



**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING COMMISSION MEETING - AGENDA**

September 14, 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 for a “Wholesale Trade with Storage” use to allow for the distribution of cigars, cigarettes, and vape products at 78 Columbia Drive Unit D in the I-1 (Light Industrial) Zoning District (Application #A26-0232)
  - B. Zoning Map Amendment to rezone three properties from the I-1(Light Industrial) Zoning district with conditions to R-A-2 (Residential Agriculture) Zoning District to allow for new single-family residential homes and alterations to existing residential homes within the residential neighborhood at 175, 183, and 189 Baxley Road (Application #A26-0251)
  - C. Annexation Request and Zoning Map Amendment for property located in Unincorporated Chatham County into the City of Pooler located off Pine Barren Road (PIN 11010 03024)
  - D. Site Development Plan Approval for a one-story automotive repair and service center for Christian Brothers Automotive at 500 Halliday Drive in the Morgan Family PUD. (#A26-0080)
  - E. Development Plan Approval for a warehouse development at the corner of Pine Barren Road and Pine Meadow Drive, known as the Hicks Tract (Application #A26-0100)
  - F. Site Development Plan Approval for a one-story commercial building for Christina’s Healing Hands and Massage Therapy at 303 E. Collins St. in the C-1 Zoning District and within the Main Street Overlay District (Application #A26-0040)
  - G. Site Development Plan Approval for canopy and drive-thru alterations for Culvers at 121 Tanger Outlets Boulevard in the C-2 (Heavy Commercial) Zoning District (Application #26-0048)
- V. ADJOURNMENT

**City of Pooler**  
Planning & Zoning Minutes  
**August 10, 2026**

**CALL TO ORDER:**

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

| <b>Attendee Name</b> | <b>Title</b>                   | <b>Status</b> |
|----------------------|--------------------------------|---------------|
| Nicole Johnson       | Chair                          | Present       |
| Brad Rife            | Commissioner                   | Present       |
| Jeremy Kelly         | Commissioner                   | Present       |
| Scott Cribbs         | Commissioner                   | Present       |
| Josh Bivins          | Commissioner                   | Present       |
| James Self           | Commissioner                   | Present       |
| Ryan Jarles          | City Planner                   | Present       |
| Rachael Brown        | Zoning Administrator/Secretary | Absent        |
| Marcy Benson         | City Planner                   | Present       |

**APPROVAL OF MINUTES**

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

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

**NEW BUSINESS:**

- A. PUD Amendment request to rezone three parcels from the JABOT PUD to the C-2 (Heavy Commercial) Zoning District, with the P (Planned District Overlay), assigned to the property allowing for the development of 1,060 multi-family residential units and a multi-use project referred to as "The District" (Jabot PUD Amendment 20) (Application #A26-0228)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a PUD Amendment to rezone three parcels from the JABOT PUD to the C-2 (Heavy Commercial) Zoning District, with the P (Planned District Overlay), assigned to the property allowing for the development of 1,060 multi-family residential units and a multi-use project referred to as "The District" (Jabot PUD Amendment 20). Staff recommended denial of the application based on it not meeting the criteria for a PUD Amendment. Robert Forrest, Lamar Wakefield and Cody Rogers were present to answer questions. Amy Gilliam spoke in opposition, Carson Strickland and David Brown spoke in support of the PUD amendment.



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

- B. Zoning Map Amendment to add Other Schools and Instruction including Fine Arts, Sports, Education, Fitness lessons and Gyms as an allowable use within the Morgan Family Tract PUD C2 to allow for a Martial Arts Studio at 950 Morgans Corner Road (Application #A26-0212)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Zoning Map Amendment to add Other Schools and Instruction including Fine Arts, Sports, Education, Fitness lessons and Gyms as an allowable use within the Morgan Family Tract PUD C2 to allow for a Martial Arts Studio at 950 Morgans Corner Road. Staff recommended approval of the application. Morgan Sheffield was present to answer questions.

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

- C. Zoning Map Amendment for 1515 and 1600 Quacco Road from R-A to C-2 to allow for marketing the property as Commercial (Application #A26-0215)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to rezone 1515 and 1600 Quacco Road from R-A (Residential Agriculture) to C-2 (Heavy Commercial) to allow for marketing the property as Commercial. Staff recommended denial of the application based on it not meeting the criteria for a Zoning Map Amendment. Kim Lyle and David Hornsby were present to answer questions. Amy Gilliam spoke in opposition to the zoning map amendment.

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

- D. Conditional Use Request for a Home Occupation for the operation of a cottage bakery at 123 Como Drive in the Godley Station PUD (Application #A26-0223)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use for a Home Occupation for the

operation of a cottage bakery at 123 Como Drive in the Godley Station PUD. Staff recommended approval of the application. Leonora Romano was present to answer questions.

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

- E. Conditional Use request to allow for "Other Schools and Instruction" use for the establishment of a DUI school in the C-1 zoning district and the Main Street Overlay District at 329 SE US Hwy 80. (Application #A26-0227)

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 "Other Schools and Instruction" use for the establishment of a DUI school in the C-1 zoning district and the Main Street Overlay District at 329 SE US Hwy 80. Staff recommended approval of the application. Major Williams was present to answer questions.

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

- F. Request for approval for the construction of a Decorative Fence in the R-1-A zoning district at 117 W. Whatley Street. (Application #26-0526)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Permit for construction of a Decorative Fence in the R-1-A zoning district at 117 W. Whatley Street. Staff recommended approval of the application. Mariama Chisolm and Carol Anderson were present to answer questions.

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

- G. Site Development Plan Approval for a one-story freestanding emergency room for Memorial Health University Medical Center at 2301 Pooler Parkway in the Savannah Quarters PUD, Phase 7 and the Mosaic Town Center. (Application #A26-0024)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a one-story freestanding emergency room for Memorial

Health University Medical Center at 2301 Pooler Parkway in the Savannah Quarters PUD, Phase 7 and the Mosaic Town Center. Staff recommended approval of the application. Sam Bohannon was present to answer questions.

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

H. Major Subdivision Plan Approval for a 44-lot Single Family Subdivision Located at Andante Way, Harmony Phase 9. (Application #A26-0028)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Major Subdivision Plan Approval for a 44- lot Single Family Subdivision located at Andante Way, Harmony Phase 9. Staff recommended approval of the application. Charles Berry was present to answer questions.

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

I. Site Development Plan Approval for a pavilion at the Savannah Quarters Country Club located at 8 Palladian Way in Savannah Quarters PUD, Phase 1 (revision to previously approved site plan #240023) (Application #A26-0117).

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Development Plan Approval for a pavilion at the Savannah Quarters Country Club located at 8 Palladian Way in Savannah Quarters PUD, Phase 1 (revision to previously approved site plan). Staff recommended approval of the application. Robert Wyrick and Steve Stowers were present to answer questions.

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

J. Site Development Plan Approval for renovations to existing buildings for Southern Tire Mart at 1490 E. U.S. Highway 80. (Application #A26-0124)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for renovations and minor expansion of an existing

building for Southern Tire Mart at 1490 E US Hwy 80. Staff recommended approval of the application with conditions. David Smith was present to answer questions. Rick and Kaseem Ali made comments.

Approval with the following conditions:

1. Prior to the City of Pooler's formal issuance of site plan approval, the City shall have received a copy of the recombination plat upon its formal recordation with the Chatham County Clerk of Superior Court.
2. Prior to the City of Pooler's formal issuance of site plan approval, the City shall have received a Stormwater Maintenance Agreement, signed by the property owner and properly notarized, and containing all required information.

Motion to Approve with Stipulations; PASSED (5-0-0)

MOVER: Self

SECONDER: Bivins

AYES: Self, Bivins, Rife, Cribbs, Kelly

- K. Release of Performance Bond in amount of \$2,238,425.48 and Acceptance of Maintenance Bond in amount of \$382,778.00 and Sidewalk Performance Bond in amount of \$81,450.00 for Tract W Townhomes, at intersection of Cross Creek Drive and Anthem Mill Drive, Subject to City Attorney Approval (Project #A25-0158)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for the release of the Performance Bond in amount of \$2,238,425.48 and Acceptance of Maintenance Bond in amount of \$382,778.00 and Sidewalk Performance Bond in amount of \$81,450.00 for Tract W Townhomes, at intersection of Cross Creek Drive and Anthem Mill Drive, Subject to City Attorney Approval. Staff recommended approval with conditions of the application. Malorie Boyd was present to answer questions.

Approval with the following condition subject to City Attorney approval.

1. Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Tract W Townhomes site entrance, to assess any degradation attributable to construction-related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany the engineer during the evaluation. The Developer of Tract W Townhomes shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the roadway to its pre-construction condition as a direct result of such traffic.

Motion to Approve with Stipulations; PASSED (5-0-0)

MOVER: Cribbs

SECONDER: Rife

AYES: Cribbs, Rife, Kelly, Self, Bivins

### **Adjournment**

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 4:12p.m.

Motion to Adjourn; PASSED (5-0-0)

MOVER: Self

SECONDER: Kelly

AYES: Self, Kelly, Cribbs, Rife, Bivins

NAYS:

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

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Rachael Brown, Zoning Administrator



**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Conditional Use Request for a "Wholesale Trade with Storage" use to allow for the distribution of cigars, cigarettes, and vape products at 78 Columbia Drive Unit D in the I-1 (Light Industrial) zoning district.

|                                 |                                                                                                                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A26-0232                                                                                                                                                                                                 |
| P&Z Meeting Date:               | September 14, 2026                                                                                                                                                                                        |
| Public Hearing Date:            | October 5, 2026                                                                                                                                                                                           |
| Applicant and Authorized Agent: | Jose Joel Martinez                                                                                                                                                                                        |
| Property Owner:                 | 1665 Johnson Road LLC                                                                                                                                                                                     |
| Location (Address):             | 78 Columbia Drive Unit D                                                                                                                                                                                  |
| Parcel (PIN):                   | 50987 07034                                                                                                                                                                                               |
| Existing Zoning:                | I-1 (Light Industrial)                                                                                                                                                                                    |
|                                 |                                                                                                                                                                                                           |
| Zoning Action:                  | Conditional Use                                                                                                                                                                                           |
|                                 |                                                                                                                                                                                                           |
| Request:                        | Conditional Use Request for a Wholesale Trade with Storage use to allow for the distribution of cigars, cigarettes, and vape products at 78 Columbia Drive in the I-1 (Light Industrial) zoning district. |
|                                 |                                                                                                                                                                                                           |
| Application Filed:              | July 31, 2026                                                                                                                                                                                             |
| Legal Notice Published:         | September 6, 2026                                                                                                                                                                                         |
| Sign Posted:                    | September 1, 2026                                                                                                                                                                                         |
| Letters Mailed:                 | August 31, 2026                                                                                                                                                                                           |
|                                 |                                                                                                                                                                                                           |
| Staff Recommendation:           | Approval                                                                                                                                                                                                  |
|                                 |                                                                                                                                                                                                           |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                     |
|                                 |                                                                                                                                                                                                           |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                         |

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|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relevant Ordinances:     | <p>App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District</p> <p>App. A, Art. IV, Sec. 4 – Conditional Uses</p> <p>App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Background:              | <p>78 Columbia Drive Unit D is located in a multi-tenant light industrial building. The current tenants of 78 Columbia Dr. include a kitchen equipment supplier, RCO Aerospace Products, a medical equipment supplier, and Brunson Heating and Air. Additionally, surrounding I-1 properties contain similar commercial and industrial uses such as lighting and food distributors, a construction company, and a water works equipment supplier.</p> <p>The site development plan for the office and warehouse to be located at 78 Columbia Dr. was approved by City Council on April 2, 2007. The applicant has stated that they will solely be utilizing the space for storage and operating their distribution services; walk-up sales for the general public will not occur at this site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Zoning Action Standards: | <ol style="list-style-type: none"> <li>1. The proposed use will not be contrary to the purpose of this ordinance. <ul style="list-style-type: none"> <li>• <i>The proposed use would be consistent with the surrounding uses, as it would be located inside an existing multi-tenant structure with other light industrial uses.</i></li> </ul> </li> <li>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. <ul style="list-style-type: none"> <li>• <i>The proposed use would not be detrimental to adjacent properties or surrounding areas, as it would operate within an existing multi-tenant structure. Current tenants include a kitchen equipment supplier, RCO Aerospace Products, a medical equipment supplier, and Brunson Heating and Air. Additionally, surrounding I-1 properties contain similar commercial and industrial uses, making the proposed use compatible with the existing character of the area.</i></li> </ul> </li> <li>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.</li> </ol> |

- *The proposed use is consistent and compatible with existing uses in the surrounding area and those otherwise permitted within the district. The use would not constitute a nuisance or hazard, as it would operate entirely within an existing multi-tenant light industrial building alongside similar uses that generate comparable levels of vehicular activity.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the proposed use is similar and compatible with existing uses.*
  5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
    - *The proposed use will be located within an existing multi-tenant light industrial building that currently accommodates multiple similar commercial and industrial uses. The existing site provides sufficient space to accommodate the proposed use.*
  6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
    - *The proposed use will operate within an existing multi-tenant light industrial development. The existing parking and site improvements appear sufficient to accommodate 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.*

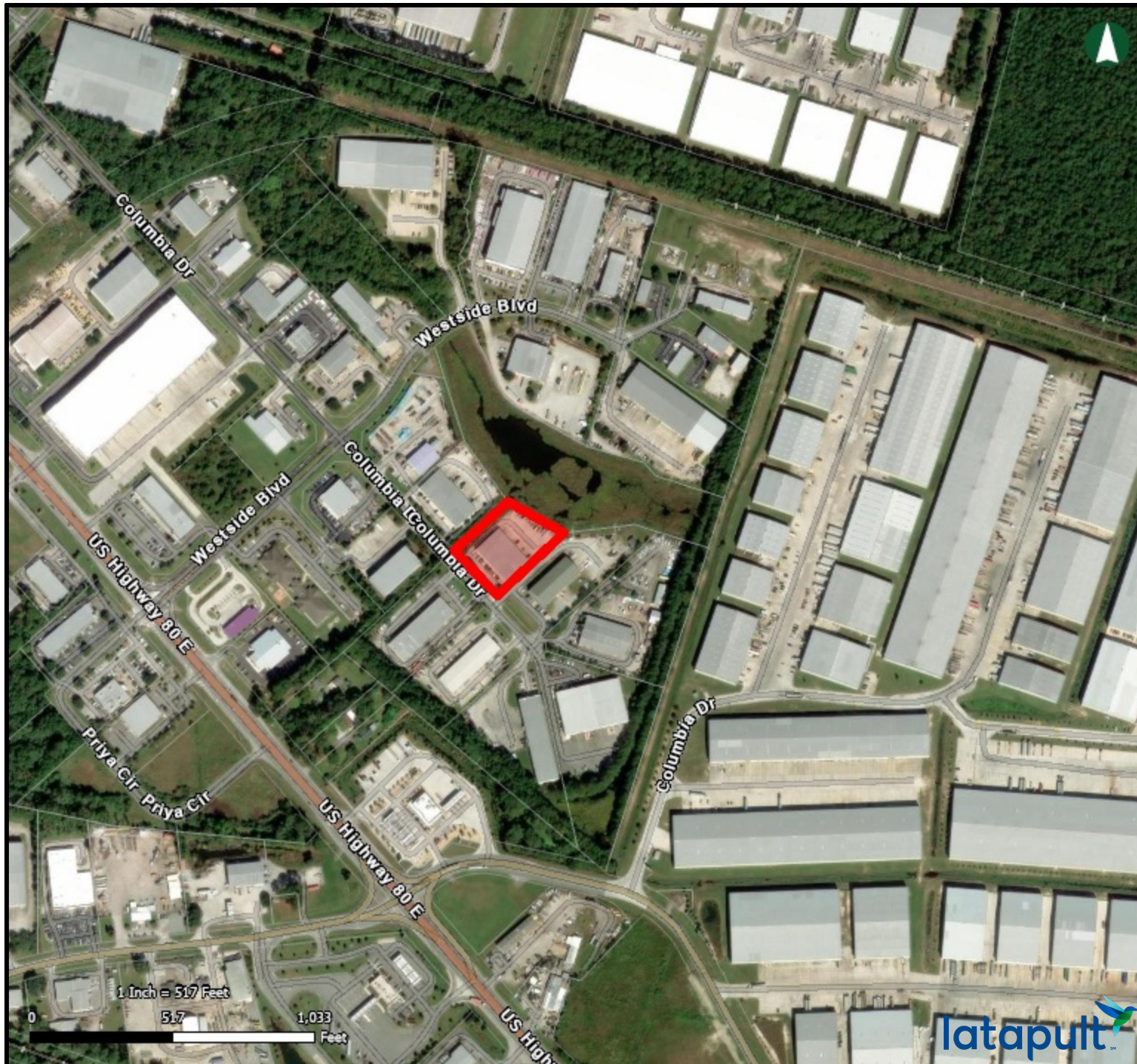
Conclusion:

The request complies with the required criteria for a conditional use. As such, staff recommends **Approval** of the request.



Attachments:

- A. Vicinity Map
- B. Submittal Documentation
- C. Site Pictometry



**CITY of POOLER**  
— GEORGIA —

## Vicinity Map - 78 Columbia Drive Unit D - Conditional Use

08/20/2026

☐ Parcels











**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Zoning Map Amendment to rezone three properties from the I-1(Light Industrial) Zoning district with conditions to R-A-2 (Residential Agriculture) Zoning District to allow for new single-family residential homes and alterations to existing residential homes within the residential neighborhood at 175, 183, and 189 Baxley Road.

|                                 |                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A26-0251                                                                                                                                                                                                                                                                                                                              |
| P&Z Meeting Date:               | September 14, 2026                                                                                                                                                                                                                                                                                                                     |
| Public Hearing Date:            | October 5, 2026                                                                                                                                                                                                                                                                                                                        |
| Applicant and Authorized Agent: | Caitlyn Chafin / Greg Chafin                                                                                                                                                                                                                                                                                                           |
| Property Owner:                 | Tammy Cupp, Charles Huss, Caitlyn Chafin                                                                                                                                                                                                                                                                                               |
| Parcel (PIN):                   | 50988C01002A, 50988C01002, 50988C01003                                                                                                                                                                                                                                                                                                 |
| Existing Zoning:                | I-1* (Light Industrial with conditions)                                                                                                                                                                                                                                                                                                |
|                                 |                                                                                                                                                                                                                                                                                                                                        |
| Zoning Action:                  | Map Amendment                                                                                                                                                                                                                                                                                                                          |
| Request:                        | Zoning Map Amendment to rezone three properties from the I-1(Light Industrial) Zoning district with conditions to R-A-2 (Residential Agriculture) Zoning District to allow for new single-family residential homes and alterations to existing residential homes within the residential neighborhood at 175, 183, and 189 Baxley Road. |
|                                 |                                                                                                                                                                                                                                                                                                                                        |
| Application Filed:              | August 21, 2026                                                                                                                                                                                                                                                                                                                        |
| Legal Notice Published:         | September 6, 2026                                                                                                                                                                                                                                                                                                                      |
| Sign Posted:                    | September 1, 2026                                                                                                                                                                                                                                                                                                                      |
| Letters Mailed:                 | August 28, 2026                                                                                                                                                                                                                                                                                                                        |
|                                 |                                                                                                                                                                                                                                                                                                                                        |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                               |



|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Planning & Zoning Commission: | [TBD]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Recommended Motion:</i>    | <i>"After review of the criteria, move for approval of the request"</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Background:                   | <p>The three properties are located in a subdivision known as Country Homes. The three properties were part of a larger zoning map amendment, which rezoned the site from R-A-2 to I-1 for SDP Acquisitions. The previous rezoning included the subject properties as well as approximately 90 other properties total, equaling approximately 300 acres. The intention of the rezoning was to create a large industrial complex with 9 proposed warehouse buildings. The rezoning was approved by Council on December 19, 2022, with the following conditions that were based on the conceptual site plan that was provided with the rezoning request:</p> <ol style="list-style-type: none"> <li>1. Continued access to Raymond Road through the aforementioned property.</li> <li>2. Discontinued access to Dublin Road through the aforementioned property.</li> </ol> <p>The site was also subject to a Conditional Use request for Warehouse Use on December 18, 2023. This request included the single condition that no site plan shall be approved until all parcels considered under the conditional use request have been combined via a recombination plat; this was due to the large number of properties that were previously included in that proposed project. This Conditional Use request was withdrawn by the applicant; and the developer for the large warehouse development proposed at the time has since pulled out. The approximately 90 properties are now zoned Light Industrial, primarily used as single-family residential, and stuck with the two conditions that were imposed at the time based on the concept plan provided with the rezoning. Unless the parcels are redeveloped together as a whole, it would be hard for the individual properties to meet the conditions that were imposed in 2022, especially those located on Dublin Road and Baxley Road. While the majority of the properties do remain used for residential purposes, there have been several properties that have changed their use to light industrial uses.</p> <p>The three property owners are all individuals who would like to construct new residential homes or would like to expand their residential homes; neither of which is allowed as the properties are now zoned light industrial and are considered non-conforming. Aside from now incompatible development between residential and industrial uses, a major issue that would continue to hinder development would be the 100-foot adjacent use buffer required between the R-A-2 and I-1 zoning districts.</p> |

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| Relevant Ordinances:     | <p>App. A, Art. IV, Sec. 21. Light Industrial District</p> <p>App. A, Art. IV, Sec. 23. R-A Residential-Agricultural District</p> <p>App. A, Art. IV, Table 4.1 Allowed Uses by Zoning District</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Zoning Action Standards: | <ol style="list-style-type: none"> <li>1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? <ul style="list-style-type: none"> <li>• <i>The request would not technically constitute a logical extension of an existing zoning boundary, as the immediately adjacent parcels will remain zoned I-1 (Light Industrial). However, Baxley Drive, as well as significant portions of Dublin, Claxton, and Raymond Roads, are characterized by existing residential development. Rezoning the subject properties to R-A-2 would therefore be consistent with the established residential use pattern in the surrounding area, including several nearby mobile homes, which are permitted within the R-A-2 zoning district.</i></li> </ul> </li> <li>2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? <ul style="list-style-type: none"> <li>• <i>The proposed zoning amendment would not technically be considered spot zoning, as the request encompasses three parcels. However, the subject properties would be entirely surrounded by parcels zoned I-1 (Light Industrial). Despite this, the requested R-A-2 zoning would be consistent with the existing development pattern, as the properties are located along an established, inhabited residential street and are currently used or proposed to be used for residential purposes.</i></li> </ul> </li> <li>3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? <ul style="list-style-type: none"> <li>• <i>No, the three properties included in the request are currently utilized as residential properties and will continue to be utilized for residential purposes.</i></li> </ul> </li> <li>4. Will this request place irreversible limitations on the area as it is or on future plans for it? <ul style="list-style-type: none"> <li>• <i>The proposed zoning modification is not consistent with the existing future plans for the area, as the properties were rezoned to Light Industrial and as such, industrial uses have started to expand into the residential neighborhood. The properties are located</i></li> </ul> </li> </ol> |

*within the current Future Land Use Map (FLUM) as Residential Homestead and are located within the Residential Homestead Character Area within the existing Comprehensive Plan. It is important to note the FLUM that was updated and currently going through the adoption process as part of the Comprehensive Plan Update now shows this area as Light Industrial.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
  - *According to the applicant, yes, there is an imminent need for the proposed rezoning. The property owner of 189 Baxley Drive was informed that a residential dwelling could not be constructed on the property only after submitting for residential building permits. The property was purchased with the intent of constructing a home. The owner plans to relocate to Pooler from out of town within the next year and would like to proceed with construction of their residence. Additionally, the owners of the other subject properties have expressed interest in potentially expanding their existing residential homes, which the proposed R-A-2 zoning would accommodate.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
  - *No, the proposed residential uses are cohesive with the existing density pattern in the neighborhood, as the area is primarily existing inhabited residential homes.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
  - *Yes, approval of this request could precipitate similar rezoning requests in the surrounding area. The applicant contacted a significant number of property owners along Baxley Drive and Dublin Road, several of whom expressed interest in rezoning their properties back to a residential zoning district but were unable to provide the required property owner authorization forms prior to the application deadline. However, the proposed rezoning is not anticipated to generate or accelerate adverse land use changes, as all three subject properties are currently utilized for residential purposes and would continue to be used residentially if the rezoning is approved.*
8. Will the action adversely impact adjacent or nearby properties in terms of:



- Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
    - *The request will not adversely impact environmental quality or livability of nearby properties. The three properties included in the request are currently utilized for residential purposes and will continue to be utilized for residential purposes if the rezoning is approved.*
  - 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 rezoning may make the subject properties less marketable for the type of industrial development contemplated when the area was rezoned to I-1 (Light Industrial) in 2022. However, the request would reinstate the residential zoning that existed prior to that larger rezoning. The 2022 rezoning was intended to facilitate a large industrial development that has since been abandoned, with a revised development plan now proposed on a separate, larger neighboring property. As a result, the subject area remains residential in character, while the existing I-1 zoning limits the ability of property owners to construct, expand, or modify the residential homes in which they currently reside or intend to reside.*
  - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
    - *No, the request should not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed will need to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements*

*related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

|             |                                                                                                                                                         |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conclusion: | Staff finds that the request complies with most of the required criteria for a zoning map amendment. As such, staff recommends approval of the request. |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

- |              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Attachments: | <ul style="list-style-type: none"><li>A. Vicinity Map</li><li>B. Zoning Map</li><li>C. Submittal Documentation</li><li>D. Site Pictometry</li></ul> |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|



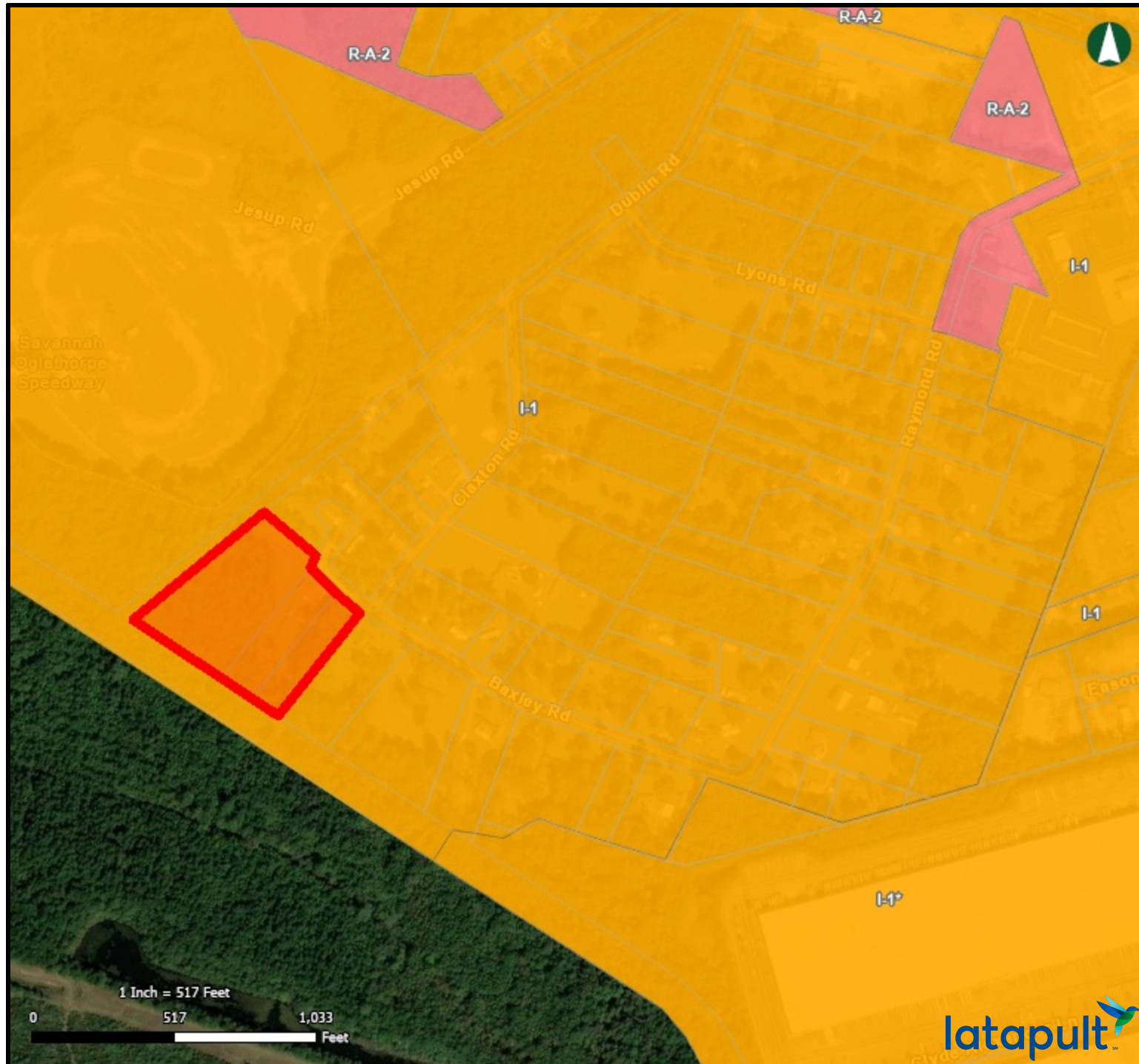
**CITY of POOLER**  
— GEORGIA —

## Vicinity Map - 175, 183, 189 Baxley Road - Rezoning

08/21/2026

☐ Parcels





**CITY of POOLER**  
— GEORGIA —

## Zoning Map - 175, 183, 189 Baxley Road - Rezoning

08/21/2026

Parcels

### Zoning - Old

- Business/Commercial
- Industrial
- PUD
- Residential

latapult



## Reasons & Certifications

Rezoning the property to residential will allow me to build a home next to my grandfather. The original R-A zoning was changed to I-4 when a developer was interested in purchasing the Oglethorpe Speedway (Parcel ID 50987 06001) and the surrounding 90 homes. This development did not proceed as intended, so rezoning the residential properties back to their original R-A status is appropriate to align with the current residential neighborhood.

This rezoning restores the affected residential properties to a zoning classification that is consistent with their existing residential use and the surrounding neighborhood context.







**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Annexation Request and Zoning Map Amendment for property located in Unincorporated Chatham County into the City of Pooler located off Pine Barren Road (PIN 11010 03024)

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P&Z Meeting Date:               | September 14, 2026                                                                                                                                                                                                                                                                                                                                                                                                           |
| Public Hearing Date:            | September 21, 2026                                                                                                                                                                                                                                                                                                                                                                                                           |
| Applicant and Authorized Agent: | Robert L. McCorkle                                                                                                                                                                                                                                                                                                                                                                                                           |
| Property Owner:                 | Pine Meadow Drive Pooler Building 1, LLC                                                                                                                                                                                                                                                                                                                                                                                     |
| Parcel (PIN):                   | 11010 03024                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Existing Zoning:                | I-H (Heavy Industrial)-Unincorporated Chatham County                                                                                                                                                                                                                                                                                                                                                                         |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Zoning Action:                  | Annexation and Zoning Map Amendment                                                                                                                                                                                                                                                                                                                                                                                          |
| Request:                        | Annexation and Zoning Map Amendment to annex property located in Unincorporated Chatham County into the City of Pooler. The property is located on Pine Meadow Drive, is 1.241 acres in size and has a parcel identification number of 11010 03024. The property is currently zoned I-H (Heavy Industrial) within the County. The City of Pooler is proposing to rezone the property once annexed to I-1 (Light Industrial). |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Application Filed:              | August 5, 2026                                                                                                                                                                                                                                                                                                                                                                                                               |
| Legal Notice Published:         | August 30, 2026                                                                                                                                                                                                                                                                                                                                                                                                              |
| Sign Posted:                    | September 1, 2026                                                                                                                                                                                                                                                                                                                                                                                                            |
| Letters Mailed:                 | August 19, 2026                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Recommended Motion:             | <i>"After review of the criteria, move for approval of the request."</i>                                                                                                                                                                                                                                                                                                                                                     |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Background:              | <p>The property proposed to be annexed and rezoned is currently located in Unincorporated Chatham County, is 1.241 acres, is zoned I-H (Heavy Industrial) and is just west of a large tract owned by the Georgia Ports Authority.</p> <p>The property proposed to be annexed and rezoned is directly adjacent to and east of property on Pine Barren Road known as the Hicks Tract, which is within the City of Pooler and is currently planned for warehouse development. That property is 64.55 acres and has a parcel identification number of 50987 06008. Should the annexation be approved by City Council, the applicant will combine the 1.241 acres with the larger adjacent property to be included with the warehouse development. The development will consist of two warehouse buildings totaling approximately 958,000 square feet.</p> <p>Per the OCGA Sec. 36-36-2, the proposed zoning classification, once approved by City Council, shall become effective the date the annexation becomes effective. In this case of "Annexation Pursuant to Application by 100 Percent of Landowners", the annexation becomes effective the 1<sup>st</sup> day of the month following the month the city acted on the annexation.</p> |
| Relevant Ordinances:     | <p>App. A, Art. IV, Sec. 21. I-1 Light Industrial</p> <p>App. A, Art. V, Sec. 10. Standards for Zoning Ordinance or Map Amendment</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Zoning Action Standards: | <ol style="list-style-type: none"> <li>1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? <ul style="list-style-type: none"> <li>• <i>Yes this request is a logical extension of the zoning boundary, as the property will ultimately be combined with the adjacent parcel, which is already zoned I-1. By combining the two properties, it will make the larger tract more rectangular in shape and enable the layout and design of the development as planned.</i></li> </ul> </li> <li>2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? <ul style="list-style-type: none"> <li>• <i>No, this request is not spot zoning as the property is currently zoned Heavy Industrial within Unincorporated Chatham County, and once annexed by the City of Pooler, will be combined with the adjacent property and zoned Light Industrial as proposed, which is the current zoning of the adjacent property. This request is essentially a down-zoning.</i></li> </ul> </li> </ol>                                                                                                                      |



3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
  - *No, the rezoning of the 1.241 acre parcel, which will ultimately be combined with the adjacent parcel, is proposed to be used as a stormwater pond for the larger warehouse development; therefore will not be generating any additional traffic on its own and wouldn't require traversing through already established single-family neighborhoods.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
  - *No, the annexation and rezoning request will not place limitations on the area as it is a very small parcel proposed to be combined with a tract that is already zoned Light Industrial. The site is designated as split Industrial and Residential on the Future Land Use Map and is located within the Residential Homestead Character Area in the Comprehensive Plan, however, this request is consistent with the current zoning patterns for the area.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
  - *There is an imminent need for rezoning the property as once it is annexed into the City of Pooler, it needs to have a zoning classification assigned to it. Light Industrial is what makes the most sense as the parcel will be combined with the adjacent property, which is zoned Light Industrial.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
  - *No, the request will not conflict with existing density patterns in the neighborhood as the proposed use of the property to be annexed and rezoned is a stormwater pond as part of the development of the larger adjoining tract.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
  - *No, the proposed request should not precipitate similar requests that would generate land use changes in the area. The proposed annexation and rezoning request is for a very small parcel to be combined with the larger adjoining tract planned for development and is*

*not expected to have a significant impact on the surrounding properties.*

8. Will the action adversely impact adjacent or nearby properties in terms of:
- Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
    - *No, the request will not impact nearby or adjacent properties as it relates to environmental quality or introduce uses that would create traffic or noise as the proposed use of the property to be annexed and rezoned is a stormwater pond as part of the development of the larger adjoining tract.*
  - Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
    - *No, the request will not adversely impact the nearby properties as it relates to property values or make them less marketable because the property when combined with the adjacent proposed warehouse development will be compatible with the existing industrial uses in the surrounding area.*
  - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
    - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements*

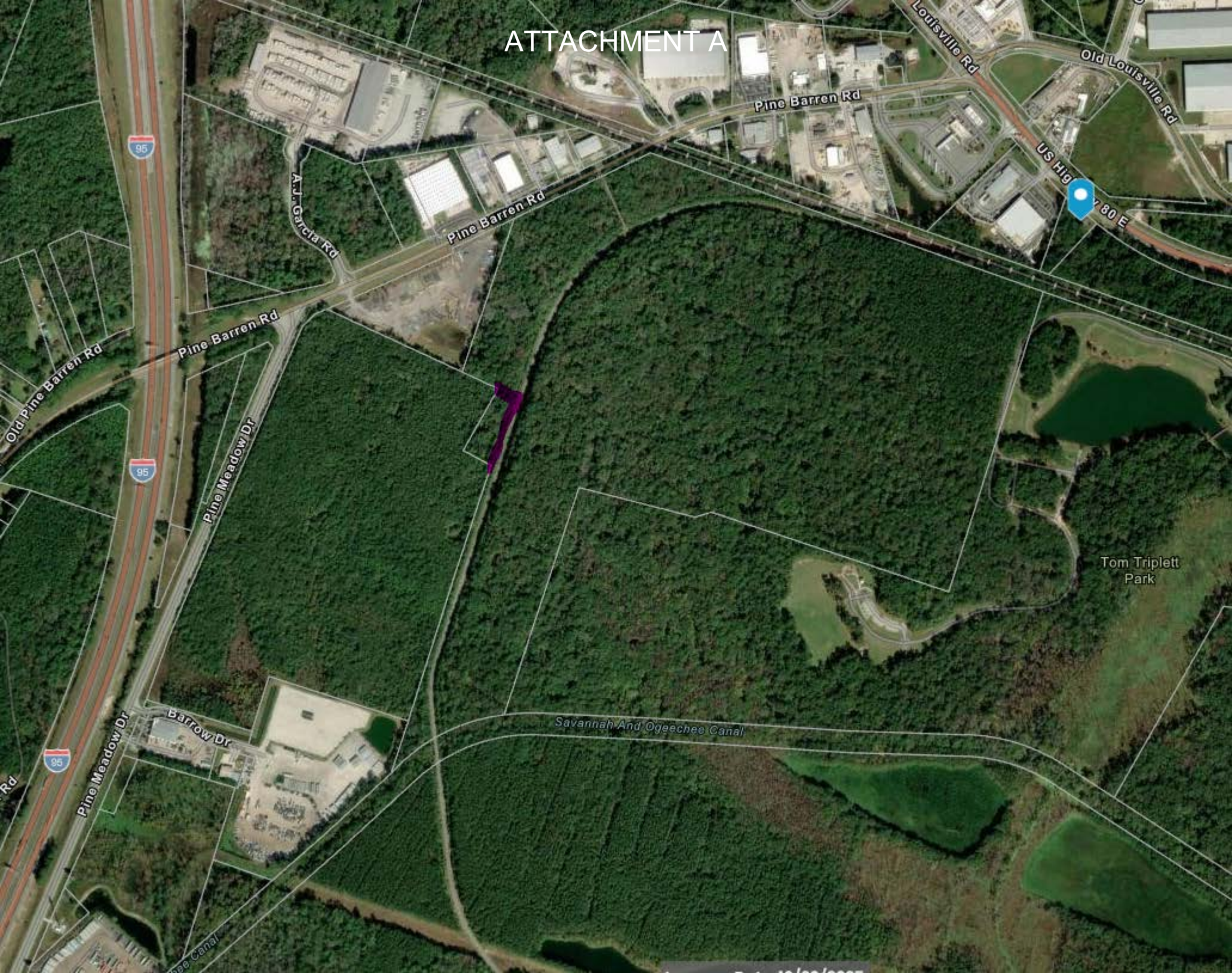
*related to this annexation and rezoning would be the responsibility of the property owner and would not place a burden on the City.*

|             |                                                                                                                                                            |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conclusion: | Staff finds the request complies with the required criteria for an annexation and zoning map amendment. As such, staff recommends approval of the request. |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

- |              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Attachments: | <ul style="list-style-type: none"><li>A. Vicinity Map</li><li>B. Zoning Map</li><li>C. Submittal Documentation</li></ul> |
|--------------|--------------------------------------------------------------------------------------------------------------------------|



# ATTACHMENT A







Layers 1 Result

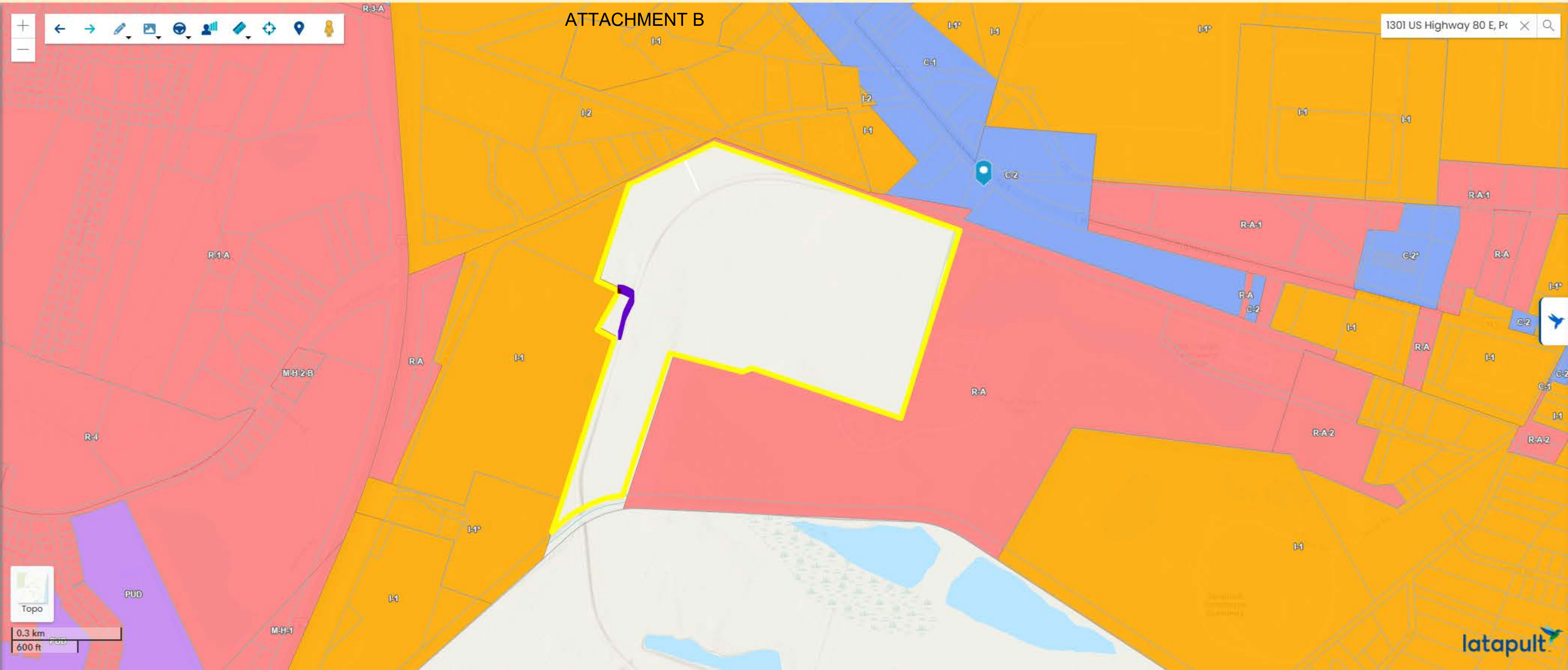
Back

- Add Label
- Add Graphic
- Select
- Buildable Area
- Create Report
- Export

View Related Properties

Parcels

|                  |                                                                                                          |
|------------------|----------------------------------------------------------------------------------------------------------|
| Owner Name       | SAVANNAH CITY                                                                                            |
| Parcel Number    | 1101003004                                                                                               |
| Property Address | 200 PINE MEADOW DR, POOLER, GA 31322                                                                     |
| Owner Address    | 200 PINE MEADOW DR, POOLER, GA 31322-1120                                                                |
| Legal            | PARCEL AT NORTHEAST QUADRANT OF INTERSTATE HIGHWAYS I-16 & I-95 PRB 24P 21 1397.5 AC EASEMENT PRB 44P 98 |
| Calculated Acres | 133.92                                                                                                   |
| County           | Chatham                                                                                                  |
| Address          | 200 PINE MEADOW DR                                                                                       |
| City             | POOLER                                                                                                   |
| State            | GA                                                                                                       |
| Zip Code         | 31322                                                                                                    |
| External Link    | Property Search                                                                                          |
| FIPS Code        | 13051                                                                                                    |
| Zoning Code      | I-H                                                                                                      |
| Zoning Type      | Industrial                                                                                               |
| Land Use         | RESIDENTIAL (NEC)                                                                                        |
| Deeded Acres     | 985.60                                                                                                   |
| Owner 1 Last     | SAVANNAH CITY                                                                                            |







McCorkle, Johnson  
& McCoy, LLP

ATTACHMENT C

ATTORNEYS AT LAW

319 Tattnall Street • Savannah, Georgia 31401  
Phone: (912) 232-6000 • Fax: (912) 231-2038

rlm@mccorklejohnson.com  
Direct: (912) 232-6141

August 5, 2026

Heath Lloyd  
City Manager  
100 US Highway 80 SW  
Pooler, Georgia 31322  
hlloyd@pooler-ga.gov

Via E-mail and US Mail

Craig Call  
City Attorney  
8 East Liberty Street  
Savannah, Georgia 31401  
ccall@smaclegal.com

Via E-mail and US Mail

Nicole Johnson  
Director of Planning and Development  
100 US Highway 80 SW  
Pooler, Georgia 31322  
njohnson@pooler-ga.gov

Via E-mail and US Mail

Re: Annexation of PIN 11010 03024

Heath, Craig and Nicole,

Enclosed please find the revised petition of Pine Meadow Drive Pooler Building I, LLC, to annex certain real property located on Pine Meadow Drive bearing PIN 11010 03024 into the City of Pooler. I am resending this petition to update the PIN for the subject parcel that was shown on the recorded subdivision plat.

Please let me know if you have any questions or if you need any further information from me.

Regards,

McCORKLE, JOHNSON & McCOY, LLP

Robert L. McCorkle, III, Esq.  
cc: client

# ATTACHMENT C

## 100 PERCENT METHOD OF ANNEXATION PETITION REQUESTING ANNEXATION

August 5, 2026

To the Mayor and Councilmembers ("City Council") of the City of Pooler, Georgia.

1. The undersigned, being the owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Pooler, Georgia, and extend the city boundaries to include the same.

2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Pooler, Georgia, and the description of such territory is as follows:

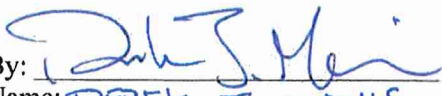
ALL OF THAT CERTAIN TRACT OF LAND LYING AND BEING IN THE 8TH G.M. DISTRICT, THE S.A. ALLEN TRACT, THE CHATHAM COUNTY TRACT, AND THE ADK INVESTMENTS TRACT, UNINCORPORATED CHATHAM COUNTY, STATE OF GEORGIA, AS SHOWN ON THE MINOR SUBDIVISION PLAT RECORDED IN BOOK 55, PAGE 350, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PINE MEADOW DRIVE ALONG THE PROPERTY LINE NOW OR FORMERLY KNOWN AS THE LANDS OF RICHARD MORGAN HICKS, S66°00'20"E A DISTANCE OF 1050.40' TO AN IRON PIPE ON THE PROPERTY LINE OF THE LANDS NOW OR FORMERLY KNOWN AS THE LANDS OF THE GEORGIA PORTS AUTHORITY TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING ALONG THE PROPERTY LINE OF THE LANDS OF THE GEORGIA PORTS AUTHORITY THE FOLLOWING COURSES AND DISTANCES: S66°00'20"E A DISTANCE OF 97.06' TO AN IRON PIPE, S17°37'28"W A DISTANCE OF 403.64' TO A CONCRETE MONUMENT; THENCE ALONG THE LINE OF THE LANDS OF RICHARD MORGAN HICKS, THE FOLLOWING COURSES AND DISTANCES: N63°14'50"W A DISTANCE OF 175.64' TO A CONCRETE MONUMENT, N 28°53'01"E A DISTANCE OF 394.13' TO THE POINT OF BEGINNING AND CONTAINING 1.241 ACRES OR 54,056 SQUARE FEET OF LAND, MORE OR LESS.

Said property being identified parcel identification number 11010 03024.

PINE MEADOW DRIVE POOLER  
BUILDING I, LLC, a Delaware limited  
liability company

By: 

Name: DEREK J. MATNIS

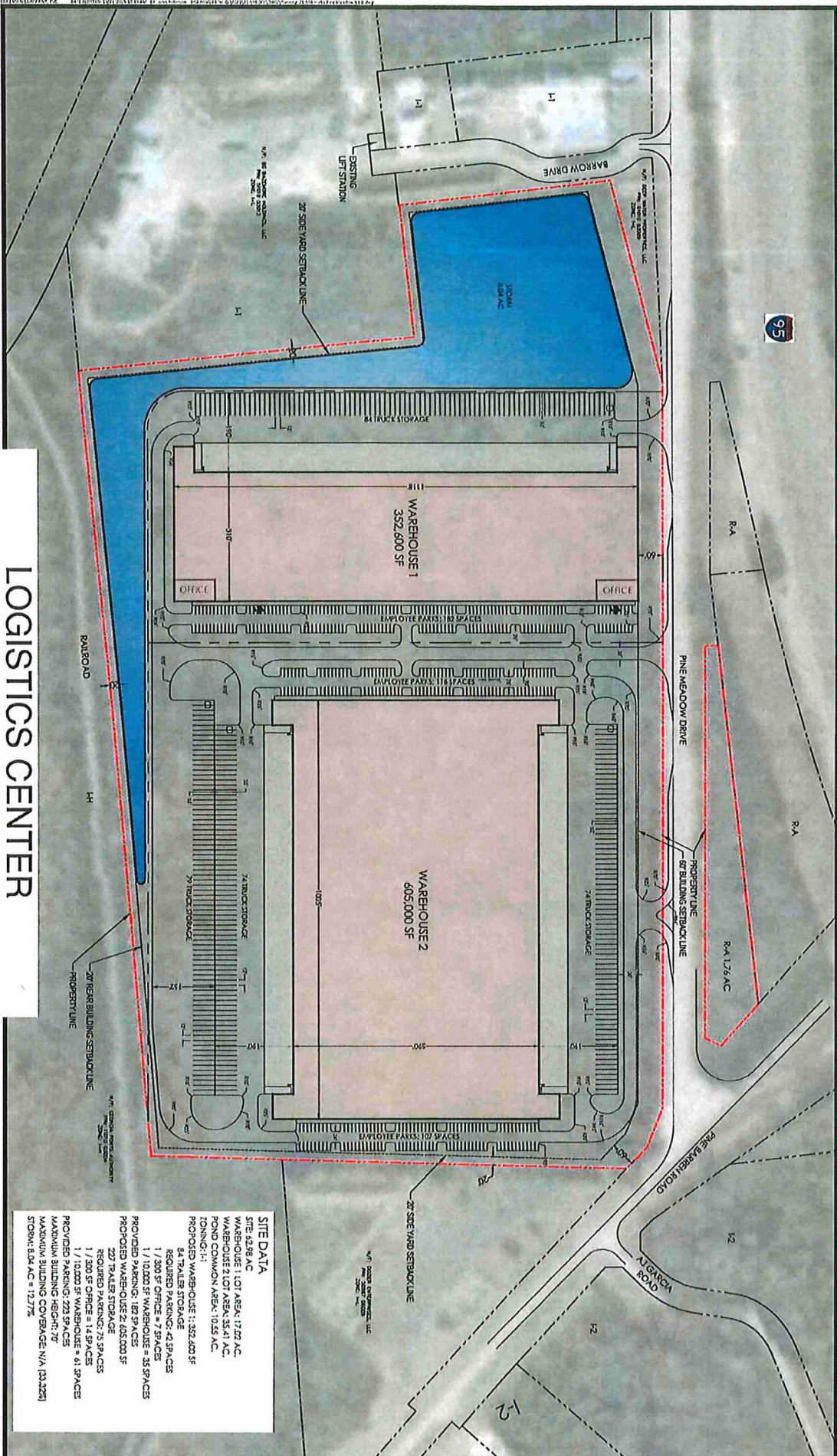
Title: EXEC. VP



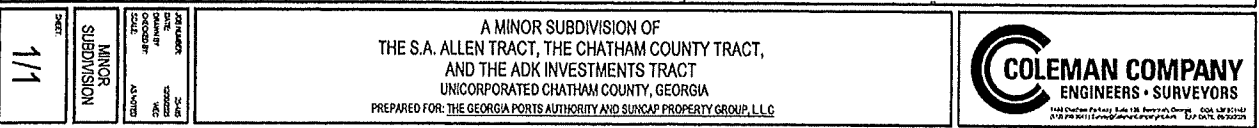
# ATTACHMENT C



## LOGISTICS CENTER CONCEPT PLAN POOLER, GEORGIA PREPARED FOR: SUNCAP PROPERTY GROUP OCTOBER 2025



## Page 1 of 1



# ATTACHMENT C

**MAYOR**  
Karen L. Williams

**CITY ATTORNEY**  
Craig Call

**CITY MANAGER**  
Heath Lloyd



**CITY of POOLER**  
----- GEORGIA -----

**CITY COUNCIL**  
Wesley Bashlor  
Michael Carpenter  
Aaron C. Henry  
Thomas Hutcherson  
M. Shannon Valim  
John M. Wilcher

December 22, 2025

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

**RE: Conditional Use Request for Parcel: 50987 06008. (A25-0193)**

To whom it may concern,

During their regularly scheduled meeting on Monday, December 01, 2025, Mayor and Council approved the conditional use request to allow for Warehousing and Storage Including General Storage and Archiving in the I-1 (Light Industrial) Zoning District to Establish Two Warehouses Totaling 957,600 SF Located Off Pine Barren Road subject to the following conditions:

1. That the Intersection Improvements warranted by the Kimley-Horn traffic study be shown on the site plan at the time of approval
2. That \$513,000 be paid toward the intersection improvements by the applicant
3. That the portion of the property opposite Pine Meadow Drive be placed in a conservation easement, subject to City Attorney approval

Please let me know if you have any questions or need further assistance related to this item.

Sincerely,

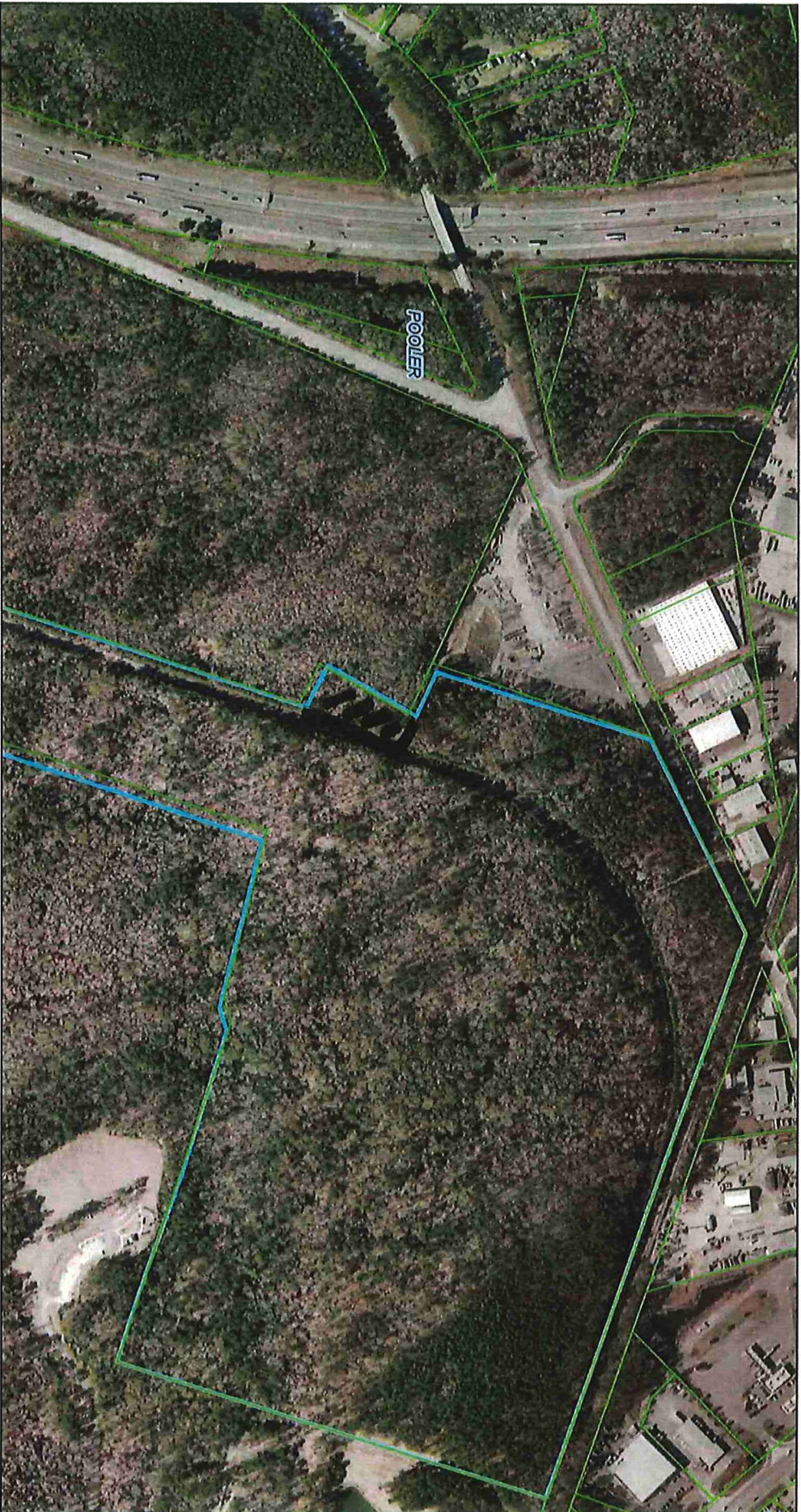
*Rachael Brown*

Rachael Brown  
Zoning Administrator

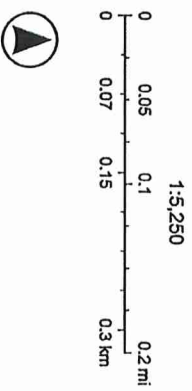


# ATTACHMENT C

ArcGIS Web Map



7/8/2026, 3:18:40 PM  
Property Boundaries (Parcels)  
Municipal Boundary  
POOLER





**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Site Development Plan Approval for a one-story automotive repair and service center for Christian Brothers Automotive at 500 Halliday Drive in the Morgan Family PUD.

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A26-0080                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| P&Z Meeting Date:               | September 14, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| City Council Workshop Date:     | October 5, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Applicant and Authorized Agent: | Amy Wilby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Property Owner:                 | DG Pooler Parkway LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Location (Address):             | 500 Halliday Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Parcel (PIN):                   | 51011 01027                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Acreage:                        | Approximately 0.82-Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Zoning:                         | Morgan Family PUD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Proposed Use:                   | Site Development Plan Approval for a one-story automotive repair and service center for Christian Brothers Automotive at 500 Halliday Drive in the Morgan Family PUD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Staff Recommendation:           | Approval with condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Recommended Motion:             | <p><i>"After review of the criteria, move for approval of the request with the following condition:</i></p> <p><i>Prior to issuance of a Certificate of Occupancy the water service to the lift station (including modification of the existing City water line for the building service and establishment of the new water service for the lift station) shall be installed, tested, inspected, and accepted by the City of Pooler. This requirement applies regardless of which entity performs the work and irrespective of coverage under the master developer's common development NOI. Proper sequencing with the remainder of the permitted improvements is required."</i></p> |

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 subject property is designated Residential on the Future Land Use Map and is located within the PUD/Mixed Use Character Area of the Comprehensive Plan. The proposed automotive repair and service center is consistent with the PUD's mixed use character including residential components as well as several commercial uses including a self-storage facility, fueling center and other proposed commercial 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 0.82-acre parcel 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 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 0.82-acre site and the adjacent properties.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
  - *The proposed site development is 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-detering buffer between adjacent properties.
  - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
  - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*
11. Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.
  - *The site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.*

Conclusion:

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

Prior to issuance of a Certificate of Occupancy the water service to the lift station (including modification of the existing City water line for the building service and establishment of the new water service for the lift station) shall be installed, tested, inspected, and accepted by the City of Pooler. This requirement applies regardless of which entity performs the work and irrespective of coverage under the master developer's common development NOI. Proper sequencing with the remainder of the permitted improvements is required.

Attachments:

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



CITY of POOLER  
— GEORGIA —

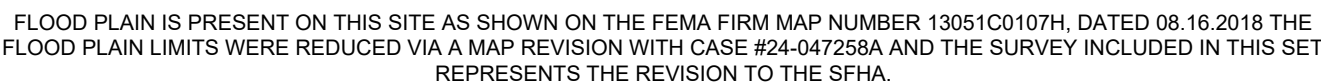
## Vicinity Map - 500 Halliday Drive - Site Plan

09/10/2026





500 HALLIDAY DRIVE  
MORGAN FAMILY TRACT LOT R3E  
CITY OF POOLER, CHATHAM COUNTY, GEORGIA



## DISTURBED AREA

TOTAL SITE AREA = 0.82 ACRES  
TOTAL DISTURBED AREA = 0.7 ACRES

AUSTIN WORTHY  
713.560.8172  
PROPERTIES POOLER, LLC

CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. ANALYSIS OF THE SURVEY DATA SHALL BE PROVIDED TO THE LOCAL JURISDICTION. "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND POND(S), IF APPLICABLE. PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM AND/OR COMMON VIEWS OF THE SYSTEM, AS-BUILT SURVEY, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE.

[illegible]

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

STATE WATERS ARE NOT PRESENT ON THIS SITE.



## SITE SUMMARY

|                              |                           |
|------------------------------|---------------------------|
| <b>SITE AREA</b>             |                           |
| SITE AREA:                   | 0.82 ACRES (35,719 S.F.)  |
| IMPERVIOUS AREA:             | 26,080 S.F. (73%)         |
| PERVIOUS AREA:               | 9,639 S.F. (27%)          |
| <b>ZONING CLASSIFICATION</b> |                           |
| JURISDICTION:                | CITY OF POOLER            |
| ZONING:                      | PUD (MORGAN FAMILY TRACT) |
| ADJACENT ZONING:             | PUD (MORGAN FAMILY TRACT) |
| <b>BUILDING SETBACKS</b>     |                           |
| FRONT:                       | 25'                       |
| SIDE:                        | 10'                       |
| REAR:                        | 15'                       |
| <b>BUILDING SUMMARY</b>      |                           |
| BUILDING AREA:               | ±5,000 S.F.               |
| BUILDING COVERAGE:           | 14.0 %                    |
| BUILDING HEIGHT ALLOWED:     | 75'                       |
| PROPOSED BUILDING HEIGHT:    | 24.67'                    |
| <b>PARKING SUMMARY</b>       |                           |
| PARKING REQ.:                | (MIN) 1 SPACE/300 S.F.    |
|                              | 17 SPACES                 |
| PARKING PROV.:               | 1 SPACE/167 S.F.          |
|                              | 30 SPACES                 |
| STANDARD STALL DIMENSIONS:   | 9' x 18'                  |
| MIN. DRIVE WIDTH:            | 19'                       |

PREPARED IN THE OFFICE OF:



**GASKINS  
+ LECRAW**  
**PAPE-DAWSON company**  
© 2026 GASKINS + LECRAW  
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SUITE A  
DULUTH, GA 30096  
PHONE - 678.546.8100  
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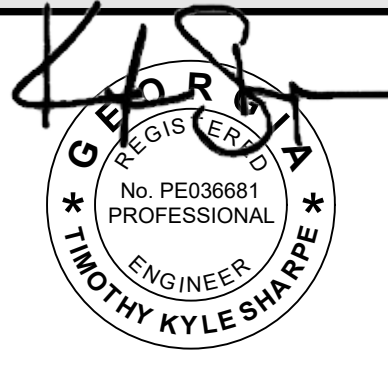
## REVISIONS

| REV # | DATE     | DRAWN BY | CHECKED BY | TKS |
|-------|----------|----------|------------|-----|
| 1     | 05/29/26 | CWH      |            | TKS |
| 2     | 07/22/26 | NCC      |            | TKS |
| 3     | 08/06/26 | NCC      |            | TKS |

CLIENT  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

**PROJECT**  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
500 HALLIDAY DRIVE  
MORGAN FAMILY TRACT LOT R3E  
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL



8/6/2020

CALL BEFORE YOU DIG



Know what's below.  
Call before you dig.

SCALE &amp; NORTH ARROW:

## DESIGN INFO:

|              |                |
|--------------|----------------|
| DRAWN BY:    | CWH            |
| DESIGNED BY: | NCC            |
| REVIEWED BY: | TKS            |
| JOB #:       | 01860056       |
| DATE:        | MARCH 20, 2026 |

COVER

**C-0.0**







Drawing name: C:\Users\ndchapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR01860056 - 01 - GEN NOTES.dwg    GENERAL NOTES    Aug 06, 2026    2:35pm    By: ndchapman

| GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.                                                                                                                                                                                                                                                                                                                                 |
| CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.                                                                                                                                                                                                                         |
| UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 4" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED. |
| ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN ON THE CONSTRUCTION DRAWINGS.                                                                                                                                                                                                                                                                                                                |
| ALL DIMENSIONS AND RADI ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.                                                                                                                                                                                                                                                            |
| CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.                                                 |
| ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.                                                                                                                                                                                                                          |
| REFER TO THE DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING. REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.                                                                                                                                                                                                                                                                                             |
| ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.                                                                                                                                                                                                                                                                                                                                                            |
| THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.                                                                                                                                                                                                                                                                                    |
| THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                  |
| CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING BODY.                                                                                                                                                                                                                                                                                                                         |
| THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.                                                                                                                                                                                                                                               |
| TRAFFIC CONTROL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                             |
| REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.                                                                                                                                                                                                                                                                                                                  |

| DEMOLITION NOTES                                                                                                                                                                                                                                                                                                                                          |
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| THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION.                                                                                                                                                                                                                                                      |
| THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.                                                                                                                                                                                                                                                                     |
| IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.                                                                                                                                                          |
| THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.                                                                                                                                                                                                                           |
| THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.                                                                                                         |
| IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC. |
| REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.                                         |

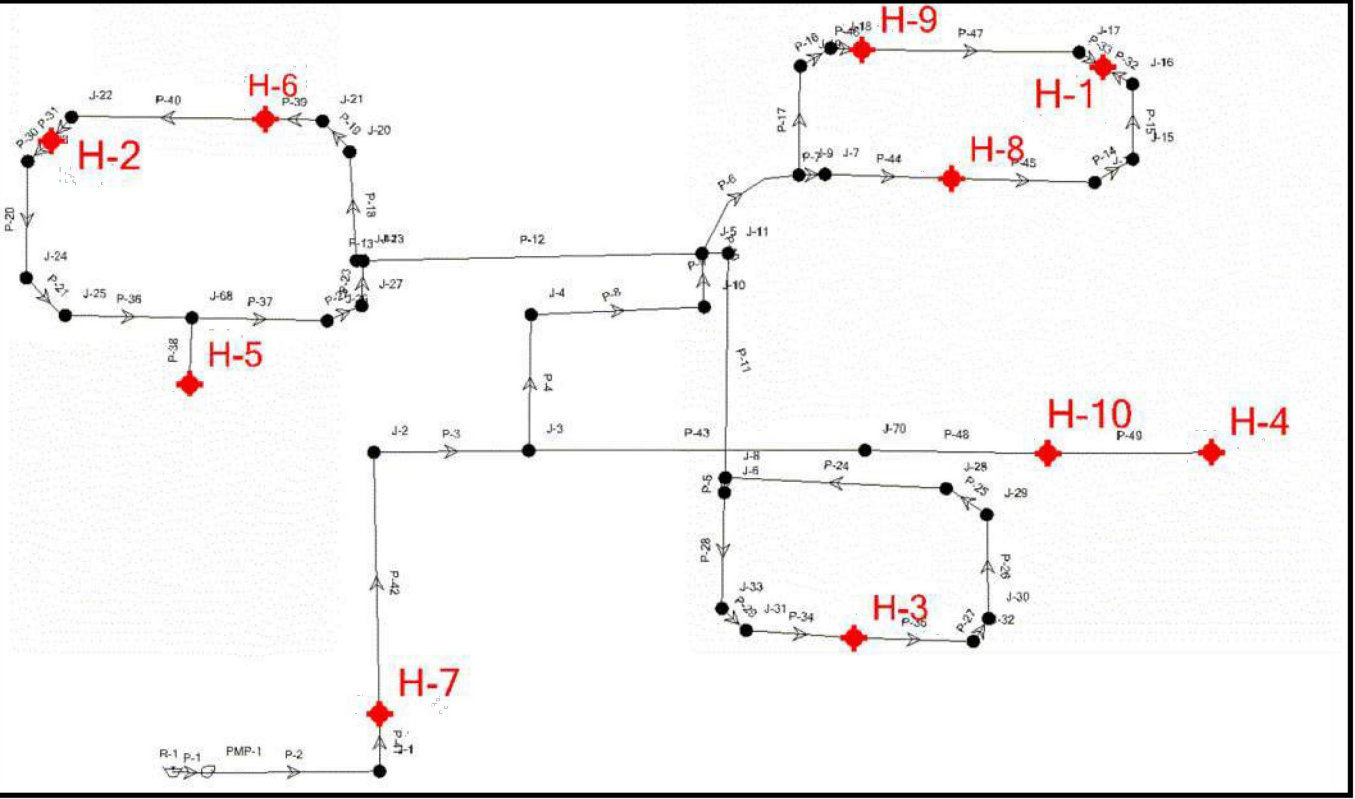
|                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. |
| THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.                                                                                                                                                                                             |
| INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.                                                                                                                                                                                                                                                              |
| THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.                                                                                                                                                                                                                                                                                 |
| THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.                                                                                                                                                                                                                                                                       |
| SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.                                                                                                                                                                                                                                                                               |
| ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.                                                                                                                                                                                                                 |
| THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.                                                                                                                                                                                                                                                         |
| SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.                                                                                                                                                         |
| ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY. .                                                                                                                                                                                                                            |

| AS-BUILT NOTE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. IN JURISDICTIONS WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND POND(S), IF APPLICABLE. PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE. |

| EROSION CONTROL NOTES                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THESE DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.                                                                                          |
| BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.                                                                                                                        |
| CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.                                                                                                                                                                                                                                                                    |
| ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.                                                                                                                                                                                                      |
| SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.                                                                                                                                                          |
| DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.                                                                                                                                                                                  |
| ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE EROSION AND SEDIMENT CONTROL PLANS SHALL BE INITIATED AS SOON AS PRACTICABLE.                                                                                                                                                                                           |
| DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE EROSION CONTROL PLANS AND/OR LANDSCAPE PLAN.                                             |
| IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.                |
| ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. |
| CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM THE EROSION CONTROL BASINS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.                                                                                                |
| SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.                                                                                                                                                                                                                        |
| ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.                                                                                                                                |
| ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE EROSION AND SEDIMENT CONTROL REGULATIONS, U.S. DEPARTMENT OF AGRICULTURE, AND U.S. SOIL CONSERVATION SERVICE REGULATIONS.                                                                                                                               |

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| THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.                                                                                                                                                                                 |
| STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE STATE REGULATIONS. TOPSOILING, PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.                                                                                                                                  |
| ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.                                                                                                                                                      |
| WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED, AT NO ADDITIONAL COST TO THE OWNER, WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.                                                                                                                                                                                                    |
| ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.                                                                                                                                                                                                                                                                  |
| SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.                                                                                                                                                                                                     |
| STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.                                                                                                                                                                                                                                                                                                                                      |
| LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.                                                                                                                                                                                                                                                                                                                                 |
| ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING: |
| CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE CONSTRUCTION DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.                                                                                                                                                                                                      |
| INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.                                                                                                                                                                                                                                                                                                                                      |
| ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.                                                                                                                                                                                                                                                                                                                |
| SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.                                                                                                                                                                                                                                                                                  |
| THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAFFIC OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.                                                                                                                                                                                                                                 |
| OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.                                                                                                                                                                                                                                           |

| GRADING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. |
| ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SHUPE SURVEYING COMPANY, P.C..                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.                                                                                                                                                                                                                                                                                                                                             |
| CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).                                                                                                                                                                                                                                                                                                                                                                                                                 |
| LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.                                                                                                                                                                                                                                                                                                                                                                                        |
| CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.                                                                                                                                                                                                                                                     |
| THE CONTRACTOR SHALL INCLUDE IN THE BID ANY Dewatering and Moisture Conditioning NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.                                                                                                                                                                                                                                                                                                                                          |
| GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFERENCE CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.                                                                                                                                                                                                                                                                                                                 |
| CONTRACTOR TO ENSURE THAT ALL ADA ROUTES, SIDEWALKS, PATHS, ETC. HAVE A LONGITUDINAL SLOPE OF LESS THAN 5% AND A CROSS SLOPE OF LESS THAN 2%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY, AND PRIOR TO POURING OF CONCRETE, IF ANY ADA ROUTES EXCEED THE CRITERIA LISTED ABOVE.                                                                                                                                                                                                                                                                                                                              |

| Davis Group Hydrant Test Results                                                      |                 |                      |                                  |                    |                |
|---------------------------------------------------------------------------------------|-----------------|----------------------|----------------------------------|--------------------|----------------|
| model                                                                                 |                 |                      |                                  |                    |                |
|  |                 |                      |                                  |                    |                |
| Hydrant Table - Time: 0.00 hours                                                      |                 |                      |                                  |                    |                |
| Label                                                                                 | Demand (gpm)    | Hydraulic Grade (ft) | Pressure (psi)                   |                    |                |
| H-1                                                                                   | 1,200           | 104.97               | 45                               |                    |                |
| H-2                                                                                   | 0               | 110.47               | 48                               |                    |                |
| H-3                                                                                   | 0               | 110.47               | 48                               |                    |                |
| H-4                                                                                   | 0               | 112.81               | 49                               |                    |                |
| H-5                                                                                   | 0               | 110.47               | 48                               |                    |                |
| H-6                                                                                   | 0               | 110.47               | 48                               |                    |                |
| H-7                                                                                   | 0               | 113.93               | 49                               |                    |                |
| H-8                                                                                   | 0               | 108.36               | 47                               |                    |                |
| H-9                                                                                   | 0               | 107.87               | 47                               |                    |                |
| H-10                                                                                  | 0               | 112.81               | 49                               |                    |                |
| Pump Table - Time: 0.00 hours                                                         |                 |                      |                                  |                    |                |
| Label                                                                                 | Pump Definition | Status (Initial)     | Hydraulic Grade (Discharge) (ft) | Flow (Total) (gpm) | Pump Head (ft) |
| PMP-1                                                                                 | fire flow       | On                   | 114.15                           | 1,200              | 114.15         |

| DRAINAGE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:<br>TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.<br>TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R-ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS. SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 790 TYPE 1R, ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL, CULVERT CO, "SMOOTH RIB", OR APPROVED EQUAL.<br>TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST 8" BPIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNUALR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306 MATERIAL. FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 454420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION. |
| EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| A MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:<br>A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.<br>B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.<br>C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.<br>D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.<br>E. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.<br>F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## FIRE FLOW TEST

| UTILITY NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SANITARY SEWER PIPE, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:<br>PVC PER ASTM D 3034<br>DUCTILE IRON PIPE PER AWWA C150<br>PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| WATER LINES, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:<br>PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150<br>DUCTILE IRON PIPE PER AWWA C150<br>EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22<br>PVC, 200 P.S.I. PER ASTM D1784 AND D2241.                                                                                                                                                                                                                                                                                                                                                                           |
| MINIMUM TRENCH WIDTH SHALL BE 2 FEET.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES UNLESS OTHERWISE SPECIFIED BY UTILITY PROVIDER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.1 (AWWA C-151) (CLASS 50).                                                                                                                                                                                                  |
| LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. |
| CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CONTRACTOR TO REFERENCE MEP PLANS FOR ALL GREASE TRAP SIZING, DETAILS, CLEANOUTS, SAMPLE WELLS, AND VENT PIPING. GREASE TRAPS SHOWN ON CIVIL DRAWINGS ARE FOR REFERENCE ONLY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Davis Group Hydrant Test Results

Pipe Table - Time: 0.00 hours

| Label | Diameter (in) | Hazen-Williams C | Flow (gpm) | Velocity (ft/s) | Length (User Defined) (ft) |
|-------|---------------|------------------|------------|-----------------|----------------------------|
| P-47  | 8.0           | 130.0            | 603        | 3.85            | 398                        |
| P-48  | 12.0          | 130.0            | 0          | 0.00            | 238                        |
| P-49  | 12.0          | 130.0            | 0          | 0.00            | 212                        |

Junction Table - Time: 0.00 hours

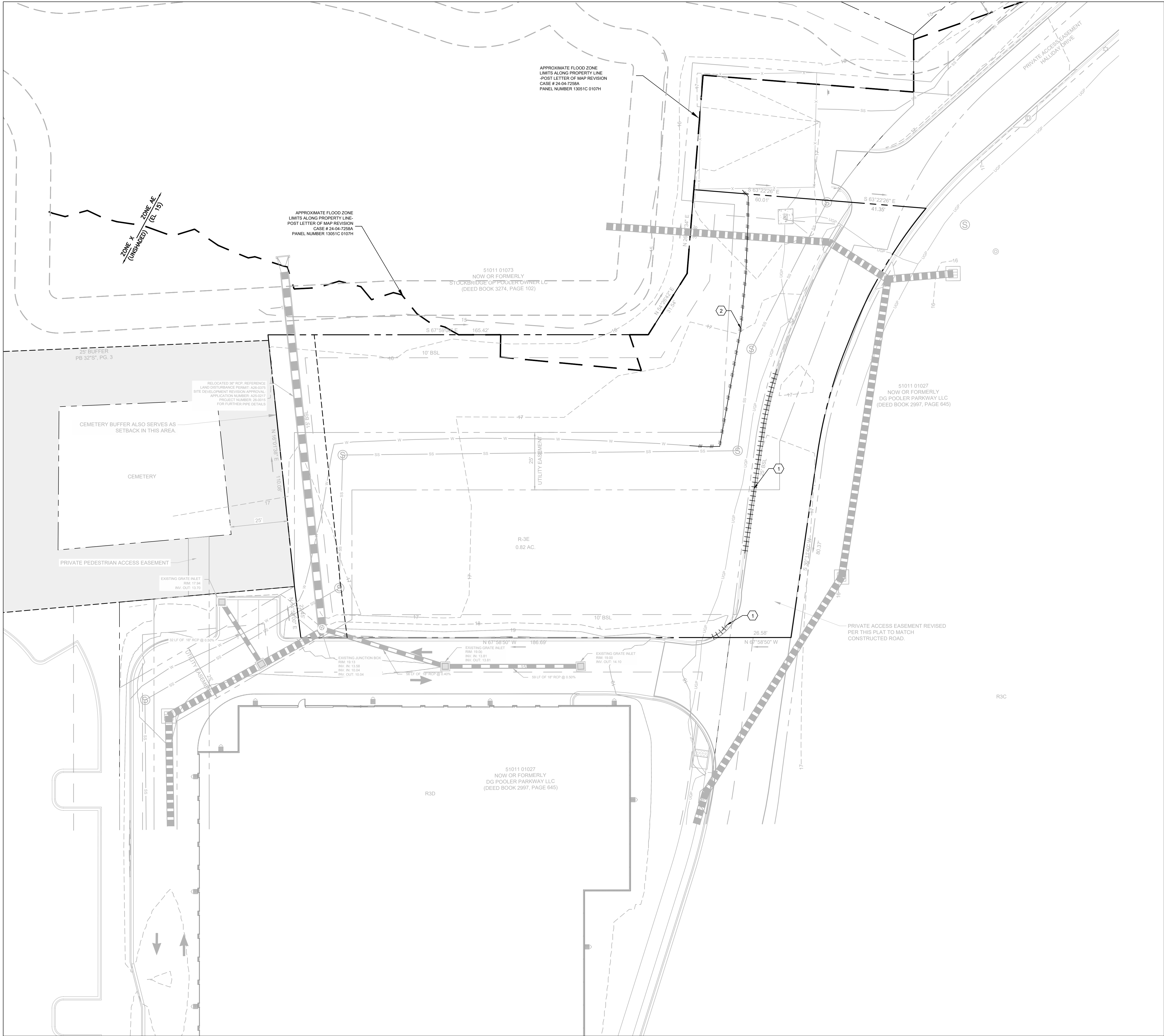
| Label | Hydraulic Grade (ft) | Pressure (psi) |
|-------|----------------------|----------------|
| J-1   | 114.12               | 49             |
| J-2   | 113.09               | 49             |
| J-3   | 112.81               | 49             |
| J-4   | 112.52               | 49             |
| J-5   | 110.47               | 48             |
| J-6   | 110.47               | 48             |
| J-7   | 109.89               | 48             |
| J-8   | 110.47               | 48             |
| J-9   | 109.97               | 48             |
| J-10  | 110.48               | 48             |
| J-11  | 110.47               | 48             |
| J-12  | 110.47               | 48             |
| J-13  | 110.47               | 48             |
| J-14  | 106.62               | 46             |
| J-15  | 106.52               | 46             |
| J-16  | 105.02               | 45             |
| J-17  | 105.01               | 45             |
| J-18  | 108.27               | 47             |
| J-19  | 108.38               | 47             |
| J-20  | 110.47               | 48             |
| J-21  | 110.47               | 48             |
| J-22  | 110.47               | 48             |
| J-23  | 110.47               | 48             |
| J-24  | 110.47               | 48             |
| J-25  | 110.47               | 48             |
| J-26  | 110.47               | 48             |
| J-27  | 110.47               | 48             |
| J-28  | 110.47               | 48             |
| J-29  | 110.47               | 48             |
| J-30  | 110.47               | 48             |
| J-31  | 110.47               | 48             |
| J-32  | 110.47               | 48             |
| J-33  | 110.47               | 48             |
| J-68  | 110.47               | 48             |

| WATER FLOW TEST SUMMARY SHEET - THE DAVIS GROUP |                      |                     |                 |                                                |                                    |
|-------------------------------------------------|----------------------|---------------------|-----------------|------------------------------------------------|------------------------------------|
| Hydrant No.                                     | Outlet Diameter (in) | Pipe Pressure (psi) | Discharge (gpm) | Test Location: 12" Main Along Pine Barren Road | Time: 4:00 p.m.<br>Date: 8/24/2022 |
| 1                                               | 12                   | 100                 | 603             | Static Pressure (psi)                          | Resid. Pressure (psi)              |
| 2                                               | 12                   | 100                 | 603             | Available Flow (gpm)                           | Available Flow (gpm)               |
| 3                                               | 12                   | 100                 | 603             | Total Discharge During Test (gpm)              | 2,301                              |
| 4                                               | 12                   | 100                 | 603             | 2,819                                          |                                    |

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| PREPARED IN THE OFFICE OF:                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
| <div><div><div>GASKINS<br/>+LECRAW</div><div>a PAPER-DAWSON COMPANY</div><div>© 2026 GASKINS + LECRAW</div><div>3475 CORPORATE WAY<br/>SUITE A<br/>DULUTH, GA 30096<br/>PHONE - 678.546.8100<br/>www.gaskinslecraw.com</div><div>PEF008127</div></div></div> |  |  |  |  |  |  |  |  |  |
| REVISIONS:                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
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Drawing name: C:\Users\inchapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR\01860056 - 02 - DEMO.dwg DEMOLITION PLAN Aug 06, 2026 2:35pm by: inchapman



GENERAL DEMOLITION NOTES

- 1) CONTRACTOR TO ENSURE ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, ARE IN PLACE PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.
- 2) CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS, ETC. DURING ALL PHASES OF CONSTRUCTION.
- 3) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
- 4) ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.
- 5) BOUNDARY & TOPOGRAPHIC INFORMATION IS A COMBINATION OF A SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025 AND DESIGN PLANS BY KIMLE-HORN AND ASSOCIATES, TITLED POOLER SELF-STORAGE FACILITY. BENCHMARK IS NOTED ON SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING BASE INFORMATION PRIOR TO CONSTRUCTION AND COORDINATING ANY DISCREPANCIES WITH THE ENGINEER OF RECORD.
- 6) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13051C0107H, DATED 08.16.2018.
- 7) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

LEGEND

- +++++ DEMOLISH EXISTING CURB/GUTTER
- DEMOLISH EXISTING UTILITIES

KEY NOTES

- 1) REMOVE EXISTING CURB & GUTTER
- 2) CONTRACTOR TO DEMO EXISTING 2" WATER LINE PAST POINT OF CBA CONNECTION. NEW 2" SERVICE LINE FROM POOLER PARKWAY TO BE PROVIDED TO EXISTING LIFT STATION VIA PLAN BY OTHERS PULLING TAP FROM MAIN ON POOLER PARKWAY.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**  
a PAPER-DAWSON company  
© 2026 GASKINS + LECRAW  
3475 CORPORATE WAY  
SUITE A  
DULUTH, GA 30096  
PHONE - 678.546.8100  
www.gaskinslecraw.com  
PEF008127

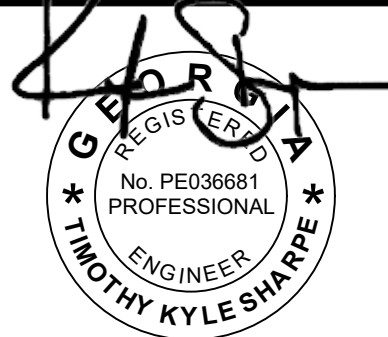
REVISIONS:

| NO. | DATE     | BY  | CHKD | REVISION                  |
|-----|----------|-----|------|---------------------------|
| 1   | 05/28/26 | TKS |      | CITY COMMENTS #1          |
| 2   | 07/22/26 | TKS |      | CITY COMMENTS #2          |
| 3   | 08/06/26 | NCC |      | CBA CONSTRUCTION COMMENTS |

CLIENT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
500 HALLIDAY DRIVE  
MORGAN FAMILY TRACT LOT R3E  
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

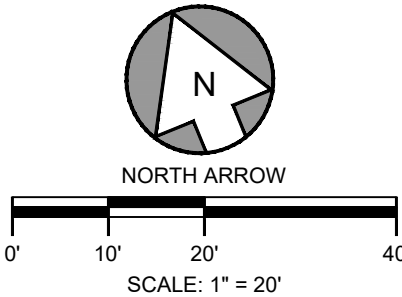


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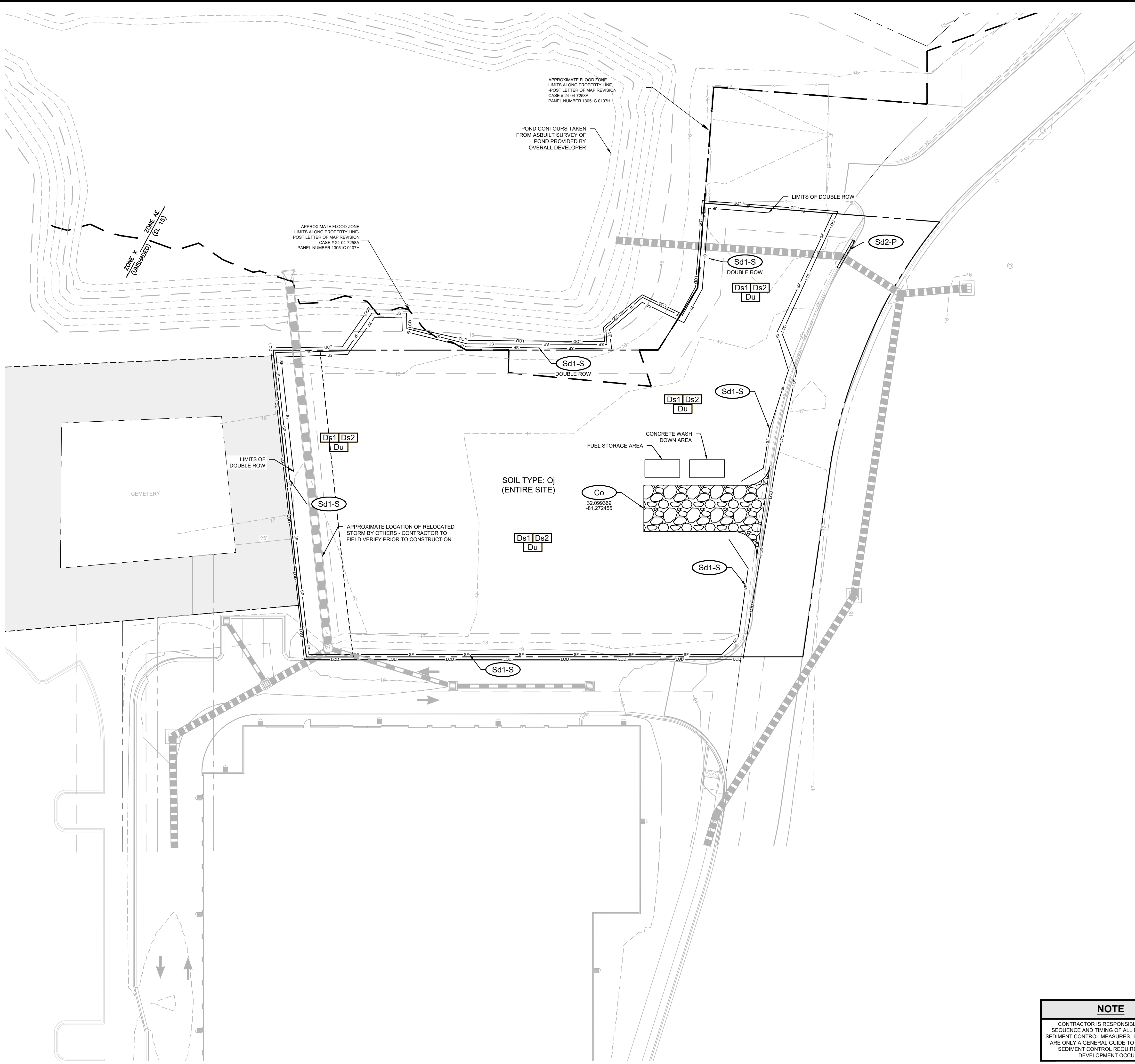
|              |                |
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| DRAWN BY:    | CWH            |
| DESIGNED BY: | NCC            |
| REVIEWED BY: | TKS            |
| JOB #:       | 01860056       |
| DATE:        | MARCH 20, 2026 |

DEMOLITION PLAN

C-1.0



Drawing name: C:\Users\ndchapman\Gaskins+LeCraw\Dropbox\Shared\Foldera\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR01860056 - 03 - ESFC.dwg ESFC PLAN - PHASE 1 Aug 06, 2026 2:35pm by: ndchapman



**NOTE**

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

**GENERAL EROSION CONTROL NOTES**

- 1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.
- 2.) BOUNDARY & TOPOGRAPHIC SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025. BENCHMARK IS NOTED ON SURVEY.
- 3.) SOIL TYPES FOR ENTIRE DISTURBED AREA IS OJ PER NRCS WEB SOIL SURVEY.
- 4.) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- 5.) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL 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. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 6.) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 FULL VOLUME.
- 7.) MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 0.82 ACRES  
TOTAL DISTURBED AREA = 0.7 ACRES

**CERTIFICATION STATEMENT**

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

I CERTIFY UNDER PENALTY OF THE LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

*Timothy Kyle Sharpe*  
GEORGIA LICENSED PROFESSIONAL (SIGN) 8/6/26  
DATE

TIMOTHY KYLE SHARPE  
GEORGIA LICENSED PROFESSIONAL (PRINT)

PE036681  
GEORGIA PE#  
0000065749  
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

**24 HOUR CONTACT**

AUSTIN WORTHY  
713.560.8172  
CBH PROPERTIES POOLER, LLC

**PRIMARY PERMITTEE**

CBH PROPERTIES POOLER, LLC  
17725 KATY FREEWAY, SUITE 200  
HOUSTON, TEXAS 77094  
217.494.0553  
CONTACT:  
TIMOTHY GEIGER  
TIMOTHY.GEIGER@CBAC.COM

**SOIL SERIES**

OJ: OCILLA COMPLEX  
(HYDROLOGIC SOIL GROUP B/D)

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION

TIMOTHY KYLE SHARPE  
**Level II Certified Design Professional**

CERTIFICATION NUMBER 0000065749  
ISSUED: 02.17.2024 EXPIRES: 02.17.2027

| BYPASS AREA NO. 1              |             |                      |  |
|--------------------------------|-------------|----------------------|--|
| Disturbed Area to Silt Fence = | 30,492 SF = | 0.7 AC               |  |
| LF of Silt Fence Required =    | 280 LF      | (100 LF per 0.25 AC) |  |
| LF of Silt Fence Provided =    | 280 LF      |                      |  |
| Silt Fence Storage Capacity =  | 0.70 AC =   | 1,266 CF             |  |

| EROSION CONTROL LEGEND |                                                   |            |       |                                                       |            |
|------------------------|---------------------------------------------------|------------|-------|-------------------------------------------------------|------------|
| CODE                   | PRACTICE                                          | MAP SYMBOL | CODE  | PRACTICE                                              | MAP SYMBOL |
| Ds1                    | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) |            | Ds2   | DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) |            |
| Du                     | DUST CONTROL ON DISTURBED AREAS                   |            | Sd1-S | SEDIMENT BARRIER (SENSITIVE)                          |            |
| Co                     | CONSTRUCTION EXIT                                 |            |       |                                                       |            |

PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**  
a PAPER-DAWSON company  
© 2026 GASKINS + LECRAW  
3475 CORPORATE WAY  
SUITE A  
DULUTH, GA 30096  
PHONE - 678.546.8100  
www.gaskinslecraw.com  
PEF008127

**REVISIONS:**

| NO. | DATE     | BY  | CHKD. | REVISION |
|-----|----------|-----|-------|----------|
| 1   | 08/06/26 | TKS |       |          |
| 2   | 07/22/26 | NCC |       |          |
| 3   | 05/28/26 | CWH |       |          |

**CLIENT**  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

**PROJECT**  
CHRISTIAN BROTHERS AUTOMOTIVE  
500 HALLIDAY DRIVE  
MORGAN FAMILY TRACT LOT R3E  
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

**SEAL:**

*Timothy Kyle Sharpe*  
No. PE036681  
PROFESSIONAL  
ENGINEER  
TIMOTHY KYLE SHARPE

8/6/2026

**CALL BEFORE YOU DIG**

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

**SCALE & NORTH ARROW:**

**DESIGN INFO:**

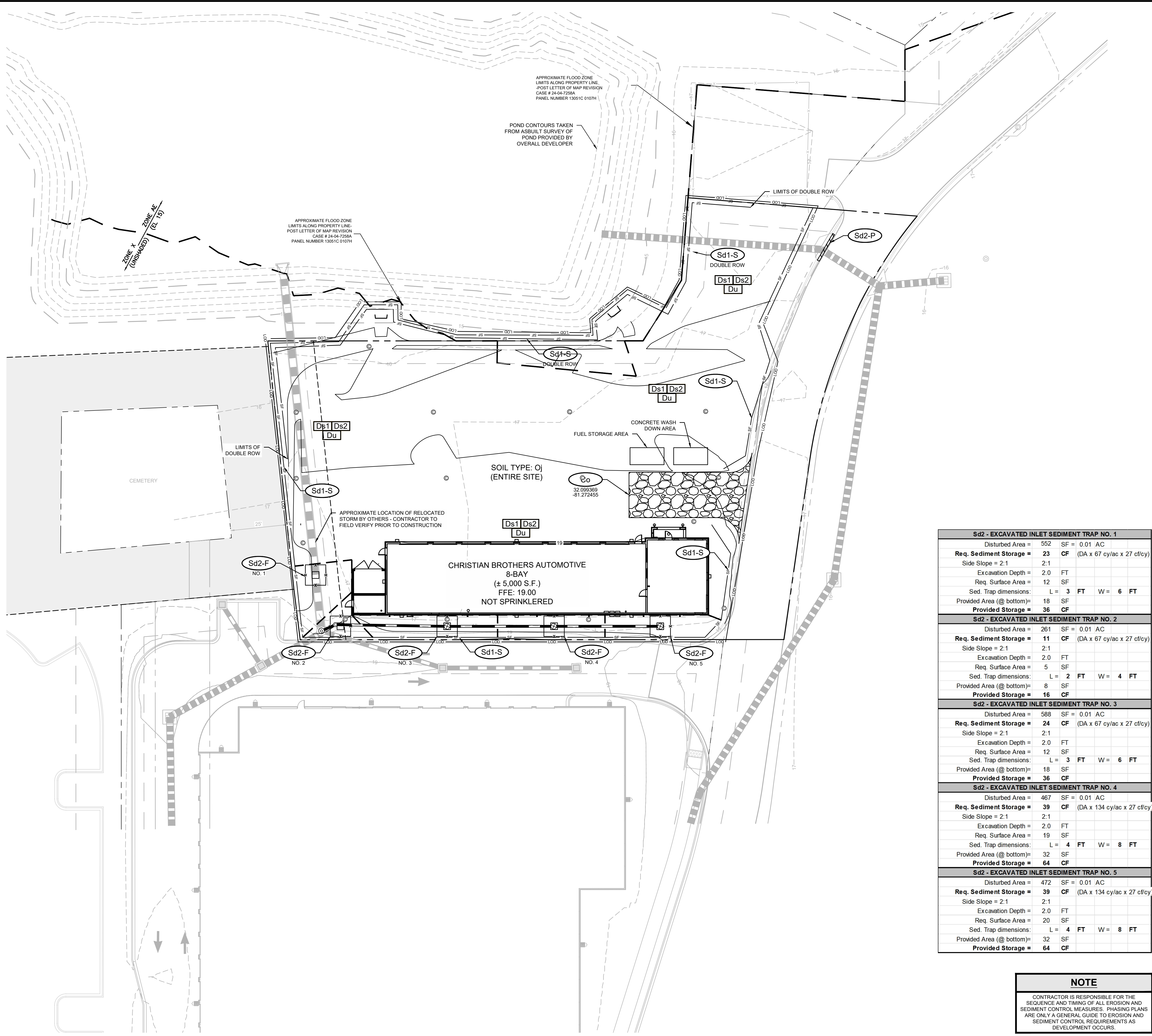
DRAWN BY: CWH  
DESIGNED BY: NCC  
REVIEWED BY: TKS  
JOB #: 01860056  
DATE: MARCH 20, 2026

**ESPC PLAN - PHASE 1**

**C-2.0**



Drawing name: C:\Users\ndchapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACACADD\CONSTR01860056 - 03 - ESPC.dwg ESPC PLAN - PHASE 2 Aug 06, 2026 2:35pm by: ndchapman



36

GENERAL EROSION CONTROL NOTES

1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.

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TOTAL DISTURBED AREA = 0.7 ACRES

1213

CERTIFICATION STATEMENT

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I CERTIFY UNDER PENALTY OF THE LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

8/6/26

DATE

8/6/26

DATE

GEORGIA LICENSED PROFESSIONAL (SIGN)

GEORGIA LICENSED PROFESSIONAL (PRINT)

PE036681

GEORGIA PE#

0000065749

GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

24 HOUR CONTACT

AUSTIN WORTHY  
713.560.8172  
CBH PROPERTIES POOLER, LLC

PRIMARY PERMITTEE

CBH PROPERTIES POOLER, LLC  
17725 KATY FREEWAY, SUITE 200  
HOUSTON, TEXAS 77094  
217.484.0553  
CONTACT:  
TIMOTHY GEIGER  
TIMOTHY.GEIGER@CBAC.COM

47

SOIL SERIES

OJ: OCILLA COMPLEX  
(HYDROLOGIC SOIL GROUP B/D)

2

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

TIMOTHY KYLE SHARPE

Level II Certified Design Professional

CERTIFICATION NUMBER

0000065749

ISSUED

02.17.2024

EXPIRES

02.17.2027

| Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 1 |     |      |                             |     |   |    |
|-------------------------------------------|-----|------|-----------------------------|-----|---|----|
| Disturbed Area =                          | 552 | SF = | 0.01                        | AC  |   |    |
| Req. Sediment Storage =                   | 23  | CF   | (DA x 67 cy/ac x 27 cf/cy)  |     |   |    |
| Side Slope = 2:1                          | 2.1 |      |                             |     |   |    |
| Excavation Depth =                        | 2.0 | FT   |                             |     |   |    |
| Req. Surface Area =                       | 12  | SF   |                             |     |   |    |
| Sed. Trap dimensions:                     | L = | 3    | FT                          | W = | 6 | FT |
| Provided Area (@ bottom)=                 | 18  | SF   |                             |     |   |    |
| Provided Storage =                        | 36  | CF   |                             |     |   |    |
| Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 2 |     |      |                             |     |   |    |
| Disturbed Area =                          | 261 | SF = | 0.01                        | AC  |   |    |
| Req. Sediment Storage =                   | 11  | CF   | (DA x 67 cy/ac x 27 cf/cy)  |     |   |    |
| Side Slope = 2:1                          | 2.1 |      |                             |     |   |    |
| Excavation Depth =                        | 2.0 | FT   |                             |     |   |    |
| Req. Surface Area =                       | 5   | SF   |                             |     |   |    |
| Sed. Trap dimensions:                     | L = | 2    | FT                          | W = | 4 | FT |
| Provided Area (@ bottom)=                 | 8   | SF   |                             |     |   |    |
| Provided Storage =                        | 16  | CF   |                             |     |   |    |
| Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 3 |     |      |                             |     |   |    |
| Disturbed Area =                          | 588 | SF = | 0.01                        | AC  |   |    |
| Req. Sediment Storage =                   | 24  | CF   | (DA x 67 cy/ac x 27 cf/cy)  |     |   |    |
| Side Slope = 2:1                          | 2.1 |      |                             |     |   |    |
| Excavation Depth =                        | 2.0 | FT   |                             |     |   |    |
| Req. Surface Area =                       | 12  | SF   |                             |     |   |    |
| Sed. Trap dimensions:                     | L = | 3    | FT                          | W = | 6 | FT |
| Provided Area (@ bottom)=                 | 18  | SF   |                             |     |   |    |
| Provided Storage =                        | 36  | CF   |                             |     |   |    |
| Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 4 |     |      |                             |     |   |    |
| Disturbed Area =                          | 467 | SF = | 0.01                        | AC  |   |    |
| Req. Sediment Storage =                   | 39  | CF   | (DA x 134 cy/ac x 27 cf/cy) |     |   |    |
| Side Slope = 2:1                          | 2.1 |      |                             |     |   |    |
| Excavation Depth =                        | 2.0 | FT   |                             |     |   |    |
| Req. Surface Area =                       | 19  | SF   |                             |     |   |    |
| Sed. Trap dimensions:                     | L = | 4    | FT                          | W = | 8 | FT |
| Provided Area (@ bottom)=                 | 32  | SF   |                             |     |   |    |
| Provided Storage =                        | 64  | CF   |                             |     |   |    |
| Sd2 - EXCAVATED INLET SEDIMENT TRAP NO. 5 |     |      |                             |     |   |    |
| Disturbed Area =                          | 472 | SF = | 0.01                        | AC  |   |    |
| Req. Sediment Storage =                   | 39  | CF   | (DA x 134 cy/ac x 27 cf/cy) |     |   |    |
| Side Slope = 2:1                          | 2.1 |      |                             |     |   |    |
| Excavation Depth =                        | 2.0 | FT   |                             |     |   |    |
| Req. Surface Area =                       | 20  | SF   |                             |     |   |    |
| Sed. Trap dimensions:                     | L = | 4    | FT                          | W = | 8 | FT |
| Provided Area (@ bottom)=                 | 32  | SF   |                             |     |   |    |
| Provided Storage =                        | 64  | CF   |                             |     |   |    |

NOTE

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

| BYPASS AREA NO. 1             |        |      |                      |    |
|-------------------------------|--------|------|----------------------|----|
| Disurbed Area to Silt Fence = | 30,492 | SF = | 0.7                  | AC |
| LF of Silt Fence Required =   | 280    | LF   | (100 LF per 0.25 AC) |    |
| LF of Silt Fence Provided =   | 360    | LF   |                      |    |
| Silt Fence Storage Capacity = | 0.90   | AC = | 1,628                | CF |

| EROSION CONTROL LEGEND |                                                   |            |       |                                                                   |            |
|------------------------|---------------------------------------------------|------------|-------|-------------------------------------------------------------------|------------|
| CODE                   | PRACTICE                                          | MAP SYMBOL | CODE  | PRACTICE                                                          | MAP SYMBOL |
| Ds1                    | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) | Ds1        | Ds2   | DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)             | Ds2        |
| Du                     | DUST CONTROL ON DISTURBED AREAS                   | Du         | Sd1-S | SEDIMENT BARRIER (SENSITIVE)                                      | Sd1-S      |
| Co                     | CONSTRUCTION EXIT                                 | Co         | Sd2-F | TEMPORARY INLET SEDIMENT TRAP (FILTER FABRIC W/ SUPPORTING FRAME) | Sd2-F      |

PREPARED IN THE OFFICE OF:

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SUITE A

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8

REVISIONS:

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|-------------|------|----|---------|
| 1   |             |      |    |         |
| 2   |             |      |    |         |
| 3   |             |      |    |         |

CLIENT

CHRISTIAN BROTHERS AUTOMOTIVE

17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

PROJECT

CHRISTIAN BROTHERS AUTOMOTIVE

500 HALLIDAY DRIVE

MORGAN FAMILY TRACT LOT R3E

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL:

8/6/2026

8/6/2026

811

Know what's below.

Call before you dig.

SCALE & NORTH ARROW:

37

N

NORTH ARROW

0' 10' 20' 40'

SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY:

CWH

DESIGNED BY:

NCC

REVIEWED BY:

TKS

JOB #:

01860056

DATE:

MARCH 20, 2026

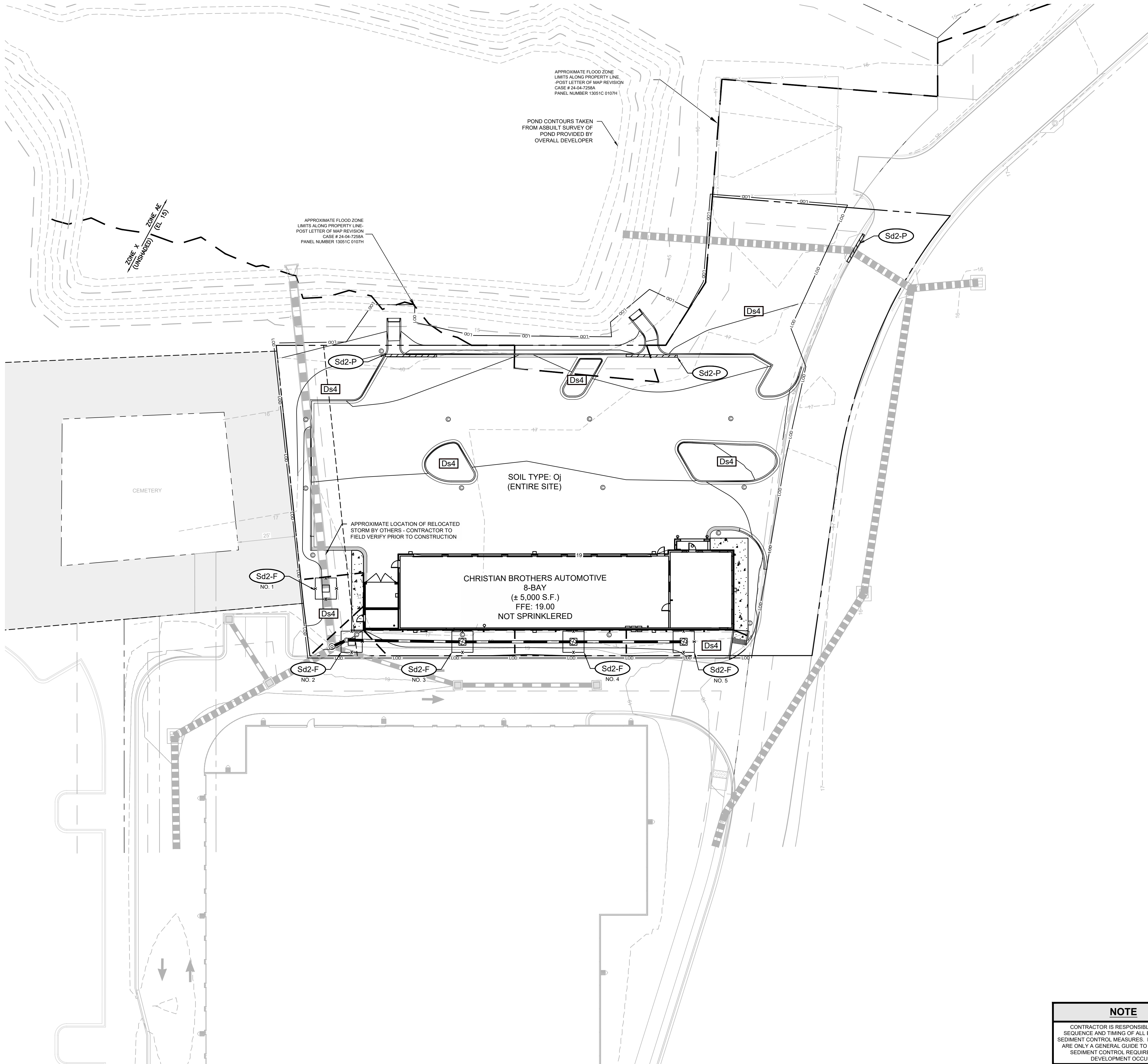
ESPC PLAN - PHASE 2

C-2.1

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Drawing name: C:\Users\chapman\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\01860056 - CBA - Pooler - GACADD\CONSTR01860056 - 03 - ESPC.dwg ESPC PLAN - PHASE 3 Aug 06, 2026 2:35pm by: nchapman



**NOTE**

CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE AND TIMING OF ALL EROSION AND SEDIMENT CONTROL MEASURES. PHASING PLANS ARE ONLY A GENERAL GUIDE TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AS DEVELOPMENT OCCURS.

**GENERAL EROSION CONTROL NOTES**

- 1.) ALL BEST MANAGEMENT PRACTICES ARE TO BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION EROSION AND SEDIMENT CONTROL STANDARDS.
- 2.) BOUNDARY & TOPOGRAPHIC SURVEY BY SHUPE SURVEYING COMPANY, P.C., DATED 10.07.2025. BENCHMARK IS NOTED ON SURVEY.
- 3.) SOIL TYPES FOR ENTIRE DISTURBED AREA IS OJ PER NRCS WEB SOIL SURVEY.
- 4.) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- 5.) EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL 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. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 6.) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, AS REQUIRED, INDICATING THE 1/3 FULL VOLUME.
- 7.) MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 8.) WASHOUT OF CONCRETE DRUM AT CONSTRUCTION SITE IS PROHIBITED AND NOT ALLOWED IN WASH AREAS.

TOTAL SITE AREA = 0.82 ACRES  
TOTAL DISTURBED AREA = 0.7 ACRES

**CERTIFICATION STATEMENT**

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

I CERTIFY UNDER PENALTY OF THE LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

UPON THE INSTALLATION OF THE PHASE 1 EROSION CONTROL MEASURES, I WILL VISIT THE SITE TO PERFORM THE INSPECTION CERTIFICATION WITHIN 7 DAYS, ONCE NOTIFIED BY THE CONTRACTOR.

**GEORGIA LICENSED PROFESSIONAL (SIGN)** **8/6/26**  
**DATE**

**GEORGIA LICENSED PROFESSIONAL (PRINT)**  
TIMOTHY KYLE SHARPE  
GEORGIA LICENSED PROFESSIONAL (PRINT)

PE036681  
GEORGIA PE#  
0000065749  
GEORGIA EROSION CONTROL LEVEL 2 CERTIFICATION 3

**24 HOUR CONTACT**

AUSTIN WORTHY  
713.560.8172  
CBH PROPERTIES POOLER, LLC

**PRIMARY PERMITTEE**

CBH PROPERTIES POOLER, LLC  
17725 KATY FREEWAY, SUITE 200  
HOUSTON, TEXAS 77094  
217.494.0553  
CONTACT:  
TIMOTHY GEIGER  
TIMOTHY.GEIGER@CBAC.COM

**SOIL SERIES**

Oj: OCILLA COMPLEX  
(HYDROLOGIC SOIL GROUP B/D)

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION

**2**

TIMOTHY KYLE SHARPE  
**Level II Certified Design Professional**

CERTIFICATION NUMBER 0000065749

ISSUED: 02.17.2024 EXPIRES: 02.17.2027

**FINAL STABILIZATION NOTE**

REFER TO LANDSCAPE PLANS BY OTHERS FOR ALL PLANTINGS AND GROUND COVER FOR FINAL STABILIZATION.

| EROSION CONTROL LEGEND |                                                                   |            |      |                                             |            |
|------------------------|-------------------------------------------------------------------|------------|------|---------------------------------------------|------------|
| CODE                   | PRACTICE                                                          | MAP SYMBOL | CODE | PRACTICE                                    | MAP SYMBOL |
| Sd2-F                  | TEMPORARY INLET SEDIMENT TRAP (FILTER FABRIC W/ SUPPORTING FRAME) |            | Ds4  | DISTURBED AREA STABILIZATION (WITH SOODING) |            |
| Sd2-P                  | TEMPORARY INLET SEDIMENT TRAP (CURB INLET PROTECTION)             |            |      |                                             |            |

PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**  
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**REVISIONS:**

| NO. | DATE     | BY  | CHKD. | REVISION |
|-----|----------|-----|-------|----------|
| 1   | 08/06/26 | TKS |       |          |
| 2   | 07/22/26 | NCC |       |          |
| 3   | 05/28/26 | TKS |       |          |

**CLIENT**  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

**PROJECT**  
CHRISTIAN BROTHERS AUTOMOTIVE  
500 HALLIDAY DRIVE  
MORGAN FAMILY TRACT LOT R3E  
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

**SEAL:**

**8/6/2026**

**CALL BEFORE YOU DIG**

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

**SCALE & NORTH ARROW:**

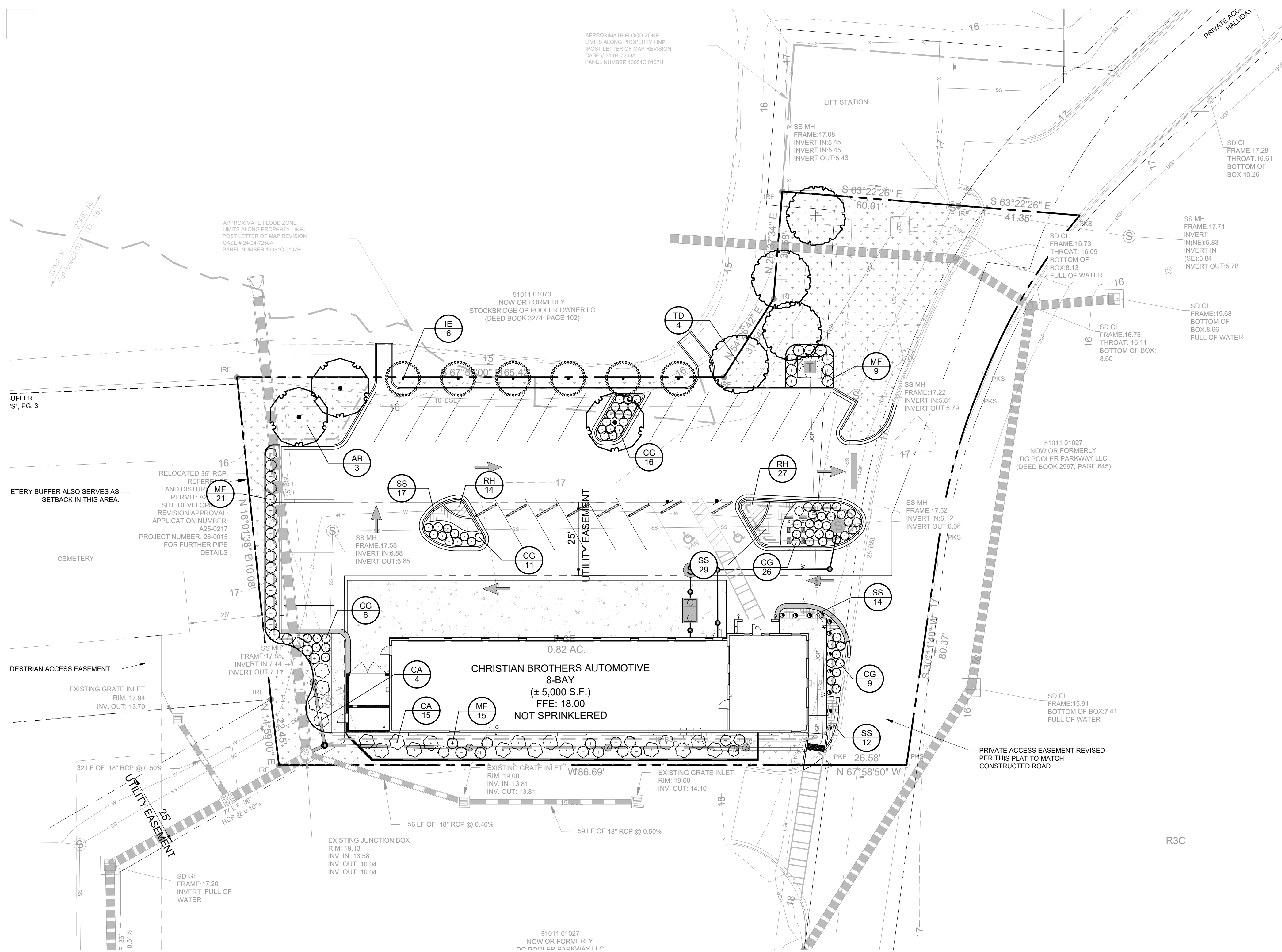
**DESIGN INFO:**

DRAWN BY: CWH  
DESIGNED BY: NCC  
REVIEWED BY: TKS  
JOB #: 01860056  
DATE: MARCH 20, 2026

**ESPC PLAN - PHASE 3**

**C-2.2**





## GENERAL GRADING AND PLANTING NOTES

- 1 BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCHEME OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE  
2 ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- 3 THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN),  
4 IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS. "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF  
5 MULCH) AS INDICATED ON THE GRADING PLANS.
- 6 a. BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF  
7 FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION
- 8 b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE  
9 GEOTECHNICAL REPORT. REPAIR ANY EROSION OR SOIL LOSS THAT OCCURS DURING CONSTRUCTION. REPAIR ANY MULCH SPECIFIED IN THE  
10 REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND  
11 ELIMINATE PONDING POTENTIAL
- 12 c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH  
13 GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE  
14 ESTABLISHED.
- 15 d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL  
16 AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPE THE SOIL SURFACE TO MEET  
17 FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- 18 e. ENSURE THAT THE FINISH GRADE IN WALK AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL  
19 AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING  
20 PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- 21 f. SUBMIT TO ANY CONSULTING ENGINEER'S PREPARATION OF THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND  
22 ACTUAL CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL  
23 CONTRACTOR, AND OWNER.
- 24 ALL PLANT LOCATIONS AND QUANTITIES: ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING.  
25 THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (IE., MINIMUM PLANT QUANTITIES,  
26 PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- 27 a. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR  
28 GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE  
29 PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- 30 b. IF ANY PLANT SPECIES OR CULTIVAR IS NOT LISTED IN THE LANDSCAPE ARCHITECT'S PLANT LIST, THE LANDSCAPE ARCHITECT, IF SOME OF THE  
31 PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS)
- 32 c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL  
33 PROVIDE THE LANDSCAPE ARCHITECT WITH A REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO  
34 THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 35 d. CONTRACTOR SHALL PROVIDE AND INSTALL SOIL SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND  
36 SHALL PROVIDE WAYSIDE VEGETATION AND PLANTINGS AS SPECIFIED IN THE PLANS. PLANTINGS SHALL BE ACCEPTED BY THE OWNER.
- 37 e. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS  
38 FOR CONDITIONS OF THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.  
39 AFTER ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE,  
40 WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
- 41 f. IF THE FLORA IS UNABLE TO SURVIVE, THE CONTRACTOR SHALL RE-PLANT AND MAINTAIN THE FLORA UNTIL IT IS ABLE TO SURVIVE.
- 42 g. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

## ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

## MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

## PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

## IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE SENSORS ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

## LANDSCAPE CALCULATIONS

JURISDICTION:  
ZONING DISTRICT:  
ADJACENT ZONING:  
TOTAL SITE AREA:

CITY OF POOLER  
PUD (MORGAN FAMILY TRACT)  
PUD (MORGAN FAMILY TRACT)  
0.82 ACRES (35,719 S.F.)

## PARKING LOT COVERAGE

PARKING SPACES  
ISLANDS REQUIRED  
ISLANDS PROVIDED  
TREES REQUIRED  
TREES PROVIDED  
\* TWO TREES PROVIDED

30 TOTAL SPACES  
3 ISLANDS (1 PER 12 SPACES)  
3 ISLANDS  
3 TREES (1 TREE PER REQ'D ISLAND)  
3 TREES\*  
ITY CONFLICTS

## TREE COVERAGE

TREES REQUIRED  
TREES PROVIDED

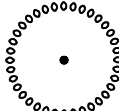
13 TREES (15 TREES PER ACRE)  
13 TREES

## GENERAL LANDSCAPING & SCREENING

INCORPORATE: NATIVE VEGETATION, DUMPSTER  
AND PARKING AREA SCREENING.

PROVIDED

## PLANT SCHEDULE

| <u>SYMBOL</u>                                                                         | <u>CODE</u> | <u>BOTANICAL / COMMON NAME</u>                                      | <u>CONT.</u> | <u>MIN. SIZE</u> | <u>QTY</u>     |            |
|---------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------|--------------|------------------|----------------|------------|
| TREES                                                                                 |             |                                                                     |              |                  |                |            |
|    | AB          | ACER BUERGERIANUM<br>TRIDENT MAPLE                                  | CONT. OR B&B | 2" CAL.          | 3              |            |
|    | IE          | ILEX X ATTENUATA 'EAST PALATKA'<br>EAST PALATKA HOLLY               | CONT. OR B&B | 2" CAL.          | 6              |            |
|    | TD          | TAXODIUM DISTICHUM<br>BALD CYPRESS                                  | CONT. OR B&B | 2" CAL.          | 4              |            |
| SHRUBS                                                                                |             |                                                                     |              |                  |                |            |
|    | CA          | CALLICARPA AMERICANA<br>AMERICAN BEAUTYBERRY                        | CONT.        | 3 GAL.           | 19             |            |
|   | CG          | CLINOPODIUM GEORGIANUM<br>GEORGIA CALAMINT                          | CONT.        | 3 GAL., FULL     | 68             |            |
|  | MF          | MORELLA CERIFERA 'PUMILA'<br>DWARF WAX MYRTLE                       | CONT.        | 3 GAL., FULL     | 45             |            |
| <u>SYMBOL</u>                                                                         | <u>CODE</u> | <u>BOTANICAL / COMMON NAME</u>                                      | <u>CONT.</u> | <u>MIN. SIZE</u> | <u>SPACING</u> | <u>QTY</u> |
| PERENNIALS                                                                            |             |                                                                     |              |                  |                |            |
|  | RH          | RUDBECKIA HIRTA<br>BLACK-EYED SUSAN                                 | CONT.        | 1 GAL.           | 18" o.c.       | 41         |
|  | SS          | SALVIA COCCINEA<br>SCARLET SAGE                                     | CONT.        | 1 GAL.           | 24" o.c.       | 72         |
| <u>SYMBOL</u>                                                                         | <u>CODE</u> | <u>BOTANICAL / COMMON NAME</u>                                      | <u>NOTES</u> |                  | <u>QTY</u>     |            |
| SOD/SEED                                                                              |             |                                                                     |              |                  |                |            |
|  | TRF         | CYNODON DACTYLON X TRANSVAALENSIS<br>'DT-1'<br>TIFTUF™ BERMUDAGRASS | SOD          |                  | 6,415 SF       |            |

NOTE:  
TREES SHALL NOT BE PLANTED WITHIN 10 FEET  
OF ANY UNDERGROUND UTILITY OR STORM DRAIN



## REVISIONS

| REV # | DATE | DRAWN BY | CHECKED BY |
|-------|------|----------|------------|
| 1     |      |          |            |

CLIENT  
CHRISTIAN BROTHERS AUTOMOTIVE  
17725 KATY FREEWAY, SUITE 200, HOUSTON, TEXAS 77094

**PROJECT**  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
500 HALLIDAY DRIVE  
MORGAN FAMILY TRACT LOT R3E  
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

SEAL



5/11/2020

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SCALE &amp; NORTH ARROW



DESIGN INFO:

|              |           |
|--------------|-----------|
| DRAWN BY:    | SM        |
| DESIGNED BY: | SM        |
| REVIEWED BY: | SW        |
| JOB #:       | 0186005   |
| DATE:        | 03-24-202 |

LANDSCAPE PLAN

# LP-1



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLENDS OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT BY WEIGHT 30 TO 55 PERCENT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMIENSM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC DRINKABLES OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
    - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, GRIEL (GCE) LINE, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
    - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
    - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
    - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      - iv. IRON SULFATE - 2 LBS. PER CU. YD.
  5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
    - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
    - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
  6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

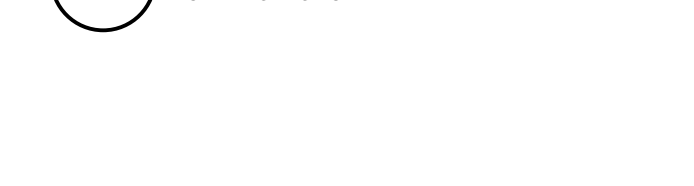
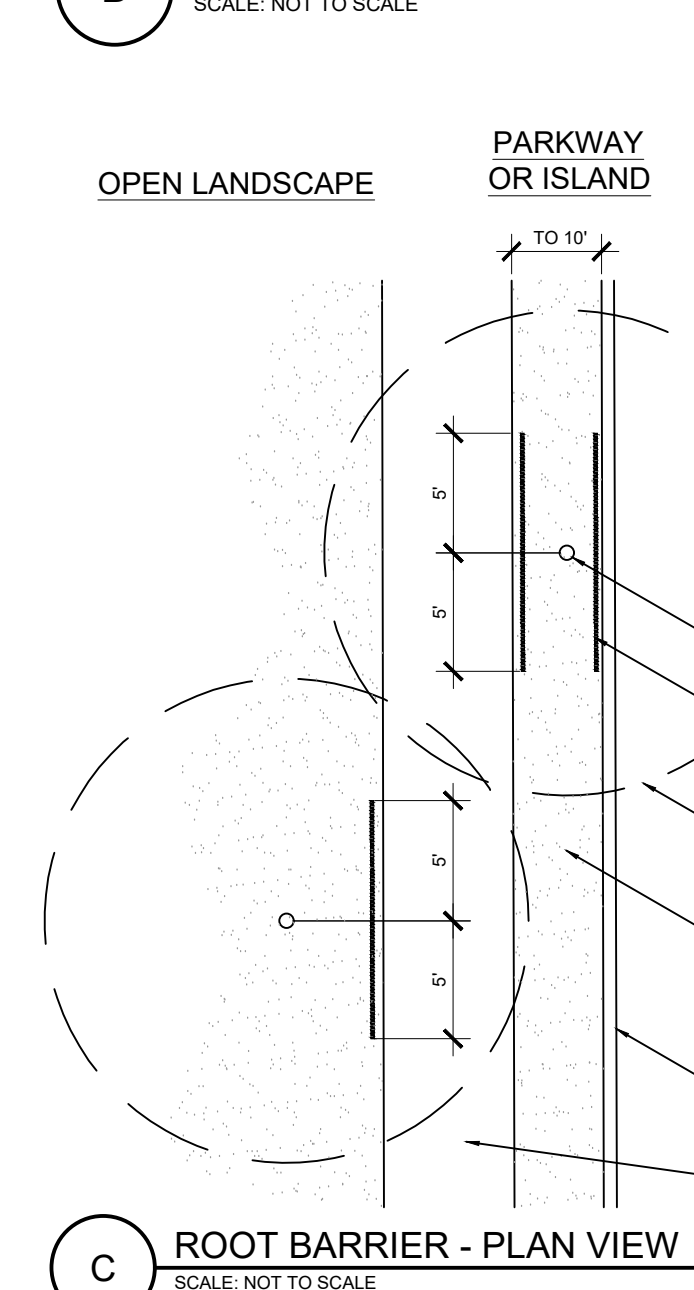
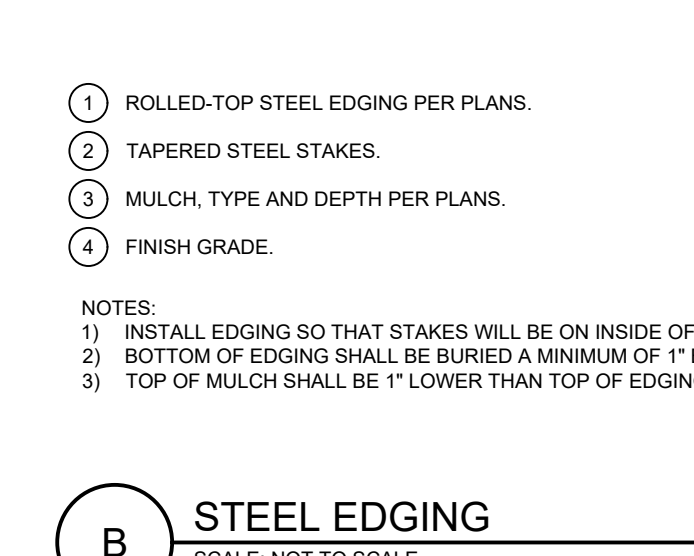
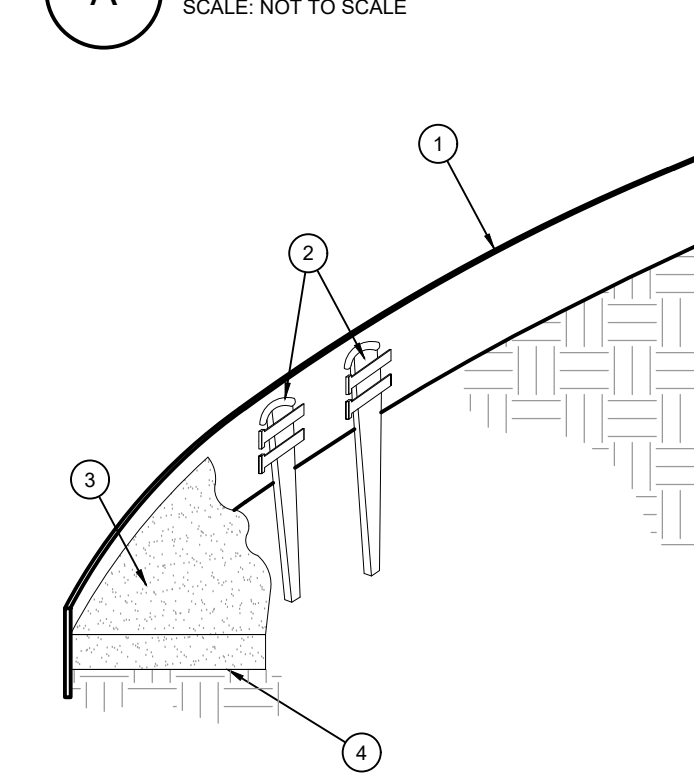
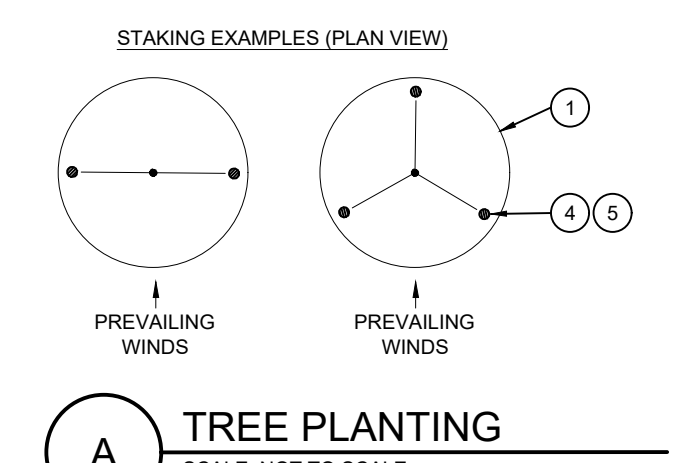
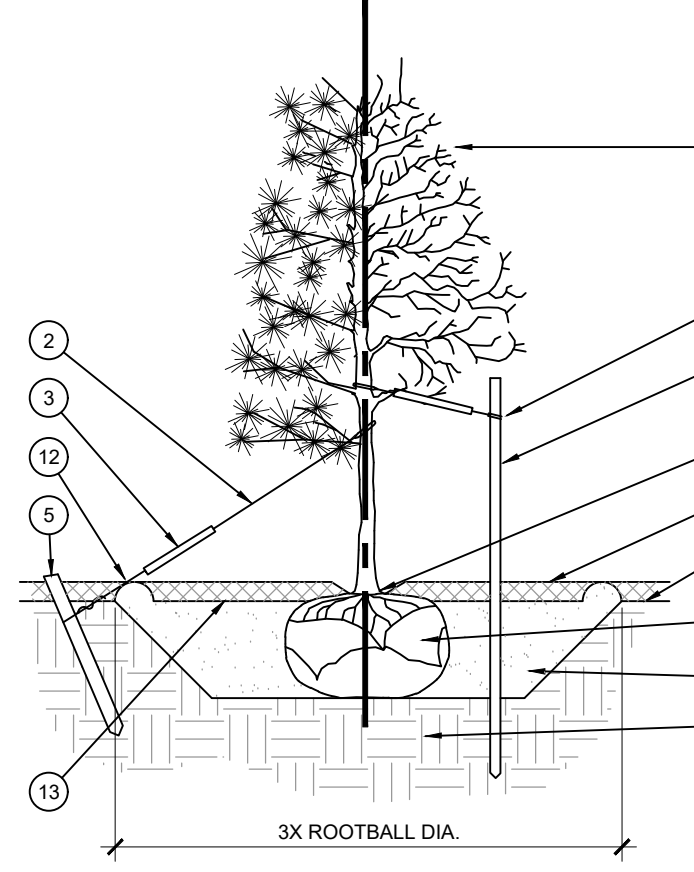
SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
  2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
  3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
  4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST-HEIGHT (4.5 ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PATCHES.
  4. TREE PLANTING:
    1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND A MINIMUM TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
    2. FOR CONTAINER AND B&B TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
    3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
    4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THAT ON-SITE.
    5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      - a. 1"-2" TREES TWO STAKES PER TREE
      - b. 2-1/2"-4" TREES THREE STAKES PER TREE
      - c. TREES OVER 4" CALIPER GUY AS NEEDED
      - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
    7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
1. DID THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
1. TURF-HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. WINTER MIX (OCTOBER 1 - MARCH 31)
      - 50# CELLULOSE FIBER MULCH
      - 1# UNHILLED BERMUDA SEED
      - 2# ANNUAL RYE SEED
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - b. SUMMER MIX (APRIL - SEPTEMBER 30)
      - 50# CELLULOSE FIBER MULCH
      - 2# HILLED BERMUDA SEED
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
  2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. GENERAL
      - 50# CELLULOSE FIBER MULCH
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - SEED RATE PER LEGEND

- G. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDING AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
  2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. 50# CELLULOSE FIBER MULCH
    - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - 4# ORGANIC BINDER
- H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
  2. APPLY MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVED/PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN AN INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
  3. THE LANDSCAPE CONTRACTOR SHALL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. ROOT FLARE TO BE VISIBLE AT TIME OF PLANTING. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
  3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
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  2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1-2\"/>

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|             |           |                  |      |   |
|-------------|-----------|------------------|------|---|
| Project     | Catalog # | ISWSA1D740USL4BK | Type | F |
| Prepared by | Notes     |                  | Date |   |



## McGraw-Edison

### Impact Elite LED

#### Wall Mount Luminaire

#### Typical Applications

Outdoor - Wall Mount - Walkways

#### Product Certifications



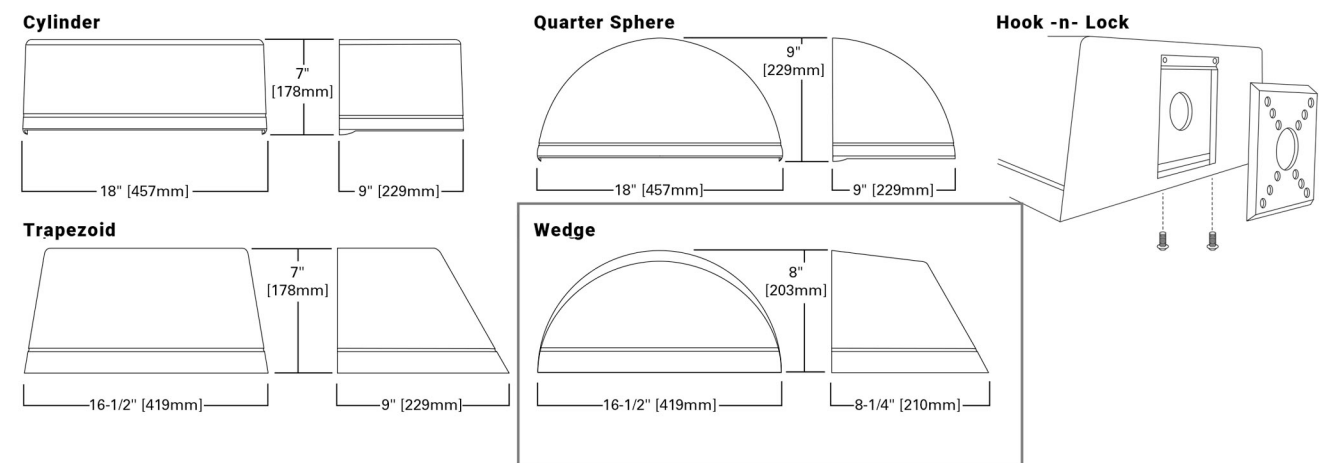
#### Connected Systems

- Enlighted
- WaveLinx

#### Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

#### Dimensional Details



Conceptual assembly drawing, subject to Engineering verification by factory.



|                 |                                        |       |    |
|-----------------|----------------------------------------|-------|----|
| Catalog Number: | 1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK | Type: | G1 |
|-----------------|----------------------------------------|-------|----|

Customer Approval:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### FIXTURE: 1W-E250LED

The E250 / E260 Euro Series is a small scale, contemporary architectural fixture design. The E250 provides an LED roof mounted light source. The E260 is provided with a clear or frosted acrylic tapered cylindrical molded diffuser with vertical direct optics. All are provided with tool-less access for ease of maintenance.

#### LIGHT SOURCE: -1RND35T5-MDL03-/FL

Array: 1RND (26 LEDs, 31 Watts) (1RND)  
Color Temp: 3500K (35)  
Type 5 (T5)  
Distribution: Multi-Volt Dimmable Low-Range Driver-120-277V (MDL03)  
Lens: Flat Acrylic Lens Open Body (FL) (FL)

#### WALL BRACKET: 50DWB

#### FINISH: BK

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

|             |           |                          |      |   |
|-------------|-----------|--------------------------|------|---|
| Project     | Catalog # | GLEON SA2C 740 U SL2 HSS | Type | A |
| Prepared by | Notes     |                          | Date |   |



## McGraw-Edison

### GLEON Galleon

#### Area / Site Luminaire

#### Product Features



#### Product Certifications



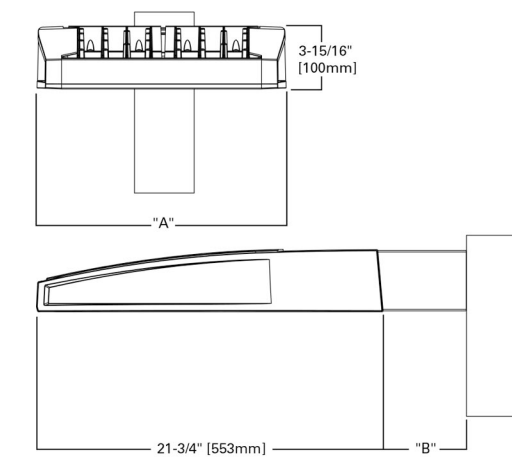
#### Connected Systems

- WaveLinx
- Enlighted

#### Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

#### Dimensional Details



| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Extended Arm Length | "B" OM Arm Length | "B" OHL Length | "B" OHLA Length |
|-------------------------|-----------|-------------------------|-------------------------|-------------------|----------------|-----------------|
| 1-4                     | 15-1/2"   | 7"                      | 10"                     | 10-5/8"           | --             | 16-9/16"        |
| 5-6                     | 21-5/8"   | 7"                      | 10"                     | 10-5/8"           | --             | 16-9/16"        |
| 7-8                     | 27-5/8"   | 7"                      | 13"                     | 10-5/8"           | 10-5/16"       | --              |
| 9-10                    | 33-3/4"   | 7"                      | 16"                     | --                | 10-5/16"       | --              |

#### NOTES

1. Verify all dimensions against factory specifications. Not all product revisions are BIC qualified.  
2. BIC Certified for 2008 CCT and warmer only.



| Symbol | Label | QTY | Catalog Number                         | Description                                                                                                                  | Lamp                                 | Number Lamps | Lumens per Lamp | LLF | Wattage |
|--------|-------|-----|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------|-----------------|-----|---------|
| G1     |       | 2   | 1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK | 1W-E250LED-1RND35T5-MDL03-/FL/50DWB/BK                                                                                       | 26 LED's                             | 1            | 2505            | 1   | 30.8    |
| F      |       | 5   | ISW-SA1D-740-U-SL4                     | IMPACT ELITE LED WEDGE LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS |                                      | 16           | 345             | 1   | 45.2    |
| XT     |       | 3   | XTOR1B                                 | CROSSTOUR 12W WALL MOUNT LED                                                                                                 | EATON LED 5000K                      | 1            | 1417            | 1   | 12.2    |
| A      |       | 1   | GALN-SA3C-740-U-T4FT                   | GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS |                                      | 48           | 436             | 1   | 320     |
| L      |       | 1   | PR820D010 - PR8M12W2MDMW - 4000K       | HALO 8" ROUND DOWNLIGHT, WIDE LENS, MATTE WHITE FINISH                                                                       | (1) HIGH LUMEN LED 80CRI / 4000K CCT | 1            | 2304            | 1   | 22      |

#### Statistics

| Description                    | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|--------------------------------|--------|--------|---------|--------|---------|---------|
| PARKING SPACES AND DRIVE PATHS | ✕      | 2.3 fc | 11.3 fc | 0.0 fc | N/A     | N/A     |
| PROPH LINE                     | +      | 0.6 fc | 5.9 fc  | 0.0 fc | N/A     | N/A     |
| SITE                           | +      | 1.8 fc | 11.3 fc | 0.0 fc | N/A     | N/A     |



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January 7, 2021 11:25 AM

|             |           |                        |      |   |
|-------------|-----------|------------------------|------|---|
| Project     | Catalog # | PR840D010 / PR8M34MDMW | Type | L |
| Prepared by | Notes     |                        | Date |   |



## HALO Commercial

### PR810/PR815/PR820/PR830/PR840 | PR8M12/PR8M34

#### 8-inch LED new construction shallow lensed downlight

#### Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

#### Product Certification



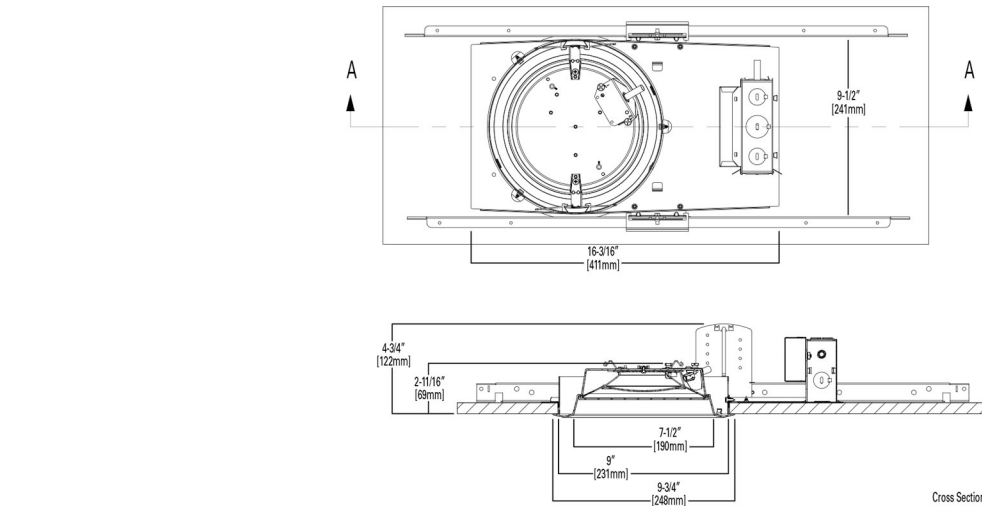
#### Product Features



#### Top Product Features

- New construction downlight; 1,000 to 4,000 lumens
- Medium and Wide interchangeable lens distributions; Wall wash accessory kit option
- Matte White, Matte Black and Matte Metallic Silver finishes
- Selectable color temperatures: 3000K, 3500K and 4000K CCT; 80 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%

#### Dimensional and Mounting Details



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April 12, 2020 9:33 AM

#### DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

#### SPECIFICATION FEATURES

**Construction**  
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

**Optical**  
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

**Electrical**  
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 99% of initial light output after 12,000 hours of operation. The half-inch NPT threaded conduit entry points allow for this branch wiring. Back box is an authorized

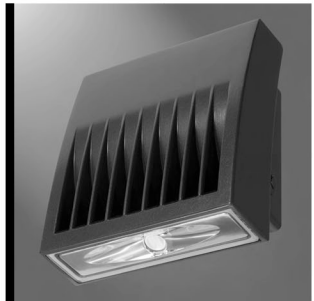
electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

**Finish**  
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

**Warranty**  
Five-year warranty.

## Lumark

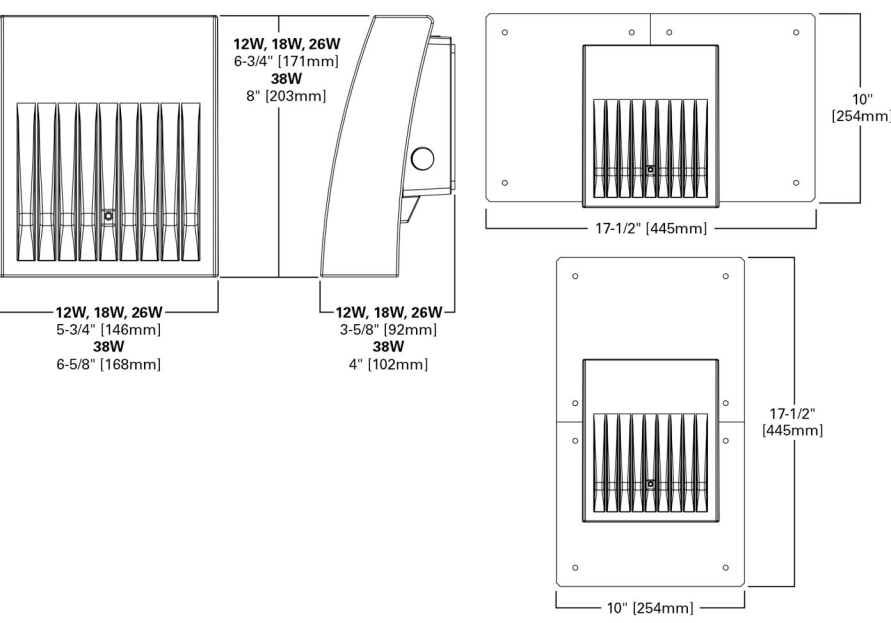
|             |        |      |    |
|-------------|--------|------|----|
| Catalog #   | XTOR1B | Type | XT |
| Project     |        | Date |    |
| Comments    |        |      |    |
| Prepared by |        |      |    |



#### XTOR CROSSTOUR LED

APPLICATIONS:  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

#### DIMENSIONS



**CERTIFICATION DATA**  
Dark Sky Approved (Fixed mount, Full cutoff, and 2000K CCT only)  
UL924 Wet Location Listed  
LM79 LM80 Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingress Protection Rated  
Title 24 Compliant  
DesignLights Consortium™ Qualified\*

**TECHNICAL DATA**  
40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

**EPA**  
Effective Projected Area (Typ.):  
XTOR1B, XTOR2B, XTOR3B-0.34  
XTOR4B-0.46

**SHIPPING DATA:**  
Approximate Net Weight:  
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

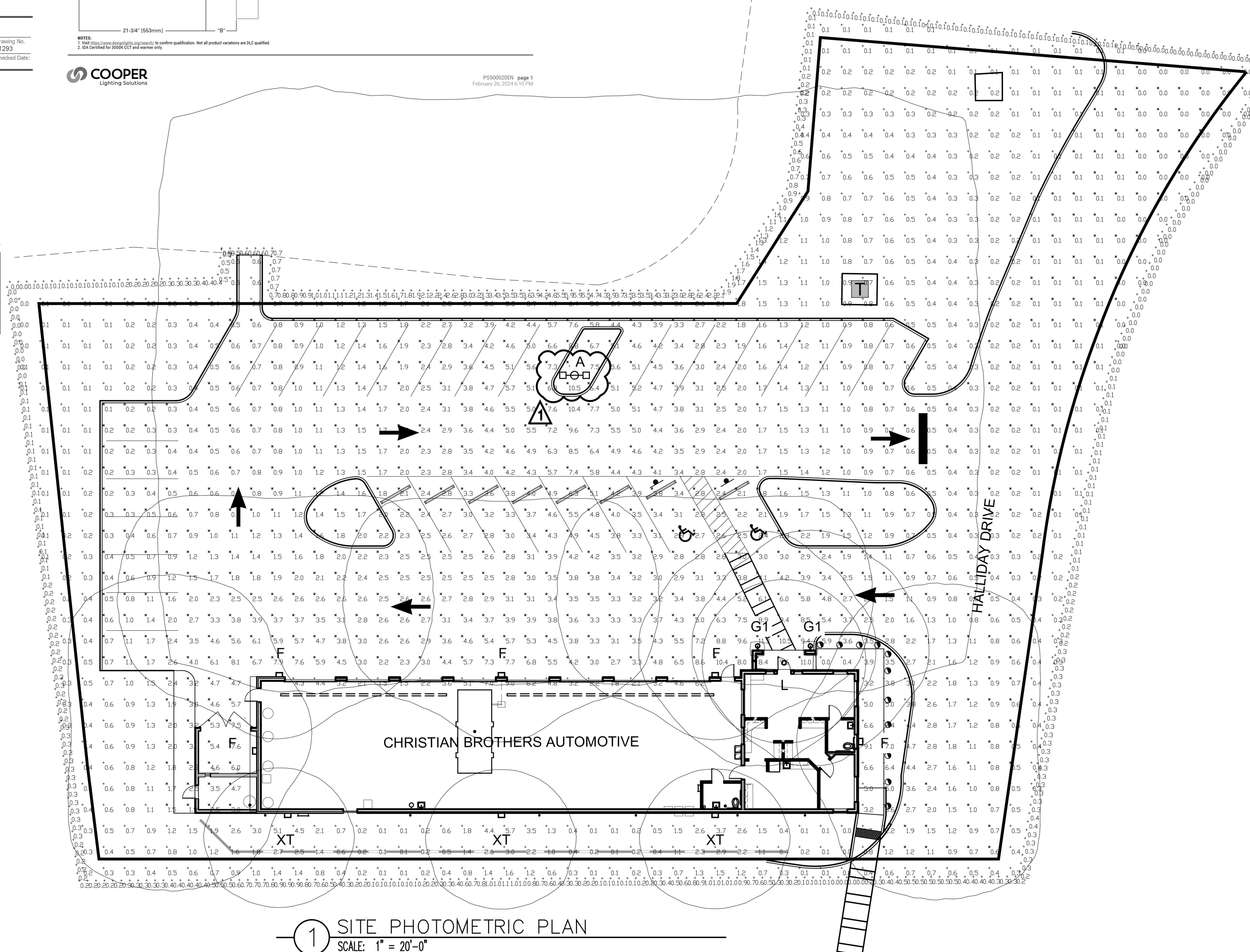
\*www.designlights.org



T0614013EN  
March 12, 2020 9:33 AM

## 1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699

Christian Brothers Automotive  
500 Hailday Dr  
Pooler Pkwy and Pine Barren Rd  
Pooler, GA 31322



## Revisions

3/24/2026 - Issued for Site Plan Submittal

5/14/2026 - Revised for Site Plan Submittal

Project No. 26-XX

Drawn By: Staff

Date: 3/24/26

Sheet Title:

SITE PHOTOMETRIC PLAN

Drawing No.

