BANK.
2. IF ANY EXISTING METERS WILL NOT BE IN USE THEY ARE TO BE PROPERLY TERMINATED AT THE WATER MAIN AND WITNESSED BY AN INSPECTOR.

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

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE044596
03/11/2026
CODY PRESTON ROGERS

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

EMC ENGINEERING SERVICES, INC.
PO Box 2086
721 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

UTILITY PLAN

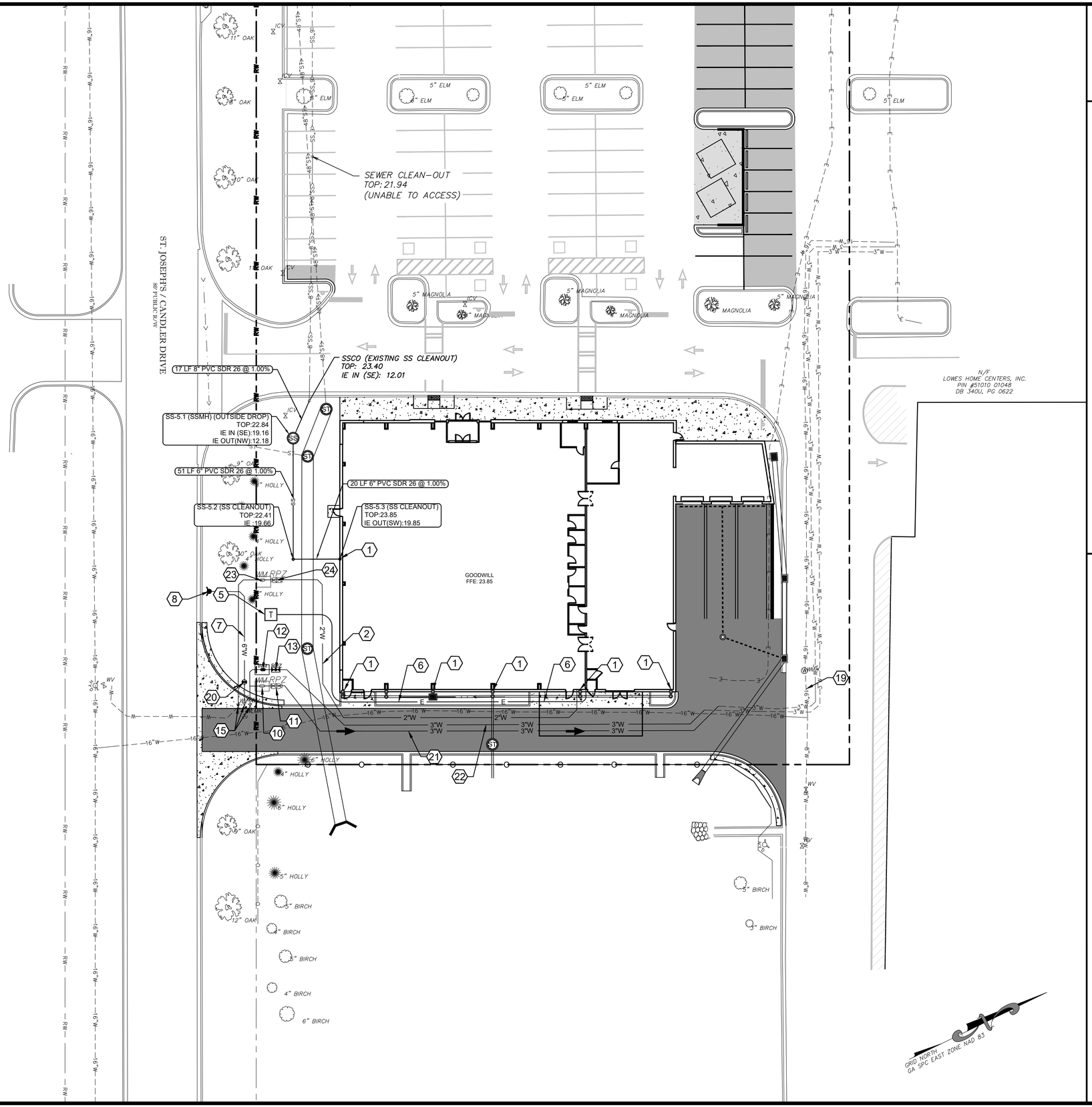
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/11/2026

SHEET 5 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

UTILITY PLAN SPECIAL NOTES

1	SEE ARCHITECTURAL / MEP PLANS FOR EXACT STUB OUT LOCATION, TYP.
2	2" PE 4710 (DR9) (PER C901-20) DOMESTIC WATER LATERAL FOR GOODWILL
3	2" WATER METER
4	2" RPZ
5	PAD MOUNTED ELECTRICAL TRANSFORMER
6	UNDERGROUND ELECTRICAL SERVICE (CONTRACTOR TO COORDINATE WITH GEORGIA POWER FOR EXACT TIE-IN LOCATION)
7	PROPOSED 6" PVC DR 18 (AWWA C900) FIRE LINE FOR PROPOSED FIRE HYDRANT
8	PROPOSED FIRE HYDRANT ASSEMBLY
9	VACANT
10	EXISTING 2" IRRIGATION WATER METER FOR LOWES
11	EXISTING 2" IRRIGATION RPZ FOR LOWES
12	RELOCATED 2" DOMESTIC WATER METER FOR LOWES
13	RELOCATED 2" DOMESTIC RPZ FOR LOWES
14	VACANT
15	VALVE BOXES TO REMAIN. VALVE BOXES MUST BE TRAFFIC RATED AND THE TOPS SHOULD BE ADJUSTED TO FINISH GRADE.
16	2" PE 4710 (DR9) (PER C901-20) WATER LATERAL TO BE BORED UNDER ST. JOSEPH'S DRIVE
17	CONNECT 2" PVC WATER LATERAL TO EXISTING 6" PVC WATER MAIN W/ 2" TAPPING SADDLE & GATE VALVE WITH STAINLESS STEEL BOLTS IN BOX
18	2,000 GAL. 3 STAGE GREASE INTERCEPTOR
19	EXISTING 16" FIRE MAIN FOR LOWE'S
20	PROPOSE 6" GATE VALVE WITH STAINLESS STEEL BOLTS
21	RELOCATION OF EXISTING 3" IRRIGATION WATER LATERAL FOR LOWES
22	RELOCATION OF EXISTING 3" DOMESTIC WATER LATERAL FOR LOWES
23	EXISTING 2" DOMESTIC WATER METER FOR GOODWILL
24	EXISTING 2" DOMESTIC RPZ FOR GOODWILL

GENERAL UTILITY NOTES:

1. TREES AND BUSHES SHALL NOT BE PLANTED NEAR METERS OR METER BANK.
2. IF ANY EXISTING METERS WILL NOT BE IN USE THEY ARE TO BE PROPERLY TERMINATED AT THE WATER MAIN AND WITNESSED BY AN INSPECTOR.

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

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE044596 PROFESSIONAL 03/11/2026 ENGINEER CODY PRESTON ROGERS

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

EMC ENGINEERING SERVICES, INC.
PO Box 2086
121 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

UTILITY PLAN

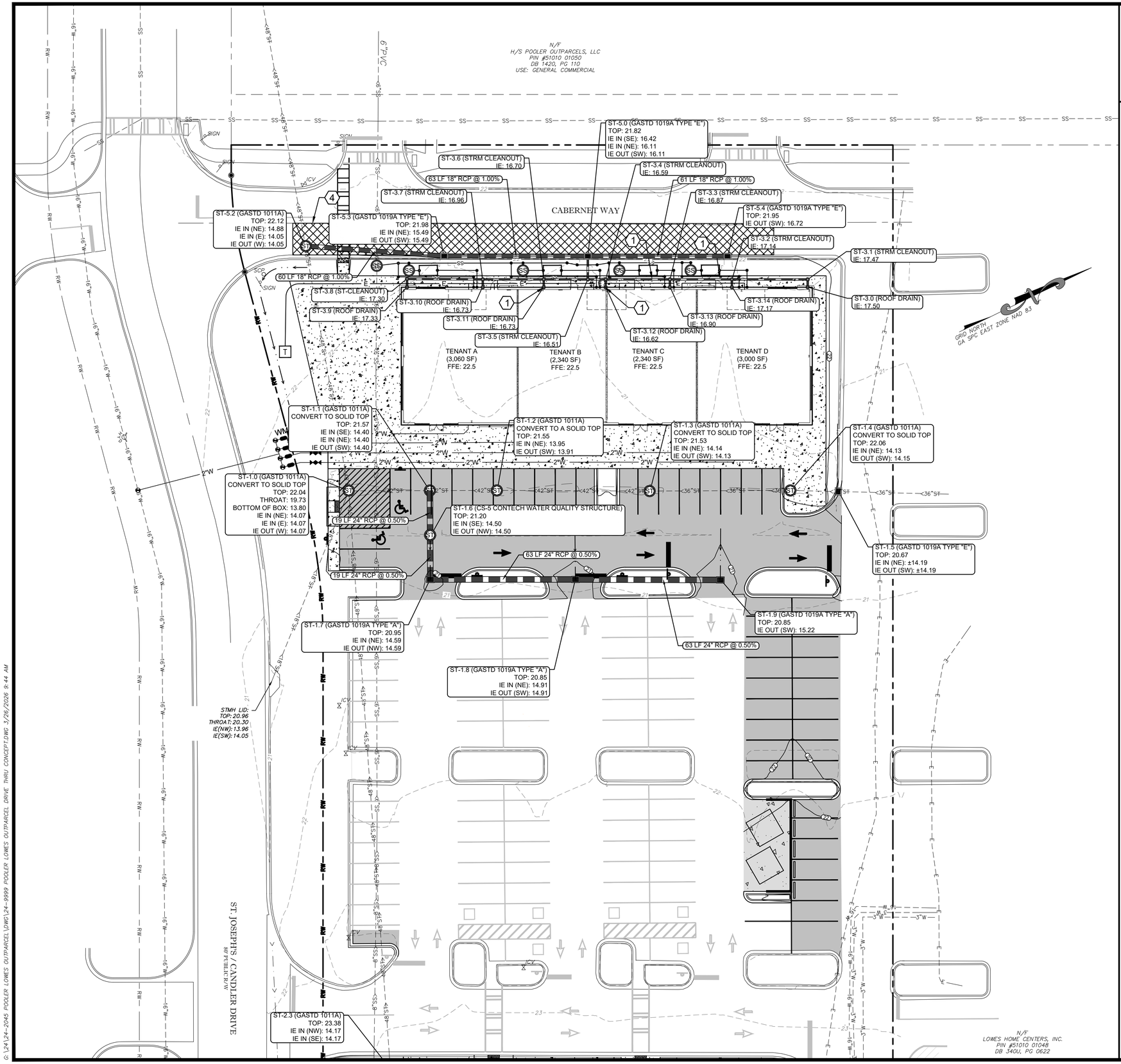
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/11/2026

SHEET 6 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

PAVING AND DRAINAGE PLAN SPECIAL NOTES

1	8" HDPE ROOF DRAIN @ S=1.0% MIN.
2	±35-LF TRENCH DRAIN W/ DUCTILE IRON SLOTTED GRATE & INLINE CATCH BASIN. BASIN TO TIE TO ST-3.4.
3	81-LF 6" PVC @ 1.91%
4	CUT AND PATCH CABERNET WAY TO INSTALL PROPOSED STORM PIPE AND STRUCTURES

GEORGIA REGISTERED No. PE044596 PROFESSIONAL 03/11/2026 CODY PRESTON ROGERS ENGINEER

GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
5211 Maritime Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

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

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

NO.	REVISION DESCRIPTION	DATE

PAVING & DRAINAGE PLAN

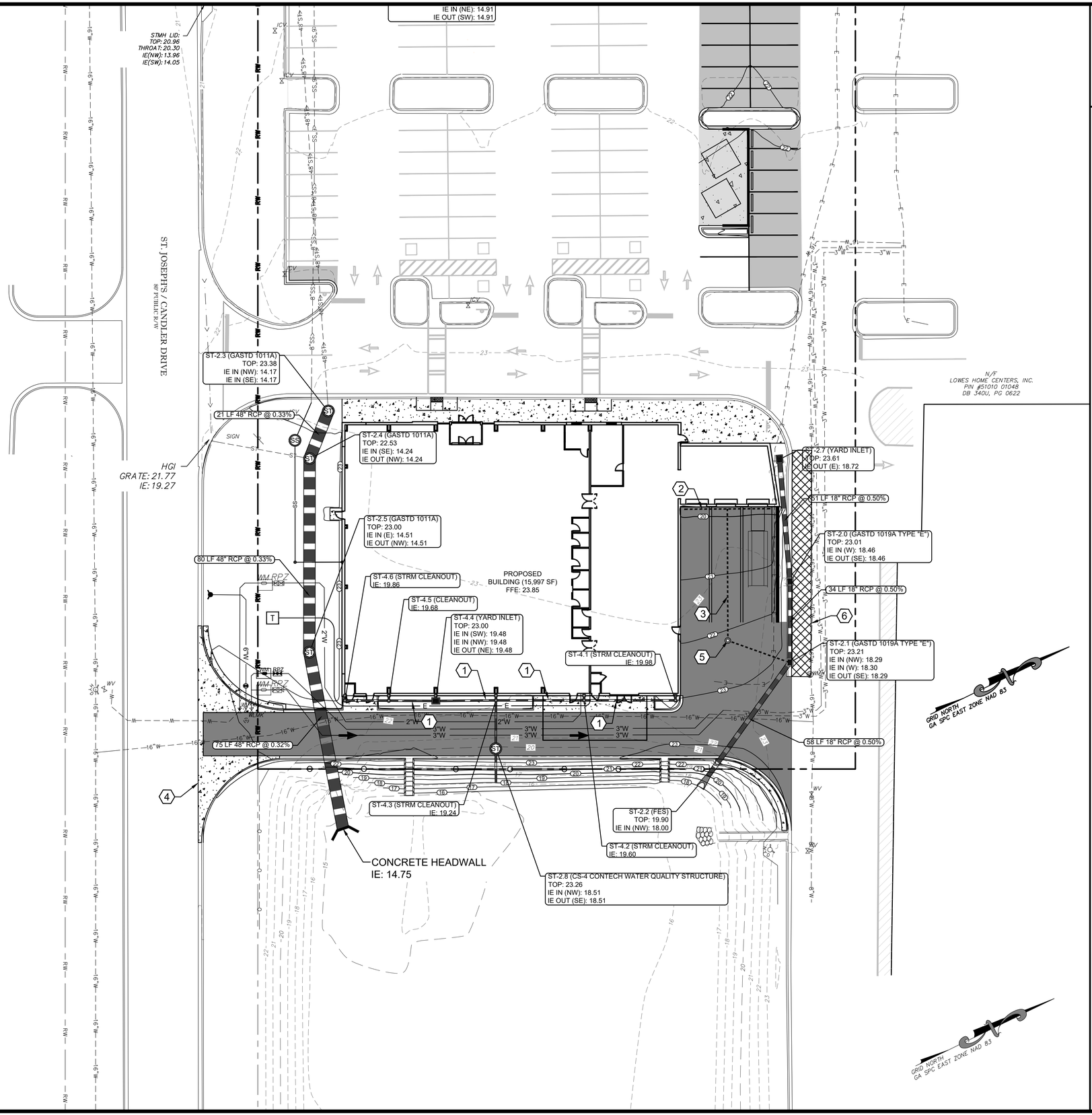
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/11/2026

SHEET 8 OF 26

C:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

PAVING AND DRAINAGE PLAN SPECIAL NOTES

1	8" HDPE ROOF DRAIN @ S=1.0% MIN.
2	±35-LF TRENCH DRAIN W/ DUCTILE IRON SLOTTED GRATE & INLINE CATCH BASIN. BASIN TO TIE TO ST-2.1.
3	81-LF 6" PVC SDR 26 @ 1.91%
4	CONCRETE VALLEY SWALE AND CONCRETE APRON
5	CLEANOUT FOR BEND EXCEEDING 45 DEGREES
6	CUT AND PATCH DRIVE AISLE TO INSTALL PROPOSED PIPE AND STRUCTURES

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

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA REGISTERED No. PE044596 PROFESSIONAL 03/11/2026 ENGINEER CODY PRESTON ROGERS

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

EMC ENGINEERING SERVICES, INC.
PO Box 2088
121 Mercantile Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

