CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

June 8, 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 R-1-A zoning district for a mobile Italian ice business at 1114 Forest Drive. (Application # A26-0137)

B. Conditional Use request to allow a tobacco retail establishment, including the sale of cigarettes, cigars, pipes, vape products, and other smoker's supplies, in the C-1 zoning district and the Main Street Overlay at 329 SE US Hwy 80. (Application # A26-0141)

C. Conditional Use request for a Retreat located in the R-1-A zoning district to change the conditions that were placed on the Conditional Use approved on August 04, 2025, for the property at 1336 S. Rogers Street. (Application # A26-0152)

D. Conditional Use request to allow for a Retreat in the R-A Zoning District at 1337 S. Rogers St. (Application # A26-0157)

E. Variance request from Appendix A, Article III, Section 1(C)(1)-Nonconforming Uses, to allow the existing non-conforming canopy to be expanded and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to allow the proposed drive-thru canopy expansion within the 60- foot front yard setback requirement at 121 Tanger Outlets Boulevard. (Application #A26-0158)

F. Conditional Use request to allow a manufacturing use within the existing warehouse for a material testing laboratory in the I-1 Zoning District at 195 Nordic Way. (Application #26-0166)

G. Site Development Plan Approval for the construction of one four-story, 121-room hotel (LivSmart) and one four-story, 124-room hotel (StudioRes), together with associated site improvements, within the Godley Station PUD at 850 Patel Drive. (Application #A24-0230)

H. Site Development Plan Approval for the construction of a one-story multi-tenant commercial building within the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 200 Suri Avenue. (Application #A24-0162)

I. Site Development Plan Approval for a one-story commercial structure and related outdoor vehicle storage for a car dealership (Critz GMC Dealership) within the C-2 zoning district at Pooler Parkway and Clear Lake Way. (Application #26-0003)

J. Site Development Plan Approval for a Trailer Parking Yard in the I-1 (Light Industrial) zoning district at 111 Sharon Court. (Application #A26-0050)

K. Site Development Plan Approval for site alterations for the SAV7 Amazon site in the I-1 (Light Industrial) zoning district at 60 Triple B Trail. (Application #26-0058)

L. Site Development Plan Approval for an addition to an existing warehouse and utilities in the I-1 (Light Industrial) zoning district at 5212 Old Louisville Road for Mana Nutrition. (Application #26-0092)

M. Draft Pooler 2046- Comprehensive Plan Update

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
May 11, 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	Absent
Scott Cribbs	Commissioner	Present
Josh Bivins	Commissioner	Present
James Self	Commissioner	Present
Pete Chaison	Commissioner	Absent
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Absent
Marcy Benson	City Planner	Present

APPROVAL OF MINUTES

The minutes of April 13, 2026, Planning and Zoning Commission were reviewed and accepted.

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

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)

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 Home Occupation in the Godley Station PUD for a seamstress service specializing in alterations and design at 646 Wyndham Way. Staff recommended approval of the application with conditions. Mary Shelato was present to answer questions. Les Preston, Forest Lakes POA President, spoke in opposition to this request.

After review of the criteria, move for approval with the following conditions:
1. The business only operates between 7:00am and 7:00pm.
2. The city does not enforce private covenants; the applicant should check with their HOA to be sure a Home Occupation is permitted.

Motion to Approve with Conditions; PASSED (4-0-0)
MOVER: Rife
SECONDER: Cribbs
AYES: Rife, Cribbs, Bivins, Self
NAYS:

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use 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. Staff recommended approval of the application. Mark Liverman was present to answer questions. Commissioner Cribbs made a motion for denial, stating the proposed request did not meet criteria #2, related to the proposed use being detrimental to the use or development of adjacent properties or the general neighborhood and adversely affecting the health and safety of residents and workers.

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

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a zoning map amendment to rezone property from the 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. Staff recommended denial of the application. Chad Zittrouer was present to answer questions.

After review of the criteria, move for approval of the request with the following condition: 1. The lot line be revised so that the development of the building meets required setbacks and buffers.

Motion to Approve with condition; PASSED (4-0-0)
MOVER: Rife
SECONDER: Cribbs
AYES: Rife, Cribbs, Bivins, Self
NAYS:

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for 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. Staff recommended approval of the application 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. Charles Perry was present to answer questions and verbally accepted the conditions.

After review of the criteria, move for approval of the request with the following conditions:
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.

Motion to Approve with conditions; PASSED (4-0-0)
MOVER: Bivins
SECONDER: Rife
AYES: Rife, Cribbs, Bivins, Self
NAYS:

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site 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. Staff recommended approval of the application. Scott Knox was present to answer questions.

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

F. Release of Performance Bond and Acceptance of Maintenance Bond for Thompson Thrift Residential (TTRES) lift station at 2300 Pooler Parkway, Subject to City Attorney Approval (Application # A23-1157)

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 bond for Thompson Thrift Residential (TTRES) lift station at 2300 Pooler Parkway. Staff recommended approval of the application subject to City attorney approval. Rusty Windsor was present to answer questions.

Motion to Approve; PASSED (4-0-0)
MOVER: Cribbs
SECONDER: Self
AYES: Rife, Cribbs, Bivins, Self

NAYS:

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

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for approval with conditions of the final plat and acceptance of a Performance Bond for Cross Creek Phase 3A at Pine Barren Road. Staff recommended approval of the application with conditions subject to City attorney approval. Malorie Boyd was present to answer questions.

After review of the criteria, move for 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.

Motion to Approve with conditions; PASSED (4-0-0)
MOVER: Cribbs
SECONDER: Bivins
AYES: Rife, Cribbs, Bivins, Self
NAYS:

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:37p.m.

Motion to Adjourn; PASSED (4-0-0)
MOVER: Self
SECONDER: Cribbs
AYES: Rife, Cribbs, Bivins, Self
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 R-1-A zoning district for a mobile Italian ice business at 1114 Forest Drive.

Project:	#A26-0137
P&Z Meeting Date:	June 8, 2026
Public Hearing Date:	July 6, 2026
Applicant and Authorized Agent:	Tonaud Williams
Property Owner:	Tonaud Williams
Location (Address):	1114 Forest Drive
Parcel (PIN):	50013 03015
Existing Zoning:	R-1-A (Single-Family Residential)
Acreage:	Approximately .68-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a Home Occupation in the R-1-A zoning district for a mobile Italian ice business at 1114 Forest Drive.
Application Filed:	May 22, 2026
Legal Notice Published:	May 31, 2026
Sign Posted:	June 2, 2026
Letters Mailed:	May 30, 2026
Staff Recommendation:	Approval with the condition that all storage associated with the business is located within the garage and/or behind the fence and not visible from the street.

Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the condition that all storage associated with the business is located within the garage and/or behind the fence and not visible from the street."*
Background:	The subject property, located at 1114 Forest Drive, is zoned R-1-A (Single-Family Residential) and is located within the Sangrena Woods subdivision. The parcel contains approximately 0.68 acres and is developed with a single-family residence. The site includes a large driveway area, as well as additional parking and garage access located to the rear of the property. The storage of the food materials will take place within the garage, and the trailer will be stored in the rear parking area of the driveway behind the fence. 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;* While the garage will be used to store materials for the business, the office work part of his business will be within the home therefore 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, as no customers will visit the site and the only vehicles present will belong to the homeowners. *(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, This requirement is met. *(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, as no customers will visit the site and the only vehicles present will belong to the homeowners.
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 storage would occur entirely within the existing residential property in the garage and the property provides sufficient space to accommodate the trailer behind the fence in the rear.* 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, as the storage will occur entirely within the existing residential property behind the fence and the mobile Italian ice business will operate off site.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use. • *The proposed use will not constitute a nuisance or hazard, as no customers will visit the property, vehicular activity will be limited to the homeowners' personal vehicles, and the mobile Italian ice business will operate off site. The proposed storage use will not generate excessive noise, fumes, traffic, or physical*

activity beyond what is typical for a residential property.

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 property.*

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 property contains approximately 0.68 acres, which provides adequate area to meet the site requirements for the proposed use, including sufficient parking and space for trailer storage in the garage and behind the fence in the rear.*

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 condition that all storage associated with the business is located within the garage and/or behind the fence and not visible from the street.

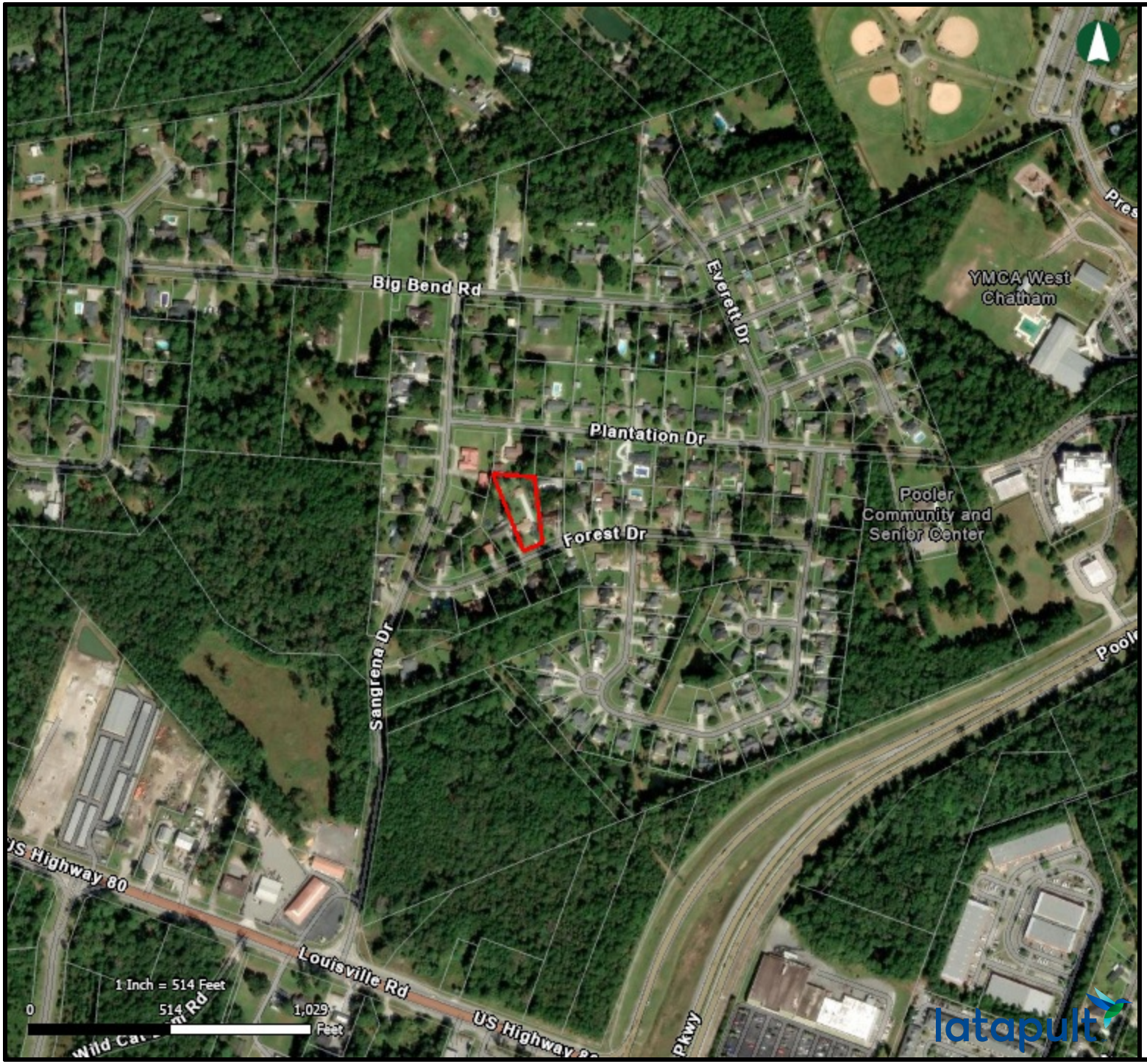
Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Site Photos

Attachment A



CITY of POOLER
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Vicinity Map - 1114 Forest Dr. - Conditional Use

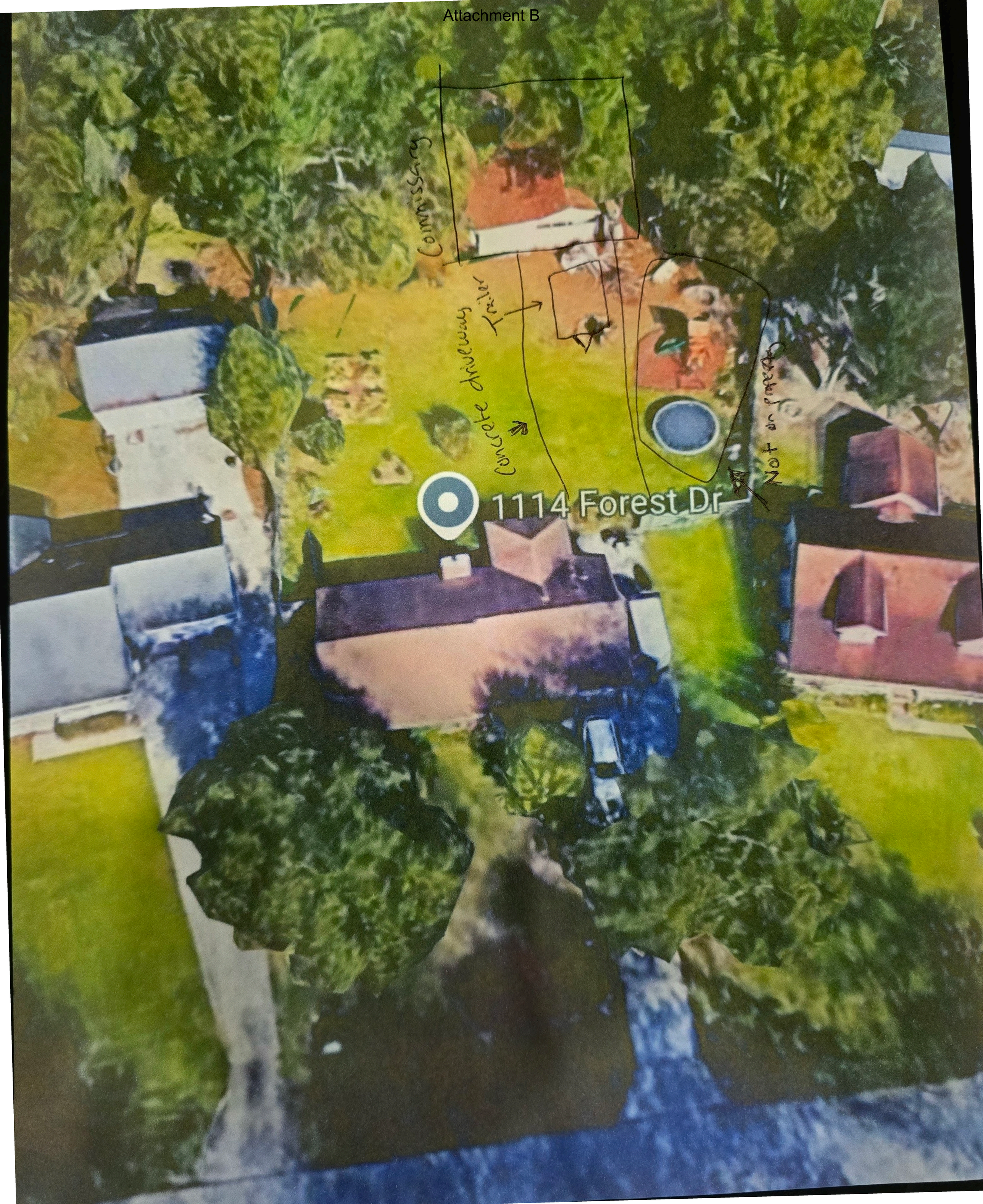
05/28/2026

Parcels

latapult

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

Attachment B



Attachment C



Attachment C



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow a tobacco retail establishment, including the sale of cigarettes, cigars, pipes, vape products, and other smoker's supplies, in the C-1 zoning district and the Main Street Overlay at 329 SE US Hwy 80.

Project:	#A26-0141
P&Z Meeting Date:	June 8, 2026
Public Hearing Date:	July 6, 2026
Applicant and Authorized Agent:	Mohamed Massar
Property Owner:	Pooler Center, LLC
Location (Address):	329 SE US Hwy 80
Parcel (PIN):	50013 03015
Existing Zoning:	C-1 (Light Commercial)
Acreage:	Approximately 1.11-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow a tobacco retail establishment, including the sale of cigarettes, cigars, pipes, vape products, and other smoker's supplies, in the C-1 zoning district and Main Street Overlay at 329 SE US Hwy 80.
Application Filed:	May 14, 2026
Legal Notice Published:	May 31, 2026
Sign Posted:	June 2, 2026
Letters Mailed:	June 1, 2026
Staff Recommendation:	Denial

Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for denial of the request."*
Background:	The subject site consists of a multi-tenant commercial building with several other businesses within, including a laundromat, restaurant, and grocery store. The building is associated with and shares a parking lot with a second building on an adjacent parcel, 301 SE US Hwy 80. 301 SE US Hwy 80 is a multi-tenant commercial building with several businesses within, including a massage studio, driving school, event planner, and salons. Across Skinner Street, at 205 S Skinner Ave, there are two other commercial buildings including a florist, a mental health services provider, as well as two staffing agencies. A gas station and a park can be found on the north side of US Hwy 80; the area south of the subject site is primarily residential. The residential zoning is separated by a vegetated area and a gravel lane, which is a portion of Tietgen St. The intent of the Main Street Overlay District is to provide the City of Pooler with a mechanism to guide, coordinate, and regulate development within the district in a manner that promotes cohesive, practical, and aesthetically compatible growth while supporting the long-term economic vitality of the corridor without placing an undue burden on property owners or developers. Additionally, the overlay district is intended to promote walkability and pedestrian friendly businesses, encourage investment and attract new businesses, residents, patrons, and visitors to the area. Staff finds that the proposed use is not compatible with pedestrian and family-friendly activity, and not consistent with the stated intent of the overlay district, as the use is not anticipated to contribute toward attracting new businesses, residents, patrons, or visitors to the corridor.
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. IV, Sec. 27 – Main Street Overlay District
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 commercial space and the property*

provides sufficient parking within the existing parking lot.

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 tobacco and vape retail use may be detrimental to the surrounding area and adjacent residential properties due to the nature and intensity of the proposed use and its limited compatibility with the surrounding uses. The subject property is located adjacent to an established residential neighborhood and within the Main Street Overlay District, which is intended to encourage cohesive, pedestrian-oriented development that enhances the long-term character and economic vitality of the corridor. Staff finds that the proposed use does not further these objectives and may adversely affect the character of the surrounding area. Additionally, staff finds that the proposed use is not anticipated to positively contribute to the health, safety, and general welfare of nearby residents and workers.*

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 tobacco and vape retail use may constitute a nuisance or be incompatible with the surrounding area due to the nature of the use and its proximity to adjacent residential properties. Additionally, the use may result in odors or fumes associated with vaping and smoking products that could negatively affect nearby residential properties and the general character of the area. Staff further find that the proposed use is not consistent with the intended pedestrian-oriented and community-focused character of the Main Street Overlay District and may adversely affect the surrounding neighborhood and adjacent residential uses.*

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

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

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 1.11-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 proposed tobacco and vape retail use may adversely impact adjacent and nearby properties due to its limited compatibility with the established development pattern and surrounding residential uses. The subject property is located adjacent to an established residential neighborhood and within the Main Street Overlay District, which is intended to promote cohesive, pedestrian-oriented, and community-focused development. The proposed use does not align with the long-term vision for the corridor and may render nearby properties less suitable and marketable for the type of mixed-use and neighborhood-supportive development encouraged within the overlay district. As such, staff finds that the proposed use may negatively affect the character and desirability of the surrounding area and is not consistent with the intent of protecting the public welfare and established development pattern.*

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

Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Site Photos

Attachment A



CITY of POOLER
GEORGIA

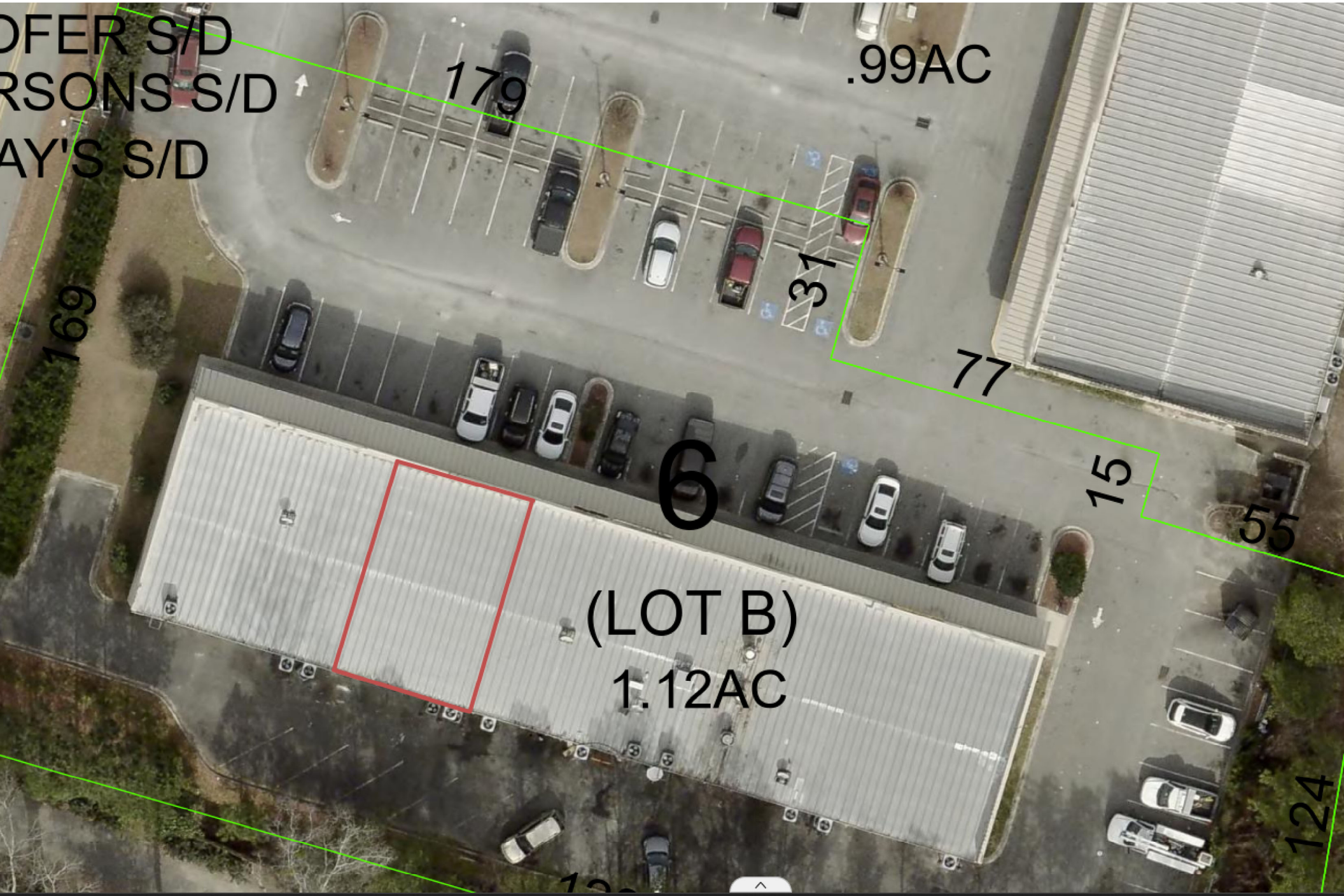
Vicinity Map - 329 SE US Hwy 80. - Conditional Use

05/28/2026

Parcels

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Attachment B




DO NOT
ENTER
COIN
UNDRY
LA GUANAJUATO
TIENDA MEXICANA
OMELETTE cafe
OPEN
MAHOGANY


329

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request for a Retreat located in the R-1-A zoning district to change the conditions that were placed on the Conditional Use approved on August 04, 2025, for the property at 1336 S. Rogers Street.

Project:	#A26-0152
P&Z Meeting Date:	June 8, 2026
Public Hearing Date:	July 6, 2026
Applicant and Authorized Agent:	Angel Ratcliffe
Property Owner:	Lyman Special Properties, LLC
Location (Address):	1336 S. Rogers Street
Parcel (PIN):	51011 02001
Existing Zoning:	R-1-A (Single-Family Residential)
Acreage:	Approximately 12.13-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request for a Retreat located in the R-1-A zoning district to change the conditions that were placed on the Conditional Use approved on August 04, 2025, for the property at 1336 S. Rogers Street.
Application Filed:	May 21, 2026
Legal Notice Published:	May 31, 2026
Sign Posted:	June 2, 2026
Letters Mailed:	May 28, 2026
Staff Recommendation:	Approval with the following conditions: 1. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted. The only lodging

	permitted shall be associated with a meeting, conference or educational event. 2. The outdoor pavilion area be developed internal to the site and as far away from residences as possible. 3. There be a 20-foot vegetated buffer and berm along the side of the property adjacent to the residences to mitigate noise.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following conditions:* *1. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted. The only lodging permitted shall be associated with a meeting, conference or educational event.* 2. The outdoor pavilion area be developed internal to the site and as far away from residences as possible. *3.* There be a 20-foot vegetated buffer and berm along the side of the property adjacent to the residences to mitigate noise.*"*
Background:	A rezoning request was heard by the Planning and Zoning Commission on December 13, 2021, where their recommendation to Council was for Denial of the request to rezone 1336 S. Rogers St. from R-1-A to C-2 to allow for a retreat type of use. At the subsequent City Council meeting on January 18, 2022, the applicant requested that the petition be withdrawn, and Council made a decision to accept the withdrawal of the application. The Code was then amended to define Retreat and allow it as a conditional use in certain zoning districts. A Conditional Use request was heard by City Council on August 4, 2025, to allow for a Retreat at the subject property, which was approved with the following conditions: 1. Any outdoor events in the evenings, such as weddings, shall be located on the south-east portion of the property, away from existing neighboring residential uses. 2. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted. The only lodging permitted shall be associated with a meeting, conference or educational event. During preparation of the Site Development Plan application, the applicant determined that development of the previously approved outdoor event area in the southeastern portion of the property could

result in impacts to existing wetlands. To avoid these impacts, the applicant proposes relocating the outdoor event area westward toward the center of the site. A revised conceptual plan was submitted as part of the application materials illustrating the proposed location.

The revised conceptual plan incorporates several design features intended to mitigate potential impacts on adjacent residential properties, including a 20-foot-wide vegetated buffer and a raised berm along the shared property boundary. The education building is proposed closer to the residential properties, so that the outdoor pavilion area where there may be potential noise, is located in the middle of the property, away from the residences. Staff find that these improvements are sufficient to minimize potential visual and noise impacts associated with the outdoor event area and are consistent with the intent of the original approval condition. Therefore, staff believe the proposed relocation satisfies the purpose of the condition while allowing the applicant to avoid impacts to environmentally sensitive areas on the site.

App. A, Art. III, Sec. 29 for Retreats includes 4 requirements:

(A)Any building or structure established in connection with such use shall be set back not less than 50 feet from any property lines, except where a property line is the right-of-way of a street, in which case the setback established for the particular class of street in the zoning district where the building or structure is located shall apply. The city council shall be authorized to reduce the setback requirements of this section in the case of a particular retreat, if on the basis of evidence presented, it finds that a reduction in the setback would be in keeping with the purposes of this ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.

With the parcel being approximately 12.13 acres in size, there is a sufficient amount of space to ensure the above requirement can be met during the Site Development Plan Review process.

(B)Multiple accessory structures and buildings may be placed on any property in connection with such retreat use.

Information provided with the submittal materials proposes multiple structures on the site, including a pavilion, storage shed, gazebo, pergola, shaded platforms, and a 5000 square foot wellness facility; all would have to meet the setback requirements during the Site Development Plan review process.

(C)A site development plan shall be submitted to the planning commission and city council for review and approval prior to the issuance of a building permit.

The applicant will submit a Site Development Plan application if the conditional use is approved.

	(D)The site on which such uses are to be established shall be not less than five acres in size. The site is 12.13 acres in size with adequate space for the proposed use on the parcel.
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. 29 - Retreat
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. Although not a residential property, the Retreat will allow for the large property to remain primarily rural in presentation, as a majority of the property will remain undeveloped and wooded, as proposed within the submittal materials.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas as the proposed use would not create noise, fumes and visual impact beyond that of the existing site, as the site will remain primarily wooded with minimal structural development. The applicant is also proposing to provide a vegetated buffer and berm along the property adjacent to the residences.* 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 result in an increase in the number of persons and vehicles entering and exiting the site, as the proposed use will alter the site from its current undeveloped state to one that will include occupancy by patrons of the Retreat. The submittal materials indicate that the "construction will be restricted to standard daytime hours, with noise, dust, and equipment activity minimized using*

industry best practices. Contractor access routes will be coordinated to avoid interference with residential traffic." The applicant is also proposing to provide a vegetated buffer and berm along the property adjacent to the residences.

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

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are primarily residential in use while the parcel immediately adjacent and to the south/east is utilized for the religious and civic purpose of a church.*

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

    - *The lot on which the proposed use is to be located is approximately 12.13 acres in size, an adequate size to accommodate a Retreat.*

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

    - *The parking requirements will be reviewed during the site development plan review process and the site plan will be required to provide the appropriate required parking.*

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

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

Conclusion:

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

1. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted. The only lodging permitted

	shall be associated with a meeting, conference or educational event. 2. The outdoor pavilion area be developed internal to the site and as far away from residences as possible. 3. There be a 20-foot vegetated buffer and berm along the side of the property adjacent to the residences to mitigate noise.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Aerial Imagery

Attachment A



CITY of POOLER
GEORGIA

Vicinity Map - 1336 S. Rogers St. - Conditional Use

05/28/2026

Parcels

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

TAX PARCEL
51011 02037
NOW OR FORMERLY
BERNICE B MORGAN & EUGENE C GAYDOS
1328 S ROGERS ST
DB. 388J PG 385
ZONING R-1

20' BUFFER (BERM WITH LANDSCAPE ALONG PROPERTY LINE)

TAX PARCEL
51011 02037B
NOW OR FORMERLY
NORA E & JAMES B WHITE
1332 POOLER XR
P.B. 7S PG 9
ZONING R-1

SEPTIC FIELD AND BACK UP AREA

50' BSL

CONCRETE

12x12 DUMPSTER ENCLOSURE

NO PARKING
FIRE DEPT. USE ONLY

5' SIDEWALK

EDUCATION CENTER
F.F. 17.00

15' UNCOVERED PATIO

DECK

FOUNTAIN

ZONE X

ZONE AE

100YR FEMA FLOOD ZONE, TYP.

POND
49,979 S.F.
(2.44 ACRES)

6' MULCHED TRAIL
(APPOX. LOCATION,
ADJUST TO MISS TREES)

TAX PARCEL
51011 02043
NOW OR FORMERLY
DAVID A STANFORD
ROGERS ST
DB. 482 PG 479
ZONING R-1

APPROXIMATE LOCATION OF WETLANDS (0.02 ACRES)

POND SIZE MAY NEED TO CHANGE BASED ON CURRENT ESTIMATE OF FILL

6' CONCRETE PEDESTRIAN WALKWAY

20' UNCOVERED PATIO

PAVILLION
80' x 75'
F.F. 17.00

5' SIDEWALK

NO PARKING
FIRE DEPT. USE ONLY

12x12 DUMPSTER ENCLOSURE

SOUTH ROGERS STREET 50' RIGHT OF WAY

24' TYP.

6' PEDESTRIAN CROSSING

9' TYP.

20' BUFFER

EX. DITCH

BUTTERFLY GARDEN

6' MULCHED TRAIL
(APPOX. LOCATION,
ADJUST TO MISS TREES)

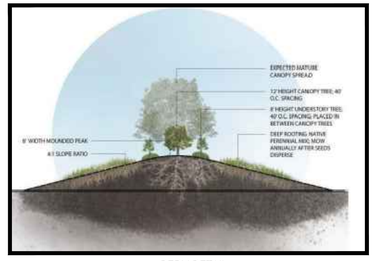
TAX PARCEL
51011 02001
NOW OR FORMERLY
LYMAN SPECIALTY PROPERTIES LLC
1336 S ROGERS ST
P.B. 279G PG 235
ZONING R-1

TAX PARCEL
51011 02070
NOW OR FORMERLY
WEST CHATHAM BAPTIST CHURCH INC
1360 S ROGERS ST
P.B. 39S PG 43
ZONING R-1

TAX PARCEL
51011 02070
NOW OR FORMERLY
WEST CHATHAM BAPTIST CHURCH INC
1360 S ROGERS ST
P.B. 39S PG 43
ZONING R-1

TAX PARCEL
51011 02070
NOW OR FORMERLY
WEST CHATHAM BAPTIST CHURCH INC
1360 S ROGERS ST
P.B. 39S PG 43
ZONING R-1

POSSIBLE 60' R/W AND TIMBER CAMP ENTRANCE



BERM DETAIL
NOT TO SCALE

SITE DATA:

1. ADDRESS: 1336 SOUTH ROGERS ST.
   CURRENT LAND USE: WOODED LOT
   PROPOSED LAND USE: RETREAT CENTER
2. EXISTING ZONING: R-1
   PROPOSED ZONING:R-1 (CONDITIONAL USE)
   PIN: 51011 02001
3. PROPERTY ACREAGE: 12.30 ACRES
   DISTURBED AREA: 6.12 ACRES
   REQUIRED GREENSPACE: 2.46 ACRES (20%)
   PROPOSED GREENSPACE: X ACRES (X%)
4. THIS PROJECT LIES WITHIN A ZONE X AND AE - BFE: 15' AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 13051C0107H EFFECTIVE DATE AUGUST 16, 2018
5. SETBACKS: FRONT: 30'
   SIDE: 10'
   REAR: 20'
   RETREAT BUILDING SETBACK LINE: 50'
6. PARKING: RETREAT
   REQUIRED - *0.75 SPACES FOR EACH FOUR SEATS IN THE MAIN AUDITORIUM, OR 0.75 SPACES FOR EACH 50 SF OF TOTAL USEABLE FLOOR AREA IN THE LARGEST ASSEMBLY ROOM + ADDITIONAL SPACES REQUIRED FOR EMPLOYEES.*
   (299 SEATS)
   299 (0.75 SPACES / 4 SEATS) = 56 SPACES

   PROPOSED - 62 SPACES
   54 REGUALR SPACES
   6 HANDICAP SPACES
7. BUILDING INFORMATION:
   L-BLDG - 5400SF
   FFE: 17.0'
   80x75 PAVILION - 6000SF
   FFE: 17.0'

NO.	REVISION DESCRIPTION	DATE
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####

GEORGIA CERTIFICATE OF AUTHORIZATION
Engineering Firm No. 001366
EMC Engineering Services, Inc.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE30429
ALEC B. METZGER

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

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

CONCEPT PLAN 1

MAGNOLIA RETREAT POOLER

8TH G.M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
MARCHESE CONSTRUCTION

PROJECT NO.:	25-0094
DRAWN BY:	CFM
DESIGNED BY:	ABM
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 40'
DATE:	NOV., 2025

SHEET 1 OF 1

O:\2025\25-0094 MAGNOLIA RETREAT POOLER\DWG\25-0094C_C03.DWG 5/14/2026 12:41 PM

Attachment C



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow for a Retreat in the R-A Zoning District at 1337 S. Rogers St.

Project:	#A26-0157
P&Z Meeting Date:	June 8, 2026
Public Hearing Date:	July 6, 2026
Applicant and Authorized Agent:	Maupin Engineering
Property Owner:	Michael Henneman
Location (Address):	1337 S. Rogers Street
Parcel (PIN):	51011 01056
Existing Zoning:	R-A (Residential Agriculture)
Acreage:	Approximately 10.43-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow for a Retreat in the R-A Zoning District at 1337 S. Rogers St.
Application Filed:	May 22, 2026
Legal Notice Published:	May 31, 2026
Sign Posted:	June 2, 2026
Letters Mailed:	June 1, 2026
Staff Recommendation:	Approval with the following conditions: 1. A vegetated buffer meeting the requirements of Appendix A, Article III, Section 27, Zoning Buffer Requirements, be installed along the shared property boundary with 1323 S. Rogers Street. 2. The construction be restricted to standard daytime hours, with noise, dust, and equipment activity minimized using industry best

	practices and that contractor access routes will be coordinated to avoid interference with residential traffic. 3. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following conditions:* *1. A vegetated buffer meeting the requirements of Appendix A, Article III, Section 27, Zoning Buffer Requirements, be installed along the shared property boundary with 1323 S. Rogers Street.* *2. The construction be restricted to standard daytime hours, with noise, dust, and equipment activity minimized using industry best practices and that contractor access routes will be coordinated to avoid interference with residential traffic."* *3. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted.*
Background:	The request is for a Conditional Use to allow for a Retreat in the R-A Zoning District at 1337 S. Rogers St. A portion of the subject site includes a second, smaller, parcel addressed as 1335 S. Rogers Street. The larger parcel, 1337, is currently utilized as a dog kennel/boarding business. A Zoning Map Amendment was heard by City Council on August 17, 2015, to rezone approximately 17.23 acres, including 1337 S. Rogers St., from R-1-A (One-Family Residential) to R-A (Residential Agricultural) to allow for the establishment of a dog kennel. It was recommended for approval by the Planning and Zoning commission. At that public hearing, it was determined by Council that the petition did not meet the criteria for a rezoning. The request for the Zoning Map Amendment was denied. A subsequent Zoning Map Amendment was heard by City Council on June 15, 2020, for the same request- to rezone approximately 17.23 acres, including 1337 S. Rogers St., from R-1-A (One-Family Residential) to R-A (Residential Agriculture) to allow for the establishment of a dog kennel. At the public hearing it was determined that this would be an appropriate rezoning request contingent upon a second driveway being utilized for access. The request for a Zoning Map Amendment was approved with the added contingency. Additionally, a Zoning Map Amendment to rezone 1335 S. Rogers St. from R-1-A to R-A to allow for the housing of horses as well as

	the potential future expansion of the already established dog grooming/kennel business was approved by City Council at the June 16, 2025, meeting. App. A, Art. III, Sec. 29 for Retreats includes 4 requirements: *(A)Any building or structure established in connection with such use shall be set back not less than 50 feet from any property lines, except where a property line is the right-of-way of a street, in which case the setback established for the particular class of street in the zoning district where the building or structure is located shall apply. The city council shall be authorized to reduce the setback requirements of this section in the case of a particular retreat, if on the basis of evidence presented, it finds that a reduction in the setback would be in keeping with the purposes of this ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.* Given the size of the subject parcel, approximately 10.43 acres, staff find that sufficient area exists on the site to accommodate the proposed use while ensuring compliance with applicable buffering and screening requirements during the Site Development Plan review process. The conceptual plan submitted with the application does not currently depict any additional buffering or screening between the proposed activity building and the adjacent residential property. Therefore, staff recommend that, if the Conditional Use request is approved, a vegetated buffer meeting the requirements of Appendix A, Article III, Section 27, Zoning Buffer Requirements, be installed along the shared property boundary to provide adequate visual screening and to minimize potential impacts on adjacent residential uses. *(B)Multiple accessory structures and buildings may be placed on any property in connection with such retreat use.* Information provided with the submittal materials proposes multiple structures on the site; all would have to meet the setback requirements during the Site Development Plan review process. *(C)A site development plan shall be submitted to the planning commission and city council for review and approval prior to the issuance of a building permit.* The applicant will submit a Site Development Plan application if the conditional use is approved. *(D)The site on which such uses are to be established shall be not less than five acres in size.* The site is 10.43 acres in size with adequate space for the proposed use on the parcel.
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. 29 - Retreat
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. Although not a residential property, the Retreat will allow for the large property to remain primarily rural in presentation, as a majority of the property will remain undeveloped.* 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 adjacent properties to the north are primarily residential while to the south is mostly undeveloped land. The property across S. Rogers St. (1336 S. Rogers St.) received conditional use approval for a Retreat at the August 4, 2025, Council meeting. The proposed use would not be detrimental to adjacent properties or surrounding areas as the proposed use would not create noise, fumes and visual impact beyond that of the existing site; however, the conceptual plan submitted with the application does not currently depict any additional buffering or screening between the proposed activity building and the adjacent residential property. Therefore, staff recommend that, if the Conditional Use request is approved, a vegetated buffer meeting the requirements of Appendix A, Article III, Section 27, Zoning Buffer Requirements, be installed along the shared property boundary to provide adequate visual screening and to minimize potential impacts on adjacent residential uses.* 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 result in an increase in the number of persons and vehicles entering and exiting the site, as the proposed use will alter the site from its current undeveloped state to one that will include occupancy by patrons of the Retreat. Staff recommend that the construction be restricted to*

standard daytime hours, with noise, dust, and equipment activity minimized using industry best practices and that contractor access routes will be coordinated to avoid interference with residential traffic.

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

    - *The proposed Retreat will not be affected adversely by the existing adjacent uses which are all residential in nature.*

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 10.43-acres and is of sufficient size to satisfy all the site requirements for the proposed use. The parking standards will be required to be met during the Site Development Review process.*

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

    - *The parking and all development standards will be required to be met during the Site Development Review process*

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

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

Conclusion:

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

1. A vegetated buffer meeting the requirements of Appendix A, Article III, Section 27, Zoning Buffer Requirements, be installed along the shared property boundary with 1323 S. Rogers Street.

	2. The construction be restricted to standard daytime hours, with noise, dust, and equipment activity minimized using industry best practices and that contractor access routes will be coordinated to avoid interference with residential traffic. 3. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted.
Attachments:	A. Vicinity Map B. Submittal Documentation C. Aerial Imagery

Attachment A



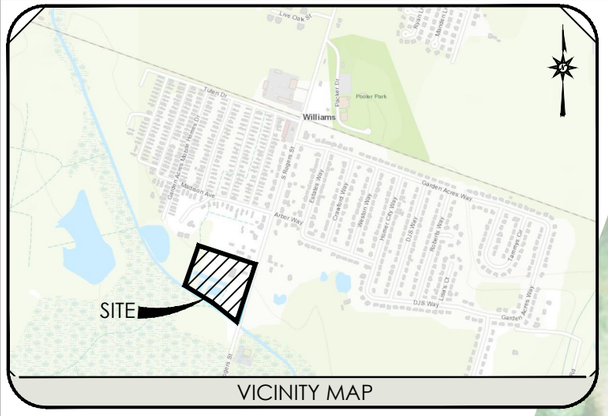
CITY of POOLER
GEORGIA

Vicinity Map - 1337 S. Rogers St. - Conditional Use

05/28/2026

Parcels

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



VICINITY MAP

GENERAL DEVELOPMENT NOTES:

1. PIN: 51011 01055, -056
   ADDRESS: 1337 S ROGERS ST
   POOLER, GA, 31322

2. TOTAL LAND ACREAGE = 10.4(±) AC
   TOTAL DISTURBED ACREAGE = 8.3(±) AC

3. EXISTING USE OF PROPERTY:
   RESIDENCE & DOG DAYCARE

   PROPOSED USE OF PROPERTY:
   SAME + RETREAT

   PRESENT SITE ZONING: R-A

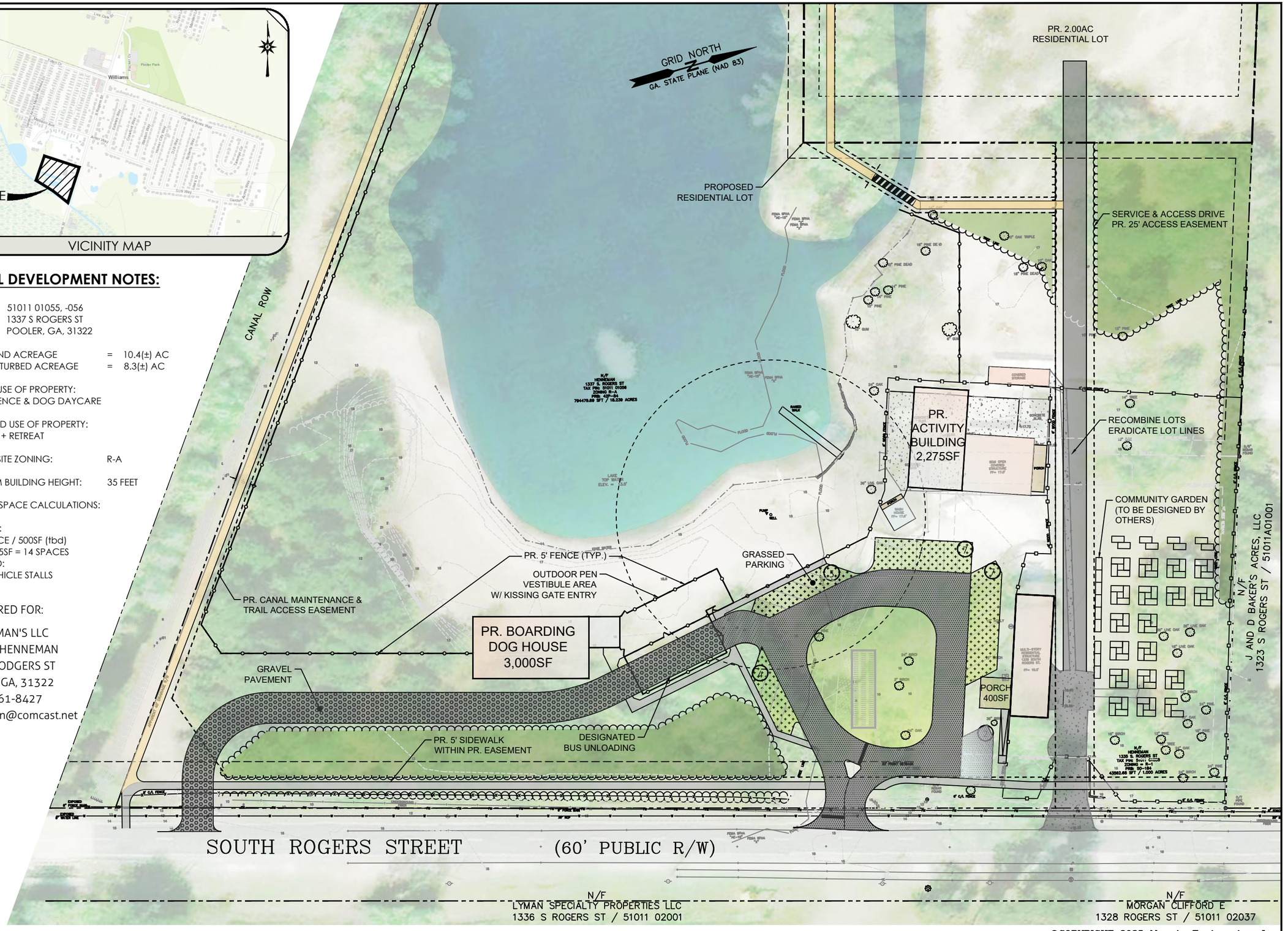
4. MAXIMUM BUILDING HEIGHT: 35 FEET

5. PARKING SPACE CALCULATIONS:

   REQUIRED:
   1 SPACE / 500SF (tbd)
   x 7,205SF = 14 SPACES
   PROVIDED:
   25 VEHICLE STALLS

PREPARED FOR:

HENNEMAN'S LLC
CHELSEA HENNEMAN
1337 S RODGERS ST
POOLER, GA, 31322
912-661-8427
coryhennaman@comcast.net



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REVISIONS

NO.	DATE	DESCRIPTION

089-25-01 DOG DAYCARE -GDP.DWG

SHEET NO. 1 of 1
089-25-01 PROJECT NO.

60 0 30
SCALE: 1" = 60'
DRWN: DLR 12-18-2025
CHK'D: JAM DATE

CONDITIONAL USE EXHIBIT
DOGGIE DAYCARE

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



Attachment C



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance request from Appendix A, Article III, Section 1(C)(1)-Nonconforming Uses, to allow the existing non-conforming canopy to be expanded and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to allow the proposed Culver's drive-thru canopy expansion within the 60- foot front yard setback requirement at 121 Tanger Outlets Boulevard.

Project:	#A26-0158
P&Z Meeting Date:	June 8, 2026
Public Hearing Date:	July 6, 2026
Applicant and Authorized Agent:	Mannik Smith Group
Property Owner:	Savannah Economic Development Authority
Location (Address):	201 Tanger Outlets Boulevard
Parcel (PIN):	50017A01101
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Variance
Request:	Variance request from Appendix A, Article III, Section 1(C)(1)-Nonconforming Uses, to allow the existing non-conforming canopy to be expanded and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to allow the proposed drive-thru canopy expansion within the 60- foot front yard setback requirement at 121 Tanger Outlets Boulevard.
Application Filed:	May 22, 2026
Legal Notice Published:	May 31, 2026
Sign Posted:	June 2, 2026
Letters Mailed:	June 1, 2026

Staff Recommendation:	Approval
Planning & Zoning Commission:	*After review of the criteria, P&Z recommends approval of the request.*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The applicant is requesting a Variance from Appendix A, Article III, Section 1(C)(1), Nonconforming Uses, to allow the expansion of an existing nonconforming canopy and from Appendix A, Article III, Section 6, Schedule of Development Regulations, to permit the proposed Culver's drive-thru canopy expansion within the required 60-foot front yard setback at 121 Tanger Outlets Boulevard. The Site Development Plan for the subject property was approved by City Council on August 17, 2017. At the time of approval, the existing drive-thru canopy was proposed and approved within the required front yard setback. Staff has reviewed the available records and is unable to determine why the canopy was approved within the setback; however, the structure was subsequently constructed in accordance with the approved plans and has remained in its current location since that time. Additionally, the main restaurant structure itself appears to have been constructed within the 60-foot front setback, although the original approved plan indicated the building would be constructed outside of the setback; this could be due to an error in the survey at the time of the original submittal. The City of Pooler Code of Ordinances defines a setback as "the minimum horizontal distance between the line of the building or structure measured perpendicular to the building at its closest point (including walls, balconies, car ports, and awnings) and the property line from which the setback distance is required." The ordinance further defines a structure as "anything constructed or erected, which requires location on the ground or attached to something having a location on the ground." Staff reviewed the version of the Code of Ordinances in effect at the time of the 2017 approval and confirmed that these definitions are substantially the same as those contained within the current ordinance. Because the existing canopy is permanently affixed to the ground, Staff finds that it meets the definition of a structure and is therefore subject to the applicable setback requirements. Section 1(C)(1), for Nonconforming Uses, states that the non-conforming use shall not be enlarged, altered or rebuilt, except for repairs necessary to maintain the structure or building in a safe and sanitary condition. It is the purpose of the nonconforming use provision to allow legally existing nonconforming uses to be retained with certain limitations to protect adjacent property owners and the public from inconsistencies created by nonconforming uses. While the canopy

	constitutes a nonconforming structure with respect to the required front yard setback, its location has existed since the original development of the site and has not been shown to create any adverse impacts to the public health, safety, or welfare. Staff finds that the subject property possesses unique site characteristics that distinguish it from other commercially developed parcels. The development consists of eight separate buildings located on a single parcel, including one large multi-tenant commercial building and several smaller single-tenant and multi-tenant buildings. The buildings fronting Tanger Outlets Boulevard occupy relatively shallow development areas, limiting the available space for site improvements typically associated with drive-thru restaurant operations. As a result, the existing site layout constrains the applicant's ability to expand or modify the drive-thru facilities while maintaining full compliance with current setback requirements.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances App. A, Art. III, Sec. 6 – Schedule of Development Regulations App. A, Art. III, Sec. 1 – Nonconforming Uses App. A, Art. II – Definitions
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • *The subject property contains a unique site configuration that differs from surrounding commercially developed properties. The overall development consists of eight separate commercial buildings located on a single parcel, including a large multi-tenant retail building and several smaller outparcel buildings. The buildings fronting Tanger Outlets Boulevard are situated within relatively shallow development areas, limiting the amount of space available for site improvements typically associated with drive-thru restaurant operations. Additionally, the existing drive-thru canopy was approved and constructed as part of the original development in 2017 and is located within the required front yard setback. The existing site layout, building placement, drive-thru circulation pattern, and location of the existing canopy create physical constraints that are unique to this property and not generally applicable to surrounding properties. As a result, compliance with the current setback*

requirements for the proposed canopy expansion is made more difficult due to the site's established development pattern and physical configuration.

2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.

    - *Due to the existing site layout and physical constraints of the development, the property cannot reasonably accommodate the proposed drive-thru canopy expansion in strict conformity with the required setback standards. The existing canopy was approved and constructed within the front yard setback as part of the original development, and the surrounding building placement, drive-thru circulation pattern, parking layout, and internal access drives limit opportunities for relocation or redesign of the canopy expansion.*

      Given the established development pattern of the site and the limited area available for modifications to the drive-thru facilities, strict application of the setback requirements would create undue hardship by preventing reasonable improvements to an existing drive-thru operation that has functioned in its current location since the original development of the property.

3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

    - *The variance will not result in a use not authorized in the zoning district or cause detriment to the public good.*

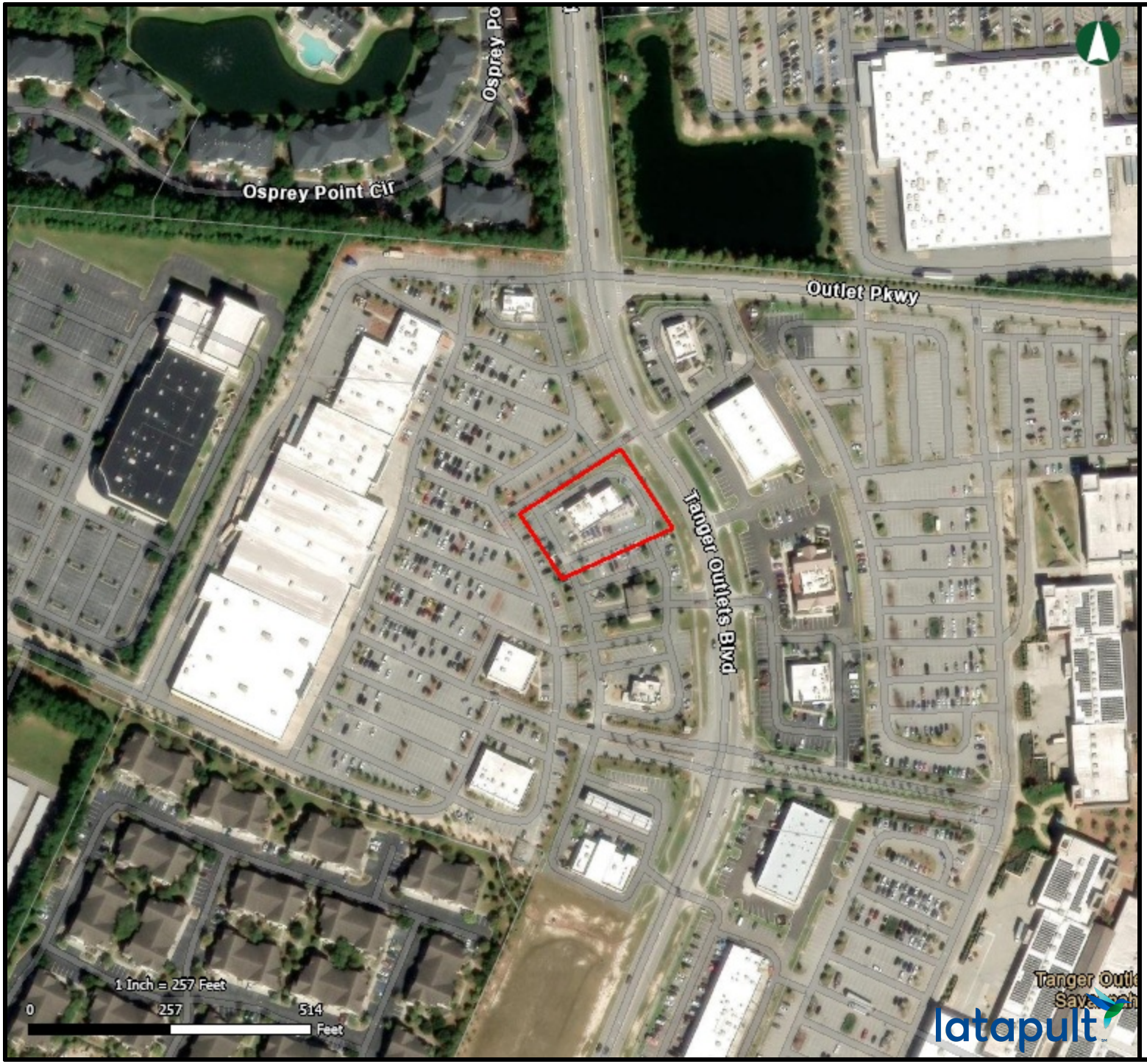
Conclusion: Staff finds that the request does not meet the required criteria for a variance. As such, staff recommends Approval of the request as submitted.

Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Aerial Imagery



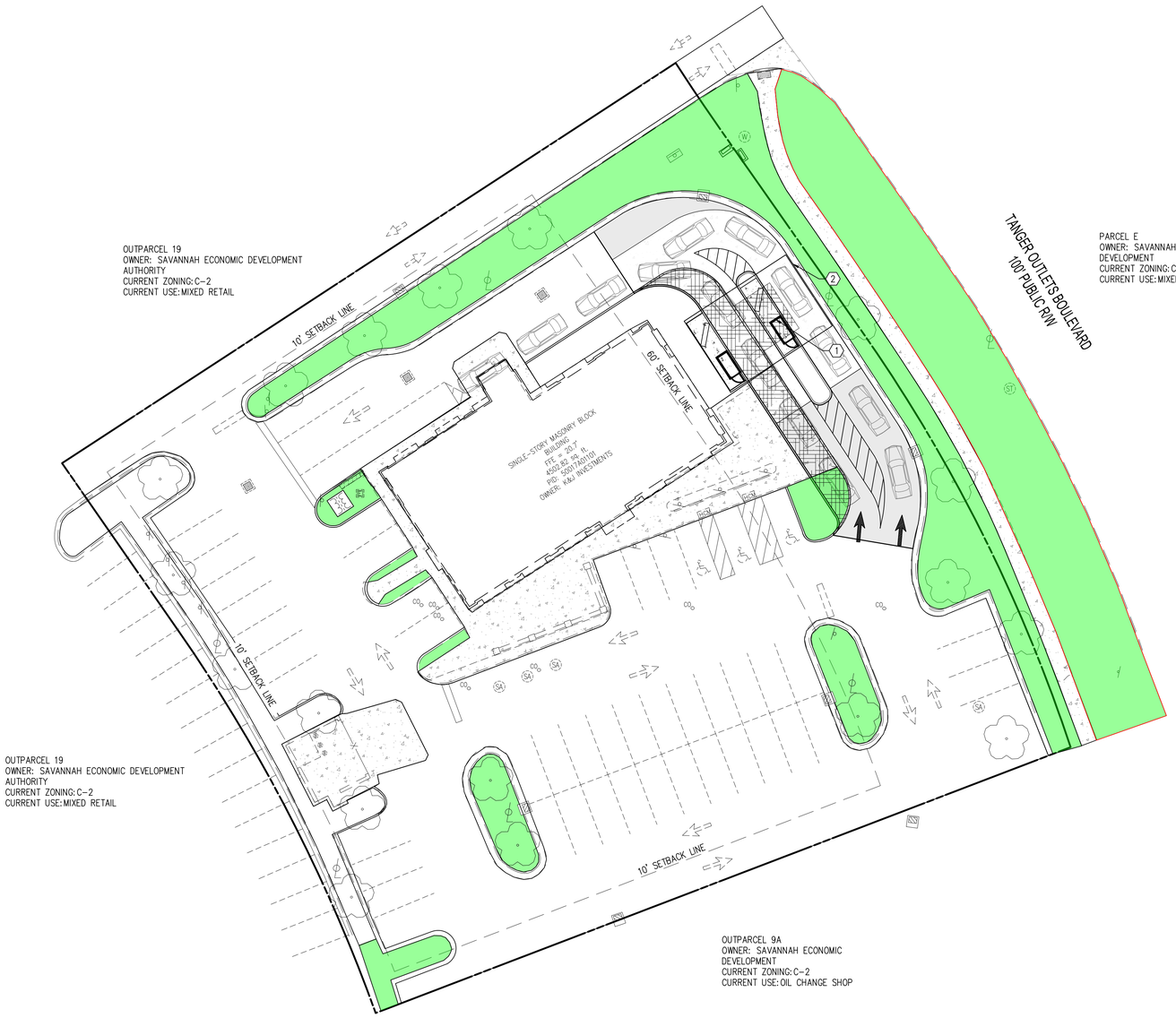
CITY of POOLER
GEORGIA

Vicinity Map - 201 Tanger Outlets Blvd. - Site Plan

06/01/2026

Parcels

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



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- HEAVY-DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED LIGHT POLE

CODED NOTES

1. DEMOLITION AREA
2. PROPOSED DRIVE-THRU MODIFICATION VARIANCE

0 5 10 20

SCALE: 1 IN = 10 FT

K&J INVESTMENTS XXIV LLC

1448 CONNER STREET,
NOBLESVILLE, IN 46060

cph
www.cphcorp.com
Building Better Communities Together
1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490
Plans Prepared By:
CPH Consulting, LLC
State of Georgia Licenses:
Engineer No. PEF006331
Architect No. N/A
Landscape No. N/A

GEORGIA REGISTERED No. PE037823 PROFESSIONAL ENGINEER JASON LAMAR TOOLE

JASON L. TOOLE, P.E.
PE037823
GSWCC #68203

This item has been digitally signed and sealed by Jason L. Toole, PE. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CULVER'S
DRIVE-THRU ADDITION

121 TANGER OUTLETS BLVD
POOLER, GA 31322

FSR#00000

BUILDING TYPE / SIZE: P14 LS BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # 401.2500953
PRINTED FOR Permit
DATE 02/13/2026
DRAWN BY SMC

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SHEET
C200
SHEET NUMBER

Permit

Attachment C



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use request to allow a manufacturing use within the existing warehouse for a material testing laboratory in the I-1 Zoning District at 195 Nordic Way.

Project:	#A26-0166
P&Z Meeting Date:	June 8, 2026
Public Hearing Date:	July 6, 2026
Applicant and Authorized Agent:	Barnard Architects
Property Owner:	Nordic Resource Center, LLC
Location (Address):	195 Nordic Way
Parcel (PIN):	51015 01058
Existing Zoning:	I-1 (Light Industrial)
Acreage:	Approximately .68-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request to allow a manufacturing use within the existing warehouse for a material testing laboratory in the I-1 Zoning District at 195 Nordic Way.
Application Filed:	May 22, 2026
Legal Notice Published:	May 31, 2026
Sign Posted:	June 2, 2026
Letters Mailed:	May 29, 2026
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*

Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The applicant is requesting Conditional Use approval to allow a manufacturing use within an existing warehouse building located at 195 Nordic Way in the I-1 (Light Industrial) Zoning District. Specifically, the request is to establish a 1,230-square-foot material testing laboratory within the existing facility. A Site Development Plan for the approximately 230,000-square-foot warehouse was approved by City Council on April 20, 2015. The proposed laboratory is intended to support routine sample handling, product evaluation, and small-scale quality testing associated with materials already distributed through the existing business operations. According to the applicant's narrative, activities conducted within the laboratory will include the preparation of customer sample quantities from solid resin materials, packaging and shipment of customer samples, routine bench-scale quality control and physical material testing, and the storage of limited quantities of laboratory samples and testing materials. The applicant states that laboratory operations will be low volume in nature and comparable to a typical quality control laboratory environment. According to the applicant, the proposed use will not involve chemical manufacturing, bulk processing, industrial-scale production, or high-volume chemical handling activities. The applicant also states that chemical materials maintained on-site will be limited to laboratory-scale quantities necessary for testing and sample preparation. All materials will be stored in accordance with applicable building and fire code requirements, including the use of approved storage cabinets and safety measures where required.
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 warehouse structure.* 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 warehouse structure, and the chemical quantities maintained within the laboratory will be limited to small laboratory-scale containers associated with testing and sample preparation activities. Materials will be stored in accordance with applicable fire and building code requirements, including use of appropriate storage cabinets where required.*

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 warehouse structure and will not create additional vehicular traffic to and from the site.*

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

    - *The proposed use will not be affected adversely by the existing adjacent uses which are all industrial in nature; the use will be operated entirely within the existing warehouse structure.*

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 13.54-acres and is of sufficient size to satisfy all the site requirements for the proposed use within the existing warehouse structure.*

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

Attachment A



CITY of POOLER
GEORGIA

Vicinity Map - 195 Nordic Way - Conditional Use

05/29/2026

Parcels

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Quality Testing Laboratory Use Narrative 195 Nordic Way

The proposed 1230 s.f. material testing laboratory space is intended to support routine sample handling, product evaluation, and small-scale quality testing associated with materials already distributed through our existing business operations. Like the existing offices, this new laboratory is incidental to the warehouse use and will primarily function as a support area for customer sample preparation and routine quality review.

Activities within the laboratory will generally include:

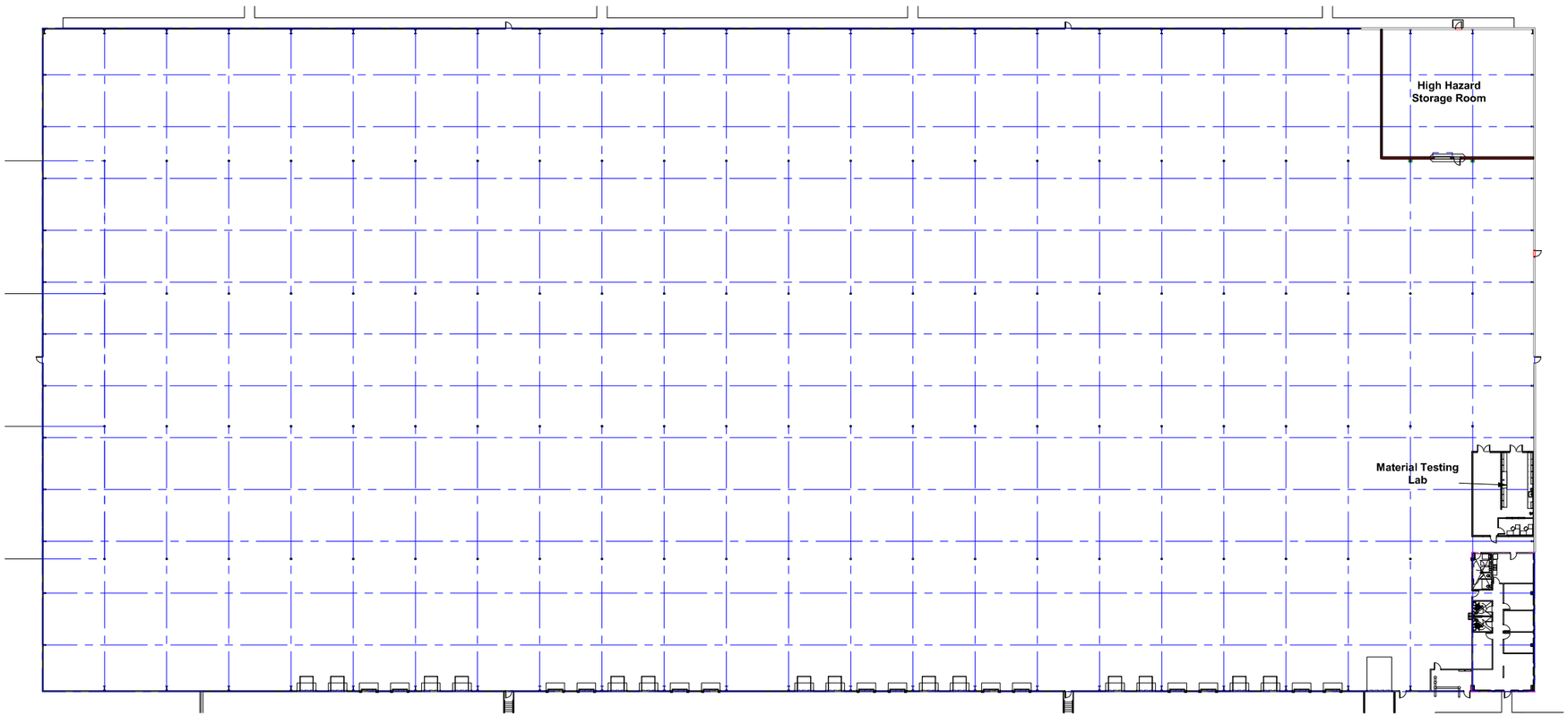
- Putting solid resin materials into smaller customer samples
- Preparing and shipping customer samples
- Routine bench-scale quality and physical material testing
- Storage of small laboratory quantities of samples and testing materials

Operations are expected to be low-volume and comparable to a standard quality control laboratory environment. There will be no chemical manufacturing, bulk processing, industrial production, or high-volume chemical handling activities.

The space will contain standard laboratory benches, shelving, small benchtop testing equipment, scales, refrigeration units, and a ventilated laboratory hood for limited testing activities. Most equipment is electrically powered. The space also is intended to support administrative, analytical, and sample preparation functions related to the existing warehouse operation and is not intended for public access

Chemical quantities maintained within the laboratory will be limited to small laboratory-scale containers associated with testing and sample preparation activities. Materials will be stored in accordance with applicable fire and building code requirements, including use of appropriate storage cabinets where required.

Attachment B



1 Overall Warehouse Plan
1" = 30'-0"

0 10' 20'
1" = 10'

RWP ENGINEERING, INC.
CONSULTING ENGINEERS

500 Commercial Ct., Suite 1
Savannah, Georgia 31406
Ph: 912.231.9212
rwpeng.com

Porter Logistics

Lab & Flame Rooms

195 Nordic Way
Pooler, Georgia

Engineer Seal:

5/22/2026

THE DRAWINGS AND SPECIFICATIONS FOR ENGINEERING, INC. SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT EXCEPT BY AGREEMENT WITH OR WRITTEN CONSENT OF RWP ENGINEERING.

Project No.: 26SB09

Scale: AS NOTED

Drawn by:

Approval by:

File Name:

ISSUE

No.:	Date:	Current Revision Issued
A		

Sheet Title

Proposed Material Testing Lab within Existing Warehouse

Sheet No.

Plan

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


195

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for the construction of one four-story, 121-room hotel (LivSmart) and one four-story, 124-room hotel (StudioRes), together with associated site improvements, within the Godley Station PUD at 850 Patel Drive.

Project:	#A24-0230
P&Z Meeting Date:	June 8, 2026
City Council Meeting Date:	July 6, 2026
Applicant and Authorized Agent:	EMC Engineering
Property Owner:	Towne Center Hospitality, LLC
Location (Address):	850 Patel Drive
Parcel (PIN):	50017C02057
Acreage:	Approximately 7.942-Acres
Zoning:	PUD (Godley Station PUD, C-2)
Proposed Use:	One four-story, 121-room hotel and one four-story, 124-room hotel
Staff Recommendation:	Approval
Planning & Zoning Commission:	*After review of the criteria, P&Z recommends approval of the request.*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	A three-story, 131-room hotel (Element) previously received Site Development Plan approval at the March 20, 2023, City Council meeting, subject to conditions requiring the recording of a stormwater agreement prior to the preconstruction meeting, completion of the stormwater detention pond, and payment of a

	portion of the traffic signal cost not to exceed $175,000, all of which have since been satisfied. That hotel has since been constructed. Additionally, a Recombination Plat approved in February 2026 combined two full parcels and a portion of a third parcel to create the current subject parcel, which now includes the previously constructed hotel.
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 partially Industrial, Parks/Recreation/Conservation, as well as Planned Development and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. Although the FLUM identifies this parcel as being partially Industrial, Parks/Recreation/Conservation, as well as Planned Development, the proposed hotels are consistent with the existing and proposed development of the area, including an existing hotel on the same parcel, restaurants, and other commercial developments.* 2. Whether the site plan provides for adequate pedestrian and traffic access. o *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.* 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable. o *The 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 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. o *Yes, the proposed site plan is appropriate in scale for the 7.942-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.

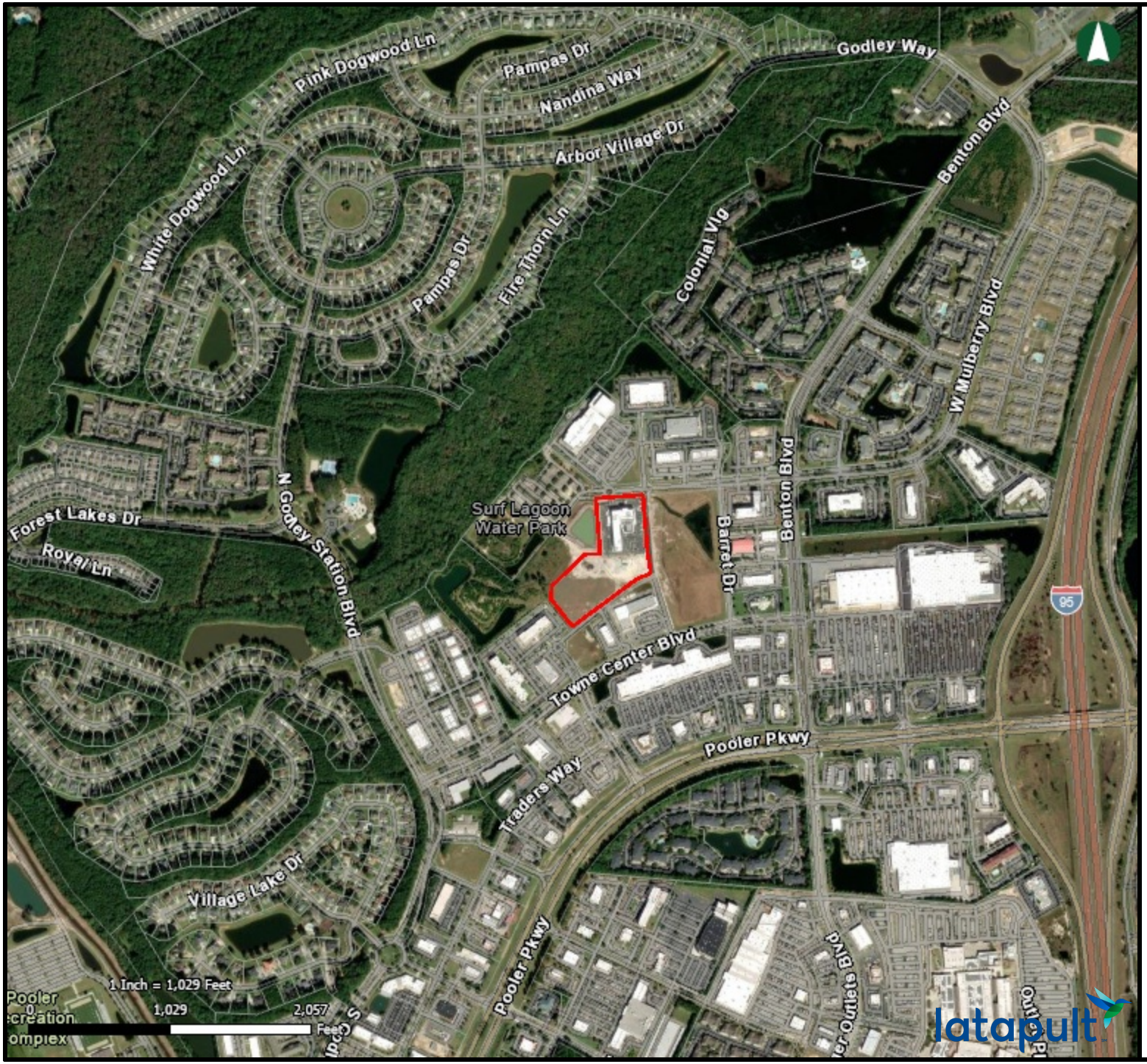
Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Approval Letter

Attachment A



CITY of POOLER
GEORGIA

Vicinity Map - 850 Patel Drive - Site Plan

05/29/2026

Parcels

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

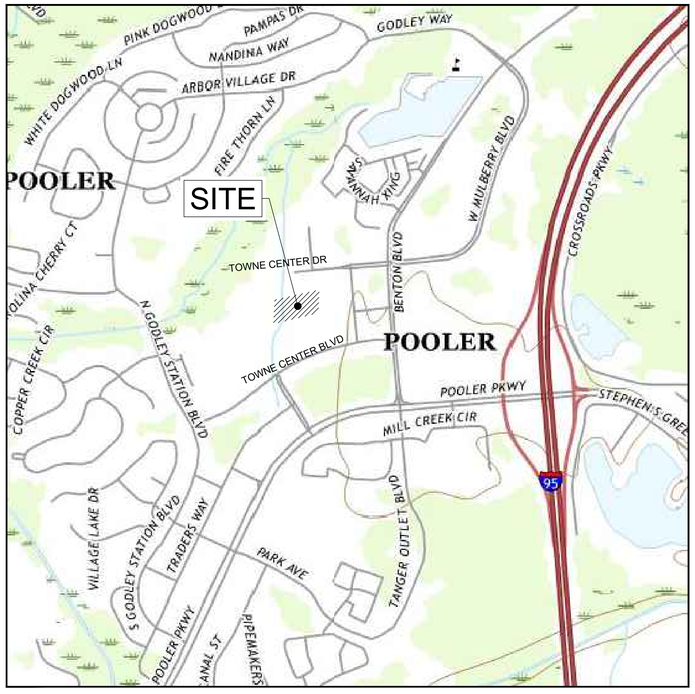
SITE DEVELOPMENT PLANS
FOR
LIVSMART / STUDIORES HOTELS
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

TOWNE CENTER HOSPITALITY, LLC.

