CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

May 11, 2026, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

A. Conditional Use request to allow for a Home Occupation in the Godley Station PUD for a seamstress service specializing in alterations and design at 646 Wyndham Way. (Application # A26-0083)

B. Conditional Use request for Remediation and Other Waste Management Services to allow the operation of a tank wash and maintenance facility by Total Clean, LLC located at 6 A.J. Garcia Road in the I-2 (Heavy Industrial) zoning district. (Application # A26-0109)

C. Zoning Map Amendment to rezone property from the I-1(Light Industrial) Zoning district with conditions to C-2 (Heavy Commercial) Zoning District to allow for construction of a building material supply company with a retail storefront component at 1400 Jimmy Deloach Parkway. (Application # A26-0110)

D. Major Subdivision Plan Approval for Tract W Phase 2 consisting of 50 single-family town homes located in the Jabot PUD at Cross Creek Drive. (Application # A25-0171)

E. Site Development Plan Approval for a one-story commercial building for Georgia United Credit Union located in the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 2221 Pooler Parkway. (Application #A25-0226)

F. Release of Performance Bond and Acceptance of Maintenance Bond for Thompson Thrift Residential (TTRES) Lift Station, 2300 Pooler Parkway, Subject to City Attorney Approval. (Application #23-1157)

G. Final Plat and Acceptance of Performance Bond for Cross Creek Phase 3A, Pine Barren Road, Subject to City Attorney Approval. (Application #A25-0225)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
April 13, 2026

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
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	Present
Marcy Benson	City Planner	Present

APPROVAL OF MINUTES

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

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

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a PUD Amendment to rezone three parcels from Jabot PUD (C-2) to City of Pooler's C-2 (Heavy Commercial) zoning district to allow for a multi-use development referred to as The District. (Jabot PUD Amendment 19). Staff recommended denial of the application based on it not meeting the criteria for a Zoning Map Amendment. Robert Forrest and Cody Rogers were present to answer questions. Pat Lynch, Michael Bartusch, Bob Cooper all spoke in opposition of the request. Caron Strickland and Curtis Faircloth spoke in favor of the request.

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

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)

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 Building Construction Contractors Office in the Godley Station PUD C-2 District for Mungo Homes at 125 Southern Junction Blvd, Building 900. Staff recommended approval of the application. Guy Davidson was present to answer questions.

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

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to establish a manufacturing facility for Mana Nutrition in the I-1 (Light Industrial) zoning district at 5158 Old Louisville Rd. Staff recommended approval of the application with conditions. During Commission Discussion, Commissioner Rife requested that the conceptual site plan be updated to show the 20-foot buffer. The Applicant verbally agreed to update the plan. Chris Whitfield was present to answer questions.

After review of the criteria, move for approval with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs

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

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a 354- Unit Multi-Family Residential Development at 130 Towne Center Drive, located in Godley Station PUD. Staff recommended approval of the application. Dan Fischer was present to answer questions.

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

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

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for two one- story Retail/Commercial buildings at 1567 Pooler Parkway (Lowes Outparcel). Staff recommended approval of the application with conditions. Robert Forrest was present to answer questions.

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.

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

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

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Approval of the release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Harmony Phase 8A, Andante Way. Staff recommended approval of the application. Malorie Boyd was present to answer questions.

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:55p.m.

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

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

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for a Home Occupation in the Godley Station PUD for a seamstress service specializing in alterations and design at 646 Wyndham Way.

Project:	#A26-0083
P&Z Meeting Date:	May 11, 2026
Public Hearing Date:	June 1, 2026
Applicant and Authorized Agent:	Mary Shelato
Property Owner:	Mary Shelato
Location (Address):	646 Wyndham Way
Parcel (PIN):	51014C01131
Existing Zoning:	PUD (Godley Station)
Acreage:	Approximately .31-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a Home Occupation in the Godley Station PUD for a seamstress service specializing in alterations and design at 646 Wyndham Way.
Application Filed:	March 25, 2026
Legal Notice Published:	May 3, 2026
Sign Posted:	May 1, 2026
Letters Mailed:	April 29, 2026
Staff Recommendation:	Approval with the following conditions: 1. The business only operates between 7:00 a.m. and 7:00 p.m.

	2. The city does not enforce private covenants; the applicant should check with their HOA to be sure a Home Occupation is permitted.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following conditions:* *1. The business only operates between 7:00 a.m. and 7:00 p.m.* *2. The city does not enforce private covenants; the applicant should check with their HOA to be sure a Home Occupation is permitted."*
Background:	The subject site, located at 646 Wyndham Way, is within the Godley Station PUD and the Forest Lakes subdivision. The residential parcel is approximately .31 acres in size and includes a large, in-width driveway capable of parking at least three vehicles side-by-side; there are also 3 vehicular garages. App. A, Art. III, Sec. 18 – Home Occupations state that if permitted in a zoning district, a home occupation must comply with the following requirements: *(1) Is carried on by either the owner of the dwelling, his/her spouse, or primary occupant;* This requirement is met. *(2) Is conducted entirely within the principal building;* This requirement is met. *(3) Utilizes not more than 20 percent of the total floor area of the principal building;* This requirement is met. *(4) Produces no alteration or change in the character or exterior or change in the principal building from that of a residential dwelling;* This requirement is met. *(5) Involves the sale or offering for sale of articles produced or assembled on the premises or products not produced on site, but, related and accessory to the service provided;* This requirement is met. *(6) Does not generate pedestrian or vehicular traffic or demand for parking, beyond that which is normal to the particular neighborhood;* This requirement is met. There is sufficient parking provided. *(7) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition;* This requirement is met.

	(8) Only operates between 7:00 a.m. and 7:00 p.m.; and, Compliance with this requirement is unclear. Staff recommends a condition be added that the business only operates between 7:00 a.m. and 7:00 p.m. *(9) Displays no sign or external indication of the home occupation.* This requirement is met. *(10) No more than one vehicle used in the conduction of the business may be parked at the home location;* This requirement is met. The applicant has indicated that a single client will be on site at a time and only through pre-scheduled meeting times.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission App. A, Art. III, Sec. 18 – Home Occupations
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would not be contrary to the purpose of the ordinance as the use would take place entirely within the existing residential home and the property provides sufficient parking for the occasional client 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 use will operate entirely within the existing residential home, and the existing driveway provides sufficient parking so as to allow the homeowner/business owner as well as a single client to be parked on the site during business hours without obstructing residential traffic.* 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 use will operate entirely within the existing residential home, and the existing driveway provides*

sufficient parking to allow the homeowner/business owner as well as a single client to be parked on the site during business hours without obstructing residential traffic.

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

    - *The proposed Home Occupation will not be affected adversely by the existing adjacent uses which are all residential in nature; the use will be operated entirely within the existing residential home.*

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 0.31-acres and is of sufficient size to satisfy all the site requirements for the proposed use. The parcel also provides sufficient parking.*

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 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:

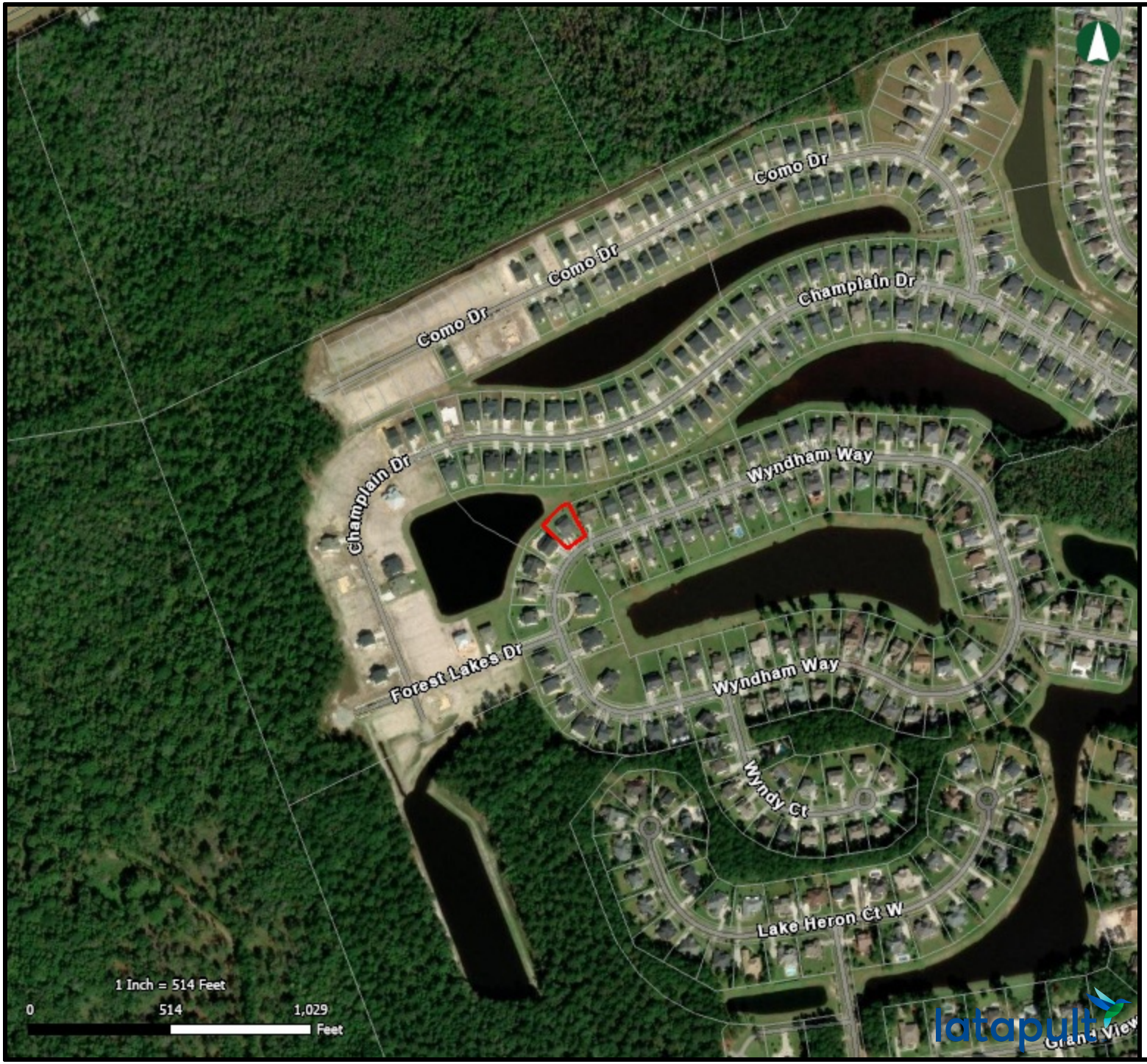
The request complies with all criteria for a conditional use. As such, Staff recommends **approval** of the request with the following conditions:

1. The business only operates between 7:00 a.m. and 7:00 p.m.

2. The city does not enforce private covenants; the applicant should check with their HOA to be sure a Home Occupation is permitted.

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

Attachment A



CITY of POOLER
GEORGIA

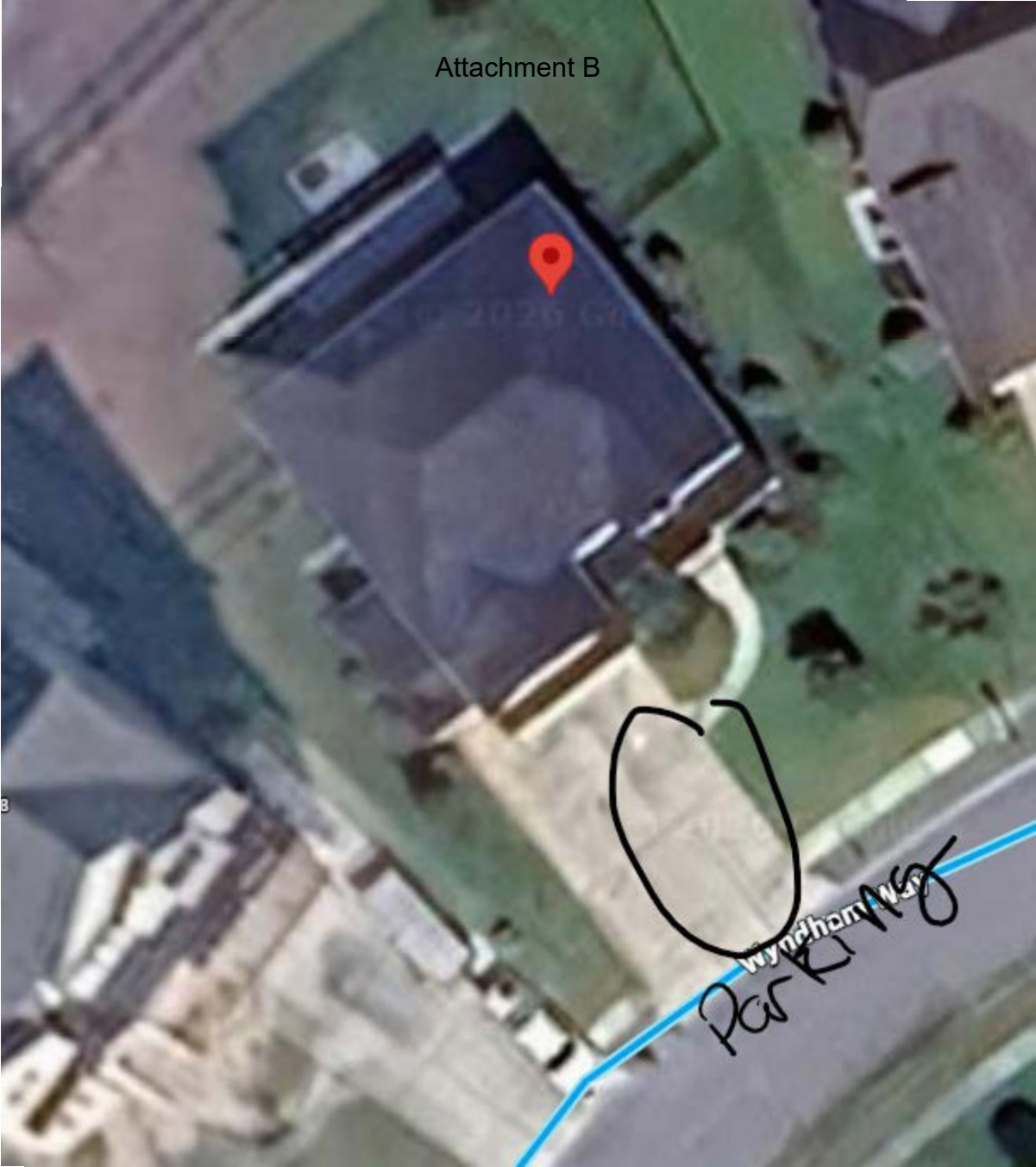
Vicinity Map - 646 Wyndham Way - Conditional Use

04/28/2026

Parcels

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

Attachment B



Attachment C





CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request for Remediation and Other Waste Management Services to allow the operation of a tank wash and maintenance facility by Total Clean, LLC located at 6 A.J. Garcia Road in the I-2 (Heavy Industrial) zoning district.

Project:	#A26-0109
P&Z Meeting Date:	May 11, 2026
Public Hearing Date:	June 1, 2026
Applicant and Authorized Agent:	Marc Liverman – Integrated Civil Solutions, LLC
Property Owner:	Alterra Property Group
Location (Address):	6 A.J. Garcia Rd.
Parcel (PIN):	50987 03012, 50987 04007
Existing Zoning:	I-2 (Heavy Industrial)
Acreage:	Approximately 18.44-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request for Remediation and Other Waste Management Services to allow the operation of a tank wash and maintenance facility by Total Clean, LLC located at 6 A.J. Garcia Road in the I-2 (Heavy Industrial) zoning district.
Application Filed:	April 17, 2026
Legal Notice Published:	May 3, 2026
Sign Posted:	May 1, 2026
Letters Mailed:	April 27, 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 6 A. J. Garcia Rd., is within I-2 (Heavy Industrial) zoning district. The I-2 zoning district allows for Remediation and Other Waste Management Services through approval of a Conditional Use request.

Total Clean, LLC, submitted a business license application in November of 2025. The applicant was informed that the proposed use required Conditional Use approval. The applicant was notified by City Staff on January 16, 2026, that their business license application was terminated due to non-submittal of the required Conditional Use. Staff was then made aware the proposed use was already occurring on site. On March 19, 2026, the applicant was provided with a deadline of April 21, 2026, to apply for their Conditional Use; the current application is in response to that deadline.

The submittal documentation provided with the application included a description of the proposed activities consisting of rinsing non-hazardous liquids from bulk liquid cargo ISOtainers that are returned empty as well as performing maintenance and/or needed repairs before transporting them off-site. The tank wash is described as averaging 30 ISOtainers per week. The operations are proposed to take place during regular business hours, from 7 a.m. to 5 p.m. Monday through Friday, with some weekend hours as needed.

The applicant also provided a description of how they plan to mitigate all adverse impacts potentially created by the proposed tank cleaning. The tank wash and maintenance/repair operations will be conducted inside the existing 55,813 SF pre-engineered metal building. They state this will effectively shield ISOtainer rinsing and maintenance/repair activities from adjacent properties. Additionally, the tank wash area is equipped with a perimeter trench drain that will serve as a secondary containment feature to prevent the release of wash water from the tank wash area. The wash water will be stored in two 12,000 gallon above ground holding tanks prior to transfer to a tanker truck. Once loaded on a tanker truck, the wash water will be transported to a nearby facility in Garden City, GA to be treated prior to release into Garden City's sanitary sewer system. The off-site treatment facility is permitted and regulated through the Georgia Environmental Protection Division under permit number GAP050134. The Fire Chief has expressed concerns with the transportation of these non-hazardous liquids to an off-site treatment facility and would prefer the wash water be treated on site and then released into Pooler's sanitary sewer system.

	Additionally, the applicant provided a Spill Prevention and Countermeasure Plan including the required compliance actions that they will follow while operating the tank wash business.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would not be contrary to the purpose of the ordinance as the use would take place entirely within the existing industrial facility within a Heavy Industrial zoning district.* 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 use will operate entirely within an existing building at an existing heavy industrial site and provides ample description of mitigating standards and actions to be taken for any potential disturbances on site that may arise due to the actions undertaken by the proposed tank wash and maintenance facility.* 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 use will operate entirely within an existing building at an existing heavy industrial site and provides ample description of mitigating standards and actions to be taken for any potential disturbances on site that may arise due to the actions undertaken by the proposed tank wash and maintenance facility; however, the City of Pooler Fire Chief has expressed concerns with the transportation of these non-hazardous liquids to an off-site treatment facility and would prefer the wash water be treated on site and then released into Pooler's sanitary sewer system.*

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

    - *The proposed tank wash and maintenance facility will not be affected adversely by the existing adjacent uses which are all primarily heavy industrial in nature, including Heniff Transportation Systems, National Tire Wholesale, National Electric Gate, and RSC Logistics.*

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 18.44-acres and is of sufficient size to satisfy all the site requirements for the proposed use. The parcel also provides sufficient parking.*

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 meet all the requirements for the proposed use. The addition of above ground holding tanks will require site plan approval.*

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 - 6 A. J. Garcia Rd. - Conditional Use

04/28/2026

Parcels

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



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

50 0 25 50 100 200

SCALE (IN FEET)

NOTES:

1. EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION DERIVED FROM SURVEY PERFORMED BY BREWER LAND SURVEYING DATED JULY 21, 2023.
2. CONTAINER STACKING PLAN DERIVED FROM PERMIT DRAWINGS BY INTEGRATED CIVIL SOLUTIONS DATED MAY 9, 2024. CONTAINER STACKING PLAN APPROVED BY CITY OF POOLER ON JULY 1, 2024.
3. OPERATOR MAY ADJUST TANK WASH AND MAINTENANCE/REPAIR AREAS AS NEEDED TO MEET OPERATIONAL NEEDS.

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

6 AJ GARCIA TANK WASH AND MAINTENANCE FACILITY

PIN: 50987 03012 & 50987 04007

6 AJ GARCIA RD.
POOLER, GA 31322

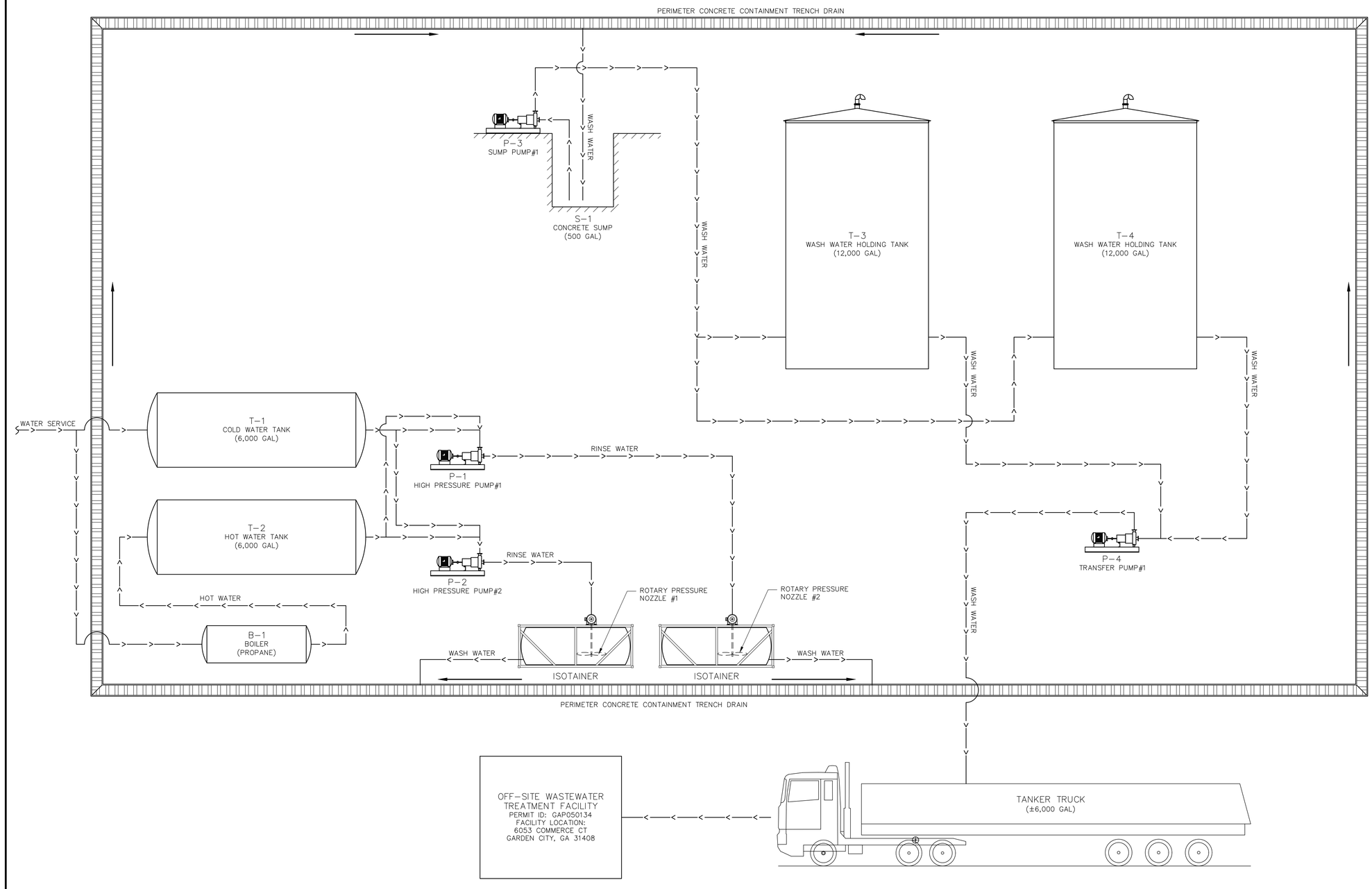
REVISIONS	
A - ISSUED FOR PERMITTING	4/17/2026

DATE:	04/14/2026
PROJECT NUMBER:	1020-101
DRAWN BY:	MAL
CHECKED BY:	MAL
QC'D BY:	MAL

SHEET:

EXISTING CONDITIONS AND TANK WASH SITE PLAN

C-000



NOTES:

1. PROCESS AND FLOW DIAGRAM DERIVED FROM EQUIPMENT MANUFACTURER DATA AND PROCESS SKETCH PROVIDED BY TOTAL CLEAN LLC.

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

6 AJ GARCIA
TANK WASH AND MAINTENANCE FACILITY
PIN: 50987 03012 & 50987 04007

6 AJ GARCIA RD.
POOLER, GA 31322

REVISIONS
A- ISSUED FOR PERMITTING 4/17/2026

DATE:	04/14/2026
PROJECT NUMBER:	1020-101
DRAWN BY:	MAL
CHECKED BY:	MAL
QC'D BY:	MAL

SHEET:

TANK WASH PROCESS FLOW DIAGRAM

C-001

INTEGRATED CIVIL SOLUTIONS, LLC.

April 17, 2026

Rachael Brown
City of Pooler Zoning Administrator
100 US Highway 80 SW
Pooler, GA 31322

RE: 6 A.J. Garcia - Tank Wash and Maintenance Facility

Dear Rachael:

The purpose of this letter is to provide a narrative of the proposed use and descriptive information required in the Conditional Use Permit (CUP) application. Each required section from the CUP is repeated below followed by the applicable information.

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

   The property was previously permitted as a container stacking operation in accordance with the City of Pooler's Code of Ordinances Appendix A, Article III, Section 31. This use was approved by Pooler City Council on July 1, 2024. The current tenant of the property is Heniff Transportation Systems, LLC whose operation focuses on handling in-transit, non-hazardous, bulk liquid cargo that is transported in tanks secured within standard shipping container frames (i.e. ISOtaniers). The proposed addition to the operation is a Tank Wash and Maintenance Facility, operated by Total Clean, LLC, that will be used to rinse residual non-hazardous liquids from ISOtaniers that are returned to the facility empty. This operation will also repair and perform regular maintenance on ISOtaniers. These types of tank repair/maintenance and washing operations are designated with NAICS code 7699: Repair Shops and Related Services, Not Elsewhere Classified. It is worth noting that NAICS code 7699 is not listed in the City of Pooler's Code of Ordinances Appendix A, Article IV, Table 4.1 that defines allowable uses by zoning district.

2) **Description of proposed activities, number of units, hours of operation:**

   The proposed activities consist of rinsing residual non-hazardous liquids from bulk liquid cargo IOStainers that are returned empty and performing regular maintenance and/or need repairs before they are transported off-site. In general, the tank wash area rinses an average of 30 ISOtainers per week. Operations are generally expected

to occur during normal business hours from 7 am to 5 pm Monday through Friday with some weekend work hours as needed.

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:**

The tank wash and maintenance/repair operations will be conducted inside the existing 55,813 SF pre-engineered metal building. This effectively shields ISOtainer rinsing and maintenance/repair activities from adjacent properties. Additionally, the tank wash area is equipped with a perimeter trench drain that will serve as a secondary containment feature to prevent the release of wash water from the tank wash area. The wash water will be stored in two 12,000 gallon above ground holding tanks prior to transfer to a tanker truck. Once loaded on a tanker truck, the wash water will be transported to a nearby facility in Garden City, GA to be treated prior to release into Garden City's sanitary sewer system. The off-site treatment facility is permitted and regulated through the Georgia Environmental Protection Division under permit number GAP050134.

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

The tank wash facility is currently in place within an existing building. The proposed tank wash and maintenance/repair activities will be conducted within the same existing building; therefore, land disturbing activities were not required for completion of the facility.

Sincerely,



Marc Liverman, P.E.
Project Manager
Integrated Civil Solutions LLC

Encl.

cc: Michael Coleman (Heniff)

Filename: 20260417_6 aj garcia tank wash_cup descriptions.docx

Attachment B

TOTAL CLEAN

6053 Commerce Ct.
Garden City, GA 31418
912-966-2417

Monthly Discharge Report
Outfall 001

For Month

February, 2026

Comments Explanation
A - Flow averaged over weekend
B - No flow or low flow for internal sampling purposes less than 100 gallons
C - Semi-Annual sample pulled for DMR

Discharge 3 to 5 Keeps water clear & pH I.D Ray

Date	pH	Flow	BOD	Pounds BOD	TSS	Pounds TSS	Comments
1							B
2	8.26	1,842					
3	8.66	1,652					
4	8.56	1,543					
5	7.91	2,617					
6	8.36	1,265					
7							B
8							B
9	7.94	1,041					
10	8.04	2,034					
11	8.36	1,787					
12	8.56	1,660					
13	8.04	1,827					
14							B
15							B
16	7.95	2,312					
17	8.88	1,293					
18	8.12	1,924					
19	8.72	1,654					
20	7.79	2,081					
21							B
22							B
23	7.41	1,520					
24	8.01	1,843					
25	7.91	2,238	871	16.26	46	0.86	
26	7.94	1,371					
27	8.37	2,412					
28							B
High	8.88	2,617	871	16.26	46	0.86	
Low	7.41		871	16.26	46	0.86	Date: _____
Avg		1,796					
Total		35,916					

Signature: _____

mti19

DMR Calculations - #19

Data to be entered in empty blue cells.
Results will be in yellow cells.

Remember to TAB or hit ENTER for calculations to take place

Avg daily flow in gallons	1796	=	0.00180	MGD
Max daily flow in gallons	2617	=	0.00262	MGD

	Quantity or Loading			Quality or Concentration	
	Avg	Max	Units	Max	Units
Flow (MGD)	0.00180	0.00262	MGD		
Non-Polar Material (SGT_HEM)		0.205162	lb/day	9.4	mg/L
Copper		0.000469	lb/day	0.0215	mg/L
Mercury		0	lb/day	0	mg/L
Zinc		0.00103	lb/day	0.0472	mg/L

If lab report shows results in micrograms per liter (ug/L) to convert to mg/L do the following: Examples: (Or use formula on right)

report shows :		result:
2.34 ug/L	move the decimal place over to the left 3 places	**0.00234** mg/L
0.123		**0.000123**
3.0		**0.543**

PW=MTI19

Lab Math

Convert mg/L to pounds and/or kg Day

Input

	Volume of water discharged (Gallons)
0	**Lab result in mg/L**

Explanation:
Volume per day divided by 1,000,000
Times 8.34 (weight of water)
Times lab result in mg/L
= Pounds per day

Times .4536
= kg Day

Result

0.000000 **Pounds per Day**

0.000000 **kg per Day**

Convert Gallons per Day to Million Gallons per Day

Input

1050	**Gallons Discharged per Day (GPD)**

Explanation:
Volume per day discharged divided by 1,000,000
= MGD

Result

0.00105 **Million Gallons per Day (MGD)**

Convert ug/L to mg/L

Input

21.5	Lab result in ug/L

Explanation:
Lab result in ug/L divided by 1,000 = mg/L

Result

0.02150 **mg/L**

Code	Name		Value 1	Value 2	Units	Value 1	Value 2	Value 3	Units	of Ex.	Analysis	
00400	**pH**	**Smpl.**				=7.41		=8.88	12 - SU		01/30 - Monthly	GR - Grab
1 - Effluent Gross												
Season: 0		**Req.**				>=6.0 MINIMUM		<=9.0 MAXIMUM	12 - SU		01/30 - Monthly	GR - Grab
NODI: -		**NODI**										
01092	**Zinc, total [as Zn]**	**Smpl.**		=0.00103	26 - lb/d			=0.0472	19 - mg/L		01/30 - Monthly	CP - Composite
1 - Effluent Gross												
Season: 0		**Req.**		<=0.0058 DAILY MX	26 - lb/d			<=0.07 DAILY MX	19 - mg/L		01/30 - Monthly	CP - Composite
NODI: -		**NODI**										
[illegible]19	**Copper, total recoverable**	**Smpl.**		=0.000469	26 - lb/d			=0.0215	19 - mg/L		01/30 - Monthly	CP - Composite
1 - Effluent Gross												
Season: 0		**Req.**		<=0.053 DAILY MX	26 - lb/d			<=0.84 DAILY MX	19 - mg/L		01/30 - Monthly	CP - Composite
NODI: -		**NODI**										
50050	**Flow, in conduit or thru treatment plant**	**Smpl.**	=0.0018	=0.00262	03 - MGD						01/30 - Monthly	IN - Instantaneous
1 - Effluent Gross												
Season: 0		**Req.**	<=0.0075 DAILY AV	<=0.01 DAILY MX	03 - MGD						01/30 - Monthly	IN - Instantaneous
NODI: -		**NODI**										
51198	**Oil & grease, non-polar material**	**Smpl.**		=0.202162	26 - lb/d			=9.4	19 - mg/L		01/30 - Monthly	GR - Grab
1 - Effluent Gross												
Season: 0		**Req.**		<=1.6 DAILY AV	26 - lb/d			<=26.0 DAILY AV	19 - mg/L		01/30 - Monthly	GR - Grab
NODI: -		**NODI**										
71901	**Mercury, total recoverable**	**Smpl.**		=0.0	26 - lb/d			=0.0	19 - mg/L		01/30 - Monthly	CP - Composite
1 - Effluent Gross												
Season: 0		**Req.**		<=0.00019 DAILY MX	26 - lb/d			<=0.07 DAILY MX	19 - mg/L		01/30 - Monthly	CP - Composite
NODI: -		**NODI**										

Submission Note

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

Edit Check Errors

No errors.

Comments

Attachments

Name	Type	Size
DMRFEB2026.pdf	pdf	10606422.0

Report Last Saved By

TOTAL CLEAN LLC

User:	MPRICE@TOTAL-CLEAN.COM
Name:	Mark Price
E-Mail:	mprice@total-clean.com
Date/Time:	2026-03-16 07:19 (Time Zone:-04:00)

Report Last Signed By

User:	MPRICE@TOTAL-CLEAN.COM
Name:	Mark Price
E-Mail:	mprice@total-clean.com
Date/Time:	2026-03-16 07:19 (Time Zone:-04:00)

Attachment B

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

View All Copies of Submissions | DMR/COR Search Results View DMR Signing Status

Signing Process Confirmation - CDX Activity ID: _1ea06948-35bc-4a68-8328-c71612964abb

Your DMRs are undergoing the Signing Process

Permit ID	Facility	Permitted Feature	Discharge #	Discharge Description	Monitoring Period End Date	DMR Due Date
GAP050134	TOTAL CLEAN LLC (PREV. MILLER TRANSPORTER, INC.)	0A0	0A0-1B	Outfall to the City of Garden City	02/28/26	03/15/26

Attachment B

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

View Certification | Download COR

DMR Copy of Submission

Form Approved OMB No. 2040-0004 expires on 07/31/2026

Expand Notices

Attachment B

Permit

Permit ID: GAP050134

Permittee: TOTAL CLEAN LLC

Facility: TOTAL CLEAN LLC (PREV. MILLER TRANSPORTER, INC.)

Permitted Feature: 0A0 - External Outfall

Major:

Permittee Address: 5500 Hwy 80 W
JACKSON , MS39209

Facility Location: 6053 COMMERCE CT
GARDEN CITY , GA31408

Discharge: 0A0-1B - Outfall to the City of Garden City

Report Dates & Status

Monitoring Period: From 02/01/26 to 02/28/26

Status: **NetDMR Validated**

DMR Due Date: 03/15/26

Considerations for Form Completion

Principal Executive Officer

First Name: MARK

Last Name: PRICE

Title: TANK WASH MANAGER

Telephone: 843-708-9052

No Data Indicator (NODI)

Form NODI: -

REQUIRED COMPLIANCE ACTIONS

Frequency	Action	Required Timeframe / Recommended Frequency	Reference	Form Location
One-time Requirements	➢ Sign Management Approval	Upon plan implementation	Section 1.0	Page i
	➢ Self-Certification Statement	Upon plan implementation	Section 1.0	Page ii
	➢ Complete and Certify the Substantial Harm Criteria checklist	Upon plan implementation	Section 1.0	Appendix I
Periodic and On-going Requirements	➢ Conduct facility-wide visual inspections of SPCC regulated activities including visual integrity evaluation of small and medium size bulk oil storage containers (tanks, drums, etc.)	Monthly	Sections 6.1,6.2, and Appendix IV. Sections I.A.2. and II.A.2	Attachment H Inspection Checklists & Tank Records
	➢ Conduct visual integrity evaluation inspection on all aboveground oil storage tanks	Annually (SP001)	Sections 6.1,6.2, and Appendix IV. Section II.A.2.	Attachment H - Inspection Checklists & Tank Records
	➢ Conduct additional SP001 integrity testing as applicable for oil storage tanks to address: ➢ External ultrasonic shell thickness; ➢ Cathodic Protection Surveys; and/or ➢ Formal internal inspections	Per schedule specified in the *Bulk Oil Storage Container Integrity Testing Program*	Appendix IV	NA - Report with Checklist to be prepared by SP001 certified inspector
	➢ Conduct visual inspection of stormwater accumulated in secondary containment(s)	As needed	Section 6.1.4	Attachment I
	➢ Conduct SPCC employee training	Annually	Section 8.0	Attachment F
	➢ Review and evaluate the entire plan	Every 5 years	Section 1.3	Attachment G
	➢ Amend the plan to include more effective prevention and control technology if applicable	Within 6 months of completing the 5-year review	Section 1.3	Attachment G
	➢ Amend the plan whenever there is a change if facility design, construction, operation, or maintenance which materially affects the facility's potential for a release or discharge	Within 6 months after such change	Section 1.3	Attachment G
	➢ Update response equipment inventory whenever there is a change	As needed	Section 5.1	Attachment E
	➢ Update offsite agencies and response organizations notification phone list whenever there is a change	As needed	Section 5.5	Attachment C
	➢ Update onsite emergency response personnel names and contact numbers whenever there is a change	As needed	Section 5.5	Attachment B
	➢ **In case of a spill, follow response and notification procedures outlined in the plan**	**Per incident**	**Section 5.4.1**	**Attachment A**
	➢ **Submit incident follow-up report**	**Per incident**	**Section 5.4.2**	**N/A**
	➢ **In case of a discharge greater than 1,000 gallons or 2 discharges of more than 42 gallons of oil each within a 12-month period (amend the plan if necessary)**	**Per incident submit report to EPA Regional Office & State Emergency Response Center**	**Section 5.4.3**	**Attachment G**
	➢ Retain all completed forms pertaining to implementation of this plan onsite	For at least 3 years	Section 6.3	Appendix VIII
	➢ Have amendments to the plan (except administrative changes) certified by a P.E.	Upon implementation of the change	Section 1.3	Attachment G

DISCHARGE PREVENTION AND CONTAINMENT PROCEDURE REQUIREMENTS

	Action	Reference	Text Location
Facility Drainage	➢ Restrain drainage from diked storage areas.	112.8 (b) (1)	4.1.2
	➢ Use valves of manual, open-and-closed design for the drainage of diked areas, if these areas empty to natural drainage systems then inspection/documentation of the discharge is required.	112.8 (b) (2)	4.5
	➢ Design facility drainage systems from undiked areas with a potential for a discharge to flow into catchment basins designed to retain oil or return it to the facility.	112.8 (b) (3)	4.5
	➢ If drainage from undiked areas with potential for oil discharge does not flow into catchment basins, equip the final discharge of all ditches inside the facility with a diversion system that would, in the event of an uncontrolled discharge, retain oil in the facility.	112.8 (b) (4)	4.5
	➢ Where drainage waters are treated in more than one treatment unit and such treatment is continuous, and pump transfer is needed, provide two “lift” pumps and permanently install at least one of the pumps.	112.8 (b) (5)	4.5.1
Bulk Storage Containers	➢ Containers must not be used for the storage of oil unless their material and construction are compatible with the material stored and conditions of storage such as pressure and temperature.	112.8 (c) (1)	4.2.1
	➢ Construct all bulk storage tank installations to provide sufficiently impervious secondary containment for the entire capacity of the largest oil containing tank plus freeboard for precipitation.	112.8 (c) (2)	4.1.2
	➢ Drainage of uncontaminated rainwater from diked oil storage areas to natural drainage systems is only allowed if: bypass valves are normally kept in the sealed closed position; retained water is inspected for potential pollutants; release valves are manually operated and resealed after drainage; and records are kept to document conditions of the release.	112.8 (c) (3)	4.1.2
	➢ Protect all completely buried metallic oil storage tanks from corrosion and regularly leak test them.	112.8 (c) (4)	4.1.1
	➢ Partially buried or bunkered metallic tanks must not be used for the storage of oil, unless the buried section of the tank is protected from corrosion.	112.8 (c) (5)	4.1.1
	➢ Bulk oil storage containers and their supports/foundations must be tested and/or inspected for integrity on a regular schedule and whenever material repairs are made. The inspections/tests must be in accordance with industry standards and must be documented. (Certain types of human food storage containers have slightly different inspection requirements.)	112.8 (c) (6)	6.1
	➢ Control leakage through defective internal heating coils by monitoring the steam return and exhaust lines for contamination if they discharge to a natural drainage system.	112.8 (c) (7)	4.1.1
	➢ Engineer or update each container installation to avoid discharges and provide at least one of the following: high level alarms; high level pump cutoff devices; direct communication between the gauger and pump station; a fast response system for determining the level in each container; or regularly test liquid level sensing devices to ensure proper operation.	112.8 (c) (8)	4.1.1
	➢ Observe effluent treatment facilities frequently enough to detect possible system upsets that could cause a discharge.	112.8 (c) (9)	6.1.5
	➢ Promptly correct visible discharges which result in a loss of oil from containers and container systems and promptly remove the collected oil.	112.8 (c) (10)	4.1.2
	➢ Position or locate mobile or portable oil storage containers to prevent a discharge and provide secondary containment for the largest single container or compartment plus freeboard for precipitation. Does not apply to mobile refuelers or “non-transportation related” tank trucks.	112.8 (c) (11)	4.1.2
Transfer Operations, Pumping, and Processes	➢ Provide cathodic protection and protective wrapping and coating for buried piping. If sections of buried piping are exposed for any reason, they must be inspected for deterioration and if corrosion damage is found appropriate corrective action must be taken.	112.8 (d)	4.4.1
	➢ Cap or blank-flange the terminal connection at the transfer point and mark it as to origin when piping is not in service.	112.8 (d) (2)	4.4.1
	➢ Properly design pipe supports to minimize abrasion and corrosion and allow for expansion and contraction.	112.8 (d) (3)	4.4.1
	➢ Regularly inspect all aboveground valves, piping, and appurtenances.	112.8 (d) (4)	4.4.1
	➢ Conduct integrity and leak testing of buried piping at the time of installation, modification, construction, relocation, or replacement.	112.8 (d) (4)	4.4.1
	➢ Warn all vehicles entering the facility to be sure that no vehicle will endanger aboveground piping or other oil transfer operations.	112.8 (d) (5)	4.4.1

Attachment C



Attachment C



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment to rezone property from the I-1(Light Industrial) Zoning district with conditions to C-2 (Heavy Commercial) Zoning District to allow for construction of a building material supply company with a retail storefront component at 1400 Jimmy Deloach Parkway.

Project:	#A26-0110
P&Z Meeting Date:	May 11, 2026
Public Hearing Date:	June 1, 2026
Applicant and Authorized Agent:	Chad Zittrouer – Kern and Co, LLC
Property Owner:	Morgan Lakes Property, LLC
Parcel (PIN):	51015 01087
Existing Zoning:	I-1* (Light Industrial with conditions)
Zoning Action:	Map Amendment
Request:	Zoning Map Amendment to rezone property from the I-1(Light Industrial) Zoning district with conditions to C-2 (Heavy Commercial) Zoning District to allow for construction of a building material supply company with a retail storefront component at 1400 Jimmy Deloach Parkway.
Application Filed:	April 17, 2026
Legal Notice Published:	May 3, 2026
Sign Posted:	May 1, 2026
Letters Mailed:	April 29, 2026
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for denial of the request"*
Background:	The subject property, 1400 Jimmy Deloach Parkway, was part of a Zoning Map Amendment which rezoned 328.23 acres along Jimmy Deloach Parkway from R-A to I-1; this was approved by Council on February 1, 2016 contingent upon the developer installing a functioning traffic light prior to any certificates of occupancy being issued, a 20' berm with plants being placed in front of the development, a 10' berm with plants on the east side and a 100' buffer provided on the north side. These conditions were imposed primarily due to the large residential neighborhood to the south, across Jimmy Deloach Parkway, to ensure a more appropriate scale of development within the vicinity of the residentially zoned portions of the Godley Station PUD. Development of the northern side of Jimmy Deloach Parkway with large industrial facilities would have a negative visual impact for those residential properties according to the residents who spoke against the rezoning. The site was subject to a Zoning Map Amendment at the October 6, 2025, City Council meeting, to modify the 100-foot buffer zoning condition, removing a 440 linear foot portion of required buffer, to allow for construction of a building material supply company with a retail storefront component at 1400 Jimmy Deloach Parkway. This request was denied. The property adjacent to the west of the subject parcel, 1500 Jimmy Deloach Parkway, received Site Development Plan approval for the Lift Power Facility at the December 4, 2017, City Council meeting. This site is located within the Wynn Capallo PUD and was not subject to the 100-foot buffer requirement. 1500 Jimmy Deloach Parkway received an additional Site Development Plan approval on July 17, 2023, with an allowance for a 2" tree installation per the ordinance for a trailer parking yard to the rear of the previously constructed Lift Power Facility. The subject property is a 1.786-acre parcel with a depth of 175-feet from the Jimmy Deloach Parkway frontage. The rear of the property is an existing lagoon/lake that extends into the rear of the parcel approximately 43-feet. With the 100-foot buffer required by the conditional zoning, combined with the rear lagoon, the site leaves approximately a 32-foot strip of developable area. The applicant provided a conceptual plan proposing a 22,000-sf building material and supply company with a retail component facing Jimmy Deloach Parkway. The proposed building material supply use is an allowable use within proposed C-2 zoning district. Although the site would no longer be subject to the 20' berm with plants being placed in front of the development and a 10' berm with plants on the east side, the site would now be subject to a 100' adjacent use buffer on the rear and east side due to the adjacent I-1 zoning district that would remain if the parcel is rezoned to C-2. The applicant has indicated

	he would seek a variance from the buffer requirements if the rezoning is approved.
Relevant Ordinances:	App. A, Art. IV, Sec. 19. C-2 Heavy Commercial District App. A, Art. IV, Table 4.1 Allowed Uses by Zoning District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *The request would not technically be a logical extension of an existing zoning boundary, as the adjacent commercially zoned property at 1500 Jimmy DeLoach is zoned for commercial use within the Wynn Capallo PUD; however, the proposed building material supply company with a retail storefront component is similar in size, design, and location on the parcel as the neighboring structure at 1500 Jimmy Deloach Parkway and is less invasive to the residential neighborhood to the south. Staff finds that the proposed commercial site would be appropriate when considering the adjacent commercially zoned property if the request was for rezoning the parcel to be Commercial within the Wynn Capallo PUD. Staff informed the applicant this would be a better request, but the applicant chose to request rezoning the property to C-2.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *The proposed zoning amendment is technically considered spot zoning as there is no other C-2 zoning adjacent to the subject site; however, the proposed use is generally consistent with the use of the adjacent property to the west at 1500 Jimmy DeLoach Parkway.* 3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? • *No, the site is entirely accessible from Jimmy Deloach Parkway and would not lead to traffic traversing established neighborhoods or minor streets.* 4. Will this request place irreversible limitations on the area as it is or on future plans for it? • *The proposed zoning modification would not be consistent with adopted plans and policies for the*

area. The comprehensive plan and the future land use map identify the property as being industrial.

