

Planning & Zoning
Commission
Agenda

REVISED

December 11, 2023 - 3:00 p.m.

Pooler City Hall | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Zoning Map Amendment for 1323 E Hwy 80 and adjacent parcels from C-2, R-A and R-A-1 to C-2 and I-1
 - B. Conditional Use Request for a Daycare Center at 112 N Rogers St
 - C. Conditional Use Request for a Warehouse at 385 Morgan Lakes Industrial Blvd
 - D. Conditional Use Request for a Container Stacking & Storage Yard at 1485 Pine Barren Road
 - E. Conditional Use Request for a Warehouse and Storage Development at Oglethorpe Speedway and surrounding properties known as Country Homes
 - F. Site Plan for American Pet Resort at 900 Clear Lake Way
 - G. Site Plan for Joe Hudson Collision Center at 1224 E US Highway 80
 - H. Site Plan for 385 Morgan Lakes Industrial Blvd
 - I. Site Plan for HOM @ Pooler at 200 Commons Way
- V. ADJOURNMENT



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Map Amendment for Louisville Rd

Project:	#231561
P&Z Meeting Date:	December 11, 2023
Public Hearing Date:	December 18, 2023
Applicant and Authorized Agent:	Josh Yellin
Location (Address):	1300 Block of Louisville Road
Parcel (PIN):	51010 01071
Existing Zoning:	Various
Zoning Action:	Map Amendment
Request:	Request to rezone parcels located along Louisville Rd from R-A and R-A-1 districts to I-1 and C-2
Application Filed:	October 30, 2023
Legal Notice Published:	November 19, 2023
Sign Posted:	November 15, 2023
Letters Mailed:	November 15, 2023
Staff Recommendation:	Approval w/ conditions - The I-1 zoned portions shall only have truck access from Old Louisville Rd; and, - The C-2 zoned portions shall provide undisturbed buffers along the rear of the properties and Triplett Park Dr of 50'.
Recommended Motion:	<i>"After review of the criteria, move for approval of the request subject to the zoning condition that the I-1 zoned portions shall only have truck access from Old Louisville Rd and the C-2 zoned portions</i>

	<i>shall provide undisturbed buffers along the rear of the properties and Triplett Park Dr of 50'."</i>
Background:	The subject site is approximately 54.5 acres with frontage along Louisville Rd and Old Louisville Rd. The subject site is comprised of three parcels, split into six different tracts. The site is generally undeveloped and is heavily wooded. The Old Louisville Rd portion is adjacent to the Bassford Industrial Park and other existing warehouse facilities. The Louisville Rd portion fronts Tom Triplett park, with railroad right-of-way separating the park and subject site. Additionally, the entrance road to the park, Triplett Park Dr, bisects a portion of the Louisville Rd tracts. The applicant is requesting to rezone from C-2, R-A-1, and R-A to I-1 and C-2. The Old Louisville Rd portion is proposed for I-1, which entails approximately 29.5 acres. The Louisville Rd portion is proposed for C-2, which entails approximately 25 acres. No specific land uses are proposed as part of the application. The general area includes relatively recent rezonings to Light Industrial, specifically for the Bassford Industrial Park, the Hayman Tract, the Strategic Investment site, and the Oglethorpe Speedway/Country Home Estates. The Pooler 2040 Comprehensive Plan includes this area within the Commercial, Industrial, and Residential Homestead character areas. The FLUM designates this area as Commercial and Industrial.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District
Zoning Action Standards:	- Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? <i>Yes, the two tracts both abut or are adjacent to either heavy commercial or light industrial zoning districts. The districts as proposed would improve the pattern of uses than what the current zoning districts, particularly the residential zoned portions, would allow.</i> - Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? <i>No, the request would entail extension of existing zoning districts. Likewise, it would be compatible and consistent with the existing development pattern in the area for commercial and industrial development. The</i>

FLUM also identifies this area for both commercial and industrial development.

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?
 - *The proposed uses would be located on a major roadways and corridors designed and intended for commercial and industrial development. The proposed uses would not traverse through residential neighborhoods.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the FLUM designates this area for both commercial and industrial development. Likewise, the proposed zoning districts would be compatible and consistent with the existing districts and uses found within the general area.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *Yes, the properties have remained vacant for several years and have lost previous development that existed upon them. The tracts are likely to see use and development under the proposed zoning versus if left as currently zoned.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed zoning districts would be in character with existing zoning districts and nearby development.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *Potentially; there are a handful of existing residential properties located between Old Louisville Rd and Louisville Rd that are already sandwiched between existing commercial and industrial development. Transition of those properties would be consistent and compatible with the existing conditions of the area. Transition of the subject site and the other properties referenced would likely not accelerate or generate impacts greater than what already exists.*
8. Will the action adversely impact adjacent or nearby properties in terms of:

- o 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 tracts as they currently exist are undeveloped and heavily wooded. The development of these tracts would lead to clearing and disturbance of the existing site. While these would affect existing livability and environmental quality, it would not be incompatible with the established development pattern.*
 - o Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
 - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable.*
 - o 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 large 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 development would be the responsibility of the developer and would not place a burden on the City.*

Conclusion:

Staff finds the request complies with the required criteria for a zoning map amendment. As such, staff recommends Approval of the request, subject to the following conditions: *the I-1 zoned*

portions shall only have truck access from Old Louisville Rd and the C-2 zoned portions shall provide undisturbed buffers along the rear of the properties and Triplett Park Dr of 50'.

Attachments:

- A. Vicinity Map
- B. Zoning Map
- C. Application and Submittal Documentation



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Project #231561 - Louisville Rd Rezoning

12/07/2023

☐ Parcels

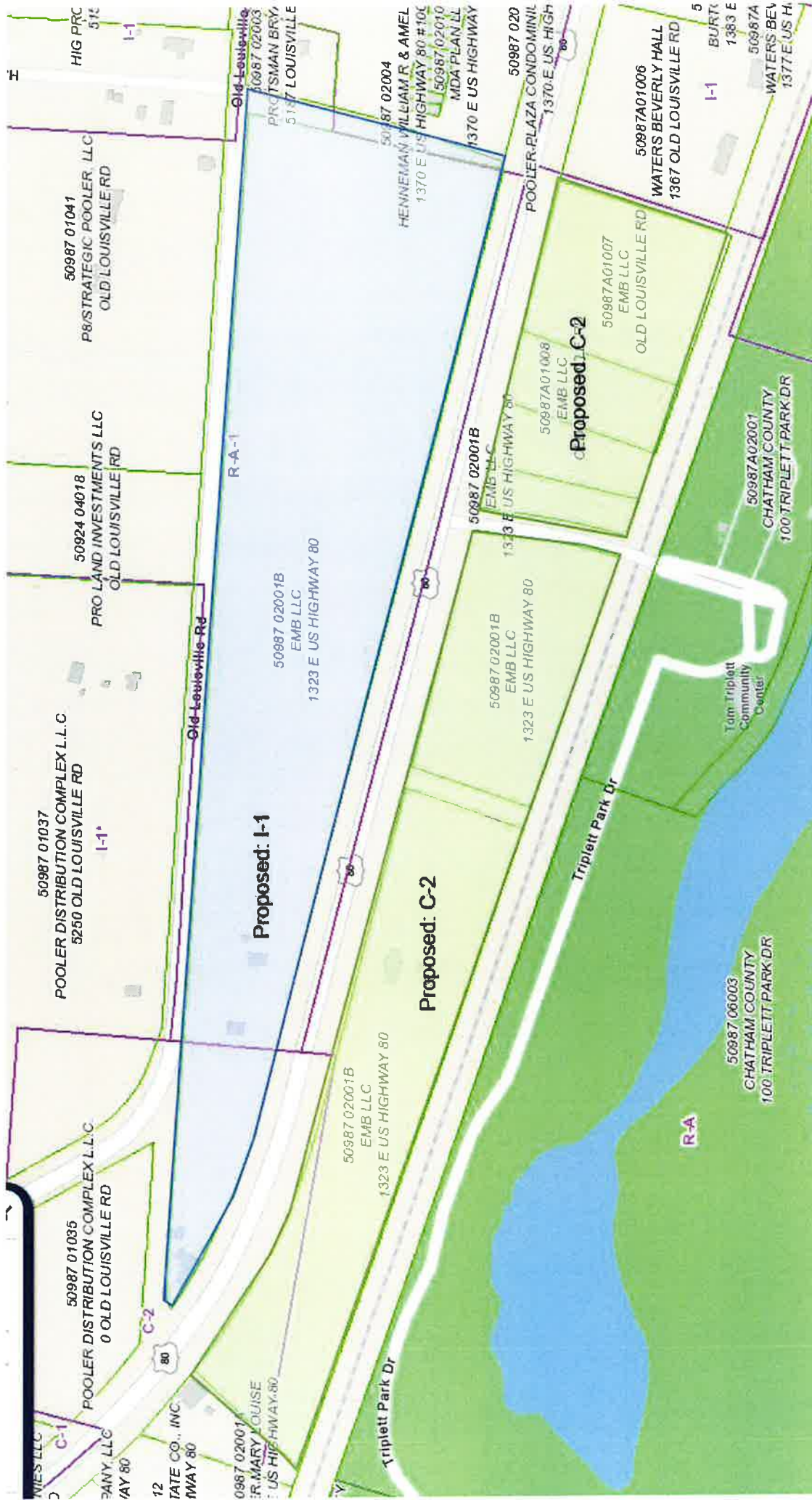


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Project #231561 - Louisville Rd Rezoning

12/07/2023

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



Reasons and Certifications

(A) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

Yes, the request is a logical extension of zoning boundaries that would improve the pattern of use in the general area.

The properties to be rezoned to C-2 are contiguous with properties zoned C-2 and I-1.

The property to be rezoned to I-1 is contiguous with properties zoned C-2 and I-1.

(B) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

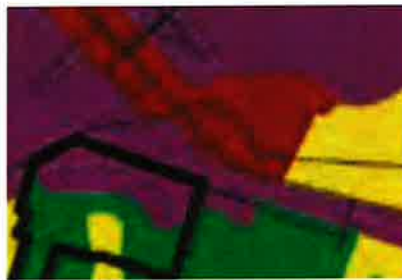
No, the request is not spot zoning and is related to the existing zoning and development pattern of development in the area, which currently contains a mix of industrial and commercial uses. The properties front Highway 80 and Old Louisville Road. The R-A and R-A-1 zoning classifications are out of place for the pattern of development in the area.

(C) 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, there are no single-family neighborhoods impacted by the proposed rezonings. The commercial development will have access on Highway 80. The industrial development will have access on Old Louisville Road.

(D) Will this request place irreversible limitations on the area as it is or on future plans for it?

No, the Pooler shows the future land use for the sites as being commercial and industrial.



(E) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

Yes, the property is likely to be used for the use(s) requested and there is an imminent need for the rezoning in order to commence development of the sites.



CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT
 Conditional Use Request for a Daycare at 112 N Rogers St

Project:	#231563
P&Z Meeting Date:	December 11, 2023
Public Hearing Date:	December 18, 2023
Applicant and Authorized Agent:	Regine Roy (Applicant)
Location (Address):	112 N Rogers St
Parcel (PIN):	50006 08005
Existing Zoning:	C-1 (Light Commercial) & Main Street Overlay
Zoning Action:	Conditional Use
Request:	Request to establish a child daycare facility.
Application Filed:	November 7, 2023
Legal Notice Published:	December 1, 2023
Sign Posted:	December 1, 2023
Letters Mailed:	November 27, 2023
Staff Recommendation:	Disapproval
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for denial of the request."</i>
Background:	The subject site is approximately 0.5 acres located on N Rogers Street. The site contains two commercial buildings, totaling approximately 3,790 sf. The surrounding properties include residential and commercial properties.

The site has seen various uses throughout the years, including most recently as a professional office and as a daycare prior to that. Due to the change in use, the location requires a conditional use approval prior to establishing the daycare use. The site was previously considered non-conforming related to various site features but has lost its non-conformity status due to a period of inactivity exceeding 6 months. As such, any new use established at this location needs to generally comply with the various standards related to the site.

City Council denied a previous request for a daycare at this site under project #221289 on Dec. 5, 2022, due to concerns related to traffic and safety from the proposed use as well as issues with the site related to parking and access.

The applicant is proposing to utilize both buildings for the use, with operations Monday-Friday, 6:30 am to 5:00 pm.

Relevant Ordinances:

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

App. A, Art. IV, Sec. 4. Conditional Uses.

App. A, Art. III, Sec. 1. Nonconforming Uses.

App. A, Art. III, Sec. 19. Child-care Facilities.

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with the purpose of the ordinance for light commercial development, whereby less intense non-residential uses are appropriate adjacent to residential uses.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to the use or development of adjacent properties. Adjacent properties are zoned C-1 to the south and east of the subject site, while the north is zoned residential. The directly adjacent property to the north is used for attached single-family, while the property on the south is a commercial building. While the use itself would not be detrimental, access in and out of the site poses a concern along N Rogers St.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or

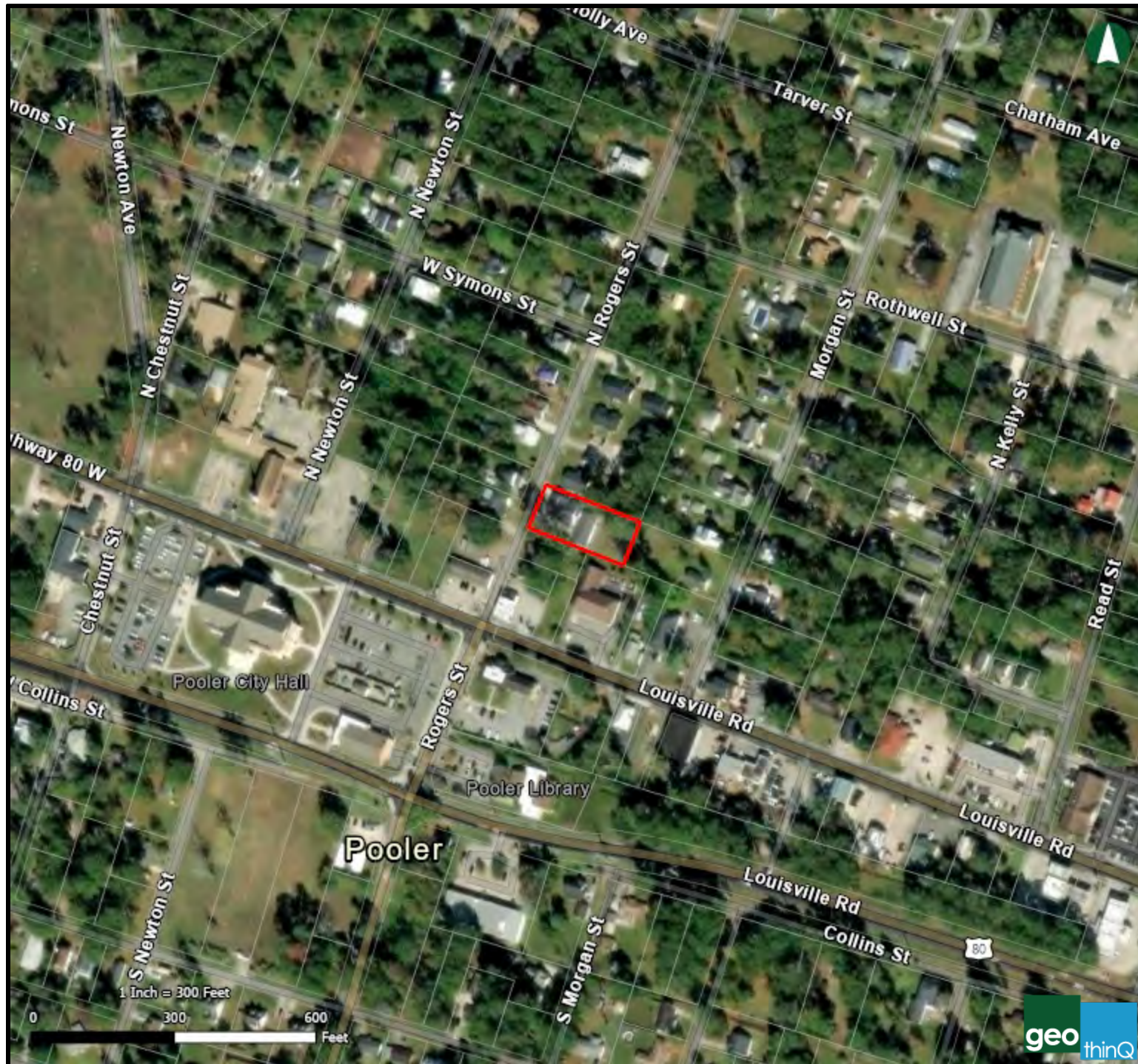
fumes generated by or as a result of the use, or type of physical activity associated with the land use.

- *The applicant has not provided information regarding the anticipated number of children to be kept at the site. If it were to be a minor amount, i.e., ten or less, then the likely resultant impacts would likely be limited related to the use itself. Traffic and access to the site would still be a concern during peak hours along N Rogers St.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed use would not be adversely affected by adjacent properties which are all either residential uses or limited-intensity commercial uses.*
 5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The subject site is configured in a way which presents concerns related to meeting parking requirements. The current parking layout on the site does not provide the requisite number of necessary spaces or drive aisles. Improvements could be made as part of site development either as a condition of approval or generally. The amount of outdoor play area would ultimately depend on the licensed capacity of the facility but would generally be sufficient.*
 6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The subject site currently does not meet various development standards and requirements. The applicant or property owner would need to undertake improvements in order to comply with the City's standards before being able to operate the proposed use as well as others. Specifically, parking and access requirements are the main concerns, as well as screening. The Main Street Overlay would lessen the overall requirements for the site related to parking, access, and landscaping against the base requirements.*
 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 does not comply with the required criteria for a conditional use. As such, staff recommends Disapproval of the request.

Attachments: A. Vicinity Map
B. Application and Submittal Documentation



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Project #231563 - 112 N Rogers St

12/07/2023

☐ Parcels

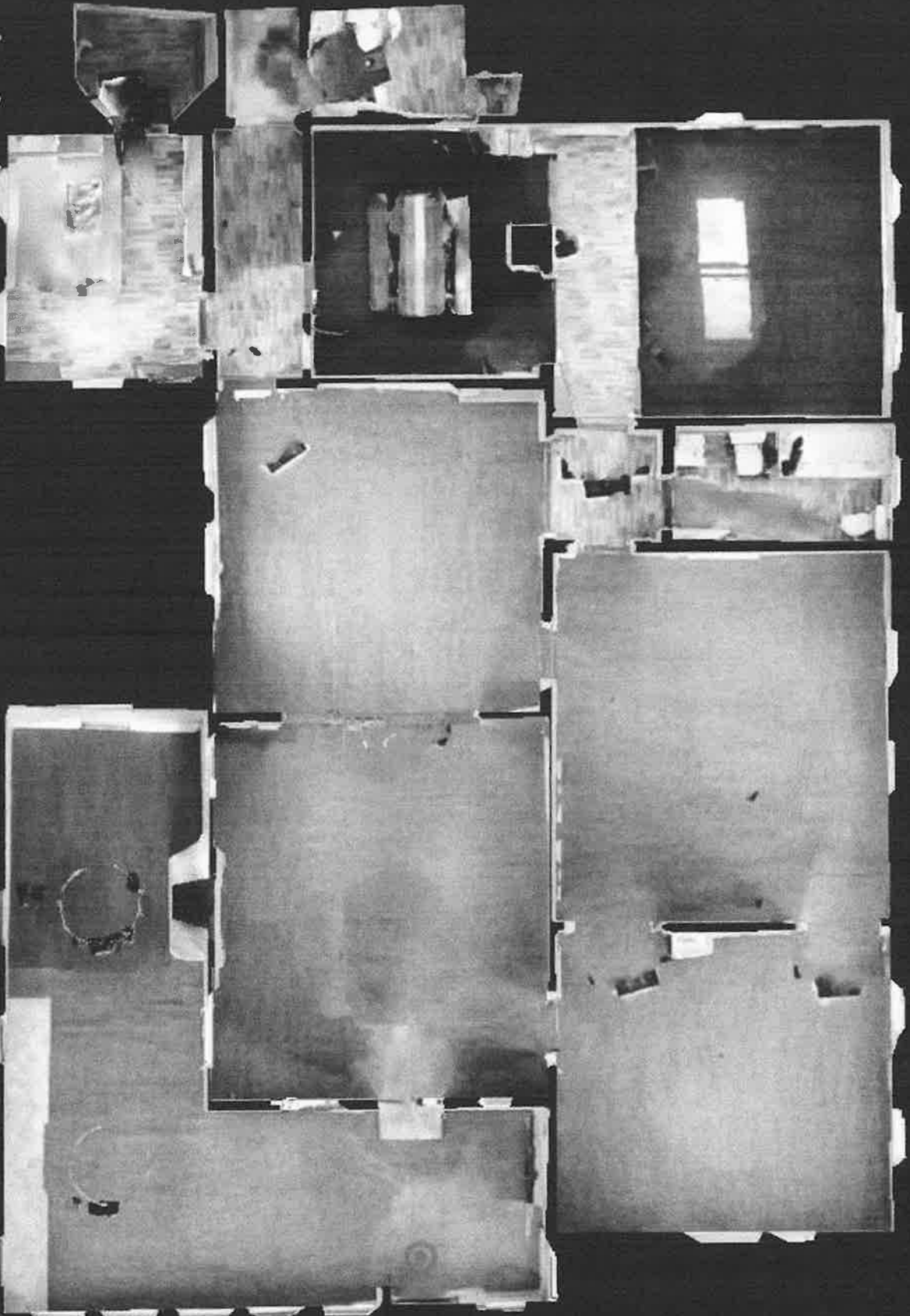








112 N Rogers St Unit A





112 N Rogers St Unit B





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Conditional Use Request for a Warehouse at 385 Morgan Lakes Industrial Blvd

Project:	#231647
P&Z Meeting Date:	December 11, 2023
Public Hearing Date:	December 18, 2023
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Agent)
Location (Address):	385 Morgan Lakes Industrial Blvd
Parcel (PIN):	51015 01102
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request to establish a warehouse.
Application Filed:	November 16, 2023
Legal Notice Published:	December 1, 2023
Sign Posted:	November 30, 2023
Letters Mailed:	November 27, 2023
Staff Recommendation:	Approval
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The subject site is approximately 18 acres and is accessed from Morgan Lakes Industrial Blvd. The site is currently undeveloped. The general area includes other warehouse and similar industrial uses.