A-4.2

9LH-02-2026

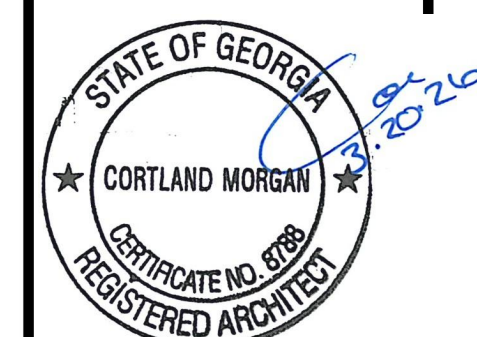


**Christian Brothers  
Automotive**  
Pooler Pkwy and Pine Barren Rd  
Pooler, GA 31322



**Christian Brothers  
Automotive**

17725 Katy Freeway, St. 200  
Houston, TX 77094

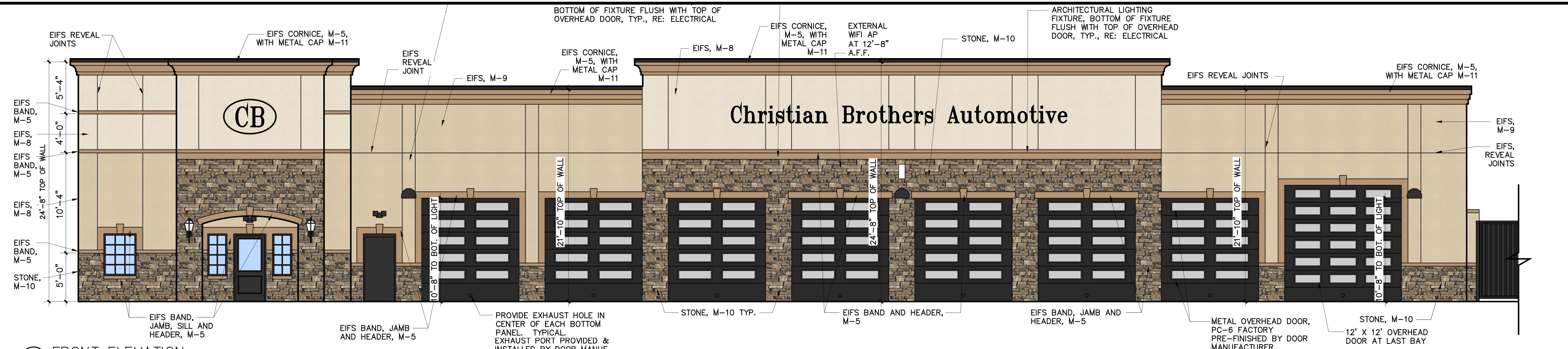


3/24/2026 - Issued for Site Plan  
Submittal

COLOR  
EXTERIOR  
ELEVATIONS

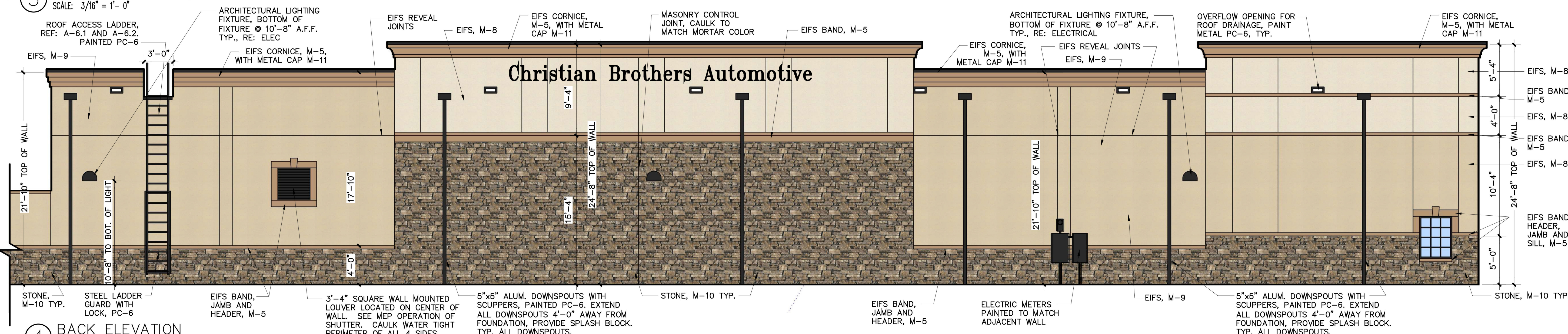
## A-4.1

9LH-02-2026



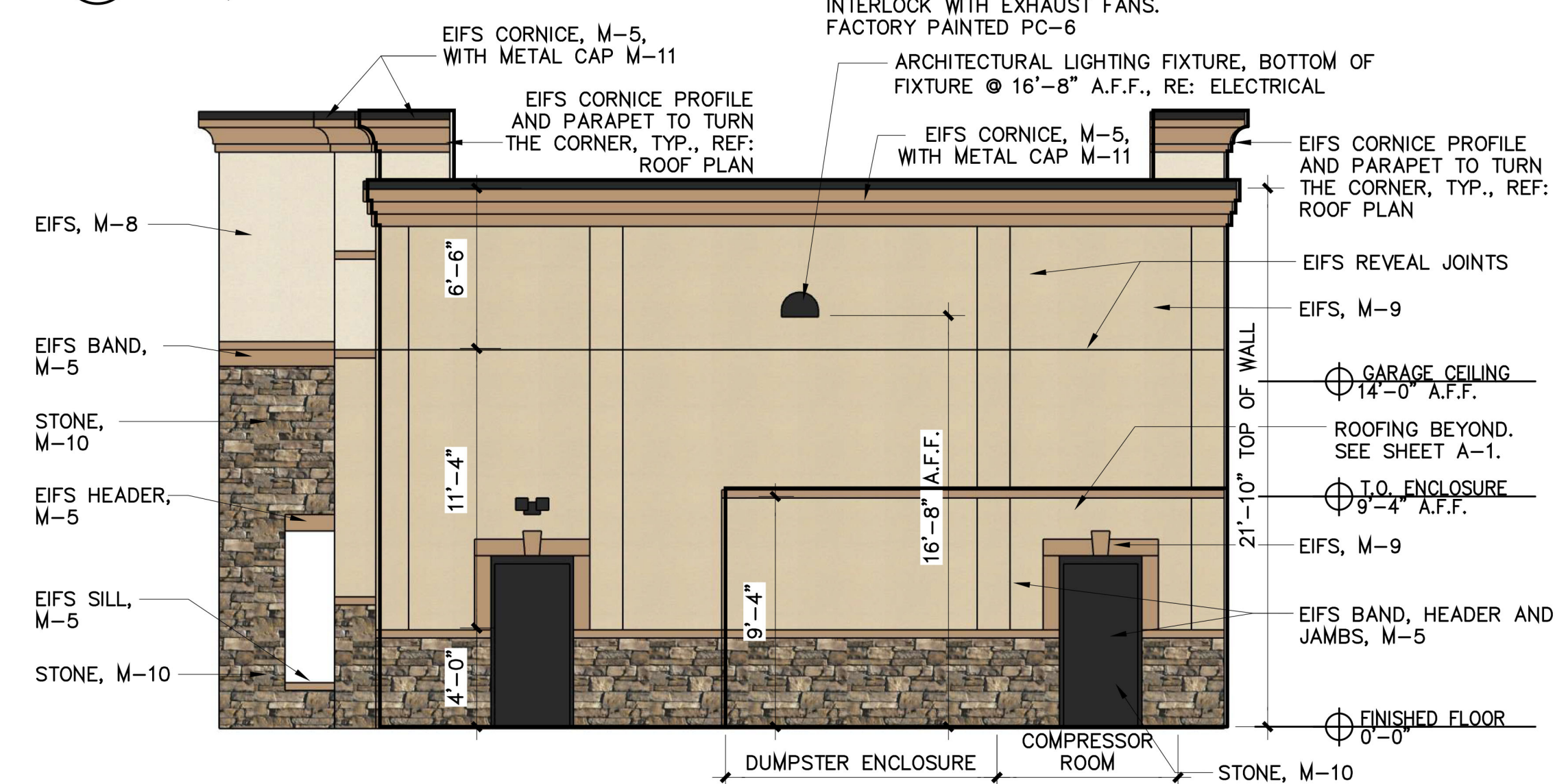
SCALE:  $3/16" = 1' - 0"$

ROOF ACCESS LADDER



1 BACK ELE

4)  $\frac{\text{BACK LEE}}{\text{SCALE: } 3/16" = 1' - 0"}$

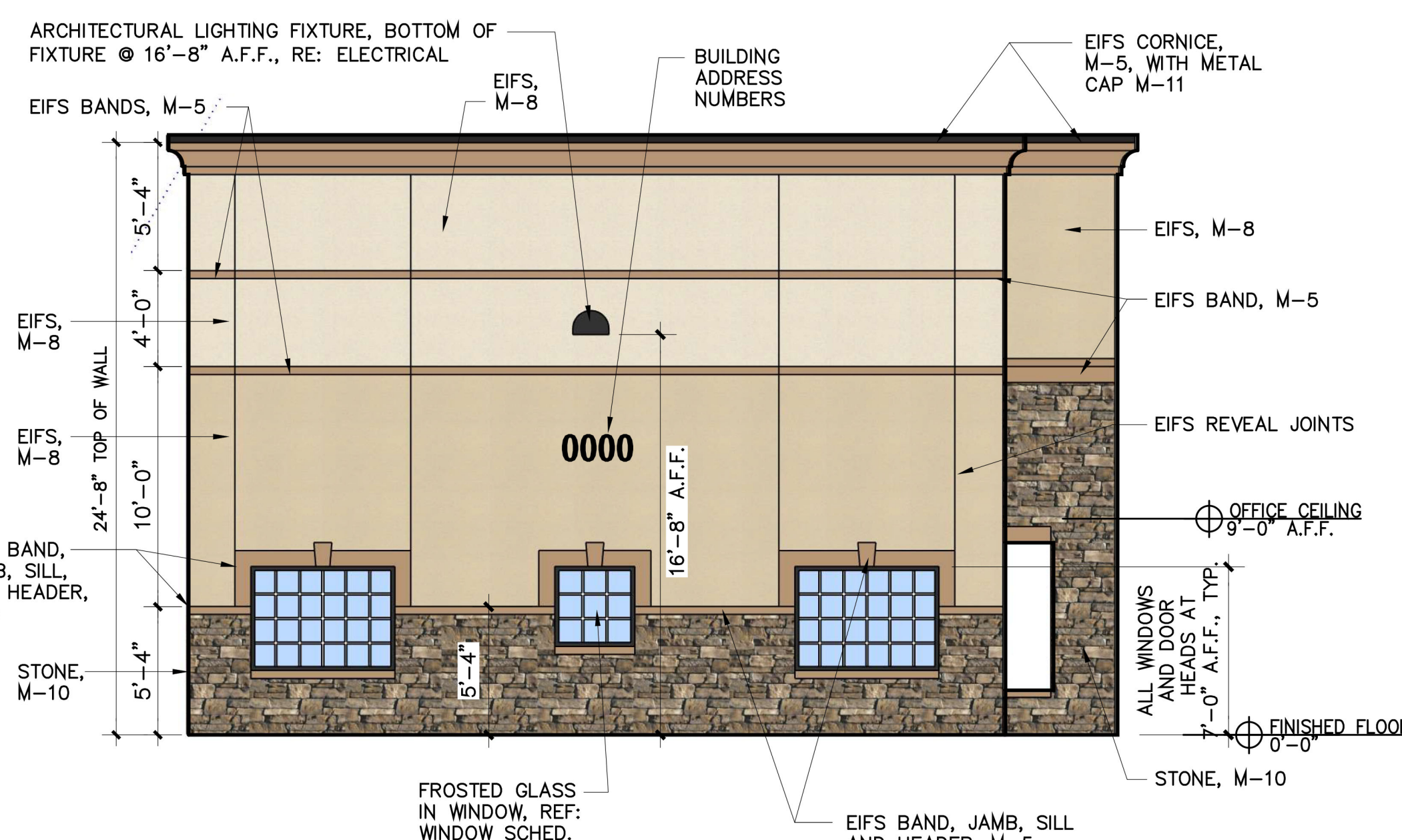


RIGHT SIDE

SCALE:  $3/16" = 1' - 0"$

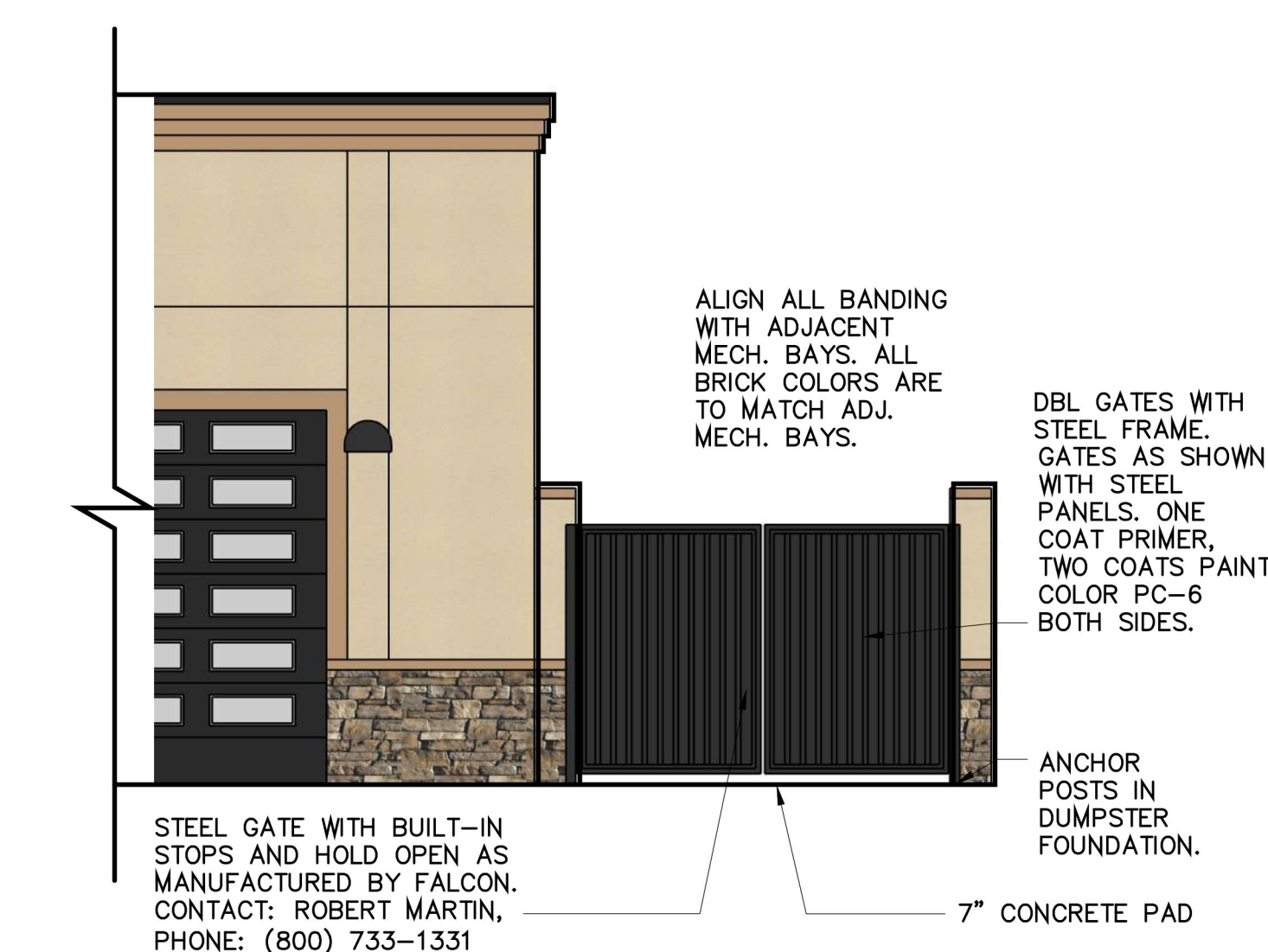
| MATERIAL SCHEDULE |       |                                                                                     |
|-------------------|-------|-------------------------------------------------------------------------------------|
| M-5               | EIFS  |  |
| M-8               | EIFS  |  |
| M-9               | EIFS  |  |
| M-10              | STONE |  |

| MATERIAL SCHEDULE |      |                                                                   |      |                        |                                                                                                                      |
|-------------------|------|-------------------------------------------------------------------|------|------------------------|----------------------------------------------------------------------------------------------------------------------|
| M-5               | EIFS | DRYIT OUTSULATION, COLOR: #393 CHOCOLATE FIZZ, TEXTURE: QUARZPUTZ | M-10 | STONE VENEER           | 1 1/2" THIN MANF. STONE VENEER, EL DORADO STONE, CLIFFSTONE, MONTECITO MORTAR: SOLOMON COLORS, SGS MORTAR COLOR: 30X |
| M-8               | EIFS | DRYIT OUTSULATION, COLOR: #449 BUCKSKIN, TEXTURE: QUARZPUTZ       | M-11 | PRE-FINISHED METAL CAP | FIRESTONE, OM CONTINUOUS CLEAT PLUS COPING, COLOR: ONYX (MATTE BLACK)                                                |
| M-9               | EIFS | DRYIT OUTSULATION, COLOR: #457 WHOLE WHEAT, TEXTURE: QUARZPUTZ    | PC-6 | PAINT                  | SHERWIN WILLIAMS, SEMI-GLOSS, TRICORN BLACK                                                                          |



LEFT SIDE

SCALE:  $3/16" = 1' - 0"$



DUMPSTER

SCALE:  $3/16" = 1' - 0"$

TYPICAL NOTES  
FOR ALL ELEVATIONS

1. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO INC. BLOCK GUARD AND GRAFFITI CONTROL #A0093 PH: 800-255-4255
2. ALL CURBS, DOWN SLOPE AND OVERFLOW OPENINGS ARE TO BE PAINTED PC-6.
3. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL, TYPICAL OF ALL ELEVATIONS.
4. FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.
5. ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
6. ALL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED BY PARAPET WALLS.
7. EXTERNAL WIFI LOCATIONS TO BE VERIFIED WITH CBAC PROJECT MANAGER.





**CITY of POOLER**  
— GEORGIA —

---

**STORMWATER FACILITY/INFRASTRUCTURE  
MAINTENANCE AGREEMENT**

**THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT** (the "Agreement"), is made and entered into this 6th day of May, 2026, by and between CBH Properties Pooler, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Christian Brothers Automotive.

**WITNESSETH:**

**WHEREAS**, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) Lot R3E of the Morgan Family Commercial Tract as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 55 Page 222, 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:



## Attachment B

- 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

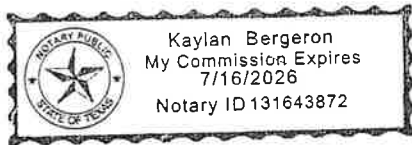
28<sup>th</sup> day of may, 2020

Kaylan Bergeron  
Notary Public Print

Kaylan Bergeron  
Notary Public Signature

7/16/2026  
Notary Public Commission Expiration

Seal:



**Landowner**

Dana Mason, Vice President

Landowner Print

[Signature]  
Landowner Signature

Rebecca Kanoff

Witness Print

[Signature]  
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:





August 20<sup>th</sup>, 2026

Timothy K. Sharpe, P.E.  
Gaskins + Lecraw, INC  
3475 Corporate Way Suite A  
Duluth, GA 30096

Dear Mr. Sharpe,

I am pleased to provide you with a recommendation for Approval of the site development plans for Christian Brothers Automotive (Application No. A26-0080), as detailed below.

|                             |                                       |           |
|-----------------------------|---------------------------------------|-----------|
| <u>Submittal Documents:</u> | Site Development Plans.....           | Aug. 2026 |
|                             | GSWCC Approval of ES&PC Plans.....    | Aug. 2026 |
|                             | Stormwater Maintenance Agreement..... | Jun. 2026 |
|                             | Hold-Harmless Agreement.....          | Jun. 2026 |
|                             | Hydrology Memo.....                   | Mar. 2026 |
|                             | Lighting Plan.....                    | Mar. 2026 |
|                             | Building Elevations.....              | 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, subject to the following:





**EOM Operations**  
*Your solution to a better tomorrow*

Attachment C

**Prior to issuance of a Certificate of Occupancy or final project sign-off by the City of Pooler:**

The water service to the lift station (including modification of the existing City water line for the building service and establishment of the new water service for the lift station) shall be installed, tested, inspected, and accepted by the City of Pooler. This requirement applies regardless of which entity performs the work and irrespective of coverage under the master developer's common development NOI. Proper sequencing with the remainder of the permitted improvements is required.

This condition does not prohibit or delay the start of construction on the proposed project. It is intended solely to clarify the City of Pooler's expectations regarding this unique element of the construction plans so that efficient close-out procedures can be followed.

Please contact me if you have any questions. I can be reached via email or phone at [tshoemaker@eomworx.com](mailto: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



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



[www.eomworx.com](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882





**CITY of POOLER**  
— GEORGIA —

---

**PLANNING & ZONING STAFF REPORT**

Site Development Plan Approval for a warehouse development at the corner of Pine Barren Road and Pine Meadow Drive, known as the Hicks Tract.

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A26-0100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| P&Z Meeting Date:               | September 14, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| City Council Workshop Date:     | September 21, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Applicant and Authorized Agent: | Coleman and Company, Inc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Property Owner:                 | Shelby P. Thornton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Location (Address):             | Corner of Pine Barren Road and Pine Meadow Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Parcel (PIN):                   | 50987 06008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Acreage:                        | Approximately 64.55 -Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Zoning:                         | I-1 (Light Industrial)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Proposed Use:                   | Two-building warehouse campus with approximately 957,530 square feet of warehouse space at corner of Pine Barren Road and Pine Meadow Drive, known as the Hicks Tract.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Staff Recommendation:           | <p>Approval with the following conditions:</p> <ol style="list-style-type: none"><li>1. The parcel, identified with PIN 11010 03024, shall be annexed into the City of Pooler. Concurrent with or immediately following annexation, the property shall be rezoned to the Light-Industrial Zoning District consistent with the existing City of Pooler zoning designation of the primary parcel (PIN 50987 06008).</li><li>2. The two subject parcels (PIN 11010 03024 and 50987 06008) shall be recombined into a single parcel of record. The recombination plat shall be executed and recorded with the Office of the Clerk of Superior Court of Chatham County, GA.</li></ol> |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

*Recommended Motion:*

*"After review of the criteria, move for approval of the request with the conditions as stated in the staff report recommendation."*

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
  - *The subject property is designated Residential on the Future Land Use Map and is located within the Residential Homestead Use Character Area of the Comprehensive Plan; however, the current zoning of the property is I-1, Light Industrial which is compatible with the existing surrounding land uses. The proposed warehouse campus is compatible with the surrounding mix of uses, which includes warehouses and storage facilities.*
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 64.55-acre parcel 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 parcels.*
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 64.55-acre site and the adjacent properties.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
  - *The proposed site development is to be adequately served.*



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

Conclusion:

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

1. The parcel, identified with PIN 11010 03024, shall be annexed into the City of Pooler. Concurrent with or immediately following annexation, the property shall be rezoned to the Light-Industrial Zoning District consistent with the existing City of Pooler zoning designation of the primary parcel (PIN 50987 06008).
2. The two subject parcels (PIN 11010 03024 and 50987 06008) shall be recombined into a single parcel of record. The recombination plat shall be executed and recorded with the Office of the Clerk of Superior Court of Chatham County, GA.

---

Attachments:

- A. Vicinity Map
- B. Submittal Documentation
- C. DRI Report
- D. Approval Letter





CITY of POOLER  
— GEORGIA —

## Vicinity Map Pine Barren Rd and Pine Meadow Dr Site Plan

08/27/2026

☐ Parcels

latapult



CIVIL CONSTRUCTION PLANS  
FOR

HICKS TRACT

PREPARED FOR  
SUNCAP PROPERTY GROUP

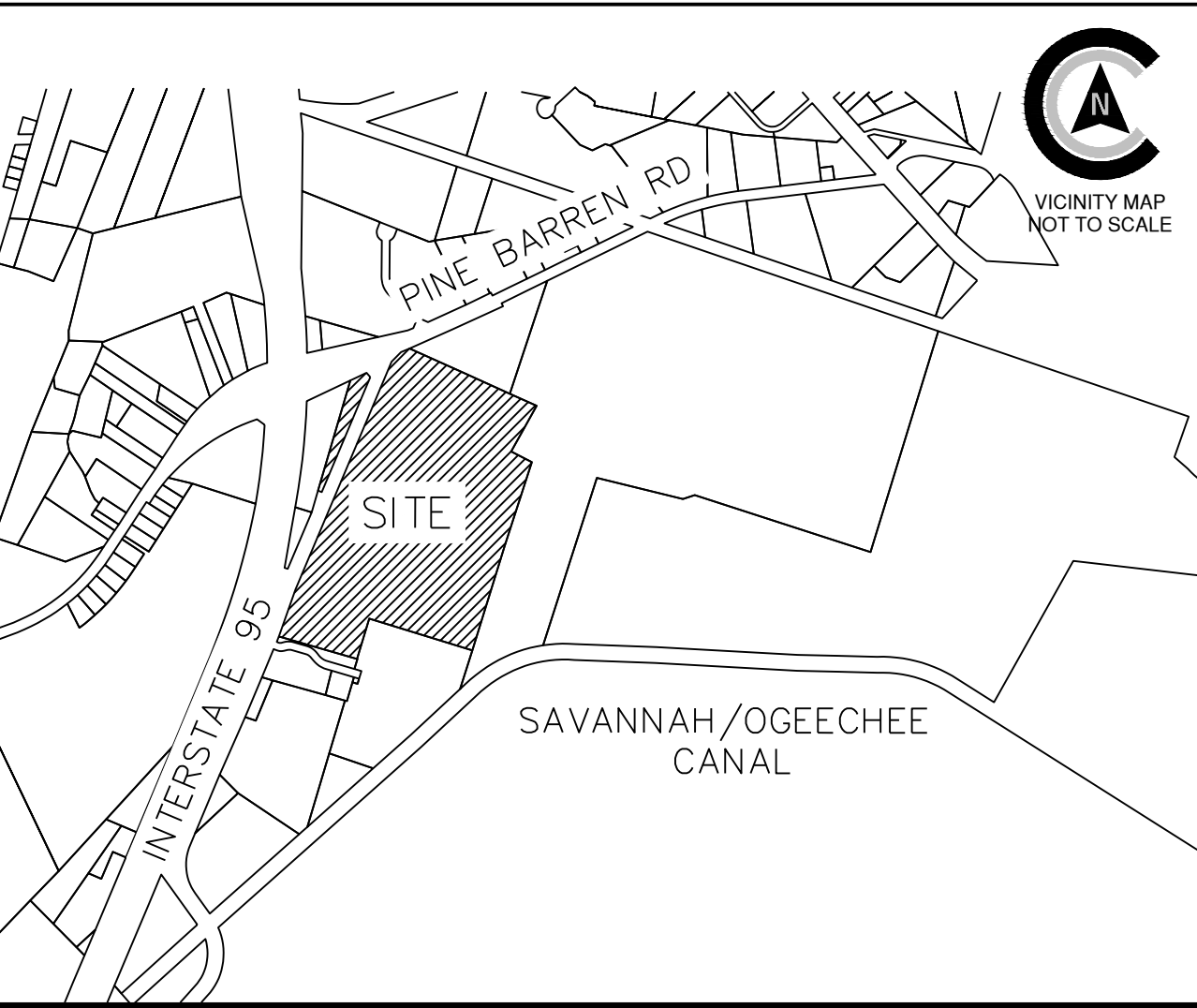
**NOTE:**  
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.  
  
ALL EARTHWORK AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.  
  
ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

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

**DESIGN PROFESSIONAL'S CREDENTIALS:**  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

OWNER/REPRESENTATIVE 24 HOUR CONTACT:  
NICK STARCEVIC  
SUNCAP PROPERTY GROUP  
DIRECTOR, CONSTRUCTION  
1407 STUART ENGALS BOULEVARD-2ND FLOOR  
MT. PLEASANT, SOUTH CAROLINA 29464  
PHONE : 704-961-3265

© 2025 COLEMAN COMPANY, INC. DATE PLOTTED: 8/26/2026 3:14 PM BY: LISA WALKER DRAWING PATH: C:\2025\314-485-000\DWG\Civil314-485-000.dwg



|   |                          |
|---|--------------------------|
| 1 | 06/09/2026 CITY COMMENTS |
| 2 | 08/24/2026 CITY COMMENTS |
| 3 | ----                     |
| 4 | ----                     |
| 5 | ----                     |
| 6 | ----                     |
| 7 | ----                     |
| 8 | ----                     |
| 9 | ----                     |
|   |                          |

PROJECT ADDRESS: PINE BARREN RD  
PROJECT CITY, STATE: POOLER, GEORGIA  
OWNER/REPRESENTATIVE: SUNCAP PROPERTY GROUP  
PROPERTY AREA: 64.55 AC  
DISTURBED AREA: 70.11 AC  
ZONING: I-1  
VERTICAL DATUM: NAVD 88  
HORIZONTAL DATUM: NAD 83  
FLOOD ZONE: X  
WATER & SEWER PROVIDER: CITY OF POOLER  
PINS: 50987 06008  
SURVEY PREPARED BY: COLEMAN COMPANY, INC.  
GEOTECHNICAL BY: CERTERRA  
ARCHITECT: TBD  
CONSTRUCTION EXIT LOCATION: N032.09357, W081.23540

| Sheet Number  | Sheet Title                 | Sheet Number      | Sheet Title                                |
|---------------|-----------------------------|-------------------|--------------------------------------------|
| COV           | COVER                       | CE5.0             | NPDES PERMIT NOTES (1)                     |
| C1.0          | CONSTRUCTION NOTES          | CE5.1             | NPDES PERMIT NOTES (2)                     |
| C1.1          | SHEET LEGEND                | L0.0              | SHEET LEGEND                               |
| C2.0 - C2.3   | EXISTING CONDITIONS         | L2.0 - L2.3       | LANDSCAPE PLAN                             |
| C3.0 C3.3     | STAKING PLAN                | L3.0              | LANDSCAPE DETAIL                           |
| C3.4          | FIRE PROTECTION PLAN        | E1.0              | PHOTOMETRIC SITE LIGHTING PLAN             |
| C4.0 - C4.3   | GRADING PLAN                | 01-0001           | ROADWAY CONSTRUCTION COVER SHEET           |
| C5.0 - C5.3   | DRAINAGE PLAN               | 14-0001           | GENERAL NOTES                              |
| C6.0 - C6.3   | WATER UTILITY PLAN          | 05-0001 - 05-0005 | TYPICAL SECTIONS AND MISCELLANEOUS DETAILS |
| C6.4 - C6.7   | SEWER UTILITY PLAN          | 13-0001-13-0003   | CONSTRUCTION LAYOUT                        |
| C6.8 - C6.9   | SEWER PROFILES              | 15-0001-15-0002   | MAINLINE ROADWAY PROFILES                  |
| C7.0 - C7.2   | STORM PROFILES              | 16-0001           | CROSSROAD PROFILE                          |
| C8.0 - C8.7   | CONSTRUCTION DETAILS        | 17-0001           | DRIVEWAY PROFILES                          |
| CE0.0         | SHEET INDEX                 | 22-0001           | DRAINAGE PROFILES                          |
| CE1.0 - CE1.3 | INITIAL ES&PC PLAN (1)      | 23-0001 - 23-0009 | CROSS SECTIONS                             |
| CE2.0 - CE2.3 | INTERM ES&PC PLAN (1)       | 24-0000 - 23-0003 | UTILITY PLANS                              |
| CE3.0 - CE3.3 | FINAL ES&PC PLAN (1)        | 26-0001 - 26-0003 | SIGNING AND MARKING PLAN                   |
| CE4.0 - CE4.2 | EROSION CONTROL DETAILS (1) |                   |                                            |

NOT FOR CONSTRUCTION

| REVISIONS:               |
|--------------------------|
| 06/09/2026 CITY COMMENTS |
| 08/24/2026 CITY COMMENTS |
|                          |
|                          |
|                          |

CIVIL CONSTRUCTION PLANS FOR  
HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: ws  
CHECKED BY: LPW  
SCALE: AS NOTED

COVER

SHEET:  
COV



GENERAL NOTES:

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

47. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

- GENERAL:  
ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEEHAW FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.
- MATERIALS:  
GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTING'S WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.
- MARKINGS:  
ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.

51. INTERNATIONAL FIRE CODE, 2021 EDITION; 2024 EDITION, JUNE 2024 VERSION

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

SECTION 3313  
WATER SUPPLY FOR FIRE PROTECTION  
3313.1 AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION, IN ACCORDANCE WITH SECTIONS 3313.2 THROUGH 3313.5.

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

53. MAXIMUM BUILDING HEIGHT IS TO BE XX" PER APPENDIX XX, ARTICLE XX, SECTION X OF THE CITY OF POOLER CODIFIED ORDINANCES.

ADA NOTES:

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

WATER - SEWER NOTES:

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

SITE INFORMATION:

PARENT PIN: 50997 06008  
ZONING DISTRICT: I-1  
FLOOD ZONE: X  
SIZE: 64.55 AC  
  
PROPOSED LAND USE: WAREHOUSE  
  
MAXIMUM BUILDING HEIGHT = 70'  
  
PROPOSED BUILDING HEIGHT = 52'  
  
IMPERVIOUS AREA: 44.1 AC (68.3%)

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK: 60'  
SIDE YARD SETBACKS: 20'  
REAR YARD SETBACK: 20'

OWNER/REPRESENTATIVE, 24 HOUR CONTACT:

NICK STARCEVIC  
SUNCAP PROPERTY GROUP  
DIRECTOR, CONSTRUCTION  
1407 STUART ENGALS BOULEVARD-2ND FLOOR  
MT. PLEASANT, SOUTH CAROLINA 29464  
PHONE : 704-361-3265

NOTES:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0126H DATED 8/16/2018.

THERE ARE NOT STATE WATERS THAT REQUIRE A BUFFER LOCATED ON OR WITHIN 200' OF THIS SITE.

BUFFERS ARE NOT REQUIRED FOR THIS PROJECT.

THERE ARE WETLANDS LOCATED IN OR WITHIN 200 FEET OF THE PROJECT SITE.

THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:  
LEONARD P. WEBB, PE  
COLEMAN COMPANY  
1480 CHATHAM PARKWAY, SUITE 100  
SAVANNAH, GA 31405  
(912) 200-3041

CITY OF POOLER NOTES:

- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
- ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
- THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
- ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
- TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
- 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(f))
- 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(f))

NOT FOR CONSTRUCTION



REVISIONS:

06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA

PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: ws  
CHECKED BY: LPW  
SCALE: AS NOTED

CONSTRUCTION  
NOTES

SHEET:

C1.0

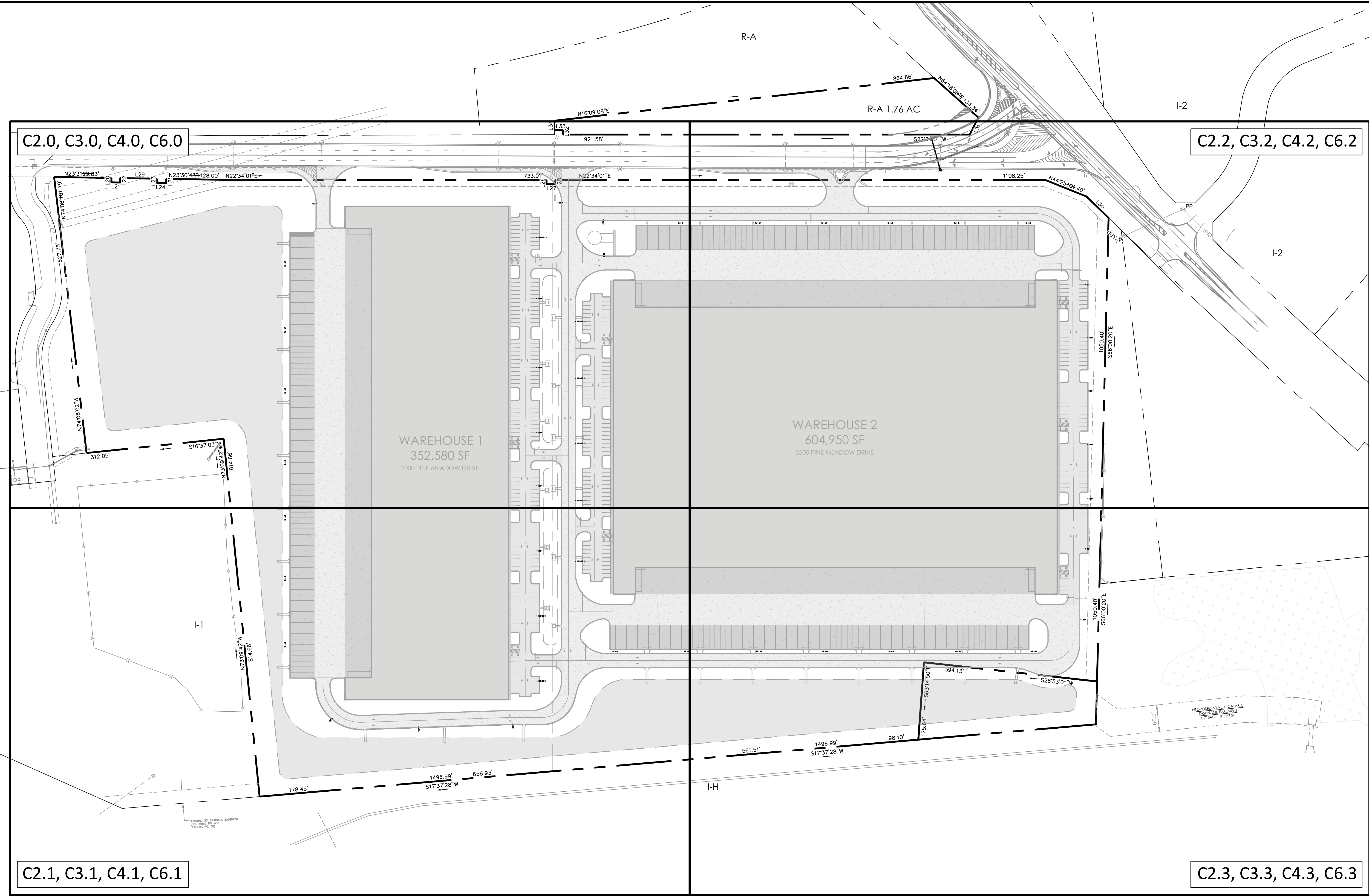


Know what's below.  
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© 2025 COLEMAN COMPANY, INC. DATE PLOTTED: 8/25/2025 1:45 PM BY: Lee Webb DRAWING PATH: C:\2025\25-485-000\DWG\Civil\25-485 STAGING.dwg

DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS

148 Chatham Parkway, Suite 100, Savannah, Georgia COA PEF000385  
(912) 260-3041 | ColemanCompanyInc.com EXP. DATE 08/30/2026

**NOT FOR CONSTRUCTION**

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
LEONARD P. WEBB  
04-10-2026

REVISIONS:

|            |               |
|------------|---------------|
| 06/09/2026 | CITY COMMENTS |
|            |               |
|            |               |
|            |               |
|            |               |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

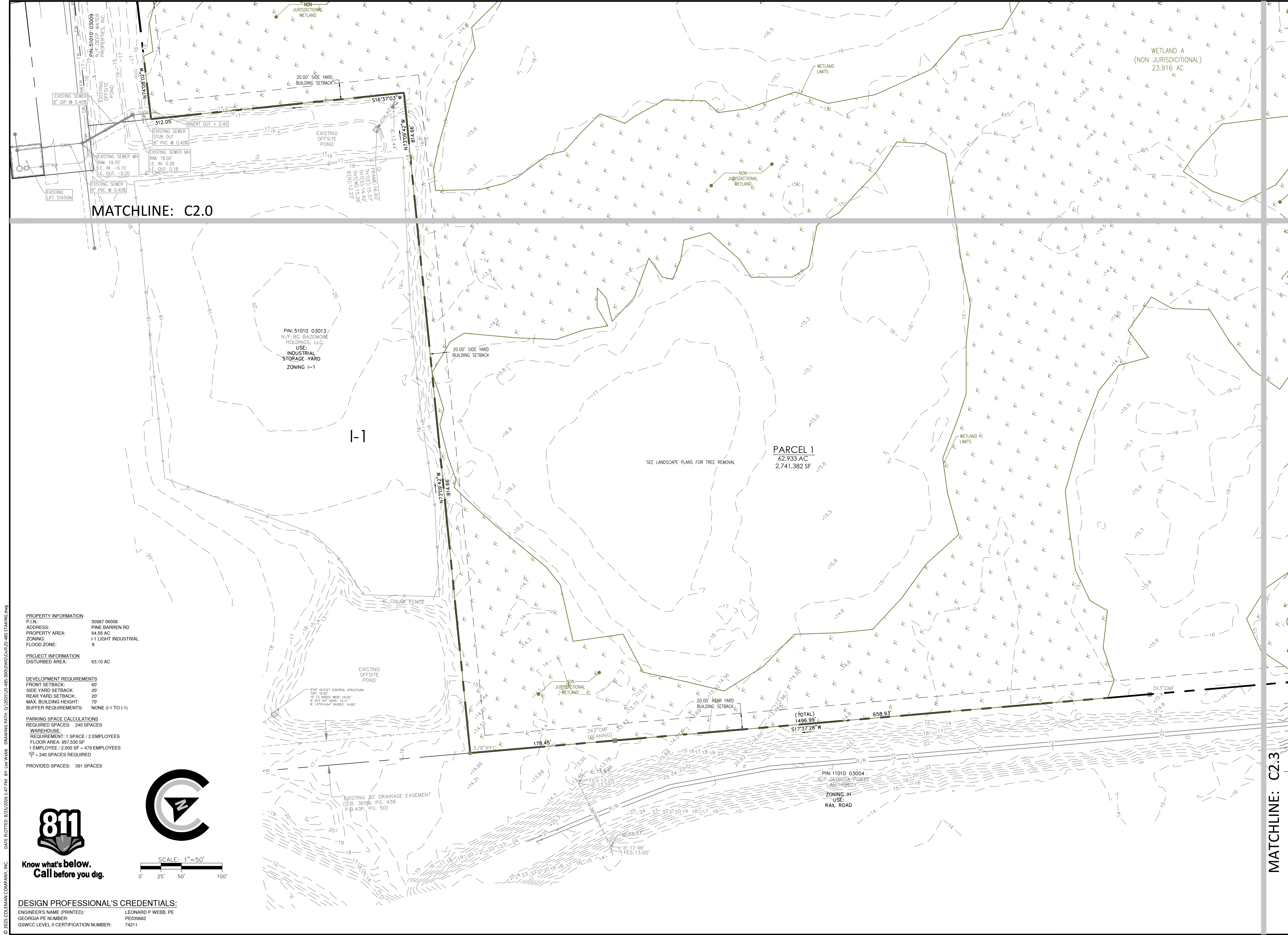
SHEET LEGEND

SHEET:  
**C1.1**









PROPERTY INFORMATION  
P.I.N.: 50587 06008  
ADDRESS: PINE BARREN RD  
PROPERTY AREA: 64.55 AC  
ZONING: I-1 LIGHT INDUSTRIAL  
FLOOD ZONE: X

PROJECT INFORMATION  
DISTURBED AREA: 63.10 AC

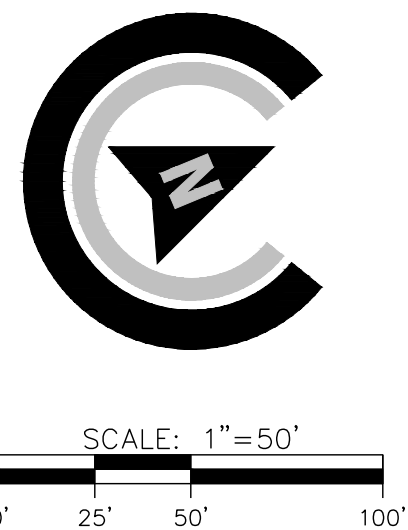
DEVELOPMENT REQUIREMENTS  
FRONT SETBACK: 60'  
SIDE YARD SETBACK: 20'  
REAR YARD SETBACK: 20'  
MAX. BUILDING HEIGHT: 70'  
BUFFER REQUIREMENTS: NONE (I-1 TO I-1)

PARKING SPACE CALCULATIONS  
REQUIRED SPACES: 240 SPACES  
WAREHOUSE:  
REQUIREMENT: 1 SPACE / 2 EMPLOYEES  
FLOOR AREA: 957,530 SF  
1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES  
479 = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES



Know what's below.  
Call before you dig.



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

**COLEMAN COMPANY**  
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**NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
LEONARD P WEBB  
06/30/2026

| REVISIONS:               |
|--------------------------|
| 06/09/2026 CITY COMMENTS |
|                          |
|                          |
|                          |
|                          |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

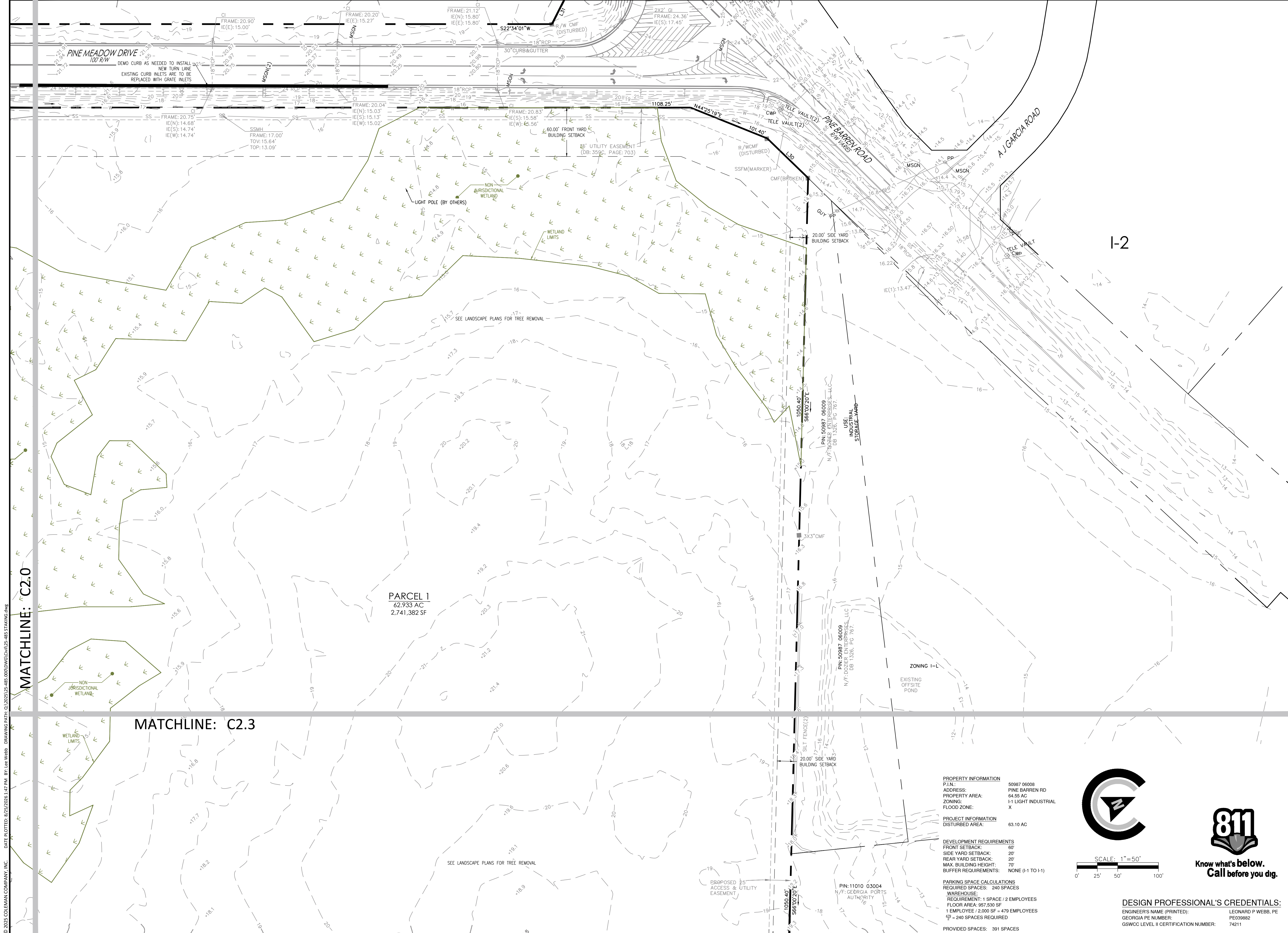
|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

EXISTING  
CONDITIONS (2)

SHEET:  
**C2.1**

MATCHLINE: C2.3



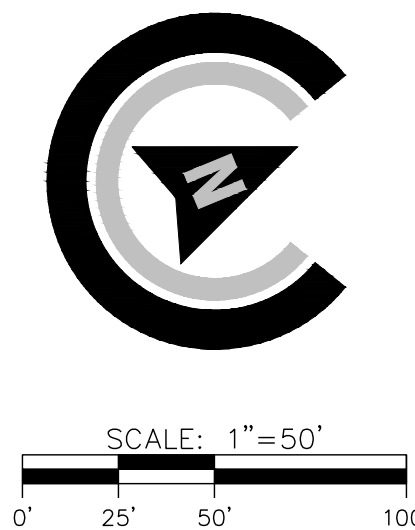




**MATCHLINE: C2.1**



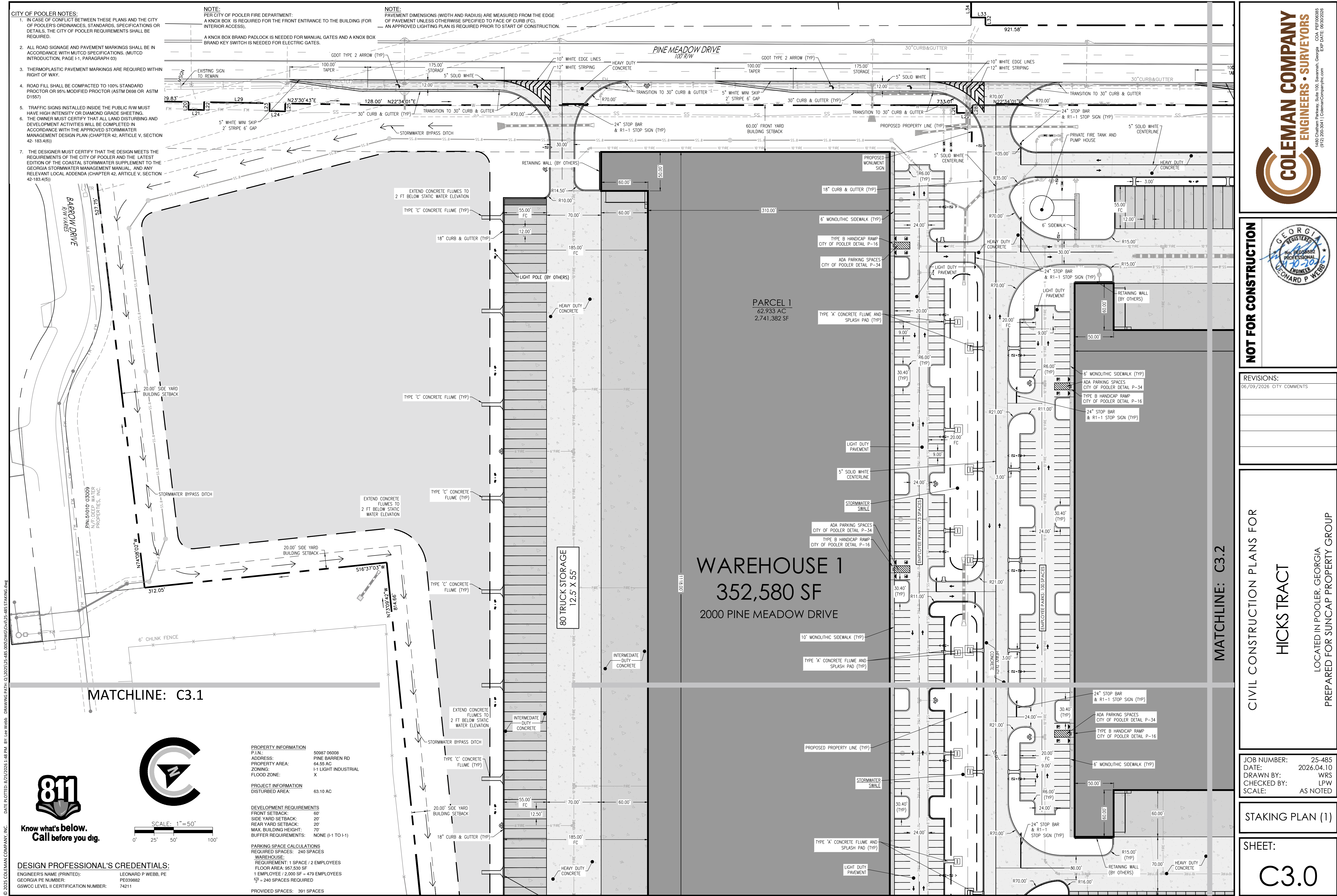
|                                          |                      |
|------------------------------------------|----------------------|
| <b>PROPERTY INFORMATION</b>              |                      |
| P.I.N.:                                  | 50987 06008          |
| ADDRESS:                                 | PINE BARREN RD       |
| PROPERTY AREA:                           | 64.55 AC             |
| ZONING:                                  | I-1 LIGHT INDUSTRIAL |
| FLOOD ZONE:                              | X                    |
| <b>PROJECT INFORMATION</b>               |                      |
| DISTURBED AREA:                          | 63.10 AC             |
| <b>DEVELOPMENT REQUIREMENTS</b>          |                      |
| FRONT SETBACK:                           | 60'                  |
| SIDE YARD SETBACK:                       | 20'                  |
| REAR YARD SETBACK:                       | 20'                  |
| MAX. BUILDING HEIGHT:                    | 70'                  |
| BUFFER REQUIREMENTS:                     | NONE (I-1 TO I-1)    |
| <b>PARKING SPACE CALCULATIONS</b>        |                      |
| REQUIRED SPACES:                         | 240 SPACES           |
| <b>WAREHOUSE:</b>                        |                      |
| REQUIREMENT: 1 SPACE / 2 EMPLOYEES       |                      |
| FLOOR AREA: 957,500 SQ. FT.              |                      |
| 1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES    |                      |
| $\frac{957}{2000} = 240$ SPACES REQUIRED |                      |
| PROVIDED SPACES:                         | 204 SPACES           |



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

| DESIGN PROFESSIONAL'S CREDENTIALS:   |                    |
|--------------------------------------|--------------------|
| ENGINEER'S NAME (PRINTED):           | LEONARD P WEBB, PE |
| GEORGIA PE NUMBER:                   | PE039882           |
| GSWCC LEVEL II CERTIFICATION NUMBER: | 74211              |











MATCHLINE: C3.0

MATCHLINE: C3.3

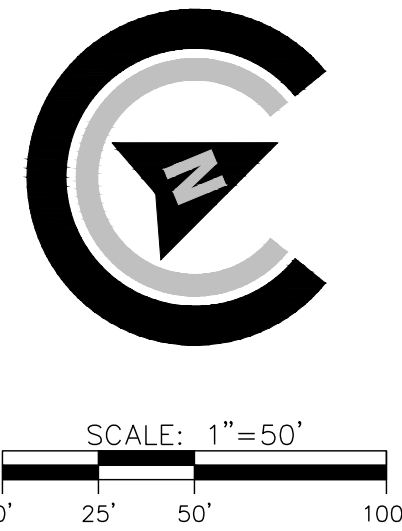
WAREHOUSE 2  
604,950 SF  
2500 PINE MEADOW DRIVE

PARCEL 1  
62.933 AC  
2,741,382 SF

78 TRUCK STORAGE  
12.5' X 55'

72 TRUCK STORAGE  
12.5' X 55'

PROPERTY INFORMATION  
P.L.N.: 50987 06008  
ADDRESS: PINE BARREN RD  
PROPERTY AREA: 64.55 AC  
ZONING: I-1 LIGHT INDUSTRIAL  
FLOOD ZONE: X  
PROJECT INFORMATION  
DISTURBED AREA: 63.10 AC  
DEVELOPMENT REQUIREMENTS  
FRONT SETBACK: 60'  
SIDE YARD SETBACK: 20'  
REAR YARD SETBACK: 20'  
MAX. BUILDING HEIGHT: 70'  
BUFFER REQUIREMENTS: NONE (I-1 TO I-1)  
PARKING SPACE CALCULATIONS  
REQUIRED SPACES: 240 SPACES  
WAREHOUSE:  
REQUIREMENT: 1 SPACE / 2 EMPLOYEES  
FLOOR AREA: 957,530 SF  
1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES  
240 = 240 SPACES REQUIRED  
PROVIDED SPACES: 391 SPACES



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

- CITY OF POOLER NOTES:
1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
  2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
  3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
  4. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
  5. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
  6. 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))
  7. 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))
- NOTE:  
PAVEMENT DIMENSIONS (WIDTH AND RADIUS) ARE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED TO FACE OF CURB (FC). AN APPROVED LIGHTING PLAN IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- NOTE:  
PER CITY OF POOLER FIRE DEPARTMENT:  
A KNOX BOX IS REQUIRED FOR THE FRONT ENTRANCE TO THE BUILDING (FOR INTERIOR ACCESS).  
A KNOX BOX BRAND PADLOCK IS NEEDED FOR MANUAL GATES AND A KNOX BOX BRAND KEY SWITCH IS NEEDED FOR ELECTRIC GATES.

NOT FOR CONSTRUCTION

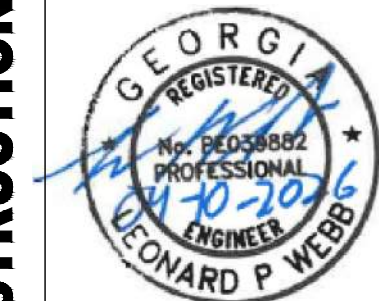
REVISIONS:  
06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR  
HICKS TRACT  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

STAKING PLAN (3)

SHEET:  
C3.2





MATCHLINE: C3.1

MATCHLINE: C3.2

# WAREHOUSE 2

## 604,950 SF

2500 PINE MEADOW DRIVE

PARCEL 1  
62.933 AC  
2,741,382 SF

TYPE B HANDICAP RAMP  
CITY OF POOLER DETAIL P-16

ADA PARKING SPACES  
CITY OF POOLER DETAIL P-34

0.0000

PIN: 50987 06009  
N/F: DOZIER ENTERPRISES, LLC  
DB 1326, PG 787

ZONING I-L

6' MONOLITHIC SIDEWALK (TYP)

20.00' SIDE YARD  
BUILDING SETBACK

TYPE B HANDICAP RAMP  
CITY OF POOLER DETAIL P-16

ADA PARKING SPACES  
CITY OF POOLER DETAIL P-34

RETAINING WALL  
(BY OTHERS)

18" CURB & GUTTER (TYP)

N/F: GEORGIA PORTS AUTHORITY  
PIN: 11010 03004  
PLAT BOOK 44P PAGE 98

PROPOSED 60' RELOCATABLE  
DRAINAGE EASEMENT  
0.713AC. 1 31,047 SF.

N/F: GEORGIA PORTS AUTHORITY  
PIN: 11010 03004  
PLAT BOOK 44P PAGE 98

PIN: 11010 03004  
N/F: GEORGIA PORTS  
AUTHORITY  
ZONING IH  
USE:  
RAIL ROAD

### CITY OF POOLER NOTES:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
4. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
5. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC RW MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
6. 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))
7. 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))

### NOTE:

PAVEMENT DIMENSIONS (WIDTH AND RADIUS) ARE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED TO FACE OF CURB (FC). AN APPROVED LIGHTING PLAN IS REQUIRED PRIOR TO START OF CONSTRUCTION.

### NOTE:

PER CITY OF POOLER FIRE DEPARTMENT:  
A KNOX BOX IS REQUIRED FOR THE FRONT ENTRANCE TO THE BUILDING (FOR INTERIOR ACCESS).

A KNOX BOX BRAND PADLOCK IS NEEDED FOR MANUAL GATES AND A KNOX BOX BRAND KEY SWITCH IS NEEDED FOR ELECTRIC GATES.

### PROPERTY INFORMATION

PIN: 50987 06008  
ADDRESS: PINE BARREN RD  
PROPERTY AREA: 64.55 AC  
ZONING: I-1 LIGHT INDUSTRIAL  
FLOOD ZONE: X

### PROJECT INFORMATION

DISTURBED AREA: 63.10 AC

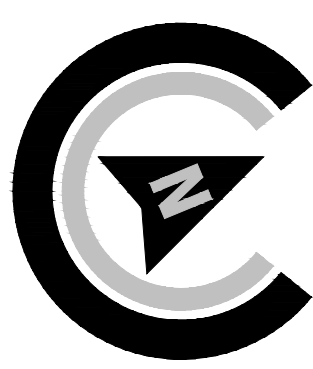
### DEVELOPMENT REQUIREMENTS

FRONT SETBACK: 60'  
SIDE YARD SETBACK: 20'  
REAR YARD SETBACK: 20'  
MAX. BUILDING HEIGHT: 70'  
BUFFER REQUIREMENTS: NONE (I-1 TO I-1)

### PARKING SPACE CALCULATIONS

REQUIRED SPACES: 240 SPACES  
WAREHOUSE:  
REQUIREMENT: 1 SPACE / 2 EMPLOYEES  
FLOOR AREA: 657,530 SF  
1 EMPLOYEE / 2,000 SF = 479 EMPLOYEES  
SP = 240 SPACES REQUIRED

PROVIDED SPACES: 391 SPACES



SCALE: 1"=50'

0' 25' 50' 100'



Know what's below.  
Call before you dig.

### DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

NOT FOR CONSTRUCTION



### REVISIONS:

06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

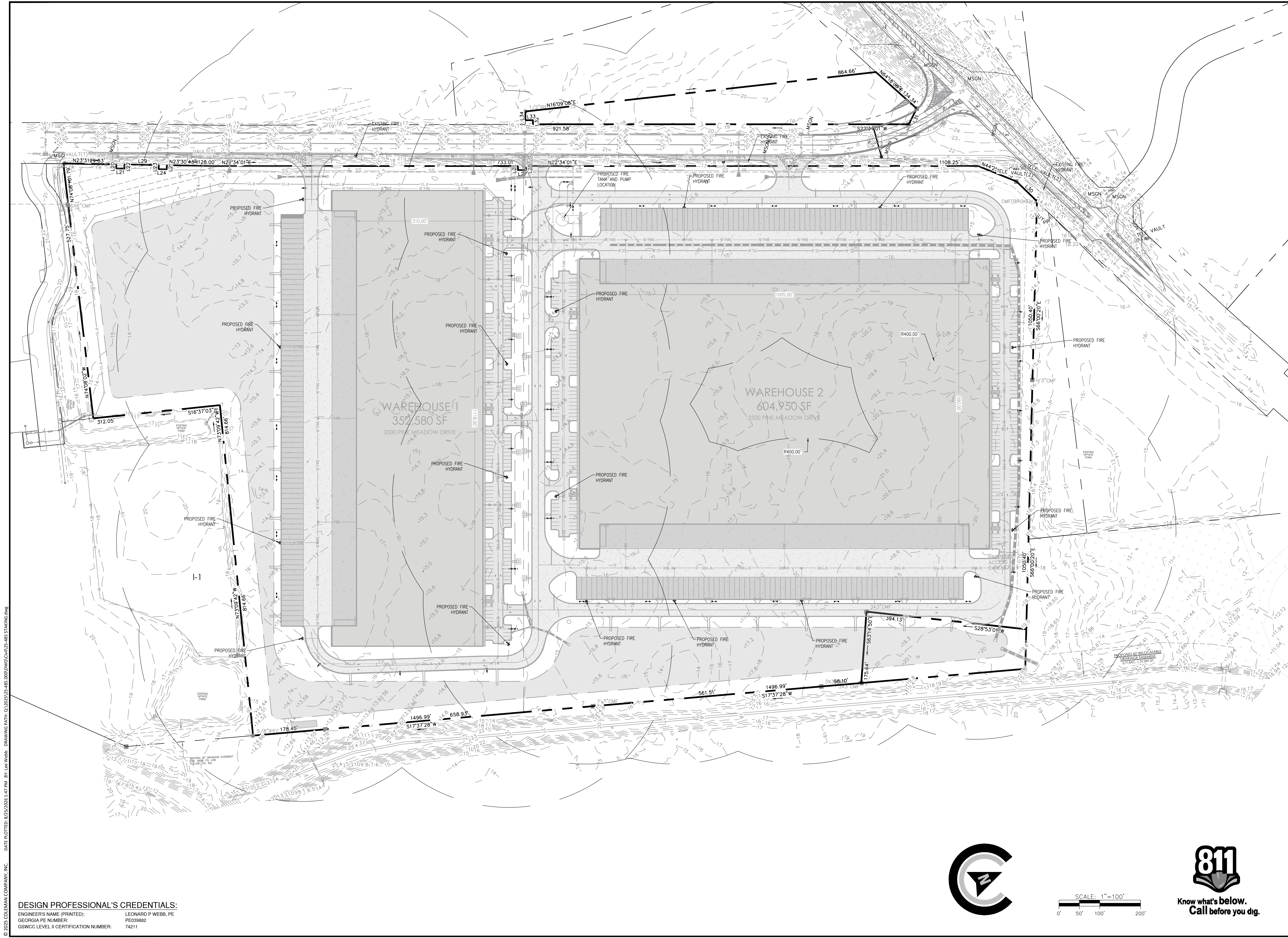
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

STAKING PLAN (4)

SHEET:

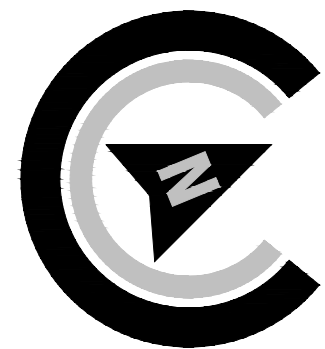
C3.3





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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



SCALE: 1"=100'  
0' 50' 100' 200'



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**NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
LEONARD P WEBB  
08-10-2026

| REVISIONS:               |
|--------------------------|
| 06/09/2026 CITY COMMENTS |
|                          |
|                          |
|                          |
|                          |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

FIRE PROTECTION  
PLAN

SHEET:  
**C3.4**

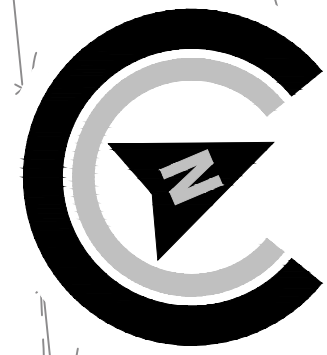


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Know what's below.  
Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE0309882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



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

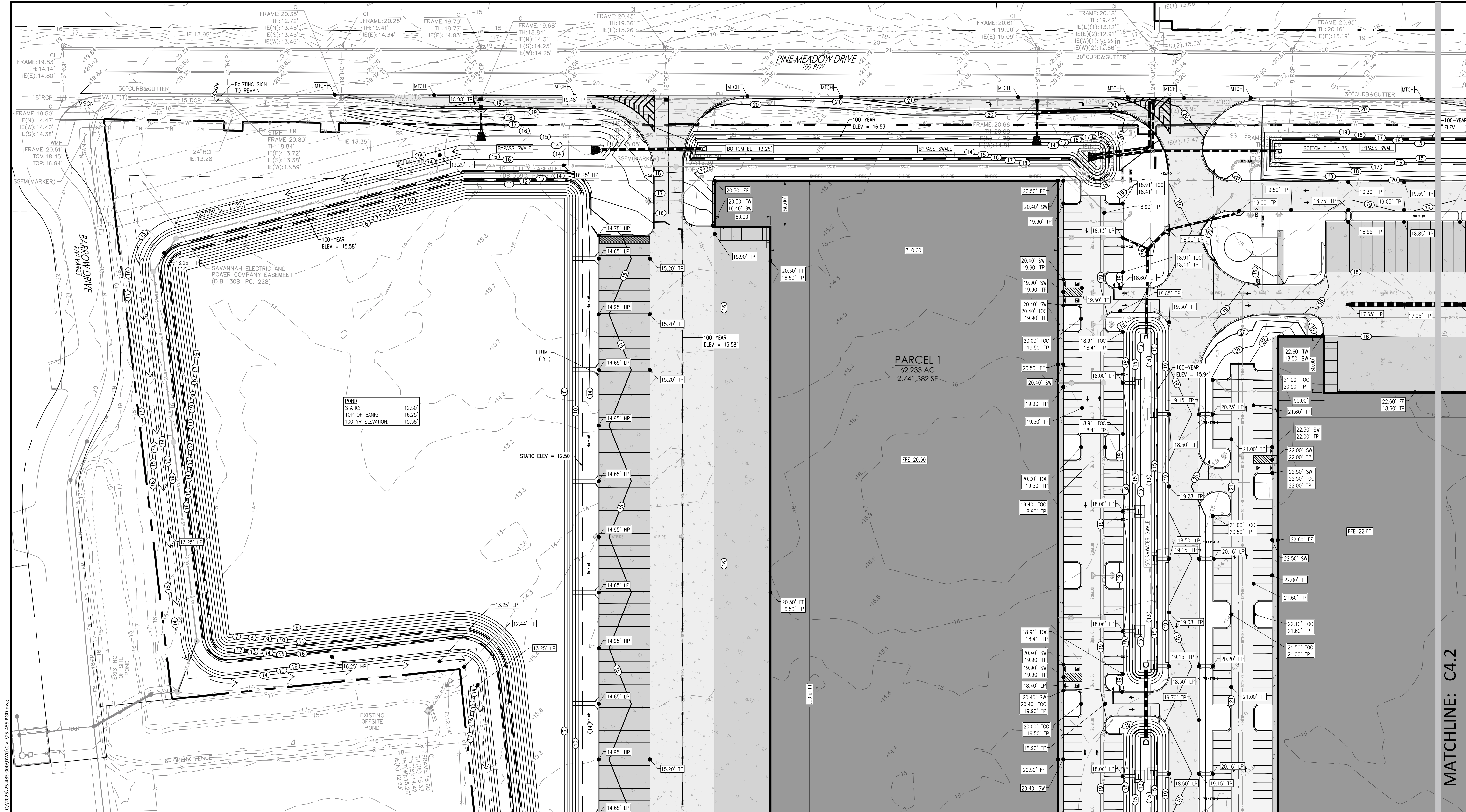
**NOTE:**  
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.

ALL EARTHWORK AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.

ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

USE:

| GRADING LEGEND |                          |
|----------------|--------------------------|
| MCH            | MATCH EXISTING ELEVATION |
| TP             | TOP OF PAVEMENT          |
| FF             | FINISHED FLOOR           |
| TOC            | TOP OF CURB              |
| LP             | LOW POINT ELEVATION      |
| IE             | INVERT ELEVATION         |
| SW             | TOP OF SIDEWALK          |
| FG             | FINISHED GRADE           |
| MCH            | MATCH EXISTING ELEVATION |



MATCHLINE: C4.1

MATCHLINE: C4.2

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**NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
LEONARD P WEBB  
04-10-2026

| REVISIONS: |               |
|------------|---------------|
| 06/09/2026 | CITY COMMENTS |
| 08/24/2026 | CITY COMMENTS |
|            |               |
|            |               |
|            |               |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

GRADING PLAN (1)

SHEET:  
**C4.0**









**NOT FOR CONSTRUCTION**

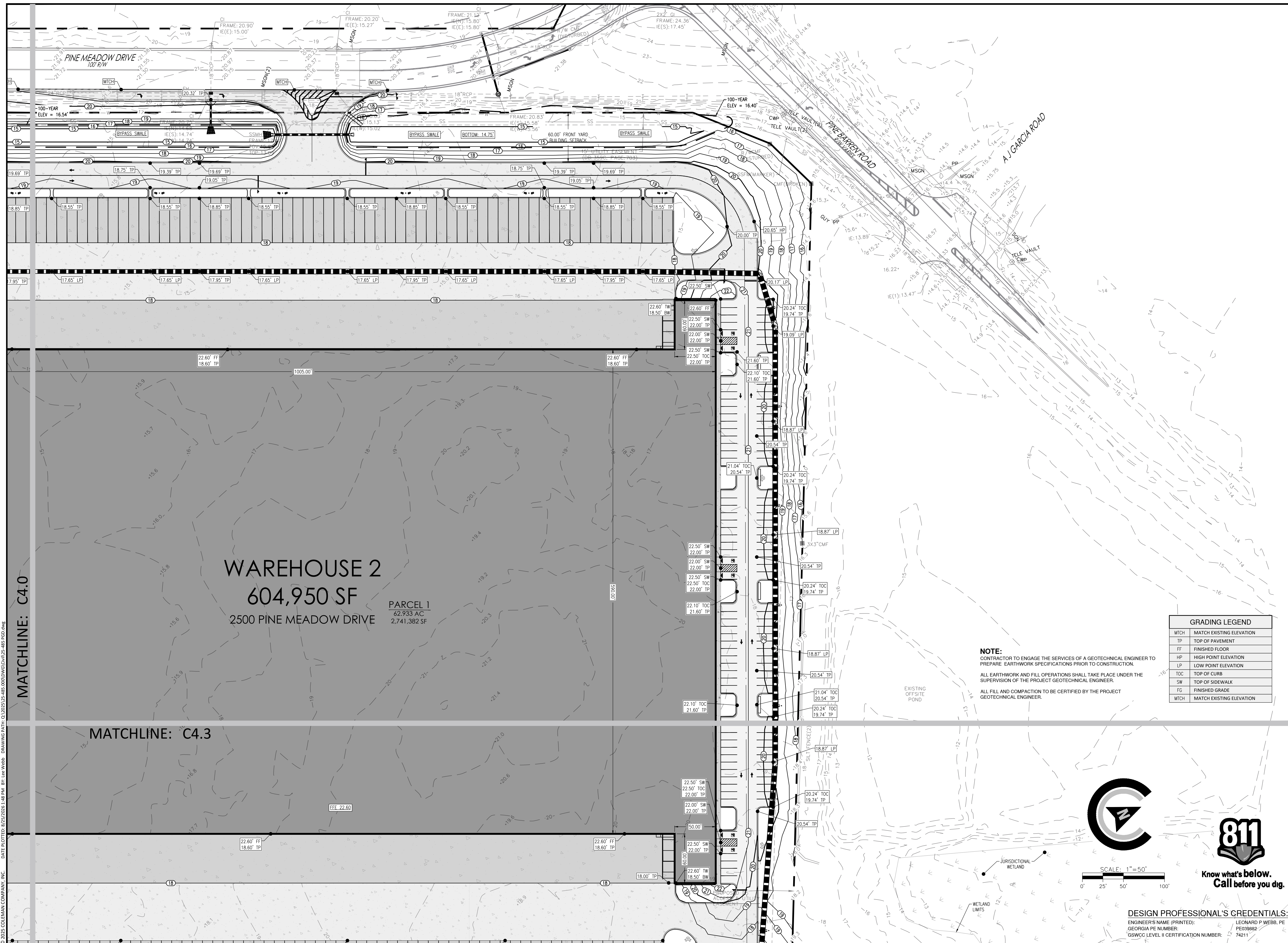
|                          |
|--------------------------|
| REVISIONS:               |
| 06/09/2026 CITY COMMENTS |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

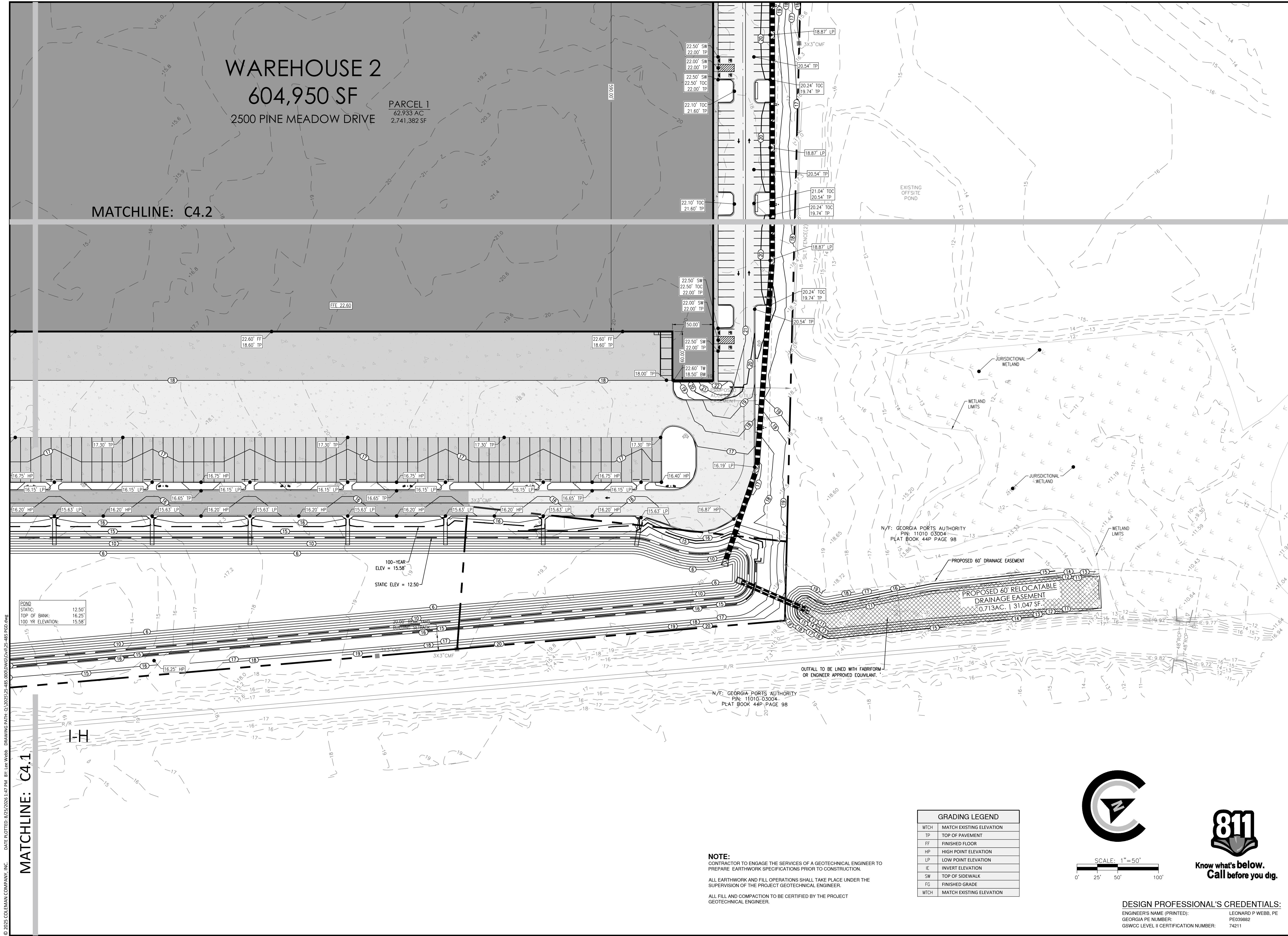
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

## GRADING PLAN (3

SHEET:  
C4.2







MATCHLINE: C4.2

MATCHLINE: C4.1

WAREHOUSE 2  
604,950 SF  
2500 PINE MEADOW DRIVE

PARCEL 1  
62.933 AC  
2,741,382 SF

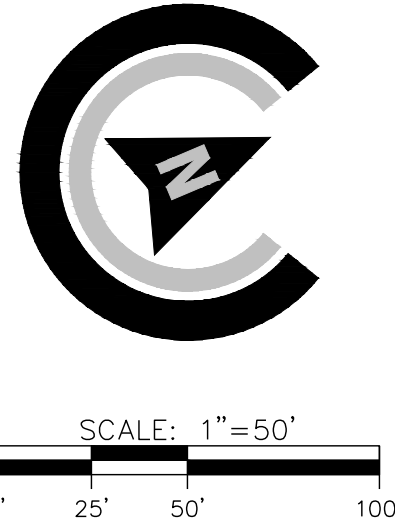
FFE 22.60

100-YEAR  
ELEV = 15.58'  
STATIC ELEV = 12.50'

POND  
STATIC: 12.50'  
TOP OF BANK: 16.25'  
100 YR ELEVATION: 15.58'

| GRADING LEGEND |                          |
|----------------|--------------------------|
| MTCH           | MATCH EXISTING ELEVATION |
| TP             | TOP OF PAVEMENT          |
| FF             | FINISHED FLOOR           |
| HP             | HIGH POINT ELEVATION     |
| LP             | LOW POINT ELEVATION      |
| IE             | INVERT ELEVATION         |
| SW             | TOP OF SIDEWALK          |
| FG             | FINISHED GRADE           |
| MTCH           | MATCH EXISTING ELEVATION |

**NOTE:**  
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.  
ALL EARTHWORK AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.  
ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS

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(912) 260-3041 | ColemanCompanyInc.com

**NOT FOR CONSTRUCTION**

REVISIONS:  
06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

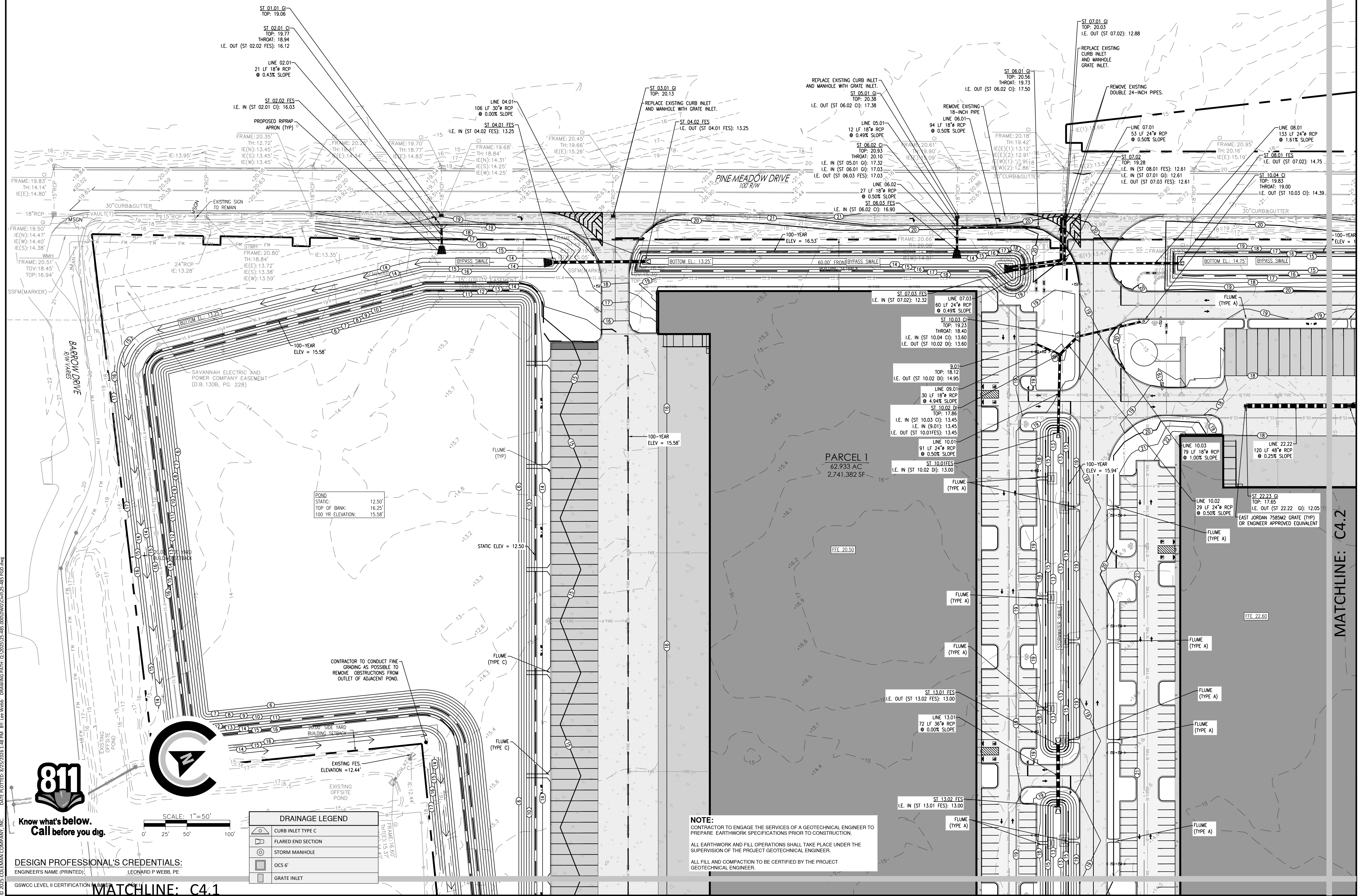
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

GRADING PLAN (4)

SHEET:  
**C4.3**



**NOTE:**  
SEE ES&PC PLAN FOR RIPRAP APRON SIZING



**COLEMAN COMPANY**  
**ENGINEERS • SURVEYORS**

4488 Cleveland Parkway, Suite 100, Savannah, Georgia GA 31206-9336  
(912) 206-3411 | [ColemanCompany@cs.com](mailto:ColemanCompany@cs.com) EXP. DATE: 06/30/2026

**NOT FOR CONSUMPTION**

| REVISIONS: |               |
|------------|---------------|
| 06/09/2026 | CITY COMMENTS |
| 08/24/2026 | CITY COMMENTS |
|            |               |
|            |               |
|            |               |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

DRAINAGE PLAN (1)

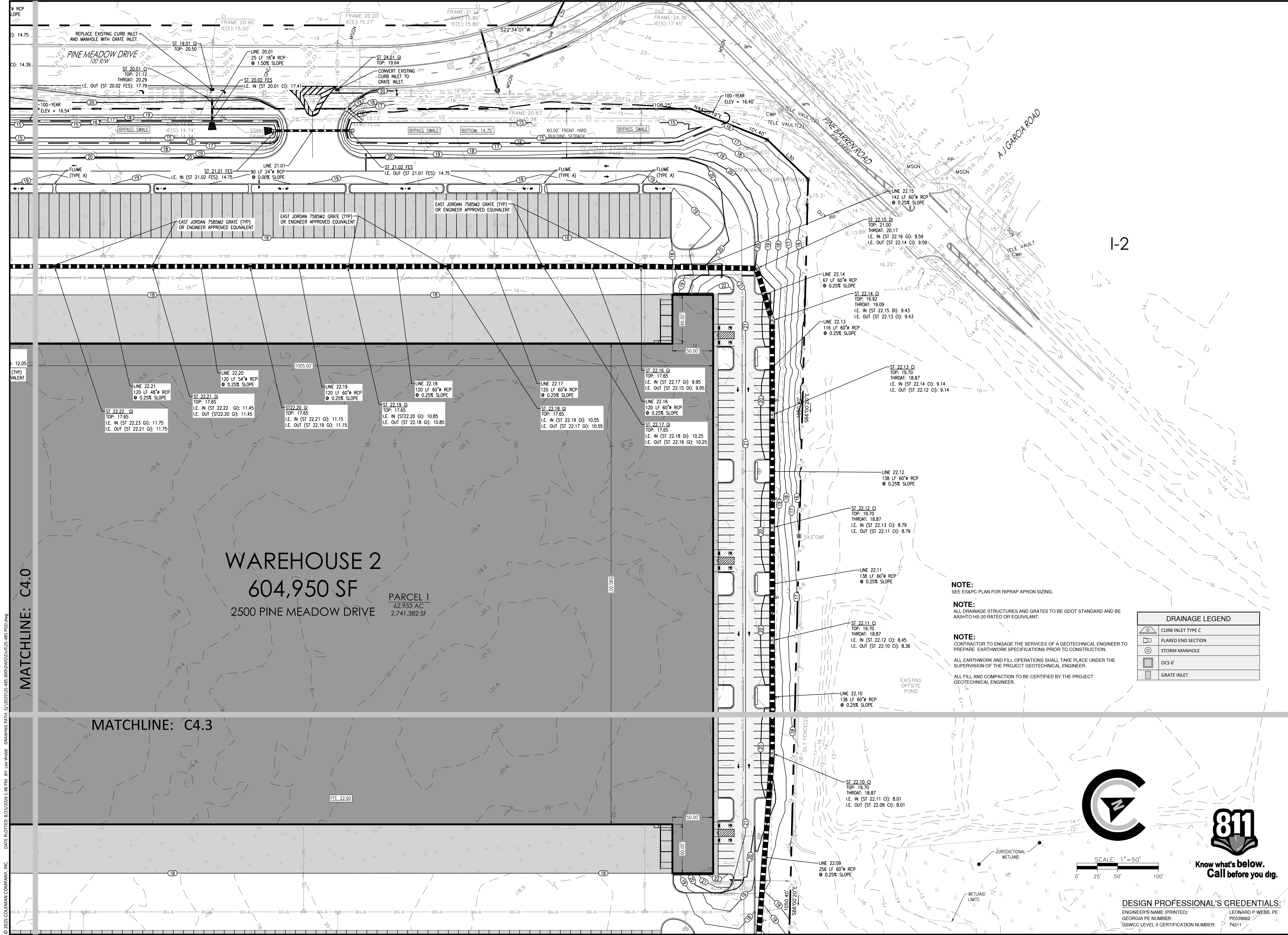
SHEET:

C5.0









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**NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
LEONARD P. WEBB

REVISIONS:

|            |               |
|------------|---------------|
| 06/09/2026 | CITY COMMENTS |
|            |               |
|            |               |
|            |               |
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CIVIL CONSTRUCTION PLANS FOR

**HICKS TRACT**

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

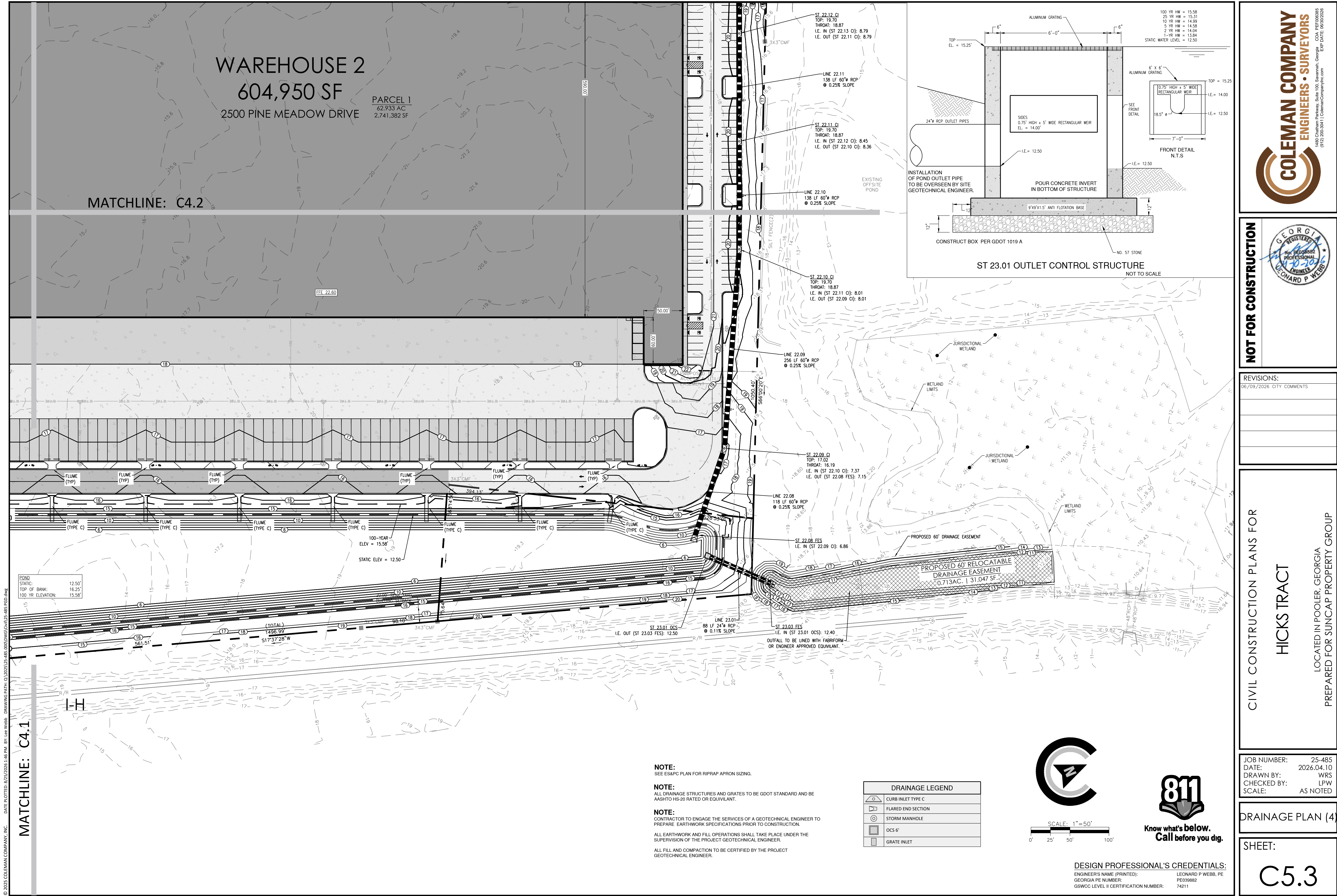
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|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

DRAINAGE PLAN (3)

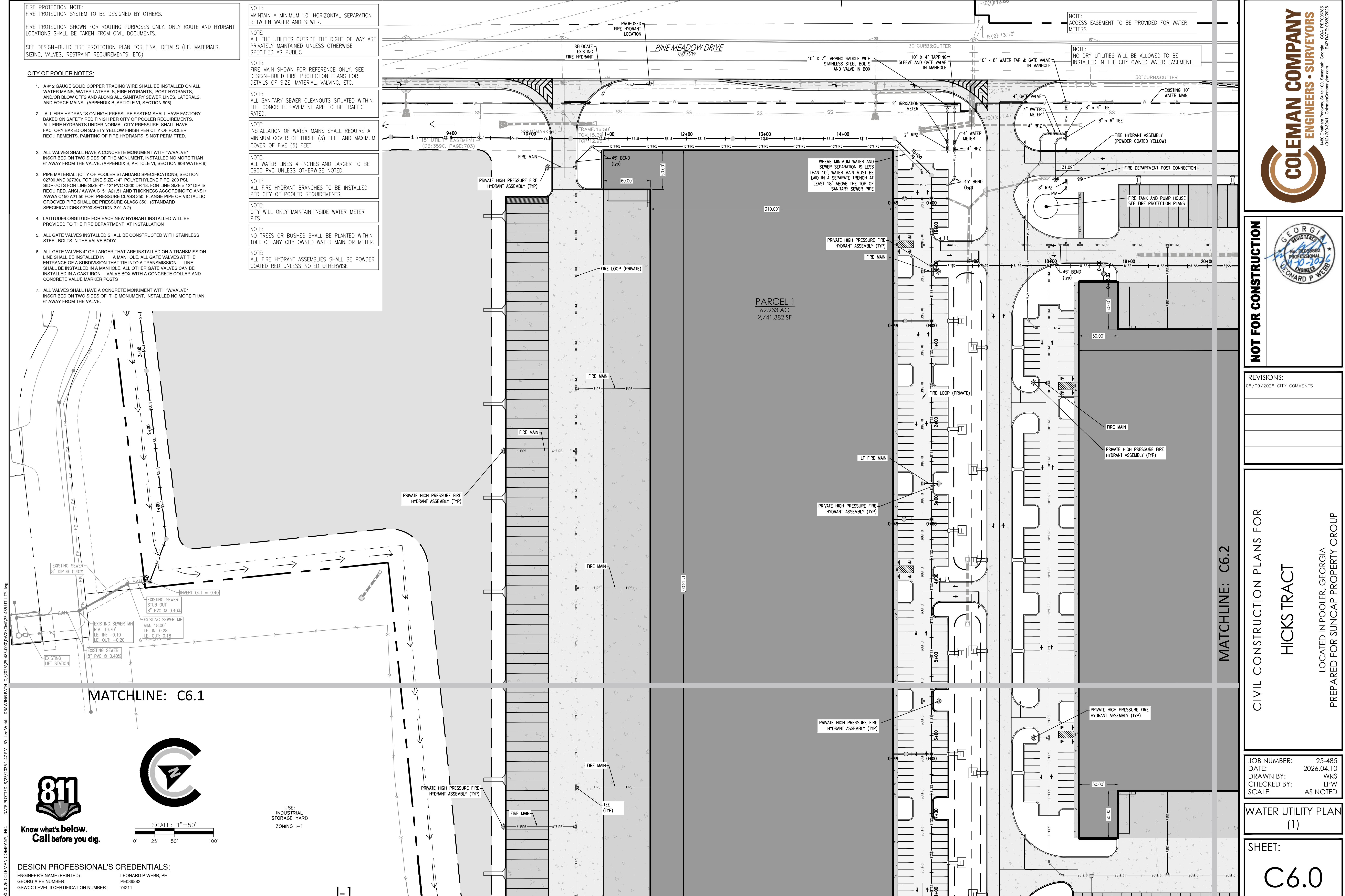
SHEET:

**C5.2**

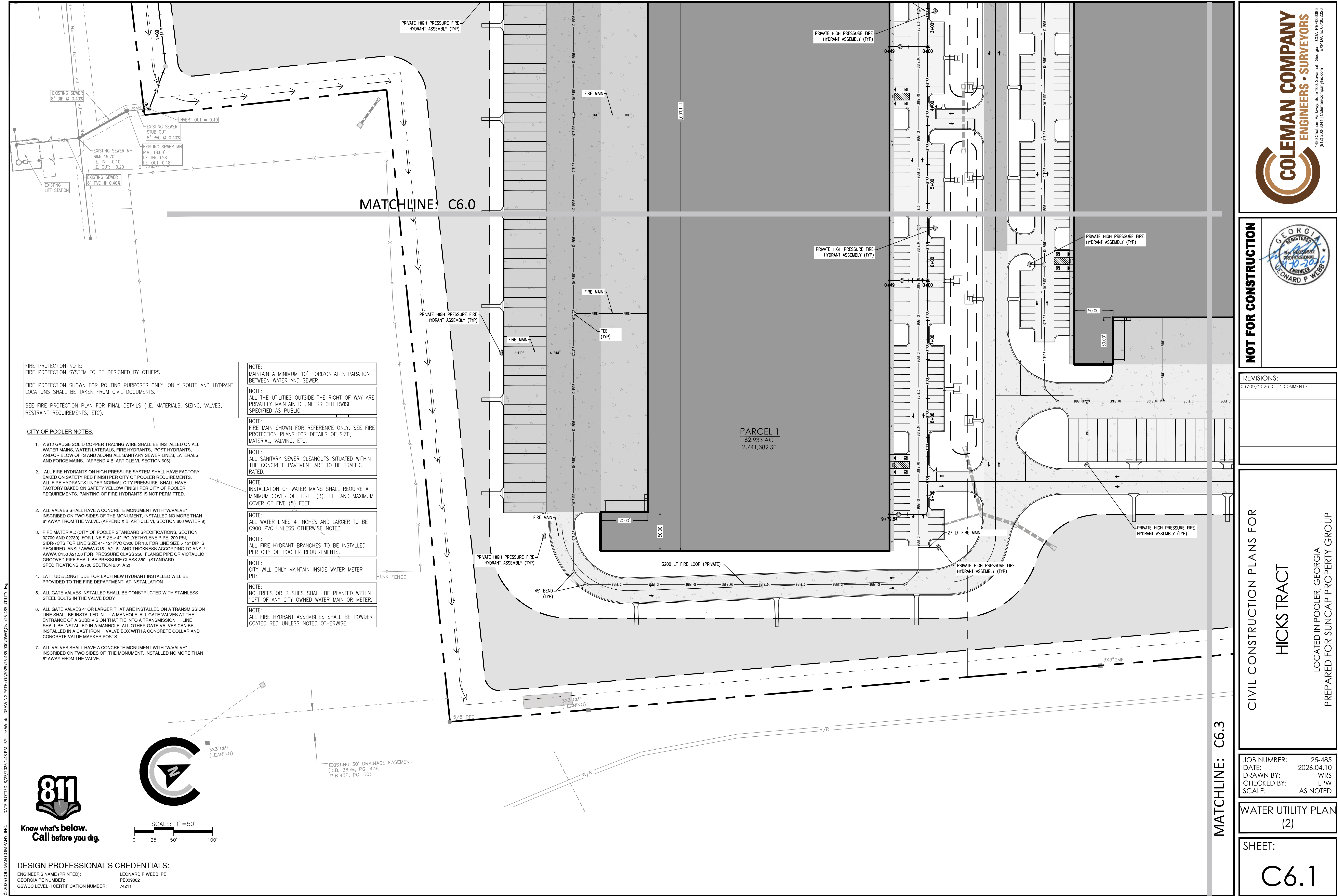












FIRE PROTECTION NOTE:  
FIRE PROTECTION SYSTEM TO BE DESIGNED BY OTHERS.  
FIRE PROTECTION SHOWN FOR ROUTING PURPOSES ONLY. ONLY ROUTE AND HYDRANT LOCATIONS SHALL BE TAKEN FROM CIVIL DOCUMENTS.  
SEE FIRE PROTECTION PLAN FOR FINAL DETAILS (I.E. MATERIALS, SIZING, VALVES, RESTRAINT REQUIREMENTS, ETC.).

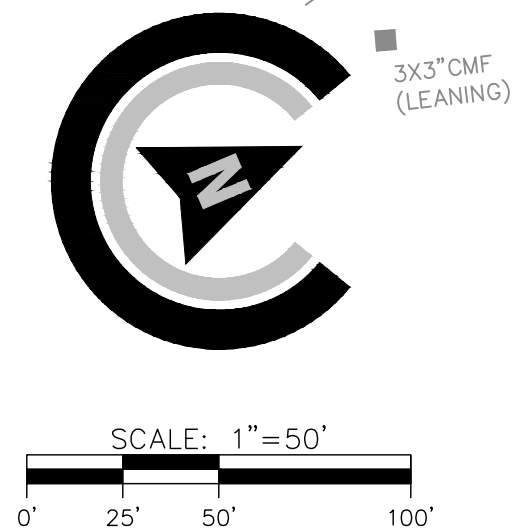
CITY OF POOLER NOTES:

- 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. (APPENDIX B, ARTICLE VI, SECTION 606)
- ALL FIRE HYDRANTS ON HIGH PRESSURE SYSTEM SHALL HAVE FACTORY BAKED ON SAFETY RED FINISH PER CITY OF POOLER REQUIREMENTS. ALL FIRE HYDRANTS UNDER NORMAL CITY PRESSURE SHALL HAVE FACTORY BAKED ON SAFETY YELLOW FINISH PER CITY OF POOLER REQUIREMENTS. PAINTING OF FIRE HYDRANTS IS NOT PERMITTED.
- ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE. (APPENDIX B, ARTICLE VI, SECTION 606 WATER 9)
- PIPE MATERIAL: (CITY OF POOLER STANDARD SPECIFICATIONS, SECTION 02700 AND 02730). FOR LINE SIZE < 4" POLYETHYLENE PIPE, 200 PSI, SDR-707S FOR LINE SIZE 4" - 12" PVC 9000 OR 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. (STANDARD SPECIFICATIONS 02700 SECTION 2.01 A 2)
- LATITUDE/LONGITUDE FOR EACH NEW HYDRANT INSTALLED WILL BE PROVIDED TO THE FIRE DEPARTMENT AT INSTALLATION
- ALL GATE VALVES INSTALLED SHALL BE CONSTRUCTED WITH STAINLESS STEEL BOLTS IN THE VALVE BODY
- 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
- ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.

- NOTE:  
MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER.
- NOTE:  
ALL THE UTILITIES OUTSIDE THE RIGHT OF WAY ARE PRIVATELY MAINTAINED UNLESS OTHERWISE SPECIFIED AS PUBLIC
- NOTE:  
FIRE MAIN SHOWN FOR REFERENCE ONLY. SEE FIRE PROTECTION PLANS FOR DETAILS OF SIZE, MATERIAL, VALVING, ETC.
- NOTE:  
ALL SANITARY SEWER CLEANOUTS SITUATED WITHIN THE CONCRETE PAVEMENT ARE TO BE TRAFFIC RATED.
- NOTE:  
INSTALLATION OF WATER MAINS SHALL REQUIRE A MINIMUM COVER OF THREE (3) FEET AND MAXIMUM COVER OF FIVE (5) FEET
- NOTE:  
ALL WATER LINES 4-INCHES AND LARGER TO BE C900 PVC UNLESS OTHERWISE NOTED.
- NOTE:  
ALL FIRE HYDRANT BRANCHES TO BE INSTALLED PER CITY OF POOLER REQUIREMENTS.
- NOTE:  
CITY WILL ONLY MAINTAIN INSIDE WATER METER PITS
- NOTE:  
NO TREES OR BUSHES SHALL BE PLANTED WITHIN 10FT OF ANY CITY OWNED WATER MAIN OR METER.
- NOTE:  
ALL FIRE HYDRANT ASSEMBLIES SHALL BE POWDER COATED RED UNLESS NOTED OTHERWISE



Know what's below.  
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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

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COA: PE039882  
EXP. DATE: 06/30/2026

**NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
LEONARD P. WEBB  
No. 10-1066

| REVISIONS:               |
|--------------------------|
| 06/09/2026 CITY COMMENTS |
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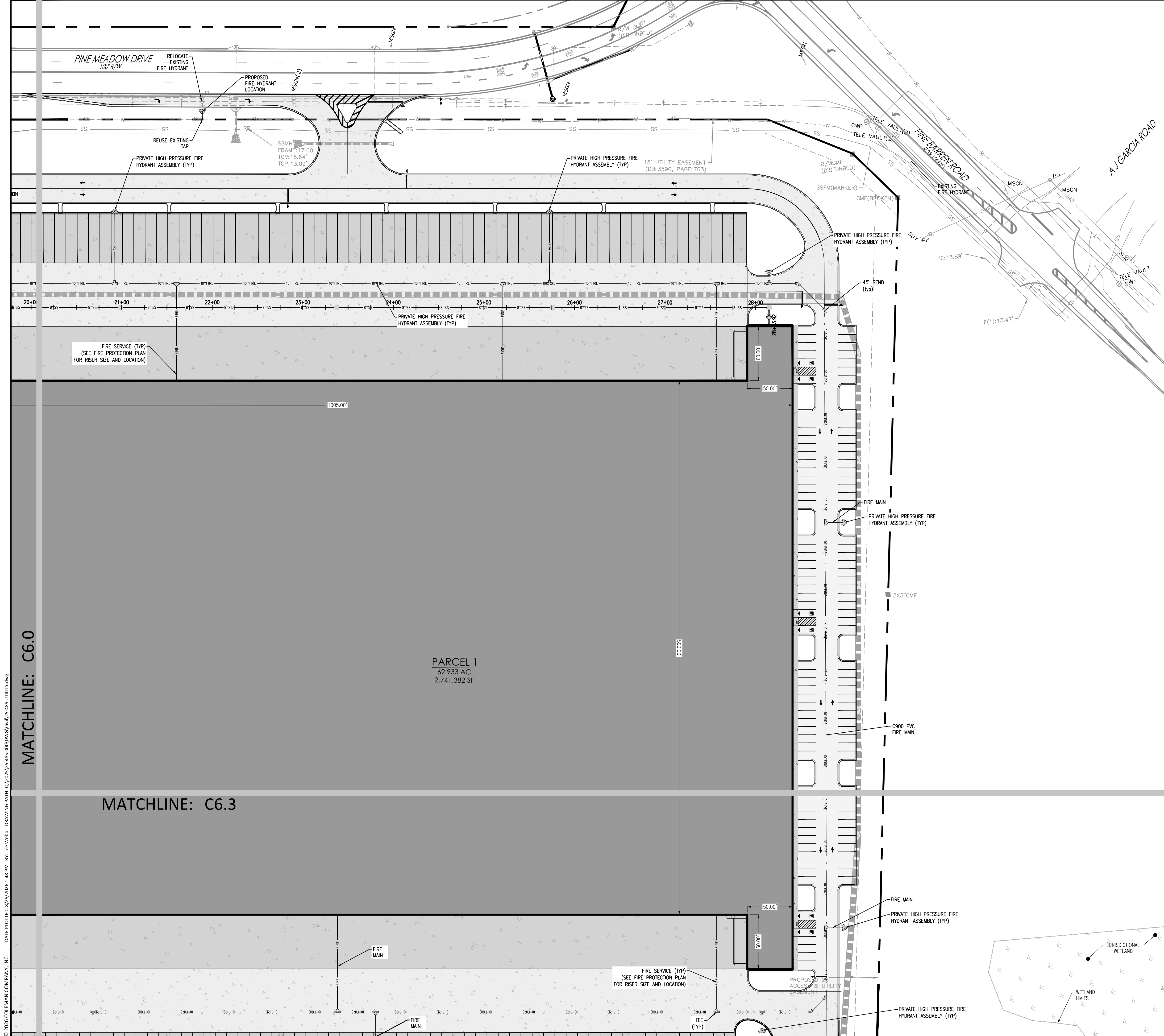
CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

WATER UTILITY PLAN  
(2)

SHEET:  
**C6.1**





**FIRE PROTECTION NOTE:**  
FIRE PROTECTION SYSTEM TO BE DESIGNED BY OTHERS.

FIRE PROTECTION SHOWN FOR ROUTING PURPOSES ONLY. ONLY ROUTE AND HYDRANT LOCATIONS SHALL BE TAKEN FROM CIVIL DOCUMENTS.

SEE FIRE PROTECTION PLAN FOR FINAL DETAILS (I.E. MATERIALS, SIZING, VALVES, RESTRAINT REQUIREMENTS, ETC).

**CITY OF POOLER NOTES:**

- 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. (APPENDIX B, ARTICLE VI, SECTION 606)
- ALL FIRE HYDRANTS ON HIGH PRESSURE SYSTEM SHALL HAVE FACTORY BAKED ON SAFETY RED FINISH PER CITY OF POOLER REQUIREMENTS. ALL FIRE HYDRANTS UNDER NORMAL CITY PRESSURE SHALL HAVE FACTORY BAKED ON SAFETY YELLOW FINISH PER CITY OF POOLER REQUIREMENTS. PAINTING OF FIRE HYDRANTS IS NOT PERMITTED.
- ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE. (APPENDIX B, ARTICLE VI, SECTION 606 WATER 9)
- PIPE MATERIAL: (CITY OF POOLER STANDARD SPECIFICATIONS, SECTION 02700 AND 02730), FOR LINE SIZE < 4" POLYETHYLENE PIPE, 200 PSI, SDR-7CTS FOR LINE SIZE 4" - 12" PVC C900 DR 18. FOR LINE SIZE > 12" DIP IS REQUIRED. ANSI / AWWA C151 A21.51 AND THICKNESS ACCORDING TO ANSI / AWWA C150 A21.50 FOR PRESSURE CLASS 250. FLANGE PIPE OR VICTAULIC GROOVED PIPE SHALL BE PRESSURE CLASS 350. (STANDARD SPECIFICATIONS 02700 SECTION 2.01 A 2)
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- ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.

NOTE:  
MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER.

NOTE:  
ALL THE UTILITIES OUTSIDE THE RIGHT OF WAY ARE PRIVATELY MAINTAINED UNLESS OTHERWISE SPECIFIED AS PUBLIC

NOTE:  
FIRE MAIN SHOWN FOR REFERENCE ONLY. SEE FIRE PROTECTION PLANS FOR DETAILS OF SIZE, MATERIAL, VALVING, ETC.

NOTE:  
ALL SANITARY SEWER CLEANOUTS SITUATED WITHIN THE CONCRETE PAVEMENT ARE TO BE TRAFFIC RATED.

NOTE:  
INSTALLATION OF WATER MAINS SHALL REQUIRE A MINIMUM COVER OF THREE (3) FEET AND MAXIMUM COVER OF FIVE (5) FEET

NOTE:  
ALL WATER LINES 4-INCHES AND LARGER TO BE C900 PVC UNLESS OTHERWISE NOTED.

NOTE:  
ALL FIRE HYDRANT BRANCHES TO BE INSTALLED PER CITY OF POOLER REQUIREMENTS.

NOTE:  
CITY WILL ONLY MAINTAIN INSIDE WATER METER PITS

NOTE:  
NO TREES OR BUSHES SHALL BE PLANTED WITHIN 10FT OF ANY CITY OWNED WATER MAIN OR METER.

NOTE:  
ALL FIRE HYDRANT ASSEMBLIES SHALL BE POWDER COATED RED UNLESS NOTED OTHERWISE

**DESIGN PROFESSIONAL'S CREDENTIALS:**  
ENGINEER'S NAME (PRINTED): LEONARD P. WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

**811**  
Know what's below.  
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**SCALE: 1"=50'**  
0' 25' 50' 100'

**WETLAND LIMITS**  
JURISDICTIONAL WETLAND

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MATCHLINE: C6.0

MATCHLINE: C6.3

PARCEL 1  
62,933 AC  
2,741,382 SF

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REGISTERED PROFESSIONAL ENGINEER  
LEONARD P. WEBB  
#150-106

**REVISIONS:**

|            |               |
|------------|---------------|
| 06/09/2026 | CITY COMMENTS |
|            |               |
|            |               |
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**CIVIL CONSTRUCTION PLANS FOR**  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

**WATER UTILITY PLAN**  
(3)

SHEET:  
**C6.2**





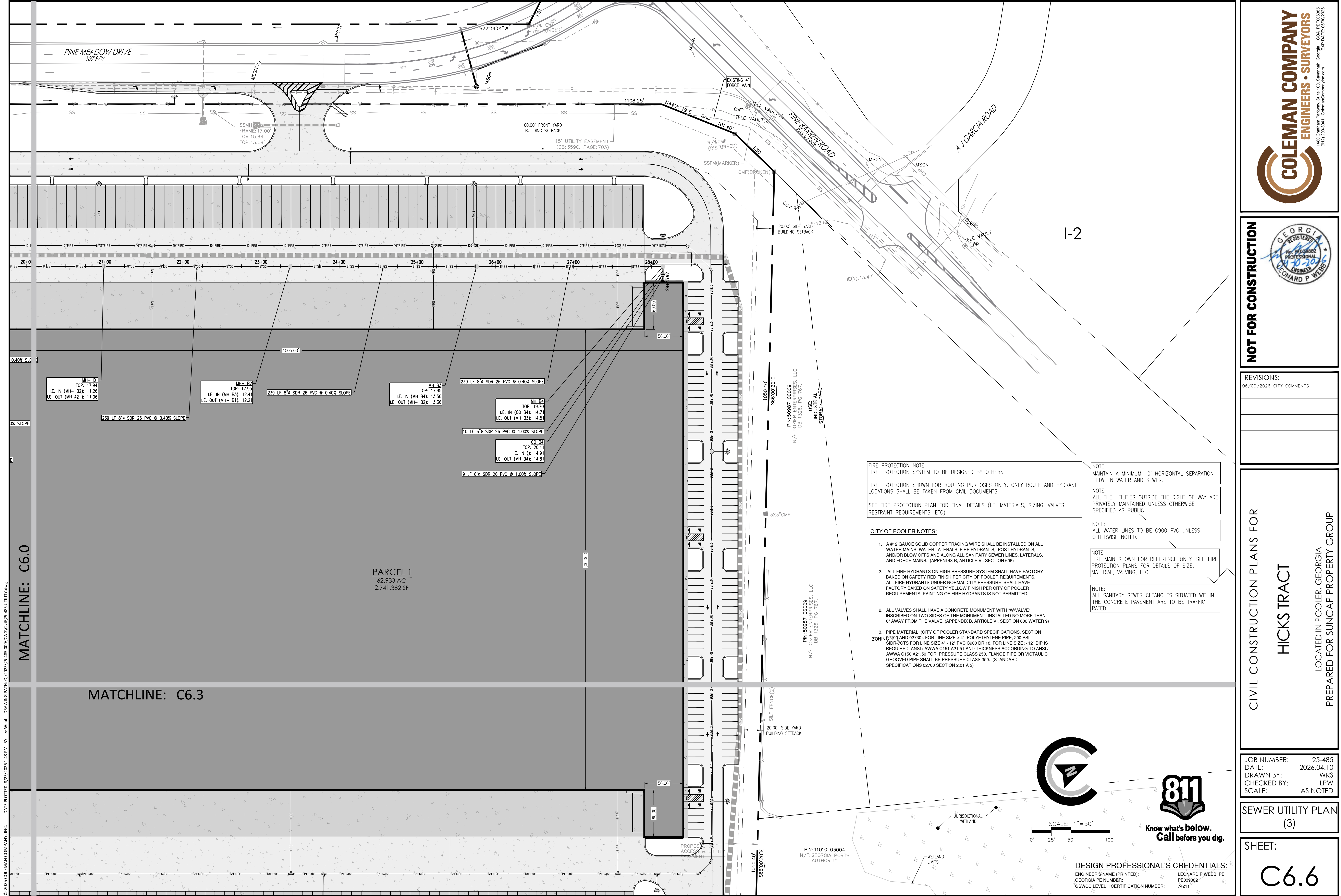












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**LEONARD P. WEBB**  
REGISTERED PROFESSIONAL ENGINEER

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

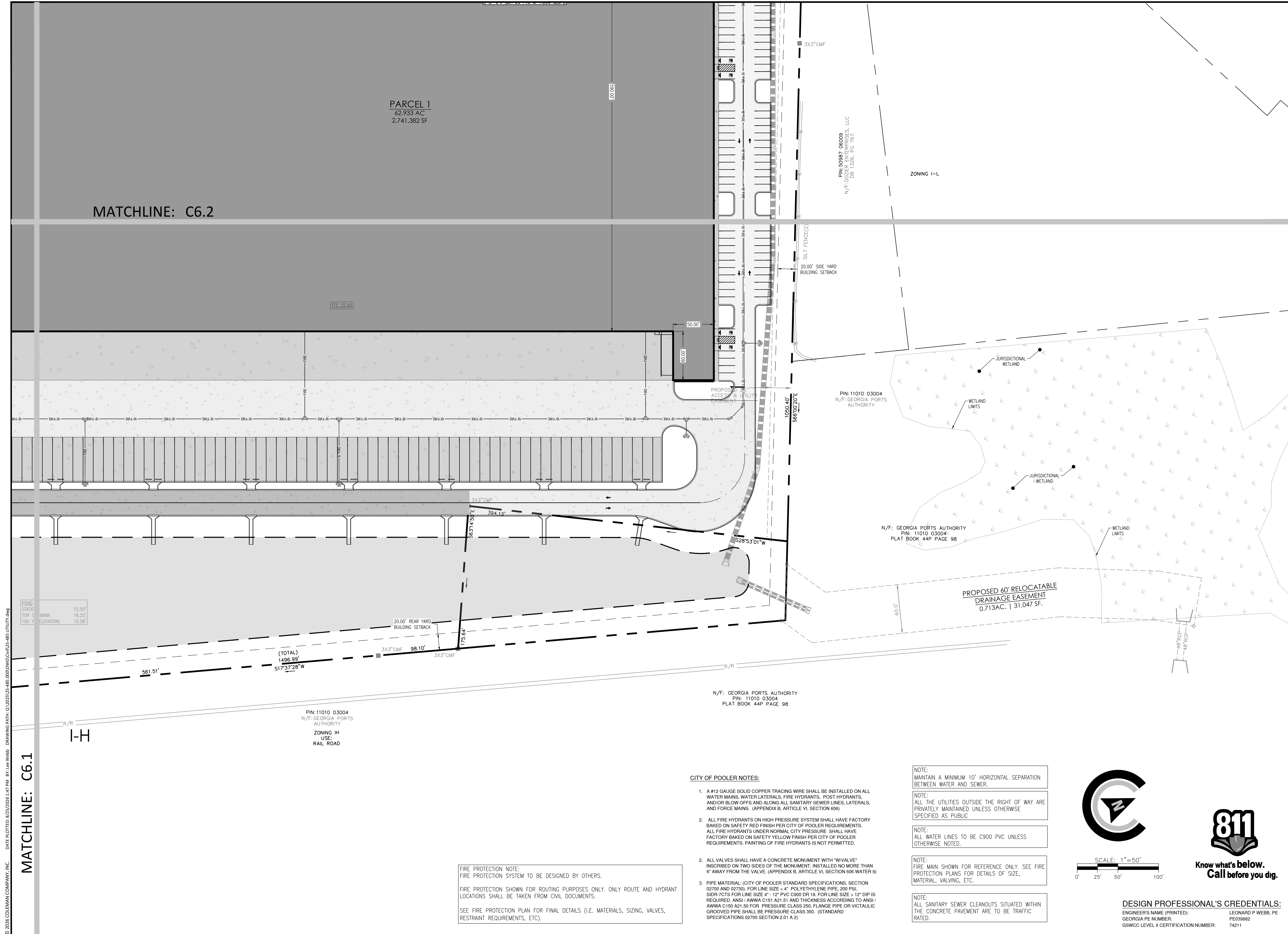
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

**SEWER UTILITY PLAN**  
(3)

SHEET:  
**C6.6**



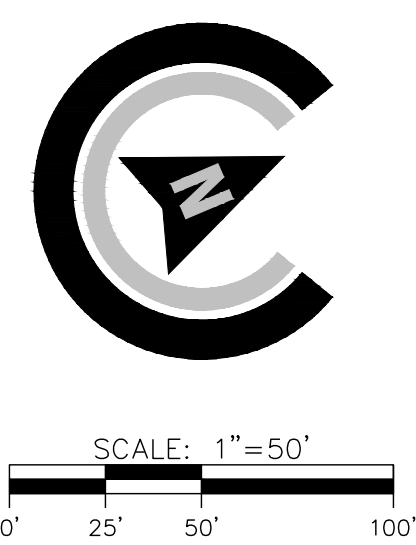
# MATCHLINE: C6.1



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| FIRE PROTECTION NOTE:<br>FIRE PROTECTION SYSTEM TO BE DESIGNED BY OTHERS.                                                 |
| FIRE PROTECTION SHOWN FOR ROUTING PURPOSES ONLY. ONLY ROUTE AND HYDRANT<br>LOCATIONS SHALL BE TAKEN FROM CIVIL DOCUMENTS. |
| SEE FIRE PROTECTION PLAN FOR FINAL DETAILS (I.E. MATERIALS, SIZING, VALVES,<br>RESTRAINT REQUIREMENTS, ETC).              |

- ### CITY OF POOLER NOTES:
1. A #12 GAUGE SOLID COPPER TRACING WIRE SHALL BE INSTALLED ON ALL WATER MAINS, WATER LATERALS, FIRE HYDRANTS, POST HYDRANTS, AND FORCE MAINS, AND FLOW AIR ALONG ALL SANITARY SEWER LINES, LATERALS, AND FORCE MAINS. (APPENDIX B, ARTICLE V, SECTION 605)
  2. ALL FIRE HYDRANTS ON HIGH PRESSURE SYSTEM SHALL HAVE FACTORY BAKED ON SAFETY RED FINISH PER CITY OF POOLER REQUIREMENTS. ALL FIRE HYDRANTS UNDER NORMAL CITY PRESSURE SHALL HAVE FACTORY BAKED ON SAFETY YELLOW FINISH PER CITY OF POOLER REQUIREMENTS. PAINTING OF FIRE HYDRANTS IS NOT PERMITTED.
  3. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON TWO SIDES OF THE MONUMENT. INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE. (APPENDIX B, ARTICLE V, SECTION 606 WATER 9)
  4. PIPE MATERIAL: CITY OF POOLER STANDARD SPECIFICATIONS, SECTION 02700 MATERIAL (02730). FOR LINE SIZE < 4" POLYETHYLENE PIPE, 200 PSI, SDR17/C150 FOR LINE SIZE 4" - 12" PVC 3600 R18. FOR LINE SIZE > 12" DIP IS REQUIRED. ANSI / AWWA C151 251.5 THICKNESS. ACCORDING TO ANSI / AWWA C150 251 50 FOR PRESSURE CLASS 250. FLANGE PIPE OR VICTALUC GROOVED PIPE SHALL BE PRESSURE CLASS 350. (STANDARD SPECIFICATIONS 02700 SECTION 2.01 A.2)

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| NOTE:<br>MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION<br>BETWEEN WATER AND SEWER.                                        |
| NOTE:<br>ALL THE UTILITIES OUTSIDE THE RIGHT OF WAY ARE<br>PRIVATELY MAINTAINED UNLESS OTHERWISE<br>SPECIFIED AS PUBLIC. |
| NOTE:<br>ALL WATER LINES TO BE C900 PVC UNLESS<br>OTHERWISE NOTED.                                                       |
| NOTE:<br>FIRE MAN SHOWN FOR REFERENCE ONLY. SEE FIRE<br>PROTECTION PLANS FOR DETAILS OF SIZE,<br>MATERIAL, VALVING, ETC. |
| NOTE:<br>ALL SANITARY SEWER CLEANOUTS SITUATED WITHIN<br>THE CONCRETE PAVEMENT ARE TO BE TRAFFIC<br>RATED.               |



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| DESIGN PROFESSIONAL'S CREDENTIALS:   |                    |
|--------------------------------------|--------------------|
| ENGINEER'S NAME (PRINTED):           | LEONARD P WEBB, PE |
| GEORGIA PE NUMBER:                   | PE039882           |
| GSWCC LEVEL II CERTIFICATION NUMBER: | 74211              |

**NOT FOR CONSTRUCTION**



| REVISIONS: |               |
|------------|---------------|
| 06/09/2026 | CITY COMMENTS |
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CIVIL CONSTRUCTION PLANS FOR

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HICKS TRACT

LOCATED IN POOLER, GEORGIA

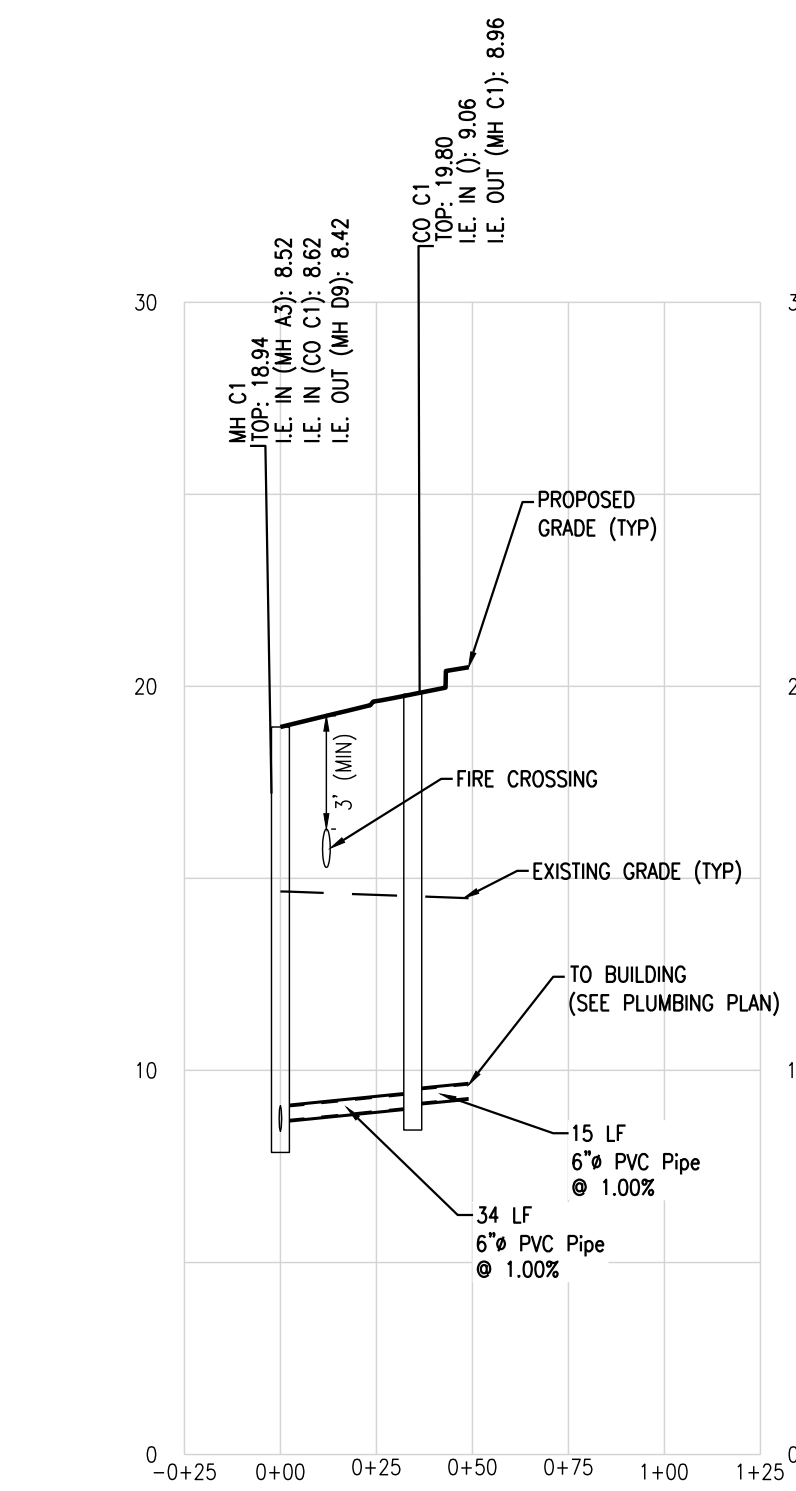
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

SEWER UTILITY PLAN  
(4)

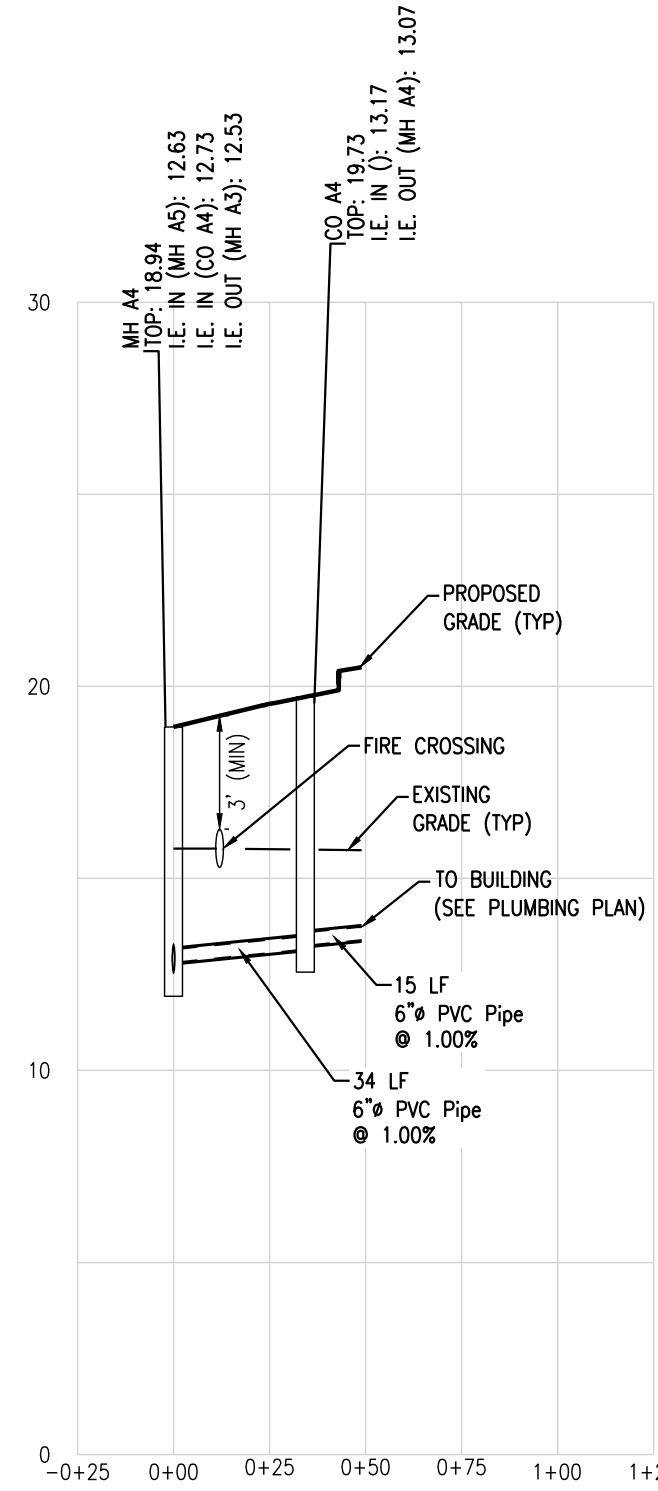
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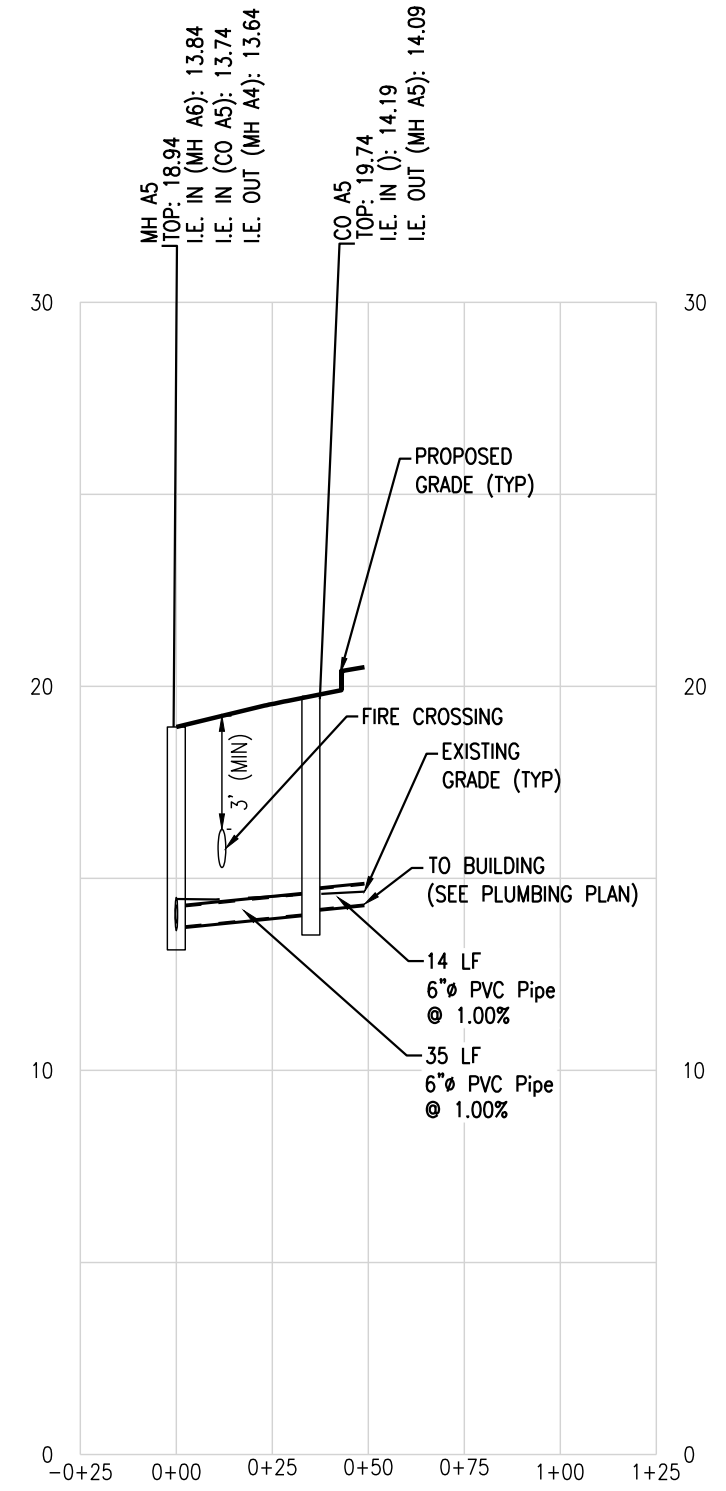
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STA. -0+25.00 TO STA. 1+25.00