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

    - *Although the site would be difficult to develop under the existing zoning conditions, as the parcel is 175 feet in depth from the Jimmy Deloach Parkway frontage, and includes a large lagoon to the rear of the property, if the rezoning is approved, the site will still be subject to a 100-foot buffer on the rear and east parcel lines. Additionally, if the proposed rezoning is approved the site most likely will be utilized for the use requested.*

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

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

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

    - *No, it is unlikely additional requests will be made to rezone other parcels in the vicinity should this property be rezoned to C-2. The subject site is of a significantly smaller size than the adjacent industrial properties which are included within the conditional I-1 zoning district. The other parcels which must adhere to the 100-foot conditional zoning buffer requirement are already developed with large industrial buildings and adhere to the buffer condition (101, 121, 141 Morgan Lakes Industrial Blvd.)*

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

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

        - *The request will not adversely impact environmental quality or livability of nearby properties. The proposed heavy commercial building is compatible with the adjacent heavy commercial use at 1500 Jimmy DeLoach Parkway. Furthermore, the site will be*

required to meet all standards through the site development plan approval process.

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

  - *No, the request will not adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed heavy commercial use would be compatible with the adjacent heavy commercial use at 1500 Jimmy DeLoach Parkway and would be more compatible with the residential uses across Jimmy DeLoach Parkway than industrial use would be.*

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

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

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

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

Conclusion: Staff finds that even though a commercial use would be more appropriate for the subject site than industrial use, the request does not comply with the required criteria for a zoning map amendment. As such, staff recommends denial of the request.

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

Attachment A



CITY of POOLER
GEORGIA

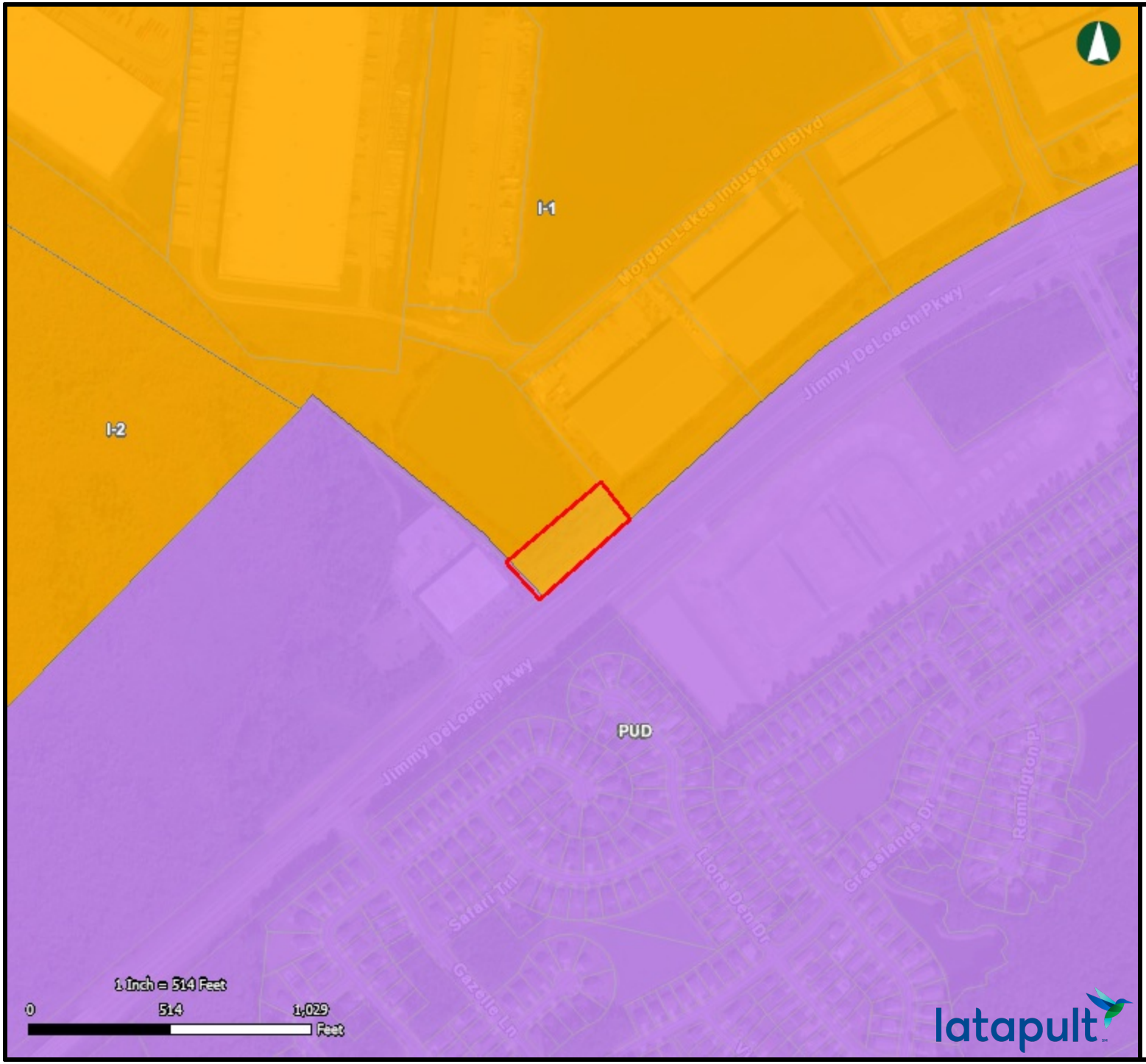
Vicinity Map - 1400 Jimmy DeLoach Parkway - Zoning Map Amendment

04/28/2026

Parcels

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

Attachment B



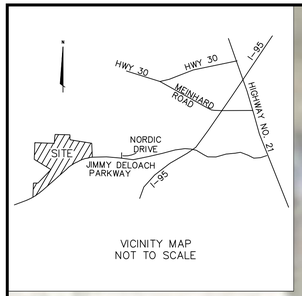
CITY of POOLER
GEORGIA

Zoning Map - 1400 Jimmy DeLoach Parkway - Zoning Map Amendment

05/05/2026

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

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



VICINITY MAP
NOT TO SCALE

APPLICANT ACKNOWLEDGES A VARIANCE WOULD BE REQUIRED FOR BUFFER #2 PRIOR TO THE SITE PLAN AS SHOWN TO PROCEED WITH SITE DEVELOPMENT PERMITTING.

PROPOSED BUILDING
MATERIAL SUPPLY COMPANY
100' x 220 22,000 SF

100' BUFFER #2

100' BUFFER #1

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) P.O. Box 15779 (31416) Savannah, Georgia (912) 354-4626
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVSION

PLANS OF
BAKER TRACT LAYOUT
FOR
MORGAN LAKES INDUSTRIAL, LLC

DRAWING TITLE:

SITE PLAN

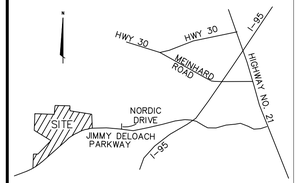
SCALE:	1" = 20'
PROJECT NO:	150081.000
DATE:	5.5.26
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:

EX-2

COPYRIGHT Kern & Co., LLC. © 2013 This drawing and its reproductions are the property of this firm and may not be reproduced, published, or used in any way with out the written permission of Kern & Co., LLC

Tue, 05 May 2026 - 11:54am - crzbrewer
DRAWING PATH: G:\2015\150081.000\dwg\McCormick Insulation.dwg



VICINITY MAP
NOT TO SCALE

POND SUMMARY:

AREA TO BE FILLED:	41,500 SF
AREA TO BE EXCAVATED:	61,030 SF

APPLICANT ACKNOWLEDGES A VARIANCE WOULD BE REQUIRED FOR BUFFER #2 PRIOR TO THE SITE PLAN AS SHOWN TO PROCEED WITH SITE DEVELOPMENT PERMITTING.



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
DATE: _____ 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) 354-4626
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVSION

PLANS OF BAKER TRACT LAYOUT FOR MORGAN LAKES INDUSTRIAL, LLC

DRAWING TITLE:

SITE PLAN

SCALE:	1" = 80'
PROJECT NO:	150081.000
DATE:	5.5.26
DRAWN BY:	CRZ
CHECKED BY:	CRZ

SHEET NO:

EX-1

COPYRIGHT© Kern & Co., LLC © 2013 This drawing and its reproductions are the property of this firm and may not be reproduced, published, or used in any way with out the written permission of Kern & Co., LLC.

Tue, 05 May 2026 - 11:51am - crzinser
DRAWING PATH: G:\2015\150081.000\dwg\McCormick Insulation.dwg

Attachment D



Attachment D



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Major Subdivision Plan Approval for Tract W Townhomes Phase 2 consisting of 50 single-family townhomes located in the Jabot PUD at Cross Creek Drive.

Project:	#A25-0171
P&Z Meeting Date:	May 11, 2026
City Council Meeting Date:	June 1, 2026
Applicant and Authorized Agent:	Harmony Partners, LLC
Property Owner:	Harmony Partners, LLC
Location (Address):	2221 Pooler Parkway
Parcel (PIN):	51010 01046
Acreage:	Approximately 18.89-Acres
Zoning:	PUD (Jabot)
Proposed Use:	50 single-family town home units as the second phase of a three-phase development to total 172 units.
Staff Recommendation:	Approval contingent upon the developer's continued compliance with all conditions imposed with the site plan approval previously established for Phase 1 of the Tract W Townhomes Development and specifically for this phase: 1. The developer shall cover the full cost of any required improvements to Cross Creek and Pine Barren Roads as outlined in the traffic impact study they had done by Kimley-Horn, not to exceed the total cost identified in the study. 2. Certificates of Occupancy for Phase 2 shall not be issued unless and until the traffic improvements identified in the study are actively underway. 3. The developer shall continue coordination with the U.S. Army Corps of Engineers regarding the emergency access road.

Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request contingent upon the developer's continued compliance with all conditions imposed with the site plan approval previously established for Phase 1 of the Tract W Townhomes Development and specifically for this phase:* *1. The developer shall cover the full cost of any required improvements to Cross Creek and Pine Barren Roads as outlined in the traffic impact study they had done by Kimley-Horn, not to exceed the total cost identified in the study.* *2. Certificates of Occupancy for Phase 2 shall not be issued unless and until the traffic improvements identified in the study are actively underway.* *3. The developer shall continue coordination with the U.S. Army Corps of Engineers regarding the emergency access road."*
Background:	A Major Subdivision Plan for Tract W Townhomes, Phase 1 was approved at the June 2, 2025, City Council meeting subject to the following conditions. The status of each condition is provided after the condition. 1. A total of 38 units may receive Certificates of Occupancy. *Only 12 units are currently under construction and no CO's have been requested to date.* 2. The Developer will fund a traffic study by a firm chosen by the City and will cover the cost of improvements to Cross Creek and Pine Barren Roads, equal to but not exceeding the total amount identified in the study. *Kimley-Horn was contracted by the developer and conducted a traffic study to determine the improvements triggered by the applicant's developments. This study and recommendations are attached.* 3. Certificates of Occupancy shall not be issued by the end of Phase 2 unless the traffic improvements identified in the study are actively underway. *The traffic improvements for Pine Barren Rd as identified in the Kimley-Horn study are currently being engineered.* 4. The traffic study shall, at a minimum, comply with the Georgia Department of Transportation's (GDOT) Intersection Control Evaluation (ICE) analysis standards to determine intersection control. *Kimley-Horn's traffic study complied with the ICE standards.* 5. The Developer shall continue coordination with the U.S. Army Corps of Engineers on the emergency access road. *This coordination is ongoing.*

Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. o *The site is located within an area that is shown on the Future Land Use Map as being designated residential and is shown in the Comprehensive Plan as being within the Residential and PUD Character Areas. The site plan as proposed is consistent with these plans.* 2. Whether the site plan provides for adequate pedestrian and traffic access. o *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access. The site plan provides adequate vehicular access points, sidewalks, and crosswalks throughout; however, the site would potentially have greater emergency access if the US Army Corps of Engineers approves the road crossing the wetlands to connect with the Harmony Subdivision.* 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable. o *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). o *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding residential developments including Phase 1of the Tract W Townhomes which was approved at the June 2, 2025, City Council meeting.* 5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties. o *Yes, the proposed site plan is appropriate in scale for the 18.89-acre site and the adjacent Tract W Phase 1 site.* 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.*

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.*

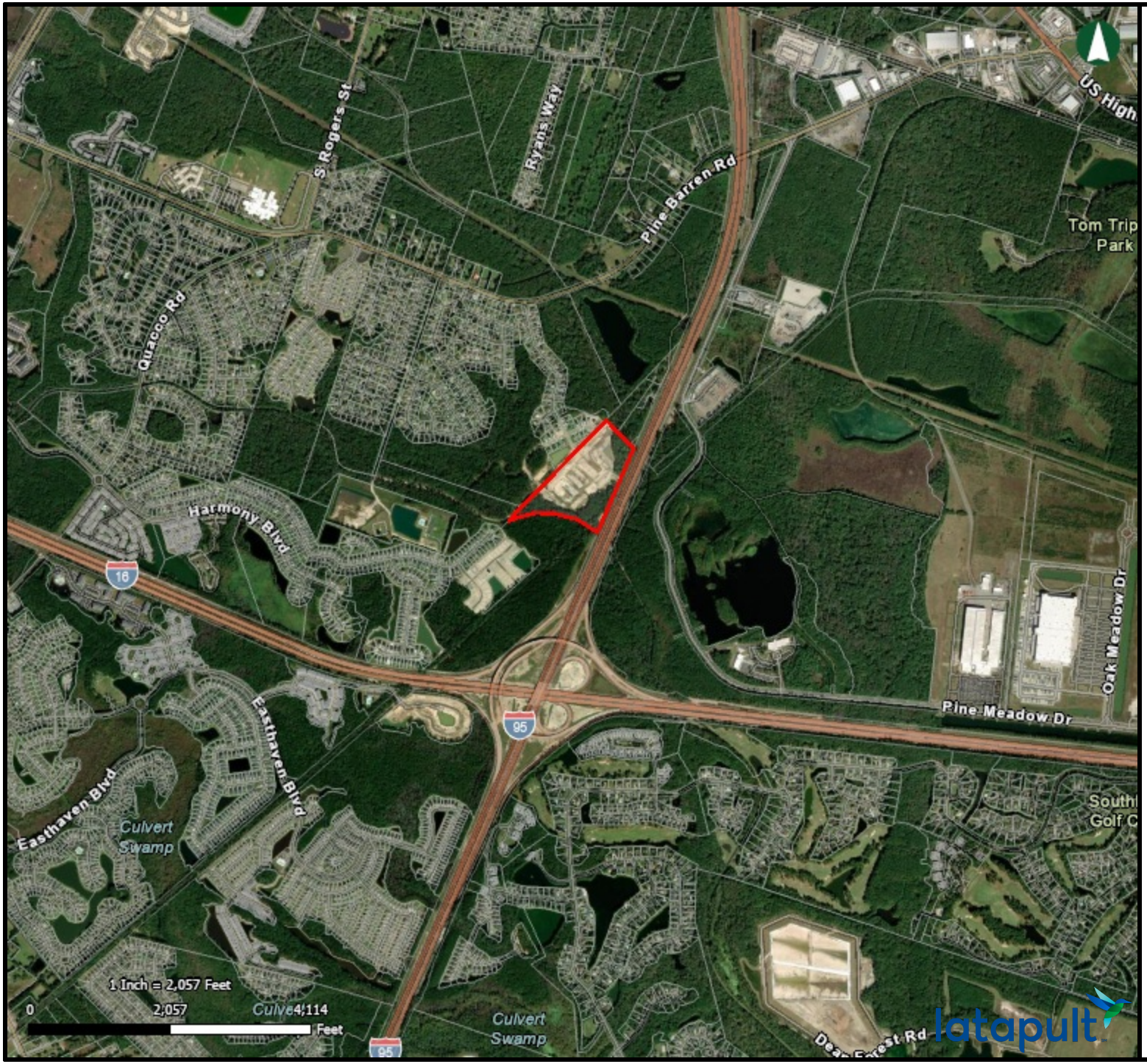
Conclusion:

The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request contingent upon the developer's continued compliance with all conditions imposed with the site plan approval previously established for Phase 1 of the Tract W Townhomes Development and specifically for this phase:

1. The developer shall cover the full cost of any required improvements to Cross Creek and Pine Barren Roads as outlined in the traffic impact study they had done by Kimley-Horn, not to exceed the total cost identified in the study.

	2. Certificates of Occupancy for Phase 2 shall not be issued unless and until the traffic improvements identified in the study are actively underway. 3. The developer shall continue coordination with the U.S. Army Corps of Engineers regarding the emergency access road.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Approval Letter

Attachment A



CITY of POOLER
GEORGIA

Vicinity Map - Tract W Townhomes Phase 2 - Site Plan

05/05/2026

Parcels

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

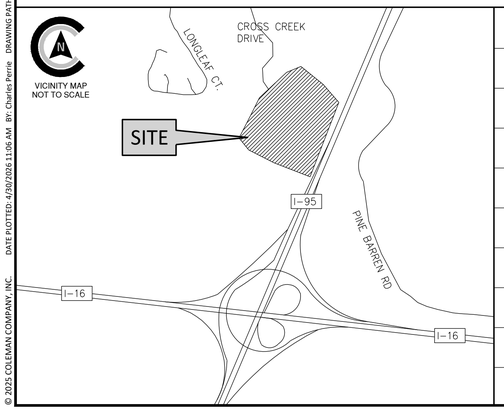
CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

PREPARED FOR HARMONY PARTNERS, LLC

VICINITY MAP (N.T.S.)



REVISIONS

1	11/13/2025 | CITY OF POOLER COMMENTS
2	1/5/2026 | EPD COMMENTS
3	1/13/2026 | CITY OF POOLER COMMENTS
4	2/10/2026 | EPD COMMENTS
5	3/23/2026 | CITY OF POOLER COMMENTS

PROJECT SITE DATA

PROJECT ADDRESS:	CROSS CREEK DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	HARMONY PARTNERS, LLC
PROPERTY AREA:	18.89 AC.
DISTURBED AREA:	±5.46 AC
ZONING:	JABOT TRACT PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X AND AE-12
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51010 01046
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	032.08368, -081.24400

SHEET INDEX

Sheet Number	Sheet Title		
COV	COVER	L3.0	Landscape Details
C0.0	CONSTRUCTION NOTES	L3.1	Landscape Details
C1.0	EXISTING CONDITIONS AND DEMO PLAN	L11.0	LIGHTING PLAN
C3.0	STAKING PLAN		
C4.0	PAVING, GRADING & DRAINAGE PLAN		
C5.0	NEIGHBORHOOD DRAINAGE PLAN		
C6.0	UTILITY PLAN		
C7.0	ROAD PROFILES		
C7.1	STORM PROFILES		
C7.2	WATER AND SEWER PROFILES		
C8.0	CONSTRUCTION DETAILS		
C8.1	CONSTRUCTION DETAILS		
C8.2	CONSTRUCTION DETAILS		
COV	COVER SHEET		
CE1.0	INITIAL ES&PC PLAN		
CE2.0	INTERM ES&PC PLAN		
CE3.0	FINAL ES&PC PLAN		
CE4.0	EROSION CONTROL DETAILS		
CE4.1	EROSION CONTROL DETAILS		
CE5.0	CE5.0 - NPDES PERMIT NOTES		
CE5.1	NPDES PERMIT NOTES		
L1.0	Existing Conditions		
L2.0	Landscape Plan		

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com
COA: PEF000585
EXP DATE: 06/30/2026

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036666 PROFESSIONAL 3/23/26 ENGINEER NEIL P. McKENZIE

REVISIONS:
CoP COMMENTS: 11/13/2025
EPD COMMENTS: 1/5/2026
CoP COMMENTS: 1/13/2026
EPD COMMENTS: 2/10/2026
CoP COMMENTS: 3/23/2026

CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 25-413.000
DATE: 1/23/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:
COV

© 2025 COLEMAN COMPANY, INC.
DATE PLOTTED: 4/30/2026 11:06 AM BY: Charles Perrie DRAWING PATH: O:\2025\25-413.000\DWG\Civil\25-413.000_Cover Notes and Details.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE AUTHORITY HAVING JURISDICTION (AHJ) OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE AUTHORITY HAVING JURISDICTION (AHJ).
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOPE OF 5%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
13. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
14. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
15. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
16. 21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
17. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
18. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
19. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
20. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
21. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
22. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
23. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGE POINTS, PLUS, OR MINUS, OF OPTIMUM.
24. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER PUBLIC WORKS DEPARTMENT.
25. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
26. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
27. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
28. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
29. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
30. 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 CONNECTING WATER 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.
31. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
32. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
33. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
34. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
35. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
36. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
37. TRACER WIRE SHALL BE REQUIRED ON ALL WATER AND SEWER PIPE.
38. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
39. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
40. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
41. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS.
42. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
43. ~~THE CONTRACTOR SHALL BECOME FAMILIAR WITH GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY WHITAKER LABORATORY INC. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM WHITAKER OR FROM THE ENGINEER.~~
44. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:
45. GENERAL:
    ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.
46. MATERIALS:
    GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTING'S WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.
47. MARKINGS:
    ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER " IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
48. INTERNATIONAL FIRE CODE, 2021 EDITION:

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

    SECTION 3313
    WATER SUPPLY FOR FIRE PROTECTION
    3313.1 AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 3313.2 THROUGH 3313.5.
49. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

MAXIMUM BUILDING HEIGHT IS TO BE 45' PER SECTION III B. RESIDENTIAL - HARMONY TOWNHOMES OF THE JABOT PUD DOCUMENTS.

ADA NOTES:

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

WATER - SEWER NOTES:

1. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
2. ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
3. MAINTAIN MINIMUM HORIZONTAL-VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
4. WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
6. MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
8. ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.
9. INTERNAL FIRE SPRINKLER PROTECTION IS TO BE DESIGNED AND SUBMITTED SEPARATELY, BY OTHERS, TO BUILDING INSPECTIONS AS NECESSARY.
10. INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.
11. IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS AS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

SITE INFORMATION:

PARENT PIN: 51010 01046

ZONING DISTRICT: JABOT TRACT PUD

FLOOD ZONE: X AND AE-12

SIZE: 18.89 AC.

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
TOWNHOMES

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	25 FT
SIDE YARD SETBACKS:	20 FT
REAR YARD SETBACK:	20 FT
10% OPEN SPACE REQUIRED:	YES

OPEN SPACE PROVIDED: 0.77 AC
TOTAL SITE SIZE: 4.87 AC
16% OPEN SPACE PROVIDED

POOLER STANDARD CONSTRUCTION NOTES:

STREETS:
- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCE, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
- WHEN NEW PUBLIC STREETS ARE BEING CONSTRUCTED; LABORATORY COMPACTION, STABILITY, AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION TESTS FOR THE CONCRETE CURB AND GUTTER. (CHAPTER 74, ARTICLE V, SECTION 74-133G)
- WHEN NEW PUBLIC STREETS ARE BEING CONSTRUCTED; CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER. (CHAPTER 74, ARTICLE V, SECTION 74-133J)
- ALL PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD ON BOTH PUBLIC AND PRIVATE STREETS THAT ARE "OPEN TO PUBLIC TRAVEL". (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
- THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY (STANDARD SPECIFICATIONS 02500.2.06)
- PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS. (APPENDIX B, ARTICLE VI, SECTION 601.02)
- SELECT FILL SHALL BE USED ON ALL ROAD SUBGRADE TO BE DEDICATED TO THE CITY.
- ROAD FILL FOR SUBGRADE SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698 OR ASTM D1557)
- TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
- STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (CHAPTER 74, ARTICLE V, SECTION 74-135)
- ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITHIN A 60' PUBLIC RIGHT OF WAY.

WATER AND SEWER NOTES:
- ALL SANITARY SEWER CLEANOUTS SHALL BE FLOOD PROOFED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM (APPENDIX B, ARTICLE VI, SECTION 606.01).
- ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE (APPENDIX B, ARTICLE VI, SECTION 606 WATER 9).
- BASE FLOOD ELEVATION IS 15.00 [NORTH] & 12.00 [SOUTH] (NAVD88). ALL SANITARY SEWER MANHOLES WITH TOPS LOWER THAN ELEVATION 16.00 [NORTH] & 13.00 [SOUTH] SHALL HAVE WATERTIGHT RINGS AND COVERS.
- ALL FIRE HYDRANTS SHALL BE PAINTED YELLOW (APPENDIX, ARTICLE VI, SECTION 606).
- BOTH WATER AND SANITARY SEWER ARE TO BE PUBLICLY OWNED AND MAINTAINED.

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
COA: PEF006385
EXP DATE: 06/30/2026
1480 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036566 PROFESSIONAL 3/23/26 ENGINEER NEIL P. McKENZIE

REVISIONS:
CoP COMMENTS: 11/13/2025
EPD COMMENTS: 1/5/2026
CoP COMMENTS: 1/13/2026
EPD COMMENTS: 2/10/2026
CoP COMMENTS: 3/23/2026

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

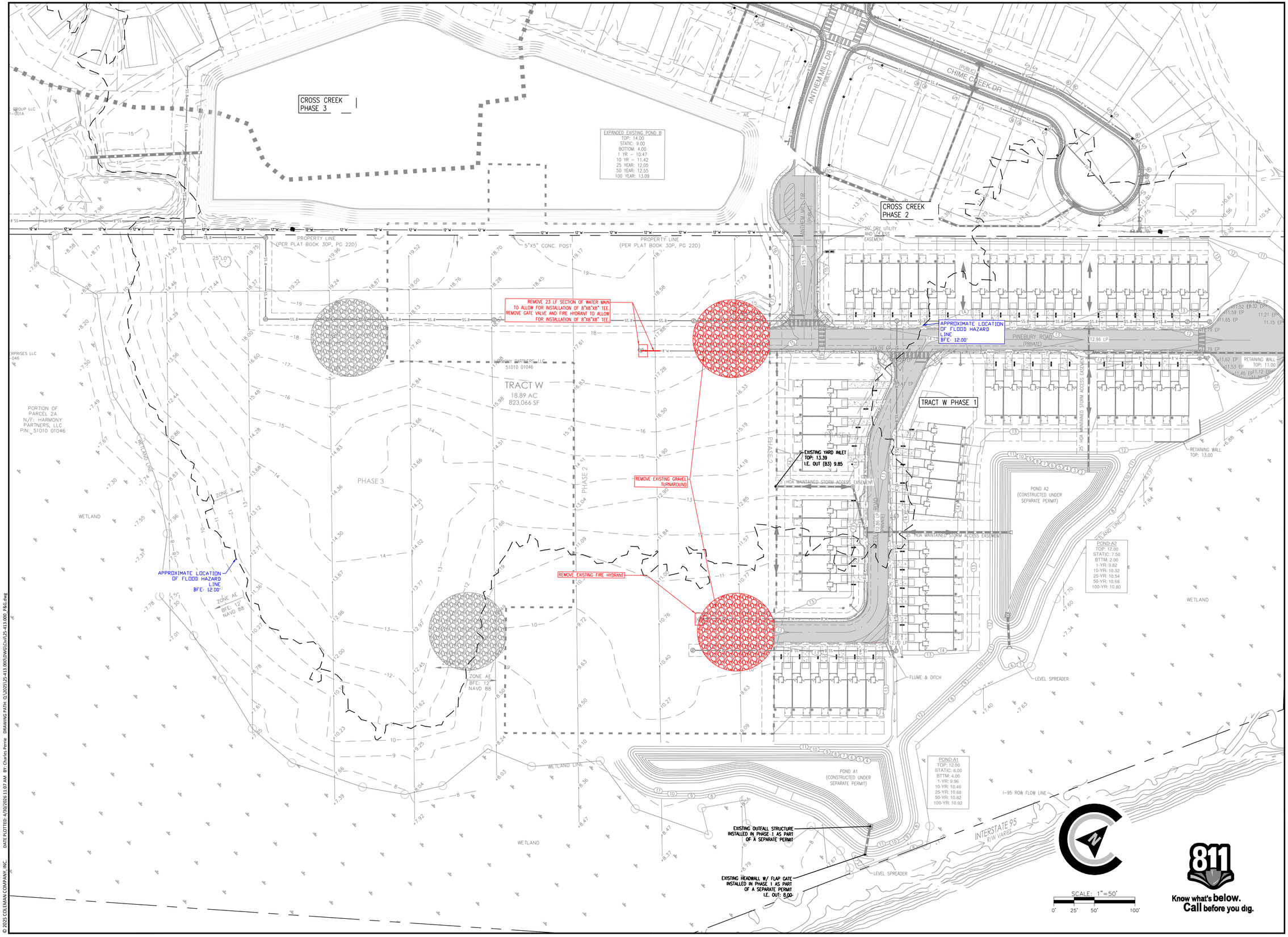
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	1/23/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

CONSTRUCTION NOTES

SHEET: C0.0

© 2025 COLEMAN COMPANY, INC. DATE PLOTTED: 4/30/2026 11:06 AM BY: Charles Perrie DRAWING PATH: G:\2025\25-413.000\DWG\Civil\25-413.000_Cover Notes and Details.dwg



COLEMAN COMPANY
ENGINEERS • SURVEYORS
COA: PEF006385
EXP DATE: 06/30/2026
1480 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036552 PROFESSIONAL ENGINEER NEIL P. McKENZIE 3/25/26

REVISIONS:
CoP COMMENTS: 11/13/2025
EPD COMMENTS: 1/5/2026
CoP COMMENTS: 1/13/2026

CIVIL CONSTRUCTION PLANS FOR

TRACT W TOWNHOMES

PHASE 2

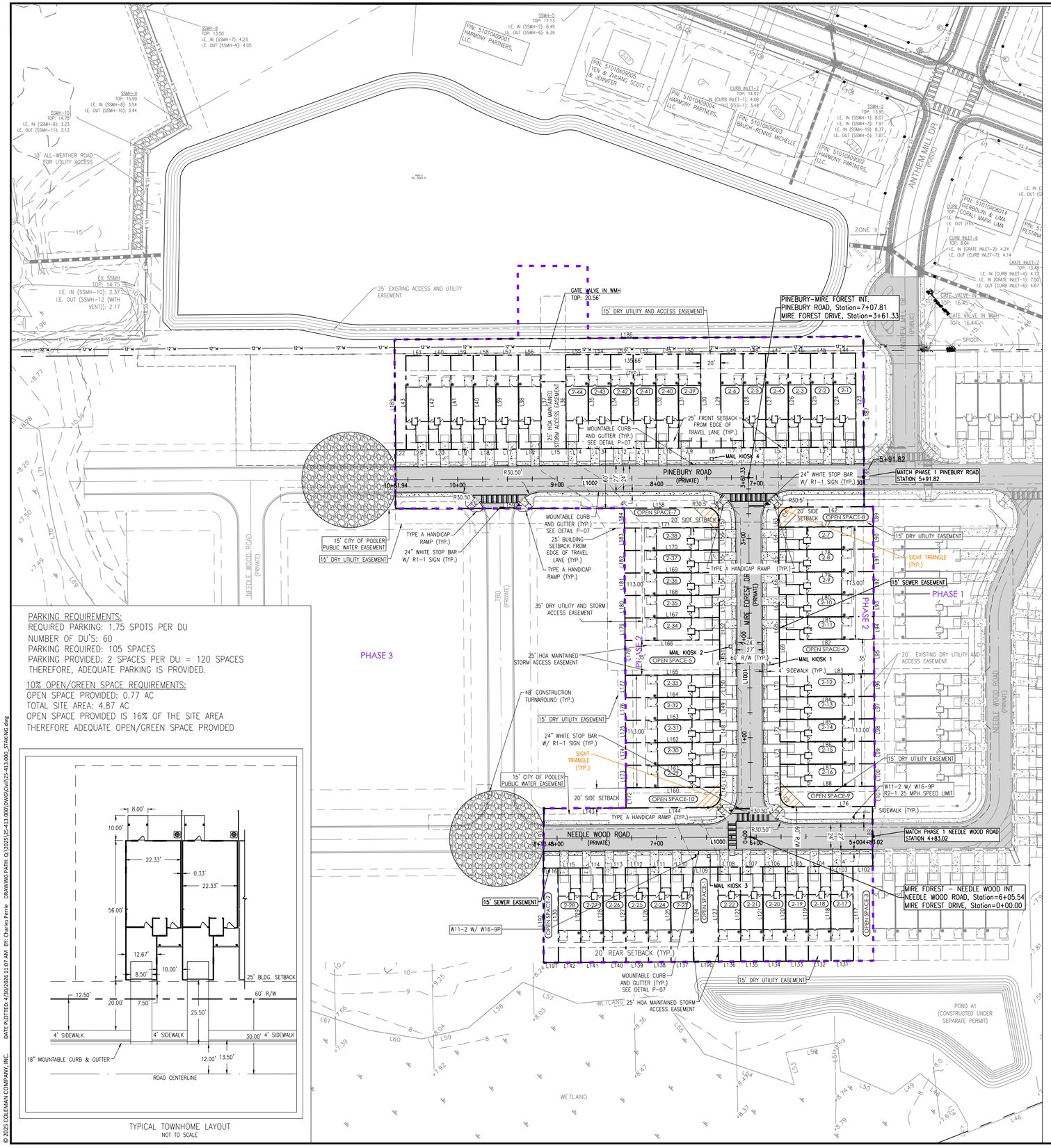
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	1/23/2026
DRAWN BY:	CPP
CHECKED BY:	NPM
SCALE:	AS NOTED

EXISTING CONDITIONS AND DEMO PLAN

SHEET: C1.0

© 2025 COLEMAN COMPANY, INC.
DATE PLOTTED: 4/30/2026 11:07 AM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000_P&G.dwg



PARKING REQUIREMENTS:
REQUIRED PARKING: 1.75 SPOTS PER DU
NUMBER OF DU'S: 60
PARKING REQUIRED: 105 SPACES
PARKING PROVIDED: 2 SPACES PER DU = 120 SPACES
THEREFORE, ADEQUATE PARKING IS PROVIDED.

10% OPEN/GREEN SPACE REQUIREMENTS:
OPEN SPACE PROVIDED: 0.77 AC
TOTAL SITE AREA: 4.87 AC
OPEN SPACE PROVIDED IS 16% OF THE SITE AREA
THEREFORE ADEQUATE OPEN/GREEN SPACE PROVIDED

TYPICAL TOWNHOME LAYOUT
NOT TO SCALE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.6	S43° 55' 45.39"W
L2	22.6	S43° 39' 35.71"W
L3	22.6	S43° 39' 35.71"W
L4	22.6	S43° 39' 35.71"W
L5	22.6	S43° 39' 35.71"W
L6	22.6	S43° 39' 35.71"W
L7	22.6	S43° 39' 35.71"W
L8	20.0	S43° 39' 35.71"W
L9	22.6	S43° 39' 35.71"W
L10	22.6	S43° 39' 35.71"W
L11	22.6	S43° 39' 35.71"W
L12	22.6	S43° 39' 35.71"W
L13	22.6	S43° 39' 35.71"W
L14	22.6	S43° 39' 35.71"W
L15	25.0	S43° 39' 33.39"W
L16	22.6	S43° 39' 35.71"W
L17	22.6	S43° 39' 35.71"W
L18	22.6	S43° 39' 35.71"W
L19	22.6	S43° 39' 35.71"W
L20	22.6	S43° 39' 35.71"W
L21	22.6	S43° 39' 35.71"W
L22	146.3	S43° 39' 34.70"W
L23	94.5	S46° 20' 24.29"E
L24	94.5	S46° 20' 24.29"E
L25	94.5	S46° 20' 24.29"E
L26	94.5	S46° 20' 24.29"E
L27	94.5	S46° 20' 24.29"E
L28	94.5	S46° 20' 24.29"E
L29	94.5	N46° 20' 24.29"W
L30	94.5	S46° 20' 24.29"E
L31	94.5	S46° 20' 24.29"E
L32	94.5	S46° 20' 24.29"E
L33	94.5	S46° 20' 24.29"E
L34	94.5	S46° 20' 24.29"E
L35	94.5	S46° 20' 24.29"E
L36	94.5	N46° 20' 24.29"W
L37	94.5	S46° 20' 24.29"E
L38	94.5	S46° 20' 24.29"E
L39	94.5	S46° 20' 24.29"E
L40	94.5	S46° 20' 24.29"E
L41	94.5	S46° 20' 24.29"E
L42	94.5	S46° 20' 24.29"E
L43	94.5	N46° 20' 24.29"W
L44	22.6	N43° 39' 35.71"E
L45	22.6	N43° 39' 35.71"E
L46	22.6	N43° 39' 35.71"E
L47	22.6	N43° 39' 35.71"E
L48	22.6	N43° 39' 35.71"E
L49	22.6	N43° 39' 35.71"E
L50	22.6	N43° 39' 35.71"E
L51	22.6	N43° 39' 35.71"E
L52	22.6	N43° 39' 35.71"E
L53	22.6	N43° 39' 35.71"E
L54	22.6	N43° 39' 35.71"E
L55	22.6	N43° 39' 35.71"E
L56	22.6	N43° 39' 35.71"E
L57	22.6	N43° 39' 35.71"E
L58	22.6	N43° 39' 35.71"E
L59	22.6	N43° 39' 35.71"E
L60	22.6	N43° 39' 35.71"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	22.6	N43° 39' 35.71"E
L62	82.5	S43° 39' 35.71"W
L63	7.5	S46° 20' 24.29"E
L64	22.6	N46° 20' 24.29"W
L65	22.6	N46° 20' 24.29"W
L66	22.6	N46° 20' 24.29"W
L67	22.6	N46° 20' 24.29"W
L68	22.6	N46° 20' 24.29"W
L69	35.0	S46° 20' 24.29"E
L70	22.6	N46° 20' 24.29"W
L71	22.6	N46° 20' 24.29"W
L72	22.6	N46° 20' 24.29"W
L73	22.6	N46° 20' 24.29"W
L74	22.6	N46° 20' 24.29"W
L75	7.8	S46° 20' 24.29"E
L76	82.5	N43° 39' 35.71"E
L77	95.0	N43° 39' 35.71"E
L78	95.0	S43° 39' 35.71"W
L79	95.0	S43° 39' 35.71"W
L80	95.0	S43° 39' 35.71"W
L81	95.0	S43° 39' 35.71"W
L82	95.0	S43° 39' 35.71"W
L83	95.0	N43° 39' 35.71"E
L84	95.0	S43° 39' 35.71"W
L85	95.0	S43° 39' 35.71"W
L86	95.0	S43° 39' 35.71"W
L87	95.0	S43° 39' 35.71"E
L88	95.0	N43° 39' 35.71"E
L89	20.0	S46° 20' 24.29"E
L90	22.6	S46° 20' 24.29"E
L91	22.6	S46° 20' 24.29"E
L92	22.6	S46° 20' 24.29"E
L93	22.6	S46° 20' 24.29"E
L94	22.6	S46° 20' 24.29"E
L95	35.0	S46° 20' 24.29"E
L96	22.6	S46° 20' 24.29"E
L97	22.6	S46° 20' 24.29"E
L98	22.6	S46° 20' 24.29"E
L99	22.6	S46° 20' 24.29"E
L100	22.6	S46° 20' 24.29"E
L101	20.3	S46° 20' 24.29"E
L102	20.0	S43° 39' 35.71"W
L103	22.5	N43° 39' 35.71"E
L104	22.7	N43° 39' 35.71"E
L105	22.7	N43° 39' 35.71"E
L106	22.7	N43° 39' 35.71"E
L107	22.7	N43° 39' 35.71"E
L108	22.5	N43° 39' 35.71"E
L109	25.0	S43° 39' 35.71"W
L110	22.5	N43° 39' 35.71"E
L111	22.7	N43° 39' 35.71"E
L112	22.7	N43° 39' 35.71"E
L113	22.7	N43° 39' 35.71"E
L114	22.7	N43° 39' 35.71"E
L115	22.5	N43° 39' 35.71"E
L116	14.5	S43° 39' 35.71"W
L117	95.0	S46° 20' 24.29"E
L118	95.0	N46° 20' 24.29"W
L119	95.0	N46° 20' 24.29"W
L120	95.0	N46° 20' 24.29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L121	95.0	N46° 20' 24.29"W
L122	95.0	N46° 20' 24.29"W
L123	95.0	N46° 20' 24.29"W
L124	95.0	S46° 20' 24.29"E
L125	95.0	N46° 20' 24.29"W
L126	95.0	N46° 20' 24.29"W
L127	95.0	N46° 20' 24.29"W
L128	95.0	N46° 20' 24.29"W
L129	95.0	N46° 20' 24.29"W
L130	95.0	N46° 20' 24.29"W
L131	22.5	S43° 39' 35.71"W
L132	22.7	S43° 39' 35.71"W
L133	22.7	S43° 39' 35.71"W
L134	22.7	S43° 39' 35.71"W
L135	22.7	S43° 39' 35.71"W
L136	22.5	S43° 39' 35.71"W
L137	22.5	S43° 39' 35.71"W
L138	22.7	S43° 39' 35.71"W
L139	22.7	S43° 39' 35.71"W
L140	22.7	S43° 39' 35.71"W
L141	22.7	S43° 39' 35.71"W
L142	22.5	S43° 39' 35.71"W
L143	82.5	S43° 39' 35.71"W
L144	82.5	S43° 39' 35.71"W
L145	7.8	S46° 20' 24.29"E
L146	22.6	S46° 20' 24.29"E
L147	22.6	S46° 20' 24.29"E
L148	22.6	S46° 20' 24.29"E
L149	22.6	S46° 20' 24.29"E
L150	22.6	S46° 20' 24.29"E
L151	35.0	S46° 20' 24.29"E
L152	22.6	S46° 20' 24.29"E
L153	22.6	S46° 20' 24.29"E
L154	22.6	S46° 20' 24.29"E
L155	22.6	S46° 20' 24.29"E
L156	22.6	S46° 20' 24.29"E
L157	7.5	S46° 20' 24.29"E
L158	82.5	N43° 39' 35.71"E
L159	229.8	N43° 54' 06.96"E
L160	95.0	S43° 39' 35.71"W
L161	95.0	S43° 39' 35.71"W
L162	95.0	N43° 39' 35.71"E
L163	95.0	N43° 39' 35.71"E
L164	95.0	N43° 39' 35.71"E
L165	95.0	N43° 39' 35.71"E
L166	95.0	S43° 39' 35.71"W
L167	95.0	N43° 39' 35.71"E
L168	95.0	N43° 39' 35.71"E
L169	95.0	N43° 39' 35.71"E
L170	95.0	N43° 39' 35.71"E
L171	95.0	N43° 39' 35.71"E
L172	20.3	S46° 20' 24.33"E
L173	22.6	N46° 20' 24.29"W
L174	22.6	N46° 20' 24.29"W
L175	22.6	N46° 20' 24.29"W
L176	22.6	N46° 20' 24.29"W
L177	22.6	N46° 20' 24.29"W
L178	35.0	S46° 20' 24.29"E
L179	22.6	N46° 20' 24.29"W
L180	22.6	N46° 20' 24.29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L181	22.6	N46° 20' 24.29"W
L182	22.6	N46° 20' 24.29"W
L183	22.6	N46° 20' 24.29"W
L184	20.0	N46° 20' 24.29"W
L185	110.9	N46° 36' 22.54"W
L186	276.5	N43° 38' 17.61"E
L187	111.1	S46° 10' 35.34"E
L188	60.0	S46° 25' 18.01"E
L189	60.0	N46° 20' 24.29"W
L190	25.0	S43° 39' 35.71"W
L191	14.9	S43° 39' 35.71"W
L192	95.0	N46° 06' 56.25"W
L193	60.0	N45° 33' 26.28"W

Curve Table			
Curve #	Length	Radius	Delta
C1	19.635	12.500	090.0000
C2	19.635	12.500	090.0000
C3	19.635	12.500	090.0000
C4	19.635	12.500	090.0000