The applicant is requesting to establish a 234,300 sf warehouse at the site, along with associated infrastructure. Trailer parking is also proposed as part of the development but is not subject to this request.

Relevant Ordinances:

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with surrounding uses, which includes other warehouses and similar uses. The proposed use would be consistent with the purpose of the ordinance for industrial development.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to adjacent properties or surrounding areas. The proposed use is an allowed use within the I-1 District and would be similar to the other warehousing and industrial uses nearby.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
 - *The proposed use is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard.*
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 subject site is of sufficient size to satisfy all site design requirements for the 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 concept layout satisfies the various development requirements for the proposed use.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
- *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion:

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

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation

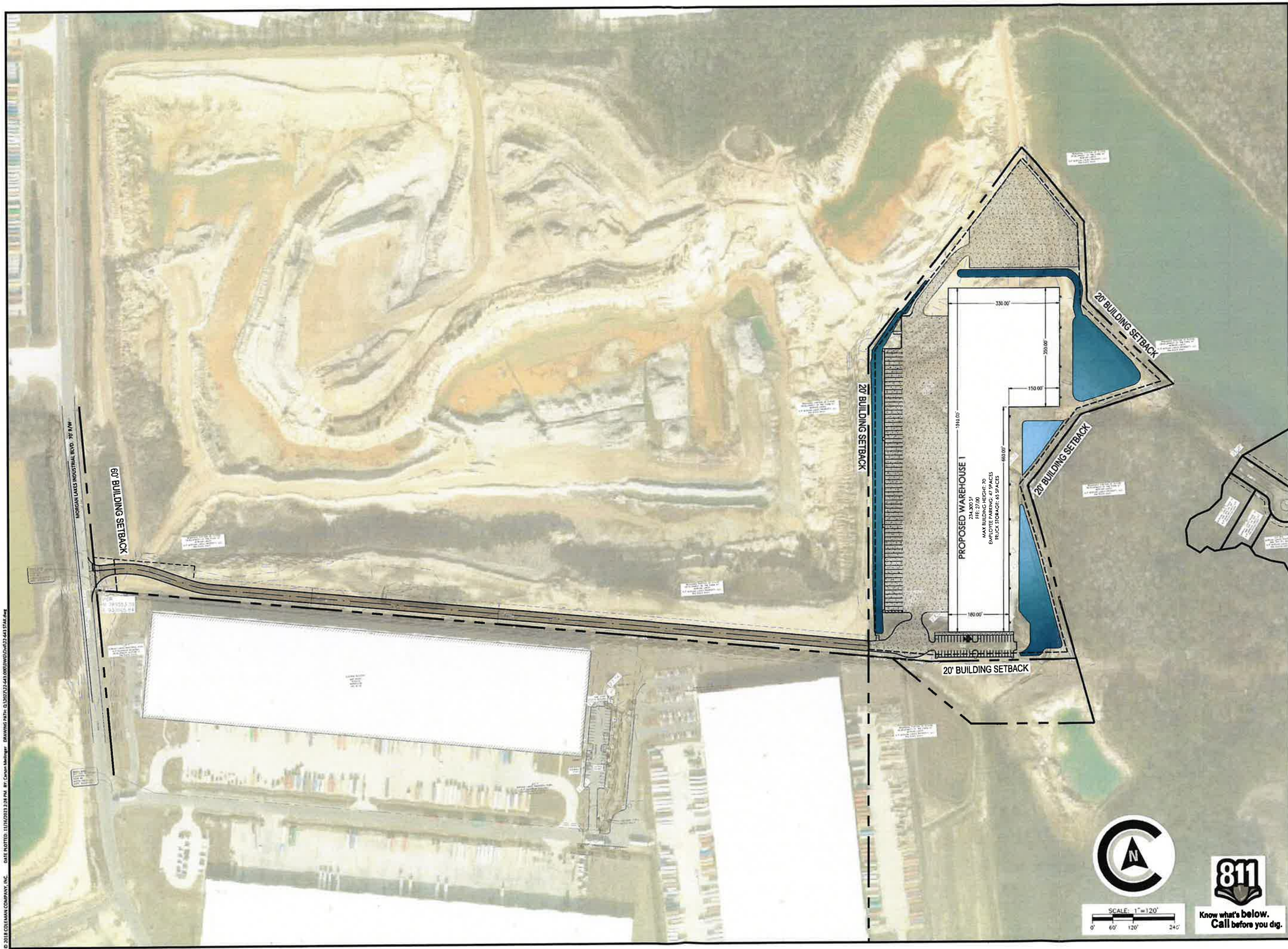


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Project #231647 - 385 Morgan Lakes Industrial Blvd

12/06/2023





NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 11/16/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

EXHIBIT

SHEET:

EXH



SCALE: 1"=120'
0' 60' 120' 240'



Know what's below.
Call before you dig.



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Conditional Use Request for a Container Storage Yard at 1485 Pine Barren Rd

Project:	#231643
P&Z Meeting Date:	December 11, 2023
Public Hearing Date:	December 18, 2023
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Agent)
Location (Address):	1485 Pine Barren Rd
Parcel (PIN):	51023 01013
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request to establish a container storage yard.
Application Filed:	November 16, 2023
Legal Notice Published:	December 1, 2023
Sign Posted:	November 30, 2023
Letters Mailed:	November 27, 2023
Staff Recommendation:	Approval
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The subject site is approximately 42.13 acres. The site is zoned I-1 (Light Industrial). The site is presently undeveloped with wetlands throughout the site. The site has frontage along Pine Barren Road. The parcel to the south shows a possible, future request related to additional container storage, which would require future map

amendment and conditional use approvals. The two parcels to the north include proposed development for their respective sites, including commercial and industrial uses.

The developed area for the overall site is approximately 19 acres including a variety of stacking and storage for containers, with associated office and infrastructure. Trailer parking, which is a permitted use, is also shown on the concept plan as part of this site. Access to the site is proposed from Pine Barren Rd through the existing roundabout from Jimmy DeLoach Parkway.

Relevant Ordinances:

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

App. A, Art. III, Sec. 31 – Container Storage Yard.

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with surrounding uses, which includes an existing warehouse use and proposed trailer storage yard. The proposed concept plan meets and exceeds the standards of App. A, Art. III, Sec. 31 for the proposed use.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to adjacent properties or surrounding areas. The proposed use is an allowed use within the I-1 District and would be similar to other nearby warehousing and storage uses, including trailer storage. The proposed concept plan also provides significant, more than required additional buffer areas around the container storage areas. Likewise, the wetland areas are not proposed to be disturbed for development.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
 - *The proposed use is compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard. The proposed access is from Jimmy DeLoach through the*

existing roundabout on Pine Barren Rd and would have limited impacts on the residential areas.

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 approximately 94-acre site is sufficient to accommodate the proposed use whereby only approximately 19 acres is proposed for the development.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The proposed concept layout satisfies the various development requirements for the proposed use.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion:

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

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation



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Project #231643 - Container Storage Yard at 1485 Pine Barren Rd

12/06/2023

☐ Parcels



DATE PLOTTED: 11/15/2023 2:24 PM BY: Josh Atkins DRAWING PATH: Q:\2023\22-402\DWG\Survey\22-402_2023.11.15 SIMMONS CORTES TRACT EXHIBIT.dwg

N
GRID
GEORGIA EAST ZONE
NAD 83

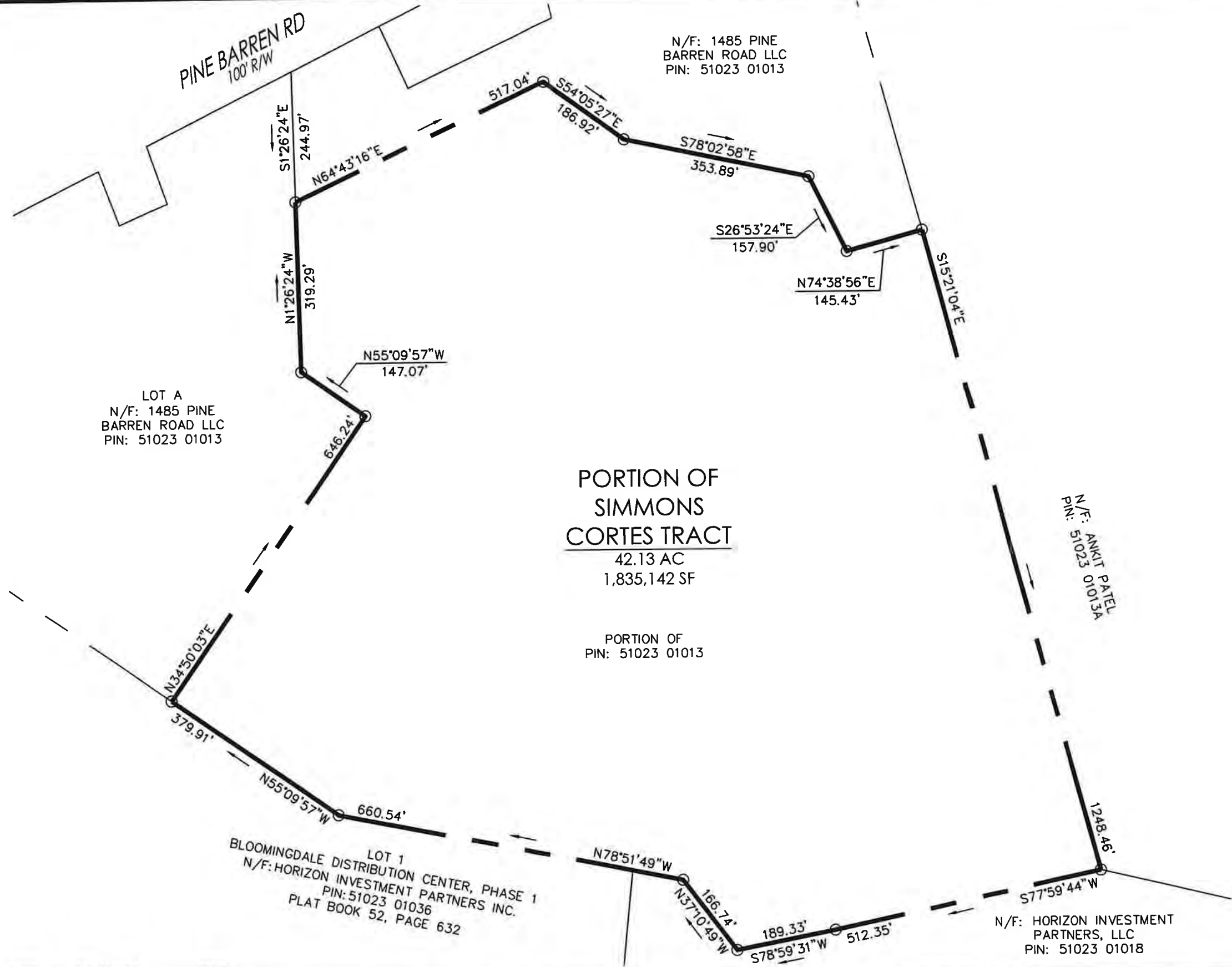


200' 100' 0' 200'
GRAPHIC SCALE: 1"=200'

COLEMAN COMPANY, INC • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

SHEET#: 1/1
JOB NUMBER: 22-402
DATE: 11/15/2023
DRAWN BY: JPA
CHECKED BY: JPA
SCALE: 1"=200'

A ZONING EXHIBIT OF A 42.13 ACRE
PORTION OF SIMMONS CORTES TRACT,
8TH G.M. DISTRICT, CITY OF POOLER,
CHATHAM COUNTY, GEORGIA
PREPARED FOR: TURNER ENTERPRISES OF SAVANNAH



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 11/12/2021 4:27 PM BY: Greg Coleman DRAWING PATH: E:\2021\11-1078 SIMMONS\Drawings\11-1078 SIMMONS\11-1078 CONTAINER CONDITIONAL USE.dwg



SITE DATA TABLE (CONTAINER YARD)	
EXISTING ZONING:	I-1
CONDITIONAL USE:	CONTAINER STORAGE YARD



NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONTAINER STACKING CONDITIONAL USE EXHIBIT

FOR
SIMMONS CORTES TRACT

LOCATED IN POOLER, GA
PREPARED FOR TURNER ENTERPRISES OF SAVANNAH

JOB NUMBER: 21-1078
DATE: 11/09/23
DRAWN BY: JWR
CHECKED BY: GJC
SCALE: AS NOTED

EXHIBIT

SHEET:

EX2.0





CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Warehouse at Country Homes Estates/Oglethorpe Speedway

Project:	#231649
P&Z Meeting Date:	December 11, 2023
Public Hearing Date:	December 18, 2023
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Agent)
Location (Address):	Oglethorpe Speedway / Country Homes Estates Subdivision
Parcel (PIN):	Various
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request to establish a warehouse development.
Application Filed:	November 17, 2023
Legal Notice Published:	December 1, 2023
Sign Posted:	December 1, 2023
Letters Mailed:	November 27, 2023
Staff Recommendation:	Approval
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The subject site is approximately 294 acres and includes approximately 89 individual parcels. The subject site was rezoned with conditions in December 2022.

The request is to specifically establish the proposed warehousing as part of the development. A total of 15 warehouses, totaling over 4 million square feet of warehouse space, are proposed. As per the zoning conditions, all access will be from Raymond Rd onto Old Dean Forest Rd and Dean Forest Rd. Dublin Rd will be closed at the rail road tracks.

Relevant Ordinances:

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with the purpose of the ordinance for industrial development. Similar industrial development is located along the periphery of the subject site.*
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.
 - *All tracts, with the exception of one lot, are now zoned I-1 within the subdivision. The one lot, zoned R-A-2, would be equally impacted by this or any other industrial use that would be otherwise permitted. The proposed use would have to comply with all applicable setback and buffer requirements where abutting the single property. The proposed use is an allowed use within the I-1 District and would be similar to the other warehousing and industrial uses nearby and otherwise allowed in the I-1 zoning district.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
 - *The developer would be responsible for mitigating all potential impacts related to this development via the site planning process. These include both internal and external impacts associated with this level of development, including traffic, stormwater, noise, and other issues.*
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 generally.

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The subject site is of sufficient size to satisfy all site design requirements for the 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 concept layout satisfies the various development requirements for the proposed use.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion:

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

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation

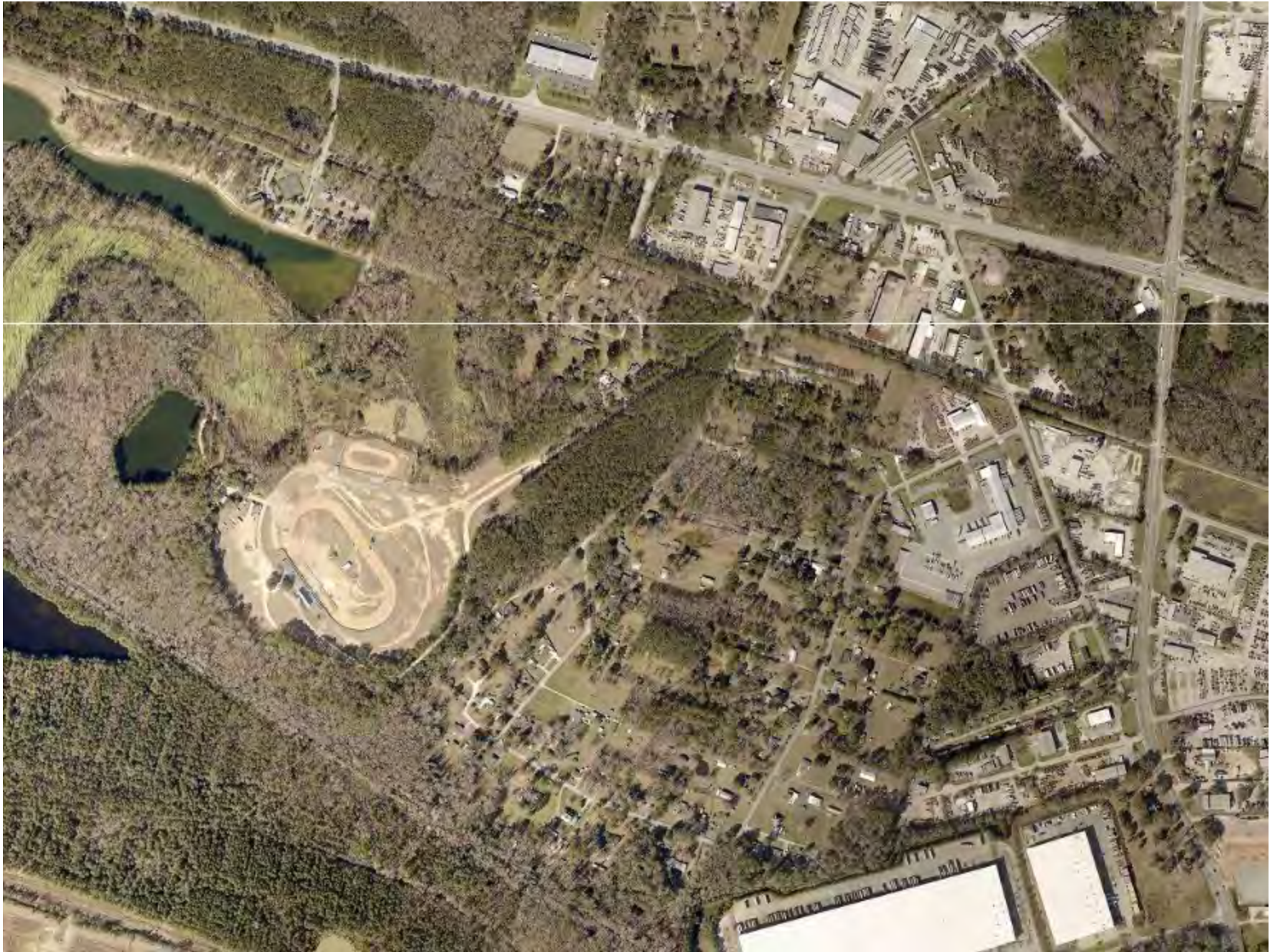


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Project #231649 - County Home Estates