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



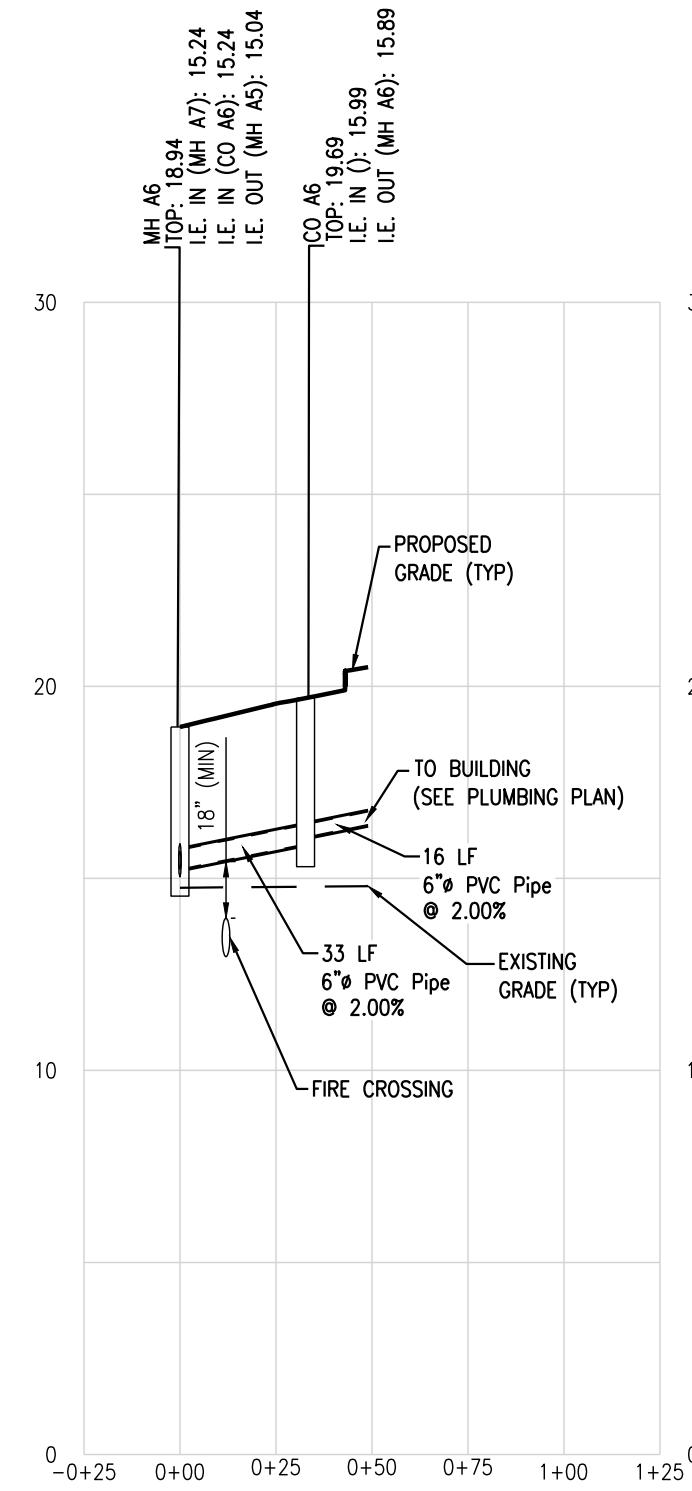
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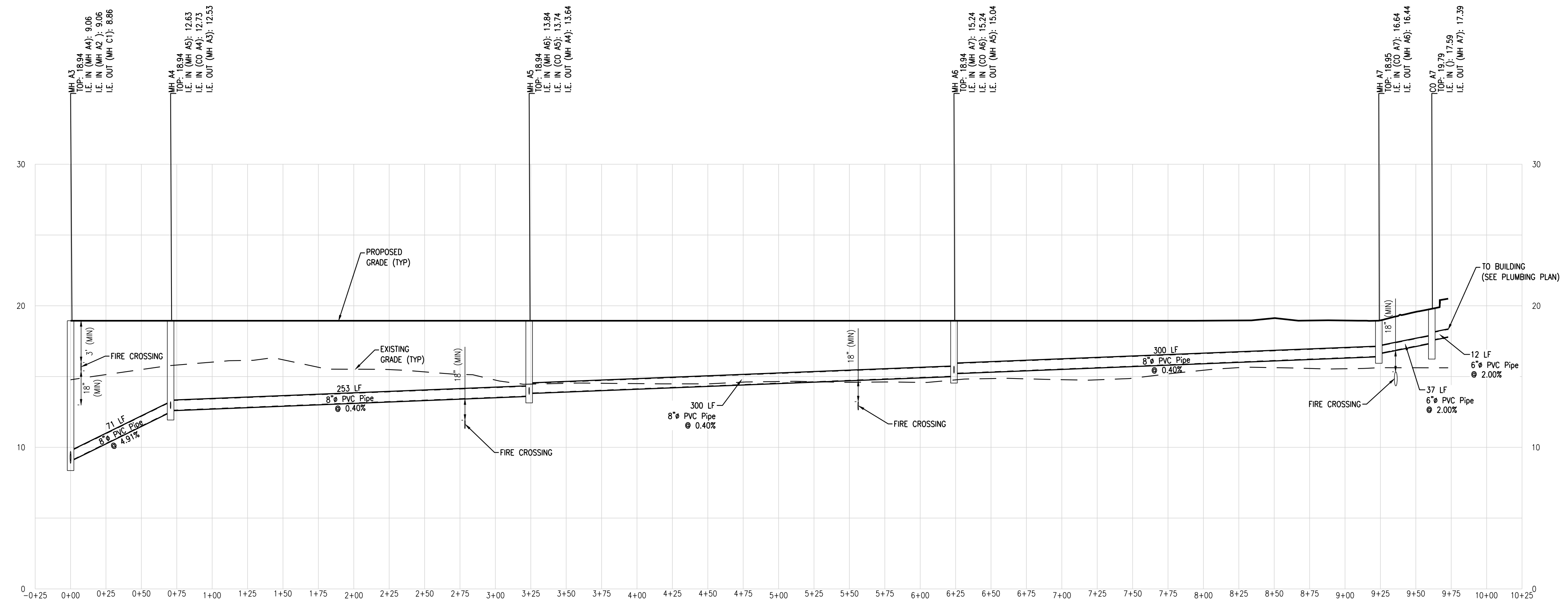
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STA. -0+25.00 TO STA. 1+25.00

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER SERVICE A6 PROFILE  
STA. -0+25.00 TO STA. 1+25.00

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER A PROFILE  
STA. -0+25.00 TO STA. 10+25.00

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

SEWER PROFILES (1)

SHEET:  
**C6.8**

NOT FOR CONSTRUCTION

| REVISIONS:               |
|--------------------------|
| 06/09/2026 CITY COMMENTS |
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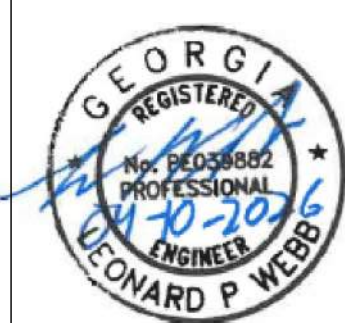
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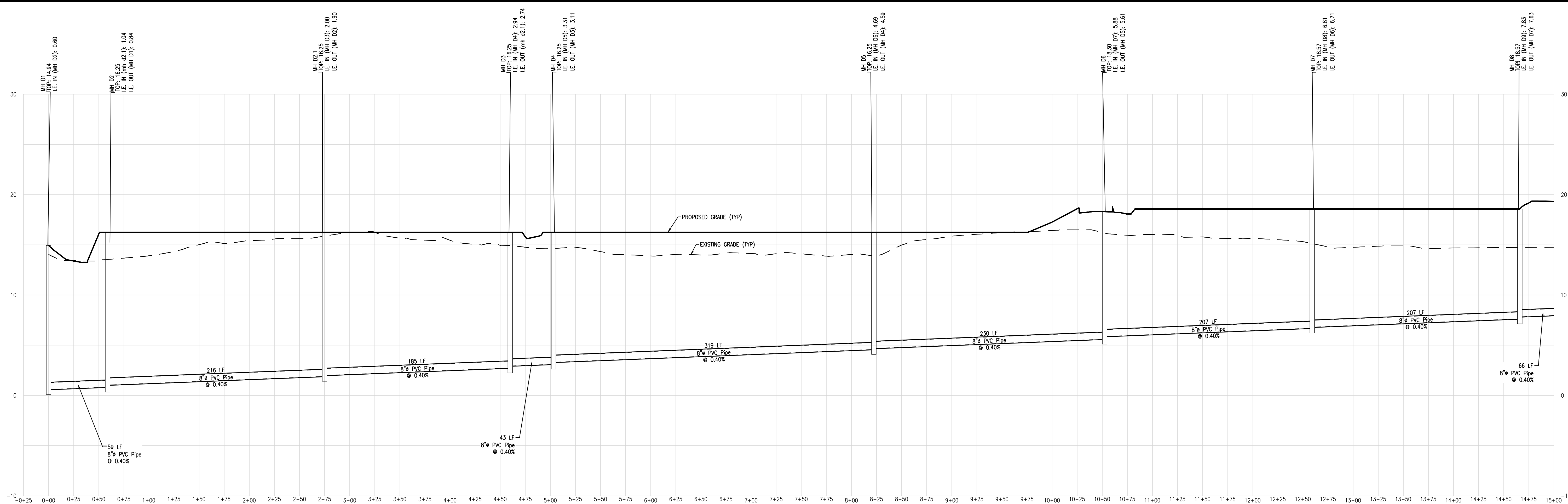
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EXP. DATE: 06/30/2026



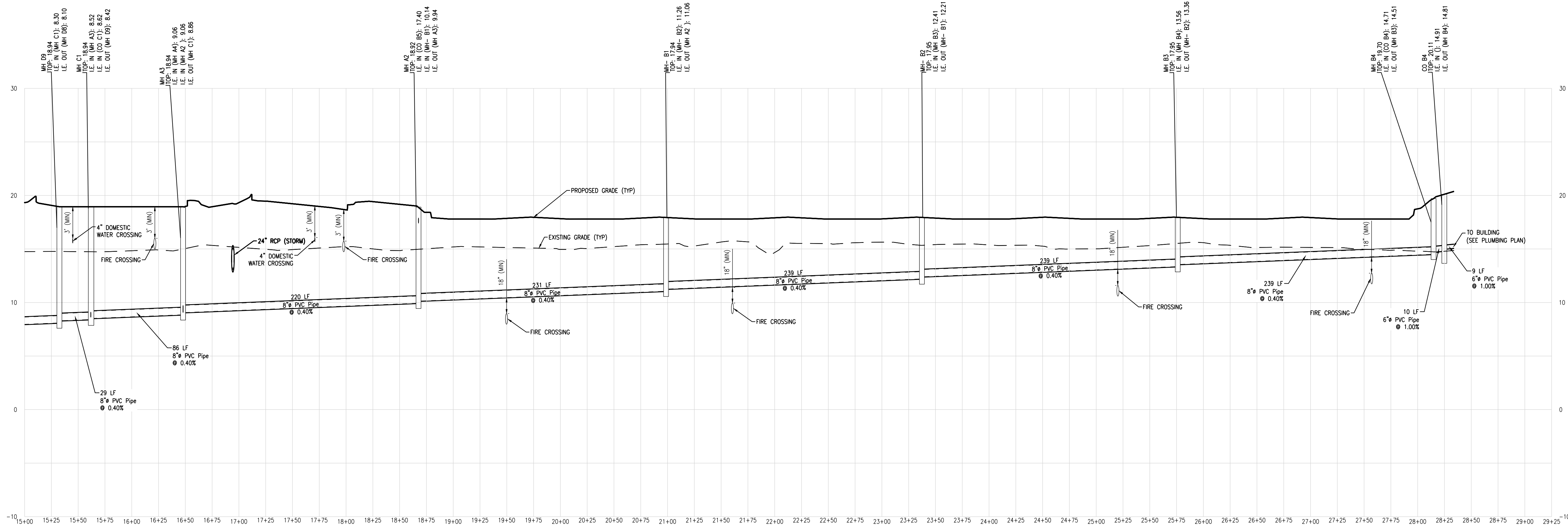


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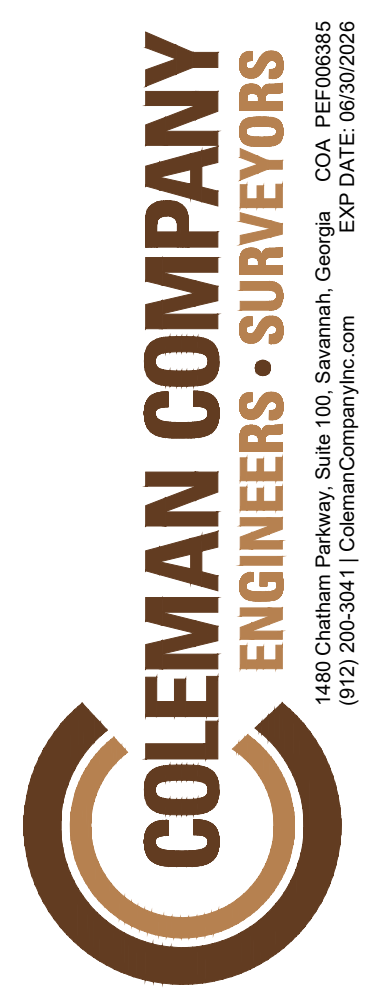
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STA. -0+25.00 TO STA. 15+00.00

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



SANITARY SEWER D PROFILE  
STA. 15+00.00 TO STA. 29+25.00

VERTICAL SCALE 1" = 5'  
HORIZONTAL SCALE 1" = 50'



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REVISIONS:

06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

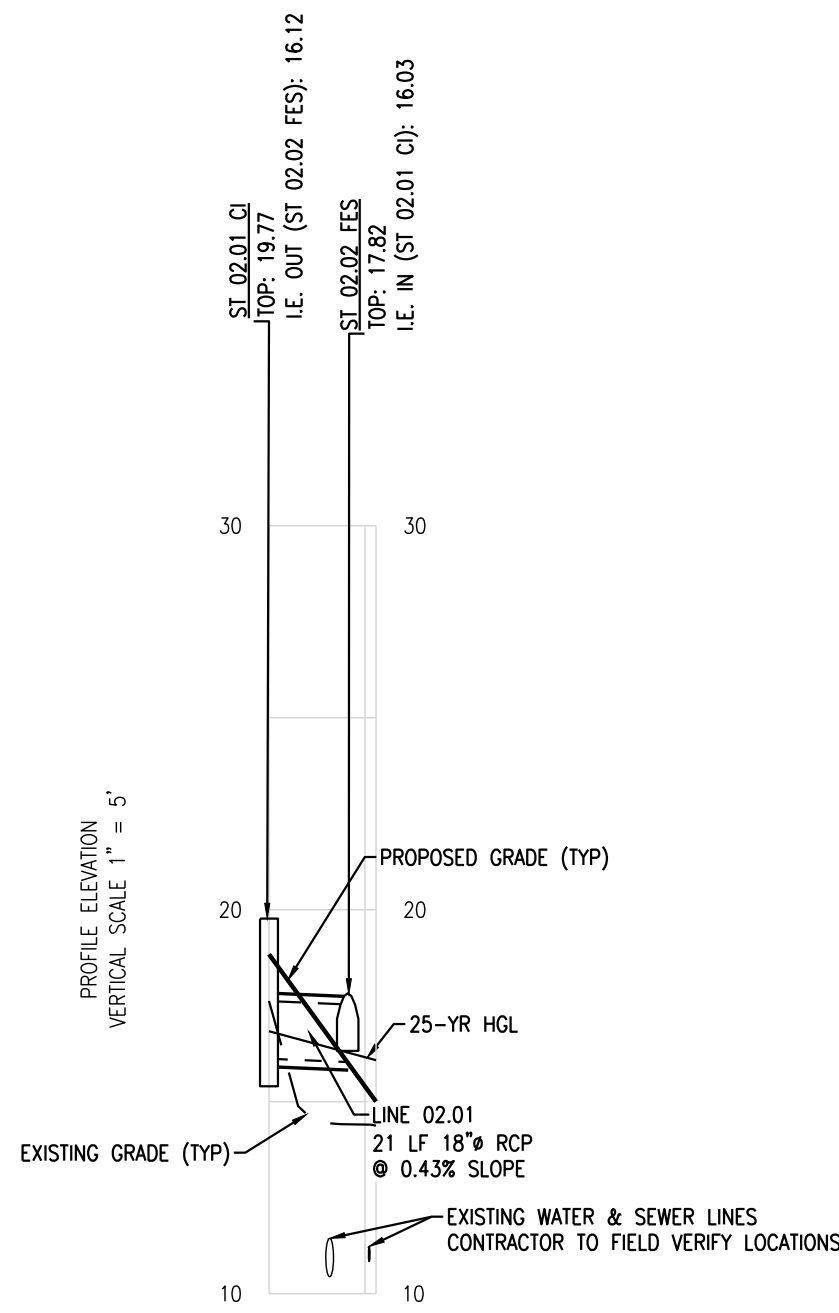
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

SEWER PROFILES (2)

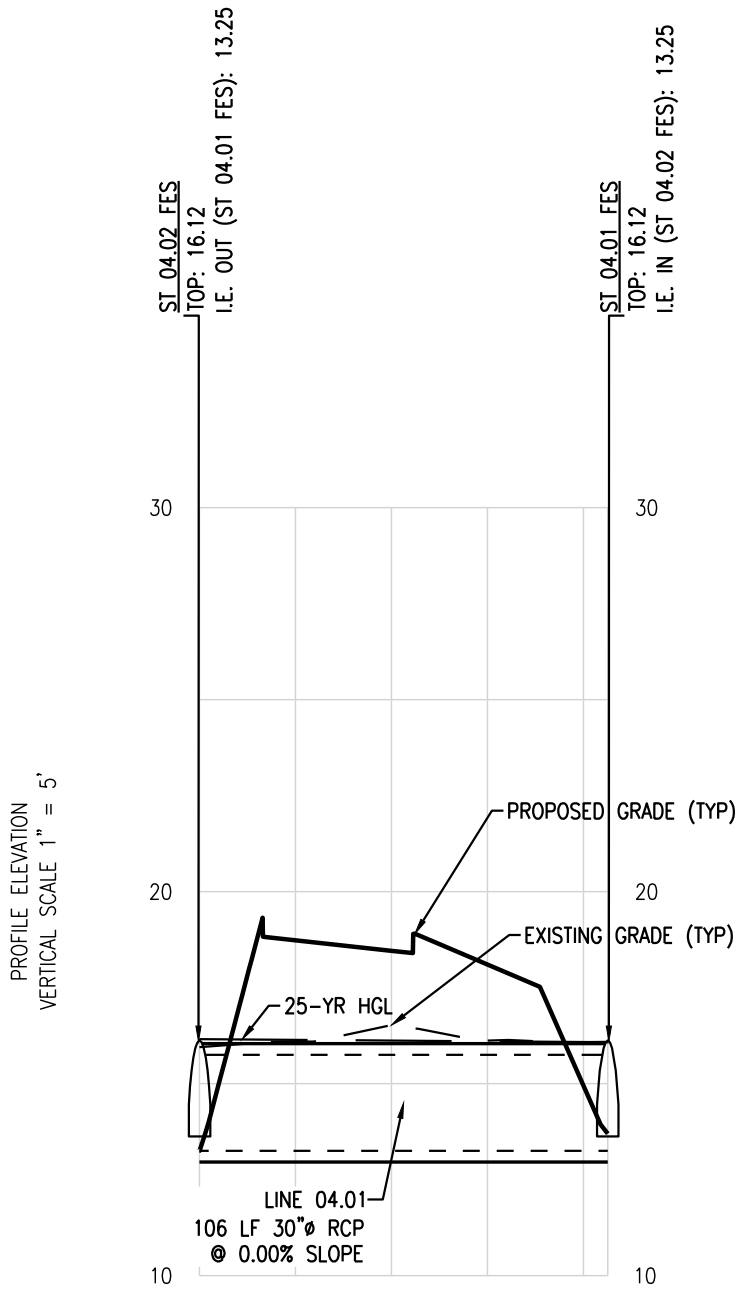
SHEET:

C6.9

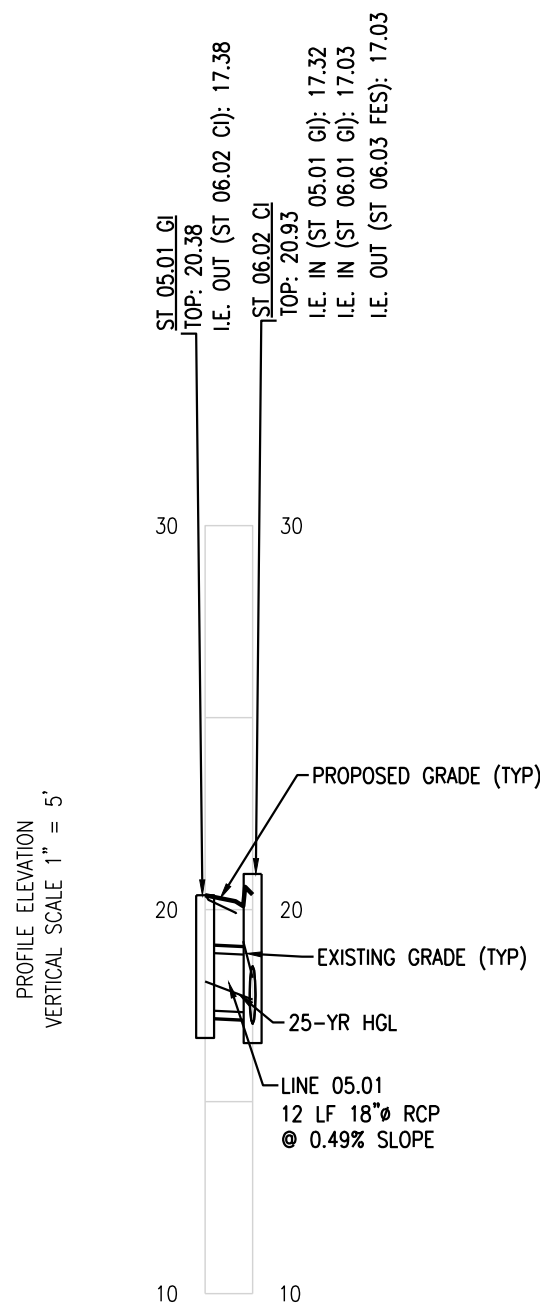




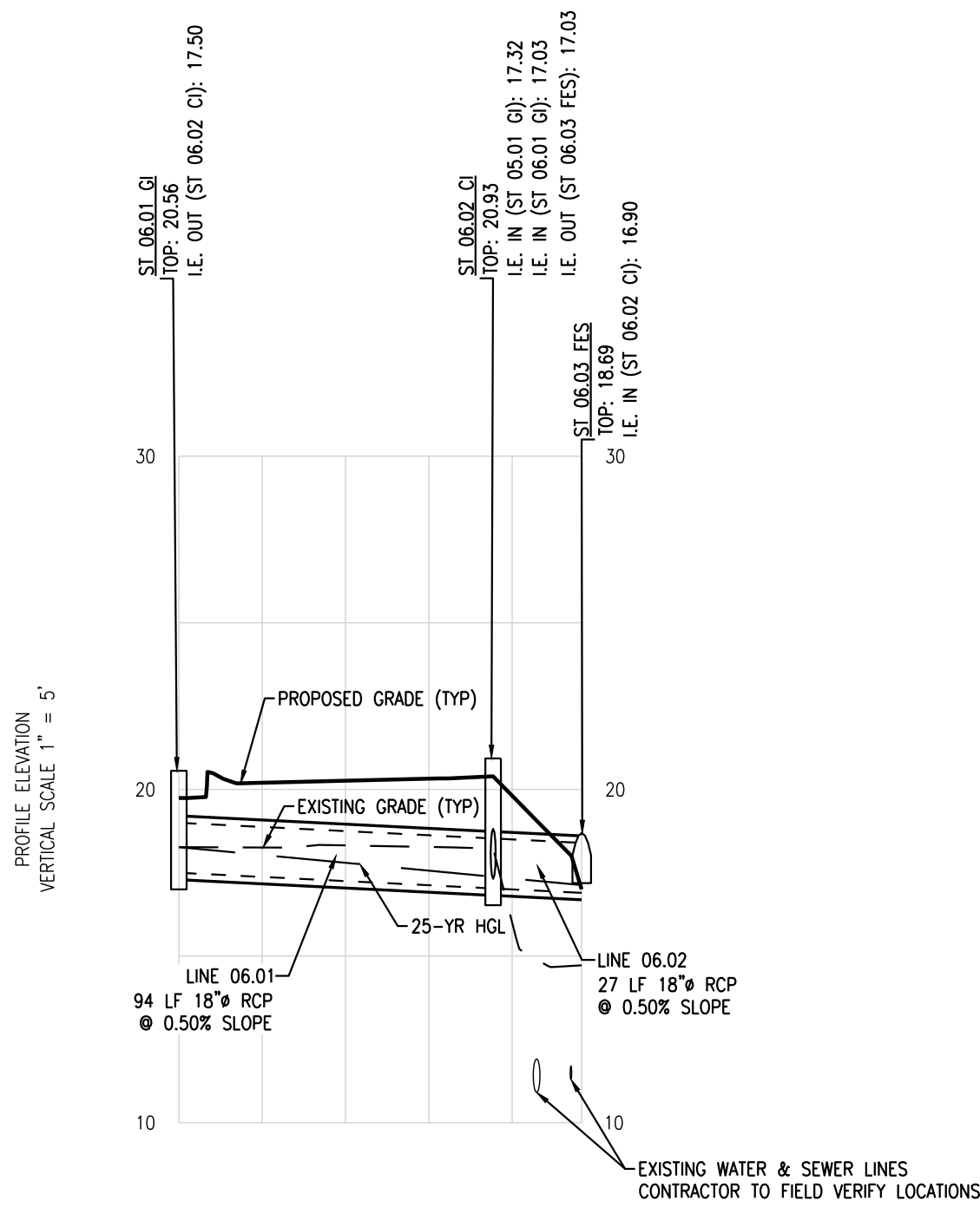
ST 02 SEWER PROFILE  
STA. 0+00.00 TO STA. 0+27.87



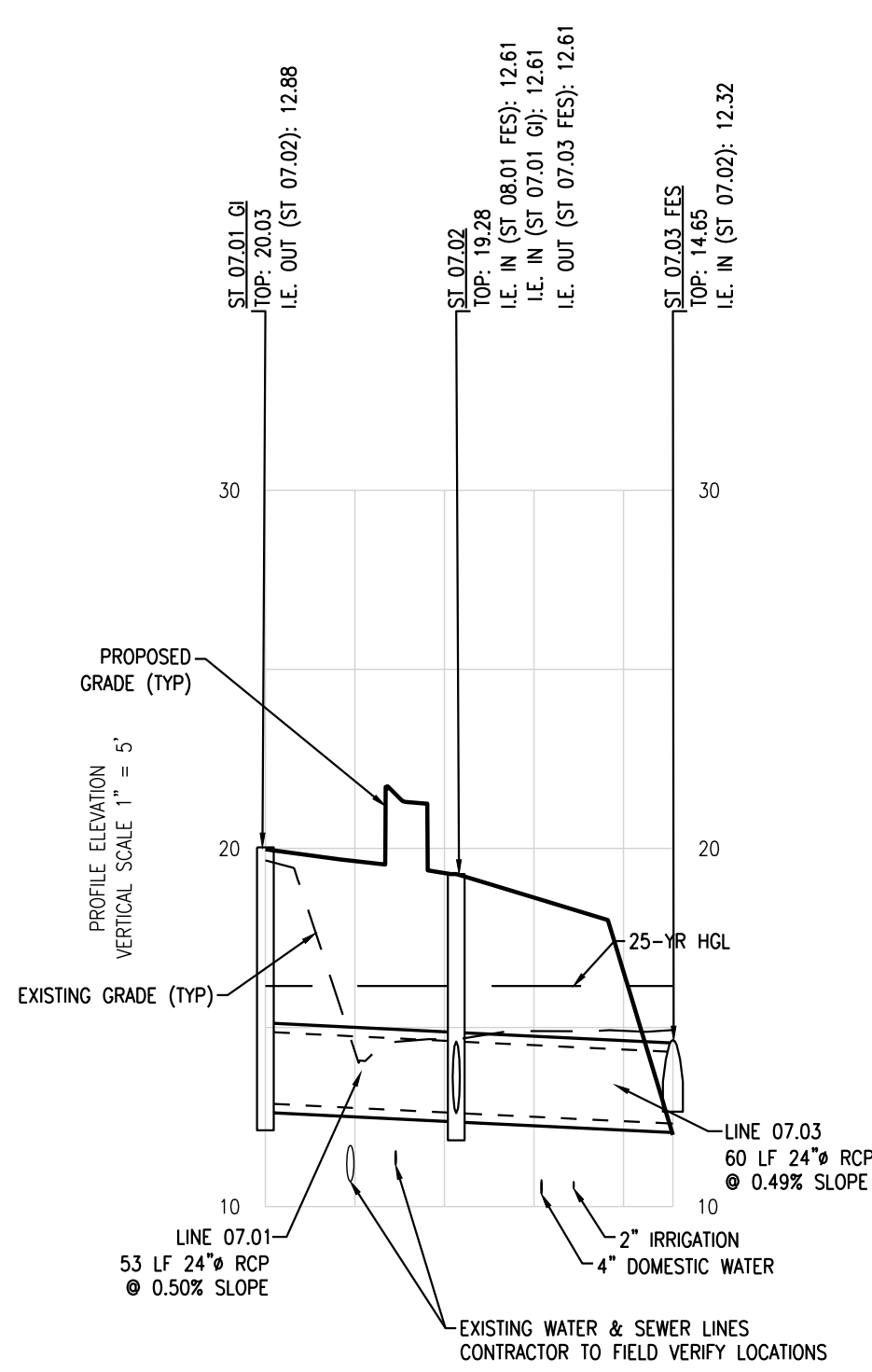
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STA. 0+00.00 TO STA. 1+06.36



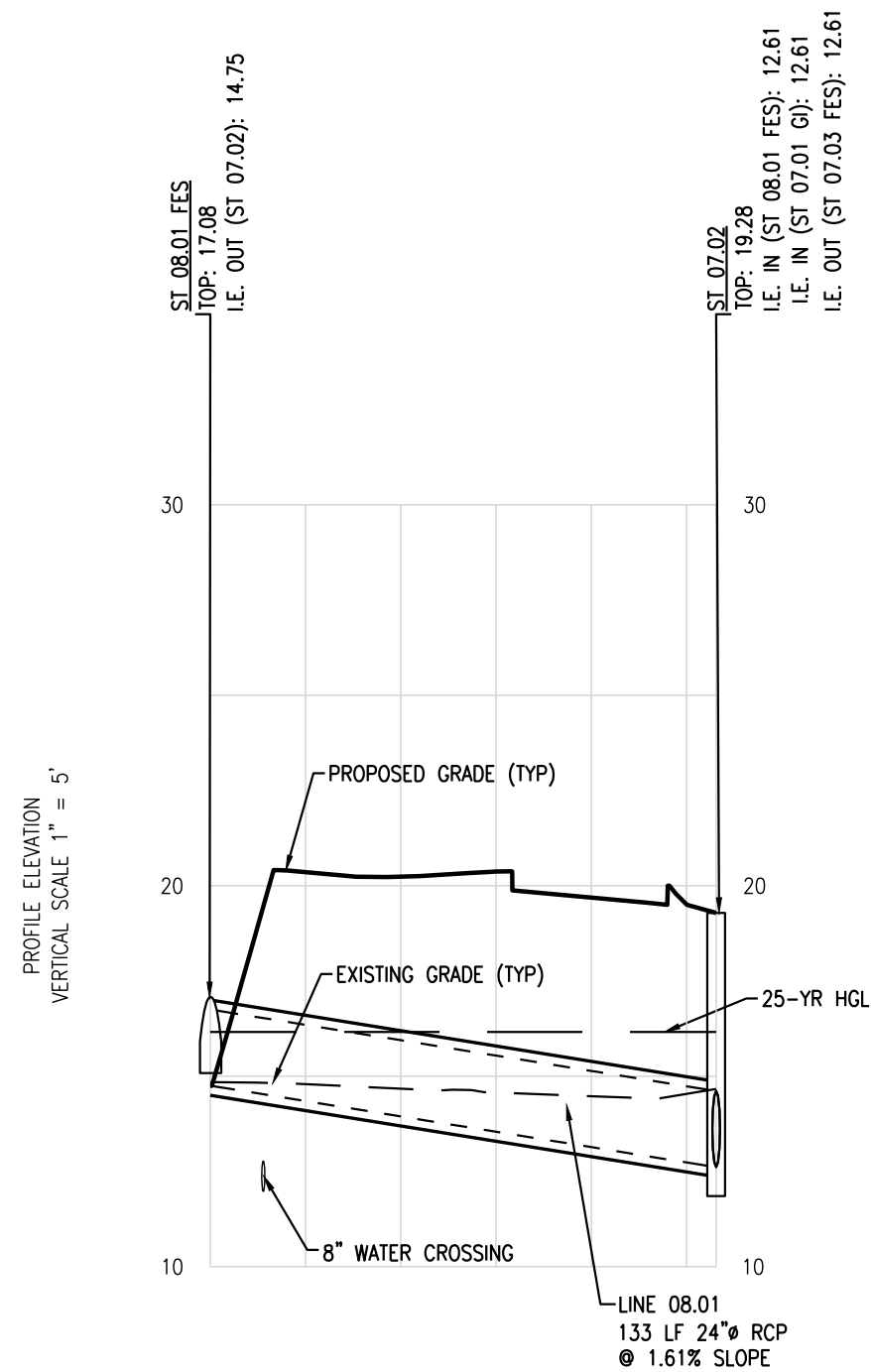
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STA. 0+00.00 TO STA. 0+12.34



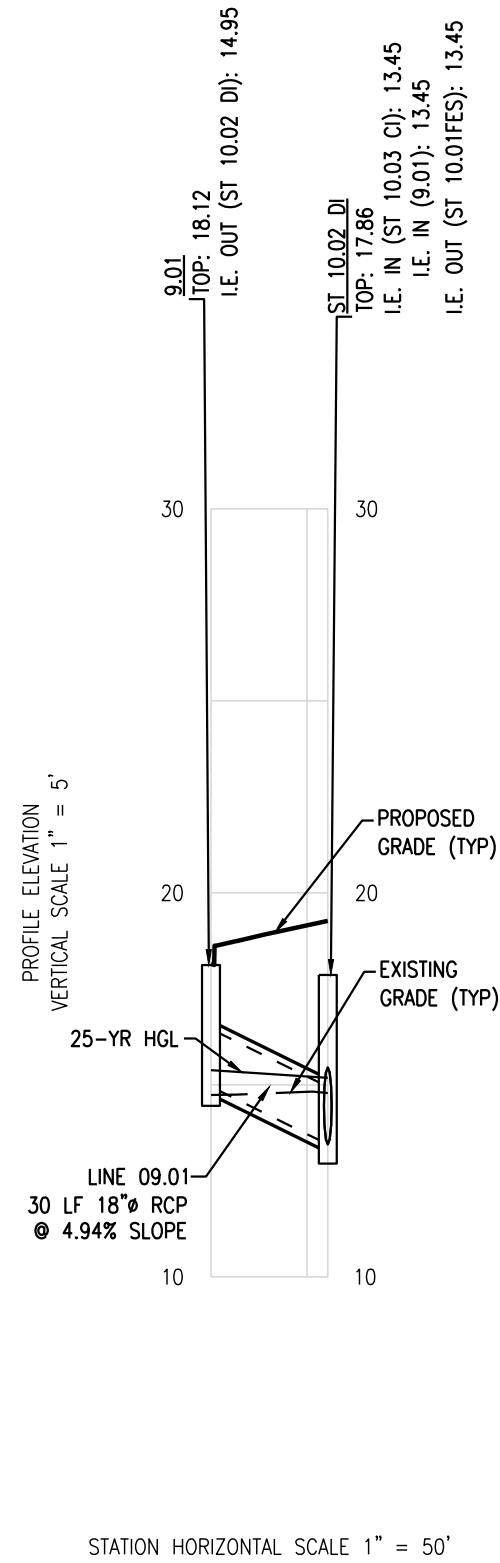
ST 06 SEWER PROFILE  
STA. 0+00.00 TO STA. 1+20.80



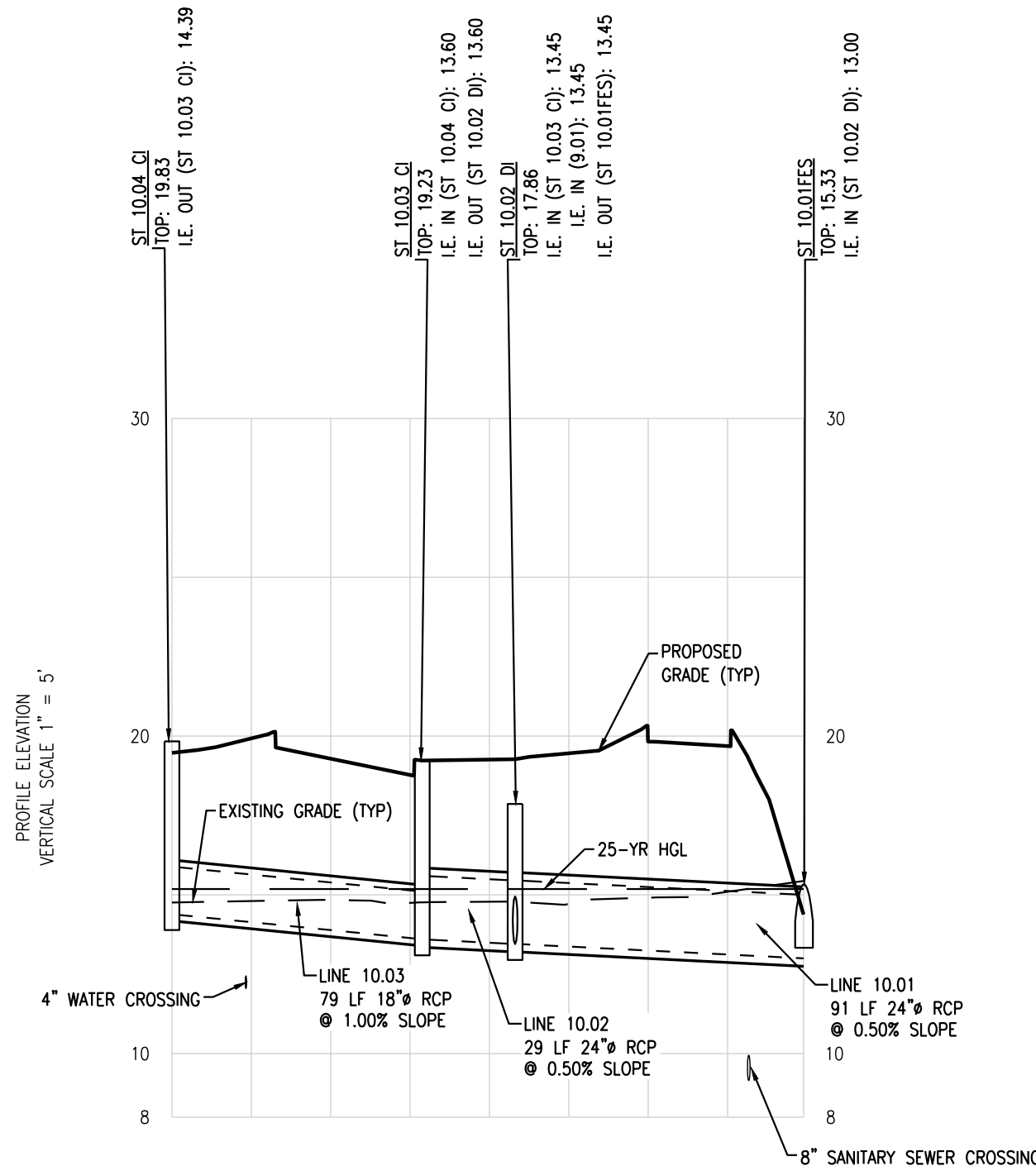
ST 07 SEWER PROFILE  
STA. 0+00.00 TO STA. 1+13.79



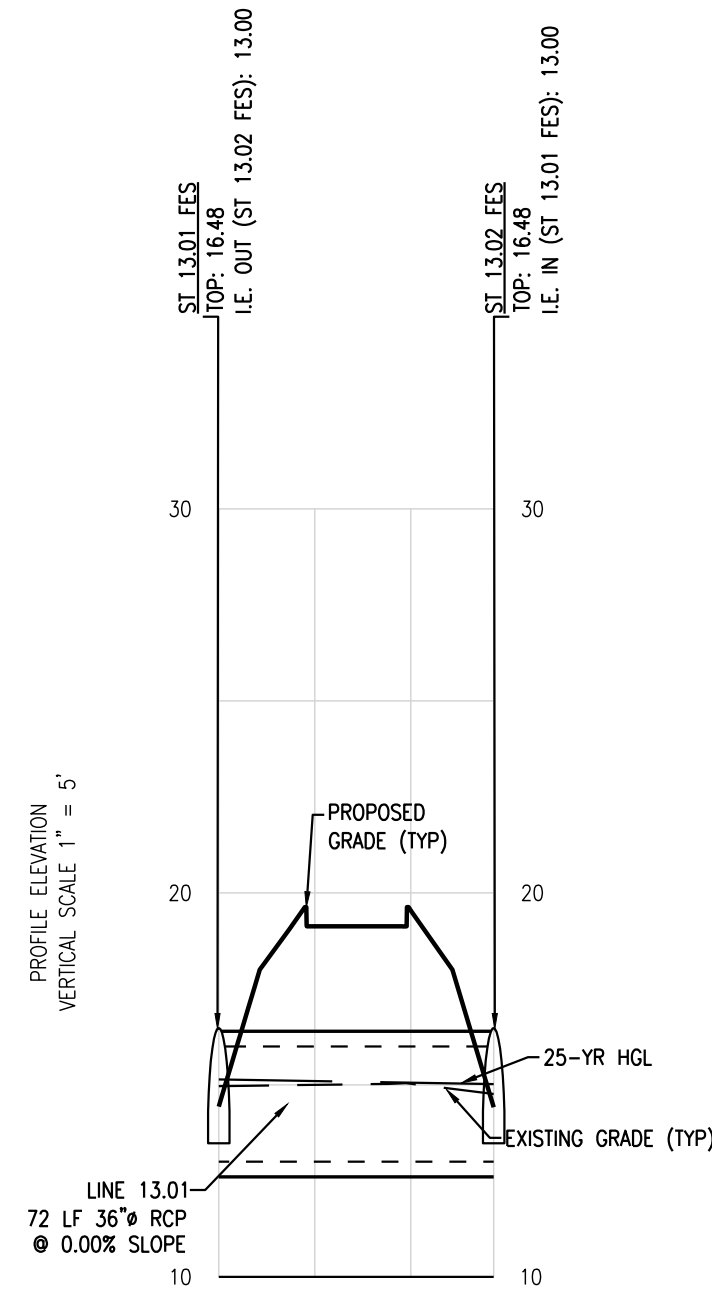
ST 08 SEWER PROFILE  
STA. 0+00.00 TO STA. 1+32.77



ST 09 SEWER PROFILE  
STA. 0+00.00 TO STA. 0+30.42



ST 10 SEWER PROFILE  
STA. 0+00.00 TO STA. 1+98.94



ST 13 SEWER PROFILE  
STA. 0+00.00 TO STA. 0+71.58

**NOTE:**  
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.  
ALL EARTHWORK AND FILL OPERATIONS SHALL TAKE PLACE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.  
ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

| DRAINAGE LEGEND |                    |
|-----------------|--------------------|
|                 | CURB INLET TYPE C  |
|                 | FLARED END SECTION |
|                 | STORM MANHOLE      |
|                 | OCS 6'             |
|                 | GRATE INLET        |



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

NOT FOR CONSTRUCTION



REVISIONS:  
06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

STORM PROFILES (1)

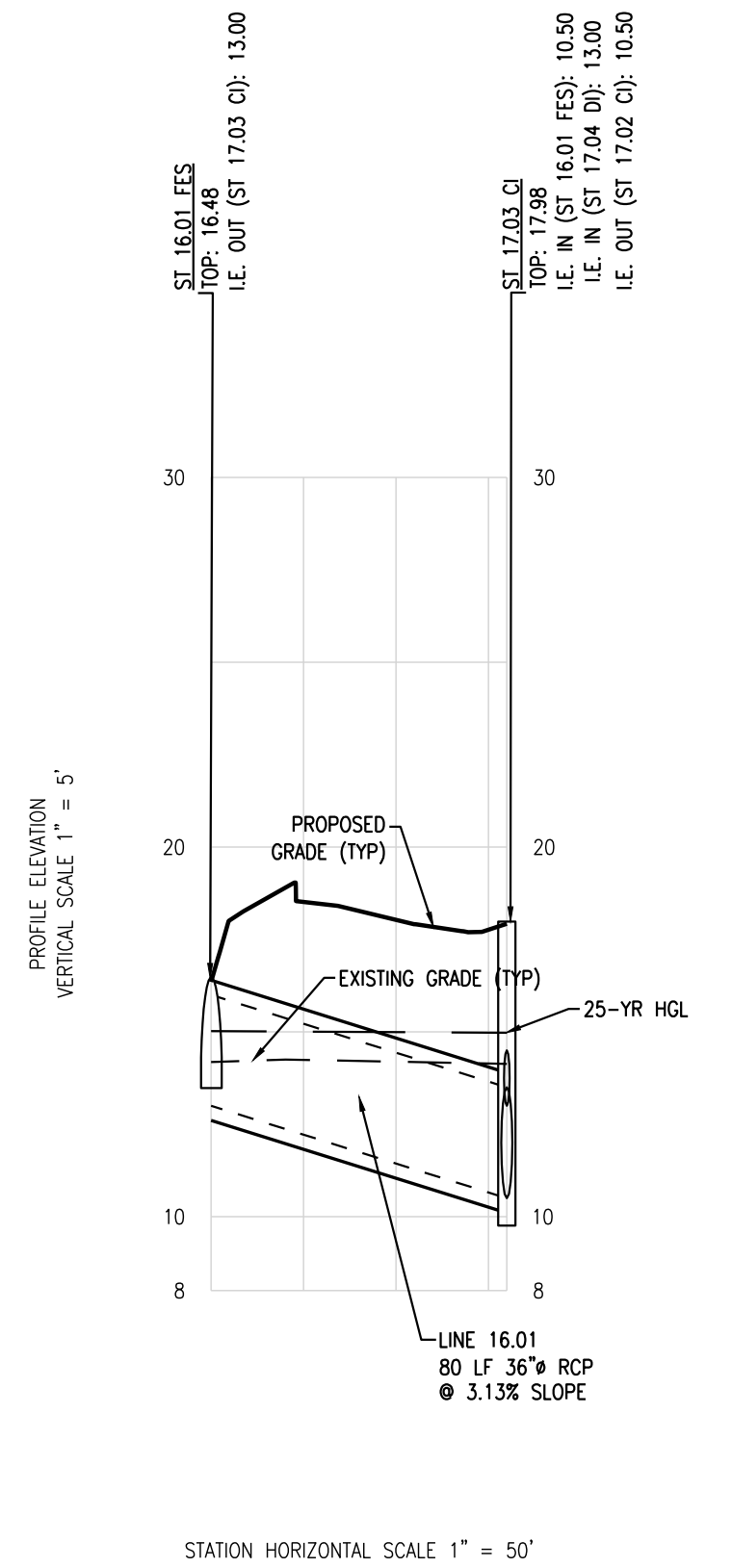
SHEET:

C7.0

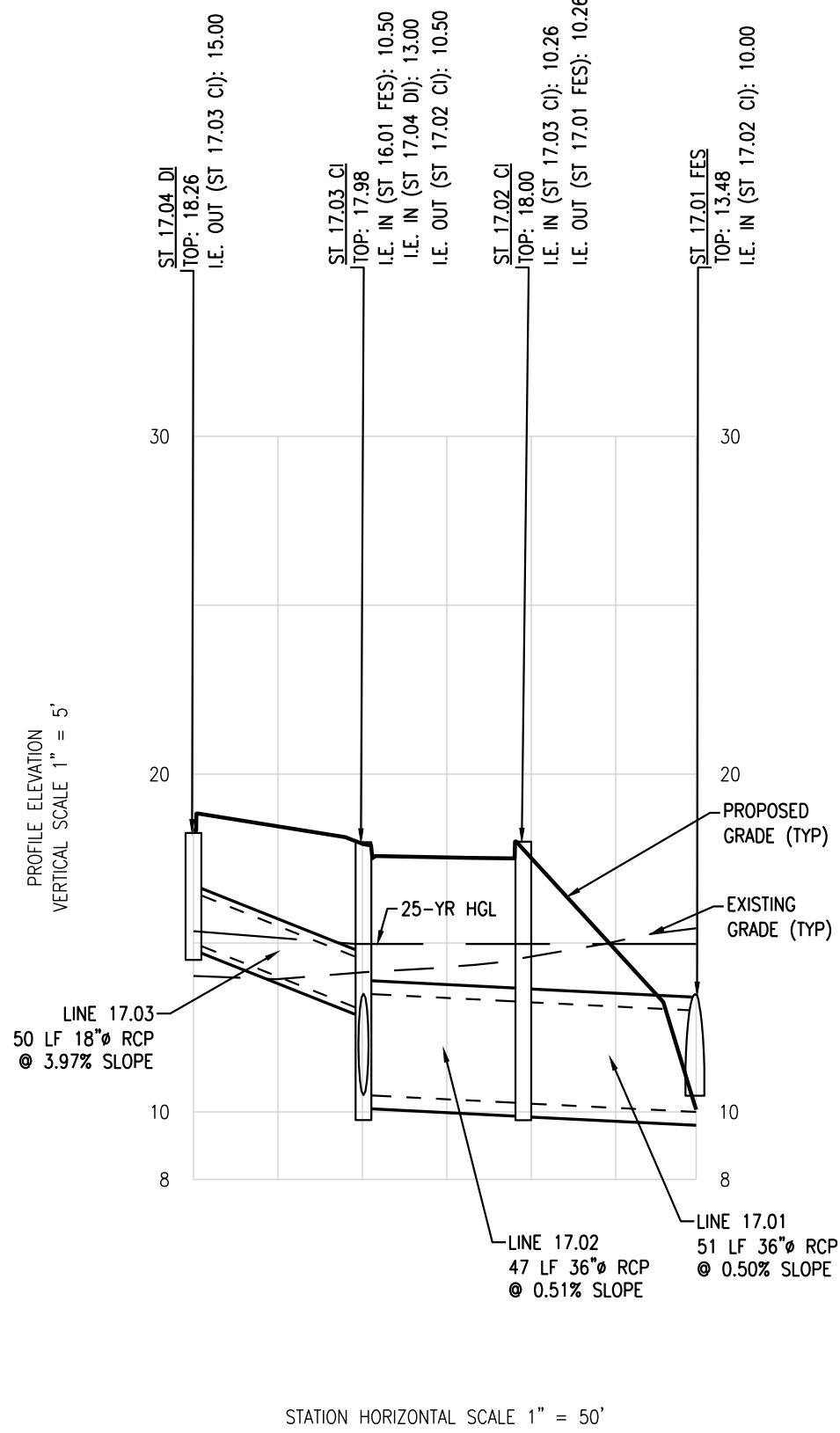


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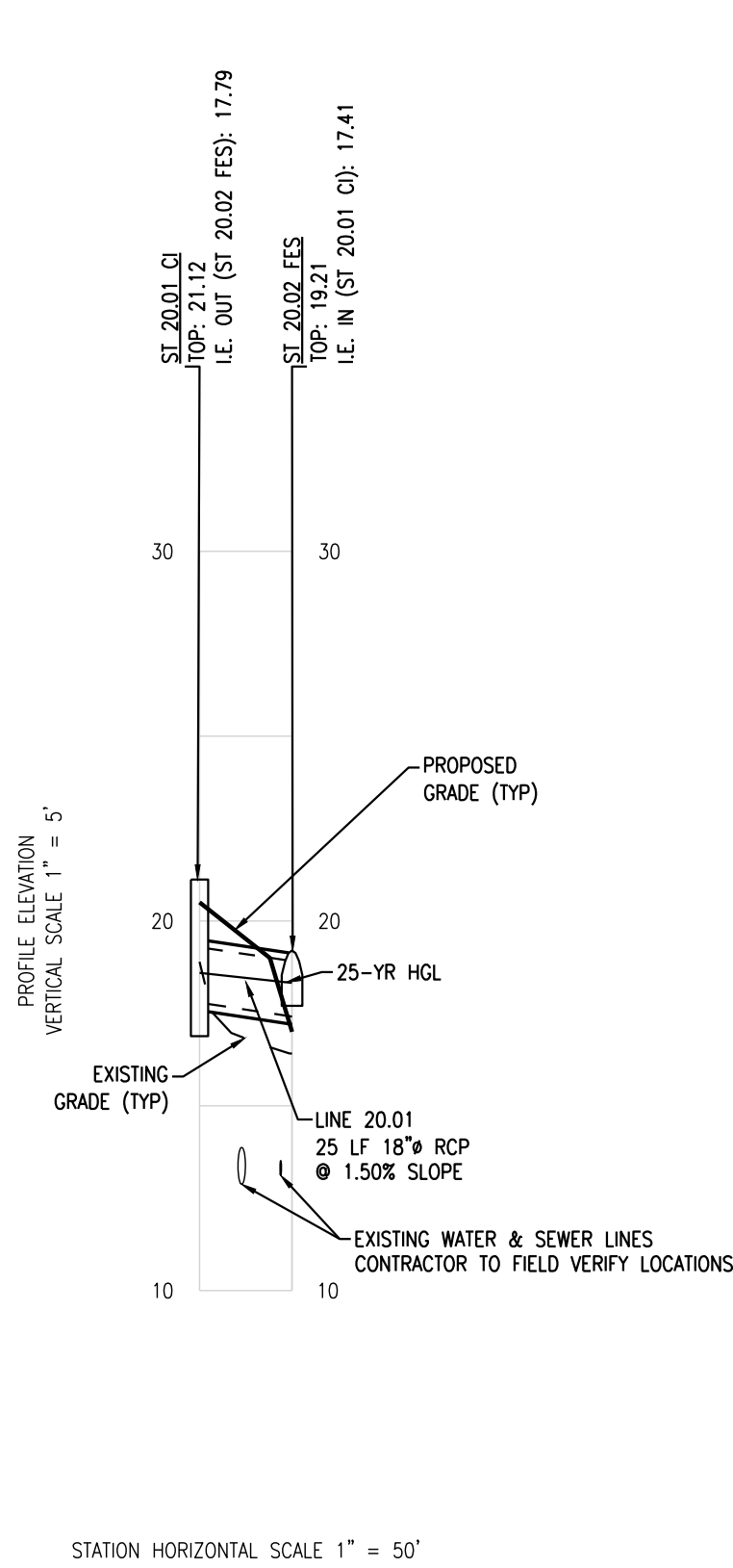




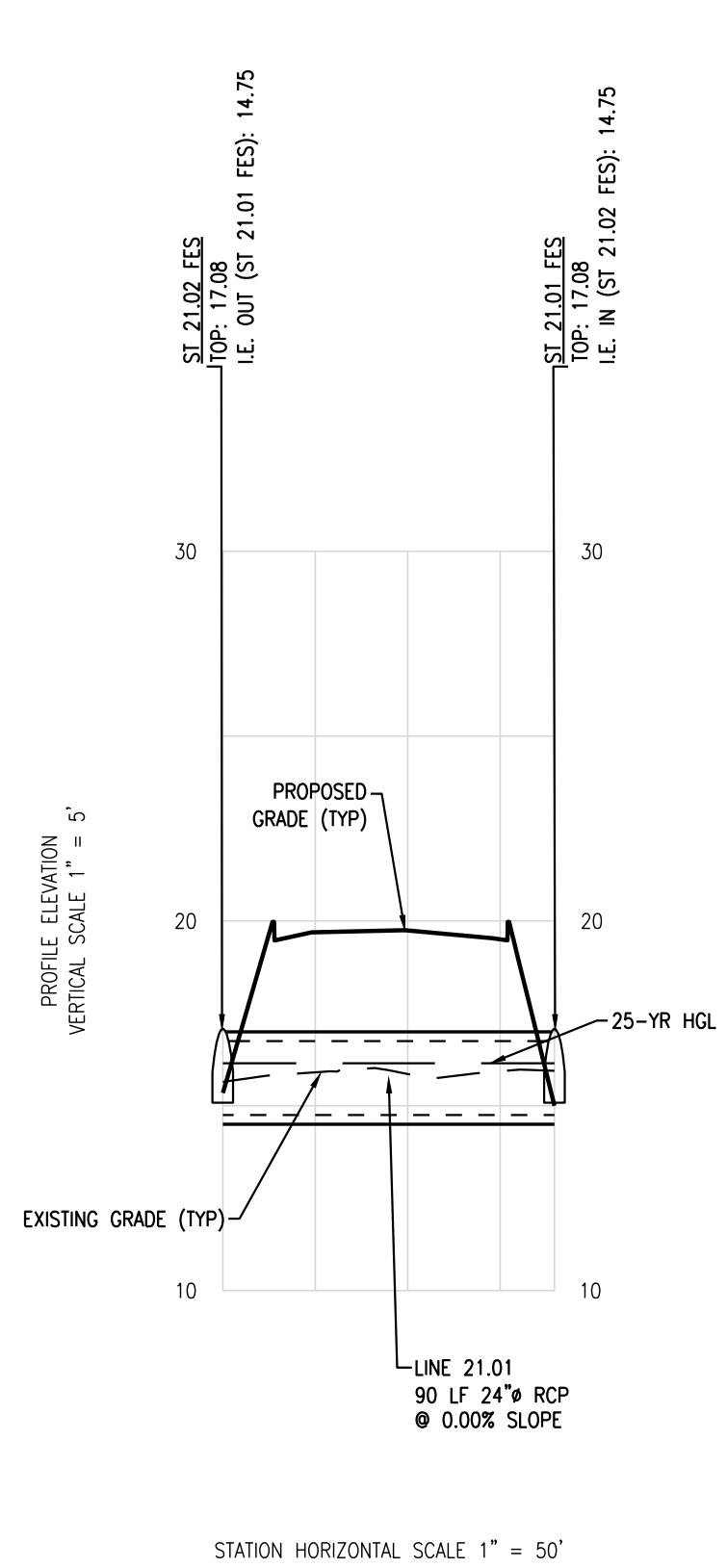
ST 16 SEWER PROFILE  
STA. 0+00.00 TO STA. 0+79.94



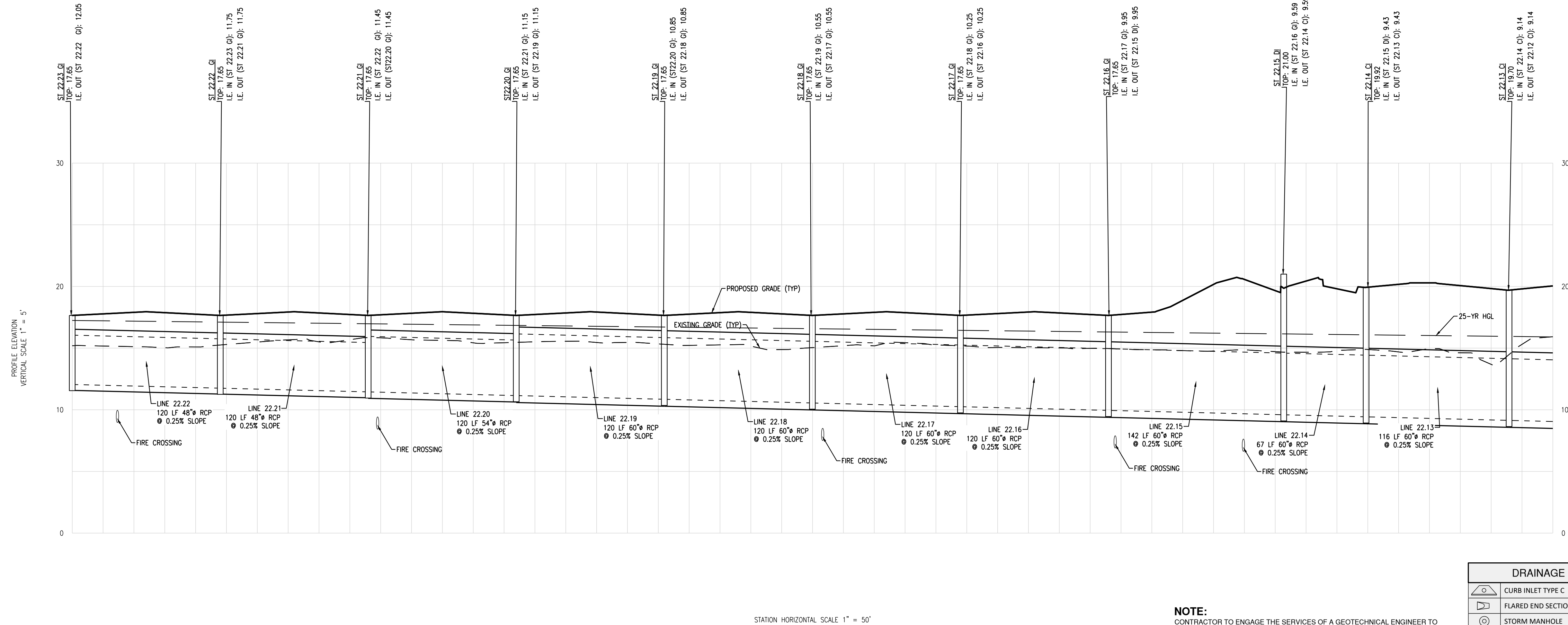
ST 17 SEWER PROFILE  
STA. 0+00.00 TO STA. 1+48.83



ST 20 SEWER PROFILE  
STA. 0+00.00 TO STA. 0+25.03



ST 21 SEWER PROFILE  
STA. 0+00.00 TO STA. 0+89.69



ST 22 SEWER PROFILE  
STA. 0+00.00 TO STA. 12+00.00

**NOTE:**  
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.  
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ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

| DRAINAGE LEGEND |                    |
|-----------------|--------------------|
|                 | CURB INLET TYPE C  |
|                 | FLARED END SECTION |
|                 | STORM MANHOLE      |
|                 | OCS 6'             |
|                 | GRATE INLET        |



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

NOT FOR CONSTRUCTION



REVISIONS:  
06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

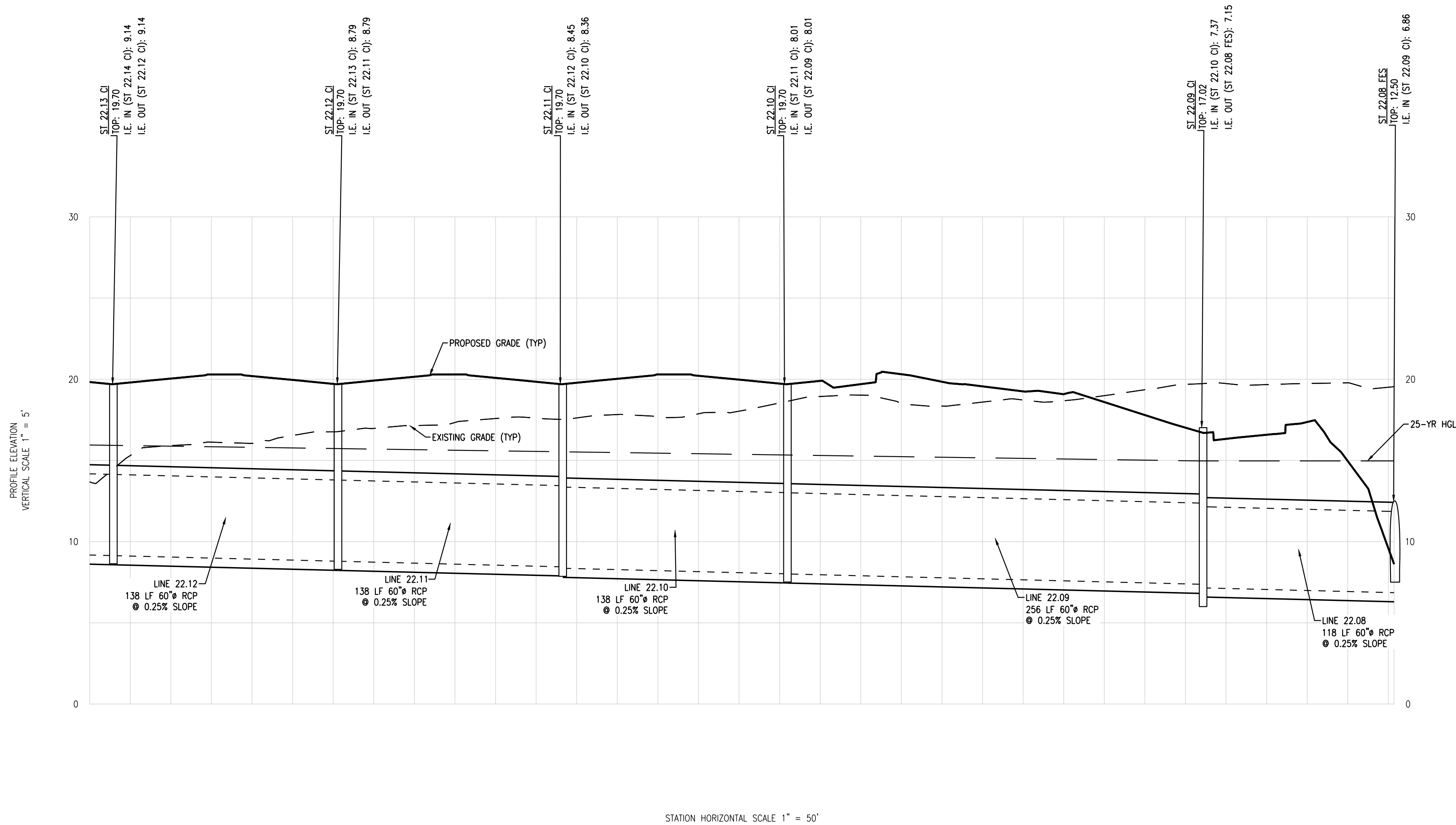
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

STORM PROFILES (2)

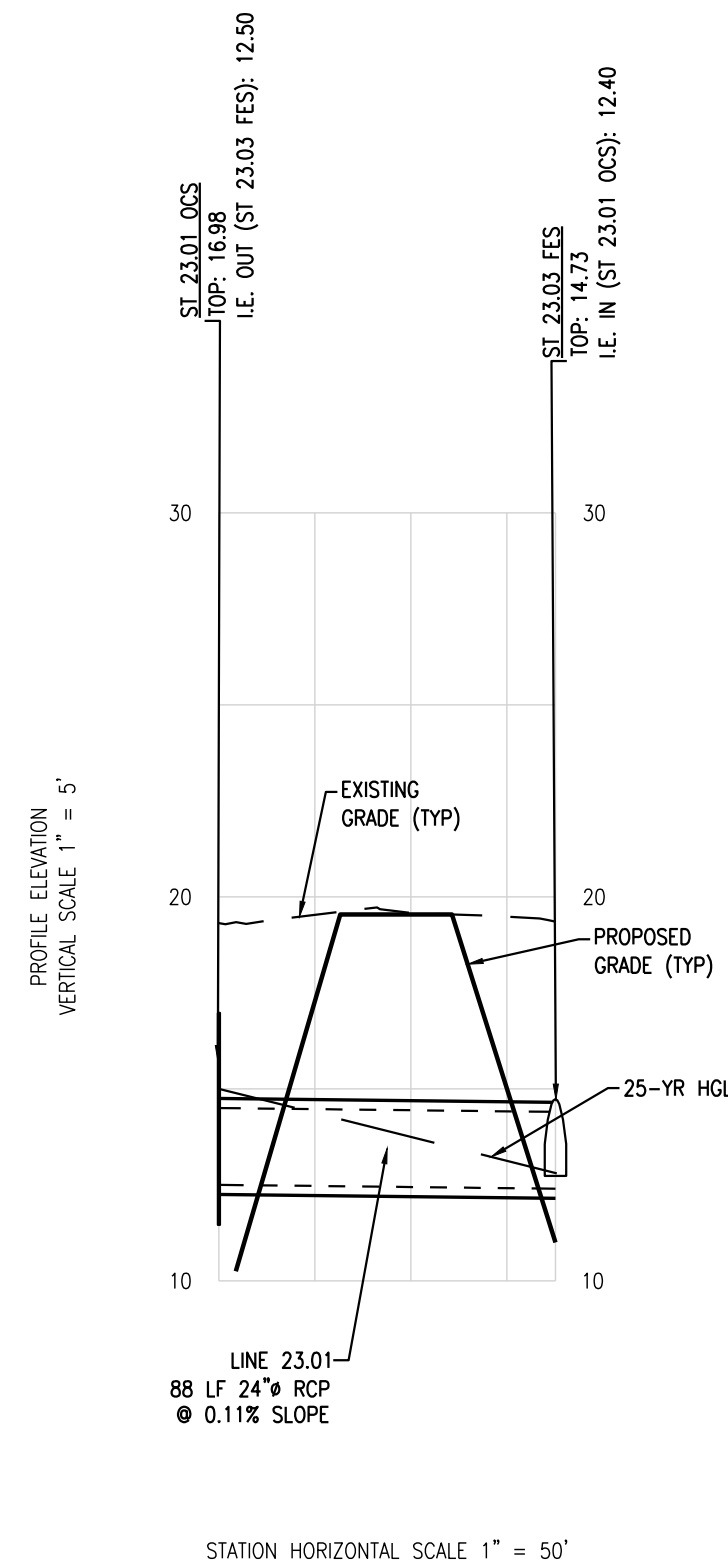
SHEET:

C7.1





ST 22 SEWER PROFILE  
STA. 11+50.00 TO STA. 19+53.50



ST 23 SEWER PROFILE  
STA. 0+00.00 TO STA. 0+87.64

**NOTE:**  
CONTRACTOR TO ENGAGE THE SERVICES OF A GEOTECHNICAL ENGINEER TO PREPARE EARTHWORK SPECIFICATIONS PRIOR TO CONSTRUCTION.  
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ALL FILL AND COMPACTION TO BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.

| DRAINAGE LEGEND |                    |
|-----------------|--------------------|
|                 | CURB INLET TYPE C  |
|                 | FLARED END SECTION |
|                 | STORM MANHOLE      |
|                 | OCS 6'             |
|                 | GRATE INLET        |



Know what's below.  
Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



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REVISIONS:

06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

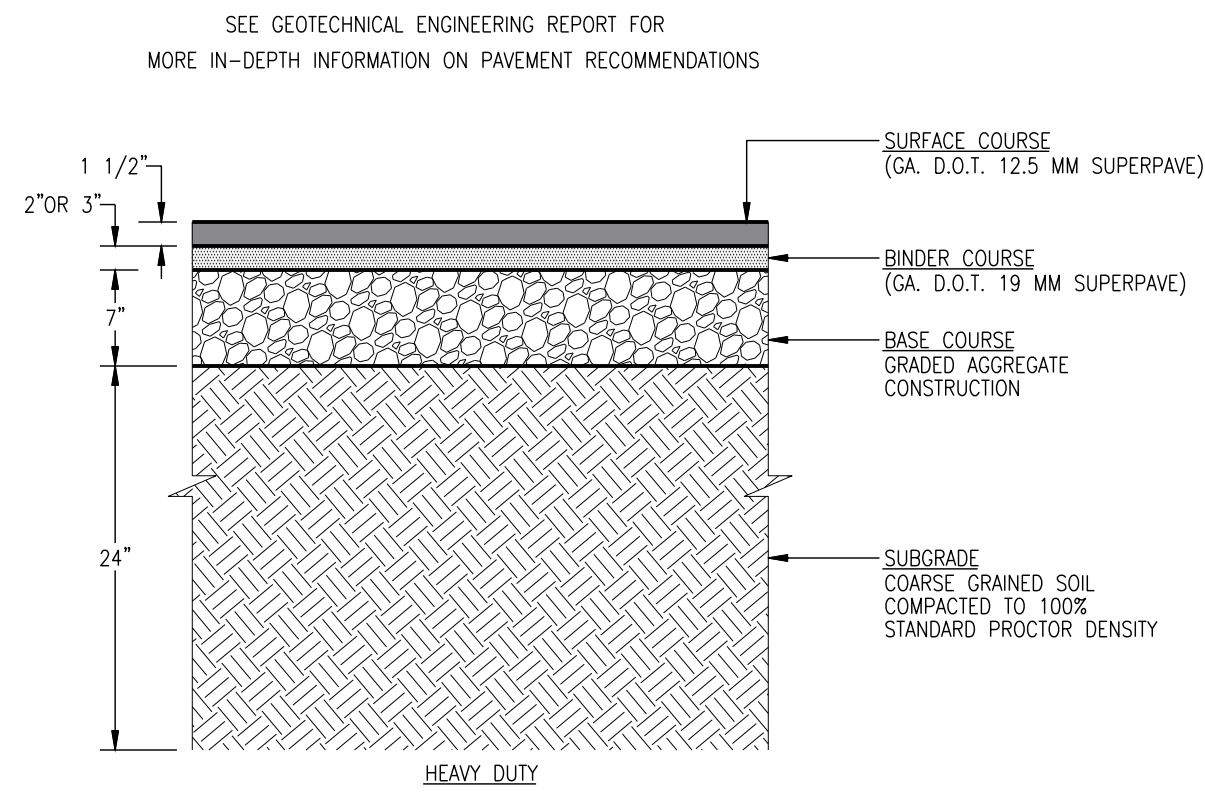
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

STORM PROFILES (3)

SHEET:

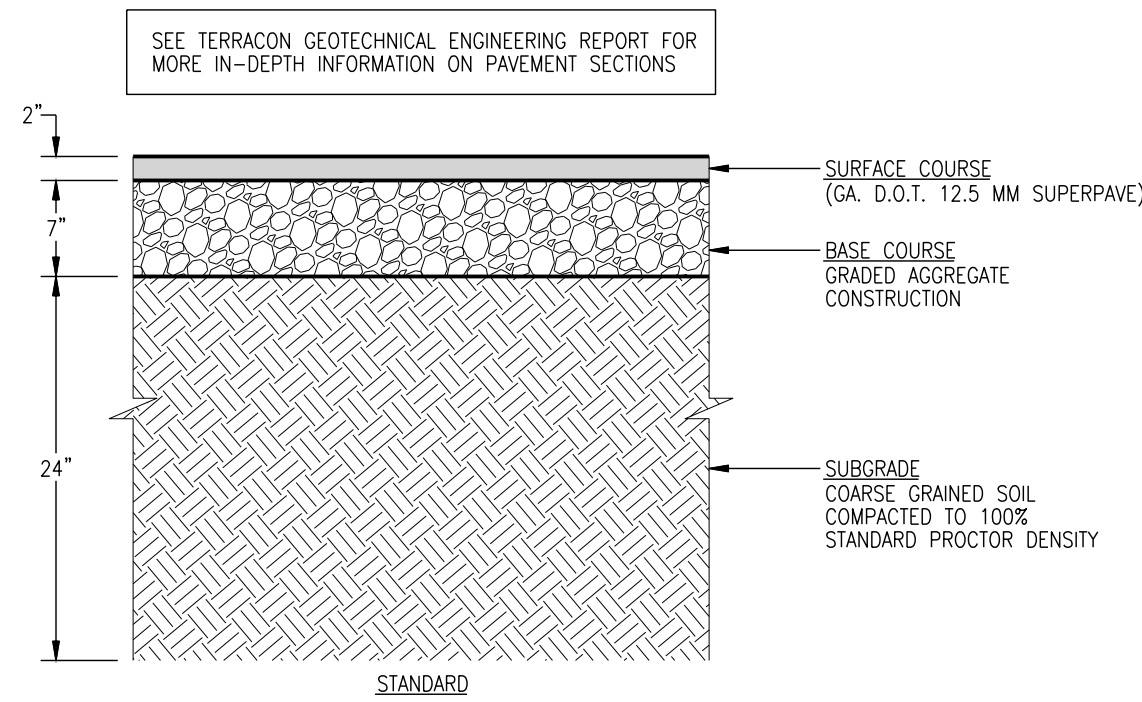
C7.2





- NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
    - A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
    - B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.05 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.
  3. BINDER COURSE IS TO BE 3" THICK WHEN PLACED INSIDE THE ALL PUBLIC ROWs. OTHERWISE USE 2".

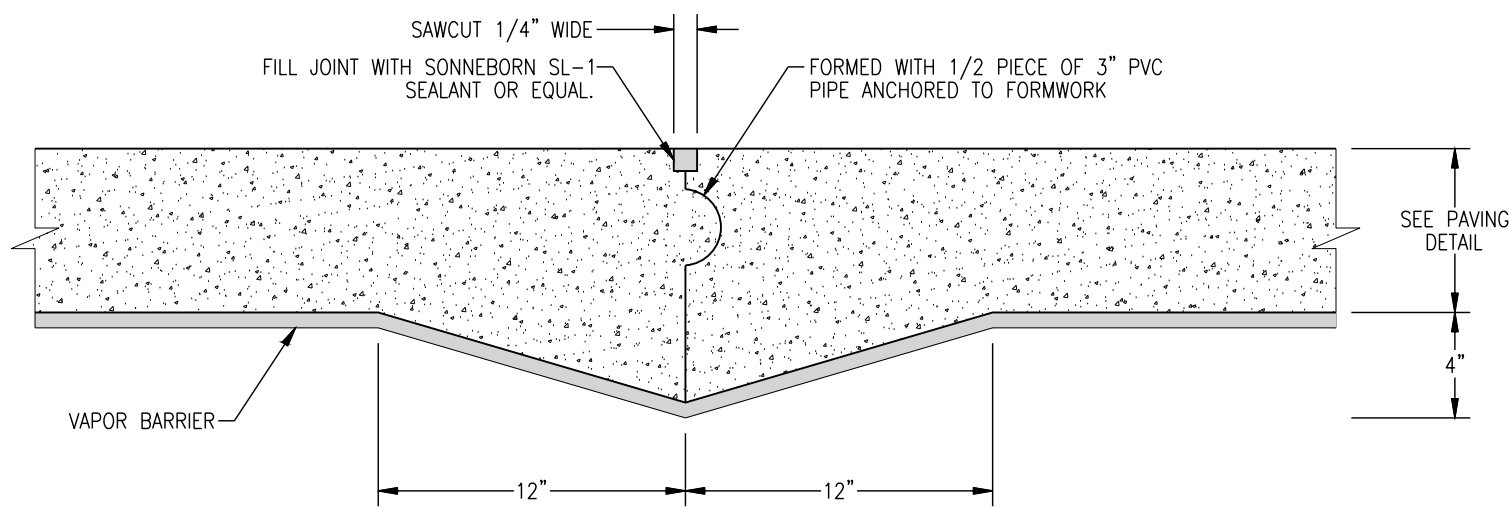
P-11 HEAVY DUTY PAVEMENT SECTION NOT TO SCALE



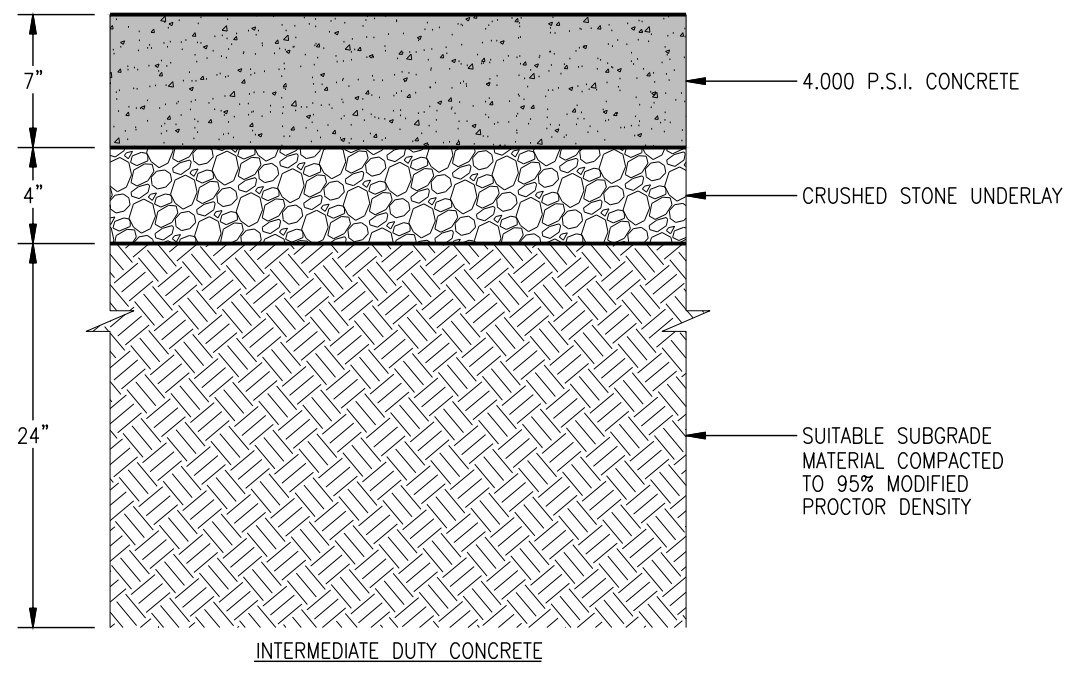
- NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
    - A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
    - B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.

P-12 LIGHT DUTY PAVEMENT SECTION NOT TO SCALE

SEE GEOTECHNICAL ENGINEERING REPORT FOR MORE IN-DEPTH INFORMATION ON PAVEMENT RECOMMENDATIONS

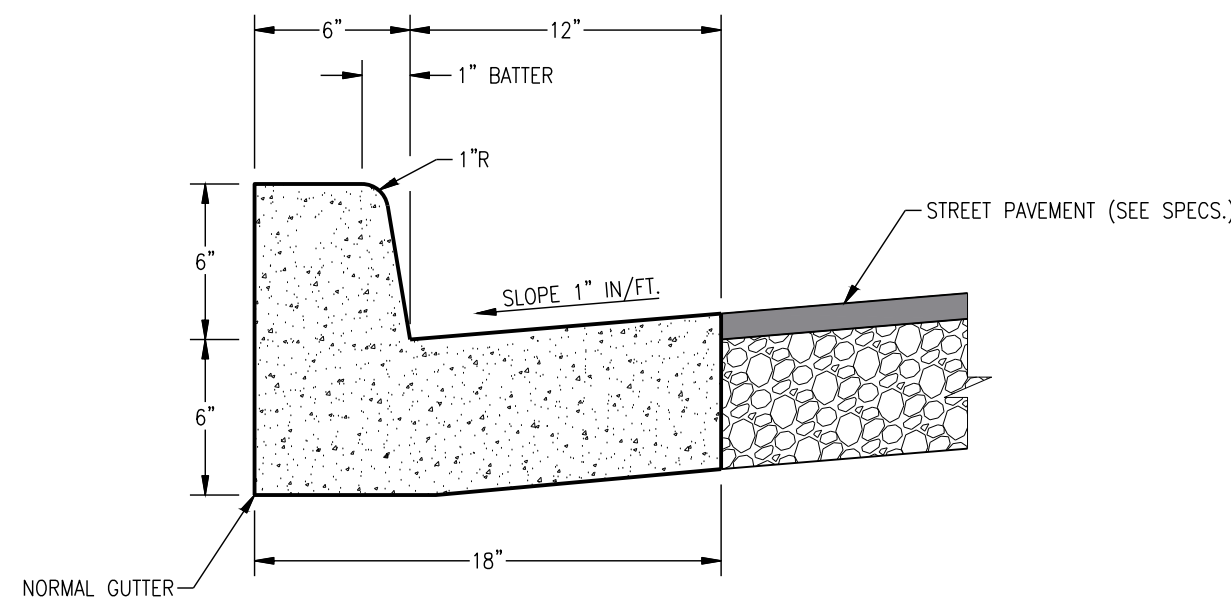


P-28 CONSTRUCTION JOINT DETAIL NOT TO SCALE

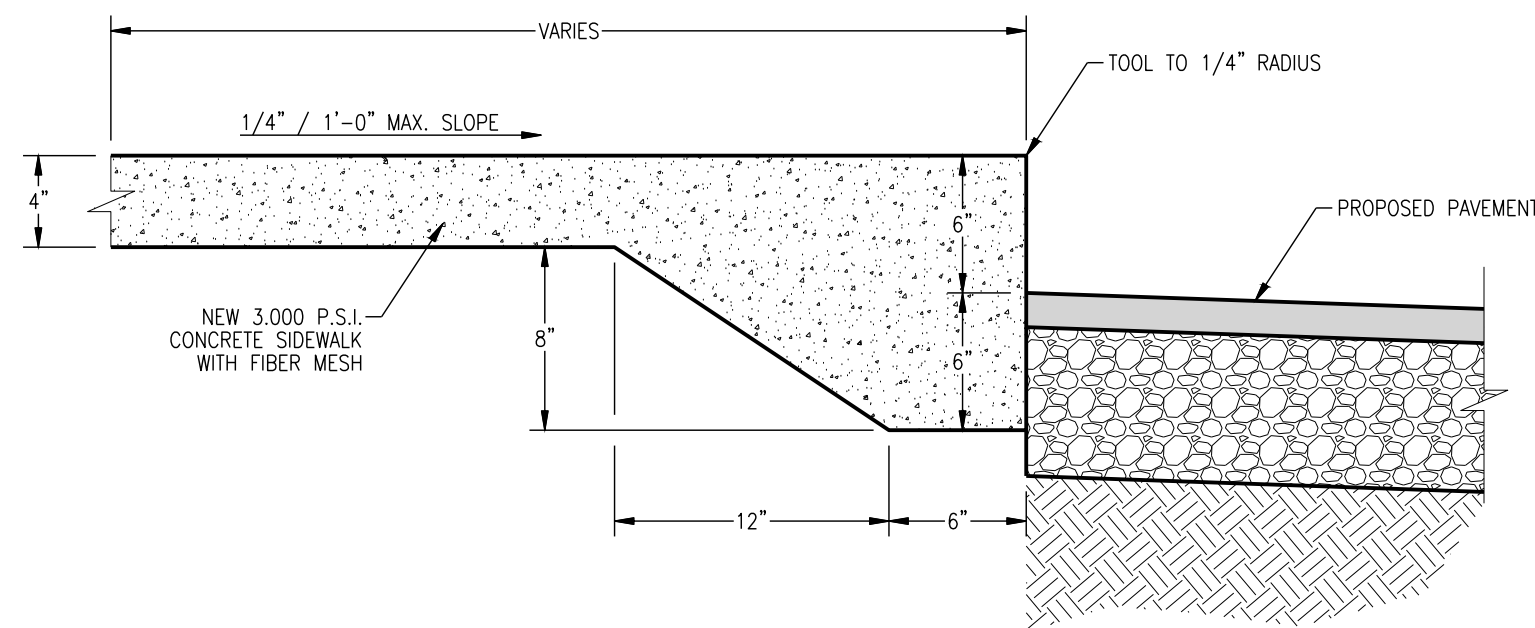


P-20A INTERMEDIATE DUTY CONCRETE SECTION NOT TO SCALE

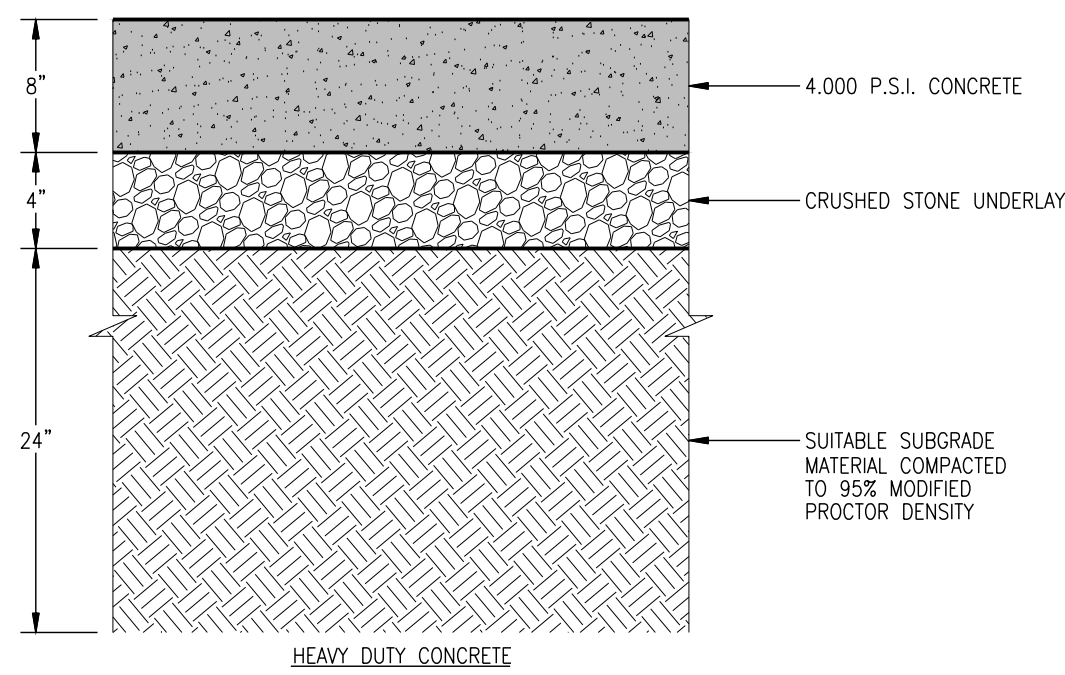
SEE GEOTECHNICAL ENGINEERING REPORT FOR MORE IN-DEPTH INFORMATION ON PAVEMENT RECOMMENDATIONS



P-3 18" CURB & GUTTER NOT TO SCALE



P-16 MONOLITHIC SIDEWALK NOT TO SCALE



P-20 HEAVY DUTY CONCRETE SECTION NOT TO SCALE

SEE GEOTECHNICAL ENGINEERING REPORT FOR MORE IN-DEPTH INFORMATION ON PAVEMENT RECOMMENDATIONS



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| REVISIONS: |               |
|------------|---------------|
| 06/09/2026 | CITY COMMENTS |
|            |               |
|            |               |
|            |               |
|            |               |

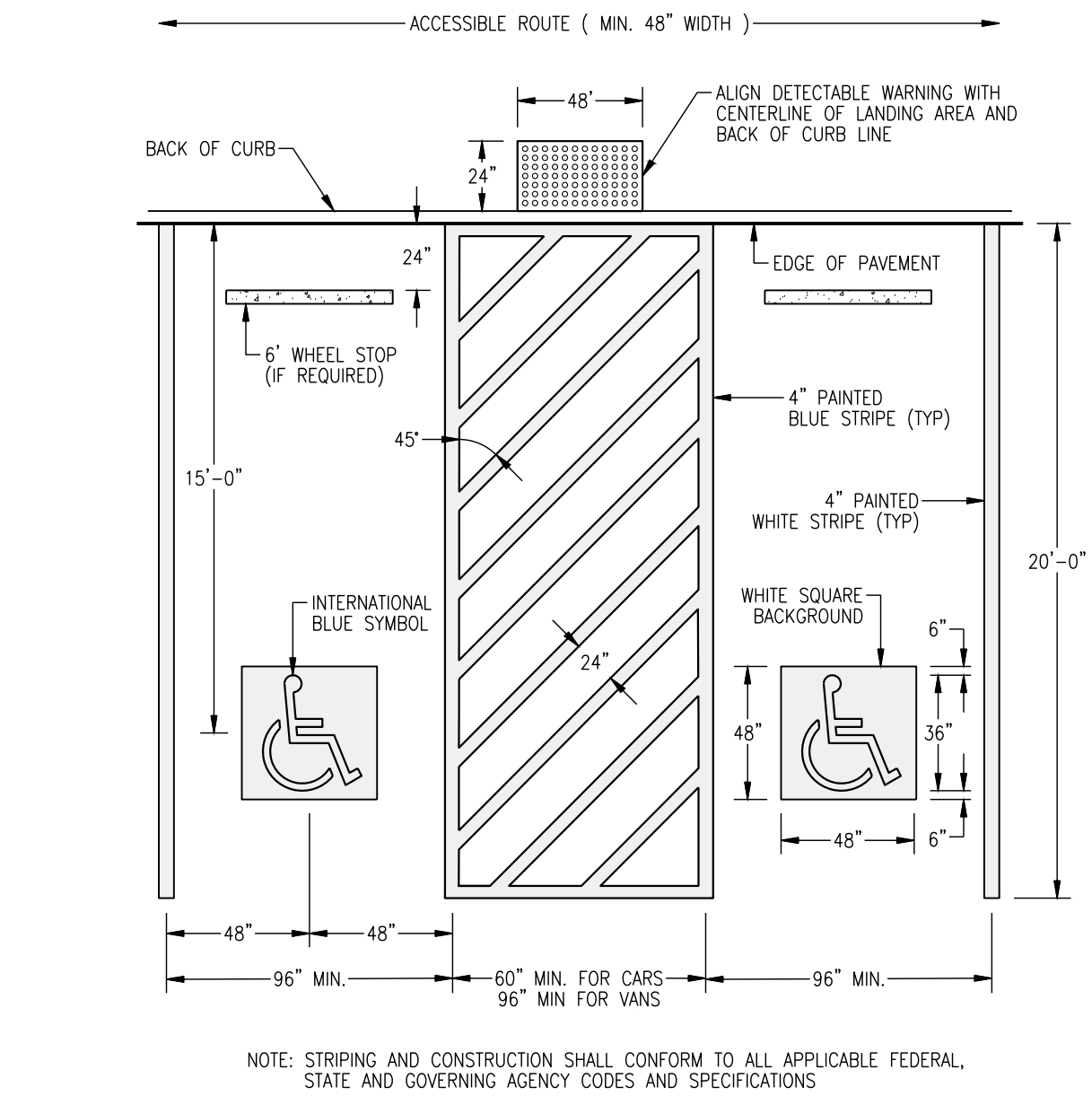
CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 04/10/2026 |
| DRAWN BY:   | ws         |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

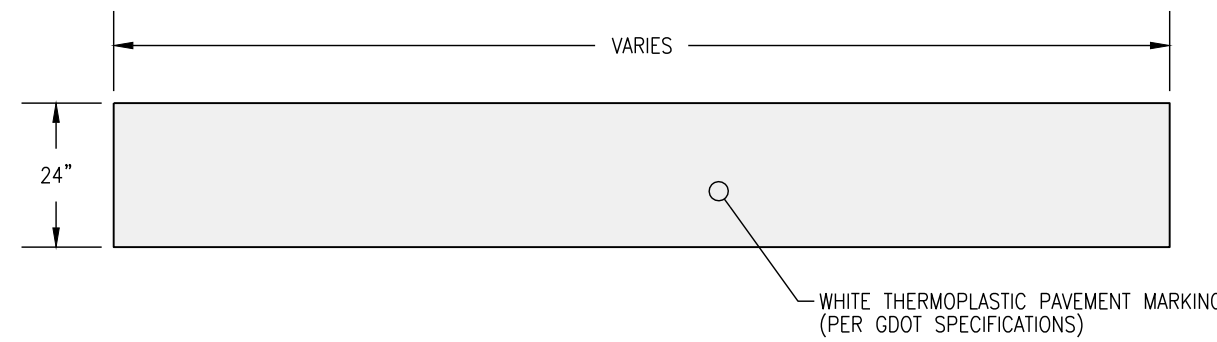
CONSTRUCTION  
DETAILS

SHEET:  
**C8.1**

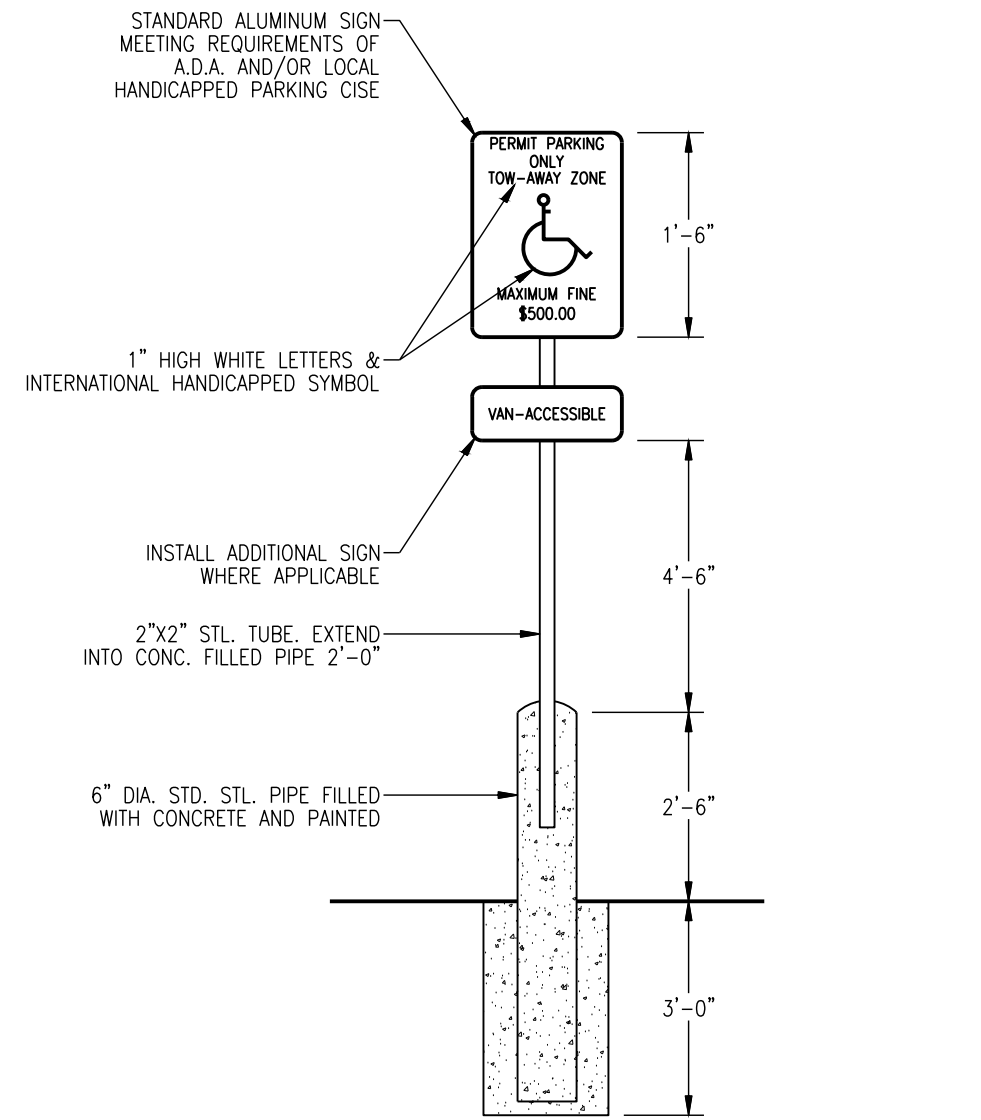




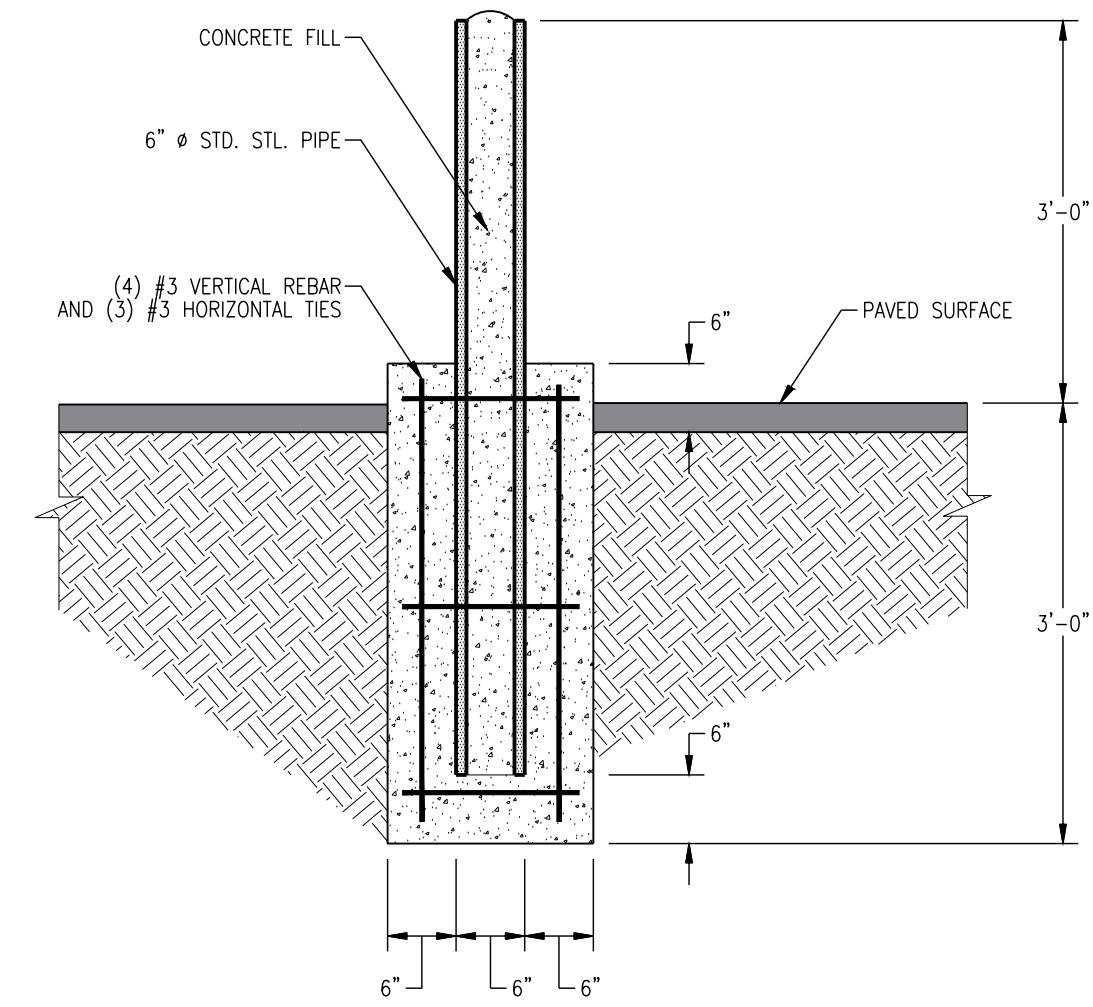
P-35 HANDICAP PARKING STALL STRIPING  
NOT TO SCALE



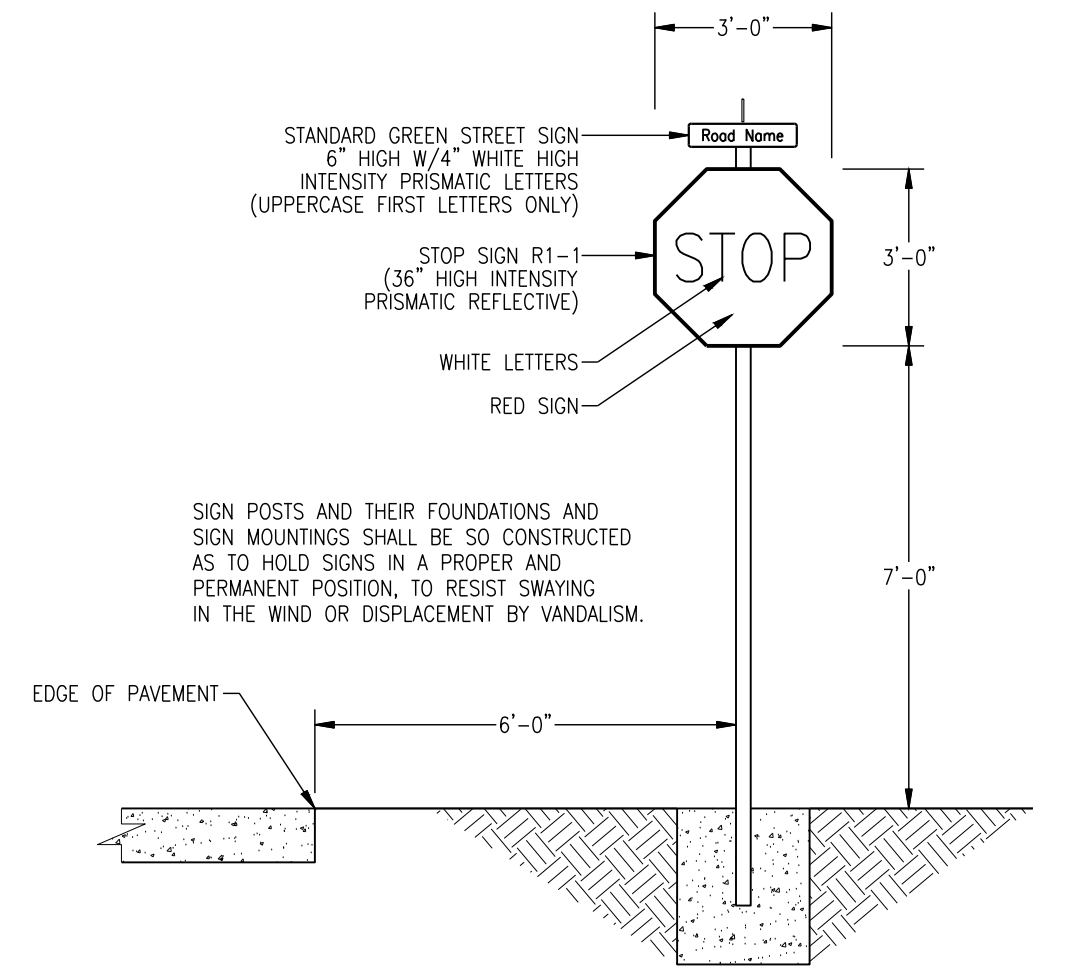
P-27 TRAFFIC STOP BAR  
NOT TO SCALE



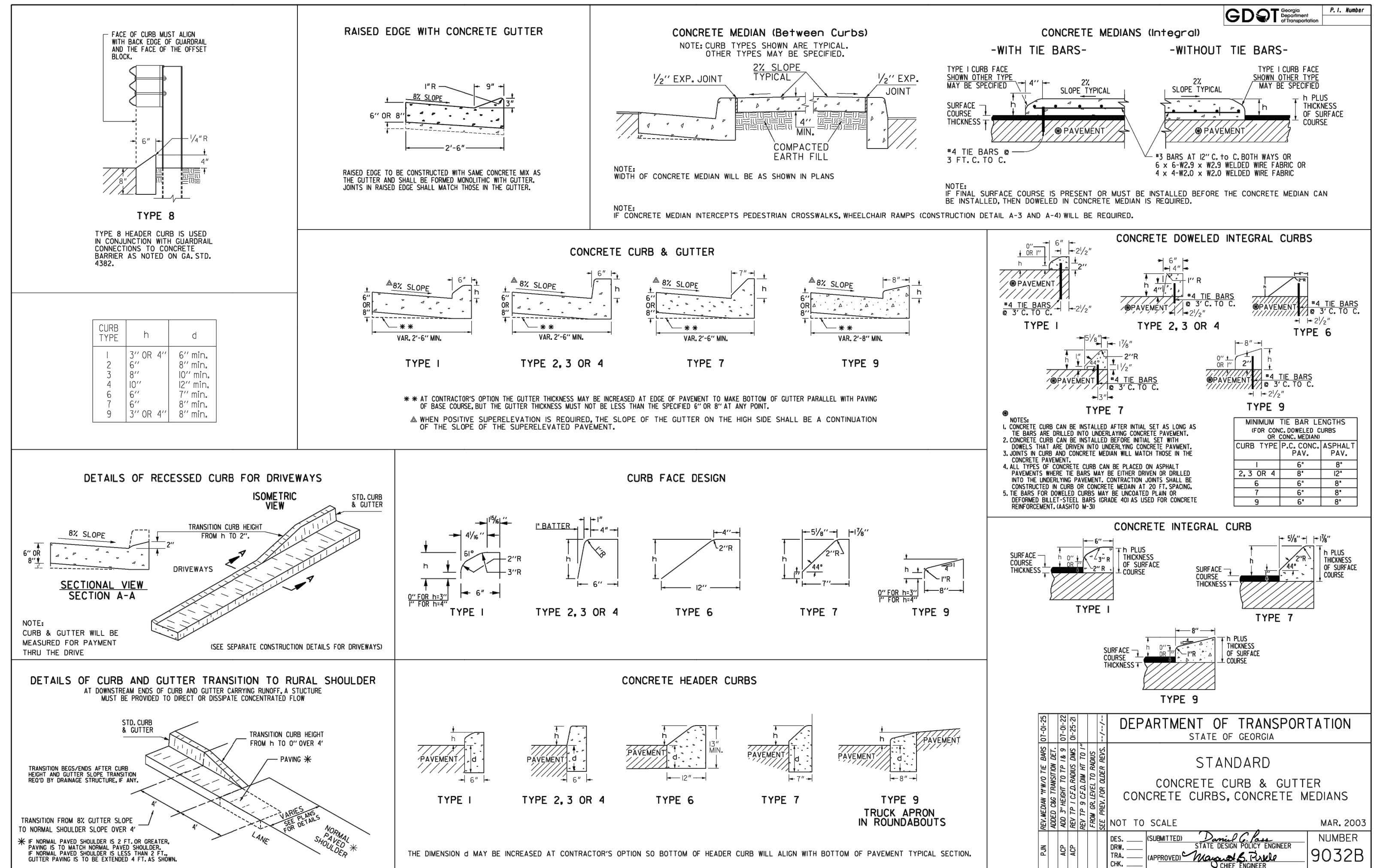
P-37B TYPICAL HANDICAP SIGN WITH PIPE BOLLARD  
NOT TO SCALE



P-24 BOLLARD DETAIL  
NOT TO SCALE



P-26 TYPICAL STOP SIGN  
NOT TO SCALE



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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE0399882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

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COA: PE0399882  
EXP. DATE: 08/30/2026

**NOT FOR CONSTRUCTION**

REVISIONS:  
06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

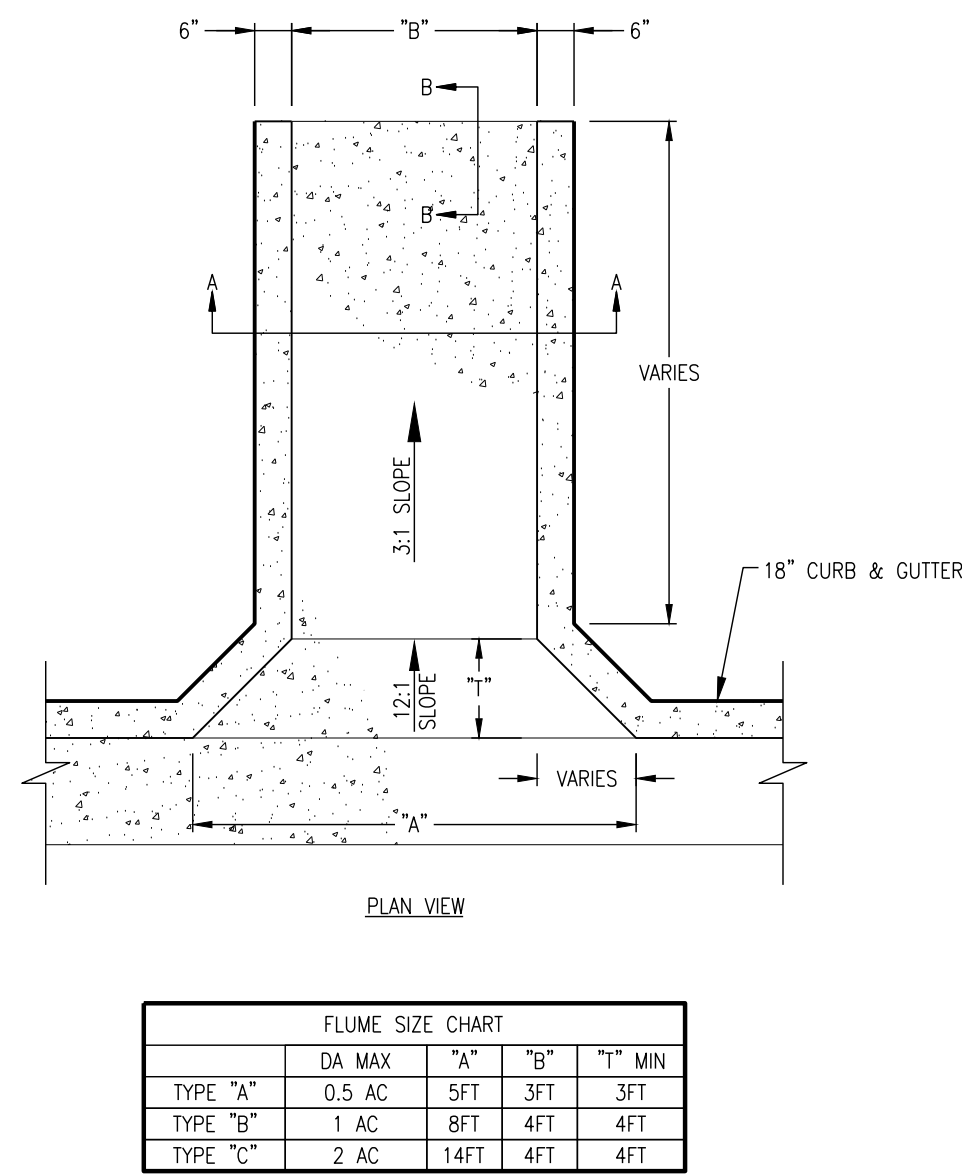
JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: ws  
CHECKED BY: LPW  
SCALE: AS NOTED

CONSTRUCTION  
DETAILS

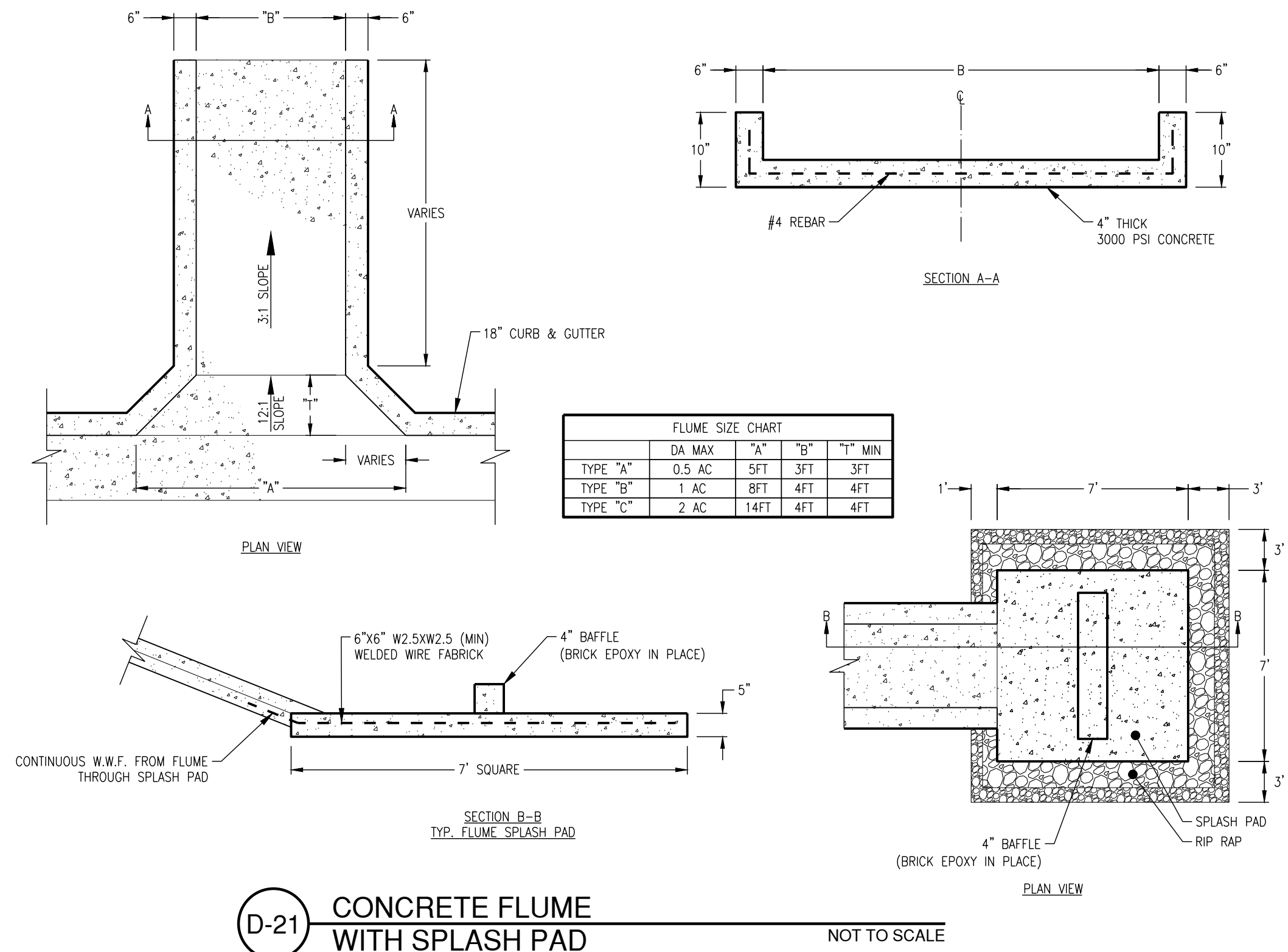
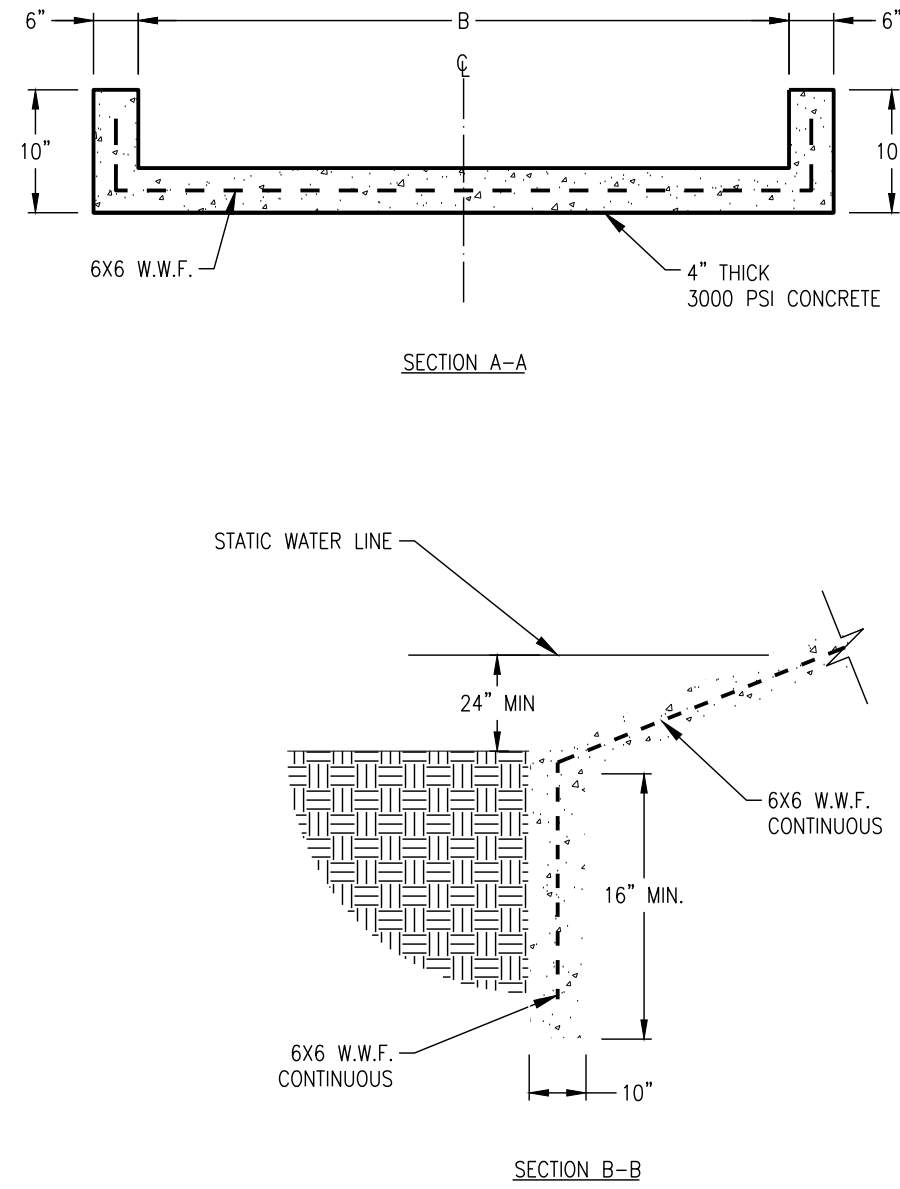
SHEET:  
**C8.2**



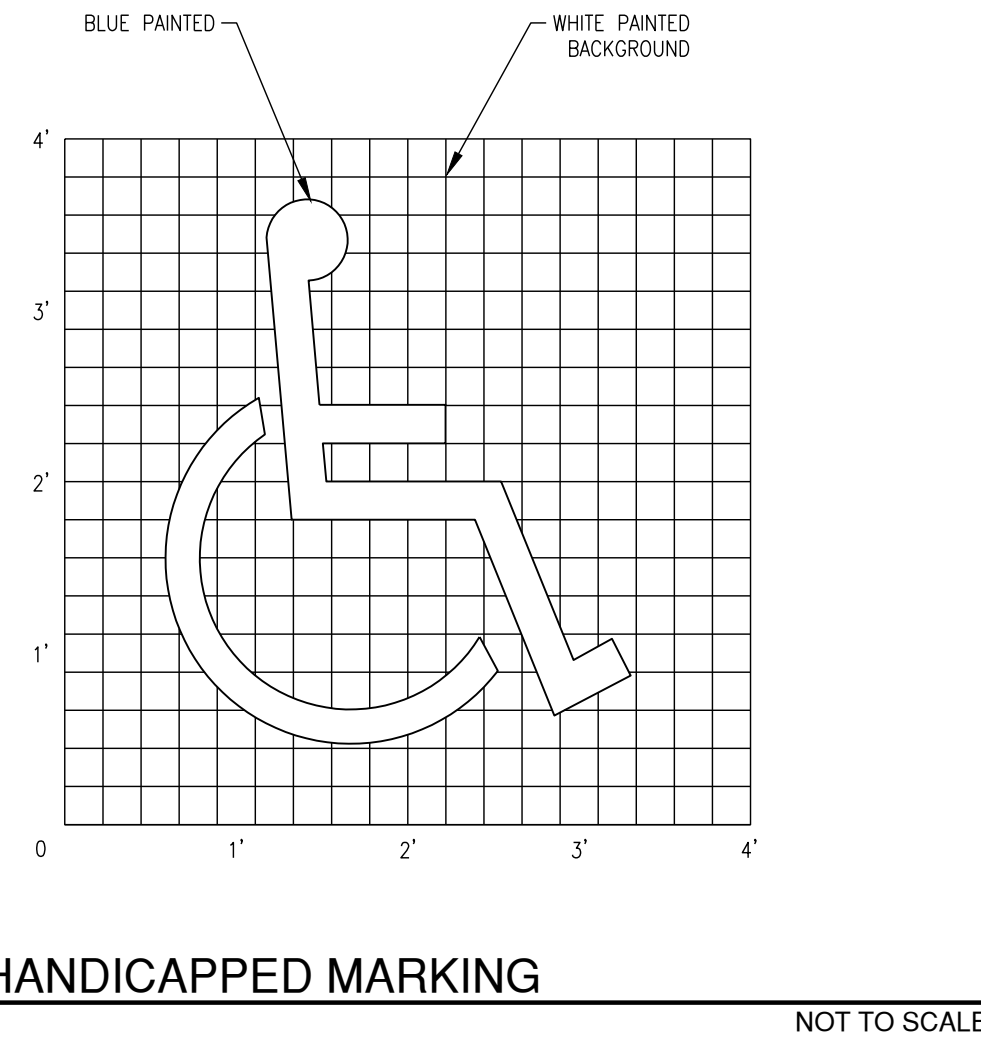
DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



D-21B CONCRETE FLUME NOT TO SCALE



D-21 CONCRETE FLUME WITH SPLASH PAD NOT TO SCALE



NOT FOR CONSTRUCTION



| REVISIONS: |               |
|------------|---------------|
| DATE       | CITY COMMENTS |
| 06/09/2026 |               |
|            |               |
|            |               |
|            |               |
|            |               |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: ws  
CHECKED BY: LPW  
SCALE: AS NOTED

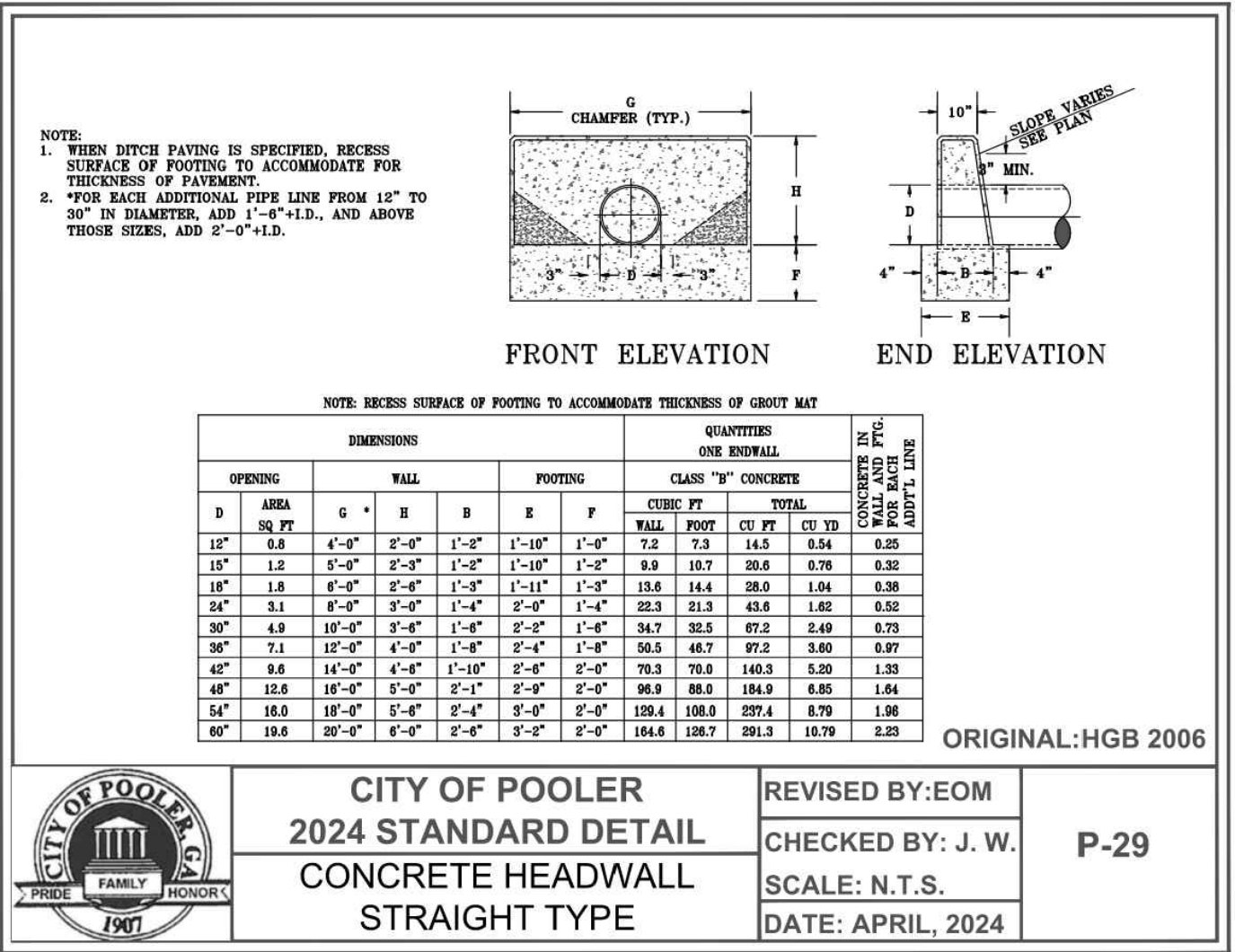
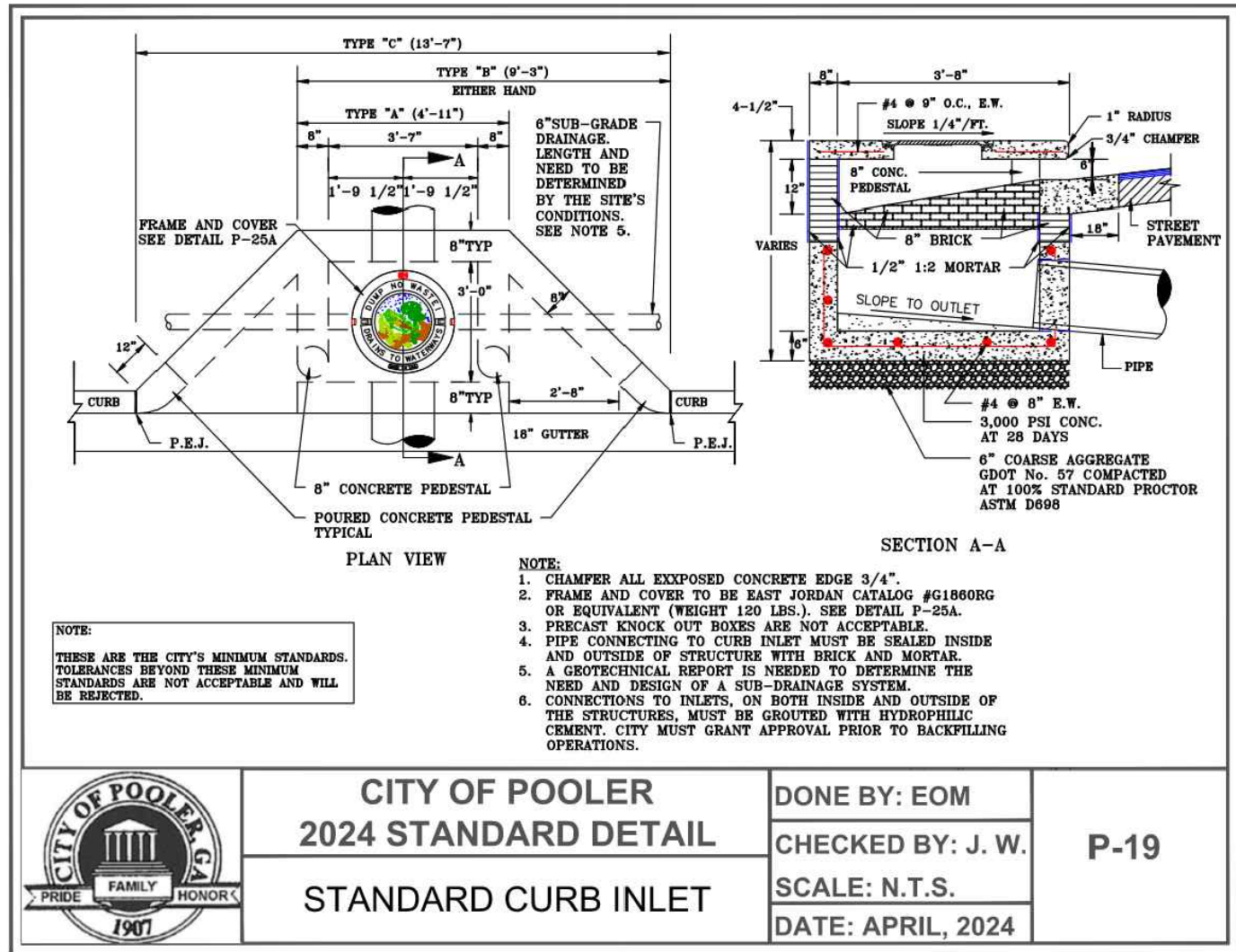
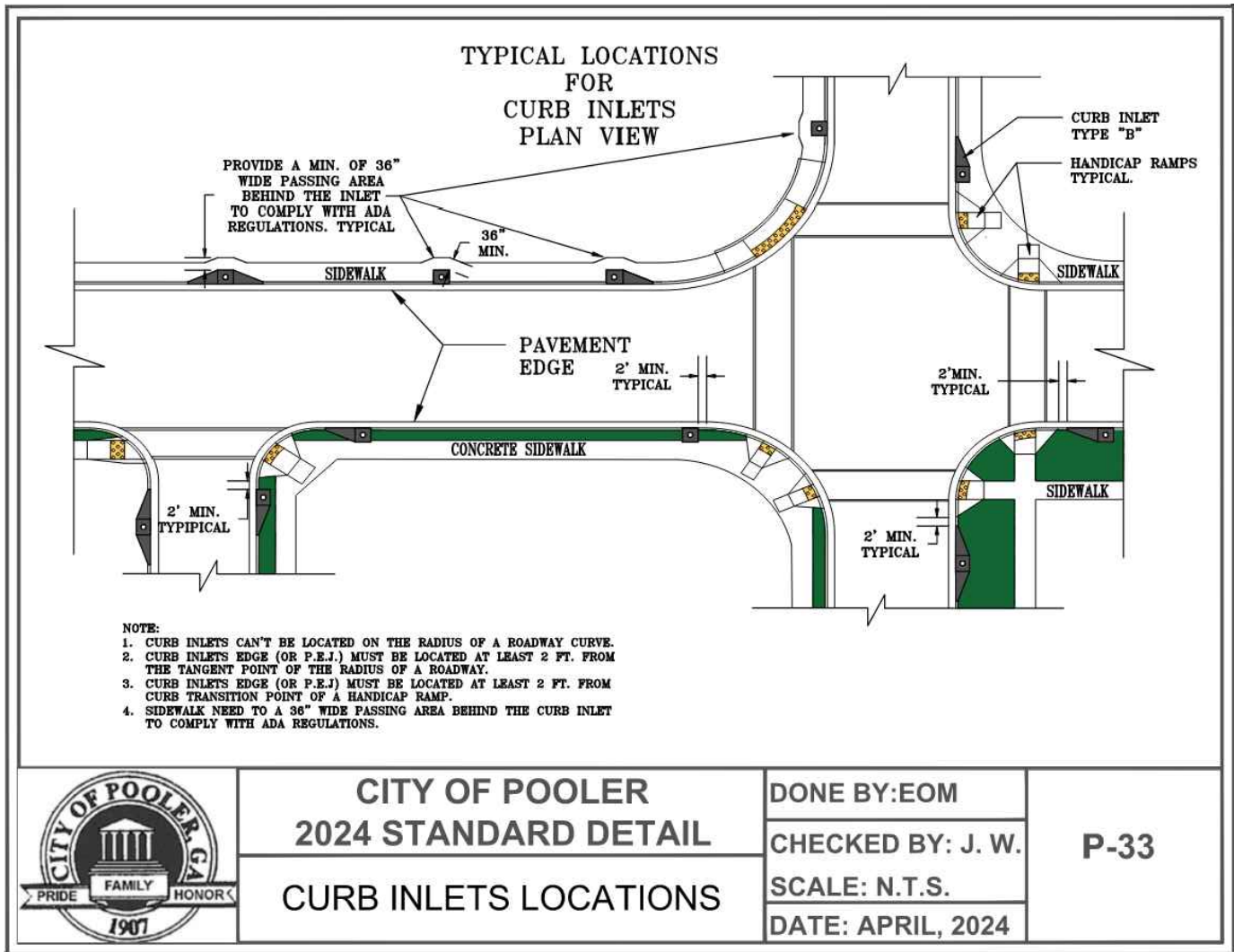
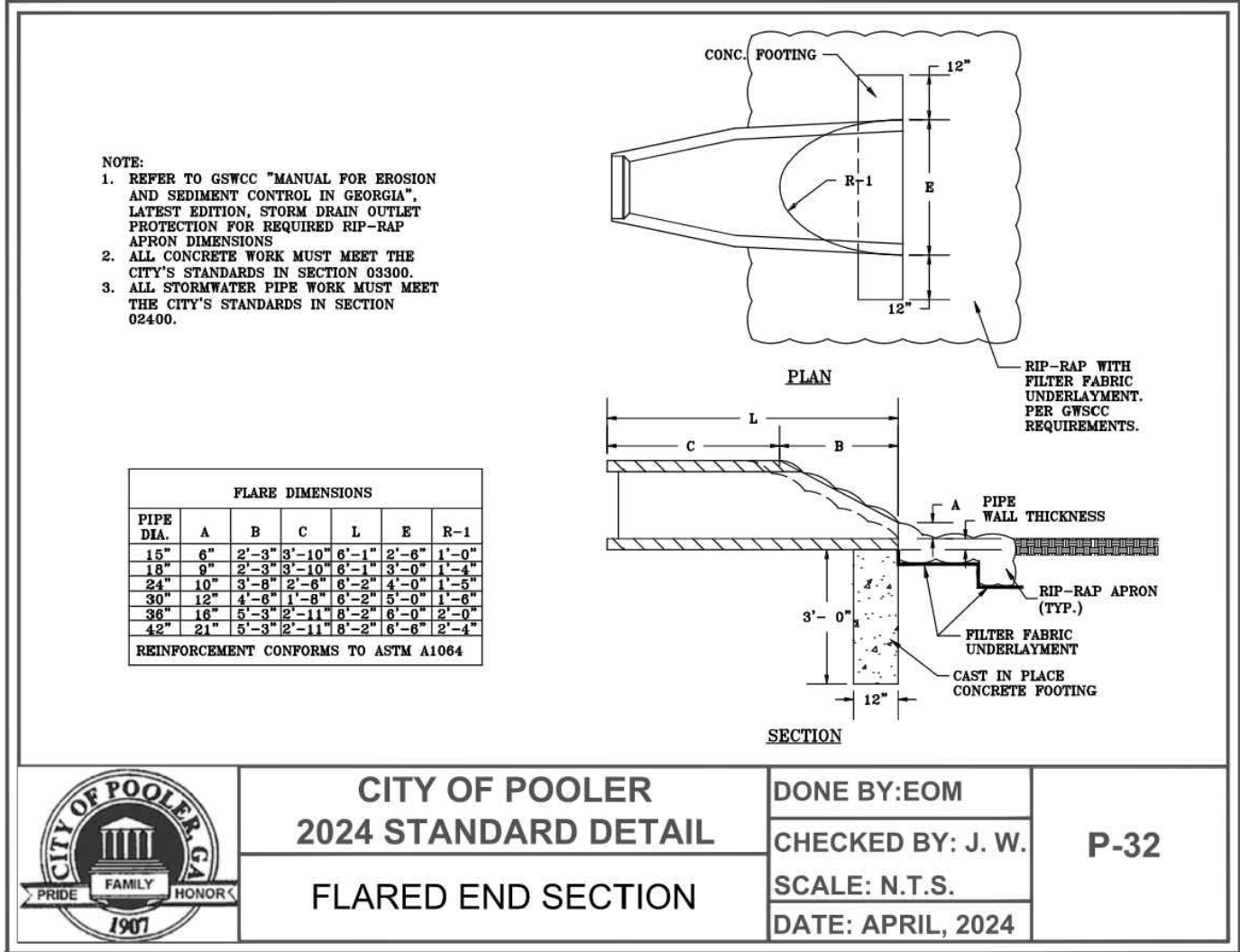
CONSTRUCTION  
DETAILS

SHEET:  
**C8.3**





DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

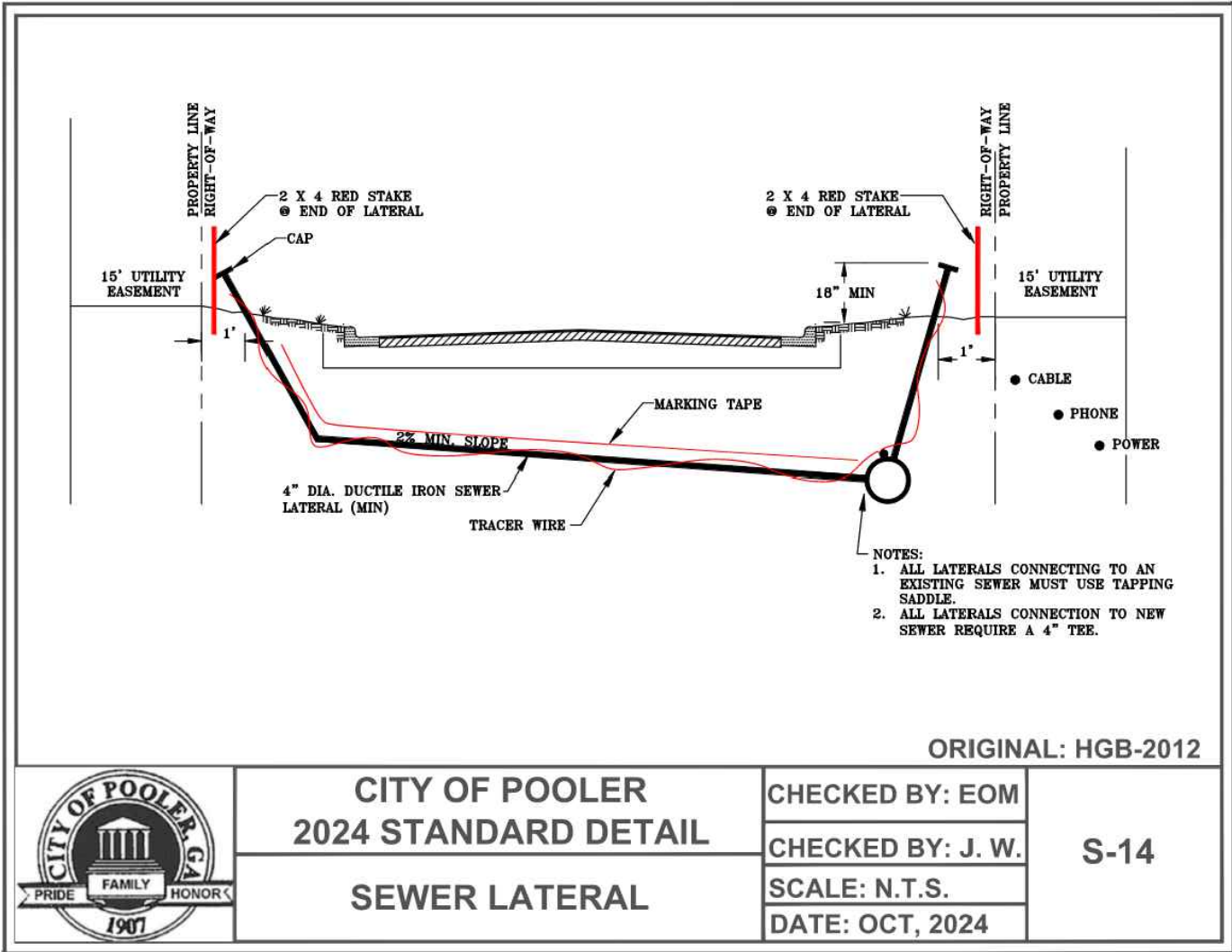
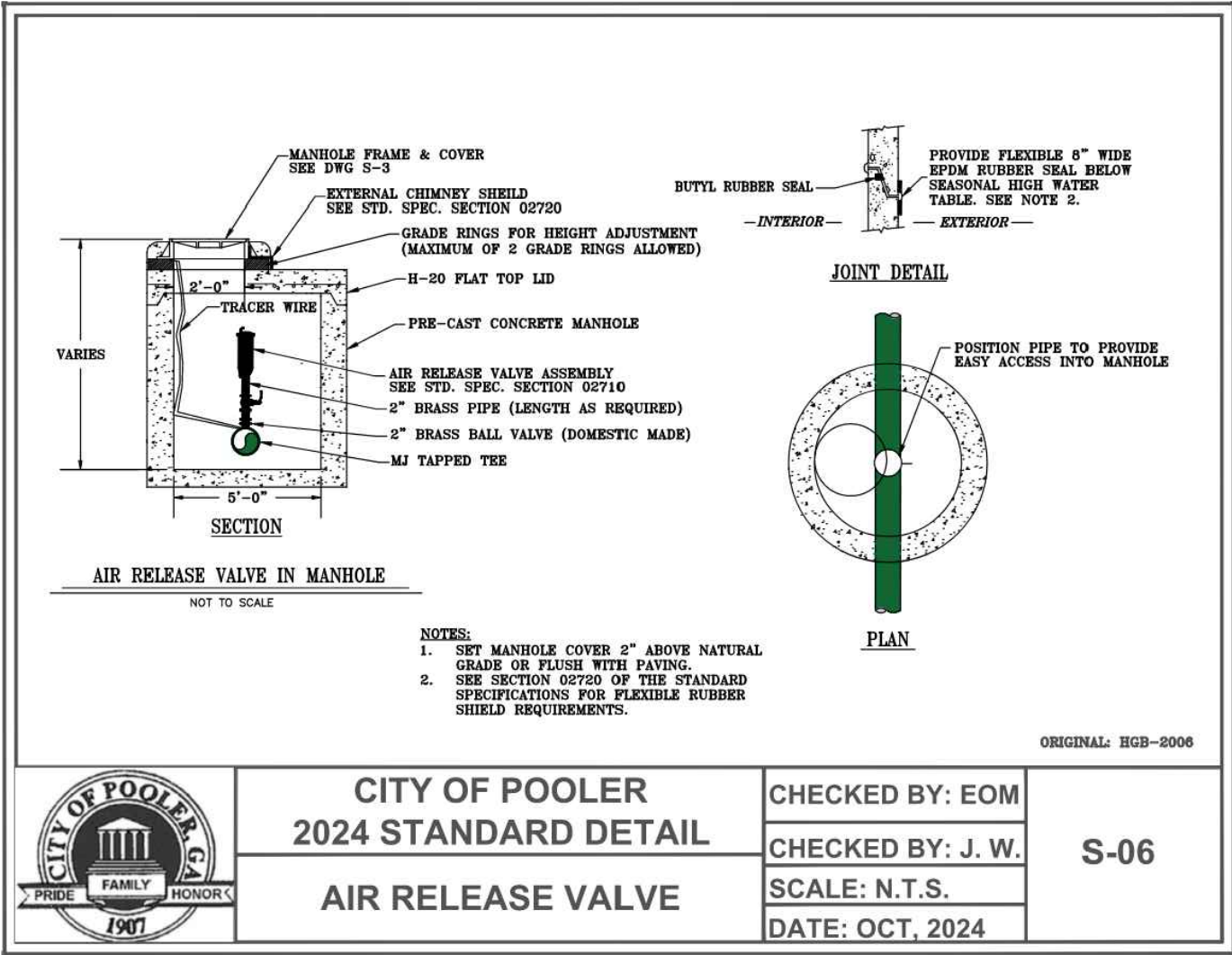
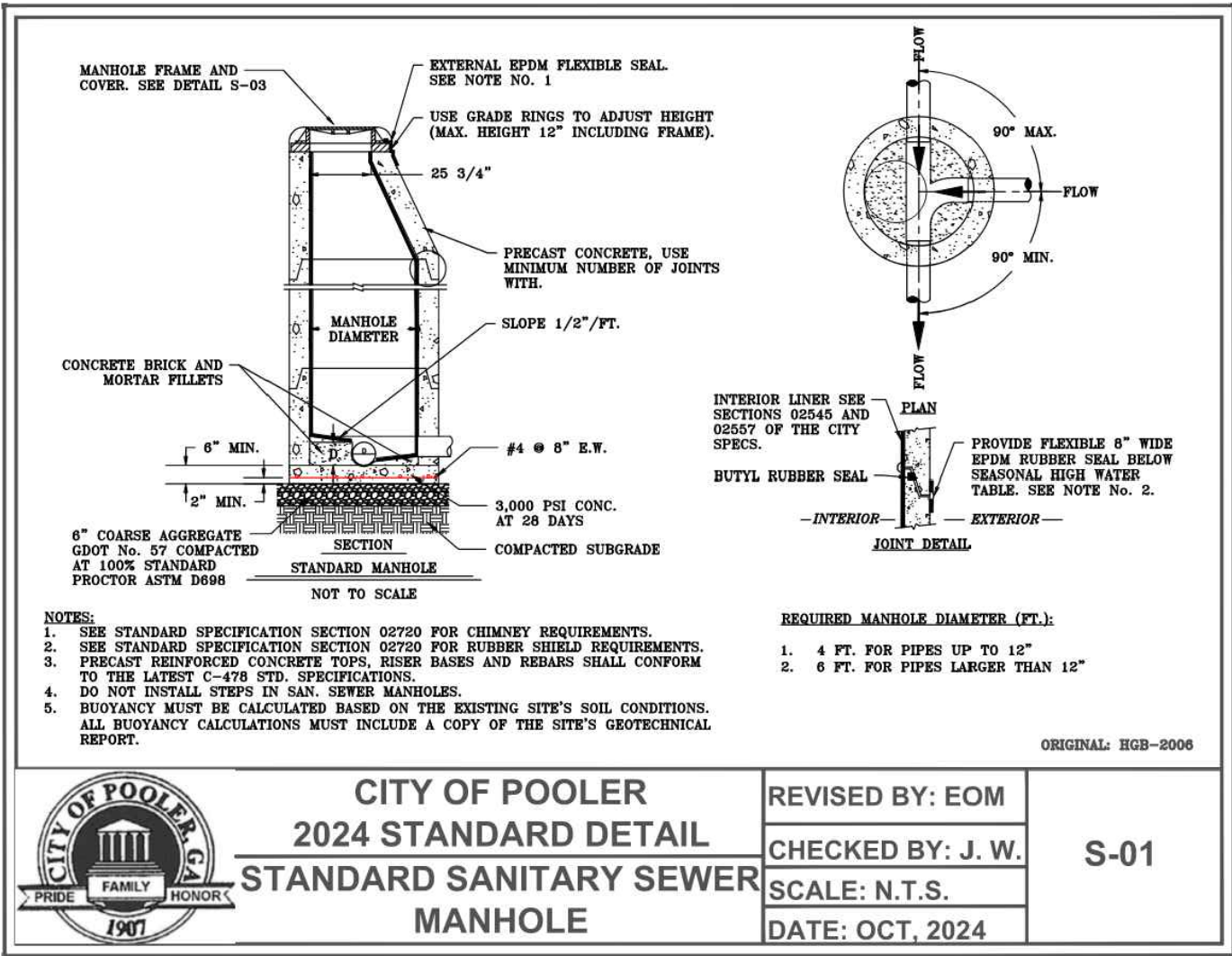
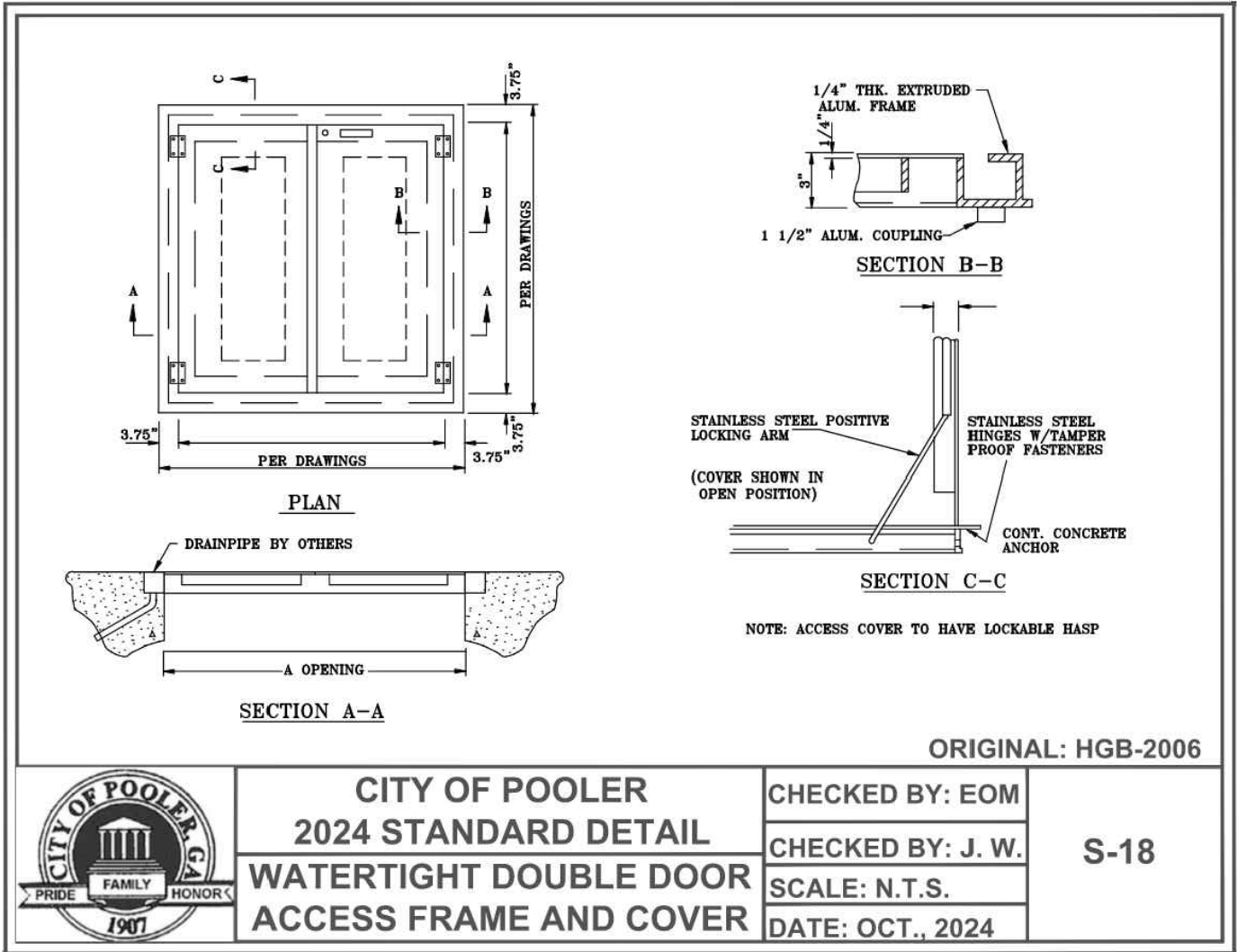
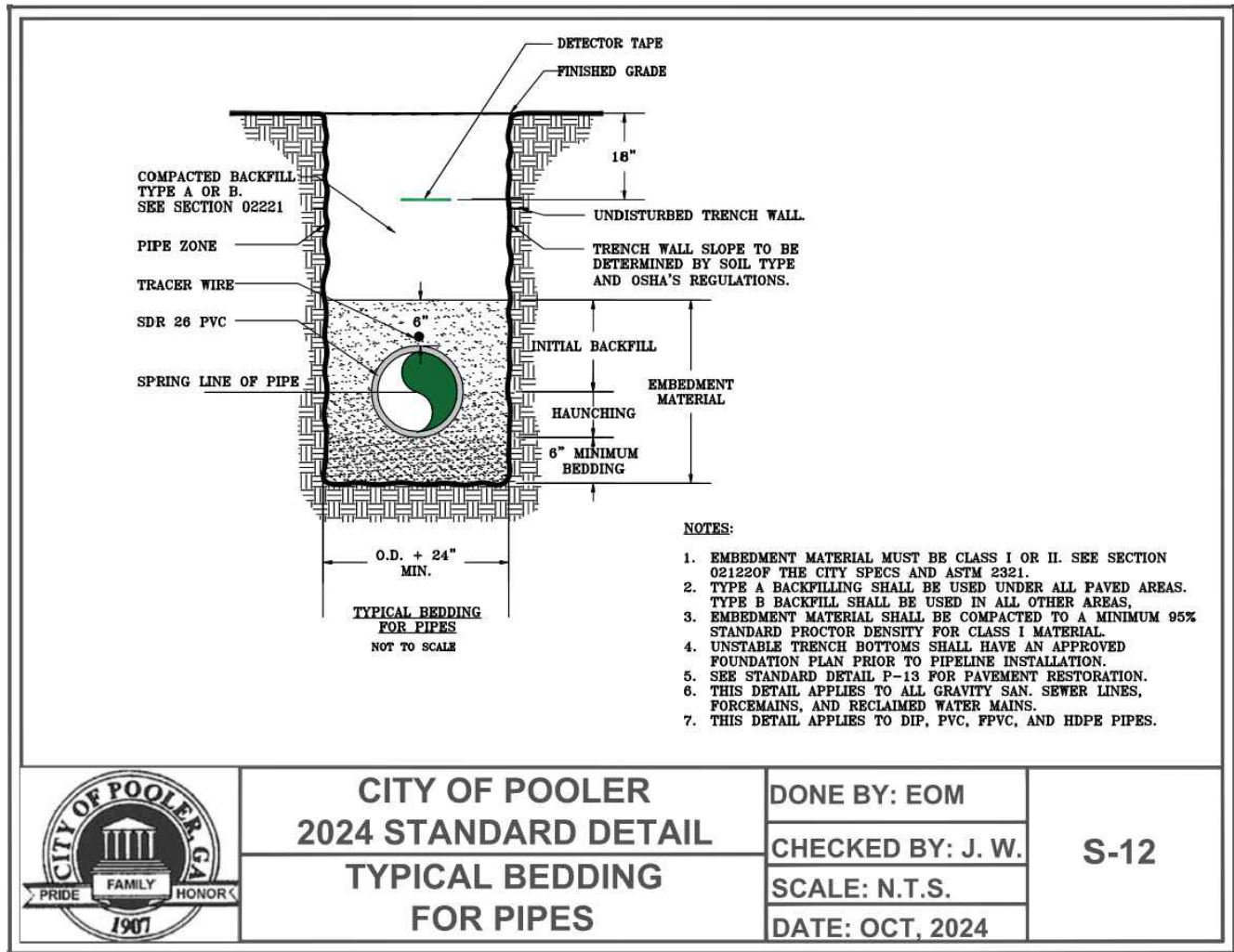






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DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



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REVISIONS:

06/09/2026 CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: ws  
CHECKED BY: LPW  
SCALE: AS NOTED

CONSTRUCTION  
DETAILS

SHEET:

C8.5



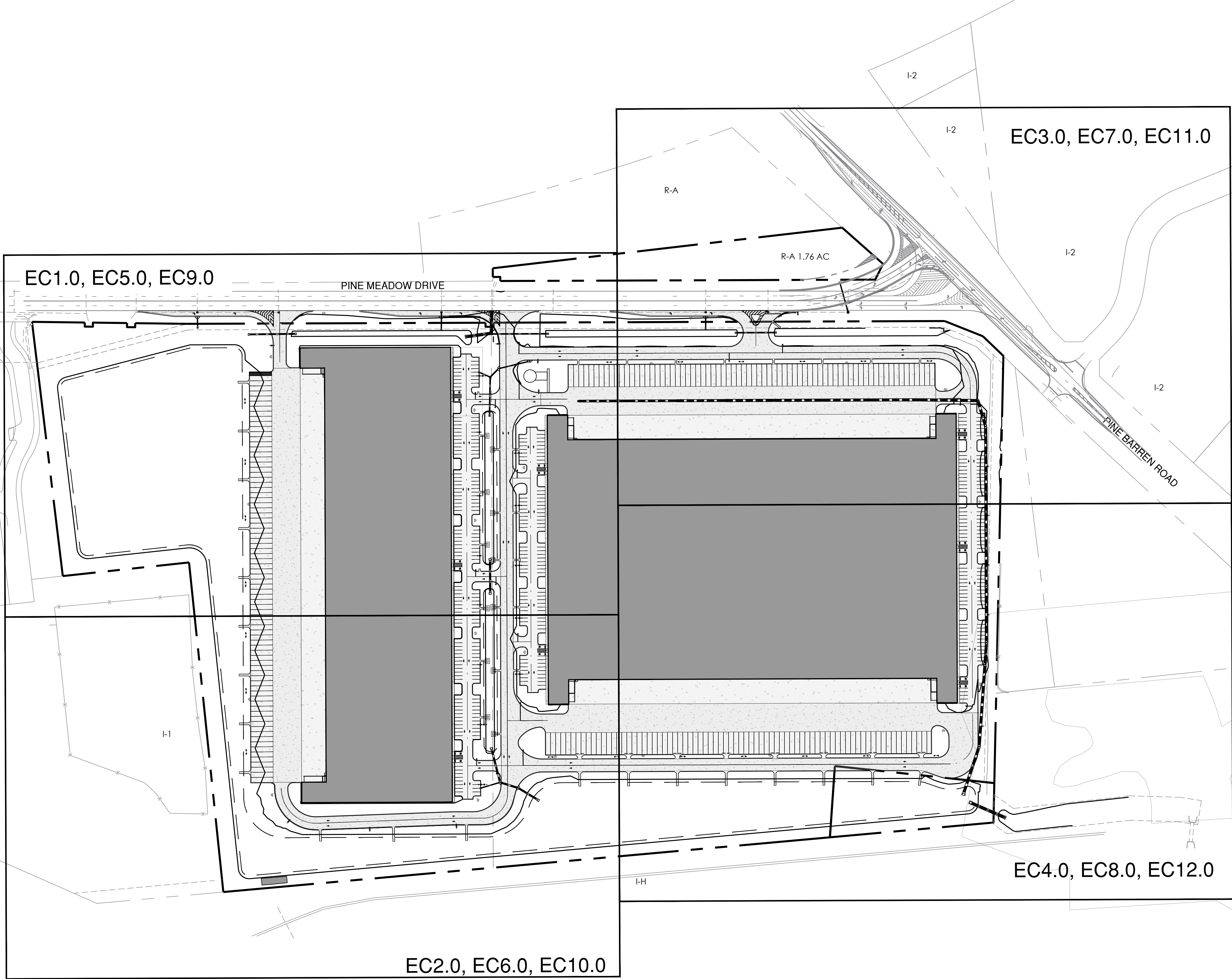








DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



|                          |           |
|--------------------------|-----------|
| NRCS ORIGINAL SUBMITTAL: | 3/15/2026 |
| NRCS SECOND SUBMITTAL:   | 3/15/2026 |
|                          |           |
|                          |           |



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LEONARD P. WEBB

|            |
|------------|
| REVISIONS: |
|            |
|            |
|            |
|            |
|            |

ES&PC CONTROL PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

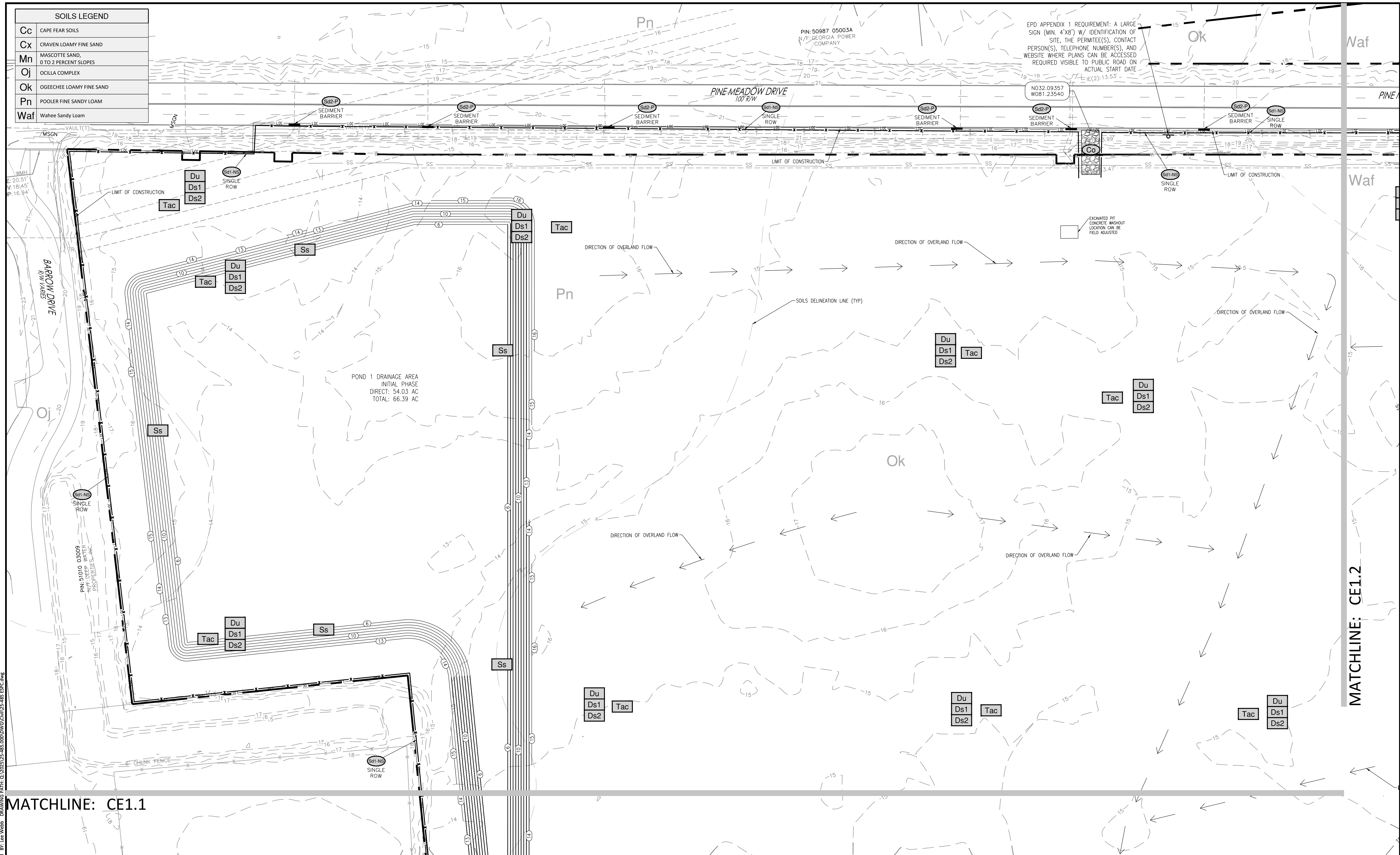
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|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 04/10/2026 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

SHEET INDEX

SHEET:  
**CE0.0**



| SOILS LEGEND |                                         |
|--------------|-----------------------------------------|
| Cc           | CAPE FEAR SOILS                         |
| Cx           | CRAVEN LOAMY FINE SAND                  |
| Mn           | MASCOTTE SAND,<br>0 TO 2 PERCENT SLOPES |
| Oj           | OCILLA COMPLEX                          |
| Ok           | OGEECHEE LOAMY FINE SAND                |
| Pn           | POOLER FINE SANDY LOAM                  |
| Waf          | Wahehe Sandy Loam                       |



## SEQUENCE OF CONSTRUCTION

- INITIAL PHASE:**
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
  2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
  3. DIG OUT PONDS.
  4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
- INTERMEDIATE PHASE:**
1. EXPAND PONDS AND SWALES.
  2. MASS GRADE SITE TO FINAL ELEVATIONS.
  3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
- FINAL PHASE:**
1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
  2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.
  3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

## DESIGN PROFESSIONAL'S CREDENTIALS:

|                                      |                    |
|--------------------------------------|--------------------|
| ENGINEER'S NAME (PRINTED):           | LEONARD P WEBB, PE |
| GEORGIA PE NUMBER:                   | PE039882           |
| GSWCC LEVEL II CERTIFICATION NUMBER: | 74211              |

**SEEDMENT STORAGE REQUIREMENTS:**  
INITIAL PLANTING DRAINAGE AREA = 66.59 AC

**POND 1:**  
DRAINAGE AREA: POND 1 DA + DIVERSION DA = 54.03 AC + 12.36 AC = 66.39 AC  
REQUIRED STORAGE: 66.39 AC X 134 C.Y./AC = 8896.26 C.Y. X 27 C.F./C.Y. = 240,199 C.F.