Open Space Table			
Parcel #	Area	Segment Lengths	Segment Bearings
1	2375	95.000 25.000 95.000 25.000	S46° 20' 24.29"E S43° 39' 35.71"W N46° 20' 24.29"W N43° 39' 35.71"E
2	1396	95.000 14.885 95.001 14.513	S46° 20' 24.29"E S43° 39' 35.71"W N46° 06' 56.25"W N43° 39' 35.71"E
3	1900	95.000 19.999 95.000 19.999	N46° 20' 24.29"W N43° 39' 35.71"E S46° 20' 24.29"E S43° 39' 35.71"W
4	3325	95.000 34.999 95.000 35.002	N43° 39' 41.95"E S46° 20' 24.29"E S43° 39' 35.71"W N46° 20' 24.29"W
5	3325	95.000 34.999 95.000 34.999	N43° 39' 35.71"E S46° 20' 24.29"E S43° 39' 35.71"W N46° 20' 24.29"W
6	13786	10.722 110.922 124.264 70.167 276.541 111.135 7.553 94.500 135.600 94.500 20.000 94.500 135.600 94.500	S43° 39' 21.93"W N46° 36' 22.54"W N43° 39' 44.46"E N43° 35' 43.80"E N43° 38' 17.61"E S46° 10' 35.34"E S43° 55' 53.63"W N46° 22' 44.43"W S43° 39' 35.71"W S46° 20' 24.29"E S43° 39' 32.81"W N46° 20' 24.29"W S43° 39' 35.71"W S46° 20' 24.29"E N43° 39' 35.71"W S46° 20' 24.29"E
7	1866	95.000 20.000 82.500 19.635 7.500	S43° 39' 35.71"W N46° 20' 24.29"W N43° 39' 35.71"E N88° 39' 35.71"E S46° 20' 24.29"E
8	1866	95.000 7.500 19.635 82.500 20.000	S43° 39' 35.71"W N46° 20' 24.29"W N01° 20' 24.29"W N43° 39' 35.71"E S46° 20' 24.29"E
9	1898	95.000 20.333 82.500 19.635 7.833	N43° 39' 35.71"E S46° 20' 24.29"E S43° 39' 35.71"W S88° 39' 35.71"W N46° 20' 24.29"W
10	1882	20.000 95.001 7.833 19.635 82.500	N46° 20' 24.29"W N43° 27' 31.98"E S46° 20' 24.29"E S01° 20' 24.29"E S43° 39' 35.71"W

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1000	330.429	S43° 39' 35.71"W	(942186.8378,758830.5989)	(941958.7171,758591.5496)
L1001	361.328	N46° 20' 24.29"W	(942102.2532,758741.9621)	(941840.8501,758991.4147)
L1002	470.117	S43° 39' 35.71"W	(941920.9290,759075.3300)	(941596.3716,758735.2240)



R1–1



R2–1(25)



W11–2 W/ W16–9P

MUTCD SIGN SIZE		
SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION (SINGLE LANE)
STOP	R1-1	30" X 30"
SPEED LIMIT	R2-1	24" X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
AHEAD	W16-9P	24 X 12"

REFER TO MUTCD CHAPTER 2B: REGULATORY SIGNS, BARRICADES, & GATES AND CHAPTER 2C: WARNING SIGNS & OBJECT MARKERS

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

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
COA: PEF006385
EXP DATE: 06/30/2026
1480 Chatham Parkway, Suite 100, Savannah, Georgia
(912) 200-3041 | ColemanCompanyInc.com

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE030562 PROFESSIONAL 3/25/26 ENGINEER NEIL C. McKENZIE

REVISIONS:
CoP COMMENTS: 11/13/2025
EPD COMMENTS: 1/5/2026
CoP COMMENTS: 1/13/2026
CoP COMMENTS: 3/23/2026

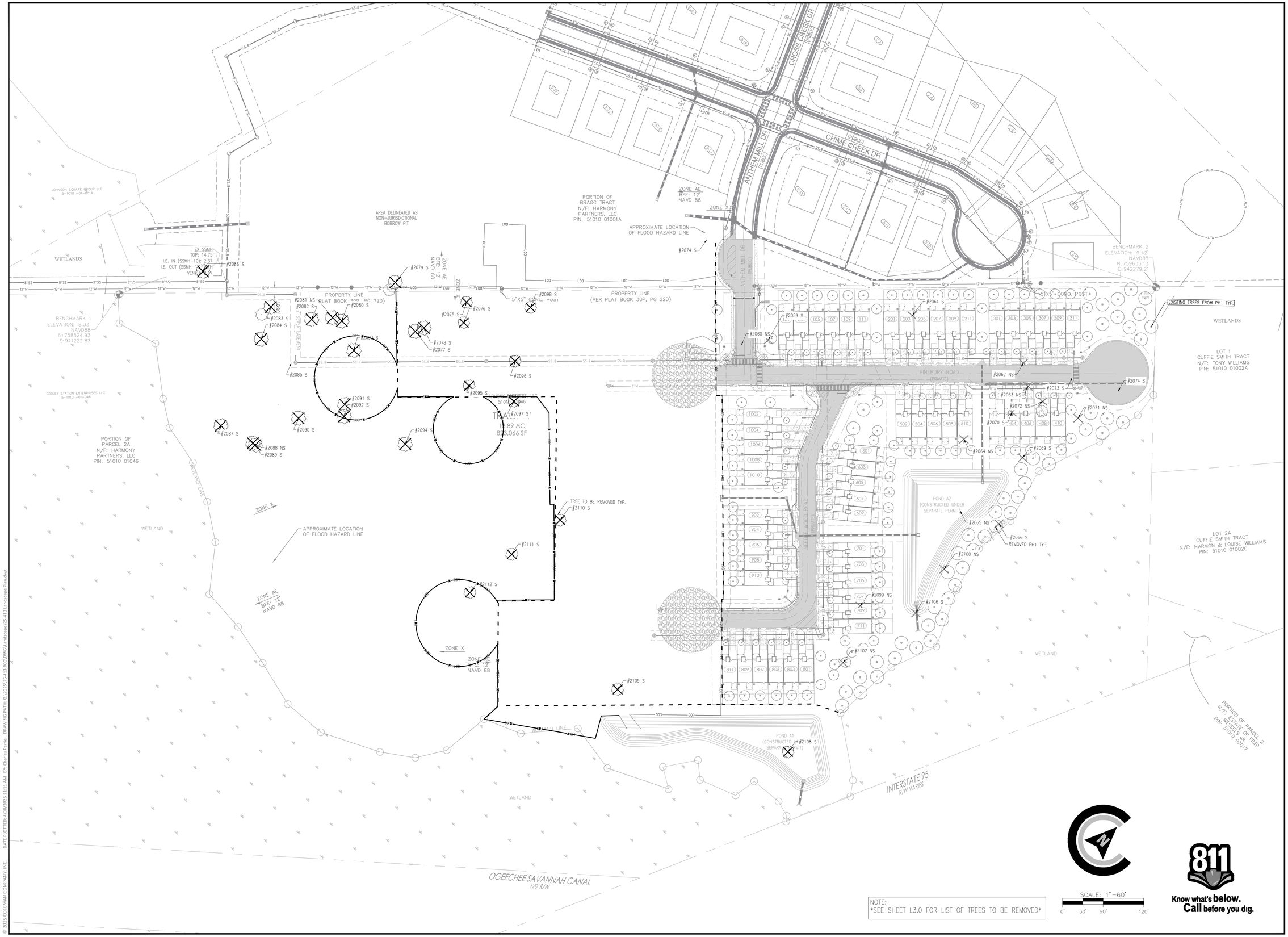
CIVIL CONSTRUCTION PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 25-413.000
DATE: 1/23/2026
DRAWN BY: CPP
CHECKED BY: NPM
SCALE: AS NOTED

STAKING PLAN

SHEET: C3.0

© 2025 COLEMAN COMPANY, INC.
DATE PLOTTED: 4/30/2026 11:07 AM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Civil\25-413.000 STAKING.dwg



NOTE:
SEE SHEET L3.0 FOR LIST OF TREES TO BE REMOVED

SCALE: 1"=60'
0' 30' 60' 120'

Know what's below.
Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
JAY M. GEHLER
No. 000521
08/28/25

REVISIONS:

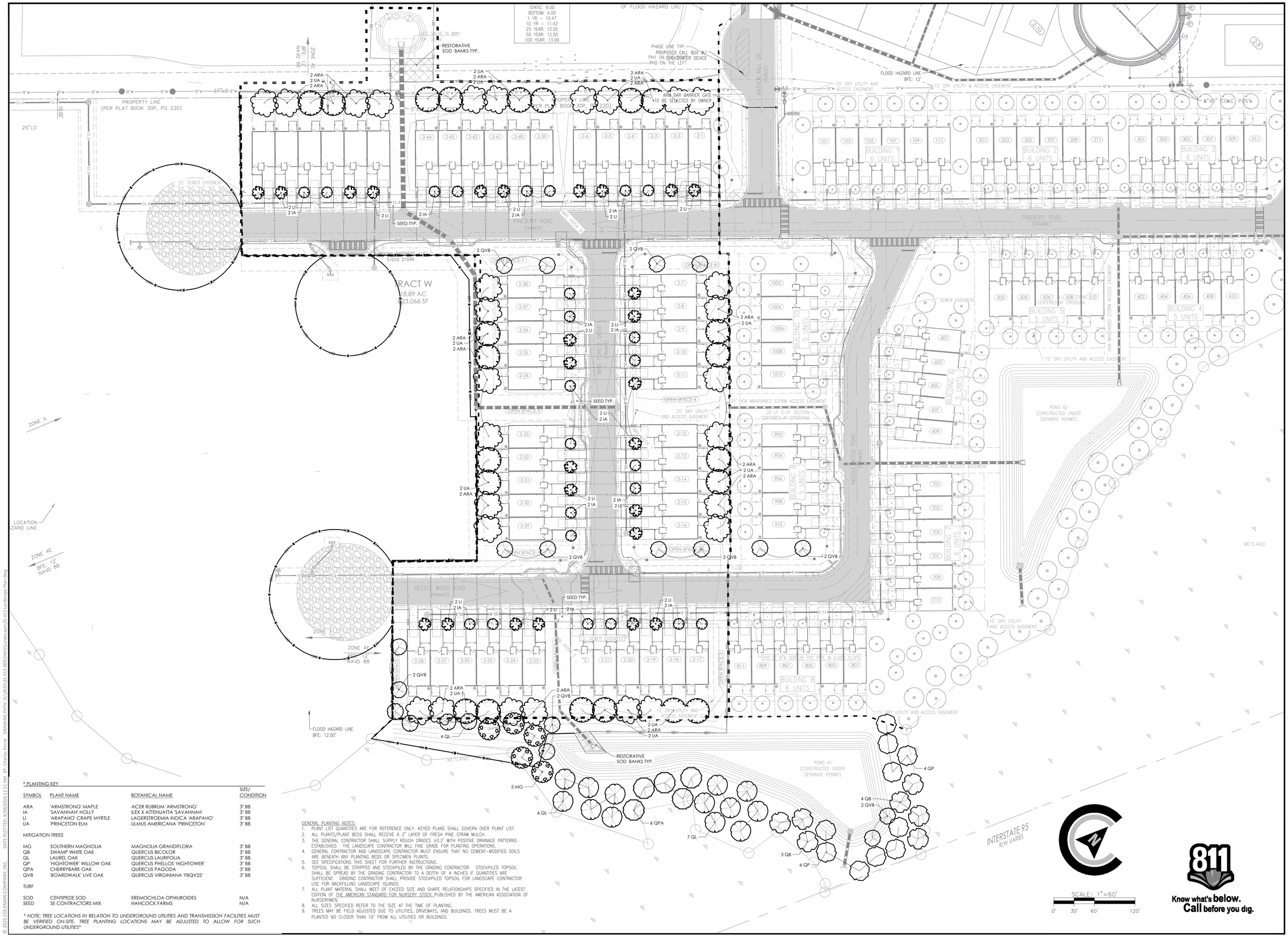
LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	08/28/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
L1.0

© 2025 COLEMAN COMPANY, INC.
DATE PLOTTED: 4/30/2026 11:11 AM BY: Charles Perrie DRAWING PATH: O:\2025\25-413.000\DWG\Landscape\25-413 Landscape Plan.dwg



* PLANTING KEY

SYMBOL	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
UA	'PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" BB
MITIGATION TREES			
MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
TURF			
SOD	CENTIPEDE SOD	EREMOCHLOA OPHIUROIDES	N/A
SEED	SE CONTRACTORS MIX	HANCOCK FARMS	N/A

** NOTE: TREE LOCATIONS IN RELATION TO UNDERGROUND UTILITIES AND TRANSMISSION FACILITIES MUST BE VERIFIED ON-SITE. TREE PLANTING LOCATIONS MAY BE ADJUSTED TO ALLOW FOR SUCH UNDERGROUND UTILITIES**

GENERAL PLANTING NOTES:

1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR MUST ENSURE THAT NO CEMENT-MODIFIED SOILS ARE BENEATH ANY PLANTING BEDS OR SPECIMEN PLANTS.
5. SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS.
6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
7. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.
9. TREES MAY BE FIELD ADJUSTED DUE TO UTILITIES, DRIVEWAYS, AND BUILDINGS. TREES MUST BE A PLANTED NO CLOSER THAN 10' FROM ALL UTILITIES OR BUILDINGS.

SCALE: 1"=60'
0' 30' 60' 120'

Know what's below. Call before you dig.

© 2025 COLEMAN COMPANY, INC. DATE PLOTTED: 4/30/2026 11:11 AM BY: Charles Perrie DRAWING PATH: Q:\2025\25-413.000\DWG\Landscape\25-413 Landscape Plan.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT JAY M GEHLER
JAY M. GEHLER
08/28/25

REVISIONS:

LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	08/28/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0

1

Ossabaw Consulting, LLC

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

Arborist Site Report

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

March 21, 2023

Location:

Proposed Tract W – Cross Creek Drive
Pooler, GA

General Information:

Documented trees were assessed to determine if they are healthy, per City of Pooler code for "significant tree". The trees were assessed during March of 2023 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler and this report will be the official opinion of the City of Pooler Arborist.

Detailed Findings and Recommendations*:

The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a "significant tree", per City of Pooler code, and the supporting information is provided.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
2107	33	Laurel oak	*Quercus laurifolia*	This tree has a decay seam.
2100	36	Willow oak	*Quercus phellos*	This tree is decayed.
2099	26	Willow oak	*Quercus phellos*	This tree is decayed.
2088	32	Southern red oak	*Quercus falcata*	This tree is decayed.
2081	26	Water oak	*Quercus nigra*	This tree is leaning.
2072	29	Water oak	*Quercus nigra*	This tree has poor growth development.

2

2071	29	Red maple	*Acer rubrum*	This tree is decayed and has a broken top.
2068	28	Blackgum	*Nyssa sylvatica*	This tree has massive decay.
2065	33	Water oak	*Quercus nigra*	This tree is decayed.
2064	37	Water oak	*Quercus nigra*	This tree is decayed.
2063	29	Water oak	*Quercus nigra*	This tree is decayed and has prominent lean.
2062	28	Water oak	*Quercus nigra*	This tree is decayed.
2060	28	Southern red oak	*Quercus falcata*	This tree has included bark and decay.

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

Tag Number	DBH	Common Name	Scientific Name
2112	24	Swamp white oak	*Quercus bicolor*
2111	24	Darlington oak	*Quercus hemisphaerica*
2110	24	Southern magnolia	*Magnolia grandiflora*
2109	32	Laurel oak	*Quercus laurifolia*
2108	33	Swamp white oak	*Quercus bicolor*
2106	35	Laurel oak	*Quercus laurifolia*
2105	26	Baldcypress	*Taxodium distichum*
2104	39	Laurel oak	*Quercus laurifolia*
2103	34	Baldcypress	*Taxodium distichum*
2102	33	Baldcypress	*Taxodium distichum*
2101	27	Baldcypress	*Taxodium distichum*
2098	25	Live oak	*Quercus virginiana*
2097	18	Live oak	*Quercus virginiana*
2096	25	Live oak	*Quercus virginiana*
2095	18	Live oak	*Quercus virginiana*
2094	26	Southern magnolia	*Magnolia grandiflora*
2093	36	Live oak	*Quercus virginiana*
2092	18	Live oak	*Quercus virginiana*

3

2091	34	Live oak	*Quercus virginiana*
2090	21	Live oak	*Quercus virginiana*
2089	19	Live oak	*Quercus virginiana*
2087	33	Live oak	*Quercus virginiana*
2086	27	Pecan	*Carya illinoensis*
2085	27	Live oak	*Quercus virginiana*
2084	25	Live oak	*Quercus virginiana*
2083	20	Live oak	*Quercus virginiana*
2082	29	Live oak	*Quercus virginiana*
2080	25	Live oak	*Quercus virginiana*
2079	24	Live oak	*Quercus virginiana*
2078	24	Hickory	*Carya species*
2077	18	Live oak	*Quercus virginiana*
2076	18	Live oak	*Quercus virginiana*
2075	24	Live oak	*Quercus virginiana*
2074	28	Cherrybark Oak	*Quercus pagoda*
2073	24	Water oak	*Quercus nigra*
2070	31	Willow oak	*Quercus phellos*
2069	34	Willow oak	*Quercus phellos*
2067	26	Baldcypress	*Taxodium distichum*
2066	25	Red maple	*Acer rubrum*
2061	24	Willow oak	*Quercus phellos*
2059	20	Live oak	*Quercus virginiana*

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

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

4

Inspector's information:

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

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

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

* CITY OF POOLER LANDSCAPING REQUIREMENTS

SITE REQUIREMENTS
CRITERIA: 15 EA 3" CALIPER TREES PER ACRE
RATIONAL: TOTAL SITE AREA 823,066 SF = 18.9 ACRES
SITE REQUIREMENTS: 18.9 ACRES * 15 = 186 EA 3" CALIPER TREES
SOLUTION: 284 LARGE SPECIES CANOPY TREES

SITE MITIGATION
CRITERIA: REPLACE TOTAL CALIPER INCHES REMOVE WITH TREES OF THE SAME SPECIES, TOTALING THE SAME NUMBER OF DBH
REQUIREMENT: 1077 CALIPER INCHES TREES TO BE REPLACED (342 - 3" TREES)
SOLUTION: (SEE TABLE BELOW & PLANTING SCHEDULE BELOW)

TOTAL TREES REQUIRED ON ENTIRE SITE WITHOUT PAYING INTO THE POOLER TREE FUND
284 LARGE SPECIES CANOPY TREES
342 3" MITIGATION TREES(REPLACING USING SIMILAR VARIETIES REMOVED)
626 3" CALIPER TREES

* PLANTING SCHEDULE

TREES PHASE 2

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	28	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	24	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	26	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
UA	22	'PRINCETON' ELM	ULMUS AMERICANA 'PRINCETON'	3" BB

MITIGATION TREES PHASE 2

MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	17	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	10	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	16	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
TOTAL	160	(MITIGATION &PROPOSED TREES PHASE 2)		

TURF

SOD	1,450 SF	CENTIPEDE SEED	EREMOCHLOA OPHIUROIDES	N/A
SEED	108,100 SF	SE CONTRACTORS MIX	HANCOCK FARMS, DADE CITY, FL	N/A

TREES PLANTED PREVIOUS PHASE (PHASE 1)

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	SIZE/ CONDITION
ARA	30	'ARMSTRONG' MAPLE	ACER RUBRUM 'ARMSTRONG'	3" BB
IA	28	'SAVANNAH' HOLLY	ILEX X ATTENUATTA 'SAVANNAH'	3" BB
LI	28	'ARAPAHO' CRAPE MYRTLE	LAGERSTROEMIA INDICA 'ARAPAHO'	3" BB
UA	26	'PRINCETON' ELM	ULMUS AMERICANA 'PRINCETON'	3" BB

MITIGATION TREES PHASE 1

ARF	9	'RED SUNSET' RED MAPLE	ACER RUBRUM 'FRANKSRED'	3" BB
MG	4	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QB	12	SWAMP WHITE OAK	QUERCUS BICOLOR	3" BB
QL	6	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	9	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QPA	5	CHERRYBARK OAK	QUERCUS PAGODA	3" BB
QVB	24	'BOARDWALK' LIVE OAK	QUERCUS VIRGINIANA 'FBQV22'	3" BB
QVC	8	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TOTAL	189	(MITIGATION &PROPOSED TREES PHASE 1)		

CURRENT GRAND TOTAL 349

PLANTING NOTE:
TREES MAY BE FIELD ADJUSTED DUE TO UTILITIES, DRIVEWAYS, AND BUILDINGS. TREES MUST BE A PLANTED NO CLOSER THAN 10' FROM ALL UTILITIES OR BUILDINGS.

TREE REMOVAL AND MITIGATION

TREE #	DBH	TYPE	# OF INCHES TO REPLACE
2112	24	SWAMP WHITE OAK	24
2111	24	DARLINGTON OAK	24
2110	24	SOUTHERN MAGNOLIA	24
2109	32	LAUREL OAK	32
2108	33	SWAMP WHITE OAK	33
2106	35	LAUREL OAK	35
2105	26	BALD CYPRESS	26
2104	39	LAUREL OAK	39
2103	34	BALD CYPRESS	34
2102	33	BALD CYPRESS	33
2101	27	BALD CYPRESS	27
2098	25	LIVE OAK	25
2097	18	LIVE OAK	18
2096	25	LIVE OAK	25
2095	18	LIVE OAK	18
2094	26	SOUTHERN MAGNOLIA	26
2093	36	LIVE OAK	36
2092	18	LIVE OAK	18
2091	34	LIVE OAK	34
2090	21	LIVE OAK	21
2089	19	LIVE OAK	19
2087	33	LIVE OAK	33
2086	27	PECAN	27
2085	27	LIVE OAK	27
2084	25	LIVE OAK	25
2083	20	LIVE OAK	20
2082	29	LIVE OAK	29
2080	25	LIVE OAK	25
2079	24	LIVE OAK	24
2078	24	HICKORY	24
2077	18	LIVE OAK	18
2076	18	LIVE OAK	18
2075	24	LIVE OAK	24
2074	28	CHERRY OAK	28
2073	24	WATER OAK	24
2070	31	WILLOW OAK	31
2069	34	WILLOW OAK	34
2067	26	BALD CYPRESS	26
2066	25	RED MAPLE	25
2061	24	WILLOW OAK	24
2059	20	LIVE OAK	20
TOTAL # OF INCHES OF TREES TO BE REPLACED			1077

TREES TO BE REPLACED (IF REPLACED WITH 3" TREES)

SPECIES	INCHES TO MITIGATE	SOLUTION
SWAMP WHITE OAK	57	19 EA 3" CAL
WATER OAK	24	8 EA 3" CAL, SUB WILLOW OAK
DARLINGTON OAK	24	8 EA 3" CAL, SUB WILLOW OAK
HICKORY/PECAN	51	17 EA 3" CAL, SUB WILLOW OAK
SOUTHERN MAGNOLIA	50	17 EA 3" CAL
LAUREL OAK	106	36 EA 3" CAL
WILLOW OAK	89	10 EA 3" CAL
RED MAPLE	25	9 EA 3" CAL
LIVE OAK	477	159 EA 3" CAL
CHERRYBARK OAK	28	10 EA 3" CAL
BALD CYPRESS	146	49 EA 3" CAL
		342 TOTAL TREES

NOTES: ALL MITIGATION TREES TO BE PLANTED BEFORE END OF PROJECT OR A CHECK TO BE PAID TO THE POOLER TREE FUND TO ACCOUNT FOR THE DIFFERENCE

MITIGATION TREES STILL UNACCOUNTED FOR AFTER PHASES 1-2

MG	8	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" BB
QL	13	LAUREL OAK	QUERCUS LAURIFOLIA	3" BB
QP	24	'HIGHTOWER' WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	3" BB
QV	115	'CATHEDRAL' LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" BB
TDS	49	'SHAWNEE BRAVE' BALD CYPRESS	TAXODIUM DISTICHUM 'MICKELSON'	3" BB

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT JAY M GEHLER PROFESSIONAL 08/28/25

REVISIONS:

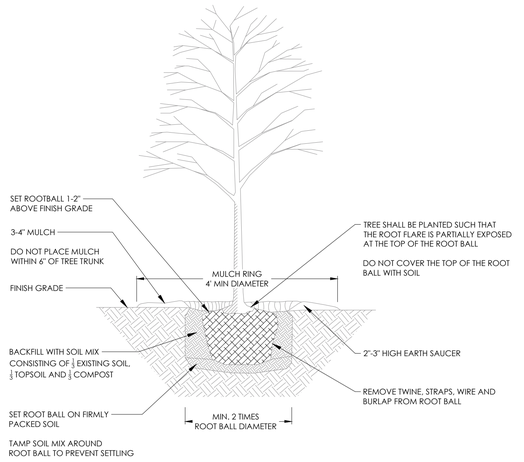
LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 25-413.000
DATE: 08/28/25
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

LANDSCAPE DETAILS

SHEET: L3.0

© 2025 COLEMAN COMPANY, INC.
DATE PLOTTED: 4/30/2026 11:12 AM BY: Charles Perrie DRAWING PATH: O:\2025\25-413.000\DWG\Landscape\25-413 Landscape Plan.dwg



NOTE:

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

TREE PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES

GENERAL:

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

PLANT QUALITY:

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

ROOT SYSTEM:

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

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

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

FERTILIZER:

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

MULCH:

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

WATERING:

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

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT JAY M. GEHLER NO. 000621 PROFESSIONAL 08/28/25 JAY M GEHLER

REVISIONS:

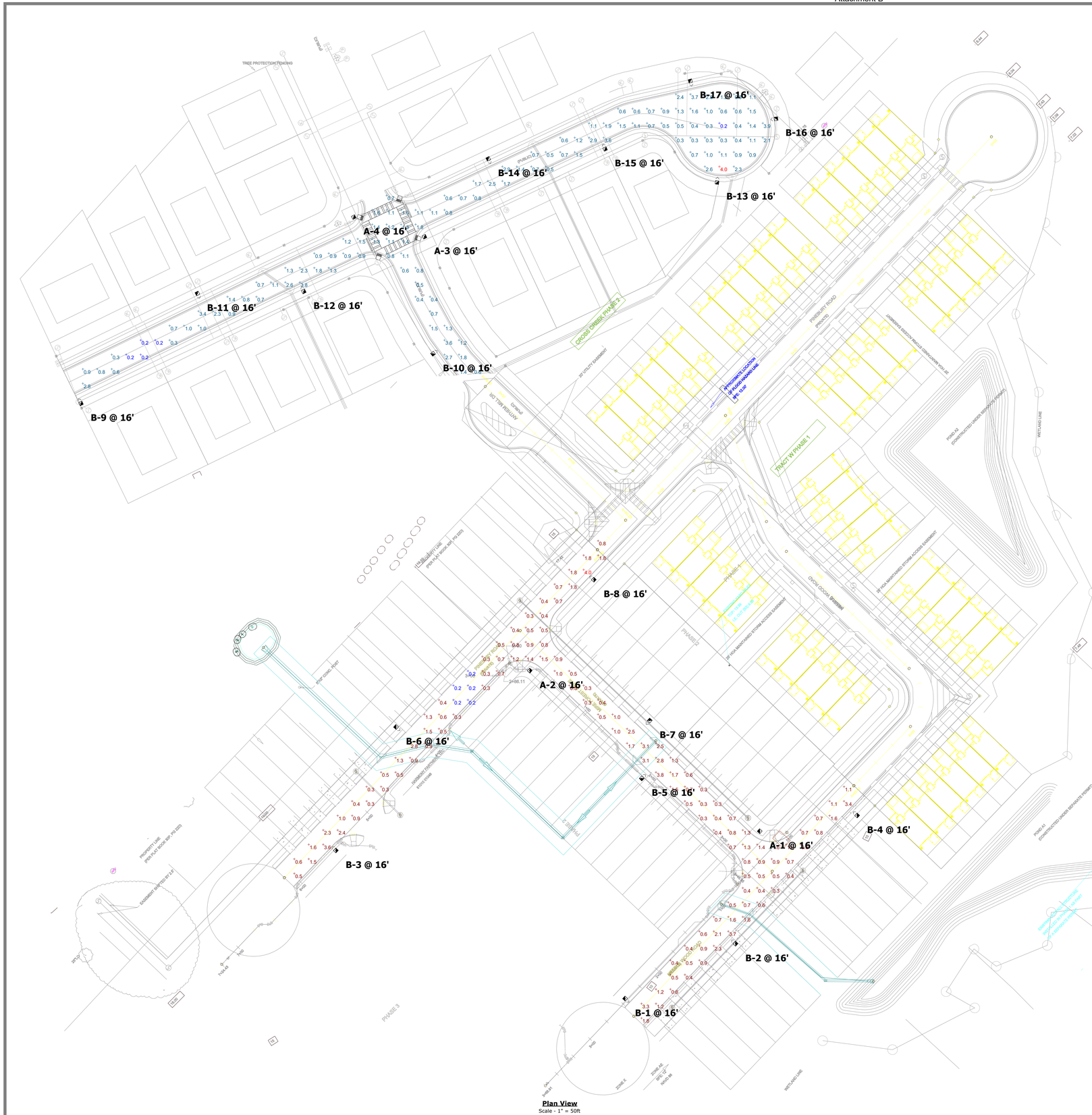
LANDSCAPE PLANS FOR
TRACT W TOWNHOMES
PHASE 2
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	25-413.000
DATE:	08/28/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE DETAILS

SHEET:
L3.1

© 2025 COLEMAN COMPANY, INC.
DATE PLOTTED: 4/30/2026 11:12 AM BY: Charles Perrie DRAWING PATH: O:\2025\25-413.000\DWG\Landscape\25-413 Landscape Plan.dwg



Plan View
Scale - 1" = 50ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
	A	4	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	UTLD-PA1-70-740-U-SWQ	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	0.912	74
	B	17	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	UTLD-PA1-70-740-U-T3	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	0.912	74

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Phase 2	+	1.0 fc	4.0 fc	0.2 fc	20.0:1	5.0:1
Cross Creek Phase 2	+	1.2 fc	4.0 fc	0.2 fc	20.0:1	6.0:1

Note

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

SouthCon

Tract W Townhomes Phase 2 - Pooler, GA

Designer KF
Date 12/09/2025
Scale As Shown
Drawing No. S75725A1
Summary

Kimley»Horn

MEMORANDUM

To: Neil McKenzie, PE
Coleman Company, Inc.

CC: Heath Lloyd, City Manager
Matthew E. Saxon, Assistant City Manager
City of Pooler, Georgia

From: Rhodes Hunt, PE
Harrison Dean, PE
Kimley-Horn and Associates, Inc.

Date: October 30, 2025

Subject: Pine Barren Road Corridor Traffic Study – Addendum No. 4
Executive Summary and Draft Recommendations

Background

The Tract W residential development is located off Cross Creek Drive in Pooler, Georgia and is slated to include up to 171 single-family homes at full buildout. On June 2, 2025, Phase 1 (i.e., 55 of the 171 single-family homes) received conditional approval from the City of Pooler City Council ("the City"). As part of this approval, the City requested a traffic study for the Tract W development to reevaluate recommendations from the *Pine Barren Road Corridor Traffic Study* (Kimley-Horn, 2021) regarding the development's access points to Pine Barren Road at Longleaf Circle and at Cross Creek Drive.

Accordingly, Kimley-Horn has conducted a traffic analysis to supplement findings from the *Pine Barren Road Corridor Traffic Study* (Kimley-Horn, 2021), *Pine Barren Road Corridor Traffic Study – Addendum No. 1* (Kimley-Horn, 2021), *Pine Barren Road Corridor Traffic Study – Addendum No. 2* (Kimley-Horn, 2022), and *Pine Barren Road Corridor Traffic Study – Addendum No. 3* (Kimley-Horn, 2025) (collectively, "the Pine Barren Studies") based on updated planned developments along Pine Barren Road between Longleaf Circle and Harmon Road ("the Study Area"). This memorandum summarizes updates to the 2030 Build traffic forecast with corresponding long-term improvement recommendations along the Study Area for the following developments ("the Developments"):

1. Tract W: 171 single-family attached homes
    a. Phase 1: 55 single-family attached homes
    b. Phase 2: 54 single-family attached homes
    c. Phase 3: 62 single-family attached homes
2. Bragg Tract: 62 single-family attached homes and 119 single-family detached homes
    a. Phase 1: 62 single-family attached homes and 40 single-family detached homes
    b. Phase 2: 79 single-family detached homes
3. Cross Creek Subdivision (Phase 2 and 3)
    a. Phase 2: 22 single-family detached homes
    b. Phase 3: 88 single-family detached homes
4. 740 Pine Barren Residential Development
    a. 55 single-family attached homes
    b. 24 single-family detached homes

Kimley»Horn

Updated traffic counts were collected in May 2025, and an annual growth rate of 1.5 percent was established to grow existing traffic to 2030 in accordance with the growth rate developed as part of Addendum No. 3. Next, projected traffic from developable land and known developments included in the Pine Barren Studies' 2030 Build traffic forecast were reviewed and incorporated, including projected traffic from the West Chatham School redevelopment near the intersection of Pine Barren Road and South Rogers Street. Based on this information, traffic operations were evaluated under 2030 Build and 2030 Build Improved conditions during the AM and PM peak hours for the following intersections with Pine Barren Road:

1. Longleaf Circle (secondary access for Tract W and the Cross Creek Subdivision)
2. Cross Creek Drive (primary access for Tract W, the Cross Creek Subdivision, and the 740 Pine Barren Residential Development)
3. Road "A" (primary access for Bragg Tract)
4. Harmon Road (secondary access for Bragg Tract)

Additionally, interim (i.e., 2027) analyses were performed, and interim recommendations were developed to support future planning and access control for the Tract W and Bragg Tract developments. These interim recommendations are expected to accommodate the anticipated traffic upon opening of the Tract W and Bragg Tract developments in 2027. Additional long-term improvements are recommended within the Study Area upon completion of the West Chatham School redevelopment, other potential developments outside of the Study Area, and continued background growth along the Pine Barren Road corridor.

Recommended Short-Term Improvements

Analyses were performed for the 2027 Open Year to determine interim improvements needed to accommodate the Tract W and Bragg Tract developments. Based on information provided by the development team, anticipated traffic associated with the Cross Creek Subdivision (Phases 2 and 3) was also included in the 2027 Open Year analyses. The following improvements have been identified to mitigate the impact from these specific developments within the Study Area under 2027 Open Year conditions:

Pine Barren Road at Cross Creek Drive

- Reconstruct the eastbound approach to include one (1) right-turn lane
- Reconstruct the westbound approach to include one (1) left-turn lane
- Reconstruct the northbound approach to include one (1) left-turn lane and one (1) right-turn lane under minor-street stop control

Pine Barren Road at Bragg Tract Road "A"

- Reconstruct the eastbound approach to include one (1) left-turn lane and one (1) right-turn lane
- Reconstruct the westbound approach to include one (1) left-turn lane and one (1) right-turn lane
- Construct the northbound approach to include one (1) left-turn lane and one (1) right-turn lane under minor-street stop control
- Construct the southbound approach to include one (1) left-turn lane and one (1) right-turn lane under minor-street stop control

Kimley»Horn

Pine Barren Road at Harmon Road

- Reconstruct the eastbound approach to include one (1) right-turn lane
- Reconstruct the westbound approach to include one (1) left-turn lane
- Reconstruct the northbound approach to include one (1) left-turn lane and one (1) right-turn lane under minor-street stop control

Recommended Long-Term Improvements

Based on the 2030 Build analyses performed, the following improvements have been identified to mitigate the impact of network-wide development potential within the Study Area under updated 2030 Build conditions. No further improvements are anticipated at the Pine Barren Road and Harmon Road intersection beyond the recommended short-term improvements.

Pine Barren Road Corridor Improvements from Longleaf Circle to Harmon Road

- Construct a three-lane section to include the following:
  - One westbound through lane
  - One eastbound through lane
  - A two-way left-turn lane (TWLTL) separating the through lanes
- Construct a 10-foot-wide shared-use path on the south side of Pine Barren Road
- Construct a 5-foot-wide sidewalk on the north side of Pine Barren Road

Pine Barren Road at Longleaf Circle

- Reconstruct the eastbound approach to include one (1) right-turn lane
- Reconstruct the westbound approach to include one (1) left-turn lane
- Reconstruct the northbound approach to include one (1) left-turn lane and one (1) right-turn lane under minor-street stop control

Pine Barren Road at Cross Creek Drive

- Reconstruct the intersection as a single-lane roundabout with a northern leg for access to and from the 740 Pine Barren residential development
- Construct one (1) eastbound right-turn bypass lane
- Construct one (1) westbound right-turn bypass lane

Pine Barren Road at Bragg Tract Road "A"

- Reconstruct the intersection as a single-lane roundabout
- Construct one (1) eastbound right-turn bypass lane
- Construct one (1) westbound right-turn bypass lane

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:	N/A	Request By:	City of Pooler		
County:	Chatham	GDOT District: 5 - Jesup			
Major Road:	Pine Barren Rd	Road Class:	Major Collector	Speed Limit:	45 mph
Crossing Road:	Cross Creek Dr	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	East/West	Area Type:	Urban		
Intersection Control:	Conventional (Minor Stop)	Project ID:	011532022		
Prepared By:	Kimley-Horn	Date:	9/24/2025		
Project Purpose:	Determine Open Year recommendations for the Tract W and Cross Creek Developments at Pine Barren Road/Cross Creek Drive				

Existing Data Year:	2025
Project Opening Year:	2027
Project Design Year:	2027
Annual Growth Rate:	1.5%
K Factor*:	12%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

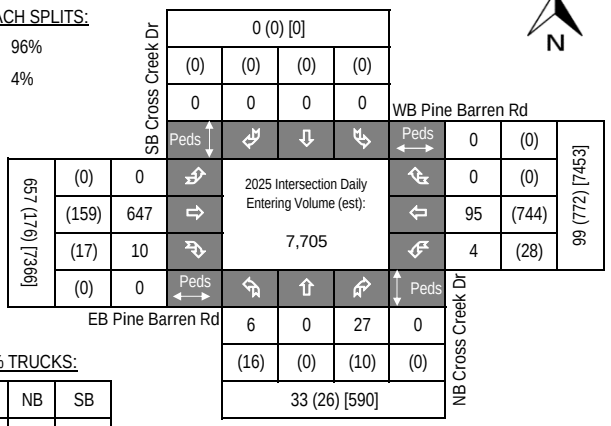
Pine Barren Rd: 96%

Cross Creek Dr: 4%

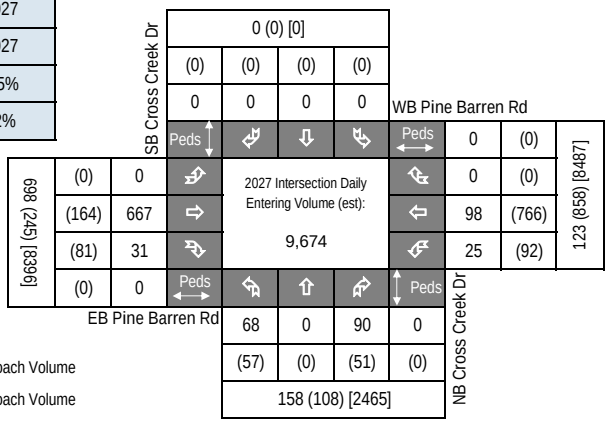
PEAK HR % TRUCKS:

EB	WB	NB	SB
2%	4%	4%	0%

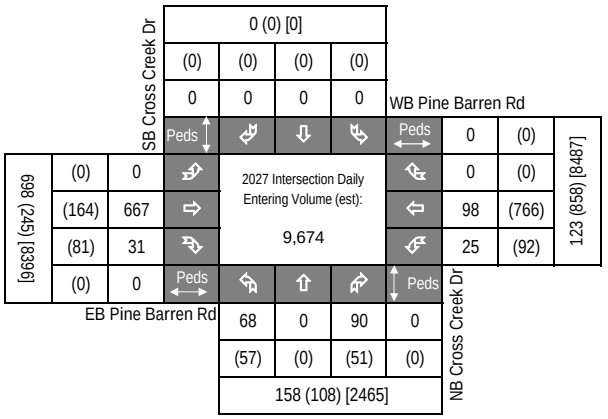
2025 EXISTING YEAR VOLUMES



2027 OPENING YEAR VOLUMES



2027 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: 1) the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or 2) the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "Waiver" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record: Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record: Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

Attachment B

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	N/A
Project Location:	Pine Barren Rd @ Cross Creek Dr
Existing Control:	Conventional (Minor Stop)
Prepared by:	Kimley-Horn
Date:	9/24/2025

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	Screening Decision Justification:
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	Existing condition is not expected to operate acceptably
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Traffic volumes are too high for an all way stop control
	Mini Roundabout	No	No	No	No	No	No	No	Traffic volumes are too high for a mini roundabout
	Single Lane Roundabout	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Traffic volumes are acceptable for a single lane roundabout
	Multilane Roundabout	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	RCUT (stop control)	Yes	Yes	Yes	Yes	No	No	No	Deemed infeasible due to undesirable restriction of minor street movements
	RIRO w/down stream U-Turn	Yes	Yes	Yes	Yes	No	No	No	Deemed infeasible due to undesirable access restriction
	High-T (unsignalized)	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Offset-T Intersections	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Add LT Lanes on Both Roads Add RT Lanes on Both Roads	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Minor street stop control with turn lanes should be evaluated
	Other unsignalized (provide description):	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Traffic volumes are acceptable for a single lane roundabout w/o bypass
Signalized Intersections	Traffic Signal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Traffic Signal Warrants are met and alternative should be evaluated
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	RCUT (signalized)	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Continuous Green-T	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Jughandle	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Quadrant Roadway	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Diverging Diamond	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Single Point Interchange	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes
	Other Signalized (provide description):	No	No	No	No	No	No	No	Not appropriate based on site characteristics and traffic volumes

= Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

Attachment B

GDOT ICE STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

Project Location: Pine Barren Rd @ Cross Creek Dr
Existing Intersection Control: Conventional (Minor Stop)
Type of Analysis: Conventional Non-Safety Funded Project

District: 5 - Jesup
County: Chatham
Area: Urban

GDOT PI #: N/A
Prepared by: Kimley-Horn
Date: 9/24/2025

Opening / Design Year Traffic Operations

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Measure of Effectiveness	Intersection Delay	
Traffic Analysis Software Used	Synchro	
Analysis Time Period	AM Peak Hr	PM Peak Hr
2027 Opening Yr No-Build Peak Hr Intersection Delay	23.6 sec	26.2 sec
2027 Opening Yr No-Build Peak Hr Intersection V/C	0.47	0.40
2027 Design Yr No-Build Peak Hr Intersection Delay	23.6 sec	26.2 sec
2027 Design Yr No-Build Peak Hr Intersection V/C ratio	0.47	0.40

Complete Streets Warrants Met?

- ☐ PEDESTRIANS
- ☐ BICYCLES
- ☐ TRANSIT

Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
Angle	0	0	0	0	0	0%
Head-On	0	0	0	0	0	0%
Rear End	0	0	0	0	0	0%
Sideswipe - same	0	0	0	0	0	0%
Sideswipe - opposite	0	0	0	0	1	50%
Not Collision w/Motor Veh	0	0	0	0	1	50%
TOTALS:	0	0	0	0	2	2

Crash Type

* Number of crashes resulting in injuries / fatalities, not number of persons

Alternatives Analysis:

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Proposed Control Type/Improvement:	Single Lane Roundabout	Add LT and RT Lanes	Other unsignalized (provide description):	Traffic Signal	N/A
Project Cost: (From CostEst Worksheet)	*Add RT Bypass on Major*	*Add LT & RT bays on all app*	*SL RAB with no Bypass*	*Add LT bays all approaches*	*Additional description here*
Construction Cost	$2,069,000	$809,000	$1,319,000	$1,270,000	
ROW Cost	$130,000	$130,000	$130,000	$130,000	
Environmental Cost	$0	$0	$0	$0	
Reimbursable Utility Cost	$23,000	$11,000	$18,000	$18,000	
Design & Contingency Cost	$632,000	$239,000	$495,000	$368,000	
Cost Adjustment (justification req'd)	0%	0%	0%	0%	
Total Cost	$2,854,000	$1,189,000	$1,962,000	$1,786,000	
Traffic Operations:	*User Cost Override*		*User Cost Override*	*User Cost Override*	
Traffic Analysis Software Used	Sidra	Synchro	Sidra	Synchro	
Analysis Period	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	
2027 Design Yr Build Intersection Delay	5.1 sec / 8.1 sec	15.8 sec / 15.5 sec	6.5 sec / 8.4 sec	11.5 sec / 7.1 sec	
2027 Design Yr Build Intersection V/C	0.42 / 0.67	0.23 / 0.21	0.53 / 0.67	0.57 / 0.55	
Safety Analysis:					
Predefined CRF: PDO	39%	32%	0%	39%	
Predefined CRF: Fatal/Inj	78%	26%	0%	40%	
Predefined CRF Source:	FHWA Clearinghouse #s 233 / 234	FHWA Clearinghouse #s 270&285 / 274&288	CRF unavailable; provide user defined CRF below	FHWA Clearinghouse #s 7982 / 7984	
User Defined CRF: PDO			39%		
User Defined CRF: Fatal/Inj			78%		
User Defined CRF Source (write in if applicable):			FHWA Clearinghouse #s 233/234		
Environmental Impacts:[1]					
Historic District/Property	None	None	None	None	
Archaeology Resources	None	None	None	None	
Graveyard	None	None	None	None	
Stream	None	None	None	None	
Underground Tank/Hazmat	None	None	None	None	
Park Land	None	None	None	None	
EJ Community	None	None	None	None	
Wooded Area	None	None	None	None	
Wetland	None	None	None	None	

*Note: If environmental impact is significant (**RED**), provide justification impact won't jeopardize project delivery using "Env" worksheet*

[1] *Environmental impacts are only preliminary estimates; detailed environmental impact documentation will be included with project concept report*

Stakeholder Posture:					
Local Community Support	Unknown	Unknown	Unknown	Unknown	
GDOT Support	Unknown	Unknown	Unknown	Unknown	
Final ICE Stage 2 Score:	**6.0**	**5.8**	**6.5**	**5.2**	
Rank of Control Type Alternatives:	**2**	**3**	**1**	**4**	
Final Intersection Control Selection:	**3 - Add LT and RT Lanes**				

Note: Stage 2 score is not given (shown as "-") if signal or AWS is selected as control type but respective warrants are not met

Provide additional comments and/or explain any unique analysis inputs, or results (as necessary):

The Add Turn Lanes alternative is recommended for the 2027 Open Year as it provides acceptable operations and avoids added delay to Pine Barren Road through traffic. The roundabout remains the preferred alternative under 2030 conditions to address long-term operational and safety needs. A waiver is attached in accordance with GDOT Policy 4A-5 to support the 2027 recommendation.