PAVING & DRAINAGE PLAN

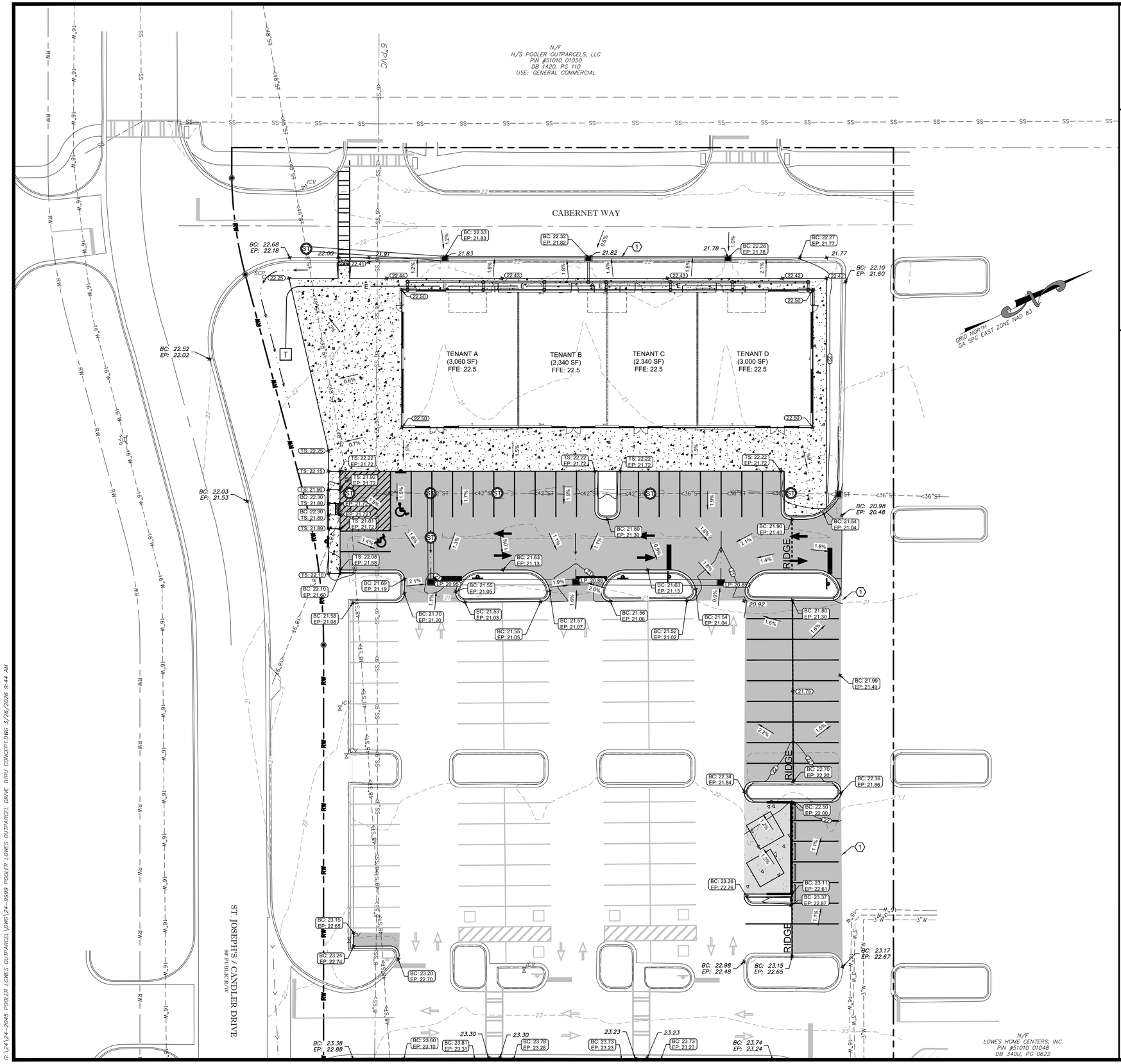
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/11/2026

SHEET
9
OF 26

C:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU EXHIBIT.DWG 3/26/2026 9:44 AM



HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

SPOT GRADE LEGEND:

- 100.00 — EXISTING GRADE TIE IN
- 100.00 — FINISHED GRADE OF SURFACE
- LP:100.00 — LOW POINT
- HP:100.00 — HIGH POINT
- EG:100.00 — EXISTING GRADE ELEVATION
- TW:100.00 — TOP OF WALL
- TS:100.00 — TOP OF SIDEWALK
- BC:100.00 — BACK OF CURB
- EP:100.00 — EDGE OF PAVEMENT

CONCEPTUAL PLAN SPECIAL NOTES

1	SAW CUT AND PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT

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

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA — REGISTERED — No. PE044596 — PROFESSIONAL — 03/11/2026 — CODY PRESTON ROGERS — ENGINEER

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

EMC ENGINEERING SERVICES, INC.
PO Box 2086
221 Merchant's Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

GRADING PLAN

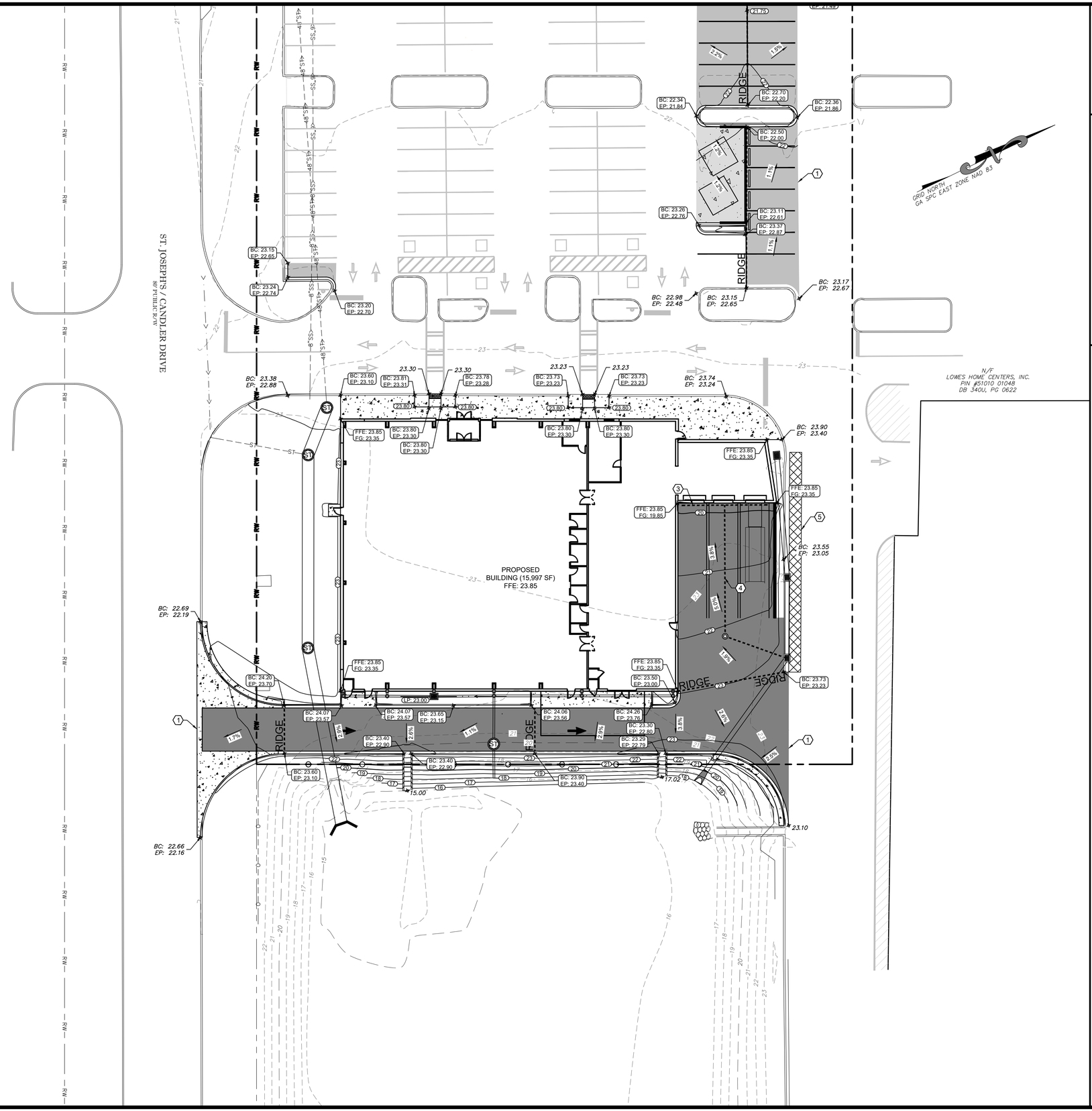
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/11/2026

SHEET
10
OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 8:44 AM



HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

SPOT GRADE LEGEND:

- 100.00 — EXISTING GRADE TIE IN
- 100.00 — FINISHED GRADE OF SURFACE
- LP:100.00 — LOW POINT
- HP:100.00 — HIGH POINT
- EG:100.00 — EXISTING GRADE ELEVATION
- TW:100.00 — TOP OF WALL
- TS:100.00 — TOP OF SIDEWALK
- BC:100.00 — BACK OF CURB
- EP:100.00 — EDGE OF PAVEMENT

GRADING PLAN SPECIAL NOTES

1	SAW CUT AND PROVIDE SMOOTH TRANSITION TO EXISTING
2	WHEEL STOPS, TYP.
3	±35-LF TRENCH DRAIN W/ DUCTILE IRON SLOTTED GRATE & INLINE CATCH BASIN. BASIN TO TIE TO ST-2.1.
4	81-LF 6" PVC SDR 26 @ 1.91%
5	5' WIDE CUT AND PATCH TO INSTALL PROPOSED INLETS AND PIPE

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

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA — REGISTERED — Cody Preston Rogers — No. PE044596 — PROFESSIONAL — 03/11/2026 — ENGINEER

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

EMC ENGINEERING SERVICES, INC.
PO Box 2088
121 Merchant's Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

GRADING PLAN

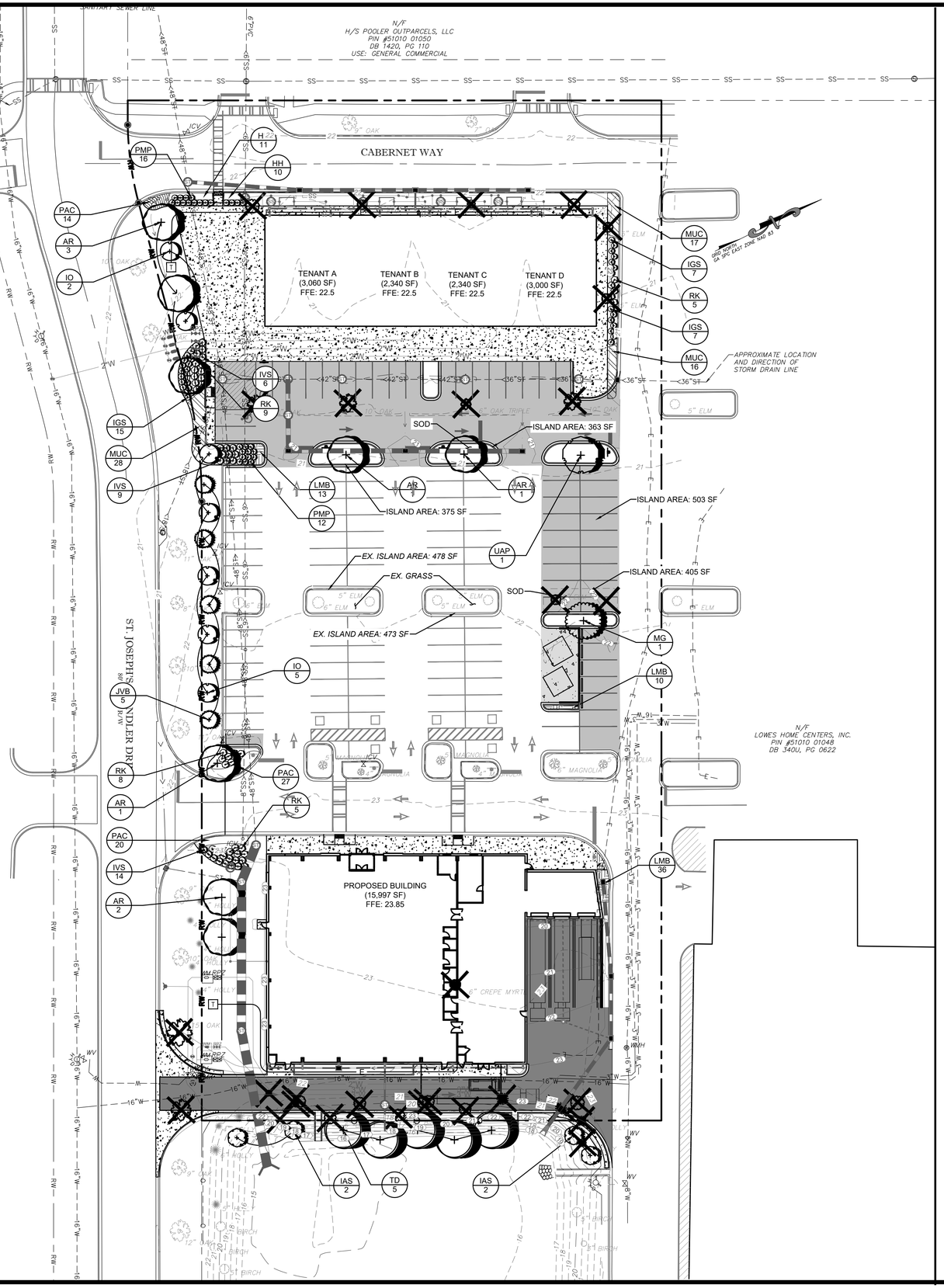
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	03/11/2026

SHEET 11 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
TREES						
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"-2.5" CAL.	AS SHOWN	8	
IO	ILEX OPACA	AMERICAN HOLLY	2" CAL.	30' O.C.	7	TREE-FORM
IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	2" CAL.	AS SHOWN	4	
JVB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	2" CAL.	30' O.C.	5	
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2"-2.5" CAL.	AS SHOWN	1	
TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	20' O.C.	5	
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2"-2.5" CAL.	AS SHOWN	1	
SHRUBS						
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	3' O.C.	29	
IVS	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL.	3.5' O.C.	29	
PMP	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF YEW PODOCARPUS	3 GAL.	3' O.C.	28	
RK	ROSA X 'RADTKO'	DOUBLE KNOCK OUT RED ROSE	3 GAL.	3.5' O.C.	27	
GROUND COVERS						
HH	HEMEROCALLIS HYBRIDA	EVERGREEN DAYLILY	1 GAL.	2' O.C.	21	
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	2' O.C.	59	
MUC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	3' O.C.	61	
PAC	PENNISETUM ALOPECUROIDES 'CASSIAN'	CASSIAN FOUNTAIN GRASS	1 GAL.	2.5' O.C.	61	

TREE REQUIREMENT:

MINIMUM ALLOWABLE POST DEVELOPMENT TREE COVERAGE: 15 EXISTING HEALTHY LARGE SPECIES TREES, MINIMUM 6" DBH, PER ACRE OF DEVELOPABLE LAND.

PROPERTY AREA: 3.24 AC
DISTURBED AREA: 2.0 AC

TREES REQUIRED: 49 (3.24 AC X 15 TREES)
TREES EXISTING: 12
TREES PROPOSED: 31

TOTAL TREES PROVIDED: 43

THE DEVELOPER IS REQUIRED TO PAY INTO THE TREE FUND FOR NON-COMPLIANCE WITH THE TREE CANOPY REQUIREMENTS.