12/06/2023

☐ Parcels



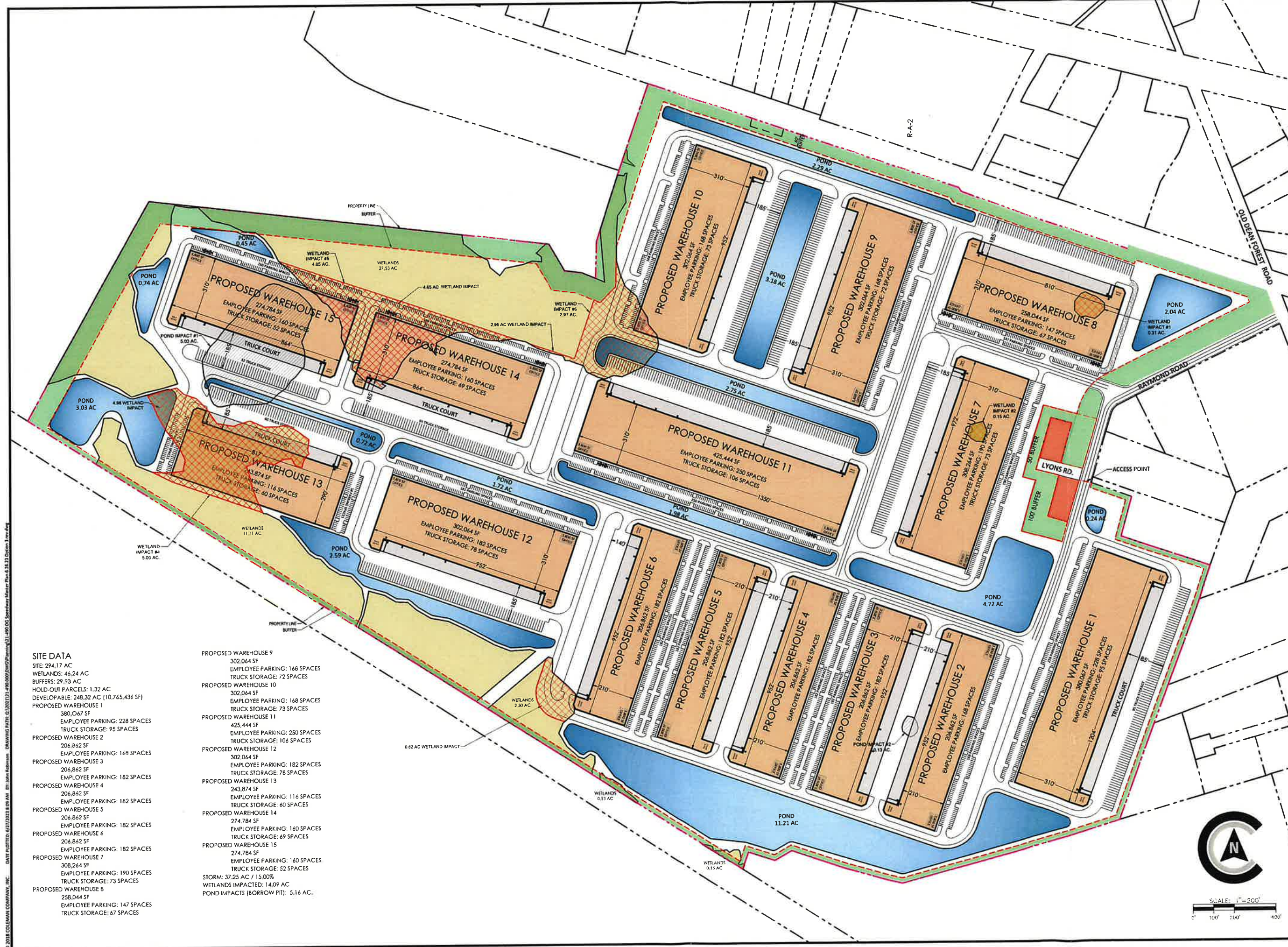
© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 6/27/2023 8:05 AM BY: John Robinson DRAWING PATH: G:\2023\21-490\000\Drawings\21-490-00 Speedway Master Plan & 21-23 Option 3 rev.dwg

SITE DATA

SITE: 294.17 AC
WETLANDS: 46.24 AC
BUFFERS: 29.93 AC
HOLD-OUT PARCELS: 1.32 AC
DEVELOPABLE: 248.32 AC (110,765,436 SF)
PROPOSED WAREHOUSE 1
380,067 SF
EMPLOYEE PARKING: 228 SPACES
TRUCK STORAGE: 95 SPACES
PROPOSED WAREHOUSE 2
206,862 SF
EMPLOYEE PARKING: 168 SPACES
PROPOSED WAREHOUSE 3
206,862 SF
EMPLOYEE PARKING: 182 SPACES
PROPOSED WAREHOUSE 4
206,862 SF
EMPLOYEE PARKING: 182 SPACES
PROPOSED WAREHOUSE 5
206,862 SF
EMPLOYEE PARKING: 182 SPACES
PROPOSED WAREHOUSE 6
206,862 SF
EMPLOYEE PARKING: 182 SPACES
PROPOSED WAREHOUSE 7
308,264 SF
EMPLOYEE PARKING: 190 SPACES
TRUCK STORAGE: 73 SPACES
PROPOSED WAREHOUSE 8
258,044 SF
EMPLOYEE PARKING: 147 SPACES
TRUCK STORAGE: 67 SPACES

PROPOSED WAREHOUSE 9
302,064 SF
EMPLOYEE PARKING: 168 SPACES
TRUCK STORAGE: 72 SPACES
PROPOSED WAREHOUSE 10
302,064 SF
EMPLOYEE PARKING: 168 SPACES
TRUCK STORAGE: 73 SPACES
PROPOSED WAREHOUSE 11
425,444 SF
EMPLOYEE PARKING: 250 SPACES
TRUCK STORAGE: 106 SPACES
PROPOSED WAREHOUSE 12
302,064 SF
EMPLOYEE PARKING: 182 SPACES
TRUCK STORAGE: 78 SPACES
PROPOSED WAREHOUSE 13
243,874 SF
EMPLOYEE PARKING: 116 SPACES
TRUCK STORAGE: 60 SPACES
PROPOSED WAREHOUSE 14
274,784 SF
EMPLOYEE PARKING: 160 SPACES
TRUCK STORAGE: 69 SPACES
PROPOSED WAREHOUSE 15
274,784 SF
EMPLOYEE PARKING: 160 SPACES
TRUCK STORAGE: 52 SPACES

STORM: 37.25 AC / 15.00%
WETLANDS IMPACTED: 14.09 AC
POND IMPACTS (BORROW PIT): 5.16 AC



NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN

OGLETHORPE SPEEDWAY

LOCATED IN POOLER, GEORGIA

JOB NUMBER: 21-490.00
DATE: 6/26/23
DRAWN BY: JWR
CHECKED BY: GJC
SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET:

CP1.0





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Site Plan for American Pet Resort at 900 Clear Lake Way

Project:	#230167
P&Z Meeting Date:	December 11, 2023
City Council Meeting Date:	December 18, 2023
Applicant and Authorized Agent:	Haines, Gipson & Associates (Engineer)
Location (Address):	900 Clear Lake Way
Parcel (PIN):	51011F 01004A
Acreage:	2.194 total – 2.19 disturbed
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	Pet boarding facility with associated grooming and veterinary care services
Staff Recommendation:	Approval
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - 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.
 - o The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - o The site plan complies with the provisions related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - o The site plan complies with the provisions related to the location of uses/development areas, development standards for commercial development, and buffer standards.
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - o The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - o The site is adequately served by any other public services for current or projected needs.
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - o The site plan complies with the provisions related to buffer and screening standards.
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-deterring buffer between adjacent properties.

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

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

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

Conclusion:	The site plan addresses the site plan approval criteria. As such, staff recommends Approval of the request.
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Attachments:	A. Vicinity Map B. Application and Submittal Documentation C. Approval Letter
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Project #230617 - 900 Clear Lake Way

12/07/2023

☐ Parcels



SITE DATA						
TENANT	BLDG. AREA (S.F.)	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED			SITE AREA
			STANDARD	HC	TOTAL	
PET PARADISE	13,066	30	35	2	37	2.19 ACRES

- SITE PLAN NOTES:
- ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
 - ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
 - UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
 - TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
 - ALL CONSTRUCTION TO CONFORM TO CITY OF POOLER STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 - ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE PLAN NOTES:

- ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL RADII DIMENSIONS ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
- ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DRAWINGS. FOR STRUCTURE COMPLIANCE.
- UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
- TYPICAL PAVEMENT SECTIONS FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
- ALL CONSTRUCTION TO CONFORM TO ALL RELEVANT JURISDICTIONAL AUTHORITIES STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- SITE IS ZONED C2 (GENERAL BUSINESS.)
- ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SIDEWALKS ARE NOT ALLOWED WITHIN 13 FEET FROM THE EDGE OF THE ROADWAY WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.
- EXISTING STRUCTURES ARE LOCATED ONSITE.

THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS ON THE SITE

THERMOPLASTIC PAVEMENT MARKINGS REQUIRED IN THE R.O.W.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS ETC...)

FRONT BUILDING SETBACK APPROVED VIA VARIANCE PIN# 5-1011F-01-004A

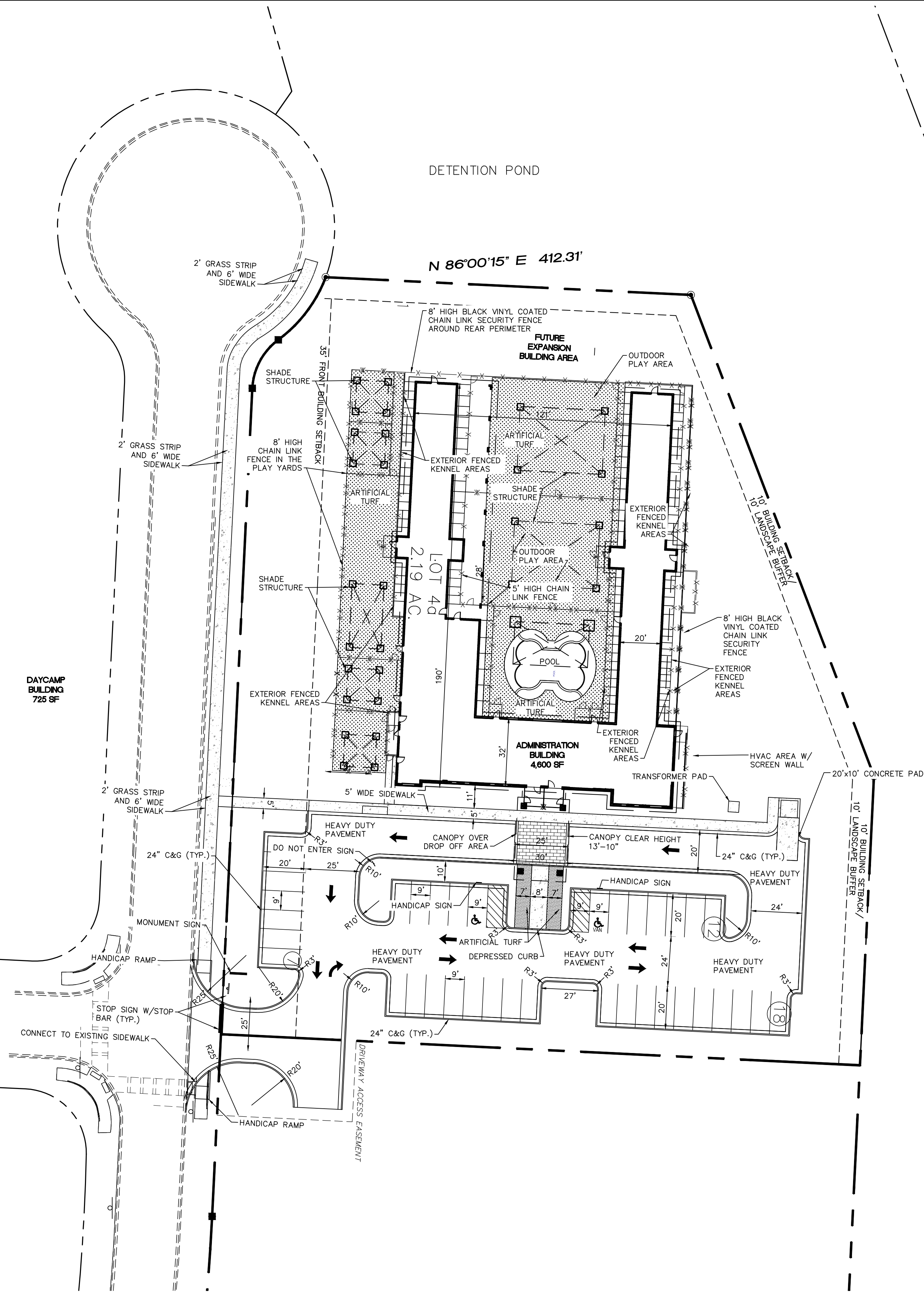


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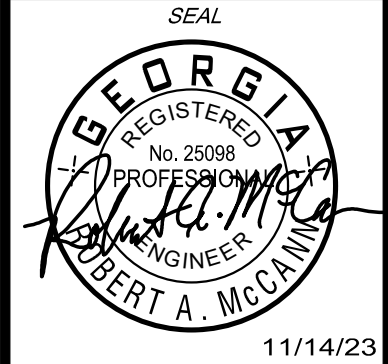
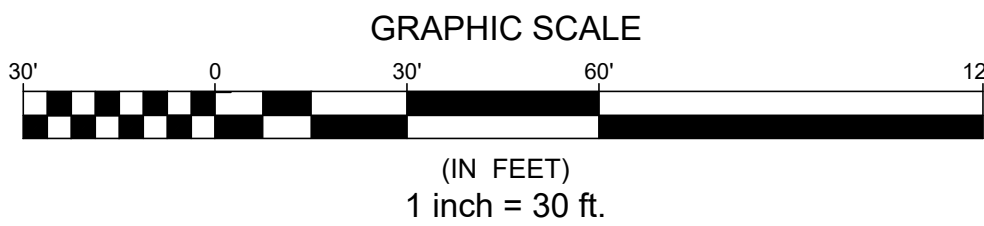
THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATION AT THE SITE AND/OR FROM THE UTILITY OWNERS. HANES, GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	----
EXISTING BUILDING	=====
SETBACK/LS STRIP LINE	-----
PROPOSED CURB & GUTTER	=====
PROPERTY LINES	=====
PROPOSED CROSSWALK	=====
PROPOSED SIGNAGE	=====
PROPOSED SIGNAGE SYMBOLS	R1-1 STOP, R1-2 YIELD, R3-6 AHEAD, H-CAP SIDEWALK
PROPOSED HANDICAP RAMPS	TYPE "A", TYPE "B", TYPE "C"
PROPOSED R.O.W. PAVING	=====
PROPOSED LIGHT DUTY ASPHALT	=====
8" HIGH OPAQUE DECORATIVE SCREENING FENCE	=====
8" HIGH WHITE VINYL FENCE	=====
8" HIGH BLACK VINYL COATED CHAIN LINK FENCE	=====

**SITE PLAN WITH
NEW BUILDING
FOOTPRINT**



PET PARADISE
CLEAR LAKE WAY
CLEAR LAKE RESERVE- LOT 4A
PARCEL No. 51011F01004A
POOLER, GEORGIA 31322

NO.	BY	DATE	DESCRIPTION
1	TUP	9/28/23	REV. PER POOLER REVIEW COMMENTS
DRAWN BY		DATE	CHECKED BY
TUP		8-16-23	RAM
SHEET TITLE			
SITE PLAN			
SHEET NUMBER			
C1.0			

GENERAL UTILITY NOTES:

1. UNLESS SPECIFICALLY DENOTED IN CONTRACT DOCUMENTS, CONTRACTOR TO RETAIN AND PROTECT ALL EXISTING UTILITIES, IF CONFLICT OCCURS, CONTACT CIVIL ENGINEER IMMEDIATELY.
2. CONTRACTOR TO COORDINATE ALL UTILITY SERVICE ROUTING WITH EACH UTILITY PROVIDER, AS APPLICABLE. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, SIZES, MATERIAL TYPES, AND INVERT ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND CIVIL ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
4. VARIATIONS TO CONDITIONS OR DISCREPANCY IN ACTUAL CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
5. CONTRACTOR IS ADVISED TO VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
6. MIN. HORIZONTAL SEPARATION OF 10'-FT. AND VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN WATER AND SANITARY SEWER FACILITIES.
7. ALL UTILITY WORK SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING AUTHORITY. CONTRACTOR SHALL BE FAMILIAR WITH ALL APPLICABLE REQUIREMENTS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

WATER SYSTEM NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF POOLER WATER DEPARTMENT SPECIFICATIONS AND INSPECTION REQUIREMENTS.
2. PLACEMENT OF FIRE HYDRANTS SHALL BE MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION. AUTHORITY HAVING JURISDICTION.
3. THRUST BLOCKS SHALL BE PLACED AT ALL BENDS AND TEES ON ALL WATERLINES THAT ARE 4" AND LARGER.
4. MAINTAIN 10' HORIZONTAL/18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.
6. REFER TO PLUMBING AND/OR FIRE PROTECT. SHEETS FOR FIRE LINE LEAD-IN LOCATION AND DETAIL.

SANITARY SEWER NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE SEWER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF POOLER SPECIFICATIONS AND INSPECTION REQUIREMENTS.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
3. SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, EITHER THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
4. DIP SHALL BE PRESSURE CLASS 350 MANUFACTURED IN ACCORDANCE WITH AWWA C151.
5. SANITARY SEWER PIPE SHALL BE 6" PVC SDR 26 MINIMUM PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP 6" DIP PER ASTM A 746, FOR PIPES MORE THAN 12' DEEP.

WATER LINE LENGTHS
130' OF 6" DIP PIPE
136' OF 2" DIP PIPE

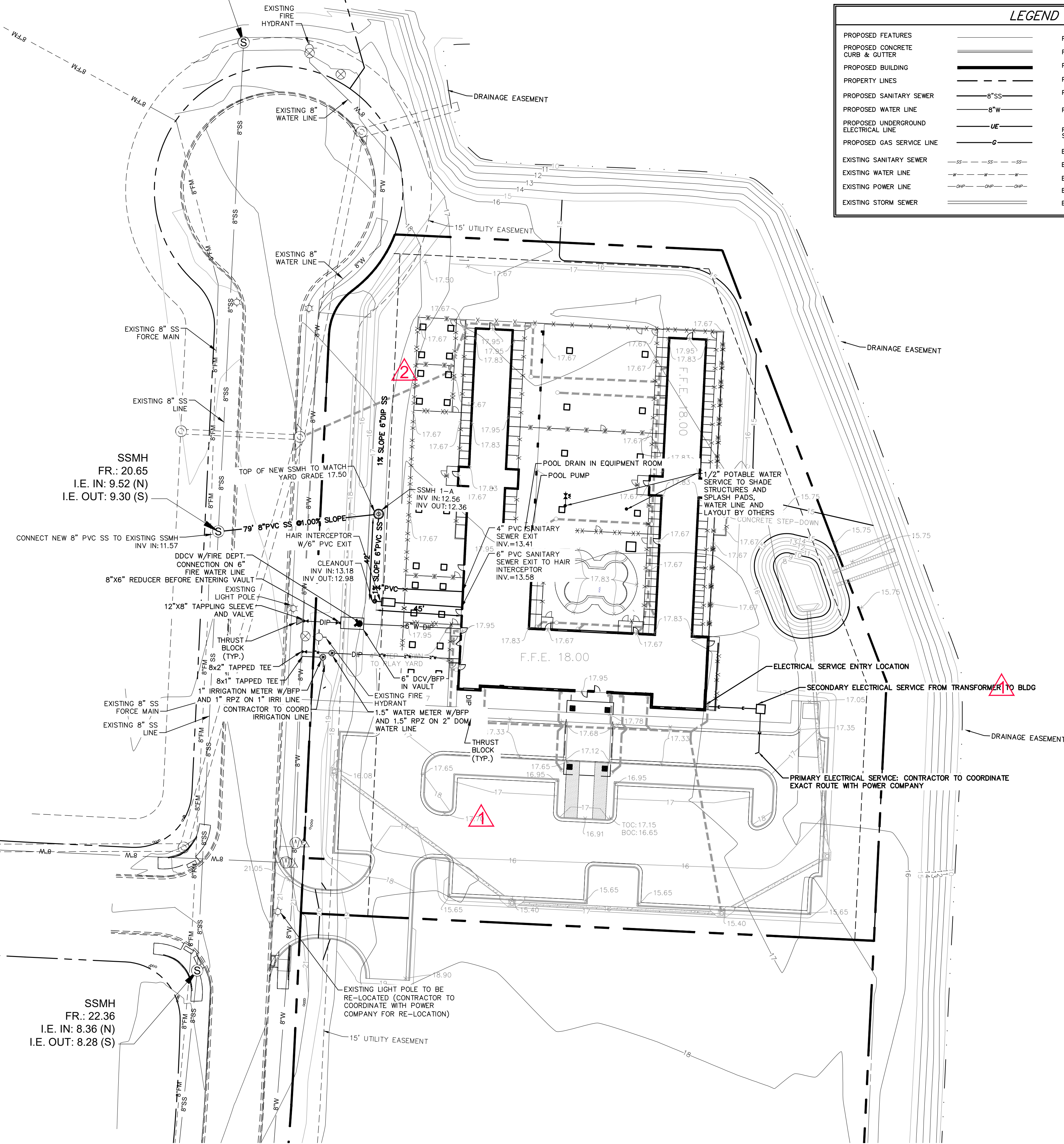


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THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HANES, GIBSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND	
PROPOSED FEATURES	
PROPOSED CONCRETE CURB & GUTTER	=====
PROPOSED BUILDING	=====
PROPERTY LINES	- - - - -
PROPOSED SANITARY SEWER	8"SS
PROPOSED WATER LINE	8"W
PROPOSED UNDERGROUND ELECTRICAL LINE	UE
PROPOSED GAS SERVICE LINE	G
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING POWER LINE	WP
EXISTING STORM SEWER	SS
PROPOSED MANHOLE	⊙
PROPOSED CLEANOUT	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED GATE VALVE	⊙
PROP. CONCRETE THRUST BLOCK	⊙
PROPOSED TRANSFORMER PAD	⊙
EXISTING NATURAL GAS	---
EXISTING TELEPHONE	---
EXISTING FIRE HYDRANT	⊙
EXISTING UTILITY POLE	⊙
EXISTING TRANSFORMER PAD	⊙

ALL TREES MUST BE PLANTED AT LEAST 10- FEET FROM ANY UTILITY LINE

THIS UTILITY PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY GEORGIA LICENSED MASTER PLUMBER. THIS PLUMBING INSTALLATION REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH CAN BE OBTAINED FROM THE GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY THE GWINNETT COUNTY PLUMBING INSPECTIONS.