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.3| Revised 11/13/2023

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location:	Pine Barren Rd @ Cross Creek Dr		
County:	Chatham	GDOT PI # (or N/A):	N/A
GDOT District:	5 - Jesup	Requested By:	City of Pooler
Area Type:	Urban	Prepared By:	Kimley-Horn
Existing Intersection Control:	Conventional (Minor Stop)	Date:	9/24/2025
		Waiver Request Type:	Add/Extend Turn Lane

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	7,453	
Existing Minor Street Avg Daily Traffic (ADT):	590	
Analysis Period:	AM Peak	PM Peak
2027 Opening Yr Peak Hour Intersection Delay:	15.8 sec	15.5 sec
2027 Opening Yr Peak Hour Intersection V/C:	0.23	0.21
2027 Design Yr Peak Hour Intersection Delay:	15.8 sec	15.5 sec
2027 Design Yr Peak Hour Intersection V/C:	0.23	0.21

Crash Data (Required):[3]

Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
Crash Type: Angle	0	0	0	0	0	0%
Head-On	0	0	0	0	0	0%
Rear End	0	0	0	0	0	0%
Sideswipe - same	0	0	0	0	0	0%
Sideswipe - opposite	0	0	0	0	1	50%
Not Collision w/Motor Veh	0	0	0	0	1	50%
TOTALS:	0	0	0	0	2	2

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required):	The Add Turn Lane alternative is the most suitable interim improvement to accommodate Open Year traffic from the Tract W and Cross Creek developments. This alternative provides sufficient capacity, maintains acceptable LOS and delay, and offers a cost-effective solution with improvements that can be utilized as part of this intersection's long-term recommendation — a single-lane roundabout with right-turn bypass lanes.
Proposed Intersection Control:	Add Turn Ln/Median (Unsig)

REQUESTED BY: Harrison Dean, P.E. Date: 9/24/2025

Title: Transportation Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 10 day of April, 20 24, by and between HARMONY PARTNERS, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name TRACT W TOWNHOMES.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51010 01046 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 1558 Page 0554, 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 April, 2024

Denise C Buckner

Notary Public Print

Denise C Buckner

Notary Public Signature

9-24-24

Notary Public Commission Expiration

Seal

DENISE C BUCKNER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 24, 2024
BRYAN COUNTY, GEORGIA

Landowner

Jack Wardlaw

Landowner Print

Landowner Signature

Cole Chenowith

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

May 4th, 2026

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

Dear Mr. McKenzie,

I am pleased to provide you with a recommendation for Approval of the site plan application submitted for Tract W Townhomes – Phase 2 (Application No. A25-0171), as detailed below

Submittal Documents:		
	Site Plans	*May 2026*
	Georgia Power Layout Plan	*May 2026*
	EPD Drinking Water Project Form Approval	*Mar. 2026*
	EPD Sanitary Sewer Extension Form Approval	*Mar. 2026*
	Stormwater Pipe Sizing Report	*Jan. 2026*
	Flood plain mitigation exhibit	*Jan. 2026*
	Water & Sewer Analysis Report	*Jan. 2026*
	GSWCC ES&PC Approval Memo	*Jan. 2026*
	USACE Aquatic Resources Delineation	*Nov. 2025*
	Fire Protection Exhibit	*Nov. 2025*
	Hydrology Report	*Sept. 2025*
	Stormwater Maintenance Agreement	*Sept. 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.

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

EOM Operations
Your solution to a better tomorrow

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans, subject to the following:

1. This recommendation for approval is contingent upon the developer's continued compliance with all conditions of site plan approval previously established for Phase 1 of the Tract W Townhomes Development. To ensure continuity of those established conditions and their applicability to relevant elements of Phase 2, the following conditions are carried forward:

    a. The developer shall fund a traffic impact study (to be performed by a firm selected by the City) and shall cover the full cost of any required improvements to Cross Creek and Pine Barren Roads, not to exceed the total cost identified in the study.

    b. Certificates of Occupancy for Phase 2 shall not be issued unless and until the traffic improvements identified in the study are actively underway.

    c. The developer shall continue coordination with the U.S. Army Corps of Engineers regarding the emergency access road.

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
Marcy Benson; City Planner – City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator - City of Pooler
Justin Arnsdorff, PE, Vice President of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a one-story commercial building for Georgia United Credit Union located in the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 2221 Pooler Parkway.

Project:	#A25-0226
P&Z Meeting Date:	May 11, 2026
City Council Meeting Date:	June 1, 2026
Applicant and Authorized Agent:	Yara Rymer Bond – Eclipse Brand Builders, LLC
Property Owner:	Georgia United Credit Union
Location (Address):	2221 Pooler Parkway
Parcel (PIN):	51009 01104
Acreage:	Approximately 1.30-Acres
Zoning:	PUD (Savannah Quarters, Phase 7) - Mosaic Town Center
Proposed Use:	One- story commercial building (Georgia United Credit Union)
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ *The site is located within an area that is shown on the Future Land Use Map as Residential and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. Although the FLUM identifies this parcel*

as being residential, the proposed bank is consistent with the existing and proposed development of the area, 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.*

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

    - *Yes, the proposed site plan is appropriate in scale for the 1.30-acre site and the adjacent properties of similar sizes.*

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.*

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

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

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

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

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

Attachment A



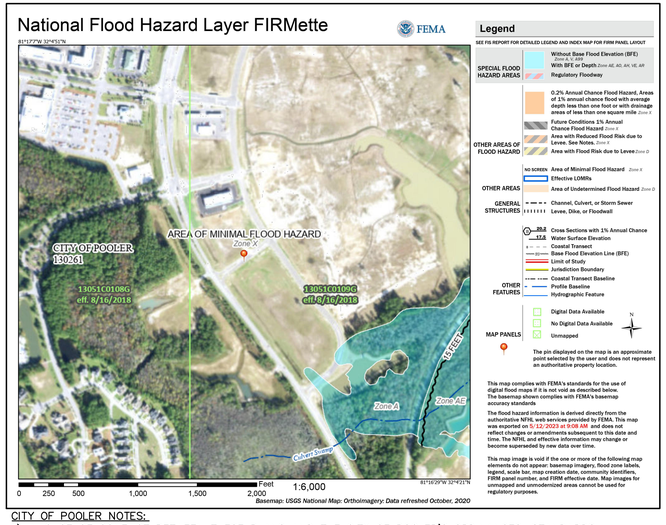
CITY of POOLER
GEORGIA

Vicinity Map - 2221 Pooler Parkway - Site Plan

04/27/2026

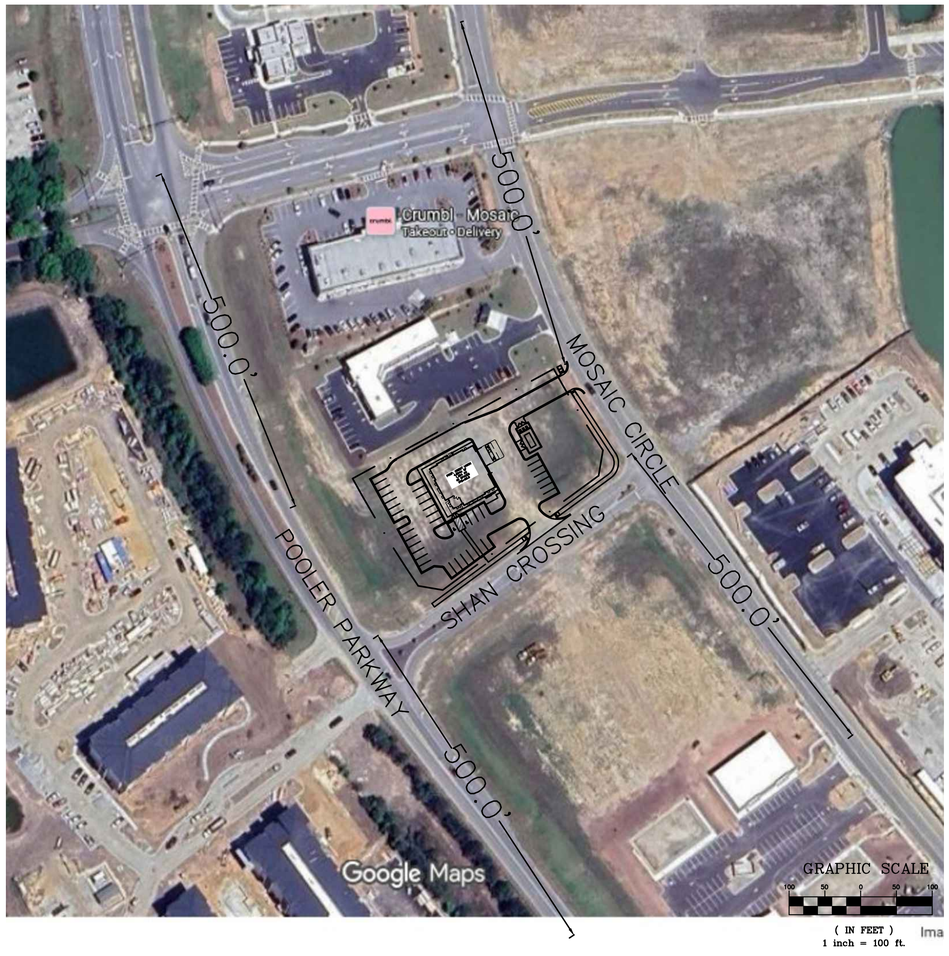
Parcels

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



CITY OF POOLER NOTES:

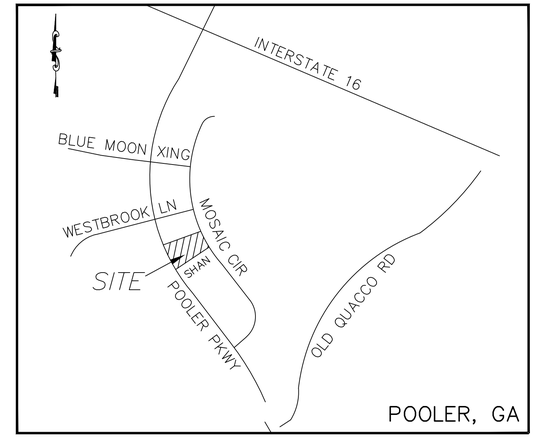
1) IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
2) ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
3) THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
4) 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.



GEORGIA UNITED CREDIT UNION

PARCEL 8
MOSIAC TOWN CENTER
CITY OF POOLER
CHATHAM COUNTY, GA
PARCEL ID: 51009 01104

SITE DEVELOPMENT DRAWINGS



Vicinity Map
Not To Scale

SHEET INDEX

COVER SHEET		
1 OF 1	–	ALTA/NSPS LAND TITLE SURVEY
C0	–	FUTURE CITY OF POOLER IMPROVEMENTS (POOLER PKWY)
C1	–	SITE PLAN
C2A	–	UTILITY PLAN
C2B	–	WATER AND SEWER DETAILS
C3	–	GRADING PLAN
C4A	–	INITIAL EROSION CONTROL PLAN
C4B	–	INTERMEDIATE EROSION CONTROL PLAN
C4C	–	FINAL EROSION CONTROL PLAN
C4D	–	EROSION CONTROL NOTES
C4E	–	EROSION CONTROL DETAILS
C4F	–	EROSION CONTROL CHECKLIST AND SEDIMENT CALCS
C5	–	CONSTRUCTION DETAILS
C6	–	STORM SEWER PROFILES
L1	–	LANDSCAPE PLAN
L2	–	LANDSCAPE DETAILS
E0.1	–	LIGHTING PLAN
A1.2	–	ARCH GENERATOR/TRASH ELEVATIONS
A4.1	–	ARCH EXTERIOR BLDG. ELEVATIONS
A4.2	–	ARCH EXTERIOR BLDG. ELEVATIONS

OWNER
GEORGIA UNITED CREDIT UNION
6705 SUGARLOAF PARKWAY
DULUTH, GA 30097
770-476-6400

SURVEYOR
BREWER LAND SURVEYING
604 US HIGHWAY 80W
POOLER, GA 31322
912-856-2205

CIVIL ENGINEER
SDG ENGINEERING
PO BOX 680963
MARIETTA, GA 30068
678-560-4161

ARCHITECT
ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

24 HOUR CONTACT
MIKE TOPE
770-476-6400

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

SITE SUMMARY
OWNER: GEORGIA UNITED CREDIT UNION
USE: FINANCIAL INSTUTITION (CREDIT UNION)
ZONED: PUD
PARCEL ID: 51009 01104
TOTAL SITE AREA: 1.304 ACRES
EXISTING IMPERVIOUS AREA: 0.000 ACRES (0.00%)
EXISTING PERVIOUS AREA (OPEN SPACE AREA): 1.304 ACRES (100.00%)
PROPOSED IMPERVIOUS AREA: 0.830 ACRES (63.70%)
PROPOSED PERVIOUS AREA (OPEN SPACE AREA): 0.474 ACRES (36.30%)
PROPOSED DISTURBED AREA 1.52 ACRES
SETBACKS:
FRONT – 30' (FROM ROAD CENTERLINE)
SIDE – 20' (FROM ROAD CENTERLINE)
REAR – 15' (FROM ROAD CENTERLINE)
PARKING:
REQUIRED – 1 SP PER 300 SF = 16 SPACES
PROVIDED – 40 SPACES – (INCL. 2 ADA SPACES)
BUILDING AREA: 4,822 SF
BUILDING HEIGHT:
ALLOWABLE: 125'
PROPOSED: 30' INCLUDING TOWER

NOTE:

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

STORMWATER MANAGEMENT

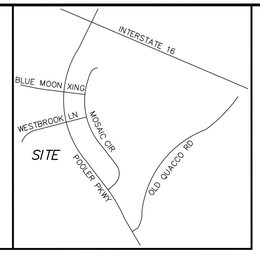
THE PROPOSED PROJECT PEAK RUNOFF WILL BE COLLECTED IN AN UNDERGROUND STORM SYSTEM AND PIPED TO AN EXISTING STORM WATER DETENTION POND FOR THE MOSAIC TOWN CENTER DEVELOPMENT. STORMWATER MANAGEMENT REPORT BY THOMAS & HUTTON DATED JUNE 2017.

GEORGIA REGISTERED No. 19740 PROFESSIONAL ENGINEER MICHAEL D. RITCH

GSWCC LEVEL II CERTIFICATION
NO. 03427

SDG PROJECT No. 25516
DATE: 12-19-25
REVISED: 02-16-26
REVISED: 02-26-26
REVISED: 03-26-26

THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT



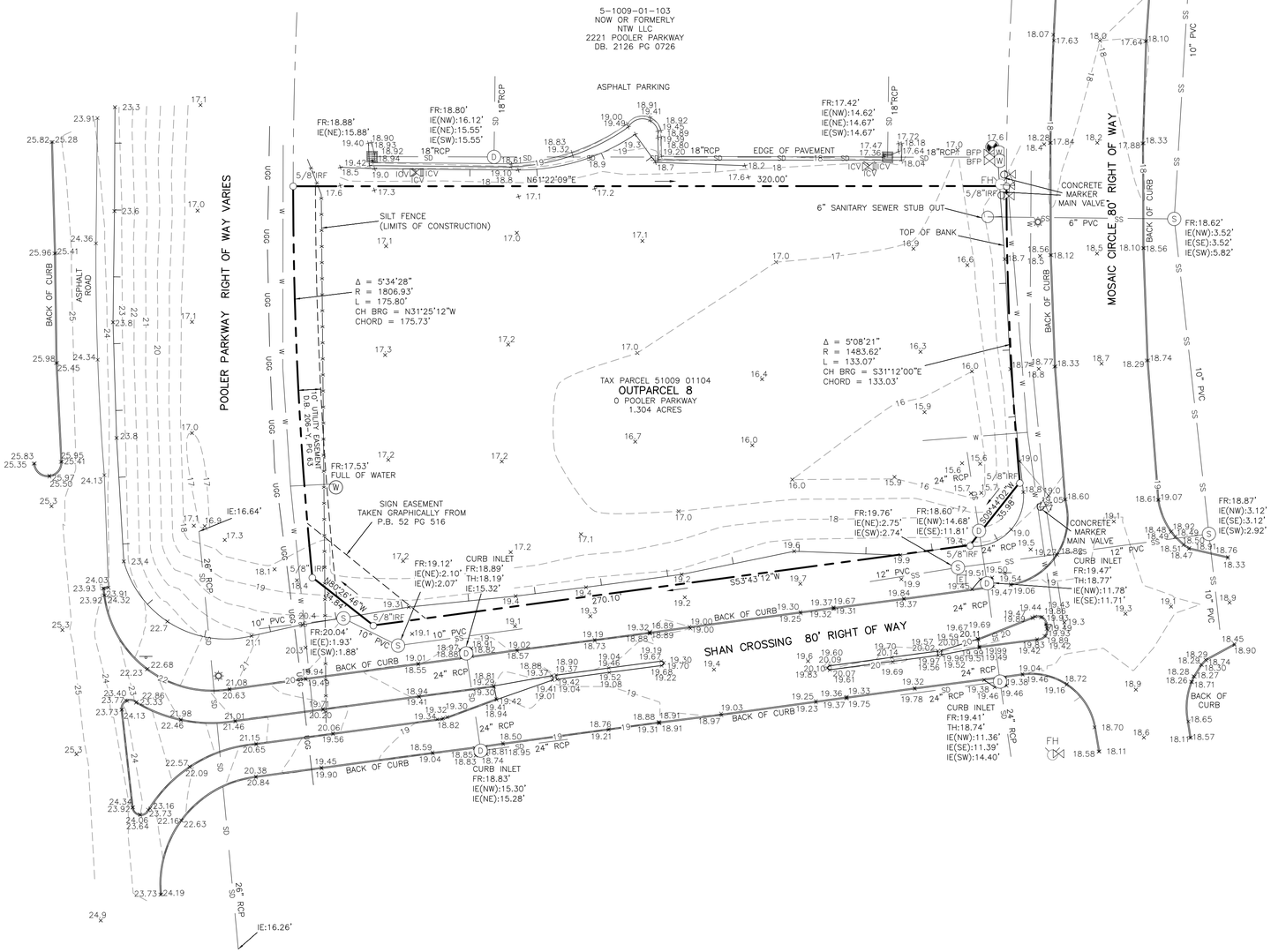
VICINITY MAP
NOT TO SCALE

LEGEND

- IRF — IRON ROD FOUND
- BFP — BACK FLOW PREVENTER
- CLEANOUT
- E — ELECTRIC BOX
- FH — FIRE HYDRANT
- GRATE INLET
- LIGHT POLE
- D — STORM DRAIN MANHOLE
- S — SANITARY SEWER MANHOLE
- SIGN
- W — WATER MANHOLE
- WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- SS — SANITARY SEWER LINE
- W — UNDERGROUND WATER LINE
- SD — STORM DRAIN LINE
- TOP OF BANK
- UGG — UNDERGROUND GAS LINE
- CONTOUR
- W — WATER METER

0 30 60 90
GRAPHIC SCALE 1" = 30'

GA STATE PLANE EAST ZONE
GRID NORTH (NAD83)



RECORD PROPERTY DESCRIPTION

ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE 8TH G.M.D, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, AND SHOWN AS OUTPARCEL 8, MOSAIC TOWN CENTER, ON THAT SUBDIVISION PLAT ENTITLED "A SUBDIVISION PLAT OF MOSAIC TOWN CENTER, TRACT II, SOUTHWEST QUADRANT OF SAVANNAH QUARTERS, POOLER PARKWAY, CITY OF POOLER, CHATHAM COUNTY, GEORGIA", PREPARED BY MICHAEL J. GARDNER SURVEYORS, L.L.C., BEARING THE SEAL AND CERTIFICATION OF MICHAEL GARDNER, GEORGIA REGISTERED LAND SURVEYOR, NO. 2285, DATED MAY 5, 2018, LAST REVISED JULY 28, 2020, AND RECORDED IN PLAT BOOK 52, PAGE 516, RECORDS OF CHATHAM COUNTY, GEORGIA, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SAID PROPERTY IS A PORTION OF THAT PROPERTY CONVEYED TO SHAN POOLER LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY VIRTUE OF (A) LIMITED WARRANTY DEED FROM SIXTEEN WEST SAVANNAH, LLC, AN INDIANA LIMITED LIABILITY COMPANY, DATED DECEMBER 30, 2016, FILED FOR RECORD JANUARY 5, 2017, AND RECORDED IN DEED BOOK 982, PAGE 131, RECORDS OF CHATHAM COUNTY, GEORGIA; AND (B) QUIT CLAIM DEED FROM SIXTEEN WEST SAVANNAH, LLC, AND INDIANA LIMITED LIABILITY COMPANY, DATED DECEMBER 30, 2016, FILED FOR RECORD JANUARY 5, 2017, AND RECORDED IN DEED BOOK 982, PAGE 140, AFORESAID RECORDS.

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN SAVANNAH QUARTERS EASEMENT AND SHARED FACILITIES AGREEMENT MADE BY AND AMONG SOUTHWEST QUARTER HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WOODYARD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, EXECUTED OCTOBER 31, 2003, FILED FOR RECORD FEBRUARY 17, 2004, AND RECORDED IN DEED BOOK 265-R, PAGE 206, RECORDS OF CHATHAM COUNTY, GEORGIA; AS AMENDED BY FIRST AMENDMENT TO SAVANNAH QUARTERS EASEMENT AND SHARED FACILITIES AGREEMENT DATED NOVEMBER 30, 2004, FILED FOR RECORD DECEMBER 16, 2004, AND RECORDED IN DEED BOOK 28-L, PAGE 194, AFORESAID RECORDS.

FURTHER TOGETHER WITH EASEMENT RIGHTS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS MADE BY SHAN POOLER LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 23, 2018, FILED FOR RECORD MAY 30, 2018, RECORDED IN DEED BOOK 1358, PAGE 571, AFORESAID RECORDS.

FURTHER TOGETHER WITH EASEMENT RIGHTS CONTAINED IN DECLARATION OF TEMPORARY RELOCATABLE DRAINAGE EASEMENT MADE BY SHAN POOLER LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 23, 2018, FILED FOR RECORD MAY 30, 2018, AND RECORDED IN DEED BOOK 1358, PAGE 660, AFORESAID RECORDS.

SURVEYOR'S NOTES

1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C0109G, REVISED AUGUST 16, 2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES, UTILITIES, AND UNDERGROUND UTILITY SURFACE MARKINGS PROVIDED BY OTHERS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
4. ACCORDING TO CHATHAM COUNTY TAX RECORDS, THIS PROPERTY IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT).
5. THIS PARCEL IS A VACANT LOT. EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED DURING FIELD SURVEY.
6. THIS PROPERTY HAS DIRECT ACCESS TO SHAN CROSSING AND MOSAIC CIRCLE, PUBLIC RIGHTS OF WAY.
7. NO PARKING SPACES WERE OBSERVED ON THIS PROPERTY.
8. ACTIVE CONSTRUCTION OBSERVED WITHIN POOLER PARKWAY RIGHT-OF-WAY AT THE TIME OF FIELD SURVEY.
9. NO WETLAND MARKERS WERE OBSERVED.
10. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, TITLE COMMITMENT, OR A ZONING REPORT.

TO: GEORGIA UNITED CREDIT UNION AND ECLIPSE BRAND BUILDERS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 6a, 6b, 7a, 7c, 8–9, 11a, 13–14, & 16–17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9–07–2021.

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

GEORGIA REGISTERED 2022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

THIS DOCUMENT AND ALL REPRODUCTIVE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF BREWER LAND SURVEYING. REPRODUCTION OF A PORTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BREWER LAND SURVEYING IS NOT PERMITTED.

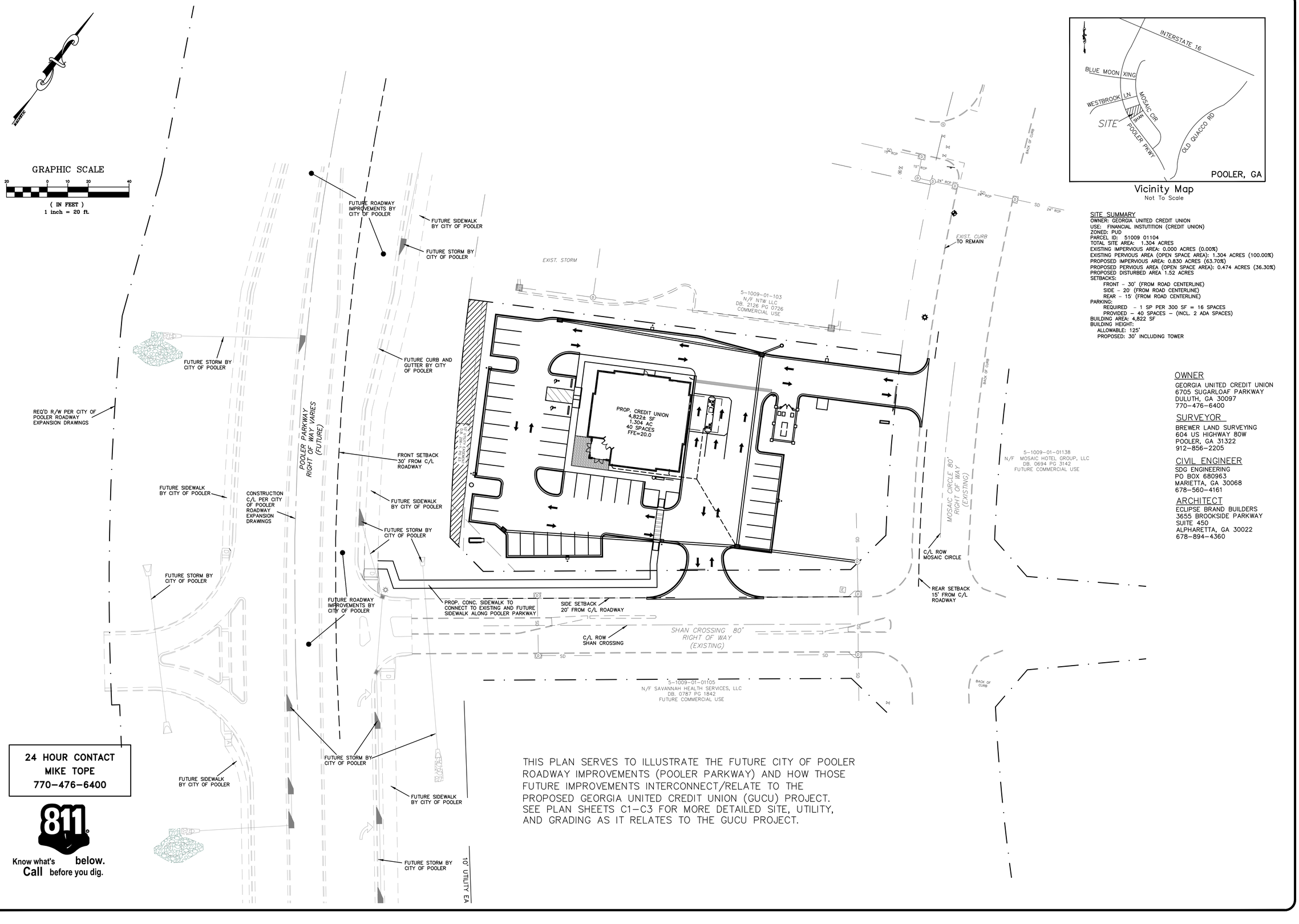
BREWER
LANDSURVEYING
604 US Highway 80W
Pooler, GA 31322
lnfo@brewersurvey.com
Phone (912) 856-2205
www.brewersurvey.com
LSF #1092

OUTPARCEL 8 MOSAIC TOWN CENTER, TRACT 11, SOUTHWEST QUADRANT OF SAVANNAH QUARTERS

AN ALTA/NSPS LAND TITLE SURVEY OF
POOLER PARKWAY, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR
GEORGIA UNITED CREDIT UNION AND ECLIPSE BRAND BUILDERS, LLC

PROJECT #:	250763
FIELD DATE:	11/12/2025
PLAT DATE:	12/03/2025
LAST REVISED:	2/13/2026
DRAWN BY:	JCB/JET
SCALE:	1"=30'
SHEET:	1 OF 1



Vicinity Map
Not To Scale

SITE SUMMARY
OWNER: GEORGIA UNITED CREDIT UNION
USE: FINANCIAL INSTUTITION (CREDIT UNION)
ZONED: PUD
PARCEL ID: 51009 01104
TOTAL SITE AREA: 1.304 ACRES
EXISTING IMPERVIOUS AREA: 0.000 ACRES (0.00%)
EXISTING PERVIOUS AREA (OPEN SPACE AREA): 1.304 ACRES (100.00%)
PROPOSED IMPERVIOUS AREA: 0.830 ACRES (63.70%)
PROPOSED PERVIOUS AREA (OPEN SPACE AREA): 0.474 ACRES (36.30%)
PROPOSED DISTURBED AREA 1.52 ACRES
SETBACKS:
FRONT – 30' (FROM ROAD CENTERLINE)
SIDE – 20' (FROM ROAD CENTERLINE)
REAR – 15' (FROM ROAD CENTERLINE)
PARKING:
REQUIRED – 1 SP PER 300 SF = 16 SPACES
PROVIDED – 40 SPACES – (INCL. 2 ADA SPACES)
BUILDING AREA: 4,822 SF
BUILDING HEIGHT:
ALLOWABLE: 125'
PROPOSED: 30' INCLUDING TOWER

OWNER
GEORGIA UNITED CREDIT UNION
6705 SUGARLOAF PARKWAY
DULUTH, GA 30097
770-476-6400

SURVEYOR
BREWER LAND SURVEYING
604 US HIGHWAY 80W
POOLER, GA 31322
912-856-2205

CIVIL ENGINEER
SDG ENGINEERING
PO BOX 680963
MARIETTA, GA 30068
678-560-4161

ARCHITECT
ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

24 HOUR CONTACT
MIKE TOPE
770-476-6400

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

THIS PLAN SERVES TO ILLUSTRATE THE FUTURE CITY OF POOLER ROADWAY IMPROVEMENTS (POOLER PARKWAY) AND HOW THOSE FUTURE IMPROVEMENTS INTERCONNECT/RELATE TO THE PROPOSED GEORGIA UNITED CREDIT UNION (GUCU) PROJECT. SEE PLAN SHEETS C1-C3 FOR MORE DETAILED SITE, UTILITY, AND GRADING AS IT RELATES TO THE GUCU PROJECT.

REVISIONS
02-16-26
02-26-26

SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161

GEORGIA REGISTERED No. 19740 PROFESSIONAL ENGINEER MICHAEL D. RITCH

GSWCC LEVEL II CERTIFICATION NO. 03427

CLIENT NAME

ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

PROJECT TITLE

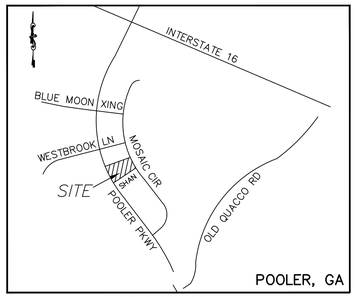
GEORGIA UNITED CREDIT UNION
PARCEL 8
MOSIAC TOWN CENTER
CITY OF POOLER
CHATHAM COUNTY, GA

DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	FUTURE CITY OF POOLER IMPROVEMENTS (POOLER PKWY)

C0

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
DI	DROP INLET	DI
CB	CATCH BASIN	CB
	STORM SEWER LINE	
D	STORM SEWER MH	D
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	



Vicinity Map
Not To Scale

EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, AND ELEVATIONS ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

GENERAL NOTES

1) ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.

2) ALL WORK SHALL COMPLY WITH APPLICABLE PRACTICES. STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY PROVIDED BY THE OWNER.

3) CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLANS OR SPECIFICATIONS.

4) DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

5) SIGNS ON THIS PLAN ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS ARE TO BE PERMITTED SEPARATELY.

6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

7) THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS, A COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND A COPY OF ALL PERMITS ON THE JOB AT ALL TIMES.

8) THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.

10) ALL IMPROVEMENTS TO CONFORM WITH CITY OF POOLER CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.

11) IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL TAKE PRECEDENCE.

12) IN THE CITY RIGHT-OF-WAY, ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ALL SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE SHEETING.

13) CONCRETE SWALE AND FILLETS SHALL BE UTILIZED FOR THE DRIVEWAY CONNECTIONS TO THE ROADWAY. SEE DETAIL P-31 SHEET C5

NOTE:

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

COMPACTION AND PAVING NOTES

1) ALL FILL MATERIAL AND SUBGRADE SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY OTHERS.

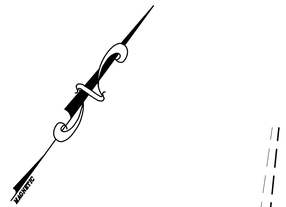
2) CONCRETE FOR ON-SITE CURB AND GUTTER SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.

3) 1/2 INCH EXPANSION JOINTS OF PRE-MOLDED BITUMASTIC EXPANSION JOINT MATERIAL SHALL BE PROVIDED AT ALL RADIUS POINTS AND AT INTERVALS NOT TO EXCEED 50 FEET IN THE REMAINDER OF THE ON-SITE CURB AND GUTTER.

4) WITHIN THE RIGHT-OF-WAY, SUB-BASE MUST BE COMPACTED TO A DEPTH OF 24" AT 100% STANDARD PROCTOR DENSITY.

FLOOD PLAIN NOTE

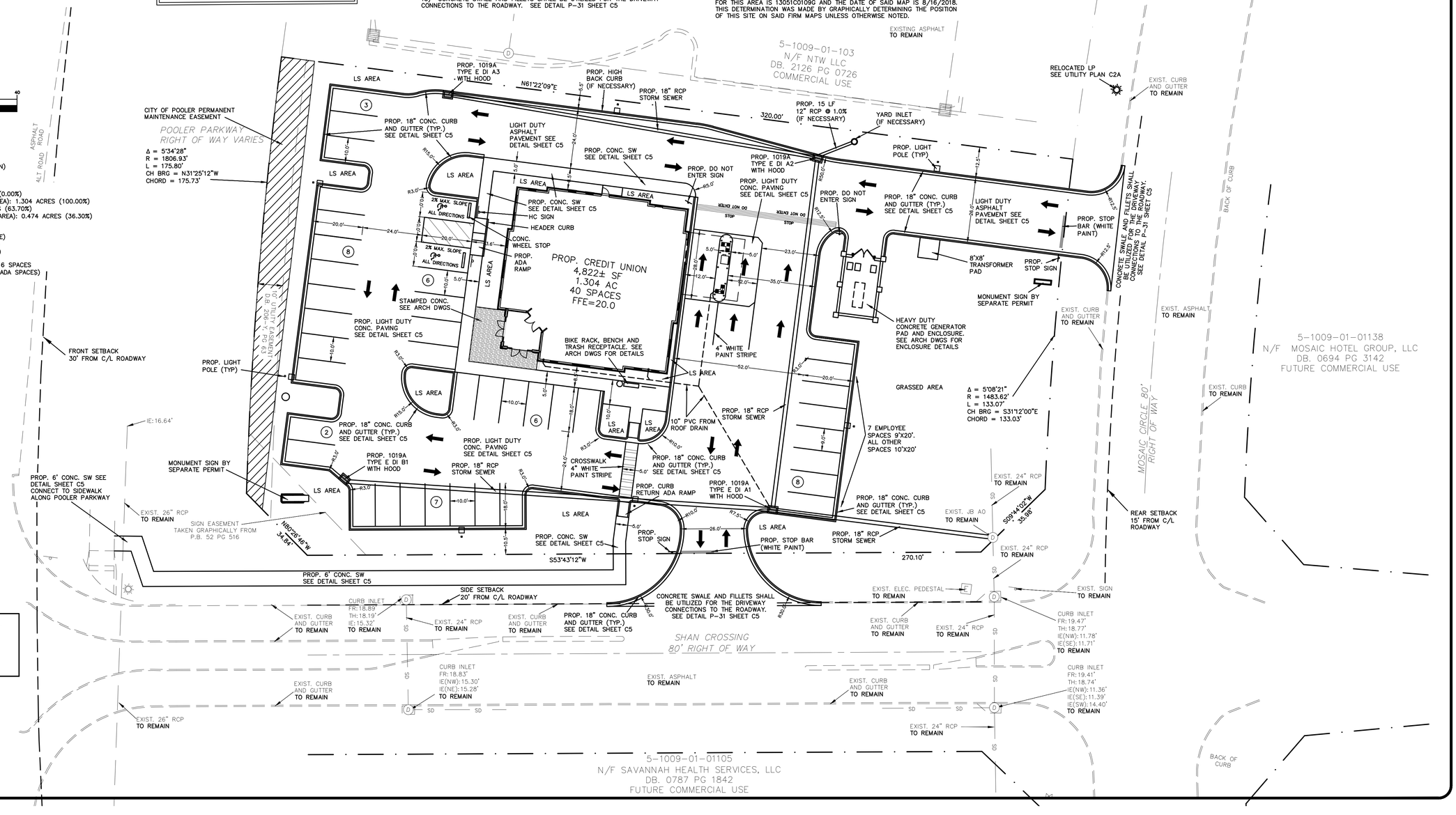
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13051C0109G AND THE DATE OF SAID MAP IS 8/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



SITE SUMMARY

OWNER: GEORGIA UNITED CREDIT UNION
USE: FINANCIAL INSTUITION (CREDIT UNION)
ZONED: PUD
PARCEL ID: 51009 01104
TOTAL SITE AREA: 1.304 ACRES
EXISTING IMPERVIOUS AREA: 0.000 ACRES (0.00%)
EXISTING PERVIOUS AREA (OPEN SPACE AREA): 1.304 ACRES (100.00%)
PROPOSED IMPERVIOUS AREA: 0.830 ACRES (63.70%)
PROPOSED PERVIOUS AREA (OPEN SPACE AREA): 0.474 ACRES (36.30%)
PROPOSED DISTURBED AREA 1.52 ACRES
SETBACKS:
- FRONT – 30' (FROM ROAD CENTERLINE)
- SIDE – 20' (FROM ROAD CENTERLINE)
- REAR – 15' (FROM ROAD CENTERLINE)

PARKING:
- REQUIRED – 1 SP PER 300 SF = 16 SPACES
- PROVIDED – 40 SPACES – (INCL. 2 ADA SPACES)

BUILDING AREA: 4,822 SF
BUILDING HEIGHT:
- ALLOWABLE: 125'
- PROPOSED: 30' INCLUDING TOWER

OWNER

GEORGIA UNITED CREDIT UNION
6705 SUGARLOAF PARKWAY
DULUTH, GA 30097
770-476-6400

SURVEYOR

BREWER LAND SURVEYING
604 US HIGHWAY 80W
POOLER, GA 31322
912-856-2205

CIVIL ENGINEER

SDG ENGINEERING
PO BOX 680963
MARIETTA, GA 30068
678-560-4161

ARCHITECT

ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

24 HOUR CONTACT
MIKE TOPE
770-476-6400

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

REVISIONS
02-16-26
02-26-26
03-26-26

SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161

GEORGIA REGISTERED No. 19740 PROFESSIONAL ENGINEER
MICHAEL D. RITCH
GSWCC LEVEL II CERTIFICATION NO. 03427

CLIENT NAME

ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

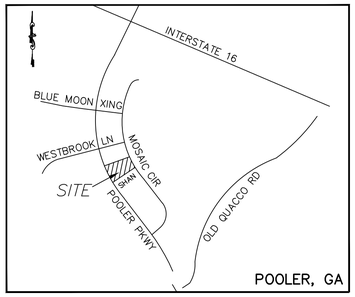
PROJECT TITLE

GEORGIA UNITED CREDIT UNION
PARCEL 8
MOSAIC TOWN CENTER
CITY OF POOLER
CHATHAM COUNTY, GA

DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	SITE PLAN
	C1

LEGEND

EXISTING	DESCRIPTION	PROPOSED
WV	WATER VALVE	WV
WM	WATER METER	WM
GV	GAS VALVE	GV
GM	GAS METER	GM
PP	POWER POLE	PP
LP	LIGHT POLE	LP
POLE	POLE (SEE PLAN)	POLE
	TRAFFIC SIGNAL	
FH	FIRE HYDRANT	FH
DI	DROP INLET	DI
CB	CATCH BASIN	CB
	STORM SEWER LINE	
D	STORM SEWER MH	D
S	SAN. SEWER MH	S
S	SAN. SEWER LINE	S
W	WATER LINE	W
G	GAS LINE	G
P	POWER LINE	P
S CO	SEWER CLEANOUT	S CO
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	



Vicinity Map
Not To Scale

GENERAL UTILITY NOTES

1) SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION SHALL COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

2) THE DEVELOPER AND/OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

3) EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, AND ELEVATIONS ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS.

4) THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

5) THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB AT ALL TIMES.

6) UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.

7) THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

8) THE CONTRACTOR IS RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.

LIGHTING/POWER NOTES

1) CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY FOR SITE LIGHTING, CONNECTIONS AND LOOPS.

2) PROPOSED LOT LIGHTING SHALL BE DIRECTIONAL FIXTURES PER ELECTRICAL PLAN BY OTHERS. LIGHTING SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.

3) PROPOSED POWER LINE, UTILITY POLE AND TRANSFORMER SHALL BE COORDINATED WITH LOCAL POWER COMPANY.