SMALL TREES:	4 (9%)
MEDIUM TREES:	20 (47%)
LARGE TREES:	7 (16%)

AMOUNT TO BE PAID TO TREE FUND:
6 TREES TOTAL * $475 PER TREE = $2,850

LANDSCAPE NOTES:

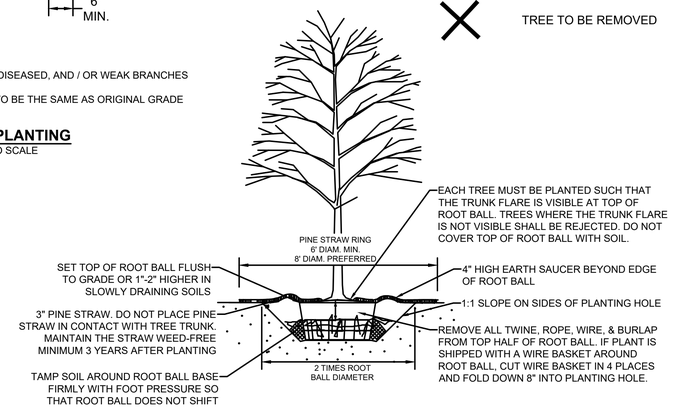
1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY BERMUDA SOD/SEED. OWNER WILL DETERMINE EXTENT OF SODDING VS. SEEDING. THE CONTRACTOR WILL UTILIZE EXISTING GRASS WHENEVER POSSIBLE.
2. ALL PLANT BEDS SHALL BE MULCHED WITH 3" OF PINE STRAW.
3. NO TREES SHALL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

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

SHRUB PLANTING
NOT TO SCALE

HATCH LEGEND:

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- TREE TO BE REMOVED



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

TREE PLANTING
NOT TO SCALE

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

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. 871 3/11/26 LANDSCAPE ARCHITECT DANIEL W. FISCHER

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
121 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

LANDSCAPE PLAN

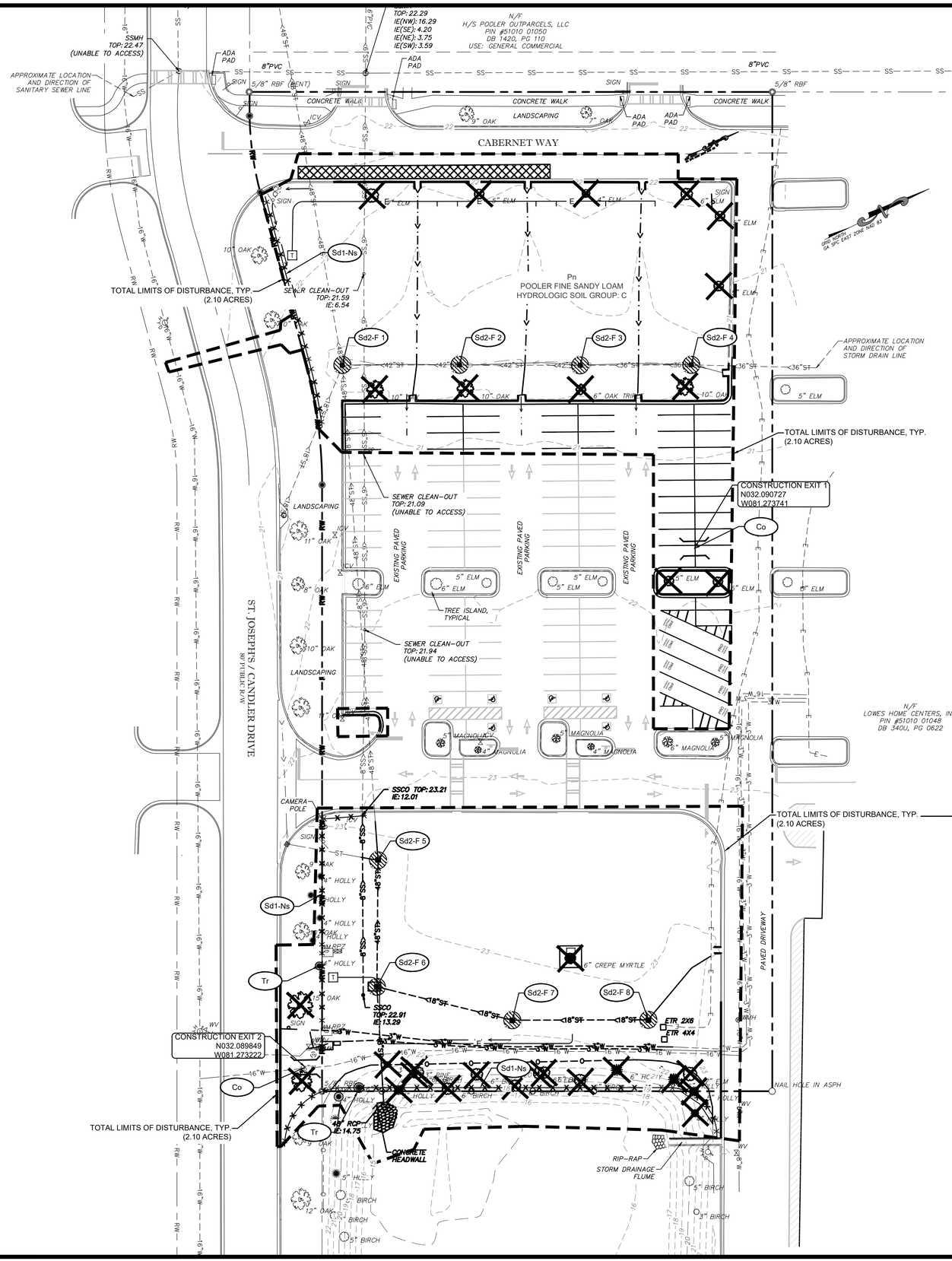
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	SRT
DESIGNED BY:	SRT
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	DWF
SCALE:	1" = 30'
DATE:	03/11/2026

SHEET 15 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/12/2026 11:31 AM



EROSION CONTROL MEASURES - INITIAL PHASE:

1. TOTAL DISTURBED AREA FOR INITIAL PHASE: 2.00 ACRES.
2. CONTRACTOR IS TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES. ALL BMP's SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. INITIAL PHASE EROSION CONTROL MEASURES INCLUDE CONSTRUCTION EXIT (Co) , SILT FENCE (Sd1-NS) AND SILT FENCE (Sd1-S).
3. CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED.
4. CONTRACTOR IS TO ENSURE THAT SEDIMENT DOES NOT UNDERMINE SEDIMENT BARRIERS. THE CONTRACTOR WILL BE REQUIRED TO CHECK SILT FENCE DURING STORM EVENTS AND MAKES REPAIRS AS NEEDED.
5. ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY SOMEONE WHO IS.

*******NOTE:**

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.

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.

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

GEORGIA UNIFORM CODING SYSTEM
ESPC STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		Co (LABEL)	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
CW	CONCRETE WASH AREAS		CW	LOCATION TO BE DETERMIND IN FIELD, USED TO CONTROL WASH DOWN OF CONCRETE TOOLS AND DRUM. TRUCK WASH OUT IS PROHIBITED.
Sd1	SEDIMENT BARRIER		(INDICATE TYPE)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, OR A SILT FENCE.
Sd2	INLET SEDIMENT TRAP			A TEMPORARY PROTECTIVE DEVICE FORMED AT OR AROUND AN INLET TO A STORM DRAIN TO TRAP SEDIMENT.
Tr	TREE PROTECTION		(DENOTE TREE CENTER)	TO PROTECT DESIRABLE TREES FROM INJURY DURING CONSTRUCTION ACTIVITY.

GEORGIA UNIFORM CODING SYSTEM
ESPC VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADWAYS AND SIMILAR SITES.

SOIL SUMMARY

SYMBOL	NAME	HYDROLOGIC GROUP
Pn	POOLER FINE SANDY LOAM	C
NRCS - WEB SOIL SURVEY		

SEDIMENT STORAGE CALCULATIONS:

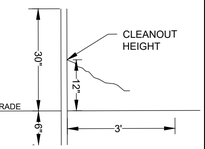
REQUIRED SEDIMENT STORAGE= 67 CY / DRAINED ACRE X 2.10 ACRES
REQUIRED SEDIMENT STORAGE= 140.70 CY

PROVIDED SILT FENCE TYPE-NS = 0.5 X 541 LONG X 1' HIGH X 3' WIDTH
PROVIDED SILT FENCE TYPE-NS = 30.06 CY

PROVIDED Sd2-F (FROM BELOW) = 188.89 CY

TOTAL PROVIDED SEDIMENT STORAGE = 218.95 CY

THE REQUIRED SEDIMENT STORAGE FOR THIS SITE IS 140.70 CY. THE SEDIMENT WILL BE TRAPPED USING 541 FEET OF TYPE-NS SILT FENCE AND SEDIMENT INLET TRAPS DURING THE INTIAL PHASE. THE STORAGE AVAILABLE FOR THIS SITE IS 218.95 CY. THEREFORE, THE AVAILABLE STORAGE SITE IS > REQUIRED STORAGE.



Sd2-F SIZING CALCS

ID	INLET NAME	DRAINAGE AREA (AC)	REQUIRED STORAGE (CF)	SIZE (RECTANGULAR)	PROVIDED STORAGE (CF)
Sd2-F #1	EXST-1.0	0.81	1465	20' X 20' X 4'	1600
Sd2-F #2	EXST-1.1	0.54	977	20' X 20' X 2.5'	1000
Sd2-F #3	EXST-1.2	0.55	995	20' X 20' X 2.5'	1000
Sd2-F #4	EXST-1.3	0.11	199	10' X 10' X 2'	200
Sd2-F #5	EXST-1.4	0.10	181	10' X 10' X 2'	200
Sd2-F #6	EXST-1.5	0.25	452	20' X 10' X 2.5'	500
Sd2-F #7	EXST-1.6	0.18	326	10' X 10' X 3.5'	350
Sd2-F # 8	EXST-1.7	0.13	235	10' X 10' X 2.5'	250
TOTAL:		2.67	4,830.0		5,100

NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Cody P. Rogers
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000088488
ISSUED: 7/19/2022 EXPIRES: 7/19/2025

GEORGIA REGISTERED PROFESSIONAL No. PE044596 03/11/2026 CODY PRESTON ROGERS ENGINEER

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
221 Merchant's Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

INITIAL EROSION POLLUTION AND SEDIMNENT CONTROL PLAN

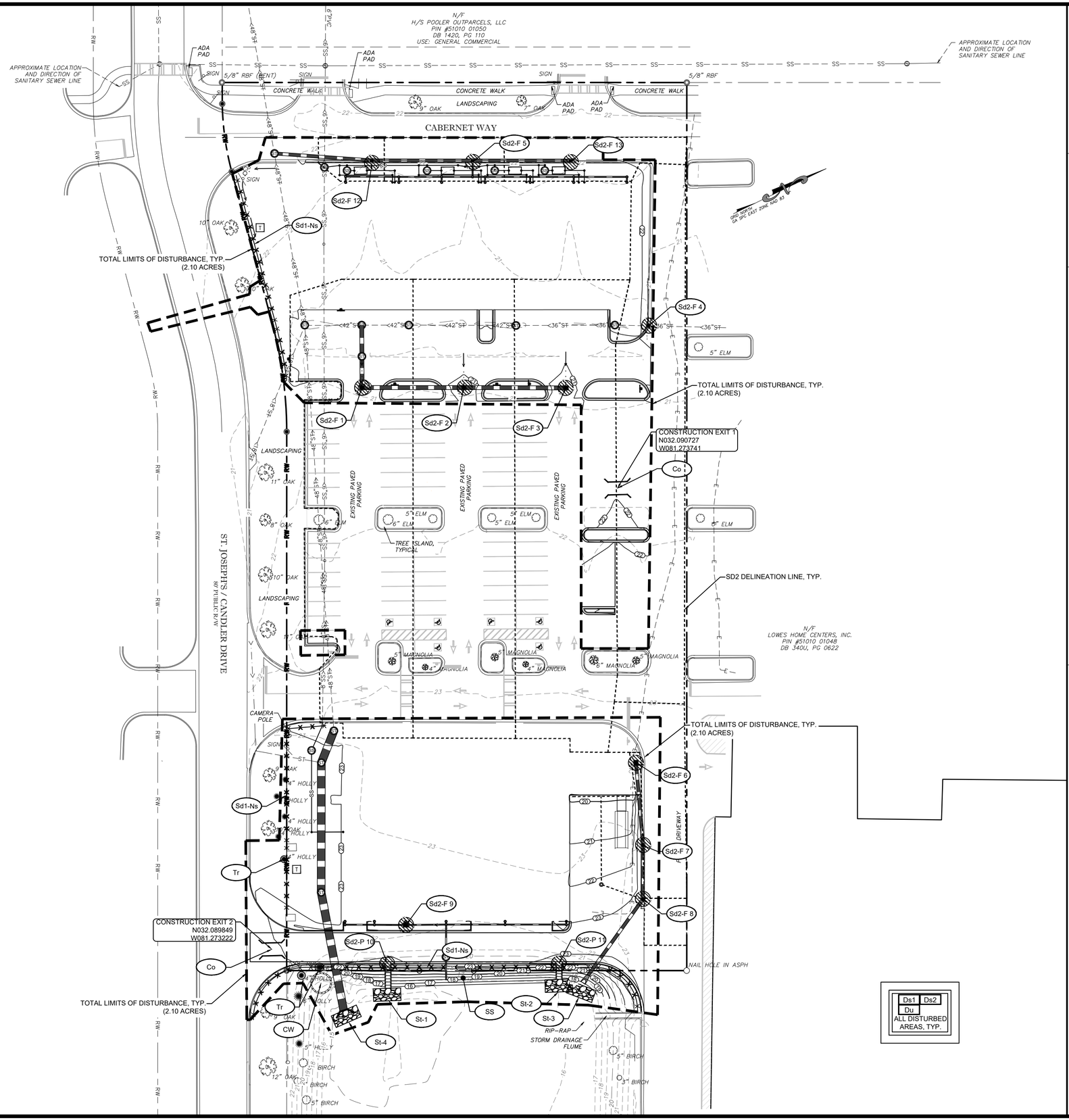
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 30'
DATE:	03/11/2026

SHEET 16 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



EROSION CONTROL MEASURES - INTERMEDIATE PHASE:

1. TOTAL DISTURBED AREA: 2.10 AC.
2. CONTRACTOR IS TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES. ALL BMP's SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. INTERMEDIATE PHASE EROSION CONTROL MEASURES INCLUDE CONCRETE WASHDOWN (Cw), INLET SEDIMENT TRAPS (Sd2), AND RIP-RAP (St).
3. CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED.
4. CONTRACTOR IS TO ENSURE THAT SEDIMENT DOES NOT UNDERMINE SEDIMENT BARRIERS. THE CONTRACTOR WILL BE REQUIRED TO CHECK SILT FENCE DURING STORM EVENTS AND MAKES REPAIRS AS NEEDED.
5. ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY SOMEONE WHO IS.

*******NOTE:**

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

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.

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

GEORGIA UNIFORM CODING SYSTEM
ESPC STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
CW	CONCRETE WASH AREAS		CW	LOCATION TO BE DETERMIND IN FIELD, USED TO CONTROL WASH DOWN OF CONCRETE TOOLS AND DRUM. TRUCK WASH OUT IS PROHIBITED.
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, OR A SILT FENCE.
Sd2	INLET SEDIMENT TRAP			A TEMPORARY PROTECTIVE DEVICE FORMED AT OR AROUND AN INLET TO A STORM DRAIN TO TRAP SEDIMENT.
St	STORMDRAIN OUTLET PROTECTION			A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.

GEORGIA UNIFORM CODING SYSTEM
ESPC VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADWAYS AND SIMILAR SITES.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ss	SLOPE STABILIZATION		Ss	A PROTECTIVE COVERING USED TO PREVENT EROSION AND ESTABLISH TEMPORARY OR PERMANENT VEGETATION ON STEEP SLOPES, SHORE LINES, OR CHANNELS.

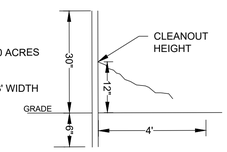
SEDIMENT STORAGE CALCULATIONS:

REQUIRED SEDIMENT STORAGE= 67 CY / DRAINED ACRE X 2.10 ACRES
REQUIRED SEDIMENT STORAGE= 140.70 CY

PROVIDED SILT FENCE TYPE-NS = 0.5 X 541 LONG X 1' HIGH X 3' WIDE
PROVIDED SILT FENCE TYPE-NS = 30.06 CY

PROVIDED Sd2-F (FROM BELOW) = 153.70 CY

TOTAL PROVIDED SEDIMENT STORAGE = 183.76 CY



THE REQUIRED SEDIMENT STORAGE FOR THIS SITE IS 140.70 CY. THE SEDIMENT WILL BE TRAPPED USING 541 FEET OF TYPE-NS SILT FENCE AND SEDIMENT INLET TRAPS DURING THE INTERMEDIATE PHASE. THE STORAGE AVAILABLE FOR THIS SITE IS 183.76 CY. THEREFORE, THE AVAILABLE STORAGE SITE IS > REQUIRED STORAGE.

Sd2-F SIZING CALCS

ID	INLET NAME	DRAINAGE AREA (AC)	REQUIRED STORAGE (CF)	SIZE (RECTANGULAR)	PROVIDED STORAGE (CF)
Sd2-F #1	ST-1.6	0.42	760	20' X 20' X 2'	800
Sd2-F #2	ST-1.7	0.41	742	20' X 20' X 2'	800
Sd2-F #3	ST-1.8	0.42	760	20' X 20' X 2'	800
Sd2-F #4	ST-1.5	0.31	561	20' X 15' X 2'	600
Sd2-F #5	ST-5.0	0.13	235	10' X 10' X 2.5'	250
Sd2-F #6	ST-2.7	0.01	18	10' X 10' X 1'	100
Sd2-F #7	ST-2.0	0.09	163	10' X 10' X 2'	200
Sd2-F #8	ST-2.1	0.02	36	10' X 10' X 1'	100
Sd2-F #9	ST-4.4	0.01	18	10' X 10' X 1'	100
Sd2-P #10	FLUME	0.06	109	10' X 10' X 2'	200
Sd2-P #11	FLUME	0.08	145	10' X 10' X 2'	200
TOTAL:		1.96	3,547.0		4,150

NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Cody P. Rogers
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000088488
ISSUED: 7/19/2022 EXPIRES: 7/19/2025

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE044596
03/11/2026
CODY PRESTON ROGERS ENGINEER

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
221 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