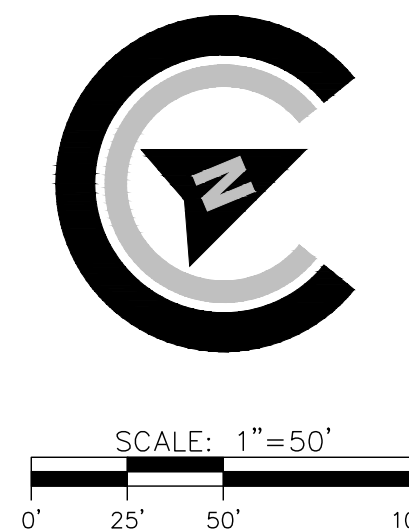
**STORAGE PROVIDED:**  
POND 1  
STATIC ELEVATION: 1150' @ AREA @ 0.00' = 186,297 SF  
BOTTOM ELEVATION: 0.00' @ AREA @ 1150' = 390,460 SF  
AVAILABLE STORAGE = [(1150' - 0.00') X (186,297 + 390,460)/2] = 3,316,356.09 C.F.  
3,316,356.09 C.F. >> 240,199 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED  
DRAINAGE RATIONALE PROVIDED ON SHEET CE4.2.

**ROADWAY PORTION (LINEAR):**  
DRAINAGE AREA: 0.20 AC  
REQUIRED STORAGE: 0.20 AC X 134 C.Y./AC = 26.80 C.Y. X 27 C.F./C.Y. = 723.60 C.F.

**STORAGE PROVIDED:**  
SILT FENCE  
2.606 LF SILT FENCE X 15 X 15 = 4,513.5 C.F.  
4,513.5 C.F. >> 723.60 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED

APPENDIX 1 NOTE: THE ESPC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPs FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME. OUR SITE INCLUDES THE FOLLOWING:

- b.) INCREASE ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO PROVIDE SEDIMENT STORAGE OF AT LEAST 3600 CUBIC FEET (134 CUBIC YARDS) PER ACRE DRAINED.
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- g.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.



|                          |           |
|--------------------------|-----------|
| NRCS ORIGINAL SUBMITTAL: | 3/15/2026 |
| NRCS SECOND SUBMITTAL:   | 3/15/2026 |
|                          |           |
|                          |           |



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

**RELEASED FOR CONSTRUCTION**



REVISIONS:

ES&PC CONTROL PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

## INITIAL ES&PC PLAN (1

SHEET:

CE1.0



**COLEMAN COMPANY**  
**ENGINEERS • SURVEYORS**

1480 Chatham Parkway, Suite 100, Savannah, Georgia COA PE0000385  
(912) 200-3041 | [ColemanCompanyInc.com](http://ColemanCompanyInc.com) EXP DATE: 06/30/2028

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**MATCHLINE: CE1.0**

**MATCHLINE:**



## SEQUENCE OF CONSTRUCTION

- INITIAL PHASE:**
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
  2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
  3. DIG OUT PONDS.
  4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
- INTERMEDIATE PHASE:**
1. EXPAND PONDS AND SWALES.
  2. MASS GRADE SITE TO FINAL ELEVATIONS.
  3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
- FINAL PHASE:**
1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
  2. PAVE ROADS, LAID CONCRETE FOR SIDEWALK.
  3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

**SEDIMENT STORAGE REQUIREMENTS:**

|                                                                                    |                                                                     |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| INITIAL PHASE DRAINAGE AREA = 66.59 AC                                             |                                                                     |
| POND 1:                                                                            |                                                                     |
| DRAINAGE AREA:                                                                     | POND 1 DA + DIVERSION DA = 54.03 AC + 12.36 AC = 66.39 AC           |
| REQUIRED STORAGE:                                                                  | 66.39 AC X 134 C.Y./AC = 8896.26 C.Y. X 27 C.F./C.Y. = 240,199 C.F. |
| STORAGE PROVIDED:                                                                  |                                                                     |
| POND 1                                                                             |                                                                     |
| STATIC ELEVATION: 11.50'   AREA @ 0.00' = 186,297 SF                               |                                                                     |
| BOTTOM ELEVATION: 0.00'   AREA @ 11.50' = 390,460 SF                               |                                                                     |
| AVAILABLE STORAGE = [(11.50 - 0.00') X ((86,297 + 390,460)/2)] = 3,316,356.09 C.F. |                                                                     |
| 3,316,356.09 C.F. >> 240,199 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED          |                                                                     |
| DEWATERING RATIONALE (PROVIDED ON SHEET C4.2)                                      |                                                                     |

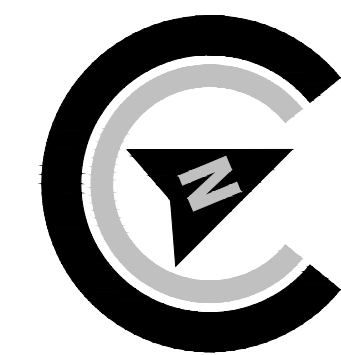
ROADWAY PORTION (LINEAR):  
DRAINAGE AREA: 0.20 AC  
REQUIRED STORAGE: 0.20 AC X 134 C.Y./AC = 26.80 C.Y. X 27 C.F./C.Y. = 723.60 C.F.  
STORAGE PROVIDED: SILT FENCE  
2,006 LF SILT FENCE X 1.5 X 1.5 = 4,513.5 CF  
4,513.5 CF >> 723.60 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED

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- g.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

| SOILS LEGEND |                                         |
|--------------|-----------------------------------------|
| Cc           | CAPE FEAR SOILS                         |
| Cx           | CRAVEN LOAMY FINE SAND                  |
| Mn           | MASCOTTE SAND,<br>0 TO 2 PERCENT SLOPES |
| Oj           | OCILLA COMPLEX                          |
| Ok           | OGEECHEE LOAMY FINE SAND                |
| Pn           | POOLER FINE SANDY LOAM                  |
| Waf          | Wahee Sandy Loam                        |

|                          |           |
|--------------------------|-----------|
| NRCS ORIGINAL SUBMITTAL: | 3/15/2026 |
| NRCS SECOND SUBMITTAL:   | 3/15/2026 |
|                          |           |
|                          |           |



SCALE: 1"=50'

A horizontal scale bar with alternating black and white segments. It is marked with '0'', '25'', '50'', and '100'' at the ends. The segments between 0 and 25, 25 and 50, and 50 and 100 are each composed of two equal-length black and white segments.



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

**RELEASED FOR CONSTRUCTION**



REVISIONS:

## ES&PC CONTROL PLANS FOR

# HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

SHEET:

# CE1.1

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**COLEMAN COMPANY**  
**ENGINEERS • SURVEYORS**

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(912) 220-3041 | [ColemanCompanyInc.com](http://ColemanCompanyInc.com)

COA PE00009365  
EXP DATE 06/30/2026

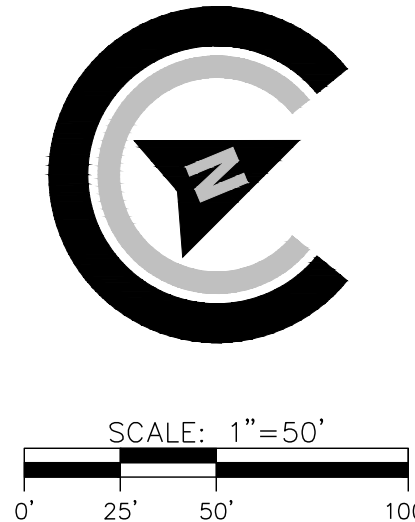
annah, Georgia COA PEF006385  
com EXP DATE: 06/30/2026



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

SEDIMENT STORAGE REQUIREMENTS:  
INITIAL PHASE DRAINAGE AREA = 66.59 AC  
POND 1:  
DRAINAGE AREA: POND 1 DA + DIVERSION DA = 54.03 AC + 12.36 AC = 66.39 AC  
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STORAGE PROVIDED: POND 1  
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BOTTOM ELEVATION: 0.00' | AREA @ 11.50' = 390,460 SF  
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3,316,356.09 CF >> 240,199 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED  
DEWATERING RATIONALE PROVIDED ON SHEET CE4.2.  
ROADWAY PORTION (LINEAR):  
DRAINAGE AREA: 0.20 AC  
REQUIRED STORAGE: 0.20 AC X 134 C.Y./AC = 26.80 C.Y. X 27 C.F./C.Y. = 723.60 C.F.  
STORAGE PROVIDED: SILT FENCE  
2,006 LF SILT FENCE X 1.5 X 1.5 = 4,513.5 CF  
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q.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.



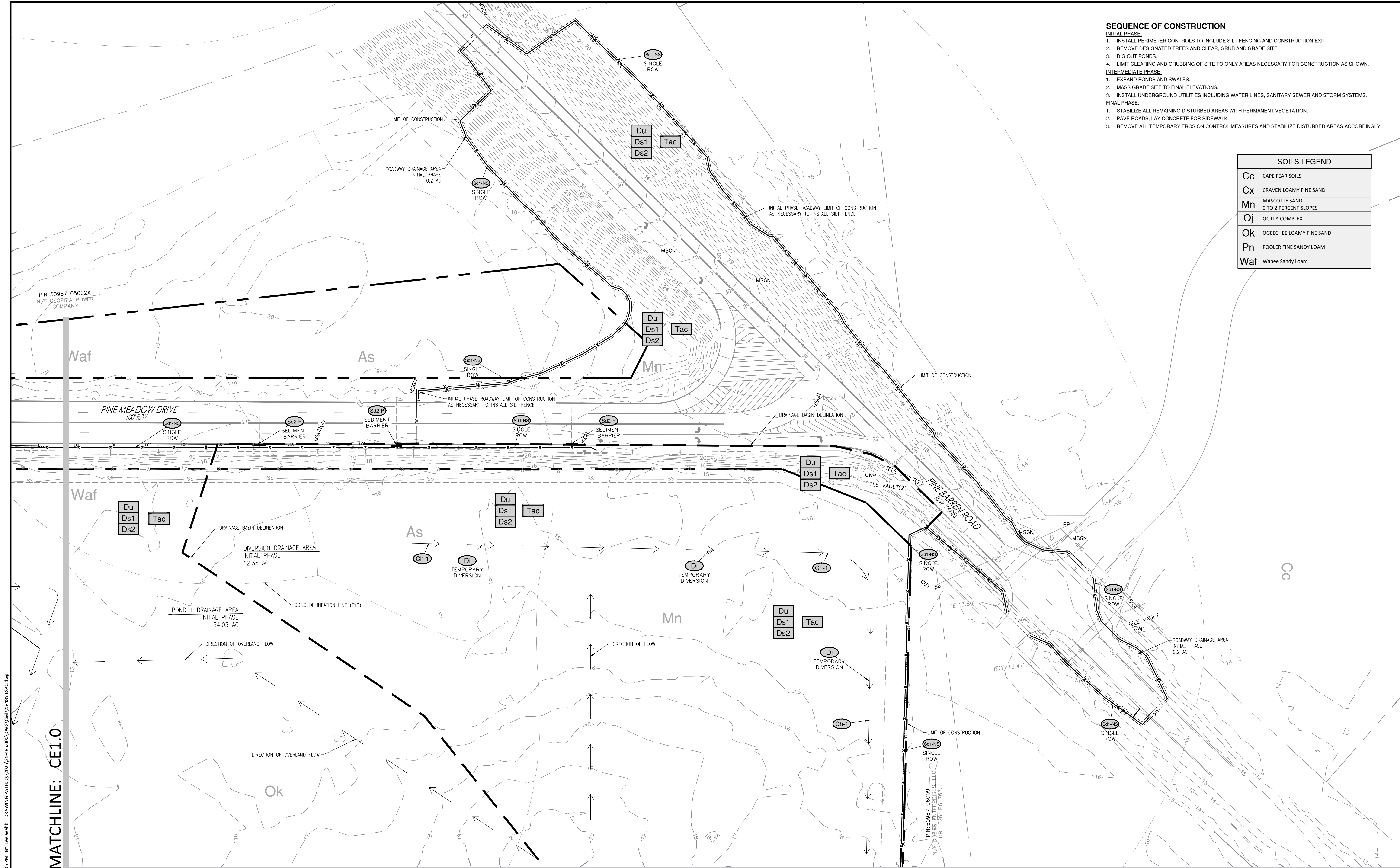
NRCS ORIGINAL SUBMITTAL: 3/15/2026  
NRCS SECOND SUBMITTAL: 3/15/2026



Know what's below.  
Call before you dig.

- SEQUENCE OF CONSTRUCTION**  
INITIAL PHASE:  
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.  
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| SOILS LEGEND |                                      |
|--------------|--------------------------------------|
| Cc           | CAPE FEAR SOILS                      |
| Cx           | CRAVEN LOAMY FINE SAND               |
| Mn           | MASCOTTE SAND, 0 TO 2 PERCENT SLOPES |
| Oj           | OCILLA COMPLEX                       |
| Ok           | OGEECHEE LOAMY FINE SAND             |
| Pn           | POOLER FINE SANDY LOAM               |
| Waf          | Wahee Sandy Loam                     |



MATCHLINE: CE1.0

MATCHLINE: CE1.3

RELEASED FOR CONSTRUCTION

REVISIONS:

ES&PC CONTROL PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

INITIAL ES&PC PLAN  
(3)

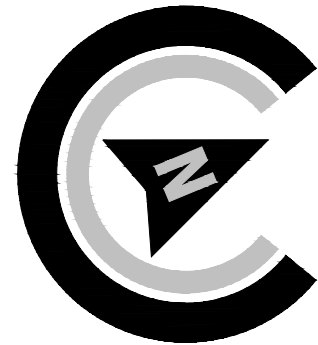
SHEET:

CE1.2





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



|                                                                                  |                                                                     |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>SEDIMENT STORAGE REQUIREMENTS:</b>                                            |                                                                     |
| INITIAL PHASE DRAINAGE AREA = 66.59 AC                                           |                                                                     |
| POND 1:                                                                          |                                                                     |
| DRAINAGE AREA:                                                                   | POND 1 DA + DIVERSION DA = 54.03 AC + 12.36 AC = 66.39 AC           |
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| DEWATERING RATIONALE PROVIDED ON SHEET CE4.2.                                    |                                                                     |
| <b>ROADWAY PORTION (LINEAR):</b>                                                 |                                                                     |
| DRAINAGE AREA:                                                                   | 0.20 AC                                                             |
| REQUIRED STORAGE:                                                                | 0.20 AC X 134 C.Y./AC = 26.80 C.Y. X 27 C.F./C.Y. = 723.60 C.F.     |
| STORAGE PROVIDED:                                                                |                                                                     |
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q.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

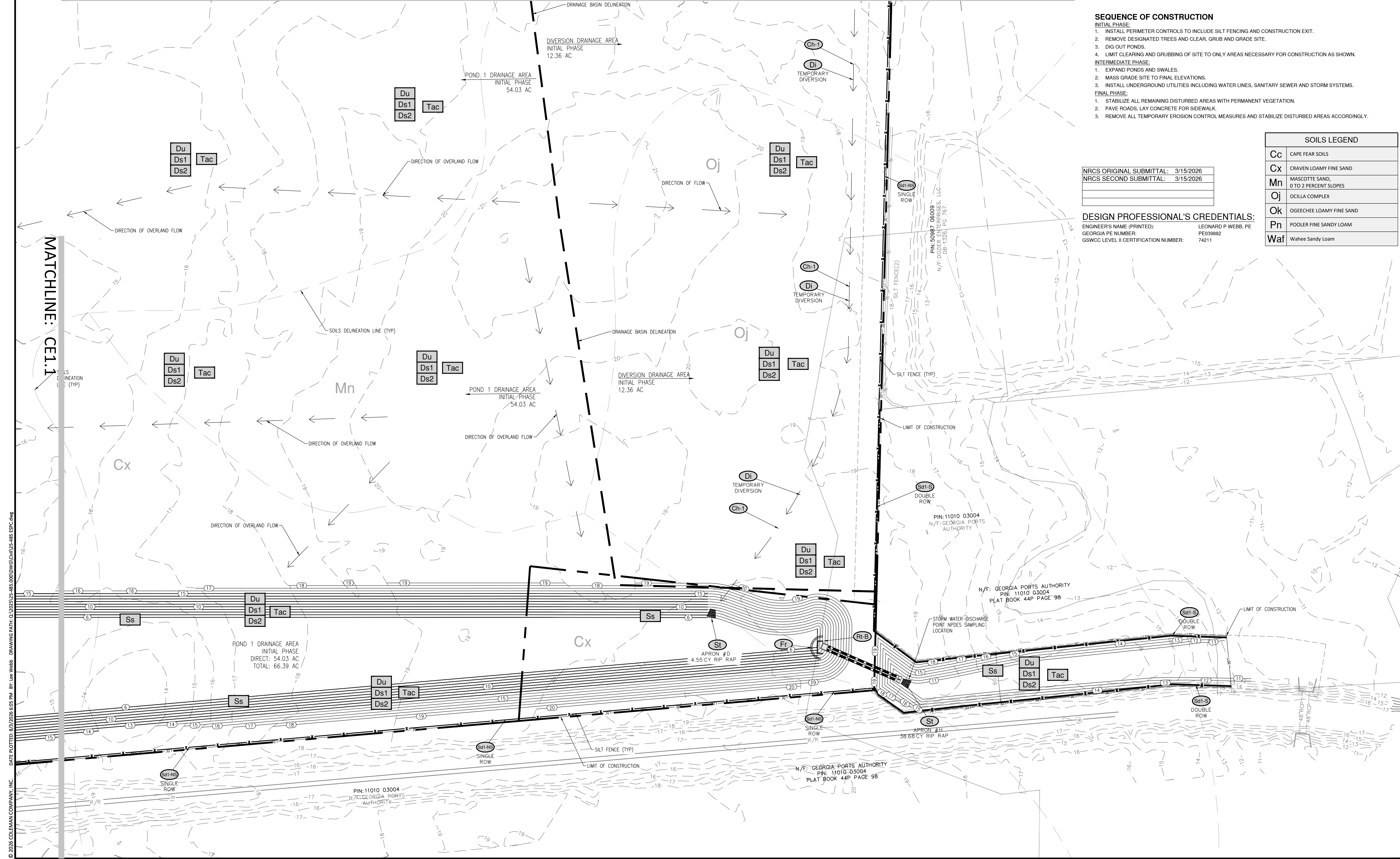
SEQUENCE OF CONSTRUCTION

- INITIAL PHASE:**
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
  2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
  3. DIG OUT PONDS.
  4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
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NRCS ORIGINAL SUBMITTAL: 3/15/2026  
NRCS SECOND SUBMITTAL: 3/15/2026

**DESIGN PROFESSIONAL'S CREDENTIALS:**  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

| SOILS LEGEND |                                      |
|--------------|--------------------------------------|
| Cc           | CAPE FEAR SOILS                      |
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| Waf          | Wahee Sandy Loam                     |



**RELEASED FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
LEONARD P WEBB  
PE039882  
74211

REVISIONS:

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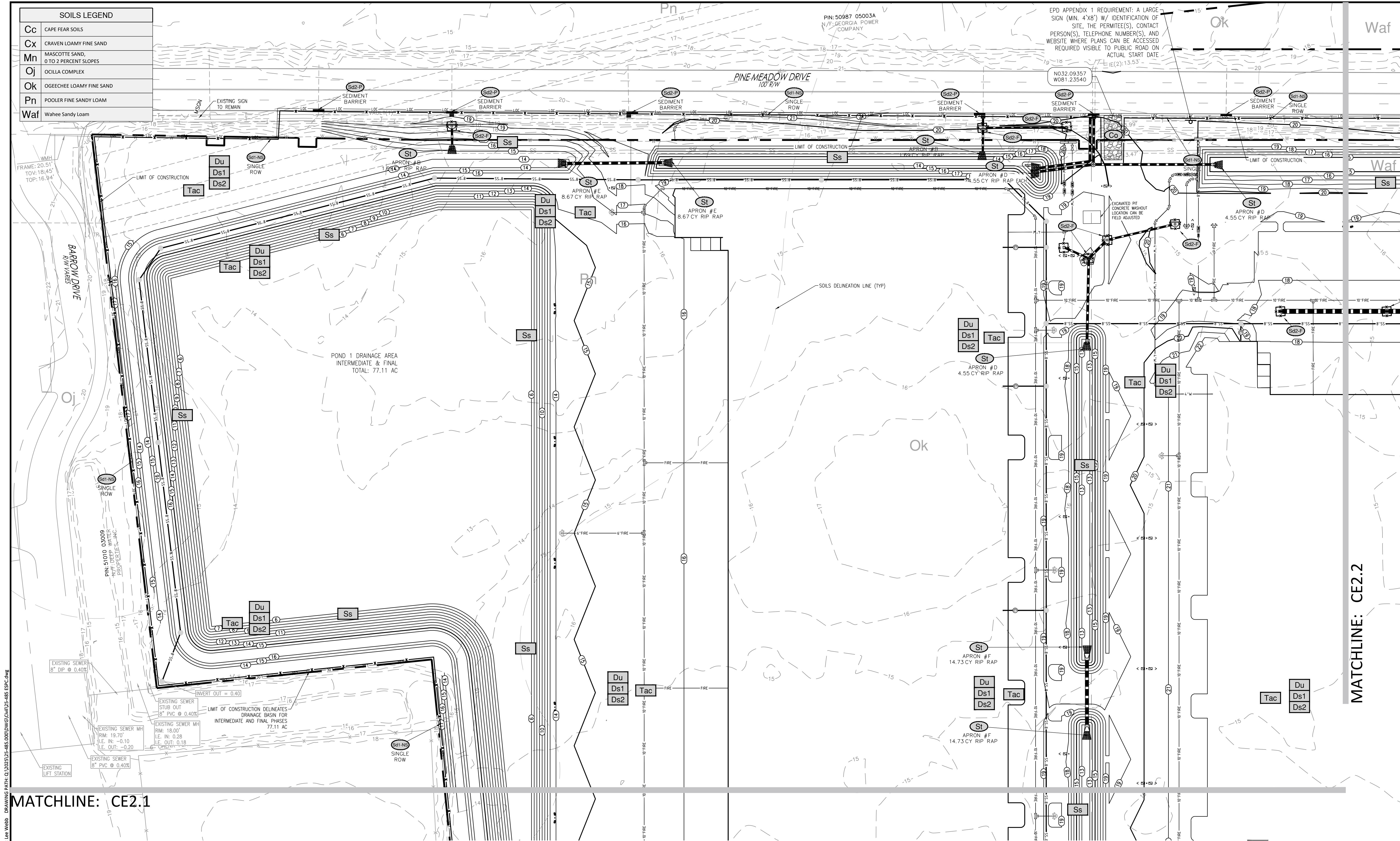
ES&PC CONTROL PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

INITIAL ES&PC PLAN  
(4)

SHEET:  
**CE1.3**





**SEQUENCE OF CONSTRUCTION**

**INITIAL PHASE:**

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
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3. DIG OUT PONDS.
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**DESIGN PROFESSIONAL'S CREDENTIALS:**

|                                      |                    |
|--------------------------------------|--------------------|
| ENGINEER'S NAME (PRINTED):           | LEONARD P WEBB, PE |
| GEORGIA PE NUMBER:                   | PE039882           |
| GSWCC LEVEL II CERTIFICATION NUMBER: | 74211              |

**SEDIMENT STORAGE REQUIREMENTS:**

INTERMEDIATE/FINAL PHASE DRAINAGE AREA = 77.11 AC

**POND 1:**

|                   |                                                                                                                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DRAINAGE AREA:    | 77.11 AC (TOTAL)                                                                                                                                                                                                                                                                                                                    |
| REQUIRED STORAGE: | 77.11 AC X 134 C.Y./AC = 10,332.74 C.Y. X 27 C.F./C.Y. = 278,984 C.F.                                                                                                                                                                                                                                                               |
| STORAGE PROVIDED: | POND 1<br>STATIC ELEVATION: 11.50'   AREA @ 0.00' = 186,297 SF<br>BOTTOM ELEVATION: 0.00'   AREA @ 11.50' = 390,460 SF<br>AVAILABLE STORAGE = [(11.50' - 0.00') X (186,297 + 390,460)/2] = 3,316,356.09 CF<br>3,316,356.09 CF >> 278,984 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED<br>DEWATERING RATIONALE PROVIDED ON SHEET CE4.2 |

**APPENDIX 1 NOTE:** THE ESPC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPs FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME. OUR SITE INCLUDES THE FOLLOWING:

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**REVISIONS:**

|     |                      |           |
|-----|----------------------|-----------|
| NO. | DESCRIPTION          | DATE      |
| 1   | ISSUED FOR PERMIT    | 3/15/2026 |
| 2   | REVISED PER COMMENTS | 3/15/2026 |
| 3   | REVISED PER COMMENTS | 3/15/2026 |
| 4   | REVISED PER COMMENTS | 3/15/2026 |
| 5   | REVISED PER COMMENTS | 3/15/2026 |
| 6   | REVISED PER COMMENTS | 3/15/2026 |
| 7   | REVISED PER COMMENTS | 3/15/2026 |
| 8   | REVISED PER COMMENTS | 3/15/2026 |
| 9   | REVISED PER COMMENTS | 3/15/2026 |
| 10  | REVISED PER COMMENTS | 3/15/2026 |
| 11  | REVISED PER COMMENTS | 3/15/2026 |
| 12  | REVISED PER COMMENTS | 3/15/2026 |
| 13  | REVISED PER COMMENTS | 3/15/2026 |
| 14  | REVISED PER COMMENTS | 3/15/2026 |
| 15  | REVISED PER COMMENTS | 3/15/2026 |
| 16  | REVISED PER COMMENTS | 3/15/2026 |
| 17  | REVISED PER COMMENTS | 3/15/2026 |
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**ES&PC CONTROL PLANS FOR**

**HICKS TRACT**

LOCATED IN POOLER, GEORGIA

PREPARED FOR SUNCAP PROPERTY GROUP

**INTERM ES&PC PLAN**

**(1)**

**SHEET:**

**CE2.0**

**COLEMAN COMPANY**

**ENGINEERS • SURVEYORS**

1489 Chatham Parkway, Suite 100, Savannah, Georgia COA PE000835  
(912) 260-3041 | ColemanCompanyInc.com Exp. DATE 06/30/2026

**RELEASED FOR CONSTRUCTION**

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**

**LEONARD P. WEBB**

NO. 10-10-106

**REVISIONS:**

|     |                      |           |
|-----|----------------------|-----------|
| NO. | DESCRIPTION          | DATE      |
| 1   | ISSUED FOR PERMIT    | 3/15/2026 |
| 2   | REVISED PER COMMENTS | 3/15/2026 |
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**JOB NUMBER:** 25-485

**DATE:** 04/10/2026

**DRAWN BY:** WRS

**CHECKED BY:** LPW

**SCALE:** AS NOTED

**INTERM ES&PC PLAN**

**(1)**

**SHEET:**

**CE2.0**



Sanitary Sewer Detail Plan

EXISTING SEWER  
6" PVC @ 0.40%

PROPOSED SEWER  
18" Sd-Ns  
I.E. IN: 19.70  
I.E. IN: -0.10  
I.E. OUT: -0.20  
I.E. OUT: 0.18  
SLOPE: 0.18

EXISTING  
14" SECTION

MATCHLINE: CE2.0

17 18

Sd-Ns  
SINGLE ROW

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**COLEMAN COMPANY**  
**ENGINEERS • SURVEYORS**

1409 Chelsea Parkway, Suite 110, Savannah, Georgia GA 31405-0836  
(912) 200-3304 | [ColemanCompany@cc.com](mailto:ColemanCompany@cc.com) EXP. DATE 05/02/2025

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| REVISIONS: |
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ES&PC CONTROL PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

## INTERM ES&PC PLAN

SHEET:  
CE2.1

CE2.1

## SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. DIG OUT PONDS.
4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.

INTERMEDIATE PHASE:

1. EXPAND PONDS AND SWALES.
2. MASS GRADE SITE TO FINAL ELEVATIONS.
3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.

FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.
3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

## PROFESSIONAL'S CREDENTIALS:

|                          |                    |
|--------------------------|--------------------|
| NAME (PRINTED):          | LEONARD P WEBB, PE |
| NUMBER:                  | PE039882           |
| II CERTIFICATION NUMBER: | 74211              |

## SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
3. DIG OUT PONDS.
4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.

INTERMEDIATE PHASE:

1. EXPAND PONDS AND SWALES.
2. MASS GRADE SITE TO FINAL ELEVATIONS.
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FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.
3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

## PROFESSIONAL'S CREDENTIALS:

|                          |                    |
|--------------------------|--------------------|
| NAME (PRINTED):          | LEONARD P WEBB, PE |
| NUMBER:                  | PE039882           |
| II CERTIFICATION NUMBER: | 74211              |

| DESIGN PROFESSIONAL'S CREDENTIALS:   |                    |
|--------------------------------------|--------------------|
| ENGINEER'S NAME (PRINTED):           | LEONARD P WEBB, PE |
| GEORGIA PE NUMBER:                   | PE053862           |
| GSWCC LEVEL II CERTIFICATION NUMBER: | 74211              |

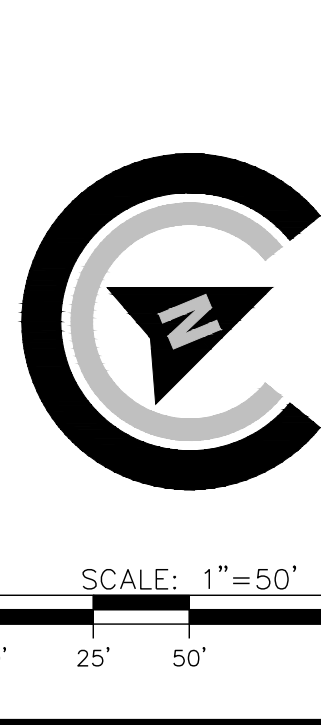
| DESIGN PROFESSIONAL'S CREDENTIALS:   |                    |
|--------------------------------------|--------------------|
| ENGINEER'S NAME (PRINTED):           | LEONARD P WEBB, PE |
| GEORGIA PE NUMBER:                   | PE053862           |
| GSWCC LEVEL II CERTIFICATION NUMBER: | 74211              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>SEDIMENT STORAGE REQUIREMENTS:</b><br/> INTERMEDIATE/FINAL PHASE DRAINAGE AREA = 77.11 AC<br/> <u>POND 1:</u><br/> DRAINAGE AREA: 77.11 AC (TOTAL)<br/> REQUIRED STORAGE: 77.11 AC X 134 C.Y./AC = 10,332.74 C.Y. X 27 C.F./C.Y. = 278,984 <u>C.F.</u><br/> STORAGE PROVIDED: POND 1<br/> STATIC ELEVATION: 11.50'   AREA @ 0.00' = 186,297 SF<br/> BOTTOM ELEVATION: 0.00'   AREA @ 11.50' = 390,460 SF<br/> AVAILABLE STORAGE = ((11.50' - 0.00') X ((186,297 + 390,460)/2)) = 3,316,356.09 CF<br/> 3,316,356.09 CF &gt;&gt; 278,984 CF THEREFORE, ADEQUATE STORAGE IS PROVIDED<br/> DEWATERING RATIONALE PROVIDED ON SHEET CE4.2.</p> |  |
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APPENDIX 1 NOTE: THE ESPC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPs FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME. OUR SITE INCLUDES THE FOLLOWING:

- b.) INCREASE ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO PROVIDE SEDIMENT STORAGE OF AT LEAST 3600 CUBIC FEET (134 CUBIC YARDS) PER ACRE DRAINED.
- d.) A LARGE SIGN, 4' X 8' MINIMUM, WILL BE PLACED ON THE SITE ON THE ACTUAL START DATE OF CONSTRUCTION VISIBLE FROM A PUBLIC ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITEE(S), THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND THE PERMITEE-HOSTED WEBSITE WHERE THE PLANS CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MUST REMAIN ON SITE AND THE PLANS MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
- e.) USE ANIONIC PAM UNDER A PASSIVE DOSING METHOD (E.G., FLOCCULANT BLOCKS) WITHIN CONSTRUCTION STORM WATER DITCHES AND STORM DRAINAGES THAT FEED INTO TEMPORARY SEDIMENT BASINS AND RETROFITTED MANAGEMENT BASINS.
- g.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

| SOILS LEGEND |                                         |
|--------------|-----------------------------------------|
| Cc           | CAPE FEAR SOILS                         |
| Cx           | CRAVEN LOAMY FINE SAND                  |
| Mn           | MASCOTTE SAND,<br>0 TO 2 PERCENT SLOPES |
| Oj           | OCILLA COMPLEX                          |
| Ok           | OGEECHEE LOAMY FINE SAND                |
| Pn           | POOLER FINE SANDY LOAM                  |
| Waf          | Wahee Sandy Loam                        |



FINAL SUBMITTAL:  
SECOND SUBMITTAL:

**811**

Now what's below?  
Call before you dig.

ORIGINAL SUBMITTAL: 3/15/20  
SECOND SUBMITTAL: 3/15/20

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

|                          |           |
|--------------------------|-----------|
| NRCS ORIGINAL SUBMITTAL: | 3/15/2026 |
| NRCS SECOND SUBMITTAL:   | 3/15/2026 |
|                          |           |
|                          |           |



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



| SOILS LEGEND |                                         |
|--------------|-----------------------------------------|
| Cc           | CAPE FEAR SOILS                         |
| Cx           | CRAVEN LOAMY FINE SAND                  |
| Mn           | MASCOTTE SAND,<br>0 TO 2 PERCENT SLOPES |
| Oj           | OCILLA COMPLEX                          |
| Ok           | OGEECHEE LOAMY FINE SAND                |
| Pn           | POOLER FINE SANDY LOAM                  |
| Waf          | Wahee Sandy Loam                        |

MATCHLINE: CE2.3

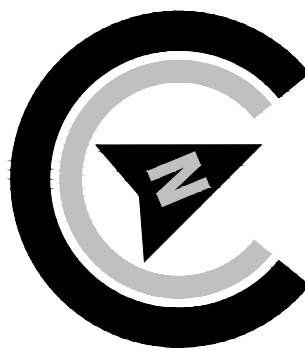
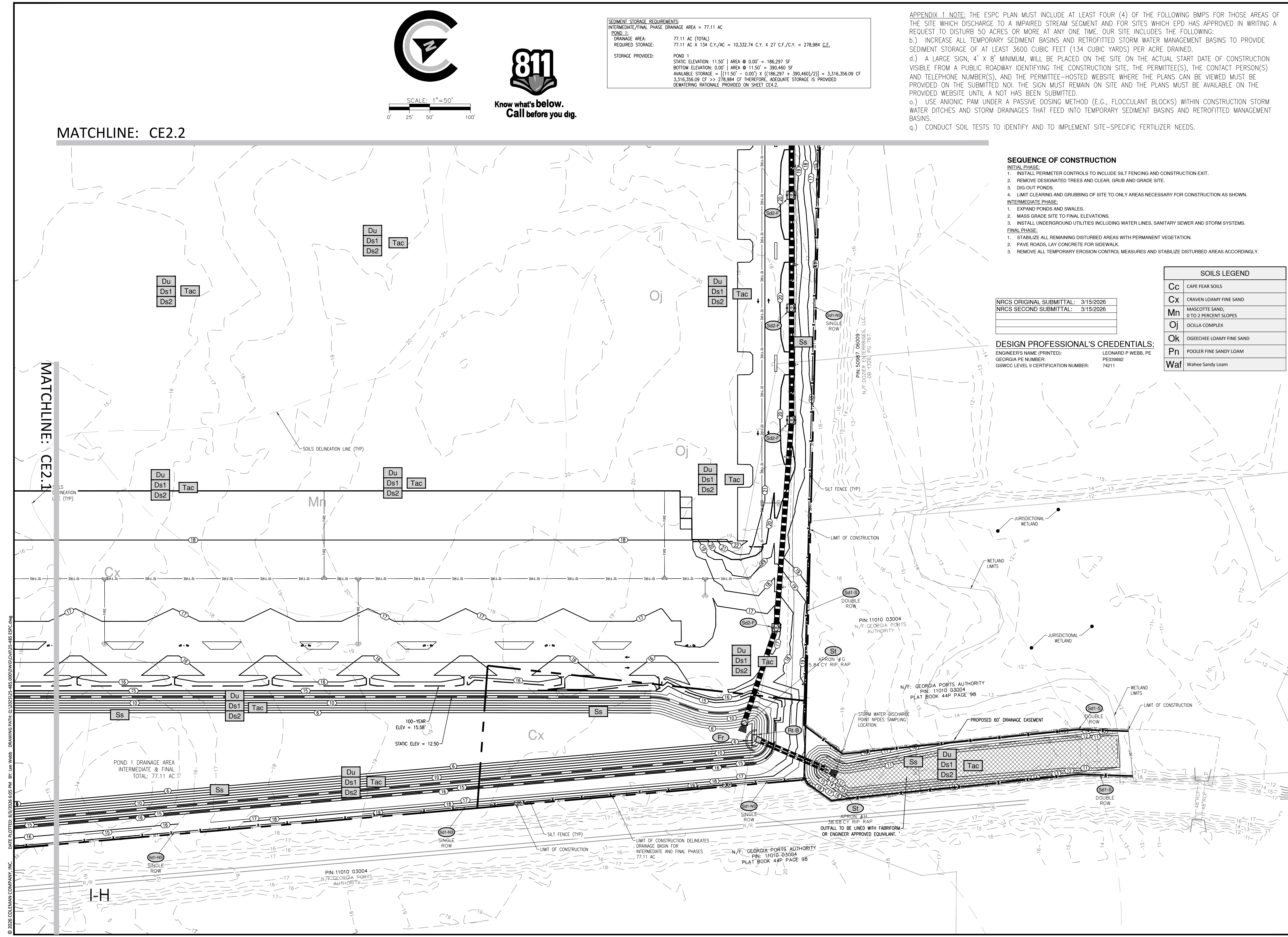
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- q.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.



|                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |             |        |       |            |           |     |             |     |        |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------|--------|-------|------------|-----------|-----|-------------|-----|--------|----------|
|  <p><b>COLEMAN COMPANY</b><br/>ENGINEERS • SURVEYORS</p> <p>1445 Oakland Parkway, Suite 100, Savannah, Georgia GA 31406<br/>(912) 230-3304   <a href="mailto:info@coleman-engineers.com">info@coleman-engineers.com</a><br/>EXP. DATE: 09/30/2026</p>                |                                                                                     |             |        |       |            |           |     |             |     |        |          |
| <p><b>RELEASED FOR CONSTRUCTION</b></p>                                                                                                                                                                                                                                                                                                                |  |             |        |       |            |           |     |             |     |        |          |
| <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td></tr> </table>                                             |                                                                                     |             |        |       |            |           |     |             |     |        |          |
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|                                                                                                                                                                                                                                                                                                                                                        |                                                                                     |             |        |       |            |           |     |             |     |        |          |
| <p>ES&amp;PC CONTROL PLANS FOR</p> <p><b>HICKS TRACT</b></p> <p>LOCATED IN POOLER, GEORGIA</p> <p>PREPARED FOR SUNCAP PROPERTY GROUP</p>                                                                                                                                                                                                               |                                                                                     |             |        |       |            |           |     |             |     |        |          |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">JOB NUMBER:</td> <td style="width: 50%;">25-485</td> </tr> <tr> <td>DATE:</td> <td>04/10/2026</td> </tr> <tr> <td>DRAWN BY:</td> <td>WRS</td> </tr> <tr> <td>CHECKED BY:</td> <td>LPW</td> </tr> <tr> <td>SCALE:</td> <td>AS NOTED</td> </tr> </table> |                                                                                     | JOB NUMBER: | 25-485 | DATE: | 04/10/2026 | DRAWN BY: | WRS | CHECKED BY: | LPW | SCALE: | AS NOTED |
| JOB NUMBER:                                                                                                                                                                                                                                                                                                                                            | 25-485                                                                              |             |        |       |            |           |     |             |     |        |          |
| DATE:                                                                                                                                                                                                                                                                                                                                                  | 04/10/2026                                                                          |             |        |       |            |           |     |             |     |        |          |
| DRAWN BY:                                                                                                                                                                                                                                                                                                                                              | WRS                                                                                 |             |        |       |            |           |     |             |     |        |          |
| CHECKED BY:                                                                                                                                                                                                                                                                                                                                            | LPW                                                                                 |             |        |       |            |           |     |             |     |        |          |
| SCALE:                                                                                                                                                                                                                                                                                                                                                 | AS NOTED                                                                            |             |        |       |            |           |     |             |     |        |          |
| <p>INTERM ES&amp;PC<br/>PLAN (3)</p>                                                                                                                                                                                                                                                                                                                   |                                                                                     |             |        |       |            |           |     |             |     |        |          |
| <p>SHEET:</p> <p style="font-size: 2em; font-weight: bold;">CE2.2</p>                                                                                                                                                                                                                                                                                  |                                                                                     |             |        |       |            |           |     |             |     |        |          |





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



**SEDIMENT STORAGE REQUIREMENTS:**  
INTERMEDIATE/FINAL PHASE DRAINAGE AREA = 77.11 AC  
POND 1:  
DRAINAGE AREA: 77.11 AC (TOTAL)  
REQUIRED STORAGE: 77.11 AC X 134 C.Y./AC = 10,332.74 C.Y. X 27 C.F./C.Y. = 278,984 C.F.  
STORAGE PROVIDED:  
POND 1  
STATIC ELEVATION: 11.50' | AREA @ 0.00' = 186,297 SF  
BOTTOM ELEVATION: 0.00' | AREA @ 11.50' = 390,460 SF  
AVAILABLE STORAGE = [(11.50' - 0.00') X (186,297 + 390,460)/2] = 3,316,356.09 C.F.  
3,316,356.09 C.F. >> 278,984 C.F. THEREFORE, ADEQUATE STORAGE IS PROVIDED  
DEWATERING RATIONALE PROVIDED ON SHEET CE4.2.

APPENDIX 1 NOTE: THE ESDC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPs FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO A IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME. OUR SITE INCLUDES THE FOLLOWING:  
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q.) CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

**SEQUENCE OF CONSTRUCTION**

- INITIAL PHASE:**
1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
  2. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
  3. DIG OUT PONDS.
  4. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
- INTERMEDIATE PHASE:**
1. EXPAND PONDS AND SWALES.
  2. MASS GRADE SITE TO FINAL ELEVATIONS.
  3. INSTALL UNDERGROUND UTILITIES INCLUDING WATER LINES, SANITARY SEWER AND STORM SYSTEMS.
- FINAL PHASE:**
1. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION.
  2. PAVE ROADS, LAY CONCRETE FOR SIDEWALK.
  3. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

NRCS ORIGINAL SUBMITTAL: 3/15/2026  
NRCS SECOND SUBMITTAL: 3/15/2026

**DESIGN PROFESSIONAL'S CREDENTIALS:**  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

| SOILS LEGEND |                                      |
|--------------|--------------------------------------|
| Cc           | CAPE FEAR SOILS                      |
| Cx           | CRAVEN LOAMY FINE SAND               |
| Mn           | MASCOTTE SAND, 0 TO 2 PERCENT SLOPES |
| Oj           | OCILLA COMPLEX                       |
| Ok           | OGEECHEE LOAMY FINE SAND             |
| Pn           | POOLER FINE SANDY LOAM               |
| Waf          | Wahee Sandy Loam                     |

**RELEASED FOR CONSTRUCTION**

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
LEONARD P WEBB  
PE039882  
74211

REVISIONS:

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ES&PC CONTROL PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

INTERM ES&PC  
PLAN (4)

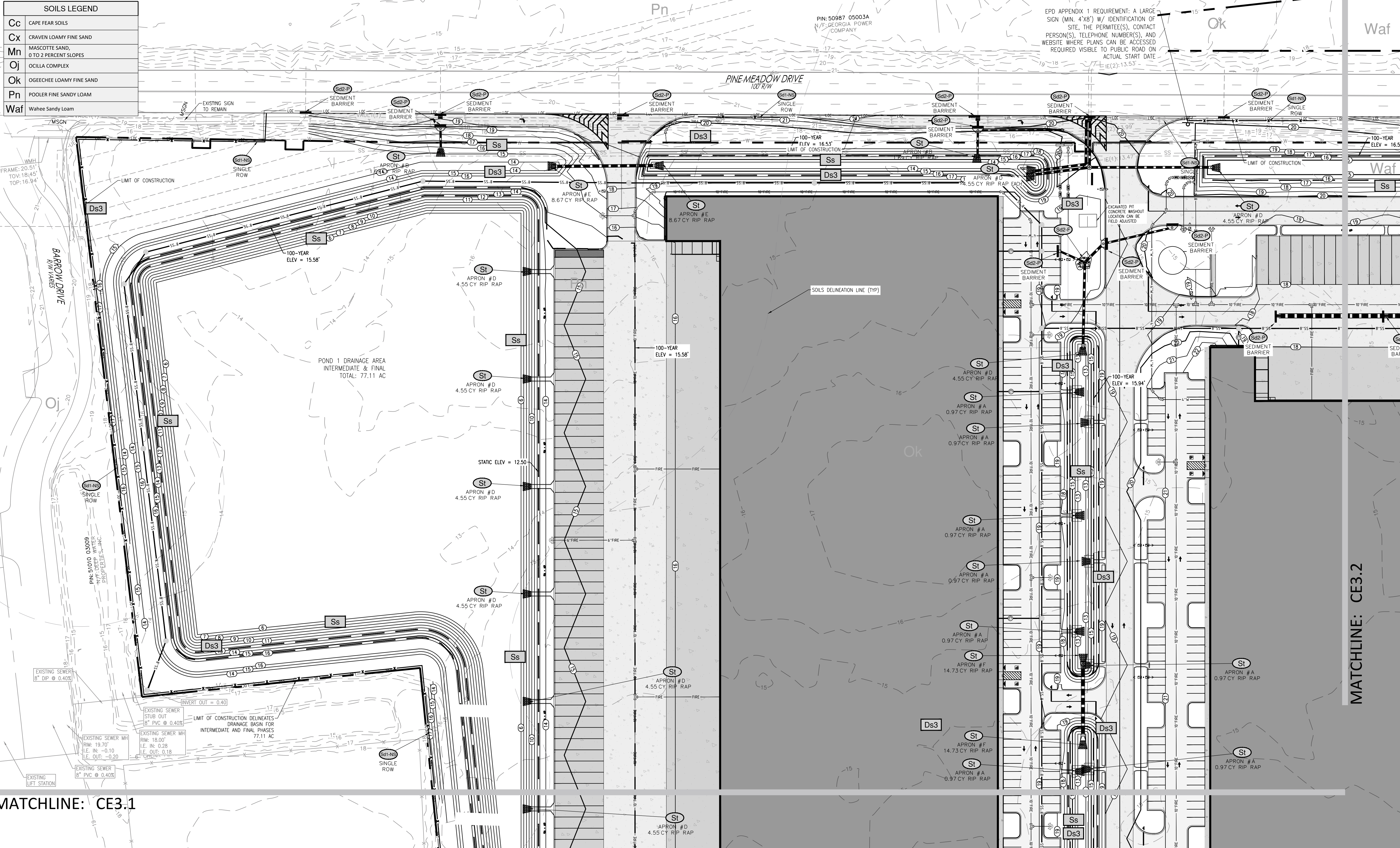
SHEET:  
**CE2.3**

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(912) 260-5041 | ColemanCompanyInc.com  
COA PE000835  
EXP. DATE 06/30/2026

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| SOILS LEGEND |                                         |
|--------------|-----------------------------------------|
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| SEDIMENT STORAGE REQUIREMENTS:                                                     |                                                                       |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| INTERMEDIATE/FINAL PHASE DRAINAGE AREA = 77.11 AC                                  |                                                                       |
| POND 1:                                                                            |                                                                       |
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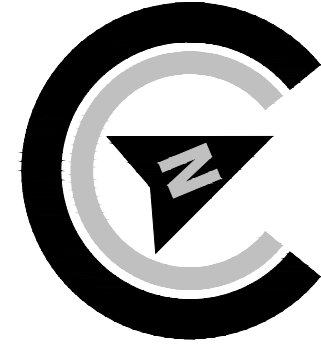
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|                          |           |
|--------------------------|-----------|
| NRCS ORIGINAL SUBMITTAL: | 3/15/2026 |
| NRCS SECOND SUBMITTAL:   | 3/15/2026 |
|                          |           |
|                          |           |



SCALE: 1"=50'

0' 25' 50' 100'



RELEASED FOR CONSTRUCTION

REVISIONS:

ES&PC CONTROL PLANS FOR

HICKS TRACT

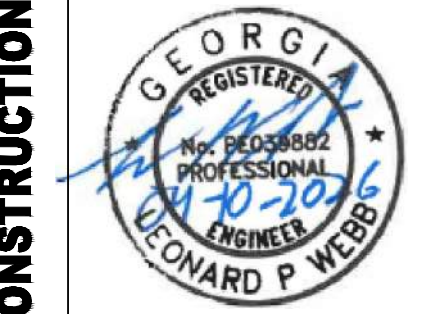
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
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CHECKED BY: LPW  
SCALE: AS NOTED

FINAL ES&PC PLAN  
(1)

SHEET:

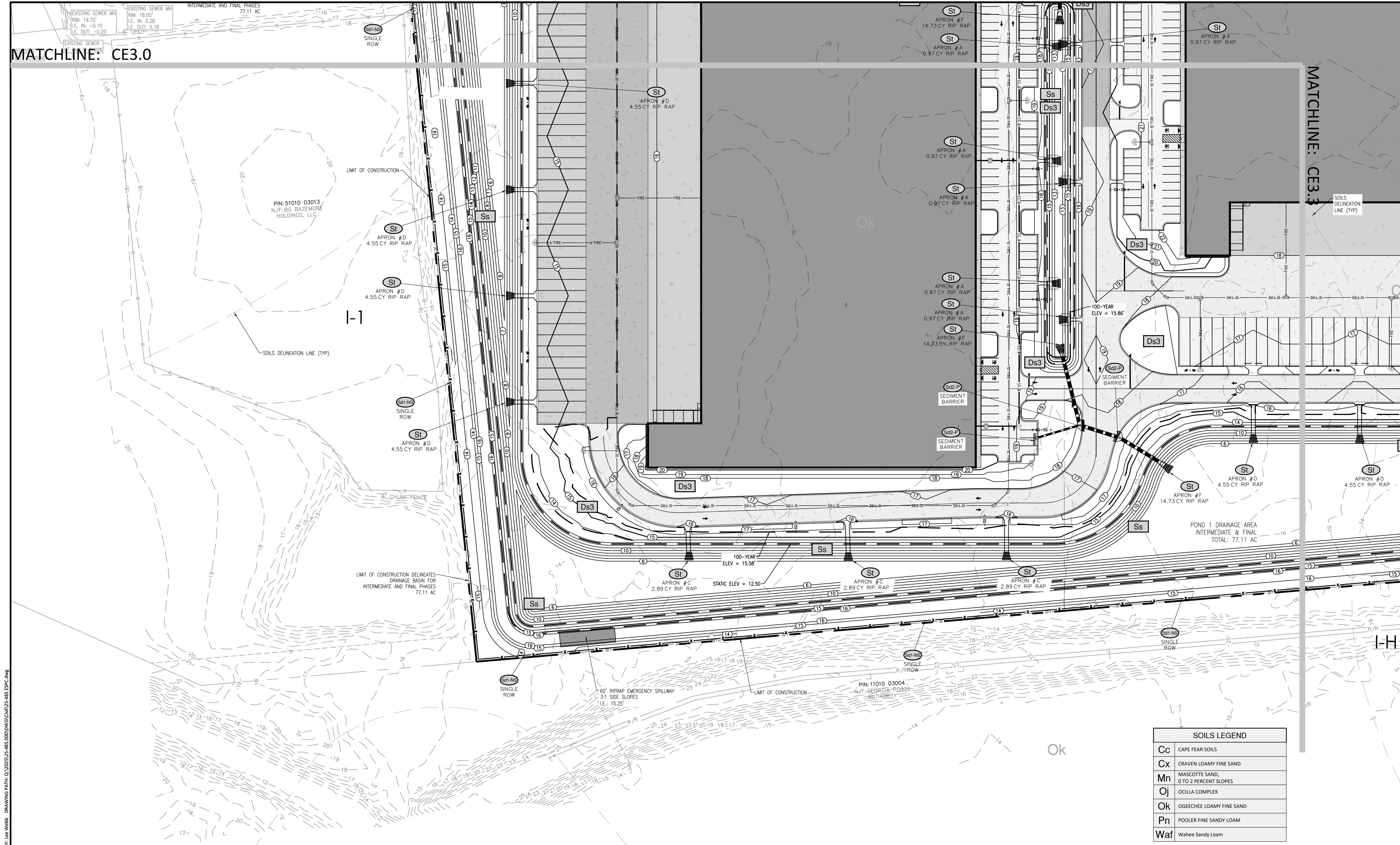
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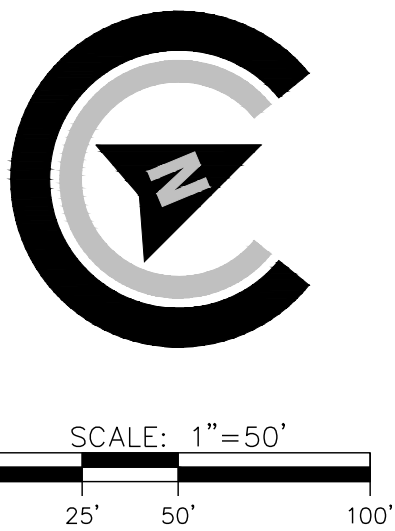
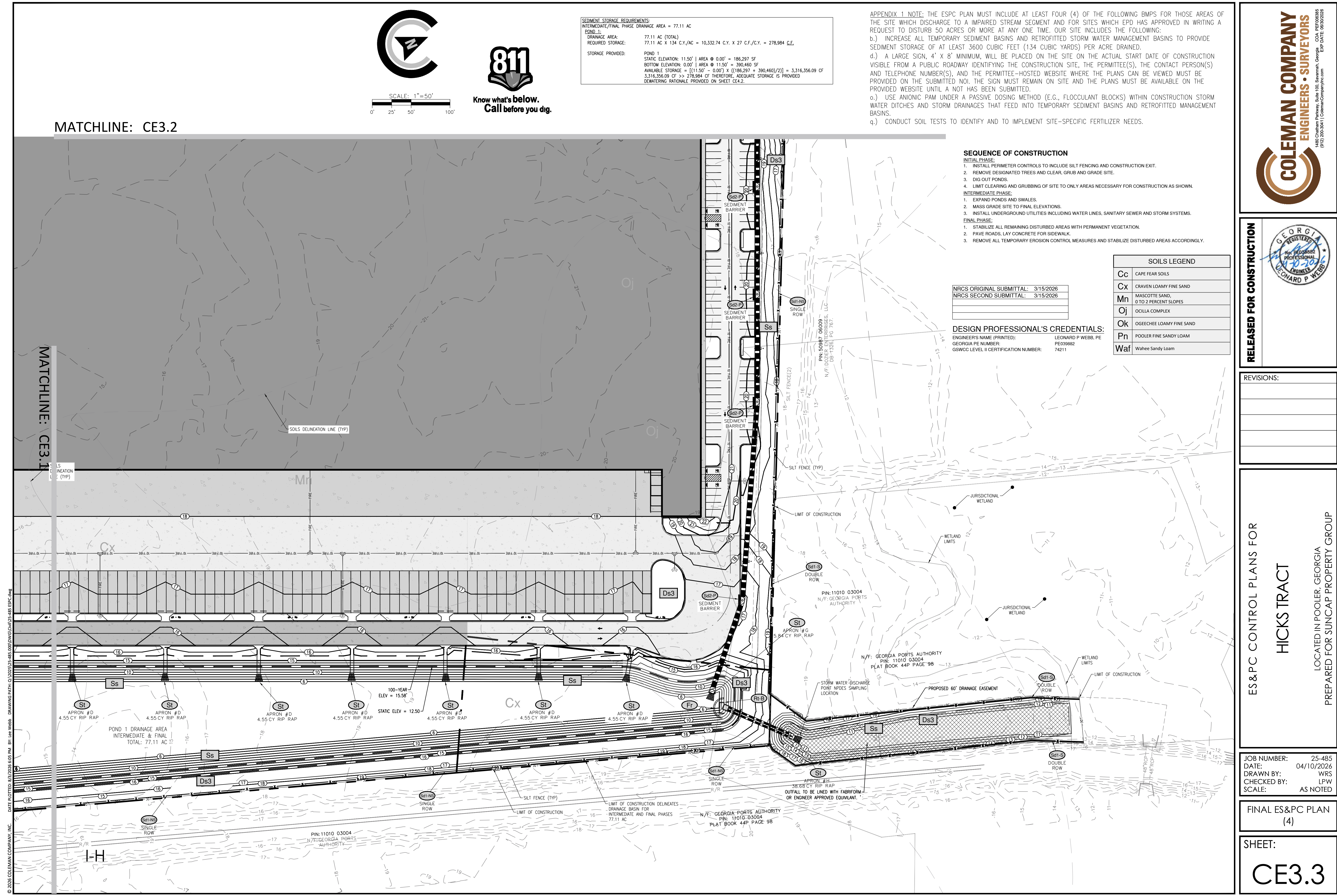












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**COLEMAN COMPANY**  
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(912) 260-5041 | ColemanCompanyInc.com

**RELEASED FOR CONSTRUCTION**

REVISIONS:

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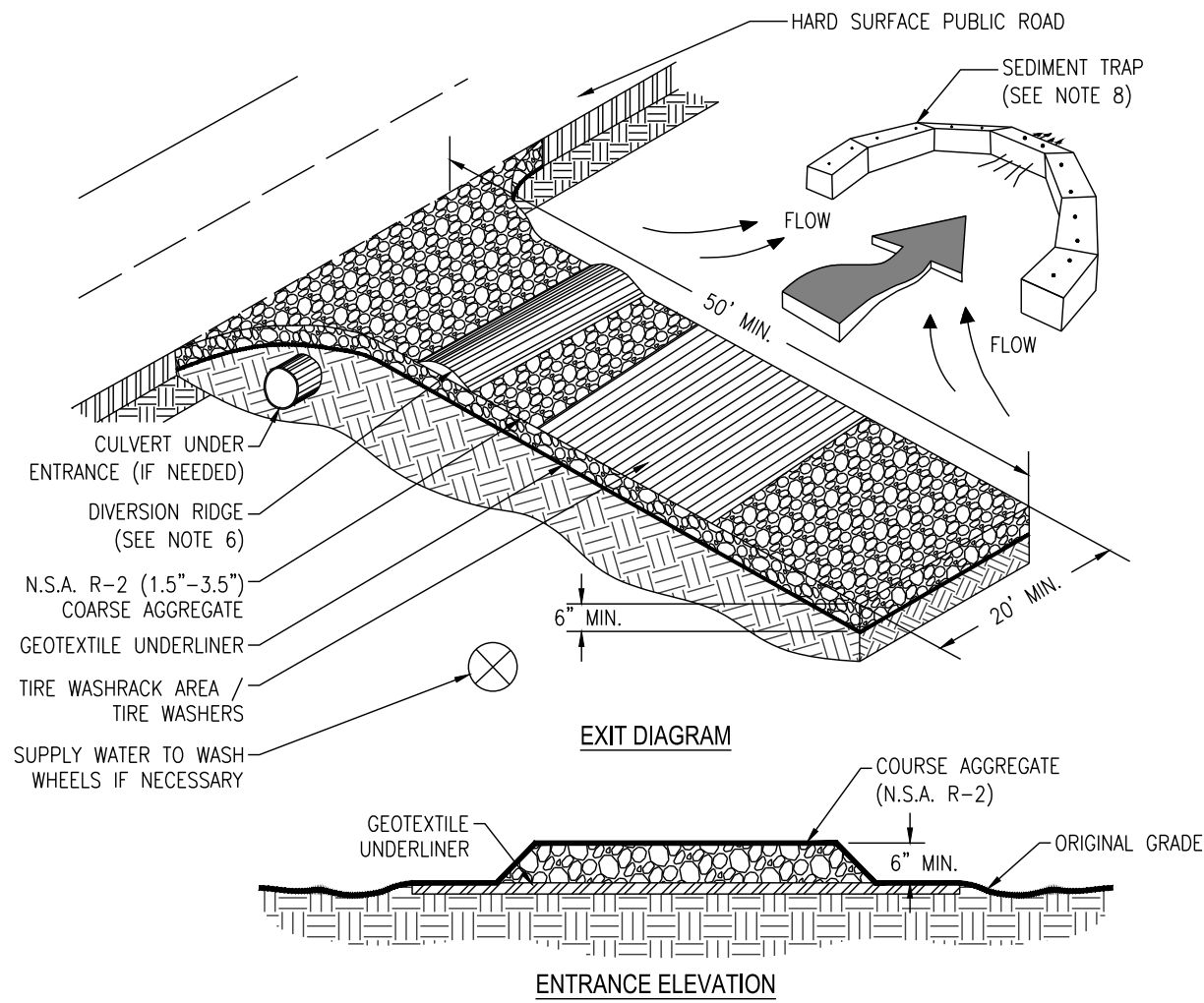
ES&PC CONTROL PLANS FOR  
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JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

FINAL ES&PC PLAN  
(4)

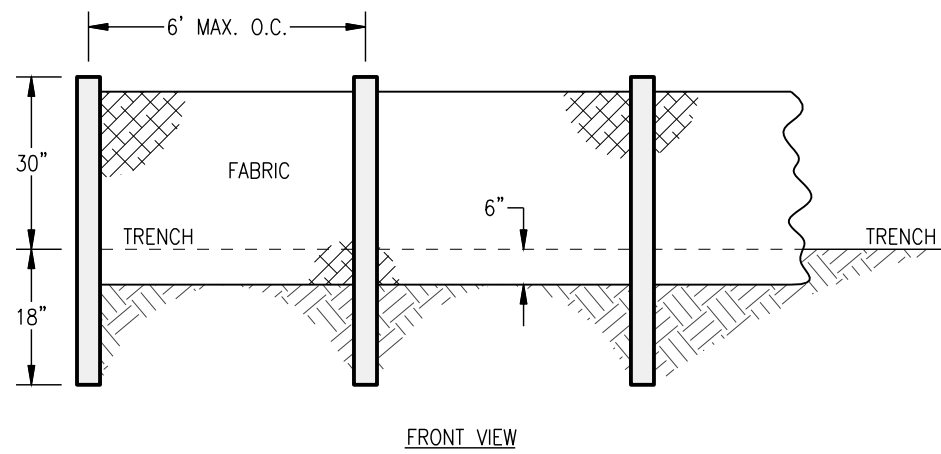
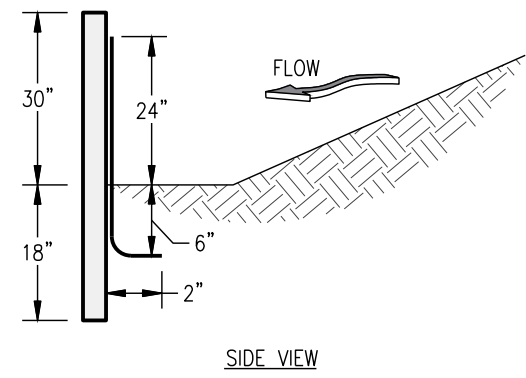
SHEET:  
**CE3.3**





- 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.

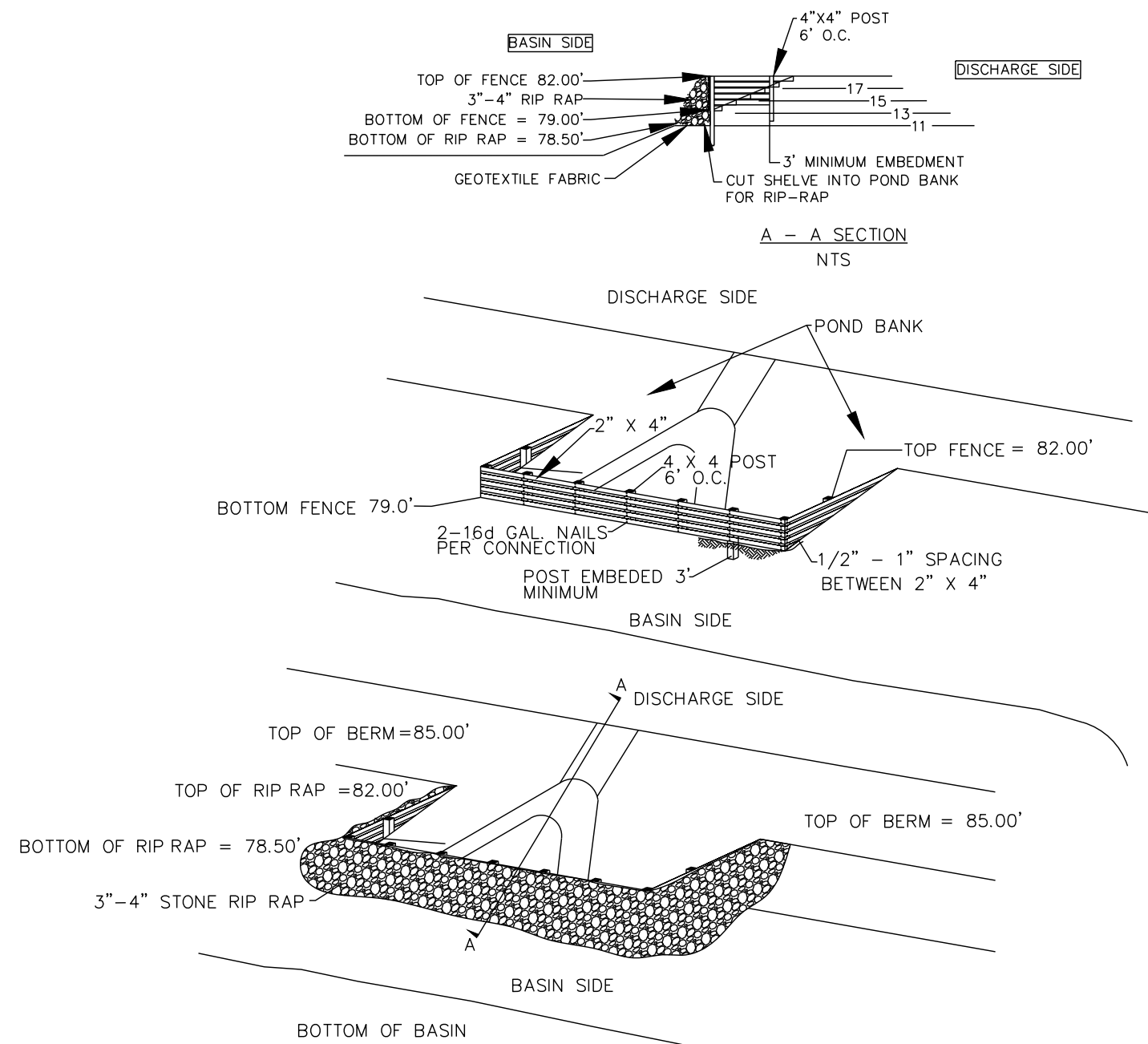
**Co CRUSHED STONE CONSTRUCTION EXIT** NOT TO SCALE



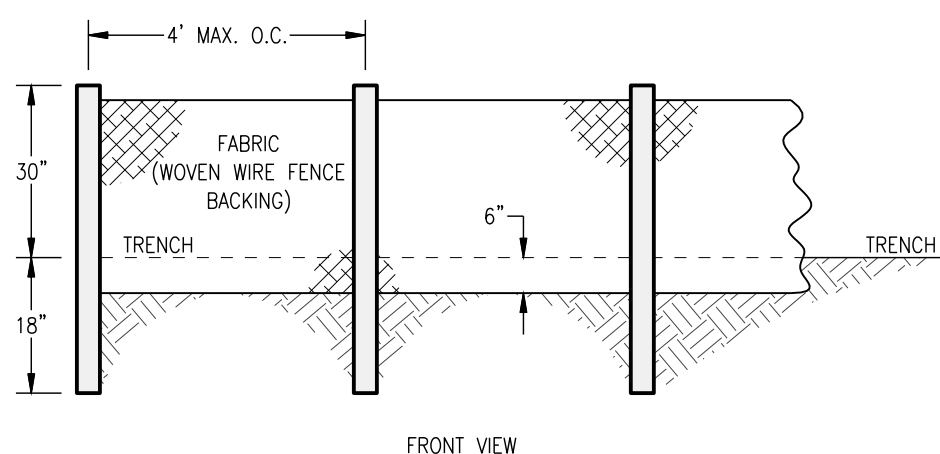
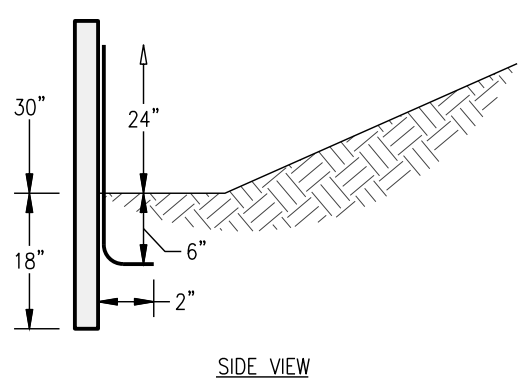
- NOTE:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

**Sd1-NS SILT FENCE - TYPE NON-SENSITIVE** NOT TO SCALE

**DESIGN PROFESSIONAL'S CREDENTIALS:**  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

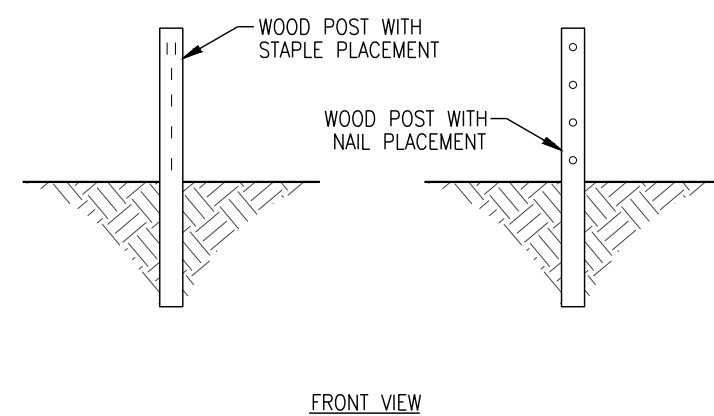
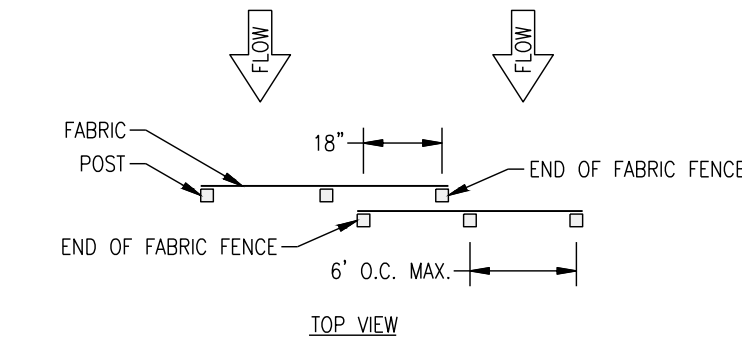


**Rt-B SLOTTED BOARD DAM WITH STONE RING** NOT TO SCALE



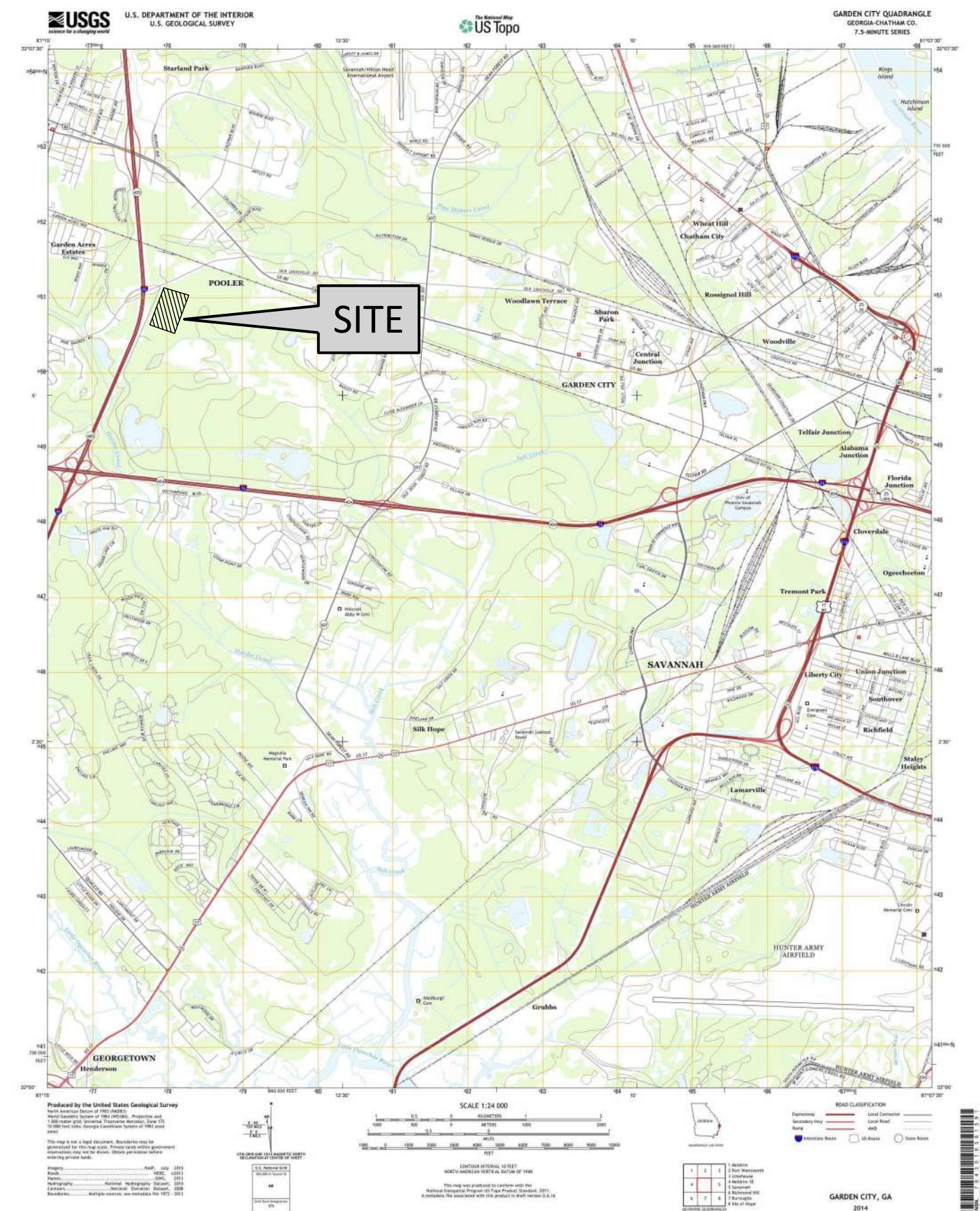
- NOTE:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

**Sd1-S SILT FENCE - TYPE SENSITIVE** NOT TO SCALE



- NOTE:**
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

**FASTENERS FOR SILT FENCES OVERLAP AT FABRIC ENDS** NOT TO SCALE



RELEASED FOR CONSTRUCTION

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| REVISIONS: |
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ES&PC CONTROL PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLERS, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

EROSION CONTROL  
DETAILS (1)

SHEET:  
**CE4.0**

**DESIGN PROFESSIONAL'S CREDENTIALS:**  
ENGINEER'S NAME (PRINTED):  
GEORGIA PE NUMBER:  
GSWCC LEVEL II CERTIFICATION NUMBER:









VEGETATIVE LINING

VEGETATED LINING SHALL BE DESIGNED TO RESIST EROSION WHEN THE CHANNEL IS FLOWING AT THE BANKFULL DISCHARGE OR 25-YEAR FREQUENCY DISCHARGE, WHICHEVER IS THE LESSER. TEMPORARY EROSION CONTROL BLANKETS OR SOD SHALL BE USED ON ALL CHANNELS AND CONCENTRATED FLOW AREAS TO AID IN THE ESTABLISHMENT OF THE VEGETATED LINING. IF A VEGETATED LINING IS DESIRED IN A CHANNEL WITH VELOCITIES BETWEEN 5-10 FT/SEC, PERMANENT SOIL REINFORCEMENT MATTING SHALL BE USED. REFER TO SPECIFICATIONS DS3 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION), DS4 - DISTURBED AREA STABILIZATION (WITH SODDING), AND MB - MATTING AND BLANKETS.

SPECIFICATIONS

- WHERE NEEDED, ALL TREES, BRUSH, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED SO THEY WILL NOT INTERFERE WITH THE CONSTRUCTION OR PROPER FUNCTIONING OF THE CHANNEL.
- WHERE POSSIBLE, TREES WILL BE LEFT STANDING, AND STUMPS WILL NOT BE REMOVED.
- EXCAVATION SHALL BE AT THE LOCATIONS AND GRADES SHOWN ON THE DRAWINGS. THE LINING SHALL NOT COMPROMISE THE CAPACITY OF THE CHANNEL. E.G. THE EMERGENCY SPILLWAY SHALL BE OVER-EXCAVATED SO THAT THE LINING WILL BE FLUSH WITH THE SLOPE SURFACE.
- THE GEOTEXTILE SHALL BE PLACED ON A SMOOTH GRADED SURFACE. THE GEOTEXTILE SHALL BE PLACED IN SUCH A MANNER THAT IT WILL NOT EXCESSIVELY STRETCH OR TEAR UPON PLACEMENT OF THE OVERLYING MATERIALS. CARE SHOULD BE TAKEN TO PLACE THE GEOTEXTILE IN INTIMATE CONTACT WITH THE SOIL SUCH THAT NO VOID SPACES EXIST BETWEEN THE UNDERLYING SOIL AND THE GEOTEXTILE.
- CONSTRUCTION PLANS WILL SPECIFICALLY DETAIL THE LOCATION AND HANDLING OF SPOILS. SPOIL MATERIAL RESULTING FROM CLEARING, GRUBBING AND CHANNEL EXCAVATION SHALL BE DISPOSED OF IN A MANNER WHICH WILL:
  - NOT CAUSE AN INCREASE IN FLOOD STAGE,
  - MINIMIZE OVERBANK WASH,
  - NOT CAUSE AN ADVERSE EFFECT ON THE ENVIRONMENTAL INTEGRITY OF THE AREA,
  - PROVIDE FOR THE FREE FLOW OF WATER BETWEEN THE CHANNEL AND FLOOD PLAIN UNLESS THE VALLEY ROUTING AND WATER SURFACE PROFILES ARE BASED ON CONTINUOUS DIKES BEING INSTALLED,
  - LEAVE THE RIGHT-OF-WAY IN THE BEST CONDITION FEASIBLE, AND
  - IMPROVE THE AESTHETIC APPEARANCE OF THE SITE TO THE EXTENT FEASIBLE.
- CHANNEL LININGS SHALL BE ESTABLISHED OR INSTALLED IMMEDIATELY AFTER CONSTRUCTION OR AS SOON AS WEATHER CONDITIONS PERMIT.
- STRUCTURES SHALL BE INSTALLED ACCORDING TO LINES AND GRADES SHOWN ON THE PLAN. THE FOUNDATION FOR STRUCTURES SHALL BE CLEARED OF ALL UNDESIRABLE MATERIALS PRIOR TO THE INSTALLATION OF THE STRUCTURES.
- MATERIALS USED IN CONSTRUCTION SHALL BE OF PERMANENCY COMMENSURATE WITH THE DESIGN FREQUENCY AND LIFE EXPECTANCY OF THE FACILITY.
- EARTHFILL, WHEN USED AS A PART OF THE STRUCTURES, SHALL BE PLACED ACCORDING TO THE INSTALLATION REQUIREMENTS FOR SEDIMENT BASIN EMBANKMENTS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- VEGETATION SHALL BE ESTABLISHED ON ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION. IF WEATHER CONDITIONS CAUSE A DELAY IN ESTABLISHING VEGETATION, THE AREA SHALL BE MULCHED IN ACCORDANCE WITH THE STANDARD FOR MULCHING. REFER TO SPECIFICATION DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY), SEEDING, FERTILIZING AND MULCHING SHALL CONFORM TO THE STANDARD FOR PERMANENT VEGETATIVE COVER. REFER TO SPECIFICATION DS3-DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION).
- ALL TEMPORARY ACCESS ROADS OR TRAVELWAYS SHALL BE APPROPRIATELY CLOSED TO EXCLUDE TRAFFIC.
- TREES AND OTHER FALLEN NATURAL VEGETATION NOT CAUSING A DETERRENT TO STREAM FLOW SHOULD BE LEFT FOR THE PURPOSE OF HABITAT.

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS

DIVERSION CHANNEL #1:

- VELOCITY IN THE CHANNEL FOR 25-YEAR FREQUENCY DISCHARGE: 1.60 FT/S
- THE TYPE OF LINING TO BE USED TO STABILIZE THE CHANNEL: CH-1 VEGETATED LINING.

DIVERSION CHANNEL #2:

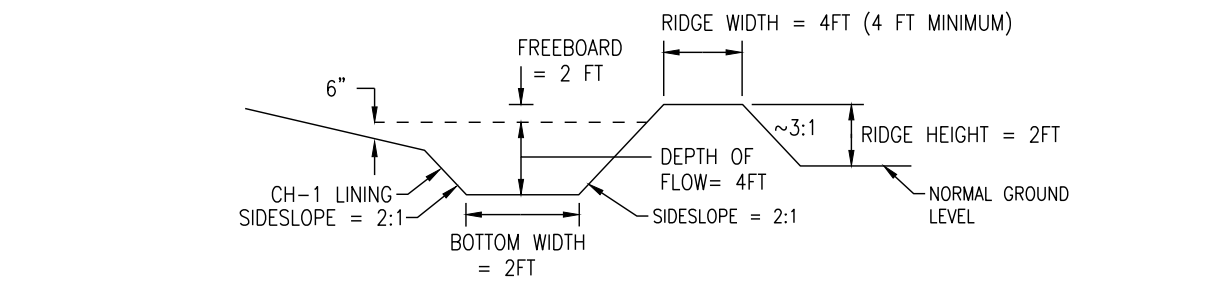
- VELOCITY IN THE CHANNEL FOR 25-YEAR FREQUENCY DISCHARGE: 1.71 FT/S
- THE TYPE OF LINING TO BE USED TO STABILIZE THE CHANNEL: CH-1 VEGETATED LINING

DIVERSION CHANNEL #3:

- VELOCITY IN THE CHANNEL FOR 25-YEAR FREQUENCY DISCHARGE: 1.74 FT/S
- THE TYPE OF LINING TO BE USED TO STABILIZE THE CHANNEL: CH-1 VEGETATED LINING

Ch-1 CHANNEL STABILIZATION

NOT TO SCALE

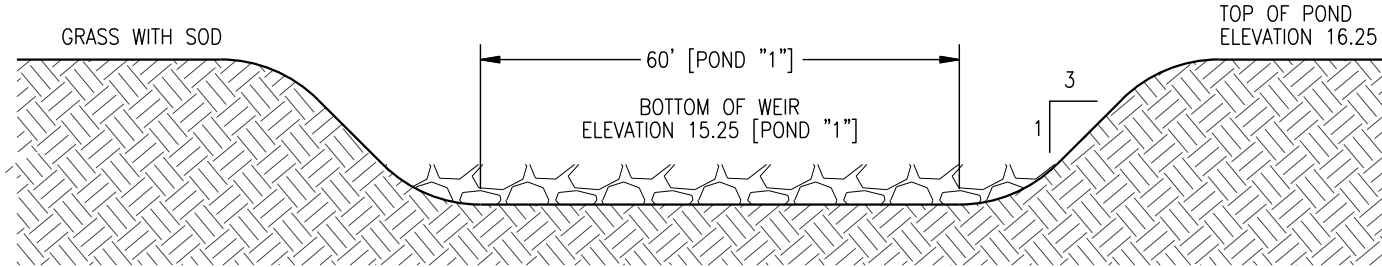


Di DIVERSION CHANNEL

NOT TO SCALE

Temporary Diversion Ditch & Channel Stabilization Calculations:  
25-yr Storm,  $T_c=10\text{min}$ ,  $C=0.5$ , Rainfall Intensity = 8.42 in/Hr  
Side Slopes = 2:1 or Flatter, Ditch Btm = 2 ft

Temporary Diversion Ditch  
Drainage Area = 12.36 AC  
Length = 1,567 LF  
Min Slope = 0.50%  
Q25 = 70.05 CFS  
V25 = 4.42 FT/S

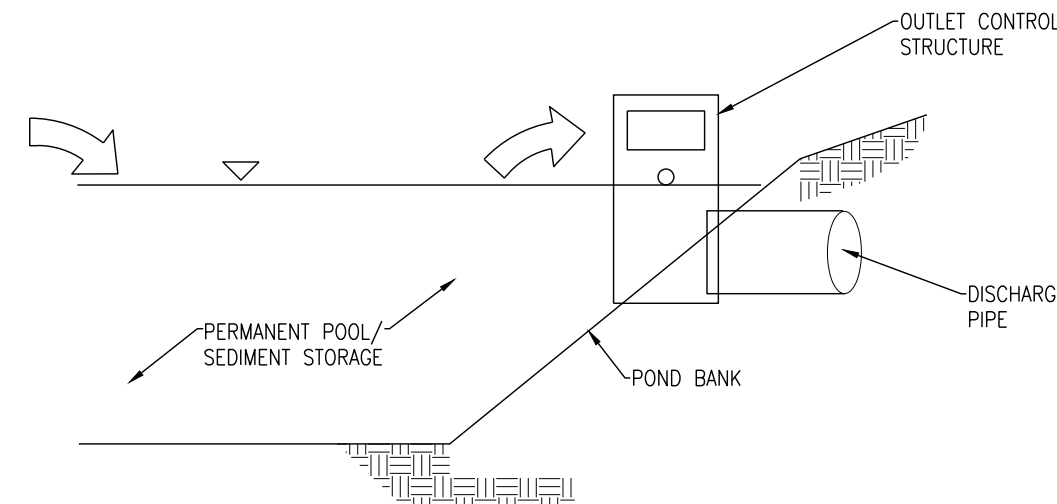


D-53 EMERGENCY SPILLWAY

NOT TO SCALE

49 RATIONAL FOR DEWATERING FROM TOP

THIS PROJECT WILL UTILIZE A PERMANENT DETENTION POND FOR SEDIMENT STORAGE WITH WATER SURFACE ELEVATION CONTROL. AN OUTLET CONTROL STRUCTURE WILL MAINTAIN WATER SURFACE ELEVATION, NOT A RISER THEREFORE A SKIMMER CANNOT REPLACE THE PIPE. BY NATURE, THE OUTFALL DOES DISCHARGE FROM THE TOP SURFACE OF THE PERMANENT POOL WHICH WILL BE USED FOR SEDIMENT STORAGE, AS CAN BE SEEN IN DIAGRAM BELOW. THE PIPE DEWATERS WHEN INCREASED WATER LEVEL PASSES OVER ITS INVERT FROM THE TOP SURFACE OF THE POOL. SEDIMENT HAS NO MORE CHANCE OF ENTERING THE INVERT OF THE WEIR AS ENTERING THE ORIFICE OF A SKIMMER.



| RIP RAP APRON DESIGN |                     |                      |               |                                                         | June 5, 2026     |        |                           |                                  |                        |
|----------------------|---------------------|----------------------|---------------|---------------------------------------------------------|------------------|--------|---------------------------|----------------------------------|------------------------|
| Hicks Tract          |                     |                      |               |                                                         | CCI#: 25-485.000 |        |                           |                                  |                        |
|                      | Tailwater Condition | Outlet Pipe Diameter | Total Outflow | La and D <sub>50</sub> from figure 6-34.1 in green book |                  | W=3*Do | W=Do+La<br>W=Do+0.4L<br>a | Depth of Apron=2.25 *D50 (6"min) | Volume of Riprap Apron |
| APRON                |                     | D ft                 | Q cfs         | La ft                                                   | D in             | W1 ft  | W2 ft                     | H in                             | V cy                   |
| ST-A                 | < 0.5D              | 1.25                 | 6.4           | 8                                                       | 2.4              | 3.75   | 9.25                      | 6                                | 0.97                   |
| ST-B                 | < 0.5D              | 1.5                  | 9             | 9                                                       | 3.6              | 4.5    | 10.5                      | 8.1                              | 1.69                   |
| ST-C                 | < 0.5D              | 1.75                 | 14.5          | 11                                                      | 4.2              | 5.25   | 12.75                     | 9.45                             | 2.89                   |
| ST-D                 | < 0.5D              | 2                    | 20.5          | 13                                                      | 4.8              | 6      | 15                        | 10.8                             | 4.55                   |
| ST-E                 | < 0.5D              | 2.5                  | 36            | 16                                                      | 6                | 7.5    | 18.5                      | 13.5                             | 8.67                   |
| ST-F                 | < 0.5D              | 3                    | 56            | 19                                                      | 7.2              | 9      | 22                        | 16.2                             | 14.73                  |
| ST-G                 | > 0.5D              | 5                    | 200           | 20                                                      | 3                | 15     | 13                        | 6.75                             | 5.84                   |
| ST-H                 | < 0.5D              | 4                    | 118           | 26                                                      | 10.2             | 12     | 30                        | 22.95                            | 38.68                  |

RELEASED FOR CONSTRUCTION



REVISIONS:

ES&PC CONTROL PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 04/10/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

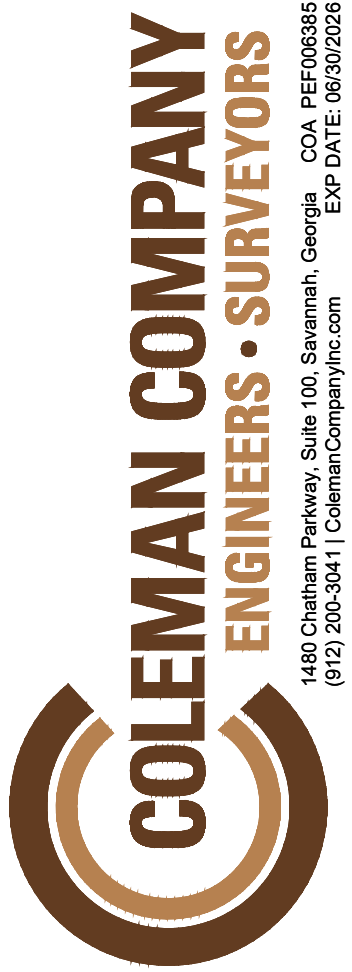
EROSION CONTROL  
DETAILS (3)

SHEET:

CE4.2

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



1440 Chatham Parkway, Suite 100, Savannah, Georgia  
(912) 260-5041 | ColemanCompanyInc.com  
COA: PE039882  
EXP. DATE: 06/30/2026



**INITIAL PHASE**  
PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPING OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

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

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS 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.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY. THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, MATERIALS, DIMENSIONS, ETC. AS DESCRIBED IN THE CURRENT VERSION OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S "MANUAL FOR EROSION AND SEDIMENT CONTROL".

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

1. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS(1), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.
2. TYPE "NS" & "S", IF REQUIRED, AND TYPE "S" AS APPLICABLE. SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLES 6-27.2 AND 6-27.3. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 THE HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
3. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.
4. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHALL BE REPAIRED IMMEDIATELY.

AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS THE CONTRACTOR SHALL CONSTRUCT INLET PROTECTION AS SHOWN ON THE INTERMEDIATE PHASE PLAN TO CONTROL EROSION AND STORM WATER RUN OFF.

THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION CONTROL INSTALLATION PLAN WILL INSPECT THE INSTALLATION OF THE BMPs WITHIN SEVEN DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.

### INTERMEDIATE PHASE

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INTERMEDIATE PHASE OF CONSTRUCTION.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURN AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPING OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB PHASES SHOWN ON PLANS.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED DUE TO UNFORESEEN CONDITIONS. DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE " NS" SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.1. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT FENCE SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 THE HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIERS SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.

CUT AND FILL SLOPES ARE NOT TO EXCEED " 3H:1V"

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL IN AREAS SHOWN ON THE PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITTS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND INLET PROTECTION ARE CONSTRUCTED AS SHOWN ON THE INTERMEDIATE PHASE EROSION CONTROL PLAN.

ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171- SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS 2013 EDITION.

ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163, AND 165 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS, CONSTRUCTION OF TRANSPORTATION SYSTEMS, 2013 EDITION.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE. AS CONDITIONS DEMAND, ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

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 AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

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 BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

TYPE " NS" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS, AS SHOWN ON THE PLAN. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

### FINAL PHASE

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION:

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE HALF WAY POINT ON THE RISER OR THE SPECIFIED ELEVATION ON THE CLEANOUT STAKE.

AFTER CURBING, GRADED AGGREGATE BASE, AND PAVEMENT HAVE BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL AREAS ADJACENT TO ROADWAY AND PARKING AREAS SHOULD HAVE A VEGETATIVE COVER APPLIED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE. AS CONDITIONS DEMAND, ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

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 AS DIRECTED BY THE ON-SITE INSPECTOR OR THE CIVIL ENGINEER.

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 BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF A CERTIFICATE OF OCCUPANCY OR FINAL ACCEPTANCE OF THE SITE, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

### PERMIT COVERAGE

THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD) FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR STAND ALONE CONSTRUCTION.

### AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH STAND ALONE CONSTRUCTION PROJECTS THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE ACRE OCCURRING ON OR BEFORE, AND CONTINUING AFTER, THE EFFECTIVE DATE OF THIS PERMIT. PART I.C.1.
2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART 1.C.2 AND PART III.A.2 OF THE PERMIT.

### AUTHORIZED MIXED STORM WATER DISCHARGES-PART 1.C.2

- a. THIS PERMIT MAY ONLY AUTHORIZE A STORMWATER DISCHARGE FROM A CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES MIXED WITH A STORMWATER DISCHARGE FROM AN INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION WHERE:
  - b. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.
  - c. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.
  - d. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.
3. AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2
    - a. FIRE FIGHTING ACTIVITIES
    - b. FIRE HYDRANT FLUSHING
    - c. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
    - d. IRRIGATION DRAINAGE
    - e. AIR CONDITIONING CONDENSATE
    - f. SPRINGS
    - g. UNCONTAMINATED GROUND WATER
    - h. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

### LIMITATIONS ON COVERAGE PART I.C.3

1. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
  - a. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
  - b. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.
  - c. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
  - d. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.
2. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORMWATER DISCHARGE(S) FROM A SITE SHALL BE PREVENTED. THIS PERMIT DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIALS SPILLS OR RELEASES ACT (O.C.G.A. 12-14-2 ET SEQ.) 40 CFR PART 117 AND 40 CFR PART 302, WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. 12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD. THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802. PART III.B.1
3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON-SITE SPILL. PART III.B.2

NO DISCHARGES AUTHORIZED BY THIS PERMIT SHALL CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03. PART I.C.4

| TENTATIVE ACTIVITY SCHEDULE                                                                                                                                              |     |         |         |         |         |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|---------|---------|---------|---------|
| CONSTRUCTION DATES:<br>Sept. 26, 2026 - Mar. 26, 2027                                                                                                                    |     | MONTH 1 | MONTH 2 | MONTH 3 | MONTH 4 | MONTH 5 |
| CONSTRUCTION EXIT                                                                                                                                                        | Co  |         |         |         |         |         |
| SILT FENCE AND OTHER ES&PC PRACTICES                                                                                                                                     |     |         |         |         |         |         |
| RETROFIT                                                                                                                                                                 | Rt  |         |         |         |         |         |
| INLET SEDIMENT TRAP                                                                                                                                                      | Sd2 |         |         |         |         |         |
| CLEARING AND GRUBBING                                                                                                                                                    |     |         |         |         |         |         |
| GRADING / UTILITY                                                                                                                                                        |     |         |         |         |         |         |
| DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)                                                                                                                    | Ds2 |         |         |         |         |         |
| FINE GRADING AND PAVING                                                                                                                                                  |     |         |         |         |         |         |
| BUILDING CONSTRUCTION                                                                                                                                                    |     |         |         |         |         |         |
| DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)                                                                                                                 | Ds3 |         |         |         |         |         |
| LANDSCAPE INSTALLATION                                                                                                                                                   |     |         |         |         |         |         |
| MAINTENANCE OF ES&PC BMPs                                                                                                                                                |     |         |         |         |         |         |
| THE ESCAPE OF SEDIMENTS FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. |     |         |         |         |         |         |

### DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211

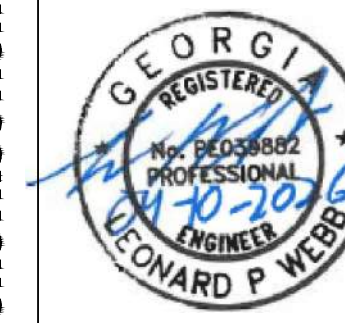
### ES&PC PLAN CHECKLIST NUMBER

|                          |           |
|--------------------------|-----------|
| NRCS ORIGINAL SUBMITTAL: | 3/15/2026 |
| NRCS SECOND SUBMITTAL:   | 3/15/2026 |
|                          |           |
|                          |           |
|                          |           |

| GEORGIA UNIFORM CODING SYSTEM FOR SOIL AND SEDIMENT CONTROL PRACTICES |                                                     |        |            |                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------|-----------------------------------------------------|--------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURAL PRACTICES                                                  |                                                     |        |            |                                                                                                                                                                                                                              |
| CODE                                                                  | PRACTICE                                            | DETAIL | MAP SYMBOL | DESCRIPTION                                                                                                                                                                                                                  |
| Co                                                                    | CHECKDAM                                            |        |            | A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.                                                                                                                    |
| Ch                                                                    | CHANNEL STABILIZATION                               |        |            | Improving, constructing or stabilizing an open channel, existing stream, or ditch.                                                                                                                                           |
| Co                                                                    | CONSTRUCTION EXIT                                   |        |            | A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.                                                                                  |
| Co                                                                    | CONSTRUCTION ROAD STABILIZATION                     |        |            | A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.                                                             |
| Ch                                                                    | STREAM DIVERSION CHANNEL                            |        |            | A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.                                                                                                  |
| Di                                                                    | DIVERSION                                           |        |            | An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.                                                                                           |
| Tr                                                                    | TEMPORARY DOWNGRAIN STRUCTURE                       |        |            | A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.                                                                         |
| Trs                                                                   | PERMANENT DOWNGRAIN STRUCTURE                       |        |            | A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.                                                                                                           |
| Fr                                                                    | FILTER RING                                         |        |            | A temporary stone barrier constructed at storm drain inlets and pond outlets.                                                                                                                                                |
| Co                                                                    | CARBON                                              |        |            | Rock filter baskets which are hand-placed into position forming soil stabilizing structures.                                                                                                                                 |
| Co                                                                    | GRADE STABILIZATION STRUCTURE                       |        |            | Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.                                                                         |
| Lo                                                                    | LEVEL SPREADER                                      |        |            | A storm flow outlet device constructed at zero grade across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.                      |
| Fr                                                                    | ROCK FILTER DAM                                     |        |            | A temporary stone filter dam installed across drainage ways or in conjunction with a temporary sediment trap.                                                                                                                |
| Re                                                                    | RETAINING WALL                                      |        |            | A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.                                                                           |
| Rt                                                                    | RETRO FITTING                                       |        |            | A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.                                                                                     |
| Sd                                                                    | SEDIMENT BARRIER                                    |        |            | A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.                                                                         |
| Co                                                                    | INLET SEDIMENT TRAP                                 |        |            | A temporary protective device formed at or near an inlet to a storm drain to trap sediment.                                                                                                                                  |
| Co                                                                    | TEMPORARY SEDIMENT BASIN                            |        |            | A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.                                                                      |
| Co                                                                    | TEMPORARY SEDIMENT TRAP                             |        |            | A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.          |
| So                                                                    | FLOATING SURFACE SKIMMER                            |        |            | A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.                                                                                               |
| Sb                                                                    | SEEP BERM                                           |        |            | Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes. |
| Co                                                                    | TEMPORARY BRIDGE OR CULVERT CROSSING                |        |            | A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.                                                                                              |
| St                                                                    | STORMDRAIN OUTLET PROTECTION                        |        |            | A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.                                                                                            |
| Co                                                                    | SURFACE ROUGHENING                                  |        |            | A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.                                                                                                         |
| Tb                                                                    | TURBIDITY CURTAIN                                   |        |            | A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).                                                                                      |
| Tp                                                                    | TOPSOILING                                          |        |            | The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.                                                                      |
| Tt                                                                    | TREE PROTECTION                                     |        |            | To protect desirable trees from injury during construction activity.                                                                                                                                                         |
| W                                                                     | VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL |        |            | Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.                                                                                                                              |

### VEGETATIVE PRACTICES

| CODE  | PRACTICE                                                       | DETAIL | MAP SYMBOL | DESCRIPTION                                                                                                                                                                      |
|-------|----------------------------------------------------------------|--------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B1    | BUFFER ZONE                                                    |        |            | Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams. |
| Co    | COASTAL DUNE STABILIZATION (WITH VEGETATION)                   |        |            | Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.                                                                                        |
| Ds1   | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)              |        |            | Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retaining cover.                              |
| Ds2   | DISTURBED AREA STABILIZATION (WITH MULCHING AND TEMP. SEEDING) |        |            | Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.                                                                                        |
| Ds3   | DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)              |        |            | Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.                                                                  |
| Ds4   | DISTURBED AREA STABILIZATION (SOONER)                          |        |            | A permanent vegetative cover using sods on highly erodible or critically eroded lands.                                                                                           |
| Du    | DUST CONTROL ON DISTURBED AREAS                                |        |            | Controlling surface and air movement of dust on construction site, roadways and similar sites.                                                                                   |
| Fl-Co | FLOCCULANTS AND COAGULANTS                                     |        |            | Substance formulated to assist in the solids/liquid separation of suspended particles in solution.                                                                               |
| Sb    | STREAMBANK STABILIZATION (WITH PERM. VEGETATION)               |        |            | The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.                 |
| Ss    | SLOPE STABILIZATION                                            |        |            | A protective covering used to prevent erosion on steep slopes, shore lines, or channels.                                                                                         |
| Tac   | TACKIFIERS AND BINDERS                                         |        |            | Substance used to anchor straw or hay mulch by causing the organic material to bind together.                                                                                    |



RELEASED FOR CONSTRUCTION

### REVISIONS:

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|  |  |
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|  |  |
|  |  |

ES&PC CONTROL PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 04/10/2026 |
| DRAWN BY:   | WRS        |
| CHECKED BY: | LPW        |
| SCALE:      | AS NOTED   |

NPDES PERMIT NOTES (2)

SHEET:

CE5.1

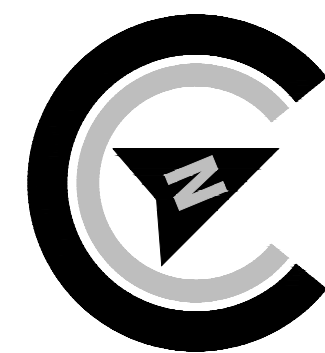






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EXISTING TREE TO BE REMOVED  
REFER TO ARBORIST' REPORT; SHEET L3.0



SCALE: 1"=100'  
0' 50' 100' 200'



SHEET  
LEGEND

SHEET:

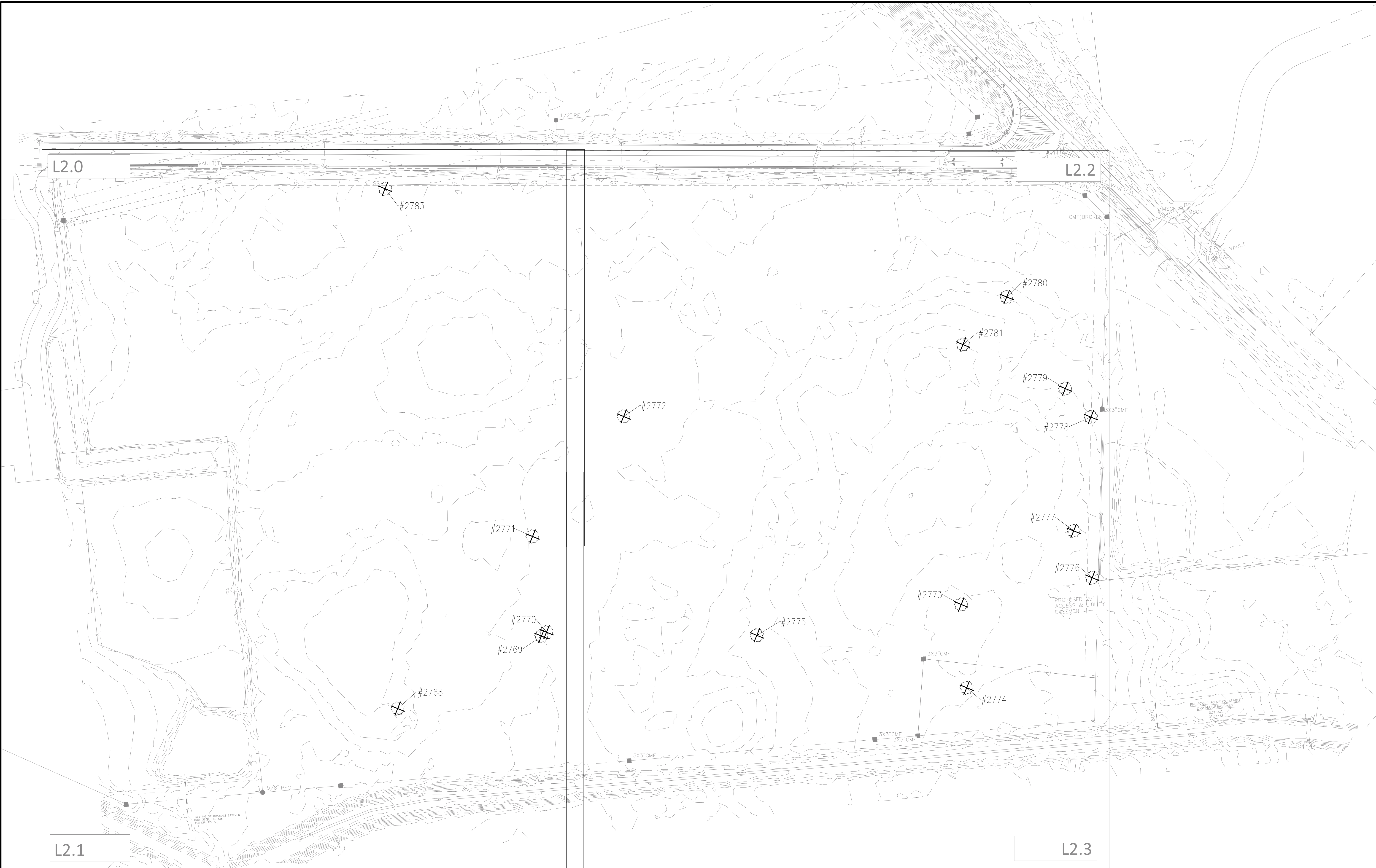
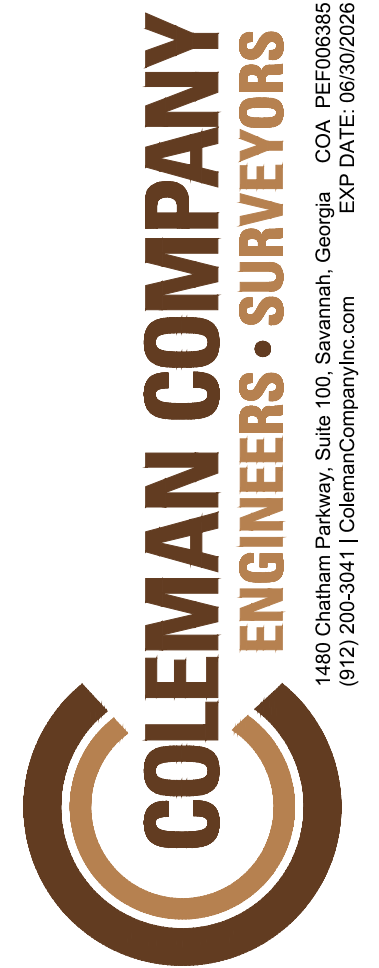
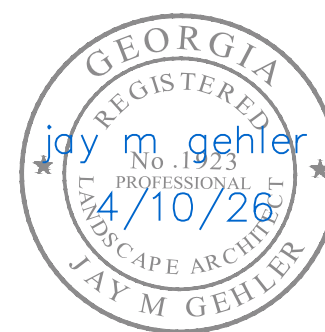
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LANDSCAPE PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

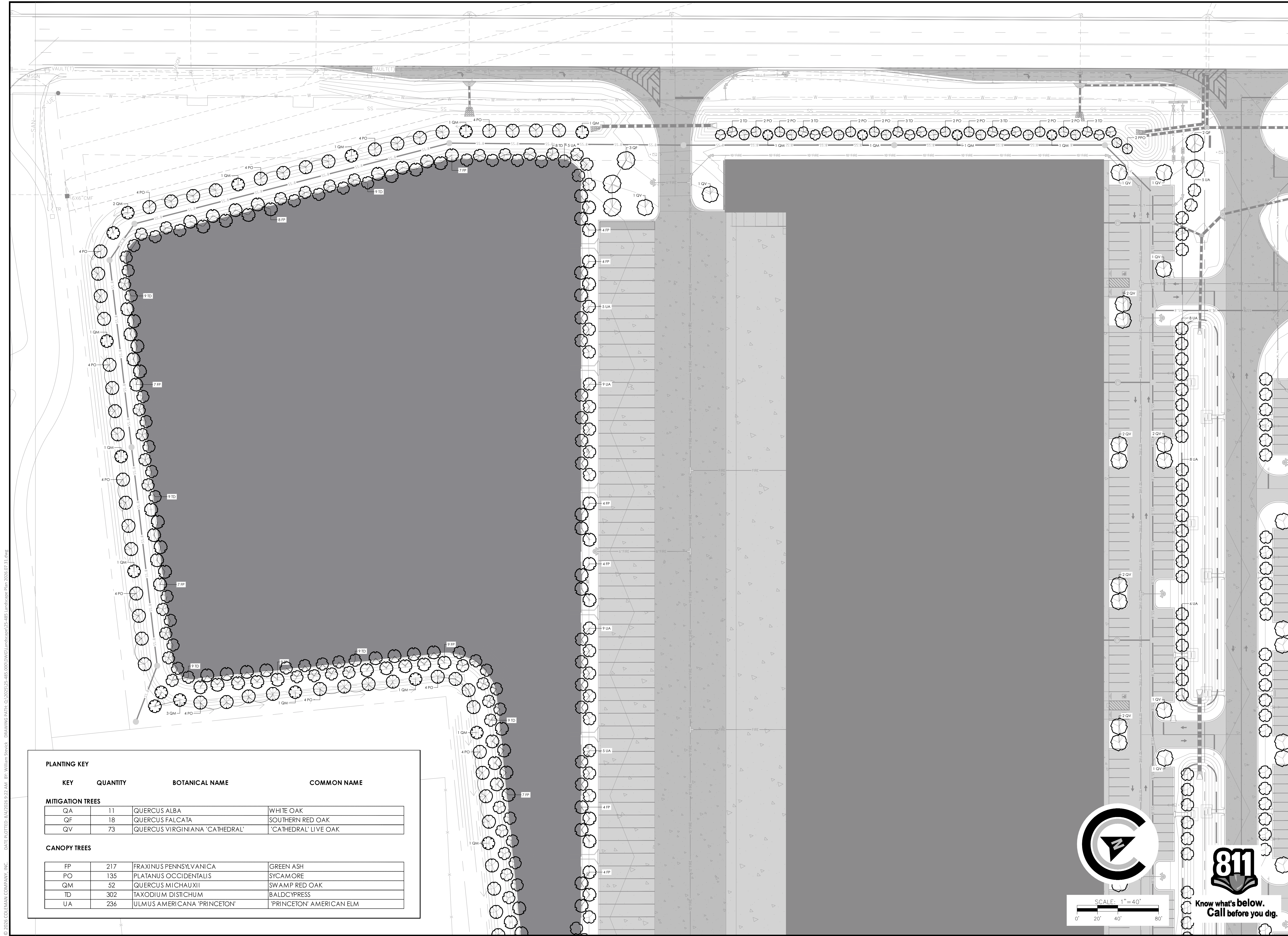
JOB NUMBER: 25-485  
DATE: 2026.04.10  
DRAWN BY: jmg  
CHECKED BY: SMA  
SCALE: AS NOTED

REVISIONS:  
2026.06.09 jmg  
2026.07.20 jmg

NOT FOR CONSTRUCTION







PLANTING KEY

| KEY | QUANTITY | BOTANICAL NAME | COMMON NAME |
|-----|----------|----------------|-------------|
|-----|----------|----------------|-------------|

MITIGATION TREES

|    |    |                                |                      |
|----|----|--------------------------------|----------------------|
| QA | 11 | QUERCUS ALBA                   | WHITE OAK            |
| QF | 18 | QUERCUS FALCATA                | SOUTHERN RED OAK     |
| QV | 73 | QUERCUS VIRGINIANA 'CATHEDRAL' | 'CATHEDRAL' LIVE OAK |

CANOPY TREES

|    |     |                             |                          |
|----|-----|-----------------------------|--------------------------|
| FP | 217 | FRAXINUS PENNSYLVANICA      | GREEN ASH                |
| PO | 135 | PLATANUS OCCIDENTALIS       | SYCAMORE                 |
| QM | 52  | QUERCUS MICHAUXII           | SWAMP RED OAK            |
| TD | 302 | TAXODIUM DISTICHUM          | BALDOCYPRESS             |
| UA | 236 | ULMUS AMERICANA 'PRINCETON' | 'PRINCETON' AMERICAN ELM |

NOT FOR CONSTRUCTION



REVISIONS:

|            |     |
|------------|-----|
| 2026.06.09 | jmg |
| 2026.07.20 | jmg |

LANDSCAPE PLANS FOR

HICKS TRACT

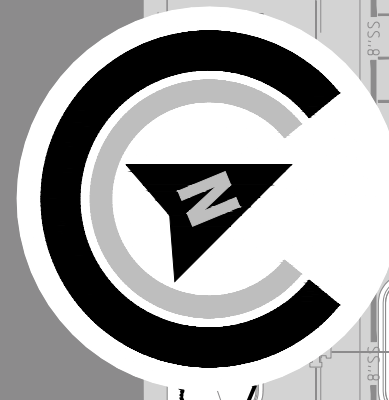
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
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| DRAWN BY:   | jmg        |
| CHECKED BY: | JMG        |
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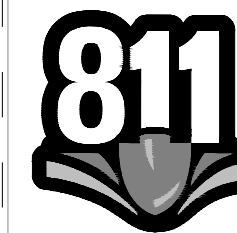
LANDSCAPE  
PLAN

SHEET:

L2.0

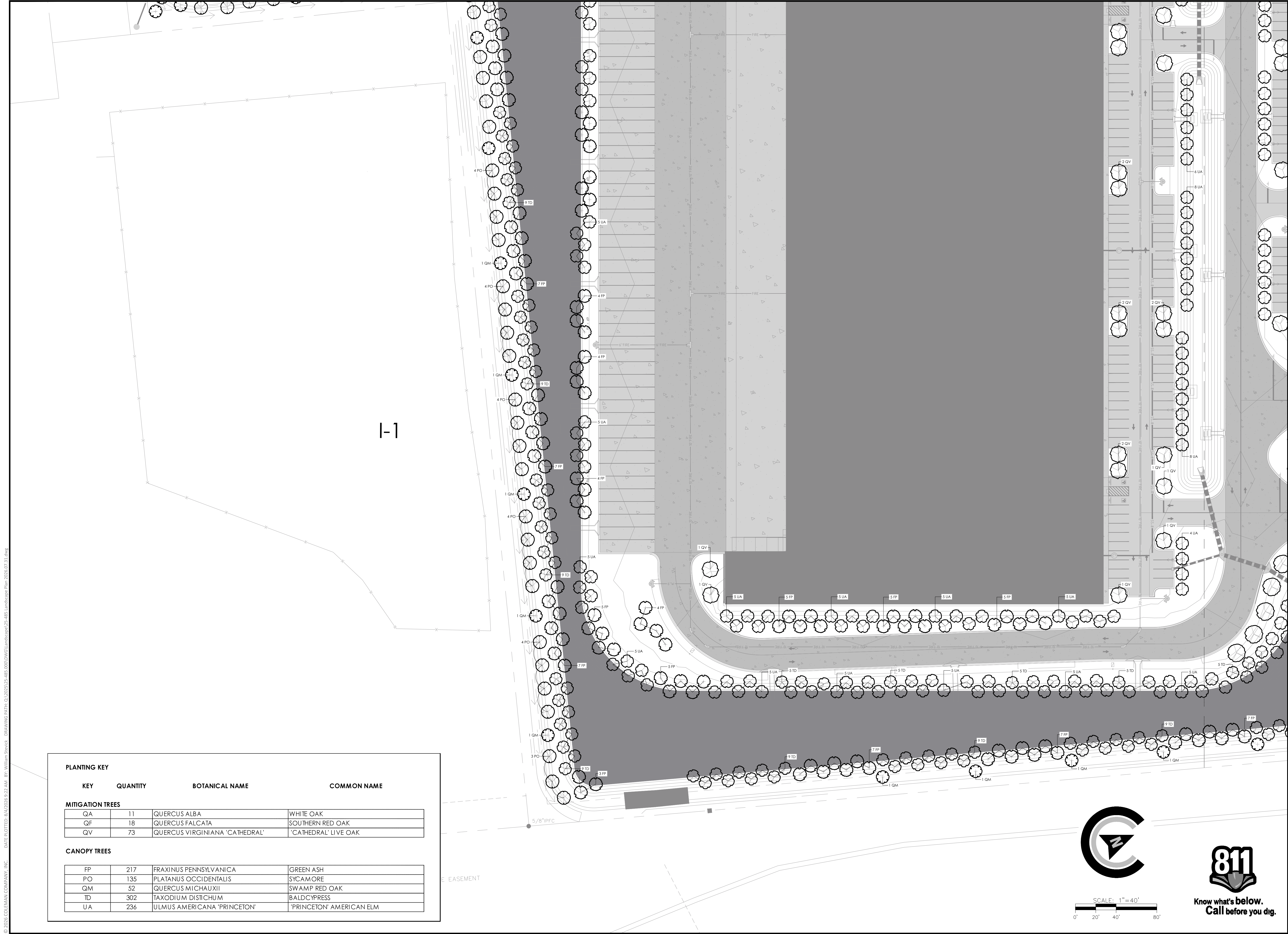


SCALE: 1" = 40'  
0' 20' 40' 80'





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PLANTING KEY

| KEY | QUANTITY | BOTANICAL NAME | COMMON NAME |
|-----|----------|----------------|-------------|
|-----|----------|----------------|-------------|

MITIGATION TREES

|    |    |                                |                      |
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**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS

1488 Chatham Parkway, Suite 100, Savannah, Georgia  
(912) 260-3441 | [ColemanCompanyInc.com](http://ColemanCompanyInc.com)  
COA: PEF000385  
EXP. DATE: 06/30/2026

NOT FOR CONSTRUCTION



GEORGIA  
REGISTERED  
PROFESSIONAL  
LANDSCAPE ARCHITECT  
JAY M. GEHLER  
NO. 13153  
4/10/26

|            |     |
|------------|-----|
| REVISIONS: |     |
| 2026.06.09 | jmg |
| 2026.07.20 | jmg |
|            |     |
|            |     |

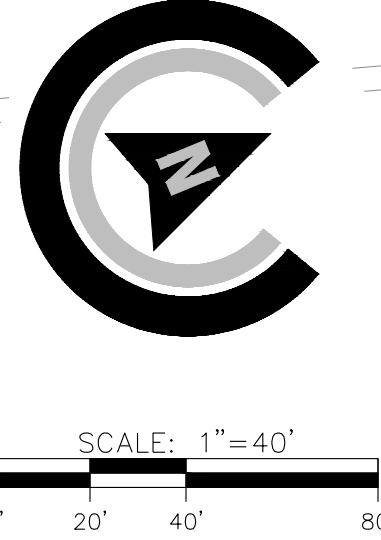
LANDSCAPE PLANS FOR  
HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | jmg        |
| CHECKED BY: | JMG        |
| SCALE:      | AS NOTED   |

LANDSCAPE  
PLAN

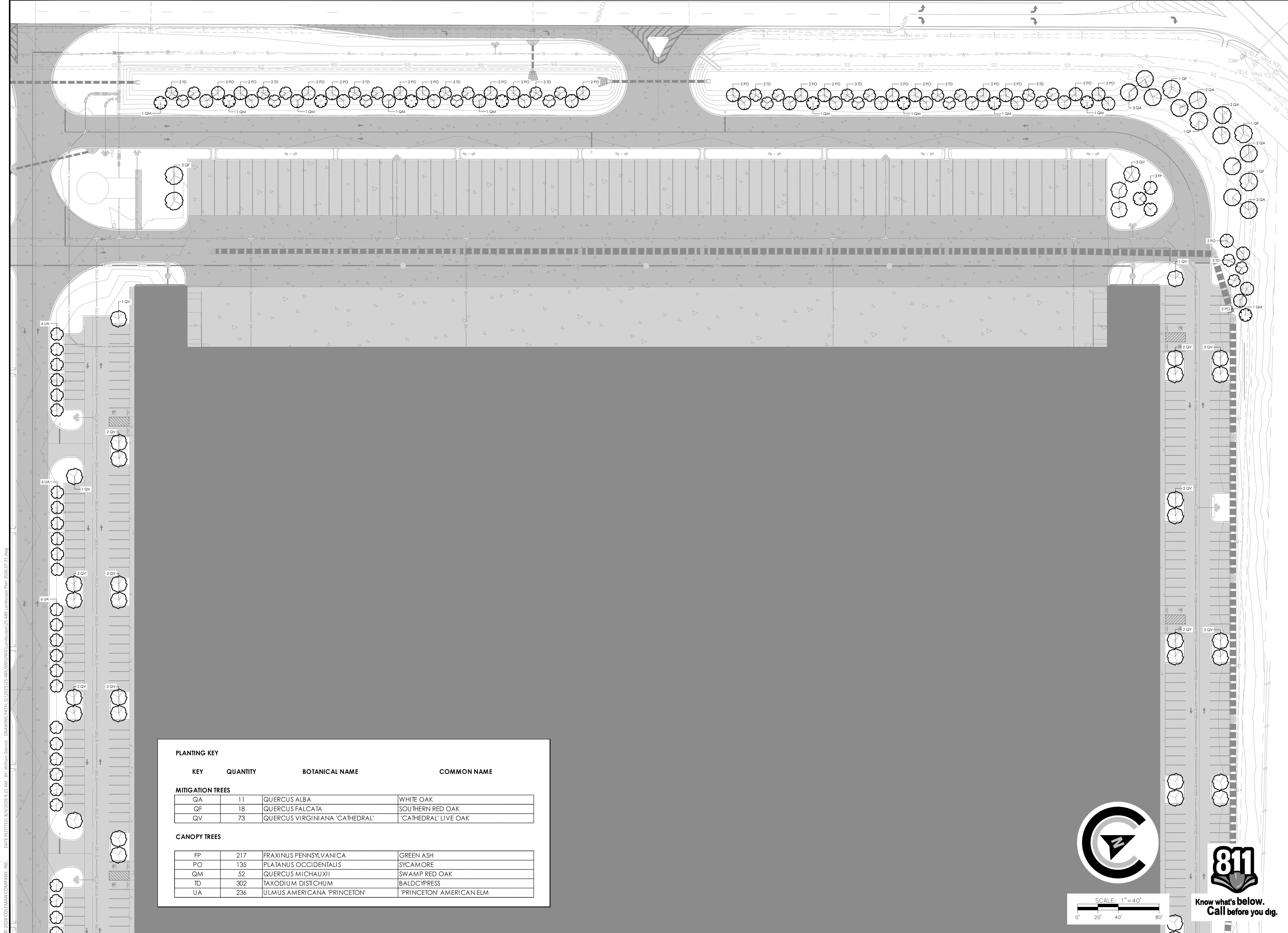
SHEET:  
L2.1





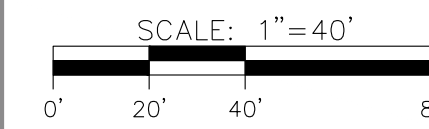
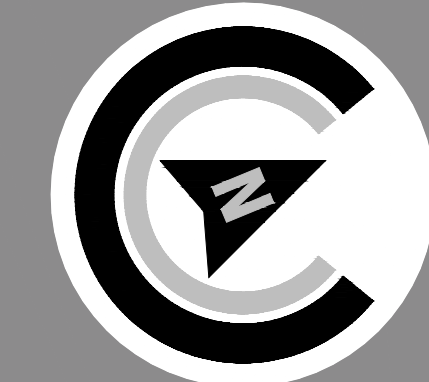
Know what's below.  
Call before you dig.