EXISTING WATER, SANITARY AND STORM SEWER LINES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, AND ELEVATIONS ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

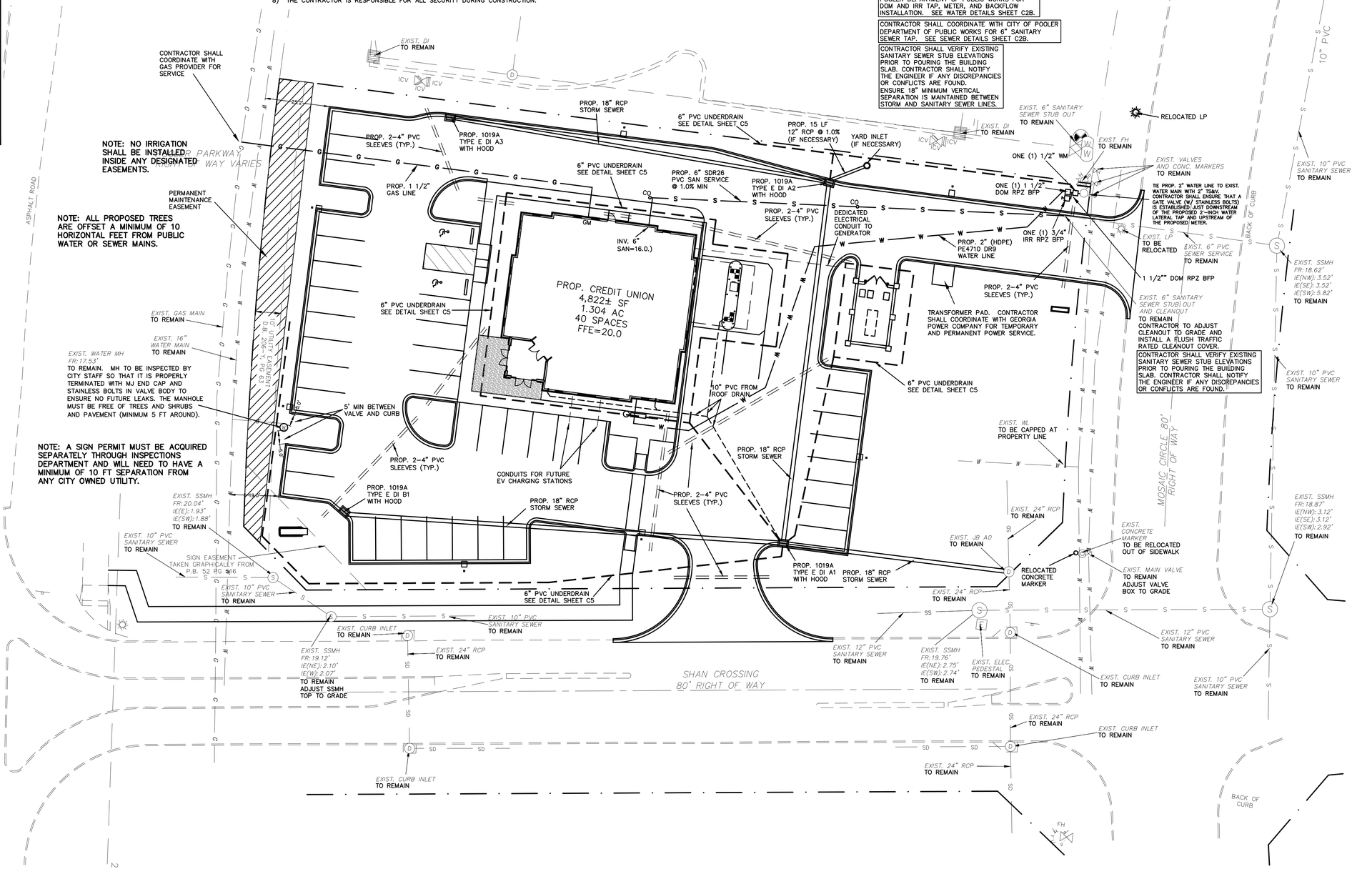
NOTE:

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



OWNER
GEORGIA UNITED CREDIT UNION
6705 SUGARLOAF PARKWAY
DULUTH, GA 30097
770-476-6400

SURVEYOR
BREWER LAND SURVEYING
604 US HIGHWAY 80W
POOLER, GA 31322
912-856-2205

CIVIL ENGINEER
SDG ENGINEERING
PO BOX 680963
MARIETTA, GA 30068
678-560-4161

ARCHITECT
ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

24 HOUR CONTACT
MIKE TOPE
770-476-6400

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

REVISIONS
02-16-26
02-26-26

SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161

GEORGIA REGISTERED No. 31740 PROFESSIONAL ENGINEER MICHAEL D. RITCH

GSWCC LEVEL II CERTIFICATION NO. 03427

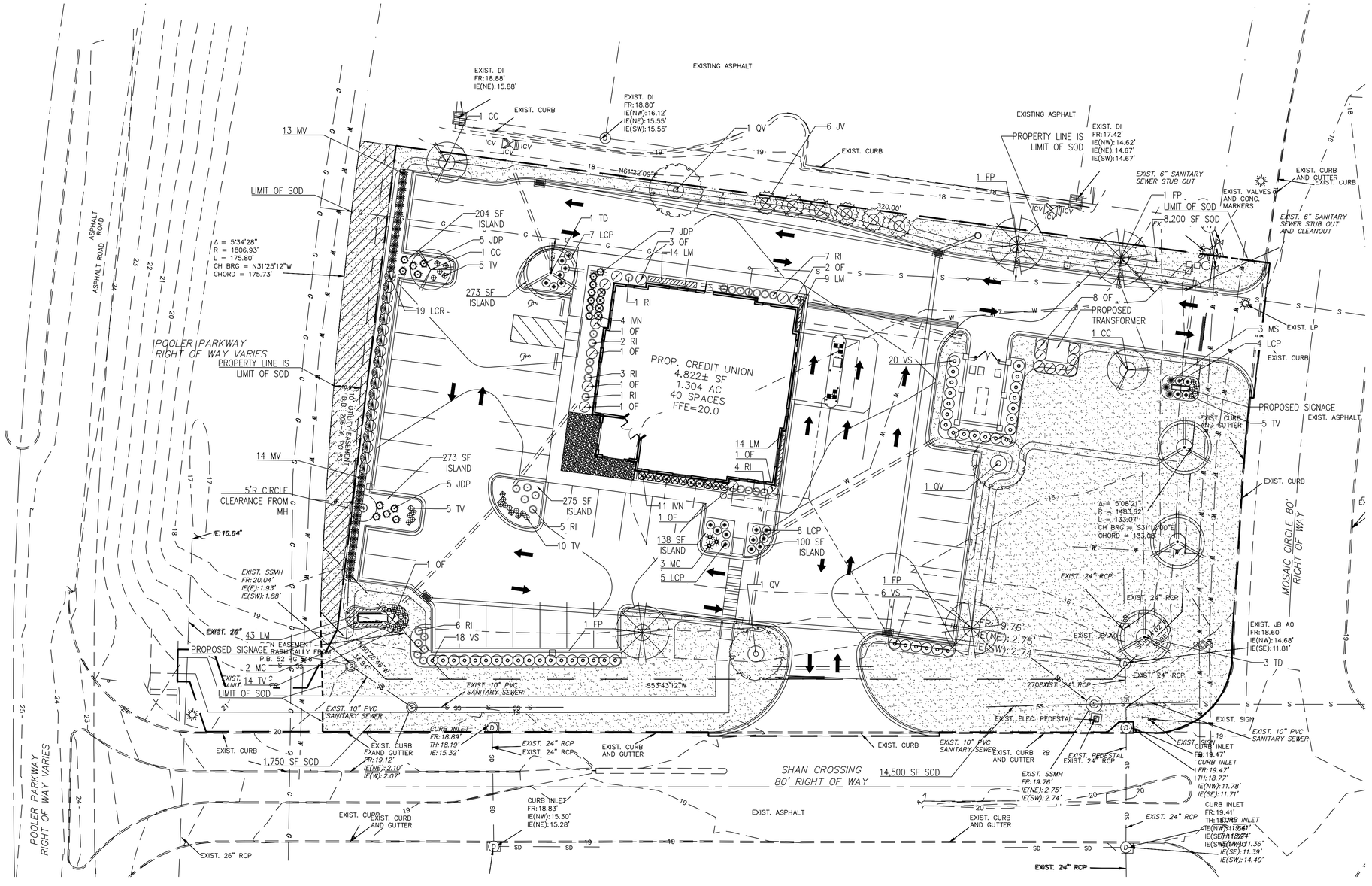
CLIENT NAME

ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

PROJECT TITLE

GEORGIA UNITED CREDIT UNION
PARCEL 8
MOSAIC TOWN CENTER
CITY OF POOLER
CHATHAM COUNTY, GA

DATE	12-19-25
PROJECT NO.	25516
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	UTILITY PLAN
	C2A



NOTES:
1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLANS.
2. CONTRACTOR TO PROVIDE IRRIGATION DESIGN FOR LANDCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
3. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
4. GENERAL CONTRACTOR TO PROVIDE STRIP AND PILE TOPSOIL FOR THE LANDSCAPE CONTRACTOR TO BACKFILL LANDSCAPE ISLANDS. MOUND LANDSCAPE ISLANDS A MIN. 18" FROM CENTER TO BACK OF CURB.
5. A MINIMUM 4" DEPTH OF TOPSOIL TO BE SPREAD AND FINE GRADED BY THE LANDSCAPE CONTRACTOR PRIOR TO SOD INSTALLATION.
6. ALL SUBSTITUTIONS OF PLANT MATERIALS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	*POOLER %
TREES							
CC	3	CERCIS CANDENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2-2 1/2" CAL. 8-10'HT.	50' O.C.	WELL BALANCED HEAD, MATCHED	15.0%
FP	4	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS GREEN ASH	MIN. 3" CAL., 12-14' HT.	AS SHOWN	WELL BALANCED HEAD, MATCHED	20.0%
JV	6	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE RED CEDAR	MIN. 8' HT.	8' O.C.	FULL TO GROUND, MATCHED	30.0%
QV	3	QUERCUS VIRGINIANA	LIVE OAK	MIN. 3" CAL., 12-14' HT.	AS SHOWN	WELL BALANCED HEAD, MATCHED	15.0%
TD	4	TAXODIUM DISTICHUM	BALD CYPRESS	MIN. 3" CAL., 12-14' HT.	AS SHOWN	WELL BALANCED HEAD, MATCHED	20.0%
	20	**TOTAL(POOLER REQ. = 20)**					100.0%
SHRUBS							
IVN	15	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	18-24" HT.	3' O.C.	FULL, MATCHED	
JDP	17	JUNIPERUS DAVURICA 'PARSONII'	PARSON'S JUNIPER	18-24" HT./SPRD.	3' O.C.	FULL, MATCHED	
LCP	22	LOROPETALUM CHINENSIS 'PURPLE PIXIE'	PURPLE PIXIE LOROPETALUM	15-18" HT./SPRD.	3' O.C.	FULL, MATCHED	
LCR	19	LOROPETALUM CHINENSIS 'RUBY'	RUBY LOROPETALUM	30-36" HT.	3' O.C.	FULL, MATCHED	
MC	5	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	18-24" HT./SPRD.	AS SHOWN	FULL, MATCHED	
MS	3	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MISCANTHUS	18-24" HT./SPRD.	AS SHOWN	FULL, MATCHED	
MV	27	MELALEUCA VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	30" HT./SPRD	3' O.C.	FULL, MATCHED	
OF	20	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	30-36" HT. MIN.	4' O.C.	FULL, MATCHED	
RI	29	RAPHIOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORN	15-18" HT./SPRD.	AS SHOWN	FULL, MATCHED	
VS	44	VIRBURNUM SUSPENSUM	SANDANKWA VIBURNUM	30-36" HT.	4' O.C.	FULL, MATCHED	
GROUNDCOVER							
LM	80	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL. CONT.	18" O.C.	FULL, MATCHED	
TV	39	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL. CONT.	18" O.C.	FULL, MATCHED	
SOD	24,450 SF	CYNODON DACTYLON 'TIF TUF'	TIF TUF BERMUDA GRASS			2 YEAR CERTIFIED, SEASON PERMITTING	

CITY OF POOLER LANDSCAPE REQUIREMENTS:

NO EXISTING TREES TO BE SAVED – PREVIOUSLY GRADED
SITE AREA = 1.304 ACRES
DENSITY REQUIREMENTS: 15 TREES PER ACRE
1.304 ACRES X 15 TREES/ACRE = 19.56 UNITS REQUIRED
TREES PROVIDED: 20

MAXIMUM 30% OF ANY SPECIES

PARKING LOT – (1) LARGE OR MEDIUM TREE REQUIRED EVERY 12 SPACES, MINIMUM 500 SF.
40 SPACES/12 = 3.33 REQUIRED
(4) TREES PROVIDED

MOSAIC PUD REQUIREMENTS:

SHAN CROSSING:
LANDSCAPING REQUIRED AT SIGN
EVERGREEN SCREENING OF DUMPSTER ENCLOSURES REQUIRED
EVERGREEN SCREENING OR BERMING OF PARKING AREAS FROM R.O.W. REQUIRED.

PROVIDE DECORATIVE LANDSCAPING NEAR BUILDING ENTRANCES OR PATIOS

ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM.

MINIMUM TREE CALIPER IS 3-INCH

0 10' 20' 40' 80'
SCALE: 1"= 20'

REVISIONS

SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161

GEORGIA REGISTERED
No. LA001114
3/25/26
LANDSCAPE ARCHITECT
LINDA J. SIMS

GSWCC LEVEL II CERTIFICATION
NO. 03427

CLIENT NAME

ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

PROJECT TITLE

GEORGIA UNITED CREDIT UNION
PARCEL 8
MOSIAC TOWN CENTER
CITY OF POOLER
CHATHAM COUNTY, GA

DATE 2-17-26
PROJECT NO. 241235
DRAWN BY JDR
SCALE 1"=20'
DRAWING TITLE

LANDSCAPE PLAN

L1

LANDSCAPE NOTES:

LANDSCAPE PLANTING:
1. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN

2. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, HE SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.

3. ALL PLANT MATERIAL SIZES AND MEASUREMENTS, INCLUDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER AND ROOTBALL SIZES, QUALITY AND CONDITION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF STANDARDS FOR NURSERY STOCK FOR NURSERY PLANTS.

4. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL WHICH IS NOT TO HER SATISFACTION.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECT OR DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATION, EDGING OR WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.

6. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTING WORK AND MATERIALS FOR PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PLANT MATERIALS NOT HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE AND KIND AND SIZE AT NO CHARGE TO THE OWNER.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL. AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12LBS /1000 SF OF 10-10-10 FERTILIZER.

8. ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED. PRIOR TO MULCHING, APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT REOCCURRING WEED AND GRASS GROWTH.

9. ALL PLANTING AND PLANT MATERIALS REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT.
INSTALL TREE PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANT TO A PLUMB POSITION. STAKING SHALL BE ON AN AS NEEDED BASIS.

10. CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING PLANTINGS DESIGNATED TO REMAIN. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.

TURF AND LAWNS

1. ALL DISTURBED AREAS SHALL RECEIVE 4" MINIMUM OF TOPSOIL (COMPACTED) AND GRASSED WITH SOD OR SEED AS INDICATED ON PLAN. LANDSCAPE CONTRACTOR TO COORDINATE HIS/HER WORK WITH OTHER TRADES REGARDING FINISH GRADING. IF AVAILABLE, CONTRACTOR IS TO USE STOCKPILED TOPSOIL ON SITE. IF NOT AVAILABLE, THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.

2. TOPSOIL SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS. NOT FROZEN OR MUDDY. Ph OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.

3. SODDED AREAS SHALL BE GRASSED WITH SOD AS SPECIFIED ON PLANS. SOD SHALL BE LAID WITH CLOSE, TIGHT FITTING JOINTS, WHICH SHALL BE LAID IN ROWS PARALLEL TO THE CONTOUR LINES. ALL SODDED AREAS SHALL BE ROLLED TO ACHIEVE A SMOOTH, UNIFORM LAWN.

4. SEEDED AREAS SHALL BE GRASSED AS SPECIFIED PER PLAN AT THE RATE INDICATED. SEED MAY BE APPLIED EITHER BY A MECHANICAL SPREADER OR BY HYDROSEEDING. WHICHEVER METHOD IS CHOSEN, A THICK STAND OF GRASS SHALL BE ACHIEVED WITHIN 21 DAYS OR A SECOND OVERSEEDING WILL BE REQUIRED.

5. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS. HYDROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY MIXING SEED, FERTILIZER, AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. MIX UNTIL UNIFORMLY BLENDED INTO AN HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY UNIFORMLY AT A RATE AS REQUIRED TO OBTAIN SPECIFIED SEEDING RATE.

6. ANY EXISTING LAWN AREA DISTURBED BY CONSTRUCTION IS TO BE REPAIRED TO ITS ORIGINAL CONDITION BY SEEDING.

TREES AND SHRUBS:

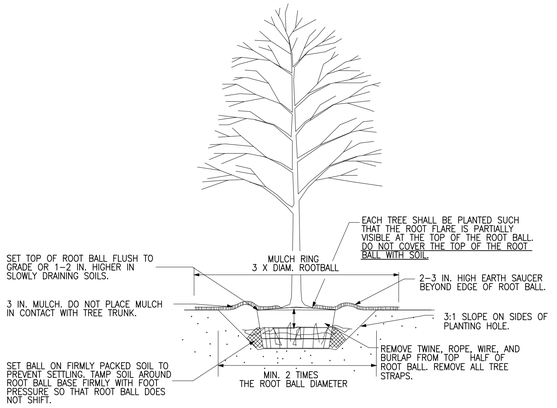
1. ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST A SIX (6) FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH.

2. SHRUB BEDS SHALL BE MOUNDED WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.

3. TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM BACK OF SIDEWALK OR BUILDING STRUCTURE.

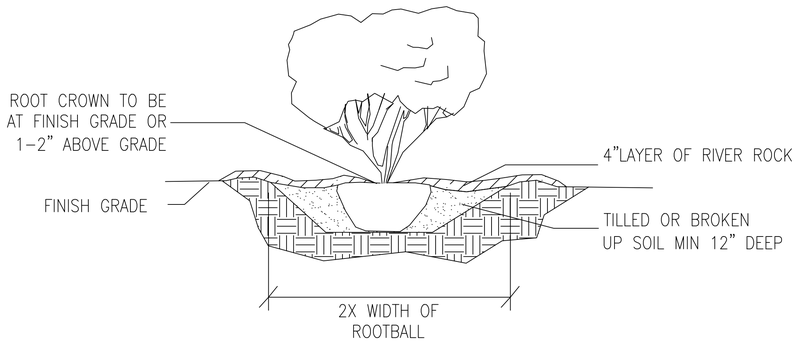
4. TREES SHALL BE A MINIMUM 10' FROM UNDERGROUND UTILITIES.

5. ALL TREES ARE TO BE STAKED AND GUYED PER PLANTING DETAILS AS NEEDED.

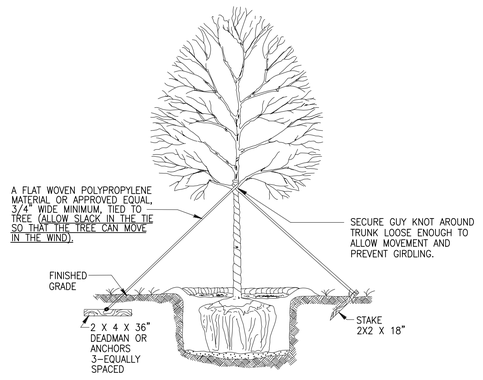


NOTES
1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED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

TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



NOTE:
-SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE

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

TREE STAKING
NOT TO SCALE

REVISIONS

SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161

GEORGIA REGISTERED NO. LA001134 3/25/26 LANDSCAPE ARCHITECT LINDA J. SIMS

CLIENT NAME

ECLIPSE BRAND BUILDERS
3655 BROOKSIDE PARKWAY
SUITE 450
ALPHARETTA, GA 30022
678-894-4360

PROJECT TITLE

GEORGIA UNITED CREDIT UNION
PARCEL 8
MOSIAC TOWN CENTER
CITY OF POOLER
CHATHAM COUNTY, GA

DATE 2-17-26
PROJECT NO. 241235
DRAWN BY JDR
SCALE 1"=20'
DRAWING TITLE

LANDSCAPE DETAILS

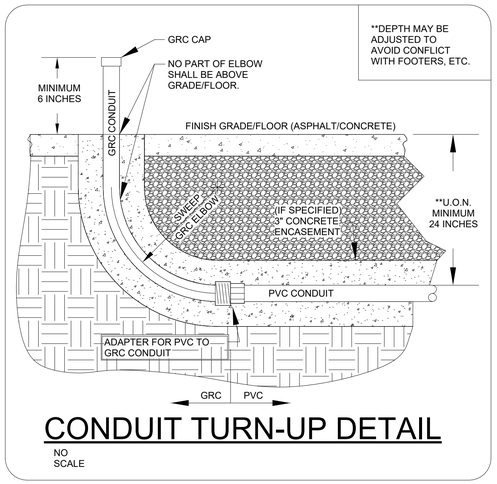
L2

SITE LIGHTING SCHEDULE

TAG	DESCRIPTION	VOLTAGE	WATTAGE	COLOR TEMP.	MANUFACTURER	MODEL NO.	LAMPS	NOTES
S1	LED SITE LIGHT WITH 'T2M' DISTRIBUTION - MOUNTED ON 20' TAPERED ROUND STRAIGHT POLE WITH HINGED BASE - 130 MPH AASHTO WIND RATING	208 V	70 W	4000 K	LITHONIA	LIGHT: DSX1 P4 40K 70CRI T2M MVOLT SPA POLE: VALMONT - R 190840606TH	LED	FINISH PER ARCHITECT
S2	LED SITE LIGHT WITH 'T3LG' DISTRIBUTION - MOUNTED ON 20' TAPERED ROUND STRAIGHT POLE WITH HINGED BASE - 130 MPH AASHTO WIND RATING	208 V	70 W	4000 K	LITHONIA	LIGHT: DSX1 P4 40K 70CRI T3LG MVOLT SPA POLE: VALMONT - R 190840606TH	LED	FINISH PER ARCHITECT
S3	LED SITE LIGHT WITH 'T4M' DISTRIBUTION - MOUNTED ON 20' TAPERED ROUND STRAIGHT POLE WITH HINGED BASE - 130 MPH AASHTO WIND RATING	208 V	70 W	4000 K	LITHONIA	LIGHT: DSX1 P4 40K 70CRI T4M MVOLT SPA POLE: VALMONT - R 190840606TH	LED	FINISH PER ARCHITECT, SEE SITE PLAN FOR RECEPTACLES INTEGRATED TO POLES. VALMONT - 3DR12520G-CA

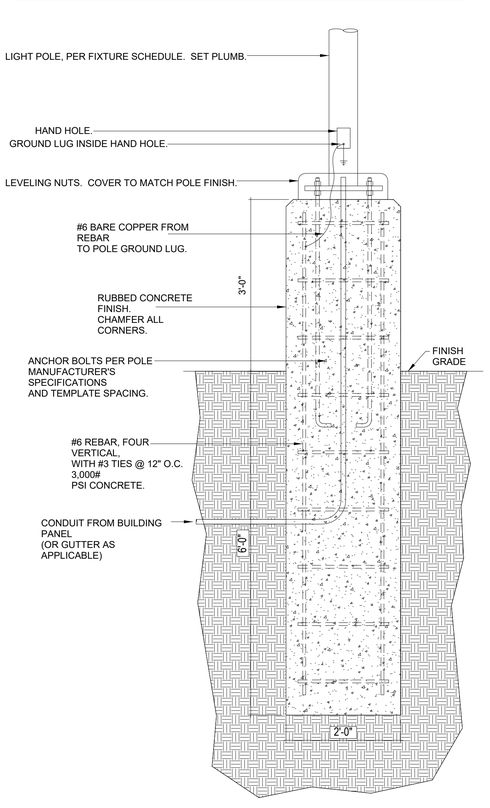
LIGHTING AND CONTROLS BIDDING PROCEDURES

CONTRACTOR SHALL PROVIDE BASE BID FOR LIGHTING AND LIGHTING CONTROLS FROM SPECIFIED MANUFACTURER. IF ALTERNATE MANUFACTURER IS DESIRED, PROVIDE ALTERNATE AND SPECIFIED PACKAGE PRICING WITH SUBSTITUTIONS IN SUBMITTAL. ALL CHARACTERISTICS OF SPECIFIED PACKAGE SHALL MEET OR BE EXCEEDED IN ALTERNATE PACKAGE. VE PACKAGES WILL BE EVALUATED AFTER ORIGINAL AS SPECIFIED PACKAGE IS EVALUATED AND AN AGREEMENT TO THE OWNER AS TO THE DIFFERENCES BETWEEN CHARACTERISTICS OF THE LIGHTING PACKAGE.



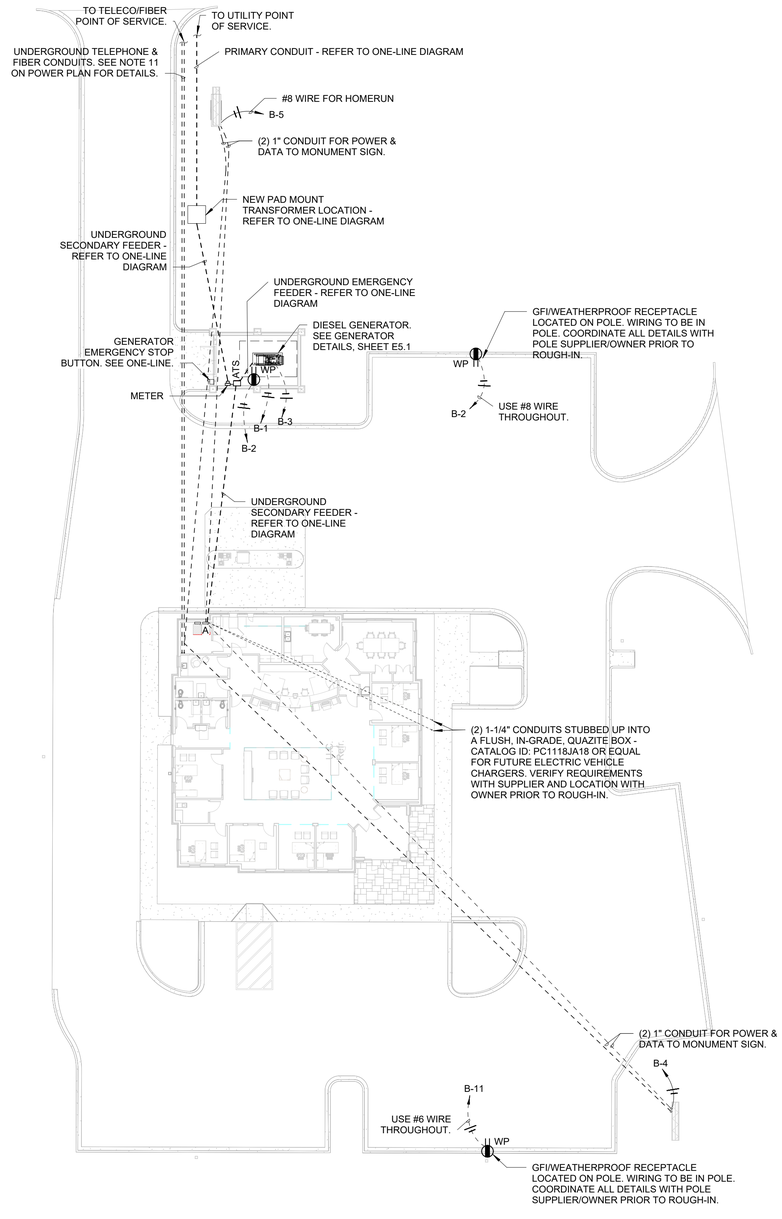
CONDUIT TURN-UP DETAIL

NO SCALE



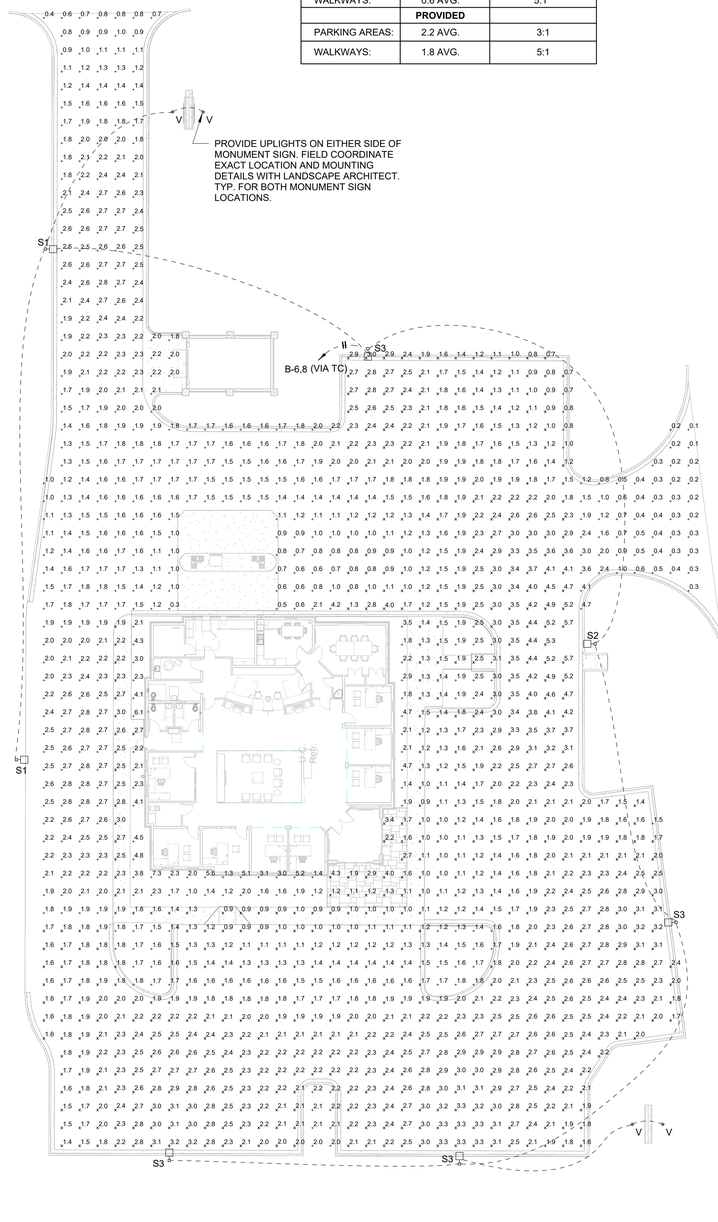
POLE BASE DETAIL

NTS



② SITE ELECTRICAL PLAN
1" = 20'-0"

EXTERIOR LIGHTING IS DESIGNED IN ACCORDANCE WITH POOLER, GEORGIA CODE OF ORDANCANCES ARTICLE V, SECTION 74-173 CRITERIA.		
REQUIREMENTS		
	MAINTAINED FOOTCANDLES	UNIFORMITY RATIO AVG:MIN
PARKING AREAS: COMMERCIAL VEHICULAR TRAFFIC, MEDIUM	2.0 AVG.	3:1
WALKWAYS:	0.6 AVG.	5:1
	PROVIDED	
PARKING AREAS:	2.2 AVG.	3:1
WALKWAYS:	1.8 AVG.	5:1



N

① SITE LIGHTING PLAN
1" = 20'-0"

DW COLLIER ENGINEERING, INC.
720 BROADWAY STREET
SUITE 400
SOUTH PLTTSBG, TN 36257
PH: (731) 479-2115
www.dwcollierengr.com
office@dwcei.com

CE PROJECT NO. 25-007

Eclipse Brand Builders, LLC
3655 Brookside Parkway, Suite 450
Alpharetta, GA 30022
(678) 894-4360
https://eclipsebrandbuilders.com

This drawing and the designs thereon are the sole property of Eclipse Brand Builders, LLC. The reproduction or use of these documents, in whole or in part for any purpose other than as specifically authorized by Eclipse Brand Builders, LLC in writing is prohibited.

ISSUED FOR PERMITTING AND CONSTRUCTION

△	DESCRIPTION	DATE

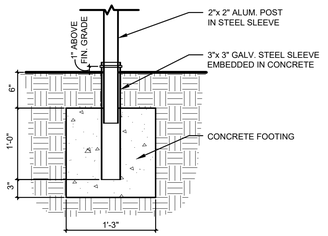
NEW BRANCH OFFICE FOR **GEORGIA UNITED** POOLER, GA

PROJECT NO: 241235
DATE: 02/09/2026

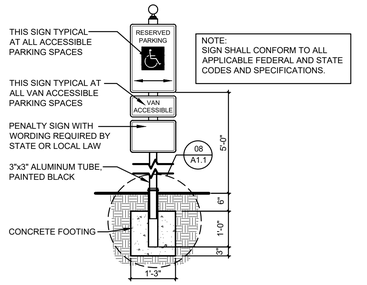
SITE ELEC PLAN

E0.1

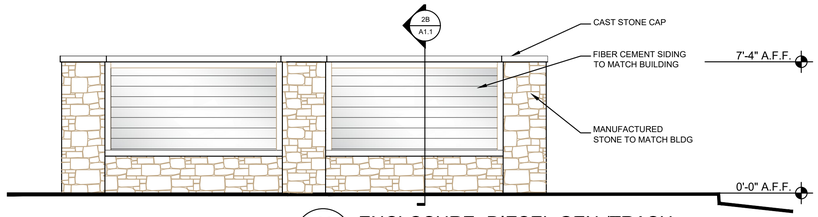
2/13/2026 8:18:15 AM
FILE PATH: Autodesk Docs://241235 Georgia United CU - New Branch Office - Pooler, GA/ELEC_241235_Georgia United CU - Pooler GA_R24.rvt



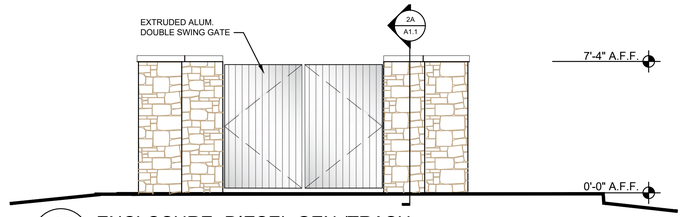
08 A1.2 SIGN POST ANCHORING DETAIL (TYP.)
Scale: 1" = 1'-0"



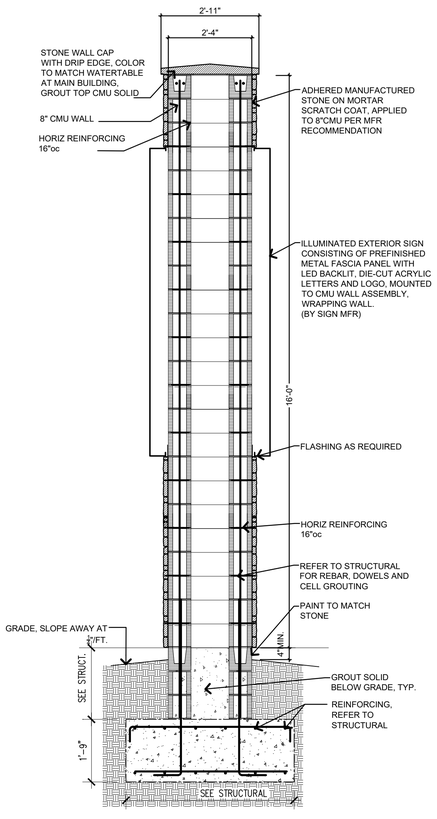
07 A1.2 ACCESSIBLE PARKING SIGN
Scale: 1/2" = 1'-0"



06 A1.2 ENCLOSURE- DIESEL GEN./TRASH
Scale: 1/4" = 1'-0"

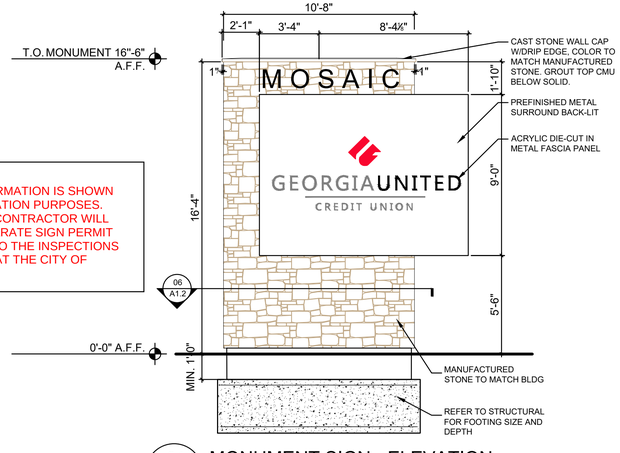


05 A1.2 ENCLOSURE- DIESEL GEN./TRASH
Scale: 1/4" = 1'-0"

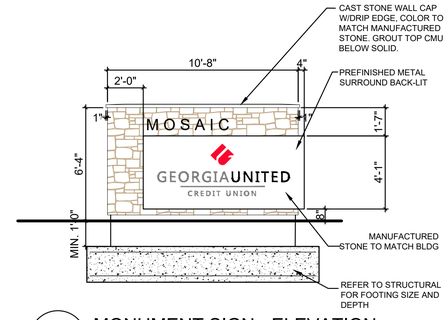


09 A1.2 WALL SECTIONS
Scale: 1/2" = 1'-0"

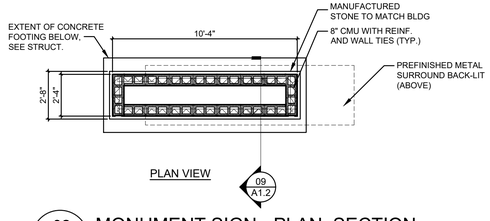
NOTE:
SIGNAGE INFORMATION IS SHOWN FOR COORDINATION PURPOSES. THE SIGNAGE CONTRACTOR WILL SUBMIT A SEPARATE SIGN PERMIT APPLICATION TO THE INSPECTIONS DEPARTMENT AT THE CITY OF POOLER.



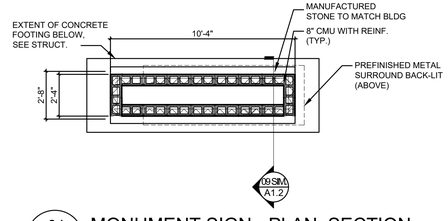
04 A1.2 MONUMENT SIGN - ELEVATION
Scale: 1/4" = 1'-0"



03 A1.2 MONUMENT SIGN - ELEVATION
Scale: 1/4" = 1'-0"



02 A1.2 MONUMENT SIGN - PLAN SECTION
Scale: 1/4" = 1'-0"



01 A1.2 MONUMENT SIGN - PLAN SECTION
Scale: 1/4" = 1'-0"

Eclipse Brand Builders, LLC
3655 Brookside Parkway, Suite 450
Alpharetta, GA 30022
(678) 894-4360
https://eclipsebrandbuilders.com

This drawing and the designs thereon are the sole property of Eclipse Brand Builders, LLC. The reproduction or use of these documents, in whole or in part for any purpose other than as specifically authorized by Eclipse Brand Builders, LLC in writing is prohibited.

ADVANCE SET
NOT FOR CONSTRUCTION

△	DESCRIPTION	DATE

NEW BRANCH OFFICE FOR
GEORGIA UNITED CREDIT UNION
2221 POOLER PARKWAY, POOLER, GA 31322

PROJECT NO:	241235
DATE:	02/02/2026

SITE DETAILS

A1.2

2/4/2026 5:47:34 PM
FILE PATH: Autodesk Docs://241235 Georgia United CU - New Branch Office - Pooler, GA/ARCH_241235_Georgia United CU - Pooler GA_R24.rvt

GENERAL BUILDING HEIGHTS AND AREAS:

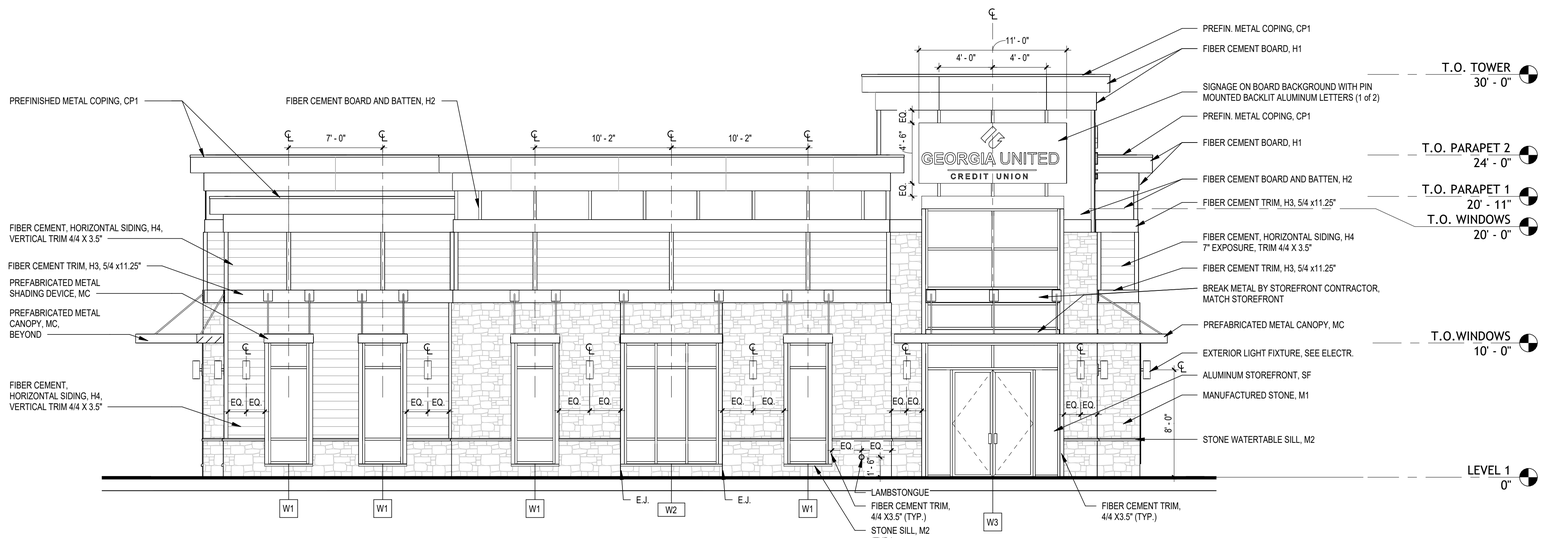
BUILDING HEIGHT	**ALLOWABLE**(ft) 40 FT	**ACTUAL**(ft) 24 FT PARAPET (30 FT TOWER)	**TABLE** IBC 504.3
BUILDING AREA	**ALLOWABLE**(sf) 9,000 SF	**ACTUAL**(sf) 4,822 SF	**TABLE** IBC 506.2

SHEET NOTES

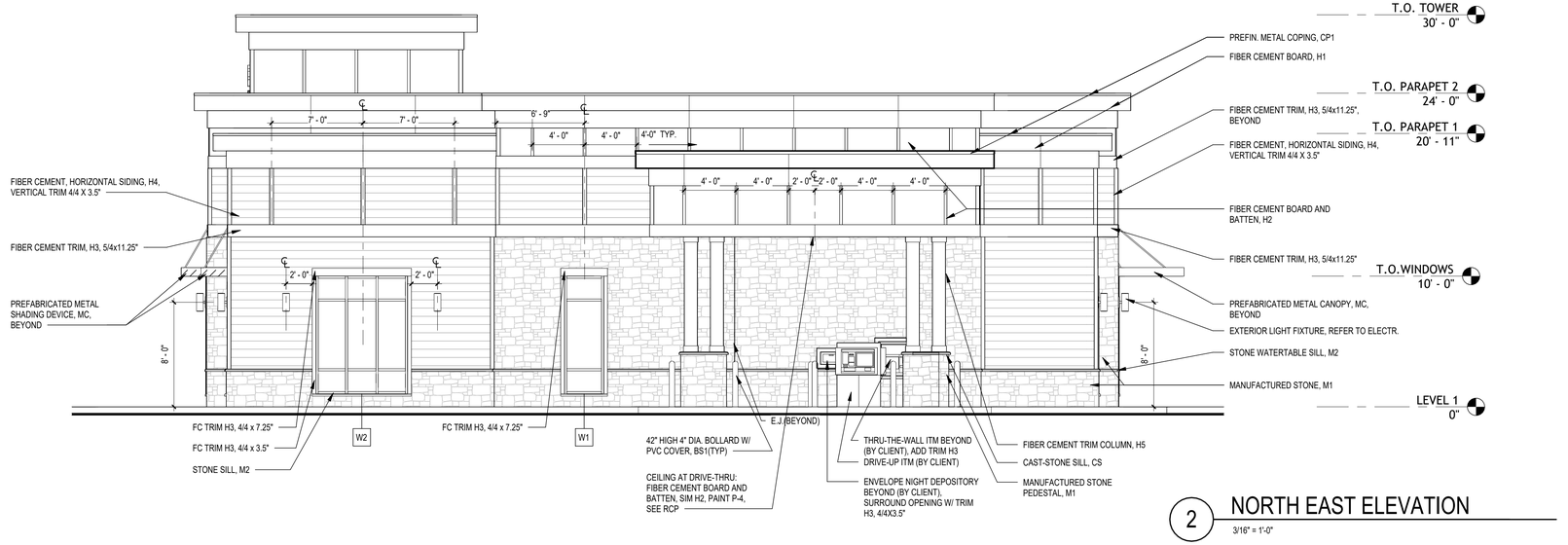
A. ALL DIMENSIONS ARE TO THE FACE OF FINISH.
B. WHAT IS NOTED ON ONE ELEVATION APPLIES TO ALL ELEVATIONS.
C. VERIFY BANK EQUIPMENT DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO INSTALLATION.
D. REFER TO SHEET A8.1 FOR WINDOW AND GLAZING INFORMATION.

EXTERIOR MATERIALS AND FINISH SCHEDULE AS INDICATED BY:

MATERIAL	LABEL	MAKE AND MANUFACTURER	COLOR	NOTES
BOARD + BATTEN	H1	JAMES HARDIE, FC BOARD ON PT BATTEN	PAINT, P-1	SMOOTH, PRIMED - PARAPET
	H2	JAMES HARDIE, FC BOARD & BATTEN	PAINT, P-2	SMOOTH, PRIMED
TRIM	H3	JAMES HARDIE, TRIM BOARD	PAINT, P-1	SMOOTH, PRIMED - SIZE AS SHOWN ON ELEVATION
HORIZ. SIDING	H4	JAMES HARDIE, HORIZONTAL SIDING + TRIM	PAINT, P-3	SMOOTH, PRIMED - PANEL HEIGHT: 8.25", EXPOSURE 7"
TRIM	H5	JAMES HARDIE, TRIM BOARD	PAINT, P-1	SMOOTH, PRIMED - AT D/T COLUMNS: 4/4X11.25"
SOFFIT VENTS	S1	JAMES HARDIE, SOFFIT PANELS	PAINT, P1	CONTIN. SMOOTH VENTED SOFFIT PANELS, 12" WIDE - AT D/T CEILING
MANUFACTURED STONE	M1	ELDORADO STONE, ROUGH CUT STYLE	LOIRE VALLEY	DRY STACK JOINT. EXTERIOR BUILDING STONE, MONUMENT SIGN AND DRIVE-UP CANOPY COLUMNS. MORTAR TO SET STONE TO BE NATURAL IN COLOR WITH NO COLOR ADDITIVE REQUIRED.
	M2	ELDORADO STONE, WAINSCOT SILL	WHITE CLOUD	CHISELED EDGE WINDOW SILLS
CAST STONE	CS	ELDORADO STONE	TO MATCH STONE COLOR	CHISELED EDGE PEAKED WALL CAP AT MONUMENT SIGN & CHISELED EDGE PEAKED COLUMN CAPS AT DRIVE-UP CANOPY.
STOREFRONT	SF	KAWNEER, 451T	BONE WHITE	THERMALLY BROKEN, PERMAFLUOR OR PERMACOAT FINISH, BACKSET GLAZING
GLAZING		SEE GLAZING TYPES, SHEET A8.1		
CANOPY/AWNING	MC	PRE-ENGINEERED METAL CANOPY OR AWNING	MEDIUM BRONZE	
PAINT	P1	SHERWIN WILLIAMS	SW 7551 GREEK VILLA	PARAPET, TRIMS, COLUMNS
	P2	SHERWIN WILLIAMS	SW 7514 FOOTHILLS	VERTICALLY APPLIED BOARD & BATTEN, H2
	P3	SHERWIN WILLIAMS	SW 7073 NETWORK GRAY	HORIZONTAL SIDING (EXCEPT TRIMS), H4
	P4	SHERWIN WILLIAMS	SW 7551 GREEK VILLA	CEILING AT DRIVE-THRU: HORIZ. APPLIED H2 & S1 - SATIN SHEEN FINISH
	P5	SHERWIN WILLIAMS	TRICORN BLACK # 6258	DRIVE-UP ISLAND CONCRETE FORMS
ROOFING	CP1	PAC-TITE PREFIN. COPING		PAC-TITE, SEE DETAIL 9/A7.1
PVC BOLLARD COVER	BS1	"PAWN" BY POST GUARD	BLACK	4" STEEL BOLLARDS 42" TALL, 6" STEEL BOLLARDS 60" TALL



1 SOUTH WEST ELEVATION
3/16" = 1'-0"



2 NORTH EAST ELEVATION
3/16" = 1'-0"

Eclipse Brand Builders, LLC
3655 Brookside Parkway, Suite 450
Alpharetta, GA 30022
(678) 894-4360
https://eclipsebrandbuilders.com

This drawing and the designs thereon are the sole property of Eclipse Brand Builders, LLC. The reproduction or use of these documents, in whole or in part for any purpose other than as specifically authorized by Eclipse Brand Builders, LLC in writing is prohibited.