PROJECT DATA

OWNER/DEVELOPER:	TOWNE CENTER HOSPITALITY, LLC. 227 WESTBROOK LANE POOLER, GA 31322
24HR CONTACT:	ROY PATEL (912) 238-2424
TAX MAP & PARCEL NUMBER:	50017C02057
PARCEL AREA:	3.60 ACRES
ZONING CLASSIFICATION:	PUD
PROPOSED USE:	HOTEL
IMPERVIOUS AREA:	3.80 AC
DISTURBED AREA:	4.95 AC
TOTAL BUILDING AREA:	30,093 SF
PARKING SPACES REQUIRED:	255
PARKING SPACES PROVIDED:	256



VICINITY MAP
NOT TO SCALE

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	STAKING PLAN
5	FIRE PROTECTION PLAN
6	UTILITIES PLAN
7	PROFILES
8	PAVING, GRADING & DRAINAGE PLAN
9	DRAINAGE PROFILES
10	INITIAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
11	INTERMEDIATE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
12	FINAL EROSION, SEDIMENTATION & POLLUTION PLAN
13	EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES
14	EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES
15	LANDSCAPE PLAN
16	CONSTRUCTION DETAILS
17	CONSTRUCTION DETAILS
18	CONSTRUCTION DETAILS
19	CONSTRUCTION DETAILS
20	CONSTRUCTION DETAILS
21	CONSTRUCTION DETAILS
22	CONSTRUCTION DETAILS

UTILITY LOCATION DISCLAIMER

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

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NOVEMBER 2024

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ENVIRONMENTAL- MARINE - CIVIL - SURVEY
27 CHATHAM CENTER SOUTH, SUITE A
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
FAX: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com

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THOMASTON

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 5-5-26 ENGINEER ALEC B. METZGER

REVISION	DESCRIPTION	DATE
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LIVSMART / STUDIORES HOTELS
PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Date:
MAY 2026

G:\2024\24-0018 TOWNE CENTER FUTURE HOTELS\DWG\24-018C-B02.DWG 5/4/2026 8:19 AM

GENERAL NOTES

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF POOLER SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
3. PRIOR TO INSTALLATION OF ANY UTILITY LINES, THE CONTRACTOR SHALL GIVE THE UTILITY COMPANIES THREE (3) WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. BEFORE CALLING (811) THE CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTIONS, TYPE OF WORK (SEWER, WATER, PAVING, ETC.) YOUR COMPANY NAME, TELEPHONE NUMBER, OWNER'S NAME, DATE AND TIME YOU EXPECT TO COMMENCE CONSTRUCTION, AND WHERE AND HOW YOU CAN BE REACHED AND THE BEST TIME TO CONTACT YOU. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES PRIOR TO COMMENCEMENT OF WORK OR PURCHASING ANY MATERIALS.
4. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
5. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.
6. ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C76, CLASS III. MINIMUM PIPE DIAMETER SHALL BE 15". PIPE JOINTS SHALL BE MADE BY USE OF A CONTINUOUS TYPE II OR III RUBBER GASKET CONFORMING TO THE REQUIREMENTS OF ASTM C443.
7. FILL SHALL CONSIST OF SUITABLE MATERIALS WHICH ARE GENERALLY COMPOSED OF SANDS, CLAY-SAND MIXTURES, AND SILT-SAND MIXTURES AND ARE FREE OF ROOTS, TRASH, AND OTHER DELETERIOUS MATERIAL. CLAYS, SILTS, AND ORGANIC SOILS SHALL BE CONSIDERED AS UNSUITABLE MATERIALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND FURNISHING THE BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. BORROW MATERIAL SHALL BE CAPABLE OF BEING SHAPED AND COMPACTED TO THE REQUIRED DENSITIES SPECIFIED.
9. DURING CONSTRUCTION IN THE AREA OF AN INTERSECTION, WORK WILL BE PERFORMED IN SUCH A MANNER AS TO PERMIT TRAFFIC TO OPERATE WITH THE LEAST AMOUNT OF INCONVENIENCE POSSIBLE. ADDITIONAL CHANNELIZATION AND SIGNAGE SHALL BE INSTALLED, AS DIRECTED BY THE ENGINEER, TO ALLOW TRAFFIC TO FLOW AS FREELY AS POSSIBLE. WHEN AN INTERSECTION IS INOPERABLE, FLAGGERS WILL BE UTILIZED TO CONTROL TRAFFIC. ALL TRAFFIC CONTROL DEVICES AND METHODS SHALL BE PER THE M.U.T.C.D.
10. A COMPLETE PERMIT SET OF PLANS MUST BE KEPT ON SITE AT ALL TIMES.
11. PROTECTION OF EXCAVATED AREAS: - TEMPORARY FENCING SHALL BE USED AROUND OPEN EXCAVATIONS AT ALL TIMES, EXCEPT AS NECESSARY FOR IMMEDIATE CONSTRUCTION. WHEN WORK IS NOT IN PROGRESS, FENCING SHALL ENCLOSE EXCAVATED AREAS. UTILITY TRENCHES SHALL BE BACKFILLED TO GRADE AT THE END OF THE DAY, ALLOWING FOR A MAXIMUM OF 10' (FENCE-PROTECTED) TRENCH TO REMAIN OPEN.
12. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.
13. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
14. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE STATE OF GEORGIA.
15. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS LATEST EDITION.
16. SELECT FILL SHALL BE USED IN ALL DRIVEWAYS TO BE LOCATED IN THE CITY'S R/W AND THE FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
17. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
18. GDOT PERMIT IS REQUIRED IF ANY WORK IS PROPOSED IN A STATE OR US ROUTE. A COPY OF THE GEORGIA DOT ENCROACHMENT PERMIT APPROVAL PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.
19. AT LEAST TWO BENCHMARKS SHALL BE ESTABLISHED WITHIN A SUBDIVISION. SUCH BENCHMARKS SHALL BE AT OPPOSITE CORNERS OF THE PROPERTY BEING SUBDIVIDED.
20. GREENBELT REQUIRED AS A BUFFER BETWEEN INCOMPATIBLE ZONINGS.
21. MINIMUM STREET PROFILE GRADE IS 0.3%.
22. PAVEMENT REQUIREMENTS: STANDARD PAVEMENT - 6.0 INCHES CRUSHED STONE BASE AND 2 INCHES ASPHALT WEARING SURFACE IN ACCORDANCE WITH CITY OF POOLER STANDARD DETAILS. HEAVY DUTY CONCRETE PAVEMENT - 8" OF 4,000 PSI CONCRETE, 6"X6" WELDED WIRE AND 8" SAND CLAY GRANULAR SOIL OR 6" GAB.
23. ALL PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD ON BOTH PUBLIC STREETS AND PRIVATE STREETS THAT ARE "OPEN TO PUBLIC TRAVEL".
24. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
25. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
26. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
27. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
28. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN THE RIGHT OF WAY.
29. SELECT FILL SHALL BE USE IN ALL ROADS TO BE DEDICATED TO THE CITY.
30. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557).
31. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
32. TRAFFIC SIGNS INSTALLED INSIDE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING
33. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
34. 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.
35. EXCAVATIONS:
    a. NO PERSON SHALL REMOVE, DIG, EXCAVATE, BORE UNDER, TRENCH, PLOW OR DESTROY ANY PORTION OF ANY SIDEWALK, PUBLIC WAY, RIGHT-OF-WAY AND/OR ROAD, FOR ANY PURPOSE OTHER THAN FOR EMERGENCY UTILITY REPAIRS OR LAYING WATER MAINS, STORM DRAINS OR SANITARY SEWER UNDER THE SUPERVISION AND CONTROL OF THE CITY, WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF POOLER.
    b. PERMITS SHALL BE APPLIED FOR NOT LESS THAN 72 HOURS, NOT INCLUDING WEEKENDS AND/OR HOLIDAYS, BEFORE ANY EXCAVATION IS SCHEDULED TO BEGIN. THE COST OF OBTAINING A PERMIT SHALL BE AS SET FORTH IN THE SCHEDULE OF FEES AND CHARGES.
    c. PERMITS CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AND/OR THE CITY DESIGNEE.
    d. IF THERE IS ANY CONFLICT IN THE INTERPRETATION OF REGULATIONS REGARDING EXCAVATION OF UTILITIES, THE INTERPRETATION OF THE CITY OF POOLER SHALL GOVERN.

PRECONSTRUCTION AND CLOSEOUT REQUIREMENTS:

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

UTILITY NOTES

GENERAL:

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

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

WATER:

1. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW.
2. RESIDENTIAL WATER LATERALS: 1" DIAMETER MINIMUM.
3. RESIDENTIAL WATER LATERALS SHALL BE INSTALLED NO MORE THAN 5' FEET FROM THE PROPERTY CORNER.
4. THE WATER MAINS AT THE CUL-DE-SAC SHALL BE INSTALLED AROUND THE CUL-DE-SAC THEREBY ELIMINATING THE LATERALS FROM BEING INSTALLED UNDER THE CUL-DE-SAC.
5. CUT-OFF VALVES WILL BE LOCATED AT ALL TEES WHERE LINES ARE TWO INCHES OR LARGER.
6. ALL GATE VALVES 4" OR LARGER THAT ARE INSTALLED ON A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL GATE VALVES AT THE ENTRANCE OF A SUBDIVISION THAT TIE INTO A TRANSMISSION LINE SHALL BE INSTALLED IN A MANHOLE. ALL OTHER GATE VALVES CAN BE INSTALLED IN A CAST IRON VALVE BOX WITH A CONCRETE COLLAR AND CONCRETE VALVE MARKER POSTS.
7. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH 'I W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.
8. ALL METER CONNECTION POINTS MUST HAVE AN APPROVED, REDUCED PRESSURE BACKFLOW DEVICE. THIS INCLUDES FIRE LINES, IRRIGATION LINES, AND DOMESTIC SUPPLY LINES.
9. MAINTAIN A MINIMUM OF 3 FEET OF COVER.
10. SERVICE LATERALS UNDER ROADS ARE TO BE SLEEVED AND AT LEAST 30" BENEATH THE ROAD SURFACE.
11. PIPE MATERIAL: FOR LINE SIZE < 4" PE 4710 DR9, 250 PSI
    FOR LINE SIZE 4" - 12" PVC C900 DR 18
    FOR LINE SIZE > 12" DIP IS REQUIRED. ANSI / AWWA C151 A21.51 AND THICKNESS ACCORDING TO ANSI / AWWA C150 A21.50 FOR PRESSURE CLASS 250. FLANGE PIPE OR VICTAULIC GROOVED PIPE SHALL BE PRESSURE CLASS 350.

SANITARY SEWER:

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

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

GREASE TRAPS:

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

DRAINAGE NOTES:

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

PROPOSED FEATURES LEGEND

DEMOLITION

HATCHING

DELINIATION

EROSION CONTROL

BUFFER

DIVERSION BERM & SWALE

LIMITS OF DISTURBANCE

ORANGE BARRIER FENCING

SILT FENCE (SINGLE ROW)

SILT FENCE (DOUBLE ROW)

PROPERTY

PROPERTY LINE

RIGHT OF WAY (RW)

EASEMENT

SETBACKS

UTILITIES

	EXISTING	PROPOSED
SANITARY SEWER	CO, SS, S	SS, SS
WATER MAIN W/METER, BACKFLOW PREVENTOR FIRE DEPT. CONNECTION, FIRE HYDRANT, AND VALVE	WM, BFP, FDC, W, W, WV	WM, BFP, W, FH
OVERHEAD POWER	GUY, E, PP	PP, E
OVERHEAD TELEPHONE	T	T
OVERHEAD CABLE	TV	TV
UNDERGROUND POWER	E, E	E
UNDERGROUND TELEPHONE	T, T	T
UNDERGROUND CABLE	TV, TV	TV
UNDERGROUND GAS	G, G	G

TOPOGRAPHY

	EXISTING	PROPOSED
CONTOURS, SPOT ELEVATION	150.00, 150	
DITCH, SWALE		
STORM DRAINAGE W/ FLARED END SECTION, GRATE INLET, CURB INLET & STORM MANHOLE	ST, ST, ST	ST

PAVEMENT HATCHING

HEAVY DUTY ASPHALT PAVING

ASPHALT PAVING

HEAVY DUTY CONCRETE PAVING

CONCRETE PAVING

HEAVY DUTY GRAVEL PAVING

GRAVEL PAVING

UNPAVED ROADWAY

UNPAVED WALKWAY

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 5-5-26 ENGINEER ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

GENERAL NOTES & LEGEND

LIVSMART / STUDIORES HOTELS

PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

PROJECT NO.:	24-0018
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = ####
DATE:	5/2026

SHEET 2 OF 22

O:\2024\24-0018 TOWNE CENTER FUTURE HOTELS\DWG\24-0180-B02.DWG 5/4/2026 8:19 AM

FORMER LOT A-1B TOWNE CENTER AT GODLEY STATION

N/F
COASTAL SOUTHEAST DEVELOPMENT GROUP, LLC.
PIN: 50017C02030
DB 393E, PG 292
PB 52, PG 64

N/F
BANSI PROPERTIES, LLC
PIN: 50017C02063
DB 1640, PG 55
PB 52, PG 64

EX. DETENTION POND

ELEMENT HOTEL

N 38°47'02" E — 345.47'

S 89°12'21" E — 74.1:66.66' — N 89°12'21" W

218 LF 8" PVC @ 0.40%

ELEMENT HOTEL
UNDER CONSTRUCTION

PARCEL 7
TOWNE CENTER AT
GODLEY STATION
3.599 ACRES
(156,772 SQ. FT.)

N/F
TOWNE CENTER
HOSPITALITY, LLC
PIN: 50017C02057
DB 1640, PG 55
PB 52, PG 64

N/F
BANSI PROPERTIES, LLC
PIN: 50017C02061
DB 1640, PG 55
PB 52, PG 64

LIMIT OF WORK

SITE RECENTLY CLEARED IN 2023 FOR
SECURITY PURPOSES FOR
CONSTRUCTION OF THE ELEMENT HOTEL
AND GRADED TO DRAIN TOWARDS THE
BACK OF THE SITE

N 10°30'28" W — 97.45'

N/F
BPR TOWNE CENTER, LLC
PIN: 50017C02046
DB 515, PG 98
PB 52, PG 64

PRIVATE
10' UTILITY
EASEMENT

KUSUM WAY - 60' PRIVATE R/W

N 38°46'02" W — 239.69'

441.73' — S 50°58'08" W

REMOVE 74 LF CURB & GUTTER

REMOVE 74 LF CURB & GUTTER

PATEL DRIVE - 60' PRIVATE R/W

R=623.45'
L=170.15'
CH:169.62'
S60°13'16"W

S 50°42'46" W
38.20'

REMOVE 72 LF CURB & GUTTER

R=913.92'
L=117.71'
CH:117.63'
S71°04'11"E

R=150.00'
L=21.30'
CH:19.96'
S28°38'38"W

DAVOL STREET - 60' PRIVATE R/W

60' R/W
3.7590 ACRES
163,744 SQ. FT.
INCLUDES DAVOL STREET
(PIN: 50017C02066), PATEL
DRIVE & KUSUM WAY

N/F
PATEL ARUNBHAI
50017C02055

N/F
AGREE STORES, LLC
PIN: 50017C02049

N/F
SAI POOLER
INVESTMENTS, LLC
PIN: 50017C02056

N/F
BANSI PROPERTIES, LLC
PIN: 50017C02062
DB 1640, PG 55
PB 52, PG 64

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
5-5-26
ENGINEER
ALEC B. METZGER

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

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

EXISTING CONDITIONS & DEMOLITION PLAN

LIVSMART / STUDIORES HOTELS

PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

PROJECT NO.:	24-0018
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 30'
DATE:	5/2026

SHEET
3
OF 22

C:\2024\24-0018 TOWNE CENTER FUTURE HOTELS\DWG\24-0180-B02.DWG 5/4/2026 8:19 AM

LivSmart BY HILTON

TOTAL GUEST ROOMS: 121 ROOMS

4 STORY BUILDING

PARKING REQUIREMENTS:

1.0 PARKING SPACE PER GUESTROOM

TOTAL GUEST: 121 GUESTROOMS

TOTAL PARKING SPACES REQD. = 121 SPACES + 5 EMPLOYEE SPACES = 126 SPACES

TOTAL ACCESSIBLE SPACES REQD. = 5 SPACES

TOTAL PARKING SPACES PROVIDED = 126 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 5 SPACES

PROPOSED HOTEL

TOTAL GUEST ROOMS: 124 ROOMS

4 STORY BUILDING

PARKING REQUIREMENTS:

1.0 PARKING SPACE PER GUESTROOM

TOTAL GUEST: 124 GUESTROOMS

TOTAL PARKING SPACES REQD. = 124 SPACES + 5 EMPLOYEE SPACES = 129 SPACES

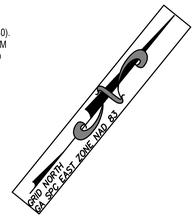
TOTAL ACCESSIBLE SPACES REQD = 5 SPACES

TOTAL PARKING SPACES PROVIDED = 129 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 5 SPACES

NOTES:
- KUSUM WAY IS BEING DESIGNED UNDER THE MULTIFAMILY PROJECT (EMC #21-0140). THE CONNECTION INTO KUSUM WAY FROM THE LIVSMART HOTEL TO BE COMPLETED UPON THE COMPLETED ROADWAY AND BEFORE THE COMPLETION OF THE LIVSMART HOTEL.
- SEE ARCHITECTURAL PLANS REGARDING DUMPSTER ENCLOSURE CONSTRUCTION DETAILS.

SITE DATA:

1. CURRENT LAND USE: VACANT COMMERCIAL PARCEL
   PROPOSED LAND USE: HOTEL
2. ZONING: PUD-C
   PIN: 50017C02057
3. PROPERTY ACREAGE: 3.60 ACRES
   REDEVELOPMENT AREA: 1.21 ACRES
   DISTURBED AREA: 4.95 ACRES
   GREENSPACE: 1.09 ACRES (30%)
4. THIS PROJECT LIES WITHIN A ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 13051C0019H EFFECTIVE DATE JULY 7, 2014
5. DETENTION IS PROVIDED FOR IN THE ADJACENT STORMWATER DETENTION POND.
6. SETBACKS: SHOWN ON PLAN.
7. BUILDING INFORMATION:
   C-2 ZONING IN CITY ORDINANCE SETS THE MAXIMUM BUILDING HEIGHT AT 60'-0".
   7.A. LIVSMART: 62,084 SF
   4-STORY, 121 ROOMS HOTEL
   BUILDING HEIGHT: 52'-2", TOP OF PARAPET: 56'-2"
   7.B. STUDIORES: 57,147 SF
   4-STORY, 124 ROOMS HOTEL
   BUILDING HEIGHT: 51'-1", TOP OF PARAPET: 54'-6"



EX. DETENTION POND

ELEMENT HOTEL

LIVSMART DUMPSTER ENCLOSURE

BIO-RETENTION AREA
TOP: 20.00
BTTM: 17.50

N 38°47'02" E 345.47'

15' PAVING SETBACK

25' BSL

S 89°12'21" E 74.16'

6" LF 8" PVC @ 0.40%

BIO-RETENTION AREA
TOP: 20.00
BTTM: 18.00 (17.85)

N 89°12'21" W

BIO-RETENTION AREA

STUDIORES DUMPSTER ENCLOSURE

N 10°30'28" W 97.45'

N 10°30'28" W 239.89'

KUSUM WAY
(DESIGNED AS PART OF THE MULTIFAMILY PROJECT)

KUSUM WAY - 60' PRIVATE R/W

PRIVATE 10' UTILITY EASEMENT

N 36°46'02" W

20' PAVING SETBACK

30' BSL

LivSmart BY HILTON
121 ROOMS - 4 STORY BUILDING

ROOF OVERHANG

PATIO

5', TYP.

POROUS PAVERS, TYP.

STOP SIGN (R1-1)
W/ STOP BAR, TYP.

HANDICAP RAMP TYPE B

RAMP, TYP

WHEEL STOP, TYP.

9', TYP.

20', TYP.

ELECTRIC VEHICLE CHARGING STATION, TYP.

MONUMENT SIGN

441.73' S 50°58'08" W

CROSS WALK, TYP.

6' SIDEWALK, TYP.

PATEL DRIVE - 60' PRIVATE R/W

S 50°42'46" W 38.20'

LIMIT OF WORK

StudioRes BY MARRIOTT
124 ROOMS - 4 STORY BUILDING

HANDICAP RAMP, TYPE B.

WHEEL STOP, TYP.

ELECTRIC VEHICLE CHARGING STATION, TYP.

MONUMENT SIGN

R=623.45'
L=170.15'
CH:169.62'
S60°13'16"W

R=75.00'
L=21.30'
CH:19.86'
S28°38'38"W

R=813.62'
L=117.17'
CH:117.07'
S71°04'11"E

DAVOL STREET - 60' PRIVATE R/W

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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Fax: (912) 233-4580
savannah@emc-eng.com
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CIVIL MARINE ENVIRONMENTAL
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NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED PROFESSIONAL No. PE30429 5-5-26 ENGINEER ALEC B. METZGER

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

STAKING PLAN

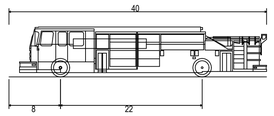
LIVSMART / STUDIORES HOTELS

PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

PROJECT NO.:	24-0018
DRAWN BY:	SRT
DESIGNED BY:	DWF
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 30'
DATE:	5/2026

SHEET 4 OF 22

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Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FIRE TRUCK DIAGRAM
NOT TO SCALE

EX. DETENTION POND

ELEMENT HOTEL

GRID NORTH
GA. SPC EAST ZONE NAD 83

LIVESMART
FDC CONNECTION

15' PAVING SETBACK

25' BSL

PROPOSED FIRE HYDRANT

8"W

4"W

64.91'

257.22'

242.07'

LivSmart BY HILTON
121 ROOMS - 4 STORY BUILDING

70.29'

237.07'

LIMIT OF WORK

StudioRes BY MARRIOTT
124 ROOMS - 4 STORY BUILDING

62.31'

215.09'

110.69'

191.56'

160.96'

218 LF 8" PVC @ 0.40%

PRIVATE
10' UTILITY
EASEMENT

KUSUM WAY - 60' PRIVATE R/W

165.2'

319.95'

30' BSL

20' PAVING SETBACK

PROPOSED FIRE HYDRANT

PATEL DRIVE - 60' PRIVATE R/W

STUDIORES
FDC CONNECTION

DAVOL STREET - 60' PRIVATE R/W

PROPOSED
FIRE HYDRANT

EXISTING FIRE HYDRANT

NO.	REVISION DESCRIPTION	DATE

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
5-5-26
ENGINEER
ALEC B. METZGER

GRAPHIC SCALE: 1" = 30'

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FIRE PROTECTION PLAN

LIVSMART / STUDIORES HOTELS

PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

PROJECT NO.:	24-0018
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
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SHEET
5
OF 22

O:\2024\24-0018 TOWNE CENTER FUTURE HOTELS\DWG\24-018C-B02.DWG 5/4/2026 8:20 AM

NOTES:
- IRRIGATION SYSTEM BY OTHERS
- SANITARY SEWER AND WATER SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
- SANITARY SEWER CLEANOUTS WITHIN THE PAVEMENT TO BE HS-20 TRAFFIC RATED.
- THE CITY OF POOLER WILL ONLY MAINTAIN THE INSIDE OF METER PITS.
- GATE VALVES SHALL BE FURNISHED WITH STAINLESS BOLTS.

EX. DETENTION POND

ELEMENT HOTEL

GRID NORTH
GA. SPC EAST ZONE NAD 83

BIO-RETENTION AREA
TOP: 20.00
BTTM: 17.50

15' PAVING SETBACK
25' BSL

REDUCER
2" IRRIGATION LATERAL W/
2" METER W/
2" RPZ &
VALVE IN BOX
FIRE HYDRANT
8x4 TEE
8" RPZ BACKFLOW W/
FIRE DEPARTMENT CONN. &
POST INDICATOR VALVE
8x8 TEE
4" METER W/
4" RPZ &
VALVE IN BOX
8x4 TEE
8" FIRE WATER LATERAL
8"W
4"W
TRANSFORMER
4" DOMESTIC WATER LATERAL
FIRE HYDRANT
SANITARY LINE (PRIVATE)
LIMIT OF WORK

218 LF 8" PVC @ 0.40%
EX. SANITARY LINE (PRIVATE)
SSMH 3
TOP: 19.50
IE IN (S): 5.72
E ONWAY SEAL
INSTALL WATER TIGHT RING AND COVER
SSMH 2
TOP: 21.73
IE OUT: 14.59
CONNECT TO EXISTING SANITARY MANHOLE
CORE DRILL IE: 14.75

KUSUM WAY
(DESIGNED AS PART OF THE MULTIFAMILY PROJECT)
PRIVATE 10' UTILITY EASEMENT
KUSUM WAY - 60' PRIVATE R/W
6"W
8"W

LivSmart BY HILTON
121 ROOMS - 4 STORY BUILDING

23 LF 6" PVC @ 1.00%
CO 1 (SS Cleanout)
TOP: 21.64
IE OUT (N): 17.33
SSMH 2
TOP: 21.74
IE IN (S): 17.10
IE OUT (NE): 15.81
149 LF 8" PVC @ 0.40%
63 LF 8" PVC @ 0.40%
63 LF 8" PVC @ 1.00%
SANITARY LINE (PRIVATE)
SSMH 1
TOP: 21.30
IE IN (SW): 15.22
IE IN (E): 17.18
IE OUT (NW): 15.02
CO 2 (SS Cleanout)
TOP: 22.11
IE OUT (W): 17.81
261 LF 6" PVC WATER LATERAL
22.5 ELBOW

StudioRes BY MARRIOTT
124 ROOMS - 4 STORY BUILDING

20' PAVING SETBACK
30' BSL
EV
8'x18'

6" RPZ BACKFLOW W/
FIRE DEPARTMENT CONN. &
POST INDICATOR VALVE
8x8 TEE
8x6 TEE
FIRE HYDRANT
4" METER W/
4" RPZ &
VALVE IN BOX
REDUCER
2" IRRIGATION LATERAL
2" METER W/
2" RPZ &
VALVE IN BOX
EX. 8" LATERAL
DAVOL STREET
60' PRIVATE R/W

8x6 TEE
6" VALVE IN BOX
8" VALVE IN BOX
DIRECTIONAL DRILL ±72 LF
8" FUSIBLE PVC W/ 75 LF
12" FUSIBLE PVC CASING
FIRE HYDRANT
760 LF 8" PVC WATER MAIN (PRIVATE)
PATEL DRIVE - 60' PRIVATE R/W
45° ELBOW, TYP.
CONNECT TO EX. 8" WATER MAIN VALVE IN BOX
EX. 8" PVC WATER MAIN (PRIVATE)
EX. FIRE HYDRANT
EX. 8" PVC WATER MAIN (PRIVATE)

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 5-5-26 ENGINEER ALEC B. METZGER

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

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UTILITIES PLAN
LIVSMART / STUDIORES HOTELS
PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

PROJECT NO.:	24-0018
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
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SHEET 6 OF 22

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NOTES:

- KUSUM WAY IS BEING DESIGNED UNDER THE MULTIFAMILY PROJECT (EMC #21-0140). THE CONNECTION INTO KUSUM WAY FROM THE LIVSMART HOTEL TO BE COMPLETED UPON THE COMPLETED ROADWAY AND BEFORE THE COMPLETION OF THE LIVSMART HOTEL.
- CONTRACTOR SHALL INSTALL TEMPORARY OR PERMANENT GRASSING AS SOON AS POSSIBLE IN ALL DISTURBED AREAS, ESPECIALLY ALONG DRAINAGE WAYS AND AROUND DETENTION / BIORETENTION AREAS, TO AVOID THE IMPACT AND COST OF SEDIMENT REMOVAL PRIOR TO FINAL SITE INSPECTION.

DETENTION POND

100-YR STORM ELEVATION =19.80
50-YR STORM ELEVATION =19.56
25-YR STORM ELEVATION =19.33
10-YR STORM ELEVATION =19.09
5-YR STORM ELEVATION =18.75
2-YR STORM ELEVATION =18.42
1-YR STORM ELEVATION =18.13

NORMAL POOL: 17.00

BUILDING 1-A
FFE: 22.50

300 NGVD
GA. SPC EAST ZONE NAD 83

FES A
IE OUT (NE): 18.25

FES B
IE IN (SW): 15.00

FES 1
IE IN (S): 17.50

FES 2
IE IN (E): 17.50

PROVIDE SMOOTH TRANSITION TO FLUSH HEADER CURB

BIO-RETENTION AREA
TOP: 20.00
BTTM: 17.50

15' PAVING SETBACK

25' BSL

UNDERDRAIN

162 LF 24" RCP @ 2.01%

218 LF 8" PVC @ 0.40%

FLUSH HEADER CURB

ELEMENT HOTEL

FES 3
IE OUT (NE): 18.85

STMH 1
TOP: 20.75
IE IN: 15.52
IE OUT: 14.75
CORE DRILL TO TIE IN OUTFALL PIPE
IE: 18.80

6 LF 18" RCP @ 1.00%

N DB 2
TOP: 21.30
IE IN (S): 18.59
IE OUT (N): 18.59

15 LF 5' WIDE FLUME
S=18.7%

4 LF 15" RCP @ 2.00%

LIMIT OF WORK

106 LF 18" RCP @ 0.50%

8"W PERVIOUS PAVERS 4"W

HEAVY DUTY PAVEMENT

STMH 2
TOP: 21.63
IE IN (SE): 17.80
IE OUT (W): 17.80

STMH 1
TOP: 21.94
IE IN (SE): 17.82
IE OUT (N): 17.82

12" PVC STUBOUT FOR ROOF DRAINS FOR LIVSMART HOTEL

RAISED LANDING (ELECTRICAL / FIRE ROOM)

LIGHT DUTY PAVEMENT

RAISED LANDING

128 LF 18" RCP @ 0.30%

LivSmart BY HILTON
121 ROOMS - 4 STORY BUILDING
FFE: 22.75

KUSUM WAY
(DESIGNED AS PART OF THE MULTIFAMILY PROJECT)

126 LF 18" RCP @ 0.30%

PRIVATE 10' UTILITY EASEMENT

HOODED GRATE INLET
TOP: 20.85
IE OUT (NW): 18.20

20' PAVING SETBACK

25' BSL

GRATE INLET - 1
TOP: 20.97
IE OUT (NW): 18.18

NYLOPLAST BASIN
CONNECT ROOF DRAINAGE
TOP: 22.22
IE: 19.12

RAISED LANDING (ELECTRICAL ROOM)

RAISED LANDING

LIMIT OF WORK

FLOW ARROWS, TYP.

TRANS. CURB FLUSH TO ASPHALT, TYP.

RAISED LANDING

StudioRes BY MARRIOTT
124 ROOMS - 4 STORY BUILDING
FFE: 22.75

HEADER CURB

NO TURNDOWN SIDEWALK
SIDEWALK / PAVEMENT MEET

STMH 2
TOP: 20.75
IE IN: 17.00
IE OUT: 16.35

30' BSL

HEAVY DUTY PAVEMENT

20' PAVING SETBACK

LIGHT DUTY PAVEMENT

CONCRETE SWALE W/ FILLETS, TYP.

CONVERT GRATE INLET TO CURB INLET

EX. CURB INLET
TOP: 21.34
IE IN (60"): 10.44
IE IN (24"): 15.34
IE OUT (60"): 10.34
CONVERT TOP AND INLET TO TYPE B CURB INLET

EX. CURB INLET
TOP: 21.25
IE OUT (24"): 15.95

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
5-5-26
ENGINEER
ALEC B. METZGER

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

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PAVING, GRADING & DRAINAGE PLAN

LIVSMART / STUDIORES HOTELS

PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

PROJECT NO.:	24-0018
DRAWN BY:	WCS
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SHEET 8 OF 22

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PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
TREES						
AB	ACER BARBATUM	SOUTHERN SUGAR MAPLE	2"-2.5" CAL.	AS SHOWN	7	
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"-2.5" CAL.	AS SHOWN	10	
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL.	AS SHOWN	2	
IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	2" CAL.	AS SHOWN	6	
LIP	LAGERSTROEMIA INDICA 'POTOMAC'	POTOMAC CRAPE MYRTLE	1"-1.5" CAL.	AS SHOWN	15	MULTI-STEM; NOT USED FOR TREE REQUIREMENT
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2"-2.5" CAL.	20' O.C.	11	
PS	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	10' C.T.	AS SHOWN	4	DIAMOND CUT; NOT USED FOR TREE REQUIREMENT
QN	QUERCUS NUTTALLII	NUTTALL OAK	2"-2.5" CAL.	AS SHOWN	5	
QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2"-2.5" CAL.	AS SHOWN	3	
TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	20' O.C.	20	
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2"-2.5" CAL.	AS SHOWN	10	
SHRUBS						
AGR	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GAL.	3' O.C.	92	
CJ	CLEYERA JAPONICA	JAPANESE CLEYERA	7 GAL.	5' O.C.	11	
CR	CYCAS REVOLUTA	SAGO PALM	7 GAL.	6' O.C.	5	
DV	DISTYLIUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM	3 GAL.	3' O.C.	67	
ICS	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	3 GAL.	2' O.C.	11	
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	3' O.C.	50	
IVS	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL.	3.5' O.C.	131	
PTM	PITTOSPORUM TOBIRA 'MOJO'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	3' O.C.	111	
PMP	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF YEW PODOCARPUS	3 GAL.	3' O.C.	51	
RDK	ROSA X 'RADTKO'	DOUBLE KNOCK OUT RED ROSE	3 GAL.	3.5' O.C.	46	
VOD	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	3 GAL.	3' O.C.	71	
VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	5 GAL.	4' O.C.	111	
GROUND COVERS						
ANN	(VARIES)	ANNUALS	6" CONT.	1' O.C.	335	SEASONAL COLOR
HH	HEMEROCALLIS HYBRIDA	EVERGREEN DAYLILY	1 GAL.	2' O.C.	85	RED/YELLOW FLOWER
LNG	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	2.5' O.C.	46	
LMA	LIRIOPE MUSCARI 'AZTEC'	AZTEC LILYTURF	1 GAL.	2' O.C.	192	
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	2' O.C.	202	
LCP	LOROPETALUM CHINENSE RUBRUM 'PEACK'	PURPLE PIXIE DWARF FRINGE FLOWER	3 GAL.	2' O.C.	126	
MUC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	3' O.C.	156	
PAC	PENNISETUM ALOPECUROIDES 'CASSIAN'	CASSIAN FOUNTAIN GRASS	1 GAL.	2.5' O.C.	167	
RGM	(VARIES)	RAIN GARDEN SEED MIX	SEED	-	3987 SF	ERNST SEEDS - ERNMX-180-2 SE RAIN GARDEN MIX

TREE REQUIREMENT: 15 TREES PER 1 ACRE

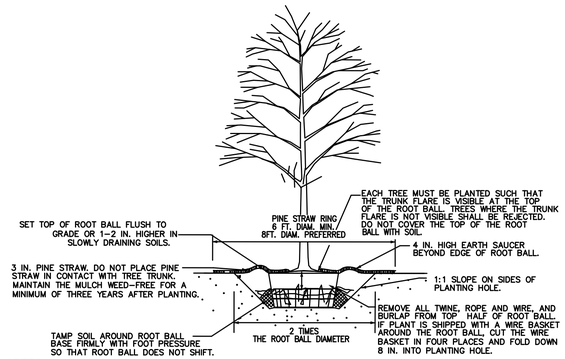
TREES REQUIRED: **72** (15 trees per acre X 4.8 acres)
TREES PROPOSED: **74** (preferred trees)

LARGE TREES: *49 (66%)*
MEDIUM TREES: *17 (23%)*
SMALL TREES: *8 (11%)*

***NOTE**: NO SIGNIFICANT TREES EXIST ON SITE*

LANDSCAPE NOTES:

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



NOTES

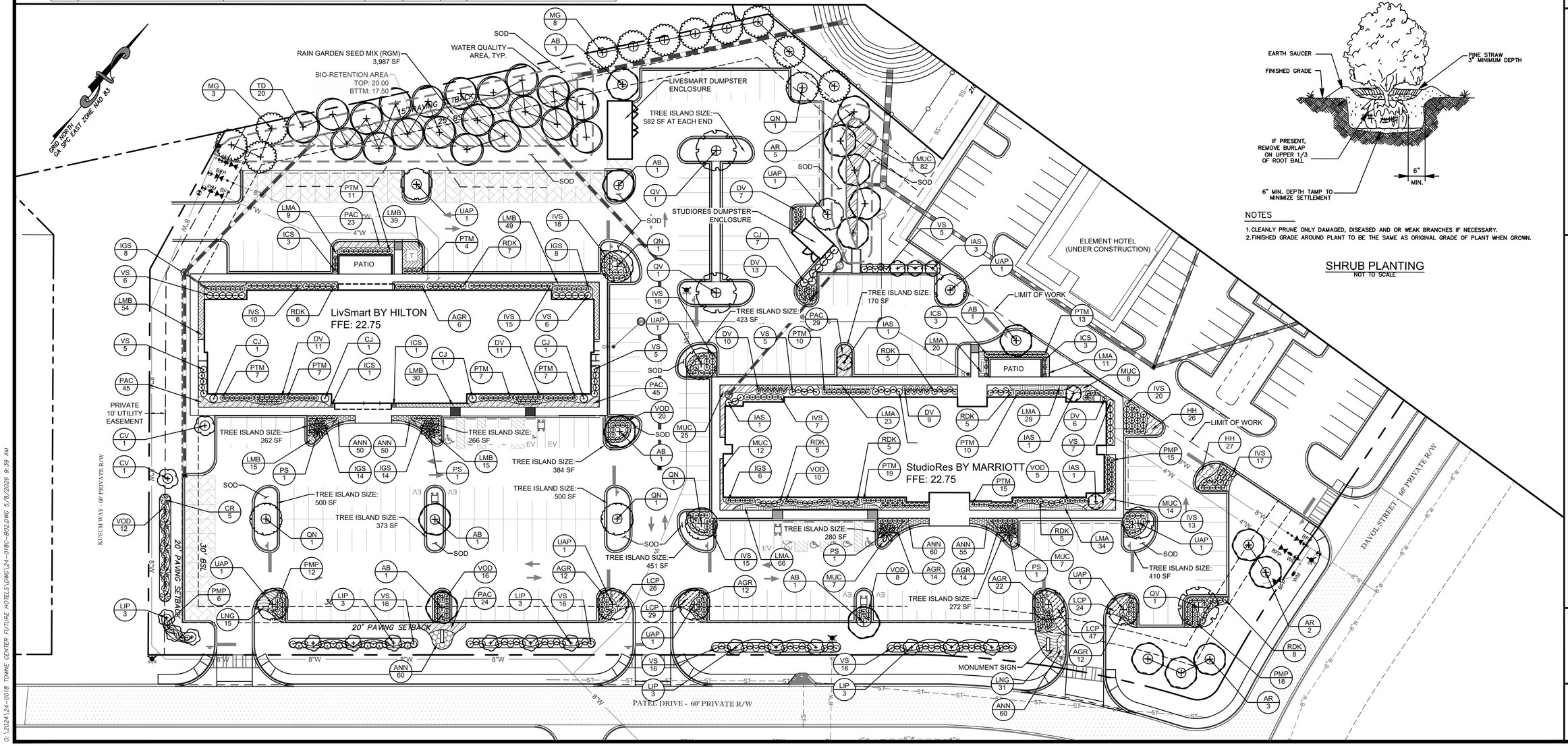
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL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

TREE PLANTING
NOT TO SCALE

NOTES

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

SHRUB PLANTING
NOT TO SCALE



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NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 871 5/5/26 DANIEL W. FISCHER

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

LANDSCAPE PLAN

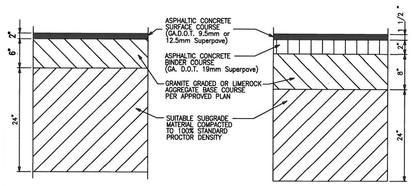
LIVSMART / STUDIORES HOTELS

PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

PROJECT NO.:	24-0018
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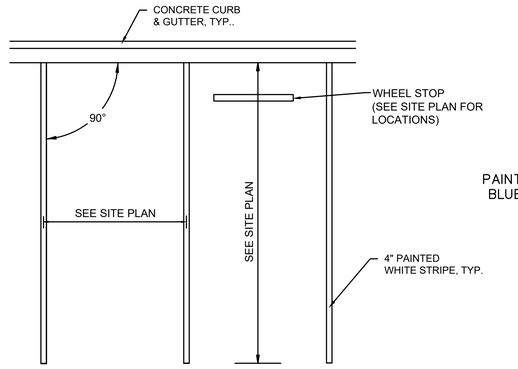
SHEET 15 OF 22

O:\2024\24-0018 TOWNE CENTER FUTURE HOTELS\DWG\24-018C-B02.DWG 5/8/2026 9:39 AM

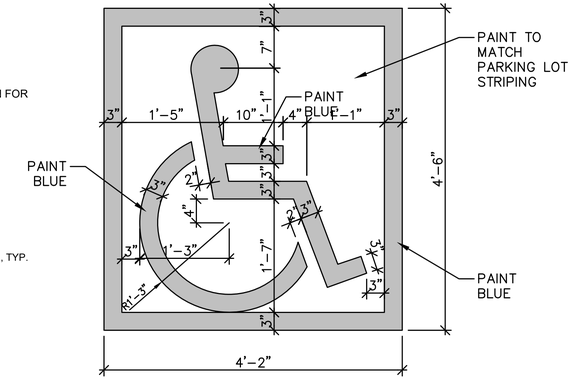


NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW,
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.20 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

TYPICAL ASPHALT PAVEMENT SECTIONS
NOT TO SCALE

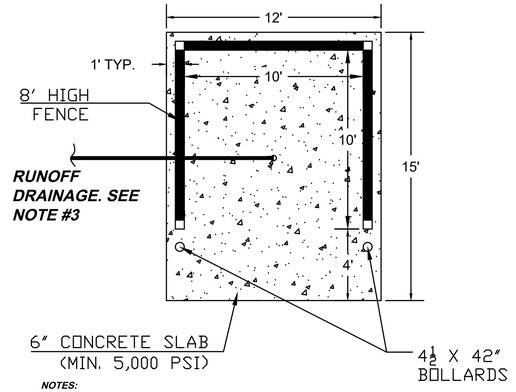


PARKING STALL STRIPING DETAIL
NOT TO SCALE



NOTE: SEE SITE PLAN FOR LOCATIONS

ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE



NOTES:

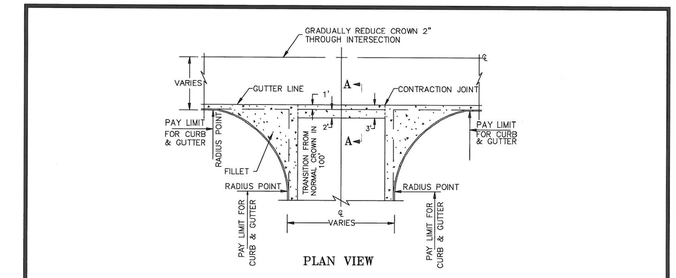
1. 6" THICK- 5,000 PSI CONCRETE SLAB. BASE OF THE SLAB MUST BE COMPACTED 100% (ASTM D698).

2. 3 SIDES- 8' HIGH FENCE (VARIOUS MATERIALS). IT MUST BE DESIGNED TO MEET THE LATEST IBC STANDARDS, AND IT MUST BE PERMITTED.

3. IF A COMPACTOR IS GOING TO BE USED, IT MUST HAVE A DRIP PAN. THE PAN'S DRAIN MUST BE CONNECTED TO THE CITY'S SEWER SYSTEM. IF A REGULAR DUMPSTER IS GOING TO BE USED, THE RUNOFF FROM THE CONCRETE SLAB MUST BE DIRECTED TO A GRASS STRIP. THE RUNOFF MUST FLOW THROUGH AT LEAST 15' OF GRASS BEFORE IT CAN GO INTO THE CITY'S STORM SYSTEM.

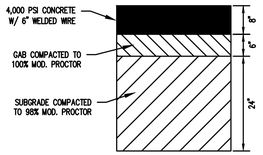
4. SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE CONSTRUCTION DETAILS.

DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



NOTE:
COMPACTED SUBBASE TO 100% STANDARD (ASTM D-698)

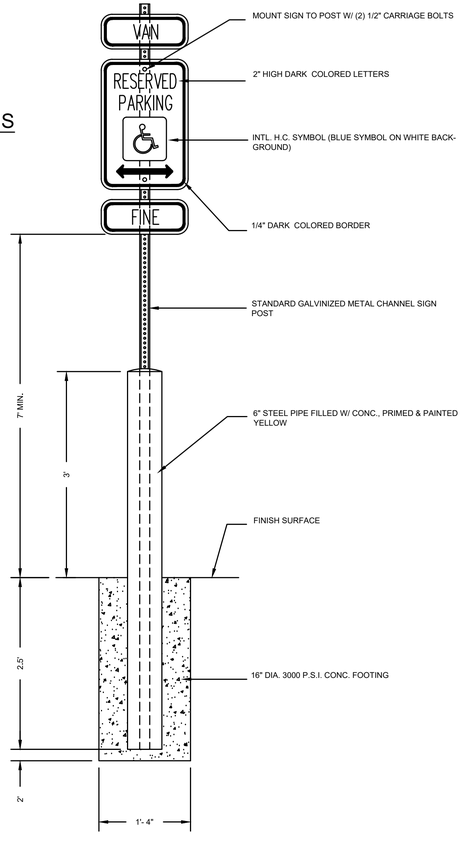
CITY OF POOLER 2011 STANDARD DETAIL	CONCRETE SWALE WITH FILLETS	SCALE: N.T.S. DATE: August 2006	P-31



HEAVY DUTY

NOTES:
1. EXACT EXPANSION JOINT SPACING SHALL BE PROVIDED BY CONTRACTOR.
2. REFER TO PAVING, GRADING, & DRAINAGE PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS

TYPICAL CONCRETE PAVEMENT SECTIONS
NOT TO SCALE

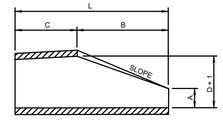


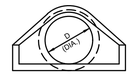
NOTE:

VERIFY THAT SIGNAGE PROVIDED COMPLIES W/ STATE & LOCAL CODES.



ACCESSIBLE SIGN (IN BOLLARD) DETAIL
NOT TO SCALE

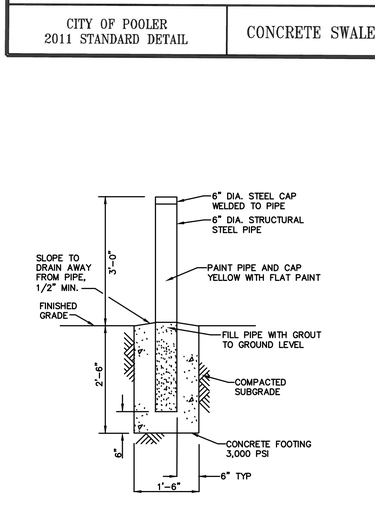




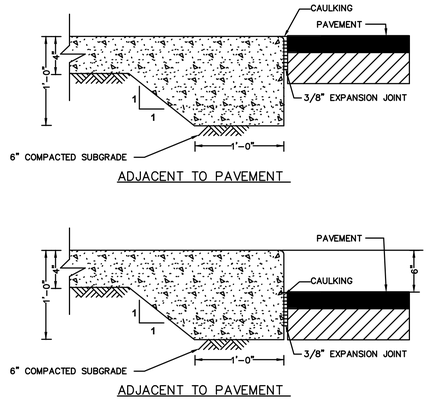
DIMENSIONS (IN INCHES)								
PIPE DIA.	SLOPE	A	B	C	L	E	R
12"	2.2:1	4"	2'0"	4'1"	6'1"	2'0"	9"
15"	2.2:1	6"	2'3"	3'10"	6'1"	2'6"	11"
18"	2.2:1	9"	2'3"	3'10"	6'1"	3'0"	1'0"
24"	2.4:1	10"	3'8"	2'6"	6'2"	4'0"	1'2"
30"	2.4:1	12"	4'6"	1'8"	6'2"	5'0"	1'3"
36"	2.4:1	15"	5'3"	2'11"	8'2"	6'0"	1'8"
42"	2.4:1	21"	5'3"	2'11"	8'2"	6'6"	1'10"

T = PIPE WALL THICKNESS (0.0833 X D + 1 TYPICAL)
D = PIPE DIAMETER

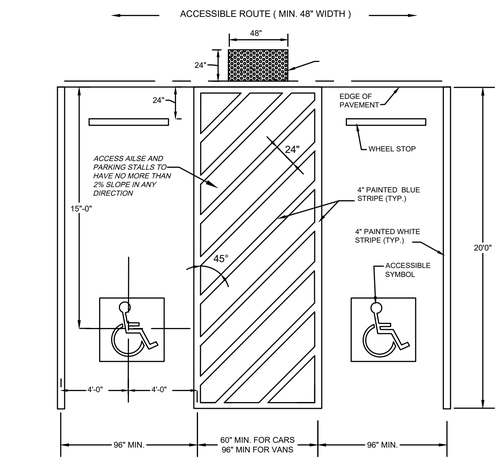
CONCRETE FLARED END SECTION
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



TURN DOWN SIDEWALK DETAIL



NOTE:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ADA HANDICAP PARKING SPACE STRIPING DETAIL

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 5/8/26 ENGINEER ALEC B. METZGER

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

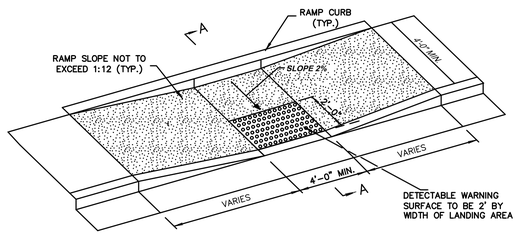
CONSTRUCTION DETAILS

LIVSMART / STUDIORES HOTELS
PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY, LLC.

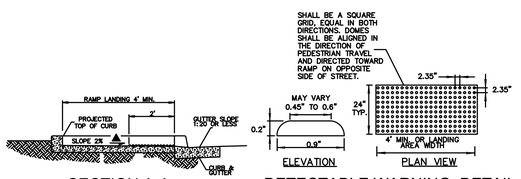
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DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	NOT TO SCALE
DATE:	5/2026

SHEET 20 OF 22

C:\2024\24-0018 TOWNE CENTER FUTURE HOTELS\DWG\24-0180-B02.DWG 5/4/2026 8:21 AM



ISOMETRIC VIEW OF RAMP



SECTION A-A ELEVATION PLAN VIEW

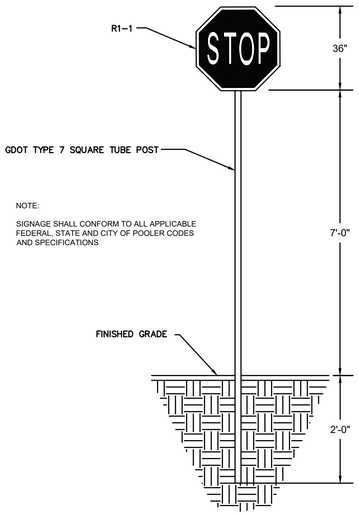
DETECTABLE WARNING DETAIL

NOTES:

1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY, APPENDIX A, PART 36.
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.
4. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GREY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

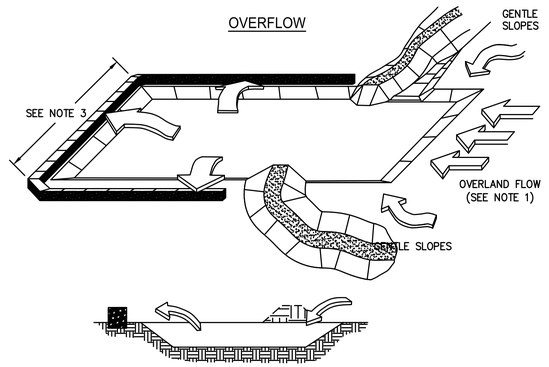
HANDICAP RAMP DETAILS (TYPE B)

NOT TO SCALE



TYPICAL STOP SIGN DETAIL

NOT TO SCALE

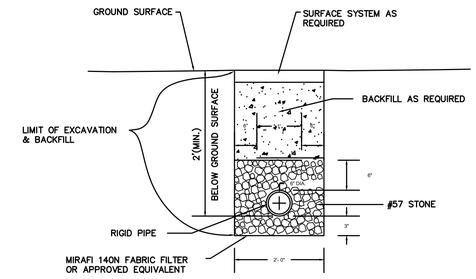


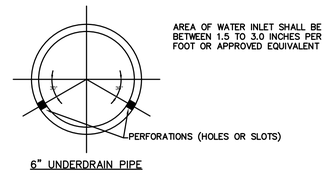
NOTES:

1. MAXIMUM AREA FOR OVERFLOW SEDIMENT TRAP IS USUALLY 1 ACRE. MUST HAVE GENTLE SLOPES (LESS THAN 2% GRADUALLY) AND PREDOMINATELY OVERLAND SHEET FLOW.
2. MAXIMUM PERMANENT WET DEPTH IS 2 FEET. OVERFLOW SEDIMENT TRAPS MAY NOT BE EFFECTIVE FOR HIGH GROUNDWATER TABLE AND INFLOWS.
3. USE THE MOST PERMEABLE SEDIMENT CONTROL IN LABELED AREA SO AS TO MAXIMIZE TRAVEL TIME AND SETTLING OF SEDIMENT.

Sd4-A

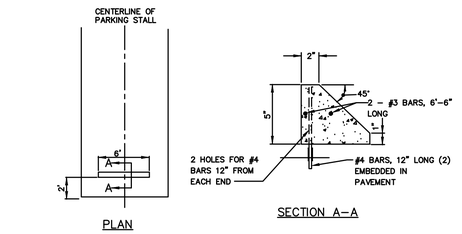
TEMPORARY SEDIMENT TRAP





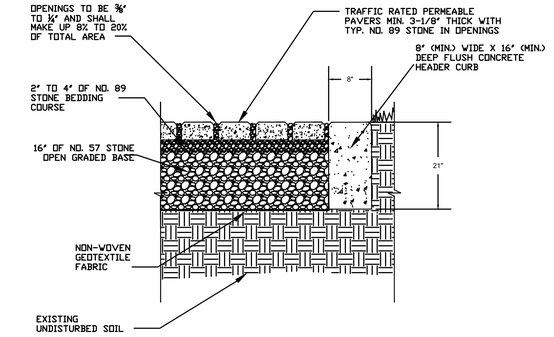
UNDERDRAIN DETAIL

NOT TO SCALE



TYPICAL CONCRETE WHEEL STOP

NOT TO SCALE

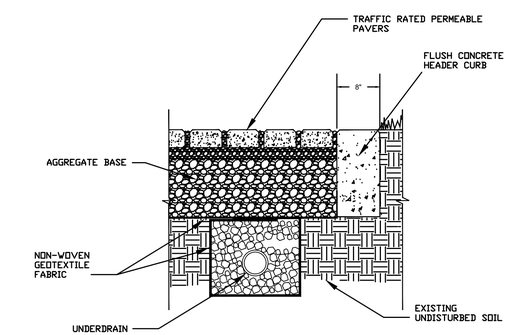


NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CITY GUIDELINES, TECHNICAL SPECIFICATIONS AND STANDARD DETAILS.
2. BASE COMPACTION UNDER CURB TO BE 98% (ASTM D698).
3. CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.

POROUS PAVER DETAIL

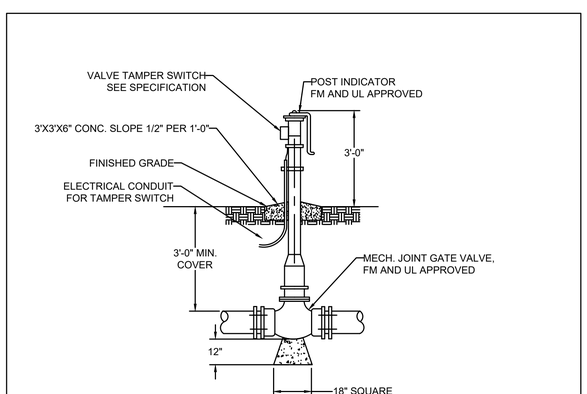
NOT TO SCALE



NOTES:

1. SEE POROUS PAVER & UNDERDRAIN FOR ADDITIONAL CONSTRUCTION INFORMATION.

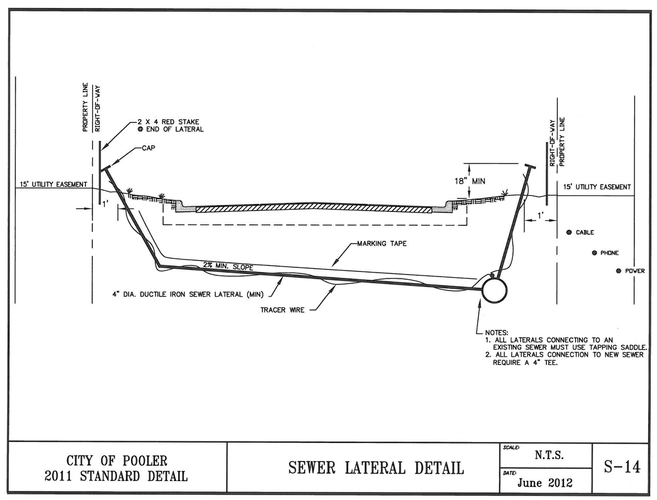
POROUS PAVER / UNDERDRAIN DETAIL



NOTE:
1. TAMPER SWITCH REQUIRED ON ALL FIRE PROTECTION SUPPLY LINES.

POST INDICATOR VALVE

NOT TO SCALE



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

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 5-5-26 ENGINEER ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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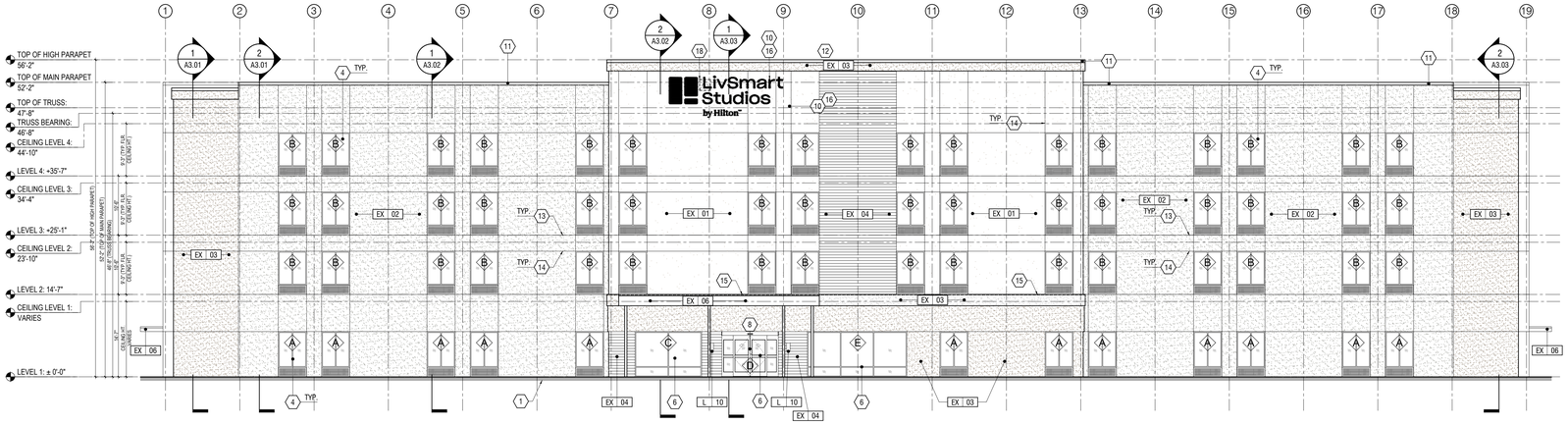
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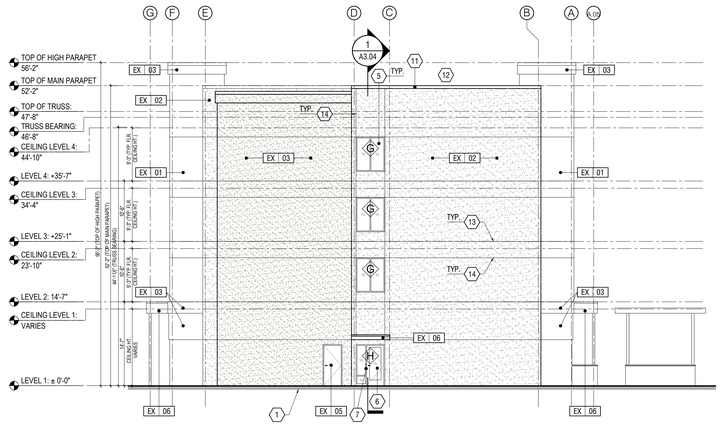
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DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	
CHECKED BY:	ABM
SCALE:	NOT TO SCALE
DATE:	5/2026

SHEET 22 OF 22

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1 A2. 01 **FRONT ELEVATION**
SCALE: 3/32" : 1'-0"



2 A2. 01 **RIGHT ELEVATION**
SCALE: 3/32" : 1'-0"

GENERAL NOTES:

1. REFER TO DESIGNINFORMATION.COM FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS OR CONTACT YOUR H3 BRAND REPRESENTATIVE
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

KEY NOTES:

1. APPROXIMATE LINE OF GRADE
2. ABOVE GRADE EXPOSED FOUNDATION WALL
3. CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL FROST DEPTHS
4. ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS FACTORY FINISH MATCH EX 05
5. ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING FACTORY FINISH MATCH EX 05
6. ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
7. KEY CARD READER ENTRANCE HARDWARE MOUNTED SO THAT THE TOP OF THE READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR
8. ALUMINUM AUTOMATIC SLIDING ENTRY DOOR W/ INSULATED GLAZING
9. OVERFLOW SCUPPER
10. SIGNAGE - REFER TO **DESIGNINFORMATION.HILTON.COM** FOR **EXTERIOR SIGNAGE SPECIFICATIONS** OR CONTACT YOUR H3 BRAND REPRESENTATIVE
11. KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
12. REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS - VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
13. EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
14. ACCENT "V" JOINT
15. LED WALL GRAZER - OPTICAL BEAM LED TAPELIGHT IN BLACK ALUMINUM EXTRUSION WITH LENS COVER
16. ELECTRICAL CONDUIT FOR THE BUILDING SIGNS MUST BE ROUTED FROM THE ROOF PARAPET OR CONTAINED WITHIN THE EXTERIOR WALL ASSEMBLY. EXPOSED CONDUIT OR OTHER ELECTRICAL DEVICES WILL NOT BE PERMITTED IN THE ADJACENT STAIRWELL OR GUESTROOM. PROVIDE TWO (2) ELECTRICAL STUB OUTS, ONE FOR EACH PORTION OF THE REFER TO **DESIGNINFORMATION.HILTON.COM** FOR SIGN REQUIREMENTS OR CONTACT YOUR H3 BRAND REPRESENTATIVE
17. ALUMINUM LOUVER - COLOR TO MATCH ADJACENT WALL MATERIAL
18. HIDDEN LINE INDICATES APPROXIMATE ACCESS PANEL LOCATION FOR BUILDING SIGNAGE

BUILDING SIGNAGE:

1. ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS
2. MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS- AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT
4. RACEWAYS/ WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/ OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

FINISH LEGEND:

ACT	ACOUSTIC CEILING TILE
B	BASE
CP	CARPET
E	EQUIPMENT
EX	EXTERIOR FINISH
L	ARCHITECTURAL LIGHTING
MT	METAL
MR	MIRROR
P	PLUMBING FIXTURE
PT	PAINT
PL	PLASTIC LAMINATE
RF	RESILIENT FLOORING
SF	SPECIALTY FINISH
ST	STONE
T	TILE
TA	TOILET ACCESSORIES
WC	WALLCOVERING
WD	WOOD
WP	WALL PROTECTION

NOTES:

EIFS CLADDING SYSTEM - BASIS OF DESIGN - "OUTSULATION PLUS MD EIFS" BY DRYVIT SYSTEMS, INC.

PROVIDE EIFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-0" OF WALL AREAS AT GRADE - BASIS OF DESIGN - DRYVIT "STANDARD" MESH OVER "PANZER 20 OZ." HIGH IMPACT MESH.

COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS/R-VALUE REQUIREMENTS IN ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL CLADDING ARE

FULL FINISH INDEX LISTED FOR REFERENCE. REFER TO DESIGNINFORMATION.HILTON.COM OR CONTACT YOUR H3 BRAND REPRESENTATIVE FOR MORE INFORMATION.

⚠ ALERT:

REFER TO ARCHITECTURAL FINISHES AND FIXTURE SPECIFICATIONS FOR EX - NUMBER COLOR CODING INFORMATION.

LivSmart
BY HILTON

DESIGN CONSULTANTS

DESIGN SOLUTIONS
info@omdesignsolutions.com
Phone: 404-740-7589
3473 LAWRENCEVILLE SUWANEE ROAD
SUITE E, SUWANEE, GEORGIA
TEL : (404) 740-7589
info@omdesignsolutions.com

STRUCTURAL

MEP

OWNER

MR. ROY PATEL
111 GREENVIEW DRIVE,
SAVANNAH, GA 31405

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AUTHORIZED USE OF THIS DOCUMENT IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION.

REVISION #	DATE	REMARKS

DATE	ISSUED TO	ISSUED FOR
09-05-2023	OWNER	PRELIM. SITE PLAN

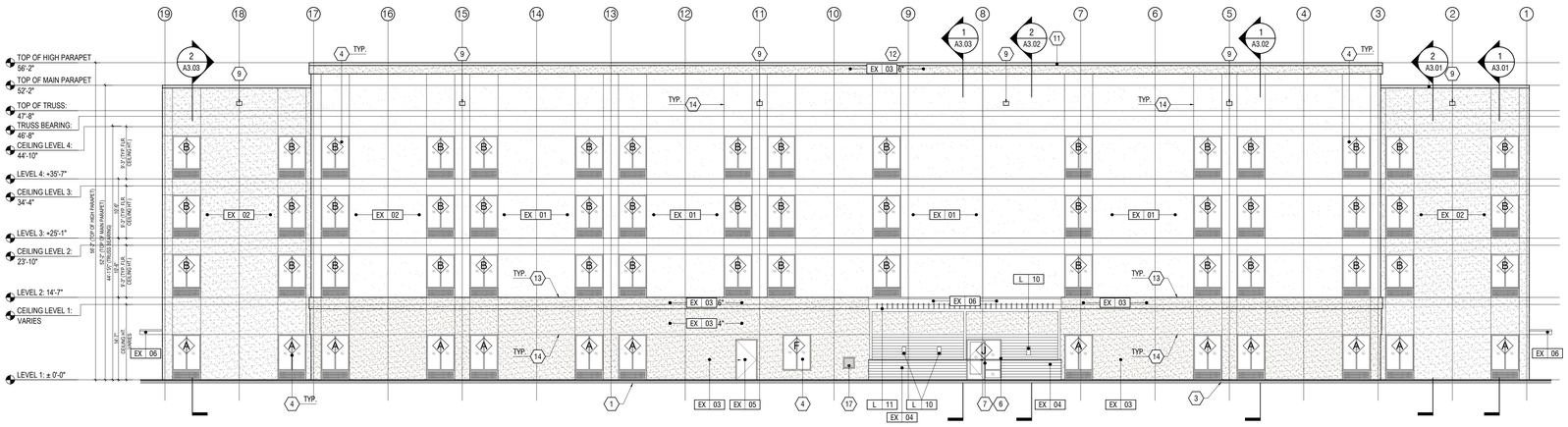
PROJECT ADDRESS:
LivSmart BY HILTON
LOT ###
PATEL DRIVE
POOLER, GEORGIA

LAYOUT:
BUILDING ELEVATIONS

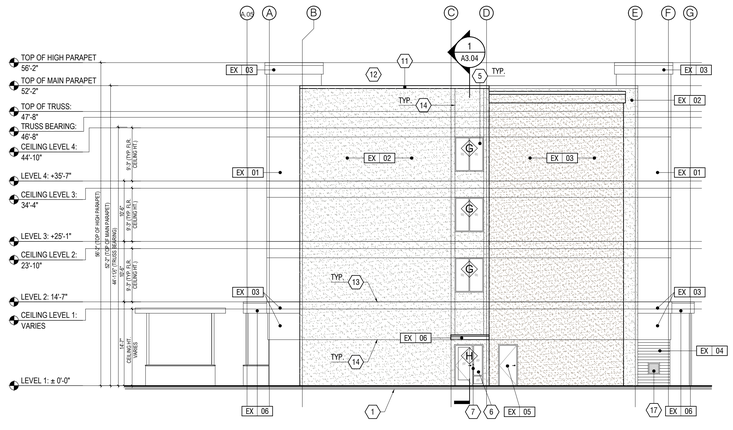
PAPER SIZE: 30X42 (ARCH E1)

SCALE: AS NOTED

SHEET NUMBER:
A2.01



1 REAR ELEVATION
A2. 02 SCALE: 3/32" : 1'-0"



2 LEFT ELEVATION
A2. 02 SCALE: 3/32" : 1'-0"

GENERAL NOTES:

1. REFER TO DESIGNINFORMATION.COM FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS OR CONTACT YOUR H3 BRAND REPRESENTATIVE
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

KEY NOTES:

1. APPROXIMATE LINE OF GRADE
2. ABOVE GRADE EXPOSED FOUNDATION WALL
3. CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL FROST DEPTHS
4. ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS FACTORY FINISH MATCH EX 05
5. ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING FACTORY FINISH MATCH EX 05
6. ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
7. KEY CARD READER ENTRANCE HARDWARE MOUNTED SO THAT THE TOP OF THE READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR
8. ALUMINUM AUTOMATIC SLIDING ENTRY DOOR W/ INSULATED GLAZING
9. OVERFLOW SCUPPER
10. SIGNAGE - REFER TO **DESIGNINFORMATION.HILTON.COM** FOR **EXTERIOR SIGNAGE SPECIFICATIONS** OR CONTACT YOUR H3 BRAND REPRESENTATIVE
11. KYNAR FINISH ALUMINUM COPING/ GRAVEL STOP SYSTEM -- COLOR TO MATCH ADJACENT MATERIAL
12. REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS - VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
13. EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
14. ACCENT "V" JOINT
15. LED WALL GRAZER - OPTICAL BEAM LED TAPELIGHT IN BLACK ALUMINUM EXTRUSION WITH LENS COVER
16. ELECTRICAL CONDUIT FOR THE BUILDING SIGNS MUST BE ROUTED FROM THE ROOF PARAPET OR CONTAINED WITHIN THE EXTERIOR WALL ASSEMBLY. EXPOSED CONDUIT OR OTHER ELECTRICAL DEVICES WILL NOT BE PERMITTED IN THE ADJACENT STAIRWELL OR GUESTROOM. PROVIDE TWO (2) ELECTRICAL STUB OUTS, ONE FOR EACH PORTION OF THE REFER TO **DESIGNINFORMATION.HILTON.COM** FOR SIGN REQUIREMENTS OR CONTACT YOUR H3 BRAND REPRESENTATIVE
17. ALUMINUM LOUVER - COLOR TO MATCH ADJACENT WALL MATERIAL
18. HIDDEN LINE INDICATES APPROXIMATE ACCESS PANEL LOCATION FOR BUILDING SIGNAGE

BUILDING SIGNAGE:

1. ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS
2. MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS- AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT
4. RACEWAYS/ WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/ OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

FINISH LEGEND:

ACT	ACOUSTIC CEILING TILE
B	BASE
CP	CARPET
E	EQUIPMENT
EX	EXTERIOR FINISH
L	ARCHITECTURAL LIGHTING
MT	METAL
MR	MIRROR
P	PLUMBING FIXTURE
PT	PAINT
PL	PLASTIC LAMINATE
RF	RESILIENT FLOORING
SF	SPECIALTY FINISH
ST	STONE
T	TILE
TA	TOILET ACCESSORIES
WC	WALLCOVERING
WD	WOOD
WP	WALL PROTECTION

NOTES:

EIFS CLADDING SYSTEM - BASIS OF DESIGN - "OUTSULATION PLUS MD EIFS" BY DRYVIT SYSTEMS, INC.

PROVIDE EIFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-0" OF WALL AREAS AT GRADE - BASIS OF DESIGN - DRYVIT "STANDARD" MESH OVER "PANZER 20 OZ." HIGH IMPACT MESH.

COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS/R-VALUE REQUIREMENTS IN ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL CLADDING ARE

FULL FINISH INDEX LISTED FOR REFERENCE. REFER TO DESIGNINFORMATION.HILTON.COM OR CONTACT YOUR H3 BRAND REPRESENTATIVE FOR M0RE INFORMATION.