INTERMEDIATE EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN

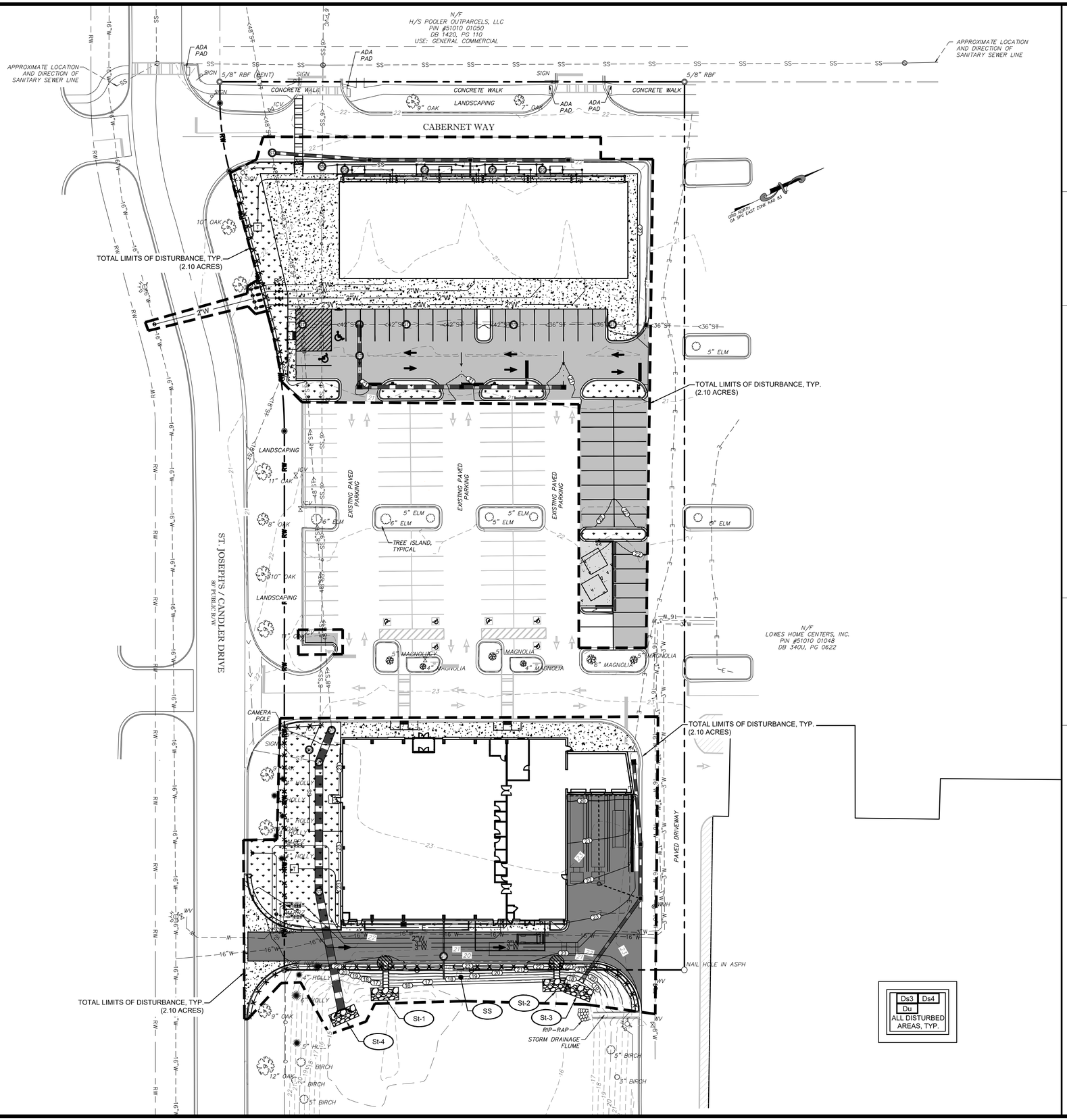
POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 30'
DATE:	03/11/2026

SHEET 17 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM



EROSION CONTROL MEASURES - FINAL PHASE:

1. TOTAL DISTURBED AREA: 2.10 AC.
2. CONTRACTOR IS TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES. ALL BMP's SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. FINAL STABILIZATION OF PERVIOUS AREAS SHALL BE ACHIEVED UTILIZING PERMANENT SEED (Ds3) OR SOD (Ds4) AT OWNERS DISCRETION, AND OTHER LANDSCAPING MATERIAL SPECIFIED ON THE LANDSCAPE PLAN.
3. CONTRACTOR TO UTILIZE DUST CONTROL AND OTHER EROSION CONTROL MEASURES AS NEEDED.
4. CONTRACTOR IS TO ENSURE THAT SEDIMENT DOES NOT UNDERMINE SEDIMENT BARRIERS. THE CONTRACTOR WILL BE REQUIRED TO CHECK SILT FENCE DURING STORM EVENTS AND MAKES REPAIRS AS NEEDED.
5. ONCE PERMANENT STABILIZATION OF VEGETATIVE GROUND COVER IS ACHIEVED, CONTRACTOR IS TO REMOVE ALL TEMPORARY SEDIMENT CONTROL MEASURES.
6.
7. ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY SOMEONE WHO IS.

*******NOTE:**

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

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.

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

GEORGIA UNIFORM CODING SYSTEM
ESPC STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER		(INDICATE TYPE)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, OR A SILT FENCE.
Sd2	INLET SEDIMENT TRAP			A TEMPORARY PROTECTIVE DEVICE FORMED AT OR AROUND AN INLET TO A STORM DRAIN TO TRAP SEDIMENT.
St	STORMDRAIN OUTLET PROTECTION		St	A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.

GEORGIA UNIFORM CODING SYSTEM
ESPC VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADWAYS AND SIMILAR SITES.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.
Ss	SLOPE STABILIZATION		Ss	A PROTECTIVE COVERING USED TO PREVENT EROSION AND ESTABLISH TEMPORARY OR PERMANENT VEGETATION ON STEEP SLOPES, SHORE LINES, OR CHANNELS.

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- AREA TO BE SODDED
- PROPOSED STANDARD DUTY ASPHALT PAVEMET
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

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

NO.	REVISION DESCRIPTION	DATE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Cody P. Rogers
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000088488
ISSUED: 7/19/2022 EXPIRES: 7/19/2025

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE044596
03/11/2026
CODY PRESTON ROGERS

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
PO Box 2088
5211 Merchant View Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

FINAL EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN

POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
FORRPLACES POOLER INLINE, LLC.

PROJECT NO.:	24-2045
DRAWN BY:	ARF
DESIGNED BY:	KES
SURVEYED BY:	EMC
SURVEY DATE:	03/11/2025
CHECKED BY:	CPR
SCALE:	1" = 30'
DATE:	03/11/2026

SHEET 18 OF 26

G:\24\24-2045 POOLER LOWES OUTPARCEL\DWG\24-9999 POOLER LOWES OUTPARCEL DRIVE THRU CONCEPT.DWG 3/26/2026 9:44 AM

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

1 East Main Entrance Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

3 North Elevation
1/8" = 1'-0"

4 West Elevation Facing Pooler Parkway
1/8" = 1'-0"

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

ARCHITECT or ENGINEER SEAL

Outparcel Tenant Building
Forrplaces Pooler Inline LLC
1565 Pooler Parkway
Pooler, Georgia

EXTERIOR ELEVATIONS

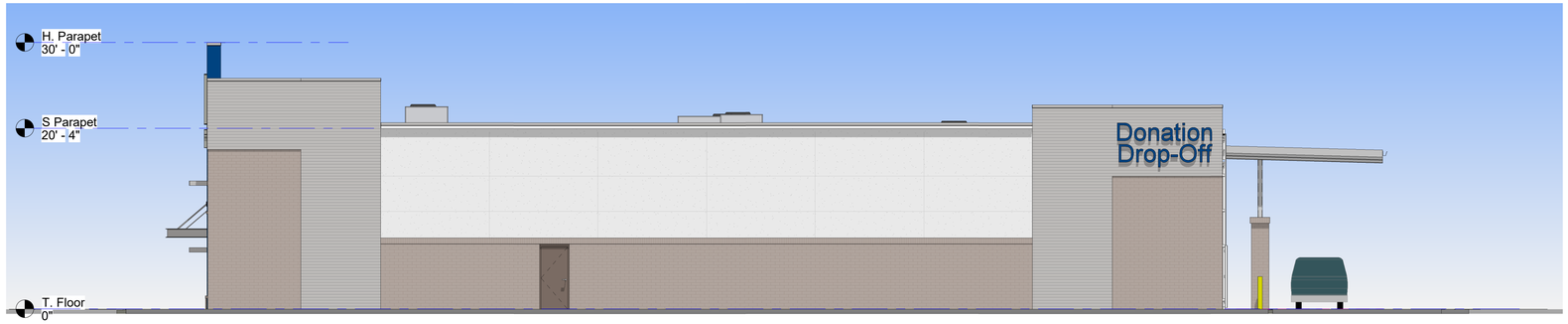
Project Status:
Pooler
Date:
4.7.26
Full Scale @ 24x36
Half Scale @ 12x18
Revisions:

Number	Date

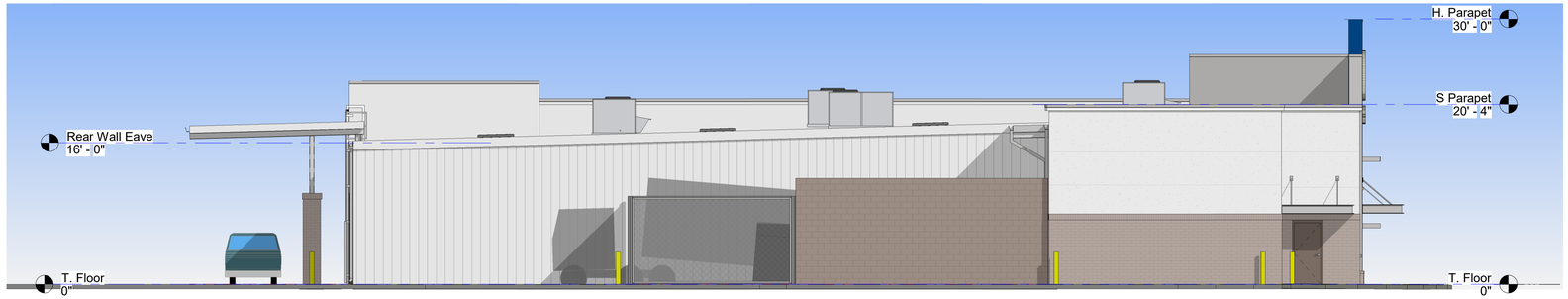
W

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

1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION
1/8" = 1'-0"

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

New Retail Building for
Goodwill Southeast Georgia
Pooler Parkway Location
Pooler, Georgia

EXTERIOR ELEVATIONS

Project Status:
Issue for City of Pooler

Date:
4.7.26

Full Scale @ 24x36
Half Scale @ 12x18

Revisions:

Number	Date

E

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 10th day of October, 2025, by and between Forrplaces Pooler Inline, LLC. hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Pooler Lowes Outparcel.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51010-01051 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 3621 Page 0099, 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

10th day of October, 2025

Giridhar Kotagiri

Notary Public Print

K Giridhar 10/10/25

Notary Public Signature

11/26/2027

Notary Public Commission Expiration

Seal:

K Giridhar 10/10/2025

GIRIDHAR KOTAGIRI NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES 11/26/2027

Landowner

Amaranath Allampati

Landowner Print

Amaranath Allampati

Landowner Signature

Abhilash Thammadi

Witness Print

Abhilash

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

April 2nd, 2026

Cody P. Rogers, PE
EMC Engineering Services, Inc.
1211 Merchant Way, Suite 201
Savannah, GA 30458

Dear Mr. Rogers,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Lowe's Outparcel (Application No. 25-0106), as detailed below.

Submittal Documents:		
	Site Development Plans	*March 2026*
	Building Code Exhibit	*March 2026*
	Traffic Impact Analysis	*March 2026*
	GSWCC Approval Letter	*March 2026*
	Easements, Covenants and Restrictions	*March 2026*
	Traffic Impact Analysis	*January 2026*
	Stormwater Management Report	*October 2025*
	Fire Protection Exhibit	*October 2025*
	Stormwater Maintenance Agreement	*October 2025*
	Lighting Plan	*October 2025*
	Architectural Exhibits	*October 2025*
	Original Lowes Site Plan	*August 2025*
	Record Drawings	*August 2025*
	Easement Documentation	*August 2025*
	Traffic Memorandum	*June 2025*

We have reviewed the submittals for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the Local, State and Federal Laws or the Engineering Standards and Development Codes applicable to the City of Pooler. 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 all testing and inspections of their project during construction, and they also are fully responsible 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 Local codes and regulations. All required permits and associated documentation, pursuant to land disturbing activity and development permits, shall be found acceptable to the City of Pooler. All the required inspection and testing results, or related materials must 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, which shall be contingent upon the following:

1. Prior to the issuance of the Land Disturbing Activity Permit or scheduling the Pre-Construction Conference, the City of Pooler shall have received the referenced donation to the City of Pooler Tree Fund.
    a. Based on the calculated value of six healthy Live Oaks with a dbh of 2-inches, as provided on the landscape plans, the donation made to the City of Pooler Tree Fund shall be equal to or greater than $2,850.00.

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 in amount of $3,448,621.50 and Acceptance of Maintenance Bond in amount of $857,325.75 and Sidewalk Performance Bond in amount of $123,450.00 for Harmony Phase 8A, Andante Way, Subject to City Attorney Approval

Project:	#24-0157
P&Z Meeting Date:	April 13, 2026
City Council Meeting Date:	April 20, 2026
Applicant and Authorized Agent:	Malorie Boyd, Coleman Co., Inc.
Location (Address):	Harmony Phase 8A, Andante Way
Parcel (PIN):	51010 01046
Acreage:	Approximately 14.923
Zoning:	PUD (Jabot PUD)
Proposed Use:	Residential subdivision, single family detached (44 lots)
Staff Recommendation:	Approval 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 $3,448,621.50 and acceptance of maintenance bond in the amount of $857,325.75 and sidewalk performance bond in the amount of $123,450.00 subject to City attorney approval."*
Attachments:	A. Bond Submittal Documentation B. Record Drawing

CITY of POOLER
GEORGIA

PERFORMANCE BOND

Bond Number: 0262747 Principal Amount: $ 3,448,621.50

Project: Harmony Subdivision Phase 8A, CCI Project #: 22-870.000,

Location: City of Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction, LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458; as Principal, hereinafter called "PRINCIPAL," and Berkley Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of DE, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of **Three Million Four Hundred Forty Eight Thousand Six Hundred Twenty One & 50/100** US Dollars ($ 3,448,621.50) 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:

Harmony Subdivision Phase 8A, EARTHWORK & SITEWORK, PAVEMENT & CONCRETE.

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 0262747 this 16th day of December, 2024.

Attest

Witness as to Principal (1)

Witness as to Principal (2)

Notary Public Signature

02/01/26
Notary Public Commission Expiration

Seal: NOTARY PUBLIC COWETA COUNTY GA JANIE HARALSON

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Carolyn F Smith
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 04/24/2028

Notary Public Commission Expiration

CAROLYN F SMITH NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Prinicpal

Prinicpal Signature

Matthew R. Hilton
Prinicpal Print

Member
Prinicpal Title

Preferred Site Construction, LLC
ompany Name

S rety

Surety Authorized Signature

Christy Lackey
Surety Authorized Print

Berkley Insurance Company
Surety Company Name

475 Steamboat Road, Greenwich, CT 06830
Surety Business Address

S rety's Agent

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 703. Final plat; performance bond.

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

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

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

If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

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

Attachment A

No. BI-10341a

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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

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

Attest:

(Seal)

By _____
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By _____
Jeffrey M. Hafter
Senior Vice President

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

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

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

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

_____
Notary Public, State of Connecticut

CERTIFICATE

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

Given under my hand and seal of the Company, this 16th day of December, 2024.

BERKLEY INSURANCE COMPANY (SEAL) CORPORATE SEAL 1975 DELAWARE

_____
Vincent P. Forte

Attachment A

CITY of POOLER
GEORGIA

MAINTENANCE AND WARRANTY BOND

Bond Number: 0269783 Principal Amount: 857,325.75

Project: Harmony Subdivision Phase 8A

Location: Pooler, Georgia City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458; as Principal, hereinafter called "CONTRACTOR," and Berkley Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of DE, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Eight Hundred Fifty Seven Thousand Three Hundred Twenty Five & 75/100 US Dollars ($ 857,325.75) 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: Harmony Subdivision Phase 8A in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of 24 months, commencing on the date

of acceptance of this Bond by Obligee:

1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);

2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;

3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;

4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;

5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;

6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee

   a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or

   b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severalty, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and

8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

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

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Contractor upon the Contractor's failure or refusal to fulfill its obligations under this Bond.

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Contractor shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

0269783 this 20th day of April, 2026.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

01 Notary Public Commission Expiration

Seal:

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Contractor

Contractor Signature

Matt R. Hilton

Contractor Print

Manager

Contractor Title

Preferred Site Construction LLC

Company Name

Surety

Surety Authorized Signature

Christy Lackey

Surety Authorized Print

Berkley Insurance Company

Surety Company Name

475 Steamboat Road, Greenwich, CT 06830

Surety Business Address

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

(b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

No. BI-10341a

Attachment A

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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

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

Attest:

(Seal)

By _____
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By _____
Jeffrey M. Hafter
Senior Vice President

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

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

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

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

_____
Notary Public, State of Connecticut

CERTIFICATE

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

Given under my hand and seal of the Company, this 20th day of April, 2026.

BERKLEY INSURANCE COMPANY (SEAL) CORPORATE SEAL 1975 DELAWARE

_____
Vincent P. Forte

Attachment A

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

March 6, 2026

Harmony Phase 8A,

The developers of Harmony Phase 8A have completed all punch list items associated with this project. Upon approval, the City of Pooler Public Works Department authorizes the start of the maintenance bonding period for the development.

Signed and Approved By:

Matthew Saxon- Assistant City Manager

Planning & Zoning- Nicole Johnson

Tarra Duff
Public Works Coordinator

Attachment A

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

March 6, 2026

Harmony Phase 8A,

The developers of Harmony 8A have completed all punch list items associated with this project. Upon approval, the City of Pooler Public Works Department authorizes the start of the maintenance bonding period for the development.