SEE LANDSCAPE AND HARDSCAPE PLANS FOR EXACT SIDEWALK LAYOUT, HARDSCAPE PLAN, DISPOSITION OF CONCRETE SIDEWALK OR OTHER SURFACE TREATMENT, LANDSCAPE AREAS, AND GRASSED AREAS.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

FIRE DEPARTMENT NOTE:

1. CONTRACTOR SHALL ENSURE THAT THERE ARE NO DOMESTIC WATER OR IRRIGATION LINES CONNECTED TO THE WATER LINE PAST THE DDCV AND FIRE DEPARTMENT CONNECTION.
2. IF ANY DOMESTIC WATER OR IRRIGATION LINES ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER, ARCHITECT, AND CIVIL ENGINEER IMMEDIATELY. ALL SUCH WATER LINES MUST BE REMOVED AND RE-CONNECTED TO A WATER SOURCE IN FRONT OF THE DDCV AND FIRE DEPARTMENT CONNECTION LOCATION.

CONTRACTOR TO VERIFY IF EXISTING SEWER LATERAL PRESENT CONNECTING TO SITE

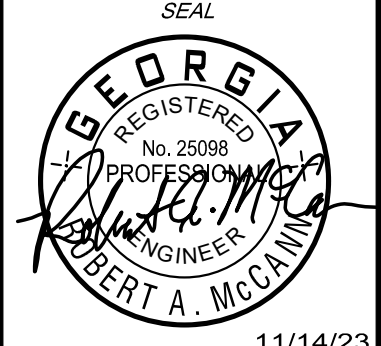
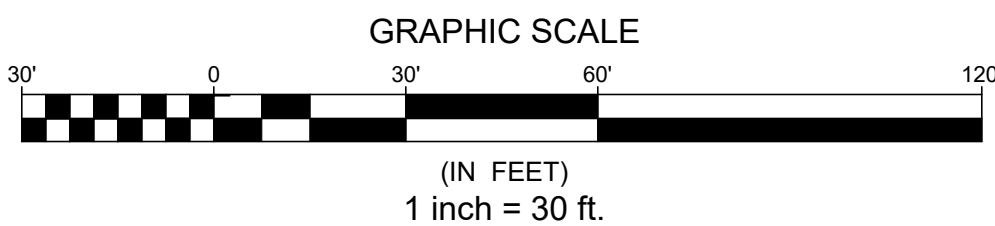
NOTE: SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

NOTE: CONTRACTOR TO COORDINATE GAS LINE INSTALLATION WITH UTILITY PROVIDER.

NOTE: ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION.

NOTE: CONTRACTOR TO SEE ELECTRICAL DWGS. FOR COORDINATION WITH SITE LIGHTING, TELECOMMUNICATIONS REQUIREMENTS.

UTILITY PLAN



PetParadise
5130 UNIVERSITY BOULEVARD WEST
JACKSONVILLE, FL 32216

PET PARADISE
CLEAR LAKE WAY
CLEAR LAKE RESERVE- LOT 44
PARCEL No. 51011F010044
POOLER, GEORGIA 31322

NO.	BY	DATE	DESCRIPTION
1	TUP	4/7/23	REV. PER POOLER REVIEW COMMENTS
1	TUP	9/28/23	REV. PER POOLER REVIEW COMMENTS

DRAWN BY TUP	CHECKED BY RAM
DATE 8-16-23	
SHEET TITLE UTILITY PLAN	
SHEET NUMBER C2.0	

ALL CONSTRUCTION ON SITE MUST COMPLY WITH THE CONCLUSIONS
AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED
BY CONTOUR ENGINEERING, LLC, DATED NOVEMBER 12, 2018

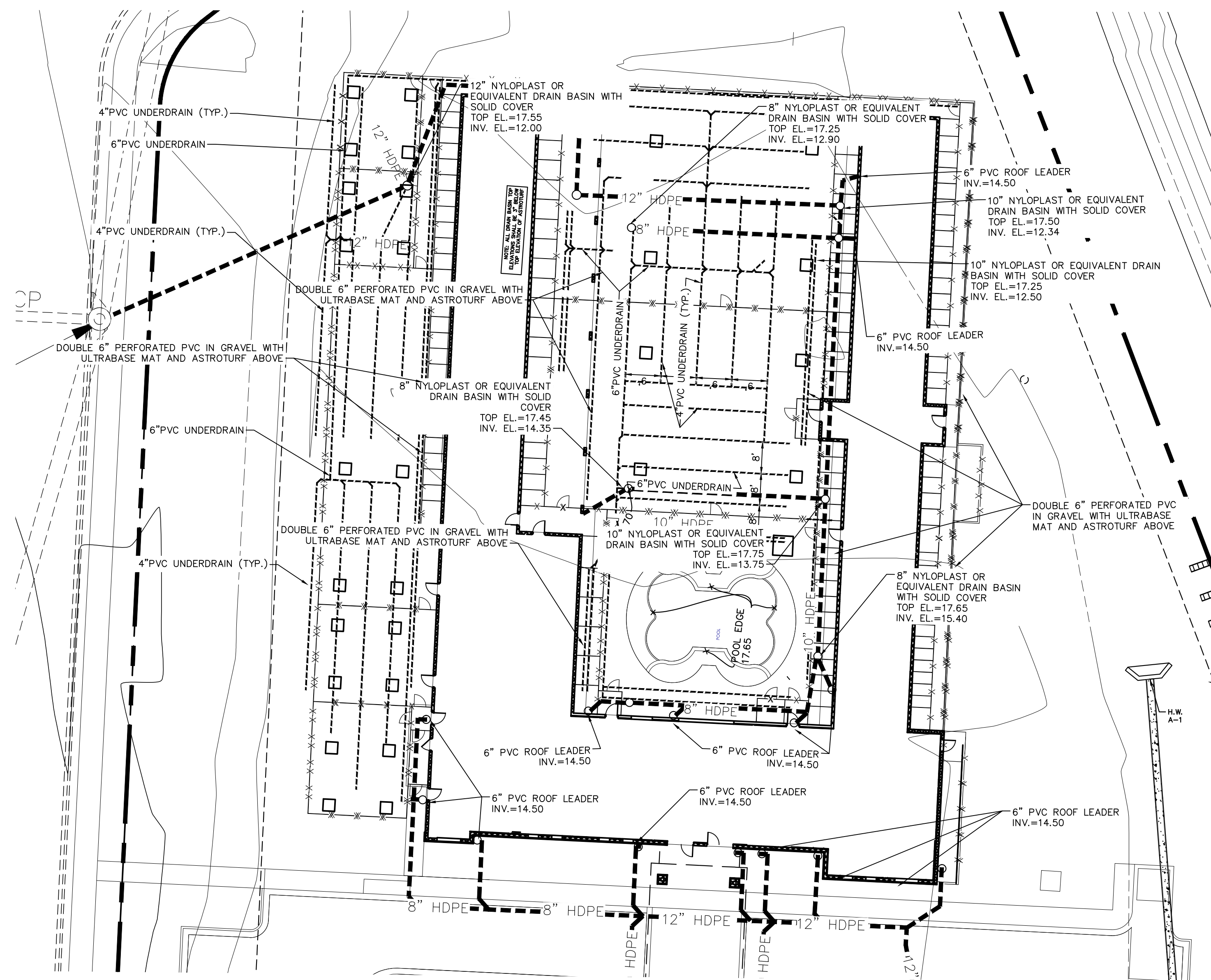
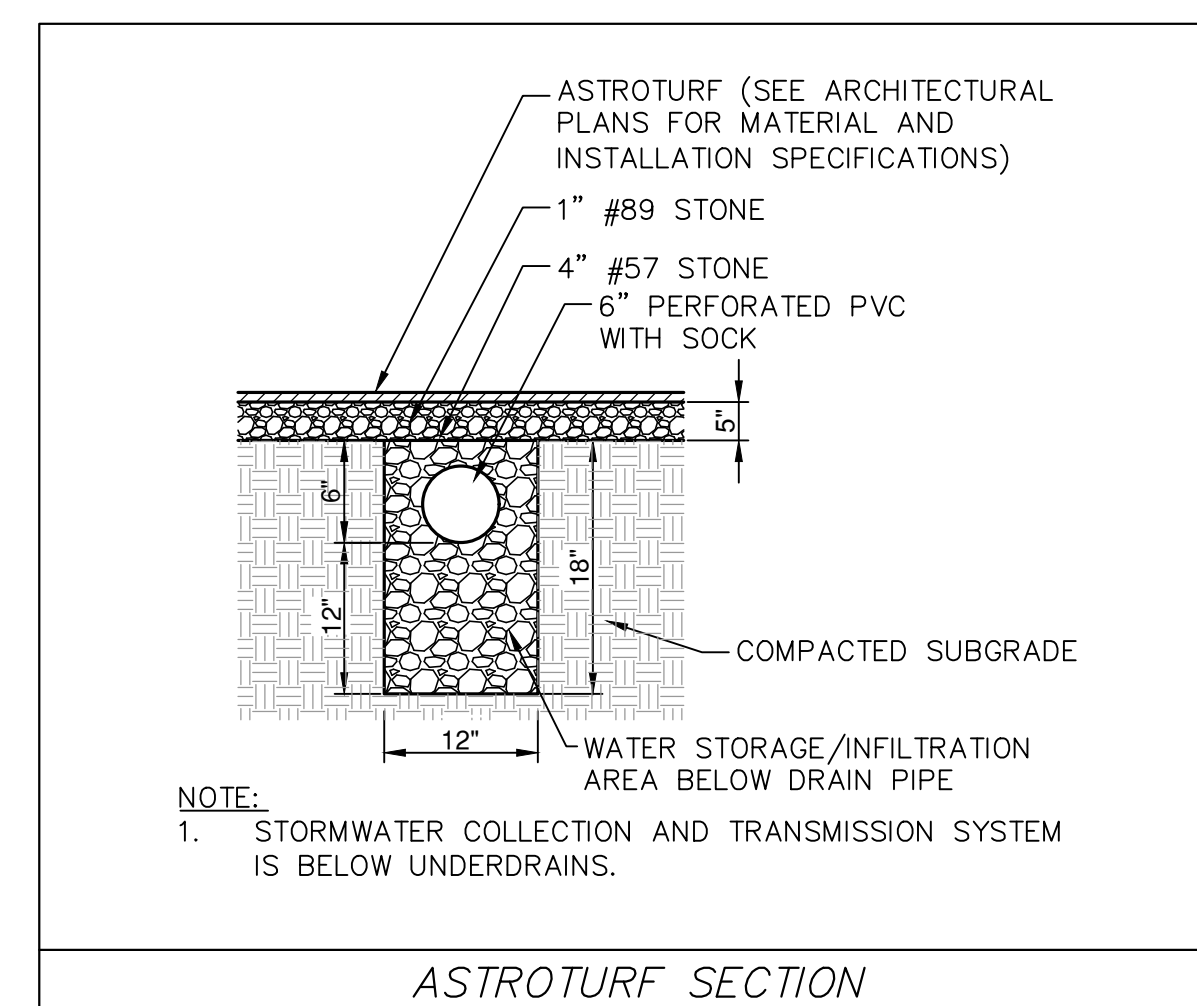
MAXIMUM CUT OR FILL SLOPES IS 2H:1V

NOTE

ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.

LEGEND	
PROPERTY LINES	
EXISTING FEATURES	
EXISTING CONTOUR ELEVATION	
EXISTING CONTOUR LINE	
EXISTING SPOT ELEVATION	
EXISTING STORM SEWER	
PROPOSED FEATURES	
PROPOSED BUILDING	
PROPOSED CONTOUR ELEVATION	
PROPOSED SPOT ELEVATION	
PROPOSED DIRECTION OF FLOW	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	

THE PROPOSED DEVELOPMENT DRAINS TO AN EXISTING DETENTION POND WHICH PROVIDES WATER QUALITY, CHANNEL PROTECTION, AND FLOW RATE CONTROL FOR THE DEVELOPED SITE.



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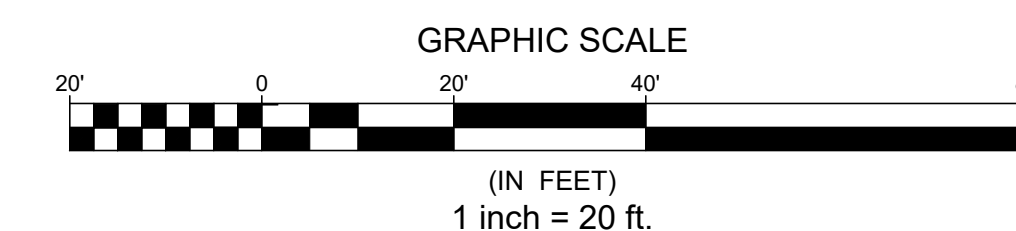
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOC., INC.; DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

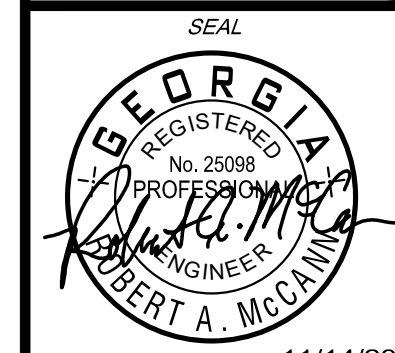
CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES IS 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. G.A. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE OF THE CONSTRUCTION ACCORDING TO THE LOCATION AND DEPTH OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING PLAN WITH
UNDERDRAINS



HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge



11/14/23



PET PARADISE
CLEAR LAKE WAY
CLEAR LAKE RESERVE- LOT 4A
PARCEL No. 51011F01004A
POOLER, GEORGIA 31322

[illegible]

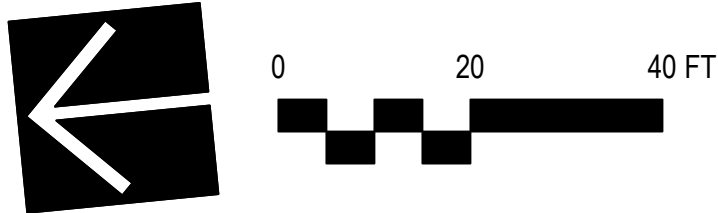
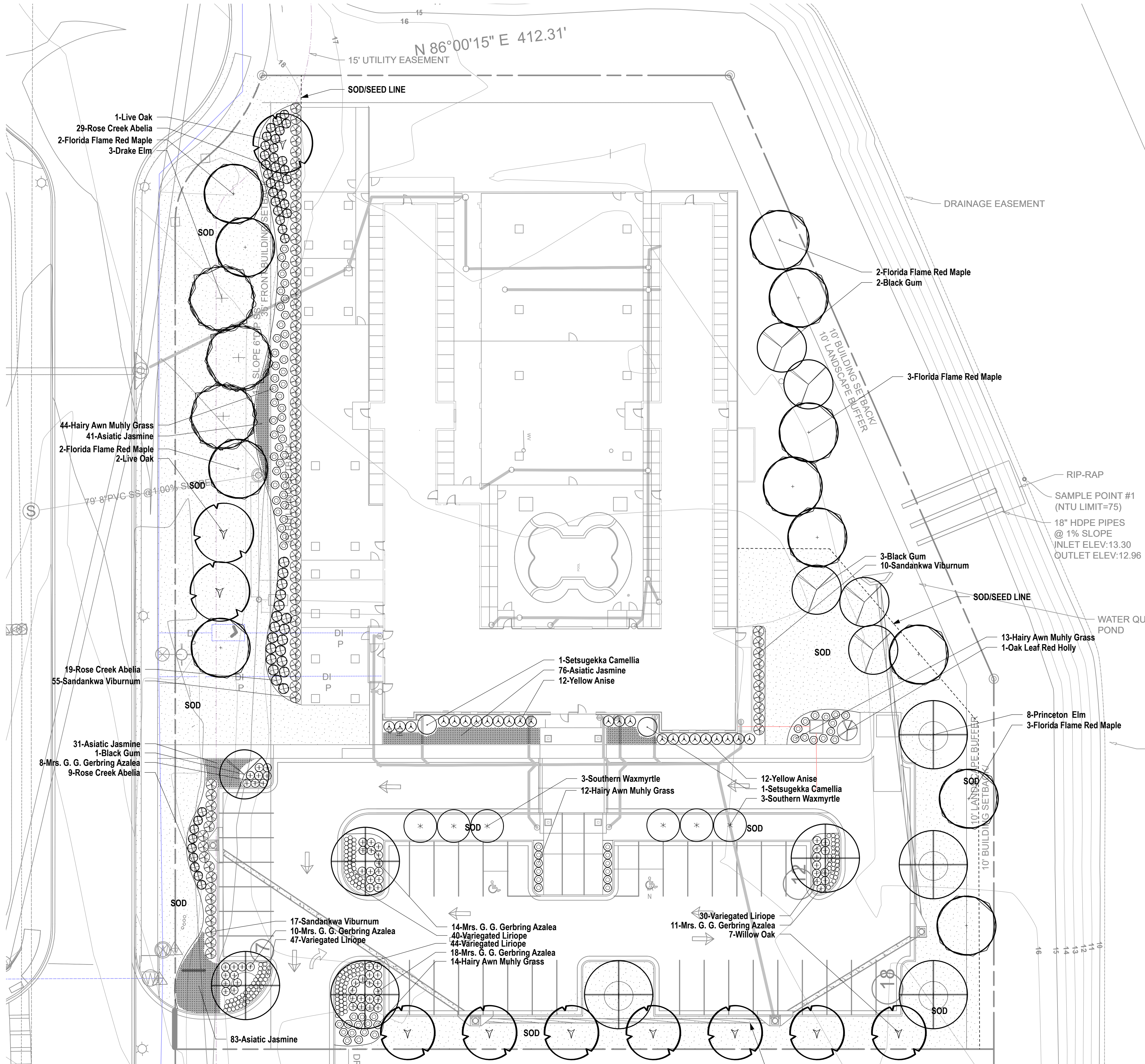
DATE
8-16-23

SHEET TITLE
GRADING PLAN WITH
UNDERDRAINS

SHEET NUMBER

C3.1

HGA JOB No. 2022-170



PLANT LIST				
Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
12	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	3" Cal.	B & B; single straight leader Single stem, full to ground B & B; single straight leader B & B; single straight leader B & B B & B B & B, Straight Leader
1	Ilex x 'Conaf'	Oak Leaf Red Holly	2" Cal; B & B	
6	Nyssa sylvatica	Black Gum	3" Cal; 10' Hgt.	
7	Quercus phellos	Willow Oak	3" Cal; 10' Hgt.	
3	Quercus virginiana	Live Oak	3" Cal.; 10'Hgt.	
8	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.; 12' Hgt.	
3	Ulmus parvifolia 'Drake'	Drake Elm	3" Cal.; 12' Hgt.	
Shrubs				
57	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal	Tree Form
61	Azalea indica 'Mrs. G. G. Gerbing'	Mrs. G. G. Gerbring Azalea	3 Gal.	
2	Camellia sasanqua 'Setsugekka'	Setsugekka Camellia	7 Gal.	
24	Illicium parviflorum	Yellow Anise	3 Gal.	
83	Muhlenbergia capillaris 'Hairy Awn'	Hairy Awn Muhtly Grass	3 Gal.	
6	Myrica cerifera	Southern Waxmyrtle	5'-6" Hgt.	
82	Viburnum suspensum	Sandankwa Viburnum	3 Gal.	
Groundcovers				
161	Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	Plant 18" O.C.
253	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	
0				
20004	Cynodon dactylon	Common Bermuda Grass	SF; Seed	
	Other			

- GENERAL LANDSCAPE NOTES**
- Landscape Contractor to read and understand the Landscape Details and Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
 - Contractor is responsible for locating and protecting all underground utilities prior to digging.
 - Contractor is responsible for protecting existing trees from damage during construction.
 - Contractor is responsible for understanding and adhering to all constraints and limits of the site ie: Code requirements as stated on the landscape plan, minimum plant sizes in the plant list, property boundaries, limits of disturbance, easements and buffers.
 - All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
 - Tree protection areas to be protected from sedimentation.
 - Tree protection fencing shall be inspected daily; repair or replaced as needed.
 - No parking, storage or other construction activities shall occur within tree protection areas.
 - All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
 - Minimum 4" depth of topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
 - Remove debris from all parking lot islands, fracture/loosen subgrade to a min. 24" depth and add topsoil to a 6"-8" bermed height above island curbing; refer to landscape specifications and landscape island detail.
 - Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
 - Any deviations from the approved set of plans shall be approved by the Landscape Architect.
 - Landscaping shall be installed in conformance with ANSI Z60.1 the 'American Standard for Nursery Stock' and the accepted standards of the American Association of Nurserymen.
 - Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
 - Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
 - Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
 - Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
 - Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
 - All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (brown, double shredded hardwood mulch).
 - Planting holes to be dug a minimum of twice the width of the root ball, for both shrubs and trees. Set plant material 2-3" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
 - Water thoroughly twice in first 24 hours and apply mulch immediately.
 - The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
 - Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
 - Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
 - Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS		CLEAR LAKE RESERVE DEVELOPMENT GUIDELINES	
A. TREE REQUIREMENTS			
REQUIRED	1. Each building site is required to have 1 Large Tree for every 2,500 SF of lot area Site: 95,564 SF / 2,500	= 39 Large Trees	
PROVIDED	1. Qty:	Tree:	
	12	Red Maple	
	6	Black Gum	
	7	Willow Oak	
	3	Live Oak	
	11	Princeton Elm	
	39	Overstory Trees	

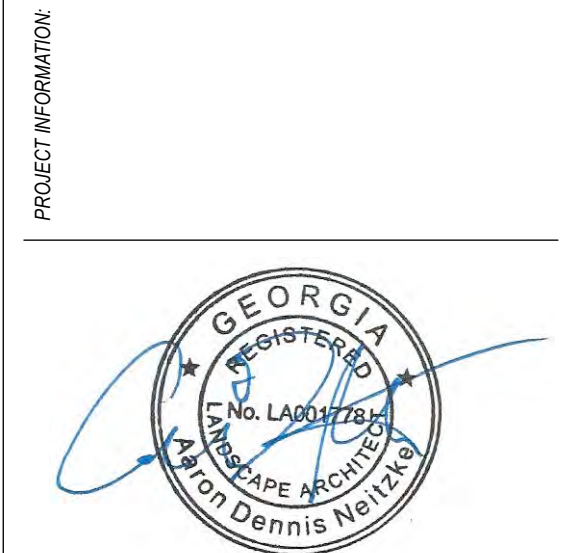
*** NO SPECIMEN TREES ON SITE**

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

Pet Paradise
IT'S A NEW DAY IN PET CARE

PET PARADISE
POOLER, GA



REVISION SCHEDULE:			
NO	DATE	BY	DESCRIPTION
1	3/20/23	MB	City Comments
2	11/13/23	MB	New Site Plan

MLD PROJECT #:	2023010
DRAWN BY:	MB
CHECKED BY:	AN
DATE:	1/20/23

Landscape Plan

L-100

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

- 1. Soil preparation.
- 2. Trees, shrubs, ground covers, and annuals/perennials.
- 3. Planting mixes.
- 4. Top Soil, Mulch and Planting accessories.
- 5. Maintenance.
- 6. Decorative stone.