⚠ ALERT:

REFER TO ARCHITECTURAL FINISHES AND FIXTURE SPECIFICATIONS FOR EX - NUMBER COLOR CODING INFORMATION.

LivSmart
BY HILTON

DESIGN CONSULTANTS

DESIGN SOLUTIONS
info@omdesignsolutions.com
Phone: 404-740-7589

3473 LAWRENCEVILLE SUWANEE ROAD
SUITE E, SUWANEE, GEORGIA
TEL : (404) 740-7589
info@omdesignsolutions.com

STRUCTURAL

MEP

OWNER

MR. ROY PATEL
111 GREENVIEW DRIVE,
SAVANNAH, GA 31405

THIS DOCUMENT, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENTATION ARE THE PROPERTY OF OM DESIGN SOLUTIONS ("THE CONSULTANTS)" WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THIS DOCUMENT IN ITS ENTIRETY.

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AUTHORIZED USE OF THIS DOCUMENT IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION.

REVISION #	DATE	REMARKS

DATE	ISSUED TO	ISSUED FOR
09-05-2023	OWNER	PRELIM. SITE PLAN

PROJECT ADDRESS:
LivSmart BY HILTON
LOT ###
PATEL DRIVE
POOLER, GEORGIA

LAYOUT:
BUILDING ELEVATIONS

PAPER SIZE: 30X42 (ARCH E1)

SCALE: AS NOTED

SHEET NUMBER:
A2.02

Architectural Finish, Fixture & Equipment Specifications
Package A

Project Name:	**LivSmart Studios by Hilton**		
Scheme:	**Matcha**	Item Number:	**EX-01**
Issue Date:	**March 2024**	Item Name:	**EIFS Wall Cladding (1) @ Exterior Building Walls**
Revisions:		Area Name:	**Exterior**

	Dryvit Systems, Inc.	**Master Wall, Inc.**	**Sto**
Manufacturer:			
Address:	828 Lebanon Street Monroe, OH 45050	6975 Flat Rock Road Midland, GA 31820	3800 Camp Creek Parkway SW Building 1400, Suite 120 Atlanta, GA 30331
Phone:	(734)243-9301	(973) 768-5347	(616) 437-2230
Contact:	Robert Dazelo	Brian Conroy	Ray Redmond
E-mail:	bob.dazel@dryvit.com	brianconroy@masterwall.com	Rredmond@stocorp.com
Web:			

Manufacturer: Dryvit Sytems, Inc.
Product: Outsulation Plus MD
Color/Finish: Benjamin Moore AC-25 Harbor Gray/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations

Manufacturer: Master Wall, Inc.
Product: Rollershade Drainage CIFS
Color/Finish: Benjamin Moore AC-25 Harbor Gray/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations

Manufacturer: Sto
Product: StoTherm ci
Color/Finish: Benjamin Moore AC-25 Harbor Gray/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations



Notes: Must have high performance pigements for color retention and fade resistance

Finish sample required

Manufacturer to confirm the Product meets Hilton Design and Construction Standards.

Instructions:
- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications MUST be submitted to Hilton for final approval prior to purchasing or implementation of any material.

Architectural Finish, Fixture & Equipment Specifications
Package A

Project Name:	**LivSmart Studios by Hilton**		
Scheme:	**Matcha**	Item Number:	**EX-02**
Issue Date:	**March 2024**	Item Name:	**EIFS Wall Cladding (2) @ Exterior Building Walls**
Revisions:		Area Name:	**Exterior**

	Dryvit Systems, Inc.	**Master Wall, Inc.**	**Sto**
Manufacturer:			
Address:	828 Lebanon Street Monroe, OH 45050	6975 Flat Rock Road Midland, GA 31820	3800 Camp Creek Parkway SW Building 1400, Suite 120 Atlanta, GA 30331
Phone:	(734)243-9301	(973) 768-5347	(616) 437-2230
Contact:	Robert Dazelo	Brian Conroy	Ray Redmond
E-mail:	bob.dazel@dryvit.com	brianconroy@masterwall.com	Rredmond@stocorp.com
Web:			

Manufacturer: Dryvit Sytems, Inc.
Product: Outsulation Plus MD
Color/Finish: Benjamin Moore CW-695 Lampblack/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations

Manufacturer: Master Wall, Inc.
Product: Rollershade Drainage CIFS
Color/Finish: Benjamin Moore CW-695 Lampblack/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations

Manufacturer: Sto
Product: StoTherm ci
Color/Finish: Benjamin Moore CW-695 Lampblack/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations



Notes: Must have high performance pigements for color retention and fade resistance

Finish sample required

Manufacturer to confirm the Product meets Hilton Design and Construction Standards.

Instructions:
- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications MUST be submitted to Hilton for final approval prior to purchasing or implementation of any material.

Architectural Finish, Fixture & Equipment Specifications
Package A

Project Name:	**LivSmart Studios by Hilton**		
Scheme:	**Matcha**	Item Number:	**EX-03**
Issue Date:	**March 2024**	Item Name:	**EIFS Wall Cladding (3) @ Exterior Building Walls**
Revisions:		Area Name:	**Exterior**

	Dryvit Systems, Inc.	**Master Wall, Inc.**	**Sto**
Manufacturer:			
Address:	828 Lebanon Street Monroe, OH 45050	6975 Flat Rock Road Midland, GA 31820	3800 Camp Creek Parkway SW Building 1400, Suite 120 Atlanta, GA 30331
Phone:	(734)243-9301	(973) 768-5347	(616) 437-2230
Contact:	Robert Dazelo	Brian Conroy	Ray Redmond
E-mail:	bob.dazel@dryvit.com	brianconroy@masterwall.com	Rredmond@stocorp.com
Web:			

Manufacturer: Dryvit Sytemns, Inc.
Product: Outsulation Plus MD
Color/Finish: Benjamin Moore 2128-10 Black Beauty/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations

Manufacturer: Master Wall, Inc.
Product: Rollershade Drainage CIFS
Color/Finish: Benjamin Moore 2128-10 Black Beauty/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations

Manufacturer: Sto
Product: StoTherm ci
Color/Finish: Benjamin Moore 2128-10 Black Beauty/ Medium Sand Finish
Size/Dimensions Refer to architectural drawings for locations



Notes: Must have high performance pigements for color retention and fade resistance

Primer required

Finish sample required

Manufacturer to confirm the Product meets Hilton Design and Construction Standards.

Instructions:
- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications MUST be submitted to Hilton for final approval prior to purchasing or implementation of any material.

Architectural Finish, Fixture & Equipment Specifications
Package A

Project Name:	**LivSmart Studios by Hilton**		**REQUIRED VENDOR**
Scheme:	**Matcha**	Item Number:	**EX-04**
Issue Date:	**March 2024**	Item Name:	**Accent EIFS Wall Cladding @ Exterior Building Walls**
Revisions:		Area Name:	**Exterior**

	Dryvit Systems, Inc.	**Master Wall, Inc.**	**Sto**
Manufacturer:			
Address:	828 Lebanon Street Monroe, OH 45050	6975 Flat Rock Road Midland, GA 31820	3800 Camp Creek Parkway SW Building 1400, Suite 120 Atlanta, GA 30331
Phone:	(734)243-9301	(973) 768-5347	(616) 437-2230
Contact:	Robert Dazelo	Brian Conroy	Ray Redmond
E-mail:	bob.dazel@dryvit.com	brianconroy@masterwall.com	Rredmond@stocorp.com
Web:			

Manufacturer: Dryvit Sytems, Inc.
Product: Dryvit "Woodgrain" Architectural Coating
Color/Finish: Saddle 877
Size/Dimensions Refer to architectural drawings for locations

1/2" x 1/2" V-groove joints at 5.5" O.C.

Manufacturer: Master Wall, Inc.
Product: CIFS - Woodgrain
Color/Finish: CLR 34090 / CLR 33545
Size/Dimensions Refer to architectural drawings for locations

1/2" x 1/2" V-groove joints at 5.5" O.C.



Manufacturer: Sto
Product: StoCast Wood
Color/Finish: VT233208
Size/Dimensions Refer to architectural drawings for locations

Notes: Must have high performance pigements for color retention and fade resistance

Finish sample required

Manufacturer to confirm the Product meets Hilton Design and Construction Standards.

Instructions:
- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications MUST be submitted to Hilton for final approval prior to purchasing or implementation of any material.

Architectural Finish, Fixture & Equipment Specifications
Package A

Project Name:	**LivSmart Studios by Hilton**		
Scheme:	**Matcha**	Item Number:	**EX-05**
Issue Date:	**March 2024**	Item Name:	**Accent Paint @ Exterior Trim/Details**
Revisions:		Area Name:	**Exterior**

Manufacturer: **Benjamin Moore**
Address: 101 Paragon Dr.
Montvale, NJ 07645
Phone: 201.949.6232
Contact: Bethannie Weinowitz
E-mail: Bethannie.Weinowitz@Benjaminmoore.com
Web: www.benjaminmoore.com

Product: Grand Entrance Waterborne Alkyd
Color: 2128-10 Black Beauty

Size/Dimensions Refer to Architectural Drawing Set for locations

Notes: Must have Anti-Fade Finish.



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
Finish Sample

Instructions:
- Painter required to use 1 coat primer 2 coats paint minimum.
- It is the responsibility of the owner to interpret these specifications for each property.
- All interpretations of these specifications MUST be submitted to Hilton for final approval prior to purchasing or implementation of any material.
- All paints to be low VOC.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- Refer to architectural drawings for detail & location
- Must be of contract quality and suitable for commercial use.
- All quantities to be verified by installer prior to purchasing.

Architectural Finish, Fixture & Equipment Specifications
Package A

Project Name:	**LivSmart Studios by Hilton**		
Scheme:	**Matcha**	Item Number:	**EX-06**
Issue Date:	**March 2024**	Item Name:	**High Pressure Laminate Panel @ Exterior**
Revisions:		Area Name:	**Exterior**

Manufacturer: **Trespa International**
Address: Wetering 20, 6002 SM
P.O. Box 110,6000 AC
Weert, The Netherlands
Phone: 416.938.4031
Contact: Linda Fogazzi
E-mail: linda@ats-sales.ca
Web: www.trespa.com

Product: Meteon - Lumen
Color: L90.0.0 Metropolis Black

Thickness: 8mm
Size/Dimensions: Refer to Architectural Drawing Set for locations

Notes: Must have Anti-Fade Finish.



Unless Using A Specified Manufacturer, The Following Required Item(s) for Approval Prior to Fabrication:
FINISH SAMPLE

Instructions:
- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications MUST be submitted to Hilton for final approval prior to purchasing or implementation of any material.

LivSmart
BY HILTON

DESIGN CONSULTANTS

DESIGN SOLUTIONS
info@omdesignsolutions.com
Phone: 404-740-7589
3473 LAWRENCEVILLE SUWANEE ROAD
SUITE E, SUWANEE, GEORGIA
TEL : (404) 740-7589
info@omdesignsolutions.com

STRUCTURAL

MEP

OWNER

MR. ROY PATEL
111 GREENVIEW DRIVE,
SAVANNAH, GA 31405

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REVISION #	DATE	REMARKS

DATE	ISSUED TO	ISSUED FOR
09-05-2023	OWNER	PRELIM. SITE PLAN

PROJECT ADDRESS:
LivSmart BY HILTON
LOT ###
PATEL DRIVE
POOLER, GEORGIA

LAYOUT:
EXTERIOR FINISH MATERIAL

PAPER SIZE: 30X42 (ARCH E1)

SCALE: AS NOTED

SHEET NUMBER:
A2.03

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this _____ day of _____ , 20_____ , by and between TOWNE CENTER HOSPITALITY LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name LIVSMART / STUDIORES HOTELS.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50017C02057 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 0655 Page 3191 , 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

1 day of June, 2026

Rachel J Thomason

Notary Public Print

Notary Public Signature

07/02/2029

Notary Public Commission Expiration

Landowner Towne Center Hospitality

Pankaj V. Patel Manager

Landowner Print

Landowner Signature

Trevor Taylor

Witness Print

Witness Signature

Seal:

RACHEL J. THOMASON
MY COMM. EXPIRES
NOTARY
PUBLIC
JULY 2, 2029
CHATHAM COUNTY, GA

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 14th, 2026

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

Dear Mr. Metzger,

I am pleased to provide you with a recommendation for Approval of the site development plans for LivSmart & StudioRes Hotels (Application No. A24-0230), as detailed below.

Submittal Documents:		
	Site Development Plans	*May 2026*
	Approved Recombination Plat	*Mar. 2026*
	Traffic Study Report	*Jan. 2026*
	Stormwater Management Report	*Jan. 2026*
	Lighting Plan	*Jan. 2026*
	GSWCC Approval of ES&PC Plans	*Jan. 2026*
	Building Elevation Exhibits	*Aug. 2025*
	Stormwater Maintenance Agreement	*Aug. 2025*
	Water Distribution Report	*Dec. 2024*

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

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

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

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; City Planner – City of Pooler
Justin Arnsdorff, PE, Vice President of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for the construction of a one-story multi-tenant commercial building within the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 200 Suri Avenue.

Project:	#A25-0162
P&Z Meeting Date:	June 8, 2026
City Council Meeting Date:	July 6, 2026
Applicant and Authorized Agent:	Moore Bass Consulting, Inc.
Property Owner:	Shan Pooler Land Investments, LLC
Location (Address):	200 Suri Avenue
Parcel (PIN):	51009 01007
Acreage:	Approximately 1.11-Acres
Zoning:	PUD (Savannah Quarters, Phase 7) (Mosaic Town Center)
Proposed Use:	One-story multi-tenant commercial building to include a rehab facility, office and restaurant space
Staff Recommendation:	Approval
Planning & Zoning Commission:	*After review of the criteria, P&Z recommends approval of the request.*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ *The site is located within an area that is shown on the Future Land Use Map as being Commercial and is shown in the Comprehensive Plan as being within the PUD/Mixed Use Character Area. The proposed*

commercial building, to include several leasable commercial spaces and a restaurant space is consistent with the existing and proposed development of the area, including restaurants, multi-family residential, 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 1.11-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 - Pooler Rehab - Site Plan

06/01/2026

Parcels

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

CONSTRUCTION PLANS
FOR
POOLER REHAB PROJECT
A STAND ALONE DEVELOPMENT
IN THE 8TH G.M. DISTRICT
TAX ID: (OUTPARCEL 24) A PORTION OF 51009 01007

DEVELOPMENT DATA

1. Subdivider: JW SHUTTLESWORTH, LLC
   A. Address: P.O. BOX 1606 PERRY, GEORGIA 31069
   B. Telephone Number: (478) 988-8620

2. Property Owner: SHAN POOLER LAND INVESTMENT LLC

3. Surveyor: MOORE BASS CONSULTING, INC.
   A. Address: 1350 KEYS FERRY COURT, MCDONOUGH, GA 30253
   B. Telephone Number: (770) 914-9394
   C. Contact: TIM WORLEY
   D. Email: tworley@moorebass.com

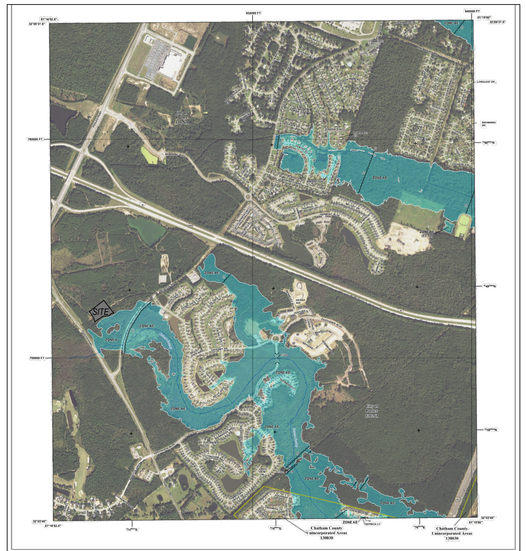
4. Subdivision Configuration:
   A. Source of Data: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC.ON 8/6/2025
   B. Location: MOSAIC CIRCLE POOLER, GEORGIA 31322
   C. Total Project Area: 1.11 ACRES
   D. Current Zoning: PUD
   F. TOTAL SITE: 1.11 ACRES
   G. Total Impervious Surface: .66 ACRES (28,651 SQFT)
   J. Topographic Source: TOPOGRAPHIC SURVEY PERFORMED BY MOORE BASS CONSULTING, INC ON 8/6/2025
   K. Contour Interval: 1'
   L. Datum: NAD83
   M. Proposed Units: 1
   N. R/W Width: N/A
   P. Pavement Width: VARIES
   T. Tax Parcel ID: (OUTPARCEL 24) A PORTION OF 51009 01007
   U. Total Disturbed Area: 1.15 ACRES

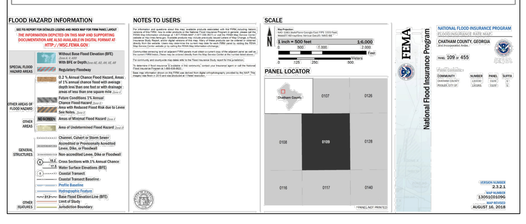
5. Parking:
   Required Parking: 37 SPACES / (SEE PARKING CALCULATIONS UNDER SITE DATA)
   Parking Provided: 37 SPACES

6. Utilities:
   A. Water: CITY OF POOLER
   B. Sanitary Sewer: CITY OF POOLER
   C. Power: GEORGIA POWER

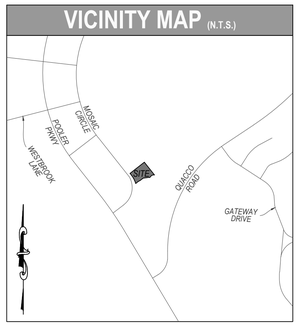
7. Conceptual Stormwater Management Plan:
   A. Temporary erosion control plan: SILT FENCE, HAY BALES, AND GRASS & MULCH
   B. Areas to be cleared: STREETS, UTILITY OUTFALLS AND STORMWATER PONDS
   C. Internal drainage system: HIGH BACK CURB & GUTTER, STORM INLETS AND PIPE SYSTEM.
   D. Offsite water: OFFSITE DRAINAGE, IF ANY, WILL BE ROUTED THROUGH THE PROJECT TO PROPOSED DETENTION PONDS.

8. General Notes:
   A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF POOLER STANDARDS.





VICINITY MAP (N.T.S.)



SHEET LIST TABLE

Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	GENERAL NOTES
3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
4.1-4.2	EROSION CONTROL NOTES
4.3	INITIAL PHASE EROSION CONTROL
4.4	INTERMEDIATE PHASE EROSION CONTROL
4.5	FINAL PHASE EROSION CONTROL
4.6	EROSION CONTROL DETAILS
5.0	GEOMETRY PLAN
6.0	GRADING AND DRAINAGE PLAN
7.0	UTILITIES PLAN
7.1-7.2	LIGHTING PLAN AND DETAILS
8.1-8.2	CONSTRUCTION DETAILS
9.1-9.2	UTILITY DETAILS
L1	LANDSCAPE PLAN

SURVEYOR / ENGINEER

MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT,
McDONOUGH, GA 30253
(770) 914-9394

OWNER INFO

JW SHUTTLESWORTH, LLC
P.O. BOX 1606 PERRY,
GEORGIA 31069

24-HOUR CONTACT

MIKE McCANDLESS
PHONE:(478) 230-0241
EMAIL: MikeMc@jwsllc.net

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

SITE DATA

SITE AREA:	1.11
ZONED:	PUD
TAX ID:	(OUTPARCEL 24) A PORTION OF 51009 01007
BUILDING DATA	
NUMBER OF UNITS:	1
PARKING DATA	
PARKING REQUIREMENTS:	OFFICE: 1 SPACE PER 300 SQFT 8,250 / 300 = 27.5 SPACES RESTAURAUNT - PER SAVANNAH QUARTERS PHASE 7 PUD: 1 SPACE PER 4 CUSTOMER SEATS (36 SEATS / 4) = 9 SPACES
PARKING SPACES REQUIRED:	37
PARKING SPACES PROVIDED:	37

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CHATHAM COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13051C0109G EFFECTIVE DATE 8/16/2018, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD

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. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER. (CHAPTER 74, ARTICLE V, SECTION 74-133G)
3. CONTRACTOR SHALL NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION
4. WHEN NEW PUBLIC STREETS ARE TO BE CONSTRUCTED CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER. (CHAPTER 74, ARTICLE V, SECTION 74-133J)
5. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
6. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY (STANDARD SPECIFICATIONS 02500.2.06)
7. WHEN NEW PUBLIC STREETS ARE BEING CONSTRUCTED, PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS. (APPENDIX B, ARTICLE VI, SECTION 601.02)
8. SELECT FILL SHALL BE USE IN ALL ROADS TO BE DEDICATED TO THE CITY
9. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
10. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING
11. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER. (CHAPTER 74, ARTICLE V, SECTION 74-135)
12. 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))
13. 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))

GENERAL NOTES

1. CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
2. SPECIAL CONCERN SHALL BE TAKEN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK AT THIS SITE.
3. CONTRACTOR SHALL NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
4. THE UTILITIES SHOWN HEREON ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: POOLER REHAB PROJECT, MOSAIC CIRCLE, POOLER, GEORGA 31322
CLIENT NAME: JW SHUTTLESWORTH, LLC, P. O. BOX 1606, PERRY, GEORGIA 31069

REVISIONS
1. 12/10/2025 REVISED PER CITY COMMENTS
2. 2/27/2026 REVISED PER CITY COMMENTS
3. 4/21/2026 REVISED PER CITY COMMENTS
4. 5/15/2026 REVISED PER CITY COMMENTS

A3956.0001-CD-CVR DET

DATE 9/8/2025
CONTRACT # A3956.0001
DRAWN BY LW

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 050350 PROFESSIONAL ENGINEER MATTHEW W. GRAY
LEVEL 2 CERTIFICATION
CERT. #0000104901 EXP.: 01/17/27

SHEET TITLE
COVER SHEET

SHEET 1.0

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s:\a3956.0001 - pooler rehab project\engineering\CD\A3956.0001-CD-CVR DET.DWG, COVER SHEET, lwilliams, May 15, 2026 - 10:39:12am

CONTRACTOR NOTES:

1. THE BOUNDARY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY **MOORE BASS CONSULTING, INC., DATED 8/6/2025**
2. THE TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY **MOORE BASS CONSULTING, INC., DATED 8/6/2025**
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. THE ELEMENTS AS SHOWN ON THESE CONSTRUCTION DOCUMENTS ARE TO BE CONSIDERED AS APPROXIMATE. THIS INCLUDES UNDERGROUND UTILITY INFORMATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, AND OWNER'S REPRESENTATIVE, IN WRITING, UPON DISCOVERY OF ANY TYPE OF DISCREPANCY.

4. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS AND STANDARDS OF THE LOCAL ISSUING AUTHORITY (LIA), AND/OR THE GEORGIA D.O.T. (DEPARTMENT OF TRANSPORTATION), WHETHER OR NOT REVIEW COMMENTS WERE MADE. THE MORE STRINGENT SHALL APPLY. IN THE EVENT THERE IS A CONFLICT BETWEEN REGULATIONS, THE ENGINEER SHALL COLLABORATE WITH THE LIA TO DETERMINE THE APPLICABLE REGULATION.

THE LIA FOR THIS PROJECT IS: CITY OF POOLER, GA

5. CONTRACTORS RESPONSIBILITY: ALL NECESSARY PERMITS AND LICENSES TO PERFORM THE WORK AS SHOWN AND NOTED HEREON SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION FROM THE LOCAL ISSUING AUTHORITY, AS WELL AS ANY OTHER REGULATORY AGENCIES WITH APPLICABLE JURISDICTION OVER THE PROJECT. CONSTRUCTION EFFORTS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT PRIOR TO ORDERING PROJECT MATERIALS, THAT THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS HAVE BEEN OBTAINED FROM THE PROJECT ENGINEER INCLUDING, BUT NOT LIMITED TO, THE PERMITTED SET(S) FROM ALL APPLICABLE AGENCIES AS APPROPRIATE. THE PROJECT ENGINEER ACCEPTS NO RESPONSIBILITY FOR IMPROPER ORDERING OF MATERIALS.

7. DO NOT BREAK THESE DOCUMENTS INTO PARTS OR SUB-PARTS. THE SITE DESIGN PROFESSIONAL AND OWNER ASSUMES NO RESPONSIBILITY FOR THE SEPARATION OF THESE DOCUMENTS BY ANY ENTITY INVOLVED WITH CONSTRUCTION OPERATIONS ON, OR FOR THIS PROJECT. THE GENERAL CONTRACTOR, AND ALL ASSOCIATED SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THE WORK RELATED TO THEIR TRADES WHEREVER IT MAY BE SHOWN WITHIN THE CONSTRUCTION DOCUMENTS.

8. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND WAYS, MEANS AND METHODS OF CONSTRUCTION.

9. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT. READY TO USE. FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB.

10. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE MAY CAUSE THE WORK TO BE UNACCEPTABLE.

11. CHECK ALL BUILDING DIMENSIONS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR FIELD STAKING.

12. PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.

13. NOTIFY INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO CONSTRUCTION.

14. THE OWNER/DEVELOPER AND ENGINEER HAVE REVIEWED THE APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING DEVELOPMENT ACTIVITIES ADJACENT TO FLOOD PLAINS AND WETLANDS, AND HAVE DETERMINED THAT THIS DEVELOPMENT PLAN SATISFIES THE STANDARDS PRESENTED IN APPLICABLE REGULATIONS.

15. THE OWNER SHALL DIRECT THE CONTRACTOR AS TO WHAT EXISTING VEGETATION ON SITE SHALL BE REMOVED BEYOND THE CLEARING LIMITS AS SHOWN AND NOTED HEREON. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN PROTECTING EXISTING TREES. COORDINATE ALL TREE REMOVAL WITH THE OWNER PRIOR TO THE START OF ANY CONSTRUCTION.

16. DISCREPANCIES NOTED BETWEEN THE PLAN AND FIELD CONDITIONS: THE CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER'S REPRESENTATIVE IN WRITING, AS SOON AS POSSIBLE, OF ANY DISCREPANCIES NOTED BETWEEN THE PLAN AND FIELD CONDITIONS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL WORK SHALL ADHERE TO THE LOCAL ISSUING AUTHORITY'S STANDARDS AND SPECIFICATIONS DURING CONSTRUCTION OF THE PROJECT.

17. CONTRACTOR MODIFICATIONS/ADJUSTMENTS/CHANGES: THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER'S REPRESENTATIVE IN WRITING, AS SOON AS POSSIBLE, OF ANY MODIFICATIONS, ADJUSTMENTS OR CHANGES MADE TO THE CONSTRUCTION DOCUMENTS TO REFLECT CHANGED FIELD, OR OTHER CONDITIONS.

18. ADDITIONAL INFORMATION OR INSTRUCTION: THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER'S REPRESENTATIVE IN WRITING, AS SOON AS POSSIBLE, IF ADDITIONAL INFORMATION, OR INSTRUCTION IS NEEDED TO APPROPRIATELY CLARIFY THE DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS.

19. CONFINE OFF-SITE ACTIVITIES TO EXISTING RIGHTS OF WAY AND EASEMENTS.

20. ALL PRIVATE AND PUBLIC PROPERTY, WHICH IS OFF-SITE, OR IN EASEMENTS ON-SITE, THAT IS AFFECTED BY THIS WORK, SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION. COST TO BE INCIDENTAL TO CONSTRUCTION AND NO EXTRA COMPENSATION TO BE ALLOWED, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.

21. PERFORM ALL WORK IN CITY, COUNTY, STATE, AND FEDERAL RIGHTS-OF-WAY IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.

22. EQUIPMENT AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER'S REPRESENTATIVE. CONSTRUCTION AND STORAGE AREAS SHALL BE KEPT NEAT AND CLEAN AT ALL TIMES.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY HIS OWN FORCES OR THOSE OF HIS SUB-CONTRACTORS TO THE OWNER'S PROPERTY, NEIGHBORING PROPERTY, EXISTING UTILITIES OR OTHER MISCELLANEOUS DAMAGE.

24. PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT CONSTRUCTION IN AREAS DESIGNATED BY THE OWNER.

25. PROVIDE SIGNING AND STRIPING ACCORDING TO LOCAL JURISDICTION SPECIFICATIONS.

26. UNLESS INDICATED OTHERWISE ON THE PLANS, REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS, TREES AND OTHER DEBRIS, WITHIN THE LIMITS OF THE WORK, FROM THE SITE AND DISPOSE OF IN AN APPROVED LANDFILL. DO NOT BURY ANY WASTE MATERIAL ON SITE.

27. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.

28. COORDINATE WITH BUILDING PLUMBING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.

29. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE RIGHT-OF-WAY FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.

30. PAINT PAVEMENT MARKING, INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, ON PAVEMENT AT LOCATIONS SHOWN. SEE PAVEMENT MARKING DETAIL.

31. PROVIDE BOLLARDS AT LOCATIONS SHOWN, AND AROUND TRANSFORMERS, GAS METERS, AND OTHER UTILITIES IN VULNERABLE TRUCK AREAS.

FLOOD PLAIN NOTE:

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CHATHAM COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13051C0109G EFFECTIVE DATE 8/16/2018, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD

STREAM AND WETLAND NOTES:

STREAMS AND WETLANDS DO EXIST ON THE SUBJECT PROPERTY.

STATE WATERS BUFFER NOTE:

THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED; PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

BUFFER NOTES:

1. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED AND FLAGGED OR MARKED WITH "TENZAR" OR SIMILAR TYPE OF FENCING, AND SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL PRIOR TO GRADING.

2. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS.

3. BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS OR CONSTRUCTION ACTIVITIES. ANY CONTEMPLATED DISTURBANCES SHALL FIRST BE BROUGHT TO THE ATTENTION OF THE LIA AND FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN THE REQUIRED BUFFER AREAS.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARANCE AND DEMOLITION OF ANY EXISTING ELEMENTS WHICH ARE IN CONFLICT WITH PROPOSED NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FENCES, TREES, DRAINAGE STRUCTURES, POLES, PAVEMENTS, VEGETATION, SIGNAGE, AND OTHER MISCELLANEOUS SITE ELEMENTS.

2. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES SCHEDULED TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK.

3. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE SO IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL SCHEDULED TO REMAIN. STUMPS ARE TO BE COMPLETELY REMOVED AND HAULED OFF SITE. NO BURIAL OR BURNING WILL BE PERMITTED.

4. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: REMOVAL OF ASPHALT PAVING, EXISTING TREES, POWER LINES, GAS MAINS, WATER LINES, FIRE HYDRANTS, EXISTING SEPTIC TANKS AND DRAIN FIELDS, STORM PIPING, DRAINAGE STRUCTURES, FOUNDATIONS, STRUCTURES, SIDEWALKS, STRIPING, CURB AND GUTTER, LIGHT POLES, AND POWER POLES. COORDINATE WITH REMAINDER OF CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION.

5. MOORE BASS CONSULTING DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE EXISTING UTILITY INFORMATION SHOWN IS CORRECT, ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE FIELD LOCATION AND PROTECTION OF ALL OVERHEAD AND SUBSURFACE LINES AND FACILITIES WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE EXCAVATION, DEMOLITION OR UTILITY WORK. FURTHER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INSTALLATION OF THE GAS LINE WITH THE ARCHITECT, INFORMATION DEPICTED ON THE PLAN IS FOR INFORMATIONAL PURPOSES FOR MEP ENGINEER AND THE APPROPRIATE UTILITY COMPANY.

TRAFFIC CONTROL NOTES:

1. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE AND MAINTAIN THE APPROPRIATE TRAFFIC CONTROL FOR ANY WORK PERFORMED ON PUBLIC R.O.W. ALL COMPONENTS OF THE TRAFFIC CONTROL PLAN, AND SIGNAGE AND STRIPING PLAN, MUST CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE M.U.T.C.D, LATEST EDITION.

LOCAL ISSUING AUTHORITY SPECIFIC NOTES:

1. "ALL STORMWATER STRUCTURES LOCATED IN THE PUBLIC RIGHT-OF-WAY AND DIRECTLY CONNECTED TO THE PUBLIC RIGHT-OF-WAY MUST BE ON THE GEORGIA DEPARTMENT OF TRANSPORTATION'S QUALIFIED PRODUCTS LIST".

2. ALL STRUCTURES SHALL HAVE PAVED INVERTS .

3. "DRAINAGE PIPES AND CULVERTS SHALL BE BACKFILLED WITH MATERIALS THAT MEET THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR ROADWAY MATERIALS, SECTION 810, ROADWAY MATERIALS, CLASS I OR CLASS II SOILS. BACKFILLS WILL BE CONSTRUCTED IN SIX TO TWELVE INCH VERTICAL LAYERS AND THOROUGHLY COMPACTED. THE COMPACTED DRY WEIGHT PER CUBIC FOOT FOR EACH LAYER OF BACKFILL WILL BE AT LEAST NINETY-FIVE PERCENT (95%) OF THE MAXIMUM LABORATORY DRY WEIGHT PER CUBIC FOOT.

GRADING NOTES:

PLACEMENT AND COMPACTION

1. GEOTECHNICAL SPEC'S DEPICTED HEREON ARE GUIDELINES ONLY AND SHOULD BE VERIFIED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. RECOMMENDATIONS FROM A REGISTERED GEOTECHNICAL ENGINEER (IF ANY) SHALL SUPERSEDE THE SPEC'S REFERENCED HEREIN.

2. APPROPRIATE EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO THE START OF GRADING OPERATIONS.

3. GROUND SURFACE PREPARATION: REMOVE VEGETATION INCLUDING GRASS, ROOTS, AND SURFACE ORGANICS, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACEMENT OF FILLS. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERT. TO 2 HORIZ. SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN EXISTING GROUND SURFACE HAS A DENSITY LESS THAN THAT SPECIFIED UNDER COMPACTION FOR PARTICULAR AREA CLASSIFICATION, BREAK UP GROUND SURFACE, PULVERIZE, MOISTURE CONDITION TO OPTIMUM MOISTURE CONTENT, AND COMPACT TO REQUIRED DEPTH AND PERCENTAGE OF MAXIMUM DENSITY.

4. ALL FILL AREAS MUST BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698).

5. BEFORE COMPACTION, MOISTEN AND AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT, COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OR RELATIVE DRY DENSITY FOR EACH AREA CLASSIFICATION. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST OR ICE.

6. PLACE BACKFILL AND FILL MATERIALS IN THIN, HORIZONTAL LOOSE LIFTS NOT MORE THAN 8 INCHES IN DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98%.

7. COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OF FILL MAT'L. TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TO A DEPTH OF 6" BELOW BOTTOM OF FINAL GRADE.

8. MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.

9. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.

10. SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION. ASSIST DRYING BY DISCING, HARROWING, OR PULVERIZING UNTIL MOISTURE CONTENT IS REDUCED TO A SATISFACTORY VALUE.

11. QUALITY CONTROL TESTING DURING CONSTRUCTION: ALLOW GEOTECHNICAL TESTING SERVICE TO INSPECT AND APPROVE EACH SUB-GRADE AND BACKFILL OR FILL LAYER BEFORE FURTHER BACKFILL OR CONSTRUCTION WORK IS PERFORMED. TEST SHALL BE PERFORMED EVERY 10,000 SQ. FT. OF AREA PER ONE FOOT LIFT (OR AS DIRECTED BY A REGISTERED GEOTECHNICAL ENGINEER.

12. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF THE DISCOVERY OF ANY GROUNDWATER, SUBSURFACE SEEPAGE, OR SPRINGS DURING THE COURSE OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO CONSULT WITH A REGISTERED GEOTECHNICAL ENGINEER TO INSPECT THE SITE, AND TO MAKE ANY RECOMMENDATIONS REGARDING EVIDENCE AND REMEDIATION (IF ANY) OF SAID SUBSURFACE WATERS.

13. ALL CUT SLOPES SHALL BE NO STEEPER THAN 2:1. ALL FILL SLOPES AND POND SLOPES SHALL BE A MAXIMUM OF 3:1.

14. GRASS AND RIP RAP ALL OPEN DRAINAGE SWALES AS NECESSARY TO CONTROL EROSION.

15. STRIP AND STOCKPILE TOPSOIL. SPREAD 4" OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB GRADE FOR PAVEMENT AND CURBS AND BACK FILL CURBS AFTER CURB CONSTRUCTION.

16. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.

17. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.

UTILITY NOTES:

1. CAUTION, UNDERGROUND SERVICE ALERT! THE CONTRACTOR SHALL TELEPHONE TOLL FREE 1-800-282-7411 A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY EXCAVATION AS SHOWN AND NOTED ON THE APPROVED PLANS.

2. IN ORDER TO MORE ACCURATELY IDENTIFY THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL UTILITIES PROTECTION SERVICE AT LEAST TWO WORKING DAYS PRIOR TO DIGGING. NON-MEMBER UTILITIES SHALL BE CONTACTED DIRECTLY.

3. UNDERGROUND UTILITY LINE LOCATIONS (IF ANY) ARE APPROX. ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ANY SUCH UTILITIES. UTILITIES SHOWN ON THESE PLANS ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY TO VERIFY ANY OR ALL UTILITY LOCATIONS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY EXISTING UTILITIES WILL AFFECT OR IMPEDE THE PROGRESSION OR COMPLETION OF THE DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS.

4. MISCELLANEOUS MAPPING NOTES:

A. UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW THE GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

B. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS & EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

5. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ANY EXISTING UTILITIES WITH THE APPROPRIATE UTILITY ENTITY PRIOR TO THE START OF ANY CONSTRUCTION.

6. THE CONTRACTOR SHALL REMOVE AND ABANDON EXISTING UTILITIES ONLY AFTER APPROVAL FROM ALL INTERESTED PARTIES. THESE FACILITIES MAY INCLUDE, BUT NOT BE LIMITED TO: EXISTING ON-SITE DRAINAGE PIPING, ON-SITE PRIVATE ELECTRICAL LINES AND APPURTENANCES, ABANDONED EROSION CONTROL DEVICES AND STRUCTURES. THE CONTRACTOR SHALL COORDINATE ANY AND ALL ABANDONMENT AND/OR RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES OR ENTITY. ANY DISPOSAL OF SAID FACILITIES SHALL BE DONE IN ACCORDANCE WITH LOCAL UTILITY AND/OR GOVERNMENTAL REGULATIONS. RELOCATION AND/OR ABANDONMENT OF SAID FACILITIES AND/OR UTILITIES SHALL BE DONE AT THE EXPENSE OF THE OWNER/DEVELOPER. PERMITS (IF ANY) SHALL BE OBTAINED BY THE CONTRACTOR AND/OR OWNER/DEVELOPER.

7. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES THAT ARE REQUIRED BY GOVERNING REGULATORY AGENCIES.

EROSION & SEDIMENT CONTROL NOTES:

1. AREA TO BE DISTURBED: **± 1.03 ACRES**.

2. NOTICE: 24 HOUR CONTACT PERSON: **MIKE McCANDLESS (478)230-0241**
3. PROVIDE NECESSARY DIVERSION DITCHES TO CONTROL AND DIRECT RUNOFF WATER DURING GRADING OPERATIONS. ROUTE TO STRAW BALE SILT BARRIERS OR SILT FENCES.

4. SEED AND STRAW ALL SLOPES AND OTHER GRADED AREAS NOT TO BE COVERED BY PAVEMENT AND BUILDINGS WITHIN 10 DAYS OF DISTURBANCE.

5. SEED OR SOD SIDE SLOPES OF ALL SWALES AND DITCHES IMMEDIATELY UPON COMPLETION.

6. MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AT ALL TIMES UNTIL EARTH STABILIZATION HAS BEEN ACHIEVED. REMOVE ALL TEMPORARY DEVICES AFTER SITE IS STABILIZED.

7. CONSTRUCTION EXIT STONE SIZE TO BE A.S.T.M. 0448, SIZE #1 (1-1/2" TO 3-1/2" DIAMETER) WITH A MIN. PAD THICKNESS OF 6".

8. CONSTRUCTION EXIT TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.

9. EROSION CONTROL WILL BE CONSTRUCTED AS REQUIRED BY PROJECT ENGINEER OR THE LOCAL CITY OR COUNTY GOVERNMENTAL AGENCY, IN ACCORDANCE WITH "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION.

10. ALL OPEN DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 LB. STONES SHALL BE PLACED AT ALL DOWN-STREAM HEADWALLS OR AT OUTLET OF FLUMES.

11. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING. NO CONSTRUCTION SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED AND INSPECTOR APPROVED.

12. FREQUENT INSPECTIONS AND REPAIR OF EROSION AND SEDIMENT CONTROL PRACTICES (INCLUDING VEGETATIVE COVER) IS TO BE DONE BY THE GENERAL CONTRACTOR.

13. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

14. ALL MEASURES SHALL BE EMPLOYED IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

15. SILT FENCES WILL BE INSTALLED AT TOE OF ALL FILL SLOPES DUE TO ROAD CONSTRUCTION.

16. PLEASE REFER TO THE EROSION AND SEDIMENT CONTROL DETAIL SHEET FOR ADDITIONAL NOTATIONS AND MISCELLANEOUS DETAILS.

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

18. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION DUE TO CONDITIONS NOT SHOWN ON PLANS.

19. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES MAY RESULT IN CONSTRUCTION BEING HALTED.

20. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, FOLLOWING RAINFALL AND REPAIRED BY CONTRACTOR OR OWNER AND DOCUMENTATION. FORWARDED TO THE COUNTY ON A WEEKLY BASIS OR AFTER EACH RAINFALL EVENT.

21. ALL SILT FENCING SHALL COMPLY WITH GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A LETTER OF WARRANTY THAT MATERIALS MEET THESE SPECIFICATIONS AND THAT THE FABRIC IS ON GA. D.O.T. Q.P.L. #36.

22. TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION SHALL BE PROVIDED WITHIN 10 DAYS OF REACHING FINAL GRADE.

23. STORM DRAIN SYSTEMS SHALL BE MAINTAINED CLEAN AND FREE OF SILT AND DEBRIS.

24. A RESPONSE TO A NOTIFICATION OF NONCOMPLIANCE OR INADEQUATE MEASURES SHALL BE MADE WITHIN 24 HOURS AFTER RECEIVING SUCH NOTIFICATION, UNLESS OTHERWISE SPECIFIED FOR CONDITIONS DEEMED CRITICAL.

25. PERMANENT VEGETATION SHALL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

26. IMPLEMENTATION AND MAINTENANCE:

A) IMPLEMENTATION: NOTIFY THE DEPARTMENT OF ENGINEERING 24 HOURS PRIOR TO COMMENCING WORK. NO CLEARING, GRADING, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL APPROVED EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES THESE EROSION AND SEDIMENT CONTROL MEASURES SHALL APPLY TO ALL FEATURES OF THE CONSTRUCTION SITE, INCLUDING BUT NOT LIMITED TO ROAD AND UTILITY INSTALLATIONS AS WELL AS TO THE PROTECTION OF INDIVIDUAL LOTS.

B) MAINTENANCE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

27. SEEDING SPECIFICATIONS AND APPLICATION RATES ARE AVAILABLE AT THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS). FOR TEMPORARY AND/OR PERMANENT SEEDING A VARIETY SUBSTITUTED FOR THAT SHOWN ON THE PLANS MAY BE UTILIZED WITH THE APPROVAL OF THE LOCAL GOVERNMENTAL AGENCY AND THE OWNER.

28. THE SITE IS CURRENTLY VACANT.

29. THE RECEIVING WATER FOR THE PROJECT IS A CANAL FOR LITTLE OGEECHEE RIVER
30: **NOTE: ANY BARE AREAS LEFT IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH.**

31. ALL DISTURBED AREAS SHALL BE RESODDED OR SEEDED IN ACCORDANCE WITH THE LATEST GEORGIA SOIL AND WATER CONSERVATION COMMISSION SPECIFICATIONS FOR GRASSING, OR AS DIRECTED BY PROJECT ENGINEER, OR AS DIRECTED BY THE LIA INSPECTOR.

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McDonough, GA 30253
770.914.9394

PROJECT NAME
POOLER REHAB PROJECT
MOSAIC CIRCLE
POOLER, GEORGA 31322

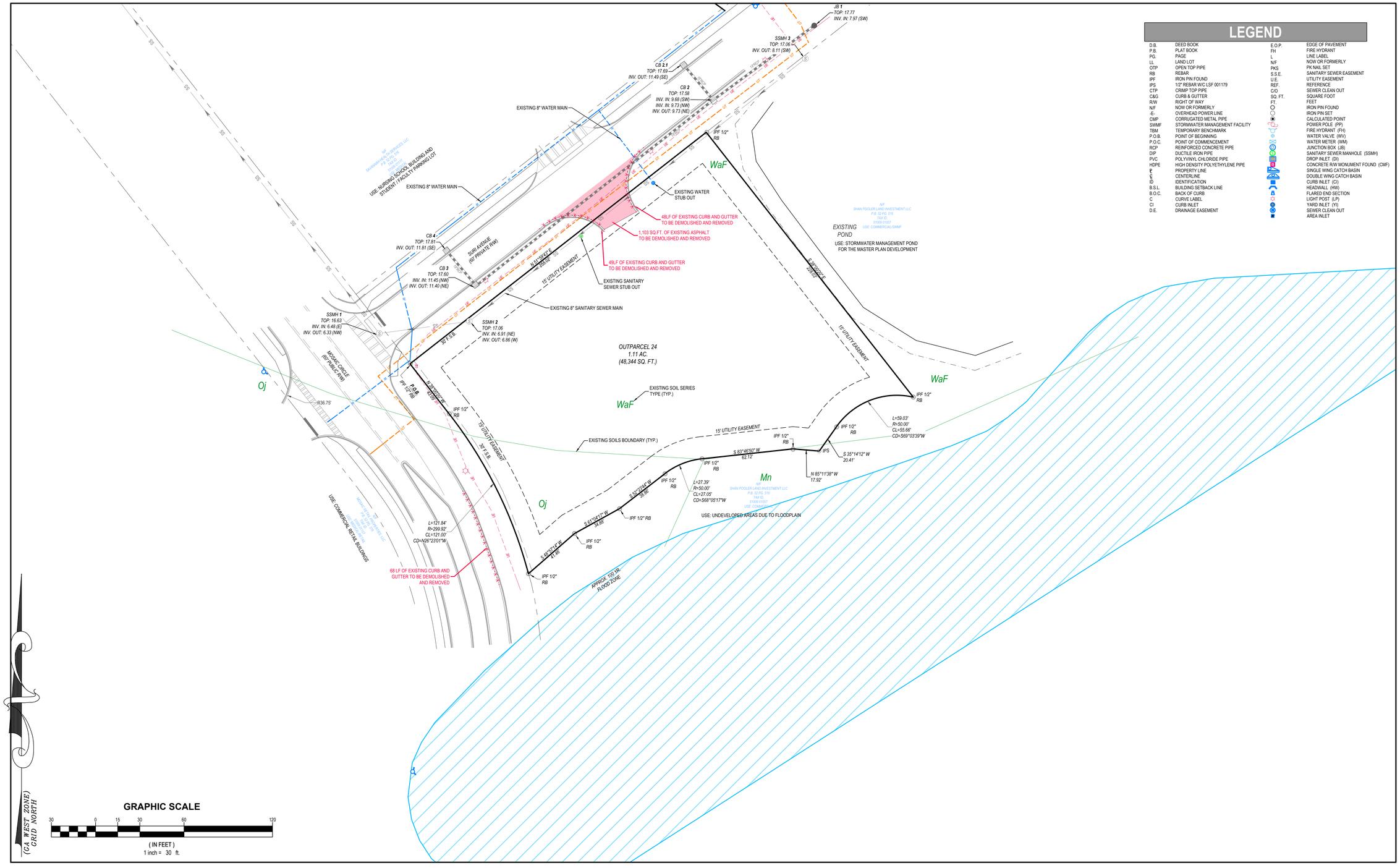
CLIENT NAME
JW SHUTTLESWORTH, LLC
P. O. BOX 1606
PERRY, GEORGIA 31069

REVISIONS
1. 12/10/2025 REVISED PER CITY COMMENTS
2. 2/27/2026 REVISED PER CITY COMMENTS
3. 4/21/2026 REVISED PER CITY COMMENTS
4. 5/15/2026 REVISED PER CITY COMMENTS

A3956.0001-CD-CVR DET

DATE 9/8/2025
CONTRACT # A3956.0001
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LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
P.	PROPERTY LINE		SINGLE WING CATCH BASIN
℄	CENTERLINE		DOUBLE WING CATCH BASIN
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT
			AREA INLET

SOIL TYPES

SYMBOL	SOIL NAME	DEPTH (inches)	ERODIBILITY	PERMEABILITY (inches/hour)	TEXTURE	SLOPE	EROSION FACTORS	
							K	T
Mn	MASCOTTE SAND	0-9	MODERATE	0.20-0.57	SAND	0-2%	0.05	5
Oj	OCILLA COMPLEX	0-28	MODERATE	0.20-1.98	LOAMY FINE SAND	0-2%	0.15	5
WaF	WAHEE SANDY LOAM	0-11	MODERATE	0.06-0.20	SANDY LOAM	0-2%	.20	3

NOTE:
SOIL INFORMATION WAS OBTAINED FROM THE USDA'S NRCS WEB SOIL SURVEY WEB PAGE.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CHATHAM COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13051C0109G EFFECTIVE DATE 8/16/2018, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD

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POOLER REHAB PROJECT
MOSAIC CIRCLE
POOLER, GEORGA 31322

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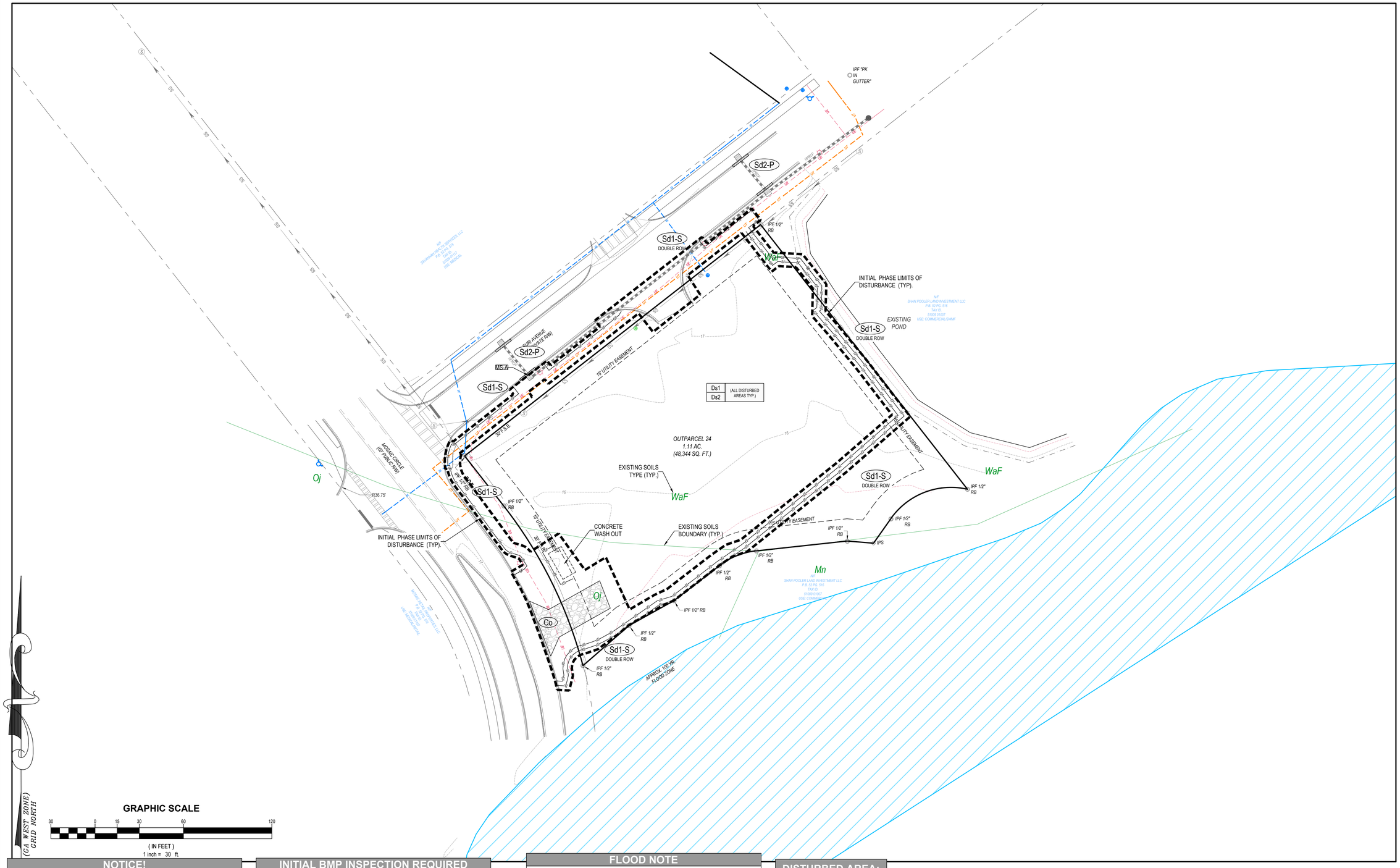
1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 050350 PROFESSIONAL ENGINEER MATTHEW W. GREY
9/16/2026
LEVEL 2 CERTIFICATION
CERT. #0000104901 EXP.: 01/17/27

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET
3.0

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(CA "WEST" ZONE)
GRID NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTICE!

NOTICE!

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

MAINTENANCE STATEMENT:

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. ANY BARE AREAS LEFT IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH.

INITIAL BMP INSPECTION REQUIRED

NOTIFY THE DESIGN PROFESSIONAL WHEN THE INITIAL BMP'S ARE IN PLACE. THE DESIGN PROFESSIONAL MUST INSPECT THE INITIAL SEDIMENT STORAGE AND PERIMETER CONTROL BMP'S WITHIN SEVEN (7) DAYS AFTER THEY HAVE BEEN INSTALLED.

UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CHATHAM COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13051C0109G EFFECTIVE DATE 8/16/2018, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD

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NOTE:
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DISTURBED AREA:

0.29 AC.

24 HOUR CONTACT:

MIKE McCANDLESS
PHONE:(478) 230-0241

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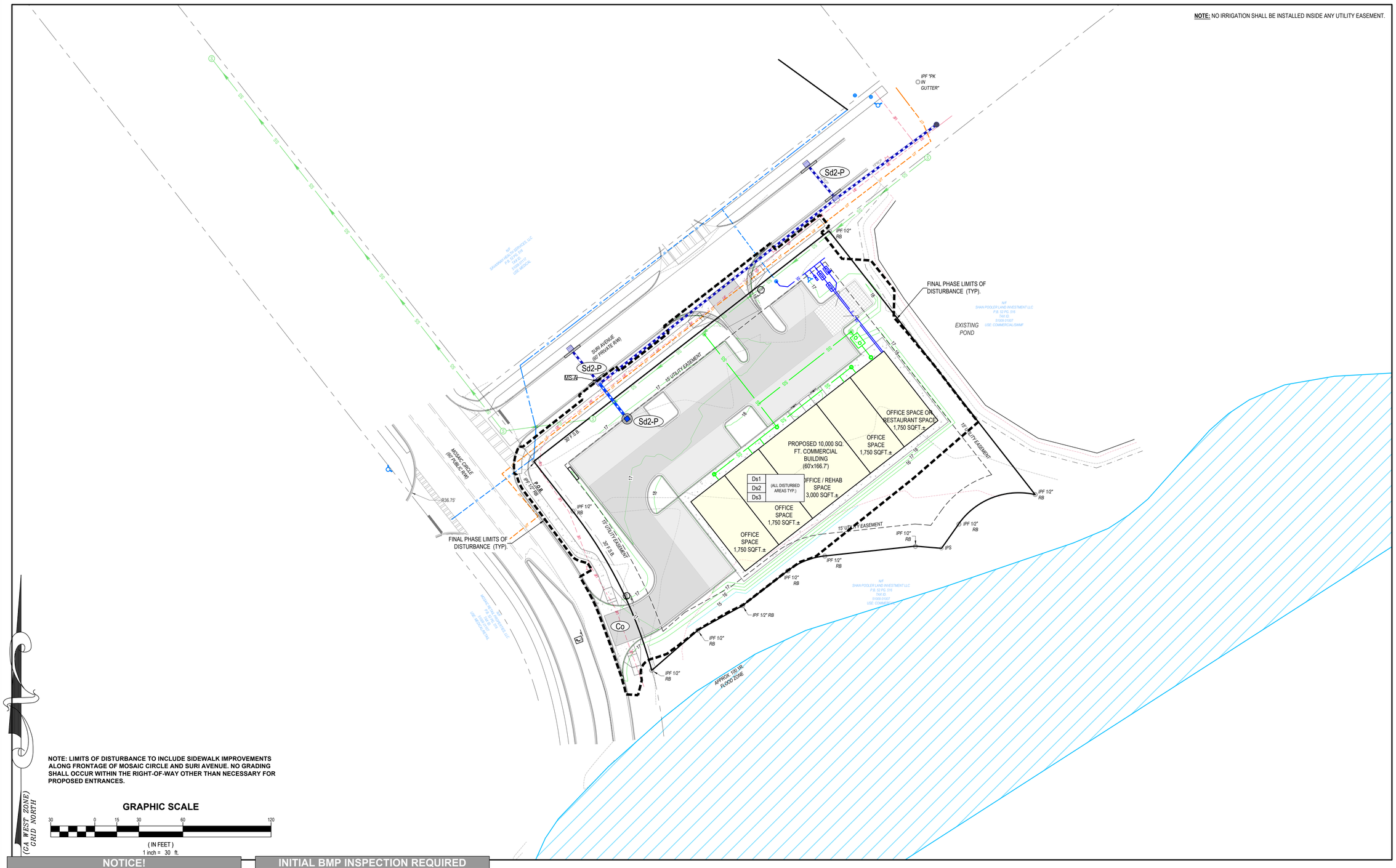
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GEORGIA REGISTERED No. 050350 PROFESSIONAL ENGINEER MATTHEW W. GRAY
5/15/2026
LEVEL 2 CERTIFICATION
CERT. #0000104901 EXP.: 01/17/27

SHEET TITLE
INITIAL PHASE EROSION CONTROL

SHEET
4.3

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NOTE: NO IRRIGATION SHALL BE INSTALLED INSIDE ANY UTILITY EASEMENT.



(GA WEST" ZONE) GRID NORTH

NOTE: LIMITS OF DISTURBANCE TO INCLUDE SIDEWALK IMPROVEMENTS ALONG FRONTAGE OF MOSAIC CIRCLE AND SURI AVENUE. NO GRADING SHALL OCCUR WITHIN THE RIGHT-OF-WAY OTHER THAN NECESSARY FOR PROPOSED ENTRANCES.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTICE!

NOTICE!
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. ANY BARE AREAS LEFT IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH.

INITIAL BMP INSPECTION REQUIRED

NOTIFY THE DESIGN PROFESSIONAL WHEN THE INITIAL BMP'S ARE IN PLACE. THE DESIGN PROFESSIONAL MUST INSPECT THE INITIAL SEDIMENT STORAGE AND PERIMETER CONTROL BMP'S WITHIN SEVEN (7) DAYS AFTER THEY HAVE BEEN INSTALLED.

UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

24 HOUR CONTACT:

MIKE McCANDLESS
PHONE:(478) 230-0241

DISTURBED AREA:

1.15 AC.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CHATHAM COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13051C0109G EFFECTIVE DATE 8/16/2018, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD

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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
POOLER REHAB PROJECT
MOSAIC CIRCLE
POOLER, GEORGA 31322

CLIENT NAME
JW SHUTTLESWORTH, LLC
P. O. BOX 1606
PERRY, GEORGIA 31069

REVISIONS
1. 12/10/2025 REVISED PER CITY COMMENTS
2. 2/27/2026 REVISED PER CITY COMMENTS
3. 4/21/2026 REVISED PER CITY COMMENTS
4. 5/15/2026 REVISED PER CITY COMMENTS

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DATE 9/8/2025
CONTRACT # A3956.0001
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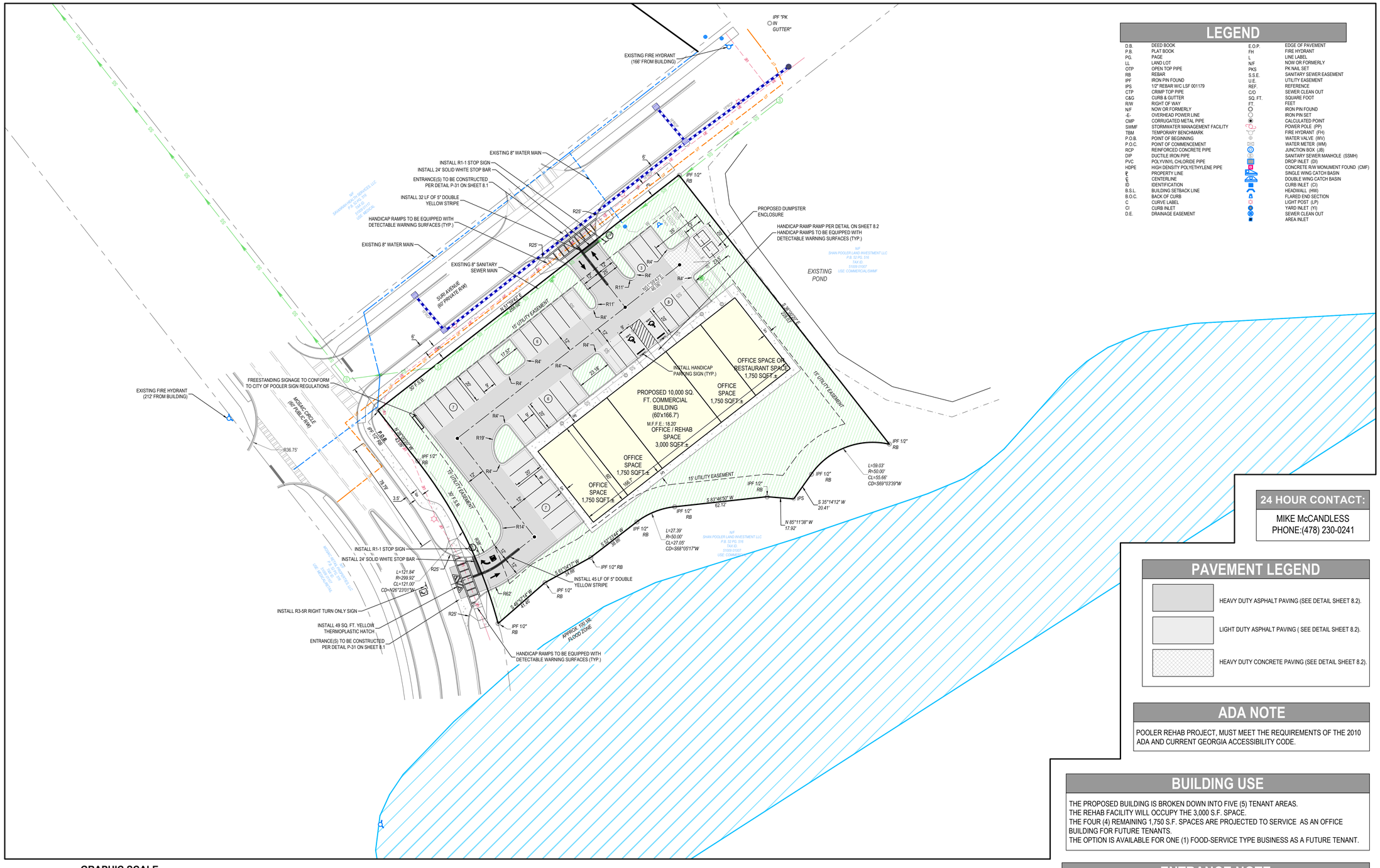
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 050350 PROFESSIONAL ENGINEER MATTHEW W. GREEN
5/15/2026
LEVEL 2 CERTIFICATION
CERT. #0000104901 EXP.: 01/17/27

SHEET TITLE
FINAL PHASE EROSION CONTROL

SHEET
4.5



LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
ℙ	PROPERTY LINE		SINGLE WING CATCH BASIN
℄	CENTERLINE		DOUBLE WING CATCH BASIN
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT
			AREA INLET

24 HOUR CONTACT:

MIKE McCANDLESS
PHONE:(478) 230-0241

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVING (SEE DETAIL SHEET 8.2).
- LIGHT DUTY ASPHALT PAVING (SEE DETAIL SHEET 8.2).
- HEAVY DUTY CONCRETE PAVING (SEE DETAIL SHEET 8.2).

ADA NOTE

POOLER REHAB PROJECT, MUST MEET THE REQUIREMENTS OF THE 2010 ADA AND CURRENT GEORGIA ACCESSIBILITY CODE.

BUILDING USE

THE PROPOSED BUILDING IS BROKEN DOWN INTO FIVE (5) TENANT AREAS.
THE REHAB FACILITY WILL OCCUPY THE 3,000 S.F. SPACE.
THE FOUR (4) REMAINING 1,750 S.F. SPACES ARE PROJECTED TO SERVICE AS AN OFFICE BUILDING FOR FUTURE TENANTS.
THE OPTION IS AVAILABLE FOR ONE (1) FOOD-SERVICE TYPE BUSINESS AS A FUTURE TENANT.

ENTRANCE NOTE

ENTRANCES TO BE CONSTRUCTED PER CITY OF POOLER STANDARD CONSTRUCTION DETAIL P-31 FOR THE CONCRETE VALLEY SWALE AND FILLETS AT THE COMMERCIAL DRIVEWAY CONNECTION.

SIGNAGE AND STRIPING NOTES

1. ALL STOP BARS AND CROSSWALK PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. ALL STOP SIGNS SHALL BE R1-1 (30"x30") PER MUTCD AND FABRICATED FROM HIGH INTENSITY PRISMATIC SHEETING.

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SEAL
GEORGIA REGISTERED No. 050350 PROFESSIONAL ENGINEER MATTHEW W. GRAY
LEVEL 2 CERTIFICATION
CERT. #0000104901 EXP.: 01/17/27

SHEET TITLE
GEOMETRY PLAN

SHEET
5.0

DRAIN PIPE NOTES:

DRAIN PIPE NOTE:

REFER TO STORM SEWER PROFILES FOR PIPE DATA.

RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

NO STORM PIPE SUBSTITUTIONS SHALL BE CONSIDERED ACCEPTABLE WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD AND/OR THE CITY OF POOLER.

STORMWATER NOTES:

1. THIS SITE IS NOT LOCATED IN A FLOOD PLAN PER FIRM PANEL # 13051C0109G EFFECTIVE DATE 8/16/2018.
2. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
3. A STORMWATER MANAGEMENT STUDY SHALL BE INCLUDED WITH THIS PROJECT.
4. ALL STORM UTILITIES SHALL BE INSPECTED BY CITY OF POOLER ENGINEERING DEPARTMENT.
5. MAXIMUM CUT OR FILL IS 2H:1V EXCEPT EARTHEN DAM EMBANKMENTS SHALL BE 3H:1V
6. DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
7. PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT AT LEAST TWO WEEKS PRIOR TO REQUISITION A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPOGRAPHY OF POND AND OUTLET STRUCTURE DETAIL USING POST-CONSTRUCTION SURVEY DATA. USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.
8. THE ACCESS EASEMENT TO BE CLEARED AND GRUBBED.
9. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
10. ALL INSTALLATIONS ARE SUBJECT TO INSPECTION BY THE CITY OF POOLER ENGINEERING DEPARTMENT. ALL PIPES AND CULVERTS SHALL BE BEDDED AS REQUIRED BY CITY OF POOLER SPECS.
11. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
12. ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
13. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
14. TOTAL WETLAND ACRES ON SITE ARE 0.00 ACRES.
15. A REVISION TO THE ESPC PLAN IS REQUIRED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, THAT WILL HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT, OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING POLLUTANT DISCHARGE.
16. CONTACT THE PLANNING DEPARTMENT AT (912) 748-7261 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE. FAILURE TO DO SO MAY RESULT IN A STOP WORK ORDER.
17. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (912) 748-7261 FOR A SITE PREP INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
18. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
19. TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL. IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTHORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.

GRADING & DRAINAGE PLAN LEGEND

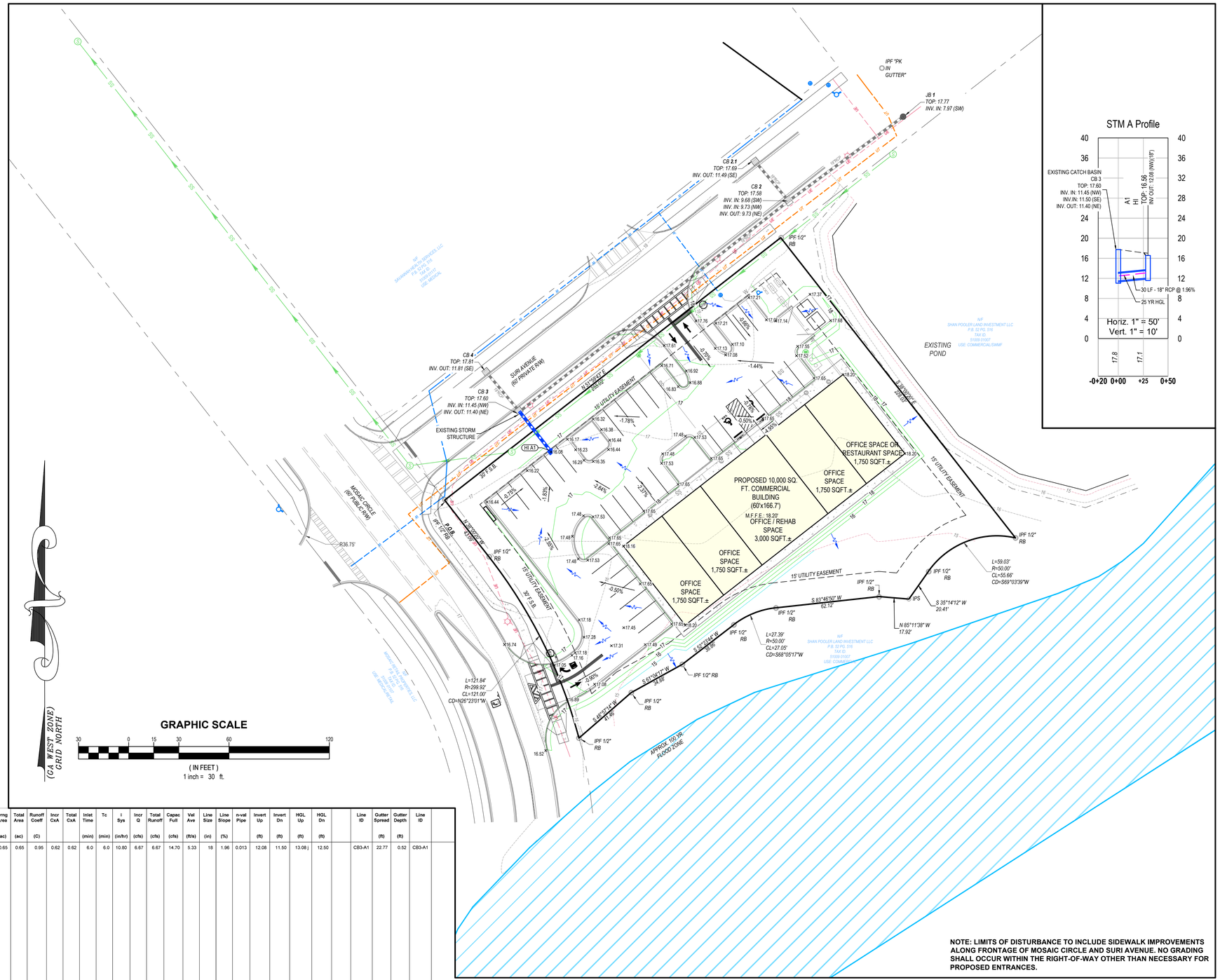
000	*EXISTING 10.0' CONTOURS*
000	*EXISTING 2.0' CONTOURS*
000	PROPOSED 10.0' CONTOURS
000	PROPOSED 2.0' CONTOURS
	PROPOSED STORM SEWER
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION (APPROXIMATE)

DRAINAGE LABEL KEY

A-1 - SWCB

STRUCTURE TYPE or PIPE SIZE & TYPE
STRUCTURE TAG or PIPE TAG
STRUCTURE NUMBER or PIPE NUMBER

DRAINAGE ABBREVIATIONS	
AI	AREA INLET - GDOT DETAIL 1019A - TYPE 'B'
SWCB	SINGLE WING CATCH BASIN - GDOT DETAIL 1033D
DWCB	DOUBLE WING CATCH BASIN - GDOT DETAIL 1034D
HW	HEAD WALL - GDOT DETAIL 1001B
FES	FAIRED END SECTION
JB	JUNCTION BOX
HI	HOODED INLET
CB	CATCH BASIN



Line No.	Line ID	Line Length (ft)	Drng Area (ac)	Total Area (ac)	Runoff Coeff (C)	Incr CxA	Total CxA	Inlet Time (min)	Tc (min)	I Sys (in/hr)	Incr Q (cfs)	Total Runoff (cfs)	Capac Full (cfs)	Vel Ave (ft/s)	Line Size (in)	Line Slope (%)	n-val Pipe	Invert Up (ft)	Invert Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Line ID	Gutter Spread (ft)	Gutter Depth (ft)	Line ID
1	CB3-A1	29.609	0.65	0.65	0.95	0.62	0.62	6.0	6.0	10.80	6.67	6.67	14.70	5.33	18	1.96	0.013	12.08	11.50	13.08 j	12.50	CB3-A1	22.77	0.52	CB3-A1
Project File: Storm Sewer A.stm											Number of lines: 1					Date: 11/5/2025						Project File: Storm Sewer A.stm			
NOTES: Intensity = 57.09 / (Inlet time + 5.50) ^ 0.68 -- Return period = 25 Yrs. ; ** Critical depth																						NOTES: ** Critical depth			

NOTE: LIMITS OF DISTURBANCE TO INCLUDE SIDEWALK IMPROVEMENTS ALONG FRONTAGE OF MOSAIC CIRCLE AND SURI AVENUE. NO GRADING SHALL OCCUR WITHIN THE RIGHT-OF-WAY OTHER THAN NECESSARY FOR PROPOSED ENTRANCES.