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| PLANTING KEY     |          |                                |                          |
|------------------|----------|--------------------------------|--------------------------|
| KEY              | QUANTITY | BOTANICAL NAME                 | COMMON NAME              |
| MITIGATION TREES |          |                                |                          |
| QA               | 11       | QUERCUS ALBA                   | WHITE OAK                |
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| QV               | 73       | QUERCUS VIRGINIANA 'CATHEDRAL' | 'CATHEDRAL' LIVE OAK     |
| CANOPY TREES     |          |                                |                          |
| FP               | 217      | FRAXINUS PENNSYLVANICA         | GREEN ASH                |
| PO               | 135      | PLATANUS OCCIDENTALIS          | SYCAMORE                 |
| QM               | 52       | QUERCUS MICHAUXII              | SWAMP RED OAK            |
| TD               | 302      | TAXODIUM DISTICHUM             | BALDCYPRESS              |
| UA               | 236      | ULMUS AMERICANA 'PRINCETON'    | 'PRINCETON' AMERICAN ELM |





**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS

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(912) 226-3441 | [ColemanCompanyInc.com](http://ColemanCompanyInc.com)  
COA: PEF000385  
EXP. DATE: 06/30/2026

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| 2026.06.09 | jmg |
| 2026.07.20 | jmg |
|            |     |
|            |     |

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA

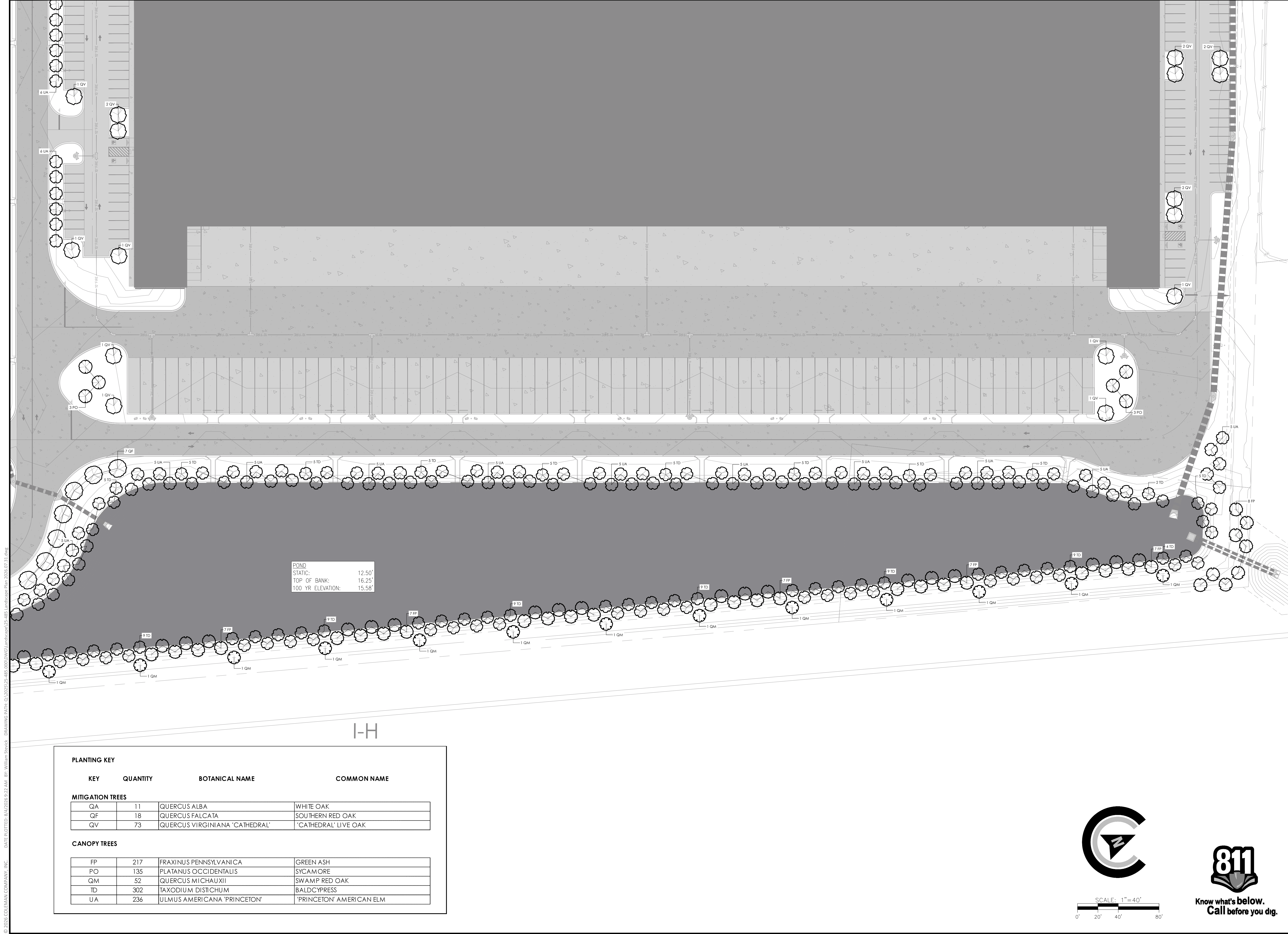
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | jmg        |
| CHECKED BY: | JMG        |
| SCALE:      | AS NOTED   |

LANDSCAPE  
PLAN

SHEET:  
**L2.2**





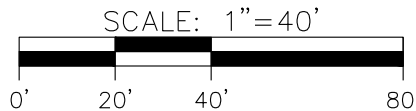
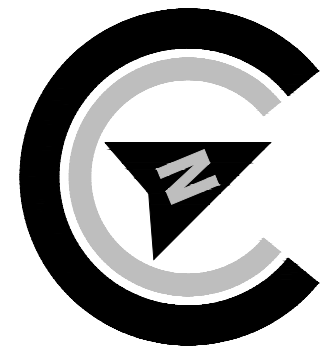
POND  
STATIC: 12.50'  
TOP OF BANK: 16.25'  
100 YR ELEVATION: 15.58'

PLANTING KEY

| KEY              | QUANTITY | BOTANICAL NAME                 | COMMON NAME          |
|------------------|----------|--------------------------------|----------------------|
| MITIGATION TREES |          |                                |                      |
| QA               | 11       | QUERCUS ALBA                   | WHITE OAK            |
| QF               | 18       | QUERCUS FALCATA                | SOUTHERN RED OAK     |
| QV               | 73       | QUERCUS VIRGINIANA 'CATHEDRAL' | 'CATHEDRAL' LIVE OAK |

CANOPY TREES

|    |     |                             |                          |
|----|-----|-----------------------------|--------------------------|
| FP | 217 | FRAXINUS PENNSYLVANICA      | GREEN ASH                |
| PO | 135 | PLATANUS OCCIDENTALIS       | SYCAMORE                 |
| QM | 52  | QUERCUS MICHAXII            | SWAMP RED OAK            |
| TD | 302 | TAXODIUM DISTICHUM          | BALDOCYPRESS             |
| UA | 236 | ULMUS AMERICANA 'PRINCETON' | 'PRINCETON' AMERICAN ELM |



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GEORGIA

REGISTERED

JOY M. GEHLER

PROFESSIONAL

LANDSCAPE ARCHITECT

4/10/26

JAY M. GEHLER

|            |     |
|------------|-----|
| REVISIONS: |     |
| 2026.06.09 | jmg |
| 2026.07.20 | jmg |
|            |     |
|            |     |

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA

PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | jmg        |
| CHECKED BY: | SMA        |
| SCALE:      | AS NOTED   |

LANDSCAPE PLAN

SHEET:

L2.3



© 2026 COLEMAN COMPANY, INC. DATE PLOTTED: 8/6/2026 9:22 AM BY: William Stevick DRAWING PATH: G:\2026\35-485-000\DWG\Landscap035-485.Landscape Plot 2026.07.31.dwg

## Ossabaw Consulting

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

### Arborist Site Report

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

November 6, 2025

#### Location:

Hicks Tract  
Pooler, GA

#### General Information:

Documented trees were assessed to determine if they are healthy, per City of Pooler code for “significant tree”. The trees were assessed during October and November of 2025 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler, and this report will be the official opinion of the City of Pooler Arborist.

#### Detailed Findings and Recommendations\*:

The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a “significant tree”, per City of Pooler code, and the supporting information is provided. These defects do not necessarily mean that the tree should be removed but re-evaluated once there is a site plan.

| Tag Number | DBH | Common Name | Scientific Name           | Tree Comments                |
|------------|-----|-------------|---------------------------|------------------------------|
| 2769       | 33  | Laurel oak  | <i>Quercus laurifolia</i> | This tree has massive decay. |
| 2770       | 30  | Laurel oak  | <i>Quercus laurifolia</i> | This tree has massive decay. |
| 2772       | 28  | Laurel oak  | <i>Quercus laurifolia</i> | This tree has massive decay. |
| 2773       | 20  | Live oak    | <i>Quercus virginiana</i> | This tree has massive decay. |
| 2782       | 28  | Willow oak  | <i>Quercus phellos</i>    | This tree has massive decay. |

In the opinion of the inspecting arborist, the following trees would have the potential to be a “significant tree”, per City of Pooler code. Some of the tree listed below have a minor defect that does not impact the tree but will have to be monitored as the tree ages.

| Tag Number | DBH | Common Name | Scientific Name | Tree Comments |
|------------|-----|-------------|-----------------|---------------|
|------------|-----|-------------|-----------------|---------------|

|      |    |                  |                           |                              |
|------|----|------------------|---------------------------|------------------------------|
| 2767 | 21 | Live oak         | <i>Quercus virginiana</i> | This tree has a decay seam.  |
| 2768 | 21 | Live oak         | <i>Quercus virginiana</i> |                              |
| 2771 | 24 | White oak        | <i>Quercus alba</i>       | This tree has a slight lean. |
| 2774 | 32 | Southern red oak | <i>Quercus falcata</i>    |                              |
| 2775 | 28 | White oak        | <i>Quercus alba</i>       | This tree has decay.         |
| 2776 | 49 | Live oak         | <i>Quercus virginiana</i> |                              |
| 2777 | 35 | Live oak         | <i>Quercus virginiana</i> |                              |
| 2778 | 20 | Live oak         | <i>Quercus virginiana</i> |                              |
| 2779 | 30 | Live oak         | <i>Quercus virginiana</i> |                              |
| 2780 | 28 | Live oak         | <i>Quercus virginiana</i> | This tree has decay.         |
| 2781 | 18 | Live oak         | <i>Quercus virginiana</i> |                              |
| 2783 | 18 | Live oak         | <i>Quercus virginiana</i> |                              |

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

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

#### 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 living organisms that continuously respond to environmental conditions and physiological changes. The observations and recommendations provided in this report are based on conditions present at the time of assessment and assume ideal environmental factors. These conditions may change over time, potentially affecting tree health and structural integrity. While every effort is made to identify visible signs of defects or potential failure, it is important to note that not all issues can be detected through visual inspection alone. Subsurface or internal defects may exist and could result in partial or complete tree failure without prior visible symptoms, unless otherwise specifically stated in this report.

#### TREE REMOVAL AND MITIGATION

| TREE # |  | SPECIES            | DBH              |
|--------|--|--------------------|------------------|
| 2768   |  | QUERCUS VIRGINIANA | LIVE OAK         |
| 2771   |  | QUERCUS ALBA       | WHITE OAK        |
| 2774   |  | QUERCUS FALCATA    | SOUTHERN RED OAK |
| 2775   |  | QUERCUS ALBA       | WHITE OAK        |
| 2776   |  | QUERCUS VIRGINIANA | LIVE OAK         |
| 2777   |  | QUERCUS VIRGINIANA | LIVE OAK         |
| 2778   |  | QUERCUS VIRGINIANA | LIVE OAK         |
| 2779   |  | QUERCUS VIRGINIANA | LIVE OAK         |
| 2780   |  | QUERCUS VIRGINIANA | LIVE OAK         |
| 2781   |  | QUERCUS VIRGINIANA | LIVE OAK         |
| 2783   |  | QUERCUS VIRGINIANA | LIVE OAK         |

#### REPLACEMENT TREES

|  |  |                    | CALIPER INCHES REQUIRED |
|--|--|--------------------|-------------------------|
|  |  | QUERCUS VIRGINIANA | LIVE OAK                |
|  |  | QUERCUS ALBA       | WHITE OAK               |
|  |  | QUERCUS FALCATA    | SOUTHERN RED OAK        |

#### CITY OF POOLER LANDSCAPE REQUIREMENTS

##### SITE DATA

|                 |              |
|-----------------|--------------|
| TOTAL SITE AREA | 2,795,435 SF |
| LESS EASEMENTS  | 62,230 SF    |
| NET AREA        | 2,733,205 SF |
| NET ACREAGE     | 62.75 ACRES  |

##### MITIGATION

|             |                                                                                                                            |
|-------------|----------------------------------------------------------------------------------------------------------------------------|
| CRITERIA    | REPLACEMENT TREES TOTALING THE SAME NUMBER CALIPER INCHES REMOVED OF THE SAME SPECIES REFER TO ARBORIST REPORT; SHEET L3.0 |
| REQUIREMENT | 73 EA 3" CALIPER LIVE OAK = 219 CALIPER INCHES                                                                             |
| SOLUTION    | 18 EA 3" CALIPER WHITE OAK = 54 CALIPER INCHES<br>11 EA 3" CALIPER RED OAK = 33 CALIPER INCHES                             |

##### TREE COVERAGE

|             |                                             |
|-------------|---------------------------------------------|
| CRITERIA    | 3 EA 2" CALIPER LARGE CANOPY TREE/ ACRE     |
| REQUIREMENT | 62.75 ACRES @ 15 TREES PER ACRE = 942 TREES |
| SOLUTION    | 942 LARGE CANOPY TREES                      |

#### PLANTING SCHEDULE

| KEY              | QUANTITY | BOTANICAL NAME                 | COMMON NAME          | SIZE       | COMMENTS        |
|------------------|----------|--------------------------------|----------------------|------------|-----------------|
| MITIGATION TREES |          |                                |                      |            |                 |
| QA               | 11       | QUERCUS ALBA                   | WHITE OAK            | 3" CALIPER | EVENLY BRANCHED |
| QF               | 18       | QUERCUS FALCATA                | SOUTHERN RED OAK     | 3" CALIPER | EVENLY BRANCHED |
| QV               | 73       | QUERCUS VIRGINIANA 'CATHEDRAL' | 'CATHEDRAL' LIVE OAK | 3" CALIPER | EVENLY BRANCHED |

#### CANOPY TREES

|    |     |                             |                          |            |                 |
|----|-----|-----------------------------|--------------------------|------------|-----------------|
| FP | 217 | FRAXINUS PENNSYLVANICA      | GREEN ASH                | 2" CALIPER | EVENLY BRANCHED |
| PO | 135 | PLATANUS OCCIDENTALIS       | SYCAMORE                 | 2" CALIPER | EVENLY BRANCHED |
| QM | 52  | QUERCUS MICHAUXII           | SWAMP RED OAK            | 2" CALIPER | EVENLY BRANCHED |
| TD | 302 | TAXODIUM DISTICHUM          | BALDCYPRESS              | 2" CALIPER | EVENLY BRANCHED |
| UA | 236 | ULMUS AMERICANA 'PRINCETON' | 'PRINCETON' AMERICAN ELM | 2" CALIPER | EVENLY BRANCHED |
|    | 942 |                             |                          |            |                 |

NOT FOR CONSTRUCTION



#### REVISIONS:

|            |     |
|------------|-----|
| 2026.06.09 | jmg |
| 2026.07.20 | jmg |

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | jmg        |
| CHECKED BY: | JMG        |
| SCALE:      | AS NOTED   |

LANDSCAPE  
DETAIL

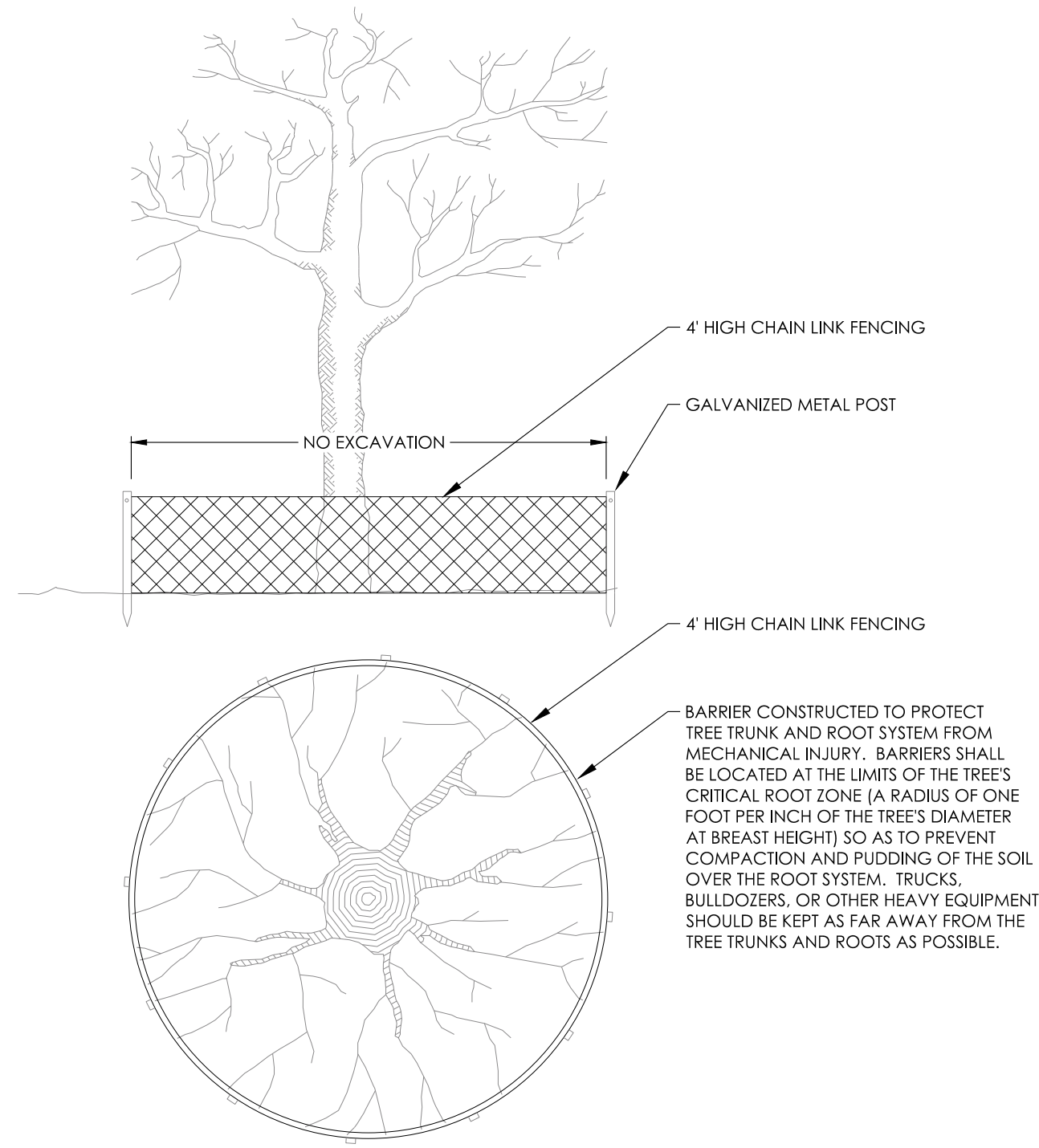
SHEET:

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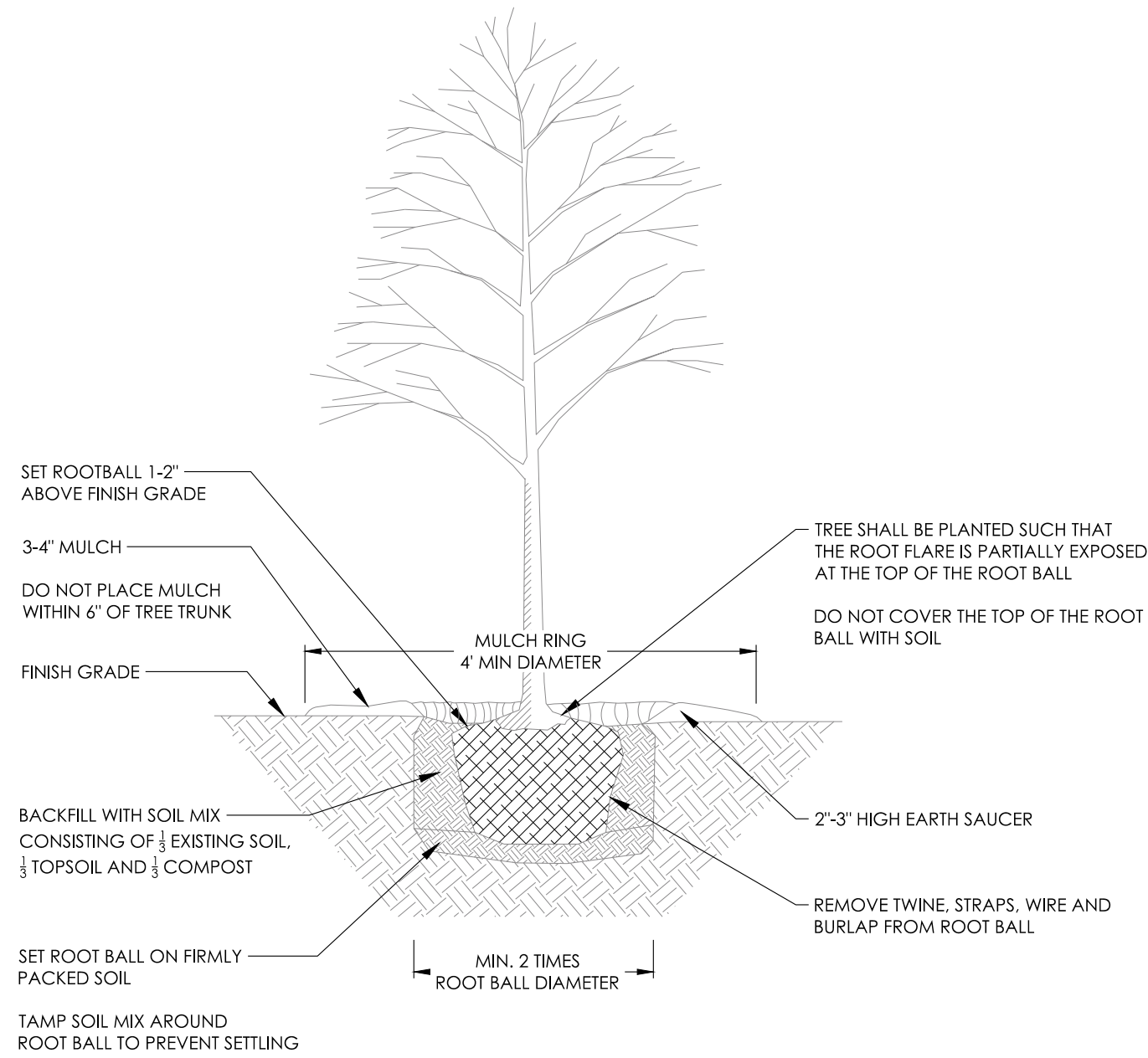




FOR ADDED PROTECTION:

- PROVIDE MULCH SPREAD TO A 3-4" DEPTH OVER CRITICAL ROOT ZONE
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE

1/L3.2 TREE PROTECTION DETAIL - CRITICAL ROOT ZONE  
NOT TO SCALE



NOTE:

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

2/L3.2 TREE PLANTING DETAIL  
NOT TO SCALE

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT ANY DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN  $\frac{1}{8}$ " OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.
5. GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL 'SOIL-CEMENT' OR 'CEMENT-MODIFIED SOIL' CONDITIONS THAT WILL IMPED E TREE, SHRUB, AND/OR GROUND COVER GROWTH.
6. STREET TREE LOCATIONS ARE REPRESENTATIONAL ONLY; STREET TREES SHALL BE LOCATED WITHIN TREE EASEMENTS AS INDICATED ON ENGINEERING PLANS. TREES SHALL BE LOCATED 10' FROM UNDERGROUND UTILITIES AND SUBJECT TO LOCATION OF STREET LIGHTING STANDARDS, DRIVEWAYS AND SIDEWALKS. TREES SHALL BE LOCATED AT LEAST 10' FROM BUILDING FOUNDATIONS.

PLANT QUALITY:

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

ROOT SYSTEM:

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

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

- 1.1. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
- 1.2. WHERE GROUND COVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
- 1.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
2. SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM CENTER OF ALL LARGE TREES.
3. SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
4. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
5. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
6. STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:

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

MULCH:

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

WATERING:

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

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

NOT FOR CONSTRUCTION



REVISIONS:

|            |     |
|------------|-----|
| 2026.06.09 | jmg |
| 2026.07.20 | jmg |
|            |     |
|            |     |
|            |     |

LANDSCAPE PLANS FOR

HICKS TRACT

LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

|             |            |
|-------------|------------|
| JOB NUMBER: | 25-485     |
| DATE:       | 2026.04.10 |
| DRAWN BY:   | jmg        |
| CHECKED BY: |            |
| SCALE:      | AS NOTED   |

LANDSCAPE  
DETAIL

SHEET:

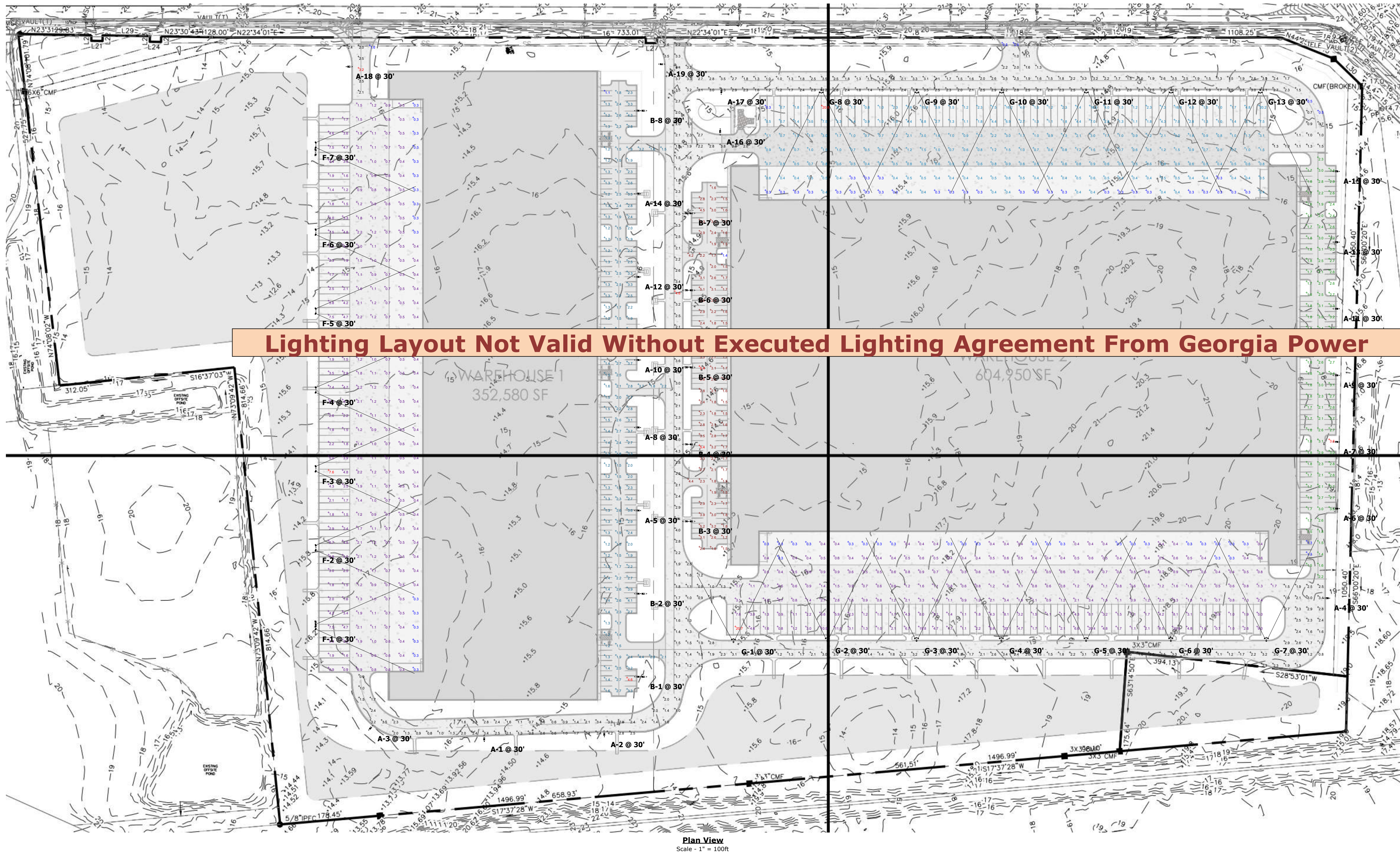
L3.1



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| Schedule |       |     |                                                          |                          |                                                                                                                    |                 |
|----------|-------|-----|----------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------|
| Symbol   | Label | QTY | Manufacturer                                             | Catalog                  | Description                                                                                                        | LLF Input Power |
|          | A     | 19  | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-L-PA3-250-740-U-T4W | ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 1070mA LIGHT ENGINES WITH 24 LEADS AND TYPE IV WIDE OPTICS | 0.912 251       |
|          | B     | 8   | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-L-PA3-250-740-U-T4W | ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 1070mA LIGHT ENGINES WITH 24 LEADS AND TYPE IV WIDE OPTICS | 0.912 502       |
|          | F     | 7   | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | UFLD-L-CA4-370-740-U-66  | UTILITY FLOOD LARGE, 6x6 OPTIC                                                                                     | 0.912 732       |
|          | G     | 13  | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | [...]                    | [...]                                                                                                              | 0.912 983       |
|          | G     |     | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | UFLD-L-CA4-370-740-U-66  | UTILITY FLOOD LARGE, 6x6 OPTIC                                                                                     | 0.912 366       |
|          | A     |     | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-L-PA3-250-740-U-T4W | ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 1070mA LIGHT ENGINES WITH 24 LEADS AND TYPE IV WIDE OPTICS | 0.912 251       |
|          | G     |     | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | UFLD-L-CA4-370-740-U-66  | UTILITY FLOOD LARGE, 6x6 OPTIC                                                                                     | 0.912 366       |

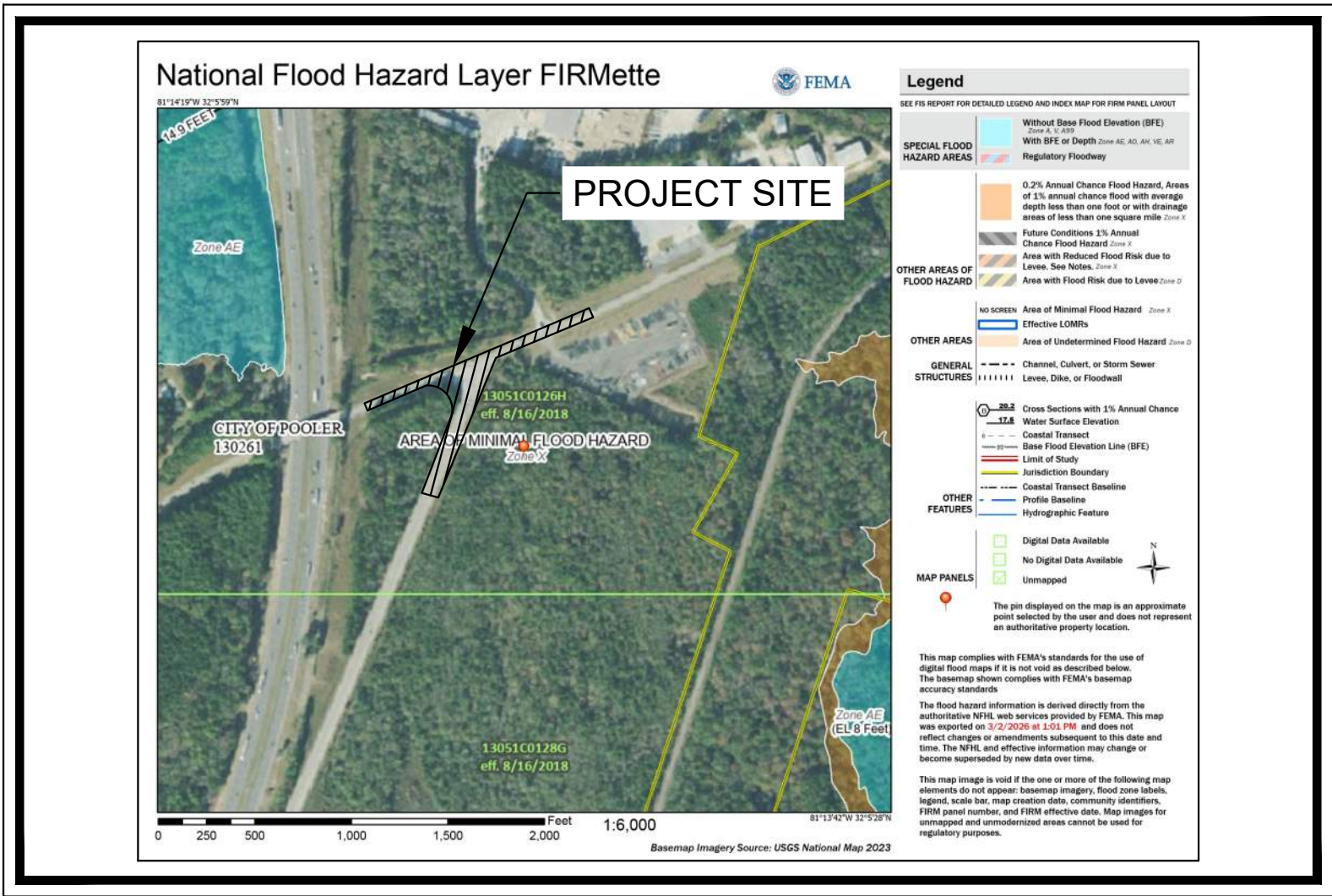
| Statistics                    |        |        |         |        |         |         |
|-------------------------------|--------|--------|---------|--------|---------|---------|
| Description                   | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| Roadway                       | +      | 2.1 fc | 4.6 fc  | 0.5 fc | 9.2:1   | 4.2:1   |
| Roadway 2                     | +      | 2.3 fc | 3.2 fc  | 1.6 fc | 2.0:1   | 1.4:1   |
| Warehouse 1 East Lot          | +      | 2.0 fc | 4.6 fc  | 1.1 fc | 4.2:1   | 1.8:1   |
| Warehouse 1 Truck Court       | +      | 1.6 fc | 7.6 fc  | 0.3 fc | 25.3:1  | 5.3:1   |
| Warehouse 2 East Lot          | +      | 2.3 fc | 3.6 fc  | 1.3 fc | 2.8:1   | 1.8:1   |
| Warehouse 2 North Truck Court | +      | 1.7 fc | 20.8 fc | 0.3 fc | 69.3:1  | 5.7:1   |
| Warehouse 2 South Truck Court | +      | 1.9 fc | 20.7 fc | 0.3 fc | 69.0:1  | 6.3:1   |
| Warehouse 2 West Lot          | +      | 2.4 fc | 5.4 fc  | 1.4 fc | 3.9:1   | 1.7:1   |
| Combined Roadways             | +      | 2.1 fc | 4.6 fc  | 0.5 fc | 9.2:1   | 4.2:1   |

**Note**

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



ROADWAY CONSTRUCTION DRAWINGS  
FOR  
**HICKS TRACT DEVELOPMENT**  
PINE BARREN ROAD, POOLER, GA 31322



**FEMA MAP**

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13051C0126H DATED 8/16/2018.

**PROJECT CONTACTS**

OWNER: SUNCAP PROPERTY GROUP  
1407 STUART ENGALS BLVD  
MT PLEASANT, SC 29464

CIVIL ENGINEER: COLEMAN COMPANY  
1480 CHATHAM PARKWAY, SUITE 100  
SAVANNAH, GA 31405  
PHONE: 912.200.3041  
CONTACT: DOUGLAS FAIRCLOTH, P.E.

ROADWAY ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
33 BULL STREET, SUITE 505  
SAVANNAH, GA 31401  
PHONE: 912.328.4448  
CONTACT: BRIAN CLOUSER, P.E.

SURVEYOR: COLEMAN COMPANY  
1480 CHATHAM PARKWAY, SUITE 100  
SAVANNAH, GA 31405  
PHONE: 912.200.3041  
CONTACT: TBD

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

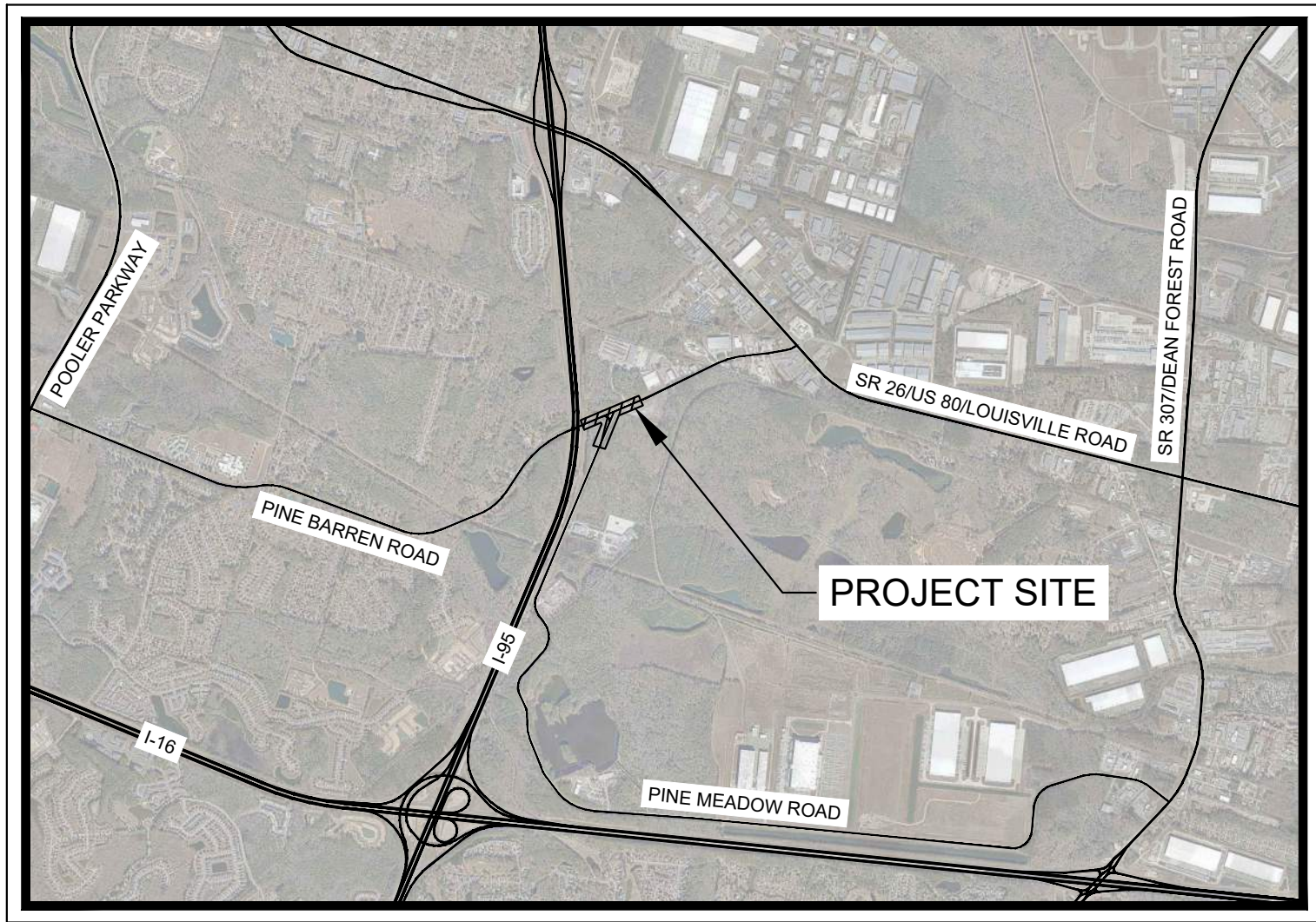
DISTURBED AREA = 2.55 ACRES

**PROJECT NARRATIVE:**

THIS PROJECT IS PROPOSING OFFSITE ROADWAY IMPROVEMENTS CORRESPONDING TO A PLANNED INDUSTRIAL DEVELOPMENT WITHIN THE SUBJECT PARCEL. THE PROPOSED ROADWAY IMPROVEMENTS INCLUDE THE REALIGNMENT OF THE EXISTING INTERSECTION AT PINE BARREN ROAD AND PINE MEADOW ROAD AND THE WIDENING OF PINE BARREN ROAD. THE PROJECT ALSO INCLUDES THE ADDITION OF A WESTBOUND LEFT TURN LANE AND A RAISED CONCRETE MEDIAN ON PINE BARREN ROAD.

**NOTES:**

- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
- THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH AASHTO STANDARDS AND HAVE BEEN REVIEWED TO ENSURE HORIZONTAL AND VERTICAL SIGHT DISTANCE REQUIREMENTS ARE MET.
- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2026 CONSTRUCTION STANDARDS AND DETAILS BOOK AND ATTACHED APPLICABLE REVISIONS. THE 2026 CONSTRUCTION STANDARDS BOOK IS AVAILABLE AT:  
<https://mydocs.dot.ga.gov/info/gdotpubs/ConstructionStandardsAndDetails/Forms/AllItems.aspx>  
ANY REVISIONS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THE 2026 CONSTRUCTION STANDARDS AND DETAILS BOOK WHICH THEY REVISE OR IN WHICH THERE IS A CONFLICT.



**VICINITY MAP**

**SHEET LIST TABLE**

| SHEET NUMBER    | SHEET TITLE                                |
|-----------------|--------------------------------------------|
| 01-0001         | COVER SHEET                                |
| 04-0001         | GENERAL NOTES                              |
| 1/X-X/X         | TOPOGRAPHIC SURVEY (OMITTED)               |
| 05-0001-05-0005 | TYPICAL SECTIONS AND MISCELLANEOUS DETAILS |
| 13-0001-13-0003 | CONSTRUCTION LAYOUT                        |
| 15-0001-15-0002 | MAINLINE ROADWAY PROFILES                  |
| 16-0001         | CROSSROAD PROFILE                          |
| 17-0001         | DRIVEWAY PROFILES                          |
| 22-0001         | DRAINAGE PROFILES                          |
| 23-0001-23-0009 | CROSS SECTIONS                             |
| 24-0000-24-0003 | UTILITY PLANS                              |
| 26-0001-26-0003 | SIGNING AND MARKING PLANS                  |

**Kimley»Horn**

Engineering, Planning, and Environmental Consultants  
33 Bull Street, Suite 505  
Savannah, Georgia 31401



DRAWING No.

01-0001



Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract Office\CAD\GDOT Plansheets\04-0001 - GENERAL NOTES.dwg    04-0001 GENERAL NOTES    Jul 31, 2026 8:06am    by: James Dusenbury

PROJECT NOTES

1. THIS PROJECT DOES REQUIRES AN NOI.
2. ALL BORROW AND WASTE SITES FOR THIS PROJECT SHALL BE ENVIRONMENTALLY APPROVED PRIOR TO CONSTRUCTION ACTIVITIES OCCURRING IN THEM. ALL COMMON FILL OR EXCESS MATERIAL DISPOSED OUTSIDE THE PROJECT RIGHT OF WAY SHALL BE PLACED IN EITHER A PERMITTED SOLID WASTE FACILITY, A PERMITTED INERT WASTE LANDFILL, OR IN AN ENGINEERED FILL. SEE SECTION 201 OF THE GEORGIA DEPARTMENT OF TRANSPORTATION ("GDOT") STANDARD SPECIFICATIONS AND SUPPLEMENTS THERETO FOR ADDITIONAL INFORMATION.
3. TEMPORARY STRIPING IS REQUIRED IN ACCORDANCE WITH SECTION 150.04 OF THE GDOT STANDARD SPECIFICATIONS. PLACEMENT OF PERMANENT PAVEMENT MARKING SHALL BE COMPLETED NO SOONER THAN 30 DAYS AND NO LATER THAN 45 DAYS AFTER PLACEMENT OF THE FINAL SURFACE COURSE.
4. THE CONTRACTOR SHALL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE BUT NOT BE LIMITED TO, REPLACEMENT TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN THE PLANS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

GENERAL NOTES

1. ALL DRIVEWAYS THAT ARE TO BE RECONSTRUCTED WILL BE PAVED BACK TO THE TIE IN POINT OR REQUIRED RIGHT OF WAY, AS DIRECTED BY THE ENGINEER. ALL DRIVEWAYS OVER 11% IN GRADE SHOULD BE PAVED WITH CONCRETE. ALL OTHER DRIVEWAYS SHALL BE REPLACED AS FOLLOWS: ASPHALT FOR ASPHALT, CONCRETE FOR CONCRETE AND ASPHALT FOR EARTH/GRAVEL DRIVES. RESIDENTIAL DRIVES SHALL BE 14 FEET WIDE AT THE THROAT UNLESS NOTED OTHERWISE IN THE PLANS. COMMERCIAL DRIVES SHALL BE 24 FEET WIDE UNLESS NOTED OTHERWISE IN THE PLANS. EXISTING DRIVEWAY LOCATIONS ARE SHOWN FROM THE BEST AVAILABLE DATA; THE CONTRACTOR SHALL CONSTRUCT DRIVEWAYS TO MATCH THE LOCATION OF EXISTING DRIVEWAYS AT THE TIE IN POINT, IF APPLICABLE. THE CONTRACTOR SHALL OBTAIN THE APPROVAL FROM THE ENGINEER PRIOR TO MAKING ANY REVISIONS TO LOCATION, WIDTH, AND/OR NUMBER OF DRIVES TO BE CONSTRUCTED. DRIVES SHALL BE CONSTRUCTED USING:
- RESIDENTIAL:  
ASPHALT – (SURFACE COURSE FROM THE MAINLINE), GRADED AGGREGATE BASE, 6".  
CONCRETE – DRIVEWAY CONCRETE, 6 IN THICK, (URBAN SHOULDER) CONC VALLEY GUTTER, 6 IN.
- COMMERCIAL:  
ASPHALT – (SURFACE COURSE FROM THE MAINLINE), LIME, 220 LB/SY RECYCLED ASPHALT CONC, 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME, GRADED AGGREGATE BASE, 6".  
CONCRETE – DRIVEWAY CONCRETE, 8 IN THICK (URBAN SHOULDER) CONC VALLEY GUTTER, 8 IN.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND 2024 SUPPLEMENTAL SPECIFICATIONS.
3. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON ROADWAY PLANS, AND ARE NOT NECESSARILY ACCURATE IN LOCATION AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICELINES OR UNKNOWN FACILITIES NOT SHOWN ON ROADWAY PLANS WILL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY UNDER THIS REQUIREMENT EXCEPT AS NOTED BELOW. "EXISTING UTILITY FACILITIES" MEANS ANY UTILITY THAT EXISTS ON THE ROADWAY PROJECT IN ITS ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. ALL UTILITY FACILITIES, WHICH ARE IN CONFLICT WITH CONSTRUCTION AND ARE NOT COVERED AS SPECIFIC ITEMS IN THE DETAILED ESTIMATE ARE TO BE REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF HIS WORK.
4. THE CONTRACTOR SHALL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER 1-800-282-7411, FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. THE CONTRACTOR'S ATTENTION IS CALLED TO SUB-SECTION 105.06 "COOPERATION WITH UTILITIES".
5. THE CONTRACTOR SHALL STRICTLY ADHERE TO DUST CONTROL REGULATIONS. ALL AREAS SUBJECTED TO DUST FORMATION MUST BE PERIODICALLY WATERED, SUFFICIENT TO RETARD DUST. ALL COSTS FOR DUST CONTROL SHALL BE INCLUDED IN PRICE BID FOR GRADING COMPLETE – LUMP SUM.
6. INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES. REFER TO SUBSECTION 107.07 OF THE GDOT STANDARD SPECIFICATIONS.
7. RIGHT-OF-WAY MARKERS IN RESIDENTIAL LAWN AND DEVELOPED COMMERCIAL AREAS SHALL BE PLACED FLUSH WITH FINISHED SURFACE.
8. ALL LOCATIONS WHERE NEW PAVEMENT IS TO BE PLACED ADJACENT TO EXISTING PAVEMENT WITHOUT AN OVERLAY OR WHERE CURBING IS TO BE PLACED ACROSS A PAVED AREA, A JOINT SHALL BE SAWEED ON A LINE ESTABLISHED BY THE ENGINEER TO INSURE PAVEMENT REMOVAL TO A NEAT LINE. COST SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS.
9. WHERE EXISTING PAVEMENT MARKINGS AND LINES ARE IN CONFLICT WITH THE TRAFFIC PATTERN BEING USED ON CONSTRUCTION, THE CONTRACTOR SHALL REMOVE OR OVERLAY LINES TO THE SATISFACTION OF THE ENGINEER SUCH THAT THE LINES DO NOT CONFUSE THE TRAVELING PUBLIC. ALL REMAINING LINES OR MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION OR AS DIRECTED BY THE ENGINEER. TRAFFIC SHALL NOT BE ALLOWED ON ANY PAVEMENT NOT PROPERLY STRIPED.
10. EXISTING PAVED SHOULDERS SHALL BE RETAINED UNLESS NOTED ON THE PLANS AND REMOVAL SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE. SAWED LONGITUDINAL JOINTS ASSOCIATED WITH ASPHALT SHOULDER REMOVAL, AS WELL AS ALL OTHER EXISTING PAVEMENT REMOVAL AND PREPARATION SHALL BE INCLUDED IN THE OVERALL PRICE BID FOR OTHER ITEMS.
11. THE CONTRACTOR SHALL PROTECT ALL POST-MOUNTED STREET NAME SIGNS WITHIN THE PROJECT LIMITS DURING CONSTRUCTION. IF A STREET NAME SIGN MUST BE MOVED DURING THE COURSE OF CONSTRUCTION, IT MUST BE RESET AT THE END OF EACH WORKDAY. FINALLY, ALL COUNTY AND MUTCD SIGNS MUST BE REPLACED AND SET AT THE FINAL LOCATION AT THE COMPLETION OF CONSTRUCTION TO ENSURE CURRENT RETROREFLECTIVITY STANDARDS ARE MET. ALL LABOR AND MATERIALS REQUIRED TO SATISFY THIS COMMENT SHALL BE INCLUDED IN THE PRICE BID FOR TRAFFIC CONTROL.
12. THE CONTRACTOR SHALL RETAIN ALL SIGNS AND LIGHT POLES WITHIN CONSTRUCTION LIMITS UNLESS PLANS OR PROJECT ENGINEER INDICATE OTHERWISE. ALL WORK ASSOCIATED WITH REMOVAL SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE.
13. DRAINAGE STRUCTURES REQUIRING TEMPORARY COVERS TO ACCOMMODATE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION STAGING SHALL BE CAPPED WITH A REINFORCED CONCRETE TOP AS PER GDOT STANDARD 903IU. A MINIMUM OF 18 INCHES OF CLEARANCE SHOULD BE MAINTAINED BETWEEN THE TOP ELEVATION OF CAPPED STRUCTURES AND THE STAGING SUBGRADE. AS STAGED CONSTRUCTION PROGRESSES, THE TEMPORARY REINFORCED CONCRETE TOPS SHALL BE REMOVED AND DISCARDED, AND THE STRUCTURES SHALL BE COMPLETED AS PER THE CONSTRUCTION PLANS. NO SEPARATE PAYMENT SHALL BE MADE FOR REINFORCED CONCRETE TOPS, REMOVAL OR DISPOSAL. ALL WORK ASSOCIATED WITH THIS REQUIREMENT SHALL BE INCLUDED IN THE PRICE BID FOR DRAINAGE STRUCTURES.
14. ALL MEDIANS AND ISLANDS SHALL HAVE TYPE 7 FACE AS PER GDOT STANDARD 9032B. ALL MEDIANS SHALL BE GRASSED UNLESS SPECIFIED OTHERWISE.
15. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN PIPE LENGTHS TO ACCOMODATE PREFABRICATED JOINTS OR CUT PIPE AND CONNECT END SECTIONS WITH PIPE COLLARS IN ACCORDANCE WITH PIPE COLLARS IN ACCORDANCE WITH GDOT STD 903IU.
16. ALL EXISTING DRAINAGE STRUCTURES AND PIPES WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS OTHERWISE NOTED IN THE PLANS. AT THE ENGINEER'S DISCRETION, PIPES MAY BE ABANDONED IN PLACE AND SHALL BE FILLED WITH FLOWABLE FILL. THIS WORK SHALL BE INCLUDED IN OVERALL BID SUBMITTED.
17. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING DRAINAGE STRUCTURES AND PIPES THAT REMAIN IN PLACE. THIS WORK SHALL BE PAID UNDER GRADING COMPLETE.
18. ALL ADA WHEELCHAIR RAMPS AND SIDEWALK WITHIN THE RADII SHALL BE 8 INCH CONCRETE. ALL COSTS ASSOCIATED WITH THIS REQUIREMENT SHALL BE INCLUDED IN THE PRICE BID FOR CONC SIDEWALK, 8 IN.
19. ALL INCIDENTAL SAW CUTTING COSTS SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE.
20. ALL GRINDING AND TEMPORARY STRIPING COSTS SHALL BE INCLUDED IN THE PRICE BID FOR TRAFFIC CONTROL.
21. TREE PROTECTION IS REQUIRED FOR SPECIMEN TREES LOCATED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL INSTALL TREE PROTECTION PER THE PLANS. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK IN THE VICINITY OF PROTECTED TREES, THE CONTRACTOR SHALL CONTACT THE CITY OF POOLER ARBORIST WHEN TREE PROTECTION IS ESTABLISHED FOR INSPECTION.
22. THE CONTRACTOR SHALL NOT CUT ANY TREE ROOTS GREATER THAN 4 INCHES IN DIAMETER WITHOUT PRIOR APPROVAL FROM THE CITY OF POOLER ARBORIST.
23. THIS PROJECT WILL NOT REQUIRE POST CONSTRUCTION BMPs.
24. ALL PIPES SHALL BE COSNTRUCTED USING REINFORCED CONCRETE PIPE (RCP). ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH TWO LAYERS OF FILTER FABRIC, 4'-0" WIDE CENTERED ON JOINT WITH A MINIMUM 1'-0" OVERLAP. THE COST FOR WRAPPING PIPE JOINTS SHALL BE INCLUDED IN THE OVERALL COST FOR PIPE ON THE PROJECT. ALL PIPE USED DURING CONSTRUCTION OF THE PROJECT SHALL BE STAMPED BY A GDOT CERTIFIED PIPE TECHNICIAN (CPT). RCP PIPE SHALL BE A MINIMUM OF 10 DAYS OLD PRIOR TO DELIVERY TO THE PROJECT SITE.

GENERAL NOTES – STANDARD SIGNS

1. ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, AND THE GEORGIA SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL PROVISIONS.
2. SIGN ERECTION STATIONS ARE APPROXIMATE AND MAY BE ADJUSTED TO MEET FIELD CONDITIONS WHERE NECESSARY, BUT SHALL BE WITHIN THE LIMITATIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION. NO SIGN LOCATION SHALL BE CHANGED BY THE CONTRACTOR OR BY THE PROJECT ENGINEER WITHOUT PRIOR APPROVAL FROM THE CITY OF POOLER.
3. ALL STANDARD HIGHWAY SIGNS SHALL BE ERECTED AT A HEIGHT OF 7 FEET ABOVE THE NORMAL EDGE OF PAVEMENT TO THE BOTTOM OF THE SIGN OR ASSEMBLY. IF SIDEWALK IS PROPOSED OR EXISTING, THE SIGNS SHALL BE ERECTED AT A HEIGHT OF 7 FEET ABOVE THE SIDEWALK.
- 4a. HORIZONTAL CLEARANCE FOR STANDARD HIGHWAY SIGNS ON ALL OTHER ROADWAYS SHALL BE 6 FEET FROM THE EDGE OF THE PAVED SHOULDER OR 12 FEET FROM THE NORMAL EDGE OF PAVEMENT TO THE NEARER EDGE OF THE SIGN(S), WHICHEVER IS GREATER. THE HORIZONTAL CLEARANCE IN NON-MOUNTABLE CURB SECTIONS SHALL BE AT LEAST 2 FEET FROM THE CURB FACE TO THE NEARER EDGE OF THE SIGN(S). SUPPLEMENTAL OR SECONDARY SIGNS MOUNTED LESS THAN 7 FEET ABOVE SIDEWALK SHALL NOT PROJECT MORE THAN 4 INCHES HORIZONTALLY INTO THE PEDESTRIAN FACILITY. IN AREAS WITH SIDEWALK, SIGN POST SHALL PROVIDE A 4 FOOT MINIMUM SIDEWALK CLEAR WIDTH MEASURED FROM THE POST.
- 4b. WHEN GUARDRAIL IS PRESENT OR BEING PROPOSED, SIGNS SHALL BE POSTED AN UNSTIPULATED DISTANCE BEHIND GUARDRAIL.
5. SIGN ASSEMBLIES SHALL BE MOUNTED ON ALUMINUM OR GALVANIZED STEEL STRAP FRAMES FOR DETAILS AND STRAP SPECIFICATIONS REFER TO SIGN ASSEMBLY – TYPICAL FRAMING DETAILS.
6. TYPE 9 (VERY HIGH INTENSITY) REFLECTIVE SHEETING SHALL BE USED FOR ALL STANDARD HIGHWAY SIGNS REQUIRING REFLECTORIZED BACKGROUNDS EXCEPT AS SPECIFIED BELOW OR SPECIFIED OTHERWISE IN THE PLANS. EITHER CLASS 1 OR CLASS 2 ADHESIVE BACKING IS PERMISSIBLE.
7. TYPE 11 (VERY HIGH INTENSITY) REFLECTIVE SHEETING SHALL BE USED FOR ALL RED SERIES SIGNS (R1-1, R1-2, R1-3P, R5-1, R5-1A, R5-1B).
8. TYPE 11 (VERY HIGH INTENSITY) FLUORESCENT YELLOW REFLECTIVE SHEETING SHALL BE USED FOR ALL WARNING SIGNS.
9. A 1/8 INCH MINIMUM AIR SPACE SHALL BE REQUIRED BETWEEN ALL SIGN PLATES WITHIN AN ASSEMBLY.
10. WHERE SIGNS WITHIN AN ASSEMBLY EXTEND BELOW THE STANDARD MOUNTING HOLES ON THE POST(S), ADDITIONAL 1/8 INCH DIAMETER HOLE(S), DRILLED OR PUNCHED, SHALL BE REQUIRED TO PROPERLY MOUNT THE ASSEMBLY.
11. REFER TO PLAN SHEETS FOR LOCATION OF THE DISTRICT ENGINEERS OFFICE TO BE SHOWN ON ALL R552-1 (LIMITED ACCESS) SIGNS IN THIS PROJECT, IF ANY.
12. THE CONTRACTOR WILL, AS REQUESTED BY THE CITY OF POOLER, BE REQUIRED TO REMOVE ANY EXISTING SIGNS THAT ARE DUPLICATED OR ARE CONTRARY TO THESE SIGN PLANS.



| UTILITY OWNER             | TYPE                    |
|---------------------------|-------------------------|
| AT&T                      | TELEPHONE               |
| ATLANTA GAS LIGHT         | GAS                     |
| COMCAST                   | TELEVISION              |
| GEORGIA POWER             | ELECTRIC (DISTRIBUTION) |
| UTILITIES INC. OF GEORGIA | WATER AND SEWER         |
| LIVEOAK FIBER             | TELEPHONE               |

Kimley»Horn

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33 Bull St, Suite 505

Savannah, GA 31401

REVISION DATES

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GENERAL NOTES

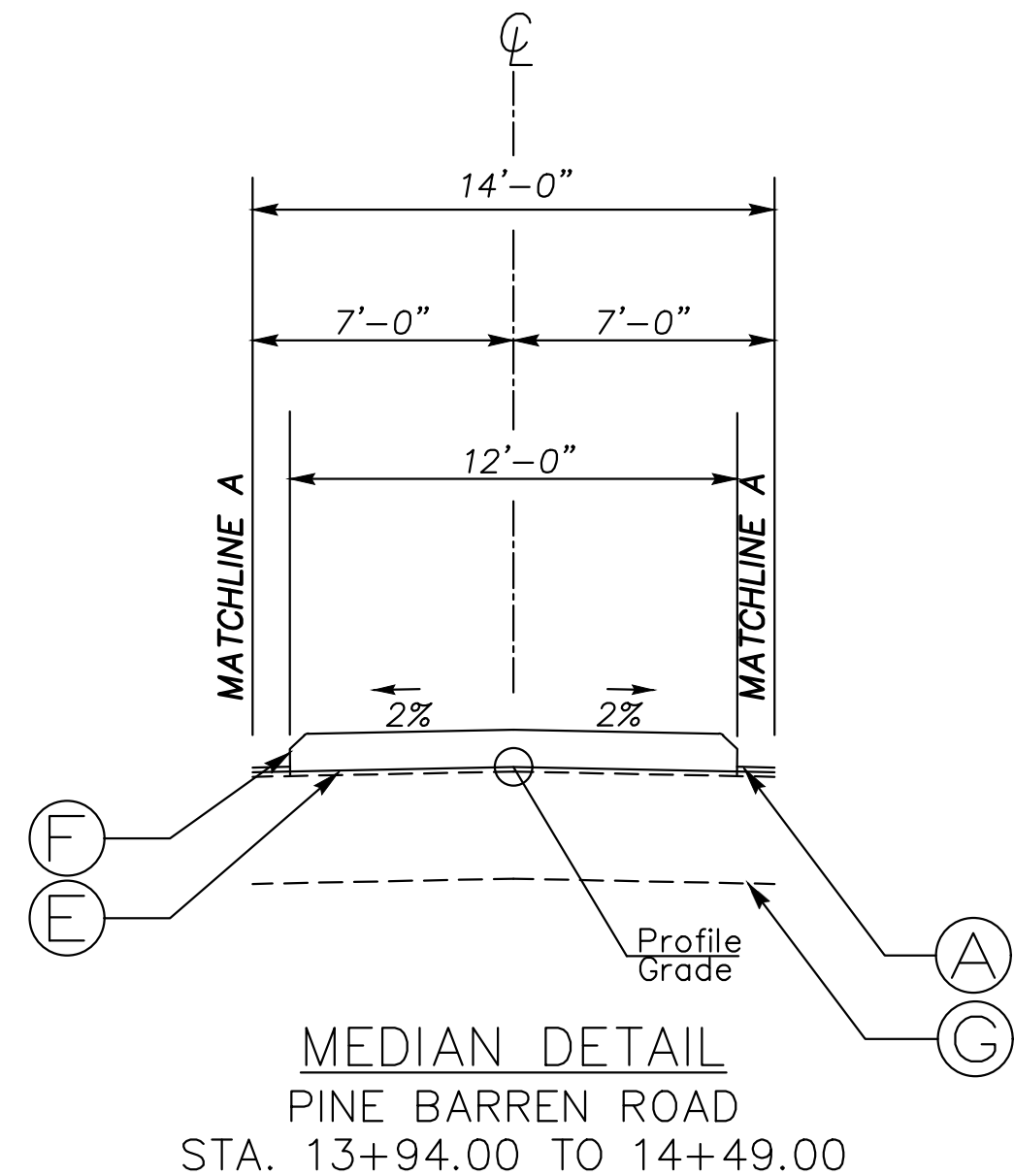
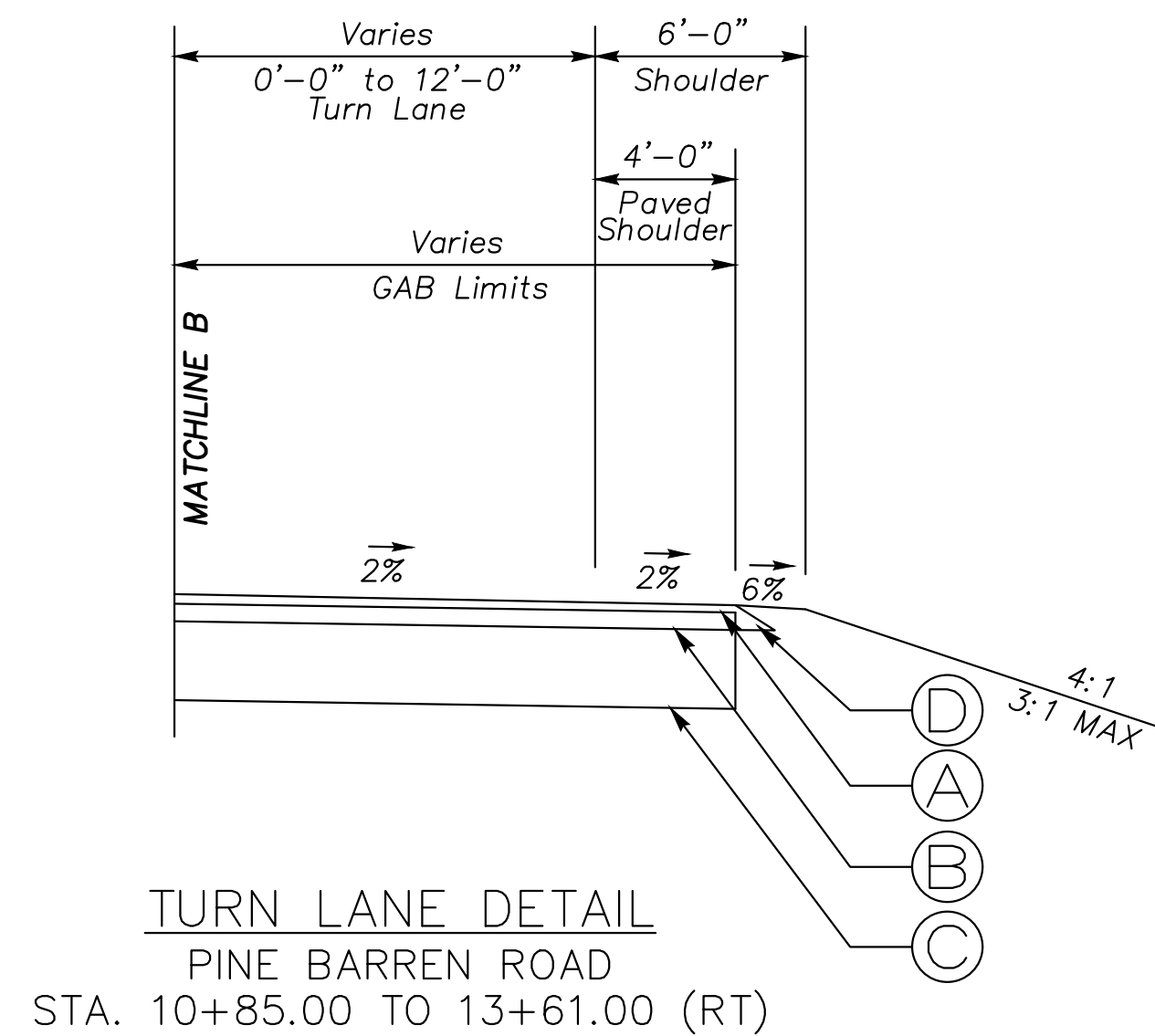
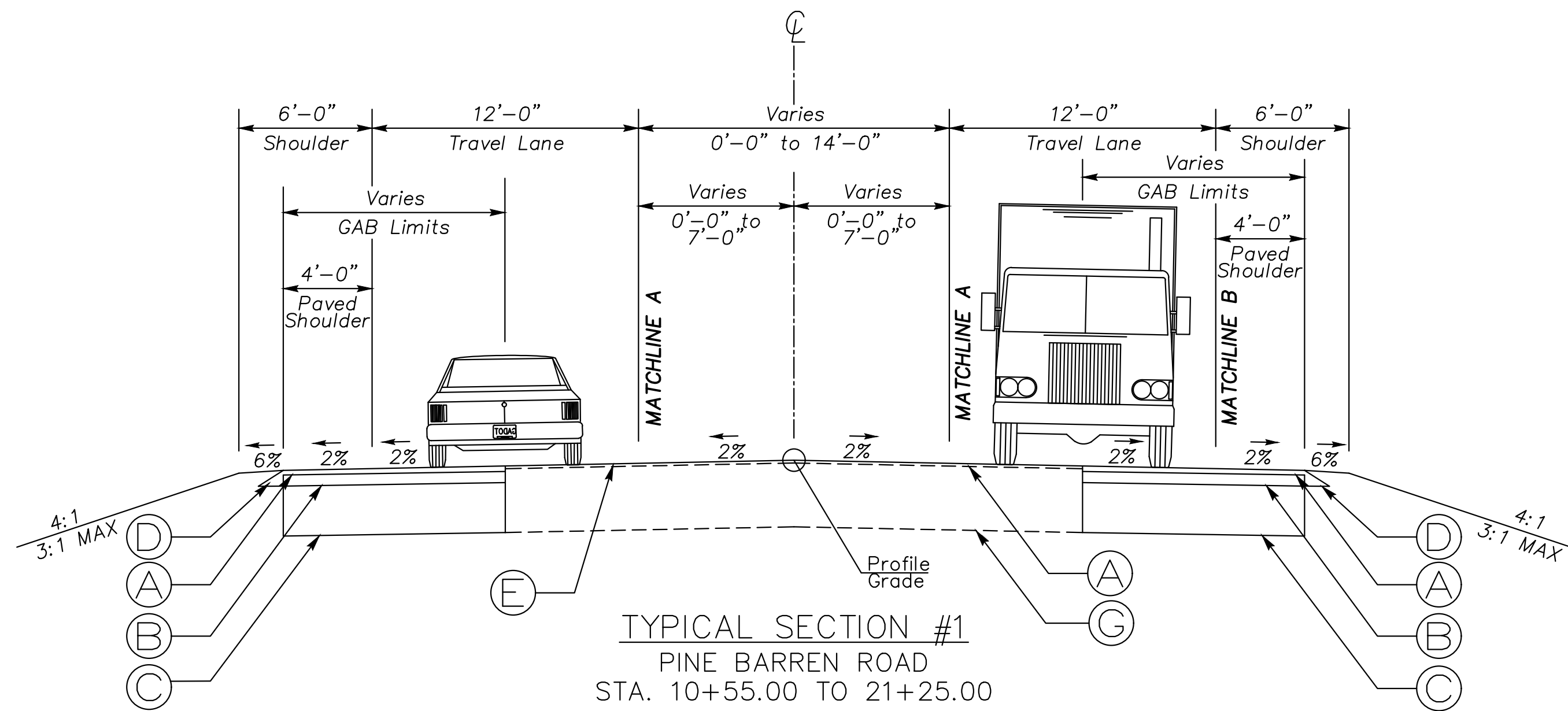
HICKS TRACT DEVELOPMENT

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| CHECKED:     |  | DATE: |  | DRAWING No. |
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| CORRECTED:   |  | DATE: |  |             |
| VERIFIED:    |  | DATE: |  |             |

04-0001

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PAVEMENT DESIGN

- (A) 165 LB/SY (1.5") RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME
- (B) 220 LB/SY (2") RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME
- (C) 8" GRADED AGGREGATE BASE
- (D) PAVEMENT SAFETY EDGE – SEE GDOT STD DETAIL P-7
- (E) RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME
- (F) INTEGRAL RAISED MEDIAN, TP 7 FACE (GDOT STD 9032B)
- (G) EXISTING PAVEMENT – RETAIN

NOTES

1. TYPICAL SECTIONS ILLUSTRATING SUPERELEVATION AND TURN LANES ALSO APPLY TO OPPOSITE-HAND SECTIONS. SEE PLANS FOR LOCATION, DIRECTION, AND COMPLETE DETAILS OF EACH.
2. SHOULDER TO SLOPE AT NORMAL RATE, HOWEVER, THE ALGEBRAIC DIFFERENCE IN PAVING SLOPE AND SHOULDER SLOPE SHALL NOT EXCEED 8%. MINIMUM SHOULDER SLOPE TO BE 2%.

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REVISION DATES

TYPICAL SECTIONS

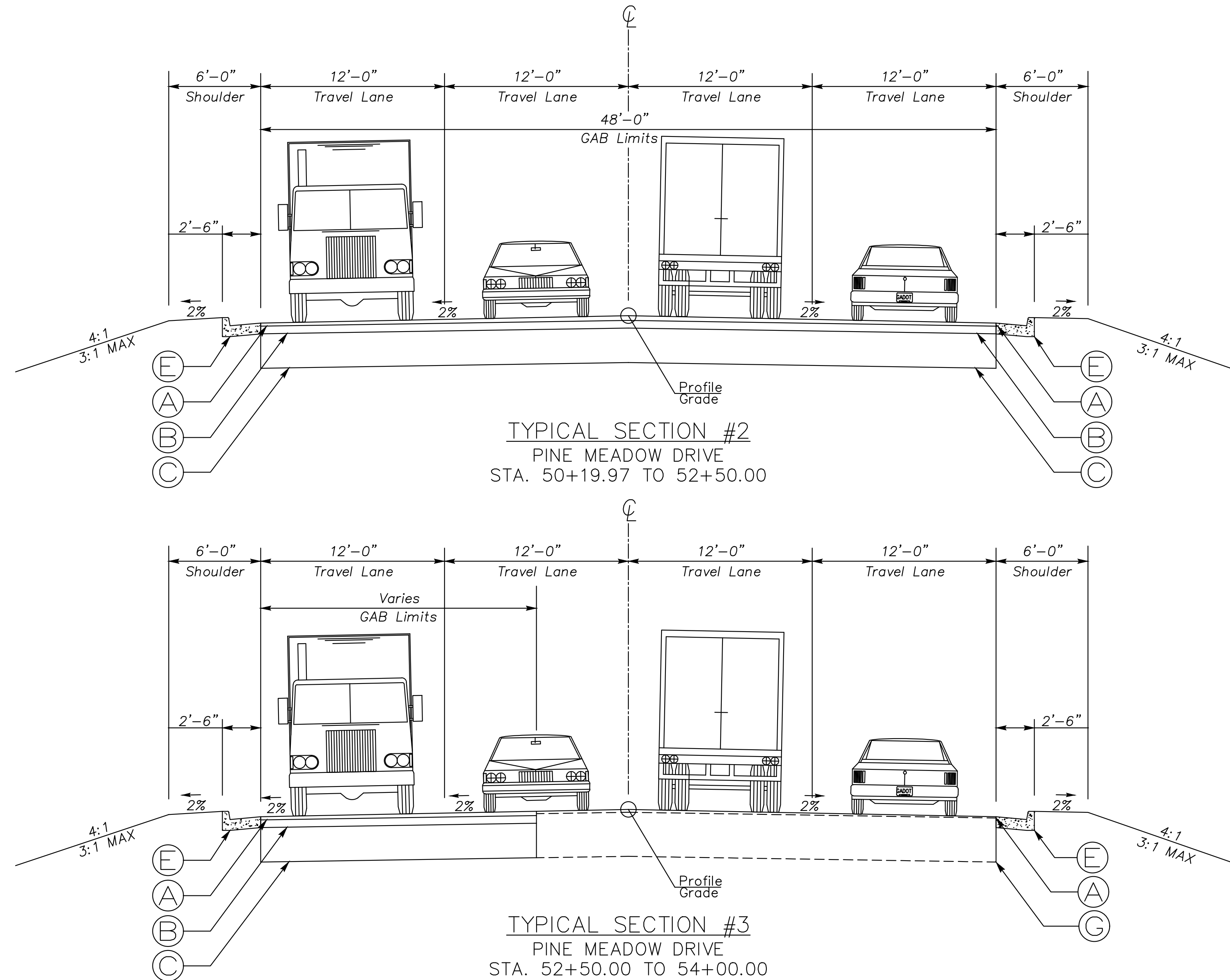
HICKS TRACT DEVELOPMENT

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05-0001



Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract Office\CAD\GDOT Plans\Sheets\05-0001 - TYPICAL SECTIONS.dwg 05-0002 TYPICAL SECTIONS Jul 31, 2026 8:07am by: James Dusenbury



PAVEMENT DESIGN

- (A) 165 LB/SY (1.5") RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME
- (B) 220 LB/SY (2") RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME
- (C) 8" GRADED AGGREGATE BASE
- (D) RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME
- (E) CONC. CURB & GUTTER, 6 IN X 30 IN, TP.2 (GDOT STD 9032B)
- (F) INTEGRAL RAISED MEDIAN, TP 7 FACE (GDOT STD 9032B)
- (G) EXISTING PAVEMENT – RETAIN

NOTES

- TYPICAL SECTIONS ILLUSTRATING SUPERELEVATION AND TURN LANES ALSO APPLY TO OPPOSITE-HAND SECTIONS. SEE PLANS FOR LOCATION, DIRECTION, AND COMPLETE DETAILS OF EACH.
- SHOULDER TO SLOPE AT NORMAL RATE, HOWEVER, THE ALGEBRAIC DIFFERENCE IN PAVING SLOPE AND SHOULDER SLOPE SHALL NOT EXCEED 8%. MINIMUM SHOULDER SLOPE TO BE 2%.

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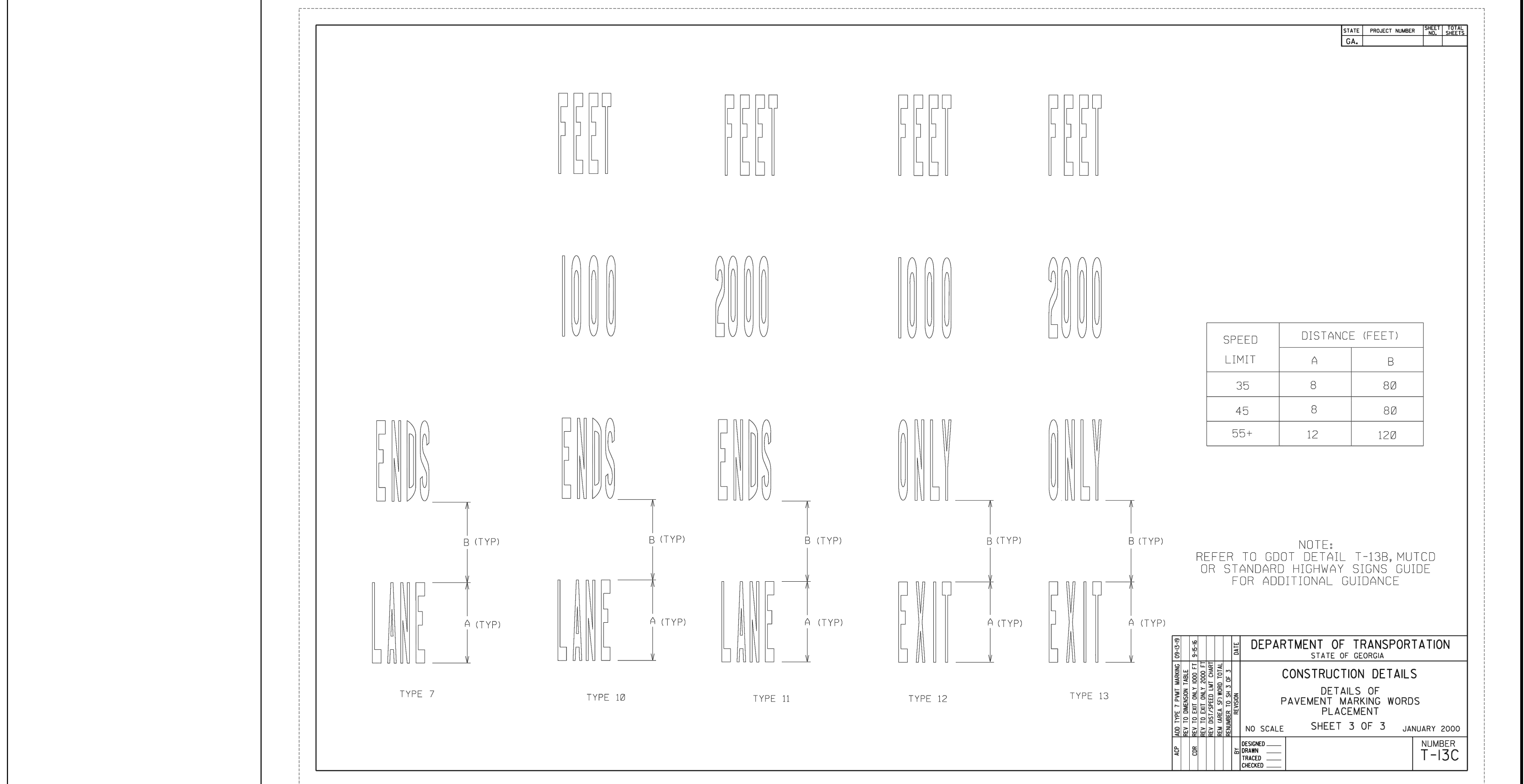
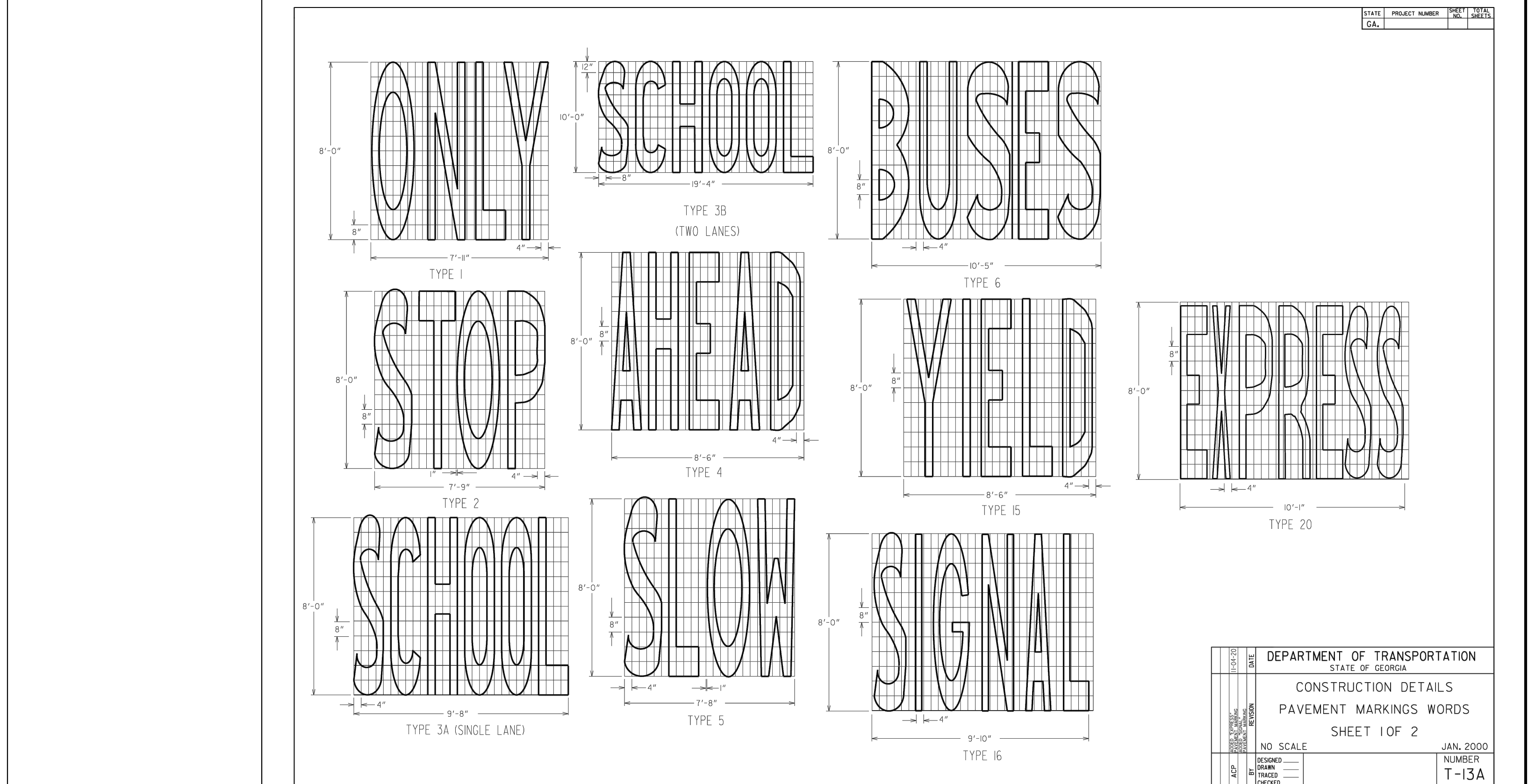
REVISION DATES

TYPICAL SECTIONS

HICKS TRACT DEVELOPMENT

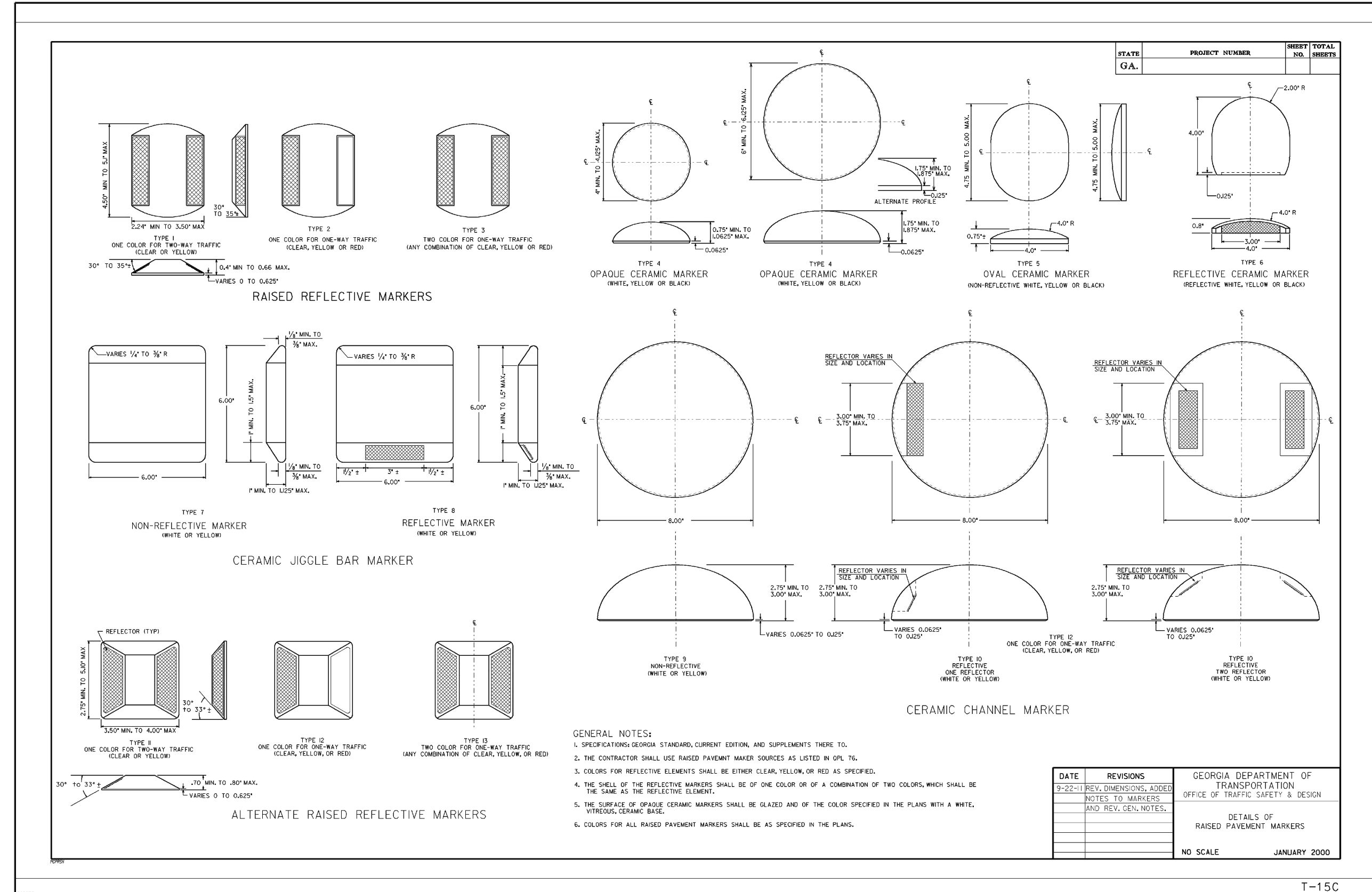
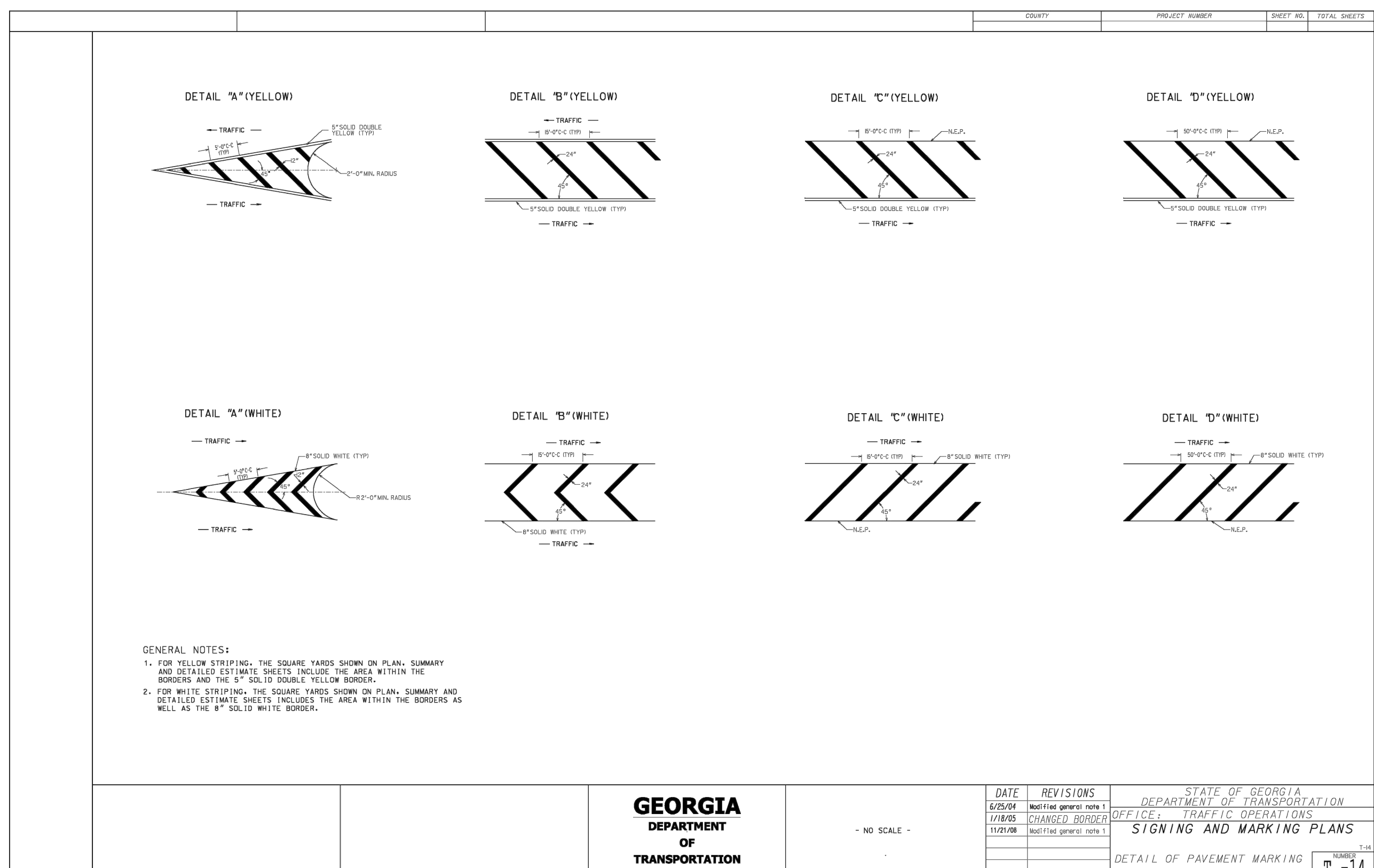
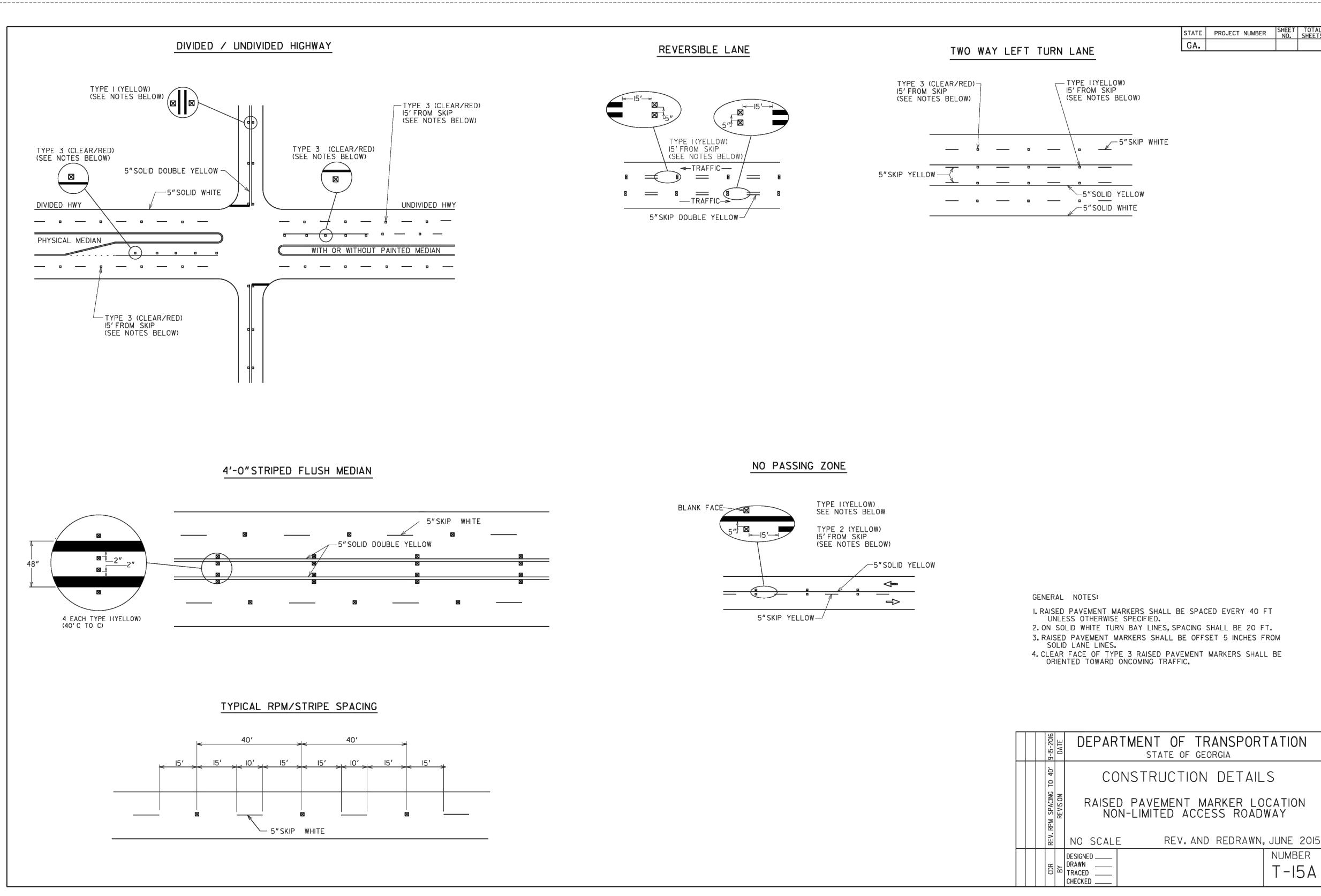
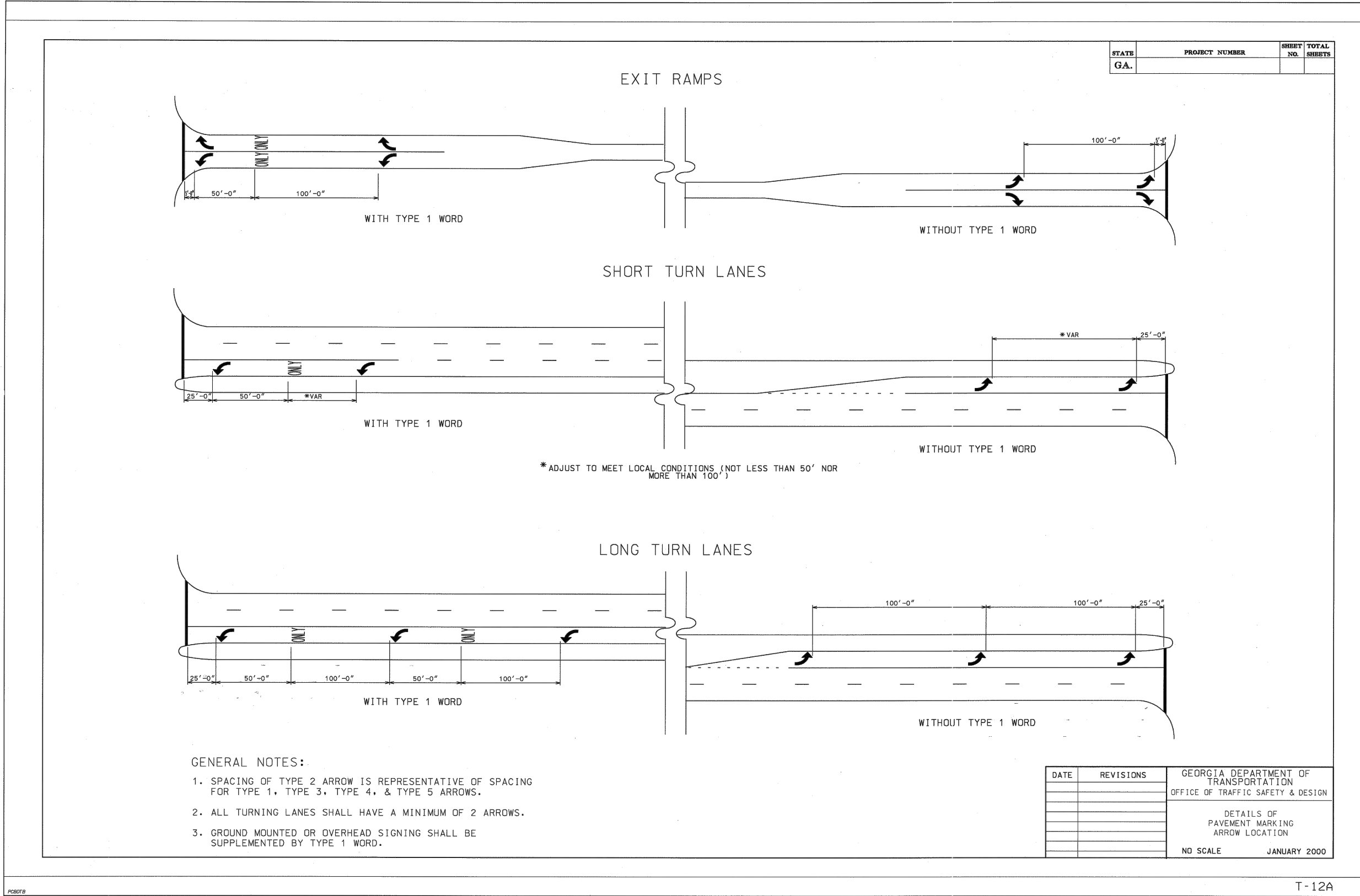
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| BACKCHECKED: | DATE: | 05-0002     |
| CORRECTED:   | DATE: |             |
| VERIFIED:    | DATE: |             |







Drawing name: K:SAV\_Civil01532024 - Hicks Tract OfficeCAD:GDOT Plansheets05-0001 - TYPICAL SECTIONS.dwg 05-0004 MISCELLANEOUS DETAILS Jul 31, 2026 6:07am By: James Dusenbury



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REVISION DATES

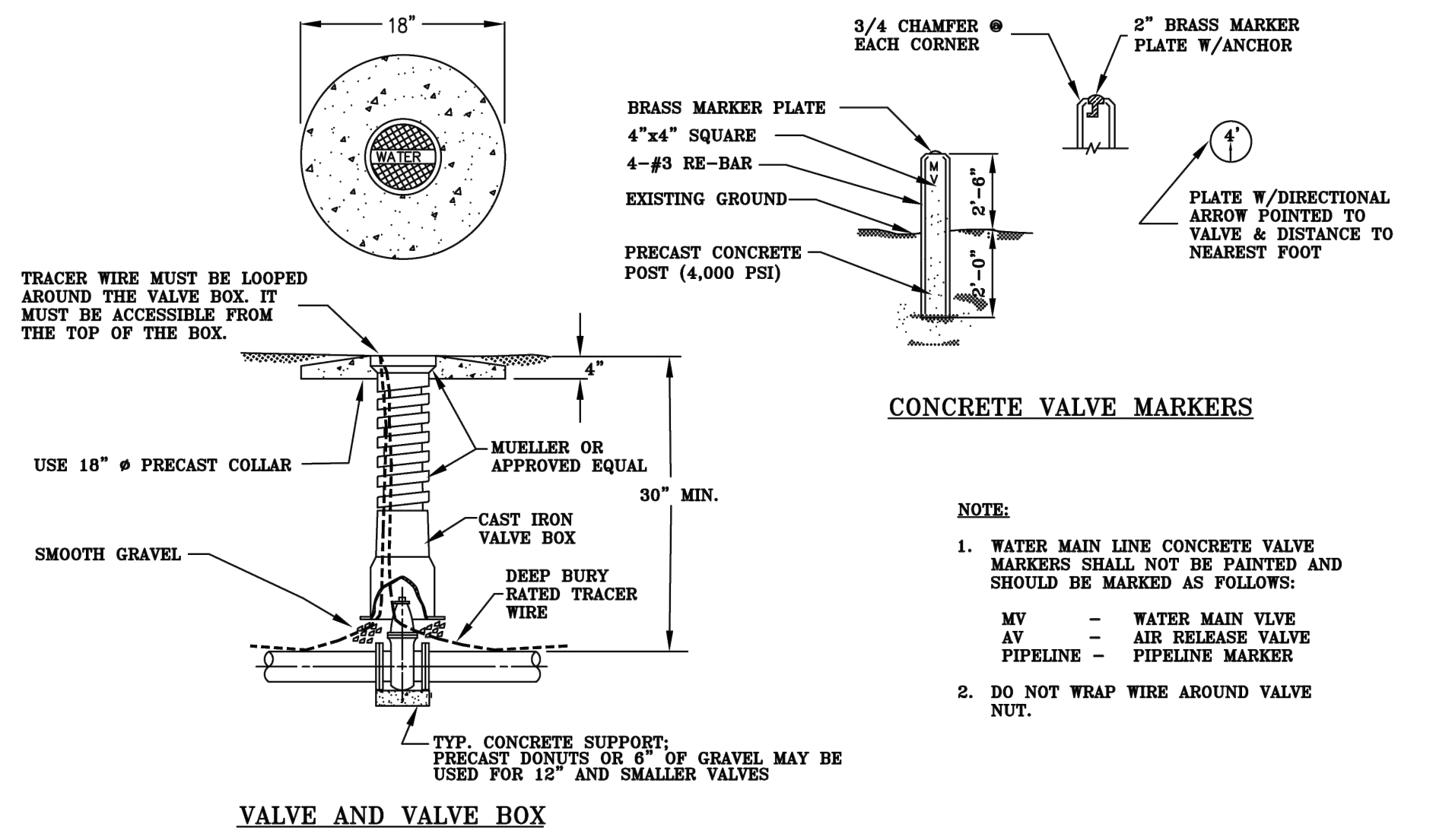
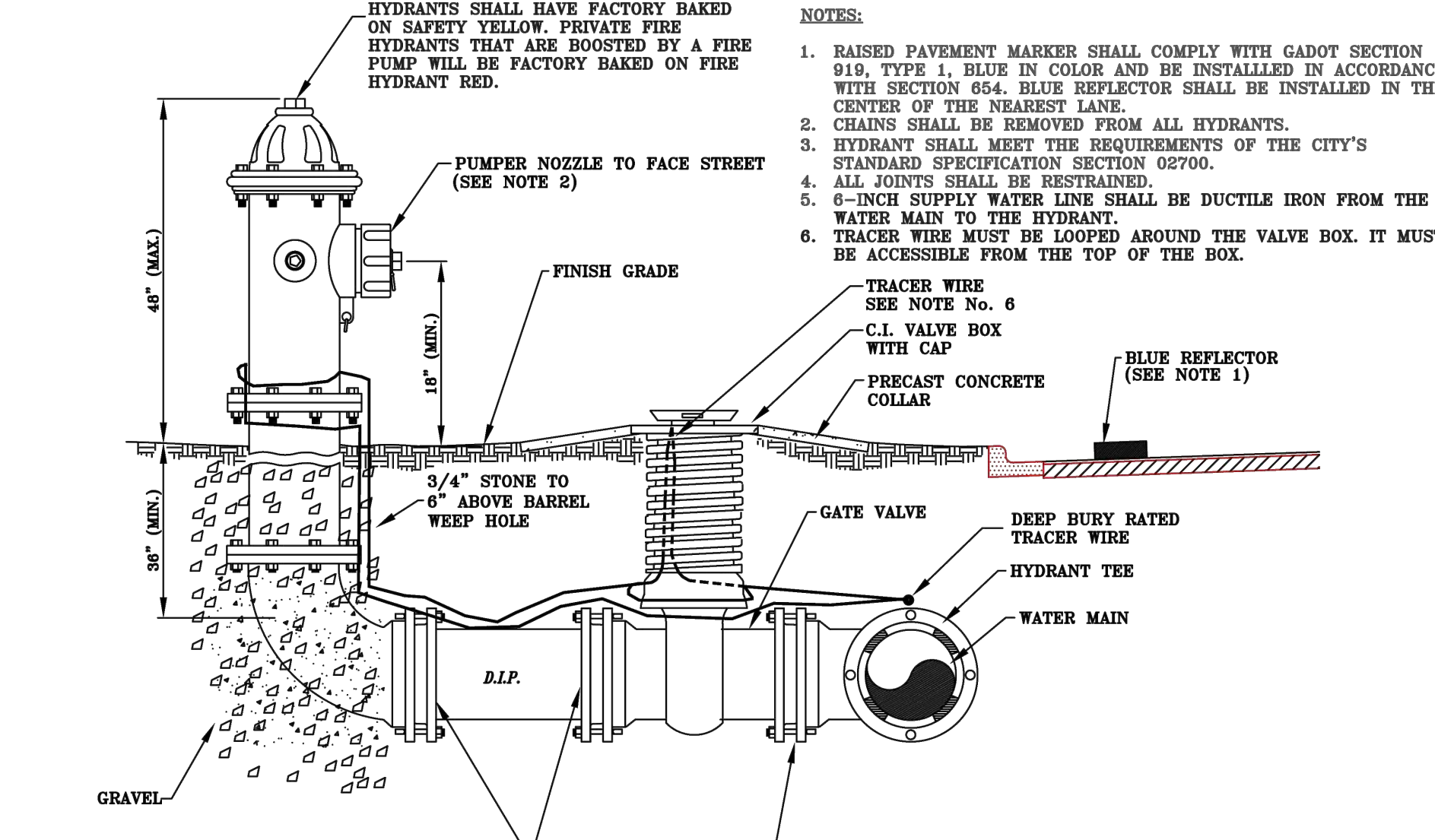
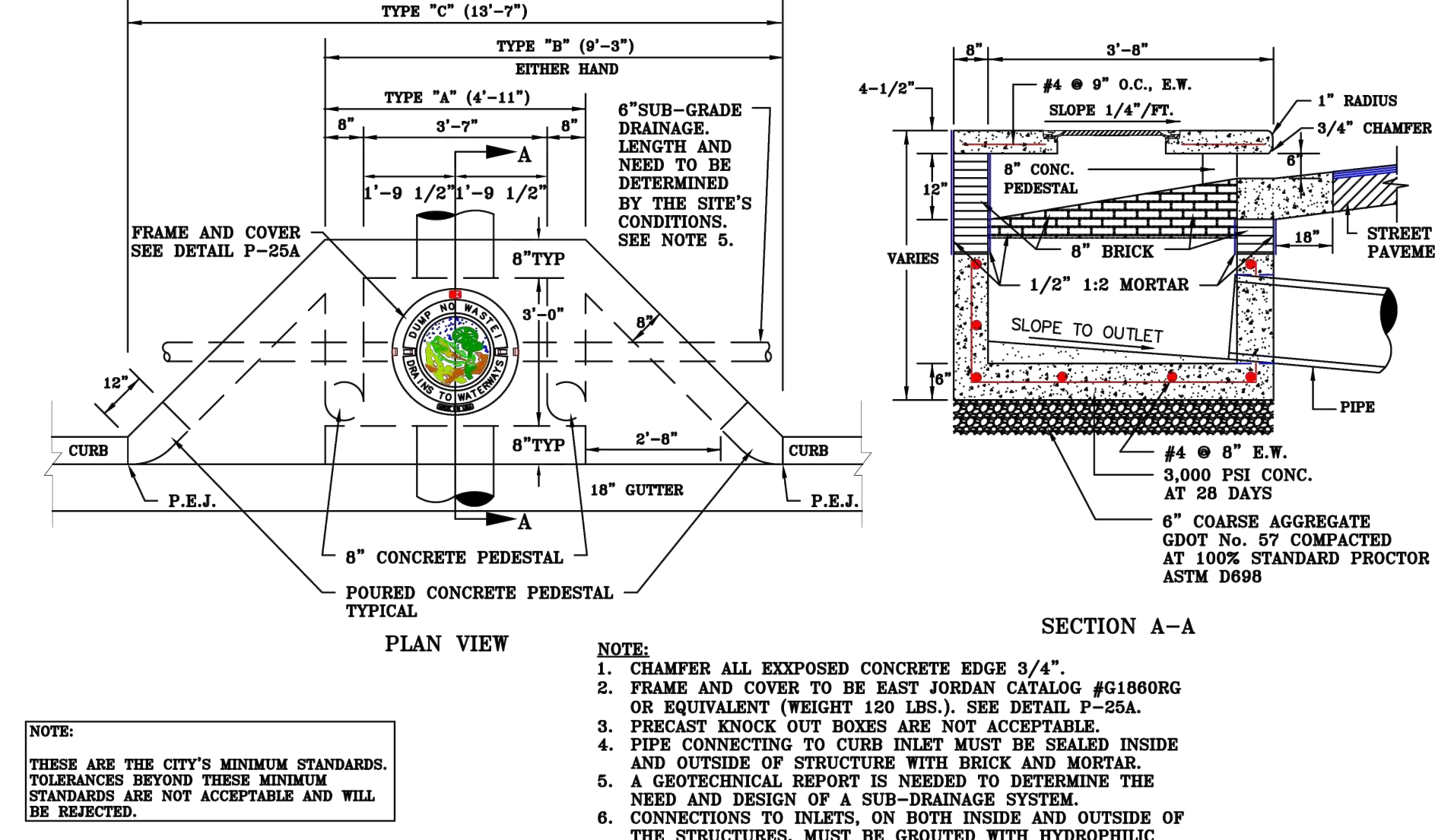
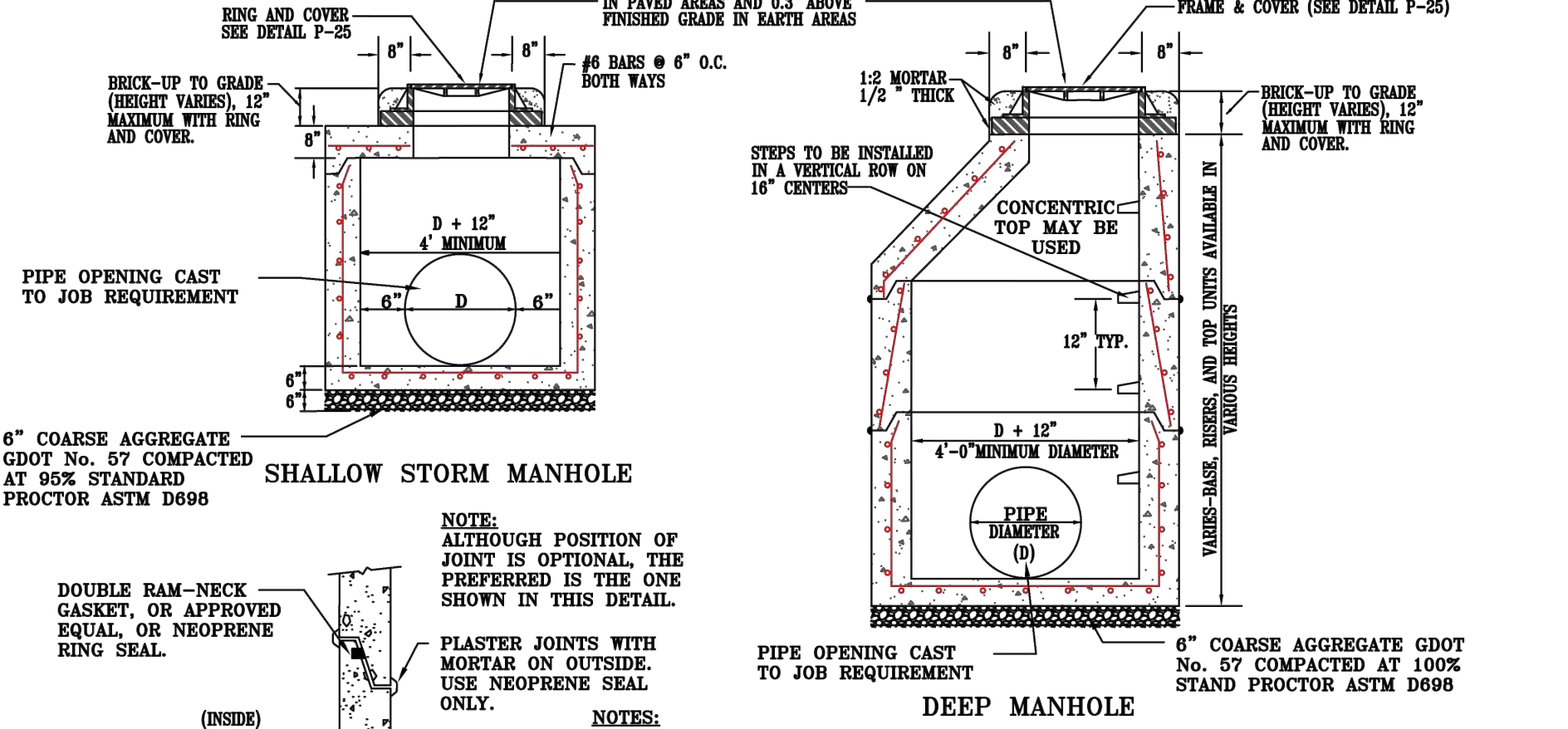
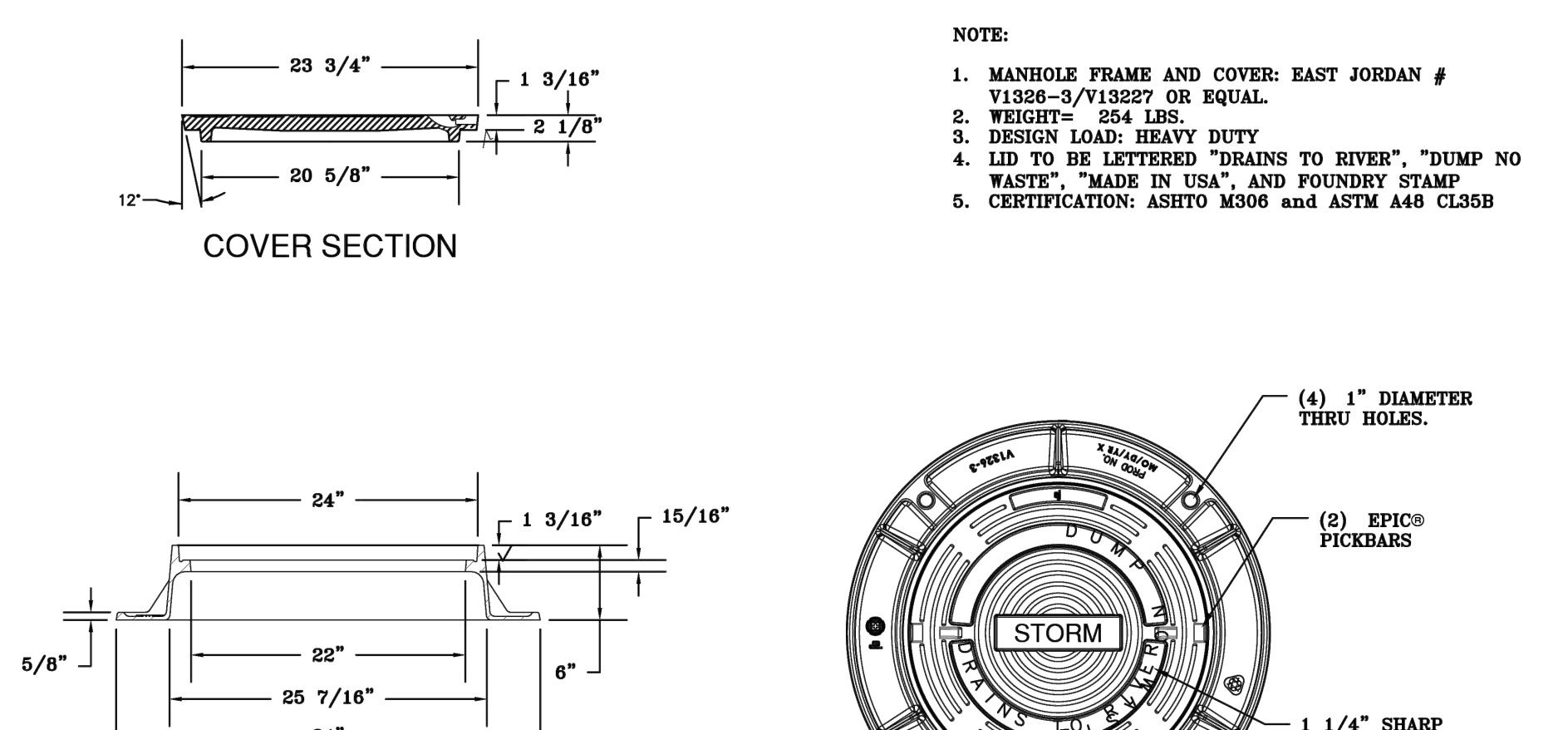
MISCELLANEOUS DETAILS

HICKS TRACT DEVELOPMENT

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| CHECKED:     | DATE: | DRAWING No. |
| BACKCHECKED: | DATE: |             |
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| VERIFIED:    | DATE: | 05-0004     |



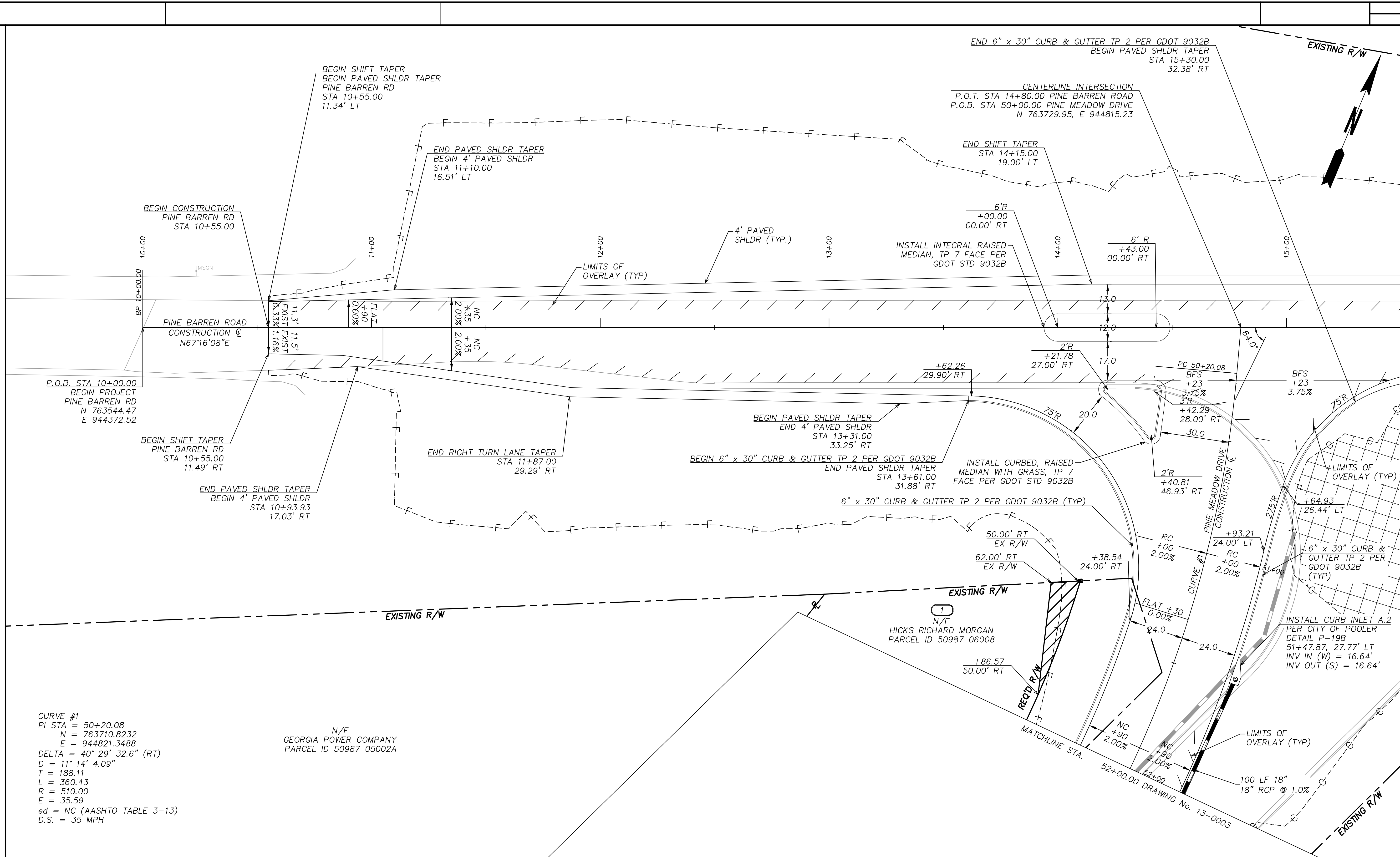
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|                                                                                                                                                                                             |  |                                                                            |      |                                                                                                                                                                                              |  |                                                                            |      |                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                         |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|------|
|  <p>ORIGINAL: HGB- 2006</p>                                                                               |  |                                                                            |      |  <p>ORIGINAL: HGB- 2006</p>                                                                               |  |                                                                            |      |  <p>NOTE:<br/>THESE ARE THE CITY'S MINIMUM STANDARDS. TOLERANCES BEYOND THESE MINIMUM STANDARDS ARE NOT ACCEPTABLE AND WILL BE REJECTED.</p>                                                                                                                                                   |  |                                                                         |      |
|  <p><b>CITY OF POOLER</b><br/>2024 STANDARD DETAIL</p> <p><b>WATER VALVE</b></p>                           |  | REVISED BY: EOM<br>CHECKED BY: J. W.<br>SCALE: N.T.S.<br>DATE: APRIL, 2024 | W-03 |  <p><b>CITY OF POOLER</b><br/>2024 STANDARD DETAIL</p> <p><b>FIRE HYDRANT</b></p>                         |  | REVISED BY: EOM<br>CHECKED BY: J. W.<br>SCALE: N.T.S.<br>DATE: APRIL, 2024 | W-04 |  <p><b>CITY OF POOLER</b><br/>2024 STANDARD DETAIL</p> <p><b>STANDARD CURB INLET</b></p>                                                                                                                                                                                                       |  | DONE BY: EOM<br>CHECKED BY: J. W.<br>SCALE: N.T.S.<br>DATE: APRIL, 2024 | P-19 |
|  <p>NOTE:<br/>ALTHOUGH POSITION OF JOINT IS OPTIONAL, THE PREFERRED IS THE ONE SHOWN IN THIS DETAIL.</p> |  |                                                                            |      |  <p>NOTE:<br/>ALTHOUGH POSITION OF JOINT IS OPTIONAL, THE PREFERRED IS THE ONE SHOWN IN THIS DETAIL.</p> |  |                                                                            |      |  <p>NOTE:<br/>1. MANHOLE FRAME AND COVER: EAST JORDAN # V1306-3/13227 OR EQUAL.<br/>2. WEIGHT= 254 LBS.<br/>3. DESIGN LOAD: HEAVY DUTY<br/>4. LID TO BE LETTERED "DRAINS TO RIVER", "DUMP NO WASTE", "MADE IN USA", AND FOUNDRY STAMP<br/>5. CERTIFICATION: ASHTO M308 and ASTM A48 CL35B</p> |  |                                                                         |      |
|  <p><b>CITY OF POOLER</b><br/>2024 STANDARD DETAIL</p> <p><b>STANDARD PRECAST CONCRETE MANHOLE</b></p>   |  | DONE BY: EOM<br>CHECKED BY: J. W.<br>SCALE: N.T.S.<br>DATE: APRIL, 2024    | P-23 |  <p><b>CITY OF POOLER</b><br/>2024 STANDARD DETAIL</p> <p><b>STORMWATER MANHOLE COVER AND FRAME</b></p> |  | DONE BY: EOM<br>CHECKED BY: J. W.<br>SCALE: N.T.S.<br>DATE: APRIL, 2024    | P-25 |                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                         |      |

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|  <p>Engineering, Planning, and Environmental Consultants<br/>33 Bull St, Suite 505<br/>Savannah, GA 31401</p> |  |  |  | REVISION DATES |  |  |  | MISCELLANEOUS DETAILS   |  |  |  |
|                                                                                                                                                                                                    |  |  |  |                |  |  |  | HICKS TRACT DEVELOPMENT |  |  |  |
|                                                                                                                                                                                                    |  |  |  |                |  |  |  | DRAWING No.             |  |  |  |
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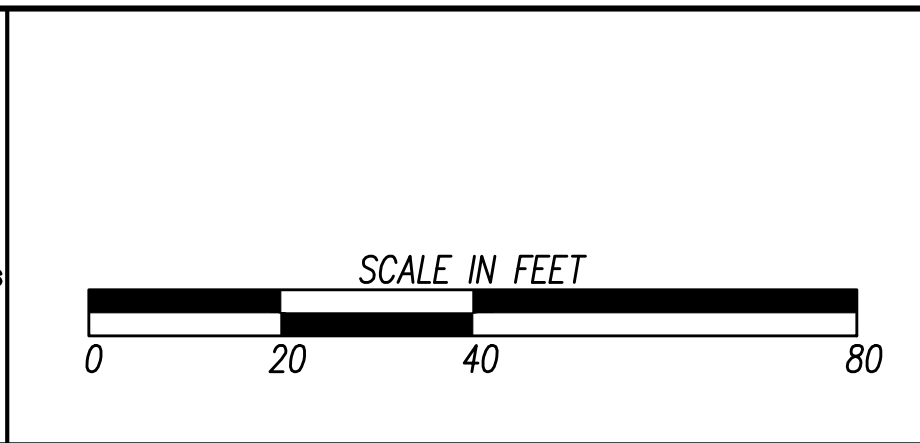
Drawing name: K:SAV\_Civil011532024\_Hicks Tract OfficeCAD:GDOT Plansheets\13-0001 - CONSTRUCTION LAYOUT.dwg Jul 31, 2026 8:07am by: James Dusenbury



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|-------------------------------------------------------|--|
| PROPERTY AND EXISTING R/W LINE                        |  |
| REQUIRED R/W LINE                                     |  |
| LIMIT OF DISTURBANCE                                  |  |
| PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES |  |
| TEMPORARY EASEMENT FOR CONST. OF SLOPES               |  |
| TEMPORARY EASEMENT FOR CONST. OF DRIVES               |  |

REMOVE EXISTING ASPHALT PAVEMENT

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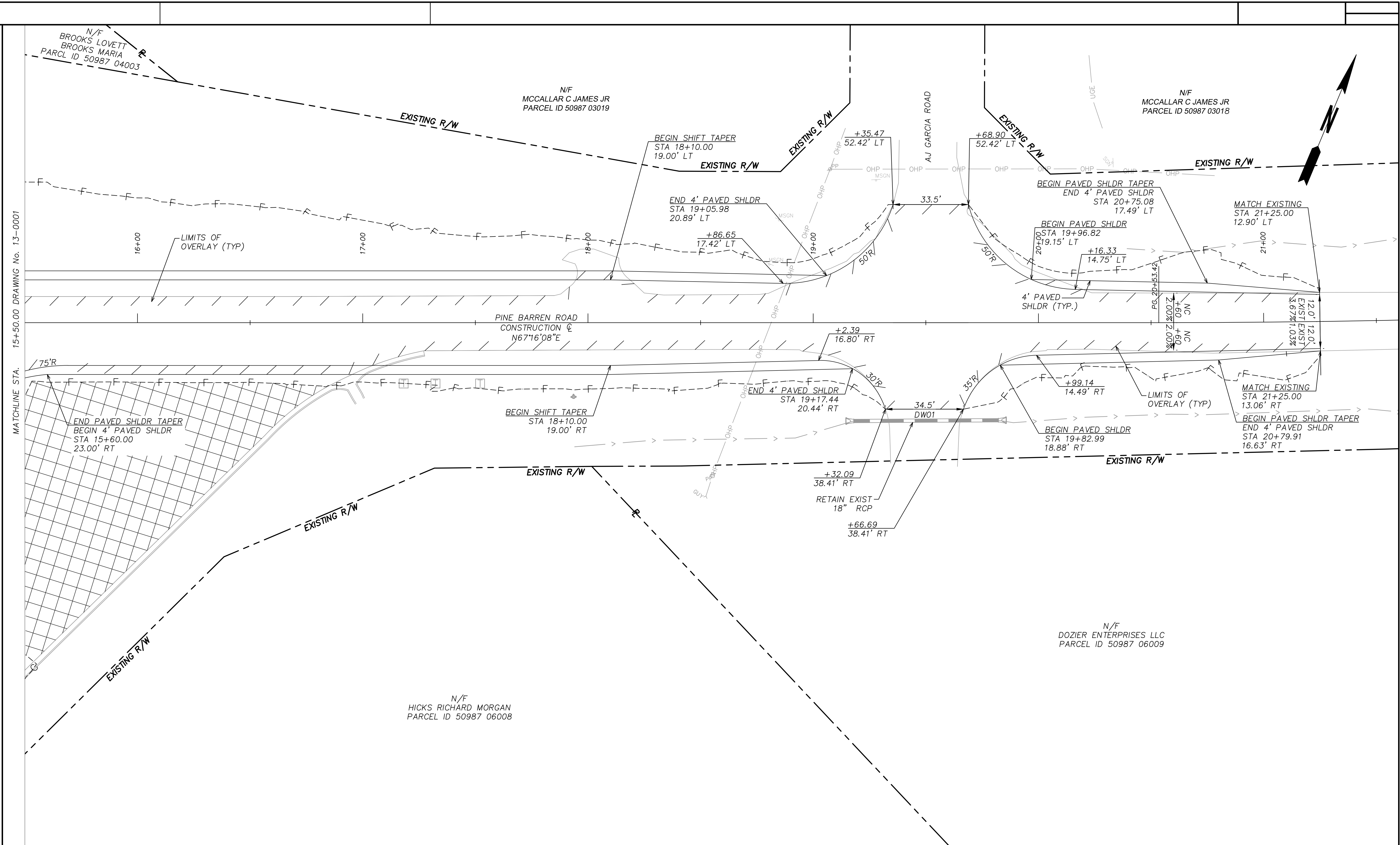


| REVISION DATES |  |  |
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| CONSTRUCTION PLANS      |  |       |         |
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| HICKS TRACT DEVELOPMENT |  |       |         |
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| VERIFIED:               |  | DATE: |         |
| DRAWING No.             |  |       | 13-0001 |

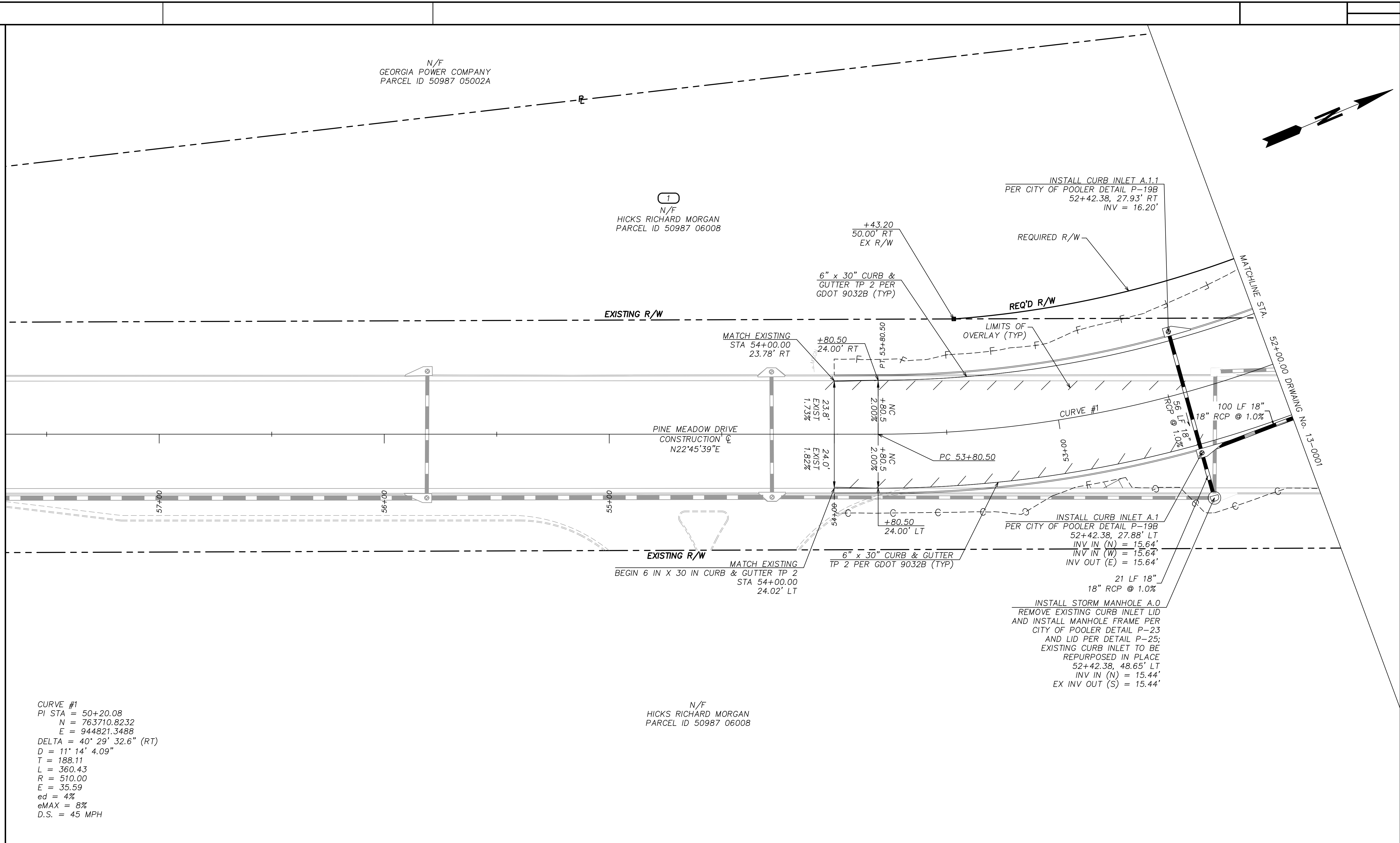


Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract Office\CAD\GDOT Plans\13-0001 - CONSTRUCTION LAYOUT.dwg 13-0002 CONSTRUCTION LAYOUT Jul 31, 2026 8:07am by: James Dusenbury





Drawing name: K:SAV\_Civil011532024\_Hicks Tract Office\CAD\GDOT Plans\sheet\13-0001 - CONSTRUCTION LAYOUT.dwg 13-0003 CONSTRUCTION LAYOUT Aug 03, 2026 3:22pm By: David Smith

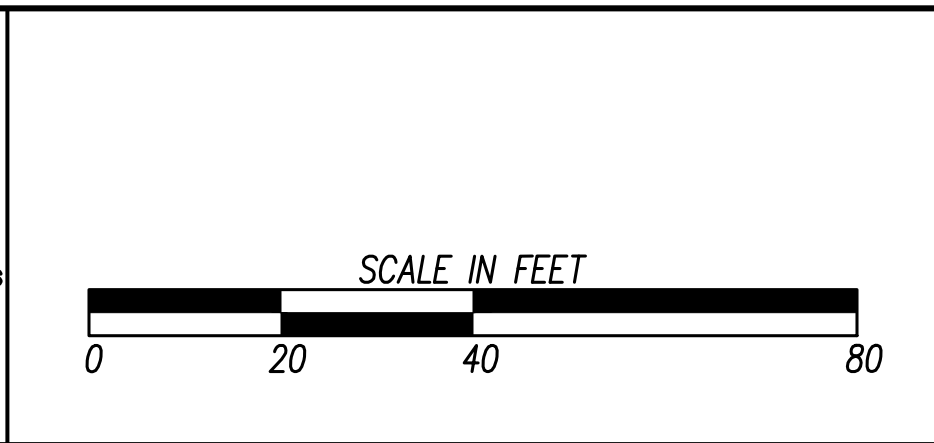


CURVE #1  
PI STA = 50+20.08  
N = 763710.8232  
E = 944821.3488  
DELTA = 40° 29' 32.6" (RT)  
D = 11' 14' 4.09"  
T = 188.11  
L = 360.43  
R = 510.00  
E = 35.59  
ed = 4%  
eMAX = 8%  
D.S. = 45 MPH

|                                                       |  |
|-------------------------------------------------------|--|
| PROPERTY AND EXISTING R/W LINE                        |  |
| REQUIRED R/W LINE                                     |  |
| LIMIT OF DISTURBANCE                                  |  |
| PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES |  |
| TEMPORARY EASEMENT FOR CONST. OF SLOPES               |  |
| TEMPORARY EASEMENT FOR CONST. OF DRIVES               |  |

REMOVE EXISTING ASPHALT PAVEMENT

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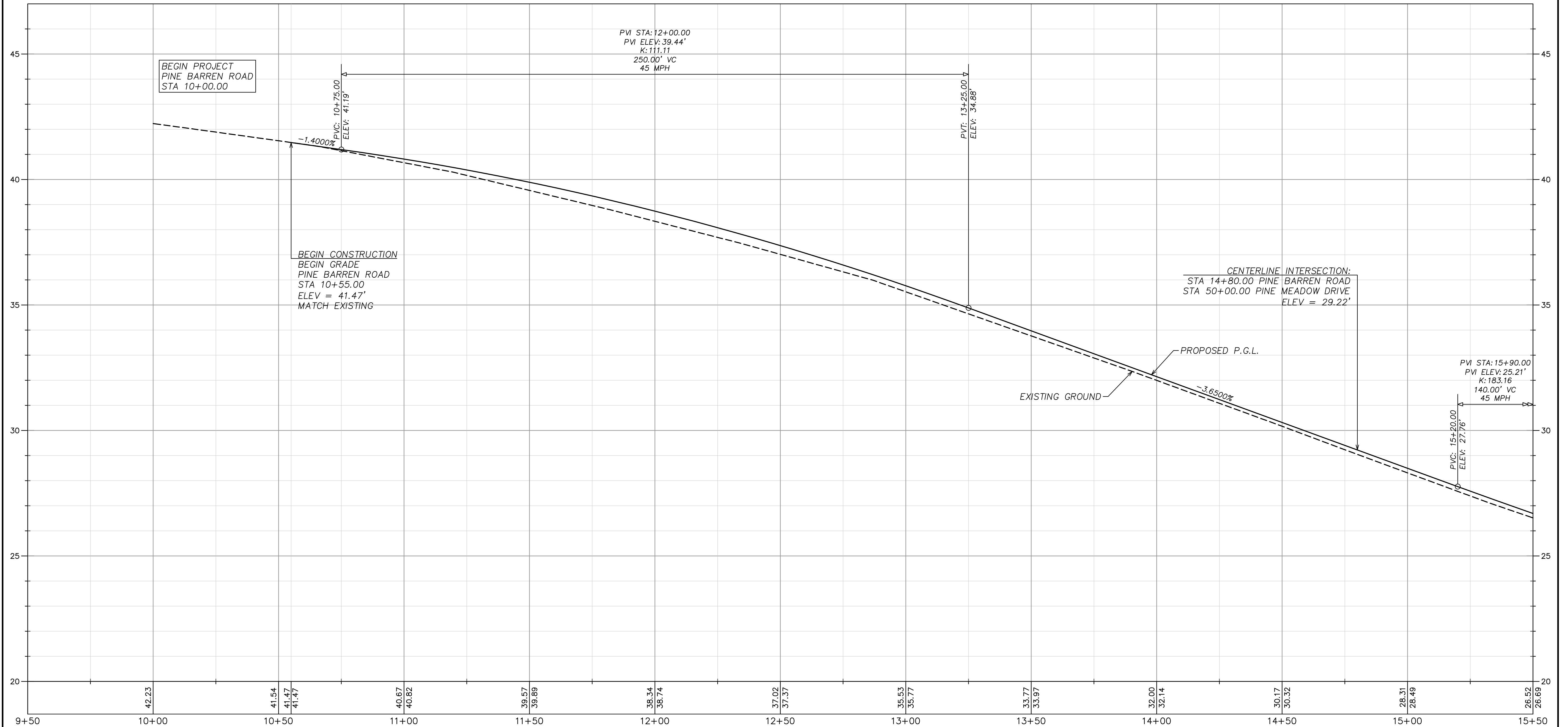


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| CONSTRUCTION PLANS      |  |       |         |
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| DRAWING No.             |  |       | 13-0003 |



Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract\Office\CAD\GDOT Plansheets\15-0001 - MAINLINE ROADWAY PROFILES.dwg    Jul 31, 2026 8:07am    by: James Dusenbury



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SCALE: 1" = 20' HORIZ.  
1" = 2' VERT.

REVISION DATES

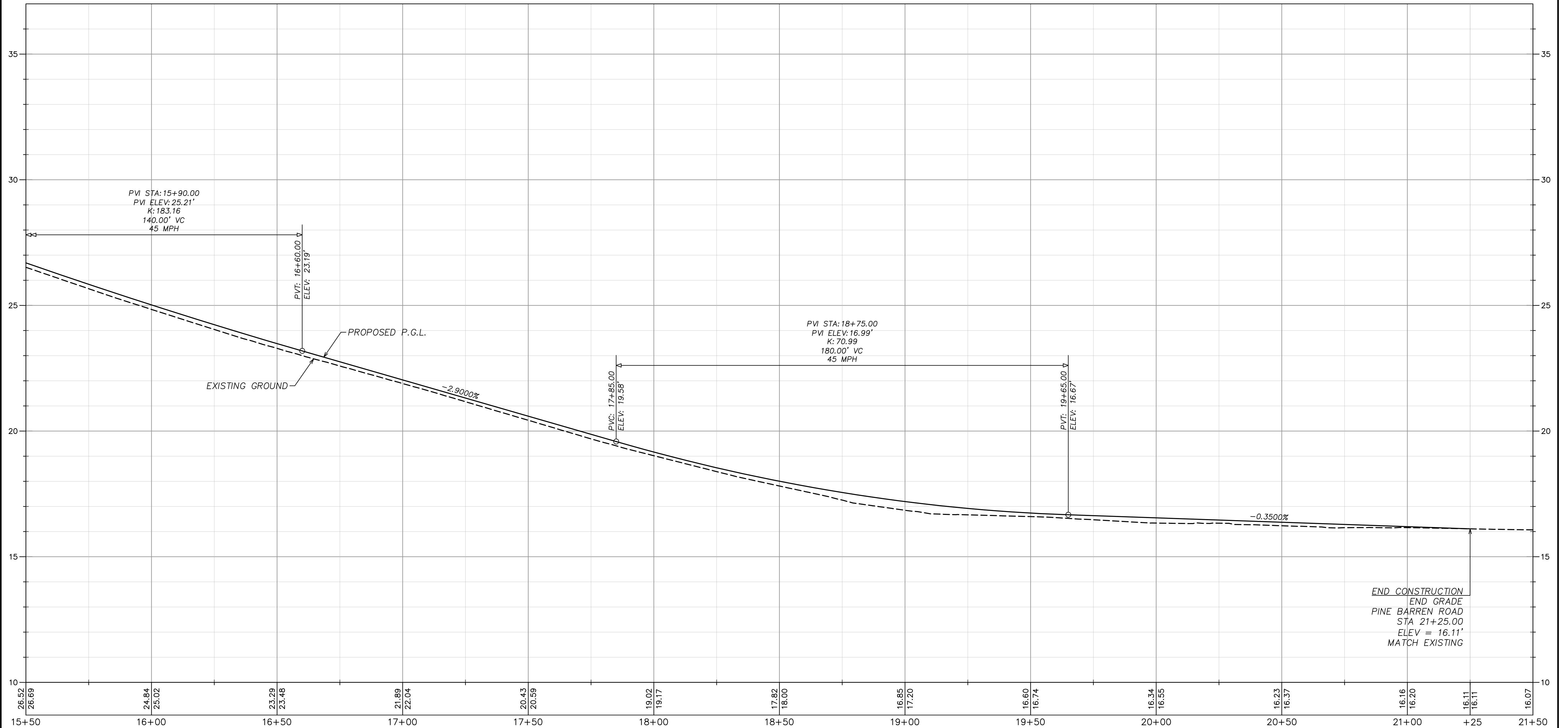
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**MAINLINE PROFILE**  
PINE BARREN ROAD  
HICKS TRACT DEVELOPMENT

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| CHECKED:     | DATE: | DRAWING No.<br><b>15-0001</b> |
| BACKCHECKED: | DATE: |                               |
| CORRECTED:   | DATE: |                               |
| VERIFIED:    | DATE: |                               |



Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract\Office\CAD\GDOT Plansheets\15-0001 - MAINLINE ROADWAY PROFILES.dwg    15-0002 MAINLINE ROADWAY PROFILES Jul 31, 2026 8:07am by: James Dusenbury



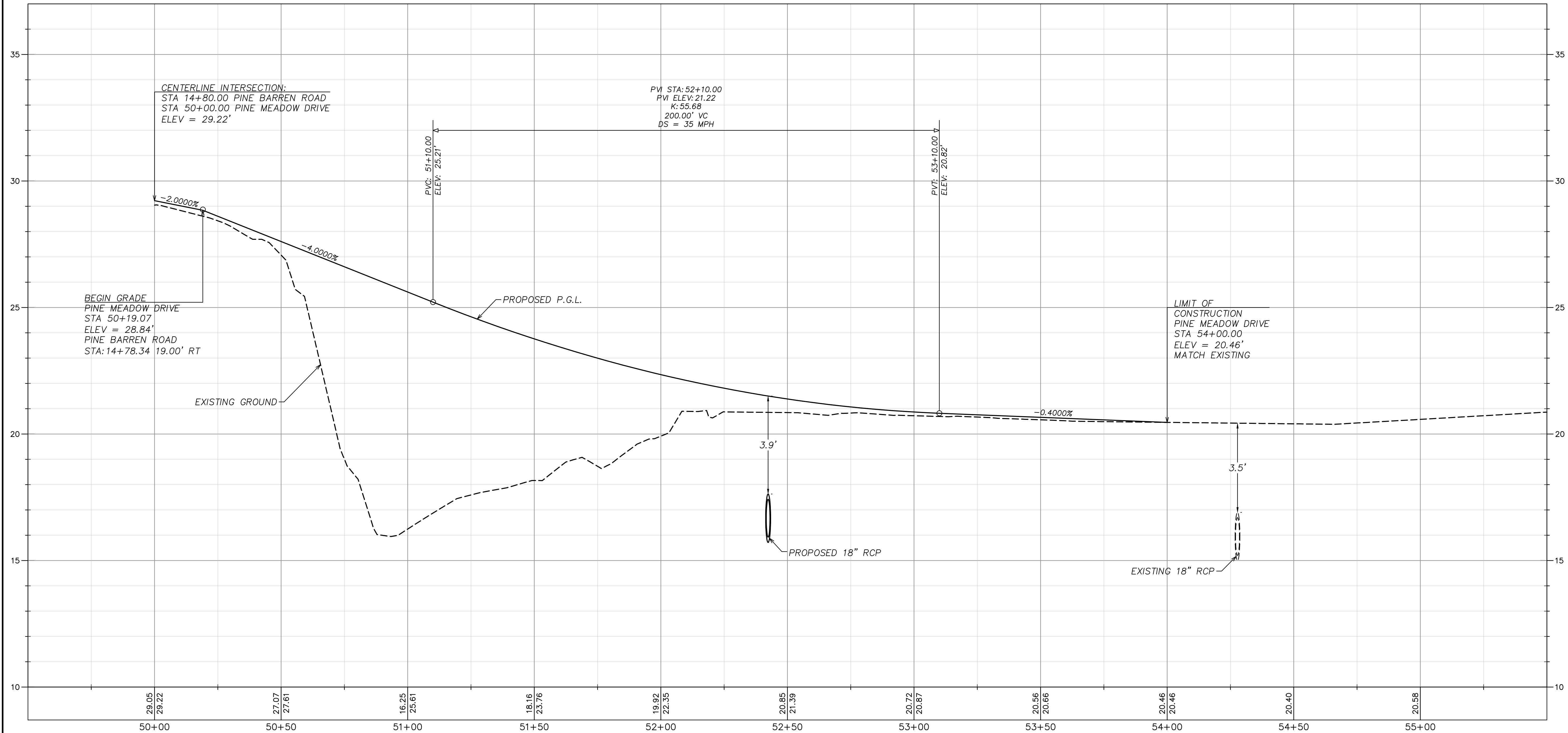
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SCALE: 1" = 20' HORIZ.  
1" = 2' VERT.