Related Work:

- 1. Irrigation System.

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

- 1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

- 1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
- 2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
- 3. Plants planted in rows shall be matched in form.
- 4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
- 5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
- 6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
- 7. Evergreen trees shall be branched to the ground or as specified in plant list.
- 8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushied to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

- 1. **Sod Areas:** Spread a minimum 4" layer of top soil and rake smooth.
- 2. **Planting bed areas:** Spread a minimum 4" layer of top soil and rake smooth.
- 3. **Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
- 4. **Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on location of plantings. Hold mulch 4" from tree trunks and shrub stems.

- 1. **Hardwood:** 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3". Color: Dark brown
- 2. **Mini Nuggets:** Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.
- 3. **River Rock (when needed):** (color) light gray to buff to dark brown, washed river rock, 1"- 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.

Guying/Staking:

- 1. As per details.
- 2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil if provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" - 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

- 1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

- 1. Mulch tree and shrub planting pits and shrub beds with required mulching material; depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan or as approved during installation)

- 1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
- 2. Place stone without damaging weed barrier.
- 3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

- 1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
- 2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
- 3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees as per details.
 - 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 - 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees as per details.
 - 4. **Remove all guying and staking after one year from planting.**

Pruning:

- 1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

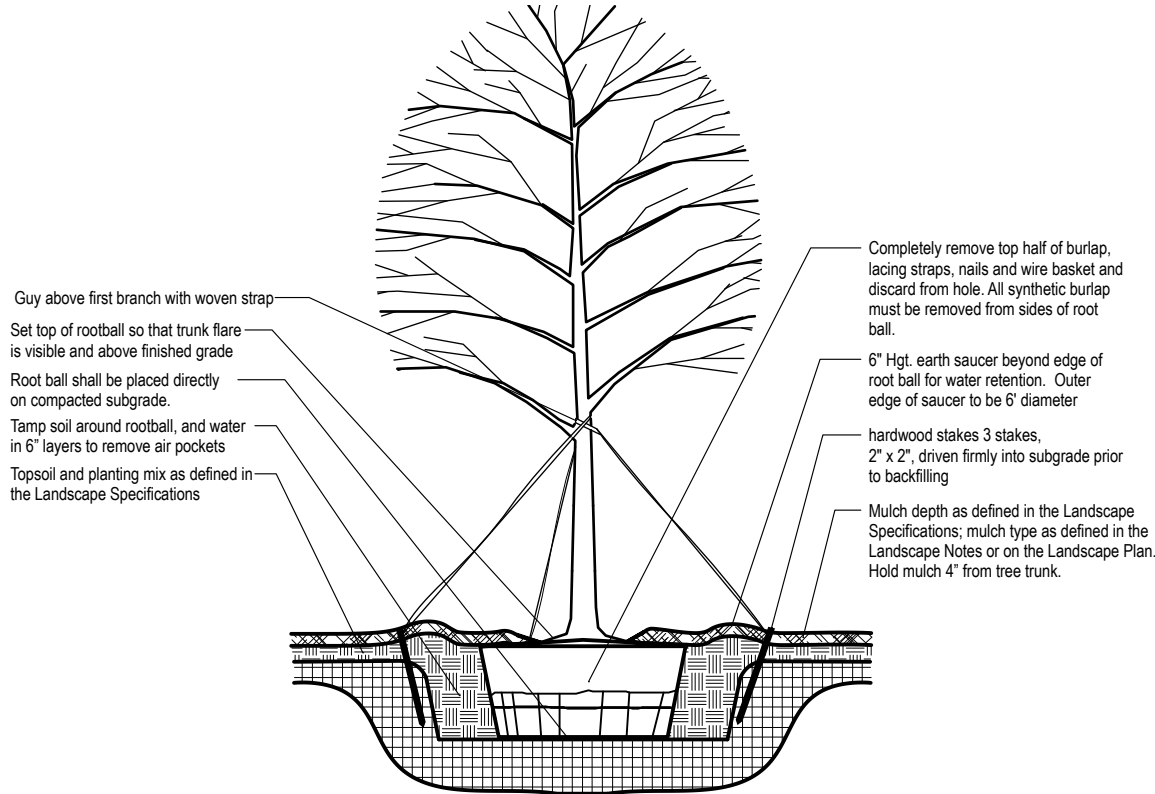
Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

- 1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
- 2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
- 3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
- 4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.



NOTE

- 1. Hole to be twice the width of the rootball.
- 2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches. Do not remove the terminal buds of branches that extend to the edge of the crown.
- 3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
- 4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING & STAKING

SCALE: NTS

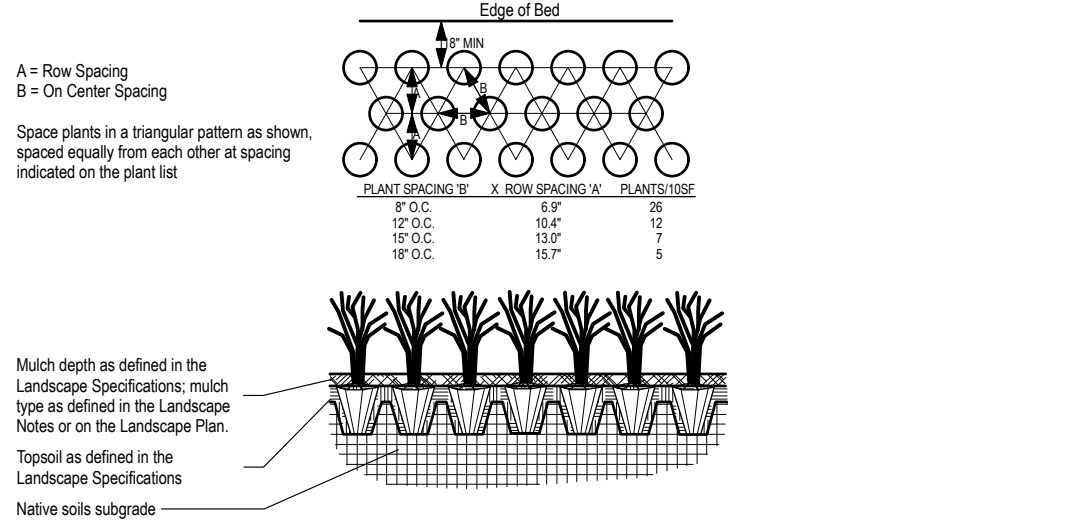
PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil if provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.



NOTE

- 1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
- 2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
- 3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

3 GROUNDCOVER PLANTING DETAIL

SCALE: NTS

2 SHRUB BED PLANTING DETAIL

SCALE: NTS

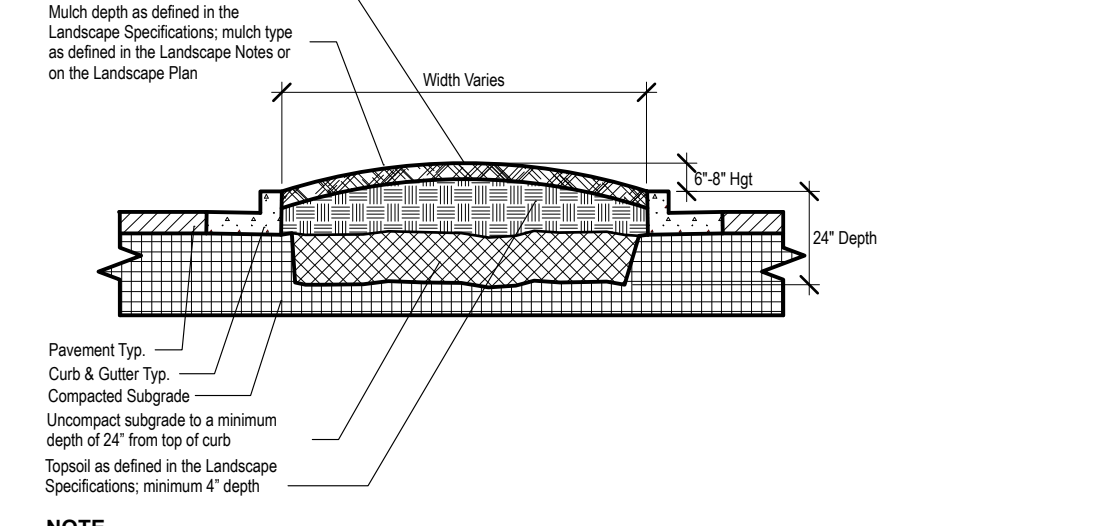
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PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.



NOTE

- 1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, etc), prior to installing topsoil and plant material.
- 2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
- 3. Island plant material as per the Landscape Plan.
- 4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
- 5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND DETAIL

SCALE: NTS

PART 3 – EXECUTION

INSPECTION

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PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.



NOTE

- 1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, etc), prior to installing topsoil and plant material.
- 2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
- 3. Island plant material as per the Landscape Plan.
- 4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
- 5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

5 "V" TRENCH BED EDGING

SCALE: NTS

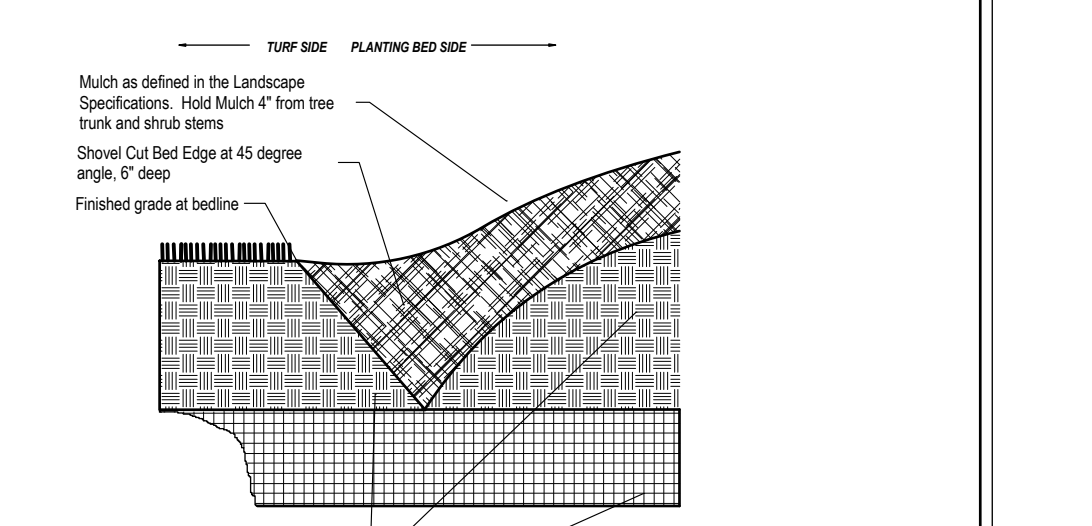
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Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.



NOTE

- 1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, etc), prior to installing topsoil and plant material.
- 2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
- 3. Island plant material as per the Landscape Plan.
- 4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
- 5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.



Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:



IT'S A NEW DAY IN PET CARE

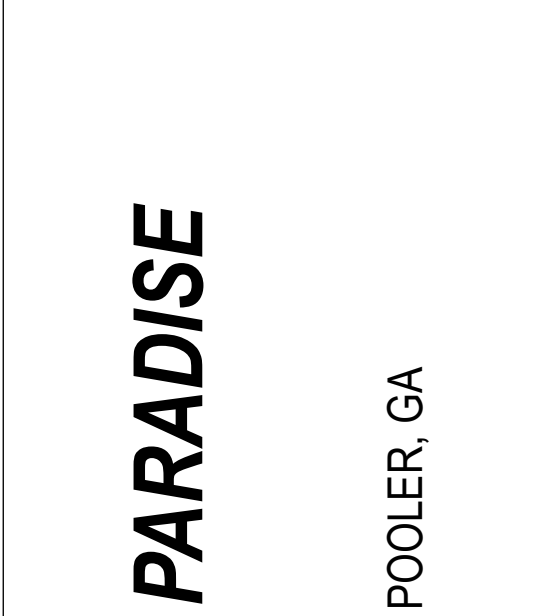
PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil if provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.



NOTE

- 1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, etc), prior to installing topsoil and plant material.
- 2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
- 3. Island plant material as per the Landscape Plan.
- 4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
- 5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

5 "V" TRENCH BED EDGING

SCALE: NTS

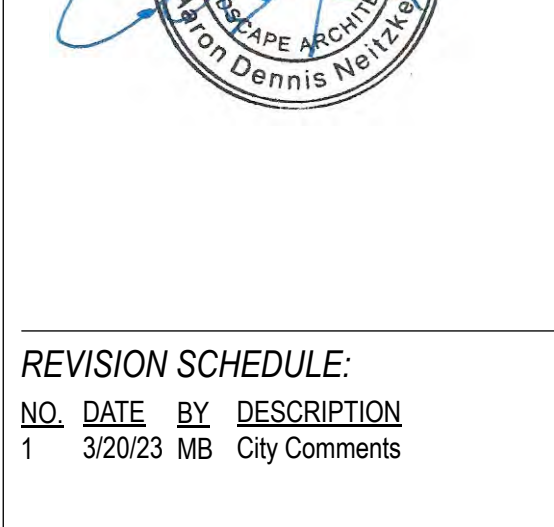
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REVISION SCHEDULE:

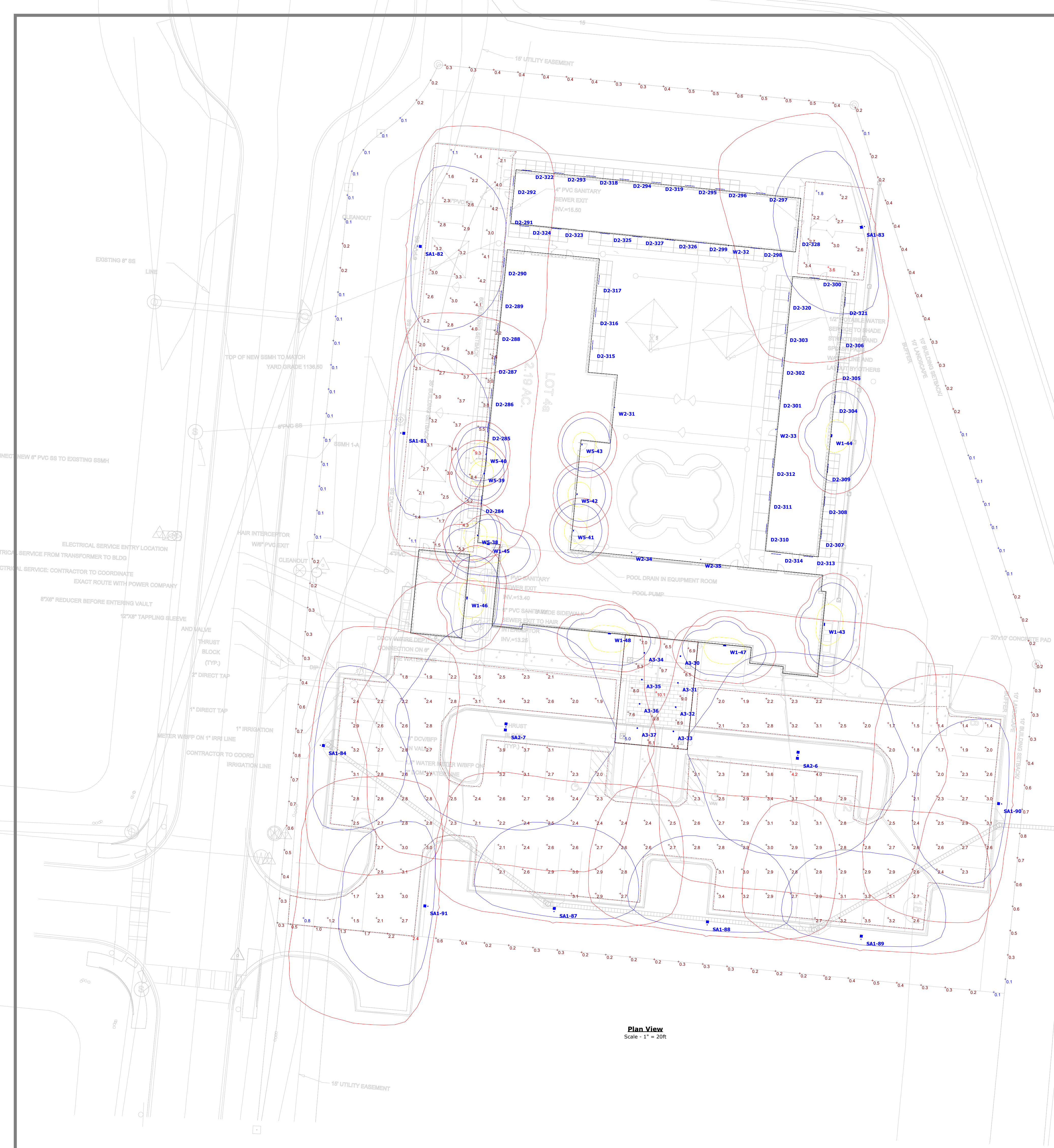
NO.	DATE	BY	DESCRIPTION
1	3/20/23	MB	City Comments

MLD PROJECT # :	2023010
DRAWN BY :	MB
CHECKED BY :	AN
DATE :	1/20/23

Landscape Specifications & Details

L-101

PERMIT



Plan View
Scale - 1" = 20'

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A3	8	Intense Lighting	SS6G4DL1358 /IC630HZ	6" SS LED Downlight Gen 4	PL-CUBE-2000-G4	1	1702	0.9	17.2
	D2	45	AXIS LIGHTING INC.	WBWLED-500-35-SO-4	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE	LED	1	1999	0.9	22.18
	SA1	9	SIGNIFY Gardco	SFA-48L-700-NW-G2-3-HIS	SlenderForm Arm Mount LED SFA, 48 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding	(3) LEDgine Array(s) DRIVEN AT 700mA	1	9476	0.9	104.3
	SA2	2	SIGNIFY Gardco	SFA-48L-700-NW-G2-3	SlenderForm Arm Mount LED SFA, 48 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	(3) LEDgine Array(s) DRIVEN AT 700mA	1	11610	0.9	208.6
	W1	6	WILLIAMS OUTDOOR	VWPH-130-740-T3-SDGL-0PT-EDD-UNV	VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH TYPE III MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND A SOLITE GLASS LENS.	(4) LUXEON M 4000K LEDES	1	3106	0.9	35.4
	W2	5	PROGRESS	P6341 30K	LED FLOODLIGHT WITH TWO HEADS AND PHOTOCCELL	SIX LED	1	1048	0.9	20.1
	W5	6	PHILIPS STONCO	PW15-NW-G1-8	Philips Stonco Low Profile Wall		1	1656	0.9	15

- Note**
1. Pole mounted fixtures and poles shall be black.
 2. Poles shall be direct buried fiberglass.
 3. Wall mounted lights shall be black.
 4. All fixtures are full-cutoff.
 5. Refer to the Luminaire Locations chart and the "MH" column for the mounting heights of each fixture.
 6. All exterior site lighting shall be designed to prevent off-site glare.
 7. The two SA2 lights shall remain on all night. All other pole lights shall turn off by midnight with a timeclock.