FLOOD NOTE

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PHONE:(478) 230-0241

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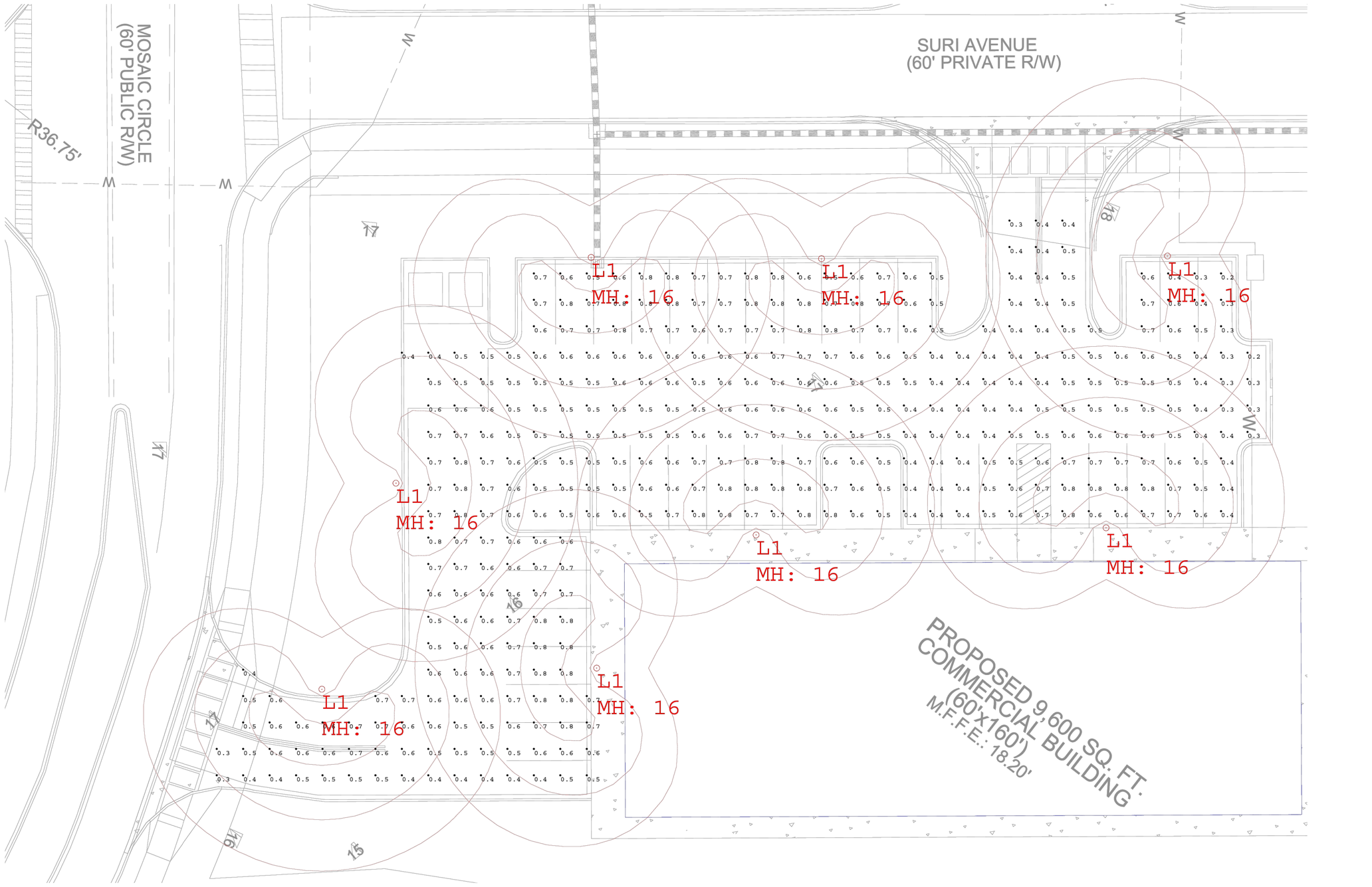
1350 KEYS FERRY COURT
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LSF #1179

SEAL
GEORGIA REGISTERED No. 050350 PROFESSIONAL ENGINEER MATTHEW W. GRAY
LEVEL 2 CERTIFICATION
CERT. #0000104901 EXP.: 01/17/27

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET
6.0

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A3956.0001-CD-UTILITY

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5/15/2026

LEVEL 2 CERTIFICATION
CERT. #0000104901 EXP.: 01/17/27

SHEET TITLE
LIGHTING PLAN

SHEET
7.1

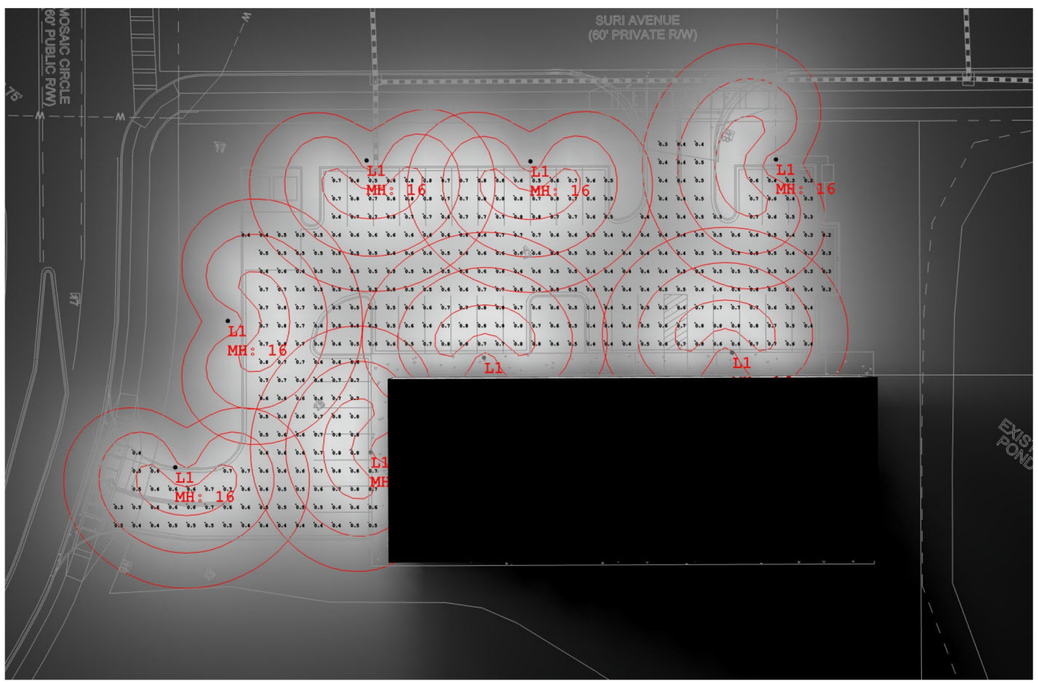


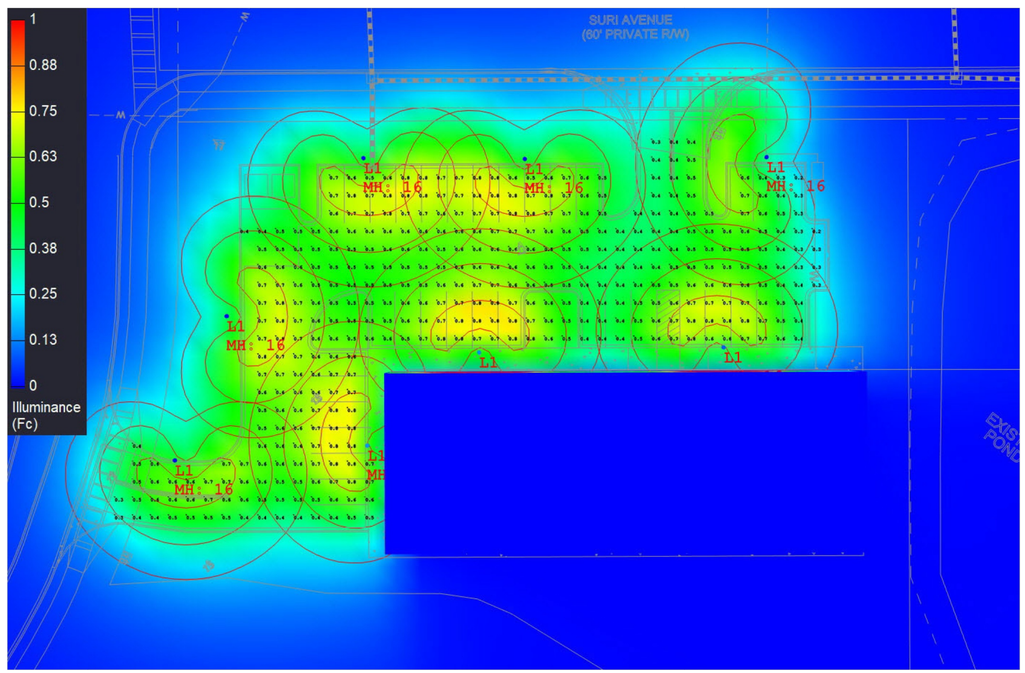
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊕	8	ULA-A4-X-U-ASYM-VMx	Single	N.A.	0.900	ULA-A4-X-U-ASYM-VMx

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING LOT	Illuminance	Fc	0.57	0.8	0.2	2.85





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SHEET TITLE
LIGHTING DETAILS

SHEET
7.2

PLANT SCHDULE

COMMON NAME	BOTANICAL NAME	MIN. SIZE	QTY.	SPACING	IMPORTANT QUALITY NOTES:	SUBSTITUTE OPTIONS:
Trees						
Trident Maple	Acer buergerianum	3" cal.	4	see plan	Full branched, straight central leader	None
Deodar Cedar	Cedrus deodara	3" cal.	7	10' o.c.	Full branched, straight central leader	None
Sweetbay Magnolia	Magnolia virginiana	3" cal.	3	see plan	Full branched, straight central leader	None
Overcup Oak	Quercus lyrata	3" cal.	3	25' o.c.	Full branched, straight central leader	None
North Pole Arborvitae	Thuja occidentalis 'Art Boe'	6' B&B	7	4' o.c.	Full branched, straight central leader	None
Shrubs						
Hardy Anise	Illicium parviflorum	7 gal.	10	4'-5' o.c.	Stagger spacing	None
Vintage Jade Distylium	Distylium 'Vintage Jade '	3 gal.	31	4' o.c.		Sub: Cinnnamon Girl Distylium
Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3gal.	12	4' o.c.	Stagger spacing	Sub: Other dwarf sun Hydrangea
Kliem's Hardy Gardenia	Gardenia jasminoides 'Kleim's Hardy'	3 gal.	21	3'-3.5' o.c.	Stagger spacing	None
Radiance Abelia	Abelia x grandiflora 'Radiance'	3 gal.	21	4' o.c.	Stagger spacing	None
Little Missy Dwarf Boxwood	Buxus microphylla 'Little Missy'	1 gal.	10	2.5' o.c.		Sub: Other dwarf boxwood variety < 24" max size
Groundcovers & Materials						
Mexican Feather Grass	Nassella tenuissima	3 gal.	65	2'-2.5' o.c.	Use 1 gal. if 3 gal. can't be found. Staggered spacing	Sub: Hamelin Grass
Sweetflag Grass	Acorus gramineus	1 gal.	85	8-12" o.c.	Stagger spacing	Sub: Mondo grass
Double Shredded Dark Brown Hardwood Mulch		TON		4000 SF	Lay 3" thick. Contractor to verify quantity.	None
Zeon Zoysiagrass		pallet			Contractor to determine square footage/quantity.	None

NOTES:

**TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
**NO EXISTING SIGNIFICANT TREES ON SITE
**NO IRRIGATION SYSTEM PROPOSED

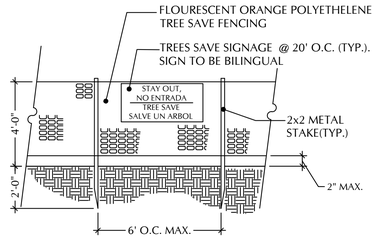
TREE COVERAGE REQUIREMENT:

MINIMUM 15 TREES REQUIRED PER ACRE
1.110 ACRES x 15 TREES = 16.65 TREES REQUIRED
4 MAPLES, 7 CEDARS, 3 MAGNOLIAS, & 3 OAKS PROVIDED (17 TOTAL QUALIFYING TREES)
REQUIREMENT SATISFIED

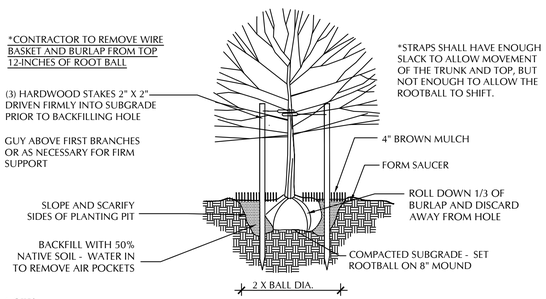
24 TOTAL TREES, ≤30% SMALL SPECIES OR SINGLE SPECIES

PARKING LOT TREE REQUIREMENT:

1 TREE REQUIRED PER 12 PARKING SPACES
36 PARKING SPACES= 3 TREES REQUIRED
4 MAPLES PROVIDED, REQUIREMENT SATISFIED

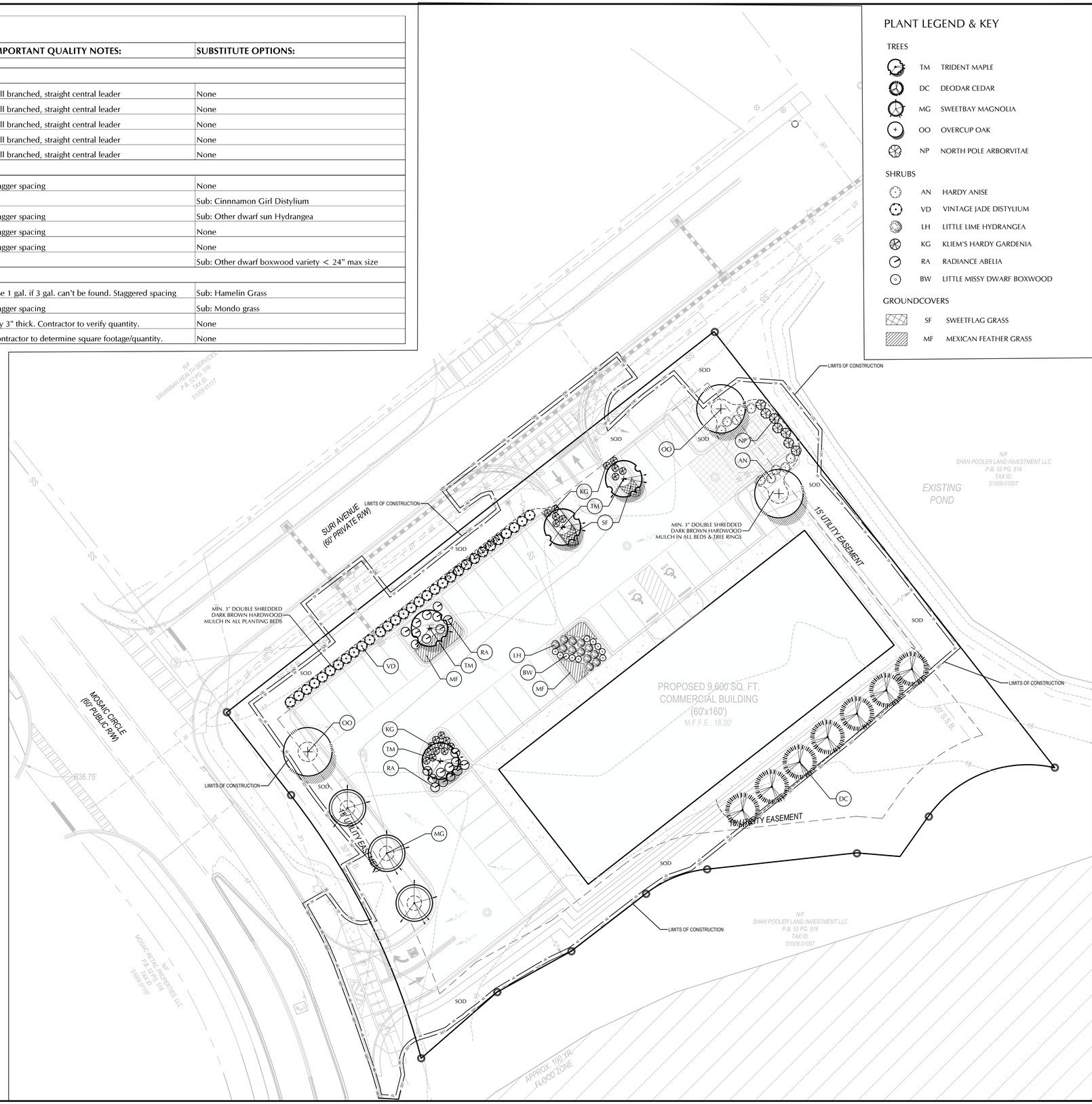


1 / L1 TREE PROTECTION FENCE DETAIL
SCALE: NOT TO SCALE



NOTES:
*ROOT FLARE SHOULD BE VISIBLE AT THE TIME OF PLANTING.
*DO NOT MULCH WITHIN 6" RADIUS OF TREE TRUNK.
*REMOVE STAKING 6 MONTHS AFTER PLANTING.

2 / L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON MATTHEW JUSTICE
11/4/2025

GEORGIA SOIL AND WATER CONSERVATION COMMISSION CERTIFICATION NO. 56116

PROJECT

MOSAIC TOWN CENTER PARCEL 24

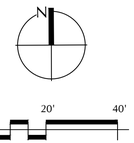
Located in:
8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA

DATE:	PROJECT #:
11/4/2025	2025 - 085
DRAWN BY:	CHECKED BY:
ODK	JMJ

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REVISIONS
11/4/25 - City of Pooler Comments

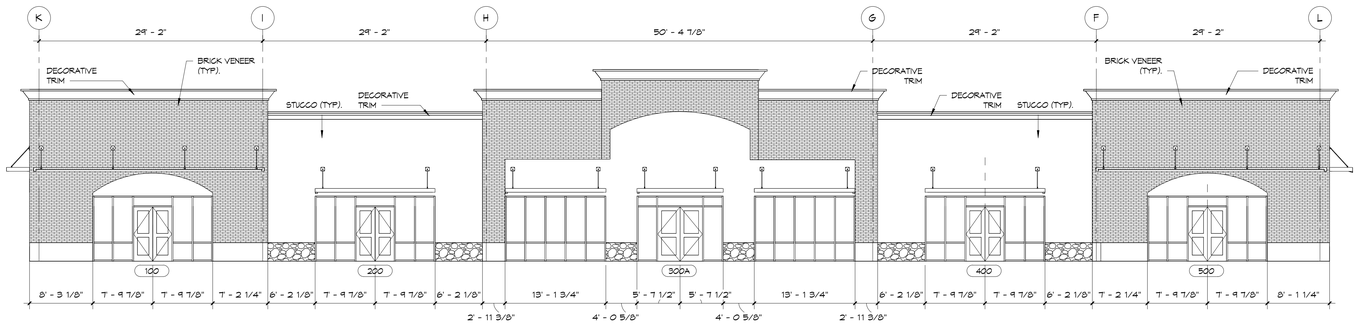
NORTH ARROW / SCALE



Scale : 1" = 20'

SHEET TITLE
LANDSCAPE PLAN

SHEET
L1



A1 Elevation 4 - a
SCALE: 1/8" = 1'-0"

JMA

CONSULTANTS

REGISTRATION SEALS

POOLER REHAB CENTER

8TH G.M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA.

JW SHUTTLESWORTH, LLC

1205 BALL ST, PERRY, GA 31069, US

SHEET SET ISSUE

DATE	DESCRIPTION
11.03.25	SD REVIEW
11.24.25	DD REVIEW
	50% CD REVIEW
---	80% CD REVIEW
---	100% CD REVIEW
---	BID & CONSTRUCTION

REVISION ISSUE

MARK	DATE	DESCRIPTION

PROJECT NO: 32509
DRAWN BY: VD
CHK'D BY: MT

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DISCLAIMER:
Scales as stated hereon are valid on the original drawing, the dimensions of which are 30 x 42 inches. These scales noted hereon are hereby by the ratio of overall sheet dimensions of the print to corresponding dimensions of the original drawing.

SHEET TITLE

BUILDING ELEVATIONS

A201.1

11/24/2025 3:31:14 PM

FILE NAMEAutodesk Docs://32509 - Pooler Rehab/251030 - 32509_Pooler Rehab.rvt

NOT FOR CONSTRUCTION

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 9th day of FEBRUARY, 2026, by and between SHAN POOLER LAND INVESTMENT LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name POOLER REHAB PROJECT.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51009 01007 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 982 Page 131, 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

9th day of February, 2026

Bonnie Lord

Notary Public Print

Bonnie Lord

Notary Public Signature

Notary Public Commission Expiration

Seal:

BONNIE LORD NOTARY PUBLIC LAURENS COUNTY, GA Comm. Exp. 10/01/28

Landowner

John A. Martin

Landowner Print

John A. Martin

Landowner Signature

Conner Street

Witness Print

Conner Street

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:

CITY of POOLER
GEORGIA

HOLD HARMLESS AGREEMENT

I/we, SHAN POOLER LAND INVESTMENT LLC , agree to hold harmless the City of Pooler or any authorized utility, public or private, from any damage to my/our PEDESTRIAN SIDEWALK system at POOLER REHAB PROJECT SITE during the course of any repair or any maintenance of said utility. This shall apply only to those portions that lie within the public right-of-way, roadways, or any other utility easement.

Furthermore, the owner of the POOLER REHAB PROJECT SITE and its successors in title agree that the City of Pooler or other authorized utility shall have no responsibilities for repair, maintenance, damage or replacement arising from the approval or existence of an encroachment, or any work within the right-or-way by a utility of the City of Pooler.

The system owner and its successors in title further agrees that the City of Pooler will not be held liable for any damage created by a City of Pooler enterprise or other authorized utility using the right-of-way, roadway, or easement.

IN WITNESS WHEREOF, the Owner and the City of Pooler do hereunto execute this agreement on this 8TH day of DECEMBER, 2025.

OWNER

J. Kevin Woods
OWNER NAME

J Kevin Woods
OWNER SIGNATURE

CITY

CITY REPRESENTATIVE NAME

CITY REPRESENTATIVE SIGNATURE

EOM Operations
Your solution to a better tomorrow

May 28th, 2026

Matthew W. Gray, P.E.
Moore Bass Consulting, inc.
1350 Keys Ferry Court
McDonough, GA 30253

Dear Mr. Gray,

I am pleased to provide you with a recommendation for Approval of the site development plans for Pooler Rehab Project (Application No. A25-0162), as detailed below.

Submittal Documents:		
	Site Development Plans	*May 2026*
	GSWCC Approval of ES&PC Plans	*Apr. 2026*
	Stormwater Maintenance Agreement	*Mar. 2026*
	Trip Generation	*Mar. 2026*
	Traffic Memorandum	*Dec. 2025*
	Hold-Harmless Agreement	*Dec. 2025*
	Elevation Exhibit	*Dec. 2025*
	Stormwater Master Drainage Report	*Sept. 2025*
	Site Specific Stormwater Report	*Sept. 2025*

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

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

EOM Operations
Your solution to a better tomorrow

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner - City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; City Planner – 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 structure and related outdoor vehicle storage for a car dealership (Critz GMC Dealership) within the C-2 zoning district at Pooler Parkway and Clear Lake Way.

Project:	#A26-0003
P&Z Meeting Date:	June 8, 2026
City Council Workshop Presentation Date:	June 15, 2026
Applicant and Authorized Agent:	Hussey Gay Bell
Property Owner:	Pooler Parkway of GA, LLC
Location (Address):	Pooler Parkway and Clear Lake Way
Parcel (PIN):	51011F01001
Acreage:	Approximately 12.71-Acres
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	One-story commercial structure and related outdoor vehicle storage for a car dealership (Critz GMC Dealership)
Staff Recommendation:	Approval
Planning & Zoning Commission:	*After review of the criteria, P&Z recommends approval of the request subject to the following condition:* *1. Prior to scheduling the Pre-Construction meeting, the existing street name signs at the following locations shall be removed, and a Street Name Application shall be submitted to the City to formalize the correct and approved street names:* *- At the intersection of Pooler Parkway and Clear Lake Way, the pole-mounted signage currently identifies the minor street as Molly Place. City records indicate the approved name is Clear Lake Way.* *- At the intersection of Pooler Parkway and Kita Way, the pole-mounted signage currently identifies the minor street as W Marketplace Way. City records indicate the approved name is Kita Way.*

Recommended Motion:	*"After review of the criteria, move for approval of the request subject to the following condition:* *1. Prior to scheduling the Pre-Construction meeting, the existing street name signs at the following locations shall be removed, and a Street Name Application shall be submitted to the City to formalize the correct and approved street names:* *- At the intersection of Pooler Parkway and Clear Lake Way, the pole-mounted signage currently identifies the minor street as Molly Place. City records indicate the approved name is Clear Lake Way.* *- At the intersection of Pooler Parkway and Kita Way, the pole-mounted signage currently identifies the minor street as W Marketplace Way. City records indicate the approved name is Kita Way."*
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 Residential and is shown in the Comprehensive Plan as being within the Residential Character Area. Although the FLUM identifies this parcel as being Residential, the proposed car dealership is consistent with the existing and proposed development of the area, including an existing car dealership (Subaru), a medical office, a restaurant, and other commercial and multi-family residential developments.* 2. Whether the site plan provides for adequate pedestrian and traffic access. o *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.* 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable. o *The 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 commercial developments and the large size of the subject parcel.*

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 12.71-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; however, prior to scheduling the Pre-Construction meeting, the existing street name signs at the following locations shall be removed, and a Street Name Application shall be submitted to the City to formalize the correct and approved street names*

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.*

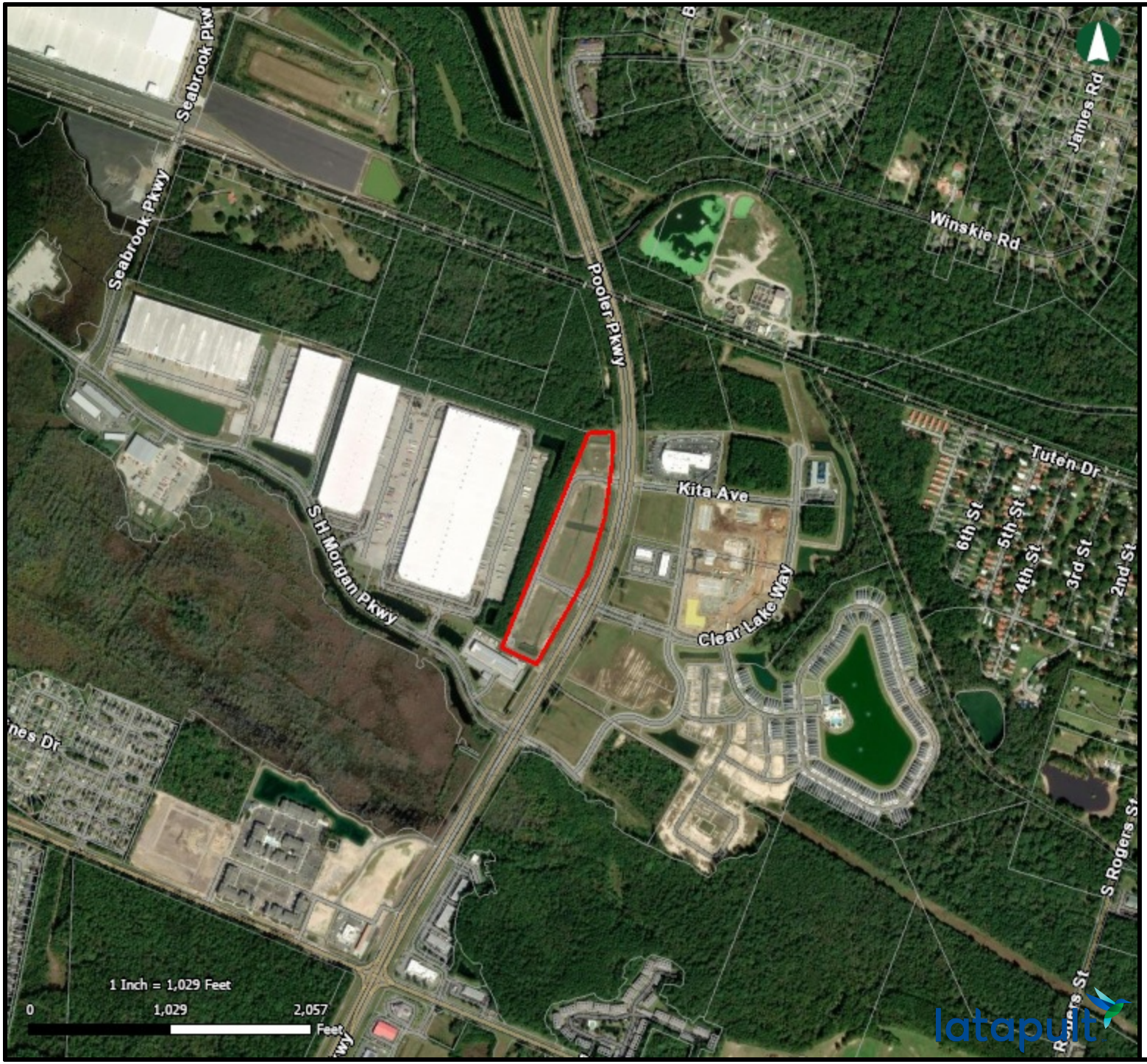
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

    - *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 subject to the following condition: 1. Prior to scheduling the Pre-Construction meeting, the existing street name signs at the following locations shall be removed, and a Street Name Application shall be submitted to the City to formalize the correct and approved street names: - At the intersection of Pooler Parkway and Clear Lake Way, the pole-mounted signage currently identifies the minor street as Molly Place. City records indicate the approved name is Clear Lake Way. - At the intersection of Pooler Parkway and Kita Way, the pole-mounted signage currently identifies the minor street as W Marketplace Way. City records indicate the approved name is Kita Way..
Attachments:	A. Vicinity Map B. Submittal Documentation C. Approval Letter

Attachment A



CITY of POOLER
GEORGIA

Vicinity Map - Critz GMC Dealership - Site Plan

06/01/2026

Parcels

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

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

CRITZ GMC DEALERSHIP
1300 POOLER PARKWAY
POOLER, GEORGIA

FOR

CRITZ PROPERTIES, LLC
7000 ABERCORN STREET
SAVANNAH, GEORGIA 31406
PHONE No. (912) 354-7000

DECEMBER 19, 2025
MARCH 11, 2026
APRIL 24, 2026



CONSTRUCTION EXITS
LATITUDE: 32.10710° N
LONGITUDE: 81.26708° W

LATITUDE: 32.10702° N
LONGITUDE: 81.26710° W

VICINITY MAP
SCALE: 1"=2000'

GEORGIA REGISTERED No. 28251 PROFESSIONAL ENGINEER THOMAS W. CELL
12-19-25
4-24-26

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • BLUE RIDGE • CHARLESTON • COLUMBIA • GREENVILLE • NASHVILLE
www.husseygaybell.com

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTION NOTES AND LEGEND
C0.3	PROJECT INDEX MAP
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1–C1.2	EXISTING CONDITIONS PLAN
C2.0	OVERALL SITE PLAN
C2.1–C2.2	SITE PLAN
C3.0	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C3.1–C3.2	PAVING, GRADING AND DRAINAGE PLAN
C4.0	OVERALL SANITARY SEWER AND WATER DISTRIBUTION PLAN
C4.1–C4.2	SANITARY SEWER AND WATER DISTRIBUTION PLAN
C5.1–C5.3	STORM DRAINAGE PROFILES
C6.1–C6.5	CONSTRUCTION DETAILS
EC0.1–EC0.2	EROSION AND SEDIMENT CONTROL NOTES
EC1.1–EC1.2	EROSION AND SEDIMENT CONTROL PLAN – INITIAL PHASE
EC2.1–EC2.2	EROSION AND SEDIMENT CONTROL PLAN – INTERMEDIATE PHASE
EC3.1–EC3.2	EROSION AND SEDIMENT CONTROL PLAN – FINAL PHASE
EC4.1–EC4.2	EROSION AND SEDIMENT CONTROL DETAILS

SCHEDULE OF DRAWINGS

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December 14, 2018 - 8:56 AM Printed By: sicilia
E:\Critz\124273704 Pooler, GA Critz GMC Dealership\Cadd Files\Construction\C0.1_COVER.dwg

GENERAL NOTES, ABBREVIATIONS, SYMBOLS & LEGEND:

SITE DATA:

1. SITE ADDRESS: POOLER PARKWAY, POOLER, CHATHAM COUNTY, GEORGIA
2. PROPERTY IDENTIFICATION NUMBER(S): 51011F01001
3. PROPERTY OWNER ADDRESS: HGGW, LLC, 7000 ABERCORN STREET, SAVANNAH, CHATHAM COUNTY, GEORGIA
4. DEVELOPER ADDRESS: CRITZ PROPERTIES, LLC, 7000 ABERCORN STREET, SAVANNAH, CHATHAM COUNTY, GEORGIA — DAVID PERPINAN, GENERAL MANAGER, 912.629.7028 / 912.308.9970, dperpinan@critz.com
5. PARCEL(S) SIZE: 12.71 ACRES
6. SITE SIZE: 6.08 ACRES
7. SITE ZONING: C-2 HEAVY COMMERCIAL
8. SURVEY INFORMATION: HUSSEY GAY BELL, 329 COMMERCIAL DRIVE, SAVANNAH, GEORGIA, 912.354.4626, SEPTEMBER 12, 2024, 124273704, NAVD 88, NAD 83, GEORGIA STATE PLANE EAST ZONE
9. GEOTECHNICAL: TERRACON, 2201 ROWLAND AVENUE, SAVANNAH, GEORGIA, JANUARY 06, 2023, ES225302
10. LOCAL ISSUING AUTHORITY: CITY OF POOLER
11. WATER AND SEWER PROVIDER: CITY OF POOLER
12. ROAD AND DRAINAGE OPERATOR: CITY OF POOLER
13. FLOOD ZONE: IN ACCORDANCE WITH FIRM MAP NO. 13051C0107H, EFFECTIVE DATE: AUGUST 16, 2018, THIS PROPERTY DOES NOT FALL WITHIN THE LIMITS OF THE 100 – YEAR FLOOD PLAIN. (ZONE "X").

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION UNTIL THE PROPER PERMITS HAVE BEEN ISSUED.
2. WORK IS NOT PERMITTED UNTIL THE PRE-CONSTRUCTION MEETING IS HELD AS REQUIRED. CONTACT CITY OF POOLER AT 912-748-7261 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE NOTICE OF INTENT. IF ONE HAS NOT BEEN PROVIDED/SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO SO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF AND FAMILIARIZING THEMSELVES WITH THE FOLLOWING: GEOTECHNICAL REPORT.
5. CAD FILES OF THE DESIGN MAY BE OBTAINED BY THE CONTRACTOR UPON REQUEST, BUT THE LATEST ISSUED PLANS AND SPECIFICATIONS SHALL GOVERN IN CONFLICT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD MARKINGS/LOCATES ARE IN AGREEMENT WITH THE APPROVED PLANS AND SPECIFICATIONS. IF THE FIELD LOCATIONS ARE FOUND TO BE IN CONFLICT OR IF UTILITIES ARE MARKED IN THE FIELD THAT ARE NOT SHOWN ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST DIRECTION. UNDERGROUND UTILITIES WERE LOCATED TO THE EXTENT PRACTICAL DURING THE TOPOGRAPHIC SURVEY BASED ON OBSERVABLE ABOVE GROUND EVIDENCE AND FLAGGING BY OTHERS. HOWEVER, THE UTILITIES SHOWN MAY NOT BE THE TYPE INDICATED OR IN THE LOCATION SHOWN, AND OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. FULL SUBSURFACE INVESTIGATION SHALL BE PERFORMED BY THE CONTRACTOR TO VERIFY LOCATION, TYPE, AND SIZE OF ALL UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL COMPLETELY CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF DISTURBANCE UNLESS INDICATED OTHERWISE.
8. ALL UTILITY CONSTRUCTION SHALL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN THE STATE OF GEORGIA.
9. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
10. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER.
11. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA." ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER.
12. CONTRACTOR SHALL USE A TRENCH BOX ON ALL UTILITIES MORE THAN SIX FEET IN DEPTH. STACKABLE TRENCH BOXES SHALL BE USED WHERE DEPTH REQUIRES SUCH.
13. 6" IRRIGATION CONDUITS SHALL BE PLACED AS SHOWN ON THE PLANS. IRRIGATION CONDUITS SHALL BE SCHEDULE 40 PVC (WHITE IN COLOR) AND SHALL EXTEND 3' (MIN.) – 5' (MAX.) BEYOND BACK OF CURB.
14. ALL CONDUITS SHALL BE INSTALLED WITH 24"(MIN.)–30"(MAX) COVER (OR AS REQUIRED BY THE UTILITY).
15. ONE (1) #3 REBAR, 24" IN LENGTH SHALL BE INSTALLED AT EACH CONDUIT END WITH 18" EXPOSED AND 6" OF BURY.
16. ONE (1) 1"x2" WOODEN STAKE (PRESSURE TREATED) SHALL BE INSTALLED AT EACH CONDUIT END WITH A MINIMUM OF 24" EXPOSED AND A MINIMUM OF 12" OF BURY. THE STAKES SHALL BE PAINTED WHITE FOR IRRIGATION CONDUITS AND GRAY FOR ELECTRICAL CONDUITS.
17. EACH CONDUIT END SHALL BE CAPPED (NO GLUE).
18. PULL CORDS SHALL RUN THROUGH PIPE AND EXIT A PRE-DRILLED HOLE IN CAP ON EITHER END.
19. ELECTRICAL COMPONENTS WITHIN THESE PLANS ARE PROVIDED BY GEORGIA POWER COMPANY. THESE PLANS MAY NOT REPRESENT ALL WORK REQUIRED TO COMPLETE THE INSTALLATION OF ELECTRICAL COMPONENTS OF THE PROJECT. CONTRACTOR SHALL COORDINATE CONSTRUCTION/BIDDING OF ANY AND ALL ELECTRICAL COMPONENTS OF THIS PROJECT WITH GEORGIA POWER COMPANY PRIOR TO BIDDING TO ENSURE 100% COMPLETION. 100% COMPLETION MEANS ACCEPTANCE OF ELECTRICAL COMPONENTS BY GEORGIA POWER COMPANY.
20. ALL CASTINGS ON SITE SHALL BE AMERICAN MADE.
21. ACCESS FOR FIRE FIGHTING:
    21.1. REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
    21.2. WATER SUPPLY FOR FIRE CONNECTION: WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION , EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

STAKING NOTES:

1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION PROJECT AND FOR BEARING ANY EXPENSE RESULTING FROM UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.

PAVING, GRADING AND DRAINAGE NOTES:

1. CONTOURS SHOWN ARE BASED ON FINISHED GRADES AND INCLUDE SIDEWALK AND PAVEMENT SURFACING. FINAL EARTHWORK CONTOURS IN AREAS TO BE COVERED BY OTHER SURFACES WILL BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN.
2. CONTOURS SHOWN ON THIS SHEET ARE FOR GENERAL GUIDANCE AND INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL GRADE THE SITE IN ACCORDANCE WITH ELEVATIONS SHOWN. IN CASES OF CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE SPOT ELEVATIONS SHALL GOVERN.
3. ALL PROPOSED PAVEMENT SHALL BE SUPPORTED BY A 24" MINIMUM THICKNESS SUBBASE COMPOSED OF COMPACTED SUITABLE MATERIAL ABLE TO PASS PROOF ROLLING. DEFINITIONS OF SUITABLE MATERIAL, COMPACTION, AND PROOF ROLLING ARE PROVIDED IN THE PROJECT SPECS. UNDERCUTTING AND BACKFILLING OF UNSUITABLE MATERIAL, IF PRESENT, TO ESTABLISH THE REQUIRED SUBBASE SHALL BE INCLUDED IN THE BASE BID. THE GEOTECHNICAL REPORT IS INCLUDED WITH THE CONTRACT DOCUMENTS.
4. LOAD BEARING AND STRUCTURAL FILLS SHALL BE APPROVED SUITABLE MATERIAL AS DEFINED IN THE PROJECT SPECS. WASTE MATERIALS MAY BE USED FOR FLUSHING OF SHOULDER OR CONSTRUCTION OF PEDESTRIAN OR LANDSCAPED AREAS IF THEY CAN BE STABILIZED, SUPPORT PLANT GROWTH, AND MEET THE REQUIRED DEGREE OF COMPACTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
6. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BARRIERS (SILT FENCE OR GRAVEL BAGS) AROUND ALL DRAINAGE INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
7. SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE SIDEWALKS AND CURB AND GUTTER.
8. INVERT ELEVATIONS SHOWN ON THE PLANS ARE TO THE INVERT OF THE LOWEST PIPE UNLESS SHOWN OTHERWISE.
9. THE CONTRACTOR SHALL INSTALL ALL DRAINAGE PIPE PER MANUFACTURER'S RECOMMENDATIONS. IF A CONFLICT BETWEEN THE PLANS AND MANUFACTURER'S RECOMMENDATIONS ARISES, PLEASE NOTIFY THE DESIGN ENGINEER/OWNER IMMEDIATELY AND DISCONTINUE WORK UNTIL FURTHER NOTICE IS GIVEN.
10. ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED
11. CATCH CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THAT THE GUTTER IS TO CARRY WATER. PITCHED CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THE WATER SHALL DRAIN AWAY FROM THE GUTTER. TRANSITIONS BETWEEN THE TWO CONDITIONS SHALL BE MADE AS SMOOTHLY AS POSSIBLE (THROUGH A MINIMUM DISTANCE OF 5'), USUALLY THROUGH A RADIUS.
12. GUTTER LINE GRADES (INCLUDING GUTTERS IN CREST AND SAG VERTICAL CURVES) SHALL BE ADJUSTED TO MEET A MINIMUM LONGITUDINAL SLOPE OF 0.30%.

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.

POOLER CONSTRUCTION REQUIREMENTS:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
2. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
3. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
4. PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS.
5. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
6. 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.

WATER AND SEWER NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING STUB OUTS. SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO ORDERING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF POOLER SPECIFICATIONS AND REQUIREMENTS.
3. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE 4710, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 4710, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).
4. ALL 4" – 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWWA C-900 PRESSURE RATED PIPE, PRESSURE CLASS 150, WITH DIMENSION RATIO 18 OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN. ALL PVC WATER MAINS SHALL BE BLUE IN COLOR. ALL WATER DISTRIBUTION PIPE GREATER THAN 12" IN DIAMETER SHALL BE CLASS 250 DUCTILE IRON PIPE. ALL FIRE HYDRANT LEAD LINES SHALL BE CLASS 50 DUCTILE IRON WITH CEMENT LINING.
5. GRAVITY SANITARY SEWER PIPE SHALL BE PVC – ASTM D 3034, SDR 26 OR DUCTILE IRON PIPE PRESSURE CLASS 50 WHERE REQUIRED.
6. MANHOLE TOP ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS 2" ABOVE FINISHED GRADE IN UNPAVED AREAS AND FLUSH IN PAVED AREAS OR AS INDICATED ON MANHOLE DETAIL.
7. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60 INCHES. A MINIMUM 18 INCHES VERTICAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWER MAINS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES AS POSSIBLE TO AVOID CONFLICTS.
8. WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK UTILITY CONTRACTOR'S SCOPE OF WORK. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER AND SEWER CONNECTIONS. THE SITE WORK UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
9. THE CONTRACTOR SHALL COORDINATE CONNECTION ELEVATIONS OF ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
10. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER.
11. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651, LATEST REVISION. IF REQUIRED BY THE CITY OF POOLER, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE. HIGHLY CHLORINATED WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
12. SEE SANITARY SEWER GENERAL NOTES AND WATER GENERAL NOTES IN DETAIL SHEETS.
13. SEE DETAIL SHEET C6.1 FOR THRUST RESTRAINT DETAILS.
14. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP (OR APPROVED EQUAL) SHALL BE USED TO FORM A WATERTIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
15. FLUSH NEW WATER LINE USING A FULL–SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.
16. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT ALL DIRT BEFORE LAYING.
17. WATER DISTRIBUTION PIPE, INCLUDING LATERALS, SHALL HAVE A #12 GAUGE, SINGLE STRAND, COPPER COATED STEEL TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
18. ALL FIRE HYDRANTS SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG THE BARREL, WRAPPED AROUND THE BOTTOM FLANGE, AND ATTACHED TO THE WIRE ON THE WATER MAIN.
19. SANITARY SEWER, INCLUDING LATERALS, SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG ITS LENGTH. SANITARY SEWER MANHOLES SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND TRACING WIRE ATTACHED TO THE MANHOLE CASTING AND ATTACHED TO THE WIRE ON THE SEWER MAIN.
20. A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE SHALL BE STRAPPED TO ALL FORCEMAIN PIPE AND ATTACHED TO ALL ASSOCIATED APPURTENANCES.
21. ALL GRAVITY SEWER LINES SHALL BE TELEVISED. PROVIDE A 360° VIEW OF ALL JOINTS AND ALL SERVICE FITTINGS NOTING LOT NUMBER AND DISTANCE BETWEEN MANHOLES. ALL TELEVISED INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO INSTALLING PAVEMENT.
22. ONE INSTALLATION OF ALL RESIDENTIAL WATER METERS INCLUDING METER, METER BOX, VALVES, FITTINGS, ETC. WILL BE PERFORMED BY THE UTILITY AT THE EXPENSE OF THE CUSTOMER REQUESTING SERVICE.
23. SANITARY SEWER LATERAL CONNECTIONS SHALL NOT BE MADE DIRECTLY INTO MANHOLES.
24. PIPE FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
25. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM INSIDE THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS, AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
26. SANITARY SEWER LATERALS THAT TIE INTO MANHOLES SHALL BE INSTALLED WITH THE CROWN OF THE LATERAL EQUAL TO, OR HIGHER THAN, THE CROWN OF SEWER MAIN.
27. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
28. ALL MATERIALS USED THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/ NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
29. ALL PROPOSED METERS SHALL BE INSTALLED WITHIN CITY OF POOLER R/W OR EASEMENT.
30. SANITARY SEWER MANHOLE COVERS SHALL BE CAST IRON WITH "SANITARY" WORD CAST ON THE TOP OF THE FRAME. THE MANHOLE STEPS SHALL BE ENCASED IN POLYPROPYLENE PLASTIC.
31. NOTIFY CITY'S PERSONNEL 48 HOURS BEFORE TAPPING OPERATION OF WATER & SEWER LINES.
32. A FIRE PROTECTION SYSTEM IS PROPOSED FOR THE PROJECT.
33. AN IRRIGATION SYSTEM IS PROPOSED FOR THE PROJECT.
34. THERE SHALL BE A MINIMUM OF 3' OF SEPARATION BETWEEN ALL FITTINGS ON THE WATER MAIN.
35. ALL WATER AND SEWER LINES UNDER STREETS/SIDEWALKS SHALL BE SLEEVED.
36. ALL FIRE HYDRANTS SHALL BE PAINTED YELLOW.
37. CUT–OFF VALVES WILL BE LOCATED AT ALL THE TEES WHERE LINES ARE TWO INCHES OR LARGER.
38. ALL VALVES OUTSIDE OF PAVEMENT SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON THE TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.
39. MINIMUM COVER OVER ALL WATER MAINS SHALL BE 3'.
40. ALL SANITARY SEWER LATERALS SHALL BE MINIMUM 4" DIAMETER.

ADA ACCESSIBILITY NOTES:

1. ALL MARKED ADA ACCESSIBLE PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ANY DIRECTION.
2. UNLESS SHOWN OTHERWISE, ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 RUNNING (LONGITUDINAL) SLOPE AND NO MORE THAN A 1:50 CROSS (TRANSVERSE) SLOPE.
3. IF CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE DESIGN AND ANY OF THE ABOVE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

SPECIAL NOTES:

1. ALL EARTHWORK FOR ROADWAYS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.

AS–BUILT REQUIREMENTS:

1. CONTRACTOR SHALL FURNISH AS–BUILT DATA TO THE ENGINEER MEETING THE REQUIREMENTS OF THE CITY OF POOLER FOR CLOSE–OUT. THESE REQUIREMENTS ARE SUMMARIZED AS FOLLOWS:
   a. WATER SYSTEM – LOCATION AND SIZE OF WATER VALVES, METERS, BACKFLOW PREVENTERS, HYDRANTS, POST INDICATORS, TEES, BENDS AND OTHER WATER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR THE TOP OF PIPE AT ALL SUCH FEATURES. FOR WATER MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
   b. SEWER SYSTEM – LOCATION OF MANHOLES, CLEAN–OUTS, FORCE MAIN AIR RELEASE OR OTHER TYPE VALVES, FORCE MAIN BENDS, AND OTHER SEWER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR MANHOLE TOPS AND INVERTS OF THE CONNECTING PIPES, AND THE TOP OF PIPE AT ALL FORCE MAIN FEATURES. FOR SEWER AND FORCE MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF FORCE MAIN PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
   c. STORM SYSTEM – LOCATION OF MANHOLES, INLETS, DRAINS, OUTLET CONTROL STRUCTURES, CLEAN–OUTS, TEES AND BENDS, AND OTHER STORM SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR STRUCTURE TOPS, THROATS, FLOW LINES, AND INVERTS OF THE CONNECTING PIPES. FOR STORM PIPES, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED. FOR OUTLET CONTROLS, THE SIZE AND ELEVATION OF ANY WEIRS, PIPES, ORIFICES, RESTRICTOR PLATES OR OTHER CONTROLLING FEATURE SHALL BE PROVIDED.
   d. DETENTION AND WATER QUALITY BASINS – FOR ALL PONDS AND BASINS, LOCATIONS AND ELEVATIONS SHALL BE PROVIDED FOR THE TOP OF BANK, TOE OF SLOPE, BOTTOM, WATER ELEVATION AND ANY OTHER FEATURES AS NECESSARY TO ALLOW THE AS–BUILT VOLUME OF THE BASIN TO BE CALCULATED.
   e. PAVEMENT – SPOT ELEVATIONS SHALL BE PROVIDED ON ALL NEW PAVEMENT, WITH THE SPOT ELEVATION POINTS TO BE TAKEN IN THE SAME LOCATIONS AS THE PROPOSED SPOT GRADES SHOWN ON THE PAVING PLAN.

SPECIAL NOTES:

1. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND–DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
2. **THE INTERIOR ROADWAYS AND DRAINAGE SYSTEM FOR THIS PROJECT WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER.**
3. **NO WETLANDS ARE DESIGNATED ON THE PLAN. NO STATE WATERS ARE ON THE PROJECT SITE AS DEFINED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES. STATE WATERS WITH A BUFFER ARE NOT LOCATED WITHIN 200' OF THE SITE.**
4. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**

LEGEND:

	EXISTING	PROPOSED
SURVEY FEATURES		
BENCHMARK (DATUM NAVD88)	△	▲
HOR. CONTROL POINT (GA. EAST ST. PLANE)	⊙	◉
CONCRETE MONUMENT (PROPERTY OR R/W)	□	■
PROPERTY MARKER (IRON PIPE OR REBAR)	○	●
SIGN	○	●
RAILROAD		
WOODSLINE		SEE LANDSCAPE PLAN
TREE		●
BOLLARD	○B	
DOWNSPOUT	○DS	
MAILBOX	MB	
LIGHT POLE	○	☼
UTILITY POLE	○	
ELECTRICAL BOX	E	
COMMUNICATION APPURTENANCE	T	TEL
TRAFFIC SIGNAL BOX	TSB	
GAS METER	GM	
GAS VALVE	GAS	
OVERHEAD TELEPHONE	OHT	OHT
UNDERGROUND TELEPHONE	UGT	UGT
OVERHEAD CABLE/TV	OHC	OHC
UNDERGROUND CABLE/TV	UGC	UGC
OVERHEAD ELECTRICITY	OHE	OHE
UNDERGROUND ELECTRICITY	UGE	UGE
UNDERGROUND FIBER	FO	FO
UNDERGROUND GAS	GAS	GAS
AC UNIT	AC	
FLOOD ZONE	ZONE	ZONE
SOIL TYPES	Xx	Xx
GENERAL		
WETLAND		
WETLAND IMPACT		
BUFFER		
DEMOLITION		
PROPERTY/LOT LINE		
RIGHT OF WAY		
EASEMENT		
SETBACK		

SHEET #'S C1.1, C2.1, C3.1, C4.1, EC1.1, EC2.1 AND EC3.1

51011 01039
STOP N STOR 4 LLC
USE: STORAGE

51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 395 77
ZONE : PUD
USE: WAREHOUSING

51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 395 77
ZONE : PUD
USE: WAREHOUSING

51012 02007
DANIEL SEABROOK ET AL
POOLER S A L R R
ZONE : R-1-B
USE: UNDEVELOPED

DETENTION
TOP: 30'
100-YR PEAK: 20.65
25-YR PEAK: 19.80
10-YR PEAK: 19.36
BOT: 16.5

TOP WATER
ELEV=17.79

MLT DETENTION
TOP: 30'
ELEV: 22.79
100-YR PEAK: 18.78
25-YR PEAK: 17.26
10-YR PEAK: 16.59
BOT: 12.8

DETENTION
TOP: 30'
MAX (10-YR): 18291
MAX (25-YR): 18290
MAX (100-YR): 18430

TOP WATER
ELEV=17.79

SHEET #'S C1.2, C2.2, C3.2, C4.2, EC1.2, EC2.2 AND EC3.2

GRAPHIC SCALE
1" = 60'
0' 30' 60' 90' 120'

PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 26251 PROFESSIONAL ENGINEER THOMAS W. CERRA
12/19/25

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION
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REVISIONS:
REISSIONS PER CITY/EOM COMMENTS 03/11/2026
REISSIONS PER CITY/EOM COMMENTS 04/24/2026

DESIGNED	DRAWN	CHECKED
S.M.L.	J.J.M.	T.W.C.

DATE: DECEMBER 19, 2025

JOB NO. 124273704

SCALE: 1" = 60'

CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

PROJECT INDEX MAP

DRAWING NUMBER
C0.3

E:\Critz\124273704 Pooler, GA Critz GMC Dealership\Cadd Files\Construction\C0.3_PROJ_MAP.dwg

SHEET C1.1

SHEET C1.2

51011 010047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 395 77
ZONE: PUD
USE: WAREHOUSING

51011 010047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 395 77
ZONE: PUD
USE: WAREHOUSING

51011 010030
STOP N STOR 4 LLC
USE: STORAGE

51012 020007
DANIEL SEABROOK ET AL
POOLER S A L R R
ZONE: R-1-B
USE: UNDEVELOPED

ZONE AE
ZONE X

24"ST
30"ST
KITA AVE. (PRIVATE)
POOLER PARKWAY
229.66' R/W

6" PVC SDR-26 STUBOUT

STMH
TOP=20.47
I.E. 12" DPP (NE)=14.17
I.E.24" RCP (S)=14.31

STMH
TOP=20.52
I.E. 24" RCP (N)=14.72
I.E. 15" DPP (S)=14.82

CURB INLET
TOP=20.51
I.E. 24" RCP (W)=14.56
I.E. 24" RCP (S)=14.56
I.E. 24" RCP (E)=14.61

CURB INLET
TOP=20.52
I.E. 24" RCP (N)=14.72
I.E. 15" DPP (S)=14.82

24" RCP
I.E.=16.03

GRDI DETENTION
CONTROL STRUCT
CODE: GDS
BOT.: 16.5
MAX (10-YR): 18.38
MAX (25-YR): 18.64
MAX (100-YR): 18.84
TOP: WATER
ELEV.=17.72

TOP: WATER
ELEV.=17.68

TOP: WATER
ELEV.=17.78

GRDI DETENTION
CONTROL STRUCT
CODE: GDS
BOT.: 16.5
MAX (10-YR): 18.26
MAX (25-YR): 18.50
MAX (100-YR): 18.63

GRAPHIC SCALE
1" = 60'
0' 30' 60' 90' 120'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

ORIGINAL
No. 26251
PROFESSIONAL ENGINEER
THOMAS W. CRITZ
12/19/25

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
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DESIGNED	DRAWN	CHECKED
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DATE: DECEMBER 19, 2025

JOB NO. 124273704

SCALE: 1" = 60'

CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

OVERALL EXISTING CONDITIONS PLAN

DRAWING NUMBER
C1.0

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51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 39S 77
ZONE : PUD
USE: WAREHOUSING

MATCH LINE - SEE SHEET C12

BENCHMARK
NAIL SET 12" PINE
ELEV. = 21.96 NAVD 88

PIPE DIRECTION

STMH (C14)
TOP=23.02
I.E. 24" RCP (S)=14.62
I.E. 30" RCP (N)=14.94
I.E. 30" RCP (E)=14.63

CURB INLET (C13)
TOP=21.60
THR=20.95
I.E. 30" RCP (N)=13.02
I.E. 30" RCP (S)=13.04

GRATE INLET
TOP=19.42
I.E. 15" RCP (W)=15.31

STMH (C12)
TOP=22.63
I.E. 24" RCP (N)=14.10
I.E. 30" RCP (S)=14.09
I.E. 36" RCP (E)=13.64

CURB INLET (C16)
TOP=21.41
THR=20.72
I.E. 24" RCP (N)=14.10
I.E. 24" RCP (S)=14.31

4" PVC CONDUIT STUBOUT

KITA AVE. (PRIVATE)

SSMH
TOP=22.62
I.E. 8" PVC (N)=10.71
I.E. 8" PVC (S)=10.65

SSMH
TOP=22.36
I.E. 8" PVC (N)=12.25
I.E. 8" PVC (S)=12.22

15' WATER LINE EASEMENT

6" PVC SDR-26 STUBOUT

6" PVC STUBOUT

SSMH
TOP=23.82
I.E. 8" PVC (N)=9.57
I.E. 8" PVC (S)=9.49

CLEAR LAKE WAY (PRIVATE)

RELOCATABLE 30' ACCESS EASEMENT

20' SANITARY SEWER & FORCE MAIN EASEMENT

CURB INLET (C20)
TOP=21.46
THR=20.76
I.E. 24" RCP (N)=14.19
I.E. 30" RCP (S)=14.17
I.E. 30" RCP (W)=13.83

CURB INLET (C21)
TOP=21.35
THR=20.69
I.E. 24" RCP (N)=13.99
I.E. 24" RCP (S)=14.04

STMH (C22)
TOP=21.20
I.E. 24" RCP (N)=14.10
I.E. 12" CPP (SE)=14.04

STMH
TOP=20.47
I.E. 12" CPP (NE)=14.17
I.E. 24" RCP (S)=14.31

12" CPP
I.E.=16.84

12" CPP
T.E.=16.61

4" PVC CONDUIT STUBOUT

4" PVC CONDUIT STUBOUT

24" RCP FES
I.E.=19.60

HANDHOLE

POOLER PARKWAY
229.66' R/W

WET DETENTION POND "C"
T.O.B.: 20.4
BOT.: 10.4
MAX (10-YR): 18.04
MAX (25-YR): 18.34
MAX (100-YR): 19.26

TOP WATER ELEV.=17.68

BOX CULVERT
I.E.=16.96

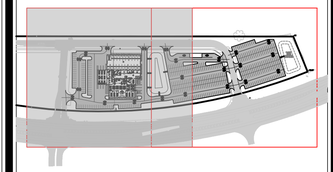
BOX CULVERT
I.E.=17.30

6" WIDE CONC. HEADWALL

PIPE DIRECTION

MATCH LINE - SEE SHEET C12

PROJECT INDEX MAP



GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION UNTIL THE PROPER PERMITS HAVE BEEN ISSUED.
2. WORK IS NOT PERMITTED UNTIL THE PRE-CONSTRUCTION MEETING IS HELD AS REQUIRED. CONTACT CITY OF POOLER AT 912-748-7261 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE NOTICE OF INTENT. IF ONE HAS NOT BEEN PROVIDED/SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO SO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF AND FAMILIARIZING THEMSELVES WITH THE FOLLOWING: GEOTECHNICAL REPORT.
5. CAD FILES OF THE DESIGN MAY BE OBTAINED BY THE CONTRACTOR UPON REQUEST, BUT THE LATEST ISSUED PLANS AND SPECIFICATIONS SHALL GOVERN IN CONFLICT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD MARKINGS/LOCATES ARE IN AGREEMENT WITH THE APPROVED PLANS AND SPECIFICATIONS. IF THE FIELD LOCATIONS ARE FOUND TO BE IN CONFLICT OR IF UTILITIES ARE MARKED IN THE FIELD THAT ARE NOT SHOWN ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST DIRECTION. UNDERGROUND UTILITIES WERE LOCATED TO THE EXTENT PRACTICAL DURING THE TOPOGRAPHIC SURVEY BASED ON OBSERVABLE ABOVE GROUND EVIDENCE AND FLAGGING BY OTHERS. HOWEVER, THE UTILITIES SHOWN MAY NOT BE THE TYPE INDICATED OR IN THE LOCATION SHOWN, AND OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. FULL SUBSURFACE INVESTIGATION SHALL BE PERFORMED BY THE CONTRACTOR TO VERIFY LOCATION, TYPE, AND SIZE OF ALL UNDERGROUND UTILITIES.
7. ALL UTILITY CONSTRUCTION SHALL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN THE STATE OF GEORGIA.
8. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
9. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA." ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER.
10. ELECTRICAL COMPONENTS WITHIN THESE PLANS ARE PROVIDED BY GEORGIA POWER COMPANY. THESE PLANS MAY NOT REPRESENT ALL WORK REQUIRED TO COMPLETE THE INSTALLATION OF ELECTRICAL COMPONENTS OF THE PROJECT. CONTRACTOR SHALL COORDINATE CONSTRUCTION/BIDDING OF ANY AND ALL ELECTRICAL COMPONENTS OF THIS PROJECT WITH GEORGIA POWER COMPANY PRIOR TO BIDDING TO ENSURE 100% COMPLETION. 100% COMPLETION MEANS ACCEPTANCE OF ELECTRICAL COMPONENTS BY GEORGIA POWER COMPANY.
11. ACCESS FOR FIRE FIGHTING:
    - 11.1. REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
    - 11.2. WATER SUPPLY FOR FIRE CONNECTION: WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION , EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED
No. 26651
PROFESSIONAL
ENGINEER
THOMAS W. CERA
12/29/25

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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DESIGNED	DRAWN	CHECKED
S.M.L.	J.J.M.	T.W.C.

DATE: DECEMBER 19, 2025

JOB NO. 124273704

SCALE: 1" = 30'

CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

EXISTING CONDITIONS PLAN

DRAWING NUMBER
C1.1

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MATCH LINE - SEE SHEET C11

51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 39S 77
ZONE : PUD
USE: WAREHOUSING

51012 02007
DANIEL SEABROOK ET AL
POOLER S A L R R
ZONE : R-1-B
USE: UNDEVELOPED

CURB INLET (C16)
TOP=21.41
THR=20.72
I.E. 24" RCP (N)=14.10
I.E. 24" RCP (S)=14.31

STMH (C17)
TOP=21.87
I.E. 24" RCP (E)=13.81
I.E. 24" RCP (S)=14.03

KITA AVE. (PRIVATE)

SSMH
TOP=22.36
I.E. 8" PVC (N)=12.25
I.E. 8" PVC (S)=12.27

SSMH
TOP=20.84
I.E. 8" PVC (S)=13.40

15' WATER LINE EASEMENT

6" PVC SDR-26 STUBOUT

6" PVC STUBOUT

CURB INLET
TOP=20.97
THR=20.26
I.E. 24" RCP (N)=14.14
I.E. 24" RCP (S)=15.00
I.E. 24" RCP (W)=14.11

STMH
TOP=21.15
I.E. 24" RCP (N)=14.72
I.E. 15" CPP (SE)=14.51

CURB INLET (C18)
TOP=20.97
THR=20.32
I.E. 24" RCP (N)=14.62
I.E. 24" RCP (S)=14.40

24" RCP
I.E.=16.03

18" RCP
I.E.=16.26

TOP WATER
ELEV.=17.58

WET DETENTION
POND "C"
T.O.B.: 20.4
BOT.: 10.4
MAX (10-YR): 18.04
MAX (25-YR): 18.34
MAX (100-YR): 19.26

WMH
TOP=22.57
TOP 8" PVC (E&W)=15.63

MARKER

4" PVC
I.E.=20.66

24" RCP FES
I.E.=18.91
I.E.=18.49

12" PVC
I.E.=19.05

12" PVC
I.E.=23.07

24" RCP FES
I.E.=17.88

BOX CULVERT
I.E.=16.96

BOX CULVERT
I.E.=17.36

6' WIDE CONC. HEADWALL

FLOW DIRECTION

POOLER PARKWAY
229.66' R/W

DRY DETENTION
POND "B"
T.O.B.: 20.9
BOT.: 16.5
MAX (10-YR): 18.38
MAX (25-YR): 18.87
MAX (100-YR): 19.84
TOP WATER
ELEV.=17.72

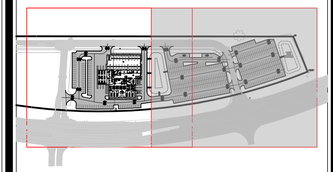
IRON PIPE

CONC R/W MONUMENT

POOLER PARKWAY
229.66' R/W

MATCH LINE - SEE SHEET C11

PROJECT INDEX MAP



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GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

PRELIMINARY - NOT FOR CONSTRUCTION

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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REVISIONS PER CITY/COM COMMENTS 03/11/2026
REVISIONS PER CITY/COM COMMENTS 04/24/2026

DESIGNED	DRAWN	CHECKED
S.M.L.	J.J.M.	T.W.C.

DATE: DECEMBER 19, 2025

JOB NO. 124273704

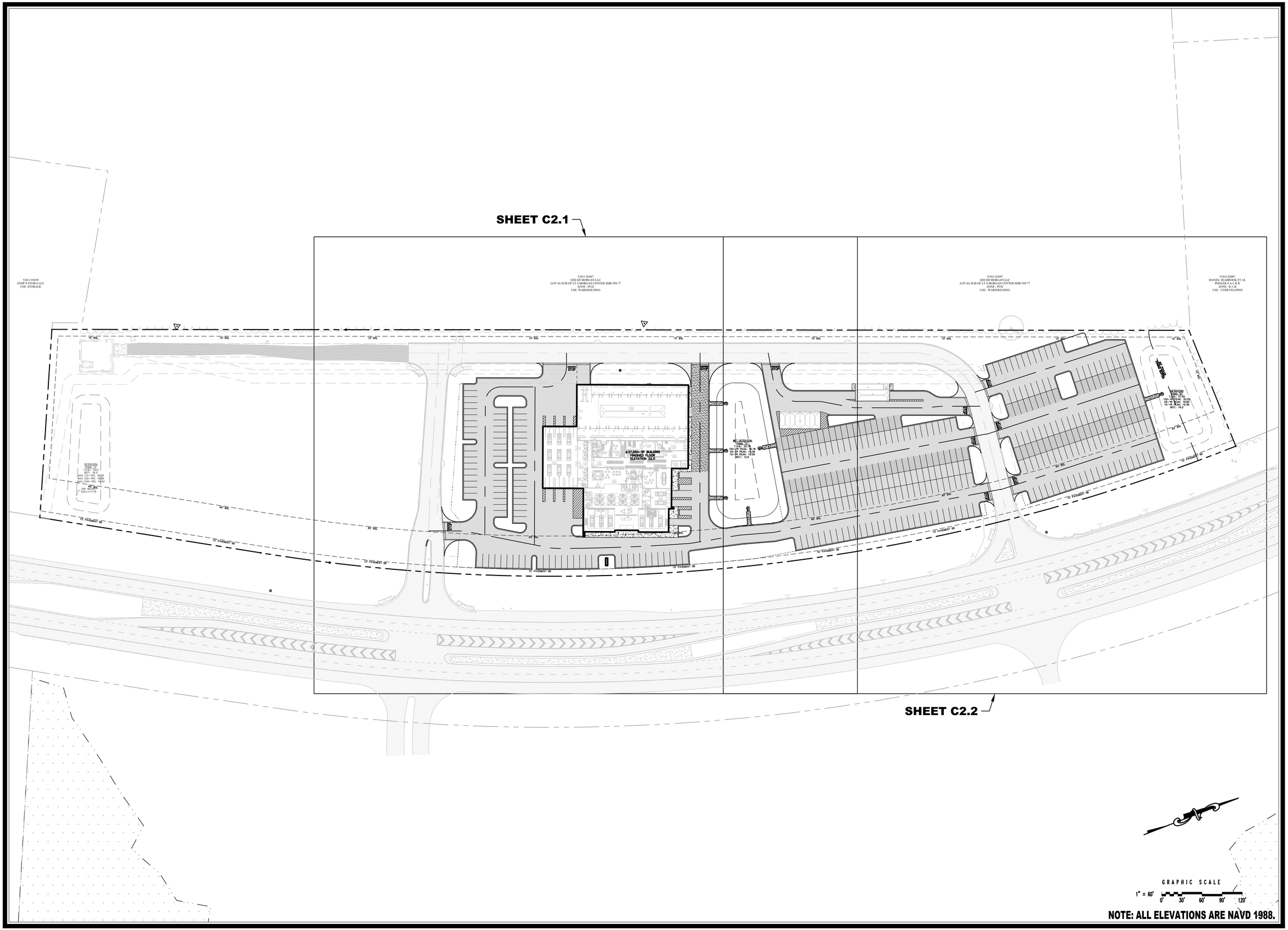
SCALE: 1" = 30'

CRITZ GMC POOLER
1300 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

EXISTING CONDITIONS PLAN

DRAWING NUMBER
C1.2

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E:\Critz\124273704 Pooler, GA Critz GMC Dealership\Cadd Files\Construction\C1_TOPO.dwg



NOTE: ALL ELEVATIONS ARE NAVD 1988.

GEORGIA REGISTERED
No. 26251
PROFESSIONAL
ENGINEER
THOMAS W. CRITZ
4/24/26

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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811 SAFE DIGGING PARTNER

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REISSIONS PER CITY/EOM COMMENTS 03/11/2026
REISSIONS PER CITY/EOM COMMENTS 04/24/2026

DESIGNED	DRAWN	CHECKED
S.M.L.	J.J.M.	T.W.C.

DATE: DECEMBER 19, 2025

JOB NO. 124273704

SCALE: 1" = 60'

CRITZ GMC POOLER

1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

OVERALL SITE PLAN

DRAWING NUMBER

C2.0

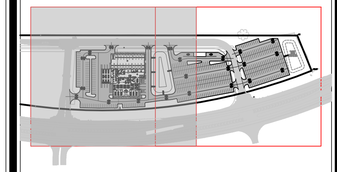
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51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 39S 77
ZONE : PUD
USE: WAREHOUSING

BENCHMARK
NAIL SET 12" PINE
ELEV. = 21.96 NAVD 88

NORTH21,242198EAST
1695.09

MATCH LINE - SEE SHEET C2.2



PROJECT INDEX MAP

STAKING NOTES:

1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION PROJECT AND FOR BEARING ANY EXPENSE RESULTING FROM UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.

TABULATED DATA:

1. LAND COVERAGE – 4.6 ACRES OF 12.71 ACRES – 36.2%
2. FLOOR AREA – 37,950 SF
3. OTHER IMPERVIOUS – 162,400 SF
4. MAXIMUM ALLOWABLE – 70%

PARKING CALCULATIONS:

1. RETAIL BUSINESSES – 1 SPACE PER 250 SF FLOOR AREA
2. PARKING REQUIRED – 152 SPACES
3. PARKING PROVIDED – 400 SPACES

BUILDING HEIGHT:

1. MAXIMUM ALLOWABLE – 60'
2. MAXIMUM PROPOSED – 26'

GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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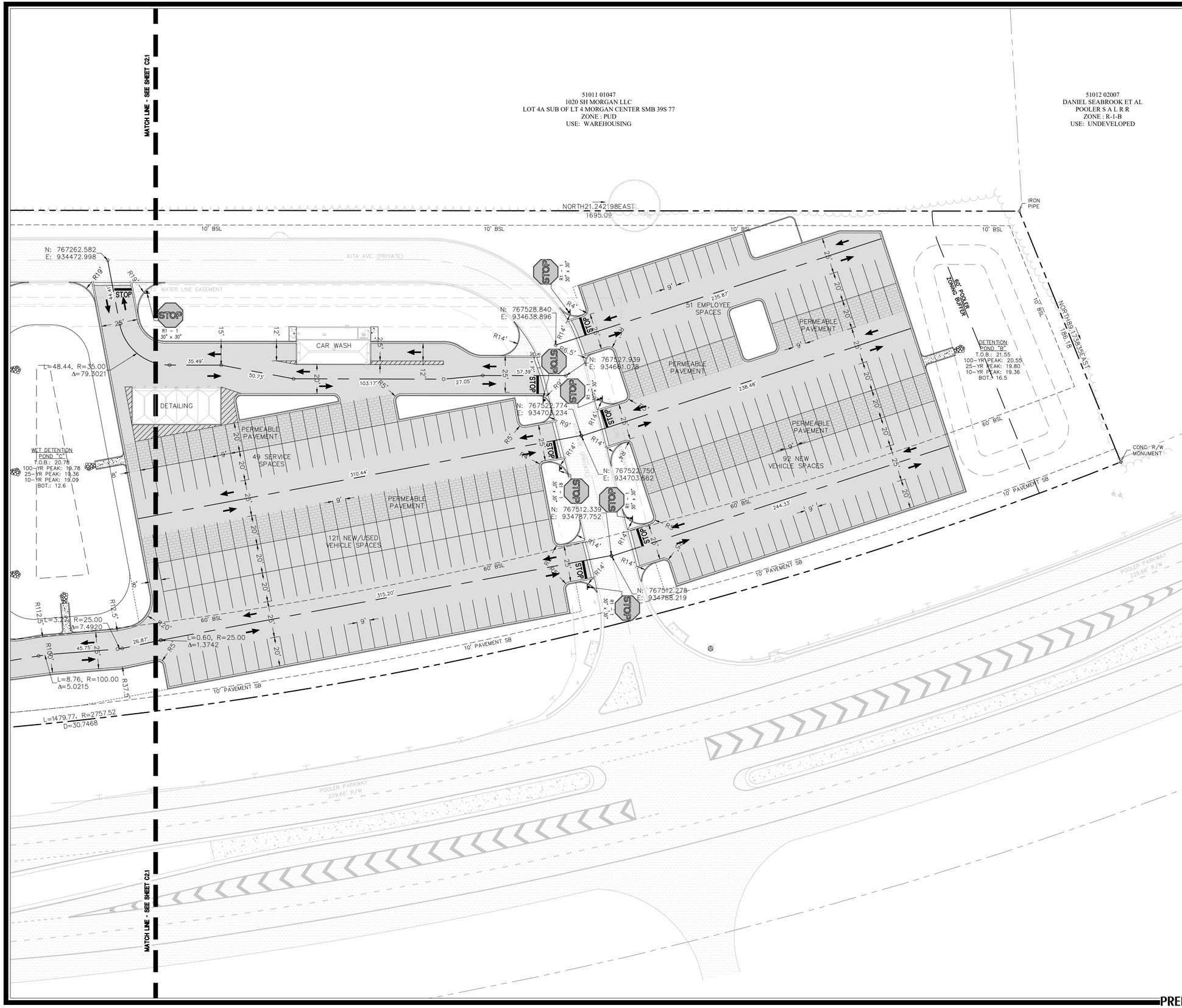
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DATE: DECEMBER 19, 2025
JOB NO. 124273704
SCALE: 1" = 30'

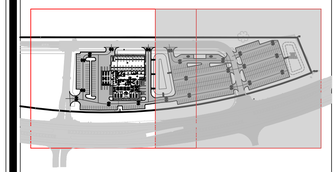
CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES
SITE PLAN

DRAWING NUMBER
C2.1

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PROJECT INDEX MAP



STAKING NOTES:

1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION PROJECT AND FOR BEARING ANY EXPENSE RESULTING FROM UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.