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| REVISION DATES |  |  | MAINLINE PROFILE        |  |       |                            |
|                |  |  | PINE BARREN ROAD        |  |       |                            |
|                |  |  | HICKS TRACT DEVELOPMENT |  |       |                            |
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Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract Office\CAD\GDOT Plansheets\16-0001 - CROSSROAD PROFILE.dwg 16-0001 - CROSSROAD PROFILE Jul 31, 2026 8:07am by: James Dusenbury



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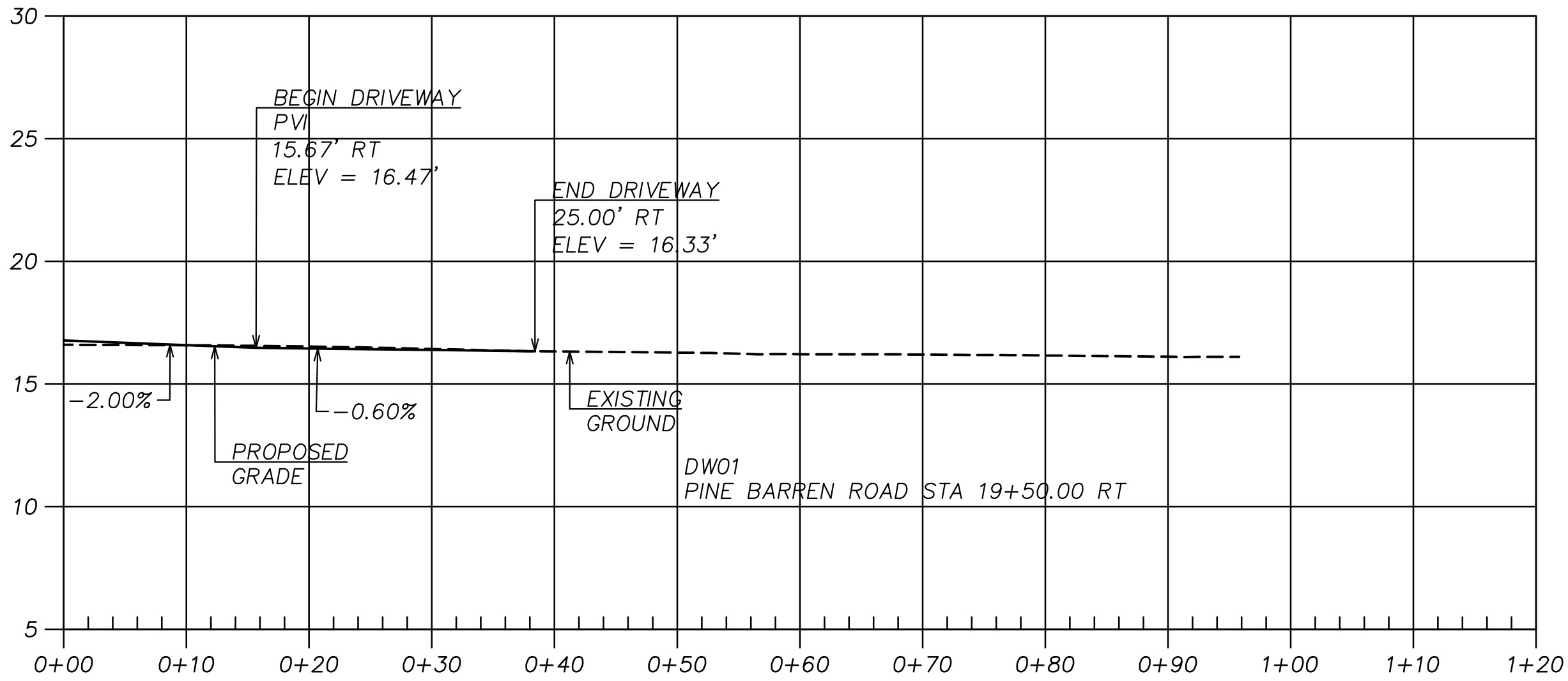
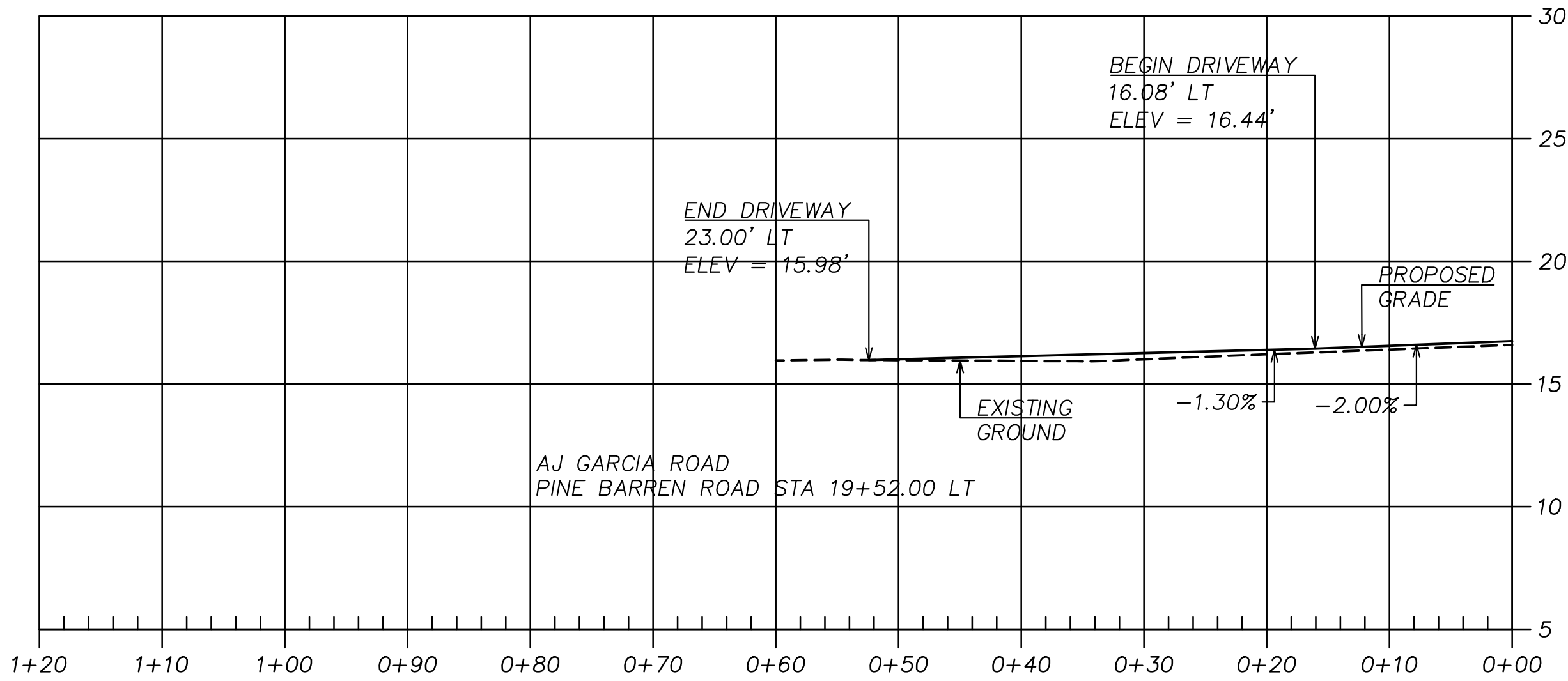
REVISION DATES

CROSSROAD PROFILE  
PINE MEADOW DRIVE  
HICKS TRACT DEVELOPMENT

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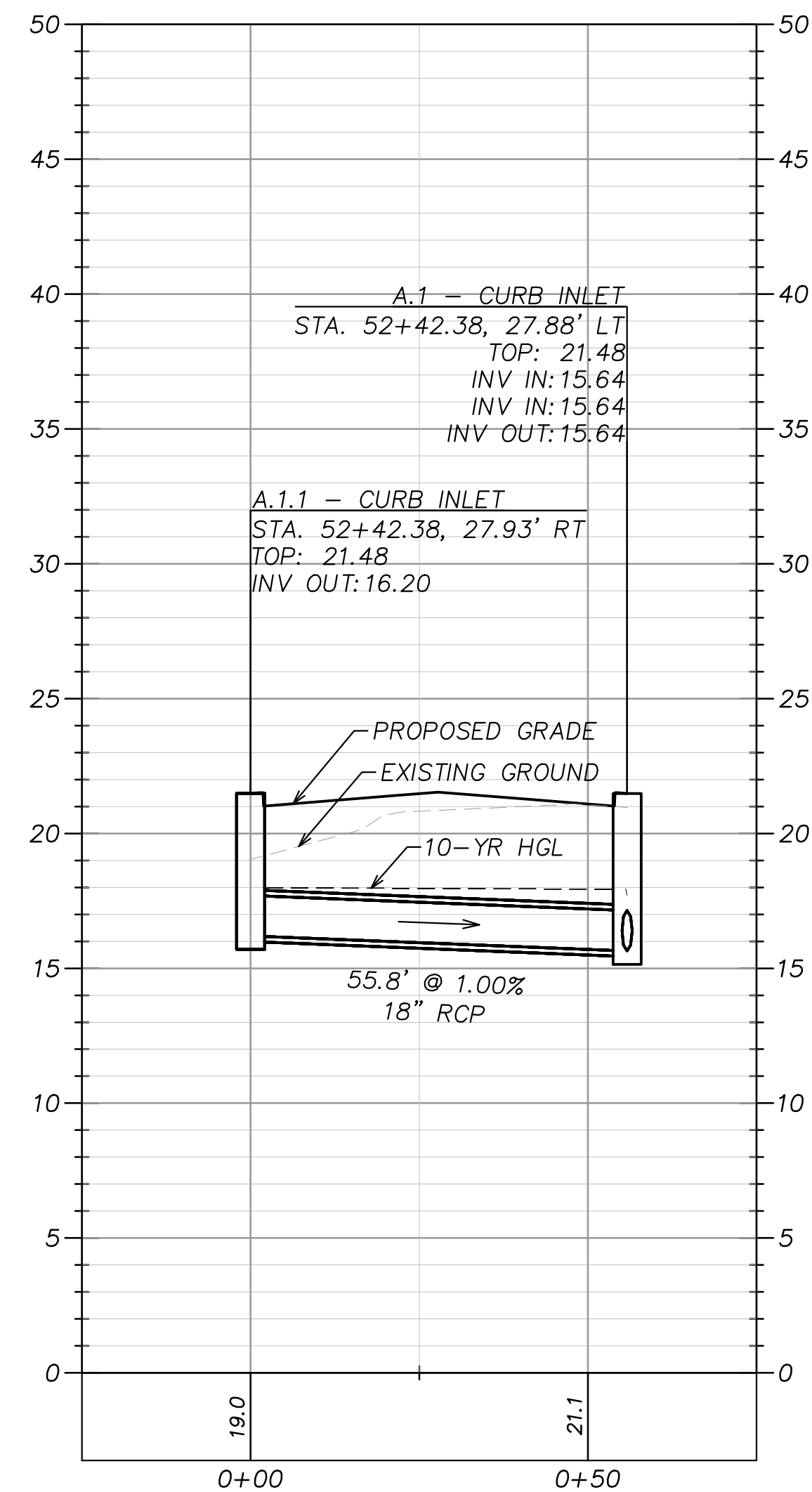
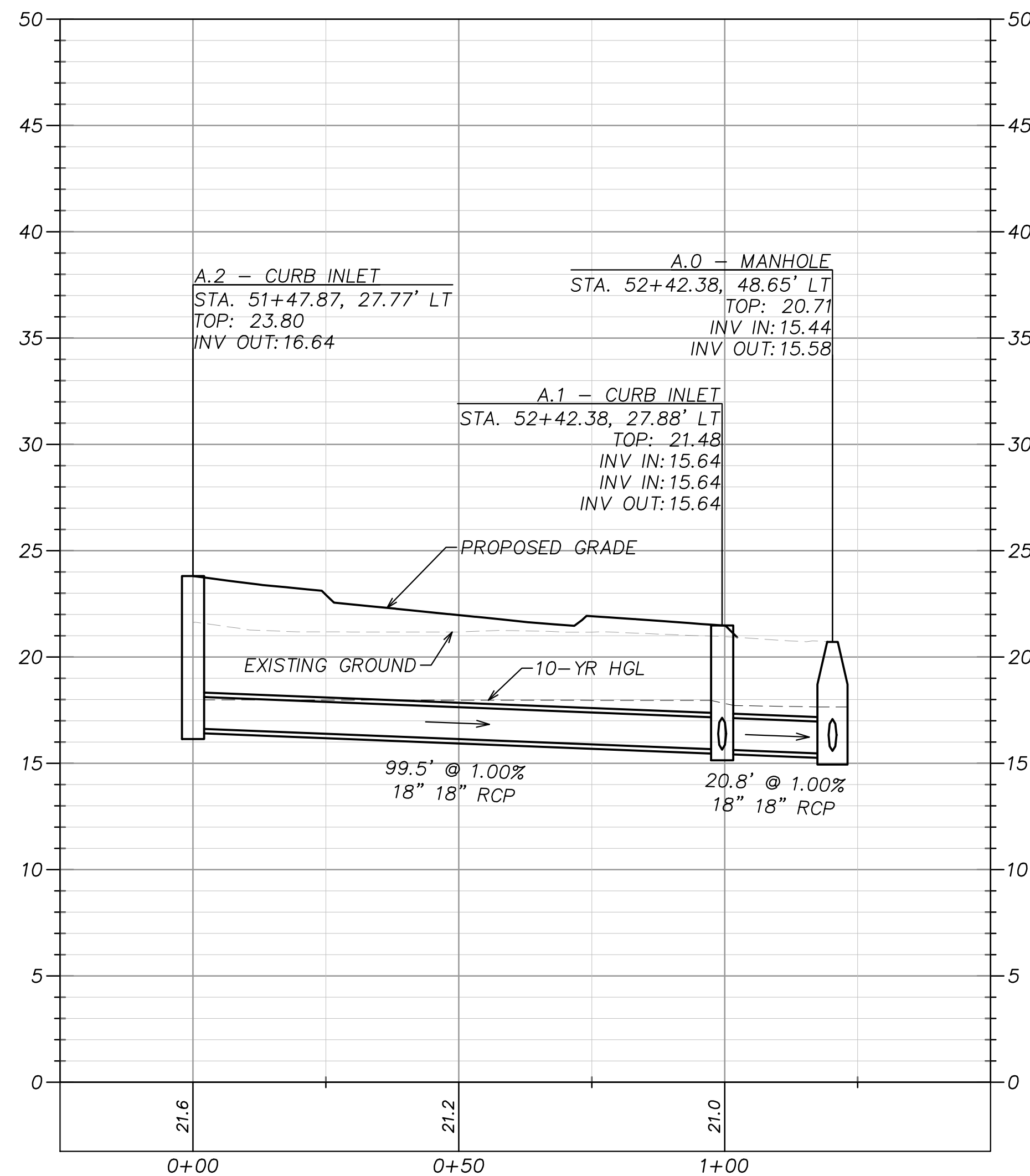
Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract\Office\CAD\GDOT Plans\sheet17-0001 - DRIVEWAY PROFILE.dwg Jul 31, 2026 8:07am by: James Dusenbury



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| <br>Engineering, Planning, and Environmental Consultants<br>33 Bull St, Suite 505<br>Savannah, GA 31401 | SCALE: 1" = 10' HORIZ.<br>1" = 5' VERT. | REVISION DATES |              |       | DRIVEWAY PROFILES       |       |                               |
|                                                                                                                                                                                              |                                         |                |              |       |                         |       |                               |
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Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract Office\CAD\GDOT Plansheets\22-0001 - DRAINAGE PROFILES.dwg 22-0001 DRAINAGE PROFILES Jul 31, 2026 8:07am by: James Dusenbury



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REVISION DATES

DRAINAGE PROFILES

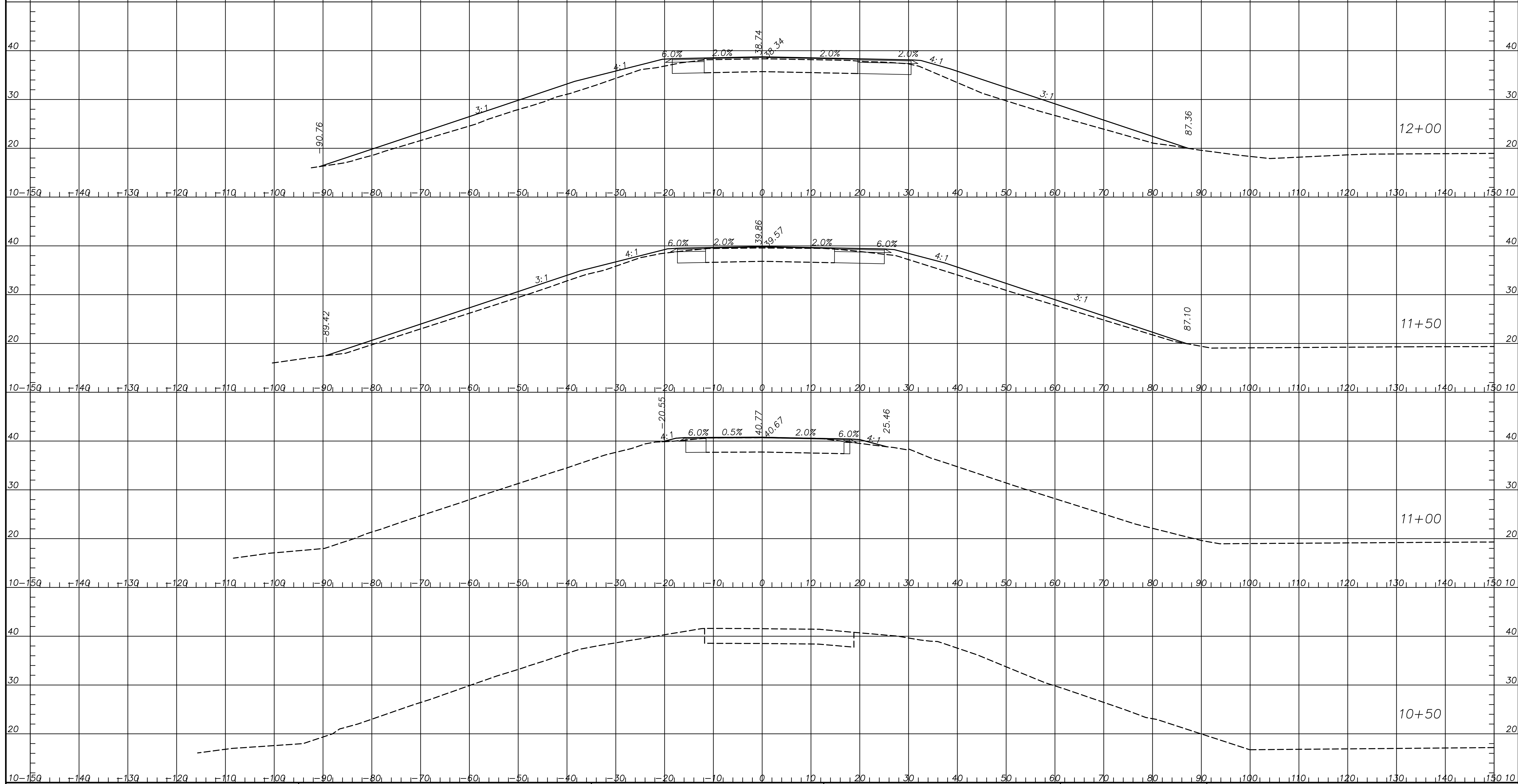
HICKS TRACT DEVELOPMENT

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22-0001



Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract Office\CAD\GDOT Plansheets\23-0001 - CROSS SECTIONS.dwg Jul 31, 2026 8:07am by: James Dusenbury



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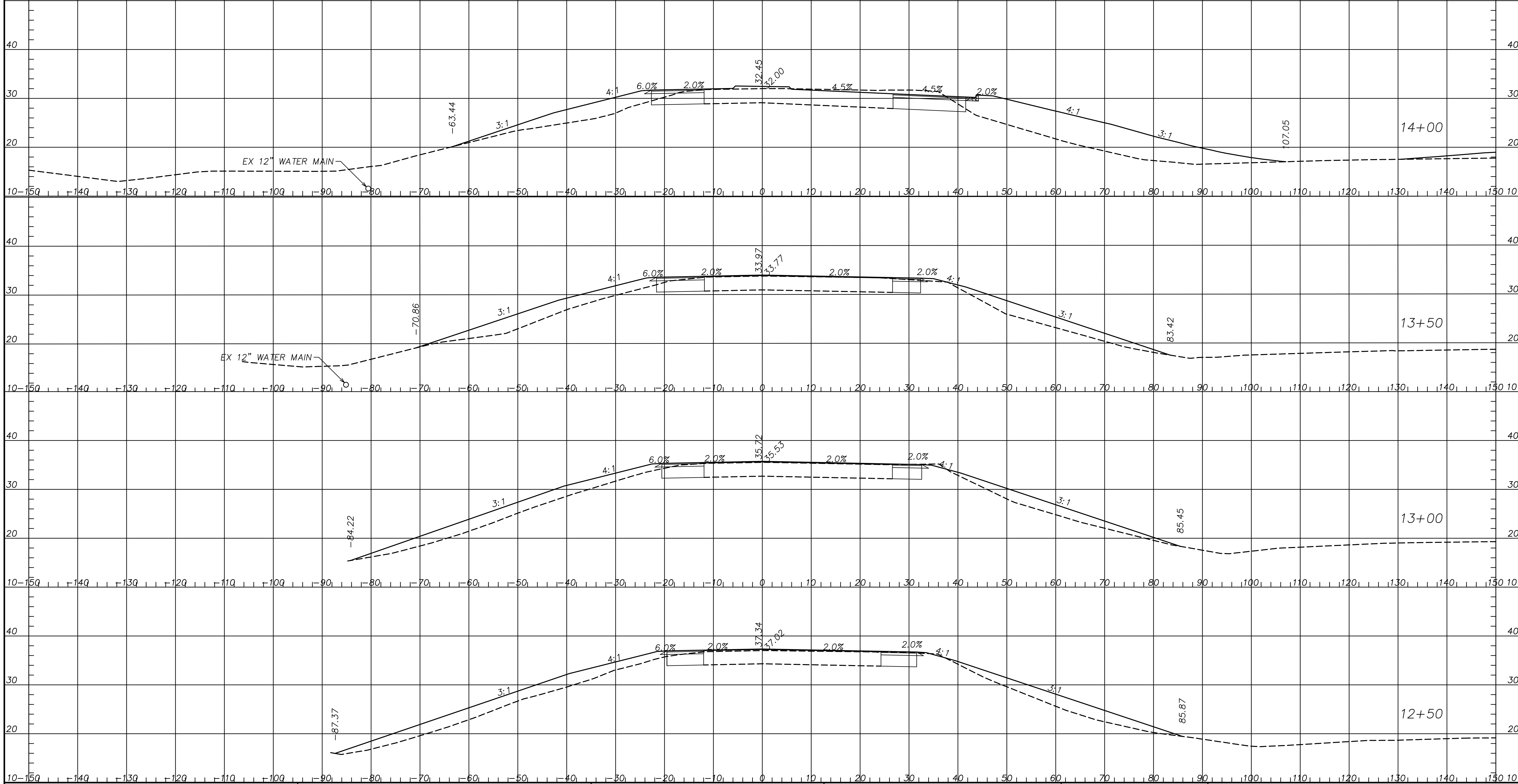
SCALE: 1" = 10' HORIZ.  
1" = 10' VERT.

REVISION DATES

| CROSS SECTIONS          |       |             |  |
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| PINE BARREN ROAD        |       |             |  |
| HICKS TRACT DEVELOPMENT |       |             |  |
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| BACKCHECKED:            | DATE: | 23-0001     |  |
| CORRECTED:              | DATE: |             |  |
| VERIFIED:               | DATE: |             |  |



Drawing name: K:\SAV\_Civil\011532024\_Hicks Tract Office\CAD\GDOT Plansheets\23-0002 CROSS SECTIONS.dwg Jul 31, 2026 8:07am by: James Dusenbury



NOTE: WATER AND FORCE MAIN  
LOCATIONS ARE APPROXIMATE BASED  
ON INFORMATION PROVIDED BY  
OTHERS. CONTRACTOR TO  
FIELD-VERIFY AND USE CAUTION  
DURING CONSTRUCTION.

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Savannah, GA 31401

SCALE: 1" = 10' HORIZ.  
1" = 10' VERT.

REVISION DATES

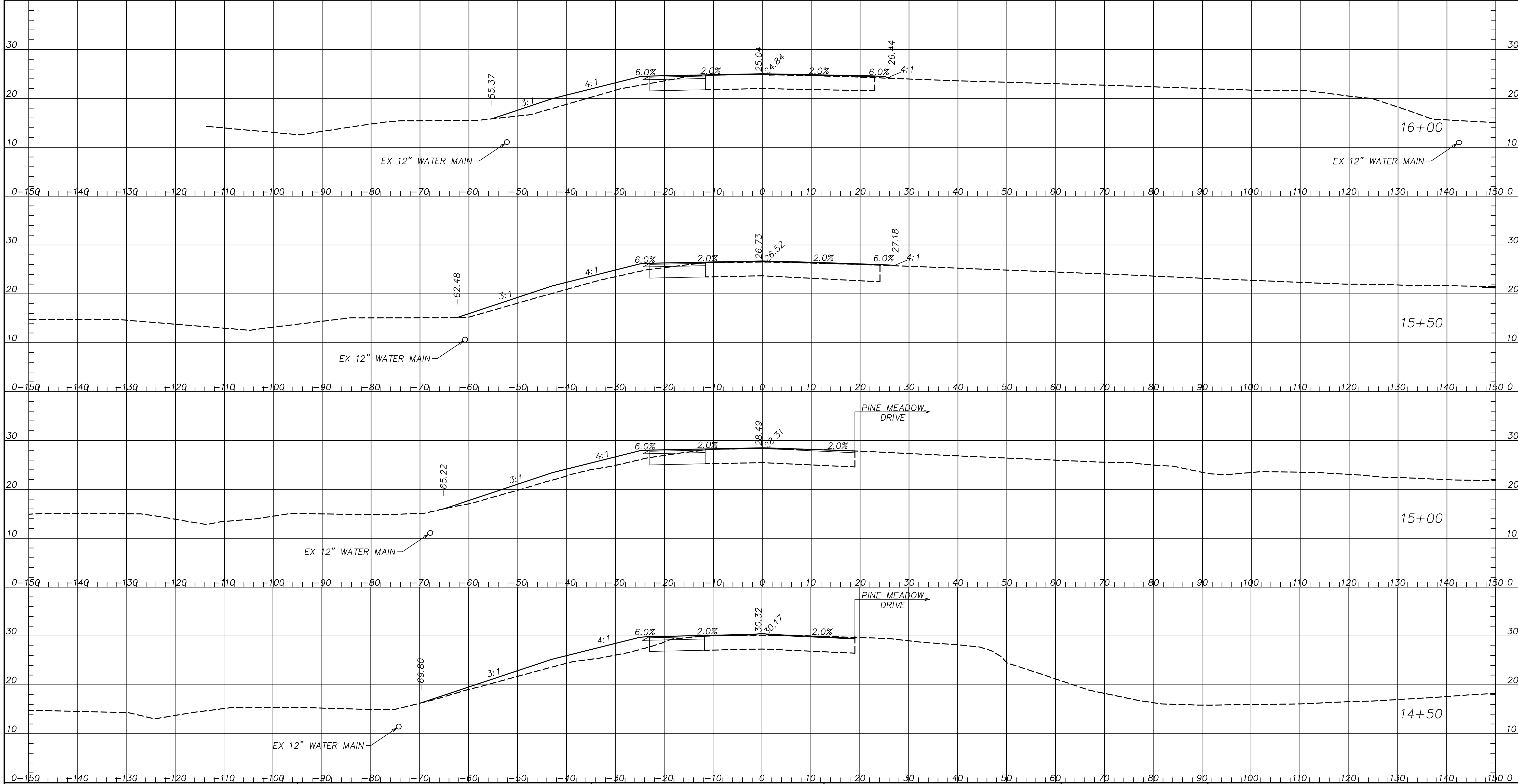
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CROSS SECTIONS  
PINE BARREN ROAD  
HICKS TRACT DEVELOPMENT

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Drawing name: K:\SAV\_Civil\011532024 - Hicks Tract Office\CAD\GDOT Plansheets\23-0003 CROSS SECTIONS Jul 31, 2026 8:08am by James Dusenbury



NOTE: WATER AND FORCE MAIN  
LOCATIONS ARE APPROXIMATE BASED  
ON INFORMATION PROVIDED BY  
OTHERS. CONTRACTOR TO  
FIELD-VERIFY AND USE CAUTION  
DURING CONSTRUCTION.

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Savannah, GA 31401

SCALE: 1" = 10' HORIZ.  
1" = 10' VERT.

REVISION DATES

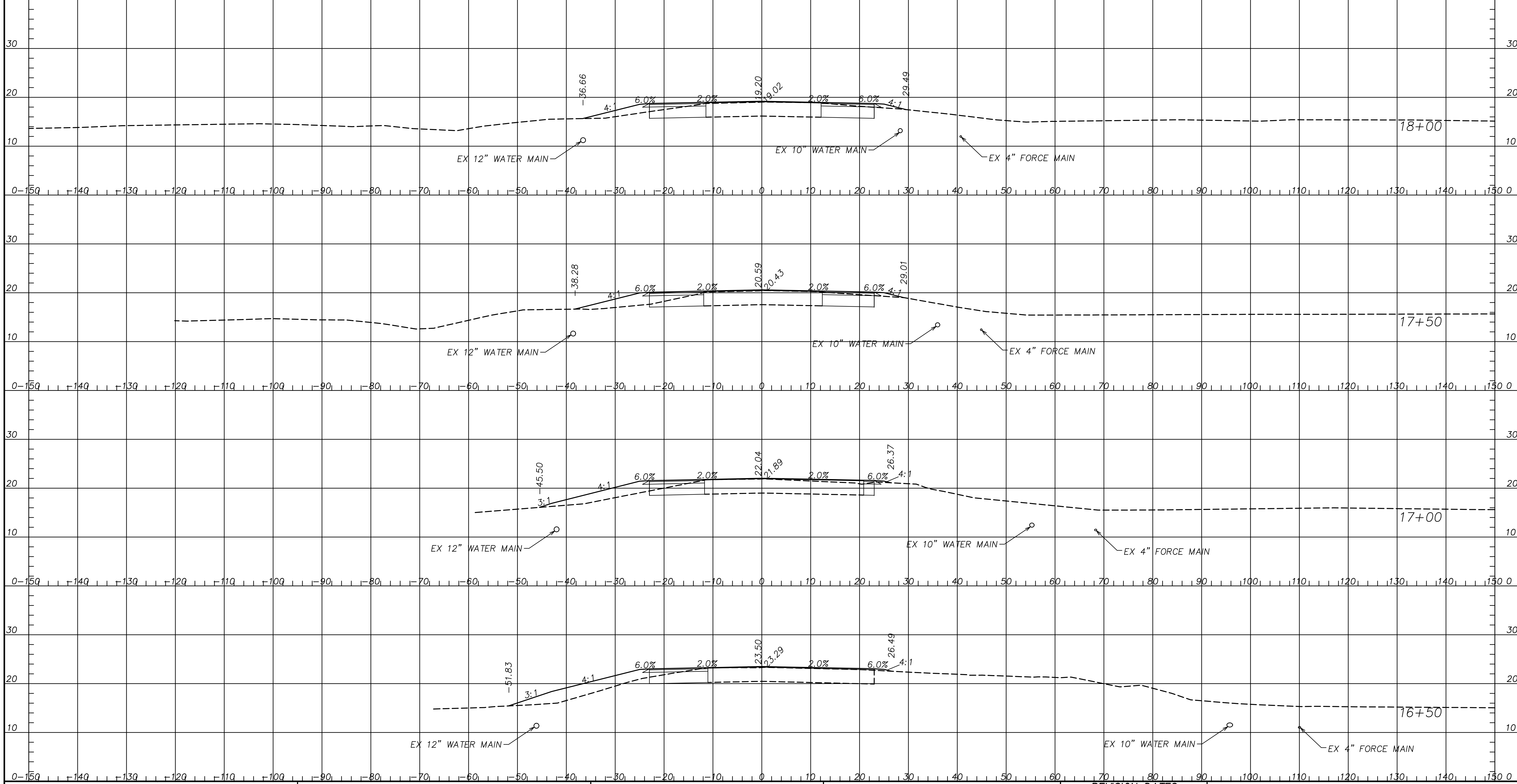
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CROSS SECTIONS  
PINE BARREN ROAD  
HICKS TRACT DEVELOPMENT

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Drawing name: K:SAV\_Civil011532024 - Hicks Tract Office\CAD\GDOT Plansheets\23-0004 - CROSS SECTIONS.dwg Jul 31, 2026 8:08am by: James Dusenbury



NOTE: WATER AND FORCE MAIN  
LOCATIONS ARE APPROXIMATE BASED  
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FIELD-VERIFY AND USE CAUTION  
DURING CONSTRUCTION.

**Kimley»Horn**  
Engineering, Planning, and Environmental Consultants  
33 Bull St, Suite 505  
Savannah, GA 31401

SCALE: 1" = 10' HORIZ.  
1" = 10' VERT.

REVISION DATES

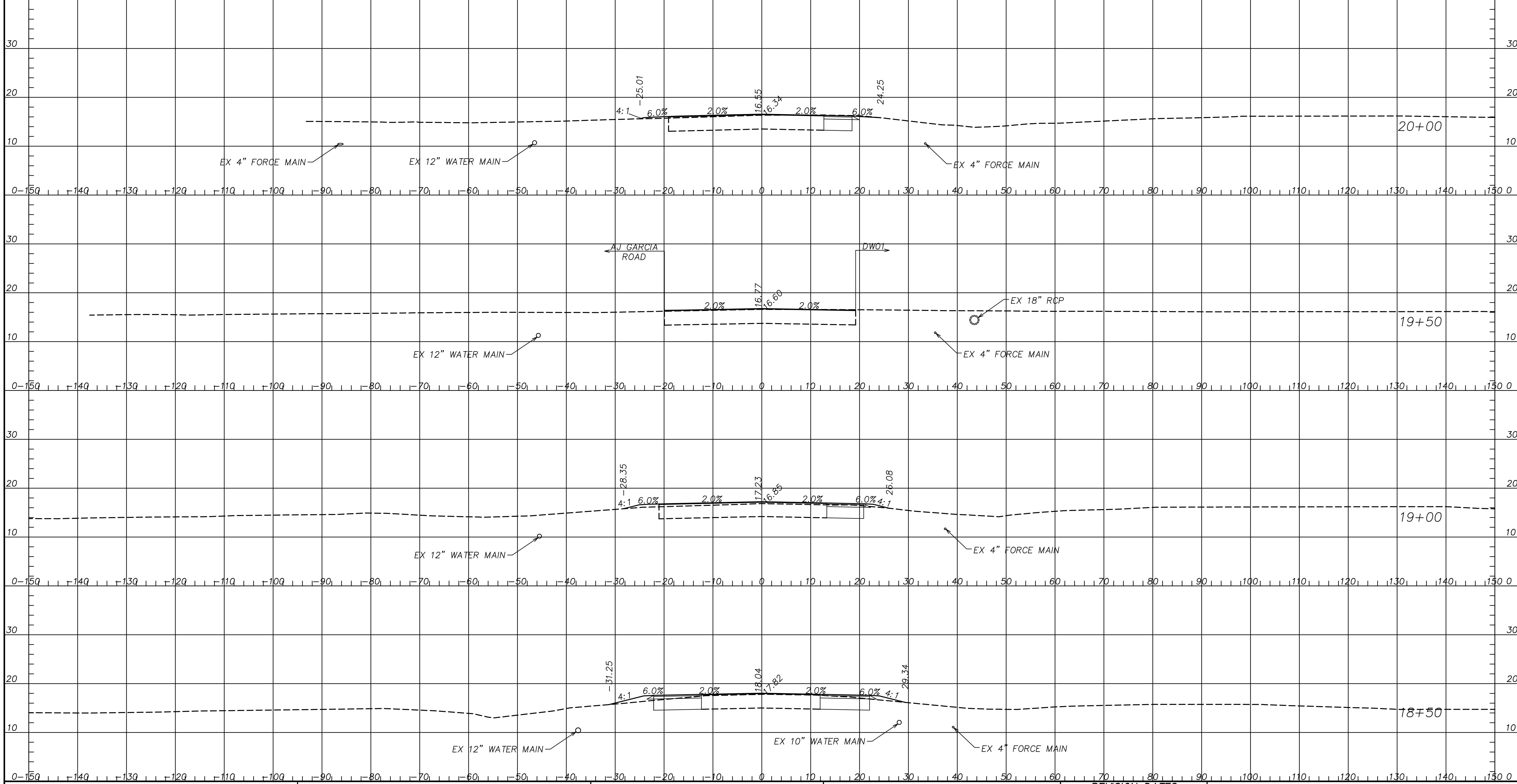
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CROSS SECTIONS  
PINE BARREN ROAD  
HICKS TRACT DEVELOPMENT

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Drawing name: K:SAV\_Civil011532024 - Hicks Tract OfficeCAD:GDOT Plansheets\23-0005 CROSS SECTIONS Jul 31, 2026 8:08am by: James Dusenbury



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REVISION DATES

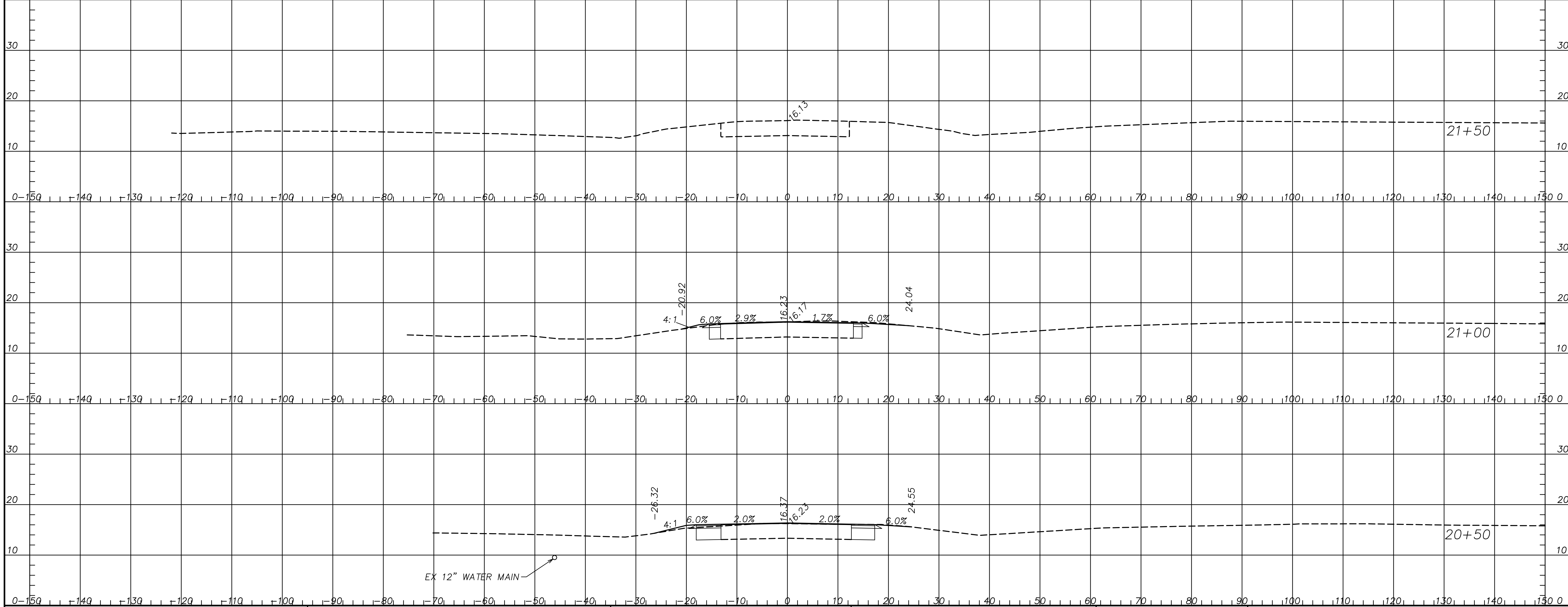
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CROSS SECTIONS  
PINE BARREN ROAD  
HICKS TRACT DEVELOPMENT

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SCALE: 1" = 10' HORIZ.  
1" = 10' VERT.

REVISION DATES

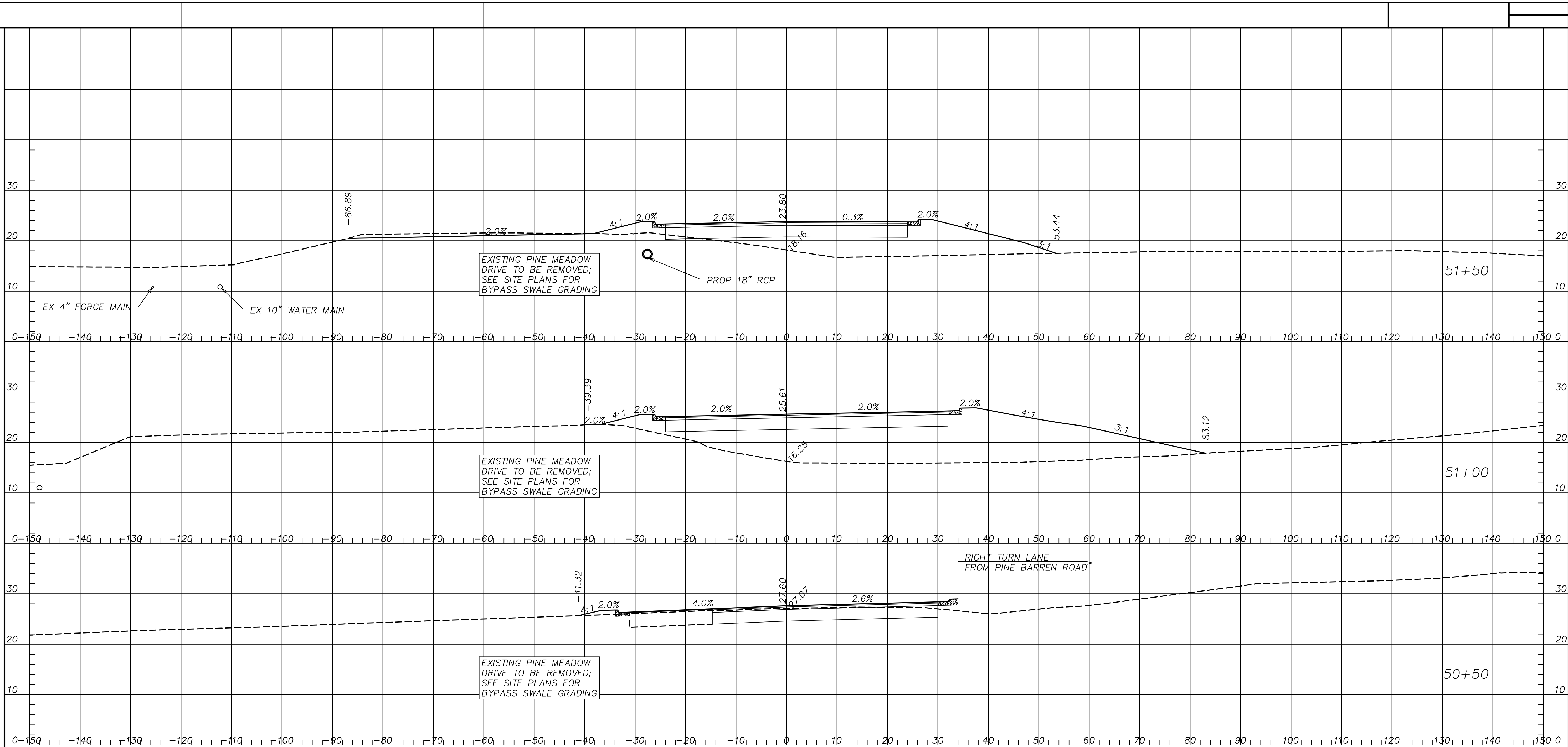
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CROSS SECTIONS  
PINE BARREN ROAD  
HICKS TRACT DEVELOPMENT

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REVISION DATES

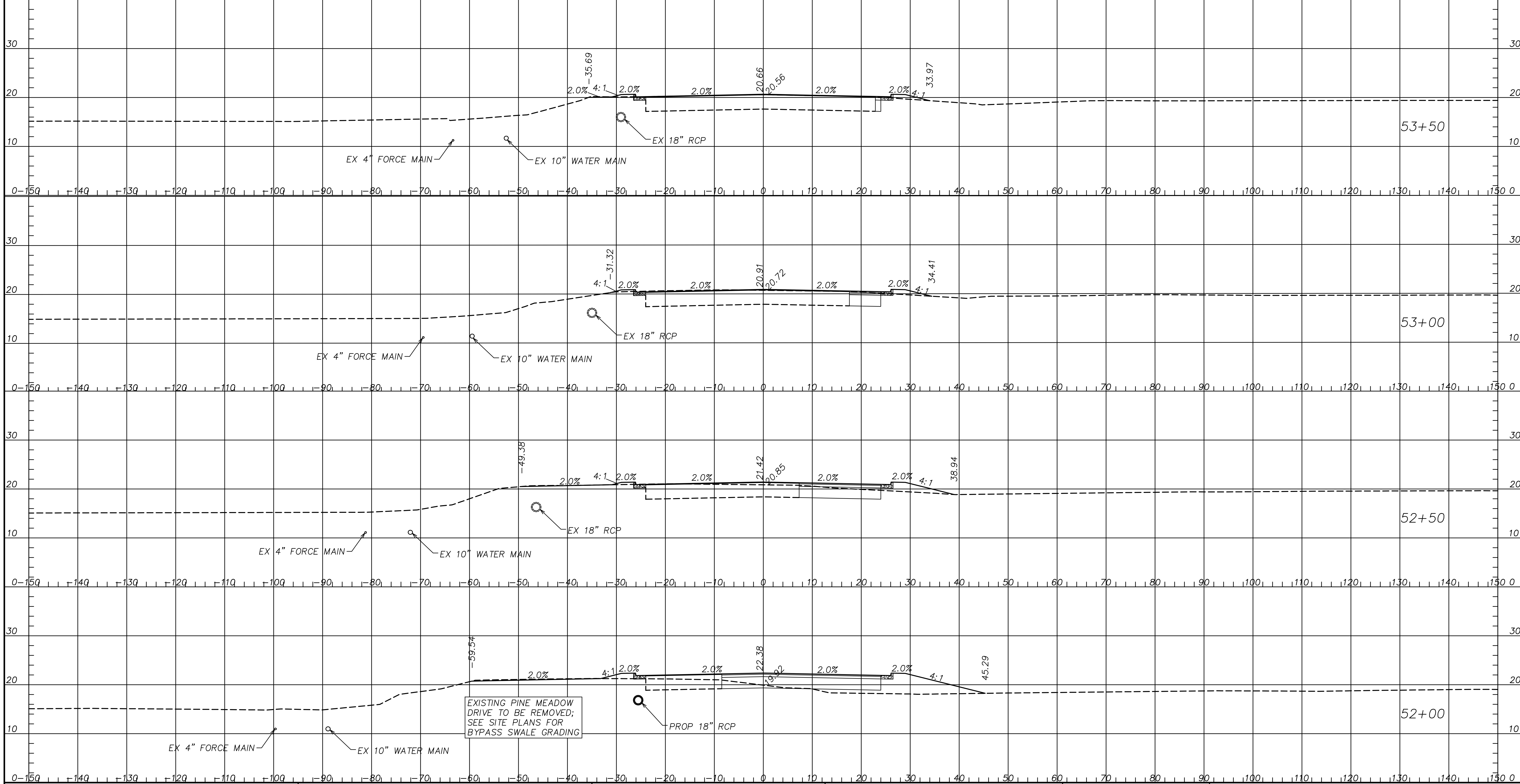
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CROSS SECTIONS  
PINE MEADOW DRIVE  
HICKS TRACT DEVELOPMENT

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1" = 10' VERT.

REVISION DATES

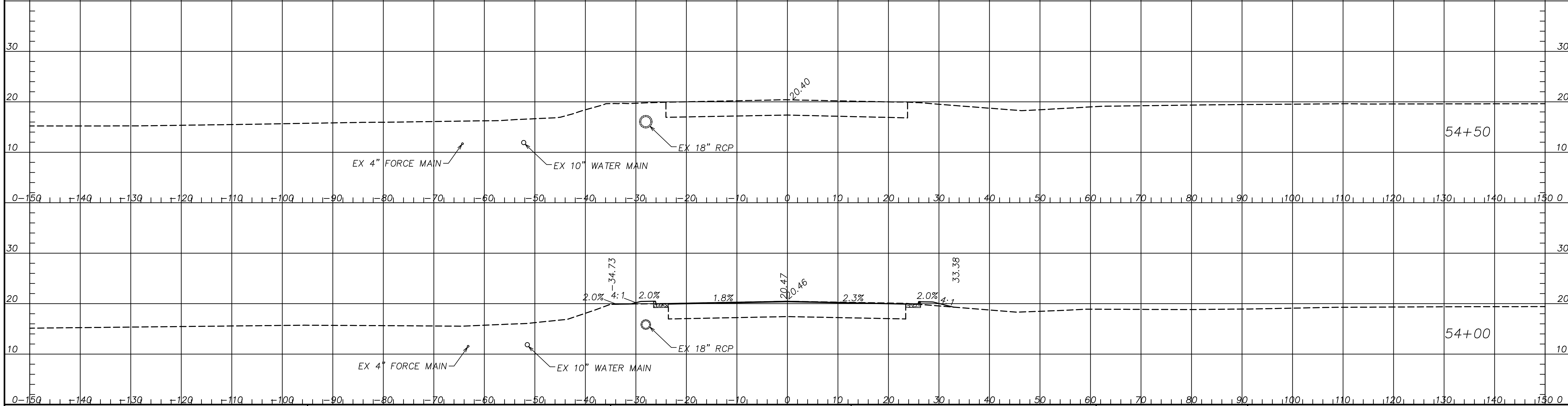
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CROSS SECTIONS  
PINE MEADOW DRIVE  
HICKS TRACT DEVELOPMENT

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SCALE: 1" = 10' HORIZ.  
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REVISION DATES

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CROSS SECTIONS  
PINE MEADOW DRIVE  
HICKS TRACT DEVELOPMENT

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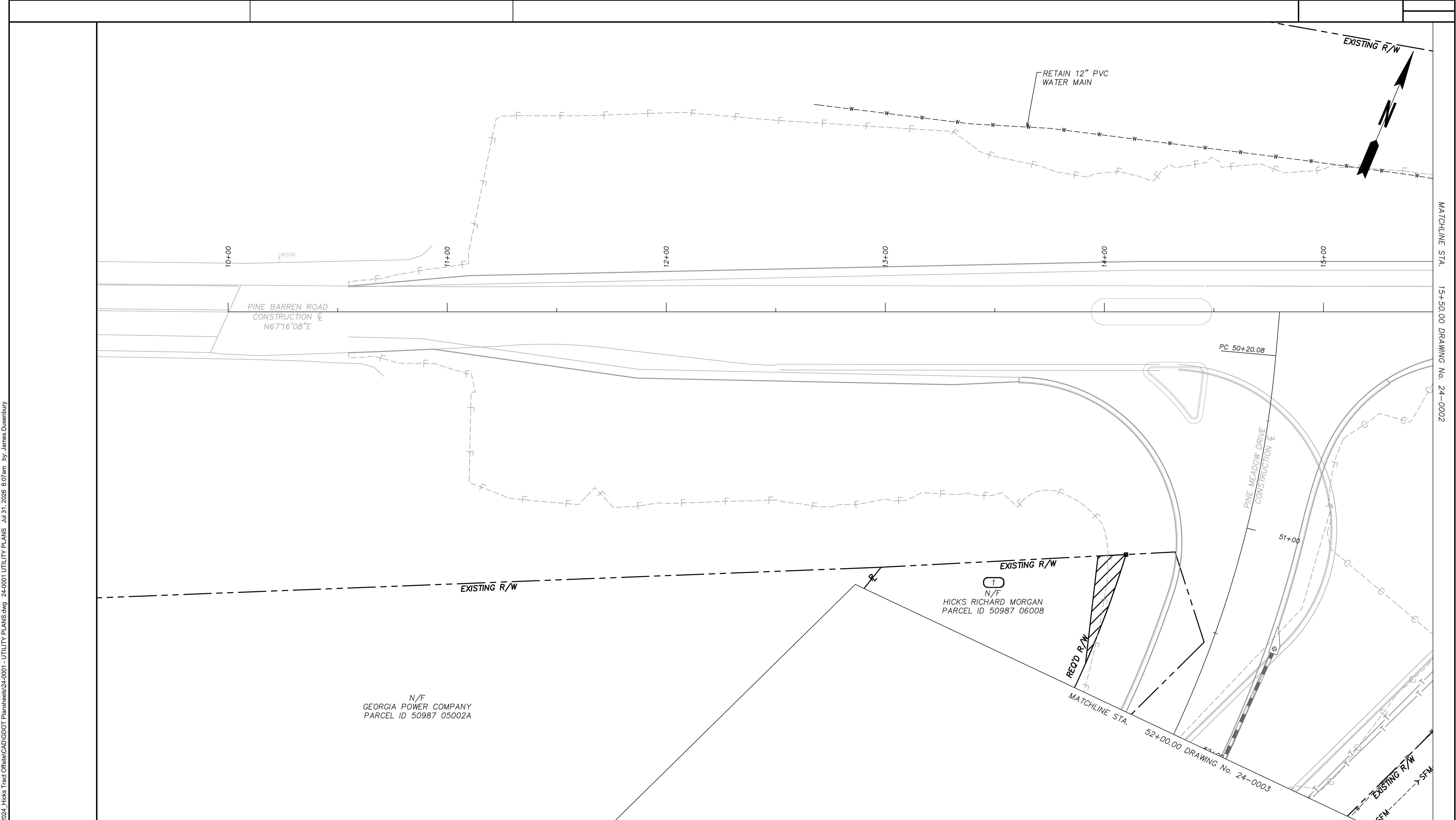
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Drawing name: K:SAV\_Civil011532024\_Hicks Tract OfficeCAD\GDOT Plansheets\24-0001 - UTILITY PLANS.dwg Jul 31, 2026 8:07am by: James Dusenbury

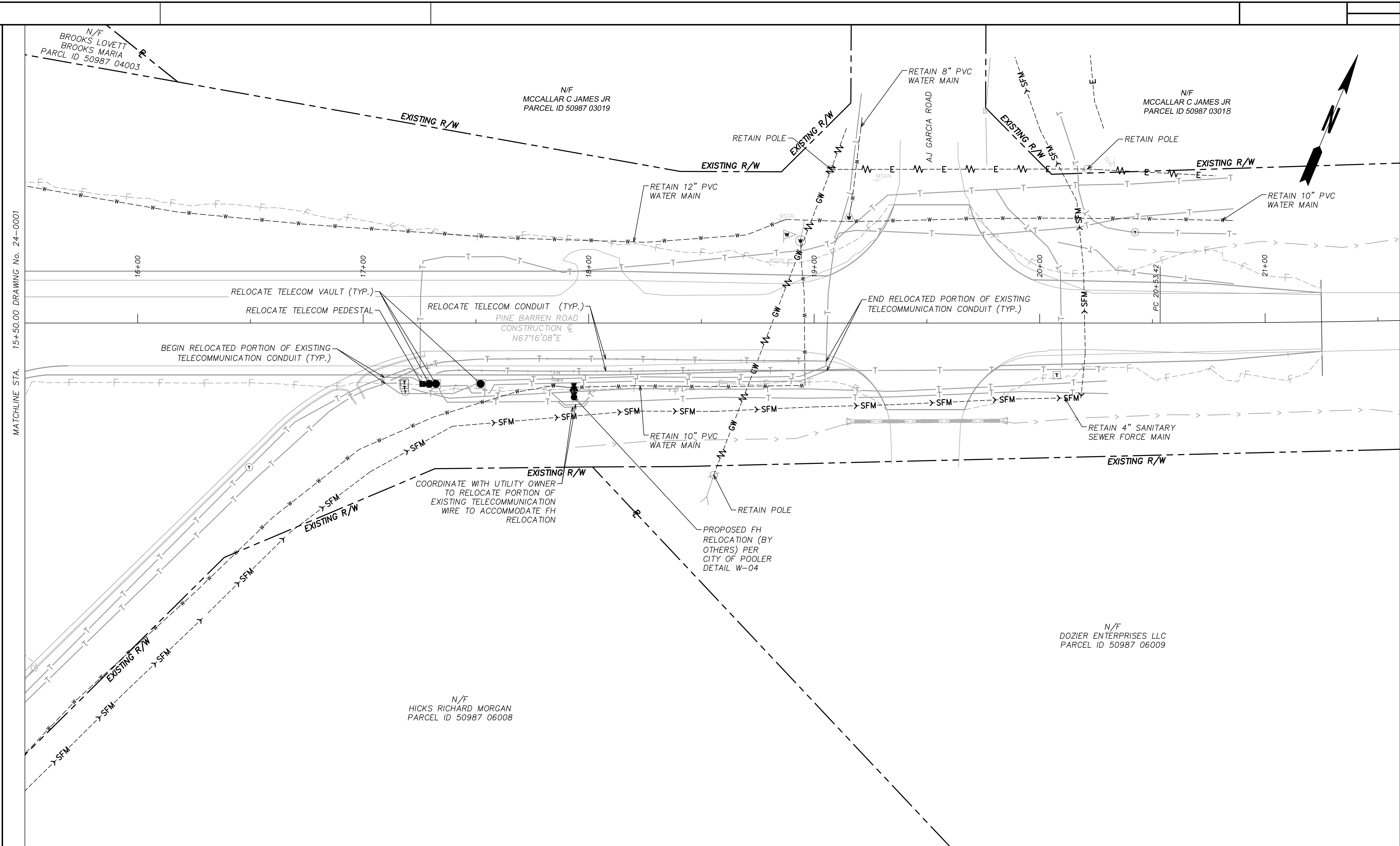
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|          |  |  |  |  |  |  |  |  |  | UTILITY LINECODES                                                                 |  |  |  |  |  |  |  |  |  | UTILITY SYMBOLS                                    |  |  |  |  |  |  |  |  |  |                                                   |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | EXISTINGTO BE REMOVEDPROPOSEDTYPE OF UTILITY                                      |  |  |  |  |  |  |  |  |  | EXISTINGPROPOSEDTEMPORARYEXISTINGPROPOSEDTEMPORARY |  |  |  |  |  |  |  |  |  |                                                   |  |  |  |  |  |  |  |  |  |
| OVERHEAD |  |  |  |  |  |  |  |  |  | -W---E--W---E-W-X-E--W-X-E-W-E-W-ELECTRIC                                         |  |  |  |  |  |  |  |  |  | UTILITY POLE/GUY POLE                              |  |  |  |  |  |  |  |  |  | FIRE HYDRANT ASSEMBLY (INCLUDES ASSOCIATED VALVE) |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---E-T--W--W-X-E-X-W-W-E-T-W-ELECTRIC/TELECOMMUNICATIONS                        |  |  |  |  |  |  |  |  |  | LIGHT POLE                                         |  |  |  |  |  |  |  |  |  | BACKFLOW PREVENTER                                |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---E-TV--W--W-X-E-T-W-X-W-E-TV-W-ELECTRIC/CABLE TV                              |  |  |  |  |  |  |  |  |  | GUY ANCHOR                                         |  |  |  |  |  |  |  |  |  | PRESSURE INDICATOR VALVE                          |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---E-T-TV--W--W-X-E-T-TV-X-W-E-T-TV-ELECTRIC/TELECOMMUNICATIONS/CABLE TV        |  |  |  |  |  |  |  |  |  | MARKER                                             |  |  |  |  |  |  |  |  |  | AIR RELEASE VALVE                                 |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---E-TC--W--W-X-E-TC--X-W-E-TC-W-ELECTRIC/TRAFFIC CONTROL                       |  |  |  |  |  |  |  |  |  | SPLICE BOX                                         |  |  |  |  |  |  |  |  |  | WELL                                              |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---E-T-TC--W--W-X-E-T-TC-X-W-E-T-TC-ELECTRIC/TELECOMMUNICATIONS/TRAFFIC CONTROL |  |  |  |  |  |  |  |  |  | CABINET                                            |  |  |  |  |  |  |  |  |  | WATER VAULT                                       |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---GW---W--W-X-GW---W-X-W-GW-W-GUY WIRE                                         |  |  |  |  |  |  |  |  |  | VENT                                               |  |  |  |  |  |  |  |  |  | WATER VALVE MARKER                                |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---TC---W--W-X-TC---W-X-W-TC-W-TRAFFIC CONTROL                                  |  |  |  |  |  |  |  |  |  | ELECTRIC MANHOLE                                   |  |  |  |  |  |  |  |  |  | STAND PIPE                                        |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---T---W--W-X-T---W-X-W-T-W-TELECOMMUNICATIONS                                  |  |  |  |  |  |  |  |  |  | HAND HOLE                                          |  |  |  |  |  |  |  |  |  | CLEANOUT                                          |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---T-TV--W--W-X-T-X-W-T-TV-W-TELECOMMUNICATIONS/CABLE TV                        |  |  |  |  |  |  |  |  |  | TRANSFORMER                                        |  |  |  |  |  |  |  |  |  | SANITARY SEWER MANHOLE                            |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | -W---TV---W--W-X-TV---W-X-W-TV-W-CABLE TV                                         |  |  |  |  |  |  |  |  |  | ELECTRIC METER                                     |  |  |  |  |  |  |  |  |  | AIR RELEASE VALVE                                 |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  |                                                                                   |  |  |  |  |  |  |  |  |  | ELECTRIC BOX                                       |  |  |  |  |  |  |  |  |  | GREASE TRAP                                       |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | X                                                                                 |  |  |  |  |  |  |  |  |  | TRANSMISSION TOWER                                 |  |  |  |  |  |  |  |  |  | SANITARY SEWER FORCE MAIN VALVE                   |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | T                                                                                 |  |  |  |  |  |  |  |  |  | TELECOMMUNICATIONS MANHOLE                         |  |  |  |  |  |  |  |  |  | GAS VALVE                                         |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | T                                                                                 |  |  |  |  |  |  |  |  |  | TELECOMMUNICATIONS PEDESTAL                        |  |  |  |  |  |  |  |  |  | GAS METER                                         |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | SLC                                                                               |  |  |  |  |  |  |  |  |  | SUBSCRIBER LOOP CARRIER (aka "SLICK")              |  |  |  |  |  |  |  |  |  | GAS MANHOLE                                       |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | J                                                                                 |  |  |  |  |  |  |  |  |  | PHONE BOOTH                                        |  |  |  |  |  |  |  |  |  | GAS PRESSURE REGULATOR                            |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | V                                                                                 |  |  |  |  |  |  |  |  |  | CABLE TV PEDESTAL                                  |  |  |  |  |  |  |  |  |  | GAS VAULT                                         |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | TV                                                                                |  |  |  |  |  |  |  |  |  | CABLE TV MANHOLE                                   |  |  |  |  |  |  |  |  |  | GAS TEST STATION                                  |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | W                                                                                 |  |  |  |  |  |  |  |  |  | WATER VALVE                                        |  |  |  |  |  |  |  |  |  | PETROLEUM VALVE                                   |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | W                                                                                 |  |  |  |  |  |  |  |  |  | WATER METER                                        |  |  |  |  |  |  |  |  |  | FIBER MARKER                                      |  |  |  |  |  |  |  |  |  |
|          |  |  |  |  |  |  |  |  |  | W                                                                                 |  |  |  |  |  |  |  |  |  | WATER MANHOLE                                      |  |  |  |  |  |  |  |  |  |                                                   |  |  |  |  |  |  |  |  |  |
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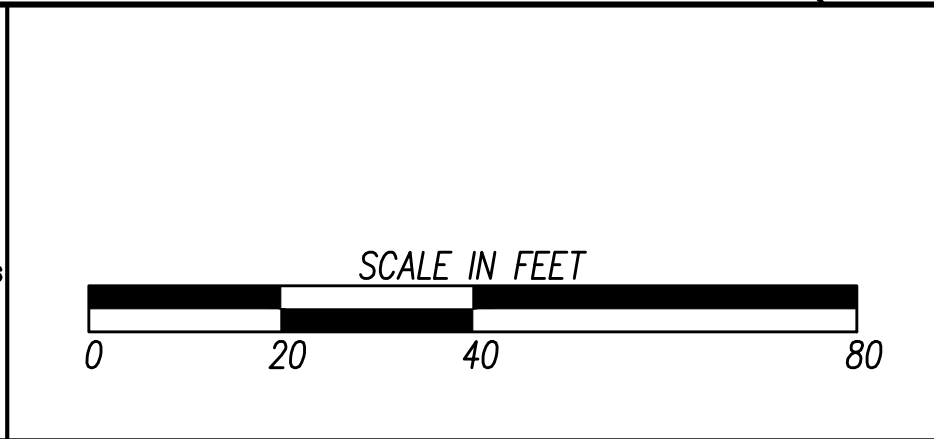
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| PROPERTY AND EXISTING R/W LINE                        |  |
| REQUIRED R/W LINE                                     |  |
| LIMIT OF DISTURBANCE                                  |  |
| PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES |  |
| TEMPORARY EASEMENT FOR CONST. OF SLOPES               |  |
| TEMPORARY EASEMENT FOR CONST. OF DRIVES               |  |

|                                            |  |
|--------------------------------------------|--|
| BEGIN LIMIT OF ACCESS.....BLA              |  |
| END LIMIT OF ACCESS.....ELA                |  |
| REQ'D LIMIT OF ACCESS                      |  |
| REQ'D LIMIT OF ACCESS & R/W                |  |
| ORANGE BARRIER FENCE                       |  |
| ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE) |  |

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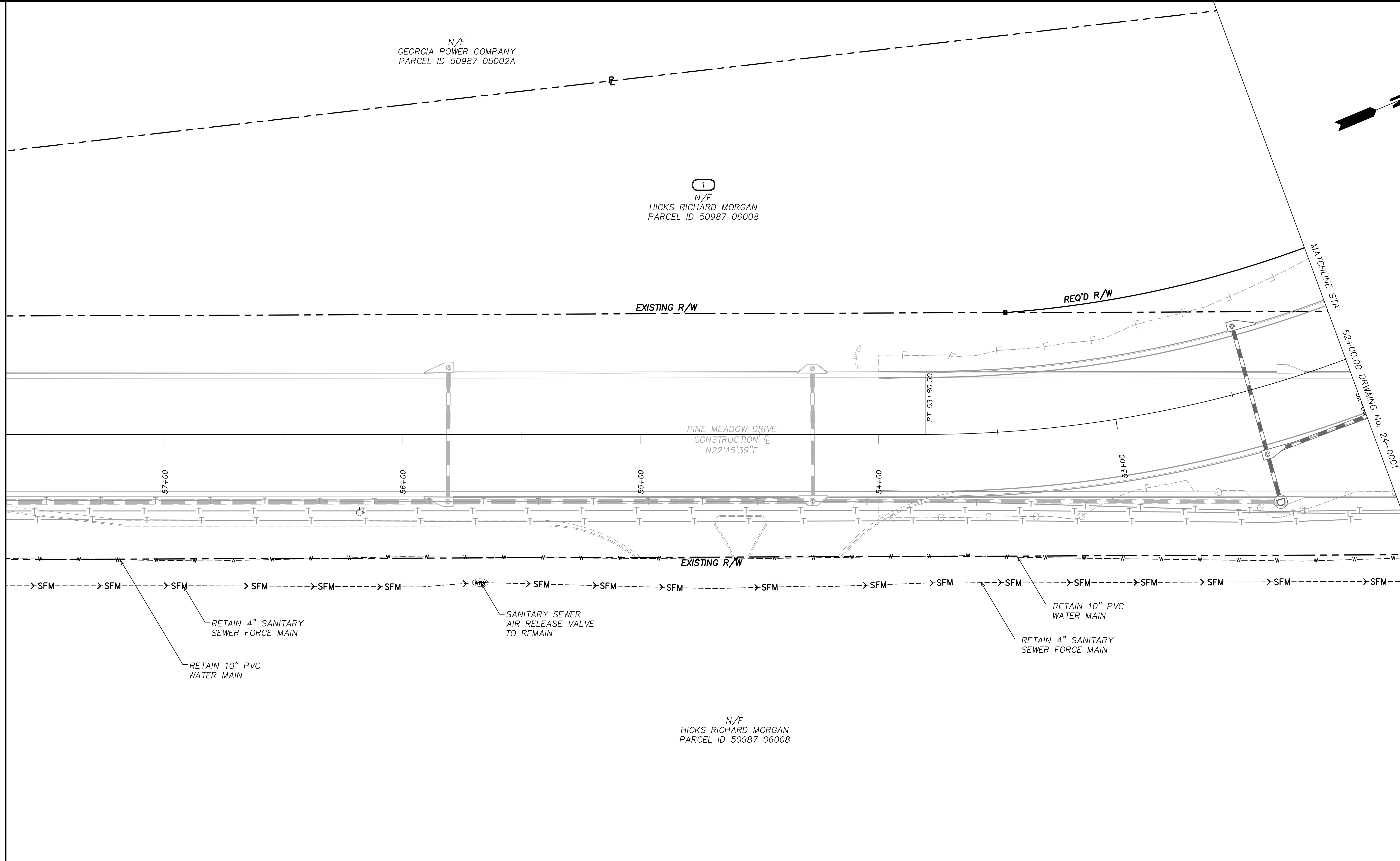
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| UTILITY PLANS           |  |       |         |
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| HICKS TRACT DEVELOPMENT |  |       |         |
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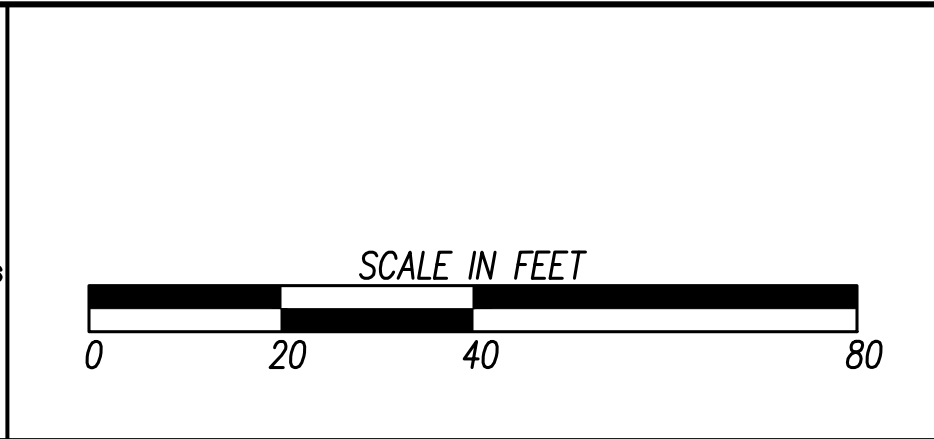
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| PROPERTY AND EXISTING R/W LINE                        |  |
| REQUIRED R/W LINE                                     |  |
| LIMIT OF DISTURBANCE                                  |  |
| PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES |  |
| TEMPORARY EASEMENT FOR CONST. OF SLOPES               |  |
| TEMPORARY EASEMENT FOR CONST. OF DRIVES               |  |

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| BEGIN LIMIT OF ACCESS.....BLA              |  |
| END LIMIT OF ACCESS.....ELA                |  |
| REQ'D LIMIT OF ACCESS                      |  |
| REQ'D LIMIT OF ACCESS & R/W                |  |
| ORANGE BARRIER FENCE                       |  |
| ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE) |  |

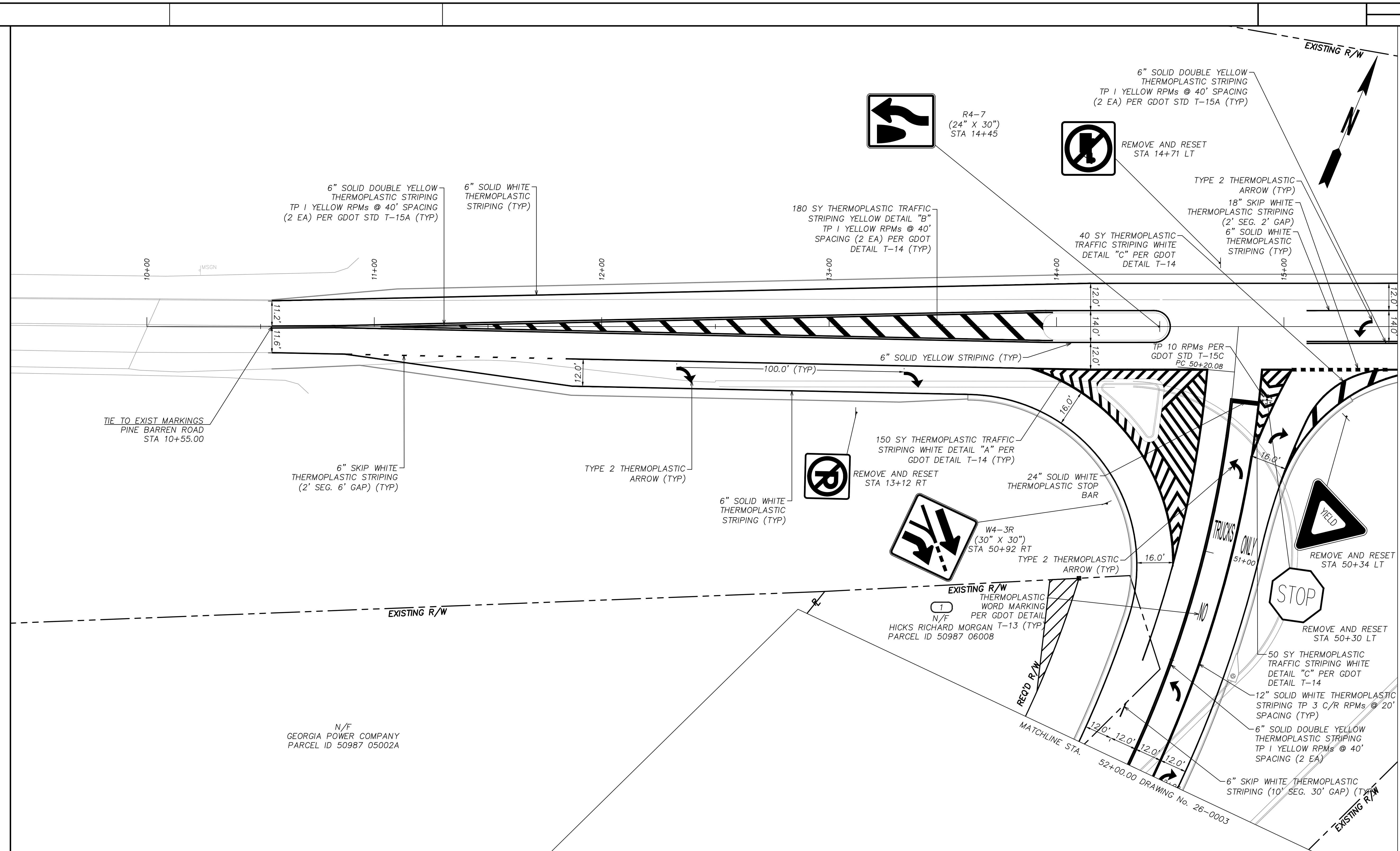
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PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

LIMIT OF DISTURBANCE

PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES

TEMPORARY EASEMENT FOR CONST. OF SLOPES

TEMPORARY EASEMENT FOR CONST. OF DRIVES

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REVISION DATES

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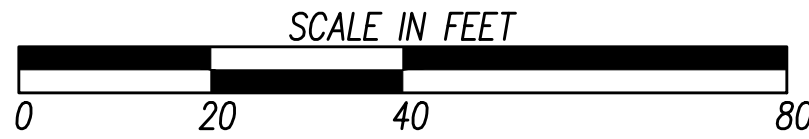
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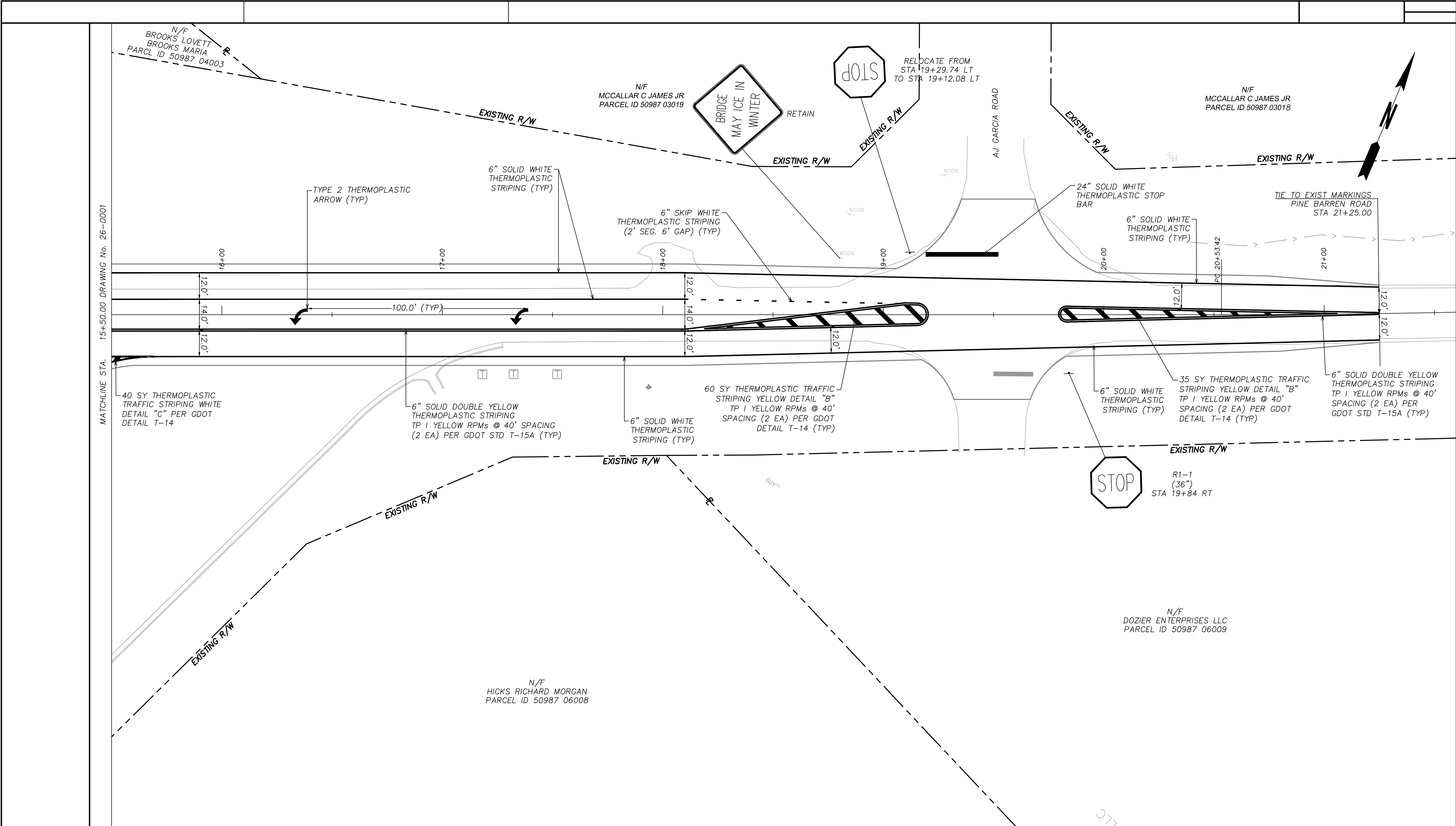
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| PROPERTY AND EXISTING R/W LINE                        |  |
| REQUIRED R/W LINE                                     |  |
| LIMIT OF DISTURBANCE                                  |  |
| PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES |  |
| TEMPORARY EASEMENT FOR CONST. OF SLOPES               |  |
| TEMPORARY EASEMENT FOR CONST. OF DRIVES               |  |

**Kimley»Horn**  
Engineering, Planning, and Environmental Consultants  
33 Bull St, Suite 505  
Savannah, GA 31401



| REVISION DATES |  |  |
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| SIGNING AND MARKING PLANS |  |       |                               |
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| HICKS TRACT DEVELOPMENT   |  |       |                               |
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| BACKCHECKED:              |  | DATE: |                               |
| CORRECTED:                |  | DATE: |                               |
| VERIFIED:                 |  | DATE: |                               |

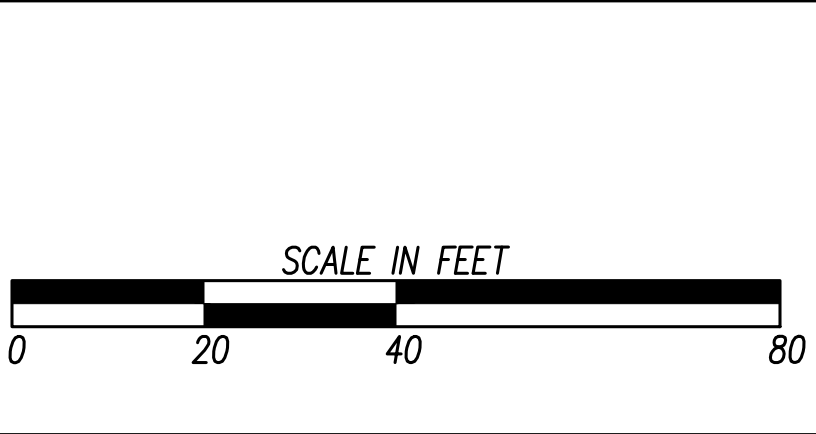




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| PROPERTY AND EXISTING R/W LINE                        |  |
| REQUIRED R/W LINE                                     |  |
| LIMIT OF DISTURBANCE                                  |  |
| PERMANENT EASEMENT FOR CONST. & MAINTENANCE OF SLOPES |  |
| TEMPORARY EASEMENT FOR CONST. OF SLOPES               |  |
| TEMPORARY EASEMENT FOR CONST. OF DRIVES               |  |

**Kimley»Horn**  
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33 Bull St, Suite 505  
Savannah, GA 31401

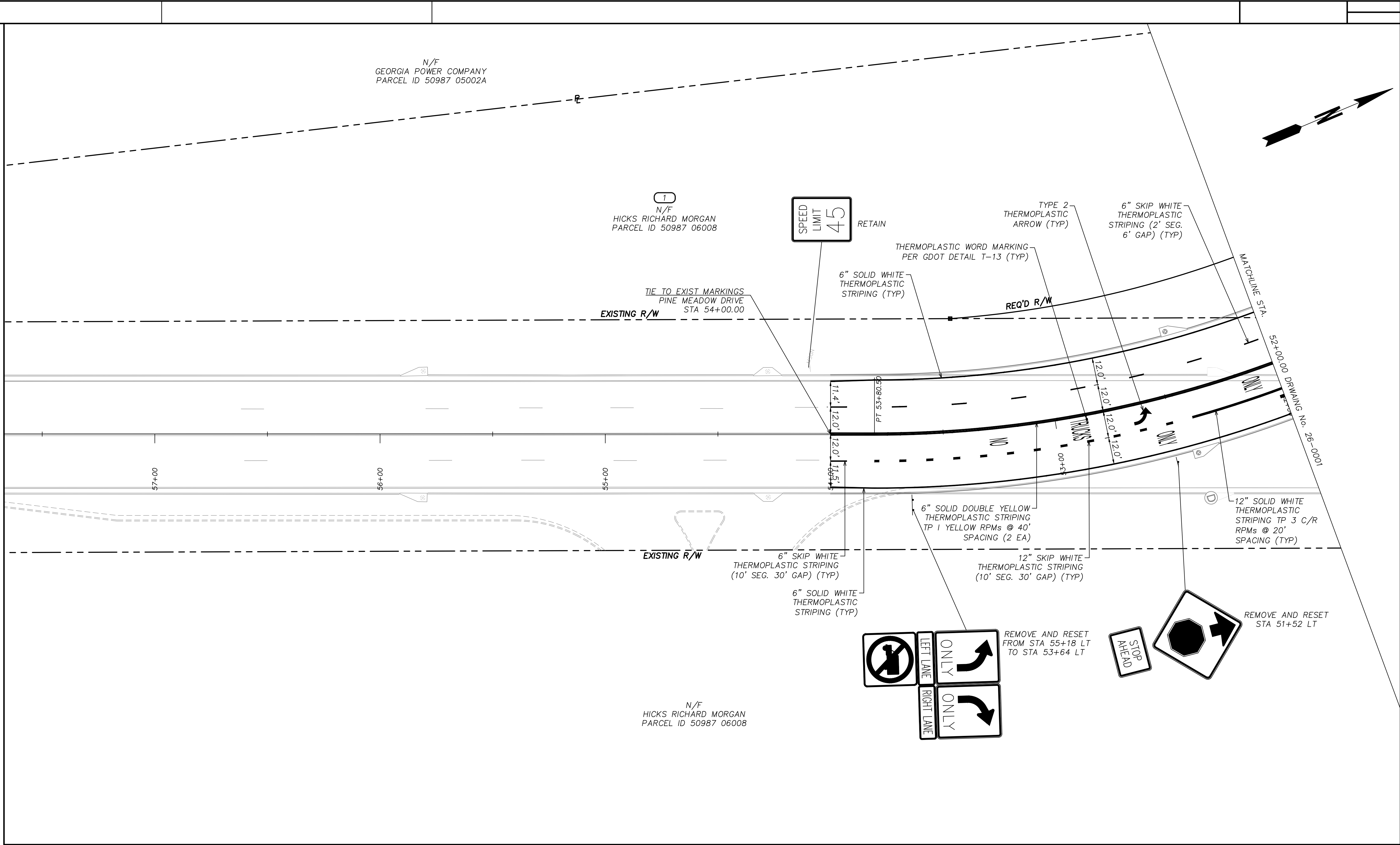


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**SIGNING AND MARKING PLANS**  
  
HICKS TRACT DEVELOPMENT

|              |  |       |  |
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| CHECKED:     |  | DATE: |  |
| BACKCHECKED: |  | DATE: |  |
| CORRECTED:   |  | DATE: |  |
| VERIFIED:    |  | DATE: |  |

DRAWING No. 26-0003





# **DRI REPORT**

## **#4698 – Hicks Tract – Suncap Warehouse**

Prepared for City of Pooler  
May 13, 2026



Coastal Regional Commission  
[planning@crc.ga.gov](mailto:planning@crc.ga.gov)



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# **1 Applicant Information**

## **1.1 Jurisdiction and Local Government Information**

Local Government: City of Pooler  
Contact Person: Nicole Johnson  
Contact: (912)748-7261 | [njohnson@pooler-ga.gov](mailto:njohnson@pooler-ga.gov)  
Developer: GA Development Acquisition LLC

## **1.2 Project Description**

DRI #4698 is an **Industrial Development** proposing to develop approximately 64.71 acres with 2 warehouse buildings totaling 957,530 square feet, and the developer is requesting a Site Development Plan approval.

## **1.3 Site Information**

### ***Site Overview***

The project is located at **Pine Barren Road, Pooler, GA** on parcel [50987 06008](#)

The [attached site plan](#) illustrates the proposed layout of the development.

### ***Character Area/Future Land Use***

According to the Future Land Use Map, the site is within the **Residential and Industrial** land use areas. According to the [adopted local comprehensive plan](#), the predominant use of land within the Residential Category is for single-family, multi-family, townhome, condominiums, manufactured homes, and manufactured home park district dwelling units organized into general categories of net densities. Industrial districts are established to provide land for industrial uses that are not significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. The district's regulations are designed to provide a compatible environment for uses generally classified as industrial in nature; to protect and reserve undeveloped areas within the city that are suitable for such industries; and to discourage encroachment by residential, commercial, or other uses that may adversely affect the industrial character of the district. Lands within this district should be located in relation to the major throughfare network of the city, as well as rail and airport facilities if possible, and designed so that uses within the district do not disrupt normal traffic flow patterns within the city. Planned industrial parks are encouraged within this district.

### ***Zoning Classification***

The site is located within the **Light Industrial (I-1)** district. The Light Industrial (I-1) district allows for industrial uses that are not significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties.



## **Consistency and Compatibility Analysis**

### **1.4 Consistency with the Comprehensive Plan**

According to the Future Land Use Map, the site is within the Residential, Industrial, and Wetlands land use areas. Based upon the [adopted Comprehensive Plan](#), the proposed Warehouse Development is compatible as the areas adjacent to the site to the north and south are zoned industrial. The area to the west is zoned residential, and the area to the east is wetlands. The Future Land Use Map shows the parcel is within both the Residential and Industrial areas. The applicant is asking for a **Site Development Plan Approval**. This parcel is currently zoned Light Industrial.

### **1.5 Consistency with the Regional Plan of Coastal Georgia**

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches, and over 2,300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability
- Governance Regional Land Use Map

#### ***Regional Land Use***

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns:

- **Rural** areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, and very low density residential or open space uses.



- **Developing** areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.
- **Developed** areas are currently exhibiting urban type development patterns and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

The proposed development is located within the **Developed** area.

### *Area Requiring Special Attention (ARSA)*

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- **Threatened Regionally Important Resources:** Areas where crucial natural or cultural resources are likely to be impacted by development
- **Rapid Development:** Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- **Redevelopment:** Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes a list of recommended development patterns, types of land uses, and implementation measures.

According to the ARSA Map, the project area is mostly within **Areas of Significant Natural Resources**.

### *Green Infrastructure*

As part of the Conservation area in the Coastal Land Use Map, Green Infrastructure encompasses features such as wetlands, floodplains, streams, prime agricultural lands, and habitats for endangered species or state-listed species. These areas include vital riparian buffers along water bodies and wetlands. Protecting coastal Georgia's green infrastructure network helps

- Maintain biodiversity and ecosystem health
- Safeguard native species
- Minimize landscape disruption and invasive species spread
- Improve water quality
- Support sustainable land use planning and stormwater management
- Promote transportation connectivity
- Encourage ecotourism and outdoor recreation
- Strengthen the local economy



- Enhance residents' quality of life

According to the Green Infrastructure Map, the site is located predominantly within a **core** green infrastructure area and a small area toward the south of the site being located in the **corridor** green infrastructure area. The property contains a significant area of the parcel as **Freshwater Forested/Shrub Wetlands** with the exception of a small section west of Pine Meadow Drive, and the southern corner east of Pine Meadow Drive close to Barrow Drive. The site is not located in a **Flood Zone considered a Special Flood Hazard Area (SFHA)**.

## 1.6 Coastal Stormwater Supplement

The applicant indicated that approximately **68%** of the project site is expected to be covered by impervious surface upon completion. The applicant indicated that a stormwater management pond is proposed to mitigate the impacts of stormwater management.

## 1.7 Comprehensive Economic Development Strategy

The CRC serves as the designated Economic Development District (EDD) for six coastal and four inland counties, as recognized by the U.S. Department of Commerce's Economic Development Administration (EDA). In alignment with EDA requirements, the region's [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years.

The 2017-2022 CEDS outlines a collaborative regional planning process that brings together public and private sector partners to create a roadmap for strengthening and sustaining coastal Georgia's economy. The document includes a detailed analysis of the regional economy and serves as a foundation for establishing goals and objectives, implementing a plan of action, and identifying investment priorities and funding sources.

By maintaining an up-to-date CEDS, the region remains eligible for EDA investment assistance, which can support local infrastructure improvements, technology-driven economic initiatives, and responses to sudden and severe economic disruptions.

### *Population and Employment Trends*

|         | 2000    | 2010    | 2020    | 2024    | 2030    |
|---------|---------|---------|---------|---------|---------|
| Pooler  | 6,339   | 19,140  | 25,711  | 28,466  |         |
| Chatham | 232,048 | 265,128 | 295,291 | 300,879 | 325,637 |

Source: U.S. Census Bureau Decennial Census 2000-2020; U.S. Census Bureau American Community Survey 5-Year Estimates; and Georgia Governor's Office of Planning and Budget Population Projects, County Population 2024-2060 (<https://opb.georgia.gov/census-data/population-projections>).

According to the U.S. Census Bureau, the city's population has increased from 6,339 in 2000 to 25,711 in 2020, representing a 75% increase. Population in the county is projected to reach 325,637 by 2030 according to the Georgia Governor's Office of Planning and Budget. Regionally, the coastal Georgia area is expected to see a substantial growth as well, with the population rising from 558,350 in 2000 to a projected 842,715 in 2030.

Employment across the region is also expected to increase significantly. According to the Georgia Coast 2030: Population Projections for the 10-county Coastal Region published by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, the coastal Georgia region supported approximately 312,400 jobs in 2000. By 2030, that figure



is expected to reach 435,050 jobs, reflecting an economic expansion of 39%. According to the U.S. Bureau of Labor Statistics, unemployment rate in Chatham County was 3.2 in February 2026, which is less than the unemployment rate of 3.6 in Georgia.

## 1.8 Economic Impact

The proposed development has an estimated build-out value of **\$52,000,000**. Upon completion, the proposed development is expected to generate an estimated **\$193,000** in annual local tax revenue. The estimated number of full-time employees will be 96 people. According to the applicant, the existing regional workforce is sufficient to meet the labor demands of the project, and the development is not anticipated to displace any existing uses or employees. The warehouse is estimated to generate 1 full-time job per 10,000 square feet.

## 1.9 Transportation Impact

A traffic study has been conducted for the proposed development. The applicant stated that transportation improvements will be needed to serve this project. The applicant indicated that the intersection of Pine Barren Road and Pine Meadow Drive is being improved as part of this project. The traffic volume per day is expected to generate **301 vehicle trips at peak per morning, and 321 vehicle trips at peak in the afternoon.**

## 2 CRC Resources

### 2.1 Regional Commission Recommendations and Environmental Considerations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in The City of Pooler or Chatham County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, an opportunity for public comment, and recommendations based on existing comprehensive plans and best planning practices.

Water conservation is a key planning priority in coastal Georgia, particularly in support of long-term resource stewardship. The CRC strongly encourages the use of native or drought-tolerant landscaping and recommends the applicant to review the [Coastal Georgia Regional Water Plan](#) to ensure that the best practices for water efficiency, and stormwater management are incorporated into site design.

The CRC has reviewed the comments submitted by City of Pembroke regarding wetlands, and that the project area is mostly within **Areas of Significant Natural Resources**. Ogeechee Riverkeeper's comments questioned the actual need for this project as they stated millions of square feet of warehouse space is currently vacant. In addition, they stated this site plan presents serious concerns about stormwater, flooding, wetland filling, and construction within the floodplain with harm occurring on both the development site and neighboring properties. Coastal GreenSpace Guardians has concerns that this project will directly impact the Freshwater Forested/Shrub Wetland area causing flood risk, sedimentation in the canal, and nutrient and pollutant loading. The concern was also raised regarding the need for additional warehouses as Coastal GreenSpace Guardians stated that Pooler has a 10% vacancy rate of existing warehouses.



## 2.2 Public Comments

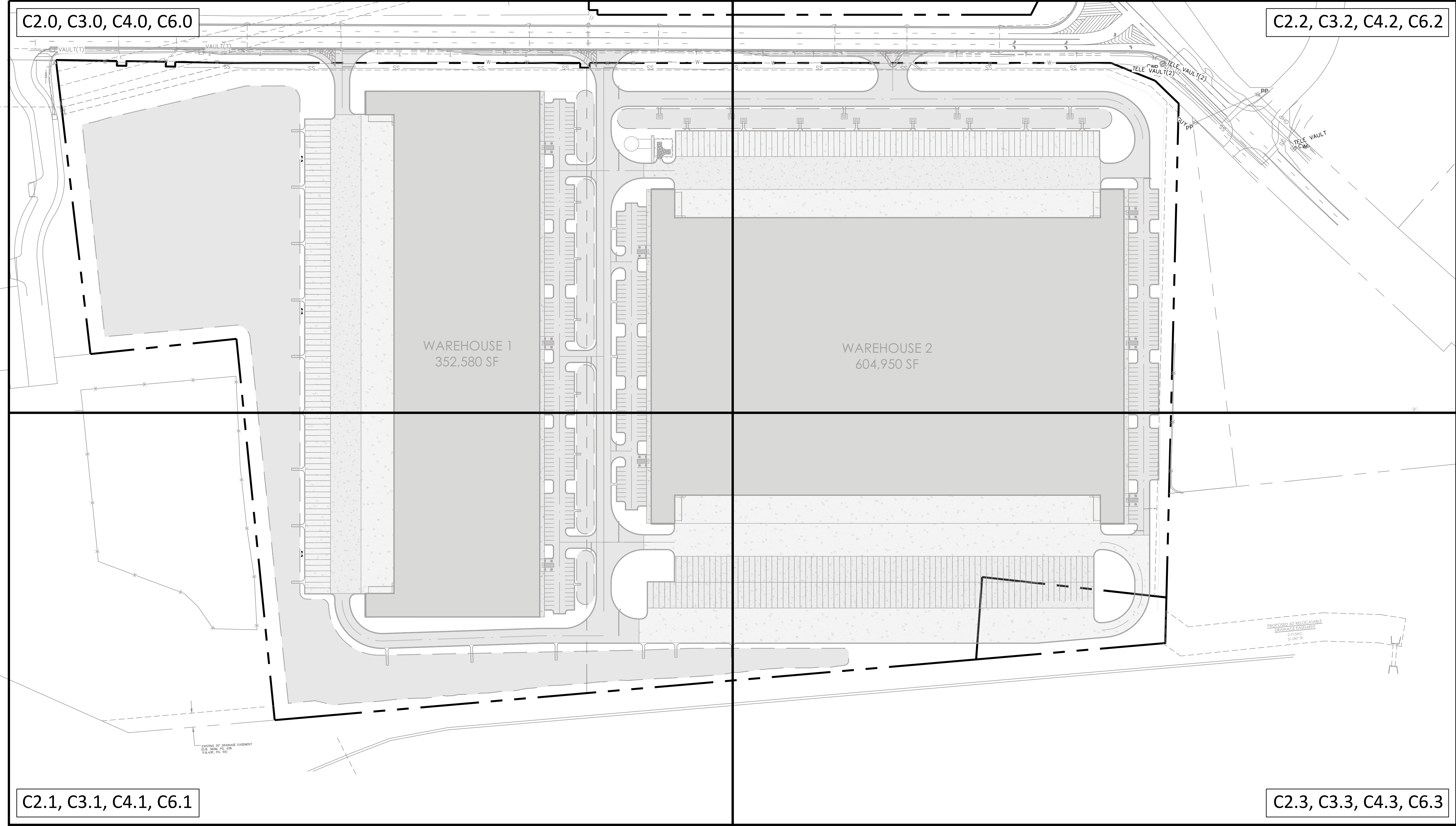
Public comments were received on or by May 12, 2026, and are included as [Attachment F](#).



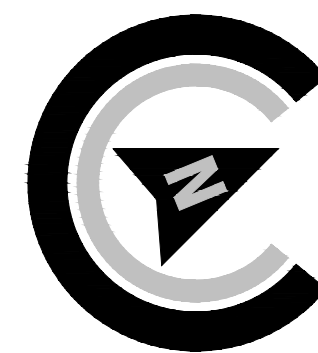
**Attachment A**  
**Site Concept Plan**



© 2025 COLEMAN COMPANY, INC. DATE PLOTTED: 4/10/2026 11:50 AM BY: William Stewick DRAWING PATH: C:\2025\25-485-000\DWG\Civil\25-485 STAGING.dwg



DESIGN PROFESSIONAL'S CREDENTIALS:  
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE  
GEORGIA PE NUMBER: PE039882  
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



SCALE: 1"=100'  
0' 50' 100' 200'



**NOT FOR CONSTRUCTION**

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. PE039882  
02/19/2026  
LEONARD P WEBB

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
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|  |  |
|  |  |

CIVIL CONSTRUCTION PLANS FOR  
**HICKS TRACT**  
LOCATED IN POOLER, GEORGIA  
PREPARED FOR SUNCAP PROPERTY GROUP

JOB NUMBER: 25-485  
DATE: 02/19/2026  
DRAWN BY: WRS  
CHECKED BY: LPW  
SCALE: AS NOTED

SHEET LEGEND

SHEET:  
**C1.1**



**Attachment B**  
**Future Land Use Map**





# CITY of POOLER

— GEORGIA —

Professional Heavy Industrial (P/HD/PI)

- Amenity Site
- Medical Campus
- Open Space/Easement/Wetland

☐ Pooler Character Areas

- Commercial
- Historic District
- Industrial
- PUD/Mixed-Use
- Residential
- Residential Agricultural
- Residential Homestead
- Shopping & Dining
- Traditional Neighborhood

☒ Pooler Future Land Use (current)

- Commercial
- Industrial
- Parks/Recreation/Conservation
- Wetlands
- Public
- Planned Development
- Residential
- Transportation Corridor
- Undeveloped

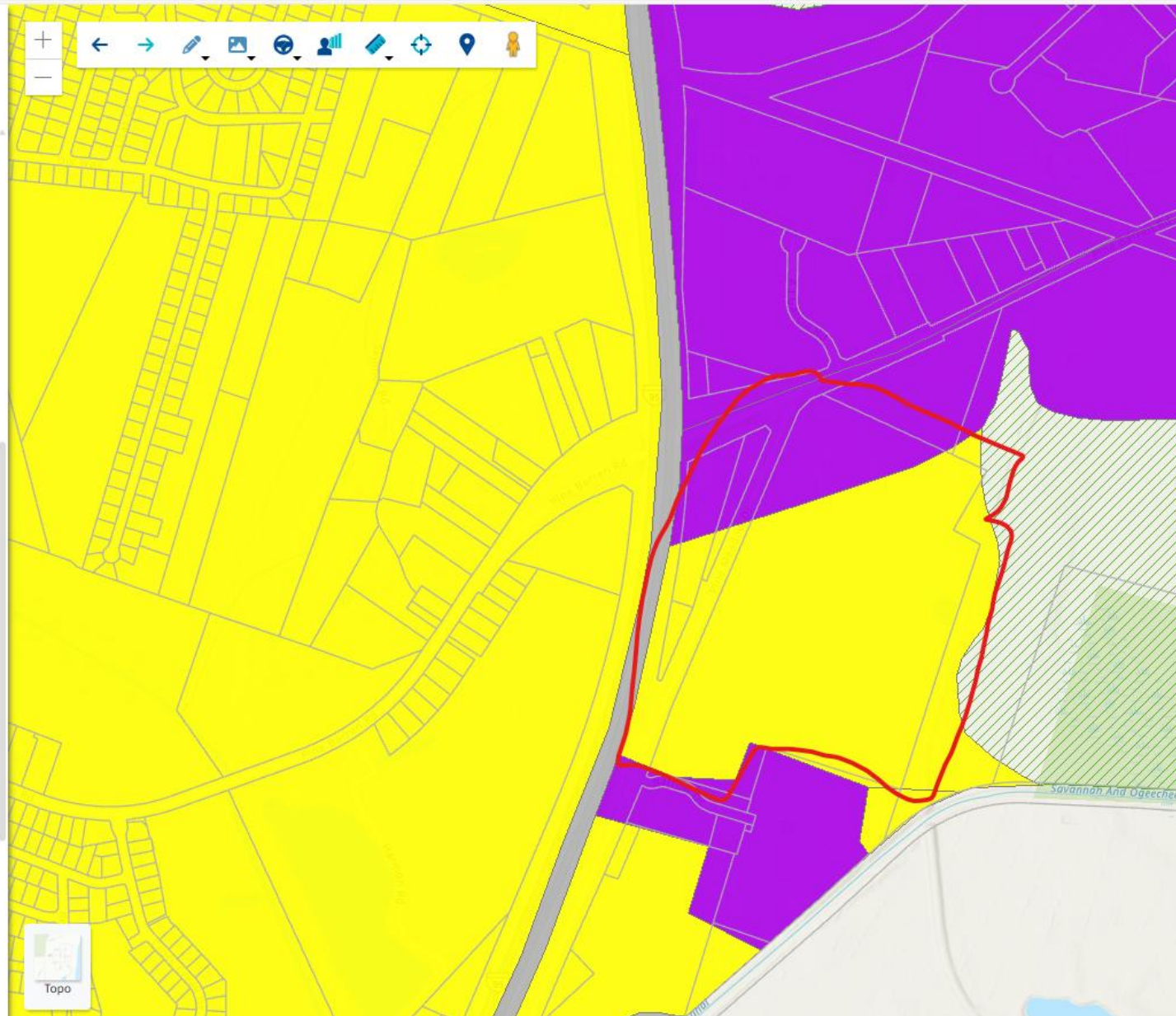
☐ Zoning - Parcels

- Business/Commercial
- Industrial
- PUD
- Residential

> Chatham County

> Demographics

> Police Department





**Attachment C**  
**Zoning Districts Map**





**CITY of POOLER**  
— GEORGIA —

Layers

Find layer...

☐ Show Visible Layers

> Favorites

▼ City of Pooler Data

> General Data

> Utilities

▼ Zoning and Land Use

▼ City of Pooler

☒ Zoning

☐ Business/Commercial

☐ Industrial

☐ PUD

☐ Residential

☐ Jabot Tract - Amendment 11

☐ Light Industrial

☐ Single Family Residential (SFR)

☐ Residential - Townhomes

☐ Multifamily Residential (MFR)

☐ Heavy Commercial

Heavy Commercial/Commercial

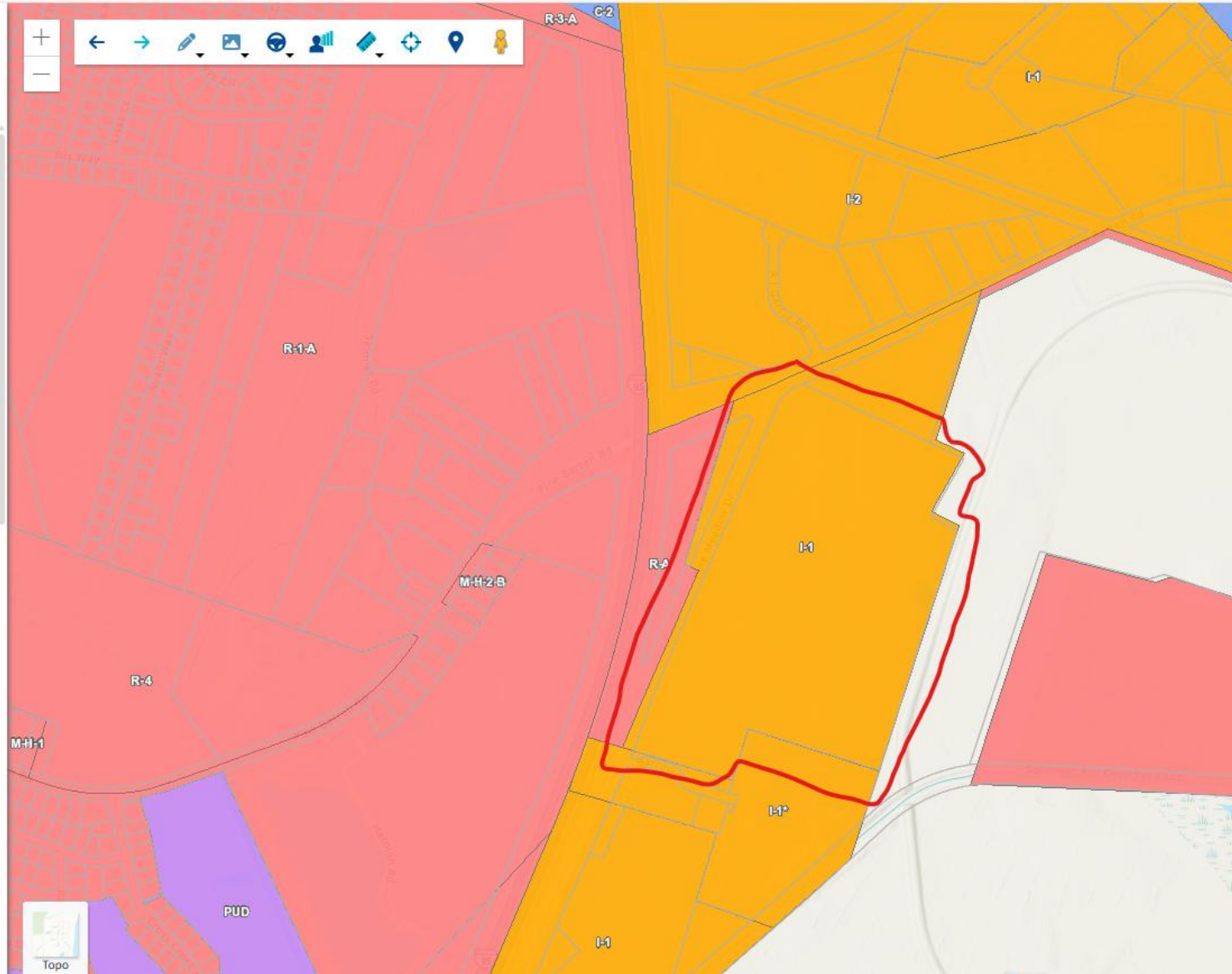
Professional/Heavy Industrial (HC/CP/HI)

☐ Amenity Site

☐ Medical Campus

☐ Open Space/Easement/Wetland

☐ Pooler Character Areas



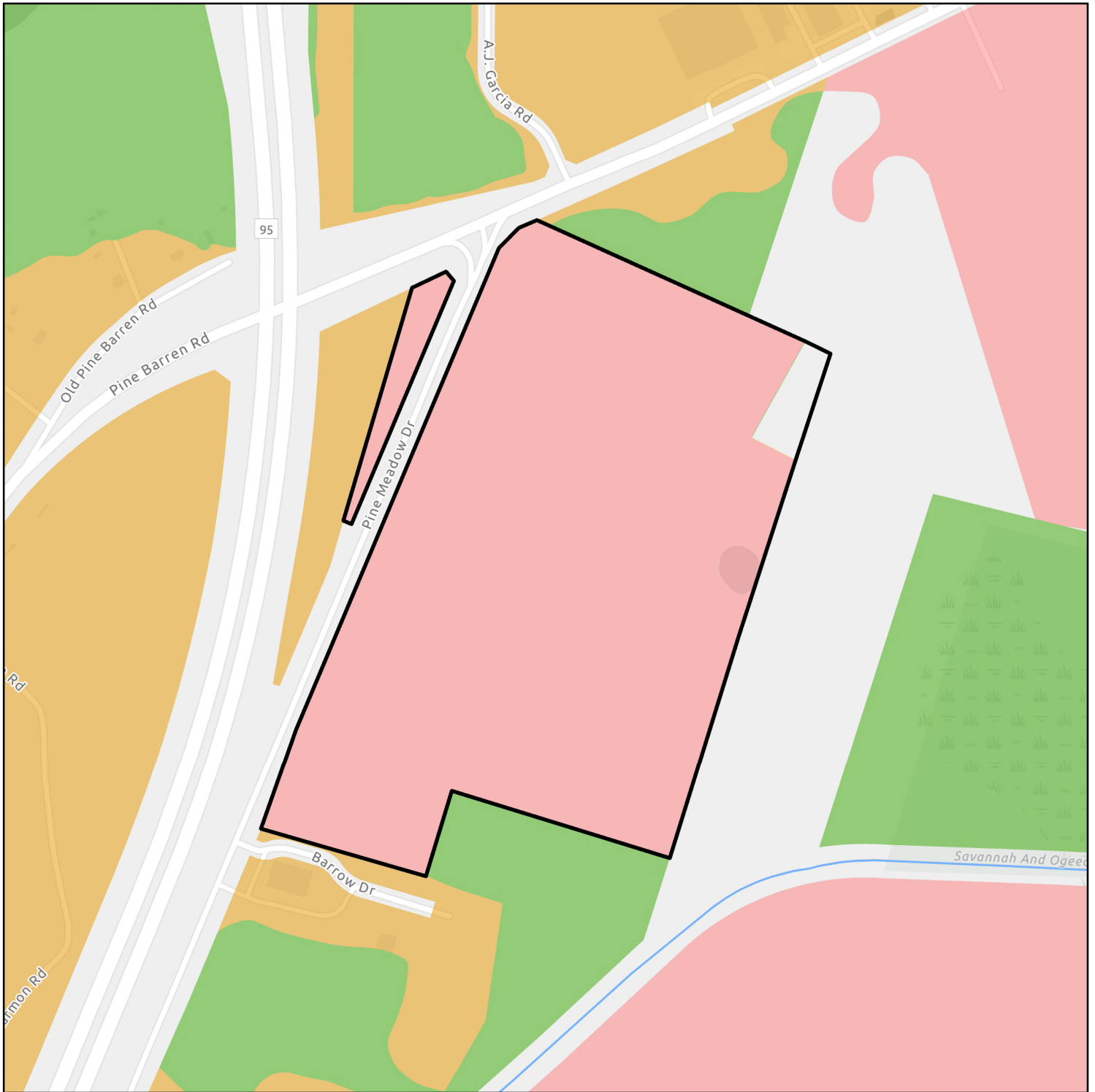


## **Attachment D**

### **Regional Impact Maps**



Attachment C  
**DRI #4698 - Hicks Tract-Suncap Warehouses**  
**Jurisdiction: Pooler**  
**Future Development**



— Rivers

**Future Development**

- Developed
- Developing
- Rural

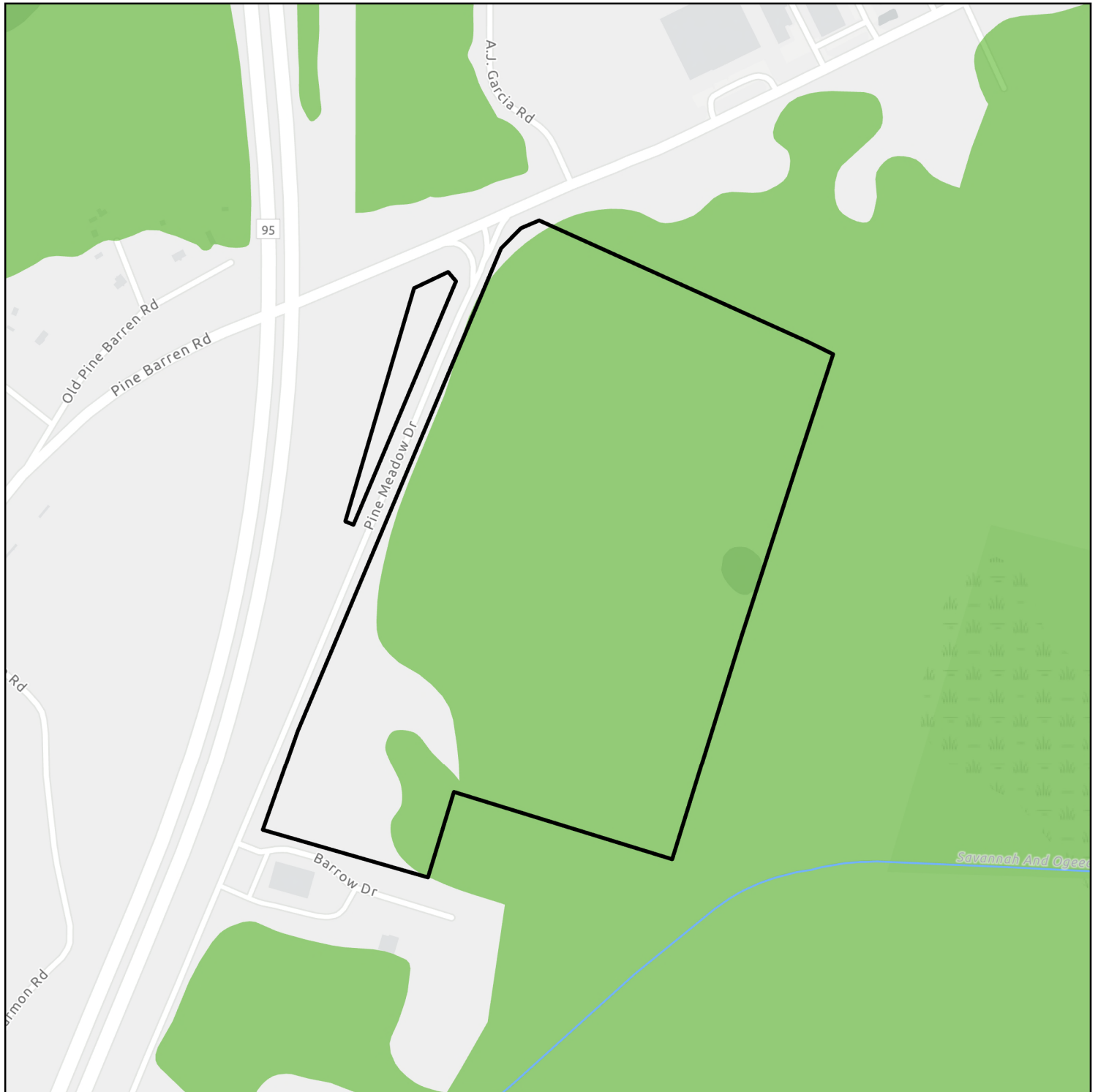
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Feet

Map Coordinates:  
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Date Exported: 4/15/2026





**DRI #4698 - Hicks Tract-Suncap Warehouses****Jurisdiction: Pooler****Areas Requiring Special Attention**

— Rivers

**Areas Requiring Special Attention**

■ Areas of Significant Natural Resources

Map Coordinates:

81.23343°W 32.09335°N

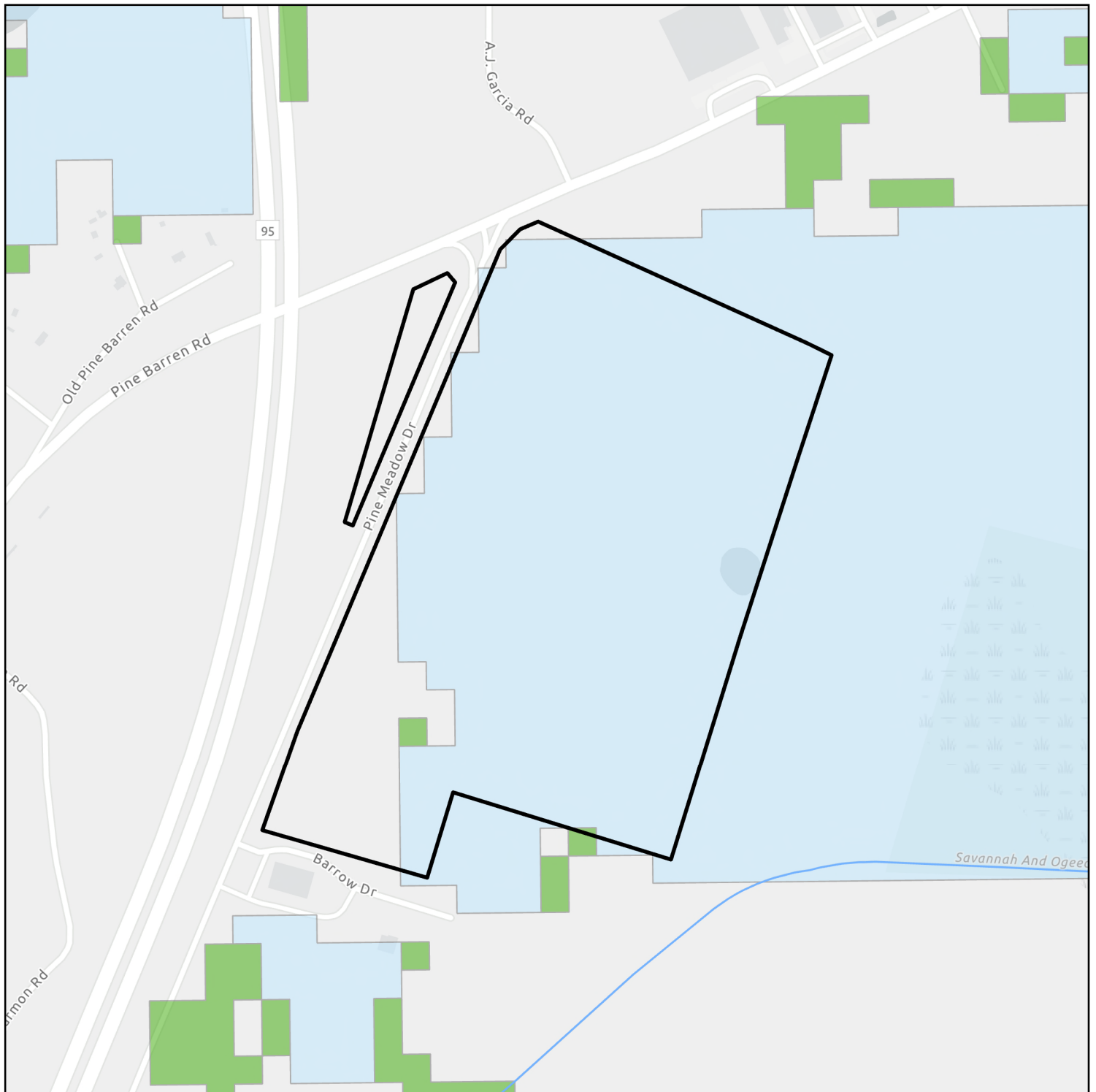
Date Exported: 4/15/2026

0 370 740 1,480  
Feet





Attachment C  
**DRI #4698 - Hicks Tract-Suncap Warehouses**  
**Jurisdiction: Pooler**  
**Green Infrastructure**



— Rivers

**Green Infrastructure Class**

Core

Corridor

Map Coordinates:  
81.23343°W 32.09335°N

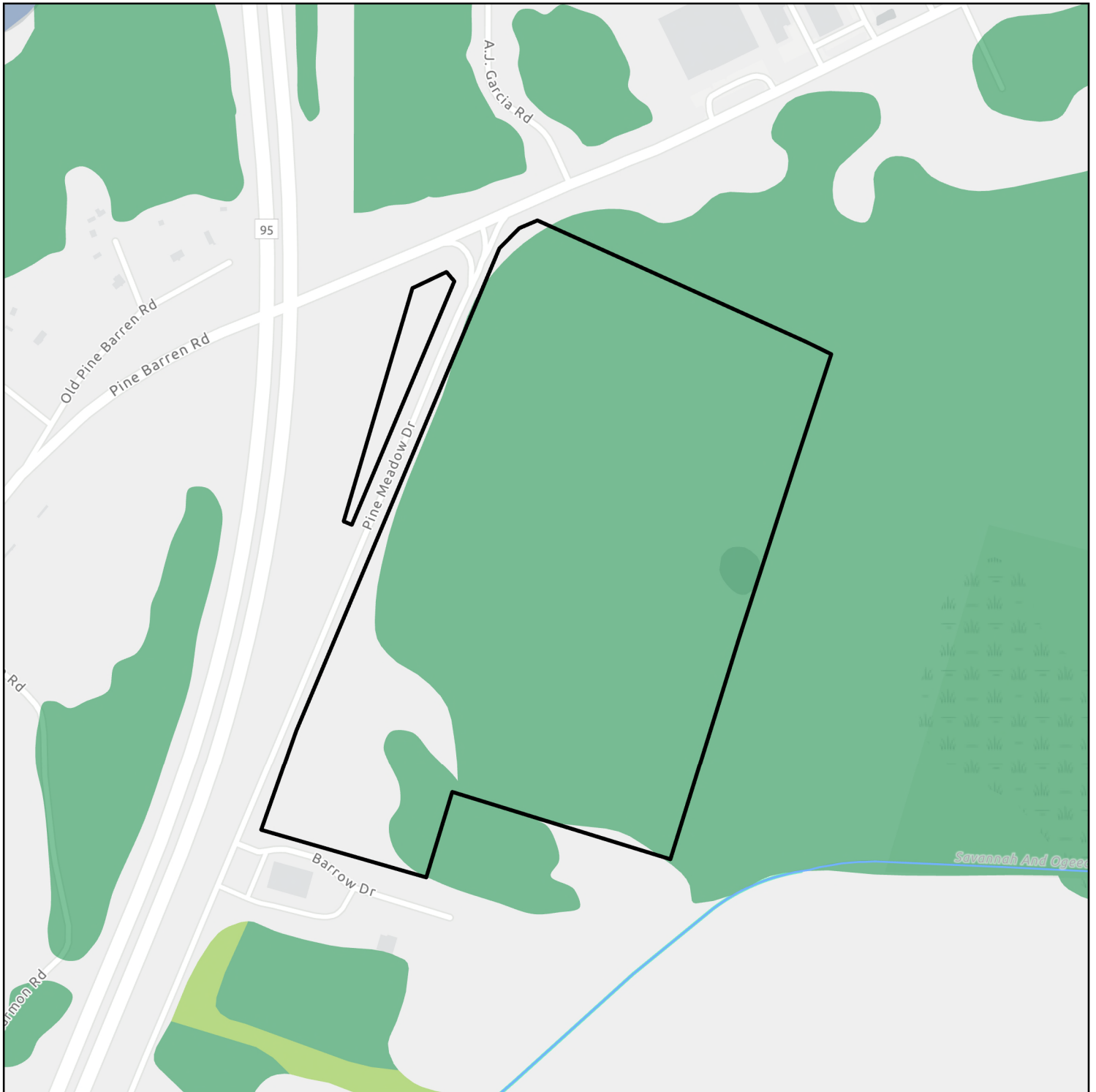
Date Exported: 4/15/2026

0 370 740 1,480  
Feet





Attachment C  
**DRI #4698 - Hicks Tract-Suncap Warehouses**  
**Jurisdiction: Pooler**  
**Wetlands**



- Rivers
- Wetlands Type**
- Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Riverine

Map Coordinates:  
81.23343°W 32.09335°N

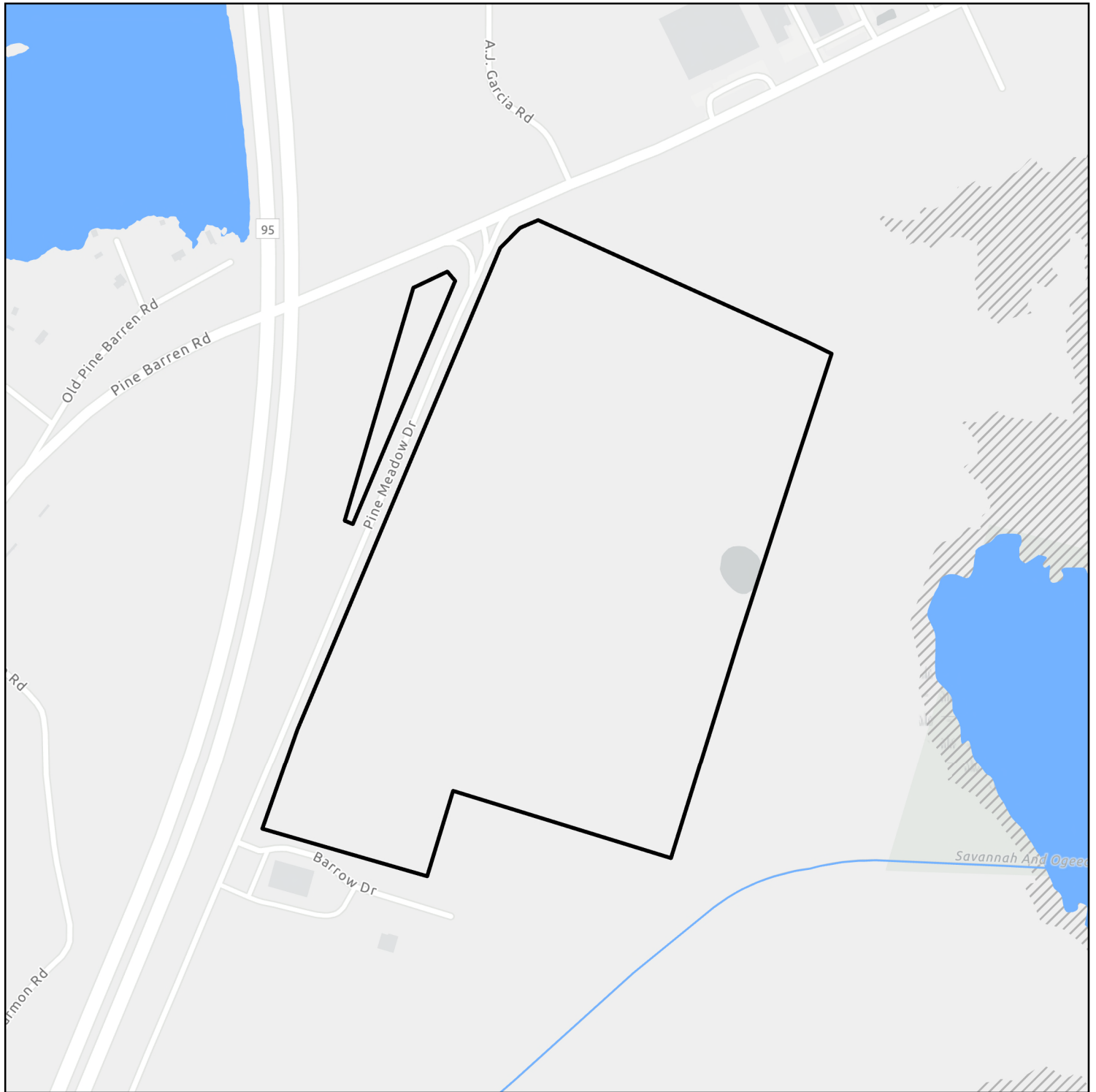
Date Exported: 4/15/2026

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Feet





Attachment C  
**DRI #4698 - Hicks Tract-Suncap Warehouses**  
**Jurisdiction: Pooler**  
**Flood Zones**



— Rivers

**Flood Zone**

■ AE

/// X (0.2% Annual Chance)

Map Coordinates:

81.23343°W 32.09335°N

Date Exported: 4/15/2026

0 370 740 1,480  
Feet





**Attachment E**  
**Property Record Card**



# Chatham County, GA

## Summary

**Parcel Number** 50987 06008  
**Location Address** PINE BARREN RD  
 POOLER GA 31322  
**Legal Description** PARCEL 2 & PT OF PARCCCEL 1 LOCAT  
**Property Class** 9400 - Vacant Indust Land  
**Neighborhood** 16500.00 - P500 POOLER  
**Tax District** (050) POOLER  
**Zoning** R-A  
**Acres** 64.71  
**Homestead Exemption** No

No Image Available

[View Map](#)

## Photos



## Owner

[HICKS RICHARD MORGAN](#)  
 850 HENRY MCCALL RD  
 BAXLEY GA 31513

## Assessment

|                      | 2025 Certified   | 2024 Certified   | 2023 Certified   | 2022 Certified   | 2021 Certified   |
|----------------------|------------------|------------------|------------------|------------------|------------------|
| LUC                  | 9400             | 9400             | 9400             | 9400             | RES              |
| Class                | 15               | 15               | 15               | 15               | A5               |
| + Land Value         | \$248,400        | \$675,600        | \$675,600        | \$675,600        | \$342,600        |
| + Building Value     | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>= Total Value</b> | <b>\$248,400</b> | <b>\$675,600</b> | <b>\$675,600</b> | <b>\$675,600</b> | <b>\$342,600</b> |
| Assessed Value       | \$99,360         | \$270,240        | \$270,240        | \$270,240        | \$137,040        |

## Valuation Notice

[2025 Assessment Notice \(PDF\)](#)



## Land

| Description         | Land Type | Land Code | Square Feet | Acres   | Front Foot |
|---------------------|-----------|-----------|-------------|---------|------------|
| VACANT INDUSTRIAL 3 | A         | VI3       | 205,168     | 4.7100  | 0          |
| DOCUMENTED WETLANDS | A         | 16D       | 2,613,600   | 60.0000 | 0          |
|                     | A         | 16D       | 2,613,600   | 60.0000 | 0          |

Total Acres:  
124.7100

## Sales

| Sale Date | Sale Price | Instrument | Deed Book / Deed Page | Sale Qual   |
|-----------|------------|------------|-----------------------|-------------|
| 9/24/2009 | \$0.00     | ED         | 356H / 721            | Unqualified |

## Map



No data available for the following modules: Comp Search (Residential), Comp Search (Comm), Comp Search (Commercial), Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Accessory Information, Other Features, Sketches, Permits.

The Chatham County Board of Assessors (BOA) makes every effort to produce the most accurate information possible, and is for informational purposes only. The user hereby acknowledges that the information contained on this site is subject to change and cannot be guaranteed. The BOA makes no warranty, expressed or implied, and assumes no legal liability or responsibility for the ability of users to fulfill their intended purposes in accessing/using information; or for omissions in content.

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[Last Data Upload: 4/15/2026, 5:41:43 AM](#)

[Contact Us](#)



**Attachment F**  
**Public Comments**






---

**DRI#4698- Hicks Tract - SunCap Warehouse - Pooler**


---

**From** Arlene Hobbs <Clerk@pembrokega.net>

**Date** Tue 4/28/2026 3:51 PM

**To** Planning <planning@crc.ga.gov>

You don't often get email from clerk@pembrokega.net. [Learn why this is important](#)

This property is documented as wetlands. It's pretty clear to me that development of this land should not be allowed.

[Areas Requiring Special Attention \(ARSA\) Map](#) indicates that the project area is mostly within the **Areas of Significant Natural Resources**.

The [Wetlands Map](#) shows a significant area of the parcel as **Freshwater Forested/Shrub Wetland**.

|                     |   |     |           |         |   |
|---------------------|---|-----|-----------|---------|---|
| DOCUMENTED WETLANDS | A | 16D | 2,613,600 | 60.0000 | 0 |
|                     | A | 16D | 2,613,600 | 60.0000 | 0 |
| VACANT INDUSTRIAL 3 | A | VI3 | 205,168   | 4.7100  | 0 |

Regards,

Arlene Hobbs  
City Clerk  
City of Pembroke





PO Box 16206  
Savannah, GA 31416  
Phone/Fax: 866-942-6222

[www.ogeecheeriverkeeper.org](http://www.ogeecheeriverkeeper.org)  
*Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers*

May 12, 2026

**Via E-Mail**

Coastal Regional Commission  
[planning@crc.ga.gov](mailto:planning@crc.ga.gov)

**Re: Comments on DRI #4698 - Hicks Tract - Suncap Warehouse - Pooler**

Coastal Regional Commission and the City of Pooler:

Ogeechee Riverkeeper 501(c)(3) (ORK) works to protect, preserve, and improve the water quality of the Ogeechee River basin, which includes the Canoochee River, tributary streams, and all of the streams flowing out to Ossabaw Sound and St. Catherine's Sound. The Ogeechee River system drains more than 5,500 square miles across 20 counties in Georgia. ORK works with local communities to retain the ecological and cultural integrity of rivers, streams, wetlands, and related habitats throughout the Basin. One of ORK's primary roles is as watchdog on new land development projects in the watershed that could pose a threat to its water quality and aquatic environments.

ORK's comments on the Hicks Tract - Suncap Warehouse development fall into two main categories. First, ORK is unconvinced about the actual need for this project, as millions of square feet of warehouse space is currently vacant. Second, this Site Development Plan presents serious concerns about stormwater and flooding, wetland filling, and construction within the floodplain, with harms occurring on both the development site and neighboring properties.

Additionally, ORK wishes to share our concern with the number of DRIs that have been announced in quick succession and alert the City of Pooler and the Coastal Region Commission (CRC) of the difficulty that creates in collecting thoughtful and constructive public feedback. In the future, ORK asks that DRIs be submitted and shared as they are applied-for, not all at once, as happened here. ORK encourages deadline extensions and leniency when needed for comment collection, and urges a careful, methodical, and inclusive approach in the decision-making process.



1. No demonstrable need for additional warehouse space

Warehouse space is not lacking in the Savannah region. In fact, the opposite is true - the Savannah warehouse market has a **roughly 10% vacancy rate**.<sup>1</sup> With a clear lack of need for the proposed use, ORK urges the City of Pooler to take steps to reject this project's Site Development Plan.

The Savannah regional market does not have a demonstrable need for new warehousing and logistics developments. Warehouse development continues at an unprecedented rate, leading to an ever-growing oversupply of space. Looking specifically at the Savannah-area warehousing market, vacancy rates have continued to rise over the previous year. The vacancy rate remains extremely elevated from the recent low seen in 2022 Q4's vacancy rate of less than 1%. **Between 2022 and 2024**, the Savannah market has **added more than 50 million square feet**<sup>2</sup> of warehouse space - **a nearly 50% increase** in supply over an incredibly short period. In the **last 5 quarters**, another **~18 million square feet**<sup>3</sup> of new space has been added. Based on the averages of vacant rate applied to total inventory,<sup>4</sup> **there is currently around 18 million square feet of already-existing and vacant warehouse and distribution space**.

With between 3.8 million and 5 million square feet of additional space currently under construction<sup>5</sup> and likely tens of millions more square feet rezoned and approved but not yet under construction,<sup>6</sup> this trend appears to have no end in sight. **Simply put, there is no clear need for more new warehouse space.**

<sup>1</sup> **Average Q1 2026 vacancy rate = 10.83%**

Lee & Associates = 12.8%

([https://www.lee-associates.com/atlanta/wp-content/uploads/sites/77/2026/04/Savannah-Industrial-Market-Report\\_2026\\_Q1.pdf](https://www.lee-associates.com/atlanta/wp-content/uploads/sites/77/2026/04/Savannah-Industrial-Market-Report_2026_Q1.pdf))

Colliers = 9.8%

(<https://www.colliers.com/download-article?itemId=ae147393-d90e-4aae-a3c8-562292fe5aad>)

Cushman & Wakefield = 9.9%

([https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2026/q1/us-reports/industrial/savannah\\_americas\\_alliance\\_marketbeat\\_industrial\\_q12026.pdf?rev=94a98d29b2f14009b02655150f484227](https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2026/q1/us-reports/industrial/savannah_americas_alliance_marketbeat_industrial_q12026.pdf?rev=94a98d29b2f14009b02655150f484227))

<sup>2</sup> Q4 2022 total = 102,993,004 square feet (Q1 2023 total = 103,514,071 [minus] Q1 2023 delivered = 521,067) -

<https://www.colliers.com/en/research/savannah/2023q1industrial>

Q4 2024 total = 153,531,831 square feet (Q3 2024 total = 137,731,831 [plus] Q4 2024 delivered = "15.8 million") -

<https://www.colliers.com/en/research/savannah/2023q1industrial> and

<https://www.colliers.com/en/research/savannah/2024q4industrial>

**Two-year net increase = 50,538,827 square feet**

<sup>3</sup> Per Lee & Associates quarterly reports = **27,491,785 sqft** → 2025 Q4 167,637,487 (minus) 2024 Q4 140,635,189 (plus) 2026 Q1 507,460.

Per Colliers quarterly reports = **18.188M sqft** → 2025 Q1 = 4.9M sqft; 2025 Q2 = 4.2M sqft; 2025 Q3 = 943k sqft; 2025 Q4 = 745k sqft;

2026 Q1 = 7.4M sqft.

Per Cushman & Wakefield quarterly reports = **13,326,380 sqft** → 2025 Q1 = 4,580,464; 2025 Q2 = 4,009,093; 2025 Q3 = 2,453,583; 2025

Q4 = 2,058,600; 2026 Q1 = 224,640.

<sup>4</sup> **Average = 18,357,204 square feet**

Lee & Associates' vacancy rate of 12.8% applied to the total inventory of (2026 Q1 new supply 507,460 sqft + 2025 Q4 total inventory 167,637,487) put the total vacant square footage at **21,522,553**.

Colliers' 9.8% vacancy rate applied to total inventory of 172,492,470 results in **16,904,262** square feet of vacant space.

Cushman & Wakefield put total vacant square footage at **16,644,799**.

<sup>5</sup> Lee & Associates = 4.7M sqft; Colliers = 5M sqft; Cushman & Wakefield = 3.8M sqft.

<sup>6</sup> An example of rezoned, permitted, and unbuilt warehouse space is the Seaport 16 Trade Center development.

See Savannah Morning News. "Industrial Park in Bryan County empty nearly two years after groundbreaking." May 30, 2024. See:

<https://www.savannahnow.com/story/news/2024/05/30/seaport-16-trade-center-in-north-bryan-has-not-gone-vertical-yet/73773238007/>



In sum:

- There is no clear need for new warehouse space.
- The warehouse vacancy rate remains around 10%.
- Roughly 18 million square feet of warehouse space is entirely empty and ready to be utilized.
- More speculative warehouse space will only add to the glut of supply, at the cost of other land uses.

## 2. Stormwater management should build in long-term resilience, including wetland preservation

Stormwater management is important for any development in Chatham County. As storms will intensify and occur more frequently in the coming years and decades, stormwater management will only become more important. As such, preservation of natural stormwater management, reduction to artificial and constructed stormwater intensifiers, building in long-term resilience, and avoiding construction in hazardous areas should be conditions that the City of Pooler imposes on the applicant and developers .

Stormwater management planning as reflected in the DRI notice and associated materials are inadequate. The applicant only states that “A stormwater management pond is proposed to mitigate the impacts of stormwater management.”<sup>7</sup> Beyond this single sentence, no other plans are shared, not even the size, depth, or dimensions of this proposed stormwater management pond. This is insufficient - the best time to consider flooding and how stormwaters will be managed on the property is now, before any land clearing or grading, wetland filling, or construction begins. Not centering these fundamental considerations now threatens to make them afterthoughts. Proactive planning and concrete proposals should be discussed before any approvals occur.

**Wetlands - natural and no-cost stormwater management** - should be preserved throughout the property. These quickly-dwindling resources not only reduce stormwater flows, they retain important volumes of stormwater, filter pollutants, and provide natural habitats for the region’s fish and wildlife. All of these ecosystem services are invaluable and are freely available - so long as the City of Pooler and other governmental bodies and regulators do not allow developers to fill the wetlands and build atop them. When wetlands are filled, these services are lost and either have to be replaced with expensive and less effective artificial options or are not replaced and harm our shared places and natural resources. **Wetlands provide these ecosystem services regardless of the Army Corps’ jurisdictional determination.** As such wetlands preservation should be the first step in stormwater management.

Further, the City of Pooler should seek clarification from the applicant on the question of wetlands impact by requiring the applicants to develop and publish a separate wetlands plan. Failing to delineate and enumerate the wetlands present on the site obscures the actual impact that this development will have on the property’s existing aquatic features. Failure to include wetland location on the Master Plan shows the applicant’s lack of sufficient consideration of these wetlands in their planning. To address this apparent oversight, ORK asks the City of Pooler to require the applicant to create a wetlands plan that, at minimum, (1) clearly delineates all of the wetlands present on the property, overlays their location on the Master Plan and any subsequent plans, and enumerates the acreage

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<sup>7</sup> DCA. “DRI #4698 DEVELOPMENT OF REGIONAL IMPACT DRI Information Form Part 2” Available at: <https://apps.dca.ga.gov/DRI/AdditionalForm.aspx?driid=4698>



proposed to be filled and preserved, (2) prioritizes and details how the development preserves the wetlands present on the site, (3) adjusts the Master Plan and site layout to avoid wetland fill wherever possible, (4) provides a justification for why wetlands must be filled, and (5) mitigates any lost wetlands and their ecosystem functions with on-site mitigation or restoration efforts as close to the site as possible to reduce localized impacts.

Impervious surface coverage reduction should be the second step in reducing stormwater management pressure. Based on the applicant's estimate of 68% impervious surface coverage of the approximately 64.71-acre site, this proposal will create approximately **44 acres of new impervious surface**. These hard surfaces, like concrete and asphalt, prevent stormwater from infiltrating into the ground, where they can be absorbed and reduce stormwater volumes. Impervious surfaces also speed up stormwaters, adding to management pressure. Finally, impervious surfaces hold pollutants and allow them to be washed into nearby waterways if not properly captured or treated. To reduce these issues, a significant reduction in impervious surfaces should be prioritized.