ADVANCE SET
NOT FOR
CONSTRUCTION

	DESCRIPTION	DATE

NEW BRANCH OFFICE FOR
GEORGIA UNITED CREDIT UNION
2221 POOLER PARKWAY, POOLER, GA 31322

PROJECT NO: 241235
DATE: 02/02/2026

EXTERIOR ELEVATIONS

A4.1

2/11/2026 11:07:57 AM
FILE PATH: Autodesk Docs://241235 Georgia United CU - New Branch Office - Pooler, GA/ARCH_241235_Georgia United CU - Pooler GA_R24.rvt

GENERAL BUILDING HEIGHTS AND AREAS:

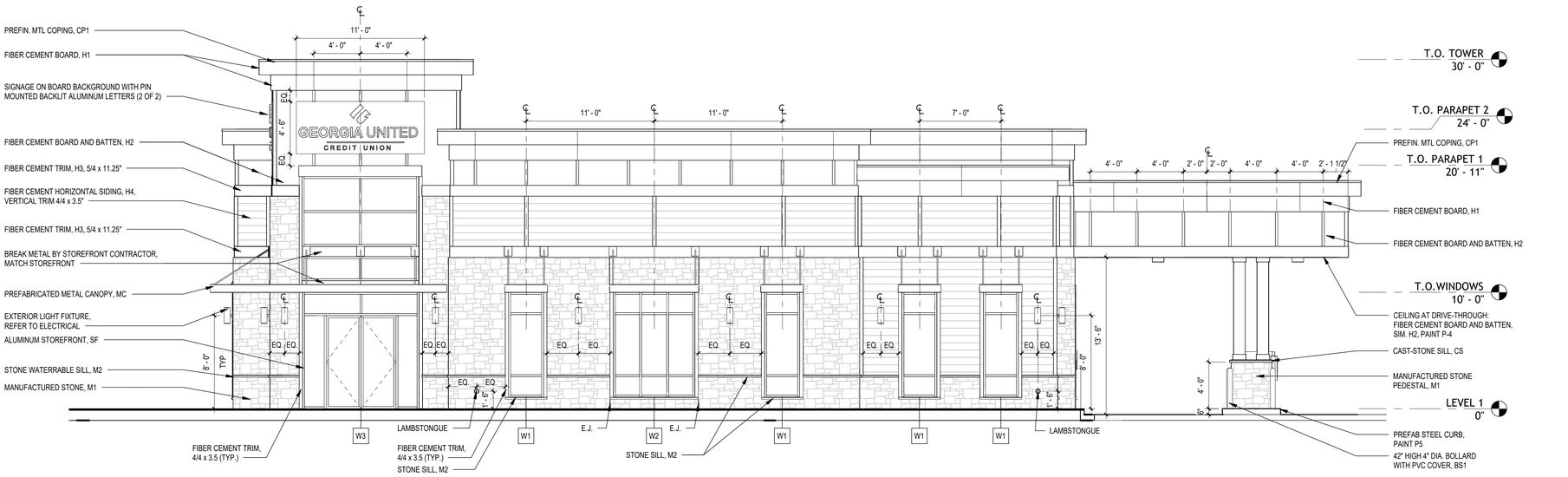
BUILDING HEIGHT	**ALLOWABLE**(ft) 40 FT	**ACTUAL**(ft) 24 FT PARAPET (30 FT TOWER)	**TABLE** IBC 504.3
BUILDING AREA	**ALLOWABLE**(sf) 9,000 SF	**ACTUAL**(sf) 4,822 SF	**TABLE** IBC 506.2

SHEET NOTES

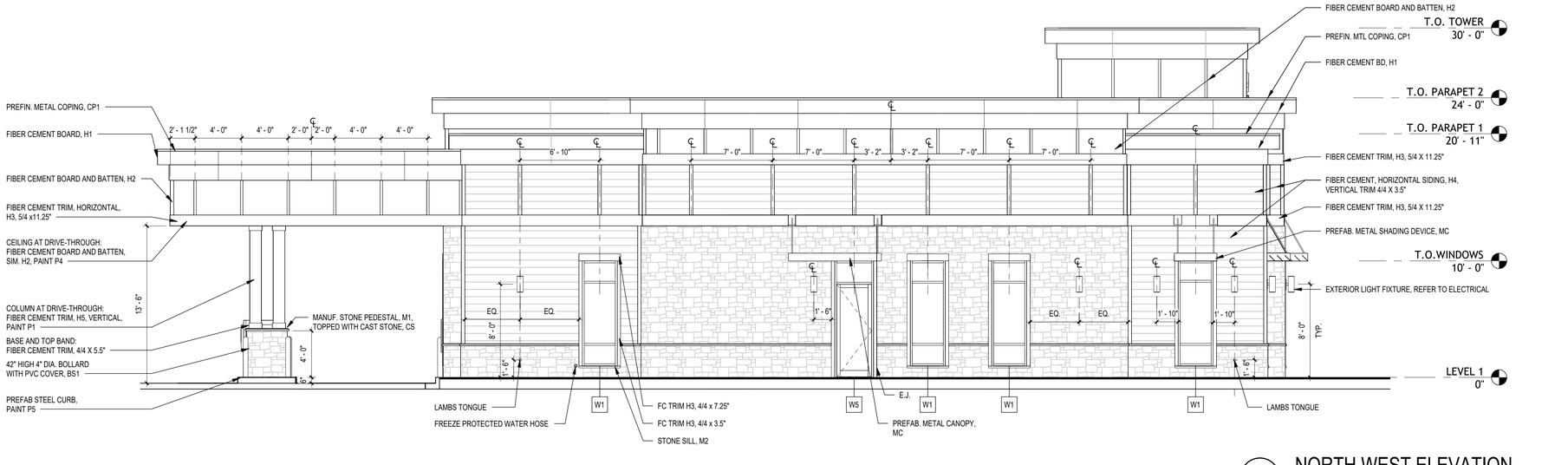
A. ALL DIMENSIONS ARE TO THE FACE OF FINISH.
B. WHAT IS NOTED ON ONE ELEVATION APPLIES TO ALL ELEVATIONS.
C. VERIFY BANK EQUIPMENT DIMENSIONS AND REQUIRED CLEARANCES PRIOR TO INSTALLATION.
D. REFER TO SHEET A8.1 FOR WINDOW AND GLAZING INFORMATION.

EXTERIOR MATERIALS AND FINISH SCHEDULE AS INDICATED BY:

MATERIAL	LABEL	MAKE AND MANUFACTURER	COLOR	NOTES
BOARD + BATTEN	H1	JAMES HARDIE, FC BOARD ON PT BATTEN	PAINT, P-1	SMOOTH, PRIMED - PARAPET
	H2	JAMES HARDIE, FC BOARD & BATTEN	PAINT, P-2	SMOOTH, PRIMED
TRIM	H3	JAMES HARDIE, TRIM BOARD	PAINT, P-1	SMOOTH, PRIMED - SIZE AS SHOWN ON ELEVATION
HORIZ. SIDING	H4	JAMES HARDIE, HORIZONTAL SIDING + TRIM	PAINT, P-3	SMOOTH, PRIMED - PANEL HEIGHT: 8.25", EXPOSURE 7"
TRIM	H5	JAMES HARDIE, TRIM BOARD	PAINT, P-1	SMOOTH, PRIMED - AT D/T COLUMNS: 4/4X11.25"
SOFFIT VENTS	S1	JAMES HARDIE, SOFFIT PANELS	PAINT, P1	CONTIN. SMOOTH VENTED SOFFIT PANELS, 12" WIDE - AT D/T CEILING
MANUFACTURED STONE	M1	ELDORADO STONE, ROUGH CUT STYLE	LOIRE VALLEY	DRY STACK JOINT. EXTERIOR BUILDING STONE, MONUMENT SIGN AND DRIVE-UP CANOPY COLUMNS. MORTAR TO SET STONE TO BE NATURAL IN COLOR WITH NO COLOR ADDITIVE REQUIRED.
	M2	ELDORADO STONE, WAINSCOT SILL	WHITE CLOUD	CHISELED EDGE WINDOW SILLS
CAST STONE	CS	ELDORADO STONE	TO MATCH STONE COLOR	CHISELED EDGE PEAKED WALL CAP AT MONUMENT SIGN & CHISELED EDGE PEAKED COLUMN CAPS AT DRIVE-UP CANOPY.
STOREFRONT	SF	KAWNEER, 451T	BONE WHITE	THERMALLY BROKEN, PERMAFLUOR OR PERMACOAT FINISH, BACKSET GLAZING
GLAZING		SEE GLAZING TYPES, SHEET A8.1		
CANOPY/AWNING	MC	PRE-ENGINEERED METAL CANOPY OR AWNING	MEDIUM BRONZE	
PAINT	P1	SHERWIN WILLIAMS	SW 7551 GREEK VILLA	PARAPET, TRIMS, COLUMNS
	P2	SHERWIN WILLIAMS	SW 7514 FOOTHILLS	VERTICALLY APPLIED BOARD & BATTEN, H2
	P3	SHERWIN WILLIAMS	SW 7073 NETWORK GRAY	HORIZONTAL SIDING (EXCEPT TRIMS), H4
	P4	SHERWIN WILLIAMS	SW 7551 GREEK VILLA	CEILING AT DRIVE-THRU: HORIZ. APPLIED H2 & S1 - SATIN SHEEN FINISH
	P5	SHERWIN WILLIAMS	TRICORN BLACK # 6258	DRIVE-UP ISLAND CONCRETE FORMS
ROOFING	CP1	PAC-TITE PREFIN. COPING		PAC-TITE, SEE DETAIL 9/A7.1
PVC BOLLARD COVER	BS1	"PAWN" BY POST GUARD	BLACK	4" STEEL BOLLARDS 42" TALL, 6" STEEL BOLLARDS 60" TALL



1 SOUTH EAST ELEVATION
3/16" = 1'-0"



2 NORTH WEST ELEVATION
3/16" = 1'-0"

Eclipse Brand Builders, LLC
3655 Brookside Parkway, Suite 450
Alpharetta, GA 30022
(678) 894-4360
https://eclipsebrandbuilders.com

This drawing and the designs thereon are the sole property of Eclipse Brand Builders, LLC. The reproduction or use of these documents, in whole or in part for any purpose other than as specifically authorized by Eclipse Brand Builders, LLC in writing is prohibited.

ADVANCE SET
NOT FOR
CONSTRUCTION

△	DESCRIPTION	DATE

NEW BRANCH OFFICE FOR
GEORGIA UNITED CREDIT UNION
2221 POOLER PARKWAY, POOLER, GA 31322

PROJECT NO:	241235
DATE:	02/02/2026

EXTERIOR ELEVATIONS

A4.2

2/11/2026 11:10:58 AM
FILE PATH: Autodesk Docs://241235 Georgia United CU - New Branch Office - Pooler, GA/ARCH_241235_Georgia United CU - Pooler GA_R24.rvt


GEORGIA UNITED
CREDIT UNION
GEORGIA UNITED
CREDIT UNION

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 12th day of February, 2026, by and between Georgia United Credit Union hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Georgia United Credit Union Branch.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51009 01104 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 52 Page 516, 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

13 day of February, 20 26

MARJORIE WINTER
Notary Public Print

Notary Public Signature

Oct 26, 2028
Notary Public Commission Expiration

Seal:



Landowner

Robert Bogart, EVP CFO GUCU
Landowner Print

Robert Bogart
Landowner Signature

SCOTT KNOX
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 23rd, 2026

Michael D. Ritch
SDG Engineering
PO Box 680963
Marietta, GA 30068

Mr. Ritch,

We are pleased to provide you with a recommendation for Approval of the site development plans for Georgia United Credit Union (Application No. 25-0226), which is provided below.

Submittal Documents:		
	Site Development Plans	*Apr. 2026*
	GSWCC Approval of ES&PC Plans	*Apr. 2026*
	Stormwater Maintenance Agreement	*Feb. 2026*
	Site Specific Stormwater Report	*Dec. 2025*
	Master Stormwater Report	*Dec. 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.

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

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

EOM Operations
Your solution to a better tomorrow

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, P.E.; VP of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Release of Performance Bond in amount of $1,070,563.50 and Acceptance of Maintenance Bond in amount of $397,644.50 for Thompson Thrift Residential (TTRES) Lift Station, 2300 Pooler Parkway, Subject to City Attorney Approval

Project:	#23-1157
P&Z Meeting Date:	May 11, 2026
City Council Meeting Date:	May 18, 2026
Applicant and Authorized Agent:	Rusty Windsor, Kimley-Horn
Location (Address):	2300 Pooler Parkway
Parcel (PIN):	51009 01041
Acreage:	Approximately 24.89 acres
Zoning:	PUD (Savannah Quarters, Phase 16)
Proposed Use:	Multi-family residential development lift station
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	TBD
Recommended Motion:	*"After review of the bond documentation, move for approval of the release of performance bond in the amount of $1,070,563.50 and acceptance of maintenance bond in the amount of $397,644.50 subject to City attorney approval."*
Attachments:	A. Bond Submittal Documentation B. Record Drawing

CITY of POOLER
GEORGIA

PERFORMANCE BOND

Bond Number: 9477248 Principal Amount: $1,070,563.50

Project: Infrastructure and Site Development for TTRES Pooler Lift Station

Location: 2300 Pooler Pkwy, Pooler, GA 31322 City Permit Number: 23-1157

KNOW ALL MEN BY THESE PRESENTS:

That TTRES GA Pooler, LLC, registered business address of 901 Wabash Avenue, Terre Haute, IN 47807; as Principal, hereinafter called "PRINCIPAL," and Fidelity and Deposit Company of Maryland, as Surety, hereinafter called the "SURETY," registered business address of 1299 Zurich Way, Schaumburg, IL 60196, a Surety insurer, chartered and existing under the laws of the State of Illinois, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of One Million Seventy Thousand Five Hundred Sixty-Three and 50/100 US Dollars ($ 1,070,563.50) 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:

Infrastructure and Site Development for TTRES Pooler Lift Station

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

9477248 this 13th day of October, 2025.

Attest

Witness as to Prinicpal (1)

Witness as to Prinicpal (2)

Notary Public Signature

09/07/2031
Notary Public Commission Expiration

Seal:

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

Principal

Prinicpal Signature

DANIEL R SINK
Prinicpal Print

AUTHORIZED REPRESENTATIVE
Prinicpal Title

TTRES GA Pooler, LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Fidelity and Deposit Company of Maryland
Surety Company Name

1299 Zurich Way, Schaumburg, IL 60196
Surety Business Address

OR

Attest

Witness as to Agent (1)
Pamela S. Higginbotham

Witness as to Agent (2)

Notary Public Signature Carolyn Kolbe

March 4, 2028
Notary Public Commission Expiration

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

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

Surety's Agent

Attorney in Fact Signature (Attach Power)

Mark E. Wobbe, Attorney-in-Fact
Attorney in Fact Print

2647861 (Agent) / 102758 (Agency)
Agent's License Number

Mark E. Wobbe / Gibson Insurance Agency
Agent's Name

Attachment A

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

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

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

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 27th day of August, A.D. 2025.

SEAL SEAL SEAL

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

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 27th day of August, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

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

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

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

Attachment A

EXTRACT FROM BY-LAWS OF THE COMPANIES

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

CERTIFICATE

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 13th day of October, 2025.



MJ Pethick

Mary Jean Pethick
Vice President

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

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

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

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)

CITY of POOLER
GEORGIA

MAINTENANCE BOND

Bond Number: 9498518 Principal Amount: $397,644.50

Project: Infrastructure and Site Development for TTRES Pooler Lift Station

Location: 2300 Pooler Parkway, Pooler, GA 31322 City Permit Number: 23-1157

KNOW ALL MEN BY THESE PRESENTS:

That TTRES GA Pooler, LLC, registered business address of 901 Wabash Avenue, Terre Haute, IN 47807; as Principal, hereinafter called "CONTRACTOR," and Fidelity and Deposit Company of Maryland, as Surety, hereinafter called the "SURETY," registered business address of 1299 Zurich Way, Schaumburg, IL 60196, a Surety insurer, chartered and existing under the laws of the State of Illinois, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Three Hundred Ninety-Seven Thousand Six Hundred Forty-Four and 50/100 US Dollars ($ 397,644.50) 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: Infrastructure and Site Development for TTRES Pooler Lift Station 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

9498518 this 23rd day of April, 2026.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

August 25th, 2027
Notary Public Commission Expiration

Seal:

LAUREN MCGUIRE
Notary Public, State of Indiana
Vigo County
Commission Number NP0722012
My Commission Expires
August 25, 2027

Contractor

Contractor Signature

Mark Elliott
Contractor Print

Authorized Representative
Contractor Title

TTRES GA Pooler, LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Fidelity and Deposit Company of Maryland
Surety Company Name

1299 Zurich Way, Schaumburg, IL 60196
Surety Business Address

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

OR

Attest

Witness as to Agent (1)
Angel Davidson

Witness as to Agent (2)

Notary Public Signature Jennifer L. Kasznia

March 13, 2028
Notary Public Commission Expiration

Jennifer L. Kasznia
Notary Public, State of Indiana
St. Joseph County
Commission Number NP0633795
My Commission Expires
March 13, 2028

Surety's Agent

Attorney in Fact Signature (Attach Power)

Mark E. Wobbe, Attorney-in-Fact
Attorney in Fact Print

2647861 (Agent) / 102758 (Agency)
Agent's License Number

Mark E. Wobbe / Gibson Insurance Agency
Agent's Name

Attachment A

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

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

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

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 27th day of August, A.D. 2025.



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

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 27th day of August, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

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



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

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

EXTRACT FROM BY-LAWS OF THE COMPANIES

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

CERTIFICATE

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 23rd day of April, 2026.



MJ Pethick

Mary Jean Pethick
Vice President

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

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

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

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)

Attachment A

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

April 20, 2026

TTRES Multifamily,

The developers of TTRES Multifamily 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

April 20, 2026

TTRES Multifamily,

The developers of TTRES Multifamily 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

Attachment A

EOM Operations
Your solution to a better tomorrow

April 22nd, 2026

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

Subject: Lift Station Close Out - Maintenance Bond
Thompson Thrift Residential.

Dear Mrs. Benson,

We have reviewed the Lift Station Maintenance Bond for Thompson Thrift Residential development furnished by Kimley Horn, specifically the schedule of values and unit costs for the bonds.

The proposed Maintenance Bond covers the applicable costs associated with the completed construction of the proposed City maintained infrastructure. This infrastructure includes construction of the public sanitary sewer lift station.

Based on the calculations provided by Kimley Horn, the cost of the City maintained infrastructure is $795,289.00 which is correct. Therefore the 50% Warranty Infrastructure Bond of $397,644.50 is also correct.

Pursuant to the close-out of the sanitary sewer pump station, the engineer shall ensure that the City of Pooler Public Works Department receives all required supplemental documentation in accordance with Section 01300 of the City Specifications, including all pertinent testing and inspection records which may have been performed by a 3rd party.

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

If you have you have any questions and/or comments, please feel free to contact me at EOM Operations at (912) 321-2958 or by email.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
John Winn; Assistant Director of Public Works – City of Pooler
Justin Arnsdorff, PE; VP Engineering - EOM

Attachment A

TTRes Pooler - Lift Station Maintenance Bond Cost Breakdown

County: **CHATHAM**

Develoment Name: TTRes Pooler
Client: Thompson Thrift Residential

CONSTR. COST
$397,645

Prepared By: Kimley-Horn
Requested By: City of Pooler

Date 4/20/2026

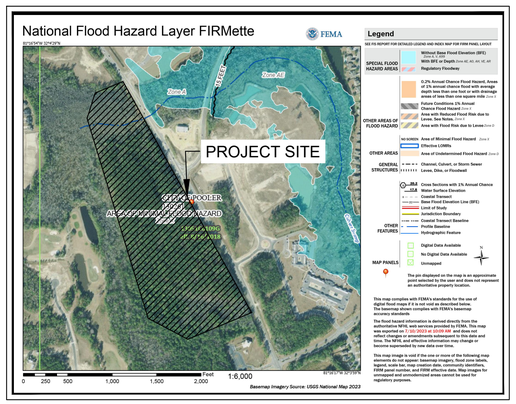
Line Item	Description	Quantity	Unit	Price	Amount
1	2.5" Connection to Utility Meter	1	EA	$ 2,600.00	$ 2,600.00
2	Lift Station Service Disconnect	1	EA	$ 5,200.00	$ 5,200.00
3	480V Transformer (Final)	1	EA	$ 15,000.00	$ 15,000.00
4	Main Service Disconnent	1	EA	$ 5,000.00	$ 5,000.00
5	Automatic Transfer Switch	1	EA	$ 7,000.00	$ 7,000.00
6	Wet Well Disconnect	2	EA	$ 5,800.00	$ 11,600.00
7	Electrical Panel	1	EA	$ 3,000.00	$ 3,000.00
8	Safety Switch	2	EA	$ 5,800.00	$ 11,600.00
9	Pump Control Panel (Alarm Horn, Strobe, & ULTRASONIC Level Monitor)	1	EA	$ 45,430.00	$ 45,430.00
10	4' 23W Wet Location LED Light Fixture	1	EA	$ 90.00	$ 90.00
11	Remote Telemetry Unit (RTU)	1	EA	$ 2,500.00	$ 2,500.00
12	GFCI Duplex Outlet W/ Weatherproof Enclosure	1	EA	$ 60.00	$ 60.00
13	Electrical Rack Light Switch W/ Weatherproof Enclosure	1	EA	$ 75.00	$ 75.00
14	Generator	1	EA	$ 65,300.00	$ 65,300.00
15	Mini Power Zone	1	EA	$ 35,000.00	$ 35,000.00
16	Pressure Guage w/ 1/2" SS Ball Valve	2	EA	$ 115.00	$ 230.00
17	Plug Valve w/ Hand Wheel	2	EA	$ 350.00	$ 700.00
18	2" Air Release Valve Assembly	2	EA	$ 400.00	$ 800.00
19	6" Check Valve	2	EA	$ 600.00	$ 1,200.00
20	6" Plug Valve	2	EA	$ 650.00	$ 1,300.00
21	4" DI Pipe	50	LF	$ 35.00	$ 1,750.00
22	6" DI Pipe	60	LF	$ 40.00	$ 2,400.00
23	90° - 6" DI Bend	4	EA	$ 125.00	$ 500.00
24	45° - 6" DI Bend	2	EA	$ 115.00	$ 230.00
25	Gear Operated Plug Valve	1	EA	$ 2,200.00	$ 2,200.00
26	C900 DR 18 Discharge Pipe	15	LF	$ 15.00	$ 225.00
27	S.S. Lift Cable & Chain	1	EA	$ 850.00	$ 850.00
28	6" Stanchion Pipe Support	1	EA	$ 675.00	$ 675.00
29	Camlock Connection for By-Pass	2	EA	$ 140.00	$ 280.00
30	6" X 6" X 6" Tee	1	EA	$ 180.00	$ 180.00
31	Tracer Wire	1	LS	$ 75.00	$ 75.00
32	1-1/4" PVC	1	LS	$ 200.00	$ 200.00
33	1-1/4" RGS	1	LS	$ 200.00	$ 200.00
34	3/4" RGS	1	LS	$ 200.00	$ 200.00
35	4" RGS	1	LS	$ 200.00	$ 200.00
36	3/4" PVC RGS	1	LS	$ 200.00	$ 200.00
37	6” PVC (Force Main)	1,832	LF	$ 8.00	$ 14,656.00
38	8" PVC (Gravity)	9	LS	$ 12.00	$ 108.00
39	12” SCH 80 PVC Conduit	230	LF	$ 20.00	$ 4,600.00
40	Force Main Connection to Existing Manhole	1	EA	$ 10,000.00	$ 10,000.00
41	EX MH Raven Lining (In Place)	1	EA	$ 4,500.00	$ 4,500.00
42	4' Manhole (15 FT Depth)	1	EA	$ 15,000.00	$ 15,000.00
43	6' Dia. Wet Well w/ Hatch	1	EA	$ 185,000.00	$ 185,000.00
44	Non Freeze Yard Hydrant	1	EA	$ 250.00	$ 250.00
45	Chain Link Fencing w/ Gate	1	LS	$ 10,000.00	$ 10,000.00
46	Earthwork	1	LS	$ 300,000.00	$ 300,000.00
47	Pump Station Gravel Pad (10")	1,400	SF	$ 7.50	$ 10,500.00
48	Gravel Access Road (#57 Stone) (6")	2,500	SF	$ 6.50	$ 16,250.00
49	City of Pooler Heavy Duty Asphalt Pavement	25	CY	$ 15.00	$ 375.00
	Construction Cost ……				$ 795,289.00
	50 % of Construction Cost ……				**$ 397,644.50**

1. Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding, or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.

2. No soft costs (water and wastewater impact fees, tap fees, permit fees, engineering fees, etc.) have been included in this cost estimate.

3. This OPC inlcudes material to construct public portion of utilites.

RECORD DRAWINGS
FOR
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD INTERSECTION, POOLER GA 31322



FEMA MAP

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

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

PROPERTY AREA = 24.89 ACRES
TOTAL DISTURBED AREA = 21.77 ACRES

CITY OF POOLER CASE #: TBD

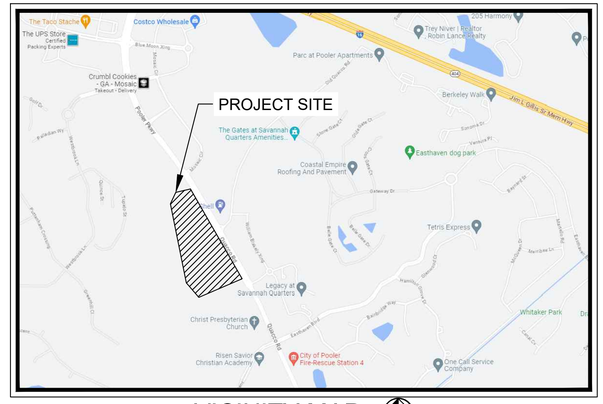
PROJECT NARRATIVE:

THE PROPOSED PROJECT INCLUDES A 360 UNIT MULTI-FAMILY DEVELOPMENT WITH 10 MULTI-FAMILY BUILDINGS, 6 GARAGE BUILDINGS WITH A MAINTENANCE GARAGE, LEASEING OFFICE, FITNESS CENTER, CLUBHOUSE, PICKLE BALL COURTS AND A DOG PARK.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 24.89 ACRES, AND THE TOTAL DISTURBED AREA IS 21.77.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
4. 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.
5. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03).
6. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
7. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42-183.4(6)).
8. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5)).



VICINITY MAP

CIVIL SHEET INDEX

REVISIONS NO.	SHEET NO.	SHEET TITLE
	C 000	COVER SHEET
	C6-00	OVERALL UTILITY PLAN
	C6-01	UTILITY PLAN
	C6-02	UTILITY PLAN
	C6-03	UTILITY PLAN
	C6-04	UTILITY PLAN
	C6-05	UTILITY PLAN
	C6-06	UTILITY PLAN
	C6-07	UTILITY PLAN
	C6-08	UTILITY PLAN
	C6-09	UTILITY PLAN
	C7-00	OVERALL DRAINAGE PLAN
	C7-00	DETAILED DRAINAGE PLAN
	C7-02	DETAILED DRAINAGE PLAN
	C7-03	DETAILED DRAINAGE PLAN
	C7-04	DETAILED DRAINAGE PLAN
	C7-05	DETAILED DRAINAGE PLAN
	C7-06	DETAILED DRAINAGE PLAN
	C7-07	DETAILED DRAINAGE PLAN

PROJECT CONTACTS

OWNER:	THOMPSON THRIFT RESIDENTIAL 111 MONUMENT CIRCLE, SUITE 1500 TAMPA, FL 3367-2201 PHONE: 463.237.3269 CONTACT: JACOB STACHLER
ARCHITECT:	STUDIO M 275 VETERANS WAY, SUITE 200 CARMEL, IN 46032 PHONE: 317.810.1502 CONTACT: NICK ALEXANDER, AIA, LEED AP
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 25 BULL STREET, SUITE 400 SAVANNAH, GA 31401 PHONE: 912.675.4191 CONTACT: RUSTY WINDSOR, P.E.
SURVEYOR:	JAMES M. ANDERSON & ASSOCIATES, INC. 104 OAK STREET, SUITE NUMBER STATESBORO, GA 30467 PHONE: 912.764.2002 CONTACT: JAMES MATTHEW ANDERSON, R.L.S.
24-HR CONTACT:	JESSE HOUGHTALEN WATERMARK RESIDENTIAL 317.853.5473

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT", BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 07/31/2025 BY:

GSWCC Georgia Soil and Water Conservation Commission

JAMES R. WINDSOR
Level II Certified Design Professional
Certification Number 0000073900
Issued: 10/01/2022 Expires: 10/01/2025

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

PREPARED BY: Kimley»Horn

PREPARED FOR: THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

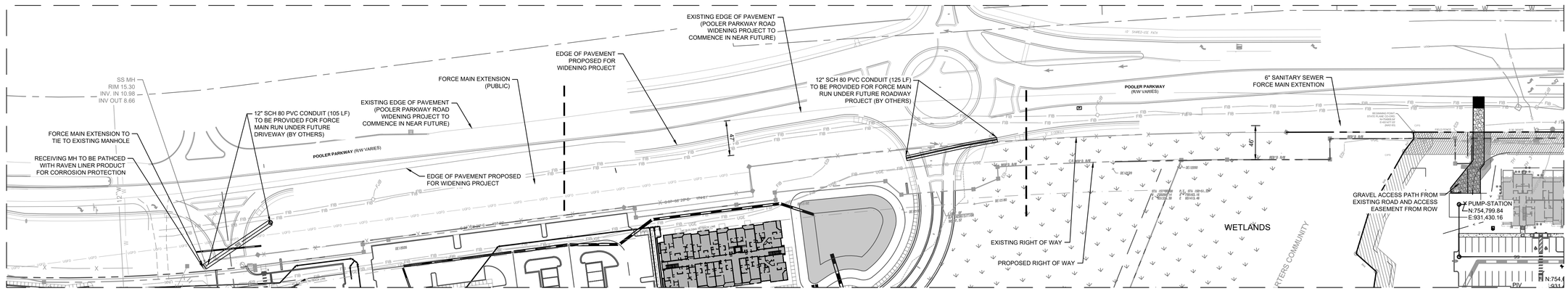
No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT: TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009010041

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO	017770001-8
TITLE	COVER SHEET
SHEET NUMBER	C 000

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 000 - COVER SHEET.dwg Aug 04, 2025 3:30pm by: Mike.Fritz

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

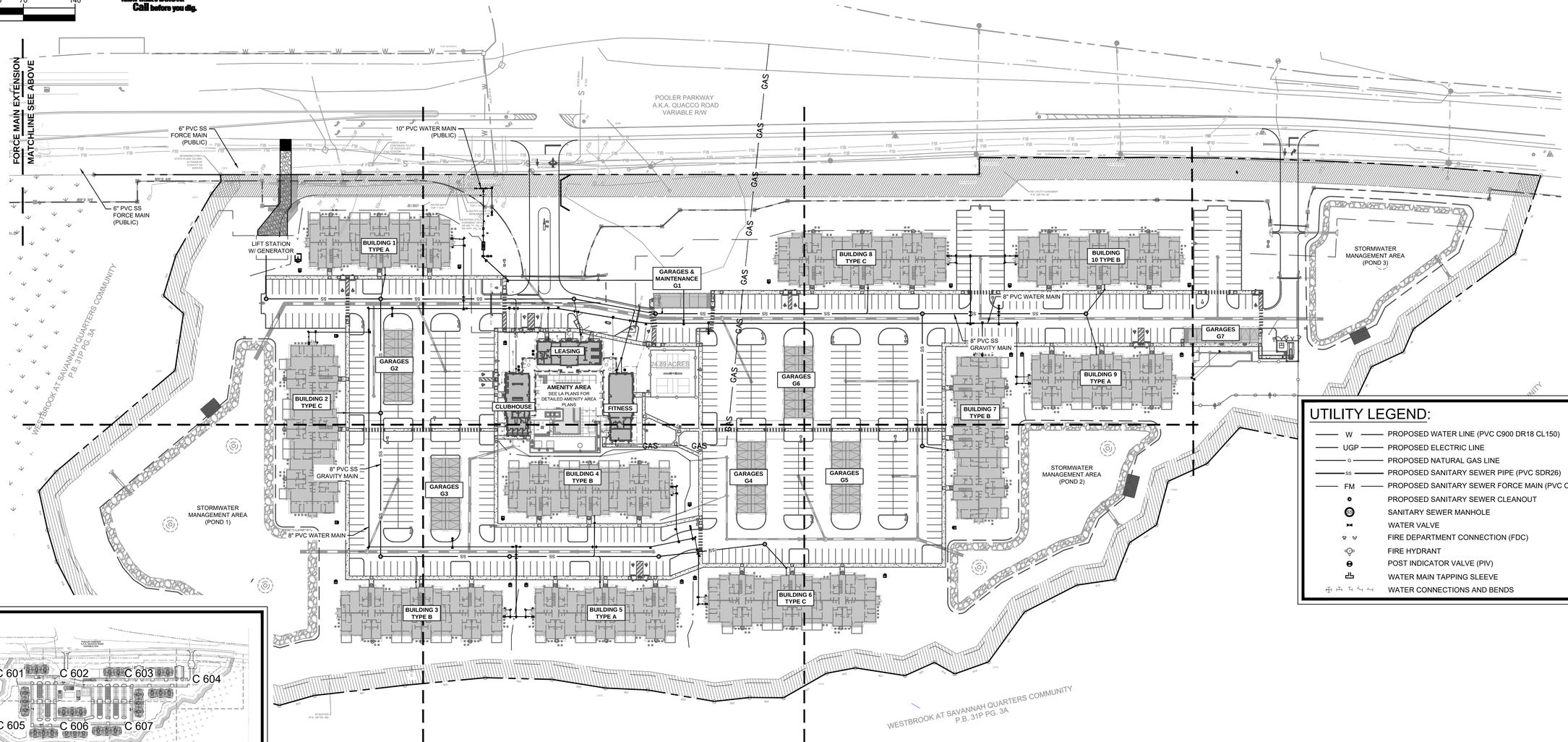


FORCE MAIN EXTENSION

NORTH

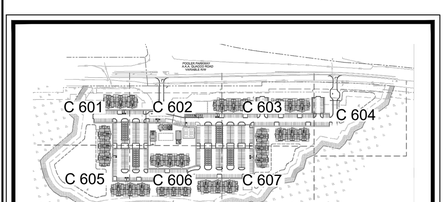
GRAPHIC SCALE IN FEET
0 35 70 140

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



UTILITY LEGEND:

W	PROPOSED WATER LINE (PVC C900 DR18 CL150)
UGP	PROPOSED ELECTRIC LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE (PVC SDR26)
FM	PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS



KEY MAP:

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY & OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO	017770001-8

TITLE
OVERALL UTILITY PLAN

SHEET NUMBER
C 600

Drawing name: K:\SAV\Civil\013205013_TTRES S_Pooler\CAD Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 600 OVERALL UTILITY PLAN Aug 19, 2025 5:24pm by: Tyler Palehonki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

UTILITY LEGEND:

- W — PROPOSED WATER LINE (PVC C900 DR18 CL150)
- UGP — PROPOSED ELECTRIC LINE
- G — PROPOSED NATURAL GAS LINE
- SS — PROPOSED SANITARY SEWER PIPE (PVC SDR26)
- FM — PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

NOTE:
1. ALL ON-SITE GRAVITY SANITARY SEWER COLLECTION WILL BE PRIVATE
2. LIFT STATION AND FORCE MAIN WILL BE PUBLIC
3. WATER MAINS AFTER METER WILL BE PRIVATE

6" SANITARY SEWER FORCE MAIN EXTENTION

BEGINNING POINT:
STATE PLANE CO-ORD.
N=754908.64'
E=931477.03'
(NAD 83)

FORCE MAIN CONTINUES TO CITY OF POOLER LIFT STATION

MATCHLINE C 601

MATCHLINE C 602

MATCHLINE C 605

WETLANDS

SAVANNAH QUARTERS COMMUNITY
P.B. 31P PG. 3A

WIDTH VARIES 25'-41'

LIFT STATION ACCESS EASEMENT

GRAVEL ACCESS DRIVE TO LIFT STATION

GRAVEL ACCESS PATH FROM EXISTING ROAD AND ACCESS EASEMENT FROM ROW

LIFT STATION W/ GENERATOR

SANITARY SEWER LIFT STATION **(SEE LIFT STATION PLAN SHEETS FOR FURTHER DETAIL)**

SSA-0 - MH
TOP: 16.25
INV IN: 2.30
INV OUT: 1.55

PUMP-STATION
N:754,799.84
E:931,430.16

MH
N: 754,805.90
E: 931,424.56

1" WATER LINE TO SERVICE LIFT STATION. SEE LIFT STATION PLANS FOR CONTINUATION.

A/C UNIT (TYP.)

THREE PHASE TRANSFORMER TO SERVICE LIFT STATION

SINGLE PHASE TRANSFORMER (TYP.)

BUILDING 1 TYPE A

SSA-2.2 - 6" SS FROM BLDG
INV OUT: 14.60

6" SS FROM BLDG
N: 754,653.26
E: 931,482.15

CO
N: 754,647.72
E: 931,473.78

10 LF OF 6" PVC @ 15.00%

SSA-2.1 - CO
TOP: 19.43
INV IN: 13.10
INV OUT: 13.10

33 LF OF 6" PVC @ 12.41%

SSA-2 - MH
TOP: 18.19
INV IN: 5.58
INV IN: 8.99
INV IN: 5.58
INV OUT: 5.48

MH
N: 754,636.45
E: 931,442.67

SSA-1 - MH
TOP: 18.40
INV IN: 4.95
INV OUT: 4.73

MH
N: 754,769.88
E: 931,363.89

155 LF OF 8" PVC @ 0.34%

47 LF OF 8" PVC @ 3.44%

10 LF OF 6" PVC @ 5.00%

6" SS FROM BLDG
N: 754,609.23
E: 931,279.74

SSB-1.2 - 6" SS FROM BLDG
INV OUT: 14.93

SSB-1.1 - CO
TOP: 19.39
INV IN: 14.44
INV OUT: 14.44

CO
N: 754,600.86
E: 931,284.69

BUILDING 2 TYPE C

50 LF OF 6" PVC @ 12.99%

SSB-1 - MH
INV IN: 6.81
INV IN: 7.98
INV OUT: 6.75

8" PVC WATER MAIN

8" DIP TRANSITION SLEEVE

8" GATE VALVE

8" X 8" X 6" TEE

8" X 6" X 2.5" TEE

FH
N:754,610.86
E:931,430.60

6" GATE VALVE

FIRE HYDRANT

8" X 8" X 6" TEE
WV
N:754,612.20
E:931,433.20

8" GATE VALVE

8" DIP TRANSITION SLEEVE

8+00

9+00

10+00

PIV
N:754,693.86
E:931,350.02

6" 90 DEGREE BEND
6" PIV
6" FIRE SERVICE LATERAL
6" BFP IN RISER ROOM BY OTHERS **BY OTHERS**
RISER ROOM
FDC
2.5" HDPE SDR11 DOMESTIC LATERAL

SINGLE PHASE TRANSFORMER (TYP.)

194 LF OF 8" PVC @ 0.76%

GARAGES G2

HP
10" WATER VALVE

EXISTING 10" WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. CONTRACTOR TO PROVIDE EXCAVATION. CONTRACTOR TO TAP MAIN.

1" HDPE WATER LINE TO SERVICE LIFT STATION

1" GATE VALVE

8" □8" □1" TAPPING SADDLE

WATER MH
TOP = 14.6'

WV
N:754,569.51
E:931,604.43

WM
N:754,565.22
E:931,595.11

WV
N:754,560.73
E:931,586.84

6" 90 DEGREE BEND
6" PIV
WL
N:754,592.12
E:931,563.64
6" FIRE SERVICE LATERAL
6" BFP IN RISER ROOM **BY OTHERS**
PIV
N:754,585.76
E:931,566.71
RISER ROOM
2.5" HDPE SDR11 DOMESTIC LATERAL
FDC
6" X 6" X 2.5" TEE

VAULT-CORNER
N:754,559.00
E:931,578.92

4" WATE
RPZ BF

VAULT-CO
N:754,
E:931,

VAULT-CO
N:754,
E:931,

10'

SINGLE PHASE TRANSFORMER (TYP.)

4" LATERAL AND GATE VALVE FOR IRRIGATION CONNECTION

183 LF

6" DI

8" X 8" X 6" TEE

8" GATE VALVE

8" DIP TRANSITION SLEEVE

6" X 6" X 2.5" TEE

PIV
N:754,693.86
E:931,350.02

6" 90 DEGREE BEND
6" PIV
6" FIRE SERVICE LATERAL
6" BFP IN RISER ROOM BY OTHERS **BY OTHERS**
RISER ROOM
FDC
2.5" HDPE SDR11 DOMESTIC LATERAL

SINGLE PHASE TRANSFORMER (TYP.)

194 LF OF 8" PVC @ 0.76%

GARAGES G2

A/C UNIT (TYP.)