Signed and Approved By:

Josh Bivins- Sewer
☑ Public ☐ Private

Donald Brown - Water
☑ Public ☐ Private

Billy Myers - Drainage
☐ Public ☑ Private

Chris Costa- Street
☑ Public ☐ Private

Planning & Zoning

Tarra Duff
Public Works Coordinator

EOM Operations
Your solution to a better tomorrow

March 20th, 2026

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

Subject: Warranty Bond Request
Harmony Subdivision Phase 8A

Dear Ms. Johnson:

We have conducted a thorough review of the requested Harmony Subdivision - Phase 8A – Warranty Bond, furnished by Neil McKenzie, PE, with Coleman Company. This review specifically addresses the schedule of quantities and associated calculations utilized to determine the proposed bond value.

Our review was based solely on the information provided by the project design professional, who bears full responsibility for its content and accuracy.

Based on the information and calculations provided by Coleman Company, the cost of City maintained infrastructure covered by the bond is $1,714,651.5, which is correct. Therefore, the calculated value of the 50% Warranty Infrastructure bond of $857,325.75 is also correct.

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

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

Sincerely,

Elizah Jackson

Elizah Jackson III
Civil Engineer
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
John Winn; Assistant Director of Public Works – City of Pooler
Justin Arnsdorff, P.E.; Vice President of Engineering – EOM

Attachment A

COLEMAN COMPANY
ENGINEERS • SURVEYORS

03/17/2026

City of Pooler
100 SW Highway 80
Pooler Georgia, 31322

Attn: Mrs. Rachael Brown

Re: **Warranty Bond**
Harmony Phase 8A
Pooler, Georgia

CCI: **22-870**

Dear Mrs. Brown:

Enclosed, please find the Warranty Bond Calculation for the above referenced project. The various infrastructure components that comprise the City of Pooler maintained infrastructure were used to determine the Warranty Bond Cost. The City maintained infrastructure consists of the public roadway, water distribution, and sanitary sewer collection systems. The respective infrastructure components and their unit costs are listed on the attached spreadsheets. Based on the attached information the calculated Performance bond amounts are as follows:

Cost of Infrastructure: **$1,714,651.5**

Warranty Bond 50%: **$857,325.75**

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

175AE7C4-C5D1-4D03-8AA3-72ECE2DFDD3F

Attachment A

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Bond Calculations

Section I - Erosion Control

Item #:	Description:	Quantity:	Unit Price:	Cost:
I-1	Grassing (AC)	12	$2,200.00	$26,400.00
I-2	Permanent Grassing (AC)	53310	$0.65	$34,651.50
I-3	Retrofit (LS)	1	$2,800.00	$2,800.00
I-4	Rip Rap (SY)	65	$85.00	$5,525.00
I-5	Silt Fence - Type A-Behind Curb (LF)	3900	$2.75	$10,725.00

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	18" Rollover Curb & Gutter (LF)	3800	$18.75	$71,250.00
III-2	4" GAB - Turnarounds & Road to Lift Station (SY)	1140	$20.65	$23,541.00
III-3	8" Graded Aggreate Base (SY)	5265	$36.60	$192,699.00
III-4	1.5" Asphalt Topping (SY)	5265	$17.00	$89,505.00
III-5	Concrete Swale & Fillets (SY)	30	$94.00	$2,820.00
III-6	Pavement Markings (LS)	1	$13,000.00	$13,000.00
III-7	Handicap Ramps (EA)	6	$1,500.00	$9,000.00

Section IV - Sanitary Sewer

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-1	Connect to Existing Manhole by Core Drill (LF)	1	$8,824.00	$8,824.00
IV-2	8" PVC 6-8 (LF)	241	$57.00	$13,737.00
IV-3	8” PVC 8-10 (LF)	805	$63.00	$50,715.00
IV-4	8" PVC 10-12 (LF)	608	$68.00	$41,344.00
IV-5	8” PVC 18-20 (LF)	636	$123.00	$78,228.00
IV-6	8” PVC 20-22 (LF)	109	$141.00	$15,369.00
IV-7	Standard Manholes 6-8 (EA)	4	$5,588.00	$22,352.00
IV-8	Standard Manholes 8-10 (EA)	3	$6,059.00	$18,177.00
IV-9	Standard Manholes 10-12 (EA)	3	$6,559.00	$19,677.00
IV-10	Standard Manholes 18-20 (EA)	9	$10,294.00	$92,646.00
IV-11	Double Drop Manhole 18-20 (EA)	1	$11,470.00	$11,470.00
IV-12	4" PVC Sewer Lateral (LF)	1900	$20.50	$38,950.00
IV-13	Fittings (LS)	1	$15,500.00	$15,500.00
IV-14	Well Point (EA)	800	$41.00	$32,800.00
IV-15	Estimated Stone for Bedding (TN)	1100	$88.00	$96,800.00
IV-16	Testing includes TV Testing (LF)	1	$25,100.00	$25,100.00

175AE7C4-C5D1-4D03-8AA3-72ECE2DFDD3F

Attachment A

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Section V - Stormwater Drainage System

Item #:	Description:	Quantity:	Unit Price:	Cost:
V-1	18" RCP 0-6 (LF)	848	$76.00	$64,448.00
V-2	24" RCP 0-6 (LF)	123	$98.00	$12,054.00
V-3	30” RCP 0-6 (LF)	200	$131.00	$26,200.00
V-4	36” RCP 0-6 (LF)	384	$168.00	$64,512.00
V-5	24" FES (EA)	2	$1,971.00	$3,942.00
V-6	30” FES (EA)	1	$2,765.00	$2,765.00
V-7	36” FES (EA)	2	$3,059.00	$6,118.00
V-8	Type “C” curb inlet with 100’ 6” sock (EA)	12	$8,882.00	$106,584.00
V-9	Storm Manhole (EA)	1	$3,706.00	$3,706.00
V-10	Grate Inlet 0-6	4	$5,000.00	$20,000.00
V-11	Outlet control structure (EA)	1	$8,059.00	$8,059.00
V-12	Temporary Inlet Protection (EA)	17	$382.00	$6,494.00
V-13	Stone for Bedding (TN)	285	$88.00	$25,080.00
V-14	Testing	1	$7,500.00	$7,500.00
V-15	Select Fill (CY)	180	$24.00	$4,320.00

Section VI - Water Distribution System

Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-1	Connect to existing main w/ temporary backflow (EA)	1	$1,765.00	$1,765.00
VI-2	8” MJ sleeve (EA)	2	$559.00	$1,118.00
VI-3	8” MJ gate Valve and box (EA)	9	$3,235.00	$29,115.00
VI-4	2” blow off (EA)	4	$794.00	$3,176.00
VI-5	Fire Hydrant Assembly (EA)	5	$7,029.00	$35,145.00
VI-6	1” corp stop (EA)	44	$194.00	$8,536.00
VI-7	1” curb stop (EA)	44	$229.00	$10,076.00
VI-8	1" PE Tubing Lateral (LF)	2020	$16.50	$33,330.00
VI-9	8" PVC Water Main (LF)	1742	$53.00	$92,326.00
VI-10	Valve marker (EA)	9	$88.00	$792.00
VI-11	8” ductile iron (LF)	80	$92.00	$7,360.00
VI-12	6” ductile iron for fire hydrant (LF)	40	$75.00	$3,000.00
VI-13	Fittings (LS)	1	$46,500.00	$46,500.00
VI-14	Testing & Chlorination (LS)	1	$13,665.00	$13,665.00
VI-15	Select Fill (CY)	140	$24.00	$3,360.00

Erosion Control: **$80,101.50**

Grading: **$0.00**

Paving & Concrete Work: **$401,815.00**

175AE7C4-C5D1-4D03-8AA3-72ECE2DFDD3F

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Sanitary Sewer:	**$581,689.00**
Stormwater Drainage:	**$361,782.00**
Water Distribution:	**$289,264.00**
Total Infrastructure Cost:	**$1,704,357.5**

175AE7C4-C5D1-4D03-8AA3-72ECE2DFDD3F

Attachment A

CITY of POOLER
GEORGIA

SIDEWALK PERFORMANCE BOND

Bond Number: 0269784 Principal Amount: $123,450.00

Project: Harmony Phase 8A

Location: Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458; as Principal, hereinafter called "PRINCIPAL," and Berkley Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of DE, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of One Hundred Twenty Three Thousand Four Hundred Fifty &00/100 US Dollars ($ 123,450.00) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

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

Harmony Phase 8A, maintain public roadway, water distribution, sanitary sewer collection systems. CCI:22-870.

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 0269784 this 20th day of April, 2026.

Attest

Witness as to Prinicpal (1)

Witness as to Prinicpal (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Prinicpal

Prinicpal Signature

Matt R. Hilton

Prinicpal Print

Manager

Prinicpal Title

Preferred Site Construction LLC

Company Name

Surety

Surety Authorized Signature

Christy Lackey

Surety Authorized Print

Berkley Insurance Company

Surety Company Name

475 Steamboat Road, Greenwich, CT 06830

Surety Business Address

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 74-136. Sidewalks; bond.

Sidewalks shall be required as stated in the subdivision regulations and placed when street improvements are made, or:

(1) Sidewalks shall be placed as lot improvements are constructed.

(2) Sidewalks shall be placed in the right-of-way as approved by the city.

(3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.

(4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.

(5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.

(6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-35; Ord. of 6-5-2017(5), § I)

No. BI-10341a

Attachment A

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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

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

Attest:

(Seal)

By _____
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By _____
Jeffrey M. Hafter
Senior Vice President

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

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

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

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

_____
Notary Public, State of Connecticut

CERTIFICATE

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

Given under my hand and seal of the Company, this 20th day of April, 2026.

BERKLEY INSURANCE COMPANY (Seal) CORPORATE SEAL 1975 DELAWARE

_____
Vincent P. Forte

EOM Operations
Your solution to a better tomorrow

March 5th, 2026

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

Subject: Sidewalk Performance Bond Request
Harmony Subdivision Phase 8A

Dear Mrs. Benson,

We have reviewed the requested Harmony Subdivision - Phase 8A – Performance Bond, furnished by Neil McKenzie, PE, with Coleman Company; specifically, the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required pedestrian sidewalk to complete the project.

Based on the information and calculations provided by Coleman Company, the cost of the remaining construction work covered by the bond is $**82,300.00**, which is correct. Therefore, the calculated value of the 150% Performance bond of **$123,450.00** is also correct.

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

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

Sincerely,

Elizah Jackson

Elizah Jackson III
Civil Engineer
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 of Engineering – EOM

Attachment A

08/20/2025

City of Pooler
100 SW Highway 80
Pooler Georgia, 31322

Attn: Mrs. Rachael Brown

Re: Performance Bond
Harmony Phase 8A
Pooler, Georgia

CCI: **22-870**

Dear Mrs. Brown:

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: **$82,300.00**

Performance Bond 150%: **$123,450.00**

Please review the attached calculations and if you have any questions or comments, please call me at 200-3041.

Regards,

Coleman Company, Inc.

Neil P. McKenzie, P.E.

D6D72662-2D33-41ED-8BF7-7F404F5E4FEF

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Bond Calculations

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	Common area sidewalk (SY)	1646	$50.00	$82,300.00

Erosion Control:	**$0.00**
Grading:	**$0.00**
Paving & Concrete Work:	**$82,300.00**
Sanitary Sewer:	**$0.00**
Stormwater Drainage:	**$0.00**
Water Distribution:	**$0.00**
Total Infrastructure Cost:	**$82,300.00**

D6D72662-2D33-41ED-8BF7-7F404F5E4FEF

RECORD DRAWINGS
FOR
HARMONY SUBDIVISION
PHASE 8A
44 LOTS

PREPARED FOR
HARMONY PARTNERS, LLC

SUMMARY OF REVISIONS:
1. REDUCED LOT WIDTH (WHERE POSSIBLE) TO 55' MINIMUM ALLOWABLE IN JABOT PUD. 7000 SQUARE FOOT LOT AREA TO BE MAINTAINED.
2. SHALLOWED SEWER MAIN DEPTH WHERE POSSIBLE.

DESIGN PROFESSIONAL'S CREDENTIALS:

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

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 Date

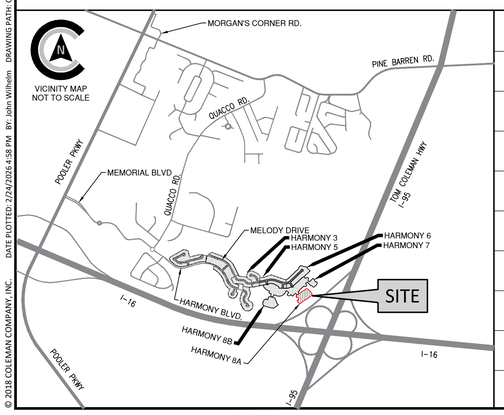
I CERTIFY THAT ALL LAND DISTURBING ACTIVITIES AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.

OWNER

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

ENGINEER OF RECORD

VICINITY MAP (N.T.S.)



REVISIONS

1	06/24/2024 | RELEASED FOR CONSTRUCTION

PROJECT SITE DATA

PROJECT ADDRESS:	HARMONY SUBDIVISION
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	±16.22 AC
DISTURBED AREA:	±16.22 AC
ZONING:	PUD-C
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	AE-12, X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010-01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	----
ARCHITECT:	----
CONSTRUCTION EXIT LOCATION:	N: 032.07904, W: 081.24943

SHEET INDEX

Sheet Number	Sheet Title	Sheet Number	Sheet Title
COV	COVER	~~CE3.0~~	~~FINAL ES&PC PLAN~~
~~C1.0~~	~~CONSTRUCTION NOTES~~	~~CE4.0~~	~~EROSION CONTROL DETAILS~~
~~C2.0~~	~~EXISTING CONDITIONS~~	~~CE4.1~~	~~EROSION CONTROL DETAILS~~
C3.0	STAKING PLAN	~~CE5.0~~	~~NPDES PERMIT NOTES~~
C4.0	PAVING, GRADING, & DRAINAGE	~~CE5.1~~	~~NPDES PERMIT NOTES~~
C5.0	NEIGHBORHOOD GRADING PLAN	L1.0	EXISTING CONDITIONS
C6.0	UTILITY PLAN	L2.0	LANDSCAPE PLAN
C7.0	ROAD PROFILES	L3.0	LANDSCAPE DETAILS
C7.1	STORM PROFILES	1 OF 1	LIGHTING PLAN
C7.2	SEWER PROFILES		
C7.3	WATER PROFILES		
~~C8.0~~	~~CONSTRUCTION DETAILS~~		
~~C8.1~~	~~CONSTRUCTION DETAILS~~		
~~C8.2~~	~~CONSTRUCTION DETAILS~~		
~~COV~~	~~ES&PC COVER~~		
~~CE0.0~~	~~OVERALL ES&PC~~		
~~CE1.0~~	~~INITIAL ES&PC PLAN~~		
~~CE2.0~~	~~INTERM ES&PC PLAN~~		

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RECORD DRAWINGS

These record drawings have been prepared based upon information provided by others and our periodic observations. The Coleman Company, Inc. has reviewed this information and to the best of our information, knowledge and belief, these Record Drawings represent the approved site development plans.

REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION

RECORD DRAWINGS FOR
HARMONY SUBDIVISION
PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	22-870.000
DATE:	06/24/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

COVER

SHEET:
COV

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/24/2026 4:58 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Records\Harmony Phase 8A - Cover\PHASE 8A\22-870 Ph.8A Cover - Record Drawings.dwg

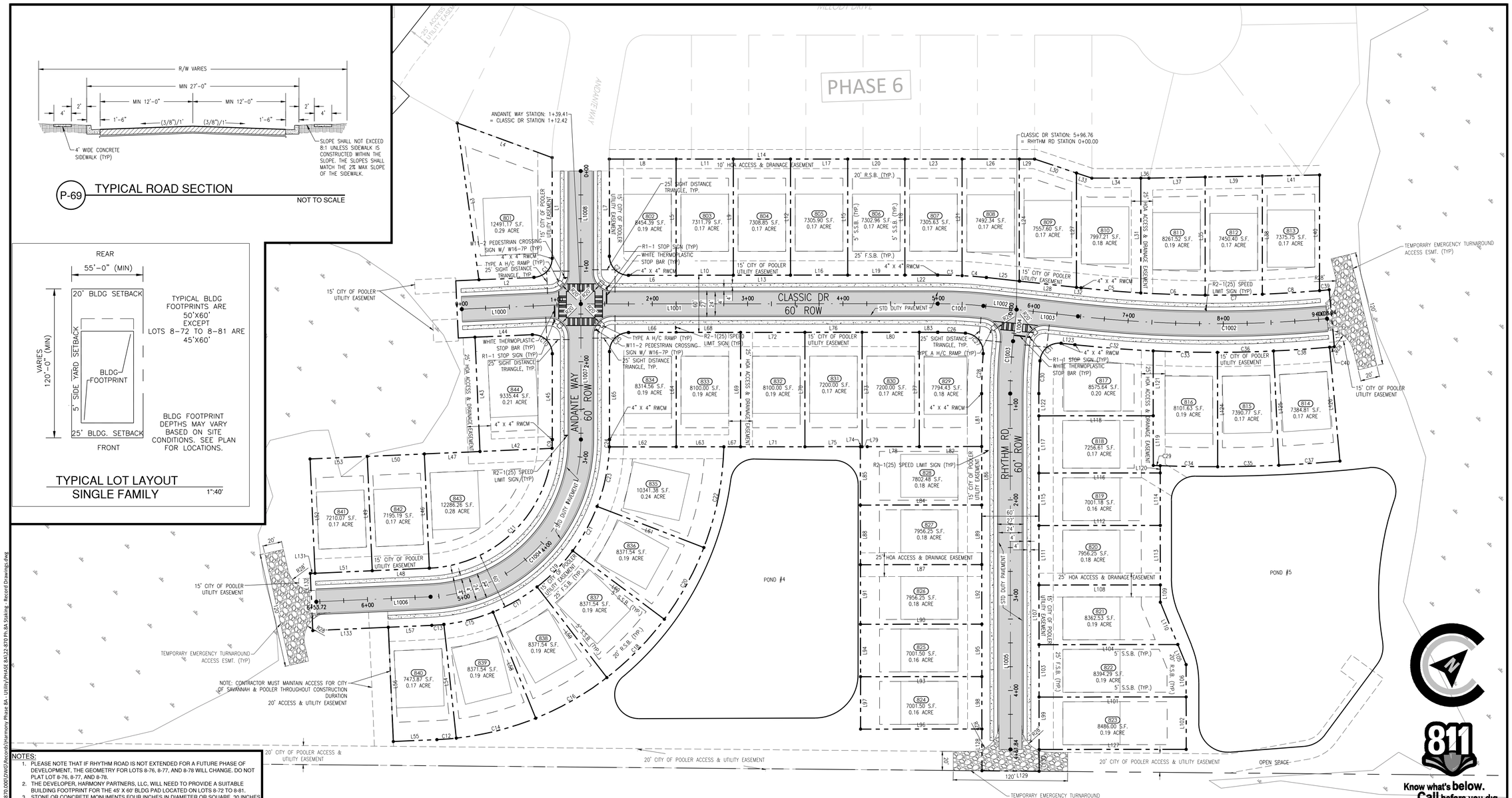
Attachment B

P-69 TYPICAL ROAD SECTION

NOT TO SCALE

TYPICAL LOT LAYOUT
SINGLE FAMILY 1":40'

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"
REFER TO MUTCD CHAPTER 2B: REGULATORY SIGNS, BARRICADES, & GATES AND CHAPTER 2C: WARNING SIGNS & OBJECT MARKERS		



NOTES:

1. PLEASE NOTE THAT IF RHYTHM ROAD IS NOT EXTENDED FOR A FUTURE PHASE OF DEVELOPMENT, THE GEOMETRY FOR LOTS 8-76, 8-77, AND 8-78 WILL CHANGE. DO NOT PLAT LOT 8-76, 8-77, AND 8-78.
2. THE DEVELOPER, HARMONY PARTNERS, LLC, WILL NEED TO PROVIDE A SUITABLE BUILDING FOOTPRINT FOR THE 45' X 60' BLDG PAD LOCATED ON LOTS 8-72 TO 8-81.
3. STONE OR CONCRETE MONUMENTS FOUR INCHES IN DIAMETER OR SQUARE, 30 INCHES LONG, WITH A FLAT TOP, WHICH SHALL BE SET AT EACH STREET CORNER, AND AT ALL POINTS WHERE THE STREET LINES INTERSECT THE EXTERIOR BOUNDARIES OF THE SUBDIVISION, AND AT THE P.C. AND P.T. OF EACH STREET. THE TOP OF THE MONUMENTS SHALL CONTAIN A METAL PIN OR BE SCORED WITH AN INDENTED CROSS TO IDENTIFY THE LOCATIONS. (APPENDIX B, ARTICLE VI, SEC. 605)
4. BUILDING SETBACKS:
   - 4.1. FRONT: 25-FT
   - 4.2. REAR: 20-FT
   - 4.3. SIDE: 5-FT
   - 4.4. CORNER: 15-FT
5. ALL DRAINAGE EASEMENTS BETWEEN AND BEHIND LOTS TO BE HOA OWNED AND MAINTAINED.

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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.642	N43° 09' 08.03"W
L2	57.772	N44° 22' 28.10"E
L3	166.086	S50° 59' 15.19"E
L4	105.953	S66° 57' 08.17"W
L5	121.888	N43° 06' 19.32"W
L6	50.000	N46° 50' 51.97"E
L7	101.945	S43° 09' 08.03"E
L8	70.100	S46° 53' 40.68"W
L9	121.839	N43° 06' 19.32"W
L10	60.000	N46° 50' 51.97"E
L11	60.000	S46° 53' 40.68"W
L12	121.790	N43° 06' 19.32"W
L13	60.000	N46° 50' 51.97"E
L14	60.000	S46° 53' 40.68"W
L15	121.741	N43° 06' 19.32"W
L16	60.000	N46° 50' 51.97"E
L17	60.000	S46° 53' 40.68"W
L18	121.692	N43° 06' 19.32"W
L19	60.000	N46° 50' 51.97"E
L20	60.000	S46° 53' 40.68"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	122.300	N43° 06' 19.32"W
L22	34.366	N46° 50' 51.97"E
L23	60.000	S46° 53' 40.68"W
L24	128.030	S43° 06' 19.32"E
L25	34.706	N53° 09' 33.57"E
L26	60.000	S46° 53' 40.68"W
L27	119.970	N43° 06' 19.32"W
L28	59.984	N53° 09' 33.57"E
L29	16.058	S46° 53' 40.68"W
L30	46.319	S65° 19' 46.49"W
L31	120.473	N43° 06' 19.32"W
L32	4.842	N53° 09' 33.58"E
L33	16.927	S65° 19' 46.49"W
L34	51.442	S46° 53' 40.68"W
L35	123.858	N43° 06' 19.32"W
L36	8.558	S46° 53' 40.68"W
L37	58.952	S45° 49' 48.95"W
L38	124.021	S43° 06' 19.32"E
L39	60.010	S45° 49' 48.95"W
L40	121.367	N43° 06' 19.32"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	60.010	S45° 49' 48.95"W
L42	75.688	N44° 22' 28.10"E
L43	120.000	S45° 37' 31.90"E
L44	60.303	S44° 22' 28.10"W
L45	90.047	N43° 09' 08.03"W
L46	120.000	N45° 35' 14.11"W
L47	58.396	S44° 22' 28.10"E
L48	59.920	N44° 22' 28.10"E
L49	120.000	N45° 37' 31.90"W
L50	60.000	S44° 22' 28.10"E
L51	60.084	N44° 22' 28.10"E
L52	120.000	S45° 37' 31.90"E
L53	60.084	S44° 22' 28.10"W
L54	120.000	N49° 20' 53.15"W
L55	45.715	N44° 22' 28.10"E
L56	120.000	S45° 37' 31.90"E
L57	45.715	S44° 22' 28.10"W
L58	120.000	N65° 01' 23.00"W
L59	120.000	N80° 41' 52.86"W
L60	120.000	S83° 37' 37.29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	120.000	S67° 57' 07.43"W
L62	70.154	N46° 50' 51.97"E
L63	49.905	N46° 50' 51.97"E
L64	120.000	N43° 09' 08.03"W
L65	92.253	S43° 09' 08.03"E
L66	50.000	S46° 50' 51.97"W
L67	17.595	N46° 50' 51.97"E
L68	67.500	S46° 50' 51.97"W
L69	120.000	N43° 09' 08.03"W
L70	120.000	N43° 09' 08.03"W
L71	67.500	N46° 50' 51.97"E
L72	67.500	S46° 50' 51.97"W
L73	120.000	S43° 09' 08.03"E
L74	1.927	S46° 50' 51.97"W
L75	58.073	N46° 50' 51.97"E
L76	60.000	S46° 50' 51.97"W
L77	120.000	N43° 09' 08.03"W
L78	54.627	S46° 50' 51.97"W
L79	5.373	S46° 50' 51.97"W
L80	60.000	S46° 50' 51.97"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	55.579	N43° 09' 08.03"W
L82	65.373	S46° 50' 51.97"W
L83	19.366	S46° 50' 51.97"W
L84	127.300	N46° 50' 51.97"E
L85	61.292	S43° 09' 08.03"E
L86	61.292	N43° 09' 08.03"W
L87	127.300	N46° 50' 51.97"E
L88	62.500	S43° 09' 08.03"E
L89	62.500	N43° 09' 08.03"W
L90	127.300	N46° 50' 51.97"E
L91	62.500	S43° 09' 08.03"E
L92	62.500	N43° 09' 08.03"W
L93	127.300	S46° 50' 51.97"W
L94	55.000	N43° 09' 08.03"W
L95	55.000	N43° 09' 08.03"W
L96	127.300	N46° 50' 51.97"E
L97	55.000	S43° 09' 08.03"E
L98	55.000	N43° 09' 08.03"W
L99	55.000	S43° 09' 08.03"E
L100	55.000	S43° 09' 08.03"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L101	154.290	S46° 50' 43.89"W
L102	55.000	N43° 09' 16.11"W
L103	55.000	S43° 09' 08.03"E
L104	145.599	S46° 50' 43.89"W
L105	22.804	N65° 33' 00.07"W
L106	33.916	N43° 09' 16.11"W
L107	62.500	S43° 09' 08.03"E
L108	127.300	S46° 50' 43.89"W
L109	18.097	N43° 09' 08.02"W
L110	48.026	N65° 33' 00.07"W
L111	62.500	S43° 09' 08.03"E
L112	127.300	N46° 50' 43.89"E
L113	62.500	N43° 09' 08.02"W
L114	54.995	N43° 09' 08.02"W
L115	55.000	S43° 09' 08.03"E
L116	127.300	S46° 50' 51.98"W
L117	60.000	S43° 09' 08.03"E
L118	120.000	S46° 50' 51.97"W
L119	52.088	S43° 09' 08.03"E
L120	7.604	N43° 09' 08.02"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L121	68.043	S43° 09' 08.03"E
L122	23.404	N43° 09' 08.03"W
L123	14.528	N53° 09' 33.57"E
L124	120.000	S43° 14' 25.26"E
L125	120.000	S45° 45' 28.29"E
L126	120.000	N48° 16' 24.01"W
L127	154.292	N46° 50' 43.89"E
L128	43.785	N43° 09' 08.03"W
L130	22.845	S43° 09' 08.03"E
L131	5.000	N44° 22' 28.10"E
L132	60.000	N45° 37' 31.90"W
L133	79.289	S44° 22' 28.10"W
L134	60.000	S48° 16' 24.04"E

Curve Table			
Curve #	Length	Radius	Delta
C1	30.553	20.000	087.5267
C2	31.416	20.000	090.0000
C3	25.644	500.000	002.9386
C4	25.578	500.000	002.9310
C5	62.920	1281.717	002.8127
C6	67.547	1281.717	003.0195
C7	60.013	1281.717	002.6827
C8	60.124	1281.717	002.6877
C9	9.203	135.000	003.9061
C10	32.279	20.000	092.4733
C11	197.012	135.045	083.5866
C12	20.466	315.000	003.7226
C13	12.669	195.000	003.7226
C14	86.178	315.000	015.6750
C15	53.348	195.000	015.6750
C16	86.178	315.000	015.6750
C17	53.348	195.000	015.6750
C18	86.178	315.000	015.6750
C19	53.348	195.000	015.6750
C20	86.178	315.000	015.6750

Curve Table			
Curve #	Length	Radius	Delta
C21	53.348	195.000	015.6750
C22	108.279	315.000	019.6950
C23	64.077	195.000	018.8274
C24	7.749	195.000	002.2769
C25	31.416	20.000	090.0000
C26	29.071	440.000	003.7856
C27	31.678	20.000	090.7512
C28	41.967	530.000	004.5368
C29	7.307	1461.717	000.2864
C30	34.390	470.000	004.1923
C31	32.156	20.000	092.1192
C32	82.430	1341.717	003.5200
C33	67.423	1341.717	002.8792
C34	60.297	1461.717	002.3635
C35	64.226	1461.717	002.5175
C36	58.953	1341.717	002.5175
C37	64.174	1461.717	002.5155
C38	58.906	1341.717	002.5155
C39	10.134	1281.717	000.4530
C40	5.000	1341.717	000.2135

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1000	125.009	S44° 22' 28.10"W
L1001	374.366	S46° 50' 51.97"W
L1002	34.965	S53° 09' 33.57"W
L1003	64.835	S53° 09' 33.57"W
L1004	33.360	N36° 50' 26.43"W
L1005	373.404	N43° 09' 08.03"W
L1006	120.004	S44° 22' 28.10"W
L1007	142.253	S43° 09' 08.03"E
L1008	139.408	S43° 09' 08.03"E

Curve Table			
Curve #	Length	Radius	Delta
C40	5.000	1341.717	000.2135
C1001	48.035	470.000	005.8558
C1002	261.727	1311.717	011.4322
C1003	55.079	500.000	006.3116
C1004	252.059	165.000	087.5267

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/24/2026 4:58 PM BY: John Wilhelm DRAWING PATH: Q:\2022\2324-870.000\DWG\Records\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph.8A Staking - Record Drawings.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COI-SAV.COM

RECORD DRAWINGS

These record drawings have been prepared from information furnished by owners, others and our periodic observations. To the best of The Coleman Company, Inc.'s knowledge, information and belief, these Record Drawings accurately represent the as-built site development plans.

REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION

RECORD DRAWINGS FOR
HARMONY SUBDIVISION
PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	22-870.000
DATE:	06/24/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

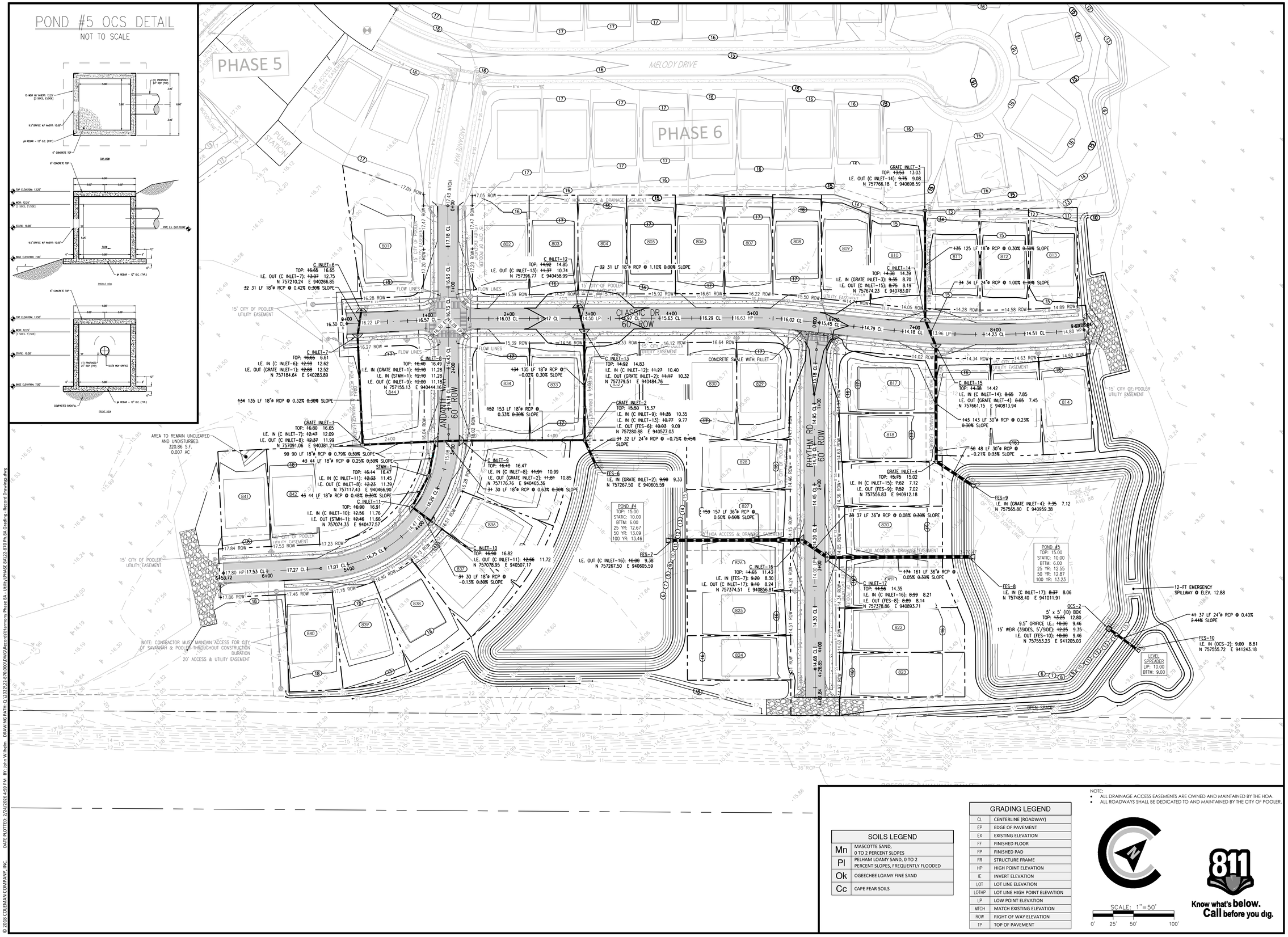
STAKING PLAN

SHEET:
C3.0

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

POND #5 OCS DETAIL

NOT TO SCALE



SOILS LEGEND	
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Pl	PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
Ok	OGEECHEE LOAMY FINE SAND
Cc	CAPE FEAR SOILS

GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EP	EDGE OF PAVEMENT
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
FR	STRUCTURE FRAME
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MTCH	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION
TP	TOP OF PAVEMENT

NOTE:
- ALL DRAINAGE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE HOA.
- ALL ROADWAYS SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF POOLER.