Following wetland preservation and impervious surface reductions, the developers should be required to build resilient and long-term stormwater retention/detention structures. The City of Pooler should be specific in its requirements, rather than relying on non-specific, passing references of potential management options. To better prepare for intensifying and more frequent storming and flooding, stormwater and flood damage prevention designs should go beyond the required minimums. First, the development should be conditioned on **reducing post-construction runoff**, rather than just ensuring no additional runoff compared to pre-construction amounts. This will help to offset stormwater pressure from stronger storms. Second, **increasing stormwater retention/detention ponds capacity** should be increased. As one of the main mechanisms to control post-construction runoff, these ponds capacities are important. In anticipation of increasing storm strength, requiring these ponds to be able to retain and assimilate 125% of the 100-year storm or 100% of the 500-year storm.

Finally, the **flood risks and accompanying flood damage** should not be ignored. While this site is not within a currently designated FEMA flood zone, this does not absolve the site from flooding risks. The greater Savannah region has seen increases in flooding even in non-designated floodplains, with a recent example being the devastating flooding in Richmond Hill in 2024.<sup>8</sup> Increasingly frequent and intense storms coupled with aging maps - the floodplain maps for this site were last updated in 2018 - make potential flood risks nearly anywhere in the region. As such, robust stormwater management is necessary for any new development. As such, ORK strongly urges the City of Pooler to seriously consider flood risk when deciding whether to approve the proposed Site Development Plan.

Likewise, the City of Pooler should also take into account the potential financial burdens related to flooding. Those financial burdens include, but are not necessarily limited to property and structure damage, water and land pollution, and buyout costs. At the most basic level, flooding threatens to inundate, damage, and destroy any structure in its path. Structures within the floodplain see their risks increase. Costs of clean up, collateral damage, and to neighboring properties should be considered. Flooding also presents water pollution threats. As discussed above, gasoline and diesel fuels as well as other remnant vehicle-related pollution from frequent car and truck traffic risks

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<sup>8</sup> Savannah Morning News. "FEMA flood maps left Richmond Hill residents unprepared for Debby's impact." August 26, 2024.

Available at:

<https://www.savannahnow.com/story/news/environment/2024/08/26/debby-flooding-hit-unprepared-richmond-hill-residents-hardest/74921847007/>



being swept up in flood waters. The nearby Little Ogeechee River is the principal water body threatened by these pollution risks. Finally, if flooding occurs frequently enough, FEMA may offer a property buyout<sup>9</sup> to return the property to its now-current, undeveloped conditions. These buyouts, though funded mainly by FEMA, still expect a 25% contribution from the local and/or state government.<sup>10</sup> This burden, as well as additional clean-up, emergency, rescue, and other foreseeable flood-related costs would likely fall on the City. ORK urges the City of Pooler to specifically consider and factor in these foreseeable financial costs of building in the floodplain.

In summary:

- Stormwater management considerations must be central to any land use decision made by the City of Pooler,
- The current discussion of stormwater management, as reflected in the DRI notice and application materials, is inadequate,
- Wetland preservation should be prioritized for the broad-ranging and free environmental services it provides, and their presence on the site should be fully detailed in Wetlands Plan,
- A reduction to the 72+ acres of new impervious surface coverage should occur,
- Stormwater retention and detention features should be built above minimum standards to add long-term resiliency in light of anticipated increased storm frequency and intensity,
- Flooding risks exist outside of current FEMA maps, and
- Pooler risks the possibility of bearing costs related to FEMA buyouts.

### 3. Additional suggested conditions for any Site Development Plan approval

ORK reiterates its opposition to the construction of any new warehouse space in light of the roughly 10% vacancy rate, especially at the expense of lost wetlands and increased stormwater pressure. However, if the City of Pooler does decide to approve the Site Development Plan for this project, it should come with as many conditions as necessary to ensure that the project not only prevents any harms to neighboring and nearby properties and amenities, but it should also ensure that the community directly benefits from this project, beyond the mere expansion of the tax base.

To help achieve these dual goals of protection and benefit, ORK suggests the City of Pooler considers adding the following conditions :

- Community Benefits Agreement - requiring a signed agreement between the owner/operator and the relevant neighborhood association or similar local organization to ensure that the impacted community also benefits from the project;

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<sup>9</sup> University of Delaware Disaster Research Center and The Nature Conservancy. "Floodplain Buyouts: Challenges, Practices, and Lessons Learned." At page 9. August 2021. Available at: [https://www.nature.org/content/dam/tnc/nature/en/documents/Buyouts\\_Lessons\\_Learned\\_Siders\\_Gerber\\_Chavez\\_TNC\\_Full\\_Report\\_2021.pdf](https://www.nature.org/content/dam/tnc/nature/en/documents/Buyouts_Lessons_Learned_Siders_Gerber_Chavez_TNC_Full_Report_2021.pdf)

<sup>10</sup> Federal Emergency Management Agency. "FACT SHEET: Acquisition of Property After a Flood Event." Available at: <https://www.fema.gov/press-release/20250121/fact-sheet-acquisition-property-after-flood-event>



- Wetlands Plan - a third-party study that (1) clearly delineates all of the wetlands present on the property, overlays their location on the Development Site Plan and any subsequent plans, and enumerates the acreage proposed to be filled and preserved, (2) prioritizes and details how the development preserves the wetlands present on the site, (3) adjusts the Master Plan and site layout to avoid wetland fill wherever possible, (4) provides a justification for why wetlands must be filled, and (5) mitigates any lost wetlands and their ecosystem functions with on-site mitigation or restoration efforts as close to the site as possible to reduce localized impacts;
- Stormwater management - requiring a *reduction* of (not just a prevention of new) post-completion runoff, through a combination of wetlands and pond preservation, pervious pavers, bioswales, stormwater retention/detention ponds with sufficient capacity, and other green infrastructure options that reduce stormwater impacts;
- Floodplain construction prohibition and buffer - construction should be prohibited within a FEMA-designated Special Flood Hazard Area. A 50-foot non-construction buffer should also be placed from the edge of the Special Flood Hazard Area to account for future expansion of the floodplain;
- Alternatives analysis - a detailed explanation of all of the site configurations and plans considered and explanations why the final plans were selected. This should include warehouse/parking lot/road layout, wetlands and pond filling decisions, and road/bridge construction/layout. This should also include a “No Action” alternative that discusses why the services this project will provide cannot be met elsewhere;
- Data center exclusion - an explicit condition that this property cannot be used for data centers, cryptomining, or other data processing without a subsequent conditional use consideration and vote by the Pooler City Council at a Public Hearing;
- Habitation exclusion - an explicit condition that this property cannot be used to house, host, or other provide overnight shelter;
- Noise pollution - limiting hours of operation, instituting decibel limits, sound barriers (vegetative buffers/berms or artificial);
- Light pollution - requiring shading and/or blocking devices that prevent lights from shining onto nearby properties; and
- Solar-ready design - to allow for solar energy generation to be placed on warehouse roofs, preventing the need for more land disturbance, allowing lower cost and renewable energy to reduce power bills, and build-in local electricity resiliency.

#### 4. Need for time, flexibility, and genuine public involvement in DRI decision-making process

In light of the recent glut of DRIs for the City of Pooler, ORK strongly urges caution, patience, and additional public outreach in the coming weeks and months. As such, ORK calls for flexible deadlines on comments, spaced-out and slow-paced decision-making on these projects, and a strong effort from the City of Pooler to educate, inform, and allow for robust public discussion of each of these projects before a final decision is made, above and beyond the usual review process.



In the last month, there have been four<sup>11</sup> separate Developments of Regional Impact up for consideration just within the City of Pooler's jurisdiction. Any single one of these developments could have serious, significant, and permanent impacts on neighboring and nearby property owners. Each project requires significant time to meaningfully read, review, understand, and provide considered and constructive feedback on. For working residents, the time needed to review just one project could be prohibitively long. Stacking multiple of these regionally-impactful developments could make meaningful public engagement and feedback nearly impossible. The purpose of the DRI process is to help stakeholders, residents, and governments gain an understanding of the project impacts on a local as well as a regional level before a decision is made. Rushing these important steps or providing incomplete/unclear information in an application weakens the effectiveness of the DRI process.

Spreading out the voting timeline on these DRI projects is one way to lessen the burden on the public. By limiting each City Council meeting to the review and approval of a single DRI project, the public will be able to meaningfully review and provide feedback on these projects. To do otherwise risks excluding residents' feedback with no clear benefit.

In general, ORK urges the CRC and City of Pooler to approach these upcoming projects slowly and ensure public input can be meaningfully included.

Thank you in advance for your time and consideration; please let me know if you have any questions or would like to talk further on these topics: [ben@ogeecheeriverkeeper.org](mailto:ben@ogeecheeriverkeeper.org).

Ben Kirsch, Legal Director  
Ogeechee Riverkeeper

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<sup>11</sup> (1) DRI #4693 - The District, (2) DRI #4697 - Oglethorpe Speedway - Stone Property Warehouses, (3) DRI #4698 - Hicks Tract - Suncap Warehouse, and (4) DRI #4701- QuickTrip Gas Station & Convenience Store.



**Jennifer Voris**

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**From:** AMY GILLIAM <agilliam14@comcast.net>  
**Sent:** Tuesday, May 12, 2026 2:24 PM  
**To:** Planning  
**Subject:** DRI 4698 Hicks Tract - Suncap Warehouses - Pooler

**#4698- Hicks Tract - Suncap Warehouse – Pooler**

Location: Pine Barren Road, Pooler, GA(parcel [50987 06008](#))

Coastal GreenSpace Guardians is a grass root organization created in Pooler, Georgia to educate and advocate for the natural habitats, wetlands, and biodiversity. The group stemmed from the mass destruction that has taken place over the last ten (10 Years) mostly due to the city council and mayors who have rezoned 99% of the requests made.

Please accept this as a written request to not approve the Suncap Warehouse build located at on Parcel [50987 06008](#).

Parcel [50987 06008](#) was zoned as a V5 - Conservation - large tract until 2022, when the city council rezoned the land to Industrial. The decision was against the community's request to retain green space and protect the wetlands.

These warehouses will directly impact **Freshwater Forested/Shrub Wetland** habitat classified as a **PFO1B** wetlands in a community that is already having severe flooding issues.

Pooler, GA also does not have a need for additional warehouses. Like Savannah, GA, Pooler has a 10% vacancy rate of the existing warehouse.

We are providing an Impact Statement which documents the **cumulative environmental, ecological, and historical impacts** resulting from rezoning, land clearing, and development activity in the City of Pooler, Georgia, from approximately **2015 through Q1 of 2026** to provide further justification for not allowing additional warehouse builds to take place. Reference:

- Land Rezoned in the past 10 years.
- Surrounding wetlands, forested buffers, and wildlife habitats

**Thirty to Forty-Five percent (30%–45%) of Pooler's incorporated land area has been rezoned between 2015 and Q1 of 2026**, primarily from agricultural, forested, or low-intensity uses to residential, commercial, or industrial zoning.

Rezoning has occurred incrementally but consistently, resulting in **cumulative landscape-scale impacts** rather than isolated site changes.

By piecemealing the rezones, building PUDs and allowing builders to add land into PUDs after the initial definition without DRIs, the city has irresponsibly damaged the natural habits, wetlands, biodiversity and jeopardized our homes, water, air, and health.

This cumulative rezoning density is a key indicator of:



- Secondary wetland loss
- Increased stormwater runoff
- Fragmentation of wildlife habitat
- Degradation of historic landscapes

Per MPC Zoning Recordings, between 2,000 and 3,500 acres of land in Pooler has been cleared or heavily disturbed between 2015 and Q1 2026. \*Note additionally, another 750+ Acres has been rezoned after this date.

This includes:

- Clear-cut forest land.
- Wetland filling or alteration
- Grading for roads, subdivisions, warehouses, and parking facilities
- Canal-adjacent buffer removal

**Pooler has experienced an 18%–30% loss of tree canopy between 2015 and 2025, equivalent to 1,500 –2,800 acres of canopy removal or functional loss.**

Loss of tree canopy directly contributes to:

- Increased flooding and erosion
- Higher water temperatures affect aquatic life.
- Loss of wildlife corridors
- Increased urban heat island effects.
- Reduced carbon sequestration

Replacement with turf grass or ornamental landscaping **does not restore ecological function.**

**Additionally, an estimated ~220–320 acres of wetlands have been impacted by rezoning-enabled development in Pooler, Georgia between 2015 and Q1 2026.**

Wetland loss in these areas increases:

- Flood risk
- Sedimentation in the canal
- Nutrient and pollutant loading

Because the city of Pooler council and mayor have recklessly rezoned 99% of the requests and have devastated the natural habitats, we are asking that this DRI not be approved by the CRC to protect the wetlands, natural habitats, biodiversity and our health and homes.

Thank you,

Amy gilliam

Executive Director of Coastal Greenspace Guardians.





**EOM Operations**  
*Your solution to a better tomorrow*

August 27<sup>th</sup>, 2026

Timothy K. Sharpe, P.E.  
 Gaskins + Lecraw, INC  
 3475 Corporate Way Suite A  
 Duluth, GA 30096

Dear Mr. Sharpe,

I am pleased to provide you with a recommendation for Approval (w/ Conditions) of the site development plans for Hicks Tract Development (Project No. A26-0100), as detailed below.

|                             |                                                |           |
|-----------------------------|------------------------------------------------|-----------|
| <u>Submittal Documents:</u> | Site Development Plans.....                    | Aug. 2026 |
|                             | EPD 50+ Acre Clearing & Grubbing Approval..... | Aug. 2026 |
|                             | GSWCC Approval.....                            | Aug. 2026 |
|                             | Stormwater Maintenance Agreement.....          | Aug. 2026 |
|                             | USACE JD.....                                  | Jun. 2026 |
|                             | Water System Engineering Report.....           | Jun. 2026 |
|                             | Stormwater Management Report.....              | Jun. 2026 |
|                             | Traffic Memo.....                              | Jun. 2026 |
|                             | Building Elevation Drawings.....               | Jun. 2026 |
|                             | DRI Report .....                               | 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.



480 Edsel Drive, Ste 100  
 Richmond Hill, GA 31324



[www.eomworx.com](http://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:

**Prior to the City of Pooler's formal issuance of site plan approval:**

1. The parcel, identified with PIN 11010 03024, shall be annexed into the City of Pooler. Concurrent with or immediately following annexation, the property shall be rezoned to the Light-Industrial Zoning District consistent with the existing City of Pooler zoning designation of the primary parcel (PIN 50987 06008).
2. The two subject parcels (PIN 11010 03024 and 50987 06008) shall be recombined into a single parcel of record. The recombination plat shall be executed and recorded with the Office of the Clerk of Superior Court of Chatham County, GA.

Please contact me if you have any questions. I can be reached via email or phone at [tshoemaker@eomworx.com](mailto: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 & Cemetery Administrator – City of Pooler  
 Rachael Brown; Zoning Administrator - City of Pooler  
 Justin Arnsdorff, PE, Vice President of Engineering - EOM



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**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Site Development Plan Approval for a one-story commercial building for Christina's Healing Hands and Massage Therapy at 303 E. Collins St. in the C-1 Zoning District and within the Main Street Overlay District.

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A26-0040                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| P&Z Meeting Date:               | September 14, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| City Council Workshop Date:     | September 21, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Applicant and Authorized Agent: | Paul Smith                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Property Owner:                 | Christina's Healing Hands Massage Therapy LLC                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Location (Address):             | Canal Bank Road                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Parcel (PIN):                   | 50005 08001                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Acreage:                        | Approximately 0.81-Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Zoning:                         | C-1 (Light Commercial), Main Street Overlay District                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Proposed Use:                   | Site Development Plan Approval for a one-story commercial building for Christina's Healing Hands and Massage Therapy at 303 E. Collins St.                                                                                                                                                                                                                                                                                                                              |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Recommended Motion:             | <i>"After review of the criteria, move for approval of the request."</i>                                                                                                                                                                                                                                                                                                                                                                                                |
| Background:                     | 303 E Collins St. includes an existing small residential structure which is proposed to remain on the site and will be a supporting structure to the main message therapy building. The parcels on either side and to the rear of the proposed site are all existing residential properties. Across Hwy 80 there are several commercial properties including a mechanic shop, U-haul dealer, and liquor store. The proposed site meets the Main Street Overlay District |



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requirements and is proposed to be properly screened from the residential properties.

On January 27, 2026, a Stop Work order was issued for 303 E. Collins Street. The order was provided due to unapproved land development activity. The applicant was informed that they were to submit an application for site plan to the Zoning Administrator along with any required documents and plans. The current application was submitted in response.

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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 subject property is designated Residential on the Future Land Use Map and is located within the Traditional Neighborhood Character Area in the Comprehensive Plan. Although the proposed development is commercial within a primarily residential area, it is located within an existing C-1 Zoning District and is also within the Main Street Overlay District which is supportive of a mixture of residential and commercial uses within a walkable area. The proposed site plan addresses all the Main Street Overlay District requirements.*
2. Whether the site plan provides for adequate pedestrian and traffic access.
  - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
  - *The 0.81-acre parcel 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 residential and commercial mixture of the neighborhood.*
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 0.81-acre site and the adjacent properties.*



6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
  - *The proposed site development is to be adequately served.*
7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
  - *The site is proposed to be adequately served.*
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
  - *The site plan complies with the provisions related to buffer and screening requirements of the Main Street Overlay District.*
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
  - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers and the requirements of the Main Street Overlay District.*
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





CITY of POOLER  
— GEORGIA —

## Vicinity Map - 303 E. Collins Street - Site Plan

08/21/2026

☐ Parcels







1

2

3

4

5

DEMOLITION AND REMOVAL NOTES:

1. INITIAL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY LAND DISTURBING ACTIVITIES OR REMOVALS.
2. TOPSOIL SHALL BE STRIPPED FROM THE SITE AND STOCKPILED. TOPSOIL SHALL BE SPREAD 4 INCHES THICK ON AREAS IDENTIFIED TO BE GRASSED OR LANDSCAPED. TOPSOIL MAY NOT BE PILED HIGHER THAN 5 FT IF STOCKPILED ON SITE. CONTRACTOR SHALL TEST THE TOPSOIL FOR SUITABILITY OF THE ESTABLISHMENT OF THE SPECIFIED TURF AND LANDSCAPING. APPROVED SOIL AMENDMENTS SHALL BE ADDED TO MAINTAIN SOIL SUITABILITY.
3. PAVEMENTS TO BE REMOVED SHALL BE SAW CUT ALONG THE EDGE OF REMOVAL TO PROVIDE A SMOOTH TIE IN OF NEW PAVEMENT.
4. SAW CUT EDGES ARE TO BE PROTECTED BY THE CONTRACTOR. DAMAGED EDGES SHALL BE RE-SAWN TO PROVIDE ONE UNIFORM EDGE.
5. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR REMOVAL AND DISPOSAL OF LEAD PAINT AND ASBESTOS CONTAINING MATERIALS.
6. TREES OUTSIDE THE LIMITS OF CONSTRUCTION(SILT FENCE) SHALL NOT BE DISTURBED BY CONSTRUCTION EQUIPMENT. THE CONTRACTOR IS NOT TO REMOVE ANY TREES LARGER THAN 4 INCHES DBH (DIAMETER AT BREAST HEIGHT), OTHER THAN THOSE SHOWN FOR REMOVAL ON THE PLANS, WITHOUT PRIOR WRITTEN ERMISION FROM OWNER, ENGINEER, AND APPROVED BY THE .
7. THE LIMITS OF CONSTRUCTION ARE SHOWN ON THE CIVIL PLANS. THE LIMITS OF CONSTRUCTION AS SHOWN SHALL BE NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
8. TEMPORARY STOCKPILE LOCATIONS OF EXCAVATED MATERIALS FROM THE INSTALLATION OF UTILITIES SHALL BE COORDINATED WITH OTHER WORK.
- 9.. EXCAVATION FOR THE REMOVAL OF BUILDING FOUNDATIONS, SLABS, AND UNDERGROUND UTILITIES SHALL BE KEPT TO THE MINIMUM DEPTH NECESSARY FOR THEIR REMOVAL. BACKFILL OF THE EXCAVATED AREAS SHALL BE AS SPECIFIED IN THE GEOTECHNICAL REPORT. REMOVAL OF EXISTING STRUCTURES INCLUDES ENTIRE FOOTINGS AND FOUNDATIONS.

LAYOUT NOTE:

1. ALL DIMENSIONS ARE MEASURED PERPENDICULAR FROM PROPERTY LINES AND FACE OF BUILDING, UNLESS INDICATED OTHERWISE.
2. PARKING LOT DIMENSION ARE MEASURED FROM THE FACE OF CURB.
3. PARKING LOT N.E. CORNERS ARE MEASURE FROM THE FACE OF CURB.

CONTRACTOR STAGING AREA:

1. CONTRACTOR LAYDOWN AND STAGING AREA WILL BE ONSITE, AND APPROVED BY THE OWNER. CONTRACTOR SHALL ACCESS THE SITE VIA THE EXISTING ACCESS ROAD ON THE EAST AND SOUTH SIDES OF THE PROPERTY.

GRADING AND STORM DRAINAGE NOTES:

1. ALL EXCAVATION SHALL BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH AFFECTS OPERATIONS SHALL BE CONTINUALLY AND EFFECTIVELY DRAINED DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE DE WATERING AS REQUIRED SO THAT ALL FOOTING EXCAVATIONS ARE ACCOMPLISHED IN THE DRY. ALL FOOTING EXCAVATIONS SHALL REMAIN DRY AND FIRM UNTIL THE FOOTINGS ARE IN PLACE AND BACKFILLED. DEWATERING OF ANY SURFACE WATER, GROUND WATER TABLE, AND/OR ANY PERCHED WATER CONDITION WHICH MAY BE ENCOUNTERED DURING EXCAVATIONS SHALL BE ACCOMPLISHED BY ANY ACCEPTABLE MEANS AS APPROVED BY THE ENGINEER. ALL DEWATERING EFFLUENT WILL SHALL PUMPED THROUGH A SILT BAG AND INTO A SEDIMENT BASIN, BEFORE LEAVING SITE.
2. ALL STORM PIPES LOCATED UNDER PAVEMENT TO HAVE WATERTIGHT JOINTS.
3. ROOF DRAIN/FOUNDATION DRAIN COLLECTORS SHALL BE SIZED AS SHOWN ON GRADING PLANS. ALL ROOF/FOUNDATION DRAINS AND COLLECTORS SHALL HAVE A MINIMUM OF 1.00% SLOPE.
4. ALL EXISTING MANHOLES SHOWN TO REMAIN SHALL BE RAISED OR LOWERED TO MATCH THE NEW FINISHED GRADES UNLESS NOTED OTHERWISE.
5. CLEANOUTS SHALL BE PROVIDED ON ALL ROOF DRAINS WHERE THE PIPE MAKES A TURN OF 45 DEGREE OR SHARPER AND ON RUNS GREATER THAN 150 FT IN LENGTH.
6. THE CONTRACTOR MAY ENCOUNTER "PERCHED WATER" CONDITIONS IN SOME EXCAVATIONS REQUIRED FOR THIS PROJECT.

A. A "PERCHED WATER" CONDITION OCCURS WHEN WATER SEEPING DOWNWARD IS BLOCKED BY AN IMPERMEABLE SOIL LAYER, SUCH AS CLAYEY SAND, CLAY OR SILT, AND SATURATES THE MORE PERMEABLE SOIL ABOVE IT. THE TRUE GROUND WATER LEVEL CAN BE SEVERAL TO MANY FEET BELOW THE "PERCHED WATER" LEVEL.

B. IT IS ANTICIPATED THAT SATISFACTORY DEWATERING TO PERMIT THE REQUIRED CONSTRUCTION CAN BE ACCOMPLISHED BY THE USE OF FRENCH DRAINS, DITCHES,TRENCHES, AND PUMPING FROM FILTERED SUMPS. THE CONTRACTOR SHALL PERFORM WHICHEVER MEASURES THAT ARE NECESSARY SUCH THAT ALL REQUIRED WORK IS PERFORMED IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND THE SPECIFICATIONS.

7. ALL FILL AND CUT SLOPES SHALL BE NO STEEPER THAN 2.5 HORIZONTAL TO 1 VERTICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. SEE LANDSCAPING PLANS(CONTRACTOR SUPPLIED) GRASSING SPECIFICATION FOR PERMANENT GRASSING .
9. THE CONTRACTOR SHALL COORDINATE ALL GRADING OPERATIONS WITH OTHER UTILITIES TO BE INSTALLED. WHERE EARTHWORK CUT IS TO BE ACCOMPLISHED, ALL NEW UTILITIES SHALL BE CONSTRUCTED WITH THE REQUIRED COVER AND COORDINATION WITH UTILITIES OF OTHER DISCIPLINES.
10. THE CONTRACTOR SHALL GROUT SEAL EXISTING STORM DRAINAGE STRUCTURES AT THE LOCATIONS WHERE NEW STORM DRAINAGE PIPES TIE TO THESE STRUCTURES.
11. TRENCH BOXES SHALL BE USED TO INSTALL STORM DRAINAGE LINES AROUND EXISTING TREES TO REMAIN. NO FILL FROM THE EXCAVATIONS SHALL BE STOCKPILED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
12. SEE ARCHITECTURAL PLANS FOR LOCATIONS AND SIZES OF DOWNSPOUTS.

GEOTECHNICAL NOTES

1. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT FOR NEAR SURFACE SUBGRADE EVALUATION AND INFILTRATION RATES WITH REQUIREMENTS

WATER NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS. THE SYSTEM SHALL BE DESIGNED AND TESTED PER THE SPECIFICATIONS AND REQUIREMENTS MAINTAINED BY THE ENGINEER.
2. THE WATER SERVICE LATERAL SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAIN TO THE METERS. THE WILL ONLY MAKE THE WET TAP. THE WILL NOT INSTALL THE WATER SERVICE LATERAL.
3. ALL MATERIALS USED AND COMING 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 SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
4. IN ALL WATER LINE PROJECTS, CARE WILL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE SYSTEM.

A. 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 A HAZARD TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPES, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.

B. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF 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. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID. NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.

C. CLEAN THE INTERIORS OF ALL PIPES BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.

D. FLUSH THE NEW PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. FLUSH NEW LINES WITH SUFFICIENT FLOW TO OBTAIN A FLUSHING VELO OF 2.5FT/SEC. FLUSH LINES UNTIL WATER RUNS FREE OF DEBRIS. COORDINATE FLUSHING ACTIVITIES WITH PERSONNEL.
5. ANY METER OR HYDRANT REMOVED FROM THE SITE SHALL BE RETURNED TO THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
6. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
7. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACK FLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
8. ALL ABANDONED WATER LINES SHALL BE CAPPED AT THE MAIN AND THE PIPES PLUGGED.
9. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE WATER LINES ARE PLACED WITHIN THE EASEMENTS WITH A MINIMUM 7'-6" AVAILABLE FROM PIPE CENTERLINE TO EASEMENT LINE OR AS SHOWN ON PLANS
10. CONTACT THE UTILITIES PROTECTION CENTER (811 IN GEORGIA OR 1-800-282-7411) FOR LOCATION OF WATER LINES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
11. CONTRACTOR SHALL NOTIFY RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK THAT MAY IMPACT THEM, INCLUDING BUT NOT LIMITED TO: PARKING STALL IMPACT, LOSS OF SERVICE, DRIVEWAY CUTS, REMOVAL/RELOCATION OF FENCES AND MAIL BOXES, SIDEWALK IMPACTS, ETC.

SEWER NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS. THE SYSTEM SHALL BE DESIGNED AND TESTED PER THE SPECIFICATIONS AND REQUIREMENTS MAINTAINED BY THE ENGINEER.
2. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
3. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW-PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CONVEYANCE AND DISTRIBUTION DEPARTMENT.
4. ALL ABANDONED SANITARY SEWER LINES SHALL BE PLUGGED.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SEWER LINES ARE PLACED WITHIN THE EASEMENTS WITH A MINIMUM 7'-6" AVAILABLE FROM PIPE CENTERLINE TO EASEMENT LINE.
6. CONTACT THE UTILITIES PROTECTION CENTER (811 IN GEORGIA OR 1-800-282-7411) FOR LOCATION OF SEWER LINES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
7. CONTRACTOR SHALL NOTIFY RESIDENTS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY WORK THAT MAY IMPACT THEM, INCLUDING BUT NOT LIMITED TO: PARKING STALL IMPACT, LOSS OF SERVICE, DRIVEWAY CUTS, REMOVAL/RELOCATION OF FENCES AND MAIL BOXES, SIDEWALK IMPACTS, ETC.
8. 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. (APPENDIX B, ARTICLE VI, SECTION 606)

IMPORTANT CONTRACT NOTES:

1. EXTERIOR WATER AND SEWER UTILITIES MUST BE CONSTRUCTED TO CITY'S STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE CITYS FOR ALL FEES AND BUILDING SERVICE CONNECTIONS 2 WEEKS PRIOR TO CONNECTION.
2. CONNECTIONS FOR ELECTRICAL, AND COMMUNICATION ARE NOT SHOWN AND ARE THE RESPONSIBILITY OF THE PREFORMING CONTRACTOR TO INSTALL PER UTILITY OWNERS SPECIFICATIONS AND COORDINATE INSTALLATION
3. SITE WORK FOR THIS CONTRACT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
4. PERFORMING CONTRACTORS IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH CONNECTION FEES.
5. MATCH EXISTING PAVEMENT SECTION FOR UTILITY CUTS AND TAPS. SEE DETAILS
6. SERVICE ADDRESS AND SIZE: 303 COLLINS STREET: EXISTING 3/4" METER.
7. EXISTING WATER AND SEWER LINES ARE APPROXIMATE LOCATIONS AND WILL NEED TO BE FIELD VERIFIED PRIOR TO DIGGING.
8. LOADING, UNLOADING, AND STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL NOT BE ALLOWED IN THE PUBLIC R/W WITHOUT PRIOR APPROVAL.

- 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. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF REGISTERED ENGINEER.
3. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS." (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
4. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING
5. 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))



REVISIONS

BARTOW SITE ENGINEERING, LLC  
209 WOOD DUCK WAY  
SPRINGFIELD, GA 31329  
(912) 856-3289  
pbartsmith@yahoo.com

Bartow  
Site  
Engineering, LLC

GENERAL NOTES

SHEET  
NUMBER  
G2



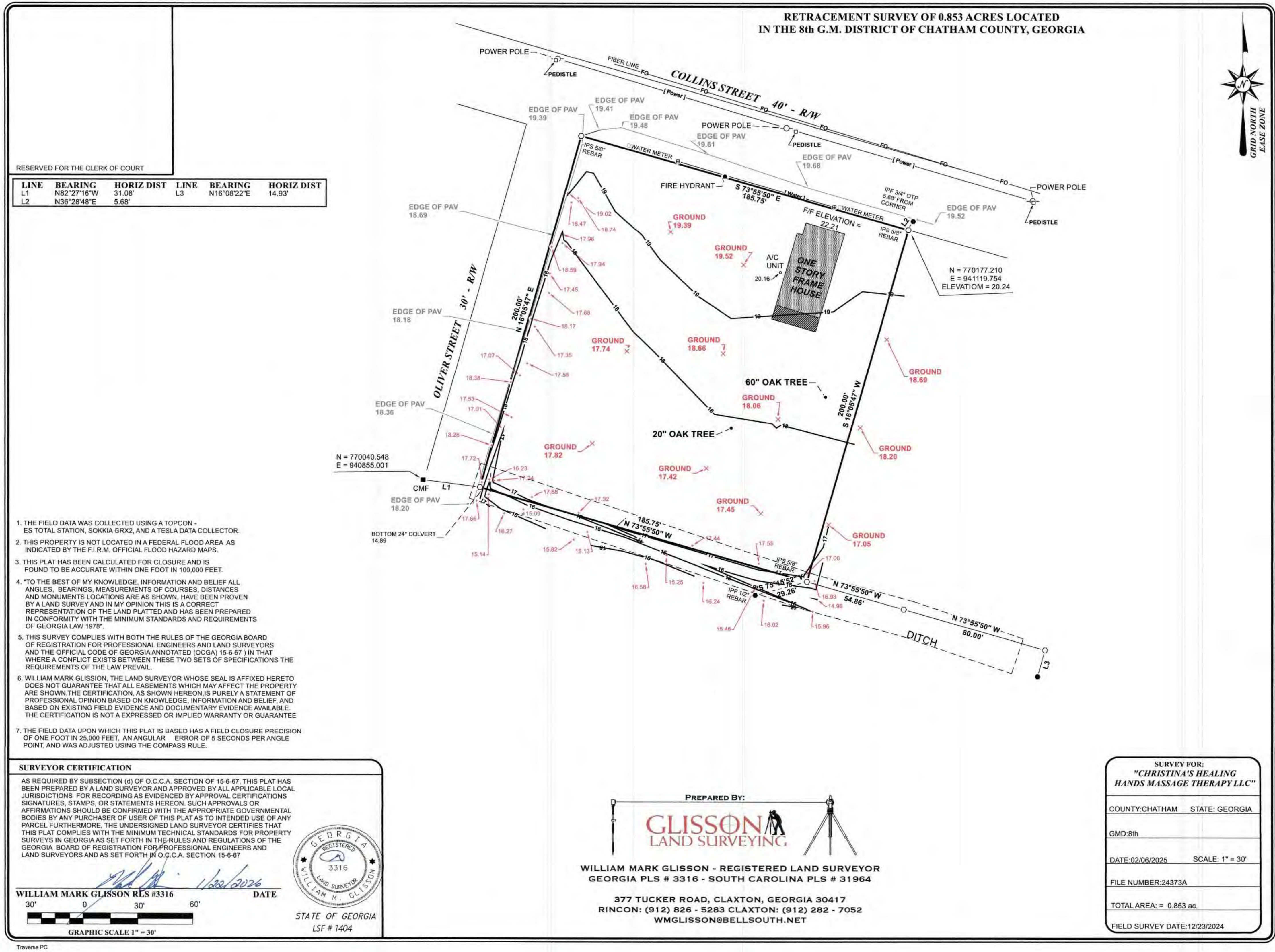


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| REVISIONS |
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**Bartow Site Engineering, LLC**  
209 WOOD DUCK WAY  
SPRINGFIELD, GA 31329  
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pbartsmith@yahoo.com

SURVEY

SHEET  
NUMBER  
VF-01



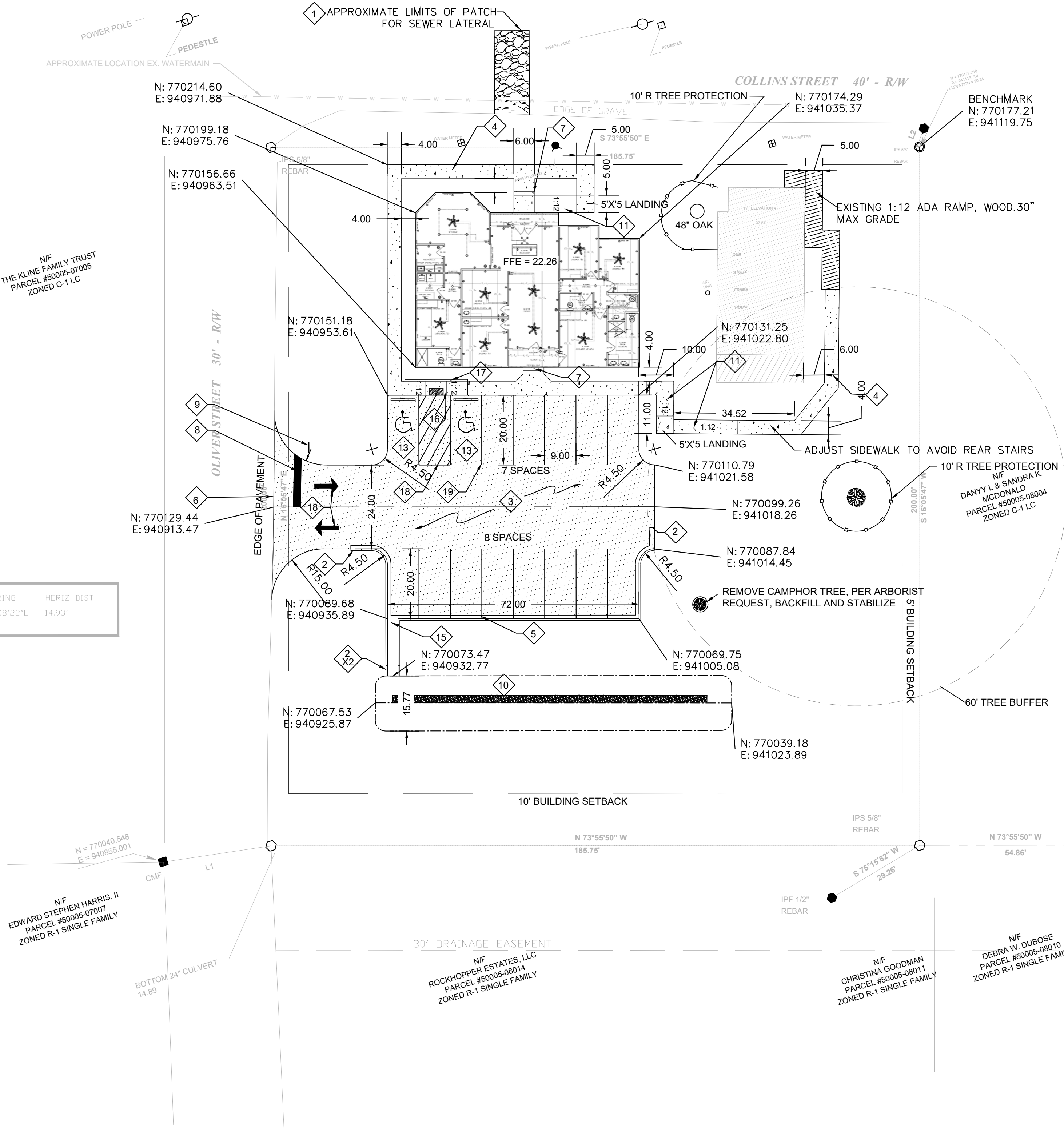
PROJECT INFORMATION  
OWNER: CHRISTINA HARLEY  
BUSINESS: CHRISTINA'S HEALING HANDS-MESSAGE THERAPY AND WELLNESS  
ZONING: C1  
NEW BUILDING SIZE: 2807 SF  
EXISTING BUILDING: 1000 SF  
PARKING REQUIREMENTS BASED ON PROFESSIONAL USE (3-5)  
1 SPACE PER ROOM PER 300 SF  
NEW BUILDING  
SPACES REQUIRED = 10 SPACES  
EXISTING BUILDING  
SPACES REQUIRED = 4 SPACES  
TOTAL 14 SPACES

TOTAL SPACES PROVIDED 15 WITH 2 HANDICAP

IMPROVED SURFACE LEGEND

- GRAVEL SUB-DRAIN
- 2" ASPHALT
- CONCRETE

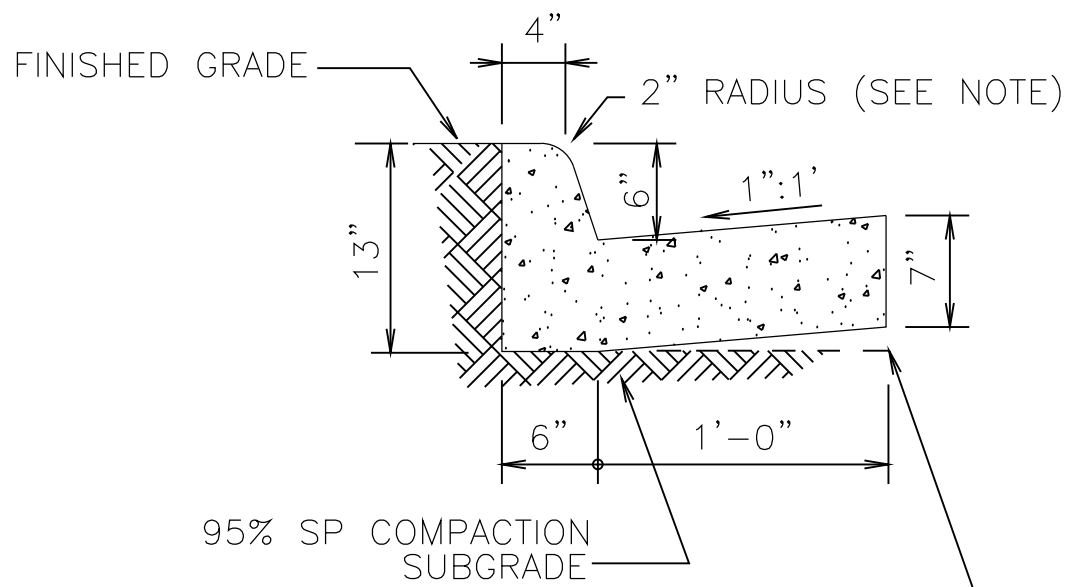
| LINE | BEARING     | HORIZ DIST | LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|------|-------------|------------|
| L1   | N82°27'16"W | 31.08'     | L3   | N16°08'22"E | 14.93'     |
| L2   | N36°28'48"E | 5.68'      |      |             |            |



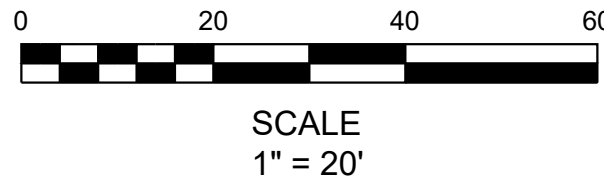
- LAYOUT FEATURE LEGEND
- 1 GRAVEL PATCH(SEE DETAILS)
  - 2 CURB/PAVEMENT TERMINATION(P02/06)
  - 3 2" ASPHALT
  - 4 4" THICK CONCRETE SIDEWALK
  - 5 18" CURB AND GUTTER
  - 6 MATCH GRADE / PAVEMENT
  - 7 6" STEP X 12" RUN
  - 8 24" STOP BAR THERMOPLASTIC
  - 9 30"x30" STOP" SIGN(R1-1)
  - 10 BIORETENTION AREA 1600 SF+/-
  - 11 12:1 SLOPE RAMP(SEE NOTE BELOW)
  - 12 24" STOP BAR, THERMOPLASTIC
  - 13 HANDICAP PARKING W/ SIGNAGE(P34)
  - 14 NOT USED
  - 15 3' CONCRETE FLUME
  - 16 6' x 4' ADA APRON(P16)
  - 17 NOT USED
  - 18 PAVEMENT MARKINGS THERMOPLASTIC
  - 19 4" WIDE PAVEMENT MARKING, WHITE THERMOPLASTIC

NOTES  
1 RAMP'S GREATER THAN 6" OF RISE  
REQUIRE HAND RAILS

NOTE: STANDARD CURB SHAPE OF THE STATE IN WHICH  
THE PROJECT IS LOCATED MAY BE SUBSTITUTED.



THE BOTTOM OF THE CURB AND  
GUTTER MAY BE CONSTRUCTED  
PARALLEL TO THE SLOPE OF  
SUBSURFACE COURSES PROVIDED  
A MINIMUM THICKNESS OF 7"  
IS MAINTAINED.



CURB AND GUTTER  
N.T.S.

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Bartow  
Site  
Engineering, LLC

LAYOUT PLAN

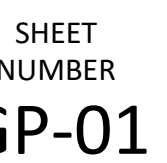
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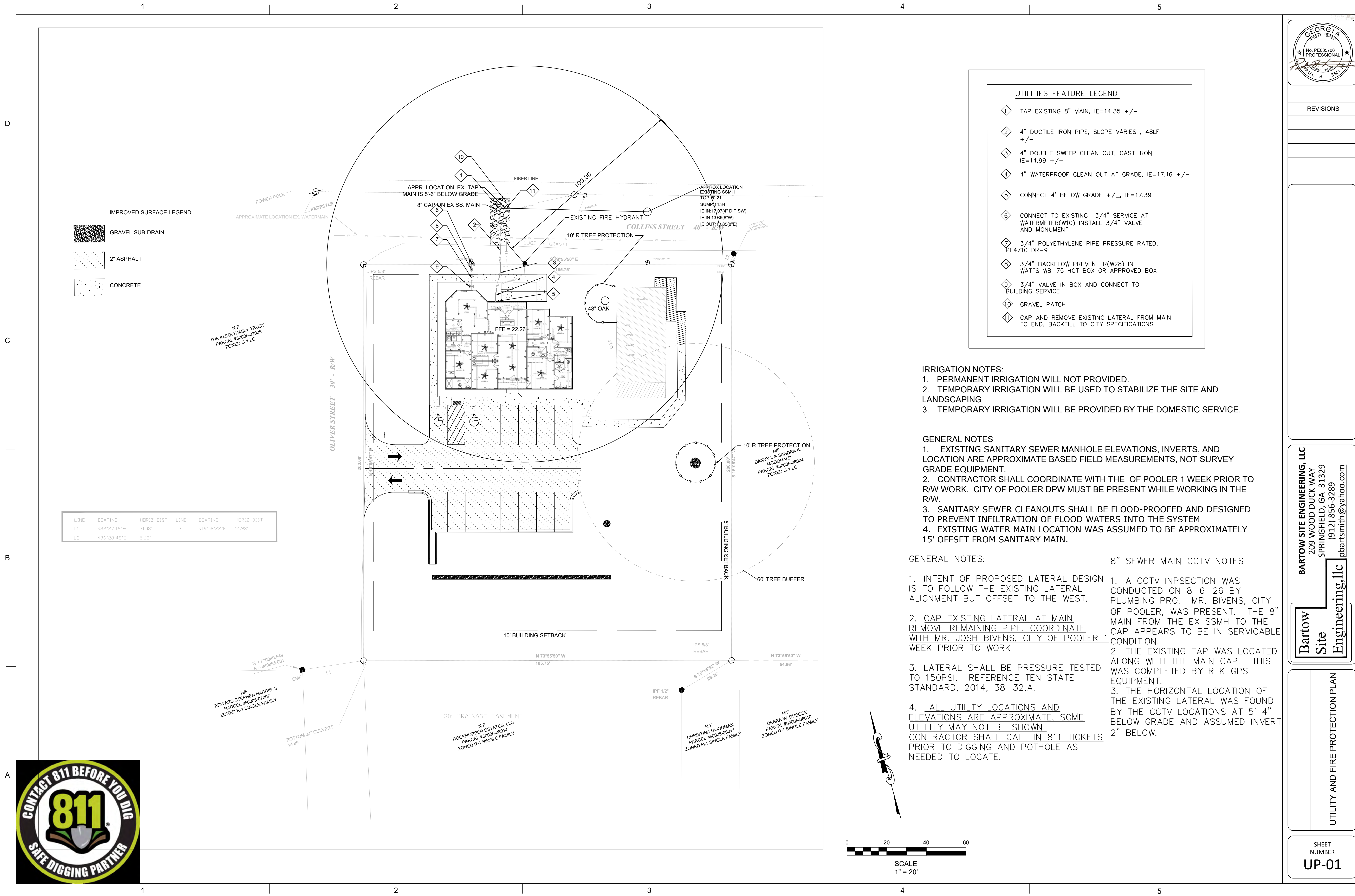




A graphic scale bar is located at the bottom of the page, with markings for 0, 20, 40, and 60 feet. Below the scale bar, the text reads "SCALE 1" = 20'".







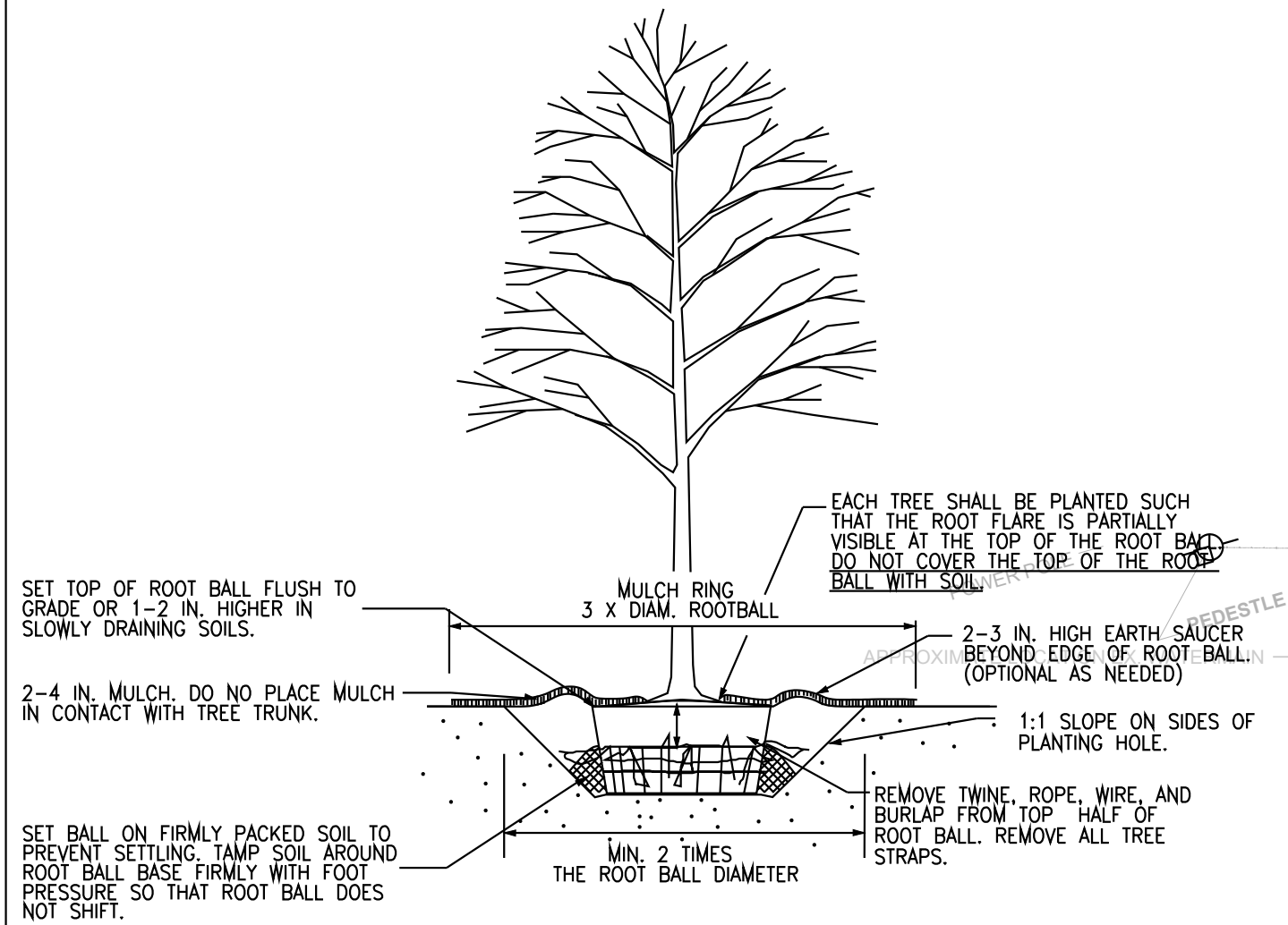


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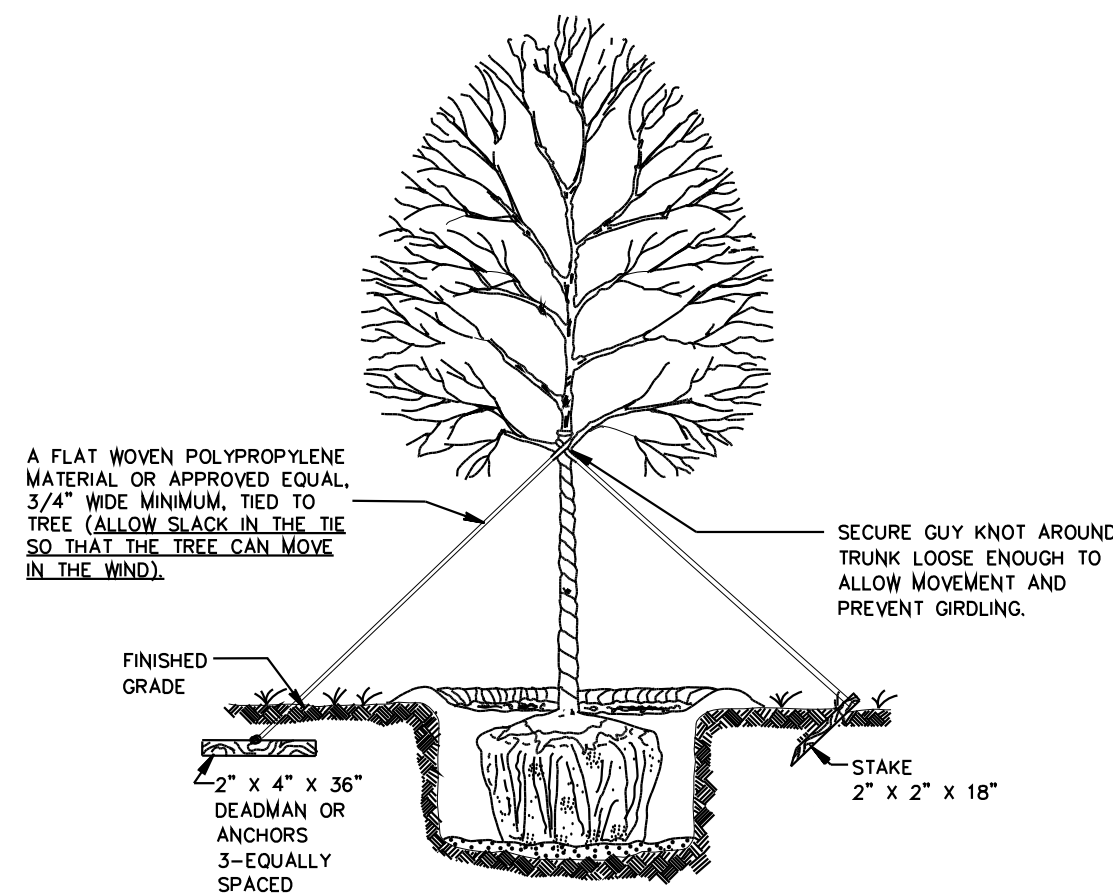
A



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

### TREE PLANTING

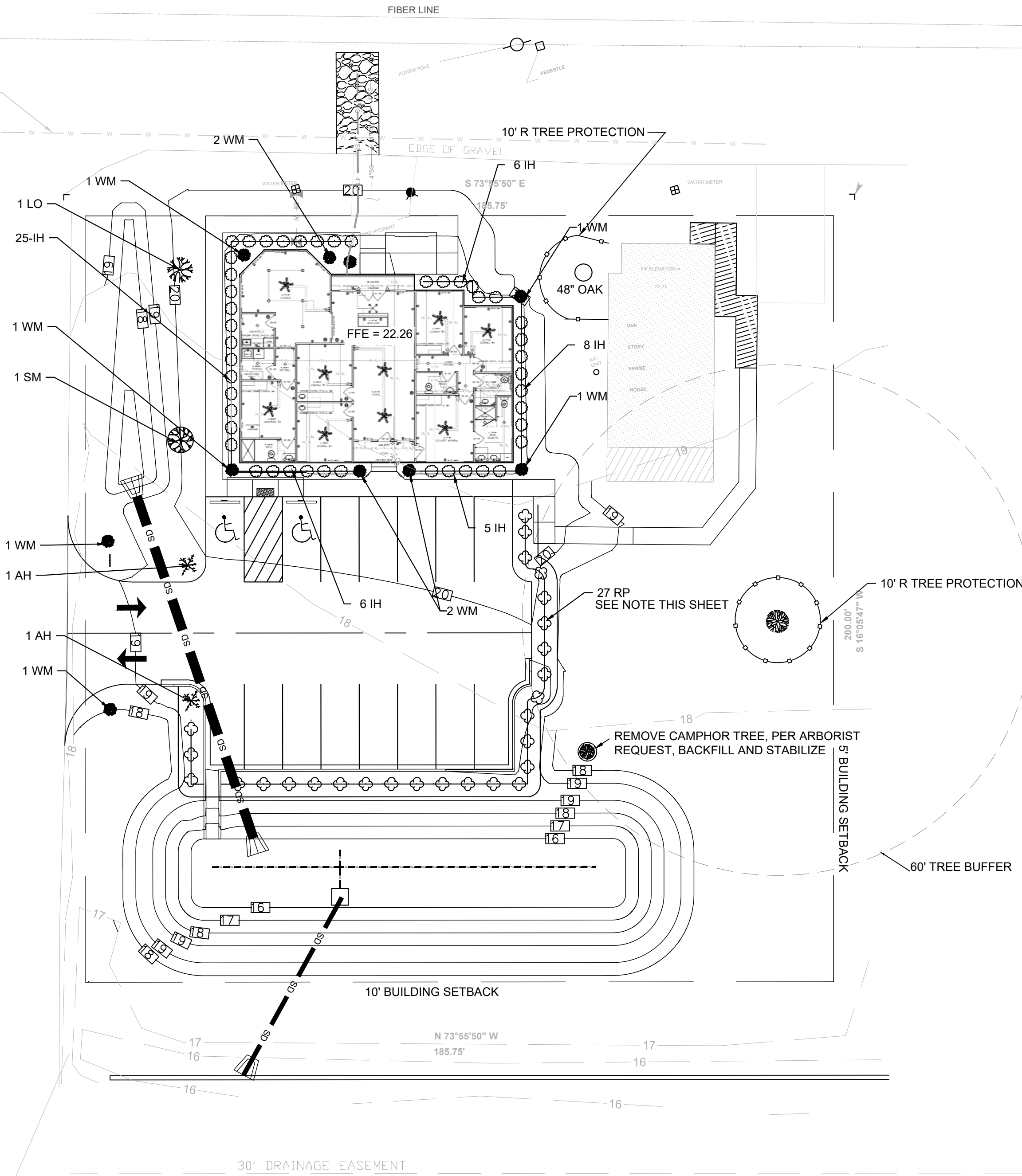
SCALE: N.T.S.



- NOTE:
- SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE
- NOTES
1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
  2. TREES LARGER THAN 2\"

### TREE STAKING

SCALE: N.T.S.



- NOTE
1. SEWER MAINS WHERE NOT GROUND LOCATED BY THE SURVEYOR.
  2. LOCATIONS WHERE ASSUMED BASED ON CONVERSATIONS FROM THE CITY OF POOLER DEPARTMENT OF PUBLIC WORKS.
  3. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.

- ARBOR ITS NOTES:
1. A CERTIFIED ARBORIST SHOULD CONSULT FOR PRIOR TO THE CONSTRUCTION DUE TO THE SIGNIFICANT TREE LOCATED BETWEEN THE PROPOSED STRUCTURE AND THE EXISTING HOME.
  2. TO ENSURE THE LONG-TERM HEALTH AND STRUCTURAL STABILITY OF ANY TREES RETAINED ON-SITE DURING CONSTRUCTION ACTIVITIES, IT IS STRONGLY RECOMMENDED THAT A TREE PROTECTION ZONE (TPZ) BE ESTABLISHED. IDEALLY, THE TPZ SHOULD EXTEND TO THE FULL EXTENT OF THE TREE'S DRIP LINE. WHERE SPATIAL LIMITATIONS EXIST, A MINIMUM RADIUS OF 1.25 FEET PER INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH) SHOULD BE MAINTAINED, WHERE FEASIBLE. TPZS MUST BE ENCLOSED WITH DURABLE CHAIN-LINK FENCING TO PROVIDE A PHYSICAL BARRIER AGAINST MECHANICAL INJURY. NO EQUIPMENT, MATERIALS, OR CONSTRUCTION-RELATED ACTIVITIES SHOULD ENCROACH UPON THIS ZONE.
  3. WITHIN THE TPZ, A LAYER OF ORGANIC MULCH COMPOSED OF SHREDDED HARDWOOD SHOULD BE APPLIED TO A DEPTH NOT EXCEEDING 4 INCHES. MULCHING WILL AID IN MOISTURE RETENTION, TEMPERATURE REGULATION, AND SOIL HEALTH. WHERE POSSIBLE, SUPPLEMENTAL IRRIGATION SHOULD BE INSTALLED TO MITIGATE DROUGHT STRESS, PARTICULARLY DURING AND IMMEDIATELY FOLLOWING THE CONSTRUCTION PHASE.
  4. TO FURTHER SUPPORT TREE VIGOR AND MITIGATE CONSTRUCTION-INDUCED STRESS, RETAINED TREES SHOULD BE FERTILIZED THREE TIMES PER YEAR FOR A MINIMUM OF THREE YEARS POST-CONSTRUCTION, FOLLOWING SOIL ANALYSIS AND IN ACCORDANCE WITH ISA AND ANSI A300 (PART 2) STANDARDS. PREVENTATIVE TREATMENTS AGAINST WOOD-BORING INSECT PESTS ARE ALSO RECOMMENDED AND SHOULD BE IMPLEMENTED BASED ON LOCAL PEST PRESSURES AND RISK ASSESSMENTS.
  5. ALL RETAINED TREES SHOULD UNDERGO STRUCTURAL PRUNING TO REMOVE DEAD, DAMAGED, OR HAZARDOUS LIMBS AND TO PROMOTE PUBLIC SAFETY. ALL PRUNING ACTIVITIES MUST BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND MUST COMPLY WITH THE CURRENT ANSI A300 (PART 1) STANDARDS AND ISA BEST MANAGEMENT PRACTICES FOR PRUNING. ROOT PRUNING OR CUTTING SHOULD BE AVOIDED WHEREVER POSSIBLE; HOWEVER, IF UNAVOIDABLE, SUCH PROCEDURES MUST BE SUPERVISED AND DIRECTED BY AN ISA CERTIFIED ARBORIST TO MINIMIZE ROOT LOSS AND PREVENT TREE DECLINE. FINALLY, AN ANNUAL TREE HEALTH AND RISK ASSESSMENT CONDUCTED BY AN ISA CERTIFIED ARBORIST IS RECOMMENDED FOR ALL RETAINED TREES TO ENSURE EARLY DETECTION OF STRUCTURAL DEFECTS, PEST INFESTATIONS, OR PHYSIOLOGICAL DECLINE, AND TO FACILITATE TIMELY INTERVENTION.

- IRRIGATION NOTES:
1. PERMANENT IRRIGATION WILL NOT PROVIDED.
  2. TEMPORARY IRRIGATION WILL BE USED TO STABILIZE THE SITE AND LANDSCAPING AND WILL BE PROVIDED BY THE DOMESTIC SERVICE.

- 48\"
1. LIMBS TO BE PRUNED UNDER THE SUPERVISION OF AN ARBORIST.
  2. LIMBS SHALL NOT BE WITHIN 10' OF ANY PART OF THE ROOF OR EDGE OF SOFFIT.

- RED TIP PHONTINIA MAINTENANCE NOTES:
1. AT MATURITY SHRUBS SHALL BE MAINTAINED AT A MINIMUM OF 6-FT IN HEIGHT.

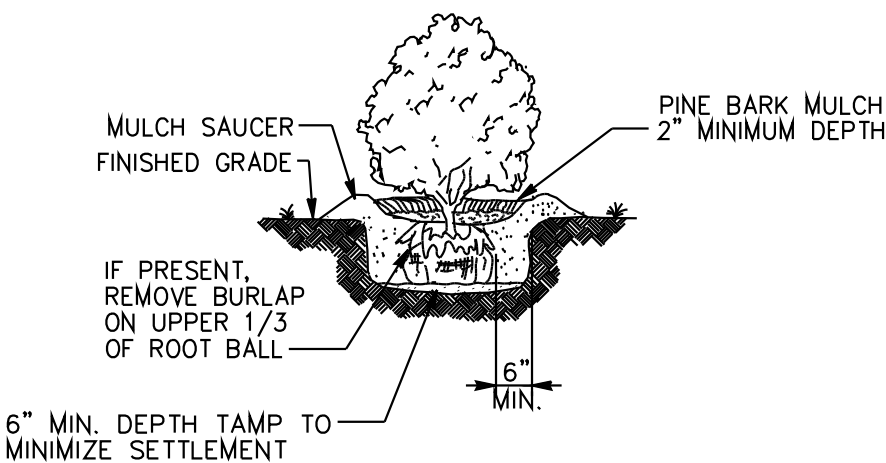
| TREE CALCULATIONS                |      |
|----------------------------------|------|
| DEVELOPABLE AREA(acres)          | 0.72 |
| REQUIRED TREE COUNT(15/AC)       | 11   |
| EXISTING TREE CREDITS            | 8    |
| REPLACEMENT REQUIRED FOR REMOVAL | 0    |
| NEW TREES PROVIDED               | 4    |
| TREE REQUIREMENT REMAINING       | -3   |

| EXISTING TREE INVENTORY |     |             |                     |             |
|-------------------------|-----|-------------|---------------------|-------------|
| SPECIES                 | DBH | SIGNIFICANT | CREDIT FOR COVERAGE | Remarks     |
| NO.1 WILLOW OAK         | 30  | NO          | 3(2X30\"            | COUNTS AS 1 |
| NO.2 LIVE OAK           | 48  | YES         | 5                   |             |
| NO.3 CAMPHOR            | 10  | NO          | 0                   |             |

| LANDSCAPING PLANTING SCHEDULE |          |          |              |
|-------------------------------|----------|----------|--------------|
| COMMON NAME                   | CALL OUT | QUANTITY | REMARKS      |
| WAX MYRTLE                    | WM       | 10       | 7 GAL.       |
| INDIAN HAWTHORNE              | IH       | 50       | 4 OC. 2 GAL. |
| REDTIP PHOTINIA               | RP       | 26       | 6\"          |

| TREE PLANTING SCHEDULE |          |          |         |
|------------------------|----------|----------|---------|
| COMMON NAME            | CALL OUT | QUANTITY | REMARKS |
| LIVE OAK               | LO       | 1        | 2\"     |
| S. MAGNOLIA            | SM       | 1        | 2\"     |
| AMERICAN HOLLY         | AH       | 2        | 2\"     |

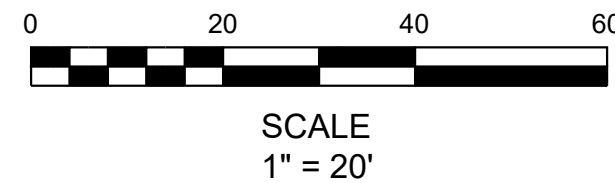
NOTES: TREES SHALL BE PLANTED ROOT GUARDS AND MULCHED 6\"



- 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

SCALE: N.T.S.



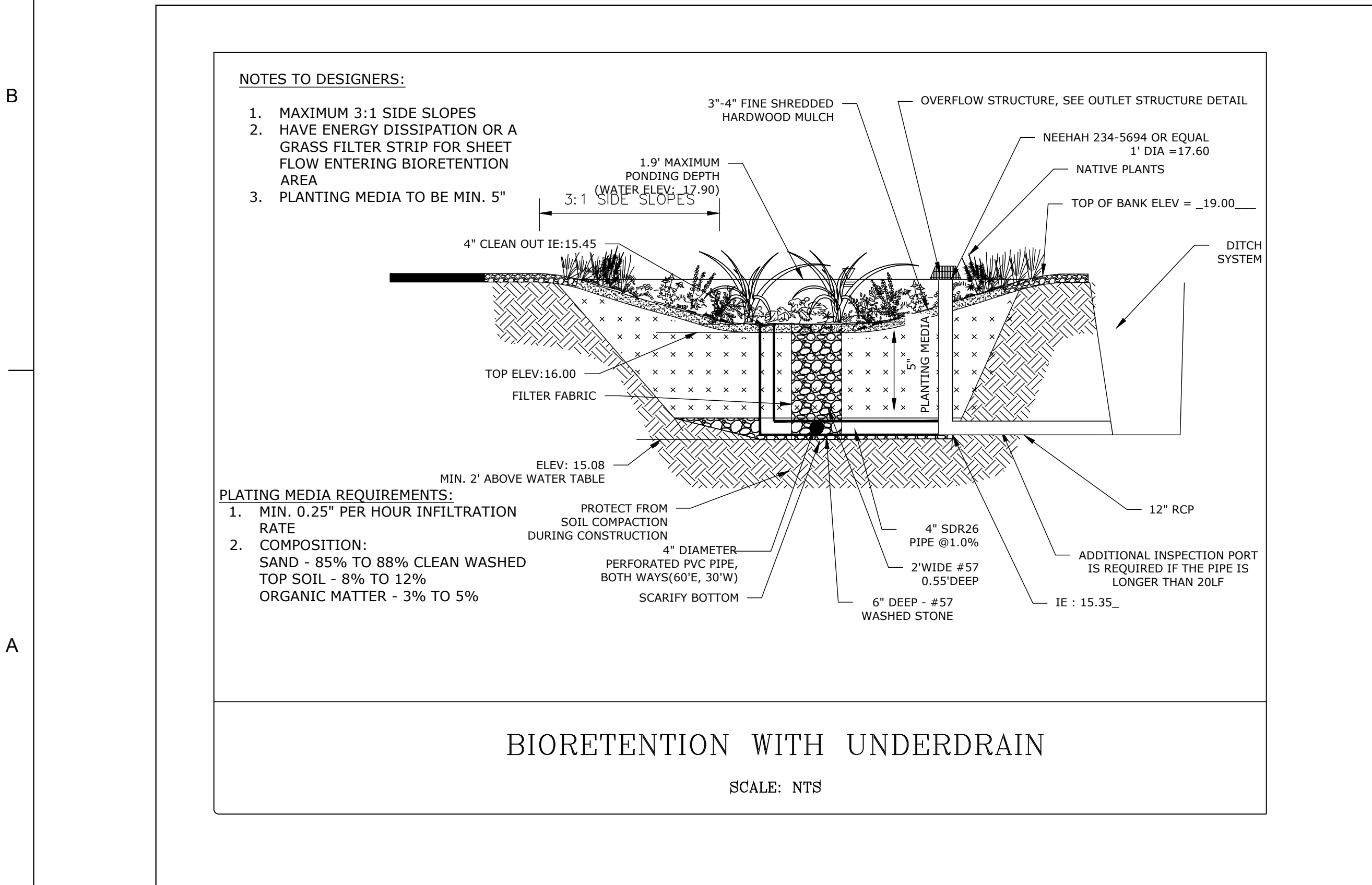
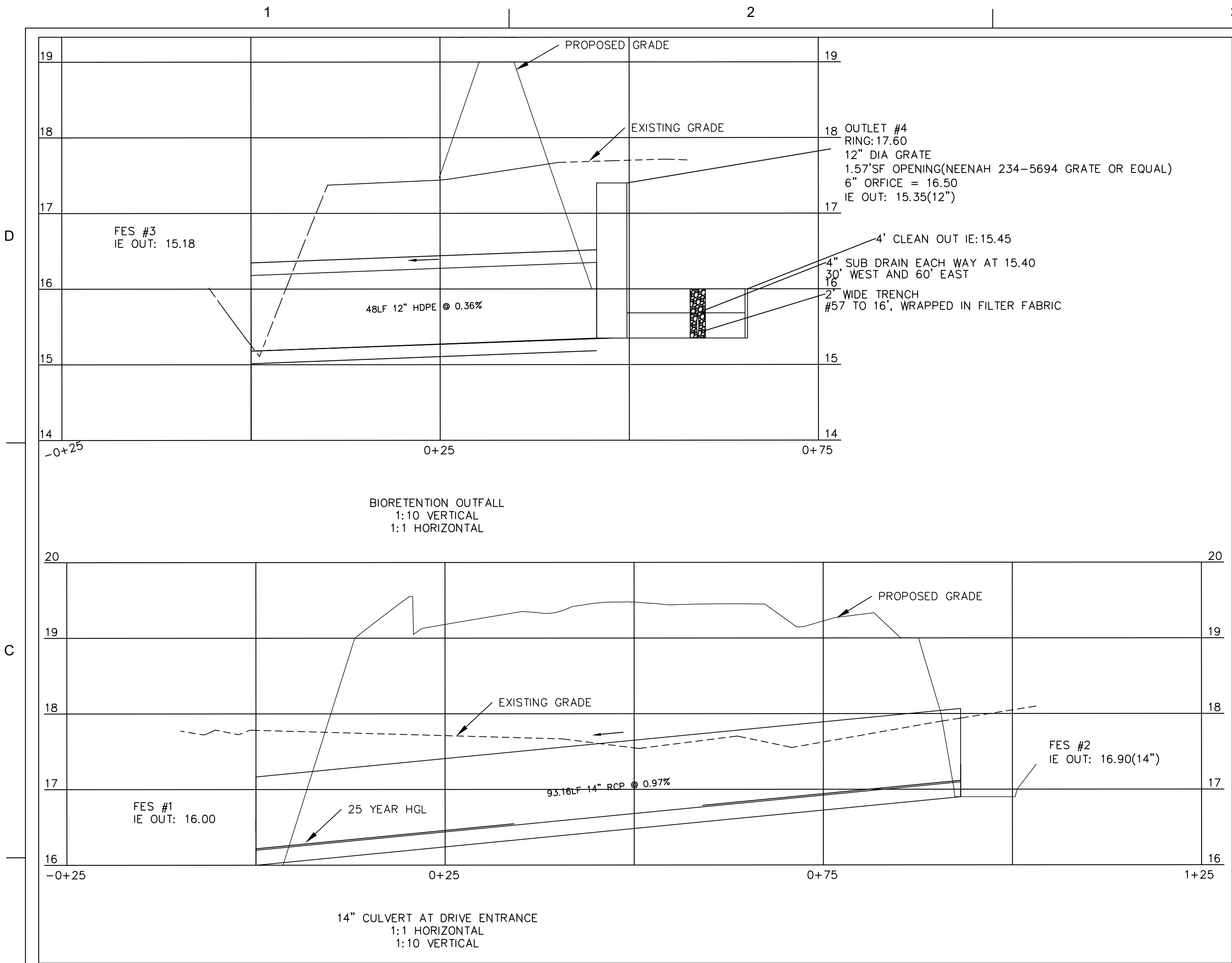
BARTOW SITE ENGINEERING, LLC  
209 WOOD DUCK WAY  
SPRINGFIELD, GA 31329  
(912) 856-3289  
pbartsmith@yahoo.com

Bartow  
Site  
Engineering, LLC

LANDSCAPING PLAN

SHEET  
NUMBER  
LD-01





GENERAL NOTES:

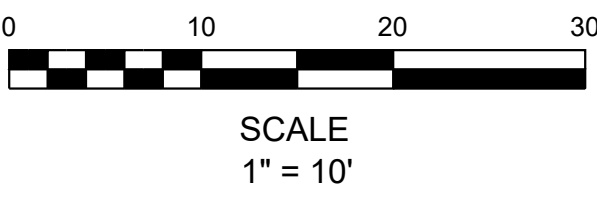
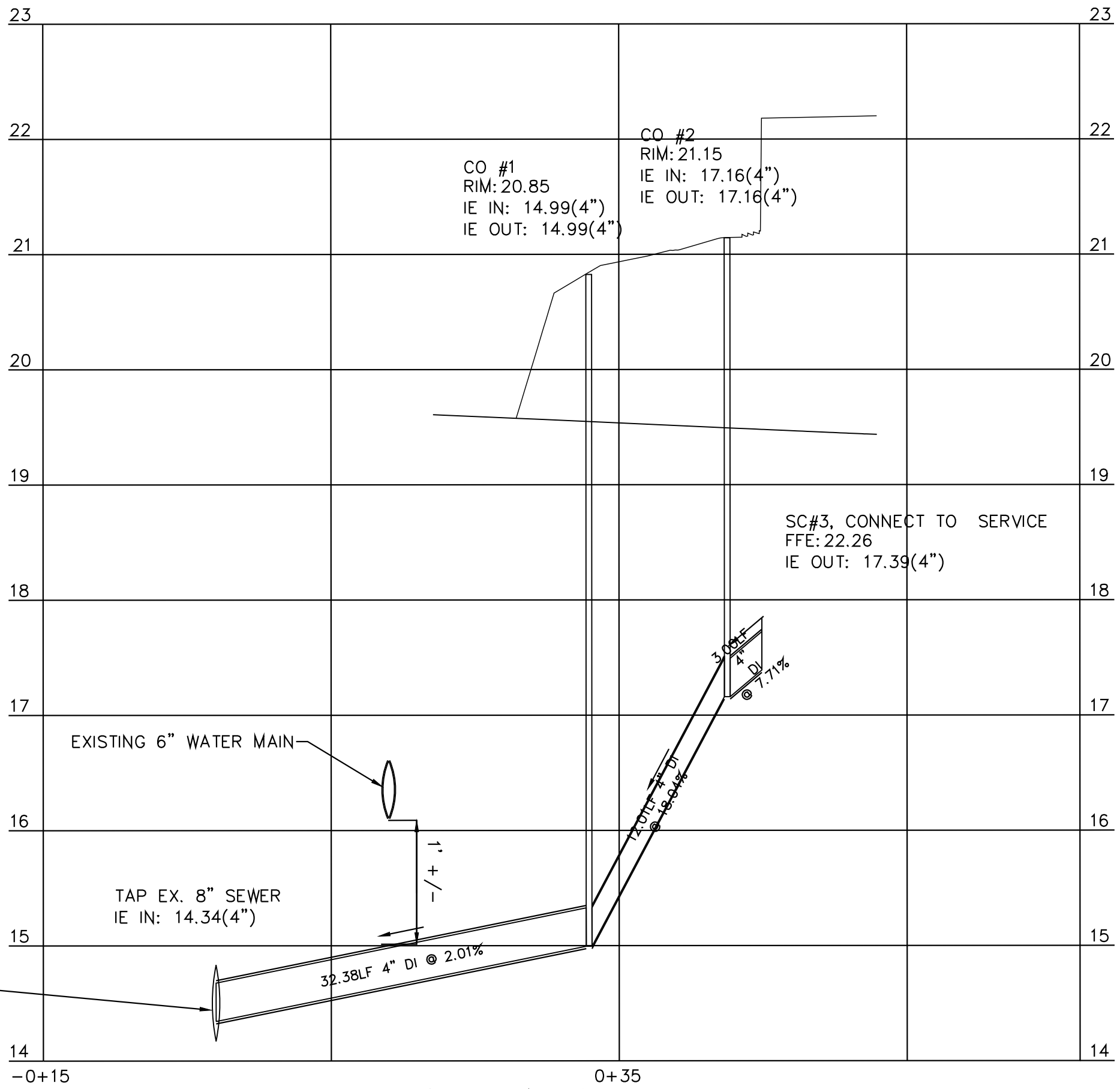
1. INTENT OF PROPOSED LATERAL DESIGN IS TO FOLLOW THE EXISTING LATERAL ALIGNMENT BUT OFFSET TO THE WEST.
2. CAP EXISTING LATERAL AT MAIN, COORDINATE WITH MR. JOSH BIVENS, 1 WEEK PRIOR.
3. LATERAL SHALL BE PRESSURE TESTED TO 150PSI. REFERENCE TEN STATE STANDARD, 2014, 38-32.o.
4. ALL UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE, SOME UTILITY MAY NOT BE SHOWN. CONTRACTOR SHALL CALL IN 811 TICKETS PRIOR TO DIGGING AND POTHOLE AS NEEDED TO LOCATE.

SANITARY SEWER LATERAL  
1:1 HORIZONTAL  
1:10 VERTICAL

EXISTING 8" SEWER MAIN CCTV NOTES

1. A CCTV INSPECTION WAS CONDUCTED ON 8-6-26 BY PLUMBING PRO. MR. BIVENS, CITY OF POOLER, WAS PRESENT. THE 8" MAIN FROM THE EX SSMH TO THE CAP APPEARS TO BE IN SERVICABLE CONDITION.
2. THE EXISTING TAP WAS LOCATED ALONG WITH THE MAIN CAP. THIS WAS COMPLETED BY RTK GPS EQUIPMENT.
3. THE VERTICAL LOCATION OF THE EXISTING LATERAL WAS FOUND BY THE CCTV SCANNER AT 5' 4" BELOW GRADE AND ASSUMED INVERT 2" BELOW.

NATURAL GAS IS ASSUMED TO BE IN R/W



| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |

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SPRINGFIELD, GA 31329  
(912) 856-3289  
pbartsmith@yahoo.com

**Bartow Site Engineering, LLC**

PROFILES PLAN

SHEET NUMBER  
**P-01**

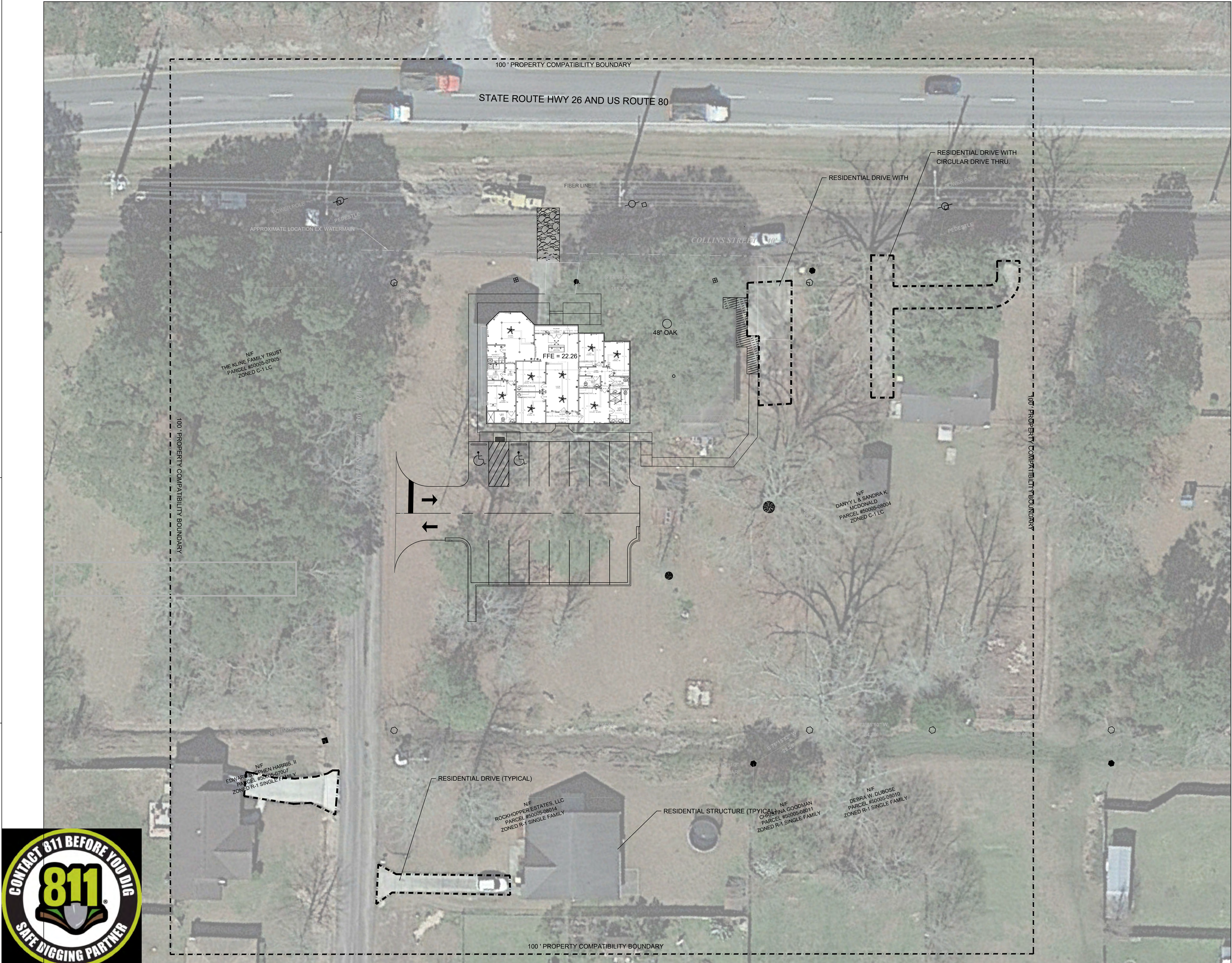


D

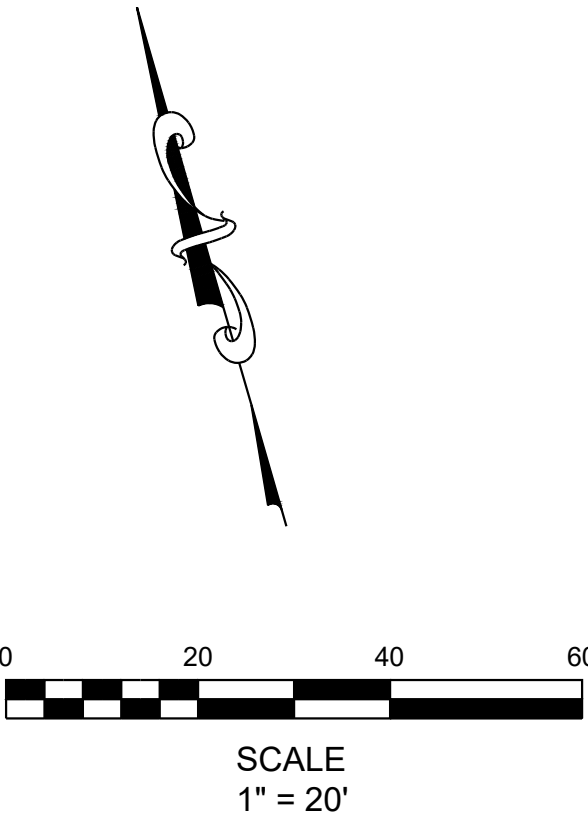
C

B

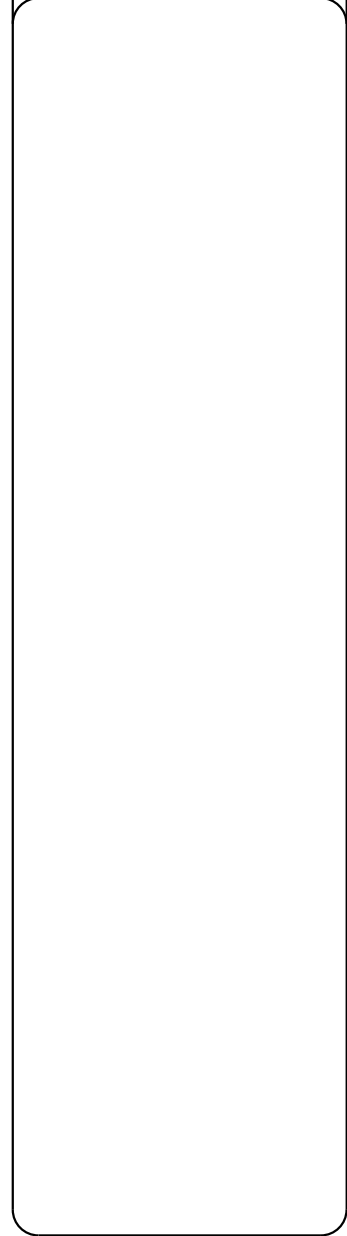
A



NOTE  
1. IMAGE IS FOR REFERENCE ONLY.



| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |



Bartow  
Site  
Engineering, llc

BARTOW SITE ENGINEERING, LLC  
209 WOOD DUCK WAY  
SPRINGFIELD, GA 31329  
(912) 856-3289  
pbartsmith@yahoo.com

COMPATIBILITY EXHIBIT

SHEET  
NUMBER  
CE-01

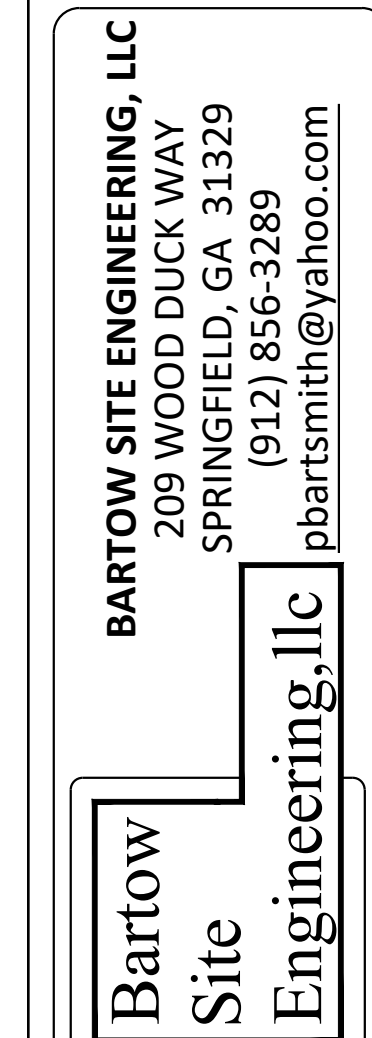
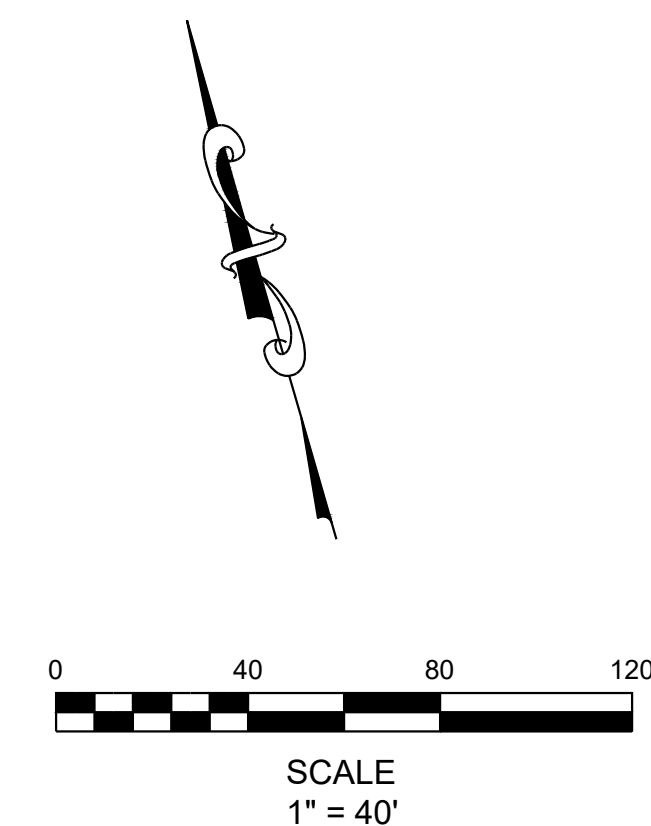
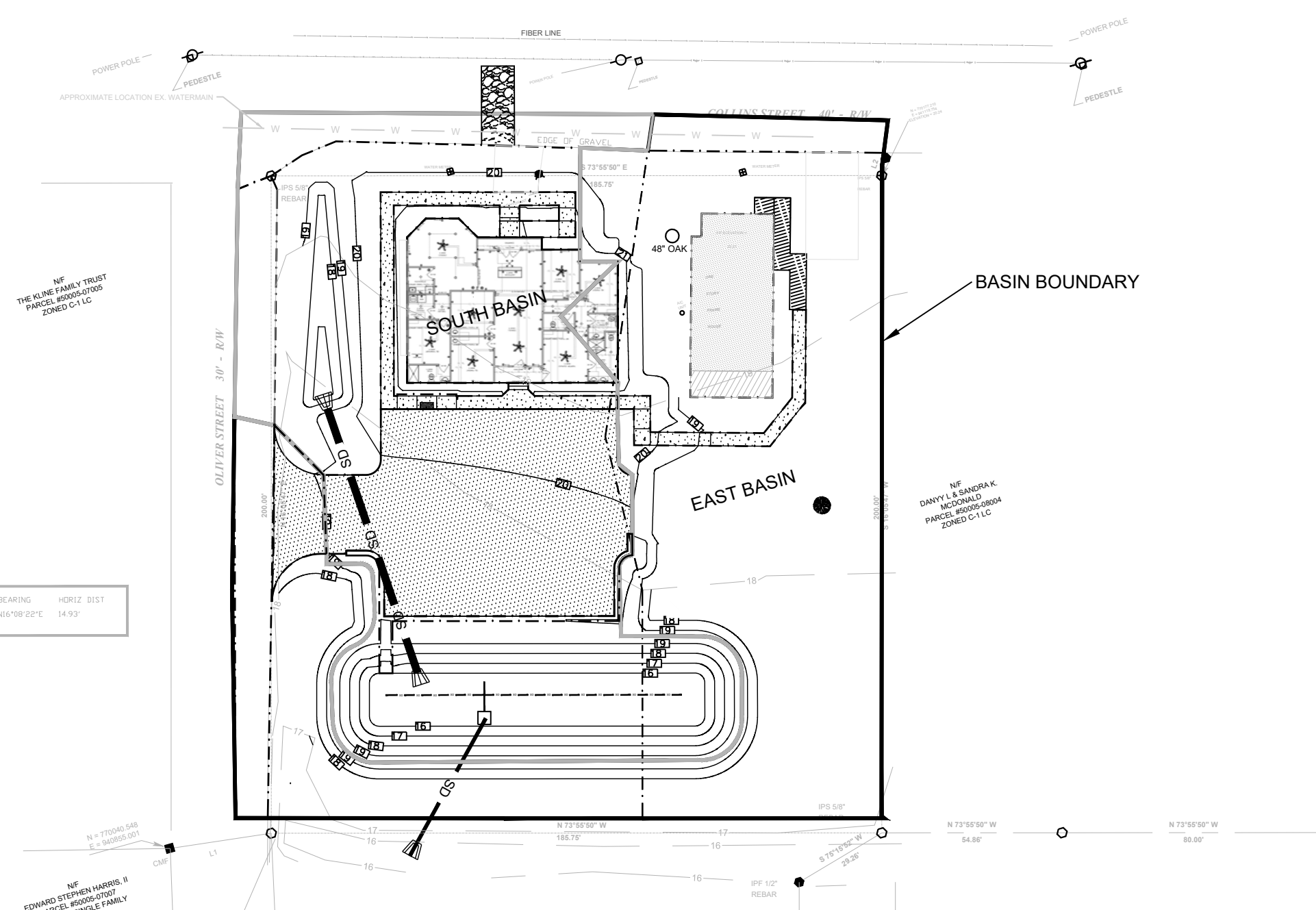




| LINE | BEARING     | HORIZ DIST | LINE | BEARING    | HORIZ DIST |
|------|-------------|------------|------|------------|------------|
| L1   | N82°27'16"W | 31.08'     | L3   | N6°08'22"E | 14.95'     |
| L2   | N36°09'40"E | 5.88'      |      |            |            |



| LINE | BEARING     | HORIZ DIST | LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|------|-------------|------------|
| L1   | N82°27'16"W | 31.08'     | L3   | N06°08'22"E | 14.90'     |
| L2   | N36°08'49"E | 5.88'      |      |             |            |



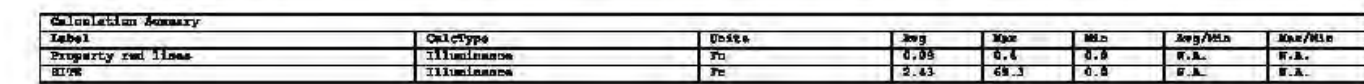
HYDROLOGY EXHIBIT

SHEET  
NUMBER  
**HY-01**



REVISIONS





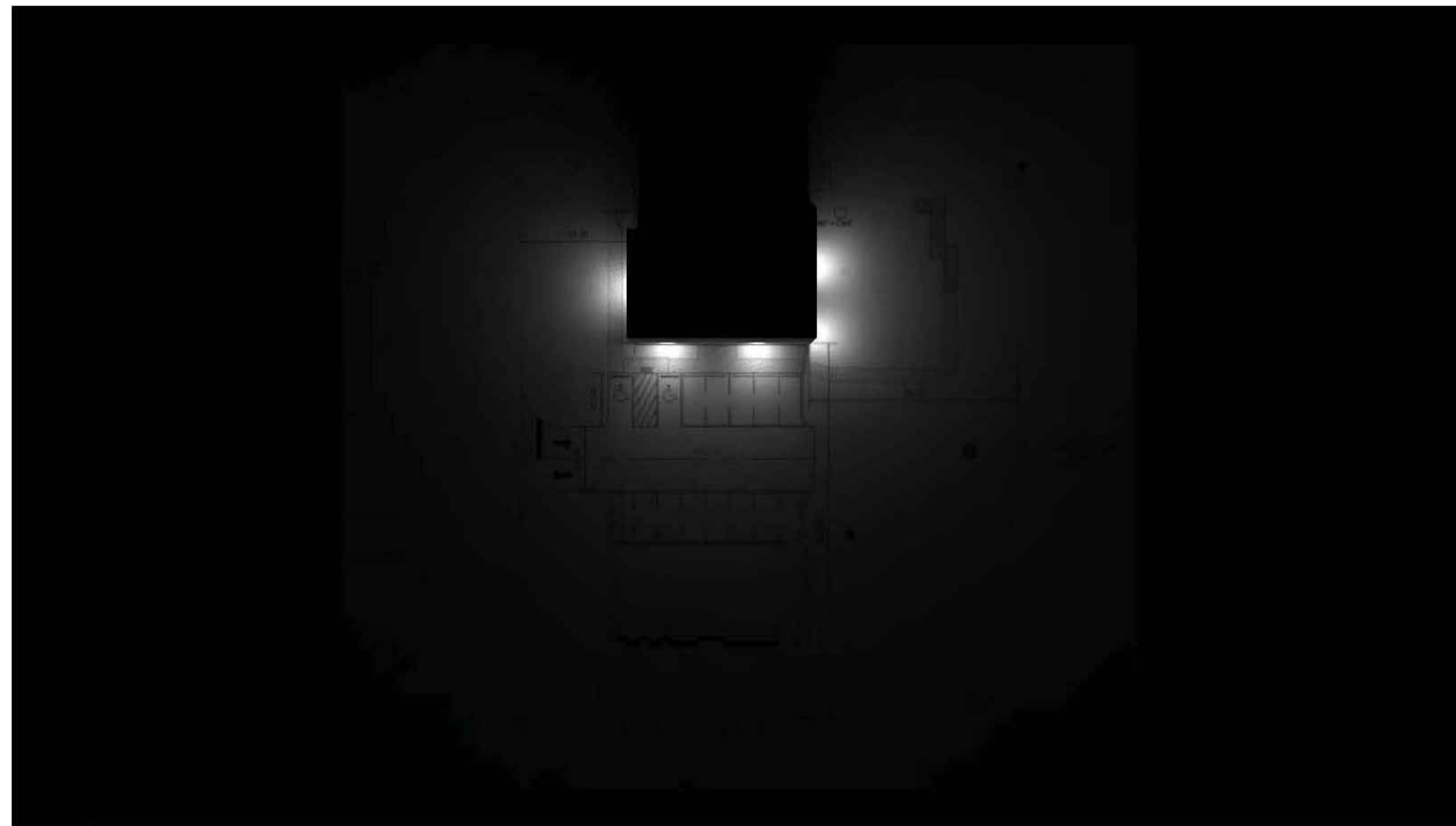
|                       |                            |
|-----------------------|----------------------------|
| <b>Company:</b>       | XXX-ELECTRICAL CONTRACTING |
| <b>Address:</b>       | XXX Street                 |
| <b>Voice Number :</b> | Voice #XXX-XXX-XXXX        |
| <b>Email:</b>         | XXX@XXX.COM                |

Page 1 of 7

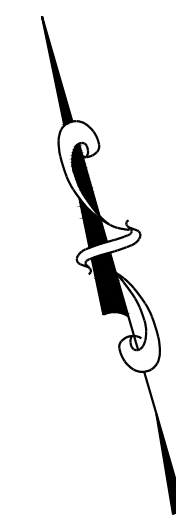


3. FINAL PLAN WILL BE APPROVED BY CITY OF POOLER.

C. 3.0 FC AT PROPERTY LINE ALONG ANY STREET RIGHTS OF WAY.



Page 6 of 7



## REVISIONS

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[pbartsmith@yahoo.com](mailto:pbartsmith@yahoo.com)

**Bartow  
Site  
Engineering, llc**

PHOTOMETRIC EXHIBIT

SHEET  
NUMBER  
**PH-01**



SHEET  
NUMBER  
**DT-1**



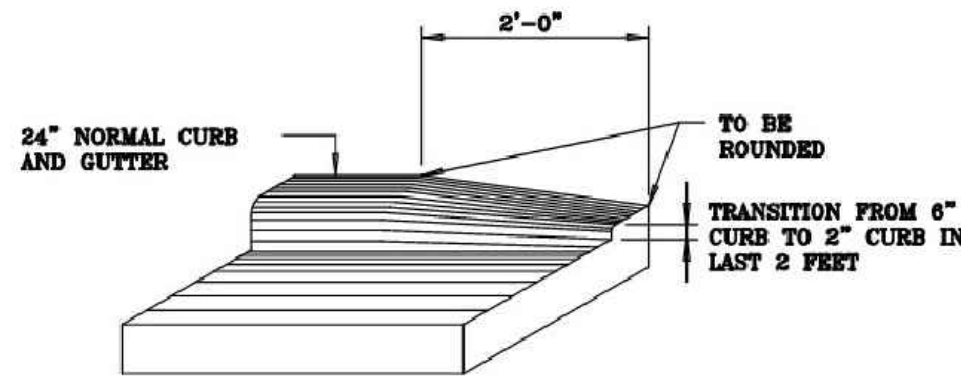
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2

3

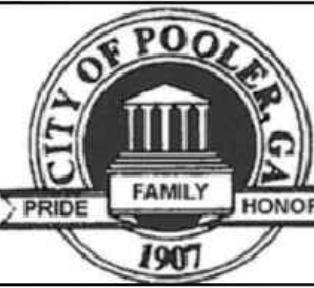
4

5



NOTES:  
FOR END OF CURB AND GUTTER  
AS INDICATED ON THE PLANS.

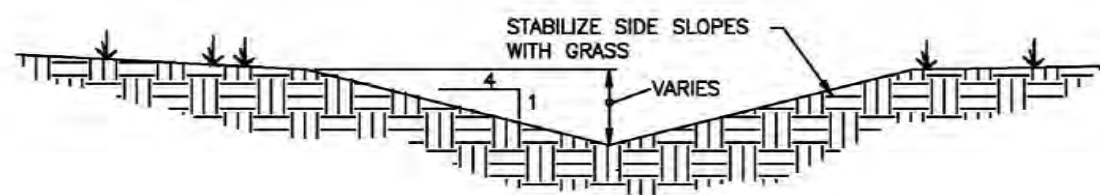
ORIGINAL: HGB-2001



CITY OF POOLER  
2024 STANDARD DETAIL  
FEATHERING OF CONCRETE  
CURB AND GUTTER

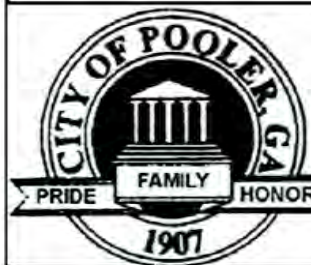
REVISED BY: EOM  
CHECKED BY: J. W.  
SCALE: N.T.S.  
DATE: APRIL, 2024

P-02



NOTE:  
THESE ARE THE CITY'S MINIMUM STANDARDS.  
TOLERANCES BEYOND THESE MINIMUM  
STANDARDS ARE NOT ACCEPTABLE AND WILL  
BE REJECTED.

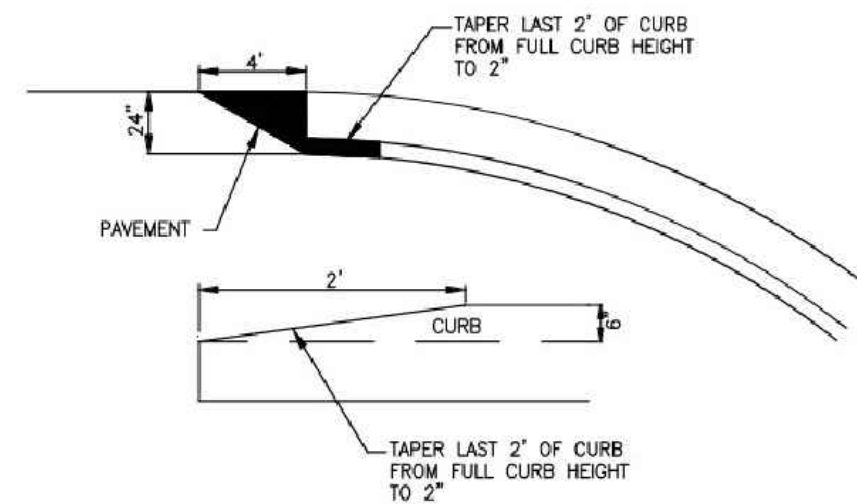
ORIGINAL BY: HGB 2006



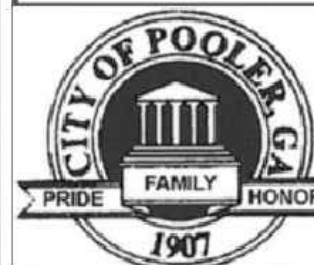
CITY OF POOLER  
2024 STANDARD DETAIL  
TYPICAL SECTION  
THROUGH SWALE (4:1)

REVISED BY: EOM  
CHECKED BY: J. W.  
SCALE: N.T.S.  
DATE: APRIL, 2024

P-24



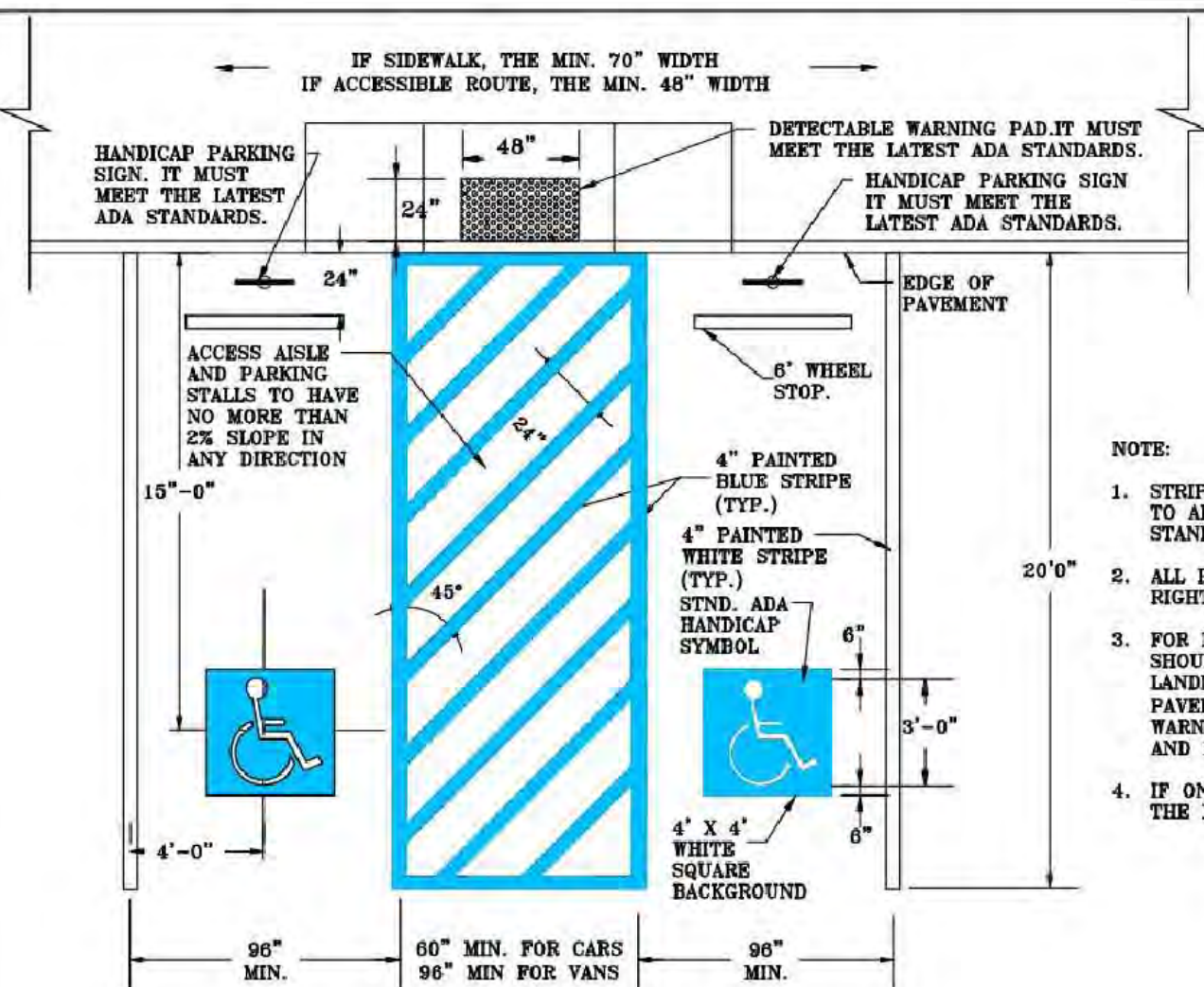
ORIGINAL: HGB-2004



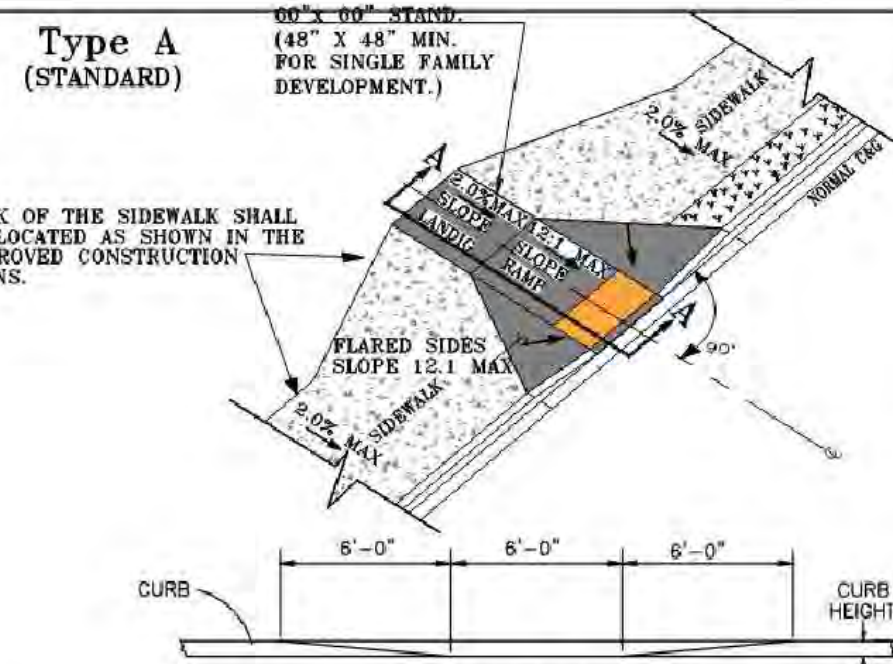
CITY OF POOLER  
2024 STANDARD DETAIL  
PAVEMENT-CURB  
TERMINATION

REVISED BY: EOM  
CHECKED BY: J. W.  
SCALE: N.T.S.  
DATE: APRIL, 2024

P-06



- NOTE:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY STANDARD, ORDINANCES, AND SPECIFICATIONS.
  2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
  3. FOR RAISED CURB DETECTABLE WARNING SHOULD BE WIDTH OF DEPRESSION CURB AT LANDING AREA. IF SIDEWALK IS FLUSH WITH PAVEMENT, ALIGN 24" X 48" DETECTABLE WARNING WITH CENTERLINE OF LANDING AREA AND BACK OF CURB LINE.
  4. IF ONLY ONE HANDICAP SPACE IS NEEDED, USE THE MIN. DIMENSIONS FOR A VAN SPACE.



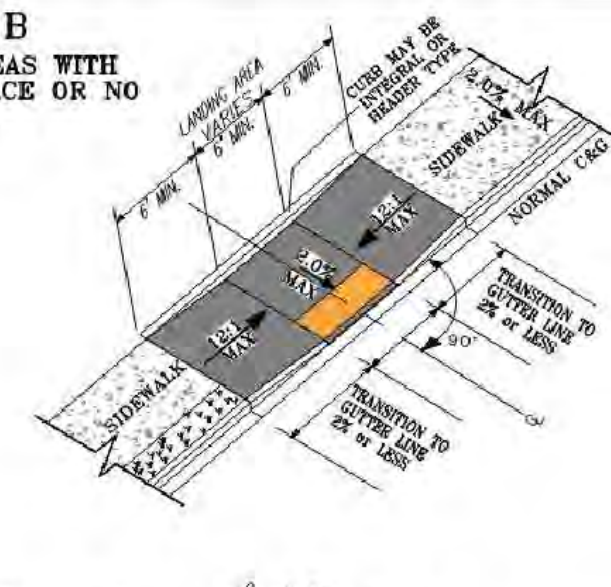
- NOTES:
1. SEE DETAIL P-15 FOR MORE INFORMATION ON THE SIDEWALK.
  2. ALL TECHNICAL CONSTRUCTION REQUIREMENTS THAT APPLY TO THE SIDEWALK ALSO APPLY TO THE HANDICAP RAMP.
  3. RAMP SHALL HAVE BOTH A VISIBLE COLOR DIFFERENCE AND A RAISED TACTILE SURFACE TO DIFFERENTIATE IT FROM THE SIDEWALK.
  4. RAMP SHALL COMPLY WITH THE LATEST APPLICABLE ADA STANDARDS.

FRONT ELEVATION

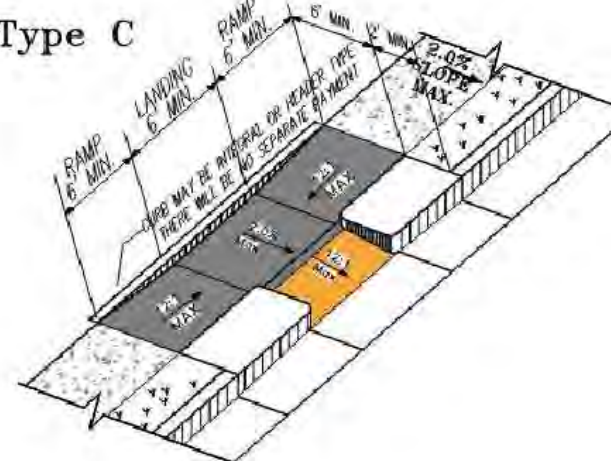
SECTION A-A

NOTE:  
THESE ARE THE CITY'S MINIMUM STANDARDS.  
TOLERANCES BEYOND THESE MINIMUM  
STANDARDS ARE NOT ACCEPTABLE AND WILL  
BE REJECTED.

Type B  
(USE IN AREAS WITH  
LIMITED SPACE OR NO  
LANDSCAPE)



Type C



CITY OF POOLER  
2024 STANDARD DETAIL  
HANDICAP PARKING  
SPACE

DONE BY: EOM  
CHECKED BY: J. W.  
SCALE: N.T.S.  
DATE: APRIL, 2024

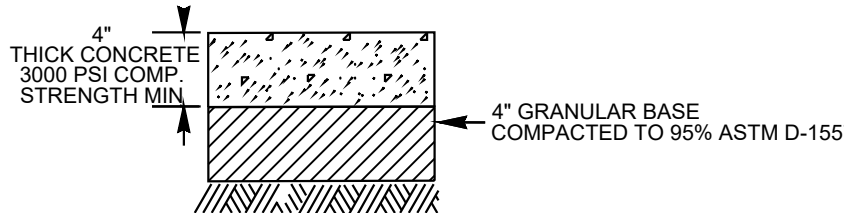
P-34



CITY OF POOLER  
2024 STANDARD DETAIL  
HANDICAP RAMP

DONE BY: EOM  
CHECKED BY: J. W.  
SCALE: N.T.S.  
DATE: APRIL, 2024

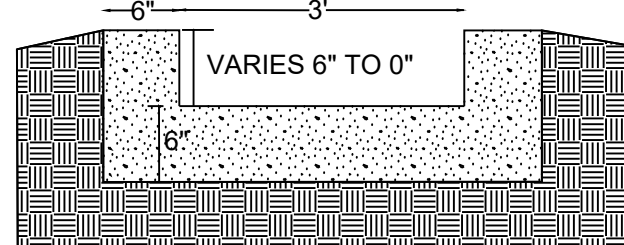
P-16



- NOTES:
1. EDGES SHALL BE THICKENED AT EDGE OF ASPHALT/GRAVEL TO 2X DEPTH
  2. ADJACENT TO STRUCTURES EXPANSION JOINT SHALL BE PROVIDED
  3. EDGES SHALL BE TROWEL FINISHED
  4. GREEN CUT CONTRACTION JOINTS AT 10' OC, 1/4" WIDE 2" DEEP.

SIDEWALK DETAIL

NOT TO SCALE



- NOTES:
1. ALL CONCRETE SHALL BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
  2. PROVIDE RIPRAP AT DOWNSTREAM ENDS FOR OUTLET PROTECTION.
  3. BEDDING SHALL MATCH CURB & GUTTER.

CONCRETE FLUME DETAIL

NOT TO SCALE

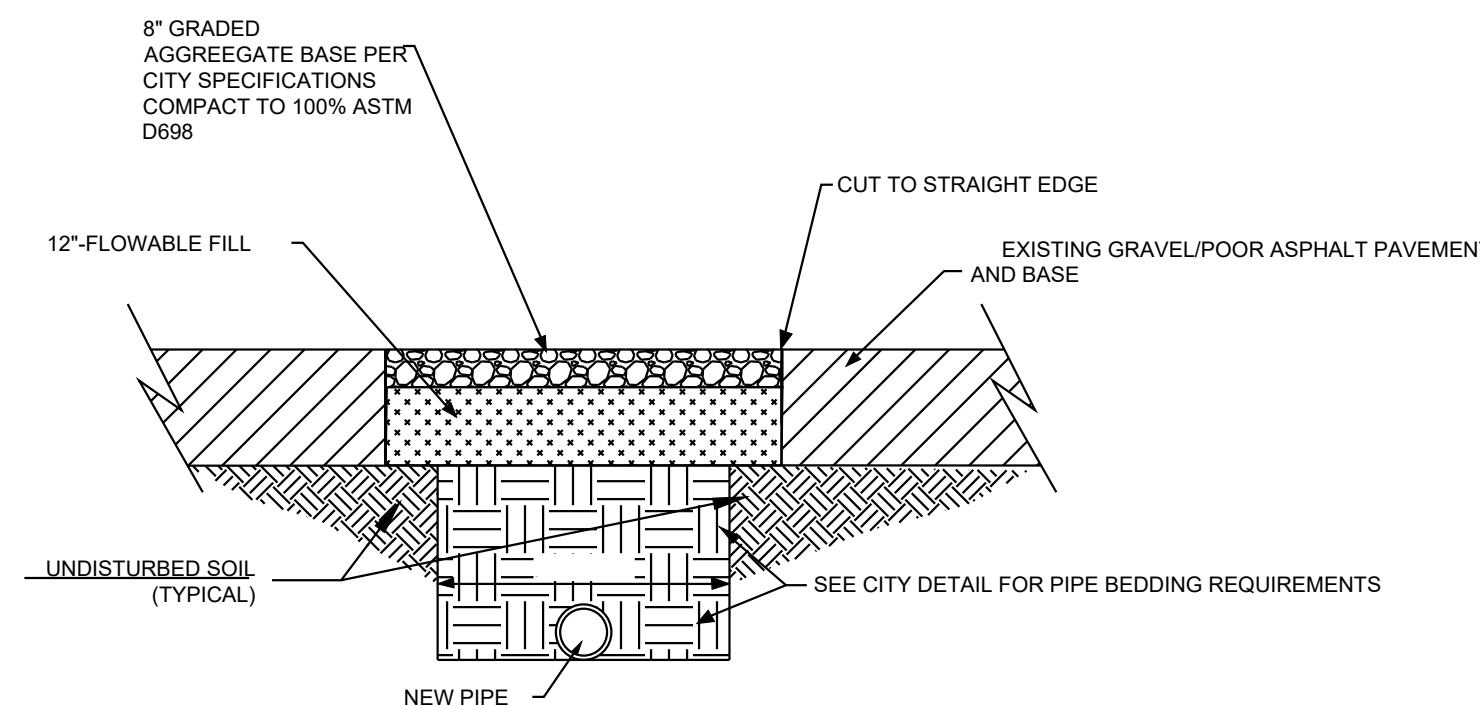
2.0" ASPHALTIC CONC. WEARING  
12.5 mm SUPERPAVE

8" GRADED GRANITE AGGREGATE BASE  
COMPACTED 100% (ASTM D698)  
REMOVE UNSUITABLE TO 24" AND  
COMPACTED 100% (ASTM D698)

- NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE GEORGIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEM, LATEST VERSION".
  2. BACKFILL ANY UNSUITABLE REMOVALS WITH CLAYEY SAND AND COMPACT.

PARKING LOT PAVEMENT SECTION

NTS



- NOTES:
1. COMPACT GRAVEL SURFACE COURSE AND SUB-BASE TO 100% STANDARD (ASTM D698)
  2. FLOWABLE FILL SHALL HAVE A UNCONFINED COMPRESSIVE STRENGTH OF 100 PSI AT 28 DAYS. PARENT MATERIAL SHALL BE ASTM C3333M-FINE AGGREGATE, WITH OR WITHOUT FLY ASH AND PORTLAND CEMENT. W/C RATIO SHALL BE 4.09. SEE TSPWG 3-270-01.11-15 FOR MORE INFORMATION AND FLOWABLE FILL GUIDANCE ON TRENCH BACKFILLING
  3. ALL LATERAL STREET CUTS MUST BE COVERED WITH STEEL PLATES OF SUFFICIENT THICKNESS TO SPAN THE CUT WITHOUT NOTICABLE DEFLECTION. PLATES TO REMAIN IN PLACE UNTIL GRAVEL SURFACE IS INSTALLED.
  5. ALL STREET PATCHES MUST BE SQUARE OR RECTANGULAR WITH STRAIGHT, SAW CUT EDGES.
  6. SEE TSPWG 3-270-01.11-15 FOR FLOWABLE FILL RECOMMENDED PRACTICES

GRAVEL ROAD REPLACEMENT

SCALE: N.T.S.



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Bartow  
Site  
Engineering, LLC

CIVIL CONSTRUCTION PLANS  
303 EAST COLLINS STREET

DETAILS

SHEET  
NUMBER  
DT-2



1

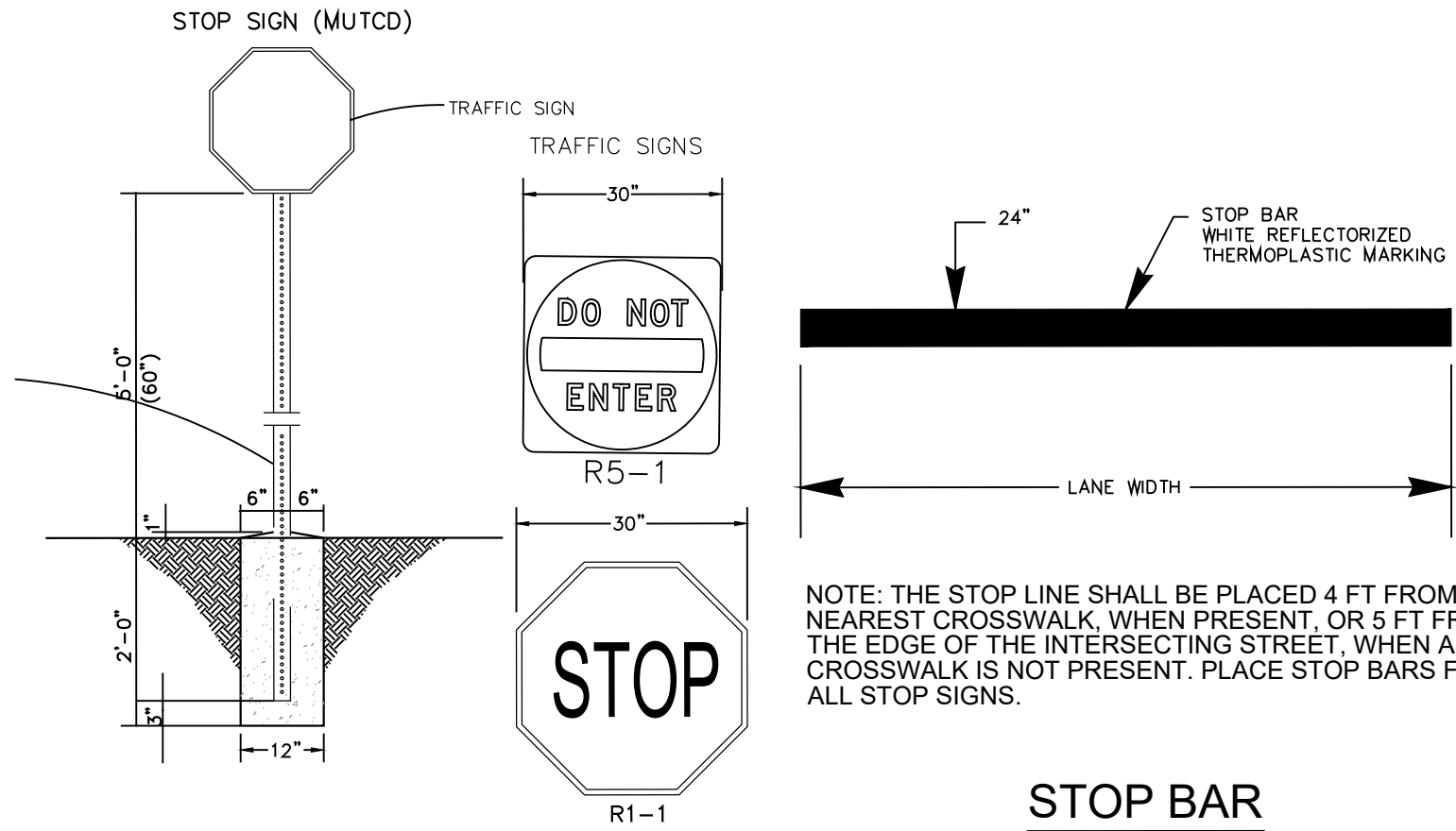
2

3

4

5

D



- NOTES:
1. ALL CONCRETE FOUNDATIONS SHALL BE MINIMUM 3000 PSI CONCRETE.
  2. ALL SIGNSMARKERS SHALL MEET OR EXCEED MUTCD STANDARDS FOR RETROREFLECTIVITY, INCLUDING CUSTOM SIGNAGE.
  3. ALL 12"x18" ACCESSIBLE SIGNS (R7-8a & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN BUILDING AND SIDEWALK WHERE PEDESTRIANS ARE NOT EXPECTED TO USE.
  4. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND GDOT SUPPLEMENT FOR ALL SIGNAGE AND MARKINGS FOR THIS CONTRACT.
  5. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.

SIGNAGE DETAIL

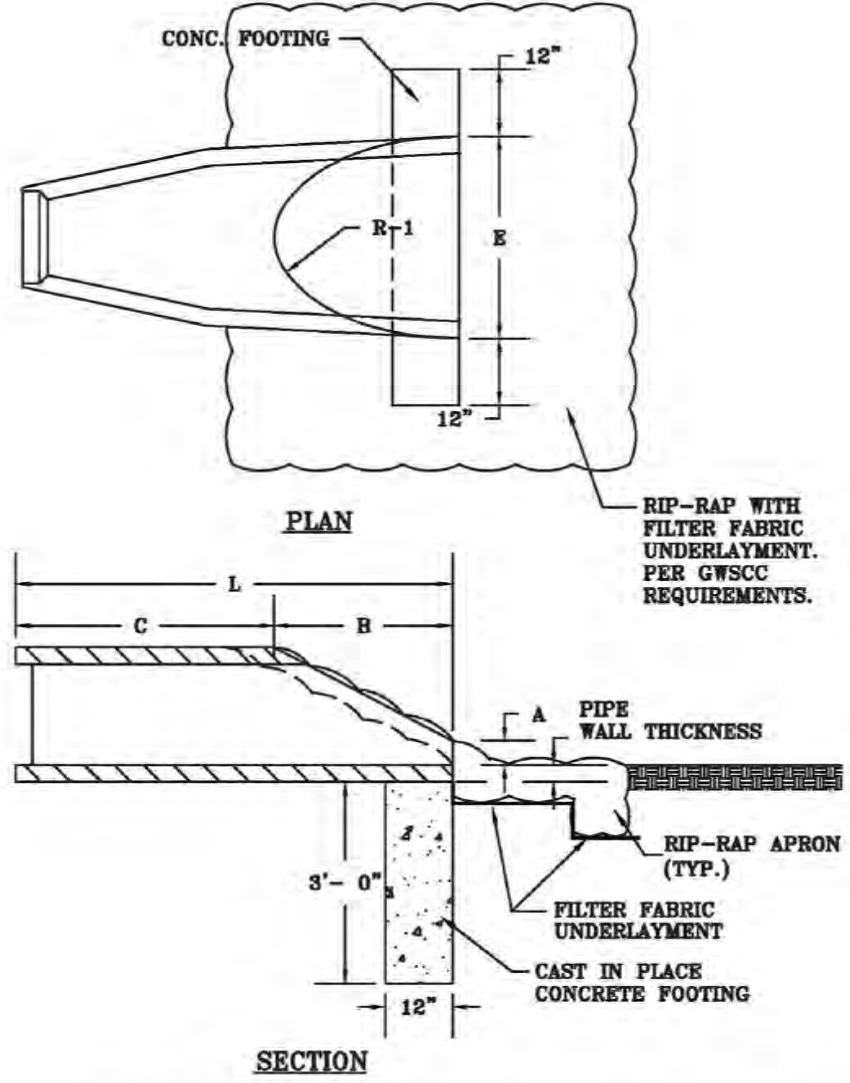
NOT TO SCALE

C

- NOTE:
1. REFER TO GSWCC "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION, STORM DRAIN OUTLET PROTECTION FOR REQUIRED RIP-RAP APRON DIMENSIONS
  2. ALL CONCRETE WORK MUST MEET THE CITY'S STANDARDS IN SECTION 03300.
  3. ALL STORMWATER PIPE WORK MUST MEET THE CITY'S STANDARDS IN SECTION 02400.

| FLARE DIMENSIONS |     |       |        |       |       |       |
|------------------|-----|-------|--------|-------|-------|-------|
| PIPE DIA.        | A   | B     | C      | L     | E     | R-1   |
| 18"              | 6"  | 2'-8" | 8'-10" | 6'-1" | 2'-6" | 1'-0" |
| 24"              | 8"  | 2'-8" | 10'-0" | 6'-1" | 2'-6" | 1'-0" |
| 30"              | 10" | 3'-0" | 11'-0" | 6'-1" | 2'-6" | 1'-0" |
| 36"              | 12" | 3'-0" | 11'-0" | 6'-1" | 2'-6" | 1'-0" |
| 42"              | 14" | 3'-0" | 11'-0" | 6'-1" | 2'-6" | 1'-0" |
| 48"              | 16" | 3'-0" | 11'-0" | 6'-1" | 2'-6" | 1'-0" |

REINFORCEMENT CONFORMS TO ASTM A1064



CITY OF POOLER  
2024 STANDARD DETAIL  
FLARED END SECTION

DONE BY: EOM

CHECKED BY: J. W.

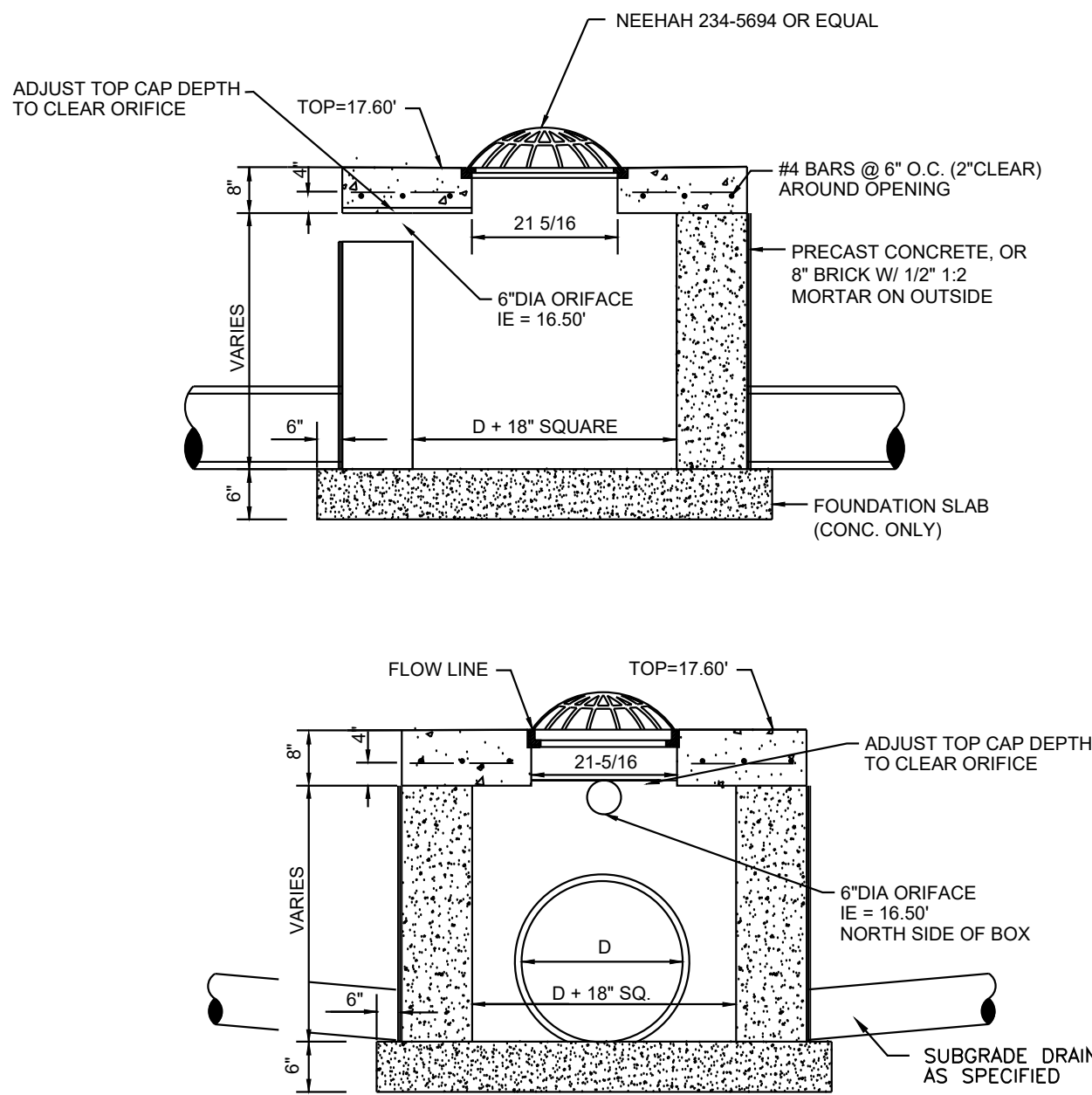
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DATE: APRIL, 2024

P-32

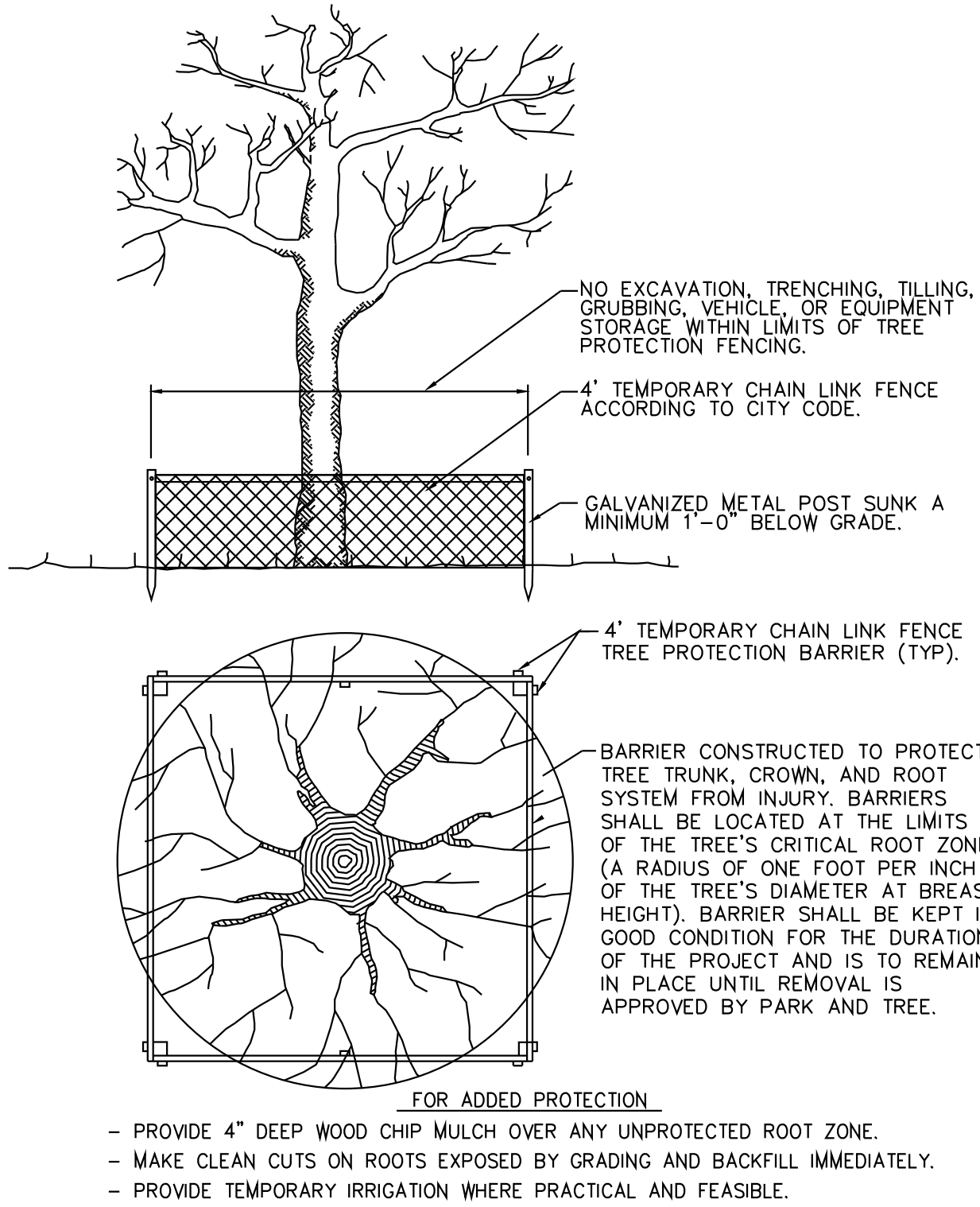
B

A



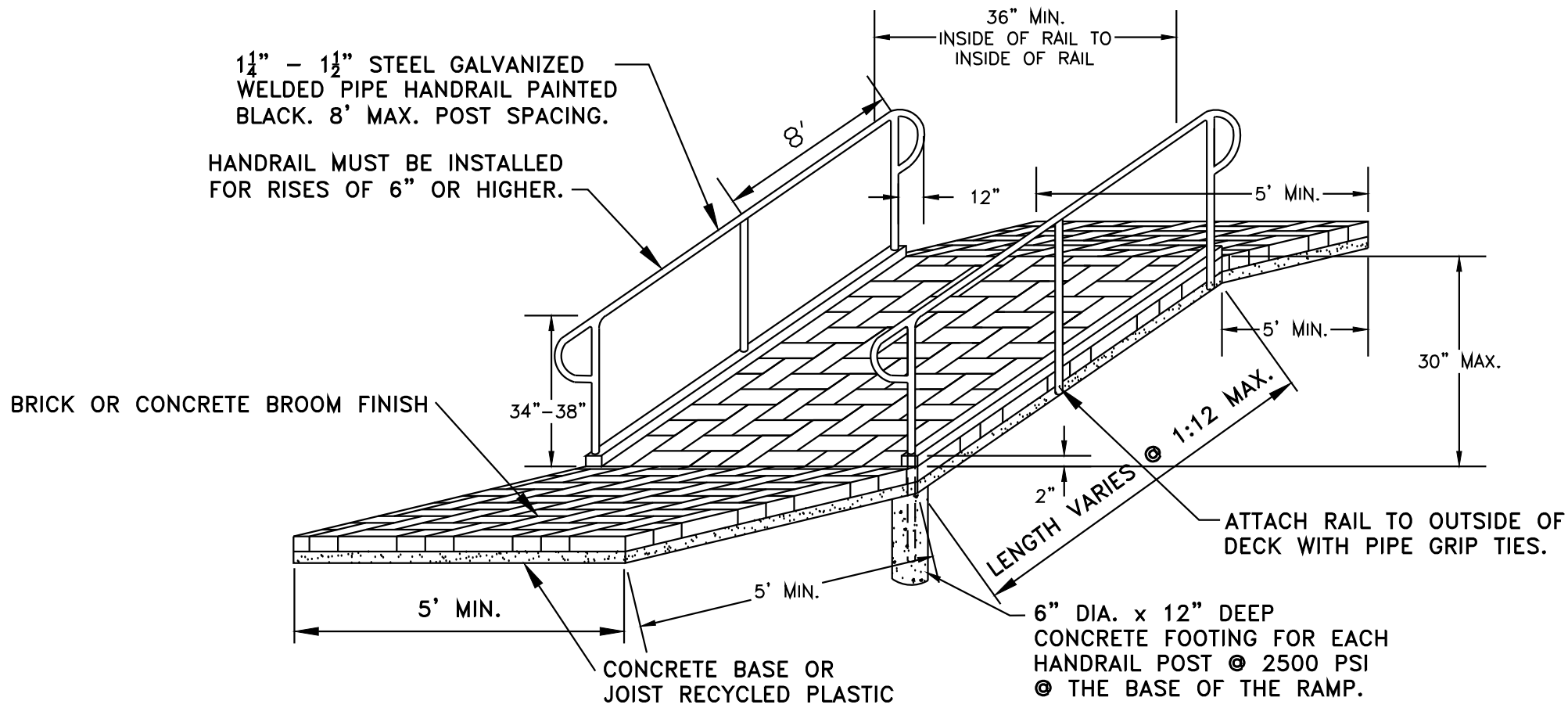
BIORETENTION OUTLET

N.T.S.



TREE PROTECTION DETAIL

SCALE: N.T.S.



HANDRAIL

SCALE: N.T.S.



REVISIONS

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CIVIL CONSTRUCTION PLANS  
303 EAST COLLINS STREET

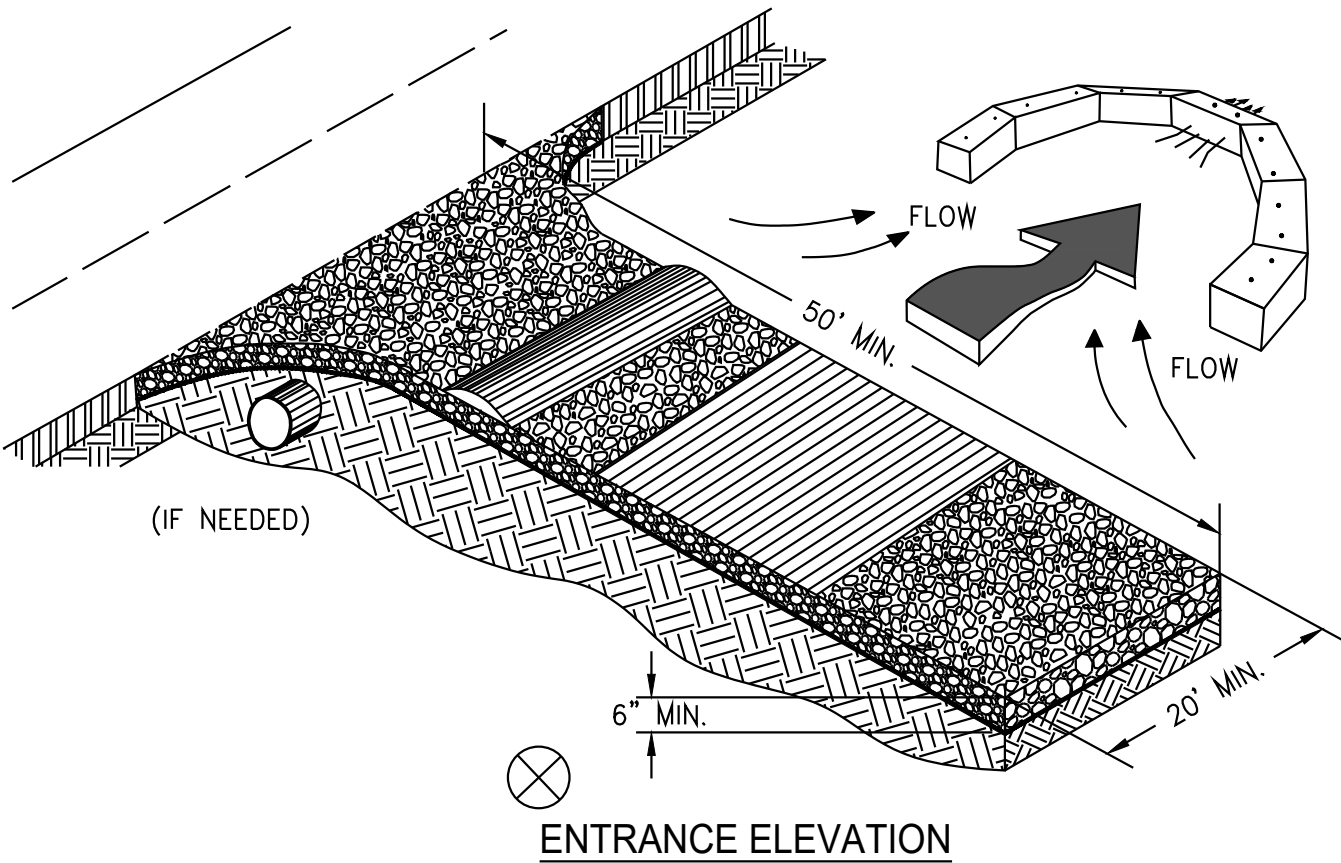
DETAILS

SHEET  
NUMBER  
DT-3



CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



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.