TABULATED DATA:

1. LAND COVERAGE – 4.6 ACRES OF 12.71 ACRES – 36.2%
2. FLOOR AREA – 37,950 SF
3. OTHER IMPERVIOUS – 162,400 SF
4. MAXIMUM ALLOWABLE – 70%

PARKING CALCULATIONS:

1. RETAIL BUSINESSES – 1 SPACE PER 250 SF FLOOR AREA
2. PARKING REQUIRED – 152 SPACES
3. PARKING PROVIDED – 400 SPACES

BUILDING HEIGHT:

1. MAXIMUM ALLOWABLE – 60'
2. MAXIMUM PROPOSED – 26'

GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 26251 PROFESSIONAL ENGINEER THOMAS W. CERTIFICATE OF AUTHORIZATION 4124120

CALL 811 BEFORE YOU DIG – SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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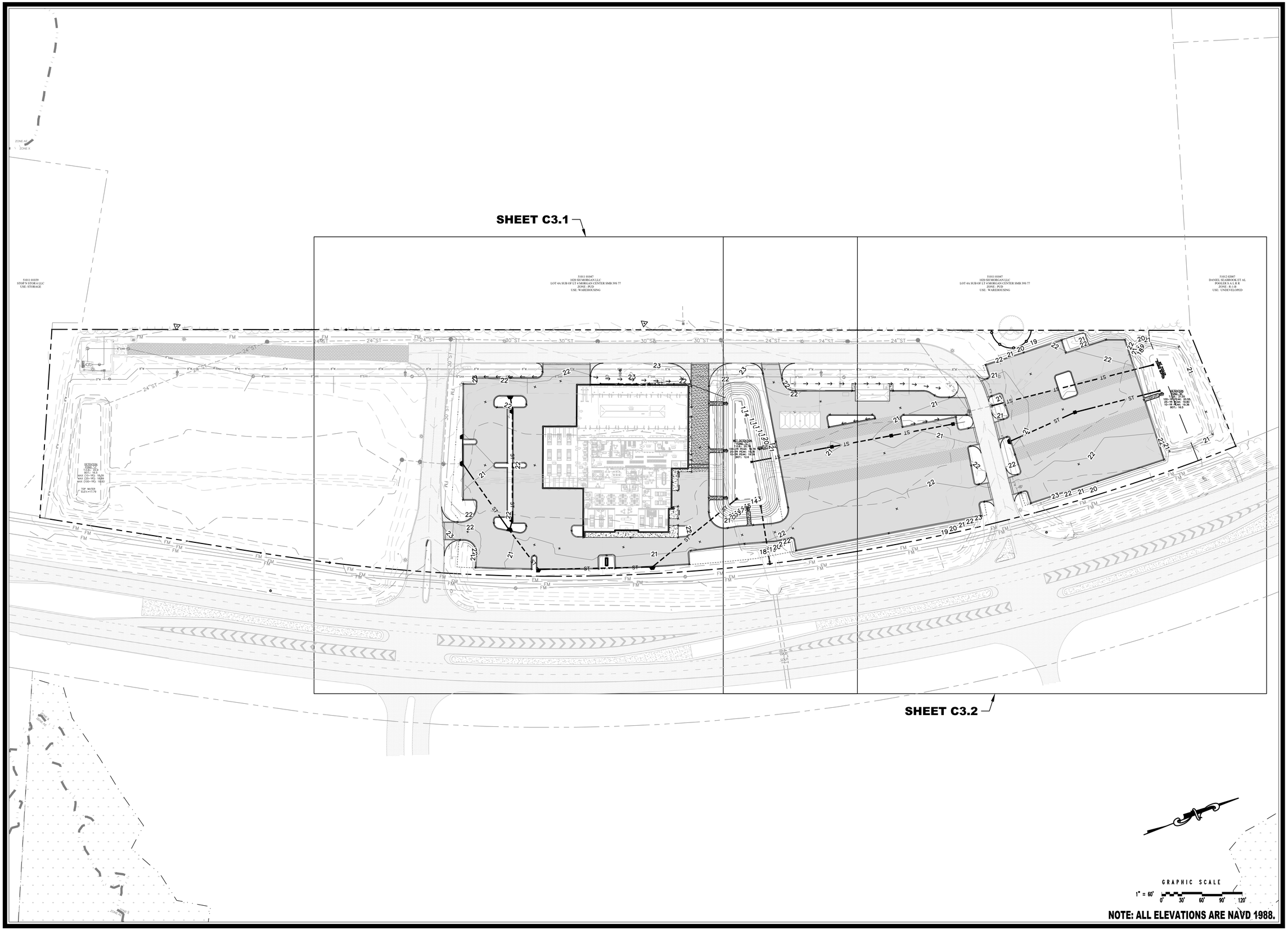
JOB NO. 124273704

SCALE: 1" = 30'

CRITZ GMC POOLER
1300 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES
SITE PLAN

DRAWING NUMBER
C2.2

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HUSSEY GAY BELL
Established 1958
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811 SAFE DIGGING PARTNER
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SCALE: 1" = 60'

CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

OVERALL PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C3.0

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51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 39S 77
ZONE : PUD
USE: WAREHOUSING

BENCHMARK
NAIL SET 12" PINE
ELEV. = 21.96 NAVD 88

MATCH LINE - SEE SHEET C3.2

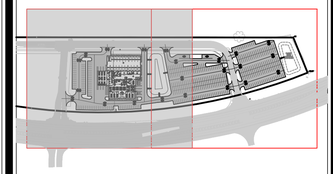
±37,950-SF BUILDING
FINISHED FLOOR
ELEVATION 22.0

CONNECT DOWNSPOUTS USING PIEDMONT MODEL A2 ADAPTOR OR EQUAL (TYP.)

CONVERT EXISTING STORM MANHOLE TO CURB INLET

WET DETENTION POND "C1"
T.O.B.: 20.78
100-YR PEAK: 19.78
25-YR PEAK: 19.08
10-YR PEAK: 19.03
BOT.: 12.6

POOLER PARKWAY
229.66' R/W



PROJECT INDEX MAP

PAVING, GRADING AND DRAINAGE NOTES:

1. CONTOURS SHOWN ARE BASED ON FINISHED GRADES AND INCLUDE SIDEWALK AND PAVEMENT SURFACING. FINAL EARTHWORK CONTOURS IN AREAS TO BE COVERED BY OTHER SURFACES WILL BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN.
2. CONTOURS SHOWN ON THIS SHEET ARE FOR GENERAL GUIDANCE AND INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL GRADE THE SITE IN ACCORDANCE WITH ELEVATIONS SHOWN. IN CASES OF CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE SPOT ELEVATIONS SHALL GOVERN.
3. ALL PROPOSED PAVEMENT SHALL BE SUPPORTED BY A 24" MINIMUM THICKNESS SUBBASE COMPOSED OF COMPACTED SUITABLE MATERIAL ABLE TO PASS PROOF ROLLING. DEFINITIONS OF SUITABLE MATERIAL, COMPACTION, AND PROOF ROLLING ARE PROVIDED IN THE PROJECT SPECS. UNDERCUTTING AND BACKFILLING OF UNSUITABLE MATERIAL, IF PRESENT, TO ESTABLISH THE REQUIRED SUBBASE SHALL BE INCLUDED IN THE BASE BID. THE GEOTECHNICAL REPORT IS INCLUDED WITH THE CONTRACT DOCUMENTS.
4. LOAD BEARING AND STRUCTURAL FILLS SHALL BE APPROVED SUITABLE MATERIAL AS DEFINED IN THE PROJECT SPECS. WASTE MATERIALS MAY BE USED FOR FLUSHING OF SHOULDER OR CONSTRUCTION OF PEDESTRIAN OR LANDSCAPED AREAS IF THEY CAN BE STABILIZED, SUPPORT PLANT GROWTH, AND MEET THE REQUIRED DEGREE OF COMPACTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
6. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BARRIERS (SILT FENCE OR GRAVEL BAGS) AROUND ALL DRAINAGE INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
7. SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE SIDEWALKS AND CURB AND GUTTER.
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10. ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED
11. CATCH CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THAT THE GUTTER IS TO CARRY WATER. PITCHED CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THE WATER SHALL DRAIN AWAY FROM THE GUTTER. TRANSITIONS BETWEEN THE TWO CONDITIONS SHALL BE MADE AS SMOOTHLY AS POSSIBLE (THROUGH A MINIMUM DISTANCE OF 5'), USUALLY THROUGH A RADIUS.
12. GUTTER LINE GRADES (INCLUDING GUTTERS IN CREST AND SAG VERTICAL CURVES) SHALL BE ADJUSTED TO MEET A MINIMUM LONGITUDINAL SLOPE OF 0.30%

GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED
No. 26651
PROFESSIONAL
ENGINEER
T. THOMAS W. CERA
12/29/25

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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DATE: DECEMBER 19, 2025

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SCALE: 1" = 30'

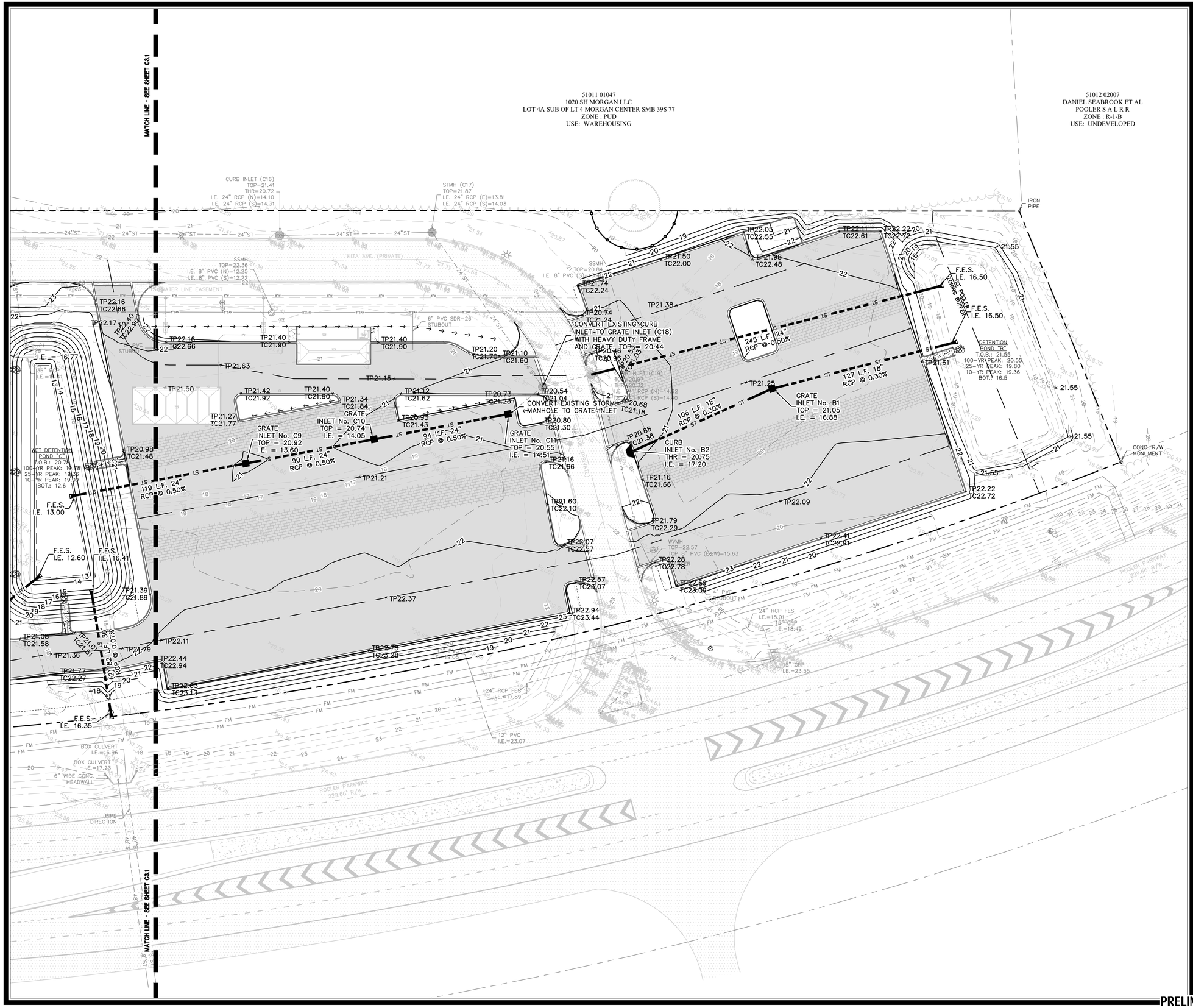
CRITZ GMC POOLER
1300 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

PAVING, GRADING AND DRAINAGE PLAN

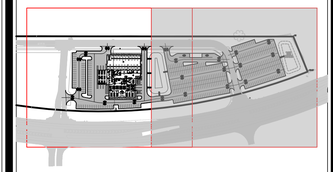
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PROJECT INDEX MAP



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GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

ORGAN
THOMAS W. CERTIFICATE No. 26251 PROFESSIONAL ENGINEER
12/9/25
CALL 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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S.M.L.	J.J.M.	T.W.C.

DATE: DECEMBER 19, 2025

JOB NO. 124273704

SCALE: 1" = 30'

CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C3.2

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SHEET C4.1

51011 01039
STOP N STOR 4 LLC
USE: STORAGE

51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 395 77
ZONE: PUD
USE: WAREHOUSING

51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 395 77
ZONE: PUD
USE: WAREHOUSING

51012 02007
DANIEL SEABROOK ET AL
POOLER S A L R R
ZONE: R-1-B
USE: UNDEVELOPED

ZONE AE
ZONE X

DETENTION
TOP: 30.0
BOT: 16.5
MAX (10Y-9D): 18.29
MAX (25-9D): 18.89
MAX (100-9D): 18.63
TOP WATER ELEV=17.79

TRANSFORMER

DC EV CHARGERS (SEE ELECTRICAL PLAN FOR DETAILS)

DETENTION
TOP: 30.0
1 EA: 22.5
100-9R PEAK: 18.28
25-9R PEAK: 18.08
10-9R PEAK: 17.74
BOT: 12.6

±37,950-SF BUILDING
FINISHED FLOOR
ELEVATION 22.0

DETENTION
TOP: 30.0
100-9R PEAK: 20.55
25-9R PEAK: 19.80
10-9R PEAK: 19.36
BOT: 16.5

SHEET C4.2

GRAPHIC SCALE
1" = 60'
0' 30' 60' 90' 120'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

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GEORGIA REGISTERED No. 26251 PROFESSIONAL ENGINEER THOMAS W. CERRA
4/24/26

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811 SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

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CRITZ PROPERTIES

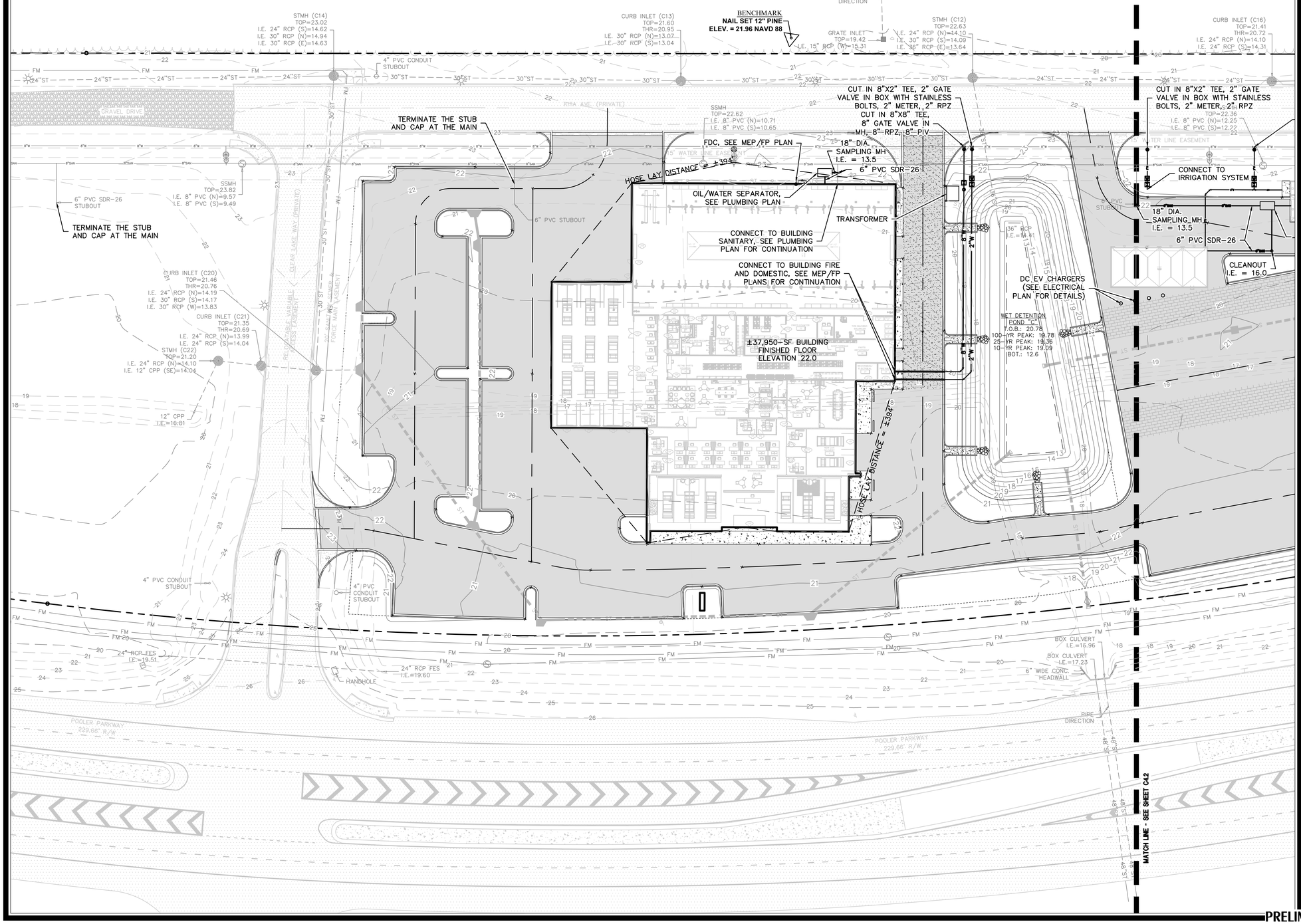
OVERALL SANITARY SEWER AND WATER DISTRIBUTION PLAN

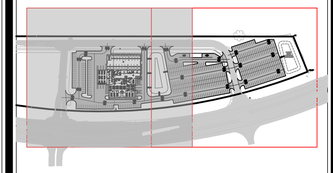
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NOTES:
1. WET TAPS MAY BE SUBSTITUTED FOR CUT-IN TEES WITH THE APPROVAL OF POOLER PUBLIC WORKS.
2. THE WATER SERVICE LINE FROM THE TAP TO THE METER WILL BE PRIVATE, AND THE CITY WILL MAINTAIN ONLY THE INFRASTRUCTURE WITHIN THE METER PIT.
3. ALL PROPOSED GRAVITY SANITARY SEWER PIPE SHALL BE PVC, ASTM D 3034, SDR 26, WITH ASTM D3212 JOINTS.

51011 01047
1020 SH MORGAN LLC
LOT 4A SUB OF LT 4 MORGAN CENTER SMB 39S 77
ZONE : PUD
USE: WAREHOUSING





PROJECT INDEX MAP

WATER AND SEWER NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING STUB OUTS. SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO ORDERING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF POOLER SPECIFICATIONS AND REQUIREMENTS.
3. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE 4710, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 4710, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).
4. ALL 4" - 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWWA C-900 PRESSURE RATED PIPE, PRESSURE CLASS 150, WITH DIMENSION RATIO 18 OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN.
5. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60 INCHES. A MINIMUM 18 INCHES VERTICAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWER MAINS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES TO AVOID CONFLICTS.
6. WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK UTILITY CONTRACTOR'S SCOPE OF WORK. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER AND SEWER CONNECTIONS. THE SITE WORK UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
7. THE CONTRACTOR SHALL COORDINATE CONNECTION ELEVATIONS OF ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
8. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER.
9. FLUSH NEW WATER LINE USING A FULL-SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.
10. WATER DISTRIBUTION PIPE SHALL HAVE A #12 GAUGE, SINGLE STRAND, COPPER COATED STEEL TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
11. PIPE FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
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18. IRRIGATION SYSTEM SHALL NOT BE INSTALLED WITHIN CITY OF POOLER EASEMENTS OR PUBLIC RIGHTS OF WAY.
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GRAPHIC SCALE
1" = 30'
0' 15' 30' 45' 60'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED
No. 26651
PROFESSIONAL
ENGINEER
THOMAS W. CERTIFICATE OF AUTHORIZATION
HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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811 SAVE DIGGING PARTNER

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REVISIONS:
REISSIONS PER CITY/EOM COMMENTS 03/11/2026
REISSIONS PER CITY/EOM COMMENTS 04/24/2026

DESIGNED	DRAWN	CHECKED
S.M.L.	J.J.M.	T.W.C.

DATE: DECEMBER 19, 2025

JOB NO. 124273704

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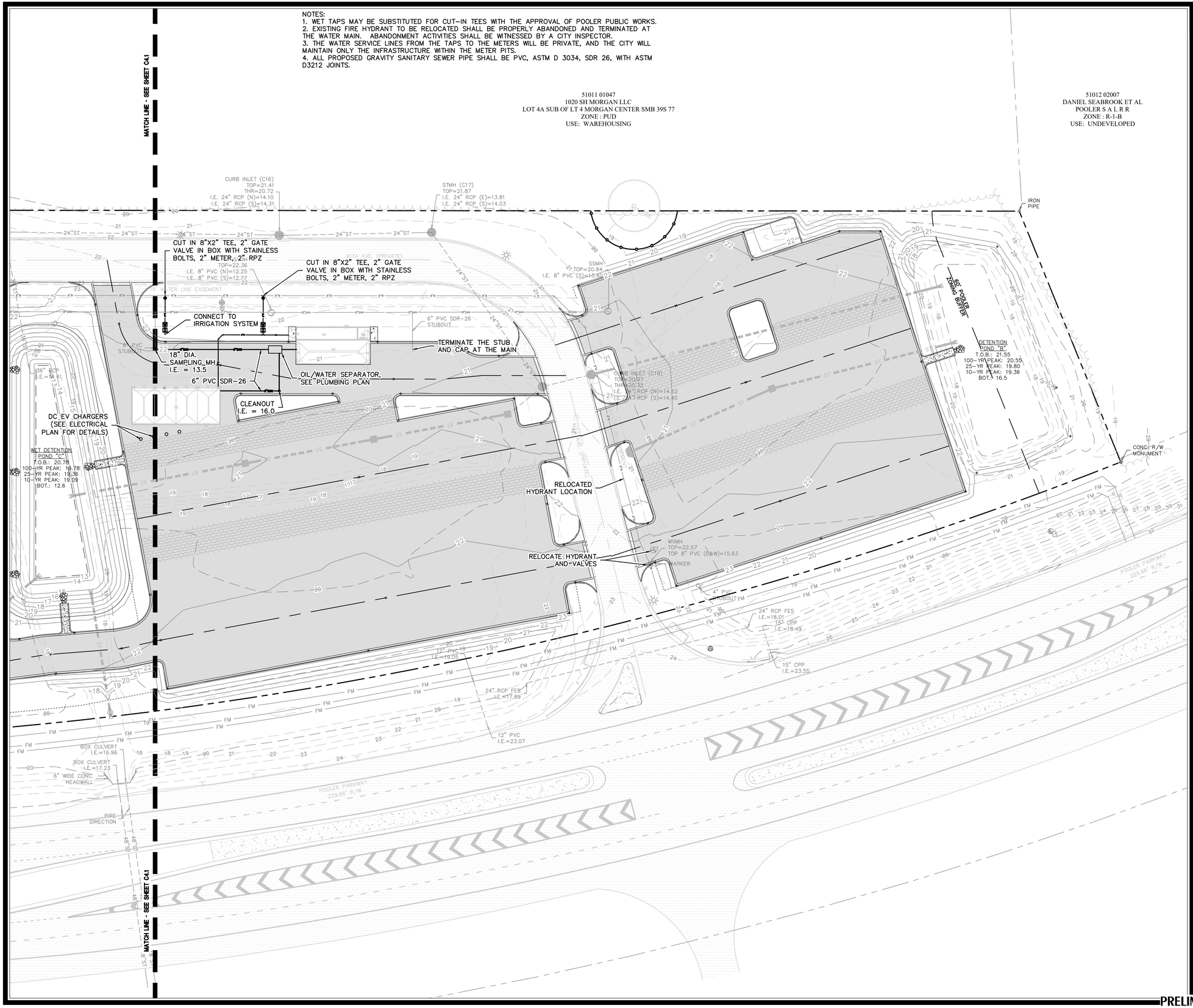
CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

SANITARY SEWER AND WATER DISTRIBUTION PLAN

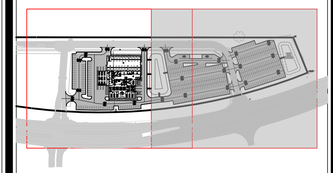
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NOTES:
1. WET TAPS MAY BE SUBSTITUTED FOR CUT-IN TEES WITH THE APPROVAL OF POOLER PUBLIC WORKS.
2. EXISTING FIRE HYDRANT TO BE RELOCATED SHALL BE PROPERLY ABANDONED AND TERMINATED AT THE WATER MAIN. ABANDONMENT ACTIVITIES SHALL BE WITNESSED BY A CITY INSPECTOR.
3. THE WATER SERVICE LINES FROM THE TAPS TO THE METERS WILL BE PRIVATE, AND THE CITY WILL MAINTAIN ONLY THE INFRASTRUCTURE WITHIN THE METER PITS.
4. ALL PROPOSED GRAVITY SANITARY SEWER PIPE SHALL BE PVC, ASTM D 3034, SDR 26, WITH ASTM D3212 JOINTS.



PROJECT INDEX MAP



WATER AND SEWER NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING STUB OUTS. SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO ORDERING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF POOLER SPECIFICATIONS AND REQUIREMENTS.
3. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE 4710, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 4710, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).
4. ALL 4" - 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWWA C-900 PRESSURE RATED PIPE, PRESSURE CLASS 150, WITH DIMENSION RATIO 18 OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN.
5. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60 INCHES. A MINIMUM 18 INCHES VERTICAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWER MAINS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES TO AVOID CONFLICTS.
6. WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK UTILITY CONTRACTOR'S SCOPE OF WORK. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER AND SEWER CONNECTIONS. THE SITE WORK UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
7. THE CONTRACTOR SHALL COORDINATE CONNECTION ELEVATIONS OF ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
8. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER.
9. FLUSH NEW WATER LINE USING A FULL-SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.
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CRITZ GMC POOLER
1300 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

SANITARY SEWER AND WATER DISTRIBUTION PLAN

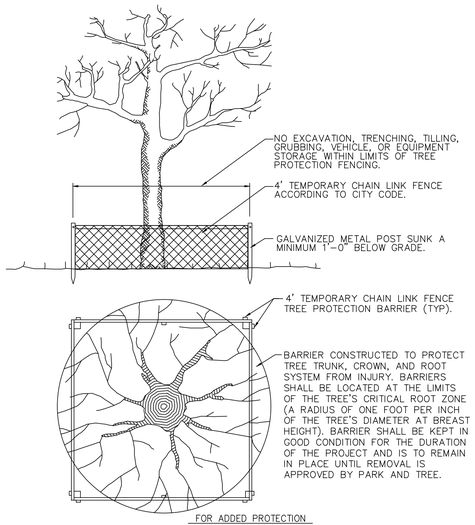
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FOR ADDED PROTECTION

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

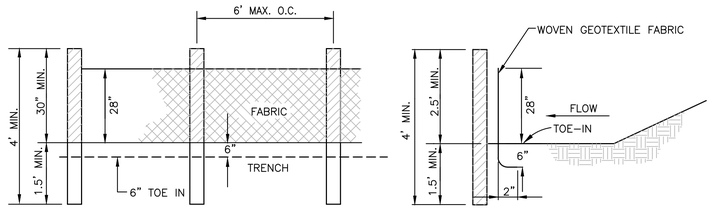
TREE PROTECTION (Tr)
N.T.S.

SPRAY ON ADHESIVE REQUIREMENTS

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./AC.)
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

NOTES:
1. TEMPORARY METHODS
   A. MULCHES (Ds1)–DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD Tb–TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
   B. VEGETATIVE COVER–DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING.
   C. C. SPRAY ON ADHESIVES–THESE ARE USED ON MINERAL SOILS (NON EFFECTIVE ON ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO TACKIFIERS AND BINDERS.
   D. TILLAGE–THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
   E. IRRIGATION–THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED. F. BARRIERS–SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION. G. CALCIUM CHLORIDE–APPLY AT A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.
2. PERMANENT METHODS
   A. PERMANENT VEGETATION–DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
   B. TOPSOILING–THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL.
   C. C. STONE – COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

DUST CONTROL ON DISTURBED AREAS (Du)
N.T.S.



FRONT VIEW SIDE VIEW

TYPE A FABRIC (36")

USE:
1) ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN OR EQUAL TO 6 MONTHS.
2) WHERE THE SLOPE GRADIENT IS STEEPER THAN 3:1.

POST SIZE

MIN. LENGTH	TYPE OF POST	SIZE OF POST
4'	SOFT WOOD	3" DIA. OR 2X4
4'	OAK	1.5"X1.5"
4'	STEEL	1.3 LB./FT. MIN.

FASTENERS FOR WOOD POST (WIRE STAPLES)

GAUGE	CROWN	LEGS	STAPLES/POST
17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.

FASTENERS FOR WOOD POST (NAILS)

GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
14 MIN.	1"	3/4"	4 MIN.

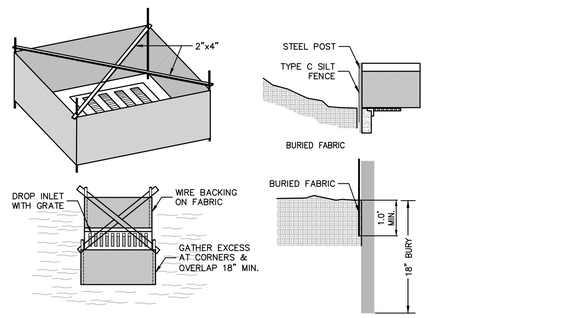
NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS.

FENCE

TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	ELONGATION (%MAX.) (ASTM D-4632)	AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	FLOW RATE (GAL/MIN./SQ. FT.) (GDT-87)	ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	BURSTING STRENGTH MIN. (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	FABRIC WIDTH (INCHES)
WARP-120 FILL-100	40	#30	25	80	175	36

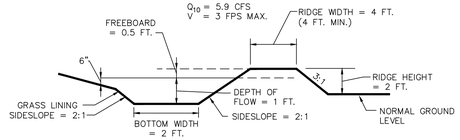
(1) MIN. ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MIN. TENSILE STRENGTH.

SILT FENCE – TYPE NON-SENSITIVE (Sd1-NS)
N.T.S.



1. USE TYPE C (WIRE REINFORCED) SILT FENCE SUPPORTED BY STEEL POSTS. MINIMUM LENGTH 3 FEET.
2. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND SECURELY DRIVE THEM INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP.
3. TO PROVIDE NEEDED STABILITY TO THE INSTALLATION, FRAME WITH 2x4 INCH WOOD STRIPS FROM CORNER TO CORNER ACROSS THE TOP OF THE STEEL FRAME.
4. PLACE THE BOTTOM 12 INCHES OF THE FABRIC IN TRENCH AND BACKFILL THE TRENCH WITH AT LEAST 4 INCHES OF CRUSHED STONE OR 12 INCHES OF COMPACTED SOIL.
5. FASTEN FABRIC SECURELY TO THE STAKES AND FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.
6. THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.
7. THE INLET SHOULD BE EXCAVATED AS SHOWN IN THE DETAIL "INLET SEDIMENT BARRIER" BELOW, AND ON SHEET 28.

EXCAVATED INLET SEDIMENT TRAP DETAIL FILTER FABRIC WITH SUPPORTING FRAME (Sd2-F)
N.T.S.

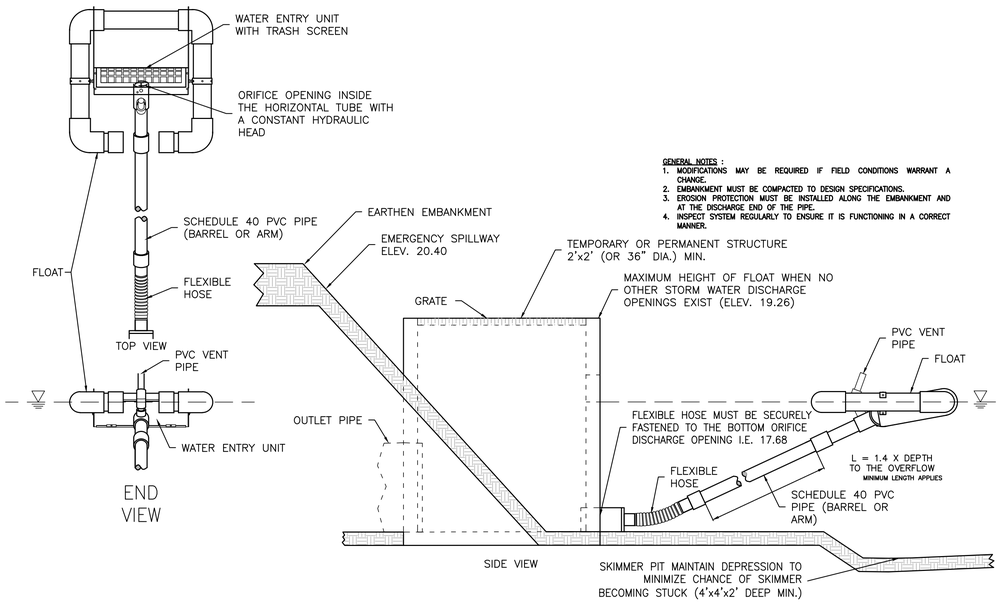


DIVERSION DETAIL (Di)
N.T.S.

SKIMMER NOTES

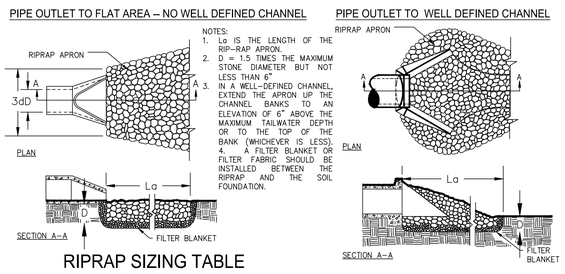
POND

1. POND, TRAP OR BASIN SIZE = 7,361 C.F.
2. TIME TO DRAIN (HRS.) = 72 HRS.
3. SKIMMER DIMENSIONS (ORIFICE AND HEAD SIZE)
   (IN.) 2" HEAD 1.7" DIA. ORIFICE
4. MANUFACTURER'S NAME FAIRCLOTH SKIMMER



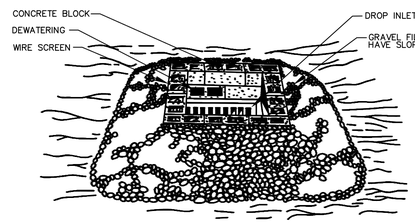
GENERAL NOTES :
1. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
2. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
3. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
4. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.

SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE DETAIL (Sk)
N.T.S.

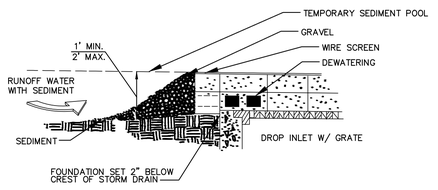


RIPRAP SIZING TABLE

RIPRAP OUTLET PROTECTION (St)
N.T.S.



BLOCK AND GRAVEL PRESPECTIVE



BLOCK AND GRAVEL SECTION

NOTES:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHALL BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

INLET SEDIMENT TRAP DETAIL INLET FILTER (Sd2-Bg)

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No. 26651
PROFESSIONAL
ENGINEER
THOMAS W. CERTO
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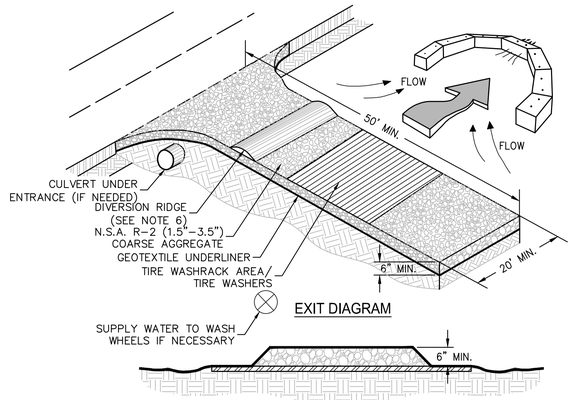
CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

EROSION AND SEDIMENT CONTROL DETAILS

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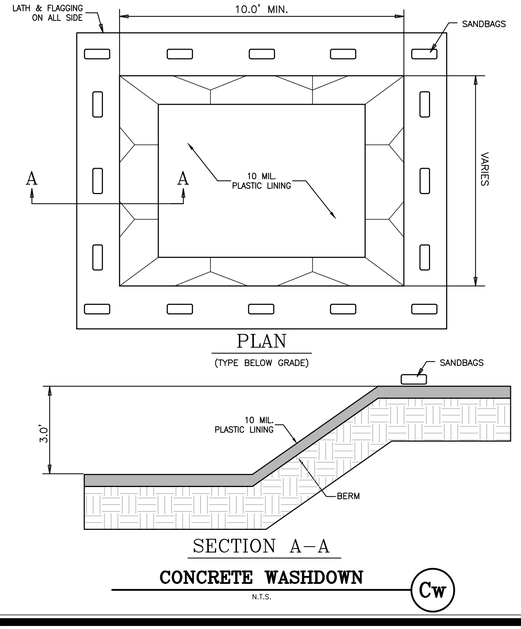
ENTRANCE ELEVATION

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CRUSHED STONE CONSTRUCTION EXIT Co

N.T.S.

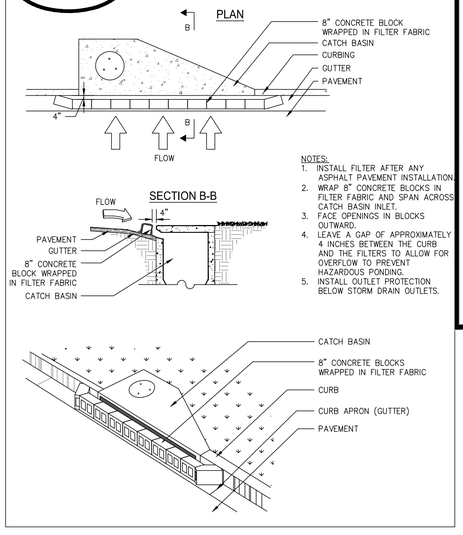
NOTES:
1. THE CONTRACTOR MUST PROVIDE A DESIGNATED AREA FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLES. THIS AREA MUST HAVE A CONCRETE WASHOUT FACILITY AND SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL SHOWN BELOW.
2. THE CONCRETE WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
3. WASH OUT DISCHARGE FROM THE CLEANING OF CONCRETE TRUCKS, TOOLS, AND OTHER EQUIPMENT SHALL NOT BE DISCHARGED INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS.
4. EXCESS CONCRETE SHALL NOT BE DISPOSED OF ON SITE. ALL EXCESS CONCRETE SHALL BE TRANSPORTED OFF–SITE AND DISPOSED OF PROPERLY.
5. IT IS PROHIBITED TO WASH OUT THE MIXING DRUM OF CONCRETE TRUCKS ON–SITE.



CONCRETE WASHDOWN Cw

N.T.S.

Sd2-P CURB INLET FILTER "PIGS IN BLANKET" FOR INLET PROTECTION



NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

GSWCC Level II
Design Professional
Cert. #0000012452

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization..

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

oncentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches, alleviate compaction, incorporate lime and fertilizer, smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:
1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS–1h or CSS–1h emulsified asphalt and 100 gallons of water per ton of mulch.
Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1–12/31
BERMUDA	0.2 POUND	10 LBS.	2/15–7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1–7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1–12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1–6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15–6/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be adjusted to fit temperature variations and conditions.

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
This standard applies to gradea or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation
1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanicalequipment.
2. If the area will eventually be covered with perennial vegetation, 20–30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of tracking in" or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately
after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE–5 or SS–1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use
100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.
eeded.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1–3/1
Ryegrass	0.2 pound	40 lbs.	8/15–4/1
Annual Lespedeza	0.2 pound	40 lbs.	1/15–3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15–6/15
Sudangrass	1.4 pounds	60 lbs.	**3/1–8/1**
Browntop Millet	0.2 pound	40 lbs.	**4/1–7/15**
Wheat	4.1 pounds	3 bu.	9/15–2/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10–10–10 fertilizer or the equivalent per acre (12–16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 – Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

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811 SAFE DIGGING PARTNER

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December 14, 2018 - 8:56 AM Printed By: sdotta

REVISIONS:
REVISION PER CITY/COM COMMENTS 03/11/2026
REVISIONS PER CITY/COM COMMENTS 04/24/2026

DESIGNED	DRAWN	CHECKED
S.M.L.	J.J.M.	T.W.C.

DATE: DECEMBER 19, 2025

JOB NO. 124273704

SCALE: N.T.S.

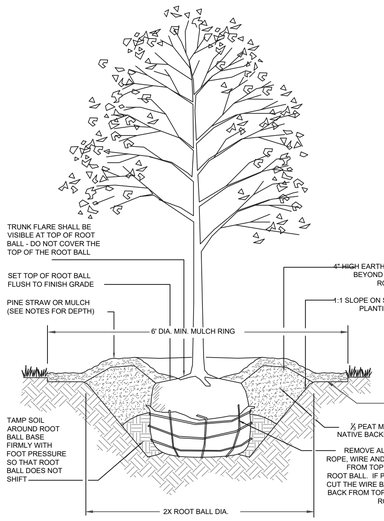
CRITZ GMC POOLER
1500 POOLER PARKWAY
POOLER, GEORGIA
FOR
CRITZ PROPERTIES

EROSION AND SEDIMENT CONTROL DETAILS

DRAWING NUMBER
EC4.2

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NOTES:
1. CLEANLY PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



TREE PLANTING DETAIL
SECTION - NOT TO SCALE

PLANTING NOTES

GENERAL:
1. CONTRACTOR SHALL BE KNOWLEDGABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½" OF FINISH GRADE.

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

ROOT SYSTEM:
11. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
12. 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".
13. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE THE TOP ¼ OF THE BURLAP REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL , AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED.

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

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

PLANTING:
22. TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG UNLESS WHEEL STOPS ARE PROVIDED.
23. 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.
24. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
25. STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:
26. **CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.**
27. IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

MULCH:
28. ALL TREES SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
29. ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEEDLES, SHREDDED BARK, AND WOOD CHIPS.

WATERING:
30. ALL AREAS TO BE PLANTED, SEEDED, AND SODDED SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
31. ALL PLANTS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
32. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

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

PLANT ALTERATIONS & SUBSTITUTIONS:
36. **ANY CHANGE IN PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.**
37. PROJECT LANDSCAPE ARCHITECT WILL ASSIST IN LOCATING PLANTS AS NECESSARY.

PLANTING CALCULATIONS:

TOTAL DISTURBED ACREAGE: 5.11
REQUIRED TREES PER ACRE: 15
TOTAL REQUIRED TREES: 77
TOTAL REQUIRED TREES PLANTED PER PLAN: 77 DENOTED WITH * (does not include trees within planted buffer)
TREES PLANTED WITHIN BUFFER: 6

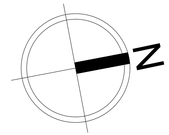
PLANTING SCHEDULE:

NOTE: PHOTOGRAPHS OF ALL PLANT MATERIAL, AT PLANT NURSERY, TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE OR DELIVERY TO SITE.

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	NOTES
QV	15	LIVE OAK	Quercus virginiana	2" caliper dbh	as shown	
TD	19	BALD CYPRESS	Taxodium distichum	2" caliper dbh	as shown	
QL	29	OVERCUP OAK	Quercus lyrata	2" caliper dbh	as shown	
UA	20	PRINCETON ELM	Ulmus americana	2" caliper dbh	as shown	
MC	14	WAX MYRTLE	Myrica cerifera	15 Gallon	as shown	
TF	410	DWARF FAKAHATCHEE GRASS	Tripsacum floridanum	1 Gallon	as shown	
IC	32	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii Nana'	7 Gallon	as shown	
SOD	na	CENTIPEDE GRASS	Cynodon dactylon	na	na	

IRRIGATION NOTES

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



GRAPHIC SCALE: 1"=40'-0"



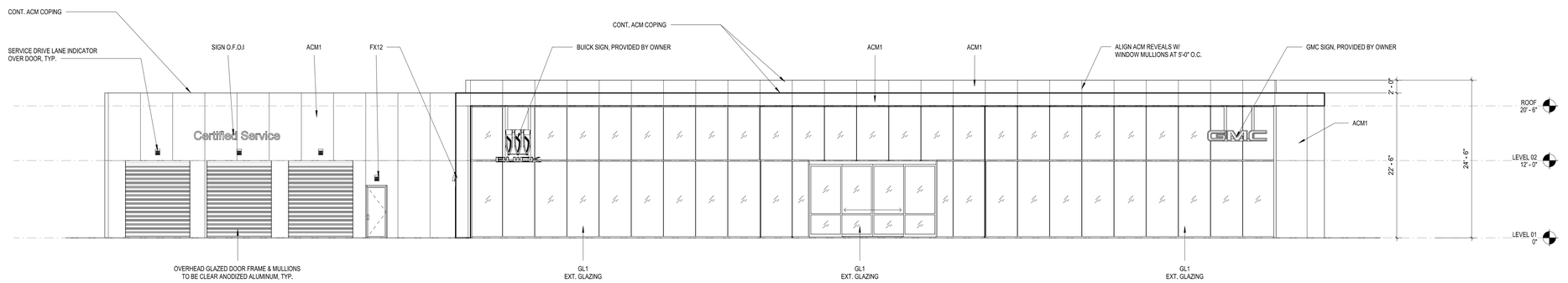
PLANTING PLAN
CRITZ GMC POOLER
POOLER, GEORGIA

No.	Revision/Issue	Date
1	Revised per review/comment	04.27.26
1	Revised per base/comment	03.11.26

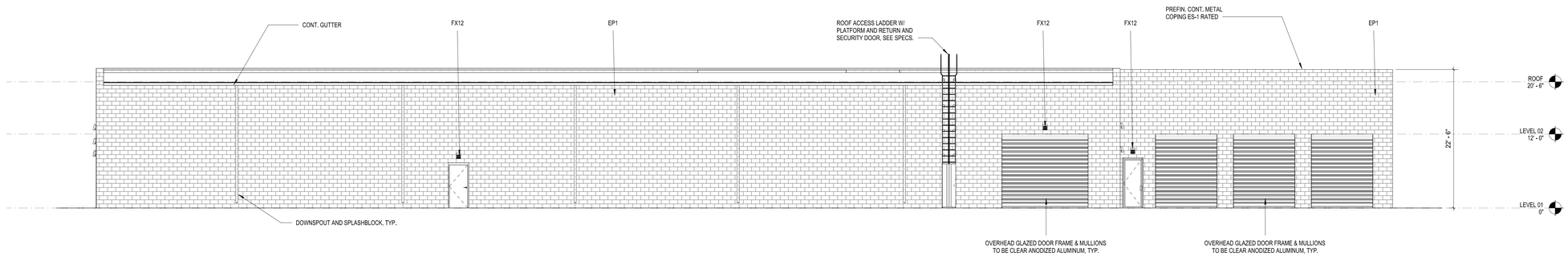
MANDEL DESIGN
LANDSCAPE ARCHITECTURE
7 BAKER DR. SAVANNAH GEORGIA 31410 • 912.660.0973

PLANTING PLAN

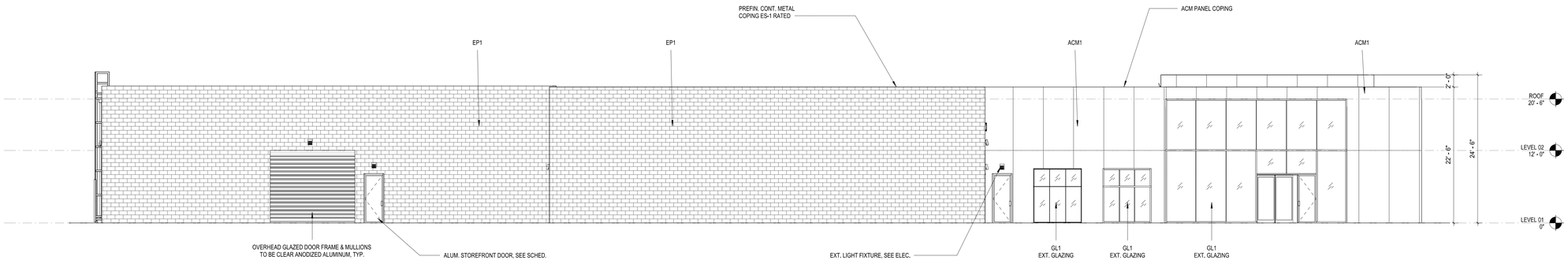
Project Number	Sheet
2026-1	L.01
Date: 12.18.2025	
Scale: 1"=40'-0"	



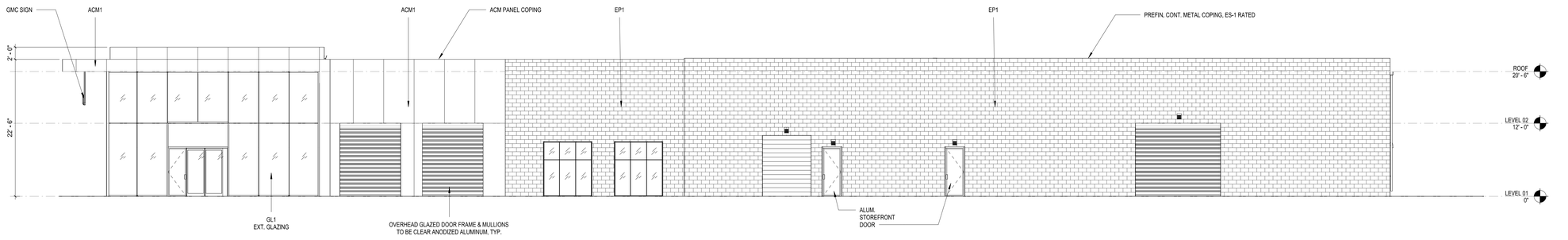
1 ELEVATION - EAST
1/8" = 1'-0"



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



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



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

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DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

HUSSEY GAY BELL
Established 1958
329 Commercial Dr., Suite 200 Savannah, GA. 31406 T: 912.354.4626

REVISIONS:

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

DATE: 12/19/2025

JOB NO. 224680108

SCALE: AS NOTED

CRITZ GMC POOLER
CLIENT NAME: CRITZ PROPERTIES
POOLER PARKWAY
Pooler, GA

BUILDING ELEVATIONS

DRAWING NUMBER

A2.01

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 23rd day of December , 2025 , by and between HGGW, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Critz GMC Dealership.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51011F01001 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 3044 Page 0217 , 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

29 day of 12, 2025

Stephanie Jones
Notary Public Print

Stephanie Jones
Notary Public Signature

11-21-28
Notary Public Commission Expiration

Seal:

STEPHANIE JONES NOTARY PUBLIC CHATHAM COUNTY, GEORGIA MY COMMISSION EXPIRES 11/21/2028

Landowner

HGGW, LLC.
DALE C CRITZ JR manager
Landowner Print

Landowner Signature

Michelle Pike
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 7th, 2026

Thomas W. Cetti, P.E.
Hussey Gay Bell
329 Commercial Drive
Savannah, GA 31406

Dear Mr. Cetti,

I am pleased to provide you with a recommendation for Approval of the site plan application submitted for Critz GMC Dealership (Application No. 26-0003), as detailed below.

Submittal Documents:		
	Site Development Plans	*Apr. 2026*
	Hold Harmless Agreement (Signed)	*Apr. 2026*
	Hydrant Flow Test	*Apr. 2026*
	Declarant Estoppel Certificate (Clear Lake Reserve)	*Mar. 2026*
	Stormwater Drainage Report	*Feb. 2026*
	Master Drainage Plan	*Feb. 2026*
	Site Lighting Plan	*Feb. 2026*
	Building Elevation Exhibit	*Feb. 2026*
	Landscaping Plan	*Feb. 2026*
	Traffic Impact Analysis	*Feb. 2026*

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

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

1. Prior to scheduling the Pre-Construction Conference with City of Pooler, the existing street name signs at the following locations shall be removed, and a Street Name Application shall be submitted to the City to formalize the correct and approved street names:
    a. At the intersection of Pooler Parkway and Clear Lake Way, the pole-mounted signage currently identifies the minor street as Molly Place. City records indicate the approved name is Clear Lake Way.
    b. At the intersection of Pooler Parkway and Kita Way, the pole-mounted signage currently identifies the minor street as W Marketplace Way. City records indicate the approved name is Kita Way.

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 Trailer Parking Yard in the I-1 (Light Industrial) zoning district at 111 Sharon Court.

Project:	#A26-0050
P&Z Meeting Date:	June 8, 2026
City Council Workshop Presentation Date:	June 15, 2026
Applicant and Authorized Agent:	Holly Young
Property Owner:	111 Sharon Court, LLC
Location (Address):	111 Sharon Court
Parcel (PIN):	50022 01011
Acreage:	Approximately 1.37-Acres
Zoning:	I-1 (Light Industrial)
Proposed Use:	Trailer Parking Yard
Staff Recommendation:	Approval
Planning & Zoning Commission:	*After review of the criteria, P&Z recommends approval of the request subject to the following condition:* *1. The City of Pooler shall receive a written acknowledgment from the applicant stating that:* *- No irrigation water service shall be provided to the property until a Reduced Pressure Zone (RPZ) backflow prevention device has been installed, tested, and approved by the City; and* *- If a City-approved backflow prevention device is not installed, the existing irrigation system shall be uncovered and made available for inspection by the City of Pooler prior to project closeout to verify that the irrigation meter is not connected to the public water system.*

Recommended Motion:	*"After review of the criteria, move for approval of the request subject to the following condition:* *1. The City of Pooler shall receive a written acknowledgment from the applicant stating that:* *- No irrigation water service shall be provided to the property until a Reduced Pressure Zone (RPZ) backflow prevention device has been installed, tested, and approved by the City; and* *- If a City-approved backflow prevention device is not installed, the existing irrigation system shall be uncovered and made available for inspection by the City of Pooler prior to project closeout to verify that the irrigation meter is not connected to the public water system."*
Background:	At the August 18, 2025, City Council meeting, Council approved a Site Development Plan for soil erosion control and grading at 111 Sharon Court, subject to the following conditions: (1) replacement of the significant tree removed from the property in accordance with Chapter 42, Article VI – Tree Protection, and (2) limiting paving improvements to the area between the roadway and the property line as shown on the approved plans. The applicant agreed to these conditions; the conditions have since been met. At the May 19, 2025, City Council meeting, Council considered a variance request from Appendix A, Article III, Section 30, Trailer Parking Yard Standards, to allow operation of a trailer parking yard without an administrative or security office. Prior to Council's consideration, the applicant obtained a written agreement with the adjacent property owner permitting use of the neighboring property's security office. As the proposal subsequently met all applicable requirements, the variance was no longer necessary, and Council voted to postpone the request indefinitely, with the applicant responsible for any future readvertisement costs; this application has since been withdrawn. The current Site Development Plan proposes a trailer parking yard at 111 Sharon Court. Consistent with the agreement previously provided, the development will utilize the security office located on the adjacent parcel. The site also contains an existing security fence, which will remain in place and be maintained by the property owner.
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ *The site is located within an area that is shown on the Future Land Use Map as being Industrial and is shown in the Comprehensive Plan as being within the Industrial Character Area. The proposed trailer parking yard is*

consistent with the existing surrounding light industrial uses.

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

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

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

    - *The 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 1.37-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 site is currently not serviced by any existing or proposed public facilities other than roads and stormwater. Additionally, no irrigation water service will be provided to the property until a Reduced Pressure Zone (RPZ) Backflow Prevention Device has been installed, tested, and approved by the City. In the absence of an installed and City-approved backflow prevention device, the existing irrigation system will be uncovered and inspected by the City of Pooler prior to project closeout to verify that the meter is not connected to the public water main.*

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. The previously required tree replacement has taken place.*

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 subject to the following condition:

1. The City of Pooler shall receive a written acknowledgment from the applicant stating that:

- No irrigation water service shall be provided to the property until a Reduced Pressure Zone (RPZ) backflow prevention device has been installed, tested, and approved by the City; and

- If a City-approved backflow prevention device is not installed, the existing irrigation system shall be uncovered and made available for inspection by the City of Pooler prior to project closeout to verify that the irrigation meter is not connected to the public water system.

Attachments:

A. Vicinity Map

B. Submittal Documentation

C. Approval Letter

Attachment A



CITY of POOLER
GEORGIA

Vicinity Map - 111 Sharon Court - Site Plan

06/01/2026

Parcels

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

Site Work Plans

FOR THE

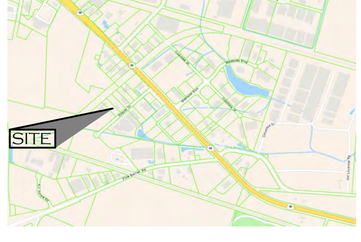
111 Sharon Court Project
Pooler, Georgia 31322

FOR

111 Sharon Court, LLC
(Contact : Holly Young)
P.O. Box 369
Pooler, Georgia 31322

April, 2026

PRIMARY PERMITEE :
HOLLY YOUNG
P.O. BOX 369
POOLER, GEORGIA 31322
EMAIL : HYOUNG1070@AOL.COM
24 HOUR PHONE : 912-667-2537



VICINITY MAP

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	DEMOLOITION PLAN
C4	STAKING AND SIGNING PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	LANDSCAPE PLAN, NOTES AND DETAILS
C7	DETAILS
C8	LIGHTING PLAN AND DETAILS
C9	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C10	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C11	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C12	NOTES AND DETAILS
C13	NOTES AND DETAILS
C14	NOTES AND DETAILS
C15	NOTES AND DETAILS
C16	NOTES AND DETAILS
C17	NOTES AND DETAILS
C18	NOTES AND DETAILS
C19	NOTES AND DETAILS
C20	PAD DETAILS

SCHEDULE OF DRAWINGS

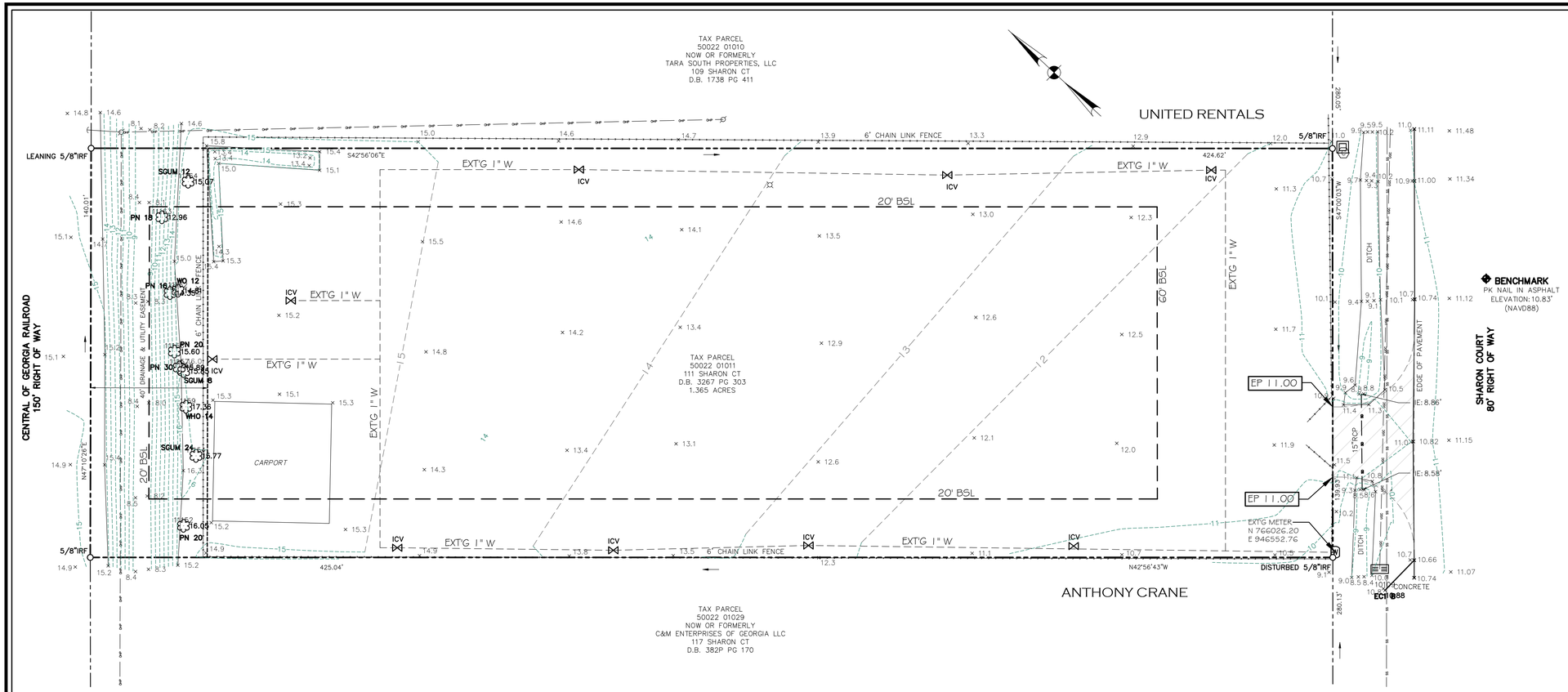
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 28372
4-25-26
MARK A. BOSWELL

SPECIAL ORDINANCE NOTE :

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

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

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CALL BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411



EXISTING SITE PLAN

1" = 20'

LEGEND

NEW	EXISTING	DESCRIPTION
		BUILDING
		RESURFACE ASPHALT PAVEMENT
		ASPHALT PAVEMENT TYPE I
		ASPHALT PAVEMENT TYPE I I
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
— SD —		STORM DRAIN LINE
— SS —	— SS —	SANITARY SEWER LINE
— W —	— W —	WATER LINE
●	Ⓢ	SANITARY SEWER MANHOLE
	G.V.	GAS VALVE
	W.V.	WATER VALVE
■	W.M.	WATER METER
		FIRE HYDRANT
		SIGN
		FLARED END SECTION
13.00		SPOT ELEVATION
		CONTOUR
I.E.4.13	I.E.4.13	INVERT ELEVATION
	— x —	CHAIN LINK FENCE
		DITCH INVERT
		PROPERTY LINE
	IPF	IRON PIN FOUND
TW 16.83		TOP OF WALK
TP 14.65		TOP OF PAVEMENT
FG 16.1		FINISHED GRADE
TS 16.10		TOP OF STONE
TG 16.10		TOP OF GUTTER
TC 16.10		TOP OF CURB

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD.

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

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

4. POOL AND HVAC EQUIPMENT IN FLOOD ZONES ARE TO BE SET A MINIMUM OF 1' ABOVE FLOOD ELEVATION.

5. STRUCTURAL FILL IN FLOOD ZONES ARE TO BE MITIGATED.

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

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

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

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

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

11 POOL EQUIPMENT AND HVAC EQUIPMENT IN FLOOD ZONES IN CHATHAM COUNTY IS TO BE SET A MIN OF 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3).

12. STRUCTURAL FILL IS NOT ALLOWED IN CHATHAM COUNTY IN A VE ZONE OR IN A LIMWA ZONE.

13. STRUCTURAL FILL IN CHATHAM COUNTY IN FLOOD ZONES IS REQUIRED TO BE MITIGATED.

PRIMARY PERMITEE :
HOLLY YOUNG
P.O. BOX 369
POOLER, GEORGIA 31322
EMAIL : HYOUNG1070@AOL.COM
24 HOUR PHONE : 912-667-2537

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "A" (UN-NUMBERED) ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0126H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "A" AND IS AN UN-NUMBERED ZONE FLOOD ZONE.

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

EXISTING WATER SYSTEM NOTES :

1. THIS SITE CONTAINS AN EXISTING IRRIGATION SYSTEM AND METER WHICH IS TO REMAIN AS IS.
2. IF THIS EXISTING SYSTEM IS ALTERED OR ADDED TO IN ANY WAY, THE WATER METER WILL NEED TO BE UPDATED AND AN RPZ BACKFLOW PREVENTER WILL NEED TO BE ADDED TO SYSTEM AS PER THE CITY OF POOLER REQUIREMENTS.
3. ANY AND ALL ALTERATIONS TO THE EXISTING WATER SYSTEM WILL NEED TO BE COORDINATED WITH THE CITY OF POOLER WATER DEPARTMENT.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

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

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

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

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

STREAM BUFFER ENCROACHMENT NOTES :

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

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

SPECIAL ORDINANCE NOTE :

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

POOLER ORDINANCE NOTES :

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

Survey Information :

1. Survey information : Vincent Helmly (supplied by owner)
2. Date of Original Survey : May, 2022
3. Datum : NAVD 88

SPECIAL F.F. NOTES :

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

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

PROJECT INFORMATION :

P.I.N. : 50022 01011

PROJECT ADDRESS : 111 SHARON COURT
POOLER, GEORGIA 31322

CURRENT ZONING : I-1

SITE SIZE : 1.37 ACRES

ESTIMATED DISTURBED AREA : 0.80 ACRES

SETBACKS :
FRONT (SOUTH) = 60'
REAR (NORTH) = 20'
SIDE (EAST) = 20'
SIDE (WEST) = 20'

BUFFERS :
EAST = N.A.
WEST = N.A.
NORTH = N.A.
SOUTH = N.A.

OWNER : 111 SHARON COURT, LLC
(CONTACT : HOLLY YOUNG)
P.O. BOX 369
POOLER, GEORGIA 31322

OWNER EMAIL : HYOUNG1070@AOL.COM

PHONE : 912-667-2537

NOTES:

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

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

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

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

SPECIAL CONSTRUCTION NOTE:

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

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

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
UNIT K, SUITE 101
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : April 25, 2026
JOB NO. ---
SCALE: as shown

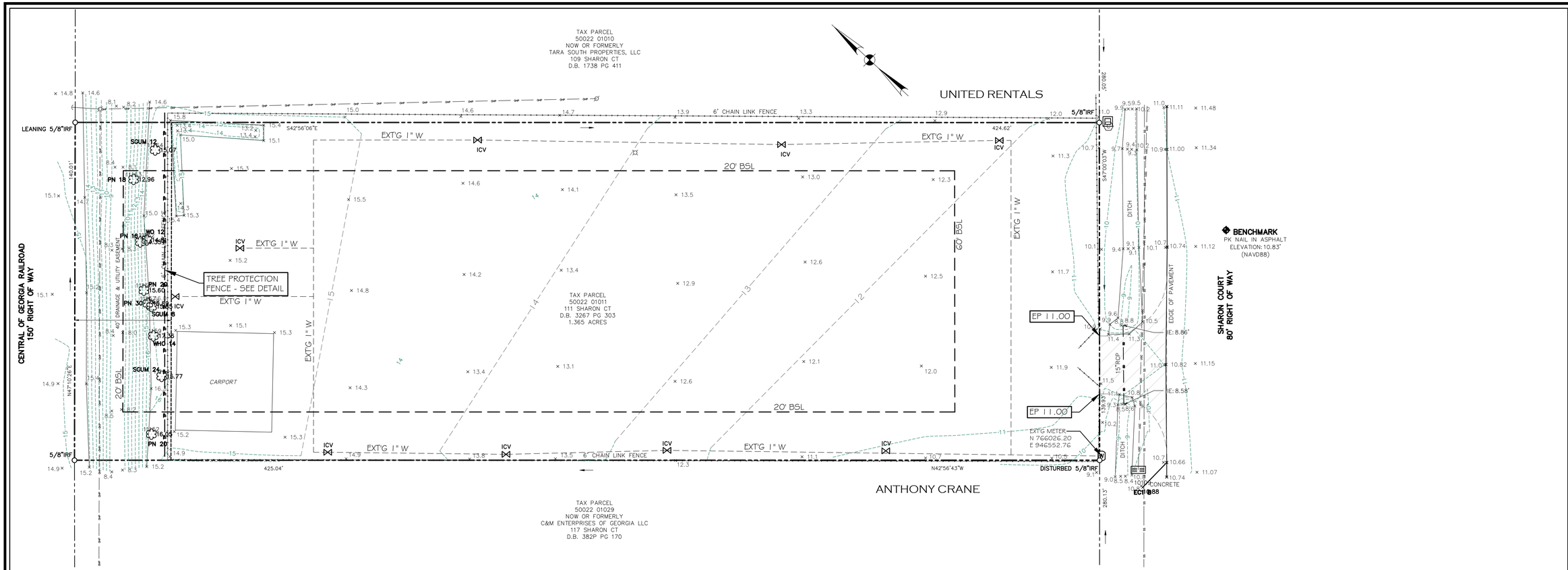
111 SHARON COURT PROJECT
111 SHARON COURT
POOLER, GEORGIA 31322
FOR:
111 SHARON COURT, LLC
POOLER, GEORGIA

EXISTING SITE PLAN

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

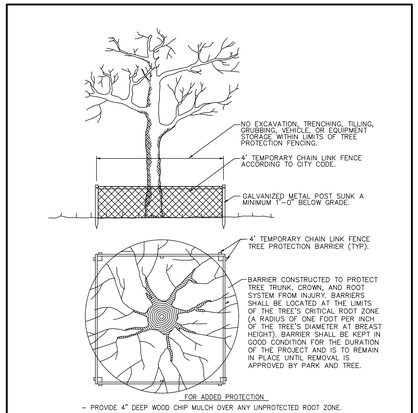
GEORGIA REGISTERED
No. 28372
PROFESSIONAL
4-25-26
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-2
2 OF 20 SHEETS



DEMOLITION PLAN

1" = 20'



TREE PROTECTION DETAIL

SPECIAL ORDINANCE NOTE :

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

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "A" (UN-NUMBERED) ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0126H, MAP REVISED 8-16-18 (NAVD 88).

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TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

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

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

PRIMARY PERMITEE :
HOLLY YOUNG
P.O. BOX 369
POOLER, GEORGIA 31322
EMAIL : HYOUNG1070@AOL.COM
24 HOUR PHONE : 912-667-2537

STREAM BUFFER ENCROACHMENT NOTES :

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

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

NOTES:

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

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

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

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

Survey Information :

1. Survey information : Vincent Helmly (supplied by owner)

2. Date of Original Survey : May, 2022

3. Datum : NAVD 88

SPECIAL CONSTRUCTION NOTE:

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

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 101
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : April 25, 2026
JOB NO. ---
SCALE: as shown

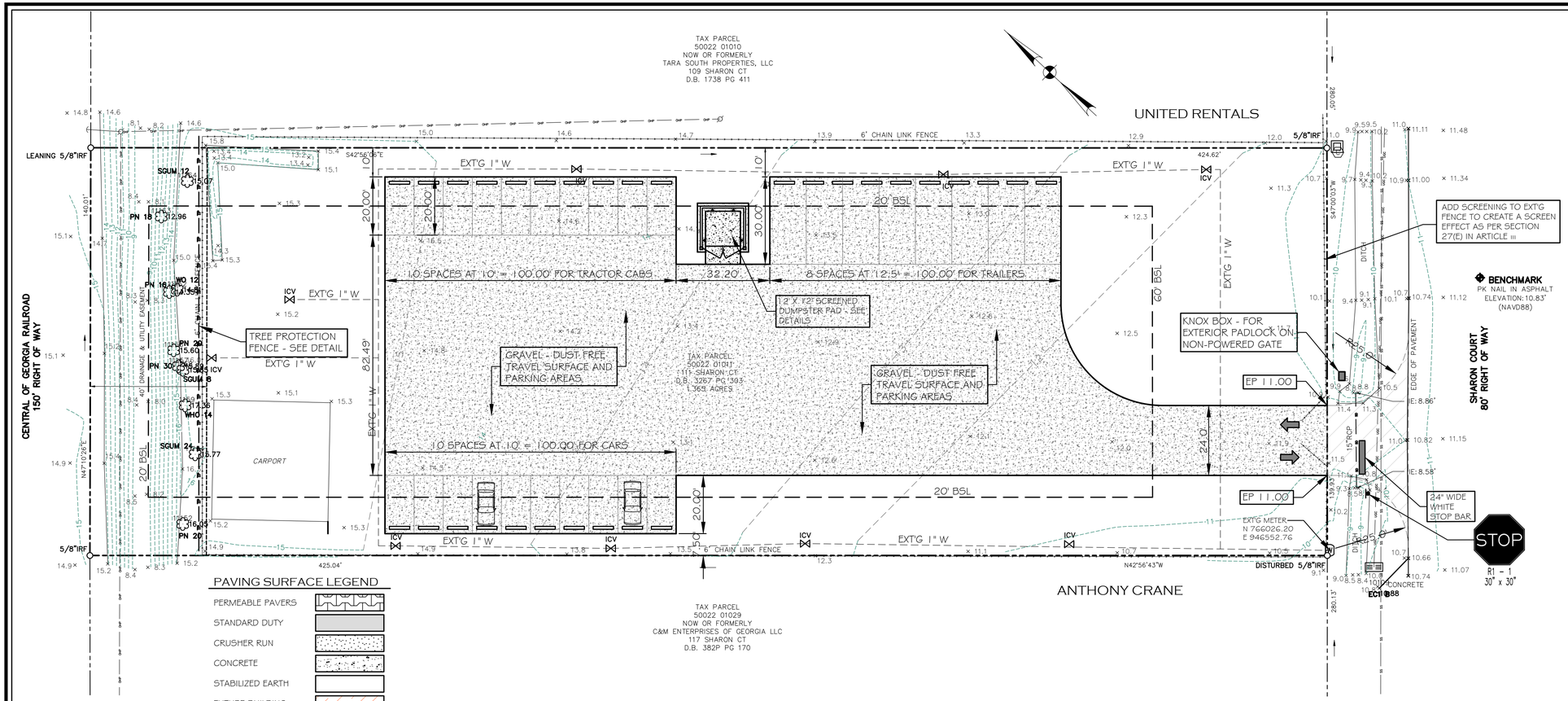
111 SHARON COURT PROJECT
111 SHARON COURT
POOLER, GEORGIA 31322
FOR:
111 SHARON COURT, LLC
POOLER, GEORGIA

DEMOLITION PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
811 IT'S THE LAW
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
4.25.26
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-3
3 OF 20 SHEETS



PAVING SURFACE LEGEND

- PERMEABLE PAVERS
- STANDARD DUTY
- CRUSHER RUN
- CONCRETE
- STABILIZED EARTH
- FUTURE BUILDING
- DUMPED STON RIP-RAP

STAKING AND SIGNING PLAN

1" = 20'

PAVEMENT MARKING NOTES :

1. ALL ROAD SIGNAGE AND PAVING MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS (MUTCD INTRODUCTION PAGE I-1 PARAGRAPH 03).
2. THE "MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN".
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY (STANDARD SPECIFICATION 02500.2.06).
4. TRAFFIC SIGNS INSTALLED THE PUBLIC RIGHT OF WAY MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.