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

Know what's below. Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RECORD DRAWINGS

These record drawings have been prepared from information furnished by owners, others and our periodic observations. To the best of our knowledge and belief, these Record Drawings substantially conform to the field site development plans.

REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION
10.10.2024: FIELD REV 1

RECORD DRAWINGS FOR
HARMONY SUBDIVISION PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
DATE: 06/24/2024
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

PAVING GRADING & DRAINAGE

SHEET: C4.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/24/2026 4:59 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Records\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph 8A Grading - Record Drawings.dwg

PHASE 6

CLASSIC DR 60' ROW

ANDANTE WAY 60' ROW

RHYTHM RD 60' ROW

GRATE INLET-1
TOP: ~~16.80~~ 16.65
I.E. IN (C INLET-7): ~~12.47~~ 12.09
I.E. OUT (C INLET-8): ~~12.37~~ 11.99
N 757091.06 E 940381.21

AREA TO REMAIN UNCLEARED AND UNDISTURBED. 320.86 S.F. 0.007 AC

NOTE: CONTRACTOR MUST MAINTAIN ACCESS FOR CITY OF SAVANNAH & POOLER THROUGHOUT CONSTRUCTION DURATION

20' ACCESS & UTILITY EASEMENT

15' CITY OF POOLER UTILITY EASEMENT

10' HOA ACCESS & DRAINAGE EASEMENT

POND #4
TOP: 15.00
STATIC: 10.00
BTM: 6.00
25 YR: 12.67
50 YR: 13.09
100 YR: 13.46

POND #5
TOP: 15.00
STATIC: 10.00
BTM: 6.00
25 YR: 12.55
50 YR: 12.87
100 YR: 13.23

LEVEL SPREADER
LIP: 10.00
BTM: 9.00

APPROXIMATE LOCATION OF FLOOD ZONE LINE

ZONE AE BFE 12 NAVD 88

OPEN SPACE

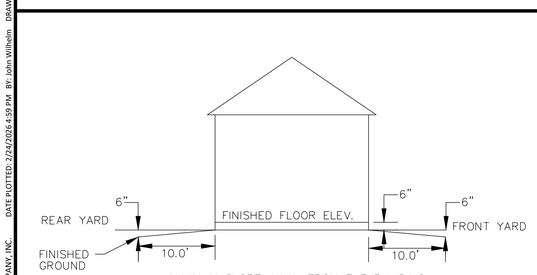
WETLAND

PUMP STATION

36" RCP

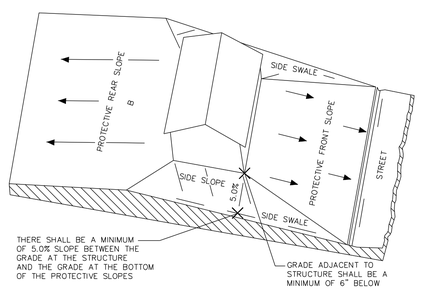
OGEECHEE SAVANNAH CANAL 120' R/W

FIELD REV 1



MINIMUM SLOPE AWAY FROM THE BUILDING OVER THE FIRST SIX FEET FOR ALL SIDES SHALL BE 5.0%.

TYPICAL BUILDING GRADING
NOT TO SCALE



THERE SHALL BE A MINIMUM OF 5.0% SLOPE BETWEEN THE GRADE AT THE STRUCTURE AND THE GRADE AT THE BOTTOM OF THE PROTECTIVE SLOPES

GRADE ADJACENT TO STRUCTURE SHALL BE A MINIMUM OF 6" BELOW THE F.F. ELEVATION

LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SOILS LEGEND	
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCILLA COMPLEX
Pl	PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EP	EDGE OF PAVEMENT
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
FR	STRUCTURE FRAME
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MTCH	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION
TP	TOP OF PAVEMENT

NOTE:
- ALL DRAINAGE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE HOA.
- ALL ROADWAYS SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF POOLER.

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

Know what's below. Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RECORD DRAWINGS

These record drawings have been prepared from information provided by others and our periodic observations. The Coleman Company, Inc. has not verified this information as to the best of our information, knowledge and belief, these Record Drawings substantially reflect the as-built site development plans.

REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION
10.10.2024: FIELD REV 1

RECORD DRAWINGS FOR
HARMONY SUBDIVISION PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

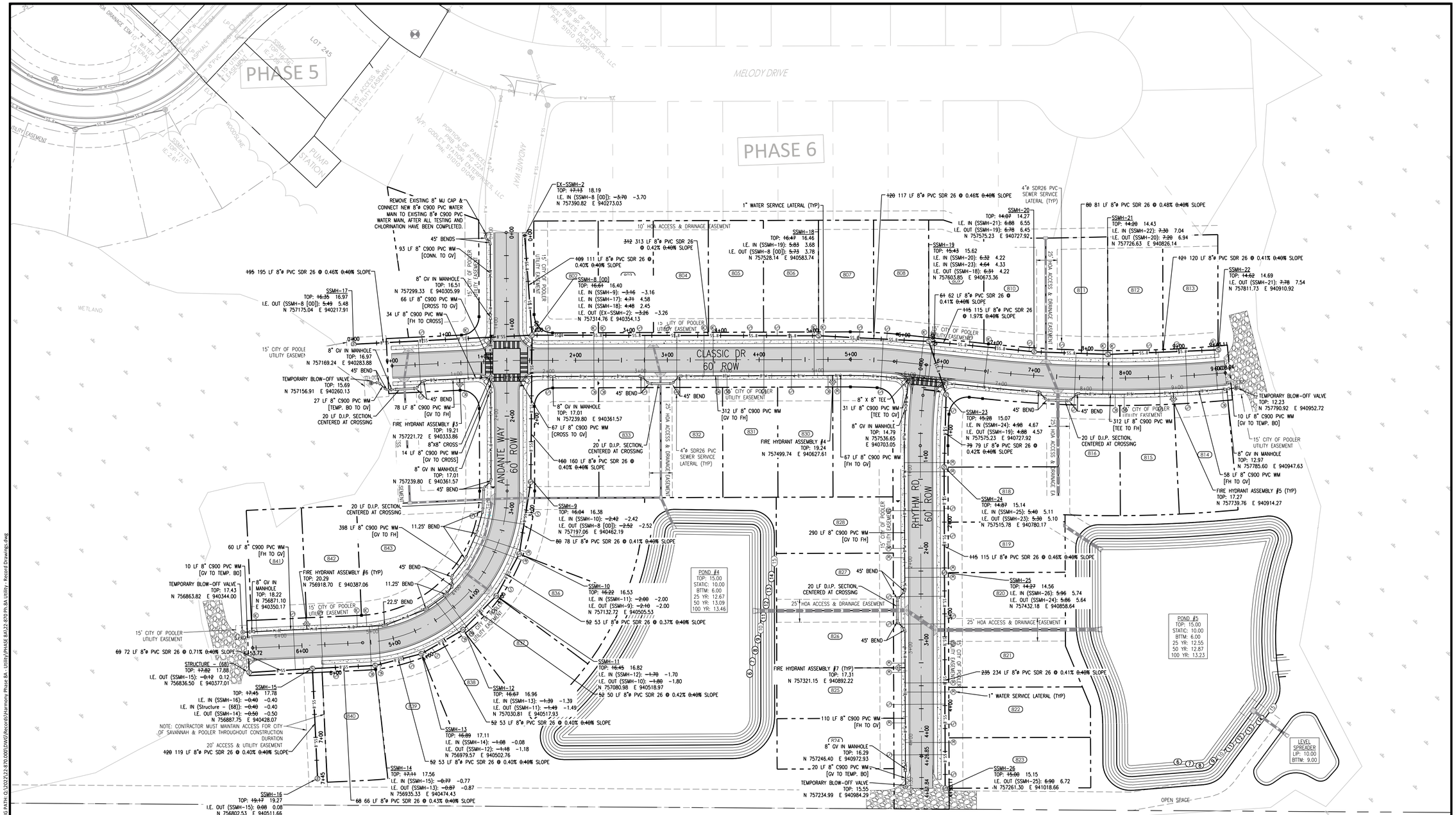
JOB NUMBER:	22-870.000
DATE:	06/24/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

NEIGHBORHOOD GRADING PLAN

SHEET:
C5.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/24/2026 4:59 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Records\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph 8A Grading - Record Drawings.dwg

Attachment B



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COI-SAV.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 depict the finished site development plans.

REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION

RECORD DRAWINGS FOR
HARMONY SUBDIVISION PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

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 MANHOLES.
3. IF UTILITIES RUN PARALLEL AND LESS THAN 10-FT FROM THE SEWER 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 SEWER PIPE - PER EPD MINIMUM STANDARD FOR PUBLIC WATER SYSTEMS.
4. PLEASE NOTE THAT ALL WATERLINE FITTINGS SHALL BE RESTRAINED JOINT TYPE FITTINGS.
5. PLEASE NOTE THAT ALL SANITARY MANHOLES PLACED IN PAVEMENT MUST BE FLUSH WITH TOP OF PAVEMENT

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

Know what's below. Call before you dig.

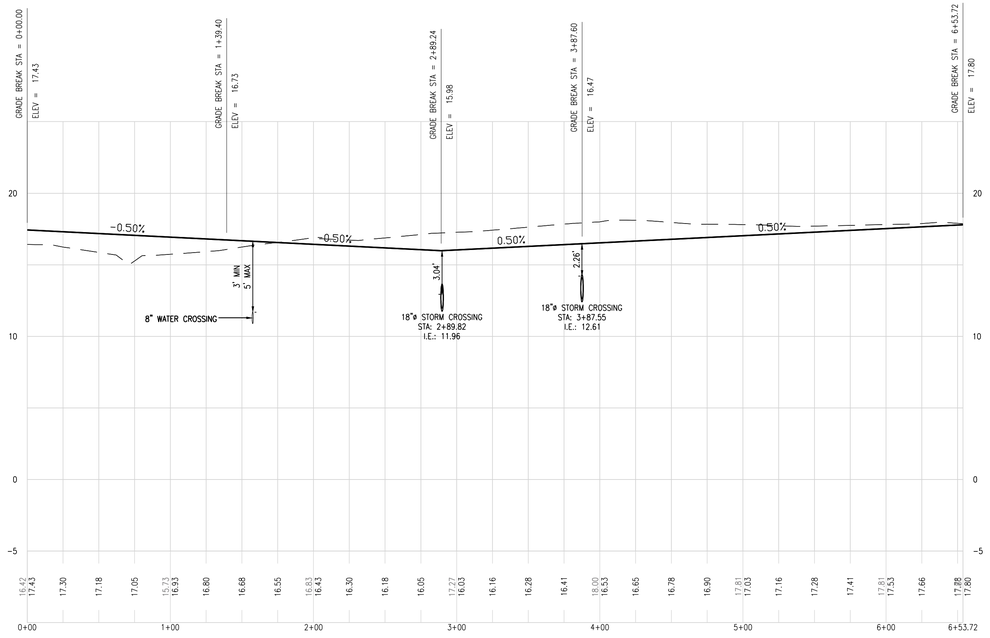
JOB NUMBER: 22-870.000
DATE: 06/24/2024
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

UTILITY PLAN

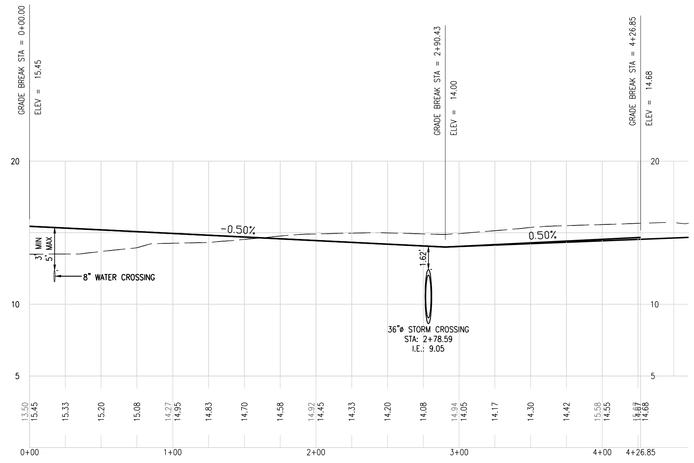
SHEET:
C6.0

© 2018 COLEMAN COMPANY, INC.

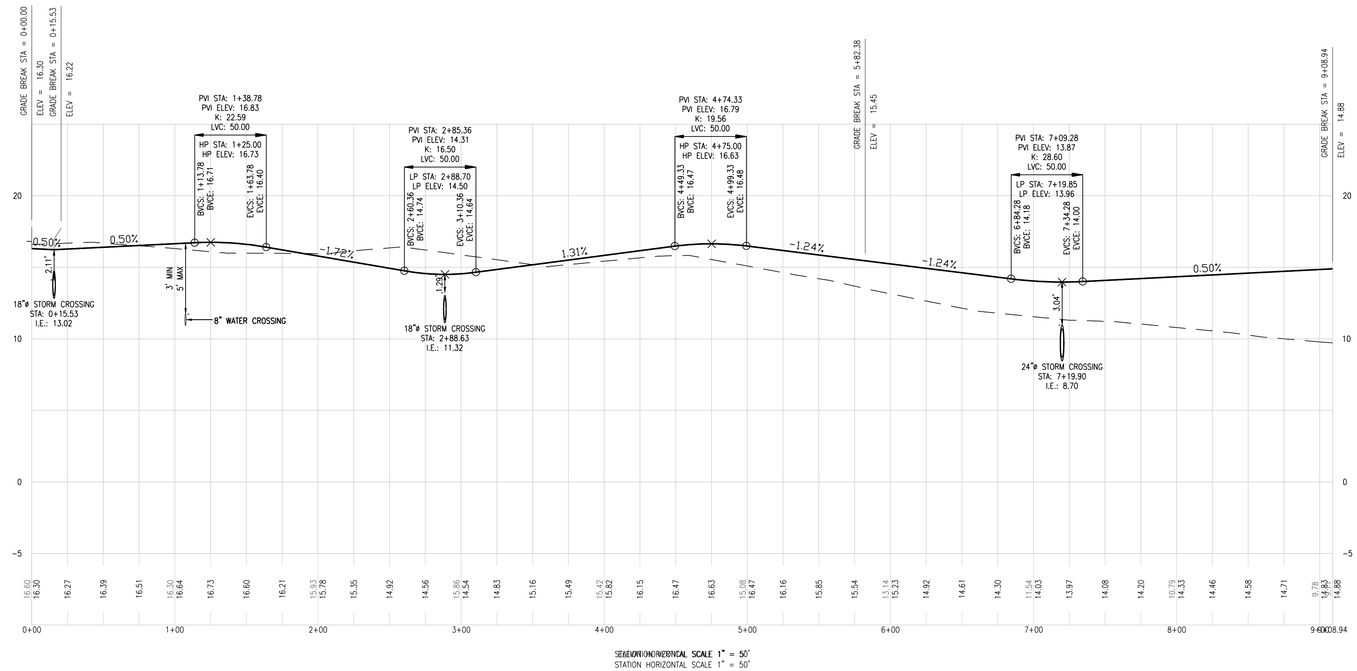
DATE PLOTTED: 2/24/2026 4:59 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Records\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph 8A Utility - Record Drawings.dwg



ANDANTE WAY CENTERLINE PROFILE
STA. 0+00.00 TO STA. 6+53.72



RHYTHM ROAD CENTERLINE PROFILE
STA. 0+00.00 TO STA. 4+26.85



CLASSIC DR CENTERLINE PROFILE
STA. 0+00.00 TO STA. 9+08.94

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

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/24/2026 5:00 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Records\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph 8A Grading - Record Drawings.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLEMANCO.COM

RECORD DRAWINGS

These record drawings have been prepared based on information provided 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 as-built site development plans.