Ds2

TEMPORARY SEEDING

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

| SPECIES                                 | BROADCAST         |                 | RESOURCE                                           | REMARKS                                                                                                      |
|-----------------------------------------|-------------------|-----------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|                                         | Rates per Acre    | PLS per 1000 SF |                                                    |                                                                                                              |
| MILLET, BROWNTOP (Panicum fasciculatum) |                   |                 |                                                    |                                                                                                              |
| ALONE .....                             | 40 lbs.           | 0.9 lb.         | MOUNTAINS SOUTHERN PIEDMONT SOUTHERN COASTAL PLAIN | 137,000 SEED PER POUND QUICK DENSE COVER WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEED AT HIGH RATES |
| IN MIXTURES .....                       | 10 lbs.           | 0.2 lb.         |                                                    |                                                                                                              |
| RYE (Secale cereale)                    |                   |                 |                                                    |                                                                                                              |
| ALONE .....                             | 3 bu. (168 lbs.)  | 3.9 lb.         | MOUNTAINS SOUTHERN PIEDMONT SOUTHERN COASTAL PLAIN | 18,000 SEED PER POUND DENSE COVER DROUGHT TOLERANT AND WINTER-HARDY                                          |
| IN MIXTURES .....                       | 1/2 bu. (28 lbs.) | 0.6 lb.         |                                                    |                                                                                                              |
| RYEGRASS, ANNUAL (Lolium temulentum)    |                   |                 |                                                    |                                                                                                              |
| ALONE .....                             | 40 lbs.           | 0.9 lb.         | MOUNTAINS SOUTHERN PIEDMONT SOUTHERN COASTAL PLAIN | 227,000 SEED PER POUND DENSE COVER VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES                        |

Ds3

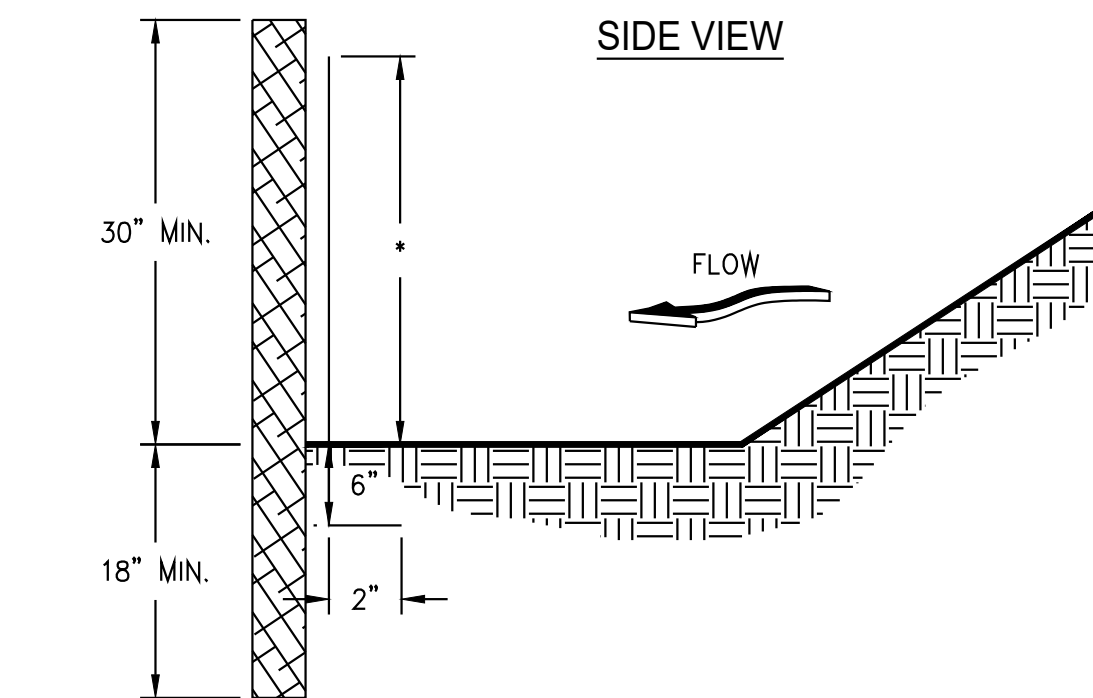
PERMANENT SEEDING/SODDING

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

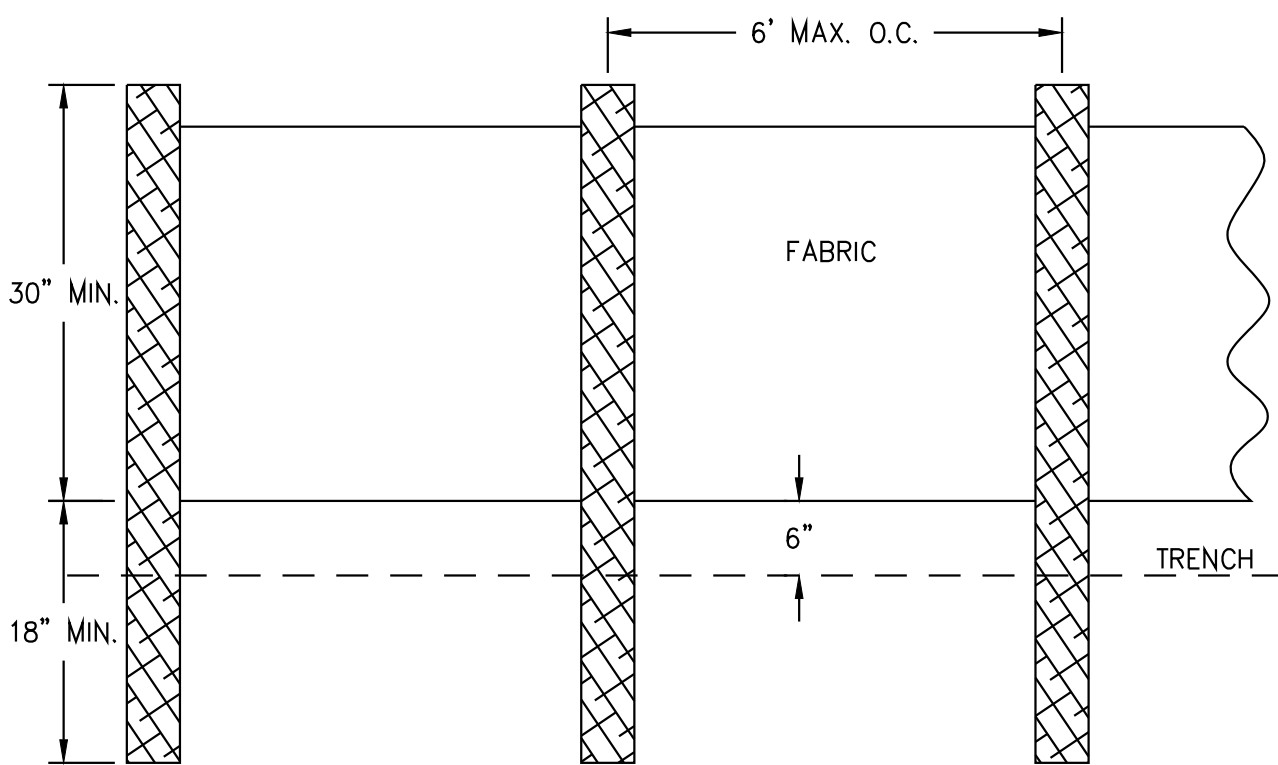
| SPECIES                                          | BROADCAST      |                 | RESOURCE                                 | REMARKS                                                                                            |
|--------------------------------------------------|----------------|-----------------|------------------------------------------|----------------------------------------------------------------------------------------------------|
|                                                  | Rates per Acre | PLS per 1000 SF |                                          |                                                                                                    |
| BERMUDA, COMMON (Cynodon dactylon) (hulled seed) |                |                 |                                          |                                                                                                    |
| ALONE .....                                      | 10 lbs.        | 0.2 lb.         | SOUTHERN PIEDMONT SOUTHERN COASTAL PLAIN | 1,787,000 SEED PER POUND QUICK COVER LOW GROWING AND SOD FORMING FULL SUN GOOD FOR ATHLETIC FIELDS |
| WITH OTHER PERENNIALS .....                      | 6 lbs.         | 0.1 lb.         |                                          |                                                                                                    |
| BERMUDA, COMMON (Cynodon dactylon) (hulled seed) |                |                 |                                          |                                                                                                    |
| WITH TEMPORARY COVER .....                       | 10 lbs.        | 0.2 lb.         | SOUTHERN PIEDMONT SOUTHERN COASTAL PLAIN | PLANT WITH WINTER ANNUALS PLANT WITH TALL PESCUE                                                   |
| WITH OTHER PERENNIALS .....                      | 6 lbs.         | 0.1 lb.         |                                          |                                                                                                    |

SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



FRONT VIEW

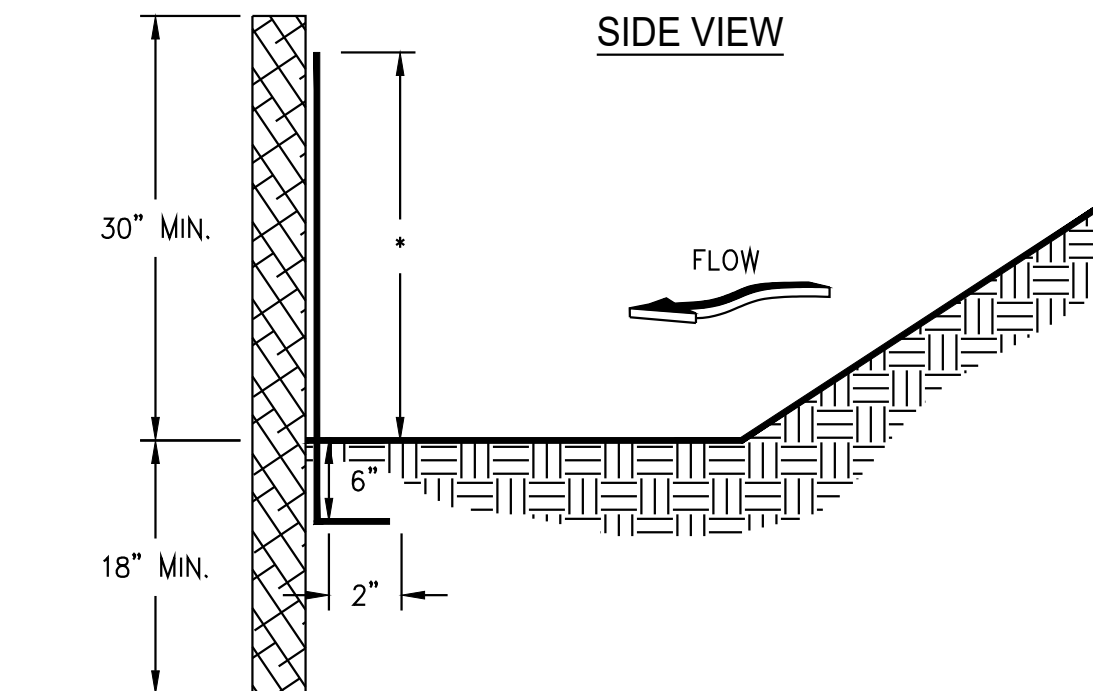


NOTES:

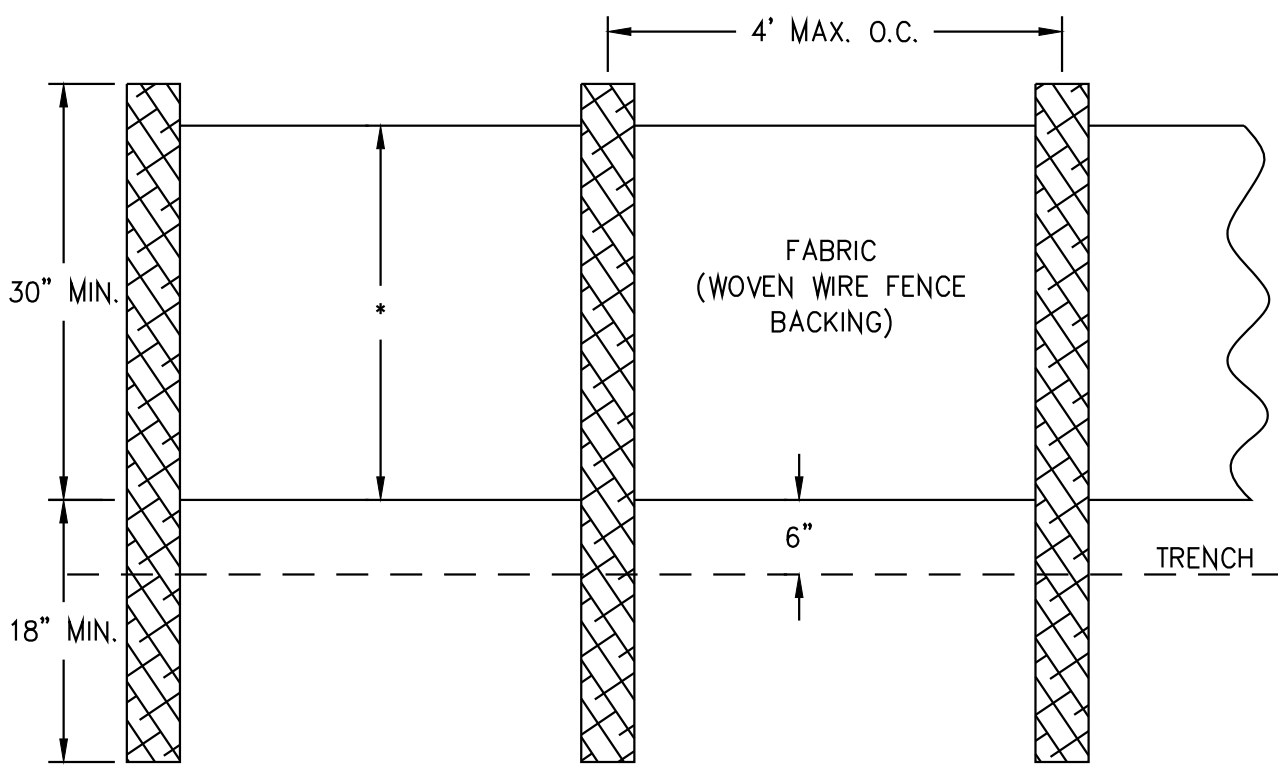
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SEEDING

Construction Specifications:

Timing:

- Apply permanent seeding on areas left dormant for 1 year or more.
- Apply permanent seeding when no further disturbances are planned.
- To determine optimum seeding schedule, consult a local agronomist or erosion control specialist.
- Apply permanent seeding before seasonal rains or freezing weather is anticipated.
- Use dormant seeding for late fall or winter seeding schedules.

Seed Mixes:

- Use seeds appropriate to the season and site conditions.
- Consult local agronomist or erosion control specialists for seed mix.
- Use a seed blend to include annuals, perennials and legumes.
- Use seed rates based on pure live seed (PLS) of 80%. When PLS is below 80% adjust rates accordingly.

Site Preparation:

- Bring the planting area to final grade and install the necessary erosion control practices.
- Divert concentrated flows away from the seeded area.
- Conduct soil test to determine pH and nutrient content. Roughen the soil by harrowing, tracking, growing or furrowing.
- Apply amendments as needed to adjust pH to 6.0-7.5. Incorporate these amendments into the soil.
- Prepare a 3-5 inch (76-127 mm) deep seedbed, with the top 3-4 inches (76-102 mm) consisting of topsoil.
- The seedbed should be firm but not compact. The top three inches of soil should be loose, moist and free of large clods and stones.
- The topsoil surface should be in reasonably close conformity to the lines, grades and cross sections shown on the grading plans.

Planting:

- Seed to soil contact is the key to good germination.
- Seed should be applied immediately after seedbed preparation while the soil is loose and moist. If the seedbed has been idle long enough for the soil to become compact, the topsoil should be harrowed with a disk, spring tooth drag, spike tooth drag, or other equipment designed to conditions the soil for seeding.

- Harrowing, tracking or furrowing should be done horizontally across the face of the slope. Seed to soil contact is the key to good germination.
- Always apply seed before applying mulch.

- Apply seed at the rates specified using calibrated seed spreaders, cyclone seeders, mechanical drills, or hydroseeder so the seed is applied uniformly on the site. Broadcast seed should be incorporated into the soil by raking or chain dragging, and then lightly compacted to provide good seed-soil contact.

Apply fertilizer as specified.

- Apply mulch or erosion control blanket, as specified, over the seeded areas.

Inspection and Maintenance:

- Newly seeded areas need to be inspected frequently to ensure the grass is growing.
- If the seeded area is damaged due to runoff, additional stormwater measures may be needed.

- Spot seeding can be done on small areas to fill in bare spots where grass did not grow properly.

NOTE: DURING "HIGH FAILURE" MONTHS SEEDING CONTRACTOR TO SPREAD MULCH OR HAY FOR SLOPE STABILIZATION.

- \*USE A MINIMUM OF 40 LBS. SCARIFIED SEED, REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.
- ALL AREAS TO BE SEEDED SHALL HAVE LIME APPLIED AT A RATE OF 90 LB./1000 S.F.. LIME AND FERTILIZER TO BE APPLIED PRIOR TO APPLICATION OF SEED AND MIXED THOROUGHLY WITH THE SOIL.
- ALL AREAS SEEDED SHALL HAVE AN APPLICATION OF STRAW MULCH (APPROXIMATELY 2 1/2 TONS PER ACRE) IMMEDIATELY AFTER PLANTING REGARDLESS OF PLANTING METHOD.
- MAINTAIN 1 YEAR MINIMUM
- FERTILIZER: AGRICULTURAL LIME 1 TON PER ACRE 8-12-12 OR 5-10-15 1000 LB. PER ACRE

VEGETATIVE PLAN

Ds2

Ds3

| SPECIES                                                      | RATES PER ACRE                      | PLANTING DATES            |
|--------------------------------------------------------------|-------------------------------------|---------------------------|
| AGRICULTURAL LIMESTONE FERTILIZER, 5-10-15 MULCH, STRAW, HAY | 4,000LBS.<br>1,500LBS.<br>5,000LBS. |                           |
| HULLED COMMON BERMUDAGRASS                                   | 10LBS.                              | 3/1 - 6/15                |
| HAY MULCH FOR TEMPORARY COVER                                | 5,000LBS.                           | 6/15 - 8/31               |
| TOPDRESSING 33.5% AMMONIUM NITRATE                           | 300LBS.                             | WHEN PLANTS ARE 2" - TALL |
| SECOND YEAR FERTILIZER 5-10-15( OR EQUAL)                    | 800LBS.                             |                           |

SEEDING SCHEDULE

| SPECIES                   | RATES PER ACRE | PLANTING DATES                                                                          |
|---------------------------|----------------|-----------------------------------------------------------------------------------------|
| SEEDING:                  |                |                                                                                         |
| RYE GRAIN                 | 168 LBS.       | 15 JULY-30 NOVEMBER                                                                     |
| RYE GRAIN W/MIXTURE       | 1/2 BU.        |                                                                                         |
| COMMON BERMUDA (HULLED)   | 30 LBS.        | 1 MARCH-30 JUNE                                                                         |
| COMMON BERMUDA (UNHULLED) |                | 1 OCTOBER-28 FEBRUARY                                                                   |
| FERTILIZER:               |                | CONTRACTOR TO VERIFY FERTILIZER APPLICATION; TO BE VERIFIED UPON COMPLETION OF SOIL TES |
| 13-13-13                  | 1,400 LBS.     |                                                                                         |
| MULCH:                    |                |                                                                                         |
| HAY                       | 2 1/2 TONS     |                                                                                         |
| STRAW                     | 2 TONS         |                                                                                         |

WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED AGRICULTURE LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT A RATE OF 2 TONS PER ACRE. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.



REVISIONS

BARTOW SITE ENGINEERING, LLC  
209 WOOD DUCK WAY  
SPRINGFIELD, GA 31329  
(912) 856-3289  
pbartsmith@yahoo.com

Bartow  
Site  
Engineering, LLC

CIVIL CONSTRUCTION PLANS  
303 EAST COLLINS STREET

DETAILS

SHEET  
NUMBER  
ESC-1



1

2

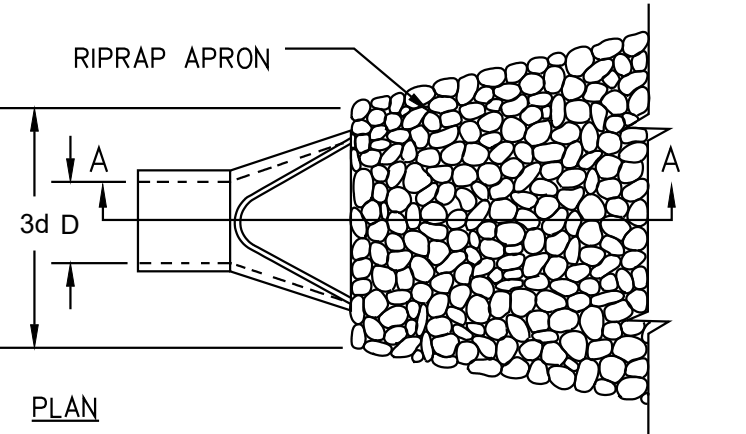
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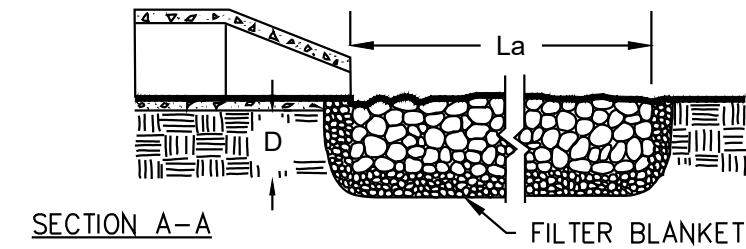
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RIPRAP OUTLET PROTECTION

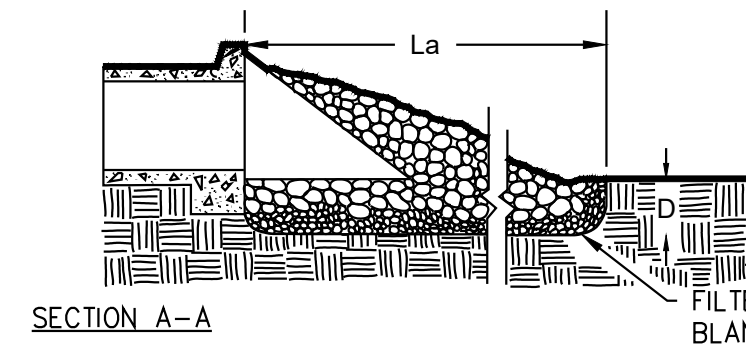
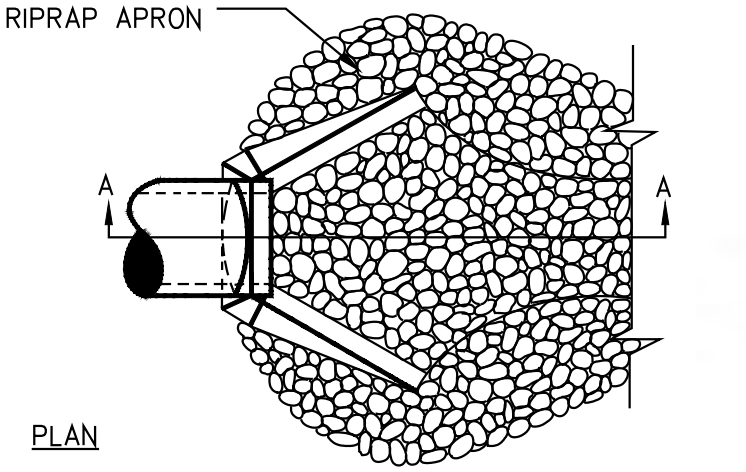
PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



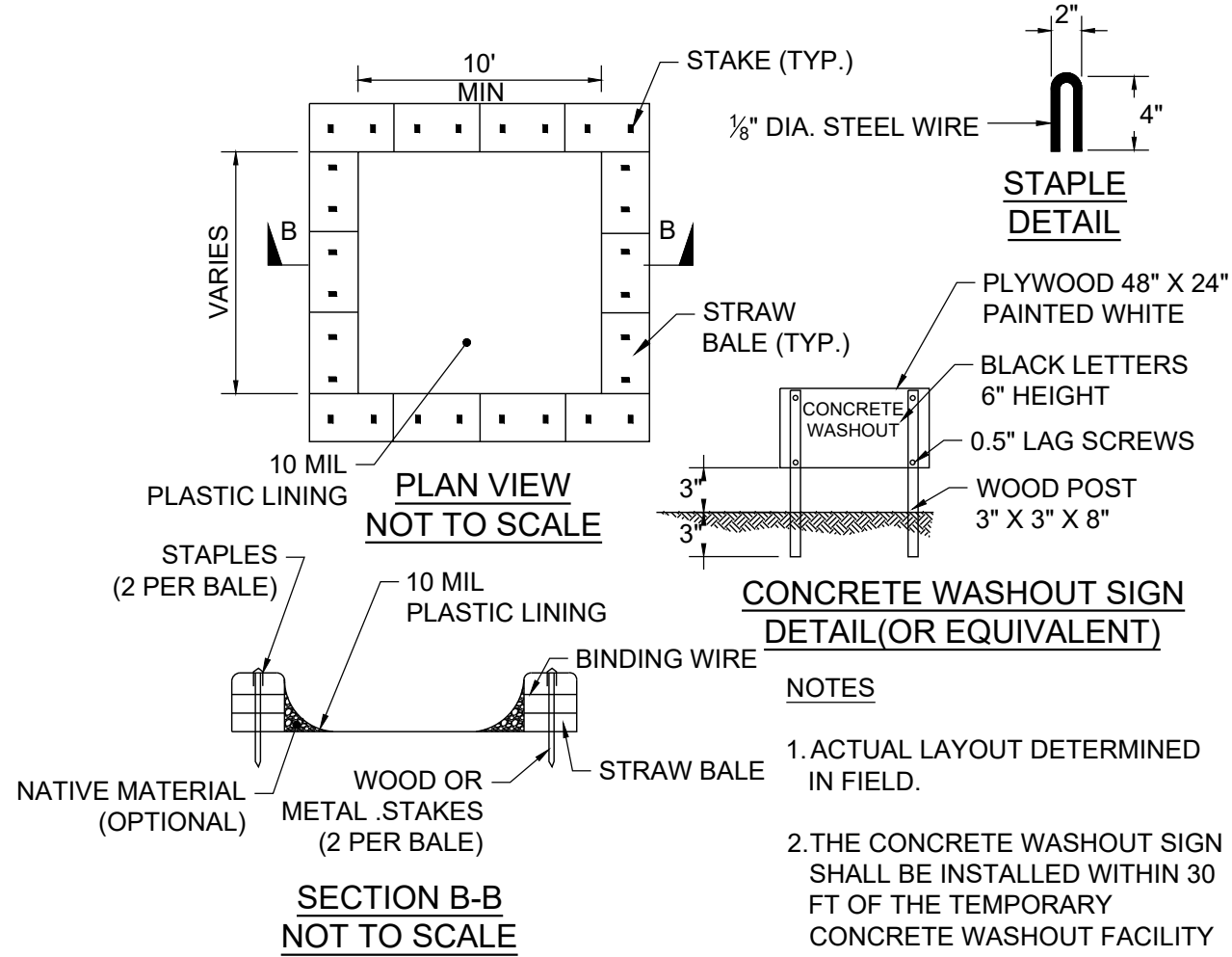
- NOTES:
1.  $L_a$  IS THE LENGTH OF THE RIPRAP APRON.
  2.  $D = 1.5$  TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
  3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
  4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.



PIPE OUTLET TO WELL DEFINED CHANNEL



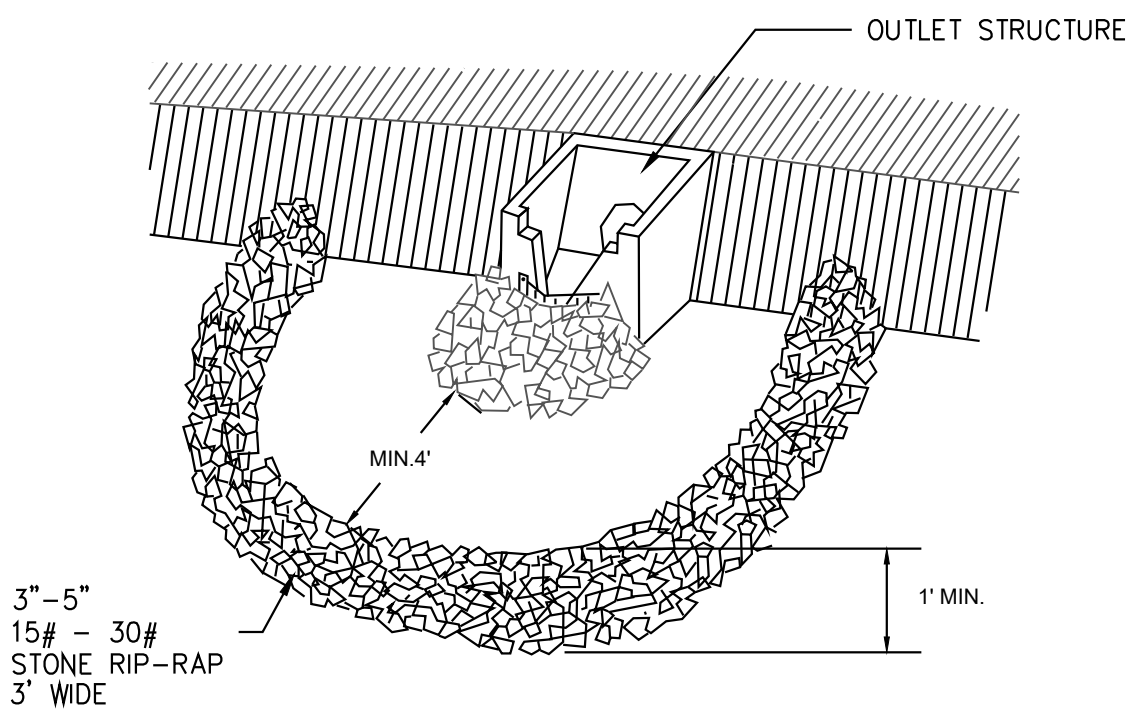
GREEN BOOK DOES NOT DEFINE FLUME PROTECTION ENGINEERING JUDGEMENT USED.  
 $D=12'$   
 $W=3+6=9'$   
 $D50=4"$  BASED ON FIGURE 6-34-1, V-5 FPS@3CFS  
 $D_o=36"$   
 $L_a=6'$   
 $3D_o=9'$   
 $12"$  CULVERTS  
 $D_o=12"$   
 $D50=4"$  BASED ON FIGURE 6-34-1, V-5 FPS@3CFS  
 $L_a=6'$   
 $D=12'$   
 $W=1+6=7'$   
 $3D_o=3'$



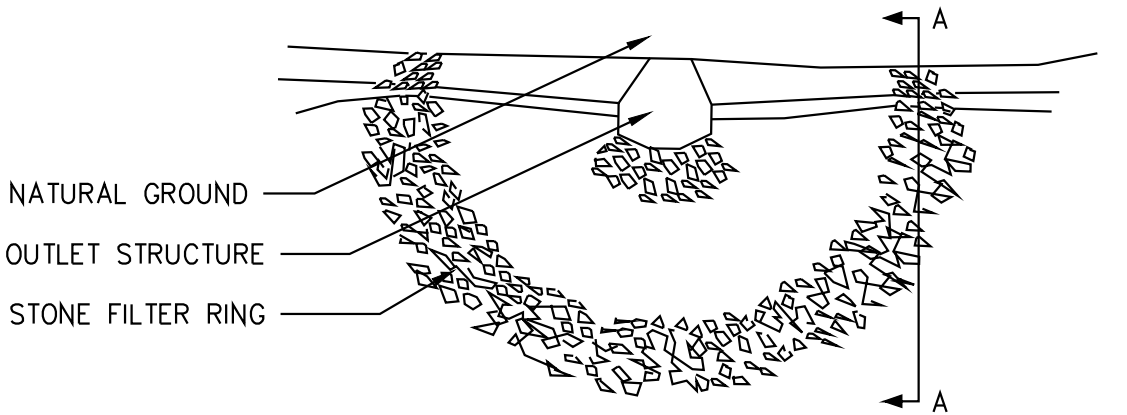
CONCRETE WASHOUT  
N.T.S.

STONE FILTER RING

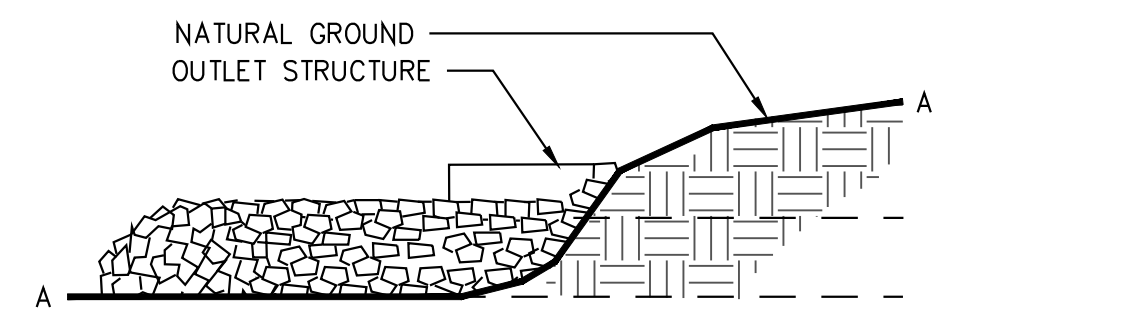
PERSPECTIVE VIEW



PLAN VIEW (NOT TO SCALE)



CROSS SECTION (NOT TO SCALE)



REVISIONS

**BARTOW SITE ENGINEERING, LLC**  
209 WOOD DUCK WAY  
SPRINGFIELD, GA 31329  
(912) 856-3289  
pbartsmith@yahoo.com

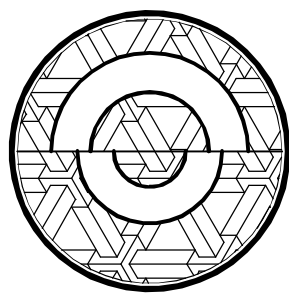
**Bartow  
Site  
Engineering, LLC**

CIVIL CONSTRUCTION PLANS  
303 EAST COLLINS STREET

DETAILS

SHEET  
NUMBER  
**ESC-2**





CHRISTINA'S HEALING HANDS

303 EAST COLLINS STREET  
POOLER, GA.

INDEX OF DRAWINGS:

ARCHITECTURAL

- A-0 COVER SHEET
- A-1 FOUNDATION PLAN
- A-2 FLOOR PLAN
- A-3 ELEVATIONS
- A-4 CEILING FRAMING/ROOF PLAN
- S-1 DETAILS
- S-2 DETAILS

GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF N.E.C. AND ALL LOCAL CODES AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND DOMESTIC AND BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
- ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR. THE COMPLETED SYSTEM I IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE OWNER/DESIGNER MUST BE A CONDITION OF THE SUBCONTRACT.
- CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THIS PLAN IS TO BE REFERED TO FOR DETERMINATION OF LOCATION OF OUTLETS AND OTHER RELATED COMMUNICATIONS ELEMENTS AND SUPERSEDES ALL OTHERS.
- OUTLETS ARE TO BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED. HEIGHT IS DETERMINED FROM TOP OF FINISHED FLOOR TO CENTERLINE OF COVERPLATE MOUNTED VERTICALLY.
- ELECTRICAL SERVICE, PANEL SIZE AND CIRCUITING ARE TO BE DESIGNATED BY ELECTRICIAN.
- PROVIDE GROUND FAULT CIRCUIT INTERRUPT (GFI) PROTECTION AT EACH OUTLET OCCURRING WITHIN TEN FEET OF A WATER SOURCE.
- EXACT ROUTING AND SIZE OF CONDUITS AND CONDUCTORS SHALL DEPEND ON LOCAL CONDITIONS AND CODE REQUIREMENTS.
- PLANS ARE BASED ON INFORMATION SUPPLIED BY OWNER AT THE TIME OF DESIGN.
- CONTRACTOR TO VERIFY SYSTEM REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY OWNER'S FIXTURE AND LAMP REQUIREMENTS.

GENERAL MECHANICAL NOTES

- THIS DRAWING IS SCHEMATIC IN NATURE EXACT ROUTING, SIZE, AND LOCATION OF DUCTS REGISTERS, AND EQUIPMENT SHALL DEPEND ON LOCAL CONDITIONS AND CODE REQUIREMENTS.
- FIRST 10' SUPPLY DUCT LINED W/1" DUCT LINER.
- RETURN DUCT PLENUM LINED W/1" DUCT LINER.
- SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO A MINIMUM OF R-5.
- ALL WORK SHALL BE PERFORMED BY SKILLED MECHANICS, UNDER COMPETENT SUPERVISION EMPLOYING LATEST AND BEST PRACTICES OF THE TRADE. WORK SHALL BE INSTALLED IN ACCORDANCE W/RECOMMENDATIONS OF ASHRAE GUIDE, AND EQUIPMENT MANUFACTURER.
- HVAC INSTALLER SHALL BALANCE AIR TO SPECIFIED QUANTITY AND REPORT CFM DELIVERY AT EA. SUPPLY AND RETURN REGISTER TO OWNER PRIOR TO RECEIVING FINAL PAYMENT.
- ALL JOINTS AND SEAMS MUST HAVE FIBERGLASS TAPE AND MASTIC, AND SEALED TO SMACNA SEAL CLASS C PER SMC 603.
- ALL JOINTS ON ROUND METAL DUCT TO HAVE FOUR SCREWS, 90 DEGREES APART.
- SUPPLY AIR BRANCH DUCTS SHALL HAVE EXTRACTORS AND VOLUME DAMPERS TO ALLOW FOR BALANCING.
- ALL THERMOSTATS TO HAVE LOCKING COVERS.
- CONTRACTOR TO SUPPLY FILTERS FOR ALL HVAC EQUIPMENT.
- FINAL LOCATIONS OF ALL EQUIPMENT SHALL BE DETERMINED BY HVAC CONTRACTOR.
- FINISH ON ALL EXTERIOR GRILLES, LOUVERS, AND MECHANICAL EQUIPMENT SHALL BE APPROVED BY OWNER.
- GRILLES SHALL BE PROVIDED WITH FRAMES SUITABLE FOR CEILING TYPE SHOW ON ARCHITECTURAL DRAWINGS. COORDINATE ACTUAL LOCATION WITH LIGHTING LAYOUT.
- CONDENSATE DRAINS SHALL BE PER SECTION 304.8 OF THE LATEST EDITION OF THE STANDARD MECHANICAL CODE.
- DUCTWORK TO BE CONSTRUCTED AND INSTALLED PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE. 1985 SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS AND PER SECTION 605 OF THE LATEST EDITION OF THE STANDARD MECHANICAL CODE.
- CONTRACTOR SHALL PROVIDE OWNER OPERATION AND MAINTAINENCE MANUALS FOR THE ENTIRE HVAC SYSTEM PER ASHRAE 90.1(MODEL ENERGY CODE) SECTION 403.2.10.1 PRIOR TO RECEIPT OF FINAL PAYMENT.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES ADOPTED BY THE AGENCY OF JURISDICTION.
  - CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE JOB.
  - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO PROPERTY LINES, SETBACKS, UTILITIES, HORIZONTAL & VERTICAL DIMENSIONS, MATERIALS, ETC. AND REPORT ANY CONFLICT(S) TO THE ARCHITECT.
- IN ADDITION TO THESE PLANS THIS RESIDENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CODE CYCLE OF 2018 IRC WITH STATE OF GEORGIA ADMENDMENTS.
- WHERE DISCREPANCIES APPEAR, CODE SHALL DICTATE. WHERE SCALE AND DIMENSIONS DIFFER, DIMENSION SHALL DICTATE. WHEN DISCREPANCIES APPEAR THEY SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE IMPLEMENTATION.

SQUARE FOOTAGE

|               |              |
|---------------|--------------|
| MAIN FLOOR    | 2656 SQ. FT. |
| PORCHES       | 151 SQ. FT.  |
| TOTAL HEATED  | 2656 SQ. FT. |
| TOTAL SQ. FT. | 2807 SQ. FT. |



NEW CONSTRUCTION

Revisions

|        |          |           |          |
|--------|----------|-----------|----------|
| scale: | AS NOTED | date:     | NOV 2024 |
| dwn:   | SP       | chk:      | SP       |
|        |          | comm. no. |          |

dwg. title

COVER SHEET

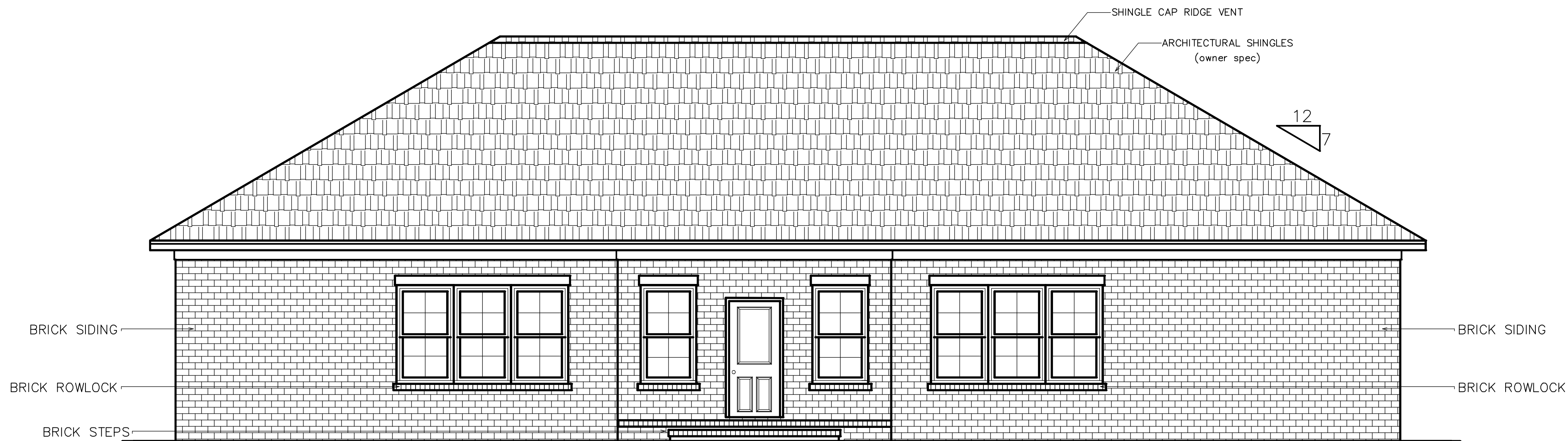
dwg. no.

A-0

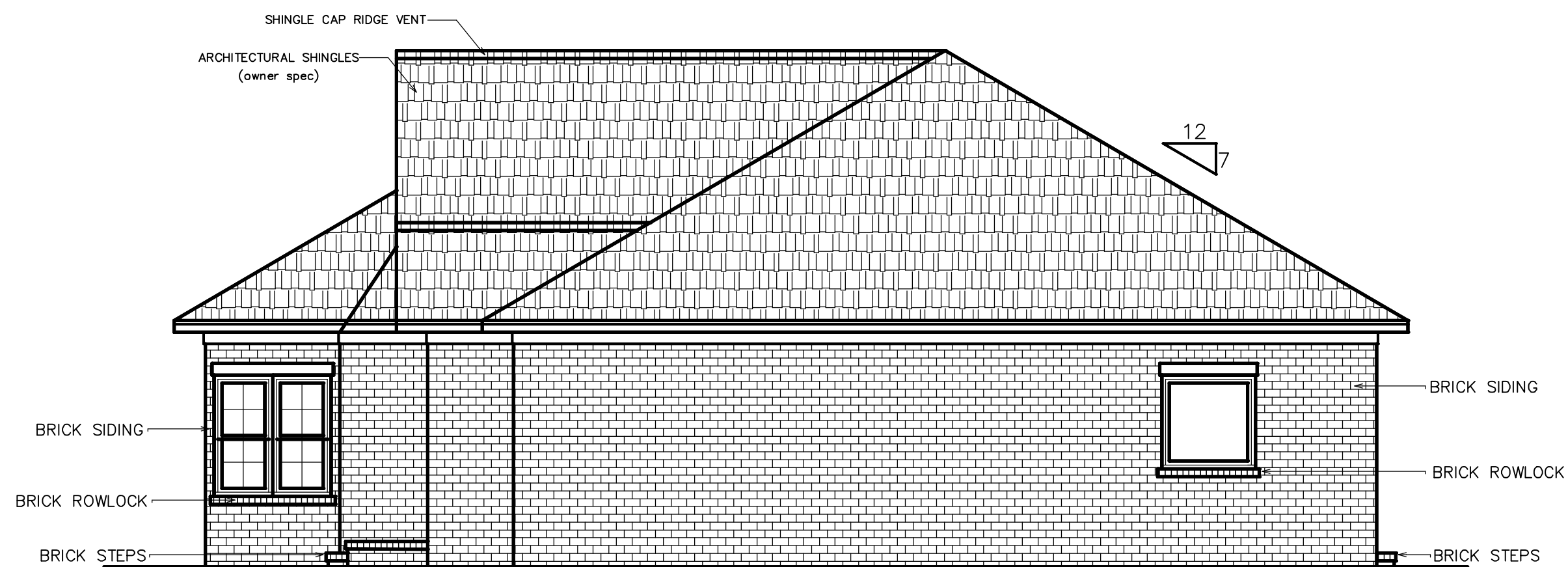




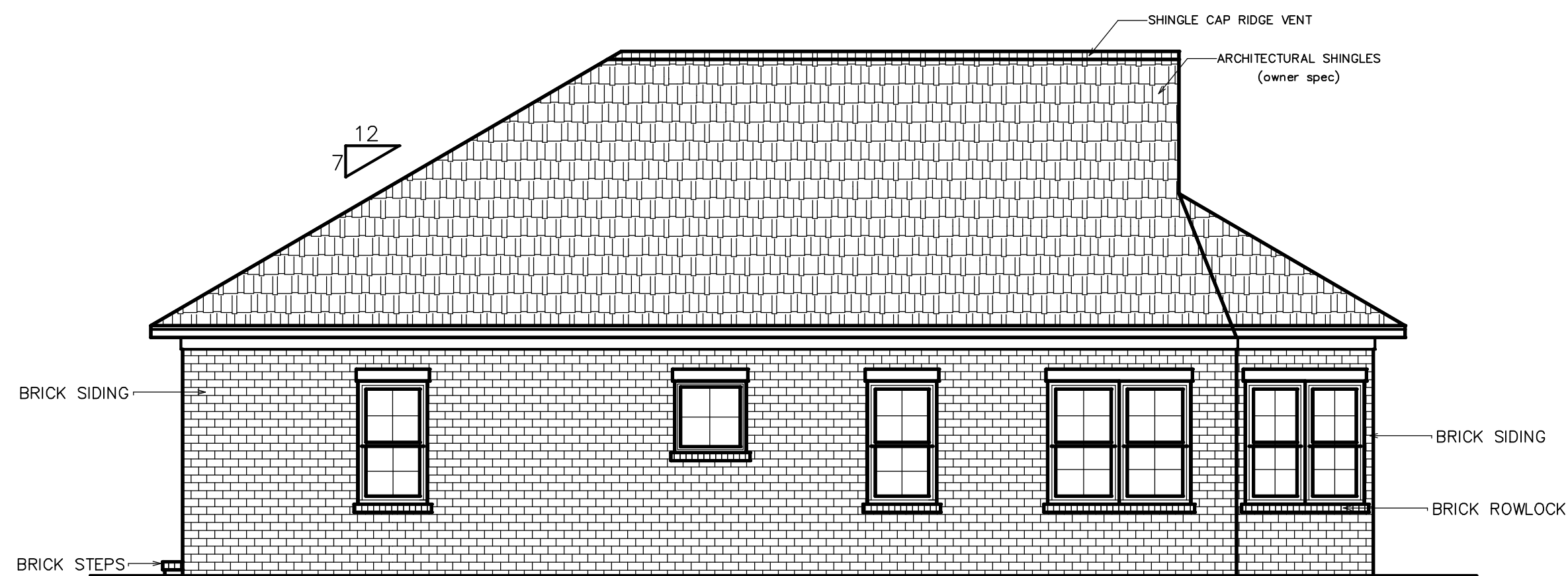
PROPOSED FRONT ELEVATION  
SCALE=1/4"=1'-0"



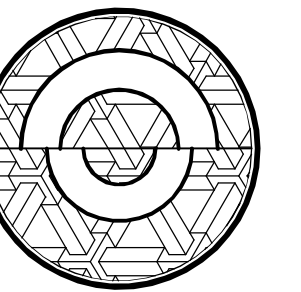
PROPOSED REAR ELEVATION  
SCALE=1/4"=1'-0"



PROPOSED RIGHT ELEVATION  
SCALE=3/16"=1'-0"



PROPOSED LEFT ELEVATION  
SCALE=3/16"=1'-0"



CHRISTINA'S HEALING HANDS

303 EAST COLLINS STREET  
POOLER, GA.



NEW CONSTRUCTION

Revisions

|           |          |       |          |
|-----------|----------|-------|----------|
| scale:    | AS NOTED | date: | NOV 2024 |
| dwn:      | SP       | chk:  | SP       |
| comm. no. |          |       |          |

dwg. title

ELEVATIONS

dwg. no.

A-3

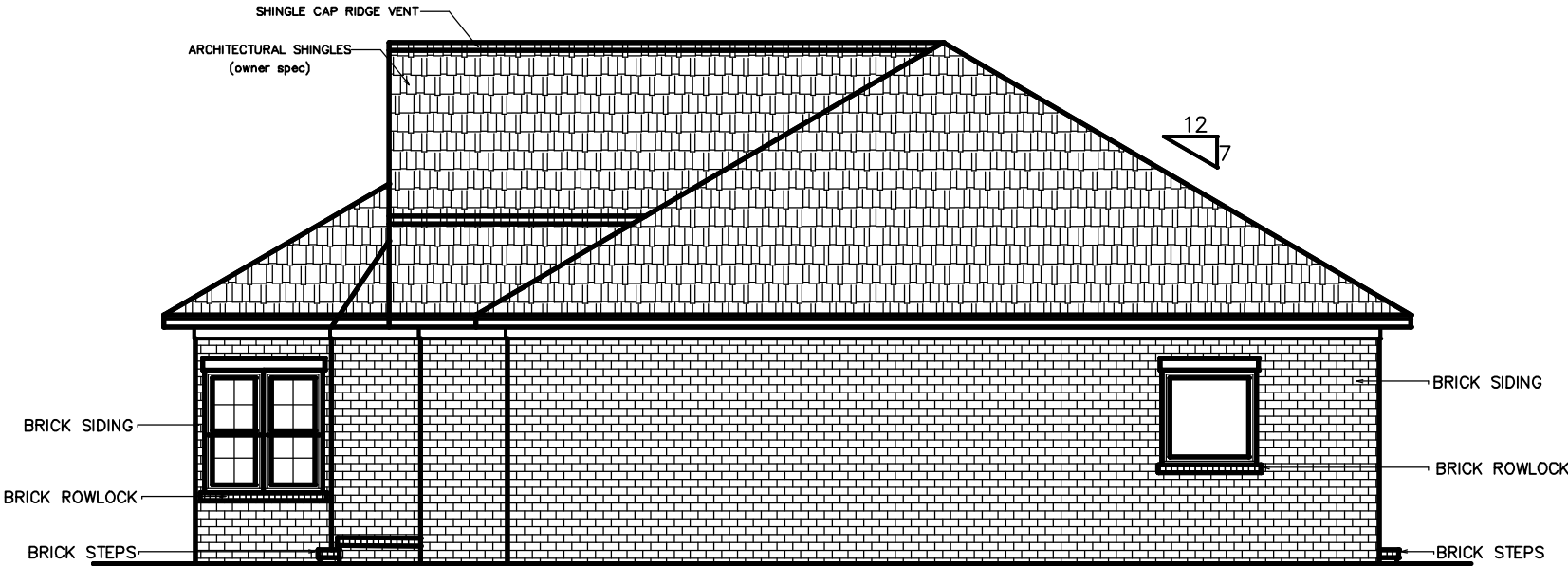




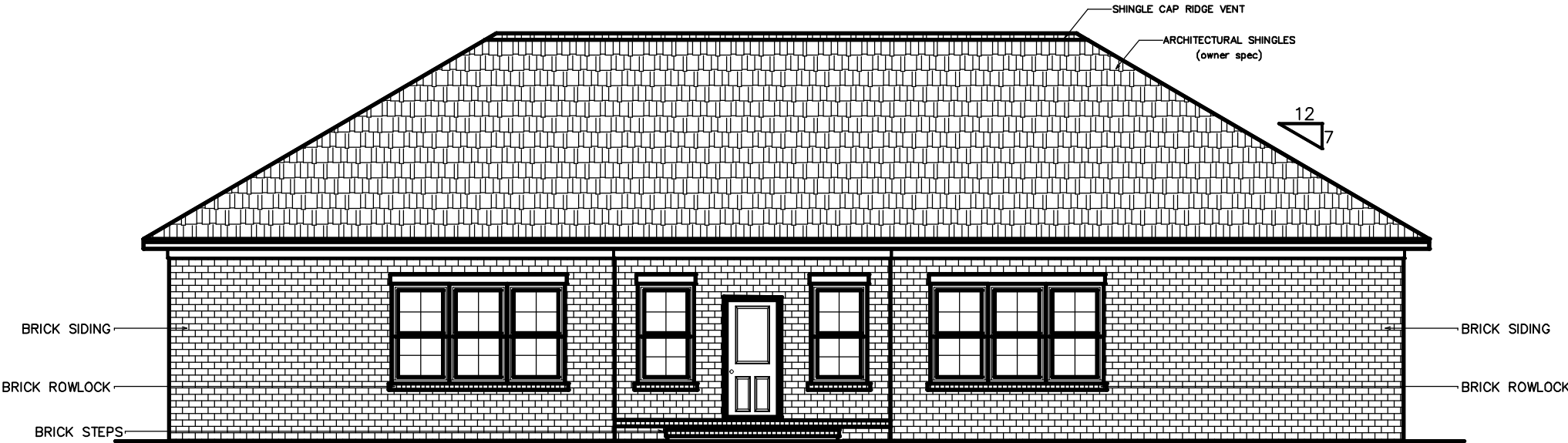
PROPOSED FRONT ELEVATION  
SCALE=1/4"=1'-0"



PROPOSED LEFT ELEVATION  
SCALE=1/4"=1'-0"



PROPOSED RIGHT ELEVATION  
SCALE=1/4"=1'-0"



PROPOSED REAR ELEVATION  
SCALE=1/4"=1'-0"





**CITY of POOLER**

— GEORGIA —

**STORMWATER FACILITY/INFRASTRUCTURE  
MAINTENANCE AGREEMENT**

**THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT** (the "Agreement"), is made and entered into this 5 day of August, 2020, by and between Christina's Healing Hands, LLC hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name 303 East Collins Street Pooler

**WITNESSETH:**

**WHEREAS**, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50005-08001 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 85 Page 3533, hereinafter "Property"; and

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

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

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

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

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

**WHEREAS**, the City and the Landowner agree the health, safety, and welfare of the residents of the city of Pooler, Georgia, require on-site stormwater management facilities/infrastructure be constructed and adequately maintained on the Property; and



## Attachment B

**WHEREAS**, the City requires on-site stormwater maintenance facilities/infrastructure, as included in any applicable development plan for the Property, be constructed and adequately maintained by the Landowner or Future Landowner(s), as applicable.

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

- 1) The on-site stormwater maintenance facilities/infrastructure shall be constructed by the Landowner or Future Landowner(s) in accordance with the plans and specifications in any applicable development plan approved by the City. No changes to the approved stormwater maintenance facilities/infrastructure are permitted without express prior approval by the City.
- 2) The Landowner or Future Landowner(s), as applicable, shall at all times adequately maintain the stormwater maintenance facilities/infrastructure. Such maintenance obligation shall include the obligation to properly maintain all pipes, channels or other conveyances built to convey stormwater to and from the facilities/infrastructure, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the stormwater facilities/infrastructure in good working condition, as acceptable to the City, to ensure performance in accordance with their design functions.
- 3) The Landowner or Future Landowner(s), as applicable, shall inspect the stormwater maintenance facilities/infrastructure at least annually. The purpose of the inspection is to assure safe and proper functioning of the stormwater maintenance facilities/infrastructure. The annual inspection shall cover all aspects of the stormwater maintenance facilities/infrastructure including, without limitation, berms, inlet and outlet structure(s), vegetation, infiltration media, pond area(s), access road(s), etc. Any deficiency(ies) shall be noted in a written annual inspection report, which shall be provided to the City with reasonable promptness upon completion.
- 4) The Landowner hereby grants to the City, its authorized agents and employees, a nonexclusive perpetual easement of ingress and egress over, across, under, and through the Property for inspection of the stormwater maintenance facilities/infrastructure. The City may enter upon the Property to inspect the stormwater maintenance facilities/infrastructure for any reason including without limitation to follow up on any reported deficiencies or in response to complaints concerning the Property. If the City identifies any deficiency(ies) through its inspection, the Landowner or Future Landowner(s), as applicable, shall be notified of the same.
- 5) In the event the Landowner or Future Landowner(s), as applicable, fail to maintain the stormwater maintenance facilities/infrastructure in good working condition as acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner or Future Landowner(s), as applicable. This provision shall not be construed to allow the City to erect any structure of permanent nature on the Property. It is expressly understood and agreed the City is under no obligation to routinely maintain or repair the stormwater maintenance facilities/infrastructure on the Property, and in no event shall this Agreement be deemed to impose any such obligation on the City.



## Attachment B

- 6) The Landowner or Future Landowner(s), as applicable, shall perform all necessary work to keep the stormwater maintenance facilities/infrastructure in good working order. In the event a maintenance schedule for the stormwater maintenance facilities/infrastructure is outlined in any applicable development plan for the Property, such schedule shall be followed.
- 7) In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner or Future Landowner(s), as applicable, shall reimburse the City, upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.
- 8) This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner or Future Landowner(s), as applicable, agree to hold the City harmless from any liability in the event the stormwater maintenance facilities/infrastructure fail to operate properly.
- 9) This agreement shall be recorded among the deed records of Chatham County, Georgia, and shall constitute a covenant running with the land and shall be binding on the Landowner or Future Landowner(s), as applicable.
- 10) This Agreement in no way supersedes or alters any applicable federal, state, or local law including without limitation the Code of Ordinances for the City of Pooler, Georgia. In the event this Agreement conflicts with any applicable federal, state, or local law, this Agreement shall be subordinate to any such applicable law(s).
- 11) The Landowner and City hereby agree and expressly consent the 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]



Attachment B

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

Sworn to and subscribed before me this

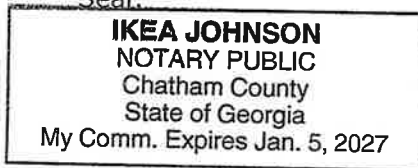
5th day of August, 2021

Ikea Johnson  
Notary Public Print

Ikea Johnson  
Notary Public Signature

Jan. 05, 2027  
Notary Public Commission Expiration

Seal:



**Landowner**

Christina Harley / CHHMT LLC  
Landowner Print

Christina Harley  
Landowner Signature

Tyler Beatty  
Witness Print

Tyler Beatty  
Witness Signature



Attachment B

**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*

August 19<sup>th</sup>, 2026

Paul Bartow Smith, P.E.  
 Bartow Site Engineering, LLC  
 209 Wood Duck Way  
 Springfield, GA 31329

Dear Mr. Smith,

I am pleased to provide you with a recommendation for Approval of the site development plans for Christina's Healing Hands & Massage Therapy (Application No. A26-0040), as detailed below.

|                             |                                       |           |
|-----------------------------|---------------------------------------|-----------|
| <u>Submittal Documents:</u> | Site Development Plans.....           | Aug. 2026 |
|                             | Stormwater Maintenance Agreement..... | Aug. 2026 |
|                             | Stormwater Management Report.....     | Aug. 2026 |
|                             | Building Elevation Drawings.....      | 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](mailto: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](http://www.eomworx.com)



Ph: 912.445.0050  
 F: 912.756.5882





OPERATIONS

EOM Operations

*Your solution to a better tomorrow*

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



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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Ph: 912.445.0050  
F: 912.756.5882





**CITY of POOLER**  
— GEORGIA —

---

**PLANNING & ZONING STAFF REPORT**

Site Development Plan Approval for canopy and drive-thru alterations for Culvers at 121 Tanger Outlets Boulevard in the C-2 (Heavy Commercial) Zoning District.

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A26-0048                                                                                                                                                                                                                                                                                                                                                                                                                   |
| P&Z Meeting Date:               | September 14, 2026                                                                                                                                                                                                                                                                                                                                                                                                          |
| City Council Workshop Date:     | September 21, 2026                                                                                                                                                                                                                                                                                                                                                                                                          |
| Applicant and Authorized Agent: | Mannik Smith Group                                                                                                                                                                                                                                                                                                                                                                                                          |
| Property Owner:                 | Savannah Economic Development Authority                                                                                                                                                                                                                                                                                                                                                                                     |
| Location (Address):             | 121 Tanger Outlets Boulevard (as a portion of 201 Tanger Outlets Boulevard)                                                                                                                                                                                                                                                                                                                                                 |
| Parcel (PIN):                   | 50017A01101                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Acreage:                        | Approximately 1.18-Acres                                                                                                                                                                                                                                                                                                                                                                                                    |
| Zoning:                         | C-2 (Heavy Commercial)                                                                                                                                                                                                                                                                                                                                                                                                      |
| Proposed Use:                   | Site Development Plan Approval for a canopy and drive-thru alterations for Culvers at 121 Tanger Outlets Boulevard in the C-2 (Heavy Commercial) Zoning District.                                                                                                                                                                                                                                                           |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Recommended Motion:             | <i>"After review of the criteria, move for approval of the request."</i>                                                                                                                                                                                                                                                                                                                                                    |
| Background:                     | <p>The Culvers restaurant site plan was approved by City Council on August 7, 2017.</p> <p>A 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</p> |



---

setback requirement at 121 Tanger Outlets Boulevard was approved by City Council on July 6, 2026.

---

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 subject property is designated Commercial on the Future Land Use Map and is located within the Shopping and Dining Character Area of the Comprehensive Plan. The proposed alterations to the existing restaurant site are compatible with the overall existing shopping and dining nature of the Tanger Outlets site.*
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 1.18-acre parcel provides adequate off-street parking when considering the shared parking with the overall Tanger Outlets site.*
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 parcels and overall Tanger Outlets site.*
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 1.18-acre site and the adjacent properties.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
  - *The proposed site development is 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 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-detering buffer between adjacent properties.
  - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
  - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*
11. Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.
  - *The site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.*

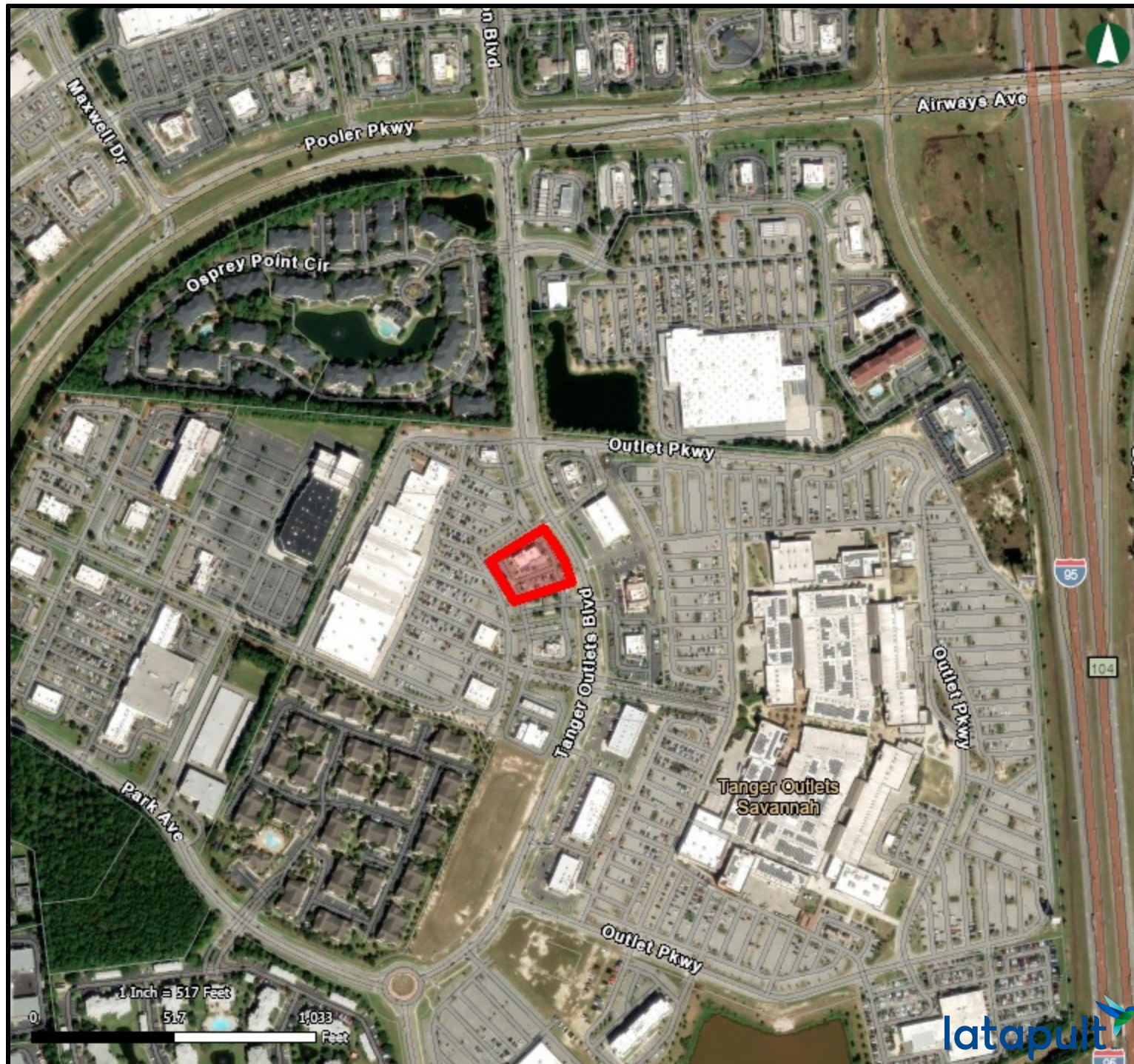
Conclusion:

The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request.

Attachments:

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





**CITY of POOLER**  
— GEORGIA —

## Vicinity Map - 121 Tanger Outlets Blvd - Site Plan

09/01/2026

☐ Parcels



**PROJECT DESCRIPTION**

DEVELOPMENT OF AN EXISTING CULVER'S, CONVERTING IT TO A DUAL LANE DRIVE-THRU FROM A SINGLE DRIVE-THRU CONFIGURATION.

**BENCH MARKS**

ALL EXISTING CONDITIONS, TOPOGRAPHY UTILITIES, EASEMENTS & LEGAL DESCRIPTION AREA AS TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF POOLER, CHATHAM COUNTY, GEORGIA 10/03/2025

AS PREPARED BY: SURVEYING CONSULTANTS,  
17 SHERIDAN DRIVE, SUITE C  
BLUFTON, SC 29910  
TEL: (912) 326-2775  
CONTACT: KERRY G. HATCHELL #2663

HORIZONTAL DATUM - BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD83,  
US SURVEY FEET. SAD BEARINGS ORIGINATED FROM SAD COORDINATE SYSTEM BY GPS  
OBSERVATIONS AND OBSERVATION OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY  
CONTINUOUSLY OPERATING REFERENCE STATION (NOS CORS) NETWORK. VERTICAL DATUM -  
NAVD 83

BM #1  
NAIL WITH DISC LOCATED IN THE MIDDLE OF THE PARKING LOT SOUTHWEST OF THE EXISTING  
STRUCTURE.  
ELEV. 19.55(NAVD 88)

**UTILITY CONTACTS**

WATER SERVICE  
CITY OF POOLER  
ADDRESS: 100 US HIGHWAY 80 SW  
CONTACT: JOHN MINN  
PHONE: (912) 748-7261

SANITARY SERVICE  
CITY OF POOLER  
ADDRESS: 100 US HIGHWAY 80 SW  
CONTACT: JOHN MINN  
PHONE: (912) 748-7261

ELECTRIC COMPANY  
GEORGIA POWER  
ADDRESS: 3102 KILOWATT DRIVE  
SAVANNAH, GA 31405  
CONTACT: SAVANNAH WATSON  
PHONE NUMBER: (912) 677-9620

**SITE DATA**

ZONING:  
PROPERTY OWNER: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY  
PARCEL ID: 50017A01101  
PROPOSED USE: FAST FOOD RESTAURANT  
EXISTING ZONING: C-2 COMMERCIAL HEAVY

SITE LAYOUT:  
MINIMUM DRIVE ASLE WIDTH: 24'  
STANDARD PARKING STALL: 9' X 20'

PARKING DATA:  
REQUIRED PARKING: 45  
EXISTING PROVIDED: 59  
CHANGE IN SPACES: NONE

SETBACK DATA:  
FRONT: 60'  
SIDE: 10'  
REAR: 10'

BUILDING DATA:  
EXISTING BUILDING AREA: 4502.82 sq. ft.

SITE AREA CALCULATIONS:  
TOTAL SITE AREA: 51,334 FT<sup>2</sup> (1.18 ACRE)  
IMPERVIOUS AREA: 41,697 FT<sup>2</sup> (0.96 ACRE)  
PERCENTAGE IMPERVIOUS: 81.23%

PROPOSED DISTURBED AREA: 4,333 FT<sup>2</sup> (0.1 ACRE)  
IMPERVIOUS ADDED: 853 FT<sup>2</sup> (0.02 ACRE)  
NEW TOTAL IMPERVIOUS: 42,550 FT<sup>2</sup>  
NEW TOTAL PERCENTAGE IMPERVIOUS: 82.89%

STATE WATERS: NO STATE WATER PRESENT ON SITE.

WETLANDS: NOT WETLANDS ON SITE.

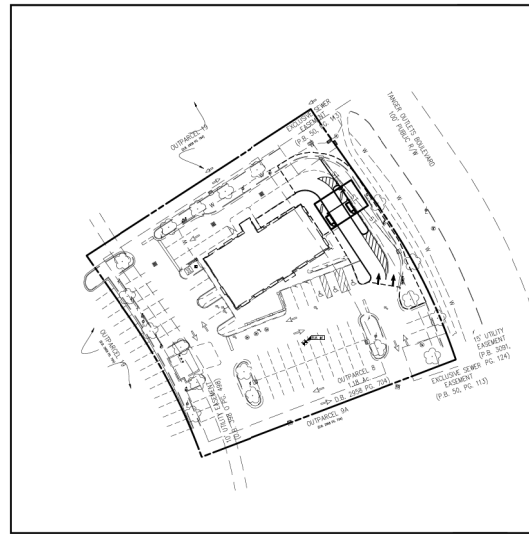
**FLOODPLAIN DATA**

THE PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADDED) - FLOOD ZONE "X", 0.2% ANNUAL  
CHANCE FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 13051C0038J  
COMMUNITY NO. 130281 DATED EFFECTIVE AUGUST 16, 2018.



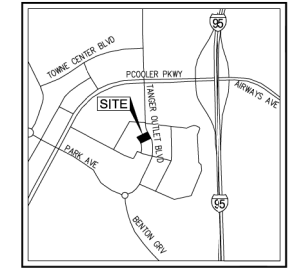
SAFETY IS IN YOUR HANDS.  
EVERY DIG. EVERY TIME.

# SITE DEVELOPMENT PLAN FOR CULVER'S POOLER GA 121 TANGER OUTLETS BLVD POOLER, GA 31322



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

NOTE:  
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



VICINITY MAP  
NOT TO SCALE

K&J  
INVESTMENTS  
XXIV LLC

1448 CONNER STREET,  
NOBLESVILLE, IN 46060



www.cphcorp.com

**Building Better  
Communities Together**

1011-C W. 23rd Street  
Panama City, FL 32405  
Ph: 850.563.4400

Plans Prepared By:  
CPH Consulting, LLC

State of Georgia License:  
Engineer No. PE7008331  
Architect No. N/A  
Landscape No. N/A

Digitally signed  
by Jason L. Toole  
Reason: I am  
the author of this  
document  
Date:  
2026.08.11  
16:43:13-05'00'

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: v4.YY.MM

REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |

CONSULTANT PROJECT # 401.2500953

PRINTED FOR: Permit

DATE: 07/24/2026

DRAWN BY: SMC

Information contained on this drawing is the property of the design firm and shall not be reproduced or used for any other project without the written consent of the design firm. This drawing is not to be used for any other project without the written consent of the design firm.

SHEET

**C000**

SHEET NUMBER

**OWNER**  
K&J INVESTMENTS XXIV, LLC  
1448 CONNER STREET  
NOBLESVILLE, IN 46060  
PHONE: (317) 644 4300

**DEVELOPER**  
MEYER DEVELOPMENT LLC  
333 W. MONTGOMERY CROSS RD.  
SAVANNAH, GA 31406  
CONTACT: BOB GONS  
PHONE: (317) 644 4300  
EMAIL: BOB@MEYERDEVELOPMENTLLC.COM

**DESIGN CONSULTANT**  
THE MANNIK & SMITH GROUP, INC.  
1160 DUBLIN RD #100  
COLUMBUS, OHIO 43215  
CONTACT: PETER SMIRK  
PHONE: (614) 516-8870  
EMAIL: PETER.SMIRK@MANNIKSMITHGROUP.COM

**24HR SITE CONTACT**  
BOB GONS, SR. DIRECTOR OF CONSTRUCTION  
1448 CONNER ST.  
NOBLESVILLE, IN 46060  
EMAIL: BOB@MEYERDEVELOPMENTLLC.COM

**INDEX OF SHEETS**

|                     |      |
|---------------------|------|
| COVER SHEET         | C000 |
| GENERAL NOTES       | C001 |
| SITE DETAILS        | C002 |
| EXISTING CONDITIONS | C100 |
| DEMOLITION PLAN     | C101 |
| SITE PLAN           | C200 |
| GRADING PLAN        | C300 |
| ESPC PLAN           | C400 |
| ESPC NOTES          | C401 |
| ESPC DETAILS        | C402 |



GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL, STATE AND LOCAL REGULATIONS, THE CURRENT CITY OF POOLER STANDARDS AND SPECIFICATIONS SHALL GOVERN THE MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS.
2. ALL CONSTRUCTION WITHIN A DISTANCE OF 10 FEET SHALL COMPLY WITH ALL REQUIREMENTS OF TRANSITIONED TO THE CITY OF POOLER STANDARDS.
3. WHERE CONFLICTS ARISE BETWEEN ALL SPECIFICATIONS (BOOK OR PLAN BASED) INCLUDING CITY OF POOLER REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL PREVAIL.
4. DATA ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORDS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT GEORGIA 811 AT 1-800-282-7411 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROVIDED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR THE PROJECT AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
7. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN PROVIDED THAT THE ULTIMATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
8. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE CONSISTENT OF APPROVED METHODS AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER.
9. THE PRICE(S) QUOTED SHALL INCLUDE ALL ITEMS OF LABOR, MATERIALS, TOOLS, EQUIPMENT, INSURANCE AND ALL NECESSARY REQUIREMENTS INCLUDING THE PROJECT PURSUANT TO THE CONTRACT DOCUMENTS. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO BE THE COMPLETE AND EXCLUSIVE BASIS FOR THE PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM SUCH CONTRACT DOCUMENTS WHICH ARE CLEARLY NECESSARY FOR THE COMPLETION OF SUCH WORK AND ITS APPROPRIATE MAINTENANCE SHALL BE CONSIDERED A PART OF SUCH WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE, MAINTAIN AND ENFORCE ALL SAFETY MEASURES, REGULATIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
11. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
12. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL, MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.

MAINTENANCE OF TRAFFIC NOTES:

1. ALL WORK WITHIN ROAD OF WAY TO INCLUDE TRAFFIC CONTROL IN ACCORD WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PER ALL CITY OF POOLER REQUIREMENTS. ROAD MUST REMAIN OPEN AT ALL TIMES. CONTRACTOR SHALL PREPARE A MAINTENANCE PLAN AND SUBMIT TO THE CITY OF POOLER AND OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO COORDINATE ANY NECESSARY lane closures WITH THE CITY OF POOLER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS IN ACCORDANCE WITH COTD REGULATIONS AND/OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANE AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM GOVT. LOCAL, MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
3. ANY ADDITIONAL TRAFFIC CONTROL BEYOND THAT SHOWN ON THE PLANS THAT IS REQUESTED OR REQUIRED BY THE CITY OF POOLER WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS. ANY CHANGES OR ADDITIONS TO THE PLANS OR REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BEGINNING.
2. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BEGINNING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. ALL DEMOLISHED MATERIALS SHALL BE TAKEN FROM THE SITE IMMEDIATELY (UNLESS OTHERWISE NOTED) AND CANNOT BE STORED ON-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. NO BURNING OF ANY MATERIALS WILL BE ALLOWED ON OR OFF SITE. NO CLEANED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
5. CONTRACTOR SHALL PERFORM ALL CLEANING, GRUBBING, REMOVAL OF TREES, STUMPS, VEGETATION, AND DEBRIS NECESSARY TO PERFORM THE WORK INDICATED HEREIN. THAT CONTRACTOR SHALL LIMIT LAND CONTAMINATION TO ONLY THAT REQUIRED TO COMPLETE THE PROJECT. ANY EXISTING MATERIALS NOT CLEANED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
6. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPES OR OTHER UTILITIES BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY.

7. BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
8. THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRE CONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC.
9. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABANDON SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY JUST PRIOR TO THE WORK.
10. MATERIALS NOTED ON THE PLANS TO BE SALVAGED TO OWNER SHALL BE STORED IN AREAS INDICATED ON THE PLANS, OR TO THE OWNERS SATISFACTION.
11. USE OF SUSTAINABLE MATERIALS AND METHODS TO ADJUST STRUCTURES OR PROPERTY. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO THE START OF THE DEMOLITION WORK.
12. THE CONTRACTOR SHALL PROTECT TREES, LANDSCAPING, STUMP REMOVALS, AND OTHER ITEMS NOT SCHEDULED FOR REMOVAL, OR THAT NOT BE DAMAGED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR RETURNING OR REPLACING ANY ITEMS THAT ARE DAMAGED.
13. THE BUILDING PAD AREA IS DEFINED AS THE AREA 22'00" (20 FEET) OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, INCLUDING ATTACHED PORCHES, CANOPIES, SIDEWALKS, LOADING DOCKS, UTILITY PADS, AND ANY OTHER SUCH APPURTEANCES.
14. ANY AND ALL DAMAGE TO EXISTING PAVEMENT WITHIN THE LAYDOWN AREA SHALL BE REPAIRED.
15. ALL UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION SHALL REMAIN INTACT. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE TO EXISTING UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION AT THEIR SITE EXPENSE.

LANDSCAPE AND PAINTING NOTES:

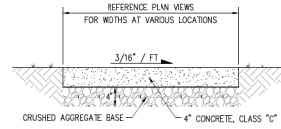
1. THE CONTRACTOR SHALL CONFINE THEIR ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHT-OF-WAYS, AND CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
2. THE CONTRACTOR SHALL MAKE THEIR OWN PROVISIONS TO PROVIDE A SITE STAGING AREA AND JOB TRAILER (IF REQUIRED) FOR THE PROJECT IMPROVEMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RISK OF INJURY OR DAMAGE. ANY PMS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED SURVEYOR IN THE STATE OF GEORGIA AT THE EXPENSE OF THE PROJECT.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE CURBS OR EDGES OF OR PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
5. ALL CURB RUMPS, SIDEWALKS, AND PARKING AREAS REQUIRED FOR ACCESSIBILITY SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990.
6. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH COTD STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL SUBMIT A JOBS-BOX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.
7. ASPHALT SURFACE COURSE SHALL BE LAY WITH THE DIRECTION OF TRAFFIC FLOW IN ALL DRIVE LANE LANE WHEN PARKING IS REQUIRED.
8. DO NOT PLACE MIX ON FROZEN OR WET SURFACES, OR WHEN PRECIPITATION IS OCCURRING.
9. DO NOT PLACE MIX WITH AIR OR SURFACE TEMPERATURE IS BELOW THE FOLLOWING: BINDER COURSE AND WALKS - 40° F - WEARING COURSE, ROADWAYS AND PARKING AREAS - 50° F.
10. ANY MATERIAL DELIVERED TO THE SPREADER HAVING A TEMPERATURE LOWER THAN 250° F SHALL NOT BE USED.
11. THE MINIMUM ROLLER WEIGHT FOR PAVEMENT SHALL BE 10 TONS (10,000 LB). COURSES SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE (93%) PERCENT OF THE THEORETICAL MAXIMUM DENSITY (TMD).
12. ALL PAVEMENT MARKINGS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL SIGNS SHALL BE CONSTRUCTED OF FLAT SHEET ALUMINUM IN ACCORDANCE WITH STATE HIGHWAY SPECIFICATIONS. STEEL SIGN POSTS SHALL BE USED AND CONFORM TO ASTM A36 OR ASTM A44 AND SHOULD BE GALVANIZED IN ACCORDANCE WITH AASHTO M11.
13. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE 50° F MINIMUM. APPLY TWO (2) COATS.
14. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH COTD STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS AND SHALL BE EITHER OLD ROAD PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
15. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY COTD STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS.
16. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
17. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED FROM THE FACE OF CURBS AND ANY PART OF A LIGHT POLE OR TRAFFIC SIGN.
18. CONTRACTOR SHALL SAW-CUT IN A NEAR, STRAIGHT LINE FOR SMOOTH TRANSITIONS FROM THE EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED PAVEMENT.
19. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINING TOOL.
20. CONTRACTOR SHALL SAWCUT TEES AT EXISTING CURBS TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAWCUT AND TRANSITION TO EXISTING PAVEMENT TO ENSURE POSITIVE DRAINAGE.
21. ALL CONCRETE SHALL BE 6" (+/-1%) AIR ENTRAINED, 3/4" AGGREGATE AND CONFORM TO A 28 DAY STRENGTH OF 4000 PSI MINIMUM. ALL CONCRETE SHALL BE MAXIMUM W/C OF 0.50. ALL CONCRETE SHALL BE MADE WITH TYPE I OR TYPE II CEMENT UNLESS OTHERWISE SPECIFIED.
22. ALL SIDEWALKS SHALL HAVE A LIGHT BROWN FINISH. VERTICAL FACES SHALL BE FORMED.
23. BASE AND ASPHALT THICKNESS SPECIFIED ARE THE MINIMUM REQUIRED.
24. ALL CURB RUMPS ARE 4" UNLESS OTHERWISE NOTED. RUMPS SHALL BE ROUNDED WITH ONE LABELED RADIUS, THE LABELED RADIUS SHALL APPLY TO ALL FOUR CORNERS OF THE ISLAND.
25. ALL CONCRETE FOR CURB RUMPS SHALL BE AIR ENTRAINED TO BE 6" (+/-1%) AIR ENTRAINED, 3/4" AGGREGATE AND CONFORM TO A 28 DAY STRENGTH OF 4000 PSI MINIMUM. SHALL HAVE A MAXIMUM W/C OF 0.40 AND 50 USE/F.
26. CONTRACTOR SHALL INSTALL ALL CURBING IN A TRUE LINE AND PROPER GRADE IN ACCORDANCE WITH THE APPROVED SITE PLANS AND APPROPRIATE STATE DOT OPERATIONS. CURVED CURB RUMPS SHALL BE USED FOR RADII LESS THAN 30'.
27. ALL CURBING SHALL BE BACKFILLED WITH CLEAN AGGREGATE.
28. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONCRETE ACTIVITIES.
29. ALL CURBS SHALL BE 18" (18") CONCRETE CURB WITH 6" REVEAL, UNLESS OTHERWISE NOTED.
30. BUILDING FOOTPRINTS ARE SHOWN FOR INTENT ONLY. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR BUILDING FOUNDATION AND WALL DIMENSIONS.
31. CONTRACTOR TO COORDINATE TRANSFORMER AND GENERATOR PAD DIMENSIONS AND SPECIFICATIONS WITH MUP PLANS AND ELECTRIC PROVIDER PRIOR TO CONSTRUCTION.
32. SEE ARCHITECTURAL PLANS FOR TRUST BASIN DETAILS AND SPECIFICATIONS.
33. CONTRACTOR TO INSTALL ALL UTILITY PIPING, SERVICES, CONDUIT PRIOR TO PAVING.

OPERATIONS. CONTRACTOR TO COORDINATE ALL SITE UTILITIES WITH UTILITY PLAN, AND MUP PLANS.

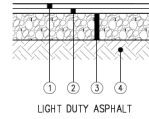
GENERAL GRADING & DRAINAGE NOTES:

1. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE CITY ENGINEERING DEPARTMENT AND THE CONSTRUCTION MANAGER.
2. TOPSOIL SHALL BE STOCKPILED AND STOCKPOILED FOR USE IN FINAL LANDSCAPING.
3. MANHOLE RINGS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC. TO BE RAISED OR LOWERED TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
4. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SURFACE IS ROLLED GRADED.
5. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
6. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS AFTER ALL PARKING, BASKING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNDESIRABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BROW MATERIAL NECESSARY TO COMPLETE THE JOB.
8. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE FLOODING OF WATER ON SITE.
9. THE CONTRACTOR SHALL VERIFY REQUIRED SLOPE ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 30" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE PROTECTED BY AN UNDEGRADED LOCATOR TUBE. ADVANCED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLDS AS REQUIRED.
11. IT IS THE CONTRACTORS OBLIGATION AND RESPONSIBILITY TO CONFIRM/CONCUR WITH THE EXISTING GRADING SHOWN HEREIN. THE CONTRACTOR MUST CONFIRM ALL EXISTING GRADING AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING GRADING AND ELEVATIONS.
12. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY PROVISION OF A TOPOGRAPHIC SURVEY BY A STATE OF GEORGIA REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO ANY EARTH DISTURBING ACTIVITIES. IN THE ABSENCE OF THE PROVISION OF TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADING SHOWN SHALL BE THE BASIS FOR THE "TOPOGRAPHY OF RECORD" FOR ALL AND ALL SOIL VOLUME DISPUTES.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL IMPORT/EXPORT NECESSARY TO COMPLY WITH THE PROVIDED GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL STATE AND LOCAL REQUIREMENTS ASSOCIATED WITH IMPORTING SOIL FROM ANOTHER STATE OR COUNTRY.
14. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUMP OR EXCESSOR MATTING AS PER #4000DOT 671 TYPE 1 (FIBER) OR #4000DOT 671 TYPE 2 (FIBER) OR #4000DOT 671 TYPE 3 (FIBER) OR #4000DOT 671 TYPE 4 (FIBER) OR #4000DOT 671 TYPE 5 (FIBER) OR #4000DOT 671 TYPE 6 (FIBER) OR #4000DOT 671 TYPE 7 (FIBER) OR #4000DOT 671 TYPE 8 (FIBER) OR #4000DOT 671 TYPE 9 (FIBER) OR #4000DOT 671 TYPE 10 (FIBER) OR #4000DOT 671 TYPE 11 (FIBER) OR #4000DOT 671 TYPE 12 (FIBER) OR #4000DOT 671 TYPE 13 (FIBER) OR #4000DOT 671 TYPE 14 (FIBER) OR #4000DOT 671 TYPE 15 (FIBER) OR #4000DOT 671 TYPE 16 (FIBER) OR #4000DOT 671 TYPE 17 (FIBER) OR #4000DOT 671 TYPE 18 (FIBER) OR #4000DOT 671 TYPE 19 (FIBER) OR #4000DOT 671 TYPE 20 (FIBER) OR #4000DOT 671 TYPE 21 (FIBER) OR #4000DOT 671 TYPE 22 (FIBER) OR #4000DOT 671 TYPE 23 (FIBER) OR #4000DOT 671 TYPE 24 (FIBER) OR #4000DOT 671 TYPE 25 (FIBER) OR #4000DOT 671 TYPE 26 (FIBER) OR #4000DOT 671 TYPE 27 (FIBER) OR #4000DOT 671 TYPE 28 (FIBER) OR 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671 TYPE 273 (FIBER) OR #4000DOT 671 TYPE 274 (FIBER) OR #4000DOT 671 TYPE 275 (FIBER) OR #4000DOT 671 TYPE 276 (FIBER) OR #4000DOT 671 TYPE 277 (FIBER) OR #4000DOT 671 TYPE 278 (FIBER) OR #4000DOT 671 TYPE 279 (FIBER) OR #4000DOT 671 TYPE 280 (FIBER) OR #4000DOT 671 TYPE 281 (FIBER) OR #4000DOT 671 TYPE 282 (FIBER) OR #4000DOT 671 TYPE 283 (FIBER) OR #4000DOT 671 TYPE 284 (FIBER) OR #4000DOT 671 TYPE 285 (FIBER) OR #4000DOT 671 TYPE 286 (FIBER) OR #4000DOT 671 TYPE 287 (FIBER) OR #4000DOT 671 TYPE 288 (FIBER) OR #4000DOT 671 TYPE 289 (FIBER) OR #4000DOT 671 TYPE 290 (FIBER) OR #4000DOT 671 TYPE 291 (FIBER) OR #4000DOT 671 TYPE 292 (FIBER) OR #4000DOT 671 TYPE 293 (FIBER) OR #4000DOT 671 TYPE 294 (FIBER) OR #4000DOT 671 TYPE 295 (FIBER) OR #4000DOT 671 TYPE 296 (FIBER) OR #4000DOT 671 TYPE 297 (FIBER) OR #4000DOT 671 TYPE 298 (FIBER) OR #4000DOT 671 TYPE 299 (FIBER) OR #4000DOT 671 TYPE 300 (FIBER) OR #4000DOT 671 TYPE 301 (FIBER) OR #4000DOT 671 TYPE 302 (FIBER) OR #4000DOT 671 TYPE 303 (FIBER) OR #4000DOT 671 TYPE 304 (FIBER) OR #4000DOT 671 TYPE 305 (FIBER) OR #4000DOT 671 TYPE 306 (FIBER) OR #4000DOT 671 TYPE 307 (FIBER) OR #4000DOT 671 TYPE 308 (FIBER) OR #4000DOT 671 TYPE 309 (FIBER) OR #4000DOT 671 TYPE 310 (FIBER) OR #4000DOT 671 TYPE 311 (FIBER) OR #4000DOT 671 TYPE 312 (FIBER) OR #4000DOT 671 TYPE 313 (FIBER) OR #4000DOT 671 TYPE 314 (FIBER) OR #4000DOT 671 TYPE 315 (FIBER) OR #4000DOT 671 TYPE 316 (FIBER) OR #4000DOT 671 TYPE 317 (FIBER) OR #4000DOT 671 TYPE 318 (FIBER) OR #4000DOT 671 TYPE 319 (FIBER) OR #4000DOT 671 TYPE 320 (FIBER) OR #4000DOT 671 TYPE 321 (FIBER) OR #4000DOT 671 TYPE 322 (FIBER) OR #4000DOT 671 TYPE 323 (FIBER) OR #4000DOT 671 TYPE 324 (FIBER) OR #4000DOT 671 TYPE 325 (FIBER) OR #4000DOT 671 TYPE 326 (FIBER) OR #4000DOT 671 TYPE 327 (FIBER) OR #4000DOT 671 TYPE 328 (FIBER)

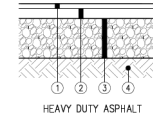




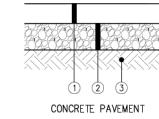
**TYPICAL SIDEWALK SECTION**  
NOT TO SCALE  
(WITHIN PRIVATE PROPERTY LIMITS)



- 1 ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- 2 ITEM 441, 1-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE
- 3 ITEM 304, 8" CRUSHED AGGREGATE BASE
- 4 SUBGRADE COMPACTION



- 1 ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- 2 ITEM 441, 2-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE
- 3 ITEM 304, 10" CRUSHED AGGREGATE BASE
- 4 SUBGRADE COMPACTION

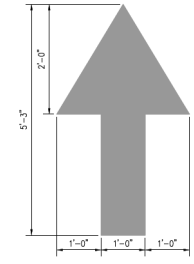


- 1 ITEM 452, 6" NON-REINFORCED CONCRETE PAVEMENT
- 2 ITEM 304, 6" CRUSHED AGGREGATE BASE
- 3 SUBGRADE COMPACTION

ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORT SYSTEMS.

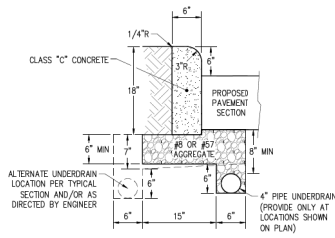
PAVEMENT SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. THE MANN & SMITH GROUP DOES NOT WARRANT PAVEMENT DESIGN.

**PAVEMENT SECTIONS**  
NOT TO SCALE

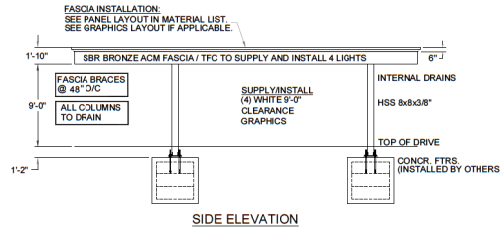


WHITE MARKING ARROW, PAINTED ON PAVEMENT  
(REFER TO SITE PLAN FOR LOCATION)

**PAVEMENT MARKING ARROW**  
NOT TO SCALE



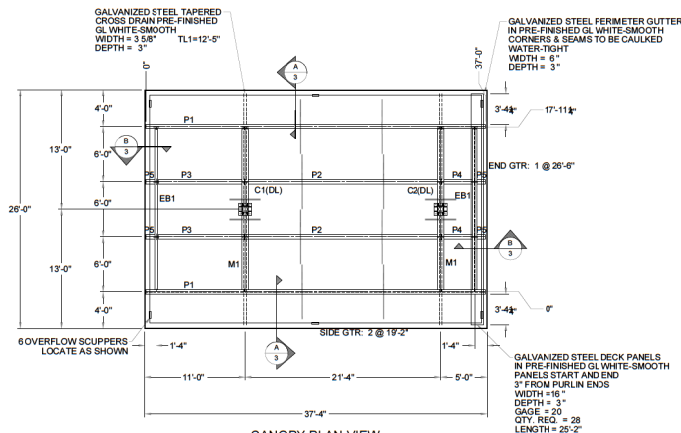
**18" STRAIGHT CONCRETE CURB**  
NOT TO SCALE



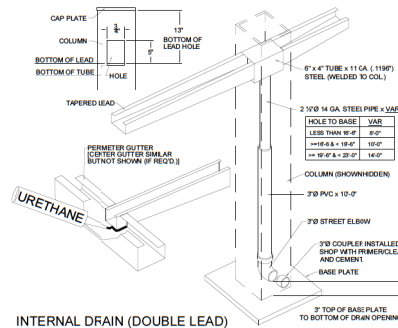
**SIDE ELEVATION**

**ERECTOR NOTE: ALL BOLTS ARE 3/4"**

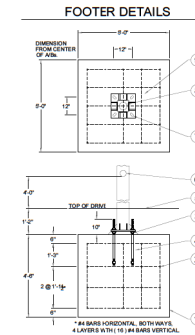
- 1'-2" FOOTER SUBSET
- 9'-0" CLEARANCE HEIGHT
- + 0'-6" DECK & GUTTER DEPTH
- 11'-2" FOOTER TO MAINBEAM HEIGHT
- 0'-3" TOP & BOTTOM PLATE THICKNESS
- 10'-11" COLUMN CUT LENGTH



**CANOPY PLAN VIEW**  
PURLINS ARE ("P" MARKS)  
W18X31 - U.N.O.  
MAIN BEAMS ARE ("M" MARKS)  
W10X45 - U.N.O.  
END BEAMS ARE ("EB" MARKS)  
W18X31 - U.N.O.



**INTERNAL DRAIN (DOUBLE LEAD)**



**FOOTER DETAILS**

# K&J INVESTMENTS XXIV LLC

1448 CONNER STREET,  
NOBLESVILLE, IN 46060



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**Building Better  
Communities Together**

1001-C W. 23rd Street  
Panama City, FL 32406  
Ph: 850.263.4900

Plans Prepared By

CPH Consulting, LLC

State of Georgia License:

Engineer No. PE7008331

Architect No. N/A

Landscape No. N/A



**Digitally signed  
by Jason L. Toole  
Reason: I am the  
author of this  
document!  
Date: 2026.08.11  
16:44:24-0500'**

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: v4.YY.MM

**REVISION SCHEDULE**

NO. DATE DESCRIPTION

1 07/24/2026 SMC

2 07/24/2026 SMC

3 07/24/2026 SMC

4 07/24/2026 SMC

5 07/24/2026 SMC

6 07/24/2026 SMC

7 07/24/2026 SMC

8 07/24/2026 SMC

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1



## LEGEND

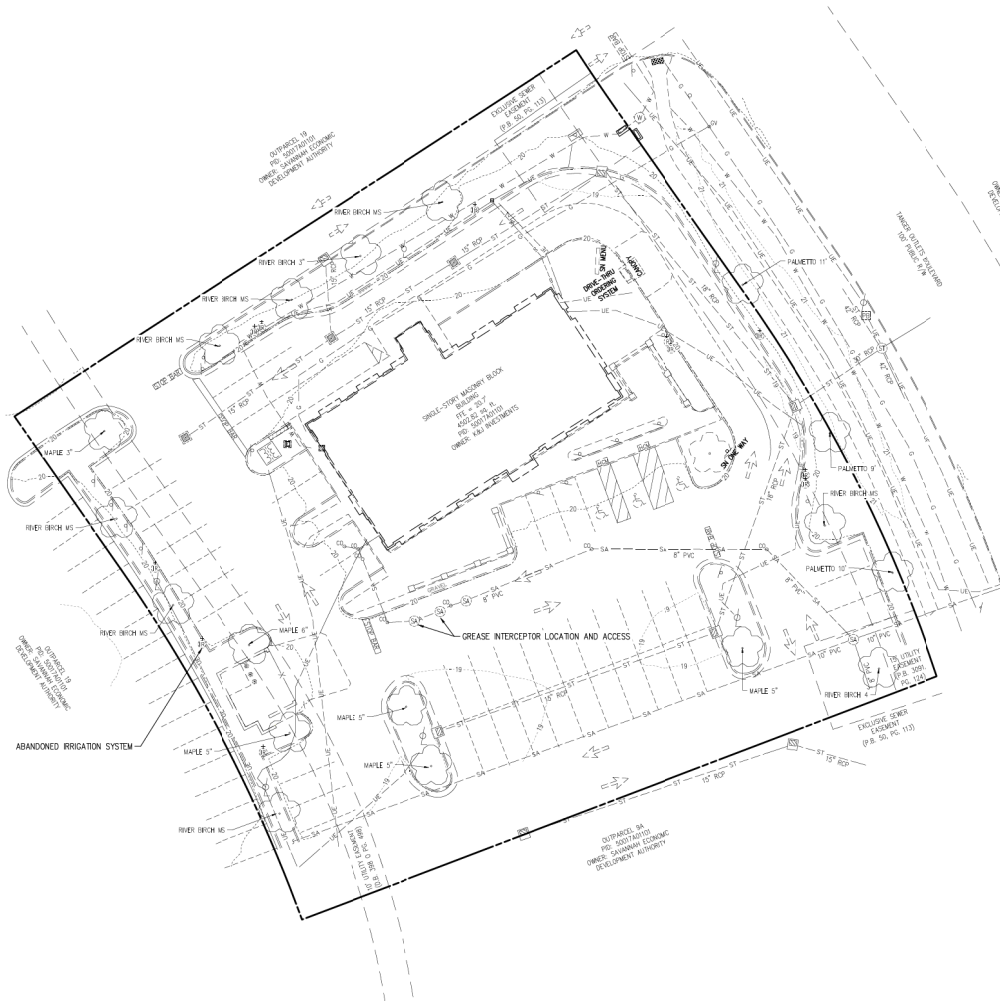
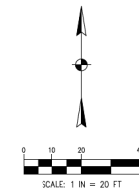
|     |                                 |
|-----|---------------------------------|
| --- | PROPERTY LINE                   |
| --- | RIGHT OF WAY LINE               |
| --- | EXISTING OVERHEAD ELECTRIC      |
| --- | EXISTING STORM                  |
| --- | EXISTING WATER LINE             |
| --- | EXISTING SANITARY LINE          |
| ⊗   | EXISTING SANITARY MANHOLE       |
| ⊗   | EXISTING STORM MANHOLE          |
| ⊗   | EXISTING CATCH BASIN            |
| ⊗   | EXISTING STORM MANHOLE          |
| ⊗   | EXISTING STORM INLET            |
| ⊗   | EX ELECTRIC PULLBOX             |
| ⊗   | EXISTING TRAFFIC SIGNAL PULLBOX |
| ⊗   | EX LIGHT POLE                   |
| ⊗   | EX WATER VALVE                  |
| ⊗   | EX FIRE HYDRANT                 |
| ⊗   | EX IRRIGATION (ABANDONED)       |
| ⊗   | EX GAS METER                    |
| ⊗   | EX WATER METER                  |
| ⊗   | BENCH MARK                      |

## EXISTING CONDITIONS NOTE

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE IRRIGATION SYSTEM ON SITE IS ABANDONED AND NO LONGER UTILIZED BY CULVER'S.

## ADJACENT PROPERTY OWNERS

|       |                                                                                                                |
|-------|----------------------------------------------------------------------------------------------------------------|
| NORTH | OUTPARCEL 19<br>SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY<br>CURRENT ZONING: C-2<br>CURRENT USE: MIXED RETAIL    |
| EAST  | PARCEL E<br>SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY<br>CURRENT ZONING: C-2<br>CURRENT USE: MIXED RETAIL        |
| SOUTH | OUTPARCEL 9A<br>SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY<br>CURRENT ZONING: C-2<br>CURRENT USE: OIL CHANGE SHOP |
| WEST  | OUTPARCEL 19<br>SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY<br>CURRENT ZONING: C-2<br>CURRENT USE: MIXED RETAIL    |



# K&J INVESTMENTS XXIV LLC

1448 CONNER STREET,  
NOBLESVILLE, IN 46060



www.cphcorp.com

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Communities Together**

1001-C W. 23rd Street  
Panama City, FL 32406  
PH: 850.563.4900

Plans Prepared By:

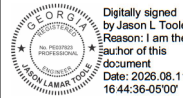
CPH Consulting, LLC

State of Georgia License:

Engineer No. PE7008331

Architect No. N/A

Landscape No. N/A



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## CULVER'S DRIVE-THRU ADDITION

121 TANGER OUTLETS BLVD  
POOLER, GA 31322

**FSR#00000**

BUILDING TYPE / SIZE: P4 L5 BASE  
RELEASE: v4.YY.MM

REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |

CONSULTANT PROJECT # 401.2500953

PRINTED FOR Permit

DATE 07/24/2026

DRAWN BY SMC

Permit

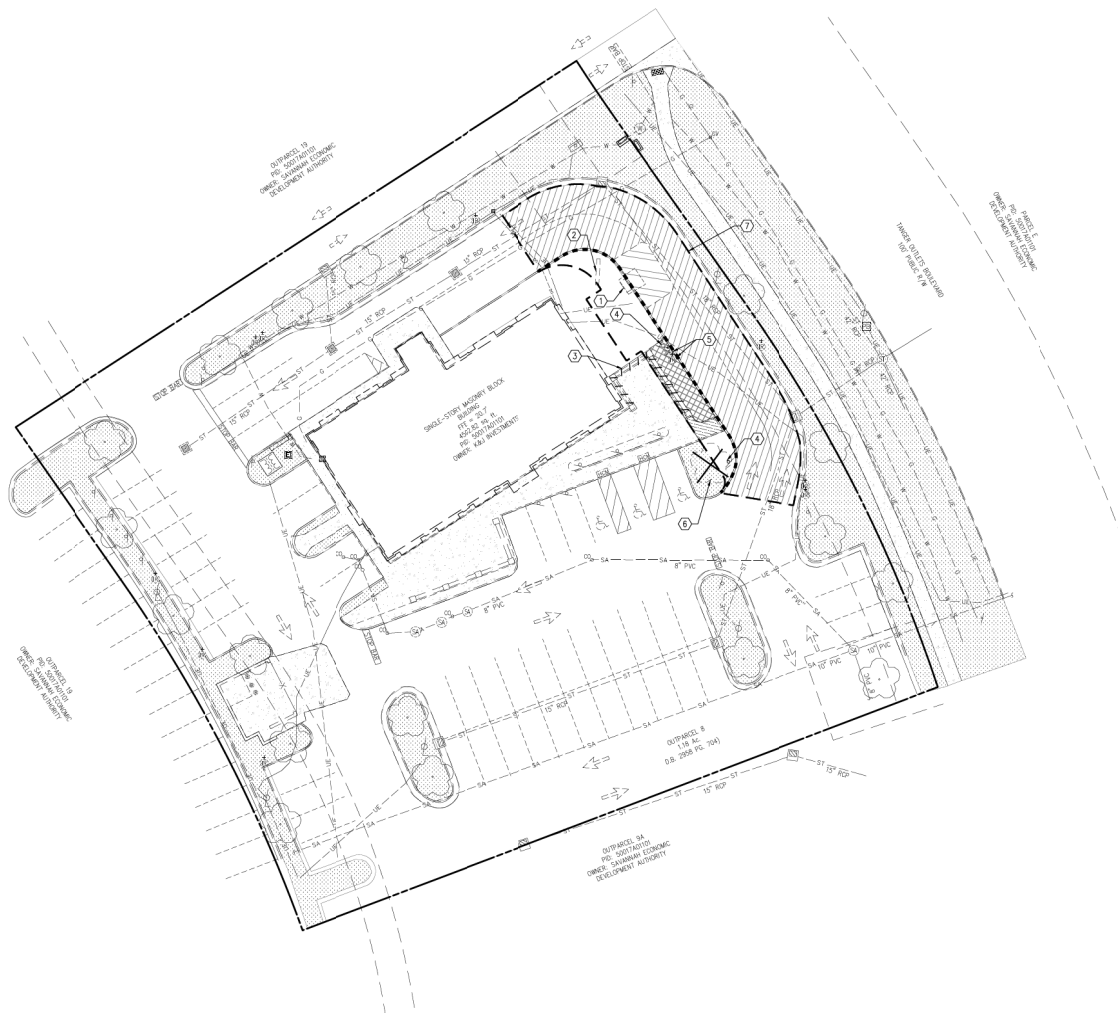
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SHEET

**C100**

SHEET NUMBER



**LEGEND**

|      |                         |     |                                  |
|------|-------------------------|-----|----------------------------------|
| ---  | PROPERTY LINE           | --- | FULL DEPTH SAWCUT                |
| ---  | RIGHT OF WAY LINE       | --- | EX BLOCK WALL TO BE REMOVED      |
| ---  | EX CONTOUR              | --- | EX CURB TO BE REMOVED            |
| ---  | EX UNDERGROUND ELECTRIC | --- | EX CURB AND GUTTER TO BE REMOVED |
| ---  | EX WATER                | --- | GRAVEL TO BE REMOVED             |
| ---  | EX SANITARY SEWER       | --- | EX WALK TO BE REMOVED            |
| ---  | EX STORM SEWER          | --- | ASPHALT TO BE REMOVED            |
| ---  | EX ELECTRIC PULLBOX     | --- | CONCRETE TO BE REMOVED           |
| ---  | EX TELEPHONE PEDestal   | --- | EX LAWN                          |
| ---  | EX SANITARY MANHOLE     |     |                                  |
| ---  | EX CATCH BASIN          |     |                                  |
| ---  | EX POWER POLE           |     |                                  |
| ---  | EX LIGHT POLE           |     |                                  |
| ---  | EX WATER VALVE          |     |                                  |
| ---  | EX FIRE HYDRANT         |     |                                  |
| ---  | EX GAS METER            |     |                                  |
| ---  | EX TREE TO BE REMOVED   |     |                                  |
| (TR) | TO BE REMOVED           |     |                                  |

**DEMOLITION / SITE PREPARATION NOTES**

- CONTRACTOR SHALL CONFIRM THE LOCATIONS, GEOMETRY, AND ELEVATIONS OF EXISTING UTILITY SERVICES IN IMPROVEMENT AREAS PRIOR TO THE START OF CONSTRUCTION.

**CODED NOTES**

- DRIVE-THRU ORDERING SYSTEM WITH CANOPY TO BE REMOVED
- DRIVE-THRU MENU TO BE REMOVED
- BLOCK WALL TO BE REMOVED
- SIEN TO BE REMOVED
- IRRIGATION VALVES TO BE REMOVED FROM PRE-EXISTING LAWN AREA. IRRIGATION SYSTEM IS ABANDONED AND NOT IN USE.
- REMOVAL OF TREE AT DRIVE-THRU ENTRY DOES NOT IMPROVE TREE CANOPY REQUIREMENTS OF ARTICLE V, SEC. 42-197 "15) EXISTING HEALTHY LARGE SPECIES TREES PER ACRE OF DEVELOPABLE LAND", AND COMPLIES WITH SEC. 42-200.
- DISTURBED AREA

**EXTENT OF DISTURBED AREA:**

TOTAL SITE AREA: 51,334 FT<sup>2</sup> (1.18 ACRE)  
 IMPERVIOUS AREA: 41,697 FT<sup>2</sup> (0.96 ACRE)  
 PERCENTAGE IMPERVIOUS: 81.23%  
 PROPOSED DISTURBED AREA: 4,333 FT<sup>2</sup> (0.1 ACRE)  
 IMPERVIOUS ADDED: 853 FT<sup>2</sup> (0.02 ACRE)  
 NEW TOTAL IMPERVIOUS: 42,550 FT<sup>2</sup>  
 NEW TOTAL PERCENTAGE IMPERVIOUS: 82.89%

# K&J INVESTMENTS XXIV LLC

1448 CONNER STREET,  
NOBLESVILLE, IN 46060



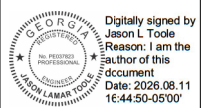
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**Building Better Communities Together**

1001-C W. 23rd Street  
Panama City, FL 32406  
Ph: 850.263.4900

Plans Prepared By:  
CPH Consulting, LLC

State of Georgia License:  
Engineer No. PE7008331  
Architect No. N/A  
Landscape No. N/A



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# CULVER'S DRIVE-THRU ADDITION

121 TANGER OUTLETS BLVD  
POOLER, GA 31322

**FSR#00000**

BUILDING TYPE / SIZE: P14 LS BASE  
RELEASE: v4.YY.MM

**REVISION SCHEDULE**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
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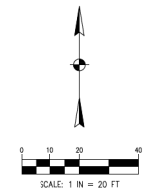
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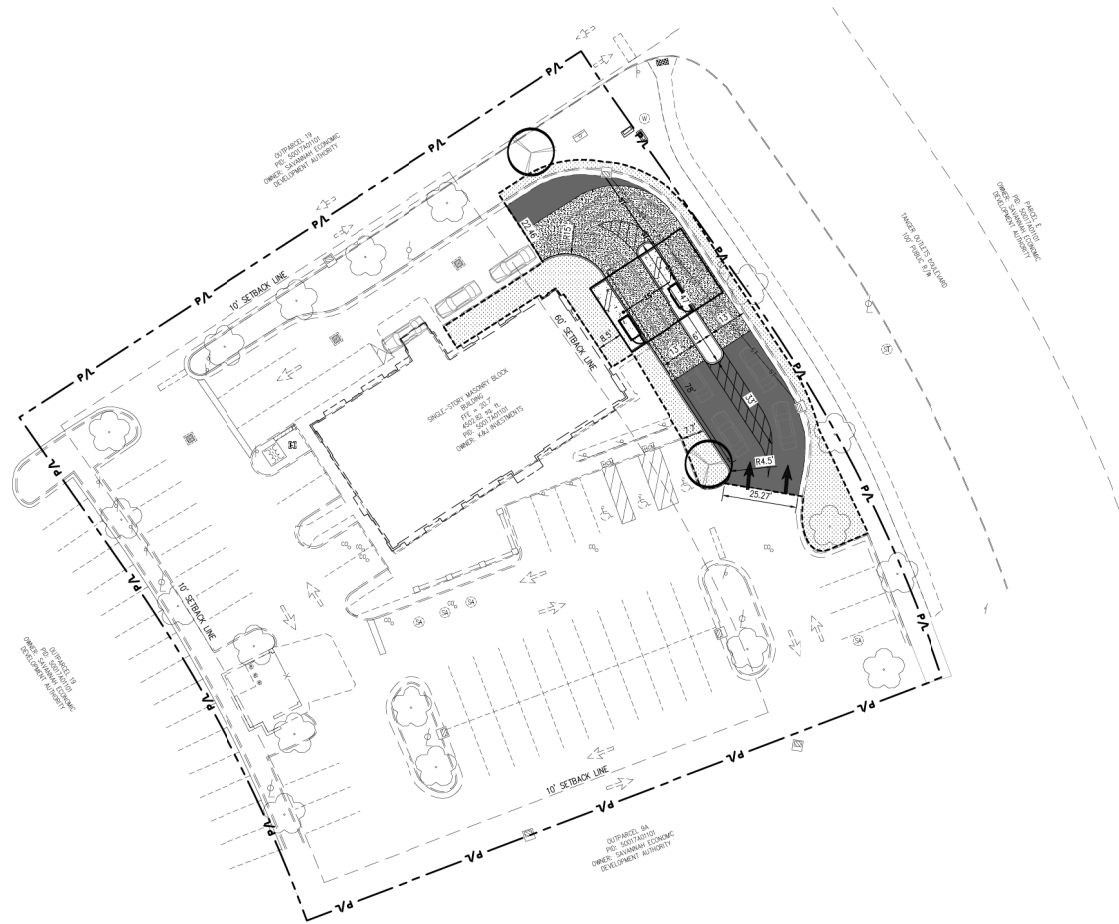
SHEET

SHEET NUMBER

**C101**







- LEGEND**
- L — PROPERTY LINE
  - R/W — RIGHT OF WAY LINE
  - - - - - PR LIMITS OF SEEDING BOUNDARY
  - - - - - PR STORM SEWER
  - HEAVY-DUTY ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - EX SIDEWALK PAVEMENT
  - PR LAWN
  - EX TREE
  - PR TREE

# K&J INVESTMENTS XXIV LLC

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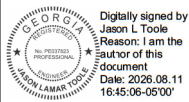
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## CULVER'S DRIVE-THRU ADDITION

121 TANGER OUTLETS BLVD  
POOLER, GA 31322

**FSR#00000**

BUILDING TYPE / SIZE: P14 LS BASE  
RELEASE: V4.YY.MM

**REVISION SCHEDULE**

| NO. | DATE | DESCRIPTION |
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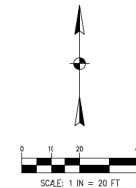
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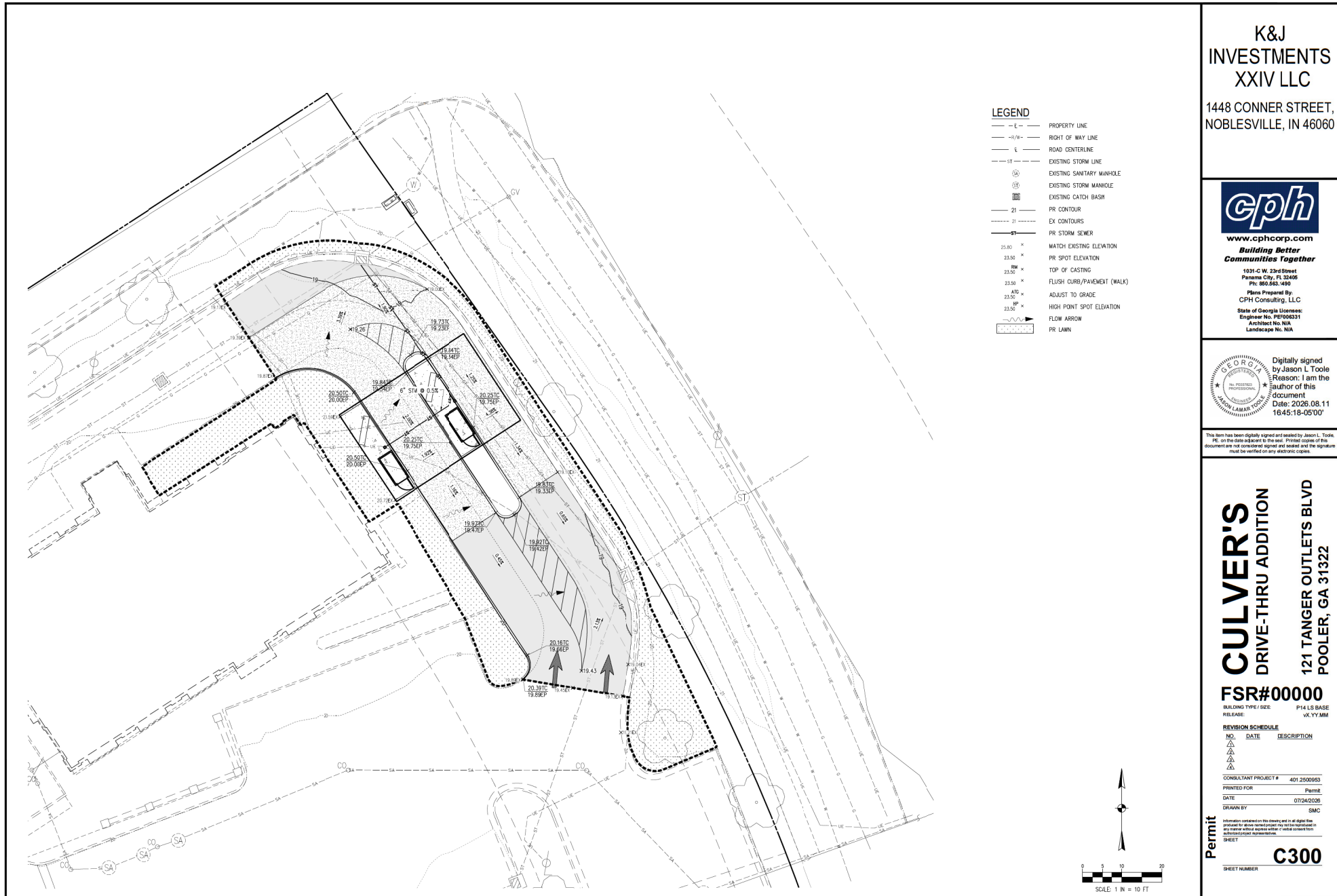
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**C200**

SHEET NUMBER







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Plans Prepared By:

CPH Consulting, LLC

State of Georgia License:

Engineer No. PE7008331

Architect No. N/A

Landscape No. N/A



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**CULVER'S DRIVE-THRU ADDITION**

**121 TANGER OUTLETS BLVD POOLER, GA 31322**

**FSR#00000**

BUILDING TYPE / SIZE: P14 LS BASE  
RELEASE: V4.YY.MM

| REVISION SCHEDULE |            |             |
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SHEET

**C300**

SHEET NUMBER





MINIMIZATION OF DISTURBED AREAS:

1. CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
2. CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
3. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

CONTRACTOR NOTE:

WHEN IN CLOSE PROXIMITY, THE LIMITS OF DISTURBANCE SHALL FOLLOW THE BUILDING, CURB, FENCE LINES, ETC., UNLESS OTHERWISE INDICATED. LIMITS OF DISTURBANCE SHOWN OUTSIDE BUILDING, CURB, FENCE LINES, ETC. FOR CLARITY PURPOSES.

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE ES&PCP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

[illegible]

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT THE SILT FENCES ON THE SITE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION OF THE CONSTRUCTION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAID DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE ESDCP PLANS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION.
4. CONSTRUCT AND STABILIZE THE SEDIMENT BASINS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).

GEORGIA 7-DAY BMP INSPECTION REQUEST - WITHIN 7 DAYS OF INSTALLATION OF PERIMETER CONTROL BMPs AND THE INITIAL CONSTRUCTION ACTIVITIES COMMENCE, THE GENERAL CONTRACTOR SHALL CONTACT THE CEC TO INSPECT THE INSTALLATION OF ALL BMPs

|                         |          |
|-------------------------|----------|
| TOTAL SITE AREA         | 0.78 AC. |
| ON-SITE DISTURBED AREA  | 0.78 AC. |
| OFF-SITE DISTURBED AREA | 0.04 AC. |
| TOTAL DISTURBED AREA    | 0.82 AC. |

|                                                                                       |                                 |
|---------------------------------------------------------------------------------------|---------------------------------|
|    | FLOOD ROUTE                     |
|    | TEMPORARY CONSTRUCTION EXIT     |
|    | GEOTEXTILE BAG INLET PROTECTION |
|    | ES&PCP INFORMATION SIGN         |
|    | WEIGHTED WATTLE ON PAVEMENT     |
|    | BOUNDARY LINE                   |
|    | RIGHT OF WAY LINE               |
|    | LIMITS OF DISTURBANCE           |
|  | SEDIMENT BARRIER                |

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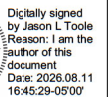


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Panama City, FL 32405  
Ph: 850.563.4990**

Plans Prepared By:  
CPH Consulting, LLC

State of Georgia Licenses:  
Engineer No. PEF006331  
Architect No. N/A  
Landscape No. N/A



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**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

| <u>NO.</u> | <u>DATE</u> | <u>DESCRIPTION</u> |
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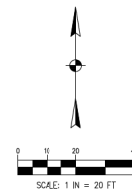
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Pe C400





GENERAL NOTES FOR EROSION CONTROL SITE DATA

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER/DEVELOPER:  | CULVER'S<br>GEORGIA, POOLER                                                                                                                       |
| PLAN DESIGNER:    | CPH CONSULTING, LLC<br>1031-C W. 23RD STREET<br>PANAMA CITY, FL 32405                                                                             |
| SITE OPERATOR:    | CONTRACTOR TBD                                                                                                                                    |
| ESPC AUTHORIZER:  | TBD                                                                                                                                               |
| SITE LOCATION:    | 121 TANGER OUTLETS BLVD, POOLER, GA 31322                                                                                                         |
| PRIOR LAND USE:   | OPERATIONAL CULVERS.                                                                                                                              |
| DEVELOPMENT TYPE: | COMMERCIAL<br>ESTIMATED START DATE: FALL 2026<br>ESTIMATED COMPLETION DATE: SUMMER 2027                                                           |
| SITE VEGETATION:  | YES, COMBINATION OF GRASS, TREES AND GROUND COVER.                                                                                                |
| ON-SITE STREAMS:  | NA                                                                                                                                                |
| ADJACENT AREAS:   | SITE IS AN EXISTING DEVELOPED COMMERCIAL RESTAURANT SITE SURROUNDED BY COMMERCIAL/RETAIL DEVELOPMENT, PARKING AREAS, AND PUBLIC/PRIVATE ROADWAYS. |

MAINTENANCE NOTES:

THE OWNER'S REPRESENTATIVE WILL INSPECT ALL EROSION AND SEDIMENTATION CONTROL MEASURES WEEKLY AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT TO ASSURE THAT THE MEASURES ARE FUNCTIONING PROPERLY. THE OWNER/CONTRACTOR SHALL KEEP INSPECTION REPORTS, COPIES OF WHICH SHALL BE PROVIDED TO THE CITY OF GEORGIA EPA UPON REQUEST.

THE OWNER/DEVELOPER MUST MAINTAIN A DOCUMENT SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE ESPC IMPLEMENTATION. THE DOCUMENT MUST CERTIFY THAT THE CONTRACTOR(S) HAS READ AND UNDERSTANDS THE ESPC. THE OWNER/DEVELOPER IS TO PROVIDE THE CITY OF POOLER WITH A COPY OF THIS DOCUMENT.

CONSTRUCTION ROAD/CONSTRUCTION ENTRANCE:

BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS WILL REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDED AREAS ADJACENT TO THE ROADS AND PARKING AREAS SHOULD BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED. ROADSIDE DITCHES AND OTHER DRAINAGE STRUCTURES SHOULD BE CHECKED REGULARLY TO ENSURE THAT THEY DO NOT BECOME CLOGGED WITH SILT OR OTHER DEBRIS.

FILTER FABRIC FENCE:

FILTER FABRIC FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT THAT IS COLLECTED WILL BE DISTRIBUTED ON THE PROTECTED PORTION OF THE SITE AND STABILIZED. ALL STOCKPILES OF EARTH AND TOPSOIL WILL BE PROTECTED WITH TEMPORARY SEEDING OR OTHER MEANS TO PREVENT EROSION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF (1/2) THE HEIGHT OF THE BARRIER.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF (1/2) THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SALT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

INLET PROTECTION:

ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION), WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NEEDED.

SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF (1/2) THE DESIGN OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

ANY SEDIMENT BLOCKING DRAINAGE AT INLETS THAT CREATES STANDING WATER ON ROADWAYS AND/OR DRIVEWAYS SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

GENERAL LAND CONSERVATION NOTES:

ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED ACCORDING TO THE FOLLOWING GEORGIA EPA CRITERIA:

1. ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL. IF INSTALLATION IS THROUGH STABILIZED AREAS, NO MORE THAN 28 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.
2. ELECTRICAL, POWER, TELEPHONE, CABLE TELEVISION AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL. IF INSTALLATION IS THROUGH STABILIZED AREAS.
3. ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING.
4. ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING, OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HYDRO MULCH AT THE RATE OF ONE (1) TON PER ACRE AND OVER-SEEDED BY APRIL 15TH.
5. ALL DENOTED AREAS SHALL BE STABILIZED AND TEMPORARY SEDIMENTATION & EROSION CONTROLS SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AT THE COMPLETION OF CONSTRUCTION.

| PERMANENT SEEDING RATES                                                               |                    |                       |                 |  |
|---------------------------------------------------------------------------------------|--------------------|-----------------------|-----------------|--|
| SEEDING DATES **                                                                      | SPECIES            | RATE PER 1,000 SQ.FT. | RATE PER ACRE * |  |
| JANUARY 1 TO DECEMBER 31                                                              | BAHIA              | 1.4 LBS               | 60 LBS          |  |
| FEBRUARY 15 TO JULY 1                                                                 | BERMUDA            | 0.2 LBS               | 10 LBS          |  |
| APRIL 1 TO JULY 1                                                                     | CENTPEDE           | BLOCK 500 ONLY        | BLOCK 500 ONLY  |  |
| JANUARY 1 TO DECEMBER 31                                                              | LESPEDEZA          | 1.7 LBS               | 75 LBS          |  |
| FEBRUARY 1 TO JUNE 15                                                                 | WETTING LOVE GRASS | 0.1 LBS               | 4 LBS           |  |
| MARCH 15 TO JUNE 1                                                                    | SMITH GRASS        | 0.9 LBS               | 40 LBS          |  |
| * UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES                           |                    |                       |                 |  |
| ** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS. |                    |                       |                 |  |

| TEMPORARY SEEDING RATES                                                               |                   |                       |                 |
|---------------------------------------------------------------------------------------|-------------------|-----------------------|-----------------|
| SEEDING DATES **                                                                      | SPECIES           | RATE PER 1,000 SQ.FT. | RATE PER ACRE * |
| SEPTEMBER 1 TO MARCH 1                                                                | RYE               | 3.9 LBS               | 3 BU            |
| AUGUST 15 TO APRIL 1                                                                  | RYEGRASS          | 0.9 LBS               | 40 LBS          |
| JANUARY 15 TO MARCH 15                                                                | ANNUAL LESPEDEZA  | 0.9 LBS               | 40 LBS          |
| FEBRUARY 15 TO JUNE 15                                                                | KEEPING LOVEGRASS | 0.1 LBS               | 4 LBS           |
| MARCH 1 TO AUGUST 1                                                                   | SUDANGRASS        | 1.4 LBS               | 60 LBS          |
| APRIL 1 TO JULY 15                                                                    | BROWNTOP MILLET   | 0.9 LBS               | 40 LBS          |
| SEPTEMBER 15 TO FEBRUARY 1                                                            | WHEAT             | 4.1 LBS               | 3 BU            |
| * UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES                           |                   |                       |                 |
| ** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS. |                   |                       |                 |

SEDIMENT AND EROSION CONTROL NOTES

1. THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AND DETAILS SHALL BE AVAILABLE FOR INSPECTION ON SITE DURING WORKING HOURS.
2. CONTRACTOR SHALL MAINTAIN A LOG DOCUMENTING GRADING AND STABILIZATION ACTIVITIES AS WELL AS AMENDMENTS TO THE ESPC, WHICH OCCUR AFTER CONSTRUCTION ACTIVITIES COMMENCE.
3. MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE AS NEEDED TO PREVENT OIL AND MUD FROM TRACKING ONTO THE ROADWAY. REGULAR SWEEPING OF THE ROADWAY MAY BE NECESSARY TO ENSURE ROADWAY DOES NOT BUILD UP WITH SEDIMENTS.
4. THE SITE CONTRACTOR MUST PROVIDE REGULAR INSPECTION AND MAINTENANCE FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF ALL MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF EVERY SEVEN (7) DAYS AND IMMEDIATELY AFTER STORMS OF GREATER THAN 1.5 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE NAME OF CONTRACTOR'S DESIGNATED INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTIONS AND CORRECTIVE MEASURES TAKEN MUST BE NOTED ON ALL INSPECTIONS.
5. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS AND MAY BE REQUIRED AT THE DISCRETION OF THE CITY AND/OR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR ITS REPRESENTATIVES.
6. SEDIMENTATION/STORMWATER PONDS AND EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRADING/UNDER CONSTRUCTION OF PONDS. SEEDING AND MULCHING SHALL IMMEDIATELY FOLLOW TO AID IN THE STABILIZATION AND MINIMIZE EROSION AND SEDIMENT TRANSPORT OF THE SOIL BEFORE WATER LEAVES THE POND. ALL EROSION AND SEDIMENT CONTROLS SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-VEGETATED.
7. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF. THIS INCLUDES WASHING OUT OF CEMENT TRUCKS. DESIGNATED WASH PIT AREAS ARE SHOWN ON THE PLANS AND ARE PRESET FOR THIS PURPOSE AWAY FROM AREAS OF STORM WATER RUNOFF.
8. WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. THESE TECHNIQUES MAY INCLUDE MULCHING, EROSION MATTING, OR PLACEMENT OF STONE.
9. THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION/ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPROVEMENT.
10. THIS WORK SHALL CONSIDER TEMPORARY CONTROL MEASURES AS DETAILED IN THE PLANS OR ORDERED BY THE ENGINEER DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF BEST MANAGEMENT PRACTICES AS DETAILED IN THE GEORGIA RAINWATER AND DEVELOPMENT MANUAL.
11. TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED IN THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR UPON COMPLETION OF ANY CLEARING OR EARTHWORK OPERATIONS. TEMPORARY CONTROL MEASURES WILL BE USED WHEN AND AS DIRECTED BY THE ENGINEER TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
12. EXISTING VEGETATIVE GROWTH SHALL REMAIN UNDISTURBED AS LONG AS POSSIBLE. THE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED.
13. TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL SUBSEQUENTLY BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER. TEMPORARY AND PERMANENT EROSION CONTROL FEATURES SHALL BE CHECKED AFTER EACH MEASURABLE RAINFALL AND RE-ESTABLISHED AS NECESSARY. REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE.
14. CONTRACTOR IS TO PROVIDE SPECIFIC LOCATIONS FOR THE PROPER CROSSING OF DIVERSION DRAINES WITH VEHICLES AND EQUIPMENT. AT THESE LOCATIONS THE DIVERSION DRAINS SHALL BE PROTECTED FROM INCURRING DAMAGE FROM THE VEHICLES AND EQUIPMENT. IF ANY DAMAGE IS TO OCCUR THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING SAID DAMAGE IMMEDIATELY PRIOR TO CONTINUATION OF WORK ON SITE.
15. IF PROPER CONTROL OF SOIL EROSION AND SEDIMENTATION IS NOT BEING PROVIDED BY THE CONTRACTOR, THE ENGINEER MAY WITHHOLD PROGRESS PAYMENTS UNTIL PROPER CONTROL IS ACHIEVED.
16. IN THE EVENT THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE, CARELESSNESS, OR FAILURE TO INSTALL PERMANENT CONTROLS AS A PART OF THE WORK AS SCHEDULED AND ARE ORDERED BY THE ENGINEER, SUCH TEMPORARY WORK SHALL BE PERFORMED BY THE CONTRACTOR AT HIS EXPENSE.
17. THE CONTRACTOR SHALL MAINTAIN ALL SEEDED, MULCHED AREAS UNTIL FINAL INSPECTION. MAINTENANCE SHALL ALSO INCLUDE REPAIRING ANY AREAS DAMAGED FOLLOWING THE SEEDING OR MULCHING OPERATION DUE TO WIND, WATER, FIRE, OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPREPARED TO RE-ESTABLISH THE CONDITION OF THE GRADE OF THE AREA PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RE-SEEDED, RE-MULCHED AS DIRECTED BY THE PROJECT ENGINEER.
18. INSTALL SALT FENCE OR COMBINATION BARRIERS AT LOCATIONS SO INDICATED ON THE ESPC (SEE DETAILS).
19. SALT FENCE TO BE PLACED AROUND ALL YARD DRAINS TO MINIMIZE SETTING OF PIPE AND TRANSPORT OF SILT (SEE DETAILS).
20. INSTALL INLET PROTECTION FOR ALL RECEIVING CURB INLETS.
21. INSTALL TEMPORARY AGGREGATE PAD AT POINT OF INGRESS AND EGRESS FROM PROJECT TO PREVENT VEHICULAR TRACKING OFF-SITE. THE PAD SHALL BE CLEANED AND REPLENISHED, AS NECESSARY, DURING THE CONSTRUCTION PERIOD.
22. IF TRENCH OR GROUND WATER CONTAINS SEDIMENT, IT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR BY Dewatering INTO A SLUMP PIT, FILTER BAG, OR COMPARABLE PRACTICE.
23. TOPSOIL STOCKPILES SHALL RECEIVE TEMPORARY SEEDING AND MULCHING AS SOON AS STOCKPILING OPERATIONS ARE COMPLETED OR A SALT FENCE SHALL BE INSTALLED ALONG AND 20 FEET FROM THE TOE OF THE STOCKPILE. TOPSOIL SHALL BE REPLACED AS QUICKLY AS CONSTRUCTION PERMITS.
24. ADDITIONAL EROSION CONTROLS MAY BE MANDATED BY THOSE AGENCIES HAVING JURISDICTION.

25. ROUTINE INSPECTION WILL BE CONDUCTED ON ALL EROSION CONTROL PRACTICES FOR THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ALL DEFICIENCIES REVEALED BY THE INSPECTIONS.
26. ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE GEORGIA EPA GENERAL CONSTRUCTION PERMIT REQUIREMENTS.
27. THIS SITE IS COVERED UNDER GEORGIA EPA GENERAL PERMIT GAR10001 FOR STORM WATER POLLUTION ASSOCIATED WITH CONSTRUCTION.

EQUIPMENT FUELING AND MAINTENANCE:

28. LOCATION OF THE FUELING AND STAGING AREA IS SHOWN ON THE ESPC. MODIFICATIONS TO THE LOCATION OF THE EQUIPMENT FUELING AREA SHALL BE SHOWN ON AN AMENDED ESPC. THE FUELING AREA SHALL BE ESTABLISHED EITHER ON AN EXISTING OR NEW 17' OF GRAVEL OR AGGREGATE BASE. IF AN AGGREGATE BASE COURSE IS USED, THEN THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE STONE SUCH THAT IT IS REPLENISHED WHEN THE DEPTH IS LESS THAN 4" OR REMOVED AND REPLACED IF THE STONE BECOMES LOCKED WITH MUD.
29. A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE GROUND STORAGE TANK (AST) OF 660 GALLONS OR MORE, TOTAL ABOVE GROUND TANK STORAGE OF 130 GALLONS, OR BELOW GROUND STORAGE OF 42,000 GALLONS OF FUEL.

WASTE DISPOSAL:

30. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A MINIMUM OF ONE SOLID WASTE DISPOSAL RECEPTACLE AND HAVE THE RECEPTACLE EMPTIED BY A CONTRACT TRASH DISPOSAL SERVICE AND Hauled AWAY FROM THE SITE AS NECESSARY. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENT TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN THESE RECEPTACLES. THE LOCATION IS TO BE DETERMINED IN THE FIELD. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF.

SPILL REQUIREMENTS:

31. SHOULD AN ACCIDENTAL SPILL OCCUR, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL IMMEDIATELY AND BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY LOCAL, STATE AND FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS, AS SOON AS POSSIBLE. ALL SPILLS >25 GALLONS SHALL BE REPORTED TO THE APPROPRIATE STATE AND LOCAL AGENCIES. THIS SHALL INCLUDE THE GEORGIA EPA AT (404)687-8800, THE LOCAL FIRE DEPARTMENT, THE NATIONAL RESPONSE CENTER AT 800-424-8802, US COAST GUARD 460-286-1266 (IF APPLICABLE).
32. ALL CONTAMINATED SOILS MUST BE TREATED AND/OR DISPOSED IN GEORGIA EPA APPROVED SOLID WASTE MANAGEMENT FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDPS).

NON-SEDIMENT POLLUTION CONTROLS:

33. THE CONTRACTOR IS RESPONSIBLE FOR ALL NON-SEDIMENT POLLUTION CONTROLS AT THIS SITE, WHICH PROHIBIT NON-SEDIMENT POLLUTANTS FROM DISCHARGING INTO RUNOFF OR INTO THE GROUND AND MUST DISPOSE OF THEM IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATORY AUTHORITIES. IT IS PROHIBITED TO BURN, BURY, OR POUR OIL ONTO THE GROUND, DITCH OR INTO A STORM SEWER/SOLVENTS, PAINTS, STAINS, OILS, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CEMENT, CURING COMPOUND AND OTHER SUCH TOXIC OR HAZARDOUS WASTE. STORAGE TANKS SHALL BE LOCATED IN DROED AREAS AWAY FROM DRAINAGE CHANNELS AND THE DROED AREA SHOULD HAVE A MINIMUM OF 10% OF THE LARGEST TRUCK OR TANK SHOULD THE CONTRACTOR/OWNER/CONTRACTOR NON-SEDIMENT POLLUTION AT THIS SITE. HE MUST IMMEDIATELY REMEDIATE THE SITE TO LOCAL, STATE AND FEDERAL REGULATORY AUTHORITIES APPROVAL AT HIS OWN EXPENSE.
34. OPEN BURNING SHOULD BE DONE IN ACCORDANCE WITH GEORGIA RULE 391-3-1.22(3). IF OPEN BURNING IS PERMITTED IT SHOULD BE DONE IN RESTRICTED AREAS FOR BARBECUES, HEATING, AND CERTAIN OCCUPATIONAL PURPOSES. OPEN BURNING IN AN UNRESTRICTED AREA IS LIMITED TO SCRAP LUMBER, WOODEN FENCE POSTS, AGRICULTURAL, LAND-CLEARING, OR LANDSCAPE WASTES.

CONTRACTOR MAY NOT USE OIL AS A DUST SUPPRESSANT.

CONSTRUCTION FILL, DEMOLITION DEBRIS & CHEMICAL COMPOUNDS:

35. THE CONTRACTOR IS RESPONSIBLE TO PREVENT DISCHARGE OF WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS FROM MIXING WITH RUN-OFF AND LEAVING THE SITE. THE CONTRACTOR SHALL SIZE THE CONCRETE WASHOUT PIT TO HANDLE HIS PROPOSED CONCRETE OPERATIONS AND SHALL MAINTAIN THE PIT SUCH THAT ALL CONCRETE TRUCKS CAN USE IT TO WASHOUT. ALL CURBS REQUIRED FROM THE PIT SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. A GENERAL LOCATION FOR THE WASHOUT PIT IS SHOWN ON THE PLAN AND MAY BE MOVED TO BETTER FIT THE CONTRACTOR'S METHODS.
37. ALL CONSTRUCTION AND DEMOLITION DEBRIS (CDD) WASTE WILL BE DISPOSED OF IN A GEORGIA EPA APPROVED CDD LANDFILL, AS REQUIRED BY GEORGIA REVEGETATION CODE. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE RULES 391-3-1, 391-3-4 AND 391-3-14).

INSPECTIONS:

38. THE STORMWATER POLLUTION PREVENTION PLAN AND DETAILS SHALL BE AVAILABLE FOR INSPECTION ON SITE DURING WORKING HOURS.
39. THE OWNER OF RECORD MUST PROVIDE REGULAR INSPECTION AND MAINTENANCE FOR ALL EROSION SEDIMENT CONTROL PRACTICES. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS AND MAY BE REQUIRED AT THE DISCRETION OF THE VILLAGE AND/OR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR ITS REPRESENTATIVES.
40. PERMANENT RECORDS OF ALL MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY SEVEN (7) DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE NAME OF OWNER'S DESIGNATED INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTIONS AND CORRECTIVE MEASURES TAKEN MUST BE NOTED ON ALL INSPECTIONS. RECORDS SHALL BE KEPT FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.
41. IF THE SITE WILL BE DORMANT FOR A LONG PERIOD, IT'S STABILIZED, AND LESS FREQUENT INSPECTIONS ARE DESIRED, A WAIVER REQUEST MAY BE SUBMITTED TO GEPA FOR A REDUCTION TO MONTHLY INSPECTION.
42. ALL INSPECTIONS SHALL BE CONDUCTED BY A QUALIFIED INSPECTION PERSONNEL.
43. AN INSPECTION CHECKLIST SHALL BE COMPLETED AND SIGNED BY THE INSPECTOR AFTER EVERY INSPECTION.
44. FOR BMPs THAT HAVE BEEN DETERMINED NEED REPAIR OR MAINTENANCE, NON-SEDIMENT POND BMPs SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT PONDS SHALL BE REPAIRED OR CLEANED OUT WITHIN 10 DAYS OF THE INSPECTION.
45. FOR BMPs NOT MEETING THE INTENDED FUNCTION, THE BMP SHALL BE REPLACED WITH A NEW BMP AND INSTALLED WITHIN 10 DAYS OF INSPECTION.
46. FOR MISSING BMPs REQUIRED FOR INSTALLATION BY THE ESPC, THE BMP SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (PLAN) WAS PREPARED BY A DESIGN PROFESSIONAL, AS DEFINED BY THIS PERMIT, THAT HAS COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. § 2-2-19 AND THAT I WILL ADHERE TO THE PLAN AND COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT.

PERSON OF RESPONSIBLE CHARGE  
AS DEFINED IN PART V.1 OF THE  
GEORGIA EPA PERMIT NO. GAR10001

K&J  
INVESTMENTS  
XXIV LLC

1448 CONNER STREET,  
NOBLESVILLE, IN 46060



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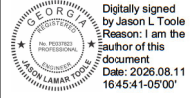
1031-C W. 23rd Street  
Panama City, FL 32405  
PH: 850.563.4300

Plans Prepared By:  
CPH Consulting, LLC

State of Georgia License:  
Engineer No. PEP008231

Architect No. N/A

Landscape No. N/A



This item has been digitally signed and sealed by Jason L. Toole.  
PC on the left 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 L5 BASE

RELEASE: 401.YY.MM

REVISION SCHEDULE

NO. DATE DESCRIPTION

1 401.2500953

PRINTED FOR: Permit

DATE: 07/24/2026

DRAWN BY: SMC

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SHEET

Permit

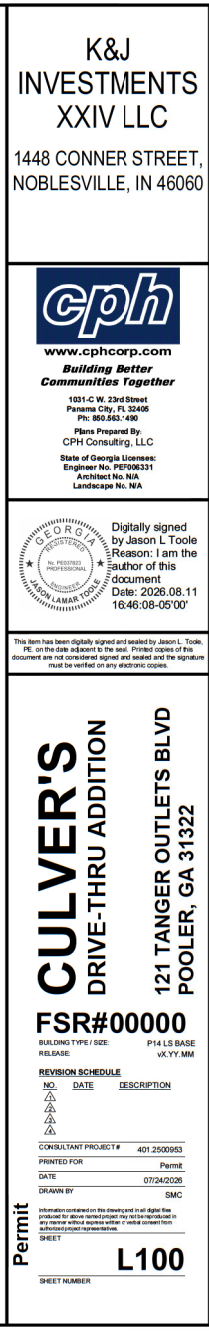
SHEET NUMBER

C401











**MAYOR**  
Karen L. Williams

**CITY ATTORNEY**  
Craig Call

**CITY MANAGER**  
Heath Lloyd



**CITY of POOLER**  
— GEORGIA —

**CITY COUNCIL**  
Wesley Bashlor  
Michael Carpenter  
Aaron C. Henry  
Thomas Hutcherson  
M. Shannon Valim  
John M. Wilcher

July 21, 2026

Mannik Smith Group  
201 Tanger Outlets Blvd  
Pooler, GA. 31322

**RE: 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. (A26-0158)**

To whom it may concern,

During their regularly scheduled meeting on Monday, July 06, 2026, Mayor and Council approved the above-referenced Variance Request, based on it meeting all of the criteria for granting a variance request.

Please note that if construction of the project has not commenced within one (1) year of the approval date, the approval shall be considered expired.

Please let me know if you have any questions or need further assistance related to this item.

Sincerely,

Rachael Brown  
Zoning Administrator





**EOM Operations**  
*Your solution to a better tomorrow*

August 14<sup>th</sup>, 2026

Jason L. Toole, P.E.  
 CPH Consulting, LLC  
 1031-C W. 23rd Street  
 Panama City, FL 32405

Dear Mr. Toole,

I am pleased to provide you with a recommendation for Approval of the site plans submitted for Culver's Drive-Thru Addition (Application No. 26-0048), as detailed below.

Submittal Documents:                      Site Plan.....*Aug. 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 plans.

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

Sincerely,

*Trevor Shoemaker*

**Trevor Shoemaker**  
 Project Manager  
 EOM

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



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