POOLER ORDINANCE NOTES :

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

SPECIAL HANDICAP RAMP NOTES :

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

SPECIAL ORDINANCE NOTE :

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

STOP SIGN AND STOP BAR INSTALLATION NOTES :

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

FEMA MAP NOTES :

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SPECIAL SIGNAGE AND STRIPING NOTES :

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

STREAM BUFFER ENCROACHMENT NOTES :

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SIDEWALK NOTES :

1. ALL PUBLIC SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 6' WIDE - PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

SITE LIGHTING NOTE :

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

SPECIAL CONSTRUCTION NOTE:

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

SCALE: 1" = 20'

0 20' 40' 50'

GENERAL NOTES:

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

PRIMARY PERMITEE :
HOLLY YOUNG
P.O. BOX 369
POOLER, GEORGIA 31322
EMAIL : HYOUNG1070@AOL.COM
24 HOUR PHONE : 912-667-2537

EXISTING WATER SYSTEM NOTES :

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TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

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

GEORGIA REGISTERED Matt Boswell No. 28372 PROFESSIONAL 4-25-26 ENGINEER MARK A. BOSWELL

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
UNIT K, SUITE 101
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
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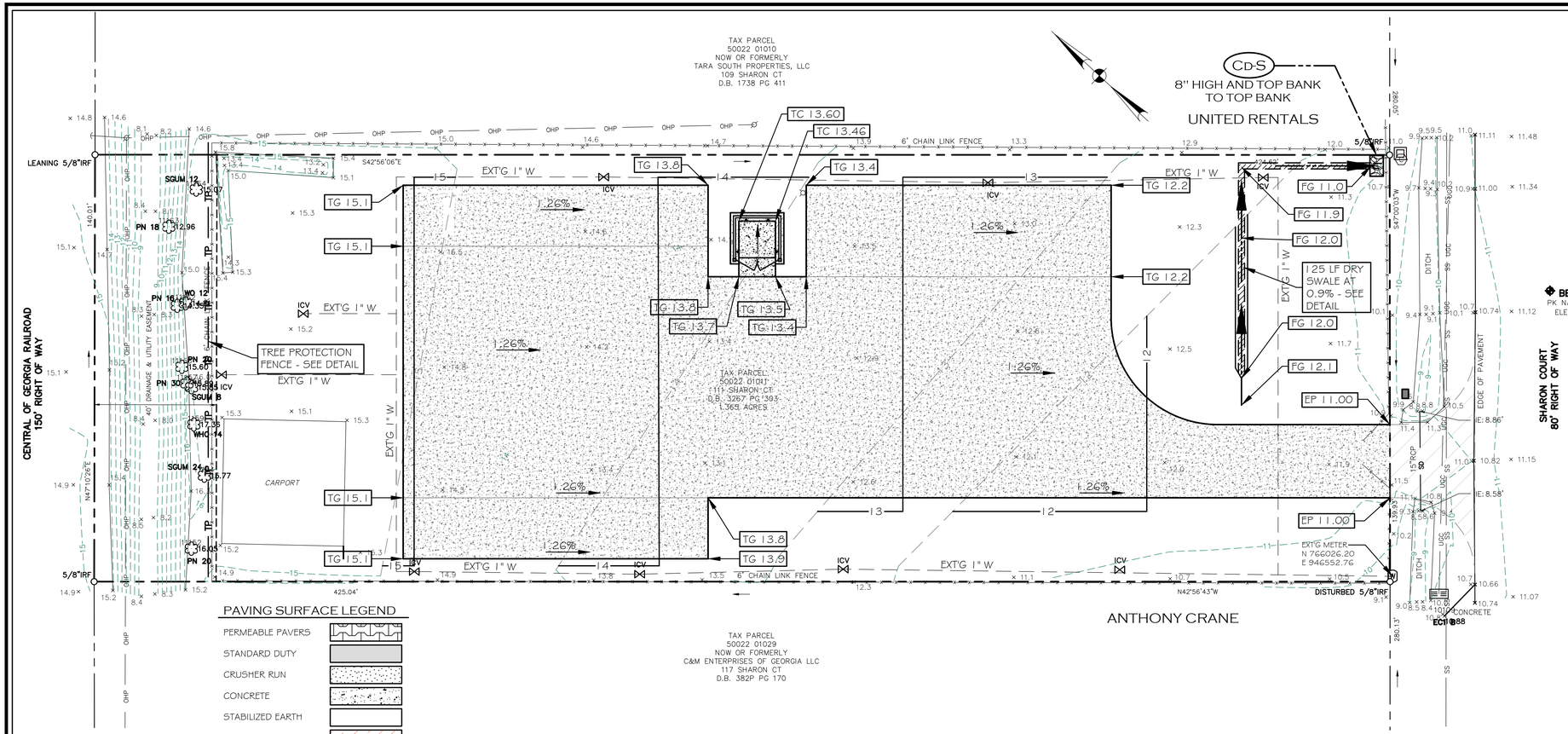
REVISIONS

DESIGNED ---
DRAWN MAB
CHECKED ---
DATE : April 25, 2026
JOB NO. ---
SCALE: as shown

111 SHARON COURT PROJECT
111 SHARON COURT
POOLER, GEORGIA 31322
FOR
111 SHARON COURT, LLC
POOLER, GEORGIA

STAKING AND SIGNING PLAN

DRAWING NUMBER
C-4
4 OF 20 SHEETS



PRIMARY PERMITEE :
HOLLY YOUNG
P.O. BOX 369
POOLER, GEORGIA 31322
EMAIL : HYOUNG1070@AOL.COM
24 HOUR PHONE : 912-667-2537

NOTES:

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

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

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

SPECIAL F.F. NOTES :

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

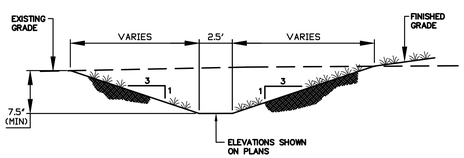
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PAVING SURFACE LEGEND

- PERMEABLE PAVERS
- STANDARD DUTY
- CRUSHER RUN
- CONCRETE
- STABILIZED EARTH
- FUTURE BUILDING
- DUMPED STON RIP-RAP

PAVING, GRADING AND DRAINAGE PLAN

1" = 20'



DRY SWALE DETAIL
not to scale

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SIDEWALK NOTES :

1. ALL PUBLIC SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 6' WIDE - PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

SPECIAL CONSTRUCTION NOTES :

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

GENERAL NOTES:

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

GEOTECHNICAL NOTES :

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

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

CULVERT PIPE INSTALLATION NOTES :

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

Survey Information :

1. Survey information : Vincent Helmly (supplied by owner)
2. Date of Original Survey : May, 2022
3. Datum : NAVD 88

STREAM BUFFER ENCROACHMENT NOTES :

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

SPECIAL ORDINANCE NOTE :

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

SUBGRADE DRAIN NOTES :

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

PARKING OWNERSHIP NOTES :

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

STORM AND UTILITIES MANHOLE AND BOX NOTES :

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

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "A" (UN-NUMBERED) ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0126H, MAP REVISED 8-16-18 (NAVD 88).
2. THIS SITE IS IN ZONE "A" AND IS AN UN-NUMBERED ZONE FLOOD ZONE.
3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SPECIAL CONSTRUCTION NOTE:

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

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

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

REVISIONS

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : April 25, 2026
JOB NO. ---
SCALE: as shown

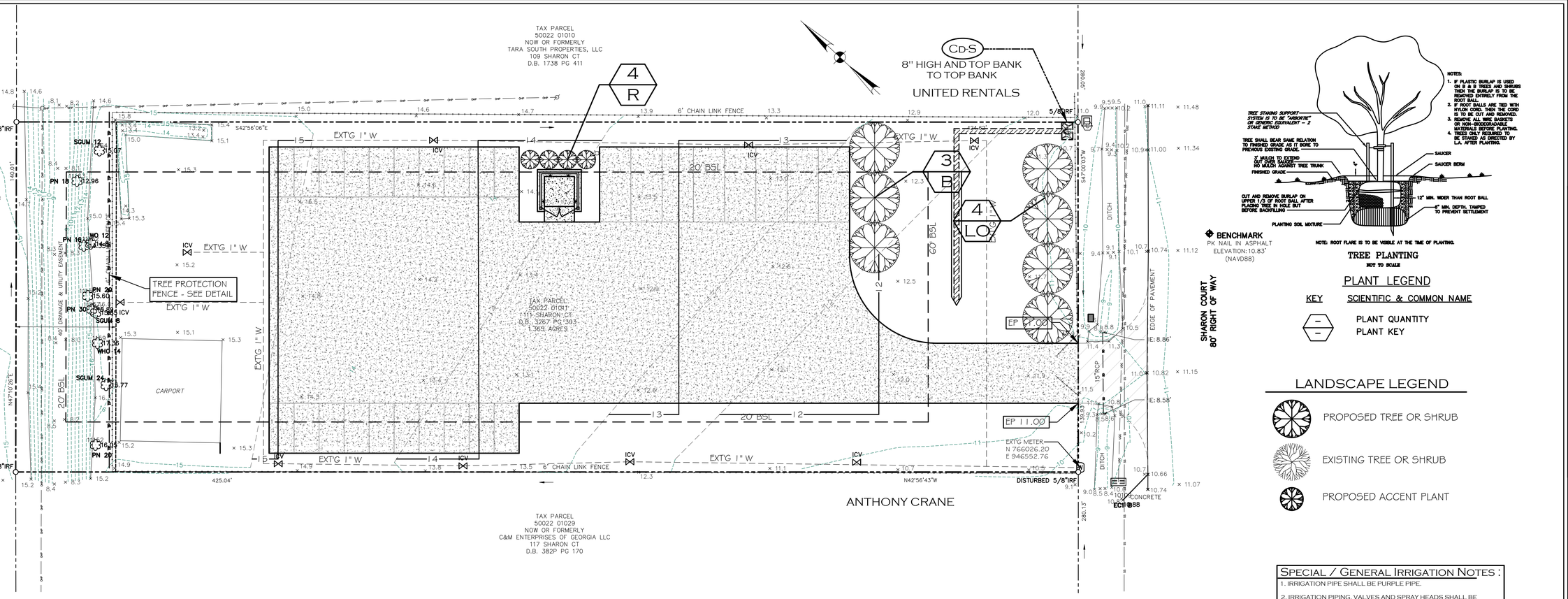
111 SHARON COURT PROJECT
111 SHARON COURT
POOLER, GEORGIA 31322
FOR
111 SHARON COURT, LLC
POOLER, GEORGIA

PAVING, GRADING AND DRAINAGE PLAN

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

GEORGIA REGISTERED
Mark Boswell
No. 28377
PROFESSIONAL
4-25-26
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-5
5 OF 20 SHEETS



LANDSCAPE PLAN
1" = 20'

TREE PLANTING
NOT TO SCALE

PLANT LEGEND

KEY	SCIENTIFIC & COMMON NAME
-	PLANT QUANTITY
-	PLANT KEY

LANDSCAPE LEGEND

- PROPOSED TREE OR SHRUB
- EXISTING TREE OR SHRUB
- PROPOSED ACCENT PLANT

SPECIAL / GENERAL IRRIGATION NOTES :

1. IRRIGATION PIPE SHALL BE PURPLE PIPE.
2. IRRIGATION PIPING, VALVES AND SPRAY HEADS SHALL BE DENOTED FOR FUTURE REUSE WATER.
3. THIS IRRIGATION SYSTEM IS TO BE CONSIDERED A GUIDE ONLY AND NOT A DESIGN.
4. FINAL IRRIGATION SYSTEM AND WELL IS TO BE DESIGNED BY A QUALIFIED LANDSCAPER OR LANDSCAPE ARCHITECT.
5. FINAL IRRIGATION SYSTEM IS TO BE APPROVED BY THE CITY OF POOLER DPW DEPARTMENT.
4. THIS PLAN IS ASSUMING A ZONED SYSTEM OF 15 GPM PER ZONE WITH ZONING TIMERS AND CONTROLLERS. A SYSTEM WHICH IS CAPABLE OF SUPPLYING 25 PSI AT THE MAIN.
5. THIS PLAN IS ASSUMING A LOOPED MAIN OF 1 1/2" DIA.
6. THIS PLAN IS ASSUMING INDIVIDUAL WATER LAT'S OF 1" DIA.

SPECIAL ORDINANCE NOTE :

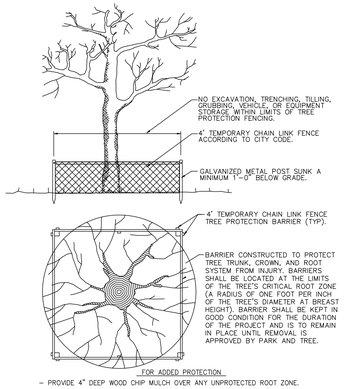
1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.

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LANDSCAPE NOTES:

TREE PLANTING REQUIREMENTS
TREES REQUIRED = 15 TREES PER ACREAGE
REQUIRED = 1.37 x 15 = 20.6 ≈ 21 TREES REQUIRED
TREES TO REMAIN = 10
TREES TO BE PLANTED = 11
11 + 10 = 21 TREES



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

TREE PROTECTION DETAIL

EXISTING WATER SYSTEM NOTES :

1. THIS SITE CONTAINS AN EXISTING IRRIGATION SYSTEM AND METER WHICH IS TO REMAIN AS IS.
2. IF THIS EXISTING SYSTEM IS ALTERED OR ADDED TO IN ANY WAY, THE WATER METER WILL NEED TO BE UPDATED AND AN RPZ BACKFLOW PREVENTER WILL NEED TO BE ADDED TO SYSTEM AS PER THE CITY OF POOLER REQUIREMENTS.
3. ANY AND ALL ALTERATIONS TO THE EXISTING WATER SYSTEM WILL NEED TO BE COORDINATED WITH THE CITY OF POOLER WATER DEPARTMENT.

RETAINED TREES :

1. 12" SWEET GUM
2. 18" PINE
3. 3. 16" PINE
4. 12" WATER OAK
5. 20" PINE
6. 30" PINE
7. 8" SWEET GUM
8. 14" WHITE OAK
9. 24" SWEET GUM
10. 20" PINE

PLANTED TREES AND SHRUBS

SYMBOL	NUMBER	NAME	SIZE	MATURE SIZE	QUALITY
LO	4	Live Oak	2" CAL.	LARGE	PREFERRED
B	3	AMERICAN BEECH	2" CAL.	LARGE	PREFERRED
R	4	EASTERN REDBUD	2" CAL.	SMALL	PREFERRED
	11	TOTAL TREES PLANTED			
	10	RETAINED			

11 PLANTED + 10 RETAINED = 21 SUPPPLIED

PRIMARY PERMITEE :
HOLLY YOUNG
P.O. BOX 369
POOLER, GEORGIA 31322
EMAIL : HYOUNG1070@AOL.COM
24 HOUR PHONE : 912-667-2537

LANDSCAPE NOTES:

1. *ALL TREE PLANTING PRACTICES ARE TO BE IN ACCORDANCE WITH THE CITY OF POOLER'S MOST RECENT TREE ORDINANCE.*
2. *A HORIZONTAL SEPARATION OF 10 FEET (min.) SHALL BE MAINTAINED BETWEEN PROPOSED TREES AND ANY UTILITIES(existing or proposed) OR UNDER POWER LINES.*
3. *PLANTED TREES MUST MEET OR EXCEED THE MINIMUM SIZES AT PLANTING IN ORDER FOR TREE QUALITY POINTS:*

LARGE HARDWOOD TREE SPECIES	*3" CALIPER (diameter of stem measured six inches above the ground)*
CONIFERS, MEDIUM TREE SPECIES, SMALL TREE SPECIES,	*1" CALIPER*
SHRUBS	*3 GALLON*

4. *AREAS USED FOR TREE PLANTING AREAS SHALL NOT BE USED FOR STORAGE, PARKING, ETC.*
5. ~~*TREE POINTS SHALL BE PURCHASED FROM CHATHAM COUNTY, IF NECESSARY, TO OBTAIN THE REQUIRED NUMBER OF POINTS.*~~
6. *ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE GRASSED.*
7. *ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH 3" OF PINE STRAW, SHREDDED WOOD CHIPS OR PINE BARK.*
8. *IRRIGATION NOTES :*
   A. *A HOSE BIBB FOR WATERING PLANTS IS TO BE LOCATED WITHIN 100' OF EACH PLANT. SEE PLANS FOR LOCATIONS.*

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

BOSWELL DESIGN SERVICES, INC.
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UNIT A, SUITE 100
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : April 25, 2026
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SCALE: as shown

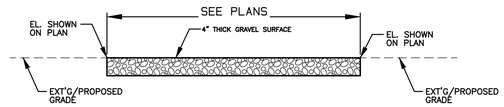
111 SHARON COURT PROJECT
111 SHARON COURT
POOLER, GEORGIA 31322
FOR:
111 SHARON COURT, LLC
POOLER, GEORGIA

LANDSCAPE PLAN, NOTES AND DETAILS

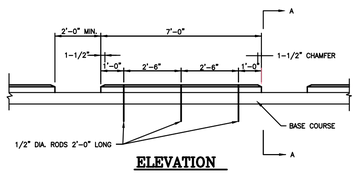
CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC. GEORGIA811.COM
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
No. 28372
PROFESSIONAL
4-25-26
ENGINEER
MARK A. BOSWELL

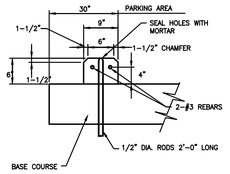
DRAWING NUMBER
C-6
6 OF 20 SHEETS



GRAVEL SURFACE / INFILTRATION SECTION
1" = 1'-0"



ELEVATION



SECTION A-A

NOTE: ANCHOR RODS TO BE SLEEVED OR GREASED THRU CONCRETE CURBS TO PERMIT RELOCATION OF CURBS.

WHEEL STOP DETAIL
N.T.S.

PRIMARY PERMITEE :
HOLLY YOUNG
P.O. BOX 369
POOLER, GEORGIA 31322
EMAIL : HYOUNG1070@AOL.COM
24 HOUR PHONE : 912-667-2537

EXISTING WATER SYSTEM NOTES :

1. THIS SITE CONTAINS AN EXISTING IRRIGATION SYSTEM AND METER WHICH IS TO REMAIN AS IS.
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SPECIAL ORDINANCE NOTE :

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REVISIONS

BOSWELL DESIGN SERVICES, INC.
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UNIT A, SUITE 1
MAILING : 103 NASSAU DRIVE
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912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : April 25, 2026
JOB NO. ---
SCALE: as shown

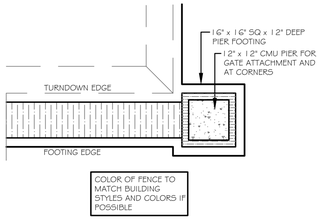
111 SHARON COURT PROJECT
111 SHARON COURT
POOLER, GEORGIA 31322
FOR
111 SHARON COURT, LLC
POOLER, GEORGIA

DETAILS

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

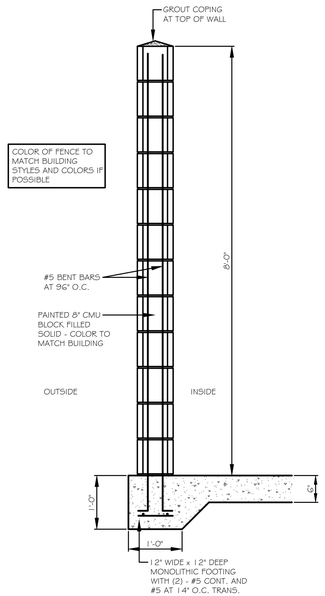
GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
4-25-26
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-7
7 OF 20 SHEETS



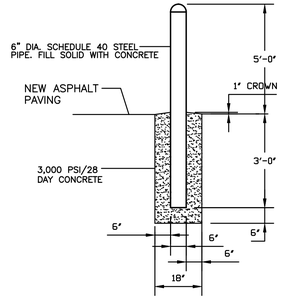
CMU SCREEN FENCE PLAN VIEW

3/4" = 1'-0"



CMU SCREEN FENCE SECTION

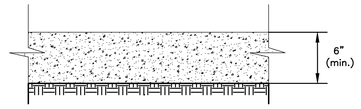
3/4" = 1'-0"



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

BOLLARD DETAIL

NOT TO SCALE

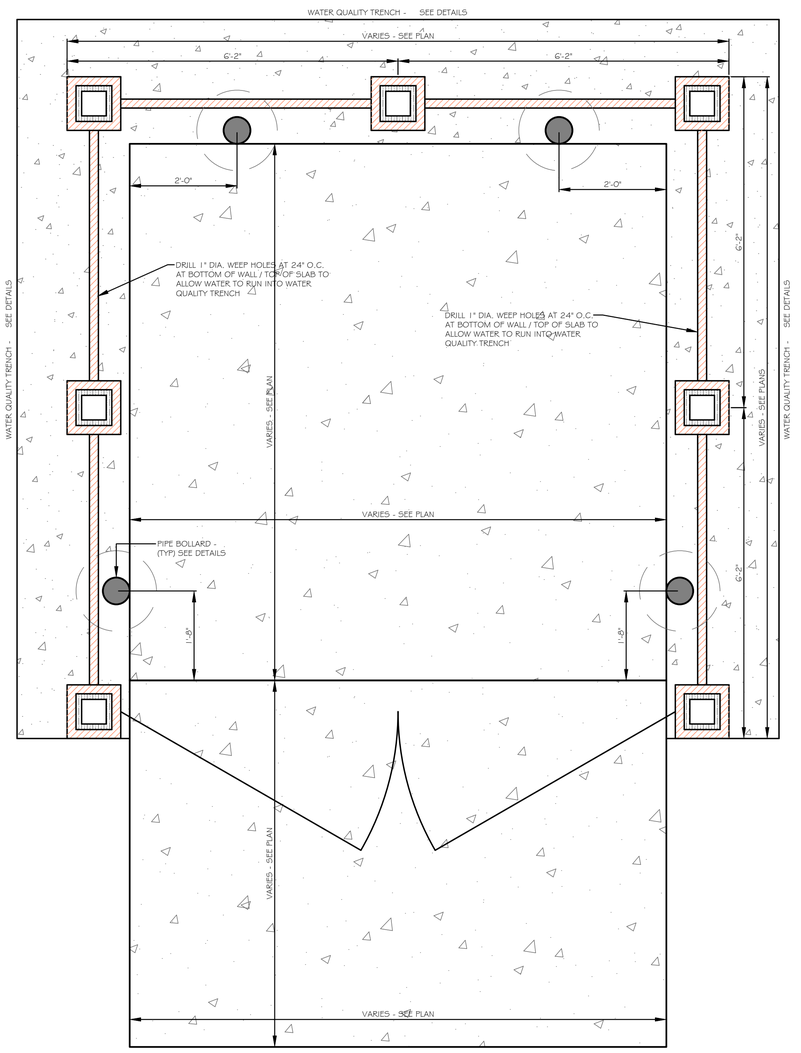


APPROACH NOTES :

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

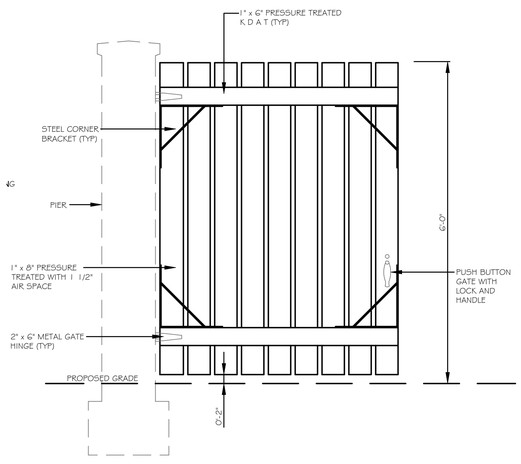
2. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5,000 psi AS PER SECTION 03300, PART 3.2 IN CITY OF SAVANNAH R.O.W. AND ELSEWHERE.

DUMPSTER PAD AND APPROACH PAD DETAIL



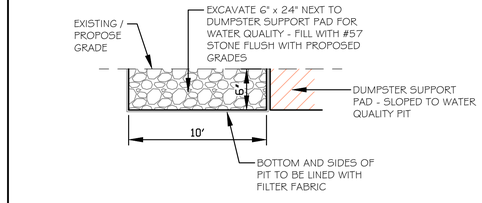
DUMPSTER AREA PLAN

3/4" = 1'-0"



DUMPSTER FENCE GATE DETAIL

3/4" = 1'-0"



DUMPSTER PAD WATER QUALITY PIT DETAIL

NOT TO SCALE

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REVISIONS

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912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : April 25, 2026

JOB NO. ---

SCALE: as shown

111 SHARON COURT PROJECT
111 SHARON COURT
POOLER, GEORGIA 31322
FOR
111 SHARON COURT, LLC
POOLER, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL NOTES

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING

UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL
No. 28372
PROFESSIONAL ENGINEER
4-25-26
MARK A. BOSWELL

DRAWING NUMBER

C-20

20 OF 20 SHEETS

RE: **EXTERNAL EMAIL**Re: **EXTERNAL EMAIL**111 Sharon Court

From: Heath Lloyd (hlloyd@pooler-ga.gov)

To: hyoung1070@aol.com

Cc: Kwilliams@pooler-ga.gov

Date: Monday, April 7, 2025 at 05:08 PM EDT

Mrs. Young (Holly),

I have conferred with staff and we can consider your existing fence as grandfathered, meaning it may remain in its current location and satisfy the security fence requirement. That said, the expectation is that the fence will be maintained and in good repair moving forward.

While the Stop Work Order will remain in place until full site plan approval is granted, you are permitted to begin repair work on the fence now, as this is considered maintenance and does not require further approval.

Please advise as necessary.

Thanks,

Heath

From: Heath Lloyd
Sent: Tuesday, April 1, 2025 12:26 PM
To: Re/Max Savannah - Holly S. Young <hyoung1070@aol.com>
Cc: Karen Williams <KWilliams@pooler-ga.gov>
Subject: RE: **EXTERNAL EMAIL**Re: **EXTERNAL EMAIL**111 Sharon Court

Mrs. Young (Holly),

You are correct. My initial statement that this is a state requirement was inaccurate. Upon further review, the **building itself** must meet state requirements for accessibility and restroom facilities, but the requirement for the actual building comes from the City of Pooler's ordinance, not the state. My apologies for the misunderstanding. Yes, a variance can be requested for the building itself, but not for the requirements that the building must meet. Please note that the variance request must meet two of the criteria as indicated in the attached document.

Please see link below for the required documentation as it pertains to the variance request.

City-of-Pooler_Forms_Planning-Zoning_Zoning-Variance-Application_2024_fillable.pdf

I will discuss the fence issue with Nicole and report back soon.

Fence Maintenance Agreement

111 Sharon Court, LLC hereby agrees to maintain the fence located around the perimeter of the property in good order. We hereby agree to add language to any lease that the tenant shall be responsible to maintain the fence during their tenancy and if they fail to do so, the Landlord will repair the fence and bill the tenant for said repairs.

Stephen M Bosl

TIM'S CRANE & RIGGING, INC.

P.O. Box 1136
Pooler, GA 31322

Office: (912) 748-1318
Fax: (912) 748-1320

Website: www.timscrane.com
Email: sales@timscrane.com



Date: May 19, 2025

City of Pooler
100 SW Hwy 80
Pooler, GA 31322

To Whom It May Concern:

This letter serves as written permission for the tenant at 111 Sharon Court, which is located adjacent to Tim's Crane, to utilize Tim's Crane's office facilities and restrooms, should the need arise.

We understand that the tenant may occasionally require access to an office or restroom while on the property, and we are happy to accommodate those needs during our normal business hours.

Please feel free to contact our office at 912-748-1318 if you have any questions or require additional information.

Sincerely,

Tim Marshlick

Tim Marshlick
CEO/President
Tim's Crane & Rigging

Re: **EXTERNAL EMAIL**Re: **EXTERNAL EMAIL**Re: **EXTERNAL EMAIL**111 Sharon Court

From: Michael Pavlis (ossabawconsulting@gmail.com)

To: hyoung1070@aol.com

Cc: rjarles@pooler-ga.gov

Date: Monday, April 14, 2025 at 10:46 AM EDT

Correct. Please replant one tree for the one that is being removed. Ideally, I would like a shade tree, oaks, elms, etc. Live Oak would be fine. The only requirement is that the tree must be 2in in caliper.

Michael W. Pavlis
Owner

Ossabaw Consulting, LLC
P.O. Box 30012
Savannah, GA 31410
(912) 658 8833

ossabawconsulting@gmail.com

ISA Certified Arborist, SO-5588A

Sent from my iPhone

On Apr 14, 2025, at 9:29 AM, Re/Max Savannah - Holly S. Young <hyoung1070@aol.com> wrote:

Michael,

So I want to be sure that I understand that if we remove the tree we just need to replant one in its place in lieu of requiring the 15 trees per acre since this is an older site correct? If so, is there any specification on the type and size of tree that needs to be replanted?

Thank you,

Holly S. Young
Associate Broker

On Monday, April 14, 2025 at 09:02:44 AM EDT, Michael Pavlis <ossabawconsulting@gmail.com> wrote:

Good Morning

[redacted]

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

Inspector's information:

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

Thank you for your consideration,



Michael W. Pavlis
Ossabaw Consulting, LLC

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

CITY of POOLER
GEORGIA

STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 17th day of March, 2026, by and between 111 SHARON COURT, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name 111 SHARON COURT.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50022 01011 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 3267 Page 303, 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

17 day of March, 2026

Sandy Reese
Notary Public Print

Sandy Reese
Notary Public Signature

August 16, 2027
Notary Public Commission Expiration

Seal:

SANDY REESE
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm Expires August 16, 2027

Landowner

Stephen M. Bashlor
Landowner Print

Landowner Signature

Angela Doonan
Witness Print

Angela Doonan
Witness Signature

IN WITNESS HEREOF, the Landowner 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:

Landowner

_____
Landowner Print

_____
Landowner Signature

_____
Witness Print

_____
Witness Signature

EOM Operations
Your solution to a better tomorrow
OPERATIONS

May 22nd, 2026

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

Dear Mr. Boswell,

I am pleased to provide you with a recommendation for Approval (Conditional) of the site development plans for 111 Sharon Ct (Application No. A26-0050), as detailed below.

Submittal Documents:		
	Site Development Plans	*May 2026*
	Stormwater Management Report	*May 2026*
	Stormwater Maintenance Agreement	*Mar. 2026*
	Agreement for Restroom Access (w/ Neighbor)	*Mar. 2026*
	Letter from City Manager (Fence)	*Mar. 2026*

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

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

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

EOM Operations
Your solution to a better tomorrow

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

1. This recommendation for approval of the site development plans is contingent upon the City of Pooler's receipt of a written acknowledgment from the applicant stating that:
    a. No irrigation water service will be provided to the property until a Reduced Pressure Zone (RPZ) Backflow Prevention Device has been installed, tested, and approved by the City; and
    b. In the absence of an installed and City-approved backflow prevention device, the existing irrigation system will be uncovered and inspected by the City of Pooler prior to project closeout to verify that the meter is not connected to the public water main.

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; City Planner – City of Pooler
Justin Arnsdorff, PE, Vice President of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for site alterations for the SAV7 Amazon site in the I-1 (Light Industrial) zoning district at 60 Triple B Trail.

Project:	#A26-0058
P&Z Meeting Date:	June 8, 2026
City Council Workshop Presentation Date:	June 15, 2026
Applicant and Authorized Agent:	Alan Moseley
Property Owner:	Duke Realty Limited Partnership
Location (Address):	60 Triple B Trail
Parcel (PIN):	51015 01006
Acreage:	Approximately 67.2-Acres (Less than 1-acre project area)
Zoning:	I-1 (Light Industrial)
Proposed Use:	Site alterations to include new guard house, pick-up/drop-off area and vehicular turn around, and alterations to the security fencing.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*After review of the criteria, P&Z recommends approval of the request.*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The existing warehouse located at 60 Triple B trail received Site Development Plan approval on August 6, 2018. Subsequently a Variance was approved at the April 2, 2021, City Council meeting for the subject site to allow for an additional 4-foot height to the building to accommodate the current tenant (SAV7 Amazon site). A Minor Site Development Plan was approved for a parking lot expansion at the subject site on August 20, 2024.

	The current Site Development Plan application includes the proposed construction of a new guard house, pick-up/drop-off area and vehicular turn around, as well as alterations to the security fencing.
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 partially Industrial and Parks/Recreation/Conservation and is shown in the Comprehensive Plan as being within the Residential Homestead Character Area. The proposed alterations to the existing industrial site are consistent with the existing surrounding industrial uses.* 2. Whether the site plan provides for adequate pedestrian and traffic access. o *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.* 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable. o *The existing industrial site 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 existing site provides the appropriate location, arrangement, size, and design.* 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 67.2-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. o *The existing site is 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. The previously required tree replacement has taken place.*

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.

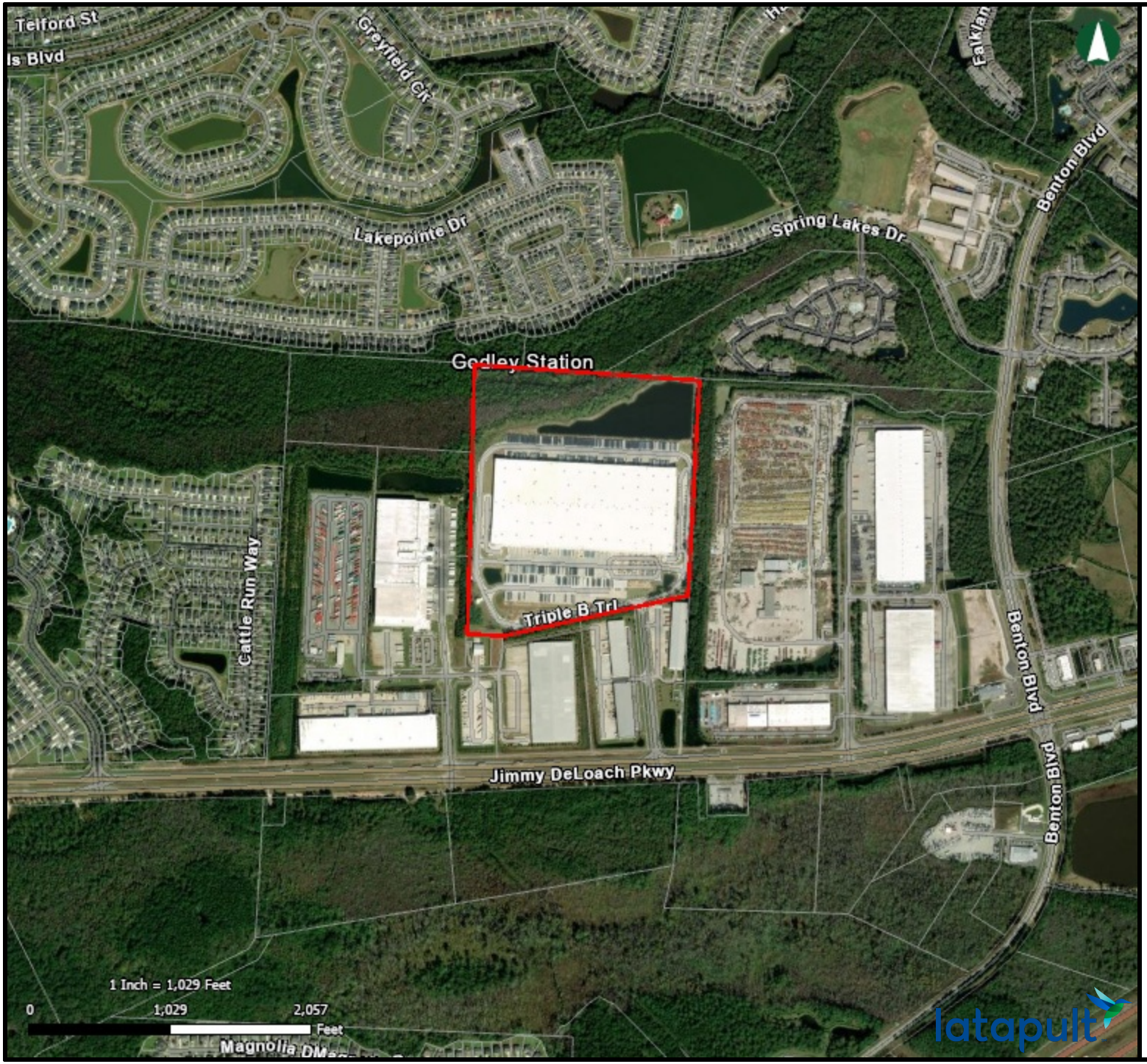
    - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

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



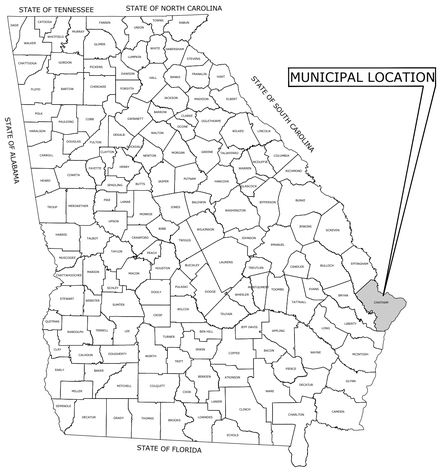
CITY of POOLER
GEORGIA

Vicinity Map - 60 Triple B Trail - Site Plan

06/02/2026

Parcels

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



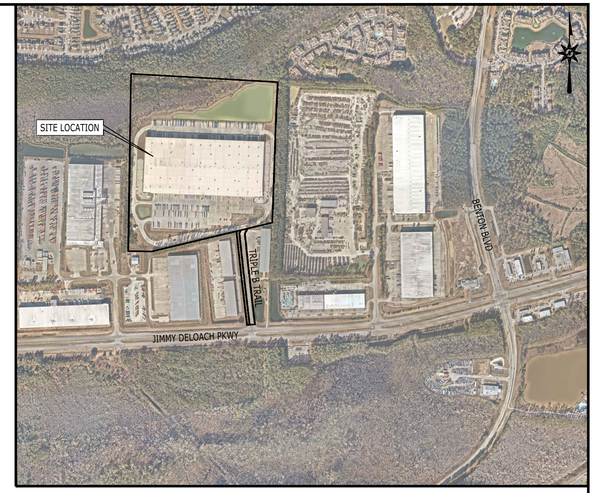
LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS FOR PROPOSED SAV7 SITE HARDENING ISSUED FOR PERMITTING

SAV7 AMAZON FULFILLMENT CENTER

60 TRIPLE B TRAIL
POOLER, GA 31322



VICINITY MAP

SCALE: 1"=800'

PREPARED FOR:

AMAZON.COM SERVICES LLC
410 TERRY AVENUE NORTH
SEATTLE, WASHINGTON 98109

PREPARED BY:

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

BL Companies

3420 Toringdon Way, Suite 210
Charlotte, NC 28277
(704) 565-7070

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V1.01	EXISTING CONDITIONS
C0.00	OVERALL DEMOLITION PLAN
C0.01	DEMOLITION PLAN
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C1.02	VEHICLE TURNING PLAN
C1.100	SITE PLAN DETAILS
C1.101	SITE PLAN DETAILS
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C5.00	OVERALL LANDSCAPE PLAN
C5.01	LANDSCAPE PLAN
C5.100	LANDSCAPE PLAN - DETAILS AND NOTES

CONTACTS

1. 24 HOUR CONTACT IS JUSTIN LUBRANO, (908)-907-2184

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

DEVELOPER:

AMAZON.COM SERVICES LLC
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

OWNER:

DUKE REALTY LIMITED PARTNERSHIP
P.O. BOX 40509
INDIANAPOLIS, IN 46240

GEORGIA REGISTERED PROFESSIONAL ENGINEER ALAN MOSELEY PE049187 6/2/26

LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

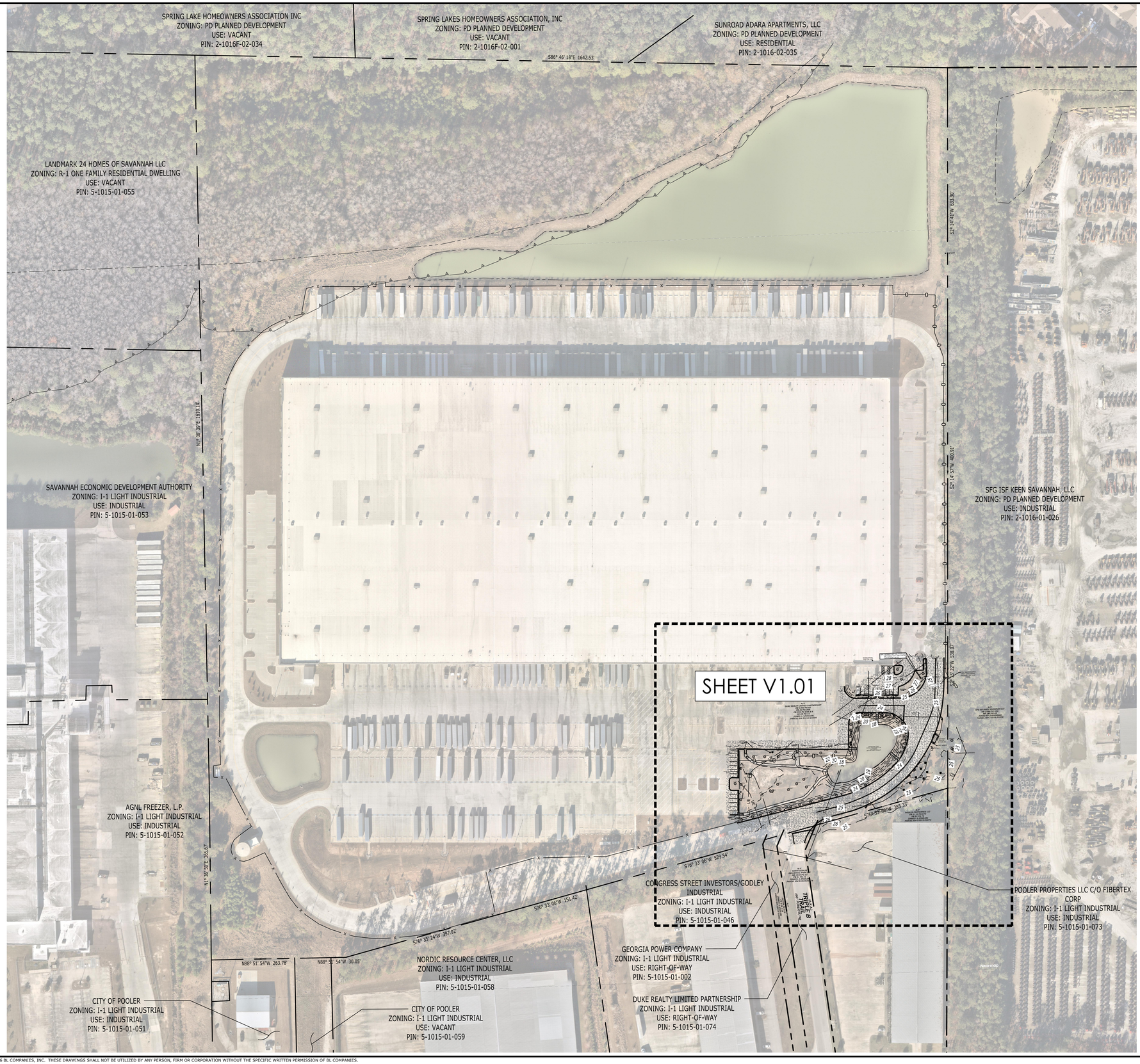
DATES

ISSUE DATE: 03/10/2026
REVISION: 05/12/2026
06/01/2026

CAD FILE: G2501422-00

BL PROJECT NUMBER: 2501422

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EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- S — EXISTING SEWER UTILITY LINE
- W — EXISTING WATER UTILITY LINE
- UE — EXISTING ELECTRIC UTILITY LINE
- X — EXISTING SECURITY FENCE
- EXISTING TEMPORARY FENCE
- EXISTING CURB
- EXISTING PAVEMENT

GRAPHIC SCALE
100 50 0 100
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3420 Toringdon Way, Suite 210
Charlotte, NC 28277
(704) 565-7070

GEORGIA REGISTERED PE049167 PROFESSIONAL ENGINEER ALAN MOSELEY 6/2/26

LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

REVISIONS

No.	Date	Desc
1	05/12/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS
2	06/01/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS

Designed	D.M.R.
Drawn	A.W.M.
Reviewed	L.B.
Scale	1"=100'
Project No.	2501422
Date	03/10/2026
CAD File: V2501422-00	

Title

OVERALL EXISTING CONDITIONS

Sheet No.

V1.00

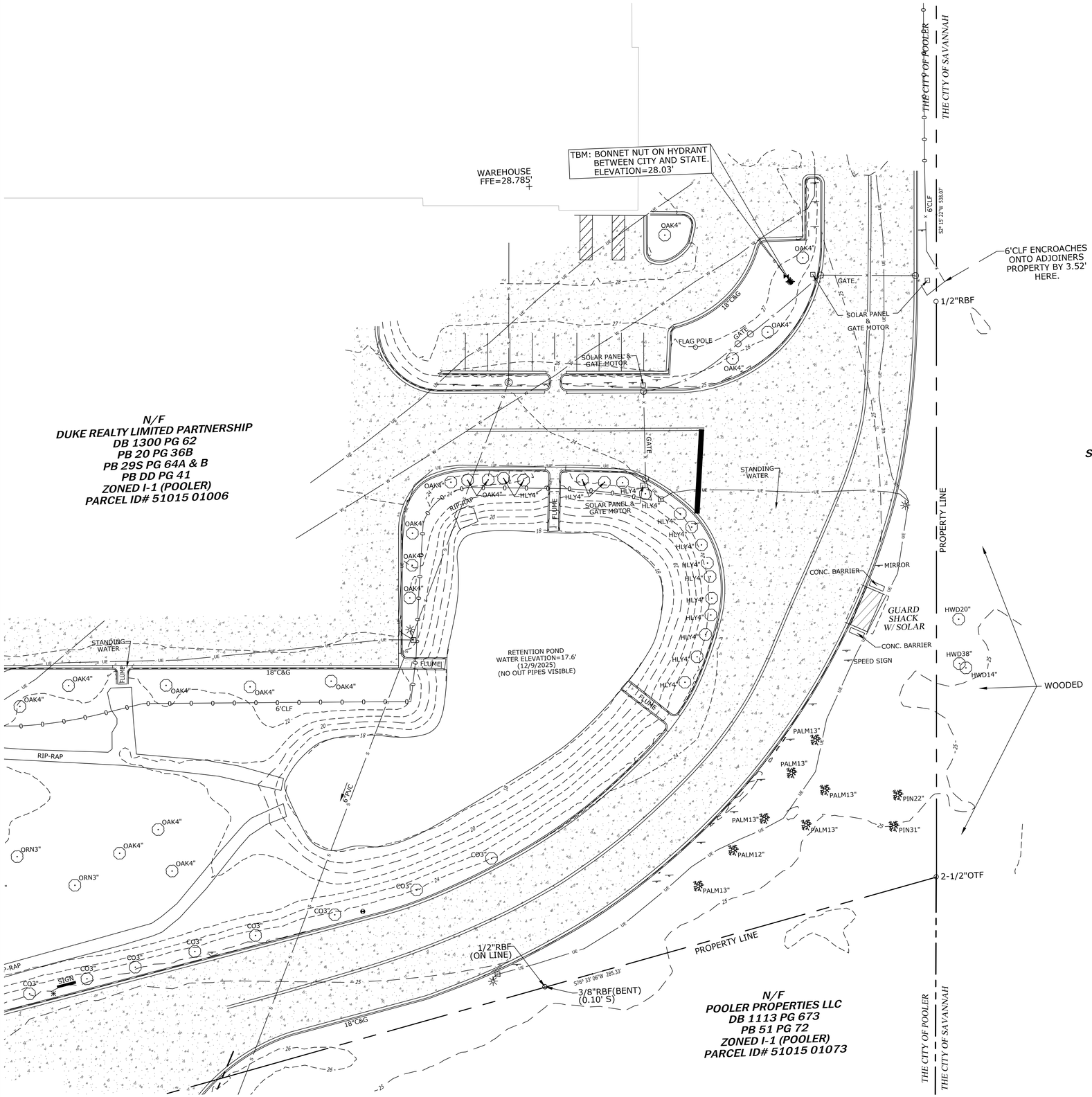
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6/1/2026, SSWOART, G:\JOBS\2501\42\2501422\DWG\V2501422-00.DWG,V0.00 24X36 1090C.

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GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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Reviewed	L.B.
Scale	1"=20'
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EXISTING CONDITIONS

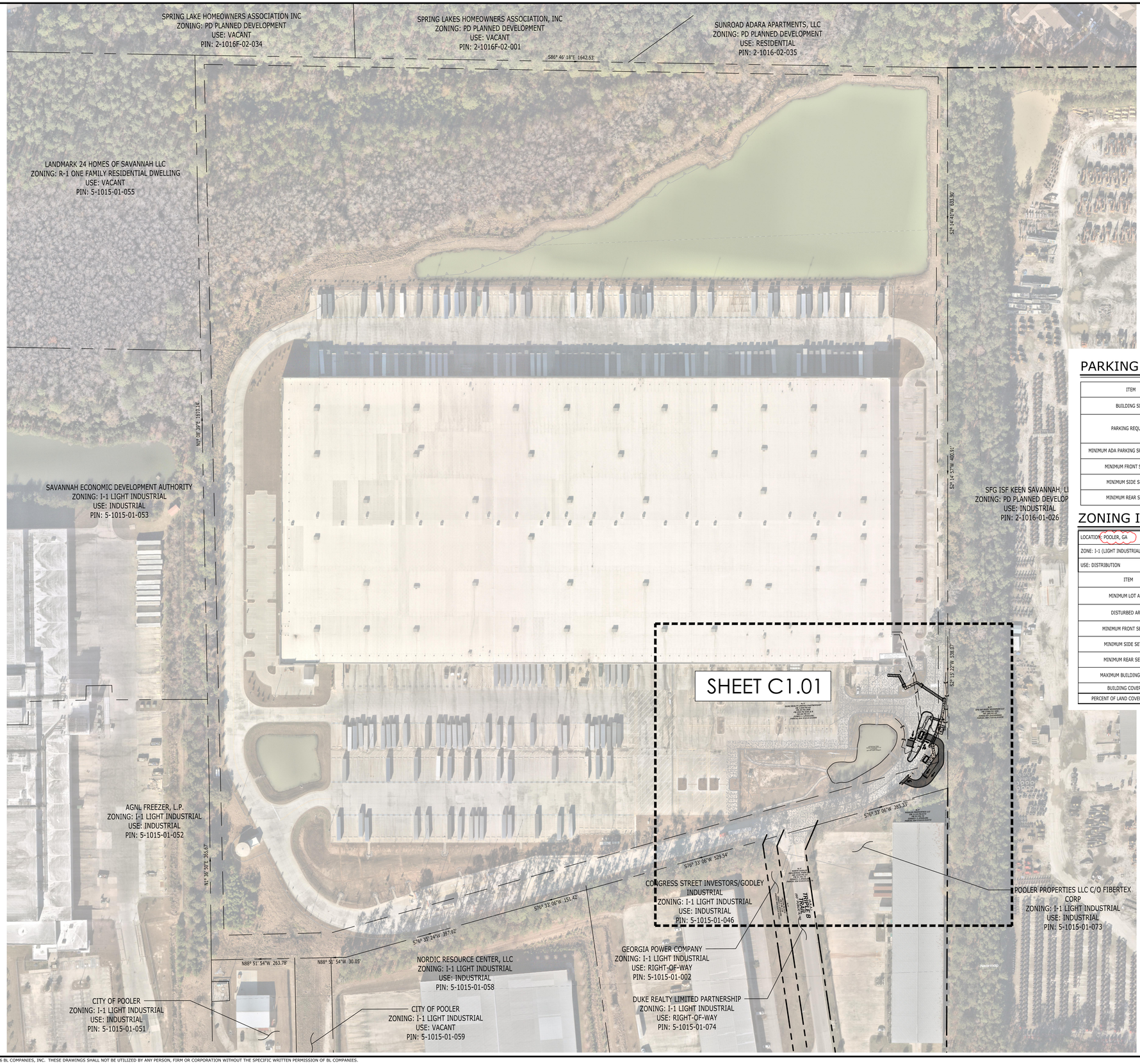
Sheet No.

V1.01

Xref (s) : XB2501422-00 ; XZ2501422-01 ; XZ2501422-10

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SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL CURB
- PROVIDE AND INSTALL CONCRETE SIDEWALK 4-INCH THICK 4,500 PSI WITH #3 BARS @22" O.C.E.W.
- PROVIDE AND INSTALL STANDARD DUTY CONCRETE 6-INCH THICK REINFORCED CONCRETE 3,000 PSI WITH #3 BARS @ 18" O.C.E.W.
- PROVIDE AND INSTALL MODULAR BLOCK RETAINING WALL
- 8' HIGH FENCE
- PROVIDE AND INSTALL SIGN

PARKING INFORMATION

ITEM	REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED		0 S.F.	NO
PARKING REQUIRED	RETAIL: 1 SPACE PER EVERY 2 EMPLOYEES PER SHIFT (700 EMPLOYEES AT LARGEST SHIFT)	350 SPACES	380 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	8 SPACES	8 SPACES	11 SPACES	NO
MINIMUM FRONT SETBACK	NONE REQUIRED	ADJACENT ZONING IS SAME AS PROPOSED SITE ZONING		NO
MINIMUM SIDE SETBACK	NONE REQUIRED	ADJACENT ZONING IS SAME AS PROPOSED SITE ZONING		NO
MINIMUM REAR SETBACK	NONE REQUIRED	ADJACENT ZONING IS SAME AS PROPOSED SITE ZONING		

ZONING INFORMATION

LOCATION: POOLER, GA

ZONE: I-1 (LIGHT INDUSTRIAL)

USE: DISTRIBUTION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	NONE REQUIRED	± 2,925,964 S.F. (67.17 AC.)	NO
DISTURBED AREA	NONE REQUIRED	± 15,043 S.F. (0.35 AC.)	NO
MINIMUM FRONT SETBACK	60 FEET	66 FT	NO
MINIMUM SIDE SETBACK	20 FEET	40 FT	NO
MINIMUM REAR SETBACK	20 FEET	678 FT	NO
MAXIMUM BUILDING HEIGHT	70 FEET	MAIN BUILDING: 50 FT GUARD HOUSE: 9 FT	NO
BUILDING COVERAGE	N/A	29 PERCENT	NO
PERCENT OF LAND COVERAGE BY USE	N/A	59 PERCENT	NO

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100 50 0 100
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Date 03/10/2026
CAD File: C2501422-10

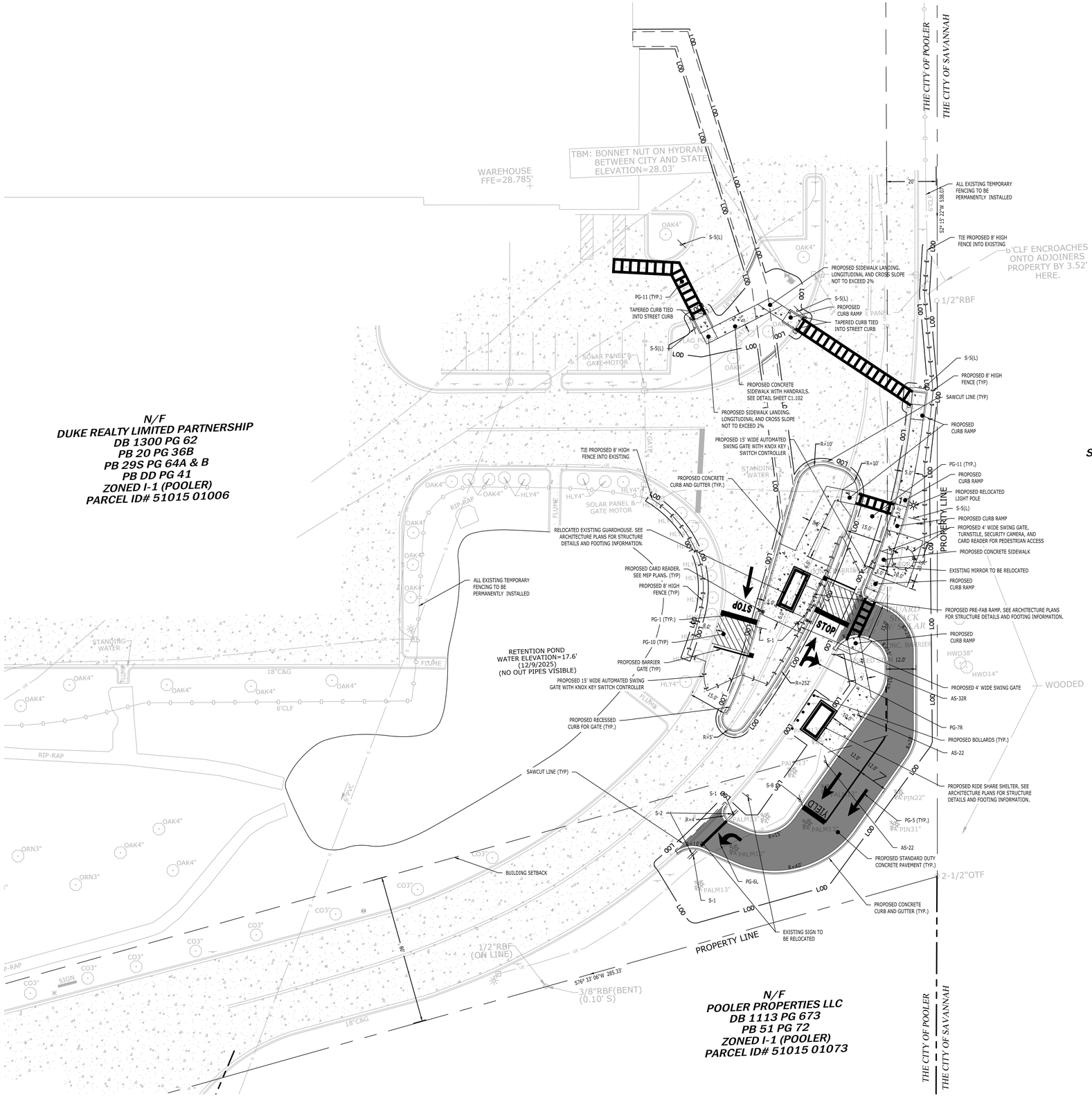
Title
OVERALL SITE PLAN

Sheet No.
C1.00

Xref(s): ; X8250142-01; X2250142-01; XC250142-10

6/1/2026, SSWIGART, G:\JOBS\25\14\2501422\DWG\C2501422-10.DWG,C1.00 24X36 100SC

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SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL CURB
- PROVIDE AND INSTALL CONCRETE SIDEWALK 4-INCH THICK 4,500 PSI WITH #3 BARS @22" O.C.E.W.
- PROVIDE AND INSTALL STANDARD DUTY CONCRETE 6-INCH THICK REINFORCED CONCRETE 3,000 PSI WITH #3 BARS @ 18" O.C.E.W.
- PROVIDE AND INSTALL MODULAR BLOCK RETAINING WALL
- 8' HIGH FENCE
- PROVIDE AND INSTALL SIGN

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. 24 HOUR CONTACT IS JUSTIN LUBRANO, (908)-907-2184
3. KNOXBOX ENTRY SYSTEM IS REQUIRED TO BE INSTALLED WITH DOUBLE SWING GATE

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BL Companies
3420 Toringdon Way, Suite 210
Charlotte, NC 28277
(704) 565-7070

GEORGIA REGISTERED PROFESSIONAL ENGINEER ALAN MOSELEY No. PE049167 6/2/26

LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

Per:
REVISED PER CITY OF POOLER REVIEW COMMENTS
REVISED PER CITY OF POOLER REVIEW COMMENTS

REVISIONS

No.	Date
1	05/12/2026
2	06/01/2026

Designed	A.W.M.
Drawn	D.M.R.
Reviewed	L.B.
Scale	1"=20'
Project No.	2501422
Date	03/10/2026

CAD File: C2501422-10

Title

SITE PLAN

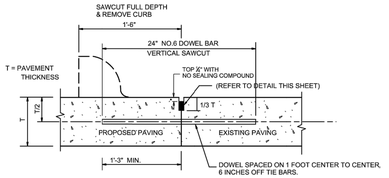
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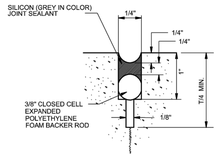
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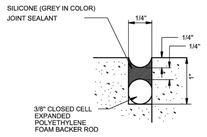


1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.
3. DOWEL BARS SHALL BE EPOXIED IN PLACE WITHIN EXISTING PAVEMENT.

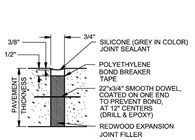
1 LONGITUDINAL BUTT JOINT
N.T.S.



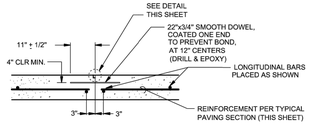
2 SAWN CONTROL JOINT
(LONGITUDINAL & TRANSVERSE)
N.T.S.



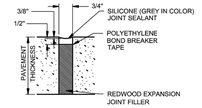
3 CONSTRUCTION JOINT
N.T.S.



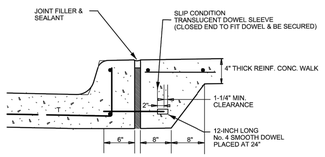
4 EXPANSION JOINT
N.T.S.



8 OPTIONAL CONSTRUCTION JOINT
N.T.S.



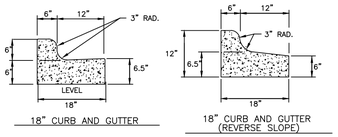
9 ISOLATION JOINT
N.T.S.

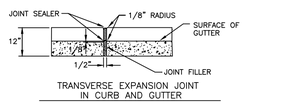


12 DETAIL FOR SIDEWALK ADJACENT TO CURB
N.T.S.

GENERAL NOTES:

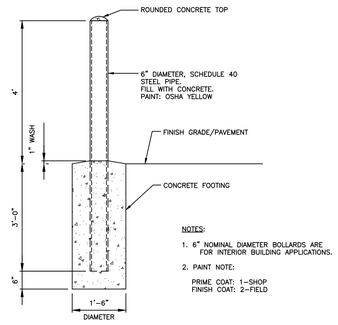
1. CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. FOR VALLEY GUTTER, A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ABUTTING SIDEWALK.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS.
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
6. TOP 6" OF SUBGRADE BENEATH CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.





TRANSVERSE EXPANSION JOINT
IN CURB AND GUTTER

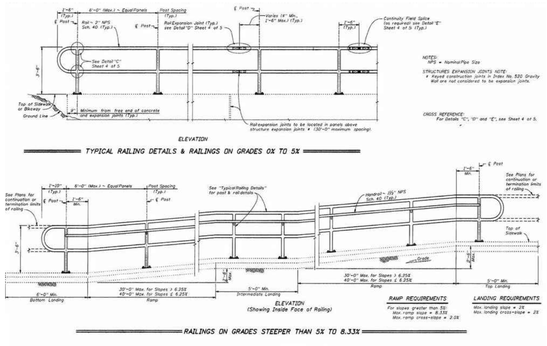
STANDARD CURB AND GUTTER
N.T.S.



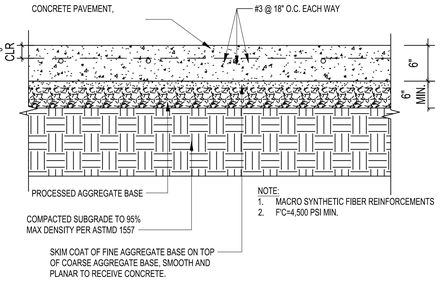
NOTES:

1. 6" NOMINAL DIAMETER BOLLARDS ARE FOR INTERIOR BUILDING APPLICATIONS.
2. PAINT NOTE:
   PRIME COAT: 1-SHOP
   FINISH COAT: 2-FIELD

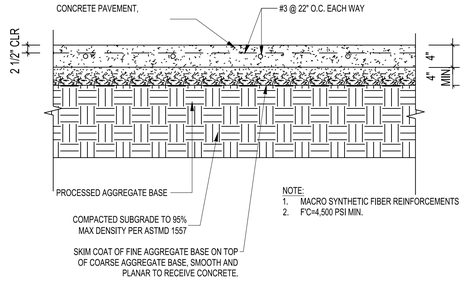
6" BOLLARD
N.T.S.



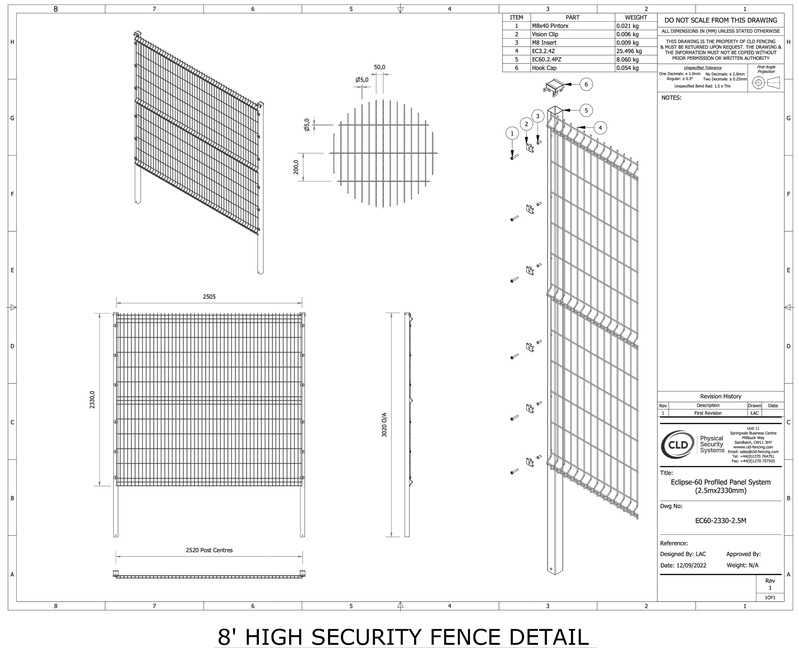
HANDRAIL DETAIL
N.T.S.



STANDARD DUTY CONCRETE PAVEMENT
N.T.S.



SIDEWALK CONCRETE PAVEMENT
N.T.S.



8' HIGH SECURITY FENCE DETAIL
N.T.S.

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GEORGIA REGISTERED PROFESSIONAL ENGINEER ALAN MOSELEY PE036816 6/2/26

LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

REVISIONS
No. 1 05/12/2026 Desc: REVISED PER CITY OF POOLER REVIEW COMMENTS
No. 2 06/01/2026 REVISED PER CITY OF POOLER REVIEW COMMENTS

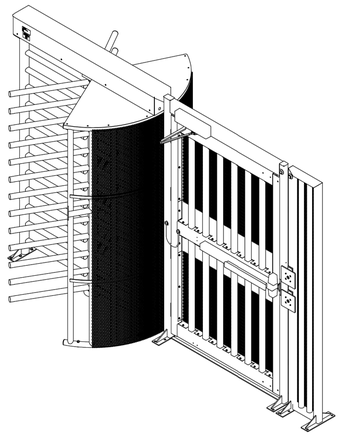
Designed D.M.R.
Drawn A.W.M.
Reviewed L.B.
Scale 1"=20'
Project No. 2501422
Date 03/10/2026
CAD File: C2501422-110

Title
SITE PLAN DETAILS

Sheet No.
C1.102

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4/1/2026, SSWEIGART, G:\JOBS\2025\1422\DWG\2501422-110.DWG C1.102 2:4X36;
Xref (s): X:\2025\1422-00



APPROVED BY: _____

DATE: _____

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND IN INCHES [mm].
2. ALLOW A MINIMUM OF 3" CLEARANCE BETWEEN THE TOP CHANNEL AND ANY OVERHEAD STRUCTURE FOR INSTALLATION AND MAINTENANCE.

THIRD ANGLE PROJECTION

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ALVARADO MANUFACTURING INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ALVARADO MANUFACTURING INC. IS PROHIBITED.