CO
N: 754,600.86
E: 931,284.69

8" PVC WATER MAIN

8" DIP TRANSITION SLEEVE

SSB-1 - MH
INV IN: 6.81
INV IN: 7.98
INV OUT: 6.75

50 LF OF 6" PVC @ 12.99%

BUILDING 2 TYPE C

MATCHLINE C 601

MATCHLINE C 605

KEY MAP:

C 601 C 602 C 603 C 604 C 605 C 606 C 607

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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

Kimley»Horn
PREPARED BY

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY □ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO	017770001-8

TITLE
UTILITY PLAN

SHEET NUMBER
C 601

Drawing name: K:\SAV_Civil\013205013_TTRES □ Pooler\CAD Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 601 UTILITY PLAN Aug 19, 2025 5:24pm by: Tyler Palehorki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

POOLER PARKWAY
(R/W VARIES)

A.K.A. QUACCO ROAD

UTILITY LEGEND:

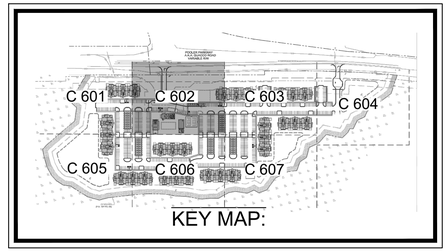
- W — PROPOSED WATER LINE (PVC C900 DR18 CL150)
- UGP — PROPOSED ELECTRIC LINE
- G — PROPOSED NATURAL GAS LINE
- SS — PROPOSED SANITARY SEWER PIPE (PVC SDR26)
- FM — PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

NOTE:
1. ALL ON-SITE GRAVITY SANITARY SEWER COLLECTION WILL BE PRIVATE
2. LIFT STATION AND FORCE MAIN WILL BE PUBLIC
3. WATER MAINS AFTER METER WILL BE PRIVATE



KEY MAP:

MATCHLINE C 601
MATCHLINE C 602
MATCHLINE C 603
MATCHLINE C 606

BENCHMARK #1

10" WATER VALVE
EXISTING 10" WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. CONTRACTOR TO PROVIDE EXCAVATION. CONTRACTOR TO TAP MAIN.
10" PVC WATER MAIN EXTENSION IN RIGHT OF WAY (PUBLIC)
10" GATE VALVE
10" CAP ON WATER MAIN EXTENSION
10" X 10" X 6" TEE
1" HDPE WATER LINE TO SERVICE LIFT STATION
1" GATE VALVE
10 X 10" X 8" TEE AND VALVE IN MANHOLE
8" □ 8" □ 1" TAPPING SADDLE
8" GATE VALVE
6" GATE VALVE
FIRE HYDRANT
WATER MH TOP = 14.6'
WATER VALVE CONNECTION MONUMENT (TYP.)
EXISTING UTILITY EASEMENT (20'X20') DB 16"P", PG. 75
WV N:754,569.51 E:931,604.43
WM N:754,565.22 E:931,595.11
WV N:754,560.73 E:931,586.84
WV N:754,568.55 E:931,613.11
WV:TOP N:754,557.44 E:931,592.69
VAULT-CORNER N:754,555.04 E:931,580.88
8" PVC WATER MAIN
8' X 12' VAULT
8" WATER METER PROVIDED BY CITY OF POOLER AND INSTALLED BY CONTRACTOR.
8" WATER RPZ BFP
SEE CITY OF POOLER DETAIL W 27, SHEET C 800, FOR ADDITIONAL INFORMATION.
8" PVC WATER MAIN (PRIVATE AFTER METER)
4" WATER RPZ BFP
VAULT-CORNER N:754,585.78 E:931,566.71
VAULT-CORNER N:754,559.00 E:931,578.92
VAULT-CORNER N:754,553.39 E:931,569.25
VAULT-CORNER N:754,549.65 E:931,571.44
WV N:754,541.48 E:931,566.20
IRRIGATION:CV N:754,513.78 E:931,553.66
IRRIGATION:CV N:754,507.64 E:931,556.80
4" LATERAL AND GATE VALVE FOR IRRIGATION CONNECTION
6" 90 DEGREE BEND
6" PIV
WL N:754,592.12 E:931,563.64
6" FIRE SERVICE LATERAL
6" BFP IN RISER ROOM BY OTHERS
PIV N:754,585.78 E:931,566.71
RISER ROOM
2.5" HDPE SDR11 DOMESTIC LATERAL
FDC
6" X 6" X 2.5" TEE
BUILDING 1 TYPE A
6" SS FROM BLDG N: 754,653.26 E: 931,482.15
FROM BLDG V OUT: 14.60
SINGLE PHASE TRANSFORMER (TYP.)
10 LF OF 6" PVC □ 15.00%
SSA-2.1 - CO TOP: 19.43 INV IN: 13.10 INV OUT: 13.10
33 LF OF 6" PVC □ 12.41%
SSA-2 - MH TOP: 18.19 INV IN: 5.58 INV IN: 8.99 INV IN: 5.58 INV OUT: 5.48
183 LF OF 8" PVC □ 0.86%
6" DIP TRANSITION SLEEVE
WYE N: 754,478.81 E: 931,535.92
78 LF OF 8" PVC □ 0.91%
SSA-2.5 - WYE TOP: 8.35 INV IN: 7.25 INV IN: 7.94 INV OUT: 7.15
SSA-3 - MH TOP: 17.97 INV IN: 7.97 INV IN: 7.97 INV OUT: 7.97
MH N: 754,411.31 E: 931,575.84
SSA-3.5 - WYE INV IN: 8.39 INV IN: 9.32 INV OUT: 8.39
84 LF OF 8" PVC □ 0.50%
8" DIP TRANSITION SLEEVE
8" X 8" X 1" TEE
8" X 8" X 6" TEE
8" GATE VALVE
8" DIP TRANSITION SLEEVE
8" X 8" X 1" TEE
ELECTRIC VEHICLE CHARGER. CONTRACTOR TO COORDINATE WITH MEP FOR ELECTRICAL CONNECTION.
WYE N: 754,332.84 E: 931,604.91
MH N: 754,306.16 E: 931,614.80
8" X 8" X 1.5" TEE
8" DIP TRANSITION SLEEVE
8" DIP TRANSITION SLEEVE
49 LF OF 4" PVC □ 8.25%
CO N: 754,378.82 E: 931,539.15
SSA-3.1 - CO INV IN: 12.01 INV OUT: 12.01
68 LF OF 6" PVC □ 2.80%
1" GATE VALVE
1" HDPE SDR11 DOMESTIC LATERAL
1" PVC WATER MAIN
SINGLE PHASE TRANSFORMER (TYP.)
94 LF OF 4" PVC □ 6.35%
4" X 3" REDUCER SSA-3.2 - 3" SS FROM BLDG INV OUT: 12.92
LEASING
3" SS FROM BLDG N: 754,373.40 E: 931,529.98
11 LF OF 4" PVC □ 8.50%
CO N: 754,315.14 E: 931,539.42
CO N: 754,312.52 E: 931,523.00
1.5" GATE VALVE
17 LF OF 6" PVC □ 9.74%
SSA-2.5.1 - CO INV IN: 13.94 INV OUT: 13.94
CO N: 754,430.69 E: 931,454.58
6 LF OF 4" PVC □ 7.00%
1" GATE VALVE
1" HDPE SDR11 DOMESTIC LATERAL
SSA-2.5.2 - 4" SS FROM BLDG INV OUT: 14.38
4" SS FROM BLDG N: 754,427.50 E: 931,449.18
CLUBHOUSE
AMENITY AREA
SEE LA PLANS FOR DETAILED AMENITY AREA PLANS
SWIMMING POOL 2,047 SF
SSA-3.5.1 - CO TOP: 19.42 INV IN: 11.38 INV IN: 11.38 INV OUT: 11.21
20 LF OF 4" PVC □ 12.56%
SSA-3.5.2 - CO TOP: 14.35 INV IN: 13.00 INV OUT: 13.00
1.5" HDPE SDR11 DOMESTIC LATERAL
5 LF OF 6" PVC □ 19.05%
SSA-3.5.3 - 6" BACKWASH DRAIN INV OUT: 13.95
6" BACKWASH DRAIN N: 754,309.98 E: 931,518.70
FITNESS
4" X 3" REDUCER SSA-4.1.1 - 3" SS FROM BLDG INV OUT: 13.95
3" SS FROM BLDG N: 754,304.72 E: 931,521.81
4" X 3" REDUCER SSA-5.2 - 3" SS FROM BLDG INV OUT: 10.86
6 LF OF 4" PVC □ 20.00%
CO N: 754,299.48 E: 931,621.21
3" SS FROM BLDG N: 754,302.32 E: 931,626.01
SSA-5.1 - CO TOP: 18.31 INV IN: 9.74 INV OUT: 9.74
PROPOSED PUMP ROOM
GARAGES & MAINTENANCE G1
WYE N: 754,298.40 E: 931,619.39
8" GATE VALVE
8" DIP TRANSITION SLEEVE
8" X 8" X 6" TEE
6" GATE VALVE
8" DIP TRANSITION SLEEVE
8" X 8" X8" TEE
FIRE HYDRANT
SSA-5 - WYE INV IN: 9.48 INV IN: 9.90 INV OUT: 9.48
9 LF OF 8" PVC □ 0.34%
SSA-4 - MH TOP: 18.42 INV IN: 9.45 INV OUT: 8.53
278 LF OF 8" PVC □ 0.34%
8" X 8" X 6" TEE
WV N:754,612.20 E:931,433.20
6" GATE VALVE
FIRE HYDRANT
FH N:754,610.86 E:931,430.60
8" X 8" X 6" TEE
154 LF OF 8" PVC □ 0.76%
GARAGES G2
SSB-1 - MH INV IN: 6.81 INV IN: 7.98 INV OUT: 6.75
MH N: 754,557.91 E: 931,309.86
GARAGES G6
3/4" GAS LINE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO BRING GAS TO SITE.
SINGLE PHASE TRANSFORMER (TYP.)
3/4" GAS LINE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO BRING GAS TO SITE.
372.15'
654.67'
S 30 35'38"E
8+00
7+00
6+00
4+00
3+00

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY & OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017770001-8

TITLE
UTILITY PLAN

SHEET NUMBER
C 602

Drawing name: K:\SAV\Civil\013205013 TTRES □ Pooler\CAD Planesheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 602 UTILITY PLAN Aug 18, 2025 5:25pm by: Tyler Palehorski

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authori□ation and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

UTILITY LEGEND:

- W — PROPOSED WATER LINE (PVC C900 DR18 CL150)
- UGP — PROPOSED ELECTRIC LINE
- G — PROPOSED NATURAL GAS LINE
- SS — PROPOSED SANITARY SEWER PIPE (PVC SDR26)
- FM — PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

NOTE:
1. ALL ON-SITE GRAVITY SANITARY SEWER COLLECTION WILL BE PRIVATE
2. LIFT STATION AND FORCE MAIN WILL BE PUBLIC
3. WATER MAINS AFTER METER WILL BE PRIVATE

KEY MAP: C 601, C 602, C 603, C 604, C 605, C 606, C 607

MATCHLINE C 602 / MATCHLINE C 603 / MATCHLINE C 604 / MATCHLINE C 607

54.67' | S 30° 38'13"E | 194.26' | R/W MARKER | 30' UTILITY EASEMENT P.B. 23P PG. 50 | PROPOSED RELOCATED POWER POLE

BUILDING 8 TYPE C — A/C UNIT (TYP.) — 6" PIV — 6" FIRE SERVICE LATERAL — 6" BFP IN RISER ROOM **BY OTHERS** — RISER ROOM — FDC — 2.5" HDPE SDR11 DOMESTIC LATERAL — 2.5" 90 DEGREE BEND — SINGLE PHASE TRANSFORMER (TYP.)

SSA-6.2 - 6" SS FROM BLDG INV OUT: 14.00 — 5 LF OF 6" PVC @ 2.88% — 6" SS FROM BLDG N: 754,078.88 E: 931,795.27 — CO N: 754,076.32 E: 931,790.95 — SSA-6.1 - CO TOP: 19.33 INV IN: 13.86 INV OUT: 13.86 — 35 LF OF 6" PVC @ 10.89% — SSA-6 - WYE TOP: 11.17 INV IN: 10.09 INV IN: 10.43 INV OUT: 10.43 — 278 LF OF 8" PVC @ 0.34% — SSA-7 - MH W/ OUTSIDE DROP TOP: 18.36 INV IN: 10.83 INV IN: 13.70 INV OUT: 10.68 — 74 LF OF 8" PVC @ 0.34%

WYE N: 754,059.47 E: 931,760.75 — 8" PVC WATER MAIN — MH W/ OUTSIDE DROP N: 753,995.44 E: 931,798.59 — 8" DIP TRANSITION SLEEVE — 8" GATE VALVE — 8" X 8" X 8" TEE — 8" X 8" X 6" TEE — 6" X 6" X 2.5" TEE — 6" X 6" X 8" TEE — 8" X 6" REDUCER — 8" 90 DEGREE BEND — 179 LF OF 8" PVC @ 0.34% — 8" PVC SANITARY SEWER GRAVITY MAIN

BUILDING 10 TYPE B — A/C UNIT (TYP.) — 6" PIV — 6" FIRE SERVICE LATERAL — 6" BFP IN RISER ROOM **BY OTHERS** — RISER ROOM — 2.5" HDPE SDR11 DOMESTIC LATERAL — FDC — 2.5" 90 DEGREE BEND — SINGLE PHASE TRANSFORMER (TYP.)

6" SS FROM BLDG N: 753,803.19 E: 931,958.05 — SSA-8.2 - 6" SS FROM BLDG INV OUT: 15.10 — 7 LF OF 6" PVC @ 3.00% — SSA-8.1 - CO TOP: 20.50 INV IN: 14.90 INV OUT: 14.90 — CO N: 753,799.70 E: 931,952.14 — 41 LF OF 6" PVC @ 3.62% — SSA-8 - MH W/ OUTSIDE DROP TOP: 19.44 INV IN: 15.31 INV IN: 13.41 INV OUT: 11.57

FIRE HYDRANT — 6" GATE VALVE — 221 LF OF 8" PVC @ 0.33% — MH W/ OUTSIDE DROP N: 753,804.83 E: 931,911.34 — 48 LF OF 6" PVC @ 2.08% — SSA-9 - CO TOP: 20.37 INV IN: 16.30 INV OUT: 16.30 — CO N: 753,769.63 E: 931,879.30 — 10 LF OF 6" PVC @ 2.00%

BUILDING 9 TYPE A — 6" SS FROM BLDG N: 753,764.55 E: 931,870.72 — SSA-10 - 6" SS FROM BLDG INV OUT: 16.50 — 2.5" HDPE SDR11 DOMESTIC LATERAL — RISER ROOM — 6" BFP IN RISER ROOM **BY OTHERS** — 6" FIRE SERVICE LATERAL — 6" PIV — 6" 90 DEGREE BEND — FDC — 6" X 6" X 2.5" TEE — SINGLE PHASE TRANSFORMER (TYP.) — A/C UNIT (TYP.)

GARAGES G6 — GARAGES G7 — BUILDING 7 TYPE B — 35 LF OF 6" PVC @ 4.04%

3/4" PVC WATER MAIN — 3/4" WATER TO DOG FOUNTAIN. COORDINATE WITH PLUMBING.

R/W MARKER — OHP — FIB — UGC — UGP — RP — RS — L1 — BP

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

GRAPHIC SCALE IN FEET 0 10 20 40

PREPARED BY: Kimley»Horn

PREPARED FOR: THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT: TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100900041

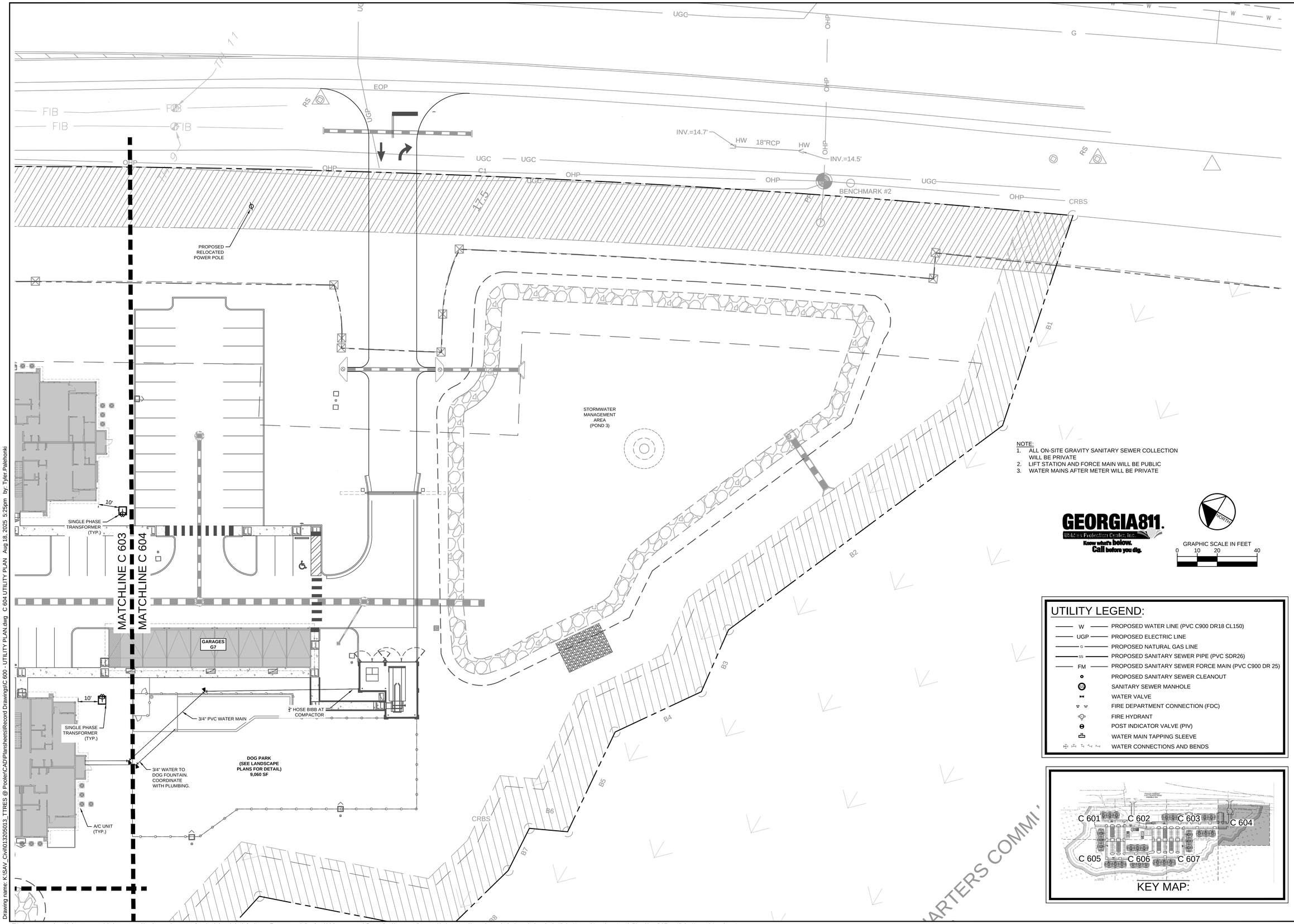
GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017770001-8

TITLE: UTILITY PLAN

SHEET NUMBER: C 603

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 603 UTILITY PLAN Aug 18, 2025 5:25pm by: Tyler.Palehonki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE:
1. ALL ON-SITE GRAVITY SANITARY SEWER COLLECTION WILL BE PRIVATE
2. LIFT STATION AND FORCE MAIN WILL BE PUBLIC
3. WATER MAINS AFTER METER WILL BE PRIVATE

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

UTILITY LEGEND:

W	PROPOSED WATER LINE (PVC C900 DR18 CL150)
UGP	PROPOSED ELECTRIC LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE (PVC SDR26)
FM	PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

KEY MAP:

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017770001-8
TITLE	UTILITY PLAN
SHEET NUMBER	C 604

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 604 UTILITY PLAN Aug 18, 2025 5:25pm by: Tyler.Palehonki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE C 601

MATCHLINE C 605

WESTBROOK AT SAVANNAH QUARTERS COMMUNITY
P.B. 31P PG. 3A

STORMWATER MANAGEMENT AREA (POND 1)

BUILDING 2 TYPE C

BUILDING 3 TYPE B

GARAGES G3

6" SS FROM BLDG
N: 754,609.23
E: 931,279.74

SSB-1.2 - 6" SS FROM BLDG
INV OUT: 14.93

50 LF OF 6" PVC @ 12.99%

MH
N: 754,557.91
E: 931,309.86
INV IN: 7.98
INV OUT: 6.75

A/C UNIT (TYP.)

SINGLE PHASE TRANSFORMER (TYP.)

194 LF OF 8" PVC @ 0.34%

WYE
N: 754,417.65
E: 931,167.31

SSB-3 - WYE
INV IN: 8.22
INV IN: 8.11
INV OUT: 8.12

8" DIP TRANSITION SLEEVE

FIRE HYDRANT
6" GATE VALVE

8" X 8" X 6" TEE

MH
N: 754,459.11
E: 931,142.79

SSB-2 - MH
TOP: 18.04
INV IN: 7.68
INV OUT: 7.47

48 LF OF 8" PVC @ 0.92%

126 LF OF 8

34 LF OF 6" PVC @ 15.00%

SSB-3.1 - CO
TOP: 19.49
INV IN: 13.47
INV OUT: 13.27

CO
N: 754,400.42
E: 931,137.54

8 LF OF 6" PVC @ 8.74%

SSB-3.2 - 6" SS FROM BLDG
INV OUT: 14.18

6" SS FROM BLDG
N: 754,396.29
E: 931,130.55

11+00

12+00

10'

25'

B30 B32 B33 B34 B35 B36 B37 B38 B39 B40 B41 B42 B43

CIPS

25' BUFF
(P.B. 18P PG.

NOTE:
1. ALL ON-SITE GRAVITY SANITARY SEWER COLLECTION WILL BE PRIVATE
2. LIFT STATION AND FORCE MAIN WILL BE PUBLIC
3. WATER MAINS AFTER METER WILL BE PRIVATE

UTILITY LEGEND:

W	PROPOSED WATER LINE (PVC C900 DR18 CL150)
UGP	PROPOSED ELECTRIC LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE (PVC SDR26)
FM	PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

KEY MAP:
C 601 C 602 C 603 C 604
C 605 C 606 C 607

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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

Kimley»Horn

PREPARED BY

PREPARED FOR

PROJECT

TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER, GA 31322
PARCEL ID: 5100901041

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GSWCC NO. (LEVEL II) 00000XXXXX
DRAWN BY BC
DESIGNED BY BC
REVIEWED BY JW
DATE 5/31/2024
PROJECT NO 017770001-8

TITLE
UTILITY PLAN

SHEET NUMBER
C 605

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 605 UTILITY PLAN Aug 19, 2025 5:25pm by: Tyler.Palehorki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment B

MH
N: 754,557.91
E: 931,309.86
INV OUT: 6.75

MATCHLINE C 602

MATCHLINE C 606

FITNESS

GAS METER. SEE MEP PLANS FOR CONTINUATION. 3/4" GAS LINE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO BRING GAS TO SITE.

A/C UNIT (TYP.)

BUILDING 4
TYPE B

GARAGES
G3

GARAGES
G4

GARAG
G5

MATCHLINE C 605

MATCHLINE C 606

MATCHLINE C 607

194 LF OF 8" PVC @ 0.38%

6" PIV
6" FIRE SERVICE LATERAL
6" BFP IN RISER ROOM **BY OTHERS**
RISER ROOM
2.5" HDPE SDR11 DOMESTIC LATERAL
6" X 6" X 2.5" TEE
FDC
SINGLE PHASE TRANSFORMER (TYP.)

SSB-5.3 - 6" SS FROM BLDG
INV OUT: 13.95

10 LF OF 6" PVC @ 8.00%

SSB-5.2 - CO
TOP: 19.39
INV IN: 13.15
INV OUT: 13.15

46 LF OF 6" PVC @ 8.00%

WYE
N: 754,417.65
E: 931,167.31

SSB-3 - WYE
INV IN: 8.22
INV IN: 8.11
INV OUT: 8.12

8" DIP TRANSITION SLEEVE
FIRE HYDRANT
6" GATE VALVE
8" X 8" X 6" TEE
8" GATE VALVE
8" X 8" X 8" TEE
14+00
15+00
16+00
16+43
FIRE HYDRANT
6" GATE VALVE
8" X 8" X 6" TEE
8" DIP TRANSITION SLEEVE
8 LF OF 8" PVC @ 0.33%
144 LF OF 8" PVC @ 2.68%
8" DIP TRANSITION SLEEVE

WYE
N: 754,210.19
E: 931,290.02

WYE
N: 754,203.32
E: 931,294.09

MH
N: 754,135.13
E: 931,334.42

MH
N: 754,020.22
E: 931,421.77

SSB-8 - MH
INV IN: 13.43
INV OUT: 13.35

43 LF OF 6" PVC @ 6.52%

CO
N: 753,978.75
E: 931,408.89

SSB-8.1 - CO
TOP: 20.37
INV IN: 16.26
INV OUT: 16.26

10 LF OF 6" PVC @ 8.00%

48 LF OF 8" PVC @ 0.92%

126 LF OF 8" PVC @ 0.27%

MH
N: 754,308.91
E: 931,231.63

SSB-4 - MH
TOP: 18.69
INV IN: 8.71
INV OUT: 8.56

115 LF OF 8" PVC @ 0.33%

SSB-5 - WYE
INV IN: 9.08
INV IN: 9.51
INV OUT: 9.08

79 LF OF 8" PVC @ 0.33%

SSB-6 - WYE
INV IN: 9.11
INV IN: 9.54
INV OUT: 9.11

SSB-7 - MH
TOP: 17.93
INV IN: 9.48
INV OUT: 9.37

SINGLE PHASE TRANSFORMER (TYP.)

34 LF OF 6" PVC @ 15.00%

SSB-3.1 - CO
TOP: 19.49
INV IN: 13.47
INV OUT: 13.27

CO
N: 754,400.42
E: 931,137.54

35 LF OF 6" PVC @ 8.71%

8 LF OF 6" PVC @ 8.74%

8 LF OF 6" PVC @ 6.97%

SSB-6.1 - CO
TOP: 19.49
INV IN: 12.54
INV OUT: 12.54

SSB-8.2 - 6" SS FROM BLDG
INV OUT: 17.06

6" SS FROM BLDG
N: 753,973.65
E: 931,400.28

SSB-3.2 - 6" SS FROM BLDG
INV OUT: 14.18

6" SS FROM BLDG
N: 754,396.29
E: 931,130.55

2.5" 90 DEGREE BEND
2.5" HDPE SDR11 DOMESTIC LATERAL
FDC
RISER ROOM
6" BFP IN RISER ROOM **BY OTHERS**
6" FIRE SERVICE LATERAL
6" PIV
6" X 6" X 2.5" TEE
6" X 6" X 8" TEE

BUILDING 3
TYPE B

2.5" 90 DEGREE BEND
2.5" HDPE SDR11 DOMESTIC LATERAL
FDC
RISER ROOM
6" BFP IN RISER ROOM **BY OTHERS**
6" FIRE SERVICE LATERAL
6" PIV
6" X 6" X 2.5" TEE

SSB-6.2 - 6" SS FROM BLDG
INV OUT: 13.10

6" SS FROM BLDG
N: 754,182.08
E: 931,257.23

CO
N: 754,186.17
E: 931,264.14

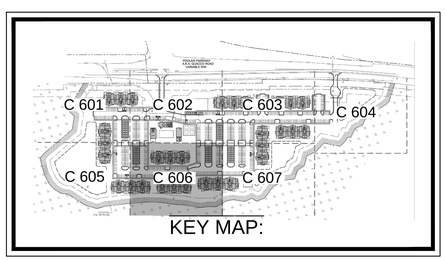
BUILDING 5
TYPE A

6" X 6" X 2.5" TEE
FDC
2.5" HDPE SDR11 DOMESTIC LATERAL
RISER ROOM
6" BFP IN RISER ROOM **BY OTHERS**
6" FIRE SERVICE LATERAL
6" PIV
6" 90 DEGREE BEND

BUILDING 6
TYPE C

A/C UNIT (TYP.)

B30 B29 B28 B27 CIPS 25



KEY MAP:

UTILITY LEGEND:

W	PROPOSED WATER LINE (PVC C900 DR18 CL150)
UGP	PROPOSED ELECTRIC LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE (PVC SDR26)
FM	PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PREPARED BY
Kimley»Horn

PREPARED FOR
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 510090104

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
THOMPSON THRIFT
RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017770001-8

TITLE
UTILITY PLAN

SHEET NUMBER
C 606

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 606 UTILITY PLAN Aug 18, 2025 5:26pm by: Tyler.Palehorki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE C 603

MATCHLINE C 607

MATCHLINE C 606

MATCHLINE C 607

35 LF OF 6" PVC @ 4.04%

BUILDING 7
TYPE B

SSA-7.3 - 6" SS FROM BLDG
INV OUT: 17.07

6" SS FROM BLDG
N: 753,864.01
E: 931,662.01

9 LF OF 6" PVC @ 3.00%

SSA-7.2 - CO
INV IN: 16.79
INV OUT: 16.79

MH
N: 753,904.31
E: 931,644.46

SSA-7.1 - MH
INV IN: 15.39
INV OUT: 15.39

CO
N: 753,872.10
E: 931,657.23

GARAGES
G5

11'

A/C UNIT (TYP.)

SINGLE PHASE
TRANSFORMER (TYP.)

STORMWATER
MANAGEMENT
AREA
(POND 2)

MH
N: 754,020.22
E: 931,421.77

CO
N: 753,978.75
E: 931,408.89

SSB-8.1 - CO
TOP: 20.37
INV IN: 16.26
INV OUT: 16.26

LF OF 6" PVC @ 8.00%

SSB-8.2 - 6" SS FROM BLDG
INV OUT: 17.06

6" SS FROM BLDG
N: 753,973.65
E: 931,400.28

BUILDING 6
TYPE C

11'

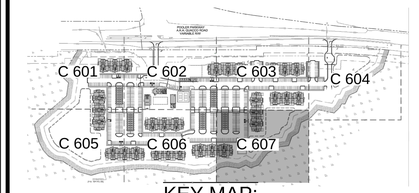
SINGLE PHASE
TRANSFORMER (TYP.)

A/C UNIT (TYP.)

B10 B11 CRBS B12 B13 B14 B15 B16 B17 B18 CIPS B19 B20 B21 B22 CIPS B23 B24

WESTBROOK AT SAVANNAH QUARTERS COMMUNITY
P.B. 31P PG. 3A

NOTE:
1. ALL ON-SITE GRAVITY SANITARY SEWER COLLECTION WILL BE PRIVATE
2. LIFT STATION AND FORCE MAIN WILL BE PUBLIC
3. WATER MAINS AFTER METER WILL BE PRIVATE



KEY MAP:

UTILITY LEGEND:

W	PROPOSED WATER LINE (PVC C900 DR18 CL150)
UGP	PROPOSED ELECTRIC LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE (PVC SDR26)
FM	PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER, GA 31322
PARCEL ID: 5100901041

GSWCC NO. (LEVEL II) 00000XXXXX
DRAWN BY BC
DESIGNED BY BC
REVIEWED BY JW
DATE 5/31/2024
PROJECT NO 017770001-8
TITLE
UTILITY PLAN
SHEET NUMBER
C 607

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 607 UTILITY PLAN Aug 18, 2025 5:26pm by Tyler.Patehenki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE

5' SIDEWALK

EXISTING RIGHT OF WAY

PROPOSED RIGHT OF WAY

C4 REQ'D R/W

RCE MAIN RUN UNDER FUTURE ROADWAY PROJECT (BY

DE12179

DE12200

46'

REQ'D R/W

STA 151+00.00
N 755292.14
E 931334.30

P.T. STA 152+51.33
N 755163.16
E 931413.46

6" SANITARY SEWER FORCE MAIN EXTENTION

BEGINNING POINT:
STATE PLANE CO-ORD.
N=754908.64'
E=931477.03'
(NAD 83)

CIPS

FIELD FENCE

UGG

UGE

CIPS

WIDTH VARIES
25'-41'

GRAVEL ACCESS DRIVE TO LIFT STATION

GRAVEL ACCESS PATH FROM EXISTING ROAD AND ACCESS EASEMENT FROM ROW

1" WATER LINE STATION. SEE FOR CONTINUA

A/C UNIT (TYP.)

12'

LIFT STATION W/ GENERATOR

SANITARY SEWER LIFT STATION
(SEE LIFT STATION PLAN SHEETS FOR FURTHER DETAIL)

SSA-0 - MH
TOP: 16.25
INV IN: 2.30
INV OUT: 1.55

PUMP-STATION
N:754,799.84
E:931,430.16

MH
N: 754,805.90
E: 931,424.56

46'

10'

MATCHLINE

EXISTING EDGE OF PAVEMENT
(POOLER PARKWAY ROAD WIDENING PROJECT TO COMMENCE IN NEAR FUTURE)

EDGE OF PAVEMENT PROPOSED FOR WIDENING PROJECT

12"FM

S 87° 58' 26" E 174.81'

12" SCH 80 PVC CONDUIT (125 LF) TO BE PROVIDED FOR FORCE OTHERS)

DE12180

LIMIT OF R/W ACQUISITION

UTILITY LEGEND:

W	PROPOSED WATER LINE (PVC C900 DR18 CL150)
UGP	PROPOSED ELECTRIC LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE (PVC SDR26)
FM	PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn

PREPARED BY

PREPARED FOR

THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017770001-8

TITLE

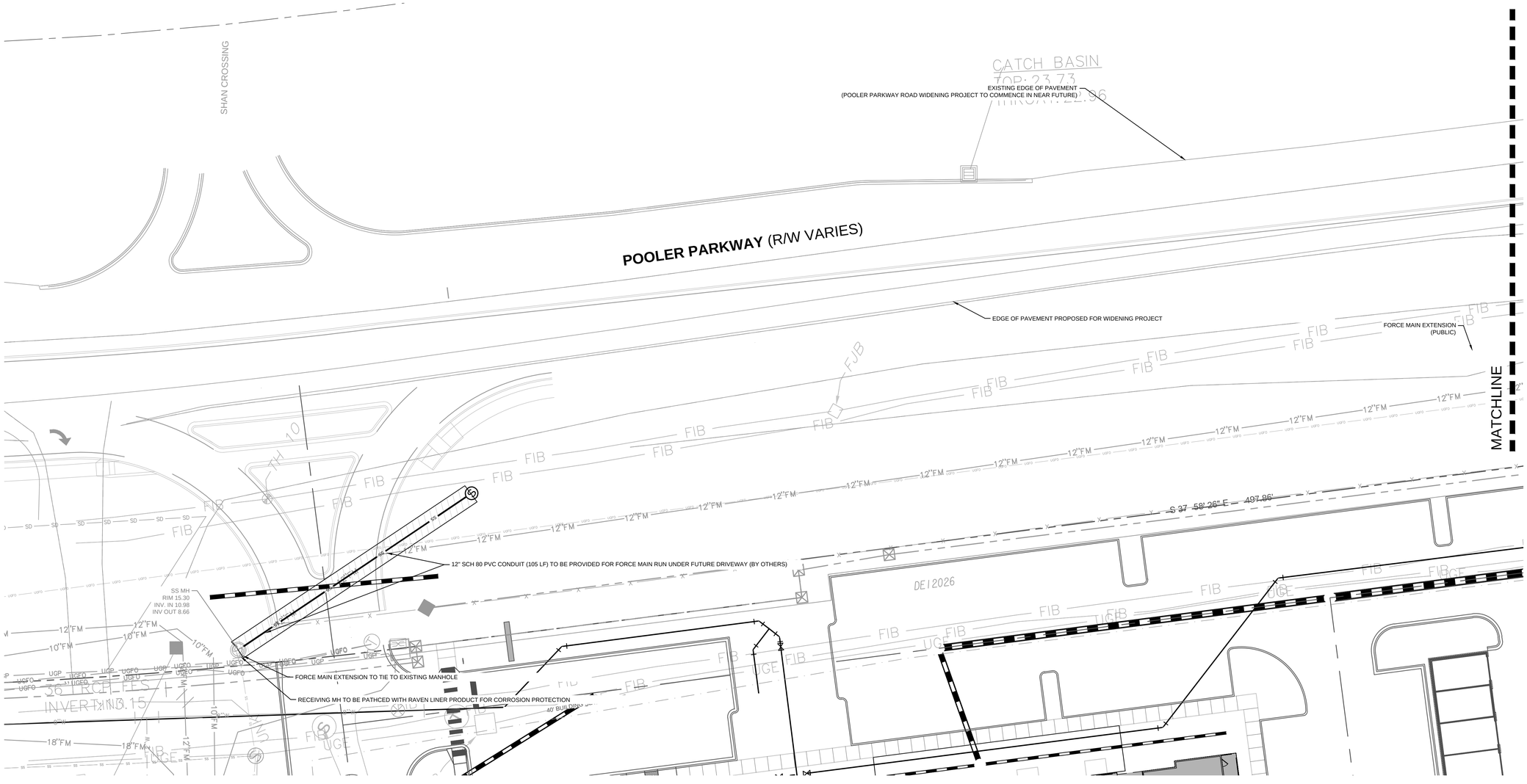
UTILITY PLAN

SHEET NUMBER

C 608

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 608 UTILITY PLAN Aug 18, 2025 5:26pm by: Tyler.Palehorki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY LEGEND:

- W — PROPOSED WATER LINE (PVC C900 DR18 CL150)
- UGP — PROPOSED ELECTRIC LINE
- G — PROPOSED NATURAL GAS LINE
- SS — PROPOSED SANITARY SEWER PIPE (PVC SDR26)
- FM — PROPOSED SANITARY SEWER FORCE MAIN (PVC C900 DR 25)
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

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

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

PREPARED BY: Kimley»Horn

PREPARED FOR:
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT:
TTRES POOLER
POOLER PARKWAY @ OLD OUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 5100901041

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	017770001-8

TITLE: **UTILITY PLAN**

SHEET NUMBER: **C 609**

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 600 - UTILITY PLAN.dwg C 609 UTILITY PLAN Aug 18, 2025 5:26pm by: Tyler.Palehorki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE

POOLER PARKWAY
A.K.A. QUACCO ROAD
VARIABLE R/W

WESTBROOK AT SAVANNAH QUARTERS COMMUNITY
P.B. 31P PG. 3A

A-0 - INV. INTO POND
A-1 - DI
A-2 - DI
A-2.1 - DI
A-2.2 - DI
A-3 - JB
A-3.1 - DI
A-4 - DI
A-5 - DI
A-5.1 - SWCB
A-5.2 - SWCB
A-6 - DI
A-7 - JB
A-8 - DI
A-9 - MH
A-9.1 - DI
A-10 - DI
A-11 - DI
A-12 - DI
B-0 - INV. INTO POND
B-1 - MH
B-1.1 - DI
B-2 - DI
B-3 - DI
B-3.1 - DI
B-3.2 - DI
B-3.3 - JB
B-4 - DI
B-5 - DI
C-0 - INV. INTO POND
C-1 - JB
C-1.1 - JB
C-1.1.1 - DI
C-1.2 - DI
C-1.3 - DI
C-2 - DI
C-3 - JB
C-3.1 - DI
C-4 - DI
C-5 - JB
C-6 - DI
C-7 - DI
D-0 - INV. INTO POND
D-1 - DI
D-2 - DI
D-2.1 - DI
D-3 - DI
D-4 - DI
D-5 - MH
D-6 - DI
E-1 - DWCB
X-0 - HW
X-1 - 48" OCS
Y-0 - HW
Y-1 - 60" OCS
Z-0 - HW
Z-1 - 48" OCS

NORMAL WATER ELEVATION: 14.0
BOTTOM: 8.0
TOP: 18.0

NORMAL WATER ELEVATION: 15.0
BOTTOM: 9.0
TOP: 19.0

NORMAL WATER ELEVATION: 15.0
BOTTOM: 9.0
TOP: 19.5

CONTRACTORS

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

GRAPHIC SCALE IN FEET
0 35 70 140

NORTH

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA
REGISTERED
No. 39461
PROFESSIONAL
ENGINEER
JAMES RUSSELL WINDSOR
12/18/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
OVERALL DRAINAGE PLAN

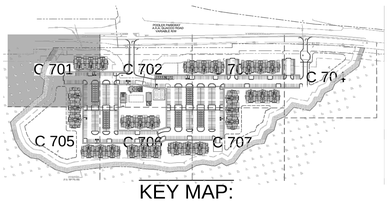
SHEET NUMBER
C 700

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CADP\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg C 700 OVERALL DRAINAGE PLAN Aug 18, 2025 5:27pm by: TylerPaletonki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE



KEY MAP:

DRAINAGE NOTES:

1. SPIDER DRAINS TO BE ADDED TO ALL STORMWATER INLETS. REFER TO DETAIL ON SHEET C 805

BEGINNING POINT: 1
STATE PLANE CO-ORD.
N=754908.64'
E=931477.03'
(NAD 83)

CIPS

CIPS

CIPS

FIELD FENCE

FORCE MAIN CONTINUES TO CITY OF POOLER LIFT STATION

WATER MH
TOP = 14.6'

ELECTRIC TRANSFORMER

18 LF OF
48" Concrete Pipe @ 1.56%

30 LF OF
48" Concrete Pipe @ 0.07%

HW
N: 754,829.09
E: 931,470.01

HW
N: 754,799.02
E: 931,500.83

JB
N: 754,802.23
E: 931,483.20

F-1 - JB
RIM: 18.65
INV IN: 13.42 (F-2)
INV OUT: 13.29 (F-0)

A-1 - DI
RIM: 18.09
INV IN: 9.07 (A-2)
INV OUT: 8.84 (A-0)

DI
N: 754,744.92
E: 931,370.95

A-2 - DI
RIM: 17.97
INV IN: 9.55 (A-3)
INV IN: 9.55 (A-2.1)
INV OUT: 9.42 (A-1)

A-3 - JB
RIM: 17.92
INV IN: 9.90 (A-4)
INV IN: 12.80 (A-3.1)
INV OUT: 9.69 (A-2)

JB
N: 754,590.59
E: 931,462.24

A-4 - DI
RIM: 17.88
INV IN: 10.71 (A-5)
INV OUT: 10.19 (A-3)

DI
N: 754,558.15
E: 931,481.43

120 LF OF
48" RCP @ 0.29%

59 LF OF
48" RCP @ 0.24%

38 LF OF
48" RCP @ 0.77%

DI
N: 754,641.21
E: 931,432.30

57 LF OF
18" RCP @ 5.69%

68 LF OF
48" RCP @ 0.13%

A-0 - INV. INTO POND
INV IN: 8.73 (A-1)

INV. INTO POND
N: 754,740.86
E: 931,286.43

A-2.1 - DI
RIM: 18.10
INV IN: 12.91 (A-2.2)
INV OUT: 12.72 (A-2)

DI
N: 754,612.32
E: 931,383.47

68 LF OF
18" RCP @ 0.47%

DI
N: 754,577.74
E: 931,325.00

A-2.2 - DI
RIM: 18.15
INV OUT: 13.23 (A-2.1)

DI
N: 754,511.51
E: 931,403.56

A-3.1 - DI
RIM: 17.25
INV OUT: 13.27 (A-3)

WESTBROOK AT SAVANNAH QUARTERS COMMUNITY
P.B. 31P PG. 3A

MATCHLINE C 701
MATCHLINE C 705

MATCHLINE C 701
MATCHLINE C 702

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn

PREPARED BY

PREPARED FOR
THOMPSON THRIFT
RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

JAMES RUSSELL WINDSOR
GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER
12/18/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
DETAILED DRAINAGE PLAN

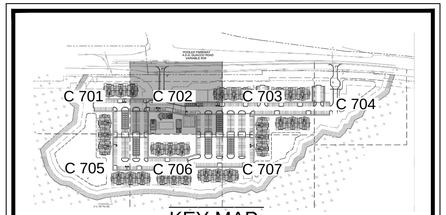
SHEET NUMBER
C 701

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg C 701 DETAILED DRAINAGE PLAN Aug 18, 2025 5:27pm by: Tyler.Palehonki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE



KEY MAP:

DRAINAGE NOTES:

1. SPIDER DRAINS TO BE ADDED TO ALL STORMWATER INLETS. REFER TO DETAIL ON SHEET C 805

A.K.A. QUACCO ROAD
VARIABLE R/W

BENCHMARK #1

R/W MARKER

WATER MH
TOP = 14.6'

WATER MH
TOP = 14.6'

WATER VALVE COVER
MONUMENT (TYP.)

EXISTING UTILITY
EASEMENT (20'X20')
DB 206 "Y", PG. 63
PB 16"P", PG. 75

MATCHLINE C 701
MATCHLINE C 702

MATCHLINE C 702
MATCHLINE C 703

MATCHLINE C 702
MATCHLINE C 706

24.89 ACRES

SWCB
N: 754,484.93
E: 931,568.10

A-5.1 - SWCB
RIM: 15.72 (BOX WITH NO LID)
INV IN: 13.99 (A-5.2)
INV OUT: 13.94 (A-5)

A-5 - DI
RIM: 18.08
INV IN: 13.34 (A-5.1)
INV IN: 10.98 (A-6)
INV OUT: 10.85 (A-4)

A-5.2 - SWCB
RIM: 18.38
INV OUT: 14.38 (A-5.1)

SWCB
N: 754,415.08
E: 931,606.46

80 LF OF
18" RCP @ 0.49%

47 LF OF
18" RCP @ 0.49%

A-6 - DI
RIM: 17.64
INV IN: 11.16 (A-7)
INV OUT: 11.14 (A-5)

DI
N: 754,441.46
E: 931,550.46

A-7 - JB
RIM: 18.11
INV IN: 11.19 (A-9)
INV OUT: 11.17 (A-6)

A-8 - DI
RIM: 17.99
INV IN: 11.81 (A-9)
INV OUT: 11.44 (A-7)

A-9 - MH
RIM: 18.17
INV IN: 11.83 (A-10)
INV IN: 11.83 (A-9.1)
INV OUT: 11.41 (A-8)

A-10 - DI
RIM: 17.78
INV IN: 11.97 (A-11)
INV OUT: 11.93 (A-9)

MH
N: 754,225.89
E: 931,655.15

A-3 - JB
RIM: 17.92
INV IN: 9.90 (A-4)
INV IN: 12.80 (A-3.1)
INV OUT: 9.69 (A-2)

JB
N: 754,590.59
E: 931,462.24

A-4 - DI
RIM: 17.88
INV IN: 10.71 (A-5)
INV OUT: 10.19 (A-3)

DI
N: 754,558.15
E: 931,481.43

59 LF OF
48" RCP @ 0.24%

38 LF OF
48" RCP @ 0.77%

136 LF OF
42" RCP @ 0.10%

62 LF OF
42" RCP @ 0.26%

87 LF OF
42" RCP @ 0.01%

28 LF OF
42" RCP @ 0.89%

63 LF OF
36" RCP @ -0.63%

40 LF OF
36" RCP @ 0.25%

127 LF OF
36" RCP @ 0.50%

DOUBLE GRATE INLET

JB
N: 754,304.35
E: 931,608.72

DI
N: 754,280.06
E: 931,622.69

DI
N: 754,191.34
E: 931,675.17

DI
N: 754,081.68
E: 931,740.03

DI
N: 754,148.08
E: 931,601.85

A-9.1 - DI
RIM: 18.38
INV OUT: 13.65 (A-9)

DI
N: 754,641.21
E: 931,432.30

57 LF OF
18" RCP @ 5.99%

DI
N: 754,612.32
E: 931,383.47

68 LF OF
18" RCP @ 6.47%

DI
N: 754,577.74
E: 931,325.00

47 LF OF
18" RCP @ 40.08%

DI
N: 754,511.51
E: 931,403.56

A-3.1 - DI
RIM: 17.25
INV OUT: 13.27 (A-3)

4" HDPE ROOF
COLLECTION DRAIN
@ 1% MIN.

4" HDPE ROOF
COLLECTION DRAIN
@ 1% MIN.

4" HDPE ROOF
COLLECTION DRAIN
@ 1% MIN.