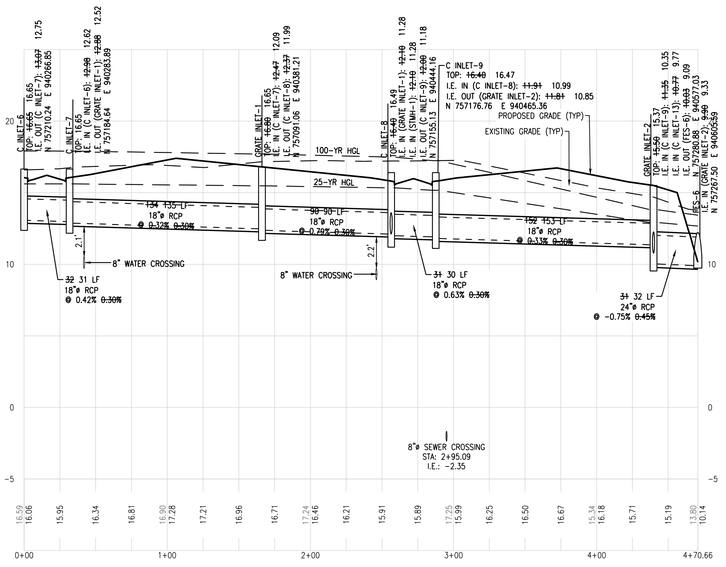
REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION
10.10.2024: FIELD REV 1

RECORD DRAWINGS FOR
HARMONY SUBDIVISION PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	22-870.000
DATE:	06/24/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

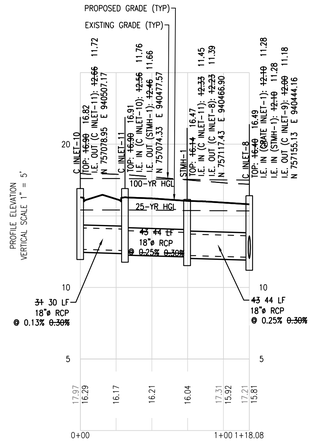
ROAD PROFILES

SHEET:
C7.0



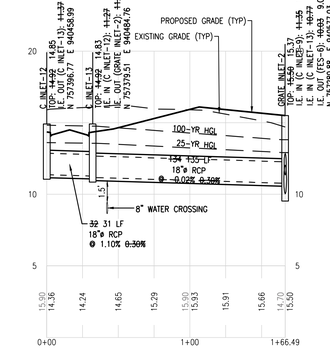
ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 4+70.66



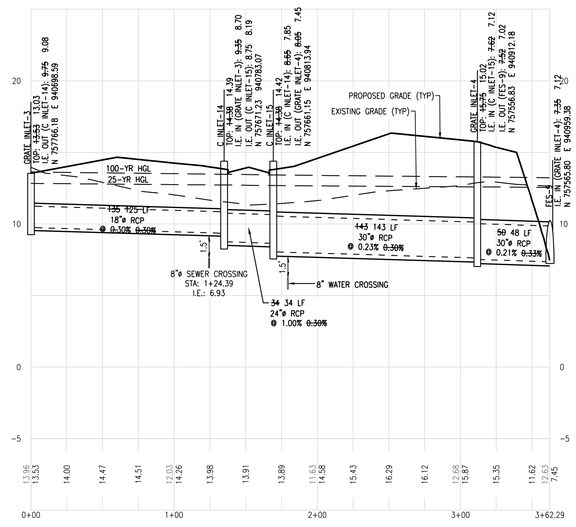
SEE EXCEPTION VERTICAL SCALE 1" = 50'
STATION HORIZONTAL SCALE 1" = 50'

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 1+18.08



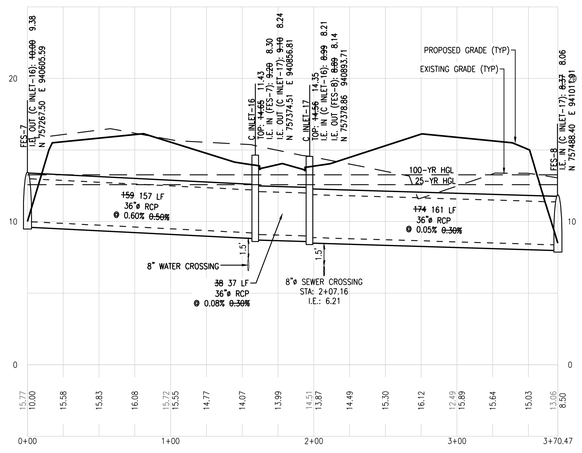
ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 1+66.49



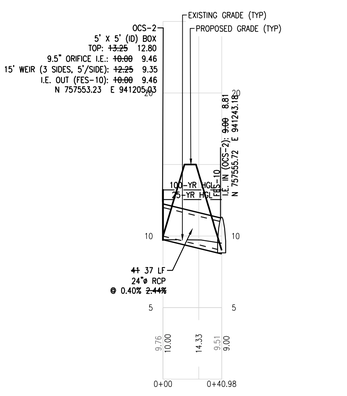
ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 3+62.29



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 3+70.47



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

STORM SEWER PROFILE
STA. 0+00.00 TO STA. 0+40.98

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/24/2026 5:01 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Record\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph 8A Grading - Record Drawings.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLEMANCO.COM

RECORD DRAWINGS

These record drawings have been prepared from information furnished by owner, others and our periodic observations. The Coleman Company, Inc. has not verified this information as to the best of our information, knowledge and belief, these Record Drawings properly reflect the as-built site development plans.

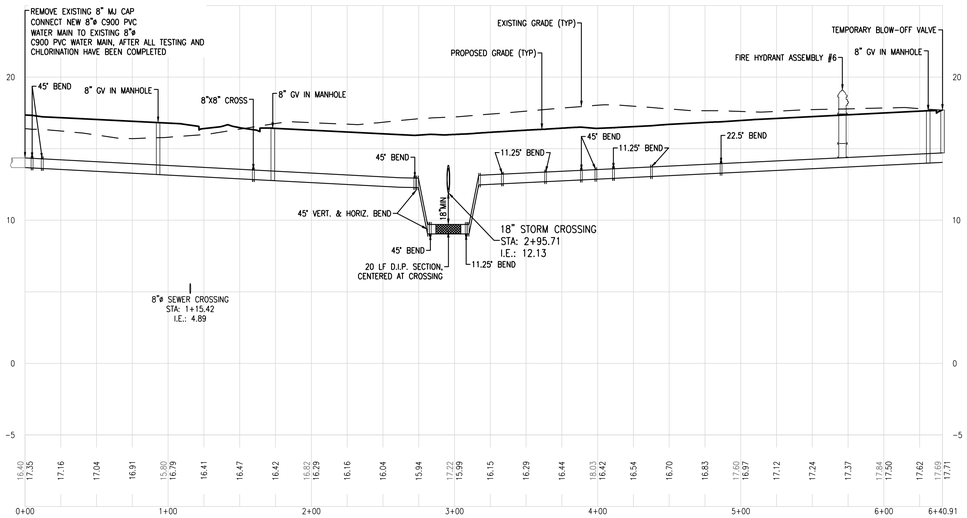
REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION
10.10.2024: FIELD REV 1

RECORD DRAWINGS FOR
HARMONY SUBDIVISION
PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
DATE: 06/24/2024
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

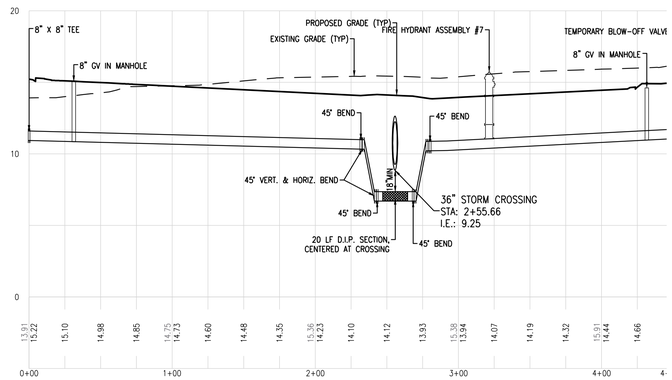
STORM PROFILES

SHEET:
C7.1



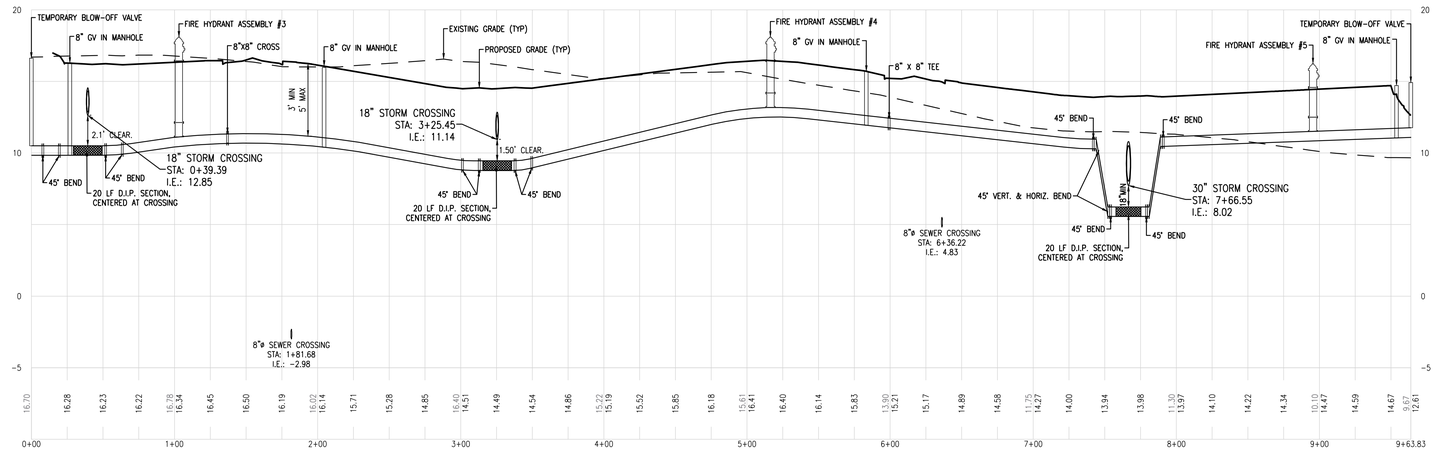
ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

ANDANTE WAY – WATER PROFILE
STA. 0+00.00 TO STA. 6+40.91



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

RHYTHM ROAD – WATER PROFILE
STA. 0+00.00 TO STA. 4+51.35



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

CLASSIC DRIVE – WATER PROFILE
STA. 0+00.00 TO STA. 9+63.83

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RECORD DRAWINGS

These record drawings have been prepared based upon information provided to us by others and our periodic observations. The Coleman Company, Inc. makes no warranties, either expressed or implied, as to the accuracy of this information, knowledge and belief, these Record Drawings represent the as-constructed site development plans.

REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION

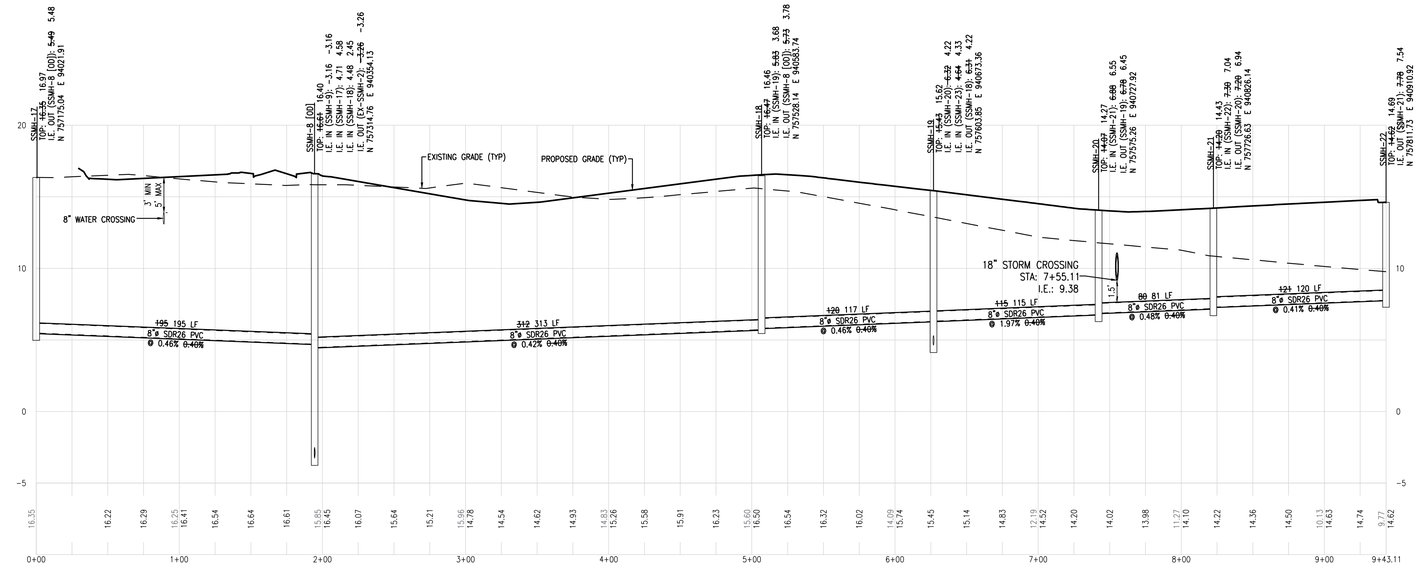
RECORD DRAWINGS FOR
HARMONY SUBDIVISION
PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	22-870.000
DATE:	06/24/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

WATER PROFILES

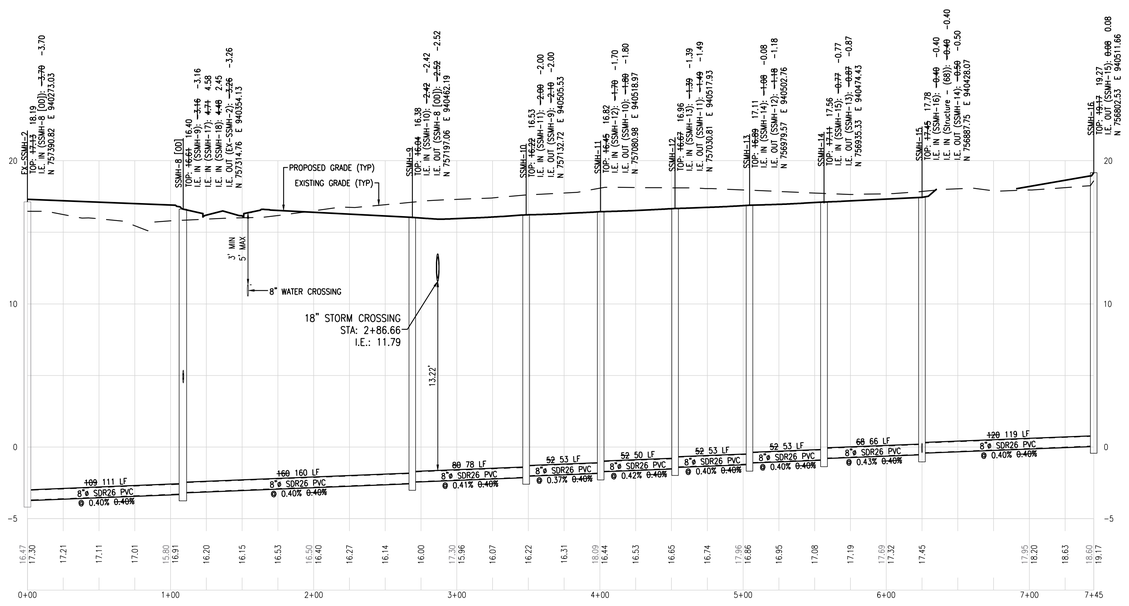
SHEET:
C7.2

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/24/2026 5:01 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Records\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph.8A Utility - Record Drawings.dwg



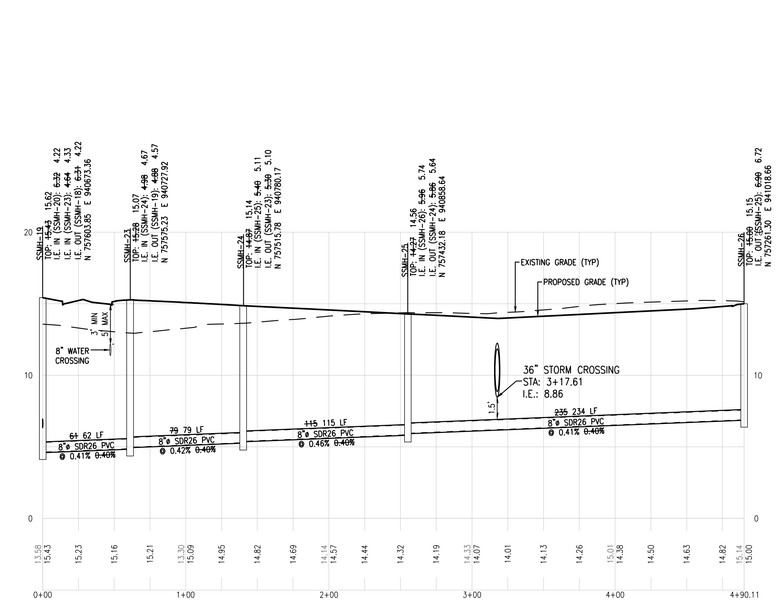
ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

CLASSIC DRIVE – SEWER PROFILE
STA. 0+00.00 TO STA. 9+43.11



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

ANDANTE WAY – SEWER PROFILE
STA. 0+00.00 TO STA. 7+45.00



ELEVATION VERTICAL SCALE 1" = 5'
STATION HORIZONTAL SCALE 1" = 50'

RHYTHM ROAD – SEWER PROFILE
STA. 0+00.00 TO STA. 4+90.11

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/24/2026 5:01 PM BY: John Wilhelm DRAWING PATH: Q:\2022\22-870.000\DWG\Records\Harmony Phase 8A - Utility\PHASE 8A\22-870 Ph 8A Utility - Record Drawings.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RECORD DRAWINGS

These record drawings have been prepared from information provided by me, 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 represent the as-constructed site development plans.

REVISIONS:
06.24.2024: RELEASED FOR CONSTRUCTION

RECORD DRAWINGS FOR
HARMONY SUBDIVISION PHASE 8A
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	22-870.000
DATE:	06/24/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

SEWER PROFILES

SHEET:
C7.3