DO NOT SCALE DRAWING

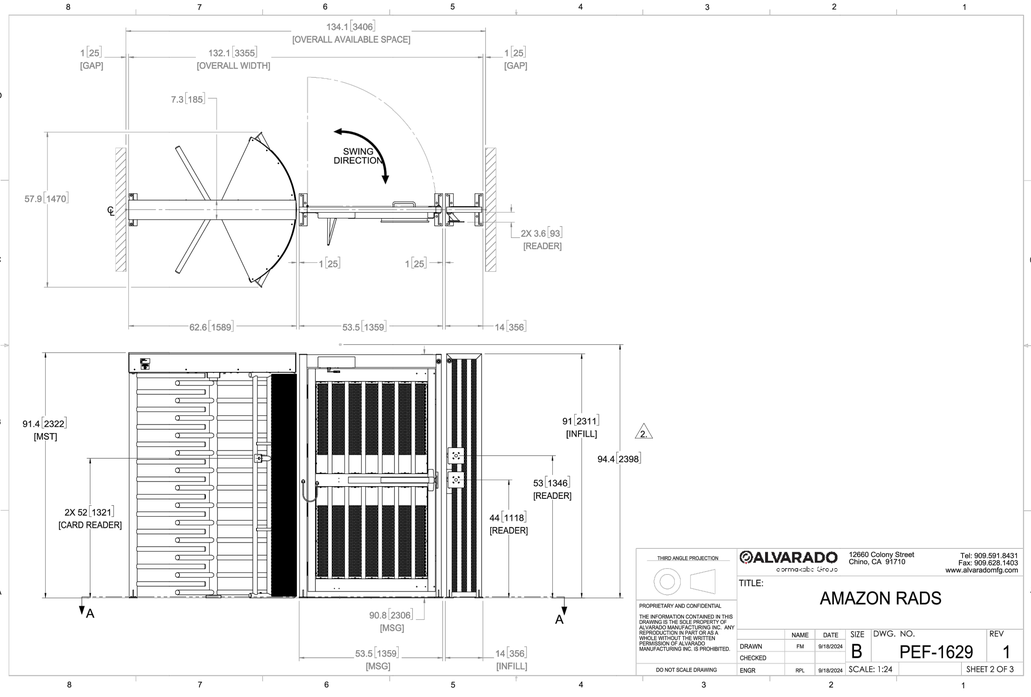
ALVARADO
a bl companies Group
12660 Colony Street
Chino, CA 91710
Tel: 909.591.8431
Fax: 909.628.1403
www.alvaradomfg.com

TITLE: AMAZON RADS

	NAME	DATE
DRAWN	FM	9/18/2024
CHECKED		
ENGR	RPL	9/18/2024

SIZE B | DWG. NO. PEF-1629 | REV 1

SCALE: 1:20 | SHEET 1 OF 3



THIRD ANGLE PROJECTION

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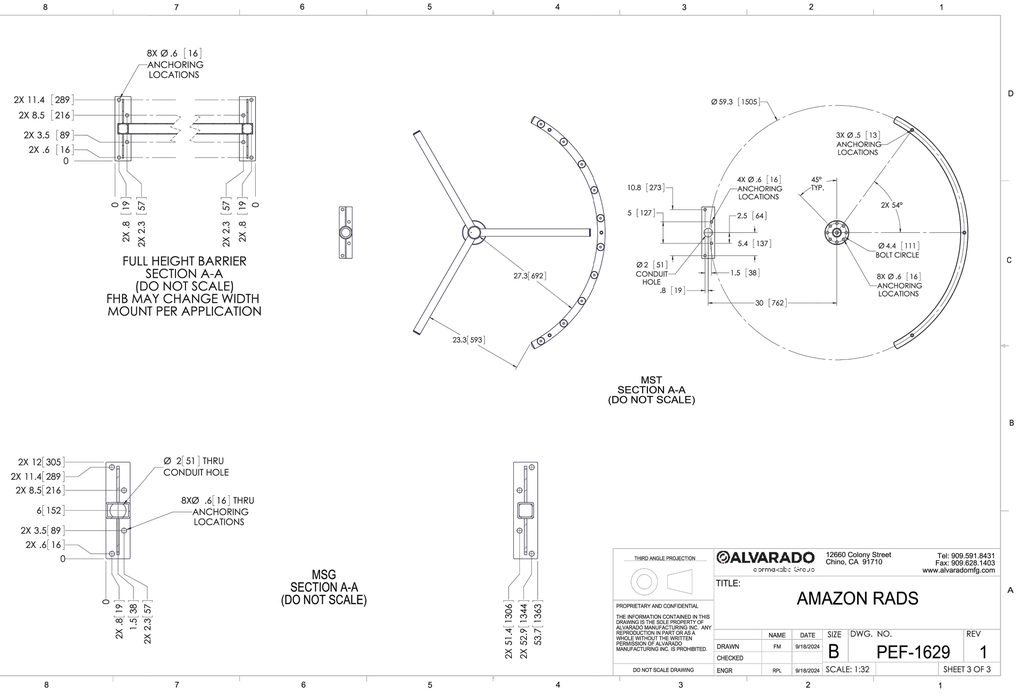
ALVARADO
a bl companies Group
12660 Colony Street
Chino, CA 91710
Tel: 909.591.8431
Fax: 909.628.1403
www.alvaradomfg.com

TITLE: AMAZON RADS

	NAME	DATE
DRAWN	FM	9/18/2024
CHECKED		
ENGR	RPL	9/18/2024

SIZE B | DWG. NO. PEF-1629 | REV 1

SCALE: 1:24 | SHEET 2 OF 3



THIRD ANGLE PROJECTION

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Chino, CA 91710
Tel: 909.591.8431
Fax: 909.628.1403
www.alvaradomfg.com

TITLE: AMAZON RADS

	NAME	DATE
DRAWN	FM	9/18/2024
CHECKED		
ENGR	RPL	9/18/2024

SIZE B | DWG. NO. PEF-1629 | REV 1

SCALE: 1:32 | SHEET 3 OF 3

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE049167
ALAN MOSELEY
6/2/26

LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

No.	Date	Desc.
1	05/12/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS
2	06/01/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS

REVISIONS

Designed	A.W.M.
Drawn	D.M.R.
Reviewed	L.B.
Scale	N.T.S.
Project No.	2501422
Date	03/10/2026
CAD File:	C2501422-110

Title

SITE PLAN DETAILS

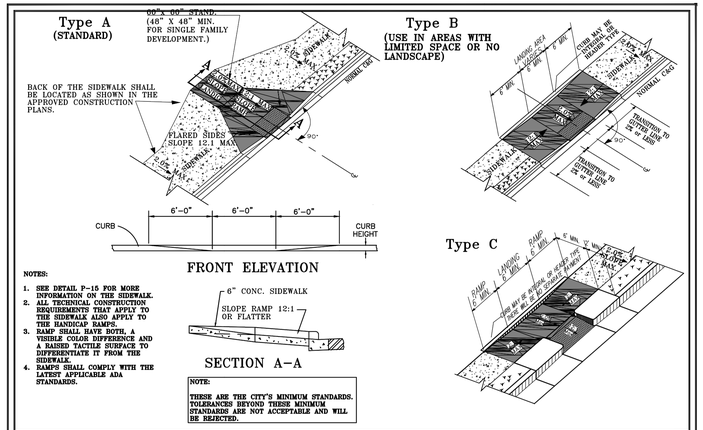
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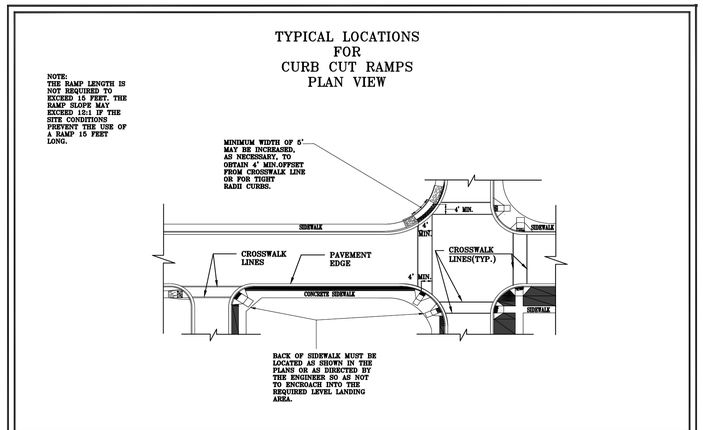
6/1/2026, SSWISNAT, G:\JOBS\2501422\01-PLANS\01-ARCH\DWG\C2501422-110.DWG, C1.103 24X36

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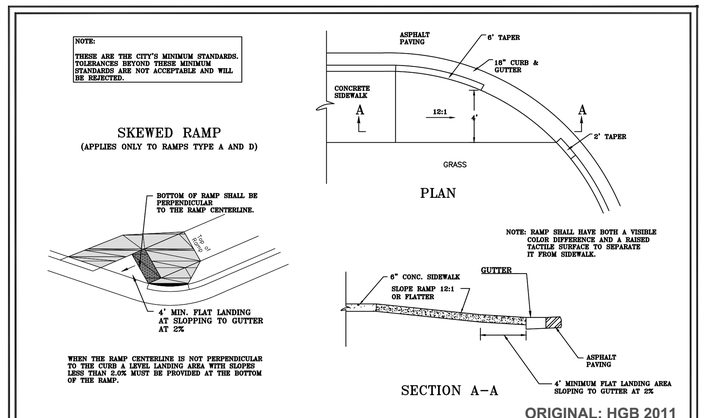
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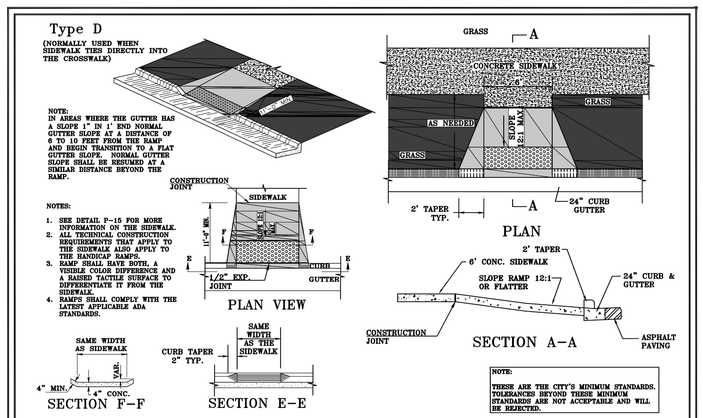
CITY OF POOLER 2024 STANDARD DETAIL		DONE BY: EOM	P-16
HANDICAP RAMP		CHECKED BY: J. W.	
		SCALE: N.T.S.	
		DATE: APRIL, 2024	



CITY OF POOLER 2024 STANDARD DETAIL		DONE BY: EOM	P-16A
HANDICAP RAMP (A)		CHECKED BY: J. W.	
		SCALE: N.T.S.	
		DATE: APRIL, 2024	



CITY OF POOLER 2024 STANDARD DETAIL		REVISED BY: EOM	P-17
HANDICAP RAMP (B)		CHECKED BY: J. W.	
		SCALE: N.T.S.	
		DATE: APRIL, 2024	



CITY OF POOLER 2024 STANDARD DETAIL		DONE BY: EOM	P-18
HANDICAP RAMP (C)		CHECKED BY: J. W.	
		SCALE: N.T.S.	
		DATE: APRIL, 2024	

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GEORGIA REGISTERED PROFESSIONAL ENGINEER ALAN MOSELEY PE049167 6/2/26
LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

No.	Date	Desc.
1	05/12/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS
2	06/01/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS

REVISIONS

Designed	D.M.R.
Drawn	A.W.M.
Reviewed	L.B.
Scale	1"=20'
Project No.	2501422
Date	03/10/2026

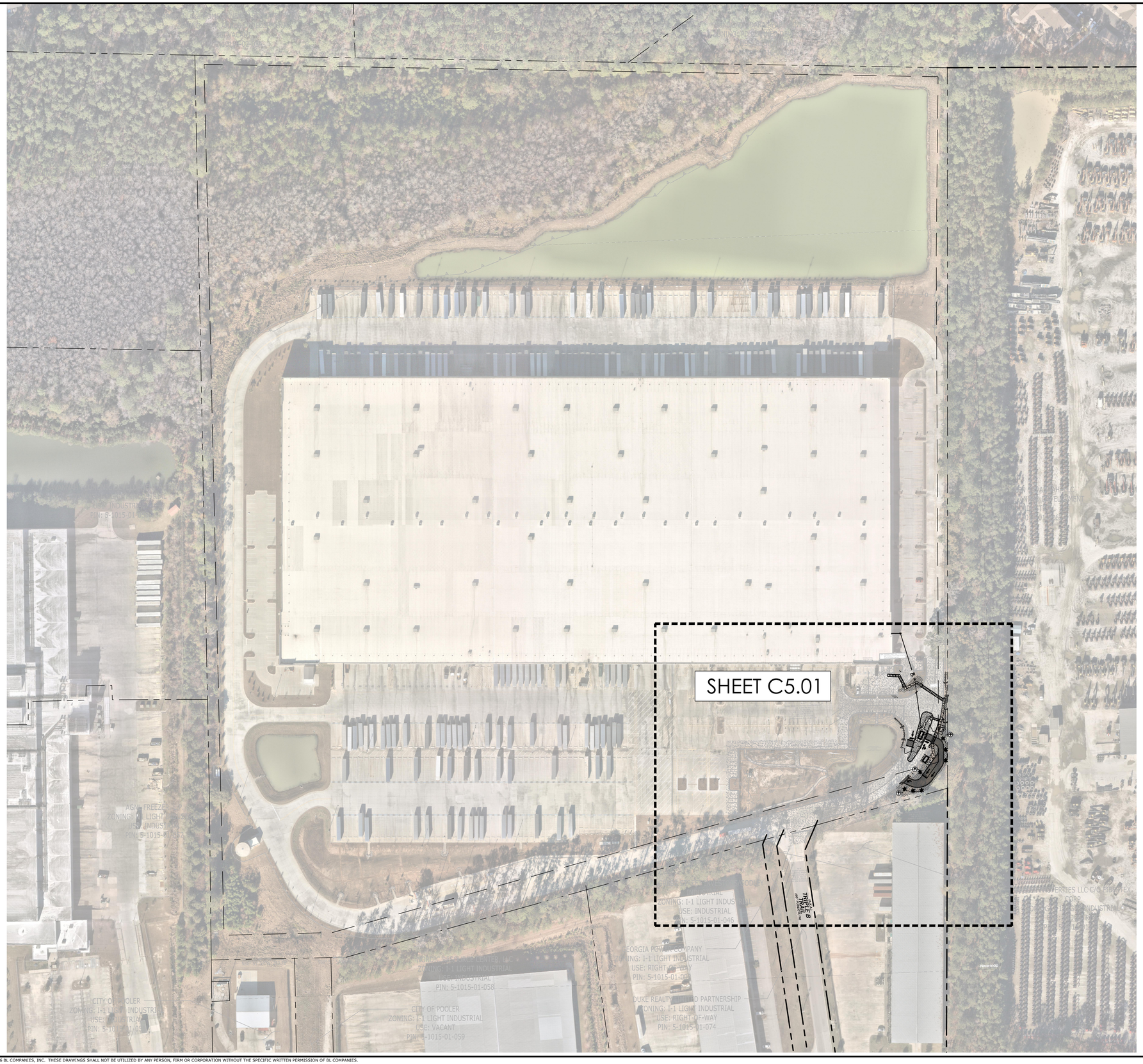
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Title: SITE PLAN DETAILS

Sheet No.: C1.104

xref (s): ; X2501422-00

6/1/2026, SSWISNAT, G:\JOBS\25\14\2501422\DWG\C2501422-110.DWG, C1.104 24X36



GRAPHIC SCALE
100 50 0 100
SCALE IN FEET

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GEORGIA REGISTERED PE049167 PROFESSIONAL ENGINEER ALAN MOSELEY 6/2/26

LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

REVISIONS

No.	Date	Desc
1	05/12/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS
2	06/01/2026	REVISED PER CITY OF POOLER REVIEW COMMENTS

Designed	A.W.M.
Drawn	D.M.R.
Reviewed	L.B.
Scale	1"=100'
Project No.	2501422
Date	03/10/2026

CAD File:
C2501422-50

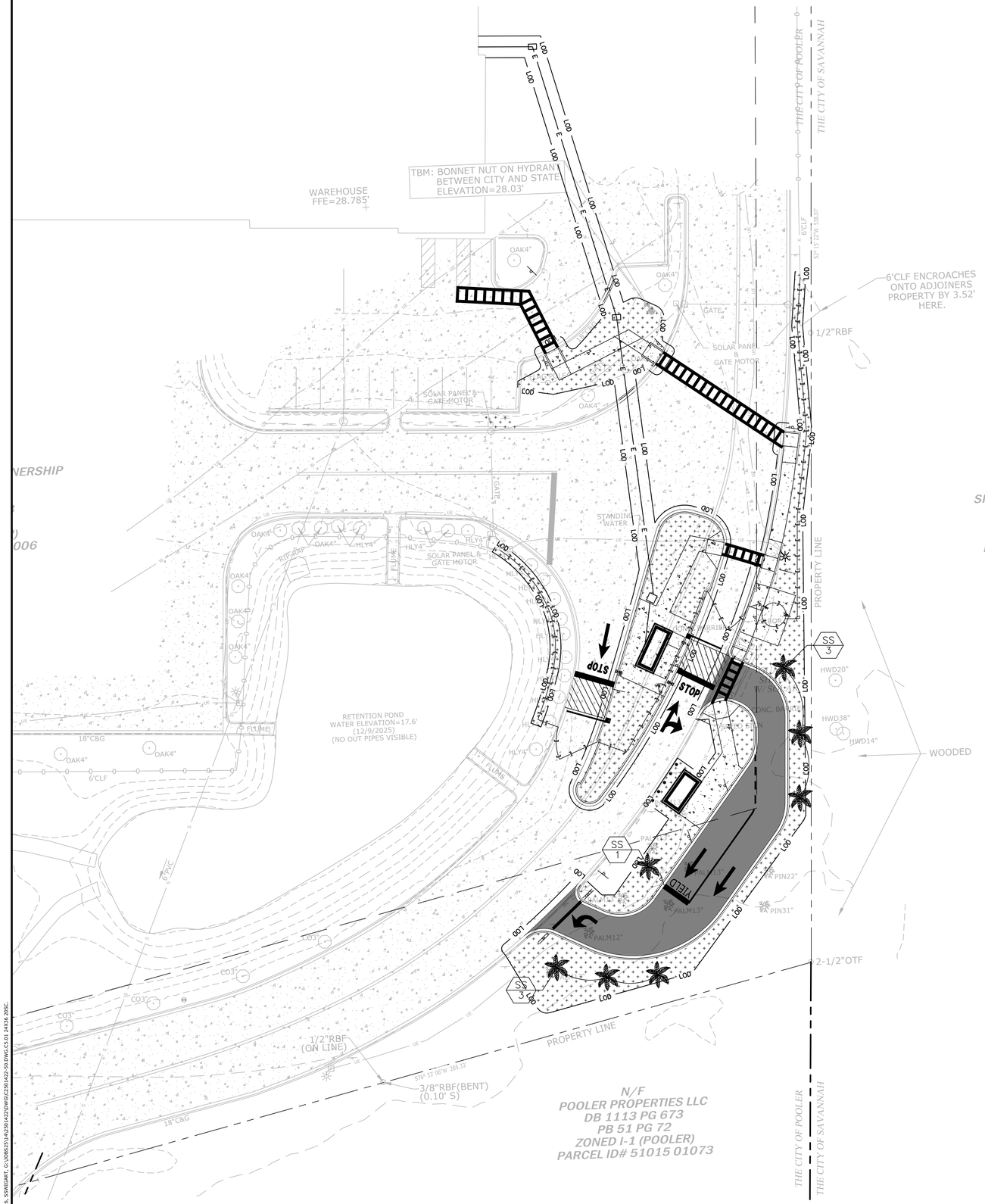
Title
OVERALL LANDSCAPE PLAN

Sheet No.
C5.00

Xref (s) : XB2501422-00 , X2250142-01 , XC2501422-10 , XL2501422-10 , XC2501422-21 , XC2501422-20 , XE2501422-10 , XC2501422-00

6/1/2026, SSWIGART, G:\JOBS\2501\42\2501422\DWG\C2501422-50.DWG,C5.00 24X36 1096C.

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PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
REPLACEMENT TREE						
	SS	7	SABAL PALMETTO	CABBAGE PALMETTO	10' C.T.	B&B

NOTES:
1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.

2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.

3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

4) FOR ALL EXISTING PLANTING AREAS WITHIN THE PROPERTY LINE, THE CONTRACTOR IS RESPONSIBLE TO REPLACE DISEASED OR DEAD TREES AND SHRUBS WITH MATCHING SPECIES.

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

6) MINIMUM SIZE OF NEW PLANTINGS SHALL BE 2-INCH CALIPER.

LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOD — LIMIT OF DISTURBANCE
- PLANTING BEDLINE
- PROVIDE AND INSTALL SOD

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(704) 565-7070

GEORGIA REGISTERED PROFESSIONAL ENGINEER ALAN MOSELEY PE049167 6/2/26
LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

Desc:
REVISED PER CITY OF POOLER REVIEW COMMENTS
REVISED PER CITY OF POOLER REVIEW COMMENTS

REVISIONS

No.	Date
1	05/12/2026
2	06/01/2026

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	L.B.
Scale	1"=20'
Project No.	2501422
Date	03/10/2026

CAD File:
C2501422-50

Title
LANDSCAPE PLAN

Sheet No.
C5.01

Xref (s): ..\XB2501422-00 : XZ2501422-01 : XC2501422-10 : XL2501422-10 : XC2501422-21 : XC2501422-30 : XE2501422-10 : XC2501422-00

6/1/2026, SSWEIGART, G:\JOBS\25\1422\501422\DWG\C2501422-50.DWG,C5.01 24X36 20SC.

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LANDSCAPE NOTES

THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.

1. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE. PRIOR TO DIGGING AND INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL CONTACT "HTTPS://WWW.SUNSHINE811.COM"72 HOURS BEFORE COMMENCEMENT OF WORK AT AND VERIFY ALL UTILITY SYSTEM LOCATIONS.

2. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

3. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.

4. WHEREVER NEW MEDIUM OR LARGE TREES ARE INSTALLED, THEY SHALL BE PROVIDED WITH ANCHORING ONLY WHEN NECESSARY TO MAINTAIN THE TREE IN A VERTICAL UPRIGHT POSITION.

5. TREES USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE IN GOOD HEALTH.

6. PLANT MATERIALS USED IN CONFORMANCE WITH PROVISIONS OF THIS ARTICLE SHALL EQUAL OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE (FDOA) GRADES AND STANDARDS. TURF GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE. TURF GRASS SEED USED SHALL MEET REQUIREMENTS OF THE FDOA QUALITY CONTROL PROGRAM.

7. GROUND COVERS SHALL BE PLANTED IN A MANNER SO AS TO PRESENT A FINISHED APPEARANCE WITH REASONABLY COMPLETE COVERAGE UNDER NORMAL GROWING CONDITIONS WITHIN 12 MONTHS AFTER PLANTING.

8. SHRUBS USED TO FORM HEDGES SHALL BE OF A NON-DECIDUOUS SPECIES, SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE GRADE AT THE TIME OF PLANTING AND SHALL BE SPACED NOT MORE THAN 36 INCHES APART AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN 30 INCHES IN HEIGHT ABOVE GRADE, UNDER NORMAL GROWING CONDITIONS, WITHIN ONE YEAR AFTER PLANTING.

TURF GRASS SHALL BE OF A SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. TURF GRASS AREAS MAY BE SODDED, PLUGGED, SPRIGGED OR SEEDED EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION.

9. GROW BAGS AND CONTAINERS INCLUDING SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. ALL TWINE OR WIRE SHALL BE CUT OFF FROM AROUND THE TRUNK AT THE TOP OF THE ROOT BALL. TREES AND SHRUBS SHALL BE MULCHED TO A MINIMUM DEPTH OF TWO INCHES WITH ORGANIC MULCH AT LEAST TO THE PERIMETER OF THE ROOT BALL.

10. TREES INSTALLED OR RETAINED AS REQUIRED UNDER THIS SECTION SHALL NOT BE TOPPED OR SEVERELY PRUNED SO AS TO APPEAR STUNTED. TREES SHALL BE PRUNED AS NEEDED TO MAINTAIN HEALTH AND FORM IN SUCH A WAY THAT RETAINS OR IMPROVES THE NATURAL FORM OF THE PARTICULAR SPECIES; PROVIDED, TOPIARY MAY BE PRACTICED UPON SUITABLE SPECIES IF PROFESSIONALLY AND CONSISTENTLY MAINTAINED. THE BRANCHES OF A TREE EXTENDING OVER ANY PUBLIC SIDEWALK SHALL BE TRIMMED TO AT LEAST THE HEIGHT OF EIGHT FEET ABOVE THE SIDEWALK. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY. ALL LANDSCAPING INSTALLED OR RETAINED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION.

11. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

12. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.

13. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

14. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.

15. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.

16. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

17. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.

18. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% – 6% FOR LAWN OR GRASS AREAS. 4% – 8% FOR TREE AND SHRUB PLANTERS. 8%–16% FOR RETENTION OR DETENTION BASINS. (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH	6.0 – 7.3

C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75–125 LBS/SQ.IN.
E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF FLORIDA.AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
   – LOAM
   – SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%.
   – SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
   – SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
   – SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS:
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

EVERGREEN TREES AND SHRUBS	APRIL 15 TO NOVEMBER 15
DECIDUOUS TREES AND SHRUBS	APRIL 15 TO NOVEMBER 15
GROUNDCOVERS	APRIL 15 TO NOVEMBER 15
PERENNIALS	APRIL 15 TO NOVEMBER 15
BULBS	APRIL 15 TO NOVEMBER 15

SOD NOTES

A. SOD – BERMUDA GRASS OR APPROVED EQUAL BY APPROVED LOCAL SUPPLIER

B. ALL SOD AREAS SHALL BE PREPARED WITH 3 IN. MINIMUM TOPSOIL TO ENSURE RECEIVING THE SOD.

C. FOR BIORETENTION BASIN AREA, THE SOD MUST BE EITHER GROWN ON SANDY UNDERLYING SOILS OR BE WASHED SOD TO ALLOW WATER INFILTRATION.

D. LAYING OF SODS SHALL NOT BE CARRIED OUT WHEN THE GROUND IS EXCESSIVELY WET.

E. FERTILIZATION: PER SOIL TEST AND SOD MANUFACTURERS RECOMMENDATIONS.

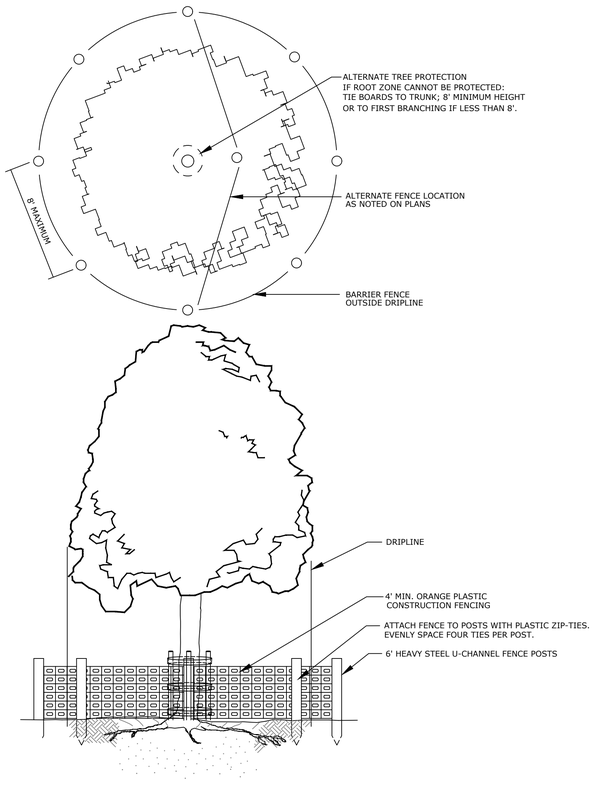
F. IN A PLACE WHERE SLOPE IS MORE THAN 2:1, AND THE DISTANCE ALONG THE SLOPE IS MORE THAN 6 FT, THE SODS SHALL BE STAKED WITH DECOMPOSABLE PEGS OR NAILS SPACED APPROXIMATELY EVERY 2 FT ALONG THE LONGITUDINAL DIRECTION OF THE SOD STRIPS.

G. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.

H. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE, ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.

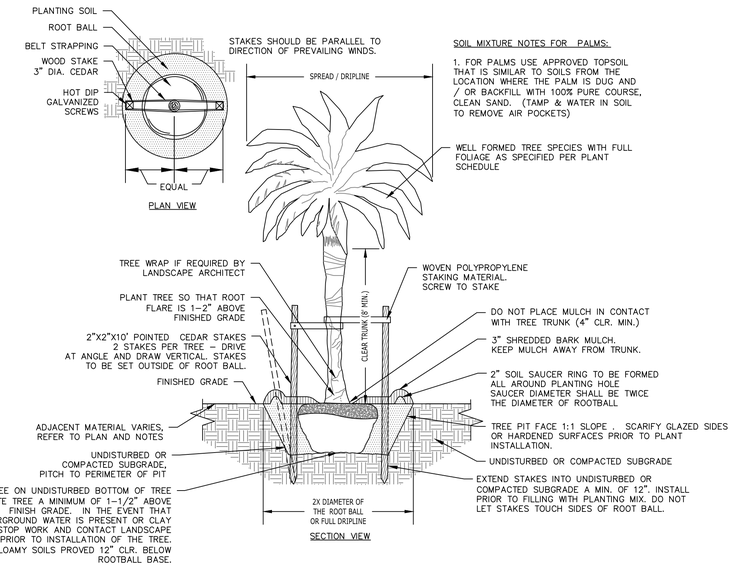
I. LAY SOD AT ACROSS ANGLES ON SLOPE WHEN SLOPE EXCEEDING 3:1.

J. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1–1/2 INCHES BELOW SOD.



TREE PROTECTION

N.T.S



NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESICCANT, COMPLETELY REMOVE IT FROM ROOT BALL.
4. WATER DURING BACKFILL TO ENSURE SAND FILLS ALL VOIDS. ADD VITAMIN B1 AT ONE TABLESPOON PER GALLON OF WATER DURING BACKFILL.
5. BLEND TWO CUPS OF BONE MEAL INTO BOTTOM OF PLANT PIT AREA.

PALM TREE PLANTING

N.T.S

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GEORGIA REGISTERED PE004916 PROFESSIONAL ENGINEER ALAN MOSELEY 6/2/26

LEVEL II CERT. PROFESSIONAL CERT. NUMBER 0000099328

PROPOSED SAV7 SITE HARDENING
60 TRIPLE B TRAIL
POOLER, GA 31322

Desc: REVISED PER CITY OF POOLER REVIEW COMMENTS
REVISED PER CITY OF POOLER REVIEW COMMENTS

No.	Date
REVISIONS	
1	04/17/2026
2	06/01/2026

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	L.B.
Scale	N.T.S.
Project No.	2501422
Date	03/10/2026
CAD File:	C2501422-50

Title

LANDSCAPE PLAN - DETAILS AND NOTES

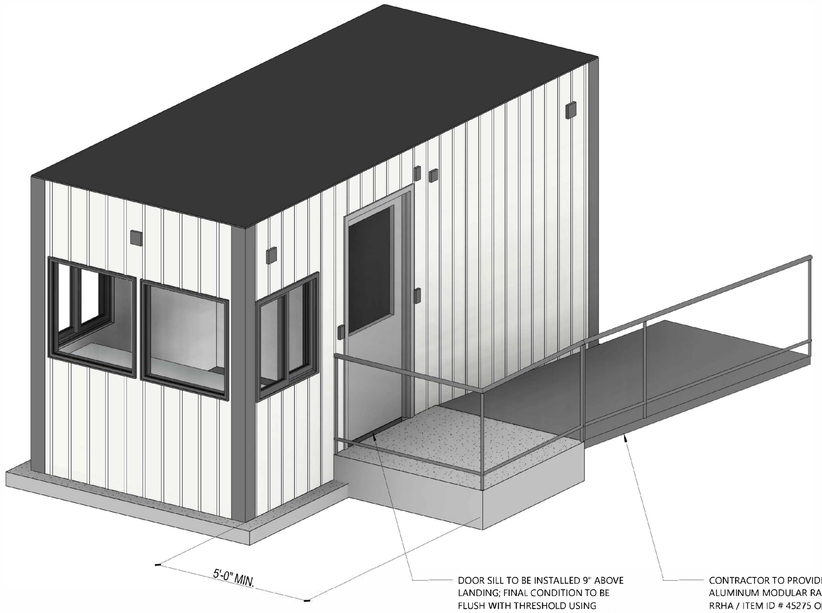
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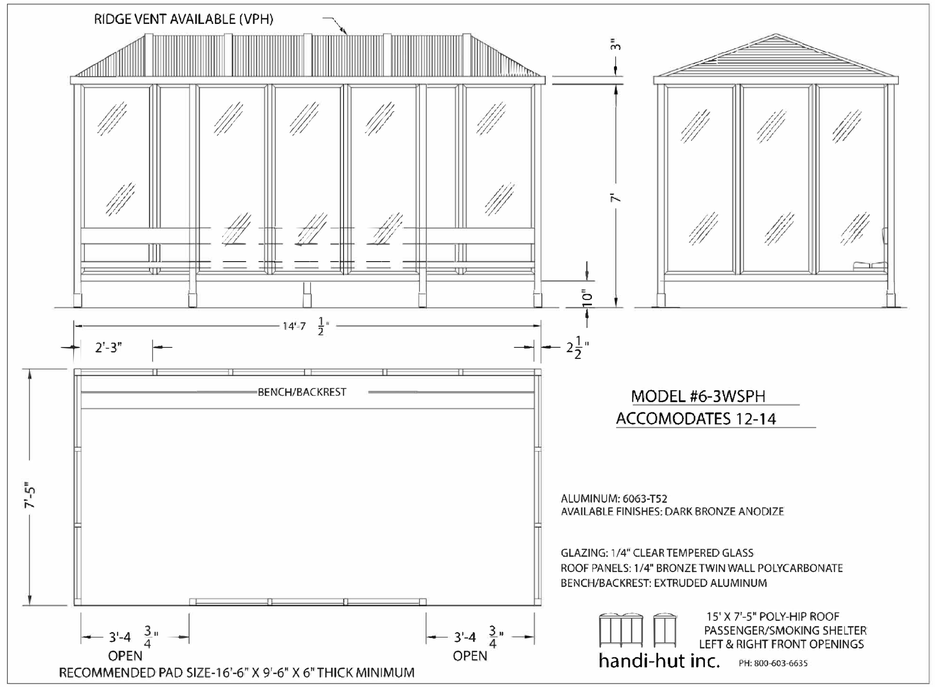
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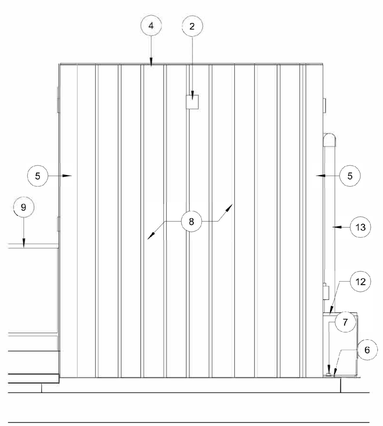
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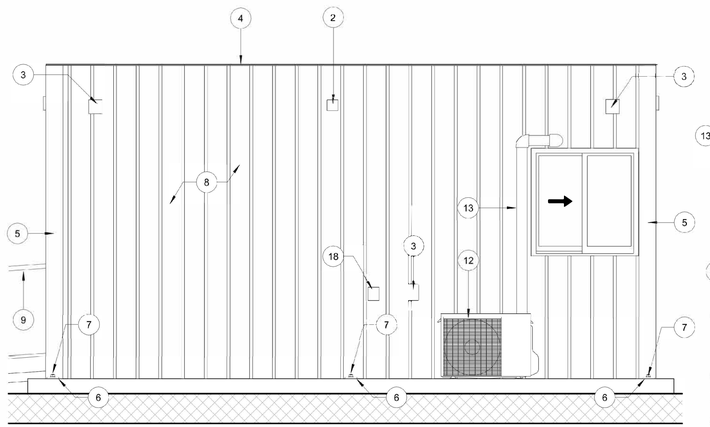
3 LANDING VIEW ORTHOGRAPHIC
N.T.S.



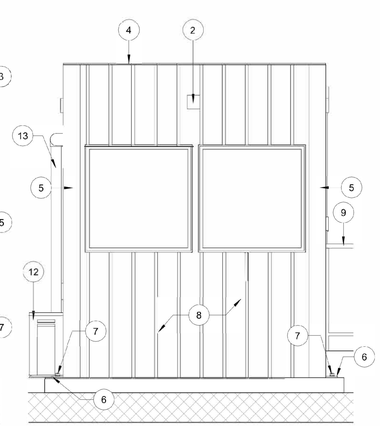
1 EMPLOYEE DROP OFF SHELTER
NOT TO SCALE



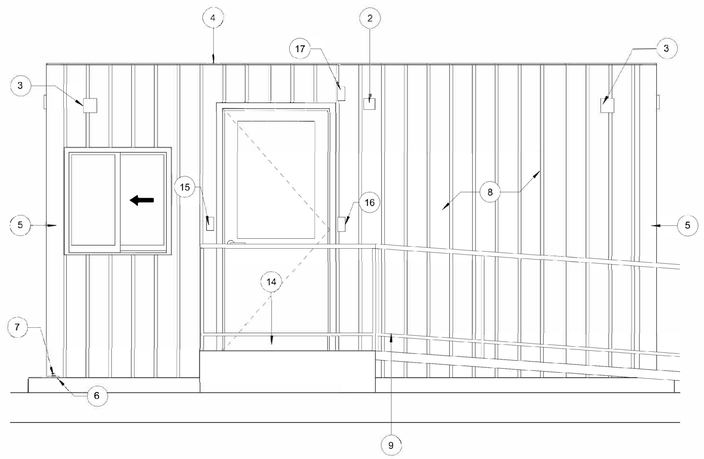
1 LEFT ELEVATION



2 FRONT ELEVATION



3 RIGHT ELEVATION



4 REAR ELEVATION

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PROPOSED SAV7 SITE HARDENING
70 TRIPLE B TRAIL
POOLER, GA 31407

REVISIONS
No. 1 Date 05/12/2026 Desc. REVISED PER CITY OF POOLER REVIEW COMMENTS

Designed	A.W.M.
Drawn	D.M.R.
Reviewed	L.B.
Scale	N.T.S.
Project No.	2501422
Date	02/XX/2026
CAD File: C2501422-110	

Title: BUILDING ELEVATIONS

Sheet No. EXB-1

5/12/2026, DMCWELL, O:\JOBS\25\1422\DWG\C2501422-110.DWG EXB-1

Xref (s): JXB2501422-00

EOM Operations
Your solution to a better tomorrow

June 2nd, 2026

Alan W. Moseley, P.E.
BL Companies
3420 Toringdon Way, Suite 210
Charlotte, NC 28277

Dear Mr. Moseley,

I am pleased to provide you with a recommendation for Approval of the site development plans for Sav7 Site Hardening (Application No. 26-0058), as detailed below.

Submittal Documents:		
	Site Development Plans	*Jun. 2026*
	Building Elevations	*May 2026*
	Application Forms & Checklist	*Mar. 2026*

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

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

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

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; City Planner – City of Pooler
Justin Arnsdorff, PE, Vice President of Engineering - EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for an addition to an existing warehouse and utilities in the I-1 (Light Industrial) zoning district at 5212 Old Louisville Road for Mana Nutrition.

Project:	#A26-0092
P&Z Meeting Date:	June 8, 2026
City Council Workshop Presentation Date:	June 15, 2026
Applicant and Authorized Agent:	The Dennis Group, LLC
Property Owner:	Mana Nutritive Aid Products Inc
Location (Address):	5212 Old Louisville Road
Parcel (PIN):	50987 01041
Acreage:	Approximately 19.94-Acres (.075-Acres Disturbed)
Zoning:	I-1 (Light Industrial)
Proposed Use:	Addition to an existing warehouse and utilities
Staff Recommendation:	Approval
Planning & Zoning Commission:	*After review of the criteria, P&Z recommends approval of the request.*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	A Conditional Use was approved for the subject property at the February 21, 2023, City Council meeting to allow for the operation of a miscellaneous manufacturing business. Subsequently, at the March 2, 2024, City Council meeting, a Site Development Plan was approved for the upfit of the existing warehouse for Mana Nutrition. The current Site Development Plan proposes a small building addition, along with modifications and upgrades to the site's utility infrastructure.

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.

    - *The site is located within an area that is shown on the Future Land Use Map as being Residential and is shown in the Comprehensive Plan as being within the Residential Homestead Character Area. Although the City's plans indicate the property to be residential, the warehouse/manufacturing use is consistent with the current I-1 zoning district as well as the existing surrounding light industrial uses.*

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

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

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

    - *The 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.*

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 19.94-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 site is proposed 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 - 5212 Old Louisville Rd. - Site Plan

06/01/2026

Parcels

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

MANA NUTRITION

PROJECT HYPERDRIVE

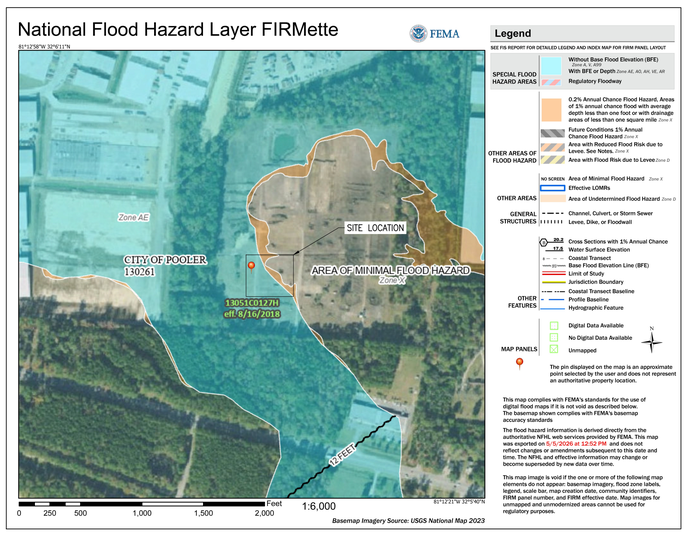
5212 OLD LOUISVILLE ROAD
POOLER, GEORGIA

RELEASE	DATE	BY	APP	
B	05/08/2026	RDB	RDB	SITE PLAN
A	03/30/2026	RDB	RDB	SITE PLAN
				RELEASED FOR ...

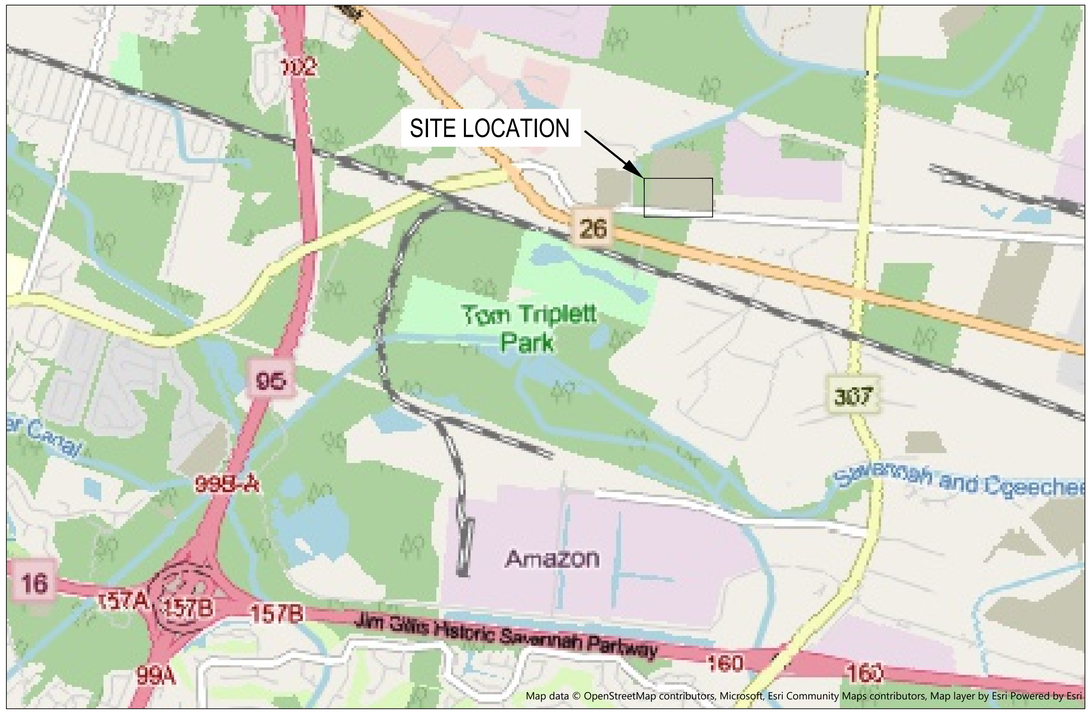
SITE PLAN

RELEASED: MAY 08, 2026

Sheet List Table			
SHEET NUMBER	SHEET TITLE	CURRENT REV #	CURRENT REV DATE
C0.0	COVER SHEET	B	05/08/2026
C0.1	ABBREVIATIONS, LEGEND AND GENERAL NOTES	A	03/30/2026
C1.0	OVERALL SITE PLAN	B	05/08/2026
C1.1	ENLARGED SITE PLAN	B	05/08/2026
C3.1	ENLARGED UTILITY PLAN	B	05/08/2026
C3.2	PROFILES	B	05/08/2026
C3.10	LIFT STATION DETAIL	B	05/08/2026
C4.0	OVERALL EROSION AND SEDIMENT CONTROL PLAN	B	05/08/2026
C4.1	ENLARGED EROSION AND SEDIMENT CONTROL PLAN	B	05/08/2026
C5.0	SITE DETAILS -SHEET 1	B	05/08/2026
C5.1	SITE DETAILS - SHEET 2	A	03/30/2026



2 FEMA MAP



1 VICINITY MAP

DESIGN TEAM

DENNIS GROUP
Plan • Design • Engineer • Build • Start-Up

CIVIL

ENGINEER
DENNIS GROUP LLC
R. DALE BAILEY PE
705 PALOMAR AIRPORT ROAD
CARLSBAD, CA 92011
BAILEY@DENNISGROUP.COM
OFFICE: 760-814-6780

OWNER CONTACT:
DIRECTOR OF OPERATIONS
ALLEN GALBRAITH
5212 OLD LOUISVILLE ROAD
POOLER, GA 31322
ALLEN@MANANUTRITION.ORG
850-843-2565

24-HOUR EMERGENCY CONTACT:
ALLEN GALBRAITH
850-843-2565

PROJECT HYPERDRIVE
5212 OLD LOUISVILLE RD
POOLER, GA 31322

COVER SHEET

DENNIS GROUP
Plan • Design • Engineer • Build • Start-Up
dennisgroup.com
United States • Canada • Brazil • Portugal

GEORGIA REGISTERED No. 34092 ENGINEER R. DALE BAILEY
5/08/26

DRAWING NO.
C0.0
7894

FILE PATH: C:\BIM360\ACCDocs\Dennis Group\7894 Pooler (Design & Execution)\Project Files\ES\SIVIL\CIVIL 3D\7894_C0.dwg PLOT DATE: 5/8/2026 PLOT TIME: 5:14:43 PM

CIVIL ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED.

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ASSE	AMERICAN SOCIETY OF SANITARY ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS / ASTM INTERNATIONAL
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOX CULVERT
BFV	BUTTERFLY VALVE
BM	BENCHMARK
CB	CATCH BASIN
C-C	CENTER TO CENTER
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CULV	CULVERT
CV	CONTROL VALVE
CY	CUBIC YARD
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
EW	EACH WAY
FLG	FLANGE
FRP	GLASS FIBER REINFORCED POLYESTER
GA	GAUGE
GALV	GALVANIZED
GV	GATE VALVE
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HW	HIGH WATER
IAW	IN ACCORDANCE WITH
ID	INSIDE DIAMETER
INV	INVERT
ISO	INTERNATIONAL STANDARDS ORGANIZATION
KSI	KILOPOUNDS PER SQUARE INCH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NPT	NATIONAL PIPE TAPER
NSF	NATIONAL SANITATION FOUNDATION
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
P/L	PROPERTY LINE
PP	POLYPROPYLENE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
REQD	REQUIRED
REV	REVISION
ROW	RIGHT OF WAY
SAN	SANITARY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
S/N	SERIAL NUMBER
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TYP	TYPICAL
UG	UNDERGROUND
W/O	WITHOUT
WSP	WELDED STEEL PIPE

CIVIL LEGEND

NOTE: NOT ALL SYMBOLS MAY BE USED.

EXISTING

- PROPERTY LINE
- EASEMENT LINE
- RAILROAD
- WATER
- LIMIT OF WETLANDS
- WETLANDS
- E — ELECTRIC LINE
- EP — ELECTRIC PRIMARY
- OH — OVERHEAD LINE
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- FW — FIRE WATER LINE
- S — SANITARY SEWER
- SFM — SANITARY FORCE MAIN
- WV — WATER VALVE
- WM — WATER METER
- GV — GAS VALVE
- SHRUB
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- 515.75 — SPOT ELEVATION
- 301 — CONTOUR (1' INTERVAL)
- CATCH BASIN

PROPOSED

- EXISTING PIPE TO BE CUT/CAPPED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE ABANDONED-IN-PLACE
- PAVEMENT SAWCUT LINE
- CONCRETE CURB AND GUTTER
- CURB OR WALL
- CHAIN LINK FENCE
- CHAIN LINK FENCE WITH BARBED WIRE
- DECORATIVE METAL FENCE
- ORANGE CONSTRUCTION FENCE
- CHAIN LINK CONSTRUCTION FENCE
- CHAIN LINK CONSTRUCTION FENCE WITH WINDSCREEN
- METAL BEAM RAIL
- TIMBER GUIDE RAIL
- A — SIGN WITH SCHEDULE DESIGNATION
- 14 — PARKING STALL COUNT
- UTILITY POLE
- LIGHT POLE
- BOLLARD
- B-01 — SOIL BORING
- TP-01 — SOIL TEST PIT
- SHRUBS
- TREES
- TREE LINE
- SURFACE DRAINAGE DIRECTION
- 0.5 % — PERCENT GRADE AND DIRECTION
- 3:1 — SLOPE (HORIZONTAL:VERTICAL) AND DIRECTION
- FLUSH CONDITION BETWEEN ADJACENT SURFACES
- ×301.58 — SPOT ELEVATION
- 301 — CONTOUR (1' INTERVAL)
- CB-01 — DRAINAGE INLET
- DMH-01 — DRAINAGE MANHOLE
- FES-01 — FLARED END SECTION
- CLEANOUT
- WINGWALL OR HEADWALL/ENDWALL
- NOMINAL DIAMETER / UTILITY SERVICE TYPE / PIPE MATERIAL (OPTIONAL)
- 6" F DI — NOMINAL PIPE DIAMETER <12 INCHES
- 12" F DI — NOMINAL PIPE DIAMETER ≥12 INCHES
- 6" W — DOMESTIC WATER PIPE
- 6" S — SANITARY SEWER PIPE (GRAVITY)
- 6" S FM — SANITARY SEWER FORCE MAIN
- 6" PW — PROCESS WASTE PIPE (GRAVITY)
- 6" PW FM — PROCESS WASTE FORCE MAIN
- SMH-01 — SANITARY SEWER MANHOLE
- PMH-01 — PROCESS WASTE MANHOLE
- WATER VALVE
- HYDRANT
- REDUCER
- FITTINGS (TEE, 90, 45, 22.5, 11.25)
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- SF — SILT FENCE
- CHECK DAM
- STRAW BALE BARRIER

CIVIL GENERAL NOTES

1. EXISTING CONDITIONS PLAN AND TOPOGRAPHY FROM FIELD ALTA/NSPS LAND SURVEY PERFORMED BY COLEMAN COMPANY IN SAVANNAH, GEORGIA, DATE: 6-20-23.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS; TOWN/CITY OF POOLER SPECIFICATIONS, AND YEAR GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
3. THE OWNER SHALL ENGAGE THE SERVICES OF A THIRD-PARTY MATERIALS TESTING AGENCY AND GEOTECHNICAL ENGINEER TO CONDUCT INSPECTIONS AND TESTING. CONTRACTOR SHALL COORDINATE TESTING AND INSPECTIONS THROUGH THE CONSTRUCTION MANAGER OR OWNER'S REPRESENTATIVE, AND PROVIDE 48 HOURS NOTICE FOR TESTS AND INSPECTIONS. IF MATERIALS PLACED BY CONTRACTOR FAIL INSPECTION, THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH SUBSEQUENT TESTING AND INSPECTION UNTIL MATERIAL PASSES.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE AHJ PRIOR TO CONSTRUCTION, INCLUDING WORK WITHIN COUNTY OR STATE ROADWAYS AND/OR RIGHT-OF-WAYS. CONTRACTOR SHALL OBTAIN PERMITS AND PAY ASSOCIATED FEES TO PERFORM ALL WORK, INCLUDING FOR STREET REPAIR AND REPLACEMENT, TRENCHING, AND CONNECTION TO EXISTING UTILITIES. CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC IN ACCORDANCE WITH THE REQUIREMENTS OF THE AHJ.
5. THE CONTRACTOR IS HEREBY ADVISED THAT ALL LOCATIONS OF EXISTING PIPES, CONDUITS, UTILITIES, FOUNDATIONS, AND UNDERGROUND STRUCTURES ARE NOT WARRANTED TO BE CORRECT NOR ACCURATE AND THE CONTRACTOR SHALL HAVE NO CLAIM ON THAT ACCOUNT SHOULD THEY BE OTHER THAN SHOWN. LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AS REPRESENTED BY UTILITY DRAWINGS, THEREFORE THEIR ACTUAL LOCATIONS MAY VARY. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR SHALL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE METHODS AND SHALL OBTAIN INFORMATION FROM UTILITY COMPANIES AND INDIVIDUALS AS TO THE LOCATION OF ALL SUB-SURFACE STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR EXCAVATE IN ANY AREA PRIOR TO A SIGNED CONTRACT AND NOTICE TO PROCEED.
6. THE CONTRACTOR IS HEREBY REMINDED THAT "CALL BEFORE YOU DIG" MARK-OUTS BY THE APPROPRIATE UTILITY COMPANY ARE REQUIRED. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. UTILITIES IN AREAS OUTSIDE THE LIMITS OF "CALL BEFORE YOU DIG" MARK-OUTS SHALL BE LOCATED BY PRIVATE UTILITY LOCATING COMPANY. CONTRACTOR SHALL BEAR ALL COSTS FOR UTILITY LOCATING.
8. "UTILITY IDENTIFICATION TAPE": AFTER PLACING APPROXIMATELY 2 FEET OF BACKFILL MATERIAL OVER ALL UTILITY PIPING, INCLUDING EXISTING PIPING, THE CONTRACTOR SHALL PLACE A 6-INCH WIDE NON-DETECTABLE STRIP OR DURABLE, COLOR CODED (RED FOR ELECTRIC; YELLOW FOR GAS OR OIL; ORANGE FOR COMMUNICATIONS; BLUE FOR WATER; GREEN FOR SANITARY AND STORM SEWER) UNDERGROUND UTILITY IDENTIFICATION TAPE IMPRINTED WITH AN APPROPRIATE WARNING INDICATING THE PRESENCE OF THE BURIED UTILITY.
9. GAS MAINS AND TELEPHONE LINES ARE ASSUMED TO HAVE THREE (3) FEET OF COVER UNLESS SHOWN OTHERWISE.
10. WATER MAINS ARE ASSUMED TO HAVE FOUR AND A HALF (4.5) FEET OF COVER UNLESS SHOWN OTHERWISE.
11. GAS MAIN AND SERVICE RELOCATION WORK, IF NECESSARY, WILL BE COORDINATED WITH ENGINEER AND CONTRACTOR, AND WILL BE PERFORMED BY CONNECTICUT NATURAL GAS COMPANY AT THE OWNERS EXPENSE. TEST PITS SHALL BE PERFORMED PRIOR TO PIPE INSTALLATION FOR SUSPECT GAS MAIN AND SERVICE CONFLICTS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES, AS WELL ANY REPAIR AND/OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION WHETHER ABOVE OR BELOW GRADE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL UTILITY RELOCATION WORK. CLAIMS FOR EXTRAS WILL NOT BE ALLOWED FOR DELAY OR WORK DUE TO UTILITY COMPANY COORDINATION OR UTILITY RELOCATION WORK.
14. CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF ANY SUBSURFACE UTILITY OR OTHER PIPE NOT SHOWN ON THE DRAWINGS THAT IS ENCOUNTERED DURING CONSTRUCTION. HORIZONTAL LOCATION AND ELEVATION SHALL BE ELECTRONICALLY SURVEYED, AND SUBMITTED TO ENGINEER IN THE SAME COORDINATE SYSTEM THAT THE CONTRACT DRAWINGS WERE PRODUCED.
15. CONTRACTOR AND THEIR PERSONNEL SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR SAFETY WHEN IN CONFINED SPACES. ALSO REFER TO RECOMMENDATIONS IN THE NATIONAL INSTITUTE FOR OCCUPATIONAL SAFETY AND HEALTH PUBLICATION NO. 80-106, "WORKING IN CONFINED SPACES".
16. CONTRACTOR SHALL COMPLY WITH CFR29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
17. EXCAVATION EXCEEDING 20-FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE IN WHICH THE WORK IS TO BE PERFORMED.
18. CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES CONTACT ELECTRIC COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. CONTRACTOR SHALL PAY ANY ASSOCIATED FEES CHARGED BY THE ELECTRIC COMPANY.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING FLOWS IN SANITARY SEWERS, STORM DRAINAGE SYSTEMS, AND FOR OBTAINING ALL PERMITS, AS SPECIFIED.
20. ALL DEWATERING SHALL BE DIRECTED TO COMBINED OR SANITARY SEWERS AT LOCATIONS AS APPROVED BY THE ENGINEER. DO NOT DISCHARGE GROUND WATER TO STORM DRAINS. ALL DEWATERING ACTIVITIES SHALL COMPLY WITH THE TECHNICAL SPECIFICATIONS AND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. THE CONTRACTOR SHALL NOT COMMENCE DEWATERING DISCHARGE WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ENGINEER OR OWNER, AS SPECIFIED.
21. NOT ALL TEST PIT LOCATIONS ARE SHOWN ON THE PLANS. EXCAVATE TEST PITS IN LOCATIONS AS DIRECTED BY THE ENGINEER. TEST PITS SHALL BE DUG TO ADJUST PIPING AS REQUIRED BY THE ENGINEER.
22. ALL PIPE SECTIONS SHOWING LENGTHS IN LINEAR FEET ARE TWO-DIMENSIONAL MEASUREMENTS TAKEN FROM CENTER TO CENTER OF EACH ADJOINING MANHOLE OR STRUCTURE.
23. UNLESS OTHERWISE NOTED, PVC PIPE SHALL BE SDR 35, DI PIPE FOR SEWER SHALL BE CLASS 52 LINED WITH PROTECTO 401 INTERIOR COATING, DI PIPE FOR WATER SHALL BE CLASS 54 AND RC PIPE SHALL BE CLASS IV.
24. SILT SACKS SHALL BE PLACED AROUND ALL CATCH BASINS SUBJECT TO RUNOFF FROM CONSTRUCTION AREAS.
25. AT CONNECTION BETWEEN EXISTING AND NEW PIPES, SLEEVES, NIPPLES AND ACCESSORIES NECESSARY FOR MAKING CONNECTIONS MAY NOT BE SHOWN IN THE DETAILS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AS NECESSARY FOR CONNECTING TO EXISTING PIPES AND AS INDICATED IN THE SPECIFICATIONS.
26. CONTRACTOR SHALL PROVIDE THE OWNER, LOCAL FIRE/POLICE AUTHORITIES, SCHOOL DEPARTMENT, LOCAL BUSINESSES AND PUBLIC TRANSPORTATION AGENCIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING WHEN WORKING IN THE PUBLIC WAY. COMMUNICATION WITH DEPARTMENTS, LOCAL BUSINESSES AND PUBLIC TRANSPORTATION AGENCIES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
27. CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, UTILITY, PIPE, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE, OR LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, MUNICIPALITY, OR STATE DOT.
28. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE AHJ. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
29. CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS, AND PROPERTY CORNERS DURING CONSTRUCTION. ANY DISTURBED BOUNDARY MARKERS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
30. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF ALL CONSTRUCTION, INCLUDING UNDERGROUND UTILITIES, TO THE ENGINEER AT THE END OF CONSTRUCTION.
31. 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.

RELEASE	DATE	BY	APP.	RELEASED FOR ...
A	03/20/2026	RDB	RDB	SITE PLAN

PROJECT HYPERDRIVE
5212 OLD LOUISVILLE RD
POOLER, GA 31322

mana

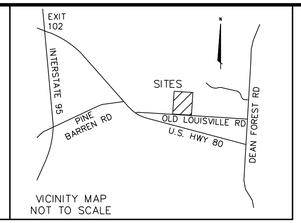
ABBREVIATIONS, LEGEND AND GENERAL NOTES

DENNIS GROUP
Plan • Design • Engineer • Build • Start-Up
dennisgroup.com
United States • Canada • Brazil • Portugal

GEORGIA REGISTERED No. 24990 PROFESSIONAL ENGINEER 5/11/26 KYLE DALE BAILEY

DRAWING NO.
C0.1
7894

FILE PATH: C:\BIM360\ACCDocs\Dennis Group\7894 Pooler Design & Execution\Project Files\DESIGN\CIVIL\CIVIL 3D\7894_C0.dwg PLOT DATE: 5/11/2026 PLOT TIME: 8:15:34 AM



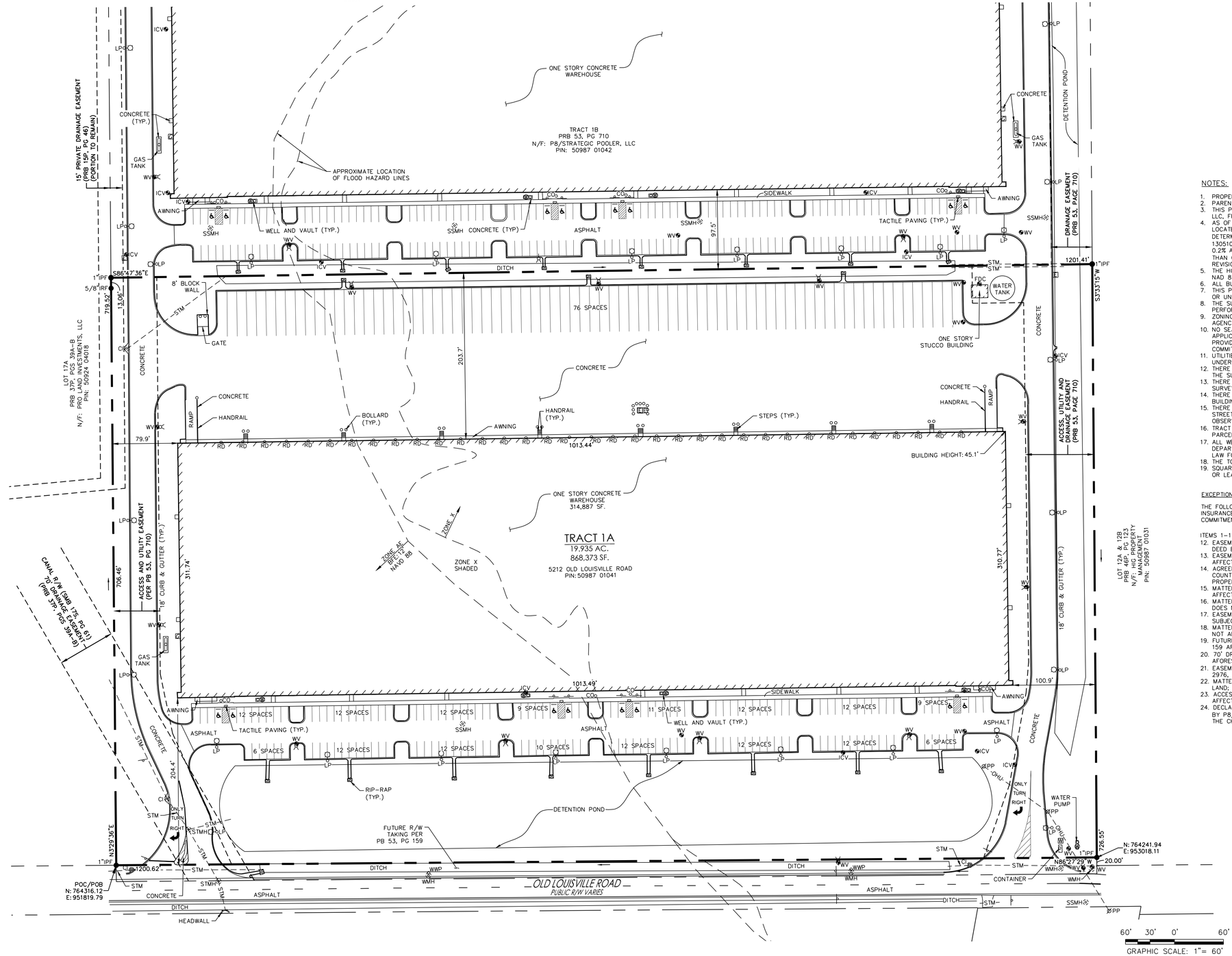
PROPERTY DESCRIPTION (TRACT 1A):

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND KNOWN AS TRACT 1A, BEING A MINOR SUBDIVION OF TRACT 1, OF A PORTION OF SECTIONS OF THE HOUSTON TRACT, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, RECORDED IN PLAT BOOK 53, PAGE 710 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1"IRON ROD FOUND LAYING ON THE NORTHELY RIGHT-OF-WAY OF OLD LOUISVILLE ROAD AND THE SOUTHEAST CORNER LOT 17, RECORDED IN PLAT RECORD BOOK 37P, PAGES 39A-B, AND HAVING A GRID NORTH, GEORGIA EAST ZONE, NAD 83 COORDINATE OF NORTH: 764,316.12 AND EAST: 951,819.79; SAID MONUMENT ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG THE EASTERN PROPERTY LINES OF LOT 17, RECORDED IN PLAT RECORD BOOK 37P, PAGES 39A-B THE FOLLOWING COURSES AND DISTANCES; N3°29'36"E A DISTANCE OF 706.46' TO A 5/8"IRON REBAR, N3°29'36"E A DISTANCE OF 13.06' TO A 1"IRON PIPE; THENCE ALONG THE SOUTHERN PROPERTY LINE OF TRACT 1B, RECORDED IN PLAT RECORD BOOK 53, PAGE 710, S86°47'36"E A DISTANCE OF 1201.41' TO A 1"IRON PIPE; THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 12-B, RECORDED IN PLAT RECORD BOOK 46P, PAGE 123, S3°33'15"W A DISTANCE OF 726.55' TO AN 1"IRON PIPE; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF OLD LOUISVILLE ROAD, N86°27'29"W A DISTANCE OF 1200.62' TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINING 19.935 ACRES (868,373 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY DATE:6/16/2023
GPS EQUIPMENT USED: CARLSON BRX78 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/871,569
FIELD ERROR OF CLOSURE: 1/564,602

REFERENCE:

1. PLAT RECORD BOOK 53, PAGE 710.
2. PLAT RECORD BOOK 53, PAGE 159.
3. PLAT RECORD BOOK 15P, PAGE 46.
4. PLAT RECORD BOOK 40P, PAGE 36.
5. PLAT RECORD BOOK 37P, PAGES 39A-B.
6. MAP BOOK 1, PAGE 36.
7. SUBDIVISION MAP BOOK 17S, PAGE 61.



LEGEND

●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
▨	OCS	OUTFALL CONTROL STRUCTURE
⊛	CI	CURB INLET
⊘	PP	POWER POLE
⊘—□	LP	LIGHT POLE
Ⓢ	SSMH	SANITARY SEWER MANHOLE
Ⓢ	STMH	STORM SEWER MANHOLE
Ⓦ	WMH	WATER MANHOLE
⋋	FH	FIRE HYDRANT
⋈	WV	WATER VALVE
⋈	ICV	IRRIGATION CONRTOL VALVE
⋈	FDC	FIRE DEPARTMENT CONNECTION
▥	WM	WATER METER
	WWP	WATER WITNESS POST
▣		ELECTRIC BOX
▣		ELECTRIC METER
▣		GAS METER
○		BOLLARD
⊣		SIGN
⊛		WELL
▩▩▩		RIP-RAP
	R/W	RIGHT-OF-WAY
	CO	CLEAN OUT
	RD	ROOF DRAIN
	FDC	FIRE DEPARTMENT CONNECTION
	RCP	REINFORCED CONCRETE PIPE
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT
	--OHU--	OVERHEAD UTILITY
	--STM--	STORM WATER LINE
	TYP.	TYPICAL

NAD 83 GEORGIA EAST ZONE

NOTES:

1. PROPERTY ADDRESS: 5212 OLD LOUISVILLE ROAD, POOLER, GA
2. PARENT PARCEL IDENTIFICATION NUMBER: 50987 01041
3. THIS PROPERTY IS CURRENTLY ZONED I-1 PER ZONING VERIFICATION LETTER TO MCMANAMY JACKSON HOLLIS, LLC, FROM CITY OF POOLER, DATED DECEMBER 9, 2020.
4. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION A PORTION OF THESE PROPERTIES ARE LOCATED IN ZONE AE AND ZONE X-SHADED, ZONE AE BEING A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051O127H, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 12', NAVD 1988. (ZONE X SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
5. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED AND TO WHICH THERE IS NO PHYSICAL EVIDENCE ON THE PROPERTY.
8. THE SURVEY IS FOR THE LISTED RECIPIENTS ONLY AND IS VALID ONLY AS OF THE DAY THE SURVEY WAS PERFORMED
9. ZONING INFORMATION FOR INFORMATIONAL PURPOSES ONLY, AS FURNISHED BY APPROPRIATE GOVERNMENTAL AGENCY.
10. NO SEARCH OF THE PUBLIC RECORDS OF CHATHAM COUNTY, GEORGIA FOR EASEMENTS AND RESTRICTIONS APPLICABLE TO THE PROPERTY WAS PERFORMED BY COLEMAN COMPANY, INC ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1162399-ATL, COMMITMENT DATE: MAY 8, 2023 AT 8:00 AM
11. UTILITIES SHOWN ARE ABOVE GROUND OBSERVED EVIDENCE ONLY. VERIFICATION OF EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE MADE PRIOR TO CONSTRUCTION.
12. THERE WAS NO OBSERVABLE EVIDENCE OF ANY CEMETERY FOUND OR KNOWN OF WITHIN THE BOUNDARY OF THE SUBJECT PROPERTIES AT THE TIME OF THE FIELD SURVEY.
13. THERE ARE NO GAPS, GORES, OR OVERLAPS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME FIELD WORK WAS PERFORMED.
15. THERE IS NO OBSERVED EVIDENCE, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT SIDEWALK OR STREET CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
16. TRACT 1A DOES HAVE ACCESS TO OLD LOUISVILLE ROAD (PUBLIC RIGHT-OF-WAY) THOUGH THE FUTURE R/W PARCEL.
17. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
18. THE TOTAL NUMBER OF STRIPED ON-SITE PARKING SPACES IS 247 AND 8 ARE HANDICAP PARKING SPACES
19. SQUARE FOOTAGE AND DIMENSIONS OF BUILDINGS ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

EXCEPTIONS TO TITLE

THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES COMMITMENT NO. NCS-1162399-ATL, COMMITMENT DATE: MAY 08, 2023 AT 8:00 AM.

ITEMS 1-11 NOT SURVEY RELATED MATTERS.
12. EASEMENT FROM PING E. TYNER TO SAVANNAH ELECTRIC AND POWER COMPANY (SEPCO), RECORDED IN DEED BOOK 119-A, PAGE 601; AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE, NOT PLOTTABLE.
13. EASEMENT FROM SHIRLEY TYNER, PING E TYNER TO SEPCO, RECORDED IN DEED BOOK 174-O, PAGE 166; AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE, NOT PLOTTABLE.
14. AGREEMENT TO ESTABLISH ROAD EASEMENTS RECORDED IN DEED BOOK 325-E, PAGE 470, CHATHAM COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 330-N. PAGE 398; DOES NOT AFFECT SUBJECT PROPERTY.
15. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT RECORD BOOK 15-P, PAGE 46; AFFECTS SUBJECT PROPERTY AS SHOWN
16. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN SUBDIVISION MAP BOOK 17-S, PAGE 61; DOES NOT AFFECT SUBJECT PROPERTY.
17. EASEMENT FROM RUFHS BENTON TO SEPCO, RECORDED IN DEED BOOK 126-W, PAGE 270; AFFECTS SUBJECT PROPERTY AS SHOWN.
18. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT RECORD BOOK 6-P, PAGE 117; DOES NOT AFFECT SUBJECT PROPERTY.
19. FUTURE RIGHT OF WAY TAKING AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 53, PAGE 159 AFORESAID RECORDS; AFFECTS SUBJECT PROPERTY AS SHOWN.
20. 70' DRAINAGE AREA AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 37-P, PAGE 39-A-B, AFORESAID RECORDS; AFFECTS SUBJECT PROPERTY AS SHOWN.
21. EASEMENT FROM P8/STRATEGIC POOLER, LLC TO GEORGIA POWER COMPANY, RECORDED IN DEED BOOK 2976, PAGE 210; AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE, NOT PLOTTABLE.
22. MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND; AFFECTS SUBJECT PROPERTY AS SHOWN.
23. ACCESS, UTILITY, AND DRAINAGE EASEMENT SHOWN ON PLAT RECORDED IN PLAT BOOK 53, PAGE 710; AFFECTS SUBJECT PROPERTY AS SHOWN.
24. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COASTAL COMMERCE CENTER II MADE BY P8/STRATEGIC POOLER, LLC ON JUNE ____, 2023 AND RECORDED IN DEED BOOK ___, PAGE ___ OF THE CHATHAM COUNTY, GEORGIA REAL ESTATE RECORDS.

TO: P8/STRATEGIC POOLER, LLC, MANA NUTRITIVE AID PRODUCTS, INC, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7, 8, 9, 10, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/16/2023.

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3467 PROFESSIONAL LAND SURVEYOR JUAN C. BULEJE 6-20-23

JUAN C. BULEJE
GA REG. LAND SURVEYOR NO. 3467
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

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

AN ALTA/NSPS LAND TITLE SURVEY OF TRACT 1A, BEING A MINOR SUBDIVISION OF TRACT 1, A PORTION OF SECTIONS OF THE HOUSTON TRACT 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

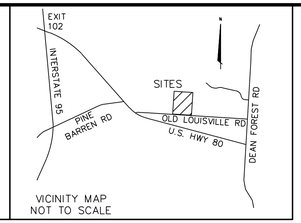
PREPARED FOR: P8/STRATEGIC POOLER, LLC

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DATE:	6/20/2023
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CHECKED BY:	
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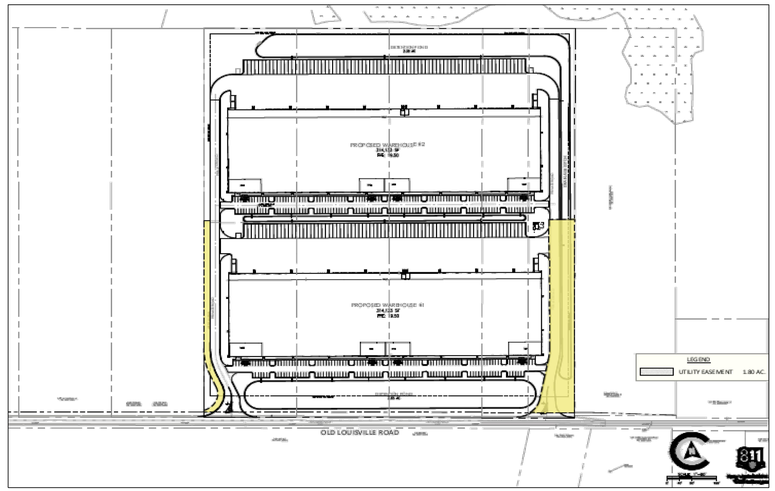
ALTA/NSPS LAND TITLE SURVEY

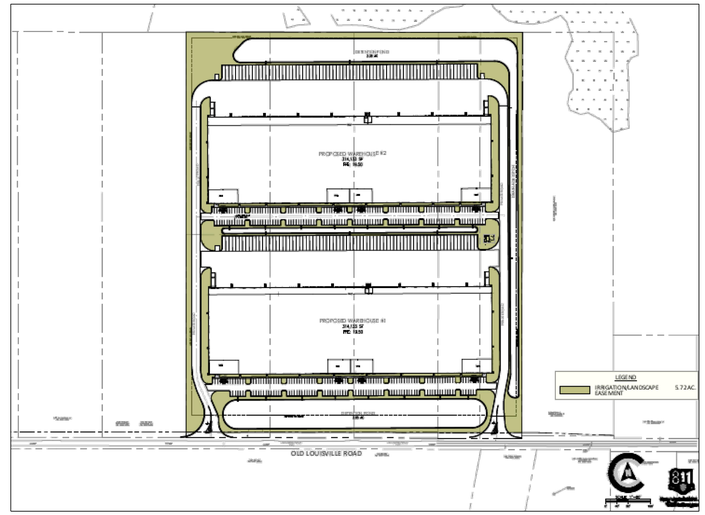
SHEET: 1/2

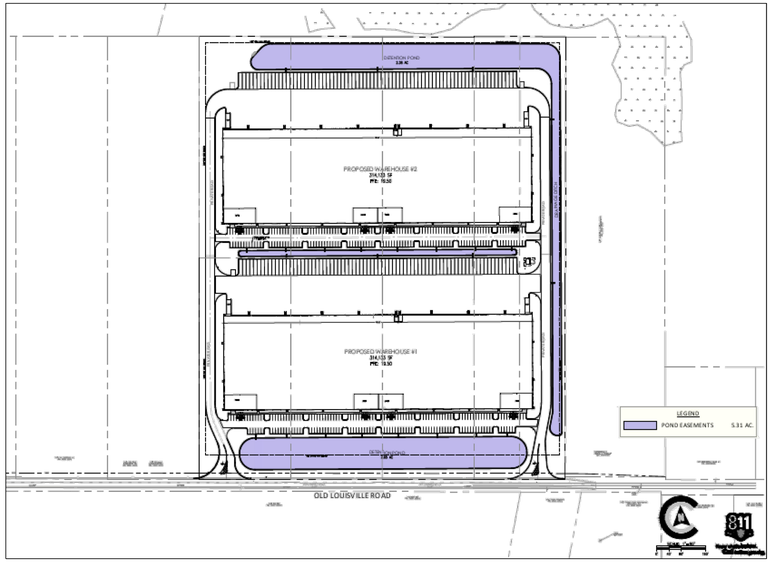
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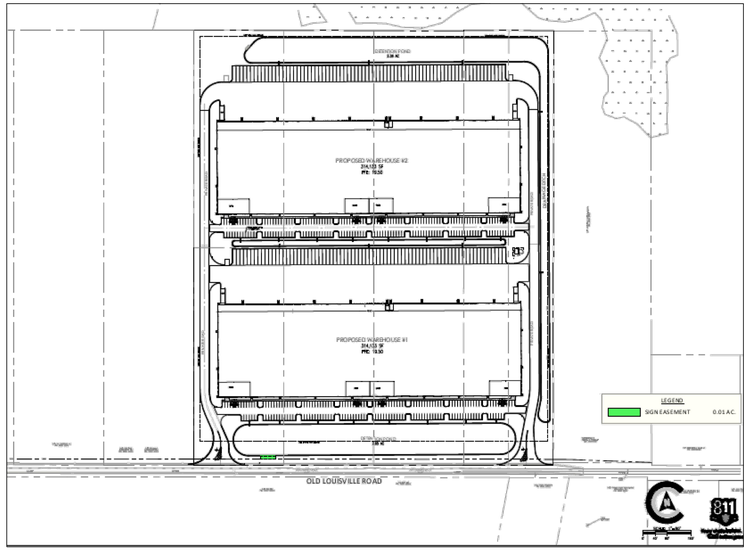


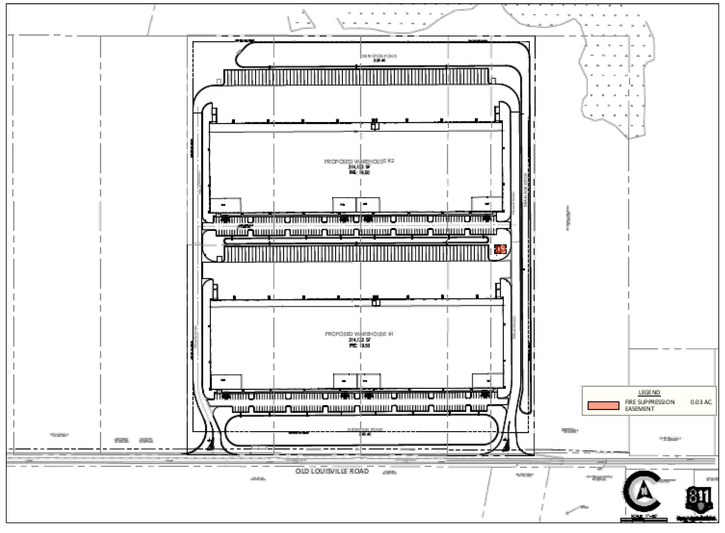
VICINITY MAP
NOT TO SCALE

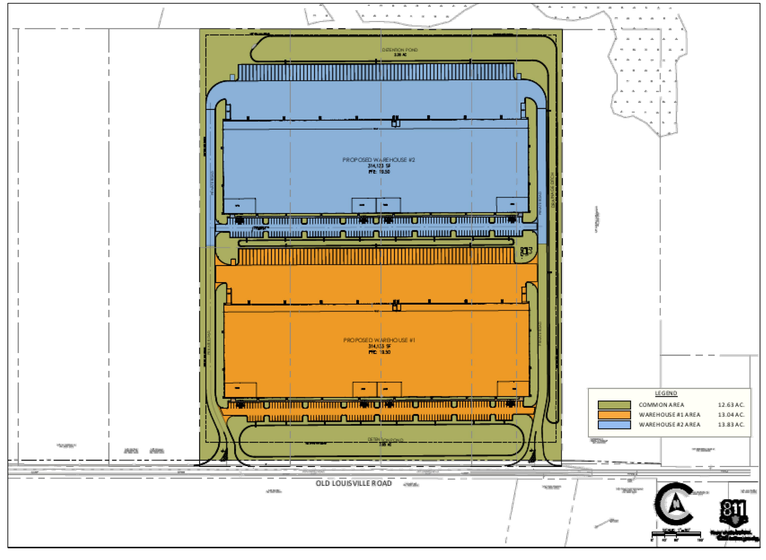


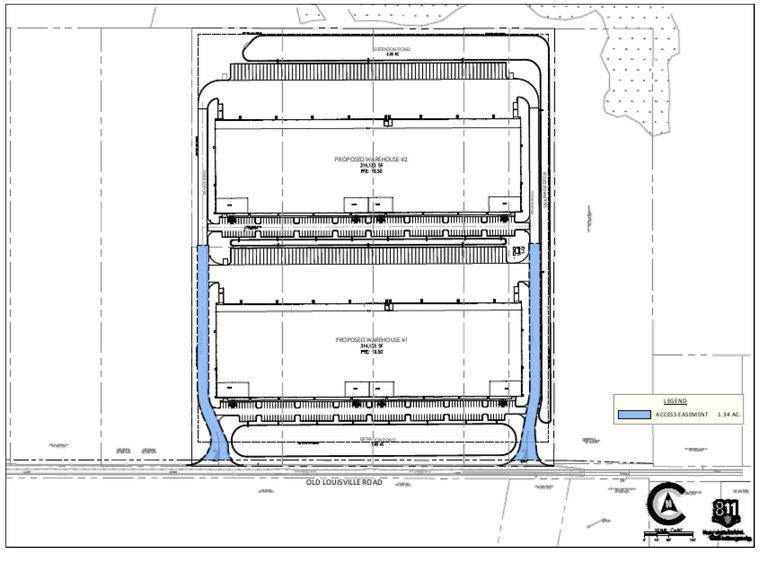












TO: P8/STRATEGIC POOLER, LLC, MANA NUTRITIVE AID PRODUCTS, INC, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7, 8, 9, 10, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/16/2023.