TIE TO LANDSCAPE
DRAINAGE SYSTEM

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn

PREPARED BY

PREPARED FOR

THOMPSON THRIFT
RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA
REGISTERED
No. 39461
PROFESSIONAL
ENGINEER
CAMES RUSSELL WINDSOR

12/18/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
DETAILED DRAINAGE PLAN

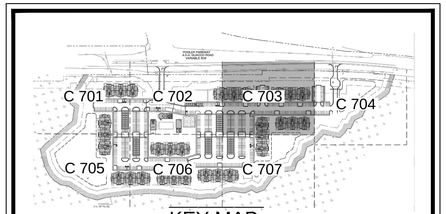
SHEET NUMBER
C 702

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CADD\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg C 702 DETAILED DRAINAGE PLAN Aug 18, 2025 5:27pm by: Tyler.Palehorki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE



KEY MAP:

DRAINAGE NOTES:

1. SPIDER DRAINS TO BE ADDED TO ALL STORMWATER INLETS. REFER TO DETAIL ON SHEET C 805

MATCHLINE C 702

MATCHLINE C 703

MATCHLINE C 703

MATCHLINE C 704

MATCHLINE C 703

MATCHLINE C 707

R/W MARKER

R/W MARKER

R/W MARKER

30' UTILITY EASEMENT
P.B. 23P PG. 50

D-6 - DI
RIM: 18.14
INV OUT: 13.88 (D-5)

DI
N: 753,965.66
E: 931,902.91

D-2.1 - DI
RIM: 19.11
INV OUT: 14.12 (D-2)

DI
N: 753,690.46
E: 932,067.88

A-11 - DI
RIM: 17.71
INV IN: 13.21 (A-12)
INV OUT: 12.61 (A-10)

A-12 - DI
RIM: 17.94
INV OUT: 13.42 (A-11)

MH
N: 753,924.36
E: 931,833.09

D-4 - DI
RIM: 18.92
INV IN: 13.60 (D-5)
INV OUT: 11.44 (D-3)

D-3 - DI
RIM: 18.97
INV IN: 11.22 (D-4)
INV OUT: 11.05 (D-2)

DI
N: 753,739.09
E: 931,942.68

DI
N: 753,648.20
E: 931,996.44

DI
N: 753,997.72
E: 931,789.69

DI
N: 754,081.68
E: 931,740.03

DI
N: 754,191.34
E: 931,675.17

DI
N: 753,832.08
E: 931,887.67

127 LF OF
36" RCP @ 0.50%

98 LF OF
30" RCP @ 0.22%

107 LF OF
24" RCP @ 0.15%

108 LF OF
30" RCP @ 0.20%

106 LF OF
36" RCP @ 0.12%

D-5 - MH
RIM: 18.88
INV IN: 13.77 (D-6)
INV OUT: 13.76 (D-4)

D-2 - DI
RIM: 18.89
INV IN: 10.92 (D-3)
INV IN: 13.73 (D-2.1)
INV OUT: 10.82 (D-1)

C-1.3 - DI
RIM: 18.30
INV OUT: 13.23 (C-1.2)

C-1.2 - DI
RIM: 19.00
INV IN: 12.99 (C-1.3)
INV OUT: 12.99 (C-1.1)

DI
N: 753,954.57
E: 931,716.68

DI
N: 754,038.07
E: 931,667.30

97 LF OF
18" RCP @ 0.25%

129 LF OF
18" RCP @ 0.48%

148.08
601.85

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn

PREPARED BY

PREPARED FOR
THOMPSON THRIFT
RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL-WINDSOR

12/18/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
DETAILED DRAINAGE PLAN

SHEET NUMBER
C 703

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg C 703 DETAILED DRAINAGE PLAN Aug 18, 2025 5:27pm by: Tyler.Palehorski

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg C 704 DETAILED DRAINAGE PLAN Aug 18, 2025 5:27pm by: Tyler.Palehorski

MATCHLINE C 703

MATCHLINE C 704

74 LF OF
18" HDPE @ 0.15%

Concrete Rectangular Headwall
TEMPORARY CULVERT, INSTALL
AT GRADE, CITY TO REMOVE
WHEN ROAD IS WIDENED

COMPOUND CULVERT, INSTALL
AT GRADE, CITY TO REMOVE
WHEN ROAD IS WIDENED

C1

CRBS

CRBS

BENCHMARK #2

INV = 14.7'

INV = 14.5'

18"RCP

HW

OHP

UGC

FIB

EOP

E-2 - DWCB
RIM: 16.41
INV OUT: 14.44 (E-1)

DWCB
N: 753,645.60
E: 932,133.25

49 LF OF
18" RCP @ 1.65%

E-1 - DWCB
RIM: 16.54
INV IN: 13.64 (E-2)
INV OUT: 13.64 (E-0)

39 LF OF
18" RCP @ 1.07%

HW
N: 753,569.85
E: 932,177.65

E-0 - HW
RIM: 11.96
INV IN: 13.22 (E-1)

DWCB
N: 753,603.63
E: 932,157.72

NORMAL WATER
ELEVATION: 15.0
BOTTOM: 9.0
TOP: 19.0

48" OCS
N: 753,435.76
E: 932,218.66

Z-1 - 48" OCS
RIM: 18.50
INV OUT: 15.00 (Z-0)

39' LF OF
36" RCP @ 0.00%

HW
N: 753,407.04
E: 932,204.99

Z-0 - HW
INV IN: 15.00 (Z-1)

D-2.1 - DI
RIM: 19.11
INV OUT: 14.12 (D-2)

DI
N: 753,690.46
E: 932,067.88

18" RCP @ 0.12%

753,739.09
931,942.68

DI
N: 753,648.20
E: 931,996.44

DI
N: 753,577.24
E: 932,038.41

D-1 - DI
RIM: 19.86
INV IN: 10.40 (D-2)
INV IN: 12.71 (D-1.1)
INV OUT: 10.29 (D-0)

D-0 - INV. INTO POND
INV IN: 9.87 (D-1)

INV. INTO POND
N: 753,525.07
E: 932,068.55

106 LF OF
36" RCP @ 0.12%

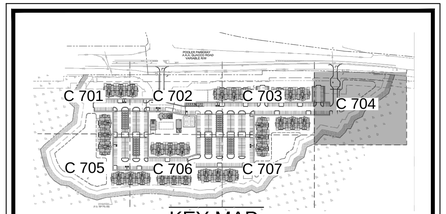
82 LF OF
36" RCP @ 0.51%

60 LF OF
36" RCP @ 0.70%

D-2 - DI
RIM: 18.89
INV IN: 10.92 (D-3)
INV IN: 13.73 (D-2.1)
INV OUT: 10.82 (D-1)

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE



KEY MAP:

DRAINAGE NOTES:

1. SPIDER DRAINS TO BE ADDED TO ALL STORMWATER INLETS. REFER TO DETAIL ON SHEET C 805

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

GRAPHIC SCALE IN FEET
0 10 20 40

QUARTERS COMMUNITY

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT
RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA
JAMES RUSSELL WINDSOR
No. 39461
PROFESSIONAL ENGINEER
12/18/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
DETAILED DRAINAGE PLAN

SHEET NUMBER
C 704

MATCHLINE C 701

MATCHLINE C 705

X-0 - HW
INV IN: 13.64 (X-1)

HW
N: 754,820.48
E: 931,

65 LF OF 18" RCP @ 4.69%

48" OCS
N: 754,794.27
E: 931,043.72

X-1 - 48" OCS
RIM: 18.46
INV OUT: 13.80 (X-0)

NORMAL WATER
ELEVATION: 14.0
BOTTOM: 8.0
TOP: 18.0

WESTBROOK AT SAVANNAH

P.B.

CIPS

CIPS

WESTBROOK AT SAVANNAH HARBOR COMMUNITY

25' BUFFER
(P.B. 18P PG. 6B)

B-1.1 - DI
RIM: 17.46
INV OUT: 13.11 (B-1)

DI
N: 754,491.64
E: 931,244.25

DI
N: 754,422.19
E: 931,317.37

60 L
30" RCP @ 0

DI
N: 754,391.77
E: 931,265.95

65 LF OF
30" RCP @ 0.18%

65 LF OF
18" RCP @ 2.15%

B-1 - MH
RIM: 18.40
INV IN: 10.92 (B-2)
INV IN: 10.82 (B-1.1)
INV OUT: 10.83 (B-0)

B-2 - DI
RIM: 18.03
INV IN: 11.95 (B-3)
INV OUT: 11.70 (B-1)

INV. INTO POND
N: 754,555.84
E: 931,093.12

B-0 - INV. INTO POND
INV IN: 9.01 (B-1)

90 LF OF
42" RCP @ 2.03%

42 LF OF
42" RCP @ 1.85%

97 LF OF
36" RCP @ 0.33%

MH
N: 754,478.73
E: 931,138.73

DI
N: 754,442.48
E: 931,160.17

N: 754,3
E: 931,2

11+00

12+00

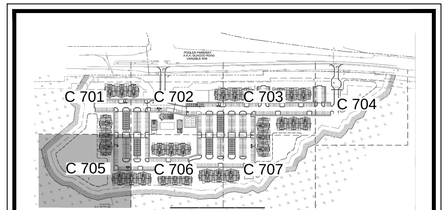
13+00

MATCHLINE C 705

MATCHLINE C 706

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE



KEY MAP:

DRAINAGE NOTES:

1. SPIDER DRAINS TO BE ADDED TO ALL STORMWATER INLETS. REFER TO DETAIL ON SHEET C 805

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn

PREPARED BY

PREPARED FOR

PROJECT

THOMPSON THRIFT
RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.2269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER, GA 31322
PARCEL ID: 51009 01041

GEORGIA
REGISTERED
No. 39461
PROFESSIONAL
ENGINEER
JAMES RUSSELL WINDSOR

12/18/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
DETAILED DRAINAGE PLAN

SHEET NUMBER
C 705

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg Aug 18, 2025 5:27pm by: Tyler.Palehonki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE C 702

MATCHLINE C 706

TIE TO LANDSCAPE DRAINAGE SYSTEM

8" HDPE STORM 0.5% MIN.

8" HDPE STORM 0.5% MIN.

12" YARD DRAIN TO COLLECT SWALE

12" YARD DRAIN TO COLLECT SWALE

8" HDPE STORM 0.5% MIN.

12" YARD DRAIN TO COLLECT SWALE

6" HDPE STORM 0.5% MIN.

12" YARD DRAIN TO COLLECT SWALE

6" HDPE STORM 0.5% MIN.

12" YARD DRAIN TO COLLECT SWALE

61 LF OF 24" RCP @ -0.50%

B-3.3 - JB
RIM: 19.25
INV IN: 14.86 (B-3.4)
INV OUT: 13.36 (B-3.2)

JB
N: 754,380.69
E: 931,361.98

DI
N: 754,422.19
E: 931,317.37

B-3.2 - DI
RIM: 18.44
INV IN: 13.66 (B-3.3)
INV OUT: 13.46 (B-3.1)

B-1.1 - DI
RIM: 17.46
INV OUT: 13.11 (B-1)

60 LF OF 30" RCP @ 0.67%

DI
N: 754,491.64
E: 931,244.25

B-3.1 - DI
RIM: 18.26
INV IN: 13.06 (B-3.2)
INV OUT: 12.90 (B-3)

DI
N: 754,391.77
E: 931,265.95

106 LF OF 18" RCP @ 2.26%

65 LF OF 30" RCP @ 0.18%

B-2 - DI
RIM: 18.03
INV IN: 11.95 (B-3)
INV OUT: 11.70 (B-1)

42 LF OF 42" RCP @ 1.85%

DI
N: 754,442.48
E: 931,160.17

54,478.73
31,138.73

97 LF OF 36" RCP @ 0.33%

DI
N: 754,359.42
E: 931,209.30

B-3 - DI
RIM: 18.15
INV IN: 12.27 (B-4)
INV IN: 12.78 (B-3.1)
INV OUT: 12.27 (B-2)

147 LF OF 36" RCP @ 0.17%

B-4 - DI
RIM: 18.19
INV IN: 12.97 (B-5)
INV OUT: 12.52 (B-3)

DI
N: 754,232.90
E: 931,284.14

B-5 - DI
RIM: 18.23
INV OUT: 13.20 (B-4)

102 LF OF 30" RCP @ 0.22%

DI
N: 754,144.69
E: 931,336.32

C-7 - DI
RIM: 19.14
INV IN: 15.13 (C-8)
INV OUT: 14.28 (C-6)

DI
N: 754,124.10
E: 931,496.49

51 LF OF 18" RCP @ 0.16%

C-6 - DI
RIM: 19.14
INV IN: 14.20 (C-7)
INV IN: 15.16 (C-6.1)
INV OUT: 14.20 (C-5)

DI
N: 754,097.93
E: 931,452.26

50 LF OF 18" RCP @ 0.63%

JB
N: 754,067.90
E: 931,401.49

97 LF OF 18" RCP @ 0.49%

C-5 - JB
RIM: 18.98
INV IN: 13.83 (C-6)
INV OUT: 13.81 (C-4)

C-3.1 - DI
RIM: 18.77
INV OUT: 14.05 (C-3)

DI
N: 754,027.69
E: 931,524.03

92 LF OF 18" RCP @ 0.25%

JB
N: 753,953.40
E: 931,469.22

DI
N: 753,984.18
E: 931,451.01

36 LF OF 30" RCP @ 0.06%

C-3 - JB
RIM: 19.17
INV IN: 11.15 (C-4)
INV IN: 13.82 (C-3.1)
INV OUT: 11.10 (C-2)

C-4 - DI
RIM: 18.81
INV IN: 13.33 (C-5)
INV OUT: 11.17 (C-3)

13+00 14+00 15+00 16+00 16+43

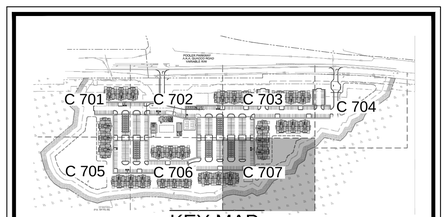
MATCHLINE C 705

MATCHLINE C 706

MATCHLINE C 706

MATCHLINE C 707

CIPS



KEY MAP:

STORM DRAINAGE LEGEND:

JB	JUNCTION BOX (POOLER DETAIL P-23)
CI	CURB INLET (POOLER DETAIL P-19)
GI	GRATE INLET (POOLER DETAIL P-21)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
YD	YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO	CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	PROPOSED ROOF DRAIN PIPE
	PROPOSED STORM PIPE

DRAINAGE NOTES:

1. SPIDER DRAINS TO BE ADDED TO ALL STORMWATER INLETS. REFER TO DETAIL ON SHEET C 805

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PREPARED BY: Kimley»Horn

PREPARED FOR:

PROJECT
TTHRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER, GA 31322
PARCEL ID: 51009 01041

THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
12/18/2024

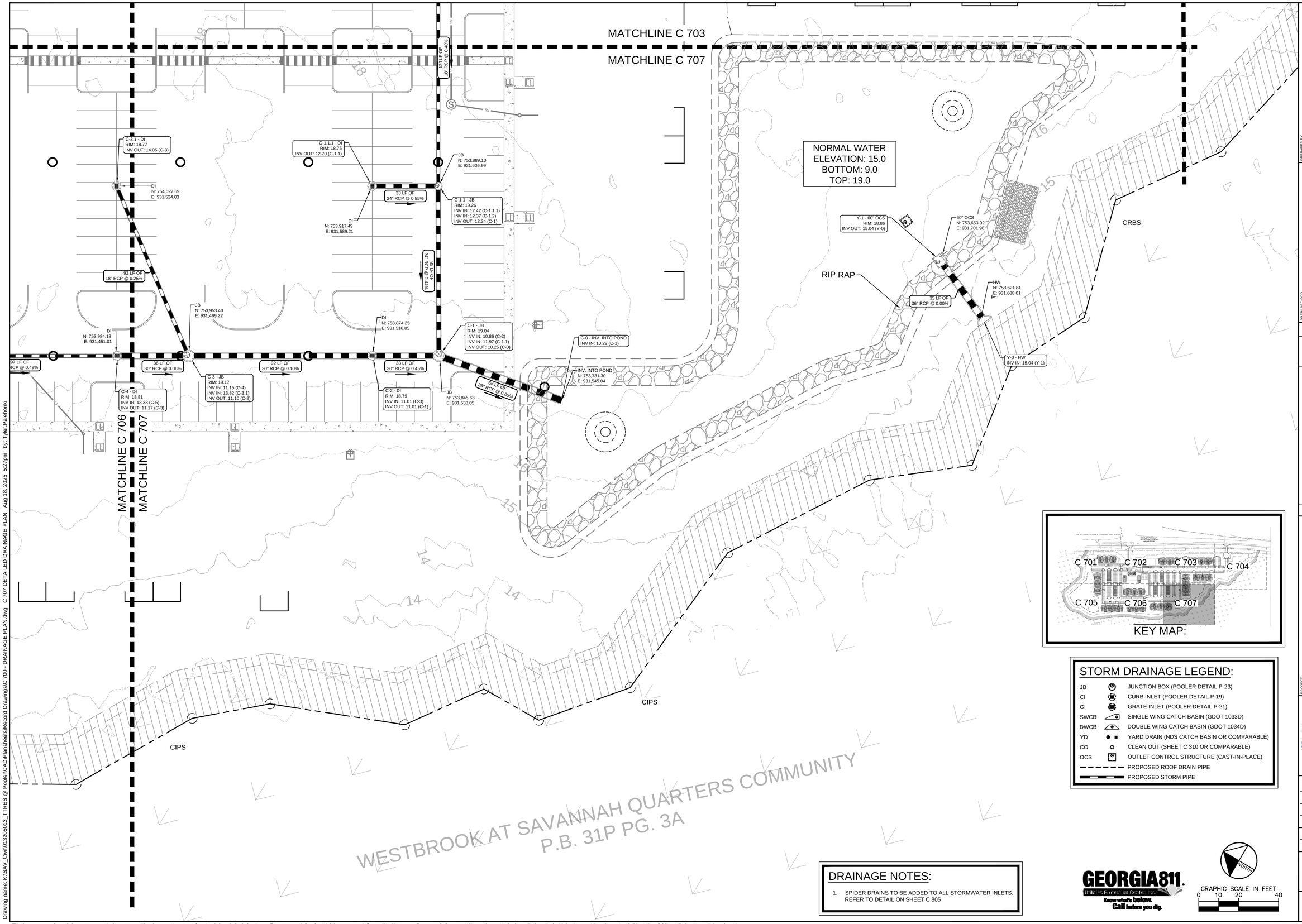
GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
DETAILED DRAINAGE PLAN

SHEET NUMBER
C 706

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CAD\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg C 706 DETAILED DRAINAGE PLAN Aug 18, 2025 5:27pm by: Tyler Palehorki

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEY MAP:

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX (POOLER DETAIL P-23)
CI		CURB INLET (POOLER DETAIL P-19)
GI		GRATE INLET (POOLER DETAIL P-21)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
YD		YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO		CLEAN OUT (SHEET C 310 OR COMPARABLE)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		PROPOSED ROOF DRAIN PIPE
		PROPOSED STORM PIPE

DRAINAGE NOTES:

1. SPIDER DRAINS TO BE ADDED TO ALL STORMWATER INLETS. REFER TO DETAIL ON SHEET C 805

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

GRAPHIC SCALE IN FEET
0 10 20 40

PREPARED BY
Kimley»Horn

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
TTRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041

GEORGIA REGISTERED No. 39461 PROFESSIONAL ENGINEER JAMES RUSSELL WINDSOR
12/18/2024

GSWCC NO. (LEVEL II)	0000073900
DRAWN BY	BC
DESIGNED BY	BC
REVIEWED BY	JW
DATE	5/31/2024
PROJECT NO.	013205013

TITLE
DETAILED DRAINAGE PLAN

SHEET NUMBER
C 707

Drawing name: K:\SAV_Civil\013205013_TTRES @ Pooler\CADD\Plansheets\Record Drawings\C 700 - DRAINAGE PLAN.dwg C 707 DETAILED DRAINAGE PLAN Aug 18, 2025 5:27pm by: Tyler.Palehorski

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY of POOLER
GEORGIA

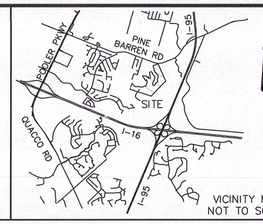
PLANNING & ZONING STAFF REPORT

Final Plat and Acceptance of Performance Bond in the amount of $2,295,221.78 for Cross Creek Phase 3A, Pine Barren Road, Subject to City Attorney Approval

Project:	#A25-0225
P&Z Meeting Date:	May 11, 2026
City Council Meeting Date:	May 18, 2026
Applicant and Authorized Agent:	Ashley Flagella-White, Coleman Company
Location (Address):	Pine Barren Road/Chime Creek Drive/Ridge Heights Court
Parcel (PIN):	51010 01001A
Acreage:	Approximately 15.63 acres
Zoning:	PUD (Jabot PUD)
Proposed Use:	Cross Creek Phase 3A, 46 lot single family subdivision
Staff Recommendation:	Approval subject to City Attorney approval and with the condition approved and agreed to by the petitioner for the Cross Creek Phase 3 major subdivision at the November 17, 2025 City Council meeting stating: "Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany the engineer during the evaluation. The Developer of Cross Creek Subdivision Phase 3 shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the roadway to its pre-construction condition as a direct result of such traffic."
Planning & Zoning Commission:	*TBD*

Recommended Motion:	*"After review of the application and bond documents, move for approval of the final plat and acceptance of the performance bond in the amount of $2,295,221.78 for the Cross Creek Phase 3A, 46 lot single family subdivision, subject to City Attorney approval and with the condition approved and agreed to by the petitioner for the Cross Creek Phase 3 major subdivision at the November 17, 2025 City Council meeting stating: "Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany the engineer during the evaluation. The Developer of Cross Creek Subdivision Phase 3 shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the roadway to its pre-construction condition as a direct result of such traffic."*
Attachments:	A. Final Plat B. Bond Submittal Documentation

Attachment A



NOTES:

1. THIS SUBDIVISION CONTAINS 46 LOTS.
2. TOTAL AREA: 15.633 ACRES; 680,957 SQUARE FEET.
3. PARENT PROPERTY ADDRESS: PINE BARREN ROAD
4. PARENT PARCEL IDENTIFICATION NUMBER: 51010 01001A
5. THIS PROPERTY IS CURRENTLY ZONED JABOT PUD.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
7. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0128G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 12.0'. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
8. THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 15.98' AND THE GARAGE FLOOR ELEVATION IS 15.65'. FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE RECOMMENDED ELEVATIONS.
9. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
11. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
12. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
13. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
14. HOMEOWNERS ASSOCIATION WILL MAINTAIN DRAINAGE EASEMENTS AND STRUCTURES OUTSIDE THE PUBLIC RIGHT-OF-WAY.
15. ALL STREETS, RIGHTS-OF-WAYS, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

HARMONY PARTNERS, LLC DATE

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

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____

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

MAYOR _____ DATE _____
COUNCIL MEMBER _____ DATE _____
COUNCIL MEMBER _____ DATE _____
COUNCIL MEMBER _____ DATE _____
COUNCIL MEMBER _____ DATE _____
COUNCIL MEMBER _____ DATE _____
COUNCIL MEMBER _____ DATE _____
CITY CLERK _____ DATE _____

LEGEND

⌖		BENCH MARK
●	IPF	IRON PIPE FOUND
●	IRF	IRON ROD FOUND
○	IPS	1" IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
□	CMS	CONCRETE MONUMENT SET
	PB	PLAT BOOK
	SMB	SUBDIVISION MAP BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION
	POR	POINT OF REFERENCE
	R/W	RIGHT OF WAY
	COP	CITY OF POOLER
	HOA	HOME OWNERS ASSOCIATION
	WDF	WOODEN FENCE

REFERENCE:

1. PLAT BOOK Y, PAGE 42
2. PLAT BOOK 54, PAGE 582
3. SUBDIVISION MAP BOOK 17S, PAGE 34
4. SUBDIVISION MAP BOOK 18S, PAGE 5
5. DEED BOOK 1558, PAGE 554
6. PLAT BOOK 30P1, PAGE 22D

SURVEY DATE: 12/27/2023
GPS EQUIPMENT USED: CARLSON BRX78
ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED:
ROBOTIC TOTAL STATION
ANGULAR ERROR PER "△" = 3"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/283,662
FIELD ERROR OF CLOSURE: 30,110

BUILDING SETBACKS:

-FRONT SETBACK: 25'
-SIDE YARD SETBACK: 5'
-REAR YARD SETBACK: 20'

(SETBACKS ARE AS LISTED UNLESS OTHERWISE NOTED)

LOT TABLE				
LOT #	ACRE	SF	ADDRESS	PIN
301	0.123	5,378	209 CHIME CREEK DRIVE	51010A11040
302	0.119	5,168	211 CHIME CREEK DRIVE	51010A11039
303	0.120	5,207	213 CHIME CREEK DRIVE	51010A11038
304	0.130	5,670	215 CHIME CREEK DRIVE	51010A11037
305	0.168	7,320	100 RIDGE HEIGHTS COURT	51010A11036
306	0.141	6,136	102 RIDGE HEIGHTS COURT	51010A11035
307	0.142	6,207	104 RIDGE HEIGHTS COURT	51010A11034
308	0.128	5,592	106 RIDGE HEIGHTS COURT	51010A11033
309	0.127	5,520	108 RIDGE HEIGHTS COURT	51010A11032
310	0.181	7,862	110 RIDGE HEIGHTS COURT	51010A11031
311	0.178	7,750	112 RIDGE HEIGHTS COURT	51010A11030
312	0.154	6,718	114 RIDGE HEIGHTS COURT	51010A11029
313	0.153	6,649	116 RIDGE HEIGHTS COURT	51010A11028
314	0.153	6,649	118 RIDGE HEIGHTS COURT	51010A11027
315	0.153	6,649	120 RIDGE HEIGHTS COURT	51010A11026
316	0.153	6,649	121 RIDGE HEIGHTS COURT	51010A11025
317	0.153	6,649	119 RIDGE HEIGHTS COURT	51010A11024
318	0.150	6,544	117 RIDGE HEIGHTS COURT	51010A11023
319	0.135	5,854	115 RIDGE HEIGHTS COURT	51010A11022
320	0.117	5,090	113 RIDGE HEIGHTS COURT	51010A11020
321	0.120	5,224	111 RIDGE HEIGHTS COURT	51010A11019
322	0.123	5,379	109 RIDGE HEIGHTS COURT	51010A11018
323	0.130	5,662	107 RIDGE HEIGHTS COURT	51010A11017
324	0.129	5,607	105 RIDGE HEIGHTS COURT	51010A11016
325	0.126	5,505	103 RIDGE HEIGHTS COURT	51010A11015
326	0.237	10,298	101 RIDGE HEIGHTS COURT	51010A11014
327	0.214	9,301	217 CHIME CREEK DRIVE	51010A11013
328	0.113	4,917	219 CHIME CREEK DRIVE	51010A11012
329	0.113	4,918	221 CHIME CREEK DRIVE	51010A11011
330	0.113	4,918	223 CHIME CREEK DRIVE	51010A11010
331	0.113	4,918	225 CHIME CREEK DRIVE	51010A11009
332	0.110	4,802	227 CHIME CREEK DRIVE	51010A11008
333	0.146	6,349	229 CHIME CREEK DRIVE	51010A11007
334	0.163	7,118	231 CHIME CREEK DRIVE	51010A11006
335	0.142	6,205	233 CHIME CREEK DRIVE	51010A11005
336	0.128	5,597	235 CHIME CREEK DRIVE	51010A11004
337	0.119	5,180	237 CHIME CREEK DRIVE	51010A11003
380	0.110	4,810	224 CHIME CREEK DRIVE	51010A12009
381	0.157	6,858	222 CHIME CREEK DRIVE	51010A12008
382	0.144	6,269	220 CHIME CREEK DRIVE	51010A12007
383	0.113	4,937	218 CHIME CREEK DRIVE	51010A12006
384	0.110	4,801	216 CHIME CREEK DRIVE	51010A12005
385	0.110	4,800	214 CHIME CREEK DRIVE	51010A12004
386	0.119	5,205	212 CHIME CREEK DRIVE	51010A12003
387	0.187	8,150	210 CHIME CREEK DRIVE	51010A12002
388	0.293	12,751	208 CHIME CREEK DRIVE	51010A12001
OPEN SPACE A	2.693	117,310		
OPEN SPACE B	2.000	87,114		
OPEN SPACE C	1.498	65,269		
OPEN SPACE D	0.911	39,688		
OPEN SPACE E	0.160	6,952		
OPEN SPACES	7.262	316,333	46.45%	
RIGHT-OF-WAY	1.811	78,884		
LOT TOTAL	6.560	285,740		
TOTAL ACREAGE	15.633	680,957		

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.47'	N22°54'42"E
L2	40.41'	N26°46'34"E
L3	40.62'	N41°08'03"E
L4	19.41'	N3°41'01"W
L5	11.64'	N25°50'02"W
L6	17.51'	S82°06'49"W
L7	64.92'	S46°19'05"W
L8	29.85'	S45°24'36"W
L9	14.04'	S30°51'32"W
L10	15.49'	S81°54'07"E
L11	19.58'	S76°58'54"E
L12	30.21'	S46°09'37"W
L13	49.62'	N17°52'18"E
L14	41.71'	N56°44'19"W
L15	39.04'	S58°24'53"W
L16	29.40'	N86°43'50"W
L17	47.08'	N86°43'52"W
L18	50.04'	N71°22'39"E
L19	50.79'	N34°50'23"E
L20	73.06'	N24°52'55"E
L21	10.31'	N71°29'52"W
L22	40.87'	N72°46'05"W
L23	79.67'	N79°26'52"W
L24	51.10'	N74°01'21"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	42.55'	S28°26'51"E
L26	38.26'	S0°49'09"W
L27	30.00'	S72°20'09"E
L28	20.00'	N17°39'51"E
L29	34.66'	N20°57'36"E
L30	45.49'	S22°52'55"W
L31	20.58'	S74°01'21"E
L32	76.37'	S65°31'55"W
L33	67.50'	S76°46'49"W
L34	90.97'	S24°13'43"W
L35	94.00'	S14°37'53"W
L36	87.50'	S44°41'21"W
L37	87.50'	S73°38'39"W
L38	87.50'	N77°24'03"W
L39	87.50'	N48°26'45"W
L40	87.50'	N19°29'27"W
L41	87.50'	N9°27'51"E
L42	73.74'	N36°06'14"E
L43	3.25'	N48°47'52"E
L44	25.68'	N14°53'25"E
L45	38.22'	S22°52'34"W
L46	46.41'	N63°59'04"E
L47	46.41'	S63°59'04"W
L48	33.94'	N22°52'34"E
L49	53.20'	S22°52'55"W
L50	15.50'	S37°41'21"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	169.33'	230.00'	S1°47'04"W	165.54'
C2	35.76'	230.00'	S18°25'20"W	35.72'
C3	36.12'	230.00'	S9°28'12"W	36.08'
C4	41.13'	230.00'	S0°09'06"E	41.08'
C5	40.24'	230.00'	S10°17'13"E	40.19'
C6	16.09'	230.00'	S17°18'12"E	16.09'
C7	135.75'	205.00'	S38°16'42"E	133.29'
C8	85.33'	205.00'	S31°13'54"E	84.72'
C9	50.42'	205.00'	S50°12'10"E	50.30'
C10	36.62'	25.00'	S15°17'25"E	33.43'
C11	25.57'	199.50'	S23°17'32"W	25.56'
C12	281.99'	55.00'	S66°58'48"E	60.11'

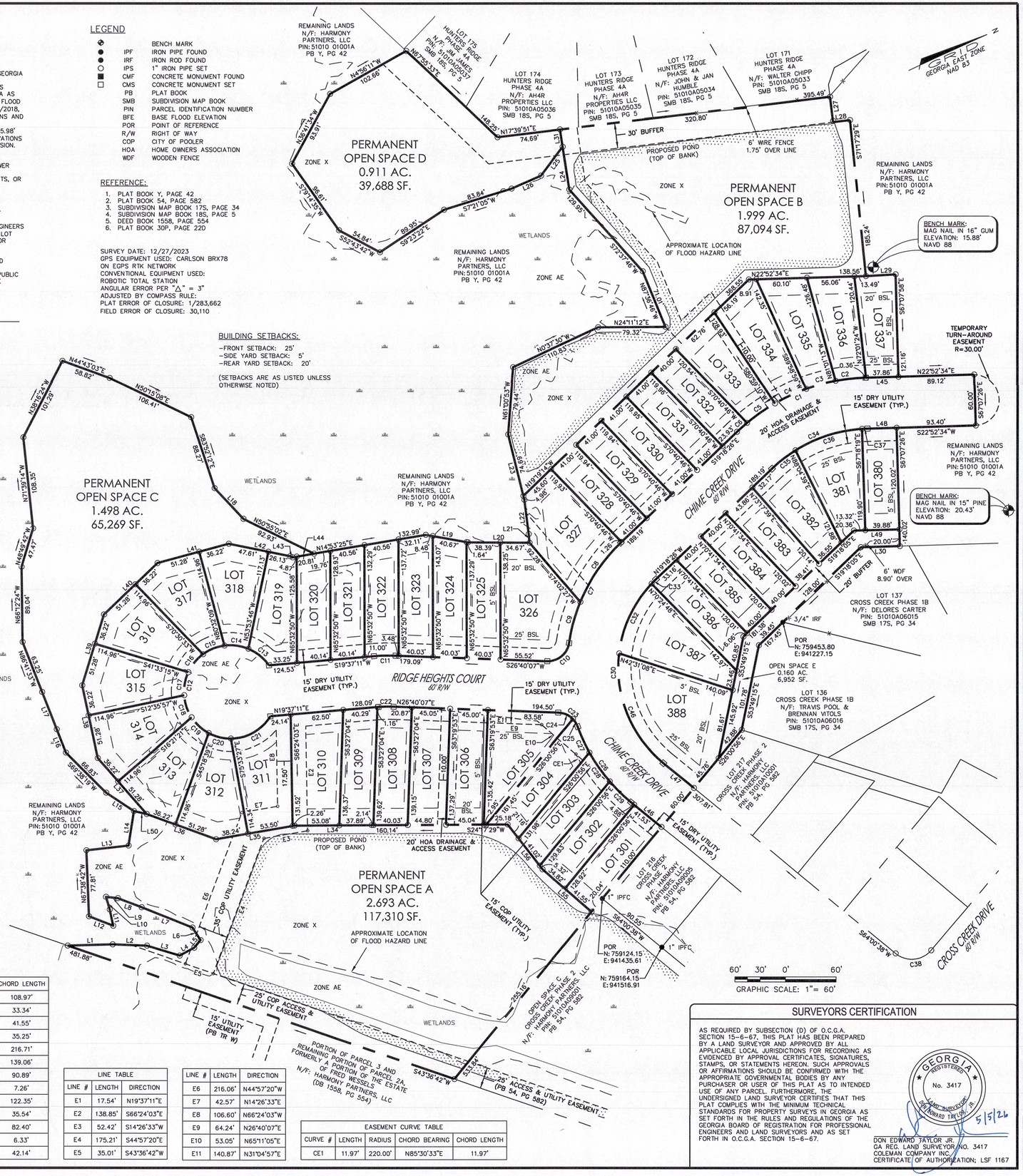
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C13	31.23'	55.00'	S63°37'48"W	30.82'
C14	28.83'	55.00'	S32°20'42"W	28.50'
C15	27.79'	55.00'	S2°51'04"W	27.50'
C16	27.79'	55.00'	S26°06'14"E	27.50'
C17	27.79'	55.00'	S55°03'32"E	27.50'
C18	27.79'	55.00'	S84°00'50"E	27.50'
C19	27.79'	55.00'	N67°01'52"E	27.50'
C20	27.22'	55.00'	N38°22'32"E	26.94'
C21	55.73'	55.00'	N4°49'50"W	53.38'
C22	18.02'	139.50'	N23°19'16"E	18.01'
C23	29.73'	25.00'	N60°44'22"E	28.01'
C24	19.03'	25.00'	N48°28'13"E	18.57'
C25	10.71'	25.00'	N82°32'28"E	10.63'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C26	110.29'	205.00'	N79°23'51"E	108.97'
C27	33.38'	205.00'	S89°51'15"E	33.34'
C28	41.62'	205.00'	N79°39'55"E	41.55'
C29	35.30'	205.00'	N68°55'01"E	35.25'
C30	244.74'	145.00'	N67°39'41"W	216.71'
C31	145.03'	145.00'	N87°21'40"W	139.06'
C32	92.45'	145.00'	N40°26'26"W	90.89'
C33	7.26'	145.00'	N20°44'28"W	7.26'
C34	125.16'	170.00'	N1°47'04"E	122.35'
C35	35.61'	170.00'	N13°18'26"W	35.54'
C36	83.23'	170.00'	N6°43'06"E	82.40'
C37	6.33'	170.00'	N21°48'36"E	6.33'
C38	46.71'	30.02'	S19°24'57"W	42.14'

LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	17.54'	N19°37'11"E
E2	138.85'	S66°24'03"E
E3	52.42'	S14°26'33"W
E4	175.21'	S44°57'20"E
E5	35.01'	S43°36'42"W

LINE #	LENGTH	DIRECTION
E6	216.06'	N44°57'20"W
E7	42.57'	N14°26'33"E
E8	106.60'	N66°24'03"W
E9	64.24'	N26°40'07"E
E10	53.05'	N65°11'05"E
E11	140.87'	N31°04'57"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
CE1	11.97'	220.00'	N85°30'33"E	11.97'



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

CROSS CREEK, PHASE 3A
MAJOR SUBDIVISION OF A PORTION OF PARCEL 1A
BEING A PORTION OF BRAGG TRACT
8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR: HARMONY PARTNERS, LLC

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR

DON EDWARD TAYLOR JR. 5/5/26
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

JOB NUMBER:	23-652
DATE:	09/19/2025
DRAWN BY:	JNP
CHECKED BY:	
SCALE:	1" = 60'

MAJOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 5/5/2026 12:15 PM BY: Ashley Flagella-White DRAWING PATH: Q:\2023\23-652.000\DWG\Survey\23-652 Cross Creek 3A Major 2026.4.10.dwg

Attachment B

CITY of POOLER
GEORGIA

SUBDIVISION PERFORMANCE BOND

Bond Number: 0277099 Principal Amount: $2,295,221.78

Project: Cross Creek Phase 3A Subdivision City of Pooler, GA
CCI Project No: 23-652.000

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 "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 Two Million Two Hundred Ninety Five Thousand, Two Hundred Twenty One & 78/100 US Dollars ($ $2,295,221.78) 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:

Cross Creek Phase 3A Subdivision, maintain public roadway, water & sewer system.

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

0277099 this 18th day of May, 2026.

Attest

Witness as to Principal (1)

Witness as to Principal (2)

Notary Public Signature

01/25/28
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

Matthew R. Hilton
Prinicpal Print

Member
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. 74-137. Subdivision performance bonds.

(a) A subdivision performance bond on a form approved by the city, or escrow account is required from the developer in an amount of 150 percent of the estimated total construction costs for the paving, curbs, and gutter, drainage system, sidewalks, water systems and sanitary sewage systems prior to recording the subdivision. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.

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

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

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

No. BI-10341a

Attachment B

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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

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

Attest: Berkley Insurance Company

(Seal)

By _____ By _____

Ira S. Lederman
Executive Vice President & Secretary

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 18th day of May, 2026.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Vincent P. Forte

EOM Operations
Your solution to a better tomorrow

March 2nd, 2026

Ms. Nicloe Johnson, AICP, CFM
Director, Planning and Development
100 U.S. HWY 80 SW
Pooler, GA 31322

Subject: Performance Bond Request
Cross Creek Phase 3A Subdivision
City of Pooler, GA
CCI Project No: 23-652.000

Dear Ms. Johnson:

We have conducted a thorough review of the request for a Performance Bond, for Cross Creek Phase 3A Subdivision in Pooler furnished by Neil Mckenzie, P.E., of Coleman Company. This review specifically addresses the schedule of quantities and associated calculations utilized to determine the proposed bond value. The requested performance bond encompasses the construction costs related to the remaining improvements necessary to complete the project.

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 the remaining construction work covered by the bond is $1,530,147.86, which is correct. Therefore, the calculated value of the 150% Performance bond of $2,295,221.78 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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

January 30, 2026

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

RE: Performance Bond Calculation
Cross Creek Phase 3A Subdivision
City of Pooler, GA
CCI Project No: 23-652.000

Dear Ms. Johnson:

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

Cost of Infrastructure	**$ 1,530,147.86**
150% Performance Bond	**$ 2,295,221.78**

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

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

Thank you,

Very Truly Yours,

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

I hereby approve the Performance Bond calculated amount of $2,295,221.78 for the Cross Creek PH 3A subdivision.

_____
Nicole Johnson, AICP, CFM Date

CC: Dillon Powell
Malorie Boyd

COLEMAN COMPANY
ENGINEERS • SURVEYORS

PERFORMANCE BOND CALCULATION
PROJECT NAME: CROSS CREEK PH 3A PROJECT NO.: 23-652.000

SECTION I - GRADING

Item No.	Description	Quantity	Units	Unit Price	Cost
I-1	Clearing - Grind and Haul Off	12.3	AC	$ 6,500.00	$ 79,981.63
I-2	Strip Topsoil, Cut and Shift, Rough Grade Site	1	LS	$ 153,680.00	$ 153,680.00
I-3	Remove Unsuitable Material Under Roadway and Replace	2,884	CY	$ 29.75	$ 85,805.61
I-4	Fine Grade Curb, Paving, Subgrade, Etc.…	1	LS	$ 17,976.00	$ 17,976.00
I-5	Final Dressing and Lot Grading	1	LS	$ 22,800.00	$ 22,800.00
I-6	Testing	1	LS	$ 3,500.00	$ 3,500.00
				GRADING SUBTOTAL:	**$ 363,743.25**

SECTION II - PAVEMENT & CONCRETE WORK

Item No.	Description	Quantity	Units	Unit Price	Cost
II-1	18" Rollover Curb and Gutter	2,498	LF	$ 18.00	$ 44,964.00
II-2	4" Graded Aggregate Base - Temp Turnaround	314	SY	$ 17.65	$ 5,544.92
II-3	8" Graded Aggregate Base	3,910	SY	$ 30.95	$ 121,014.50
II-4	1.5" Asphalt Topping	3,910	SY	$ 16.50	$ 64,515.00
II-5	Sidewalk	1,110	SY	$ 63.00	$ 69,951.00
II-6	Handicap Ramps	3	EA	$ 1,400.00	$ 4,200.00
II-7	Temporary Sign	1	LS	$ 1,750.00	$ 1,750.00
II-8	Traffic Markings	1	LS	$ 3,500.00	$ 3,500.00
				PAVEMENT & CONCRETE WORK SUBTOTAL:	**$ 315,439.42**

SECTION III - SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
III-1	Connect To Existing Manhole w/ Core (6-8)	1	EA	$ 3,285.00	$ 3,285.00
III-2	Connect To Existing Manhole w/ Core (10-12)	1	EA	$ 4,195.00	$ 4,195.00
III-3	8" SDR-26 PVC Sewer (0-6)	36	LF	$ 51.00	$ 1,820.55
III-4	8" SDR-26 PVC Sewer (6-8)	426	LF	$ 55.00	$ 23,456.34
III-5	8" SDR-26 PVC Sewer (8-10)	212	LF	$ 60.00	$ 12,706.84
III-6	8" SDR-26 PVC Sewer (10-12)	183	LF	$ 66.00	$ 12,080.87
III-7	4' Diameter MH (0-6)	1	EA	$ 4,945.00	$ 4,945.00
III-8	4' Diameter MH (6-8)	3	EA	$ 5,275.00	$ 15,825.00
III-9	4' Diameter MH (8-10)	1	EA	$ 6,320.00	$ 6,320.00
III-10	4' Diameter MH (10-12)	2	EA	$ 6,945.00	$ 13,890.00
III-11	Connect Lateral To Existing Sewer With Saddle	17	EA	$ 2,015.00	$ 34,255.00
III-12	4" Service Connections	46	EA	$ 450.00	$ 20,700.00
III-13	4" SDR-26 PVC Lateral	1,820	LF	$ 21.00	$ 38,220.00
III-14	Stone Bedding	463	TNS	$ 83.00	$ 38,410.74
III-15	Testing And Cleaning	1	LS	$ 32,275.00	$ 32,275.00
III-16	Select Fill	728	CY	$ 24.00	$ 17,482.80
				SANITARY SEWER SYSTEM SUBTOTAL:	**$ 279,868.13**

COLEMAN COMPANY
ENGINEERS • SURVEYORS

SECTION IV - STORM DRAINAGE SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
IV-1	18" RCP	70	LF	$ 71.00	$ 4,970.00
IV-2	24" RCP	507	LF	$ 94.00	$ 47,658.00
IV-3	Type "C" Curb Inlet w/100'of 6" Sock	4	EA	$ 9,035.00	$ 36,140.00
IV-4	Grate Inlet	2	EA	$ 5,400.00	$ 10,800.00
IV-5	6'x6" Outlet Control Structure	1	EA	$ 8,185.00	$ 8,185.00
IV-6	24" FES	4	EA	$ 2,277.00	$ 9,108.00
IV-7	Stone Bedding	104	TNS	$ 85.00	$ 8,828.10
IV-8	Testing and Cleaning	1	LS	$ 4,125.55	$ 4,125.55
IV-9	Temporary Inlet Protection	5	EA	$ 361.00	$ 1,805.00
IV-10	Rip Rap - Emergency Spillway and Weir	131	SY	$ 95.00	$ 12,455.56
IV-11	Select Fill	69	CY	$ 24.00	$ 1,661.76
				STORM DRAINAGE SYSTEM SUBTOTAL:	**$ 145,736.97**

SECTION VI - WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
V-1	Connect To Existing with 12"X12" MJ Tapping Sleeve and Gate Valve In Manhole	1	EA	$ 22,840.00	$ 22,840.00
V-2	Fire Hydrant Assembly	4	EA	$ 7,388.00	$ 29,552.00
V-3	Fittings	1	LS	$ 41,206.00	$ 41,206.00
V-4	10" MJ Gate Valve In Box	6	EA	$ 6,790.00	$ 40,740.00
V-5	10" Joint Restraints	49	EA	$ 370.00	$ 18,130.00
V-6	10" X 1" Service Connections	50	EA	$ 580.00	$ 29,000.00
V-7	1" Lateral	1,770	LF	$ 16.50	$ 29,205.00
V-8	10" C-900 PVC	1,833	LF	$ 68.00	$ 124,644.00
V-9	16" C-900 PVC	40	LF	$ 85.00	$ 3,400.00
V-10	Testing And Chlorinate	1	LS	$ 9,365.00	$ 9,365.00
V-11	Select Fill	112	CY	$ 24.00	$ 2,697.12
				WATER DISTRIBUTION SYSTEM SUBTOTAL:	**$ 350,779.12**

COLEMAN COMPANY
ENGINEERS • SURVEYORS

SECTION VI - SOIL EROSION & SEDIMENT CONTROL

Item No.	Description	Quantity	Units	Unit Price	Cost
VI-1	Construction Exit	1	EA	$ 4,250.00	$ 4,250.00
VI-2	Silt Fence - Nonsensitive (Sd1-NS)	1,615	LF	$ 2.50	$ 4,037.50
VI-3	Silt Fence - Sensitive (Sd2-Sensitive)	2,626	LF	$ 3.50	$ 9,191.00
VI-4	Concrete Washout	1	EA	$ 2.50	$ 2.50
VI-5	Tree Protection	863	LF	$ 6.00	$ 5,178.00
VI-6	Inlet Protection	5	EA	$ 250.00	$ 1,250.00
VI-7	Retro-Fit	2	EA	$ 2,850.00	$ 5,700.00
VI-8	Rip Rap at Flared Ends	17	SY	$ 85.00	$ 1,445.00
VI-9	Pond Slope Matting	44,467	SF	$ 0.70	$ 31,126.90
VI-10	Temporary Grassing	9.9	AC	$ 1,250.00	$ 12,400.07
				SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	**$ 74,580.97**

SECTION VII - CHANGE ORDER

Item No.	Description	Quantity	Units	Unit Price	Cost
	Not Applicable				
				CHANGE ORDER SUBTOTAL:	**$ -**

GRADING SUBTOTAL:	**$ 363,743.25**
PAVEMENT & CONCRETE WORK SUBTOTAL:	**$ 315,439.42**
SANITARY SEWER SYSTEM SUBTOTAL:	**$ 279,868.13**
STORM DRAINAGE SYSTEM SUBTOTAL:	**$ 145,736.97**
WATER DISTRIBUTION SYSTEM SUBTOTAL:	**$ 350,779.12**
SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	**$ 74,580.97**
CHANGE ORDER SUBTOTAL:	**$ -**
CONSTRUCTION COST TOTAL:	**$ 1,530,147.86**
PERFORMANCE BOND AMOUNT (150%):	**$ 2,295,221.78**