Statistics							
Description	Symbol	Avg	Min	Max/Min	Max	Avg/Min	
CANOPY	+	7.8 fc	5.0 fc	2.0:1	10.1 fc	1.6:1	
PARKING	+	0.8 fc	0.8 fc	5.3:1	4.2 fc	3.3:1	
PLAY AREA (EAST)	+	2.7 fc	1.8 fc	2.0:1	3.6 fc	1.5:1	
PLAY AREA (WEST)	+	3.2 fc	1.1 fc	8.5:1	9.3 fc	2.9:1	
PROPERTY LINE	+	0.4 fc	0.1 fc	24.0:1	2.4 fc	4.0:1	1.2 fc at intersecting roadway.

Luminaire Locations										
		Location					Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
30	A3	72.80	-48.86	16.33	16.33	95.37	0.00	72.80	-48.86	0.00
31	A3	71.77	-59.81	16.33	16.33	95.37	0.00	71.77	-59.81	0.00
32	A3	70.83	-69.76	16.33	16.33	95.37	0.00	70.83	-69.76	0.00
33	A3	69.90	-79.72	16.33	16.33	95.37	0.00	69.90	-79.72	0.00
34	A3	58.00	-47.51	16.33	16.33	95.37	0.00	58.00	-47.51	0.00
35	A3	56.97	-58.46	16.33	16.33	95.37	0.00	56.97	-58.46	0.00
36	A3	56.03	-68.41	16.33	16.33	95.37	0.00	56.03	-68.41	0.00
37	A3	55.09	-78.37	16.33	16.33	95.37	0.00	55.09	-78.37	0.00
284	D2	-8.92	15.20	7.75	7.75	275.61	-90.00	-16.63	15.95	7.75
285	D2	-6.24	44.99	7.75	7.75	275.61	-90.00	-13.95	45.75	7.75
286	D2	-4.87	58.93	7.75	7.75	275.61	90.00	-12.58	59.68	7.75
287	D2	-3.55	72.36	7.75	7.75	275.61	90.00	-11.26	73.12	7.75
288	D2	-2.23	85.80	7.75	7.75	275.61	-90.00	-9.94	86.55	7.75
289	D2	-0.91	99.23	7.75	7.75	275.61	90.00	-8.63	99.99	7.75
290	D2	0.41	112.67	7.75	7.75	275.61	90.00	-7.31	113.42	7.75
291	D2	3.04	133.67	7.75	7.75	275.61	90.00	-4.68	134.43	7.75
292	D2	4.26	146.11	7.75	7.75	275.61	90.00	-3.45	146.87	7.75
293	D2	22.92	149.47	7.75	7.75	5.61	-90.00	23.68	157.18	7.75
294	D2	48.79	146.83	7.75	7.75	5.61	90.00	50.55	154.54	7.75
295	D2	76.66	144.19	7.75	7.75	5.61	-90.00	77.42	151.90	7.75
296	D2	89.01	142.89	7.75	7.75	5.61	-90.00	89.76	150.61	7.75
297	D2	105.74	141.20	7.75	7.75	5.61	-90.00	106.50	148.92	7.75
298	D2	103.52	118.56	7.75	7.75	185.61	-90.00	102.76	110.85	7.75
299	D2	81.09	120.85	7.75	7.75	185.61	90.00	80.33	113.13	7.75
300	D2	127.79	106.39	7.75	7.75	5.61	-90.00	128.54	114.11	7.75
301	D2	113.26	58.46	7.75	7.75	275.61	90.00	105.55	59.22	7.75
302	D2	114.58	71.90	7.75	7.75	275.61	-90.00	106.87	72.65	7.75
303	D2	115.90	85.33	7.75	7.75	275.61	90.00	108.19	86.09	7.75
304	D2	136.22	56.25	7.75	7.75	95.61	90.00	143.93	55.49	7.75
305	D2	137.54	69.69	7.75	7.75	95.61	-90.00	145.25	68.93	7.75
306	D2	138.86	83.12	7.75	7.75	95.61	90.00	146.57	82.37	7.75
307	D2	130.67	1.28	7.75	7.75	95.61	90.00	138.38	0.52	7.75
308	D2	131.99	14.72	7.75	7.75	95.61	-90.00	139.70	13.96	7.75
309	D2	133.31	28.15	7.75	7.75	95.61	90.00	141.02	27.40	7.75
310	D2	108.03	3.50	7.75	7.75	95.61	-90.00	100.32	4.26	7.75
311	D2	109.35	16.94	7.75	7.75	95.61	90.00	101.64	17.70	7.75
312	D2	110.67	30.38	7.75	7.75	95.61	-90.00	102.95	31.13	7.75
313	D2	125.24	-7.98	7.75	7.75	5.61	-90.00	124.48	-15.69	7.75
314	D2	112.03	-6.94	7.75	7.75	5.61	-90.00	111.27	-14.65	7.75
315	D2	36.72	78.79	7.75	7.75	95.61	-90.00	44.43	78.04	7.75
316	D2	38.04	92.23	7.75	7.75	95.61	90.00	45.75	91.47	7.75
317	D2	39.36	105.67	7.75	7.75	95.61	-90.00	47.07	104.91	7.75
318	D2	36.11	148.17	7.75	7.75	5.61	-90.00	36.87	155.89	7.75
319	D2	62.98	145.53	7.75	7.75	5.61	90.00	63.74	153.25	7.75
320	D2	117.19	98.66	7.75	7.75	275.61	90.00	109.47	99.42	7.75
321	D2	140.39	96.46	7.75	7.75	95.61	-90.00	148.11	95.70	7.75
322	D2	9.69	150.51	7.75	7.75	5.61	-90.00	10.45	158.22	7.75
323	D2	21.86	126.60	7.75	7.75	5.61	-90.00	22.62	134.32	7.75
324	D2	8.63	127.64	7.75	7.75	5.61	-90.00	9.39	135.36	7.75
325	D2	41.75	124.59	7.75	7.75	5.61	-90.00	42.50	132.30	7.75
326	D2	68.62	121.95	7.75	7.75	5.61	90.00	69.37	129.66	7.75
327	D2	54.93	123.29	7.75	7.75	5.61	90.00	55.69	131.01	7.75
328	D2	120.91	124.66	7.75	7.75	275.61	90.00	113.20	125.42	7.75
6	SA2	120.95	-89.51	25.00	25.00	6.08	0.00			
	SA2-1	121.08	-88.27	25.00	25.00	6.08	0.00	121.08	-88.27	0.00
	SA2-2	120.82	-90.76	25.00	25.00	186.08	0.00	120.82	-90.76	0.00
7	SA2	1.06	-77.87	25.00	25.00	6.08	0.00			
	SA2-1	1.19	-76.63	25.00	25.00	6.08	0.00	1.19	-76.63	0.00
	SA2-2	0.93	-79.12	25.00	25.00	186.08	0.00	0.93	-79.12	0.00
81	SA1	-42.00	42.72	25.00	25.00	94.29	0.00	-40.75	42.63	0.00
82	SA1	-35.21	119.42	25.00	25.00	94.29	0.00	-33.96	119.33	0.00
83	SA1	148.30	127.48	25.00	25.00	256.72	0.00	147.08	127.19	0.00
84	SA1	-75.00	-85.40	25.00	25.00	96.08	0.00	-73.76	-85.53	0.00
87	SA1	20.90	-153.62	25.00	25.00	6.08	0.00	21.03	-153.38	0.00
88	SA1	83.77	-159.12	25.00	25.00	6.08	0.00	83.90	-157.88	0.00
89	SA1	146.90	-165.00	25.00	25.00	6.08	0.00	147.03	-163.76	0.00
90	SA1	204.62	-109.48	25.00	25.00	276.08	0.00	203.38	-109.35	0.00
91	SA1	-30.88	-151.48	25.00	25.00	276.08	0.00	-32.12	-151.35	0.00
43	W1	131.89	-35.78	8.00	8.00	95.61	0.00	131.89	-35.78	0.00
44	W1	134.85	41.61	10.50	10.50	95.61	0.00	134.85	41.61	0.00
45	W1	-6.14	-2.96	8.50	8.50	185.61	0.00	-6.14	-2.96	0.00
46	W1	-14.82	-24.99	8.50	8.50	95.61	0.00	-14.82	-24.99	0.00
47	W1	90.94	-44.49	8.00	8.00	185.61	0.00	90.94	-44.49	0.00
48	W1	43.63	-39.61	8.00	8.00	185.61	0.00	43.63	-39.61	0.00
31	W2	45.81	53.25	13.00	13.00	275.61	-90.00	58.75	53.98	13.00
32	W2	92.51	119.57	13.00	13.00	5.61	-90.00	91.24	106.64	13.00
33	W2	112.03	44.19	13.00	13.00	95.61	-90.00	99.09	45.46	13.00
34	W2	52.78	-6.28	13.00	13.00	185.61	-90.00	54.05	6.66	13.00
35	W2	81.14	-9.06	13.00	13.00	185.61	-90.00	82.41	3.88	13.00
38	W5	-10.48	0.74	7.75	7.75	275.61	0.00	-10.48	0.74	0.00
39	W5	-7.76	26.06	7.75	7.75	275.61	0.00	-7.76	26.06	0.00
40	W5	-6.98	34.02	7.75	7.75	275.61	0.00	-6.98	34.02	0.00
41	W5	28.90	2.68	7.75	7.75	95.61	0.00	28.90	2.68	0.00
42	W5	30.37	17.61	7.75	7.75	95.61	0.00	30.37	17.61	0.00
43	W5	32.37	38.01	7.75	7.75	95.61	0.00	32.37	38.01	0.00



PET PARADISE
POOLER, GA

Designer
Date
2023
Scale
As indicated
Drawing No.
Summary

November 21st, 2023

Robert A. McCann, P.E.
Haines Gipson & Associates
1550 N Brown Rd, Suite 100
Lawrenceville, GA 30043

Dear Mr. McCann,

I am pleased to provide you with a recommendation for Approval of the site development plans for Pet Paradise, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	Nov. 2023
	Stormwater Management Report.....	Nov. 2023
	Stormwater Maintenance Agreement.....	Oct. 2023
	GSWCC Approval of ES&PC Plans.....	May 2023

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 and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State, and City codes and regulations. All required permits and approvals, pursuant to land disturbing activities and land development shall be provided and found acceptable to the City of Pooler. All the required testing data, certifications, and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.





EOM Operations
Your solution to a better tomorrow

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Brian Crooks, AICP; City Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Site Plan for Joe Hudson Collision Center at 1224 E US Hwy 80

Project:	#230692
P&Z Meeting Date:	December 11, 2023
City Council Meeting Date:	December 18, 2023
Applicant and Authorized Agent:	Caprine Engineering (Engineer)
Location (Address):	1224 E US Hwy 80
Parcel (PIN):	50987 07017
Acreage:	1.77 total – 1.4 disturbed
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	Automotive Body Repair Center
Staff Recommendation:	Approval
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - 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.
 - o The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - o The site plan complies with the provisions related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - o The site plan complies with the provisions related to the location of uses/development areas, development standards for commercial development, and buffer standards.
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - o The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - o The site is adequately served by any other public services for current or projected needs.
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - o The site plan complies with the provisions related to buffer and screening standards.
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-deterring buffer between adjacent properties.

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

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

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

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends Approval of the request.

Attachments:

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



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

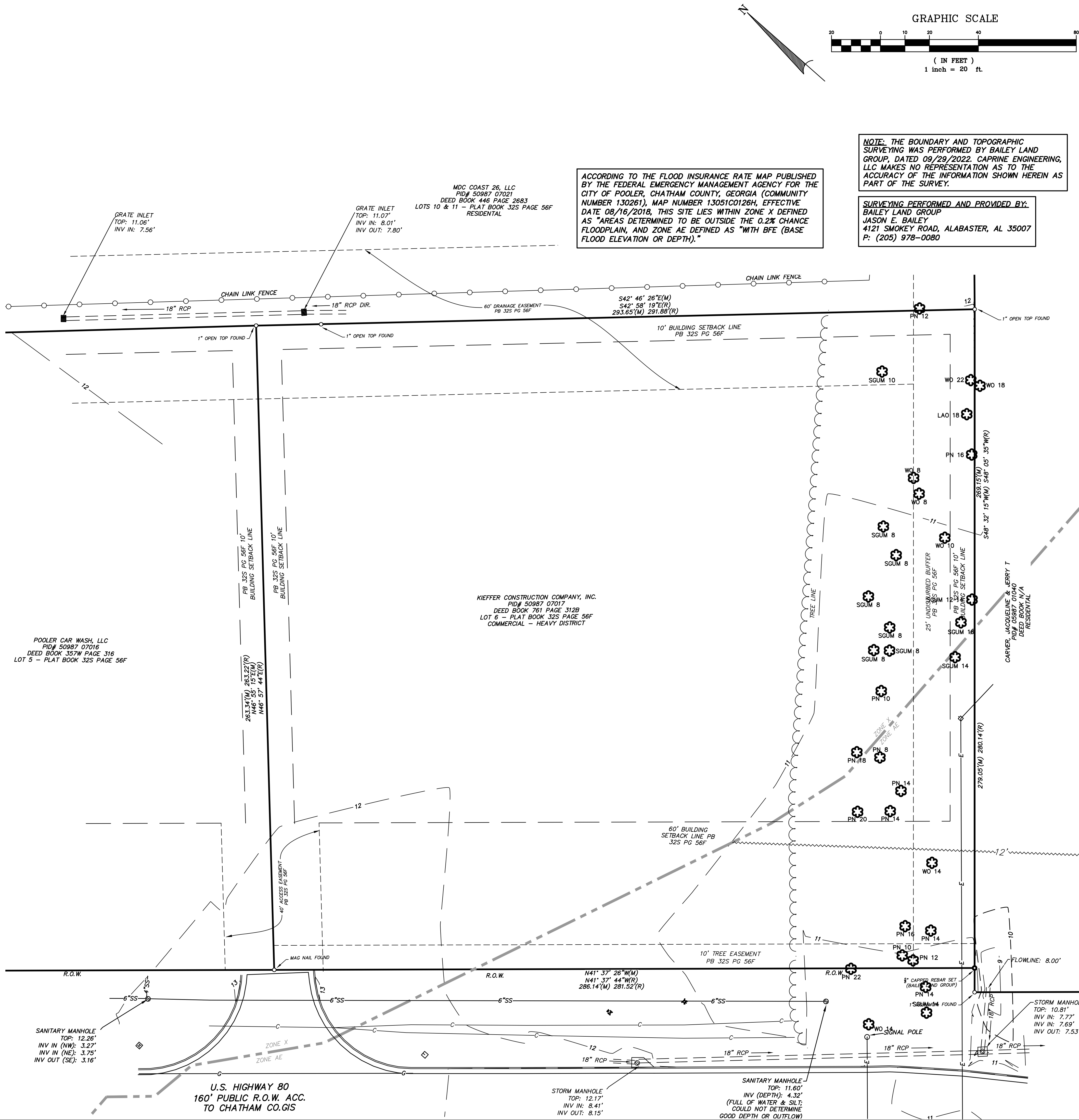
Project #230692 - 1224 E US HWY 80

12/07/2023

☐ Parcels







CAPRINE

PLANNING • CIVIL ENGINEERING • CONSULTING

3 OFFICE PARK CIRCLE, SUITE 226 BIRMINGHAM, ALABAMA 35223

O: (205) 423-5082

DATE

10.26.2023

PLAN ISSUE

FOR PERMIT

EXISTING CONDITIONS

JHCC POOLER

1224 E US HIGHWAY 80

POOLER, GEORGIA 31322

PROJECT NO. 22.023

SCALE: 1" = 20'

DRAWN: JT

REVIEW: CE

C0.1

SHEET 2 OF 22

1. ALL BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND MAINTAINED BY THE CONTRACTOR ACCORDING TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, (MOST CURRENT EDITION) BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FAMILIARIZING HIMSELF WITH THE MANUAL AND THE STANDARDS AND MATERIALS CONTAINED THEREIN.
2. THE MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES SO AS TO BE AN EFFECTIVE BARRIER TO EROSION AND SEDIMENTATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH ALL GEPD AND EPA BEST MANAGEMENT PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT, AND/OR SUPPLEMENTATION OF ANY CONTROL MEASURES THAT ARE NOT FUNCTIONING PROPERLY. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THE PLANS SHALL BE CONSIDERED A MINIMUM.
3. OTHER THAN LAND-CLEARING ACTIVITIES REQUIRED TO INSTALL THE APPROPRIATE BMP IN ACCORDANCE WITH THE BMP PLANS, ANY DOWN SLOPE EROSION AND SEDIMENT CONTROL MEASURES, ON-SITE STREAM CHANNEL PROTECTION AND UPSLOPE DIVERSION OF DRAINAGE REQUIRED BY THE BMP PLAN SHALL BE IN PLACE AND FUNCTIONAL BEFORE ANY CLEARING OR EARTH MOVING OPERATIONS BEGIN AND SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT SHALL BE REPLACED AT THE END OF THE WORKDAY.
4. ALL HAZARDOUS SUBSTANCES USED FOR THIS PROJECT (PAINT, OIL, GREASE, AND OTHER PETROLEUM PRODUCTS) SHALL BE STORED IN ACCORDANCE WITH SPCC REGULATIONS. THESE SUBSTANCES SHALL BE STORED AWAY FROM STORM DRAINS, DITCHES, AND GUTTERS IN WATERTIGHT CONTAINERS. DISPOSAL OF THESE SUBSTANCES SHALL BE IN ACCORDANCE WITH ADEQ REGULATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE TRASH CONTAINERS ONSITE FOR THE DISPOSAL OF CONSTRUCTION MATERIALS WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING TRASH FROM ENTERING THE CREEK.
5. ALL CONTROL MEASURES SHALL BE CHECKED, AND REPAIRED AS NECESSARY, WEEKLY IN DRY PERIODS, AND WITHIN 24 HOURS AFTER ANY RAINFALL AT THE SITE OF 0.50 INCH WITHIN A 24 HOUR PERIOD, DURING PROLONGED RAINFALLS, DAILY CHECKING AND, IF NECESSARY, REPAIRING SHALL BE DONE.
6. ALL MATERIALS SHALL BE PROPERLY STORED, NOT EXPOSED TO RAIN, AND STOCKPILED. ALL CONTAINERS SHALL BE STORED CLOSED OR IN COVER. ALL EXCESS OR WASTE MATERIAL SHALL BE DISPOSED OF PROPERLY. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION WASTE DUMPSTER OR TRAILER ON SITE FOR CONSTRUCTION WASTE. THE CONTRACTOR SHALL DISPOSE OF TRASH AND WASTE TO AN ACCEPTABLE OFFSITE FACILITY EVERY 10 DAYS MINIMUM.
7. THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL, OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE TO A RECEIVING WATER, MUST NOT CAUSE AN UNNATURAL COLOR (EXCEPT DYES OR OTHER SUBSTANCES DISCHARGED FOR THE PURPOSE OF ENVIRONMENTAL STUDIES AND WHICH DO NOT HAVE A HARMFUL EFFECT ON THE RECEIVING WATER), OR ODOM IN THE RECEIVING WATERS. THE STORM WATER DISCHARGE TO RECEIVING WATER MUST RESULT IN NO MATERIAL IN CONCENTRATION SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE OR FISH AND AQUATIC LIFE IN THE RECEIVING WATER.
8. THE CONTRACTOR SHALL MINIMIZE THE TRACKING OF MUD AND DEBRIS ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AT HIS EXPENSE ANY MUD AND DEBRIS TRACKED OFFSITE AND ONTO ADJACENT ROADWAYS AS REQUIRED.
9. ALL EXISTING AND NEW STORM DRAINAGE INLETS, STRUCTURES, AND PIPES SHALL BE CLEANED OF TRASH AND SEDIMENTS ON A REGULAR BASIS, WEEKLY AT A MINIMUM, SO AS NOT TO ALLOW DOWNSTREAM POLLUTION OF RECEIVING WATERS OR THE ESCAPING OF SEDIMENTS OFF SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EROSION AND SILTATION OFF OF ADJACENT AND DOWNSTREAM PROPERTIES AND/OR ADJOINING SITES. AT HIS EXPENSE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SEDIMENTS AND DEBRIS ESCAPING THIS PROJECT SITE, THE REMEDIATION AND/OR REPAIR OF ANY DAMAGE THAT MAY OCCUR AS A RESULT TO ADJOINING AND/OR DOWNSTREAM AFFECTED PROPERTIES OR OFFSITE STRUCTURES, AND ANY FINES OR PENALTIES LEVIED AGAINST THE PROJECT BY REGULATORY AGENCIES DUE TO DEFICIENCIES OF CONTROL MEASURES.
11. THE CONTRACTOR SHALL EMPLOY WATER TRUCKS OR OTHER DUST CONTROL MEASURES AS REQUIRED THROUGHOUT CONSTRUCTION EFFORTS.