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GEORGIA REGISTERED No. 3467 PROFESSIONAL LAND SURVEYOR JUAN C. BULEJE

6-20-23

JUAN C. BULEJE
GA REG. LAND SURVEYOR NO. 3467
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

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

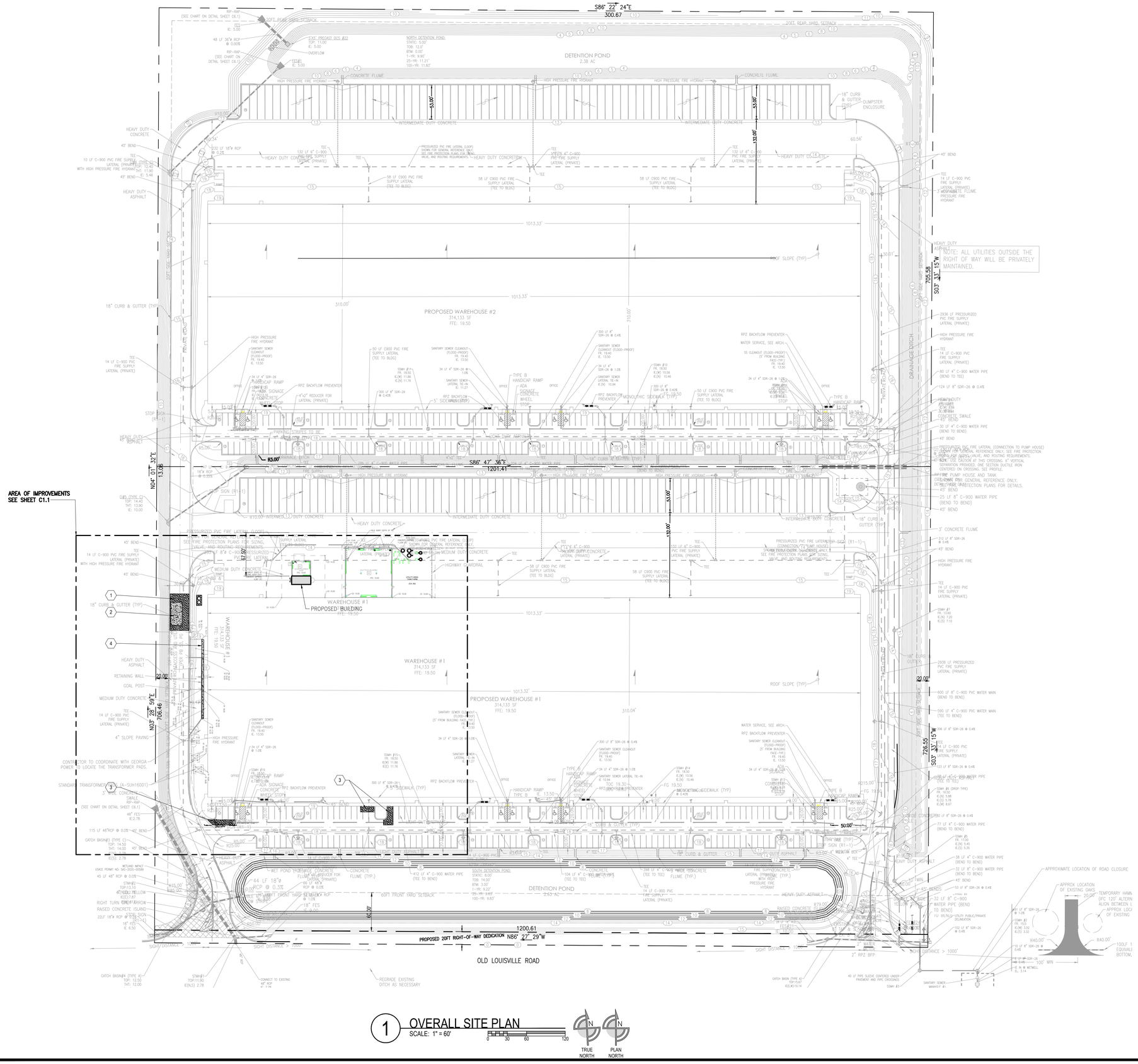
AN ALTA/NSPS LAND TITLE SURVEY OF TRACT 1A, BEING A MINOR SUBDIVISION OF TRACT 1, A PORTION OF SECTIONS OF THE HOUSTON TRACT
8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR: P8/STRATEGIC POOLER, LLC

JOB NUMBER:	20-535
DATE:	6/20/2023
DRAWN BY:	JTP
CHECKED BY:	
SCALE:	NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

SHEET: 2/2

COLEMAN COMPANY, INC. DATE PLOTTED: 6/20/2023 5:00 PM BY: Juan Buleje DRAWING PATH: Q:\2020\20-535.000\DWG\Survey\20-535_2023.5.24 OLD LOUISVILLE ROAD ALTA.dwg



1 OVERALL SITE PLAN
SCALE: 1" = 60'
0 30 60 120
TRUE NORTH
PLAN NORTH

GENERAL NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
3. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. SIGNS SHALL BE INSTALLED PLUMB WITH 2-FEET HORIZONTAL CLEARANCE FROM THE EDGE OF SIGN TO FACE OF THE CURB OR EDGE OF TRAVEL WAY, 7-FEET VERTICAL CLEARANCE FROM EXISTING GRADE UNLESS OTHERWISE DETAILED OR NOTED.
4. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
6. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE POOLER DISTRICT FIRE MARSHAL.
7. ALL HANDICAP ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL CURRENT FEDERAL, STATE, AND LOCAL CODES.
8. DO NOT SCALE DRAWINGS AS THEY ARE REPRODUCTIONS AND SUBJECT TO DISTORTION.
9. LANDSCAPE PLANTINGS AND SITE SIGN LOCATIONS AT ENTRANCES/EXITS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCES/EXITS LOCATIONS, PER STATE AND LOCAL STANDARDS.
10. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE DRAWINGS ARE FOR ESTIMATION PURPOSES ONLY.

SHEET KEYNOTES

1. HEAVY-DUTY ASPHALT PAVING (SEE DETAIL 3 SHEET C5.0)
2. HEAVY DUTY CONCRETE PAVING
3. STANDARD DUTY PAVING (SEE DETAIL 2 SHEET C5.0)
4. REMOVE AND REPLACE SIDE WALK (SEE DETAIL 4 SHEET C5.0)

SITE INFORMATION

ADDRESS	5212 OLD LOUISVILLE RD POOLER, GA 31322
PARCEL #	5098701041
ZONING	I-1
USE	LIGHT INDUSTRIAL
FLOOD ZONE	PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 12' AND ZONE X-SHADED
SITE AREA	19.94 ± AC
SITE COVERAGE	EXIST BUILDING: 316, 056 SF, PROPOSED BUILDING: 387 SF
DISTURBED AREA	±.075 AC (APPROXIMATELY 3.8% OF SITE)
BUILDING HEIGHT LIMITATIONS	MAXIMUM BUILDING HEIGHT: 70' (ALLOWED) 44.25' (PROVIDED)
SETBACKS	FRONT: 60' SIDE: 20' REAR: 20' (PER CITY OF POOLER CODE OF ORDINANCES, APPENDIX A, ARTICLE III, SECTION 6)
UTILITIES	FIRE LINE WATER - DOMESTIC WATER LINE - SEWER - GAS - POWER - TELECOM -
PAVEMENT INSTALLED	REMOVE AND REPLACE 2,900 SF = 0.066 AC

PARKING TABLE

DESCRIPTION OF SPACES	REQUIRED	PROVIDED
INDUSTRIAL AREA: 1 SPOT FOR EVERY 2 EMPLOYEES AT MAX EMPLOYMENT ON A SINGLE SHIFT		247
STANDARD		163
ACCESSIBLE - CAR	7	8
ACCESSIBLE - VAN	1	0
TRAILER PARKING	N/A	76
TOTAL (CAR, MOTOCYCLE AND SEMI-TRUCK)		247

RELEASE	DATE	BY	
B	05/08/2026	RDB	SITE PLAN
A	03/30/2026	RDB	SITE PLAN

RELEASED FOR ...
APP.

PROJECT HYPERDRIVE
5212 OLD LOUISVILLE RD
POOLER, GA 31322

mana

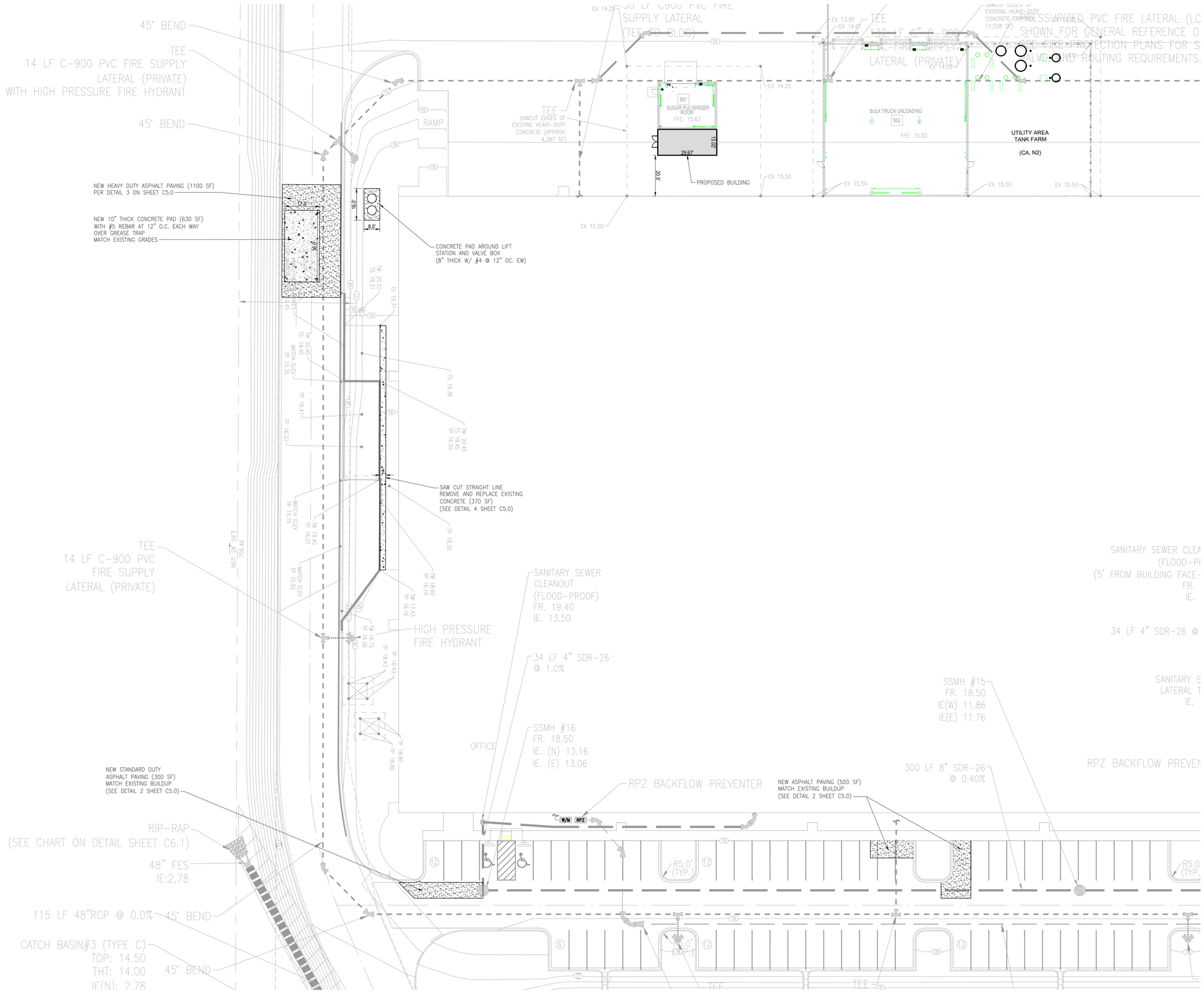
OVERALL SITE PLAN

DENNIS GROUP
Plan • Design • Engineer • Build • Start-Up
dennisgroup.com
United States • Canada • Brazil • Portugal

GEORGIA REGISTERED No. 26992 PROFESSIONAL ENGINEER R. DALE BAILEY
5/08/26

DRAWING NO.
C1.0
7894

FILEPATH: C:\BIM360\ACCDocs\Dennis Group\7894 Pooler Design & Execution\Project Files\DESIGN\CIVIL\C1.0.dwg, C1.dwg, PLOTDATE: 5/8/2026, PLOT TIME: 6:06:32 PM



1 ENLARGED SITE PLAN
SCALE: 1" = 20'

0 10 20 40

TRUE NORTH | PLAN NORTH

RELEASE	DATE	BY	APP.	
B	05/08/2026	RDB	RDB	SITE PLAN
A	03/30/2026	RDB	RDB	SITE PLAN

RELEASED FOR ...

PROJECT HYPERDRIVE
6212 OLD LOUISVILLE RD
POOLER, GA 31322

mana

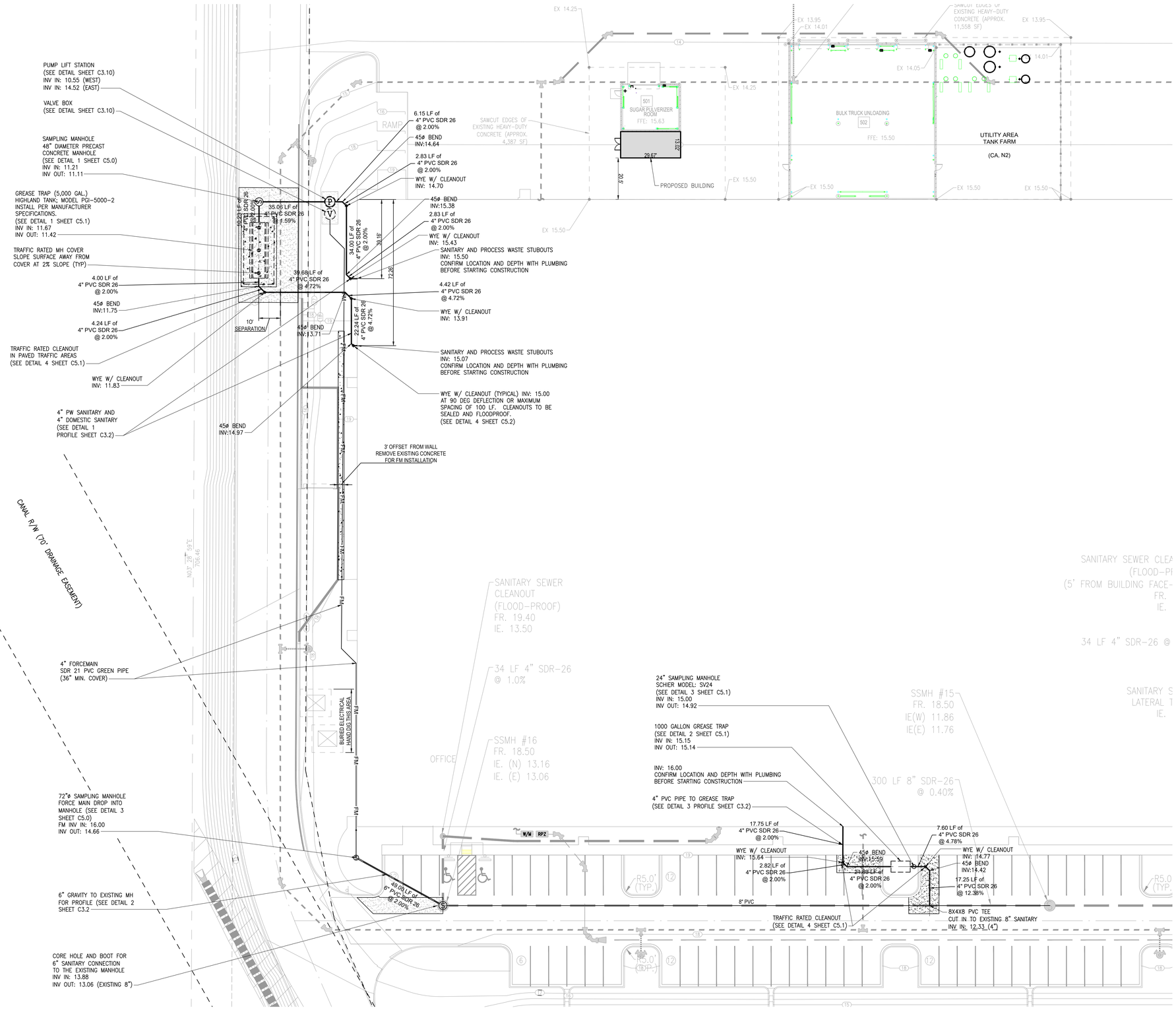
ENLARGED SITE PLAN

DENNIS GROUP
Plan • Design • Engineer • Build • Start-Up
dennisgroup.com
United States • Canada • Brazil • Portugal

GEORGIA REGISTERED No. 24709 ENGINEER R. DALE BAILEY
5/08/26

DRAWING NO.
C1.1
7894

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1 ENLARGED UTILITY PLAN
SCALE: 1" = 20'

0 10 20 40

TRUE NORTH PLAN NORTH

RELEASE	DATE	BY	APP.	RELEASED FOR ...
B	05/08/2026	RDB	RDB	SITE PLAN
A	03/30/2026	RDB	RDB	SITE PLAN

PROJECT HYPERDRIVE
5212 OLD LOUISVILLE RD
POOLER, GA 31322

mana

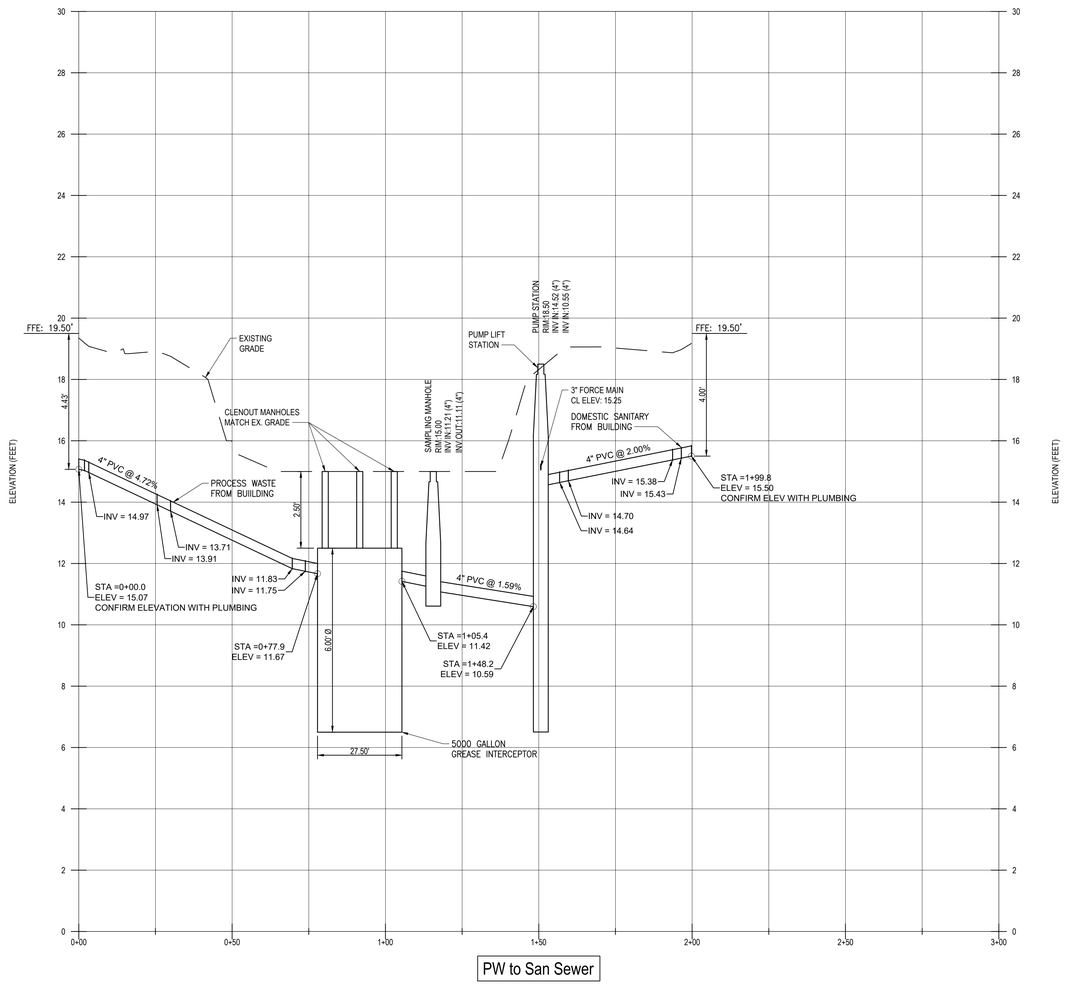
ENLARGED UTILITY PLAN

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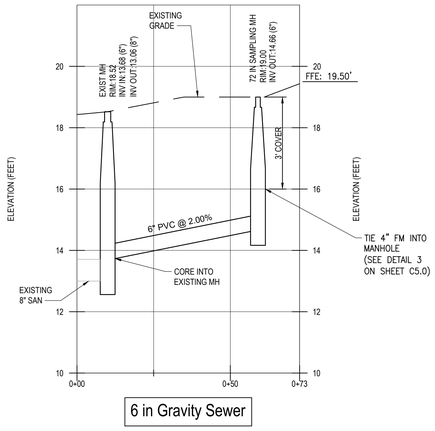
GEORGIA REGISTERED No. 24009 PROFESSIONAL ENGINEER R. DALE BAILEY
5/08/26

DRAWING NO.
C3.1
7894

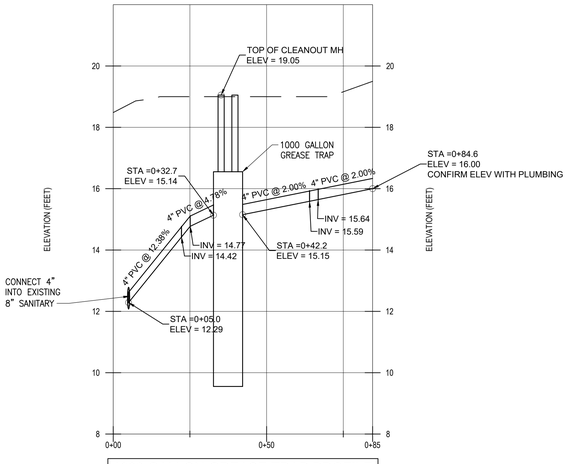
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1 PW AND DOMESTIC SANITARY PROFILE TO LIFT STATION
SCALE: 1" = 20'



2 6" GRAVITY TO EXISTING MH PROFILE
SCALE: 1" = 20'



3 1000 GALLON GREASE TRAP PROFILE
SCALE: 1" = 20'

RELEASE	DATE	BY	APP.	RELEASED FOR ...
B	05/08/2026	RDB	RDB	SITE PLAN
A	03/30/2026	RDB	RDB	SITE PLAN

PROJECT HYPERDRIVE
5212 OLD LOUISVILLE RD
POOLER, GA 31322

mana

PROFILES

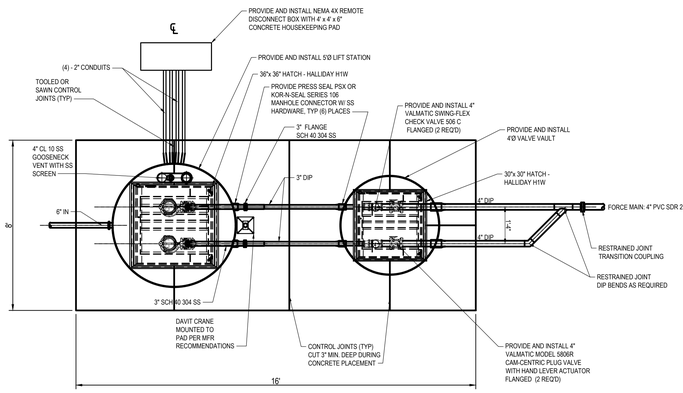
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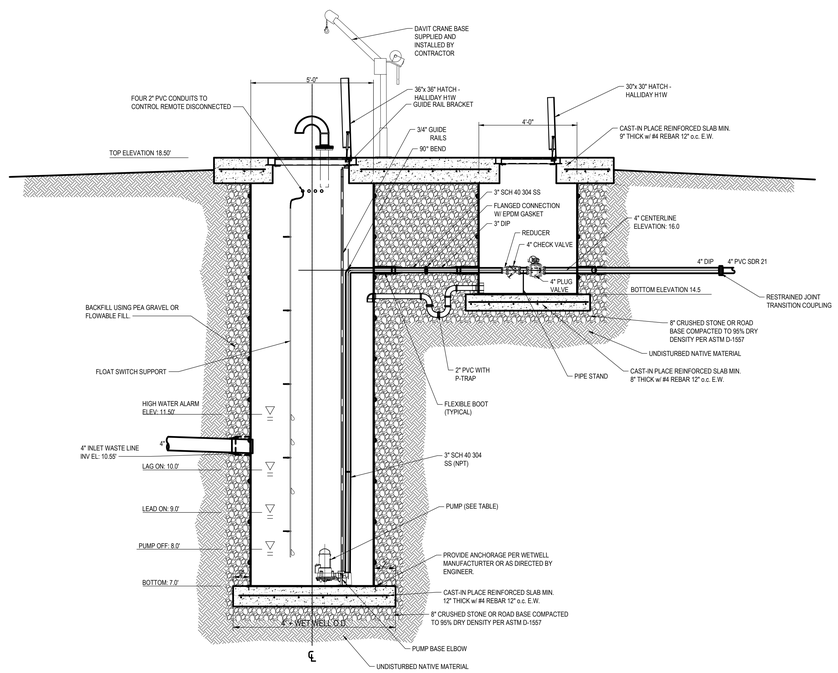
GEORGIA REGISTERED No. 040992 ENGINEER R. DALE BAILEY
5/08/26

DRAWING NO.
C3.2
7894

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SCOPE OF SUPPLY:	
THE ABBREVIATION "W/E" SHALL MEAN PROVIDED "WITH EQUIPMENT". USE OF THE TERM "CONTRACTOR" REFERS TO THE INSTALLING CONTRACTOR.	
EQUIPMENT AND MATERIALS TO BE PURCHASE BY OWNER, CONTRACTOR RESPONSIBLE FOR INSTALLATION ALL VAULTS INTO LOCATION:	
1.0	LIFT STATION WET WELL (5' DIAMETER FRP, 14' DEEP)
1.1	(1) PRE-PLUMBED (H-20 RATED) FIBERGLASS WET WELL W/ LIFTING LUGS (48" D X 192" H)
1.1.1	SERVICE: WASTEWATER - TEMP 130(F) pH: 4 TO 10 I PRESSURE: ATMOSPHERIC I SP.G. : 1.0
1.1.2	CONFIGURATION: FIBERGLASS REINFORCED PLASTIC WITH ANTI-BUOYANCY RING, MONOLITHIC CONCRETE BASE, FLAT-TOP WITH HATCH AXIS RISER,I LINEAR RESIN: VE STRUCTURAL RESIN: GP VEIL: G-VEIL, EXTERIOR NATURAL, CONE BOTTOM
1.2.1	(1) ALUMINUM WET WELL COVER W/ HATCH
1.2.2	(1) 3" PVC STUB WITH CHECK VALVE FROM VALVE VAULT TO WET WELL (DRAIN)
1.2.3	(1) ALUMINUM WET WELL COVER W/ HATCH
1.2.4	(2) 3" DISCHARGE PIPE ASSEMBLY, 304 SCH 40 SS, WITH FLANGE ENDS OUTSIDE WET WELL
1.2.5	(4) 3/4" GUIDE RAIL PIPE, SS 304 SCH 40
1.2.6	(1) 4" ACTIVATED CHARCOAL VENT
1.2.7	(2) 204 STAINLESS STEEL LIFTING CHAINS
1.2.8	(1) FLOAT SWITCH SUPPORT - STAINLESS, ANCHORED TO LIFT STATION STRUCTURE (3/4")
1.2.9	(2) 4" FRP SLEEVES WITH LINKS SEALS FOR (2) 3" DISCHARGE LINES
1.2.10	(2) 10" FRP SLEEVE WITH LINK SEALS FOR (2) 8" INLET
1.2.11	(2) 3" SS 304 HARDWARE & EPDM GASKET PACKS
1.2.12	(1) 4 HOOK BRACKET, SS 316 (FLOAT CABLES)
1.2.13	(2) 2 HOOK BRACKET, SS 316 (PUMP CABLES/LIFTING CHAINS)
1.2.14	(2) UPPER GUIDE RAIL BRACKET MOUNTING BRACKET, SS 304
1.2.15	ESTIMATED SHIPPING AND HANDLING TO JOBSITE
	(1) 4" 304 SCH 10S DROP PIPE FOR LEVEL TRANSMITTER
2.0	EFFLUENT VALVE VAULT
2.1	(1) PRE-PLUMBED FIBERGLASS VALVE BOX (48"X48"X60")
2.1.1	SERVICE: DRY PIT I TEMP: AMBIENT I PRESSURE: ATMOSPHERIC I SP. G. : 1.0
2.1.2	CONFIG: VERTICAL UNDERGROUND (TOP: FLAT WITH RISER, BOTTOM SLOPED TO DRAIN WITH ANTI-FLOAT FLANGE).
2.1	LINEAR RESIN: VE, STRUCTURAL RESIN GP, VEIL: G-VEIL, EXTERIOR: NATURAL
2.2	FITTING & ACCESSORIES
2.2.1	INTERIOR LADDER
2.2.2	(2) 3" INLET PIPE ASSEMBLY, SCH 40 SS WITH FLANGE ENDS ON THE EXTERIOR OF THE VALVE VAULT
2.2.3	(1) 3" OUTLET PIPE ASSEMBLY, SCH 40 SS
2.2.4	(2) 4" CI CHECK VALVE
2.2.5	(3) 4" CI PLUG VALVE
2.2.6	(1) 3" PUMP OUT CONNECTION
2.2.7	(1) ALUMINUM VALVE BOX COVER
2.2.8	ESTIMATED SHIPPING AND HANDLING TO PROJECT ADDRESS
3.0	PUMPS AND CONTROLS
3.1	(2) PUMPS - FLYGT MODEL NP 3085, 2.2 HP, 460 V, 140 GPM @ 17' TDH
3.2	(2) 50'-0" ETHYLENE-PROPYLENE RUBBER JACKETED (SUBCAB) CABLE [SUITABLE UP TO 70 C (158 F)] (OR APPROVED EQUAL)
3.3	(2) CHAIN 1/2" SS, LENGTH 20'-0" AND GRIP CABLES SS (19-24MM)
3.4	(4) FLOAT SWITCHES WITH WITH 25' CABLE
3.5	(1) FLS LEAKAGE DETECTOR
4.0	CONTROL PANEL
4.1	PANEL - NEMA 4X
4.2	(1) PHASE MONITOR
4.3	(1) ALTERNATOR RELAY IN NEXICON
4.4	(1) SURGE PROTECTION DEVICE 40kA
4.5	(1) PUMP CIRCUIT BREAKERS 20ABDL36020
4.6	(1)CONTROL POWER TRANSFORMER 1500VA 480-120 VAC
4.7	(5) CONTROL POWER CIRCUIT BREAKERS
EQUIPMENT TO BE PROVIDED AND INSTALLED BY CONTRACTOR	
5.0	INSTALLATION
5.1	CONTRACTOR RESPONSIBLE FOR EQUIPMENT AND MATERIALS UNLOADING, STORAGE AND PROTECTION PRIOR TO INSTALLATION.
5.2	EXCAVATION, SHORING, DEWATERING OF EXCAVATION. INSTALLATION OF FORMWORK, REINFORCEMENT, CONCRETE, FLOTATION RING, BACKFILL , BEDDING, WET WELL AND VALVE VAULT STRUCTURE, CONNECTION OF EXTERIOR PIPING TO VAULTS, PUMPING AND CONTROL EQUIPMENT, DAVIT CRANE, HATCH AND ANCILLARY EQUIPMENT.
5.3	PERFORM HYDROSTATIC ACCEPTANCE TEST OF WET WELL STRUCTURE AFTER SETTING STRUCTURE IN PLACE AND PRIOR TO BACKFILL. FILL STRUCTURE WITH WATER TO THE LOWEST INLET INVERT AND ALLOW TO REMAIN UNDISTURBED FOR 24 HOURS. MONITOR WATER LEVELS, NOTE AND REPAIR ANY LEAKS PRIOR TO BACKFILL.
5.4	(2) PUMP MOTOR CONNECTIONS TO PANEL
5.5	(4) LEVEL CONTROL SIGNAL/POWER CABLE CONNECTIONS TO REMOTE PANEL
5.6	ALL MATERIALS SUPPLIED, HARDWARE, FASTENERS, CLAMPS, PIPING, BASE PLATES, BOLTS, NUTS, WASHERS AND OTHER MISCELLANEOUS ITEMS SHALL BE 304 STAINLESS STEEL.
5.7	ALL CONDUIT ENTRIES ARE TO BE THROUGH BOTTOM OF CABINET
5.8	ELECTRICAL CONDUITS SHALL INCLUDE GAS-TIGHT SEALS. AMERICAN POLYWATER CORPORATION FST FOAM SEALANT OR APPROVED EQUAL.
5.9	(1) DAVIT - THERN SPASS-M3 WITH STAINLESS STEEL WIRE ROPE AND PEDESTAL BASE. (35' LIFT BELOW FLOOR)
5.10	(1) COLLECTION HEADER - 3" SS304 SCH 10 (FLG)
5.11	(3) 14" LONG, 2" FLEX HOSE TO ACCOMMODATE DIFFERENTIAL SETTLEMENT BETWEEN VAULTS AND FM
5.12	(2) 2' SS SPOOL FLANGES TO COMPETE FM CONNECTIONS BETWEEN VAULTS
GENERAL NOTES	
6.0	GENERAL INSTRUCTIONS
6.1	CONCRETE SHALL BE TYPE III WITH 1" NORMAL AGGREGATE AND A 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI, REINFORCEMENT SHALL BE 60 KSI MEETING ASTM A-651. INSTALLATION SHALL BE IN ACCORDANCE WITH CRSI MANUAL OF STANDARD PRACTICE.
6.2	LIFT STATION AND VAULT PIPING SHALL BE TYPE 316 STAINLESS STEEL SCHEDULE 10 MINIMUM 150 PSI. THE STAINLESS STEEL PIPE SHALL BE ASTM A312, AND FITTINGS ANSI B16.9 & ASTM A403. 125LB W/ BUTT WELD SLIP ON TYPE JOINTS, NON-POLISHED. FLANGE GASKETS AT PROPER GAUGE THICKNESS RING TYPE & EPDM RATED (OR APPROVED EQUAL OR GREATER FOR LOW PH RESISTANCE).
6.3	EXCAVATION SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. ELEVATIONS BASED OFF OF CIVIL DRAWINGS. IF RECOMMENDED BY THE GEOTECHNICAL ENGINEER, GEOTEXTILE FABRIC SHALL BE USED TO SEPARATE EXISTING SOILS FROM APPROVED BACKFILL MATERIAL.
6.4	BACKFILL SHALL BE PEA GRAVEL (ROUNDED PARTICLE SIZES 1/8" - 3/4" ASTM C-33 9.1, SIZES 6, 67, OR 7) OR CRUSHED STONE (ANGULAR PARTICLE SIZES 1/8" - 1/2" ASTM C-33 9.1, SIZES 7 OR 8). BACKFILL ENTIRE PERIPHERY MIN WIDTH 12" FROM OUTSIDE DIAMETER OF WET WELL OR VAULT, POURED AND COMPACTED IN 8" LIFTS.
6.5	CONTRACTOR TO PROVIDE APPROPRIATE SHORING AS DESIGNED BY PROFESSIONAL ENGINEER SYSTEM WHEN DIGGING PIT FOR LIFT STATION. SLOPE ALL AROUND TANK PER GEOTECHNICAL REPORT RECOMMENDATIONS.
6.6	PROVIDE ANTI-BOUYANCY COLLAR MINIMUM 1 CY 3/4" MIX CONCRETE f'c 2500 PSI @ 28 DAYS





PROJECT: *7894-Manna*
AREA: *Lift Station from Grease Trap*
DATE: *5/8/2026*
DESIGNER: *DALE BAILEY*

System Input:

Low Elev=	7	Elevation at pump
High Elev=	18	Elevation at high point in profile
gpm Incre=	20	Incremental step in gpm (optional)
Req. Press.=	0	(psi) Residual Pressure at discharge point
Static Head=	11	(ft) Elevation and pressure head

Hazen Williams Coefficient
Ductile Iron 130
PVC 140

PIPE 1 Input:

Dia.=	4	(in)
C=e=	140	Hazen Williams Coefficient
Length of Pipe=	305	(ft) (Major loss)
Sum of Km=	10.9	(Minor losses)
Pipe Area=	0.09	(ft^2)
Pipe Perimeter=	1.05	(ft)
R=	0.08	(ft) Hydraulic Radius

FITTINGS (MINOR LOSSES)

	Tee		Wye		Cross		Bends			Valves (fully open)			Check Valve (fully open)		
	Line	Branch	Line	Branch	Line	Branch	90°	45°	22.5°	Gate	Butterfly	Plug	Swing	Ball	Lift
Km=	0.6	1.8	0.3	0.5	0.5	0.75	0.2	0.2	0.15	0.15		4	2.5	70	12
# of=	2	1	0	0	0	0	3	4	0	0	0	1	1	0	0
	1.2	1.8	0	0	0	0	0.6	0.8	0	0	0	4	2.5	0	0

PIPE 2 Input:

Dia.=	0	(in)
C=e=	130	Hazen Williams Coefficient
Length of Pipe=	580	(ft) (Major loss)
Sum of Km=	2.8	(Minor losses)
Pipe Area=	0.00	(ft^2)
Pipe Perimeter=	0.00	(ft)
R=	#DIV/0!	(ft) Hydraulic Radius

Hazen Williams Coefficient
Ductile Iron 130
PVC 140

FITTINGS (MINOR LOSSES)

	Tee		Wye		Cross		Bends			Valves (fully open)			Check Valve (fully open)		
	Line	Branch	Line	Branch	Line	Branch	90°	45°	22.5°	Gate	Butterfly	Plug	Swing	Ball	Lift
Km=	0.6	1.8	0.3	0.5	0.5	0.75	0.2	0.2	0.15	0.15		4	2.5	70	12
# of=	2	0	0	0	0	0	4	0	0	0	0	0	0	0	0
	1.2	0	0	0	0	0	0.8	0.8	0	0	0	0	0	0	0

PIPE 3 Input:

Dia.=	0	(in)
C=e=	130	Hazen Williams Coefficient
Length of Pipe=	20	(ft) (Major loss)
Sum of Km=	2.5	(Minor losses)
Pipe Area=	0.00	(ft^2)
Pipe Perimeter=	0.00	(ft)
R=	#DIV/0!	(ft) Hydraulic Radius

Hazen Williams Coefficient
Ductile Iron 130
PVC 140

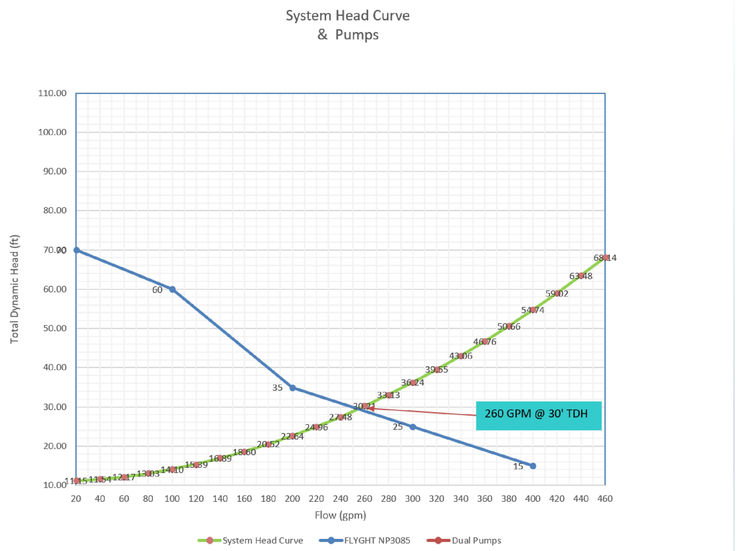
FITTINGS (MINOR LOSSES)

	Tee		Wye		Cross			Bends			Valves (fully open)			Check Valve (fully open)			Meters	
	Line	Branch	Line	Branch	Line	Branch	Reducers	90°	45°	22.5°	Gate	Butterfly	Plug	Swing	Ball	Lift	Mag	Turbine
Km=	0.6	1.8	0.3	0.5	0.5	0.75	0.5	0.2	0.2	0.15	0.15		4	2.5	70	12	7	10
# of=	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0	7	0

Flow:			Headloss (ft)									Pump Head (3 point)	
			Pipe 1			Pipe 2			Pipe 3				
(gpm)	(ft^3/s)	(mgd)	Static	V (ft/s)	Major	Minor	V (ft/s)	Major	Minor	V (ft/s)	Major	Minor	TDH:	FLYGHT NP3085	Dual Pumps
20	0.04	0.03	11.00	0.91	0.10	0.04	0.00	0.00	0.00	0.00	0.00	0.00	11.15	70	
40	0.09	0.06	11.00	1.82	0.37	0.18	0.00	0.00	0.00	0.00	0.00	0.00	11.54		
60	0.13	0.09	11.00	1.53	0.78	0.40	0.00	0.00	0.00	0.00	0.00	0.00	12.17		
80	0.18	0.12	11.00	2.04	1.32	0.71	0.00	0.00	0.00	0.00	0.00	0.00	13.03		
100	0.22	0.14	11.00	2.55	2.00	1.10	0.00	0.00	0.00	0.00	0.00	0.00	14.10	60	
120	0.27	0.17	11.00	3.07	2.80	1.59	0.00	0.00	0.00	0.00	0.00	0.00	15.39		
140	0.31	0.20	11.00	3.58	3.73	2.16	0.00	0.00	0.00	0.00	0.00	0.00	16.89		
160	0.36	0.23	11.00	4.09	4.78	2.83	0.00	0.00	0.00	0.00	0.00	0.00	18.60		
180	0.40	0.26	11.00	4.60	5.94	3.58	0.00	0.00	0.00	0.00	0.00	0.00	20.52		
200	0.45	0.29	11.00	5.11	7.22	4.42	0.00	0.00	0.00	0.00	0.00	0.00	22.64	35	
220	0.49	0.32	11.00	5.62	8.62	5.35	0.00	0.00	0.00	0.00	0.00	0.00	24.96		
240	0.53	0.35	11.00	6.13	10.12	6.36	0.00	0.00	0.00	0.00	0.00	0.00	27.48		
260	0.58	0.37	11.00	6.64	11.74	7.47	0.00	0.00	0.00	0.00	0.00	0.00	30.21		
280	0.62	0.40	11.00	7.15	13.47	8.66	0.00	0.00	0.00	0.00	0.00	0.00	33.13		
300	0.67	0.43	11.00	7.66	15.30	9.94	0.00	0.00	0.00	0.00	0.00	0.00	36.24	25	
320	0.71	0.46	11.00	8.17	17.24	11.31	0.00	0.00	0.00	0.00	0.00	0.00	39.55		
340	0.76	0.49	11.00	8.69	19.29	12.77	0.00	0.00	0.00	0.00	0.00	0.00	43.06		
360	0.80	0.52	11.00	9.20	21.45	14.31	0.00	0.00	0.00	0.00	0.00	0.00	46.76		
380	0.85	0.55	11.00	9.71	23.71	15.95	0.00	0.00	0.00	0.00	0.00	0.00	50.66		
400	0.89	0.58	11.00	10.22	26.07	17.67	0.00	0.00	0.00	0.00	0.00	0.00	54.74	15	
420	0.94	0.60	11.00	10.73	28.53	19.48	0.00	0.00	0.00	0.00	0.00	0.00	59.02		
440	0.98	0.63	11.00	11.24	31.10	21.38	0.00	0.00	0.00	0.00	0.00	0.00	63.48		
460	1.02	0.66	11.00	11.75	33.77	23.37	0.00	0.00	0.00	0.00	0.00	0.00	68.14		

Pump settings and size

Model	3069	3085	3102	3127
Power, hp	2	2.2	3.4	4.9
Discharge, in	2" (50 mm)	3" (80 mm)	3" (80 mm)	3" (80 mm)
	2.5" (65 mm)		4" (100 mm)	4" (100 mm)
	3" (80 mm)		6" (150 mm)	6" (150 mm)



| | | | | | | | | |

EROSION AND SEDIMENT CONTROL NOTES

1. DISTURBED AREA IS LESS THAN 1 ACRE.
2. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR POOLER, GA.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES, AND MAINTAINED DURING SUCH ACTIVITIES.
4. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
5. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.
6. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. IF WETLANDS EXIST ON-SITE, ANY CLEARING MUST BE IN ACCORDANCE WITH THE WETLANDS PERMIT.
7. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
8. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
9. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FORM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
11. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SEDIMENT REMOVAL IS REQUIRED WHEN SEDIMENT REACHES THE ELEVATION CORRESPONDING TO CLEANOUT BASIN.
12. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.
13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
14. ALL OPEN SWALES MUST BE GRASSED AND/OR RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQUARE YARDS OF SIZ-B STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. THE PLACEMENT OF RIP-RAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.
15. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
16. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
17. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE AND/OR GOVERNING AGENCY. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.
18. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.
19. THE CONTRACTOR IS RESPONSIBLE FOR UPHOLDING THE EROSION CONTROL STANDARDS FOR GEORGIA REGARDLESS OF WHAT SEDIMENT CONTROL MEASURES WERE INDICATED WITHIN THE PLAN SET.
20. FOR CALCULATIONS OF ANY BMPs SHOWN TO BE USED, SEE DETAIL SHEETS FOR THOSE NOT SHOWN ON THE PLAN.

EROSION CONTROL LEGEND

- SILT FENCE
- SILT SAVER
- INLET PROTECTION
- WATTLE

NOTE: ALL UTILITIES OUTSIDE THE RIGHT OF WAY WILL BE PRIVATELY MAINTAINED.

1 OVERALL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 60'

0 30 60 120

TRUE NORTH | PLAN NORTH

RELEASE	B.			
DATE	05/26/2026			
BY	GMT			
APP.	RDB			
RELEASED FOR ...	SITE PLAN			

PROJECT HYPERDRIVE
5212 OLD LOUISVILLE RD
POOLER, GA 31322

mana

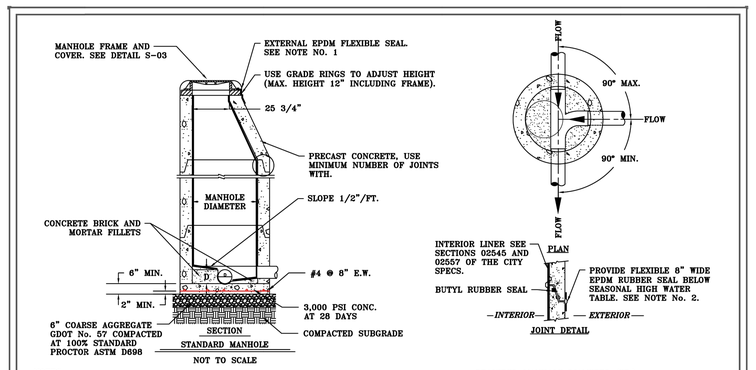
OVERALL EROSION & SEDIMENT CONTROL PLAN

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GEORGIA REGISTERED No. 24092 ENGINEER R. DALE BAILEY
5/08/26

DRAWING NO.
C4.0
7894

FILEPATH: C:\BIM360\ACCDocs\Dennis Group\7894 Pooler Design & Execution\Project Files\DESIGN\CIVIL\CIVIL 3D\7894_C4.dwg PLOTDATE: 5/8/2026 PLOT TIME: 5:48:08 PM



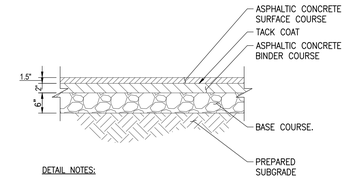
NOTES:
1. SEE STANDARD SPECIFICATION SECTION 02720 FOR CHIMNEY REQUIREMENTS.
2. SEE STANDARD SPECIFICATION SECTION 02720 FOR RUBBER SHIELD REQUIREMENTS.
3. PRECAST REINFORCED CONCRETE TOPS, RISER BASES AND REBARS SHALL CONFORM TO THE LATEST C-478 STD. SPECIFICATIONS.
4. DO NOT INSTALL STEPS IN SAN. SEWER MANHOLES.
5. BUOYANCY MUST BE CALCULATED BASED ON THE EXISTING SITE'S SOIL CONDITIONS. ALL BUOYANCY CALCULATIONS MUST INCLUDE A COPY OF THE SITE'S GEOTECHNICAL REPORT.

REQUIRED MANHOLE DIAMETER (FT.):
1. 4 FT. FOR PIPES UP TO 12"
2. 6 FT. FOR PIPES LARGER THAN 12"

ORIGINAL: HGB-2006

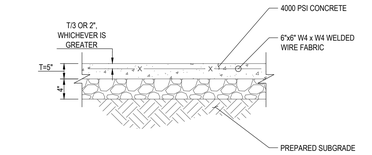
CITY OF POOLER 2024 STANDARD DETAIL STANDARD SANITARY SEWER MANHOLE	REVISED BY: EOM CHECKED BY: J. W. SCALE: N.T.S. DATE: OCT, 2024	S-01

1 STANDARD SANITARY MANHOLE

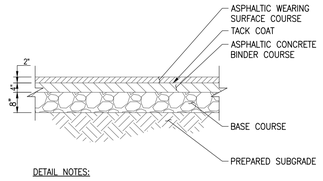


DETAIL NOTES:
1. ASPHALTIC CONCRETE MIXTURES SHALL COMPLY WITH STATE DOT SPECIFICATIONS.
2. SEE GEOTECHNICAL INVESTIGATION REPORT FOR SUB-GRADE PREPARATION REQUIREMENTS.
3. MINIMUM BUILDUP AS SHOWN. WHERE EXISTING BUILDUP EXCEEDS MINIMUM, MATCH EXISTING.

2 STANDARD DUTY ASPHALT PAVEMENT
SCALE: NTS C-SITE-002

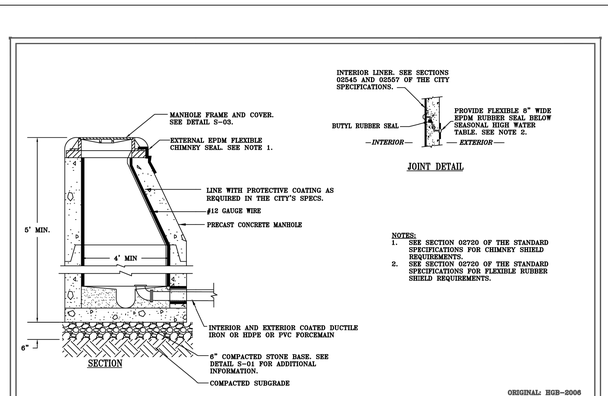


4 CONCRETE SIDEWALK
SCALE: NTS C-SITE-004



DETAIL NOTES:
1. ASPHALTIC CONCRETE MIXTURES SHALL COMPLY WITH STATE DOT SPECIFICATIONS.
2. SEE GEOTECHNICAL INVESTIGATION REPORT FOR SUB-GRADE PREPARATION REQUIREMENTS.
3. MINIMUM BUILDUP AS SHOWN. WHERE EXISTING BUILDUP EXCEEDS MINIMUM, MATCH EXISTING.

3 HEAVY DUTY ASPHALT PAVEMENT
SCALE: NTS C-SITE-001

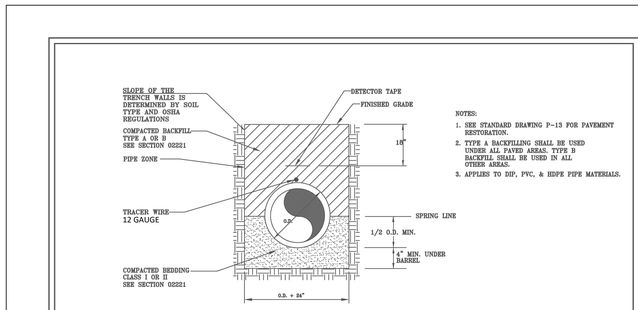


NOTES:
1. SEE SECTION 02720 OF THE STANDARD SPECIFICATIONS FOR CHIMNEY SHIELD REQUIREMENTS.
2. SEE SECTION 02720 OF THE STANDARD SPECIFICATIONS FOR FLEXIBLE RUBBER SHIELD REQUIREMENTS.

ORIGINAL: HGB-2006

CITY OF POOLER 2024 STANDARD DETAIL STANDARD FORCEMAIN DROP INTO SHALLOW MANHOLE	REVISED BY: EOM CHECKED BY: J. W. SCALE: N.T.S. DATE: OCT, 2024	S-05

5 STANDARD FORCEMAIN CONNECTION WITH MANHOLE



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

TYPICAL BEDDING FOR PIPE

ORIGINAL: HGB-2012

CITY OF POOLER 2024 STANDARD DETAIL PIPE BEDDING	REVICED BY: EOM CHECKED BY: J. W. SCALE: N.T.S. DATE: APRIL, 2024	W-31

6 STANDARD PIPE BEDDING DETAIL

RELEASE	DATE	BY	APP.	RELEASED FOR ...
B.	05/08/2026	RDB	RDB	SITE PLAN
A.	03/30/2026	RDB	RDB	SITE PLAN

PROJECT HYPERDRIVE
5212 OLD LOUISVILLE RD
POOLER, GA 31322

mana

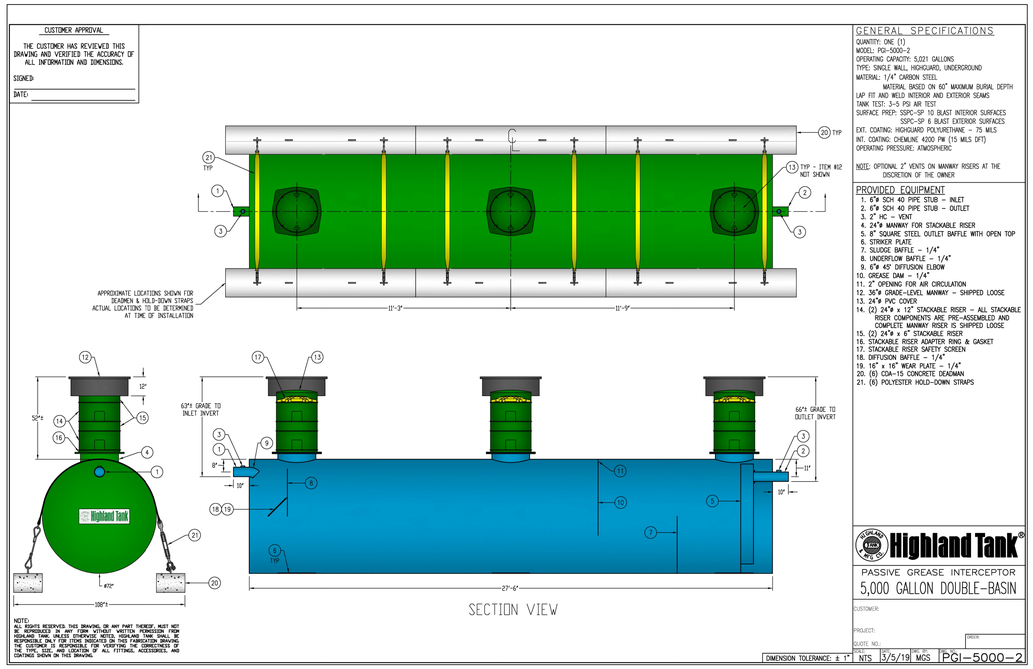
SITE DETAILS
SHEET 1

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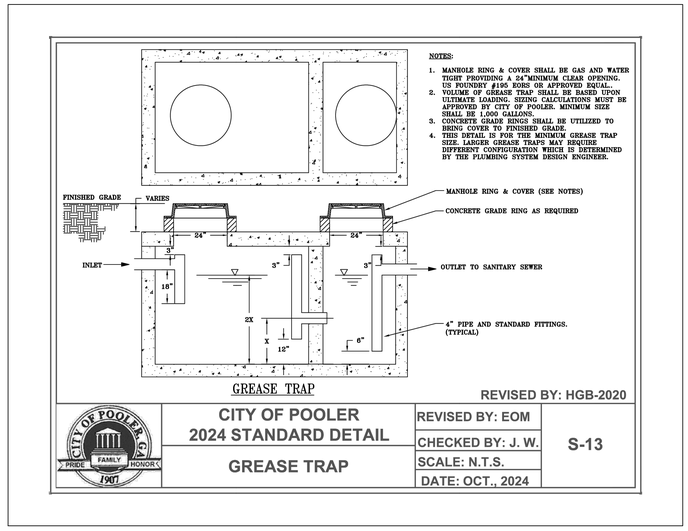
GEORGIA REGISTERED No. 24002 PROFESSIONAL R. DALE BAILEY
5/11/26

DRAWING NO.
C5.0
7894

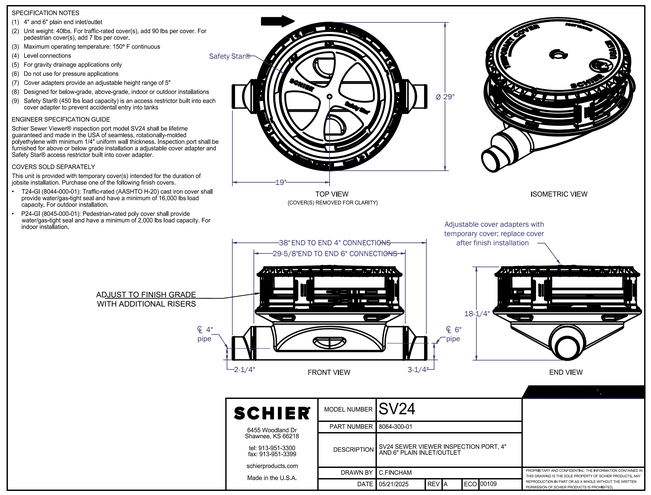
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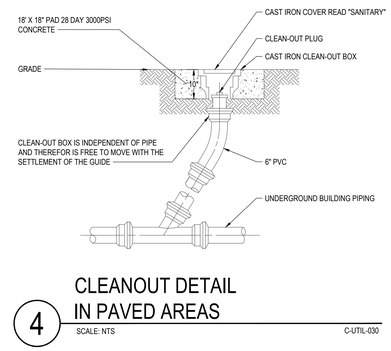
1 5000 GALLON GREASE TRAP



2 1000 GALLON GREASE TRAP



3 24" SAMPLING MANHOLE



4 CLEANOUT DETAIL IN PAVED AREAS
SCALE: NTS
C-UTIL-030

A.	RELEASE	03/20/2026	RDB	SITE PLAN
			BY	APP.
				RELEASED FOR ...

PROJECT HYPERDRIVE
6212 OLD LOUISVILLE RD
POOLER, GA 31322
mana

SITE DETAILS
SHEET 2

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GEORGIA REGISTERED No. 24992 PROFESSIONAL ENGINEER KYLE DALE BAILEY
5/08/26

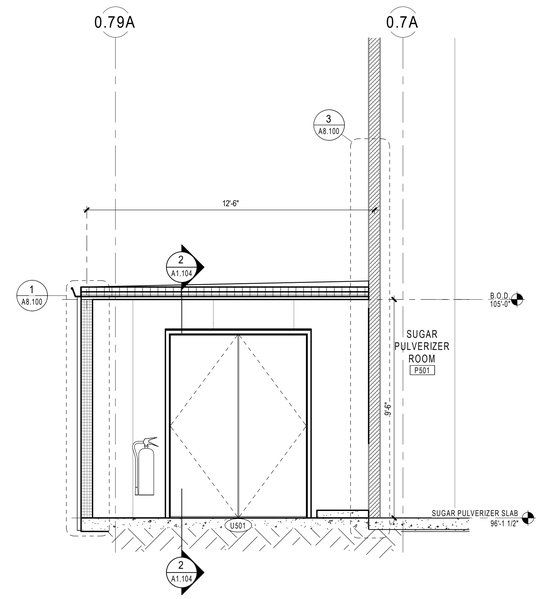
DRAWING NO.
C5.1
7894

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3/27/2026 5:38:47 PM

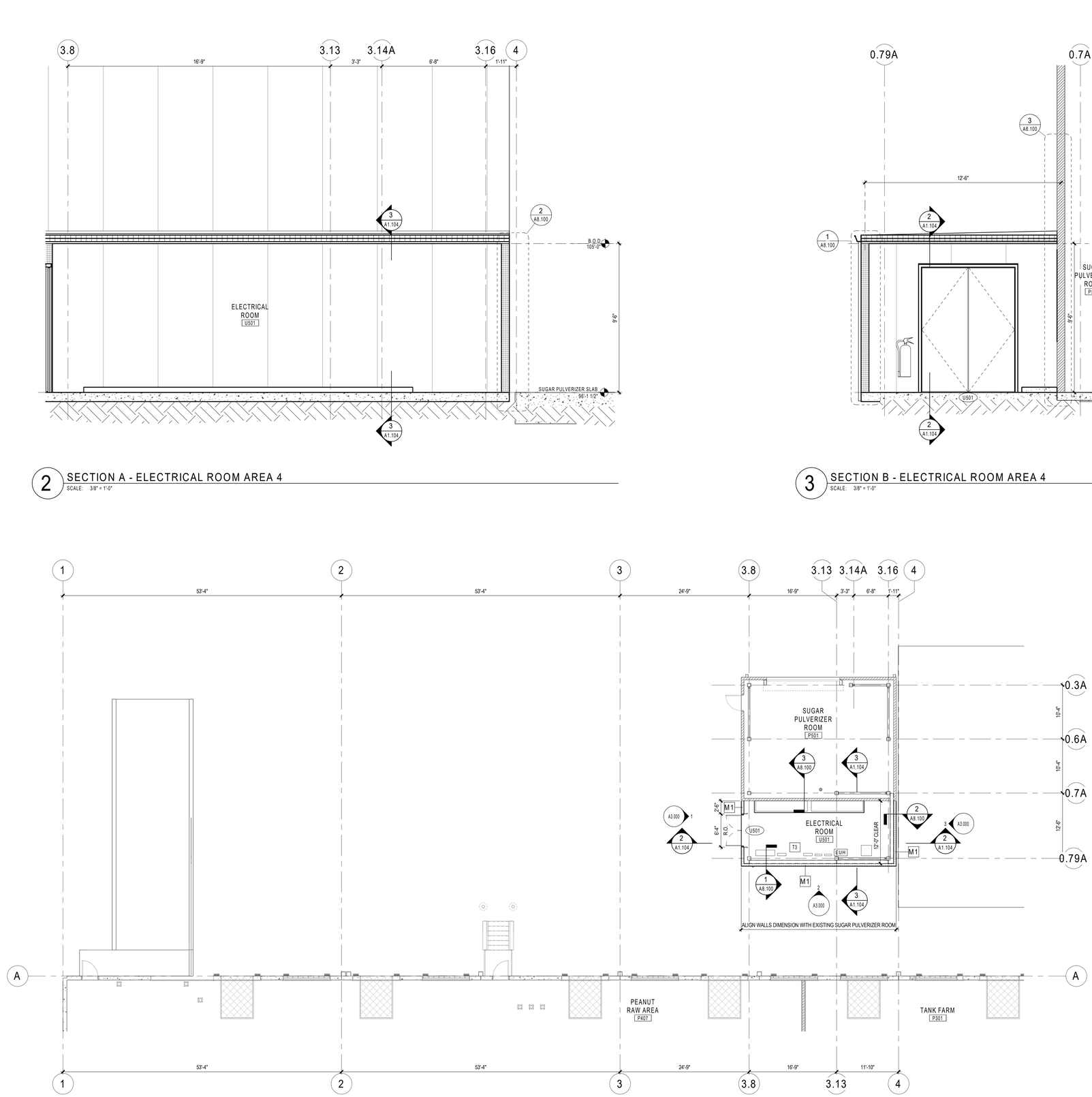
2 SECTION A - ELECTRICAL ROOM AREA 4

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



3 SECTION B - ELECTRICAL ROOM AREA 4

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



1 PARTIAL GROUND FLOOR - AREA 4

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

0' 4' 8' 12' 16'

1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

WALL TYPE NOTES

1. PROVIDE METAL BACKING PLATES FOR ALL IMP & METAL STUD WALL MOUNTED CONSTRUCTION (PLUMBING FIXTURES, ACCESSORIES, ETC.)
2. INSULATED METAL PANEL WALL INTERIOR JOINTS TO BE FULLY CAULKED WITH FOOD GRADE SEALANT.
3. ALL WALL FINISHES ARE TO MATCH EXISTING WALLS IN ADJACENT AREA.
4. ALL INSULATED METAL PANELS AND SYSTEM COMPONENTS TO BE ENGINEERED TO WITHSTAND ALL WIND AND SEISMIC LOADS AS DICTATED BY CODE. VERIFY WIND LOAD EFFECTS FOR ALL EXTERIOR WALLS VIA WALL PANEL THICKNESS AND STEEL FRAME DESIGN. IMP CONTRACTOR TOPROVIDE ALL EXTERIOR PANEL CONNECTIONS/ATTACHMENTS PER MANUFACTURER'S REQUIREMENTS. IMP CONTRACTOR TO SUBMIT ENGINEERED STAMPED DRAWINGS AND CALCULATIONS PREPARED BY AN ENGINEER LICENSED IN THE STATE HAVING JURISDICTION.
5. "--- - --- - ---" INDICATES 1-HR FIRE RATED WALL CONSTRUCTION
6. "--- - --- - - -" INDICATES 2-HR FIRE RATED WALL CONSTRUCTION

WALL TYPES

MARK	DESCRIPTION
M1	IMP (INSULATED METAL WALL PANELS) 6" THICK INSULATED METAL WALL PANELS TO MATCH EXISTING ADJACENT WALLS; PANELS SHALL BE "FM GLOBAL" APPROVED. FACE-CAULK INTERIOR JOINTS WITH FOOD GRADE SEALANT.
	NEW BUILDING ELEMENTS
	EXISTING BUILDING ELEMENTS TO REMAIN

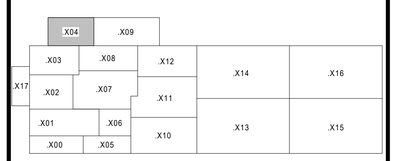
MISCELLANEOUS TYPE NOTES

1. REFER TO PLANS FOR TYPES, LOCATIONS AND QUANTITIES OF METAL WORK.
2. ALL METAL FABRICATIONS SHALL BE FINISHED PER ONE OF THE FOLLOWING:
   A. MILD STEEL PRIME PAINTED WITH SHOP PRIMER UNLESS OTHERWISE NOTED
   B. TYPE 304 STAINLESS STEEL WITH #4 FINISH
   C. HOT-DIPPED GALVANIZED
3. FINISH PAINTING FOR MILD STEEL BOLLARDS IS UNDER SEPARATE CONTRACT
4. ALL METAL FABRICATIONS SHALL BE INSTALLED LEVEL AND PLUMB
5. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH
6. ALL STAINLESS STEEL WELDS SHALL BE PASSIVATED AS REQUIRED TO REMOVE ANY DISCOLORATION
7. ALL STAINLESS STEEL FABRICATIONS TO BE INDIVIDUALLY WRAPPED IN STRETCH WRAP FOR SHIPPING. UNWRAP FABRICATIONS ONLY AFTER RECIEVING PERMISSION FROM THE CONSTRUCTION MANAGER
8. ALL BOLLARDS SHALL HAVE WELDED METAL DOME CAPS
9. ALL BOLLARDS SHALL BE CONCRETE FILLED IN SHOP PRIOR TO DELIVERY TO SITE

MISCELLANEOUS METALS TYPES

PB	PAINTED BOLLARD CONTRACTOR IS TO FABRICATE AND FULLY INSTALL 6" SCHE 40 PRIME PAINTED STEEL (PAINTED COLOR: SAFETY YELLOW) CORE DIRLLED PIPE BOLLARDS AT LOCATIONS SHOWN ON PLANS
BB	BOLTDOWN BOLLARD CONTRACTOR IS TO FABRICATE AND FULLY INSTALL 6" SCHE 40 PRIME PAINTED (PAINTED COLOR: SAFETY YELLOW) STEEL BOLTDOWN BOLLARDS DOOR GAURDS AT LOCATIONS ON PLANS

KEY PLAN



REL.	DATE	BY	APP.	
A	11/21/25	MJB	MJB	60% DESIGN REVIEW
B	02/27/26	MJB	MJB	FOR PERMIT
C	03/30/26	MJB	MJB	SITE PLAN

MANA
5212 OLD LOUISVILLE RD, POOLER, GA 31322

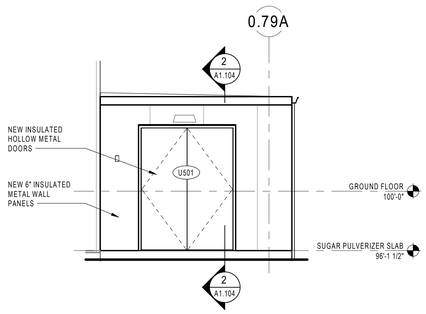
FIRST FLOOR - PARTIAL PLAN - AREA 4

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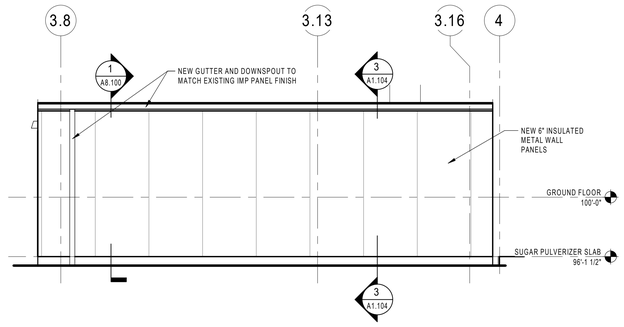
DRAWING NO.
A1.104
7894

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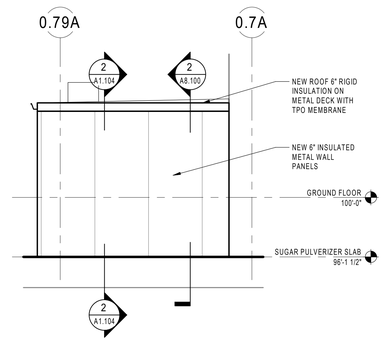
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1 ELECTRICAL ROOM - WEST ELEVATION
SCALE: 1/4" = 1'-0"

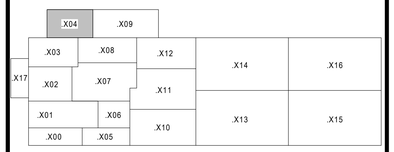


2 ELECTRICAL ROOM - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 ELECTRICAL ROOM - EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEY PLAN



REL.	DATE	BY	APP.	RELEASED FOR...
A	03/30/26	MJB	MJB	SITE PLAN

MANA
5212 OLD LOUISVILLE RD, POOLER,
GA 31322

OVERALL REFERENCE - EXTERIOR ELEVATIONS

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A3.000
7894

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EOM Operations
Your solution to a better tomorrow

May 28th, 2026

R. Dale Bailey, PE
Dennis Group
2445 Commerce Ave, Building 2300
Duluth, GA 30096

Dear Mr. Bailey,

I am pleased to provide you with a recommendation for Approval of the site development plans for Mana Nutrition Addition (Application No. 26-0092), as detailed below.

Submittal Documents:	Site Development Plans	*May 2026*
	Wastewater Narrative	*May 2026*

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

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

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

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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; City Planner – City of Pooler
Justin Arnsdorff, PE, Vice President of Engineering - EOM

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