1. THE EROSION AND SEDIMENT CONTROL PLAN SHOWS MINIMUM REQUIREMENTS TO REDUCE EROSION & SEDIMENTATION RUNOFF FROM THE SITE. ADDITIONAL MEASURES MAY BE REQUIRED AND SHOULD BE INSTALLED PER THE MUNICIPALITY'S OR OWNER'S REQUEST AND IN COMPLIANCE WITH ALL GSWCC AND EPA BEST MANAGEMENT PRACTICES. THESE ADDITIONAL MEASURES MAY BE REQUIRED AS CONDITIONS CHANGE THROUGHOUT CONSTRUCTION AND THE DEVICES SHOULD BE APPROPRIATE TO THE PHASE OF WORK AND CONSTRUCTION CONDITIONS OF THE SITE.
2. THE CONTRACTOR SHALL STABILIZE AND PERMANENTLY GRASS AND VEGETATE ALL CUT AND FILL SLOPES AND PROTECT AGAINST EROSION AS REQUIRED USING AN EROSION CONTROL BLANKET, NORTH AMERICAN GREEN SC150 OR SIMILAR, INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL EARTH AND SILT STOCKPILES RESULTING FROM MAINTENANCE EFFORTS SHALL BE GRASSED AND MULCHED TO PREVENT EROSION.
3. TOTAL DISTURBED AREA = 61,154 SF± (1.40AC±)

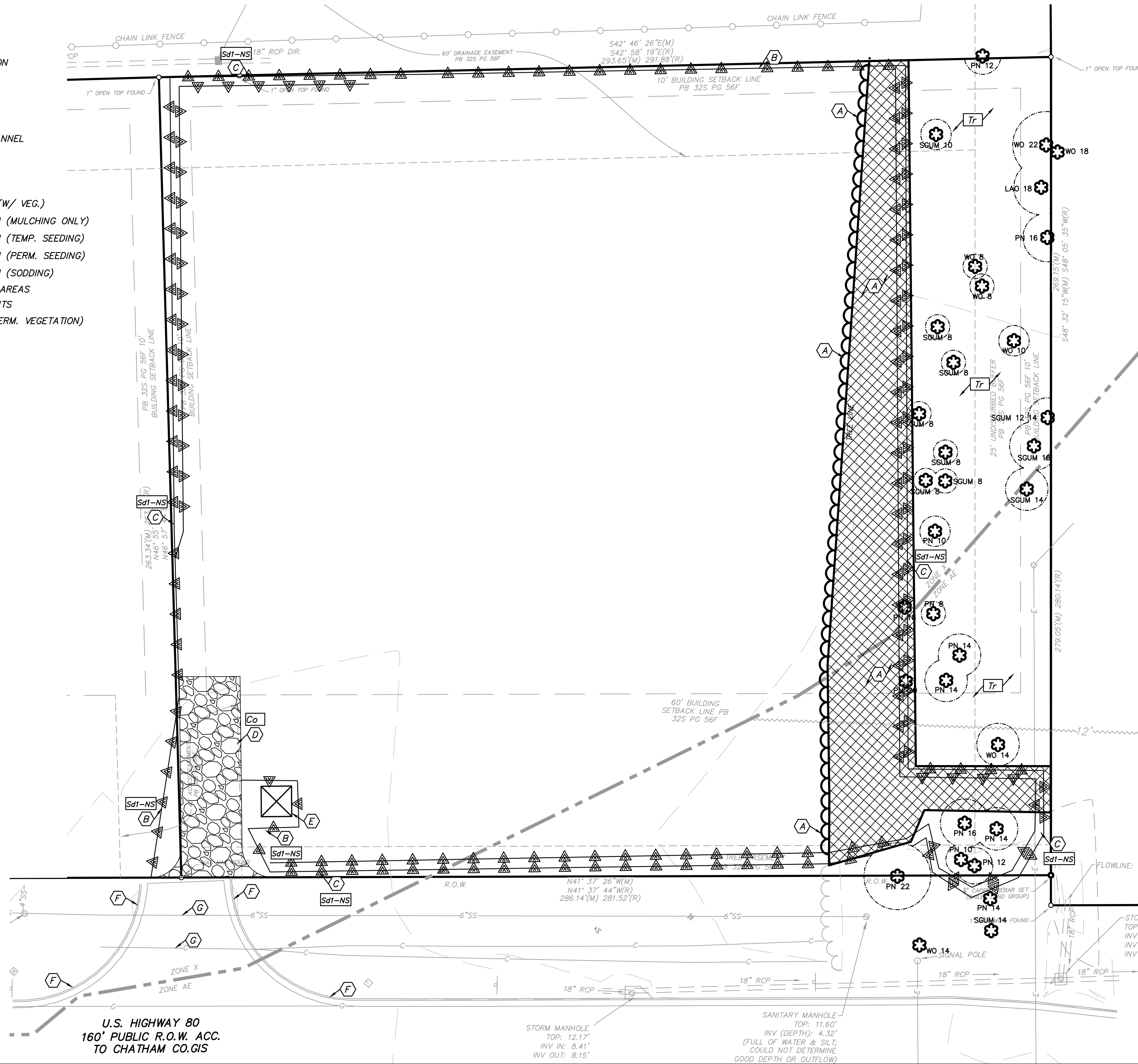
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
REFERENCE: GEORGIA SOIL AND WATER CONSERVATION COMMISSION

<u>Cd</u>	CHECKDAM
<u>Ch</u>	CHANNEL STABILIZATION
<u>Co</u>	CONSTRUCTION EXIT
<u>Cr</u>	CONSTRUCTION ROAD STABILIZATION
<u>Dc</u>	STREAM DIVERSION CHANNEL
<u>Di</u>	DIVERSION
<u>Dn1</u>	TEMPORARY DOWNDRAIN STRUCTURE
<u>Dn2</u>	PERMANENT DOWNDRAIN STRUCTURE
<u>Fr</u>	FILTER RING
<u>Ga</u>	GABION
<u>Gr</u>	GRADE STABILIZATION STRUCTURE
<u>Lv</u>	LEVEL SPREADER
<u>Rd</u>	ROCK FILTER DAM
<u>Rt</u>	RETAINING WALL
<u>Rf</u>	RETRO FITTING
<u>Sd1-NS</u>	SEDIMENT BARRIER
<u>Sd2-F</u>	FILTER FABRIC INLET PROTECTION
<u>Sd2-ps</u>	DANDY SACK INLET PROTECTION
<u>Sd3</u>	TEMPORARY SEDIMENT BASIN
<u>Sd4</u>	TEMPORARY SEDIMENT TRAP
<u>Sk</u>	FLOATING SURFACE SKIMMER
<u>SpB</u>	SEEP BERM

<u>Sr</u>	TEMPORARY STREAM CROSSING
<u>St</u>	STORMDRAIN OUTLET PROTECTION
<u>Su</u>	SURFACE ROUGHENING
<u>Tc</u>	TURBIDITY CURTAIN
<u>Tp</u>	TOPSOILING
<u>Tr</u>	TREE PROTECTION
<u>Wt</u>	STORMWATER CONVEYANCE CHANNEL

Bf	BUFFER ZONE
Cs	COASTAL DUNE STABILIZATION (W/ VEG.)
Ds1	DISTURBED AREA STABILIZATION (MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (TEMP. SEEDING)
Ds3	DISTURBED AREA STABILIZATION (PERM. SEEDING)
Ds4	DISTURBED AREA STABILIZATION (SODDING)
Dv	DUST CONTROL ON DISTURBED AREAS
Fl-Cg	FLOCCULANTS AND COAGULANTS
Sp	STREAMBANK STABILIZATION (PERM. VEGETATION)
Ss	SLOPE STABILIZATION
Tgc	TACKIFIERS AND BINDERS

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS NOTE:
REFERENCE THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL
PLANS, MOST CURRENT DATE, FOR THIS PROJECT FOR ADDITIONAL
INFORMATION REGARDING THE BEST MANAGEMENT PRACTICES
REQUIRED HEREIN. ANY DISCREPANCIES BETWEEN THESE PLANS SET
THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN SET
SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER
IMMEDIATELY. IN CASES OF CONFLICT, THE EROSION, SEDIMENTATION,
AND POLLUTION CONTROL PLANS SHALL GOVERN.



INITIAL EROSION CONTROL AND SEDIMENT CONTROL AND DEMOLITION PLAN

UJHCC POOLER
11224 E US HIGHWAY 80
POOLER, GEORGIA 31322

PROJECT NO. 22.023	
SCALE: 1" = 20'	
DRAWN: JT	REVIEW: CE

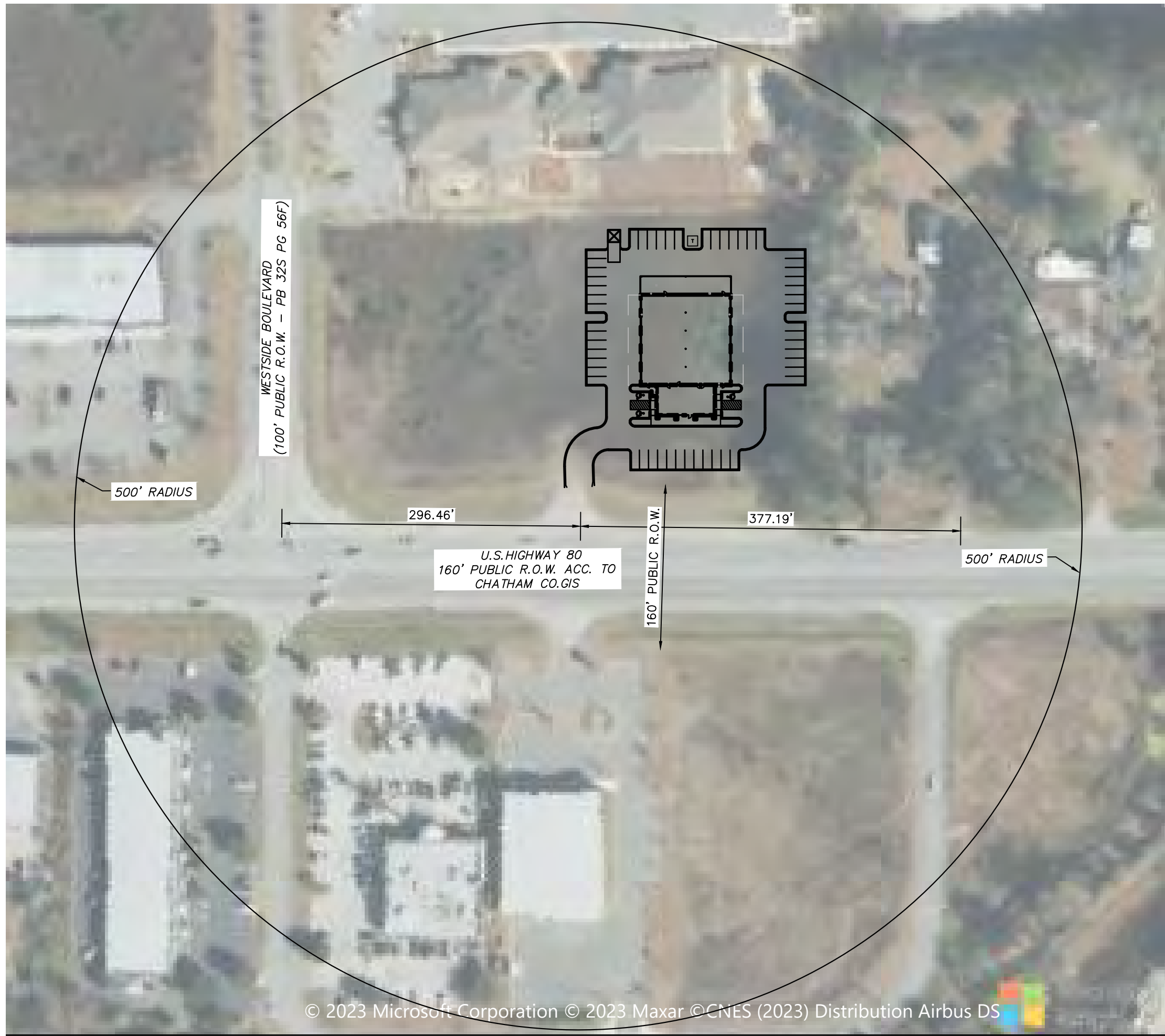
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SHEET 3 OF 22



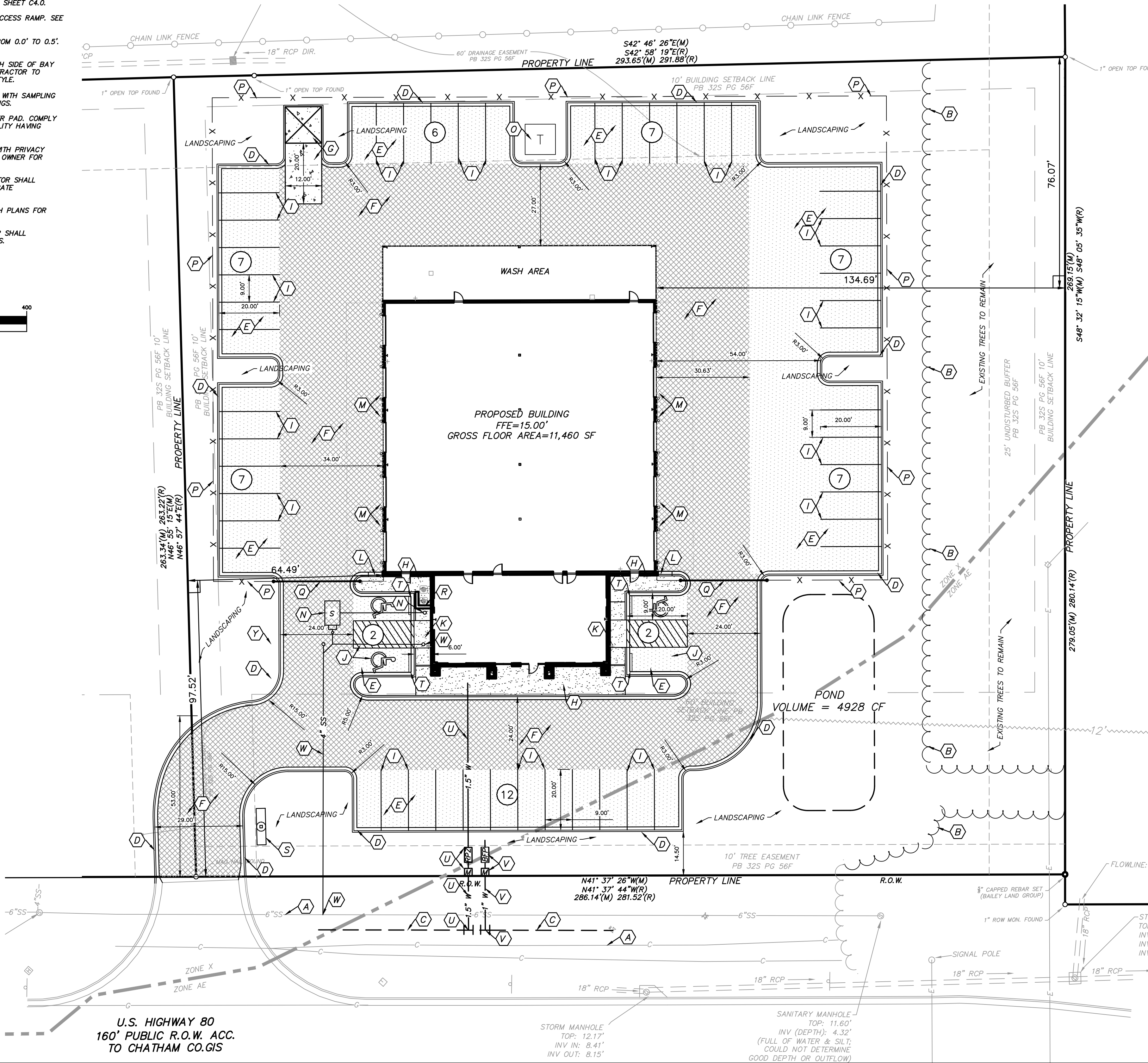
1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN WAS OBTAINED FROM SURVEY PRODUCED BY BAILEY LAND GROUP, DATED 09/29/2022. CAPRINE ENGINEERING, LLC MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE SURVEY INFORMATION SHOWN HEREIN, WHETHER EXPRESSED OR IMPLIED. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND PROJECT ENGINEER IMMEDIATELY.
2. THE CONTRACTOR, SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD AND SHALL LOCATE ON THE GROUND WITH PAINT OR OTHER EASY TO SEE MEANS ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION EFFORTS. CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, IMMEDIATELY.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND CONDITIONS OF ALL UTILITIES TO BE UTILIZED FOR CONSTRUCTION SERVICE HOOD UPS, STORM SEWERS, AND SANITARY SEWERS PRIOR TO PROCEEDING WITH THE LAYING OF PIPE. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES. ALL SERVICE CONNECTIONS TO UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND SHALL CONFORM TO THE UTILITY'S LATEST SPECIFICATIONS FOR INSTALLATION.
4. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES CONCERNING CONFLICTS, RELOCATION, REMOVAL, AND INTERRUPTIONS OF SERVICE.
5. THE WORK REQUIRED TO RELOCATE, REMOVE, INSTALL, REPLACE, ETC. UTILITIES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WITHIN THE LIMITS OF WORK, UNLESS OTHERWISE NOTED ON PLANS.
6. THE CONTRACTOR SHALL PRESERVE AND PROTECT ACCORDING TO THE INSTRUCTIONS OF THE UTILITY INVOLVED, ANY 'LIVE' UTILITIES LOCATED BY THE UTILITY COMPANY OR THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL TRAFFIC CONTROL MEASURES FOR WORK IN AND ALONG EXISTING STREETS. ALL MEASURES SHALL BE ACCORDING TO CURRENT M.U.T.C.D. AND GDOT SPECIFICATIONS. IF REQUIRED BY AGENCIES HAVING JURISDICTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL PLAN ACCORDING TO M.U.T.C.D. AND GDOT FOR ANY WORK WITHIN A CITY, COUNTY, AND/OR GDOT R.O.W.
8. THE CONTRACTOR SHALL BE IN POSSESSION OF ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION EFFORTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXTENT, LOCATION AND ELEVATION OF THE EXISTING IMPROVEMENTS. IF ANY SIGNIFICANT DIFFERENCE IN SITE CONDITION OR ELEVATION IS FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL CONCRETE, SIDEWALKS, PIPES, WALLS, CANOPIES, TREES AND VEGETATION, ETC. DAMAGED DURING CONSTRUCTION THAT ARE NOT A PART OF THE SCOPE OF WORK OR WITHIN THE PROJECT AREA. ALL DISTURBED AREAS THAT ARE NOT A PART OF THE SCOPE OF WORK OR WITHIN THE PROJECT AREA SHALL BE RESTORED TO THE ORIGINAL CONDITION OR AS ACCEPTED BY THE OWNER.
11. UNSTABLE AND PUMPING SUBGRADE CONDITIONS MAY OCCUR DURING SITE PREPARATION AND GRADING OPERATIONS. PROPER PREPARATION OF SUBGRADE AND GRADING AND CRITICAL TO SITE CONSTRUCTION EFFORTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MINIMIZE EROSION DURING TRAFFIC ACROSS THE SITE. EVERY EFFORT SHALL BE MADE TO LOCALIZE EQUIPMENT STAGING AND TRAFFIC TO SPECIFIC AREAS AND LIMIT THE AMOUNT OF UNDERCUTTING AND SOIL STABILIZATION THAT MAY BE NEEDED.
12. ALL GRADING OPERATIONS SHALL BE MONITORED BY A QUALIFIED INDEPENDENT GEOTECHNICAL CONSULTANT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SAID CONSULTANT IN ADVANCE OF ALL REQUIRED TESTING AND SECURING COPIES OF RESULTING REPORTS. COPIES OF THE REPORTS SHALL BE PROVIDED TO THE PROJECT ENGINEER ON A WEEKLY BASIS, MINIMUM.
13. ANY EXCESS SOIL MATERIAL AND/OR UNSUITABLE SOIL MATERIAL SHALL BE HAULED OFF SITE AND LEGALLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. ANY QUESTIONS OR CONCERNS REGARDING THE REMOVAL OF THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, THE OWNER'S GEOTECHNICAL ENGINEER AND THE OWNER IMMEDIATELY.
14. ALL SPOT ELEVATIONS SHOWN REFLECT ELEVATIONS AT GUTTERLINE, ASPHALT, OR GROUND LEVEL UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRIPE UNLESS OTHERWISE NOTED.
16. ALL DRAINAGE STRUCTURES, INLETS BOXES, MANHOLES, ETC. SHALL BE POURED IN PLACE OR PRECAST CONCRETE.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FLOW LINE ELEVATIONS AND THE PERCENT OF GRADE OF STORM LINES THAT ARE INSTALLED. CONSTRUCTION OF THESE UTILITIES IS TO BEGIN AT THE LOWEST POINT AND PROCEED "UPSTREAM."
18. INSTALLATION OF UTILITY AND WATER STRUCTURES WITHIN THE LIMITS OF THE EXISTING SANITARY SEWER EASEMENT IS PROHIBITED.
19. UTILITIES BOTH OVERHEAD AND UNDERGROUND, MAY EXIST WITHIN THE LIMITS OF CONSTRUCTION THAT ARE NOT SHOWN ON THIS PLAN. ALL UTILITIES SHALL BE KEPT LIVE DURING CONSTRUCTION OPERATIONS UNLESS OTHERWISE APPROVED BY THE UTILITY HAVING JURISDICTION. ALL WATER LINE CROSSINGS WITH IN-PLACE UTILITIES SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY HAVING JURISDICTION AND PERFORMED IN THE PRESENCE ON-SITE OF THE RESPECTIVE UTILITY INSPECTOR.
20. ALL WORK WITHIN GDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.

(A)	PRESERVE AND PROTECT EXISTING UTILITIES.
(B)	PRESERVE AND PROTECT EXISTING TREE LINE.
(C)	APPROXIMATE LOCATION OF EXISTING WATER MAIN. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE VEIN OF EXISTING WATER MAIN. CONTRACTOR SHALL COORDINATE WITH CITY WITH REGARD TO THEIR STANDARDS AND INSPECTIONS.
(D)	FURNISH AND INSTALL STANDARD 18" CONCRETE CURB AND GUTTER. COMPLY WITH APPLICABLE SECTIONS OF THE GDOT STANDARDS AND SPECIFICATIONS MANUAL, CURRENT EDITION SEE DETAIL, SHEET C4.0.
(E)	FURNISH AND INSTALL STANDARD DUTY ASPHALT PAVEMENT. COMPLY WITH APPLICABLE SECTIONS OF THE GDOT STANDARDS AND SPECIFICATIONS MANUAL, CURRENT EDITION. SEE DETAIL, SHEET C4.0.
(F)	FURNISH AND INSTALL HEAVY DUTY ASPHALT PAVEMENT. COMPLY WITH APPLICABLE SECTIONS OF THE GDOT STANDARDS AND SPECIFICATIONS MANUAL, CURRENT EDITION. SEE DETAIL, SHEET C4.0.
(G)	FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT, DUMPSITER, AND DOLLY PAW. COMPLY WITH APPLICABLE SECTIONS OF THE GDOT STANDARDS AND SPECIFICATIONS MANUAL, CURRENT EDITION. [COLOR WHITE OR HC BLUE AS APPLICABLE, NON-REFLECTIVE, 2 COATS]
(H)	FURNISH AND INSTALL 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET C4.0.
(I)	FURNISH AND INSTALL 4" PARKING STRIPES, TRAFFIC LEGENDS AND CHEVRONS AS APPLICABLE. COMPLY WITH APPLICABLE SECTIONS OF THE GDOT STANDARDS AND SPECIFICATIONS MANUAL, CURRENT EDITION. [COLOR WHITE OR HC BLUE AS APPLICABLE, NON-REFLECTIVE, 2 COATS]
(J)	FURNISH AND INSTALL ADA COMPLIANT HANDICAP PARKING, LEGENDS, STRIPING, AND SIGNAGE. SEE DETAIL SHEET C4.0.
(K)	FURNISH AND INSTALL ADA PARALLEL CURB ACCESS RAMP. SEE DETAIL, SHEET C4.0.
(L)	FURNISH AND INSTALL 5" CURB TRANSITION FROM 0.0' TO 0.5'. SEE DETAIL, SHEET C4.0.
(M)	FURNISH AND INSTALL SITE BOLLARDS AT EACH SIDE OF BA ROAD AND REAR CORNER OF BUILDING. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR BOLLARD STYLE.
(N)	FURNISH AND INSTALL OIL/WATER SEPARATOR WITH SAMPLING MANHOLE DOWNSTREAM. REFERENCE P-DRAWINGS.
(O)	FURNISH AND INSTALL CONCRETE TRANSFORMER PAD. COMPLY WITH THE STANDARDS AND SPECS OF THE UTILITY HAVING JURISDICTION.
(P)	FURNISH AND INSTALL 6' CHAIN LINK FENCE WITH PRIVACY SLATS. CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT FENCE SPECIFICATIONS.
(Q)	FURNISH AND INSTALL FENCE EXACT FENCE CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT FENCE GATE SPECIFICATIONS.
(R)	FURNISH AND INSTALL STRIPING WALL. SEE ARCH PLANS FOR SPECIFIC TYPE AND MATERIAL.
(S)	FURNISH AND INSTALL SITE SIGN. CONTRACTOR SHALL COORDINATE OWNER REGARDING SIGN SPECIFS.



U.S. HIGHWAY 80
160' PUBLIC R.O.W. ACC.
TO CHATHAM CO.GIS

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
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 DISTURBANCE AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
6. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COSTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.
7. A 12" GAGE 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.
8. THE 1" METER AND METER BOX SHALL BE PURCHASED DIRECTLY FROM THE CITY OF POOLER. THE REDUCED PRESSURE ZONE DEVICE (RPZ) AND ITS INSTALLATION MUST BE APPROVED BY THE PUBLIC WORKS SUPERINTENDENT.
9. CLEANOUTS LOCATED WITHIN PAVEMENT SHALL BE TRAFFIC RATED. CLEANOUTS SHALL BE FLOOD-PROOFED AND DESIGNED TO PREVENT INFILTRATION OF FLOOD WATERS INTO THE SYSTEM.

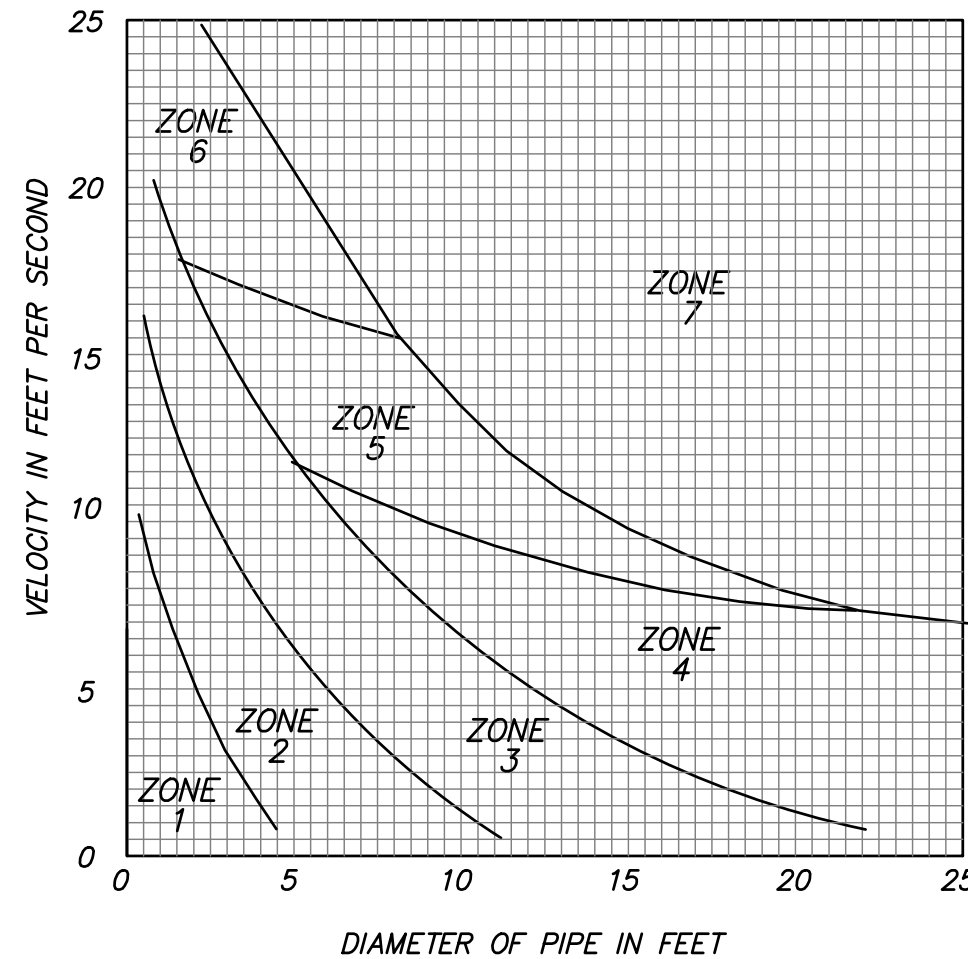


JHCC POOLER
1224 E US HIGHWAY 80
POOLER, GEORGIA 31322

C1.0

STRUCTURE SUMMARY					
STRUC.#	TYPE	TOP/THROAT	INV. IN (IN-LINE)	INV. OUT	NOTES
A1.0	FLARED END SECTION	11.47	10.34	10.34	
A1.1	GRATE INLET	13.16	10.73	10.73	SEE DETAIL, SHEET C4.0
A1.2	GRATE INLET	13.27	11.05	11.05	SEE DETAIL, SHEET C4.0
A1.3	GRATE INLET	13.85	11.63	11.63	SEE DETAIL, SHEET C4.0
B1.0	FLARED END SECTION	11.71	10.46	10.46	
B1.1	GRATE INLET	12.83	10.58	10.58	SEE DETAIL, SHEET C4.0
B1.2	GRATE INLET	13.45	11.20	11.20	SEE DETAIL, SHEET C4.0
C1.0	FLARED END SECTION	11.54	10.04	10.04	
C1.1	WATER QUALITY DEVICE	12.40	10.27	10.27	SEE DETAIL, SHEET C4.4
C1.2	POND OUTLET STRUCTURE	15.00	10.34	10.34	SEE DETAIL, SHEET C4.3

PIPE SUMMARY					
FROM	TO	DIA. (IN.)	LENGTH (FT.)	MATERIAL	SLOPE (%)
A1.0	A1.1	13.5	78	RCP	0.50
A1.1	A1.2	11	63	RCP	0.50
A1.2	A1.3	11	117	RCP	0.50
B1.0	B1.1	11	22	RCP	0.50
B1.1	B1.2	11	123	RCP	0.50
C1.0	C1.1	18	45	PIPE	0.50
C1.1	C1.2	18	14	PIPE	0.50
NOTES					
22"x13.5" RCAP CLASS III					
18"x11" RCAP CLASS III					
18"x11" RCAP CLASS III					
18"x11" RCAP CLASS III					
18"x11" RCAP CLASS III					
TYPE 2 ALUMINIZED ULTRAFLO PIPE WITH HUGGER TYPE BANDS					
TYPE 2 ALUMINIZED ULTRAFLO PIPE WITH HUGGER TYPE BANDS					



SOURCE: "BANK & CHANNEL LINING PROCEDURES", NEW YORK DEPARTMENT OF TRANSPORTATION, DIVISION OF DESIGN AND CONSTRUCTION, 1971

STRUCTURE	Q-FLOW (CFS)	DIAMETER OF PIPE (IN.)	OUTLET VELOCITY (FPS.)	ZONE	APRON LENGTH (FT.)	APRON WIDTH (FT.)	APRON THICKNESS (IN.)	STONE CLASS
A1.0	8.33	18	5.05	1	6	6	9	1
B1.0	3.00	15	2.73	1	5	6	9	1
C1.0	12.70	18	6.79	1	6	6	9	1

RIP RAP SIZING DETAIL
N.T.S.

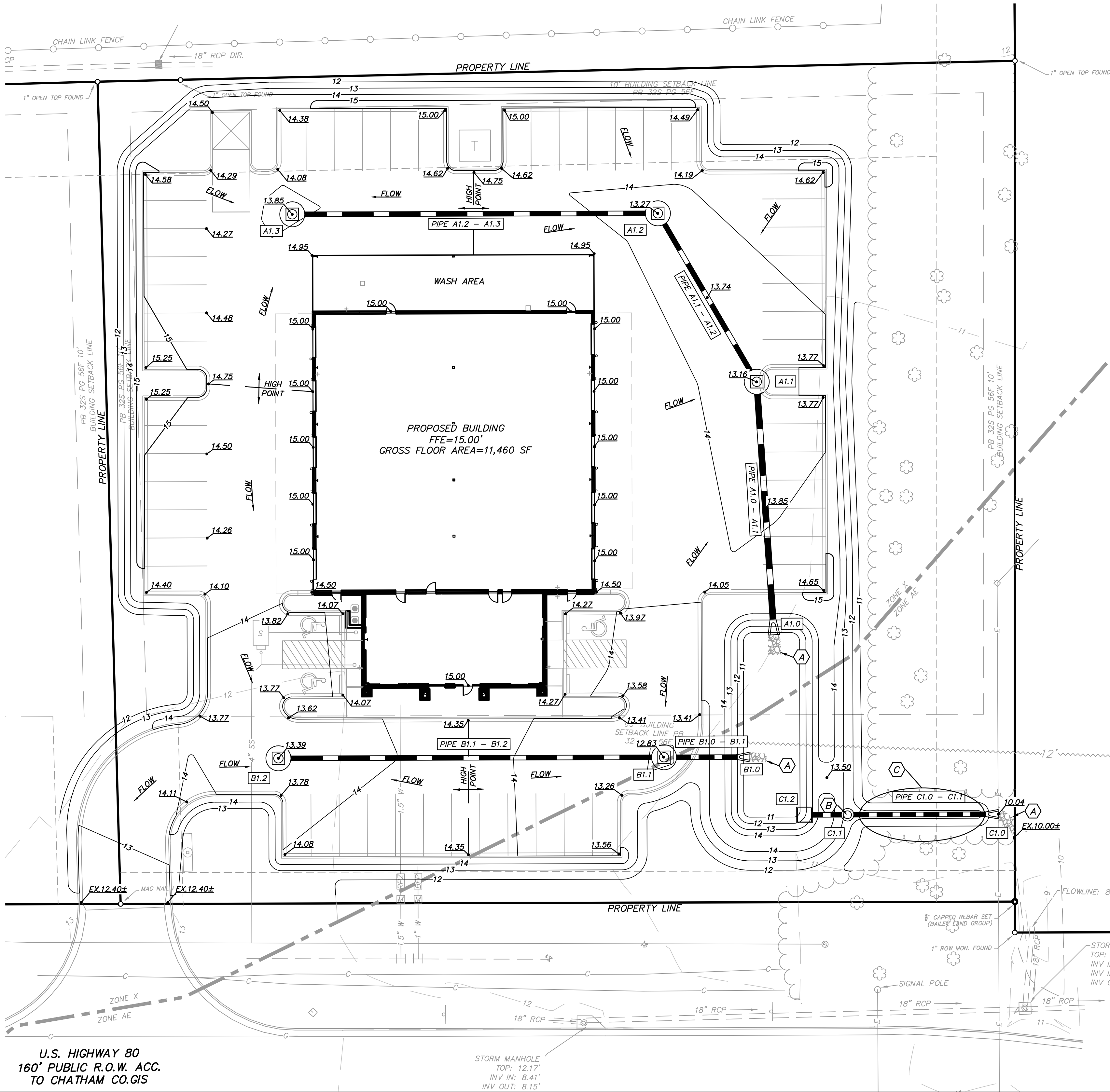
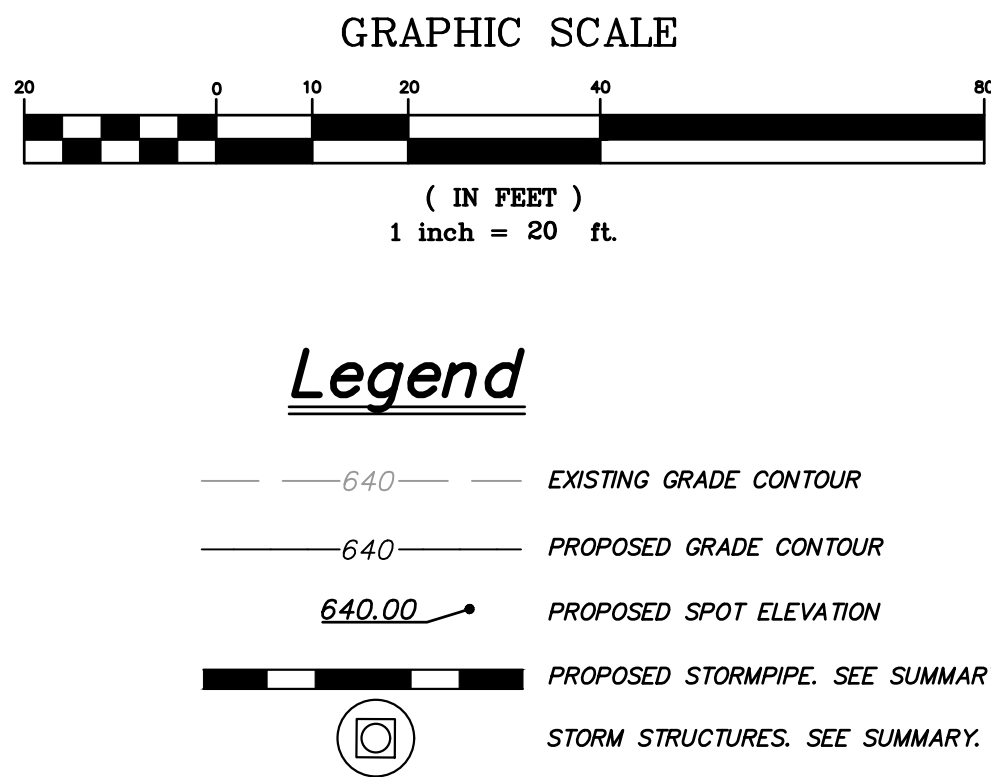
ZONE	APRON MATERIAL	CLASS OF STONE	SIZE OF STONE	LENGTH OF APRON*	MINIMUM THICKNESS OF STONE
1	STONE	FINE	3"	4 X D	9"
2	STONE	LIGHT	6"	6 X D	12"
3	STONE	MEDIUM	13"	8 X D	18"
4	STONE	HEAVY	23"	8 X D	30"
5	STONE	HEAVY	23"	10 X D	30"
6	STONE	HEAVY	23"	12 X D	30"
7	REQUIRES LARGER STONE OR ANOTHER TYPE OF DEVICE. DESIGN IS BEYOND THE SCOPE OF THIS PROCEDURE.				
WIDTH = DIAMETER + 0.4 (LENGTH) : 6" MINIMUM					

NAME	WEIGHT (LBS.)	SIZE	SPECIFICATIONS
RIP-RAP			
CLASS 1	5 - 200		30% SHALL WEIGH AT LEAST 100 LBS EACH. NO MORE THAN 10% SHALL WEIGH LESS THAN 15 LBS. EACH.
CLASS 2	25 - 250		60% SHALL WEIGH AT LEAST 100 LBS EACH. NO MORE THAN 5% SHALL WEIGH LESS THAN 50 LBS. EACH.
EROSION CONTROL STONE			
CLASS A	2" - 6"		10% TOP & BOTTOM SIZES. NO GRADATION SPECIFIED.
CLASS B	15 - 300		NO GRADATION SPECIFIED.

- STORM DRAINAGE/DETENTION POND NOTES:**
- ALL PONDS AND STONE UNDERDRAIN SHALL BE CLEANED AND FREE OF SEDIMENTS PRIOR TO ACCEPTANCE.
 - CONTRACTOR SHALL TAKE PHOTOS REGULARLY AND AT THE INSTALLATION OF KEY STRUCTURAL COMPONENTS OF THE POND THROUGHOUT THE CONSTRUCTION PROCESS TO DOCUMENT THE POND WAS CONSTRUCTED AS DESIGNED.
 - THE OWNER MUST CERTIFY ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
 - THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COSTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

FLOODPLAIN CUT/FILL CALCULATIONS	
PROPERTY AREA	= 77,173 SF
PROPERTY AREA (FLOODPLAIN)	= 11,432 SF
DISTURBED AREA (FLOODPLAIN)	= 6,186 SF
CUT (FLOODPLAIN)	= 0 CY
FILL (FLOODPLAIN)	= 359 CY

- KEY NOTES:**
- FURNISH AND INSTALL CLASS 1 RIP-RAP UNDERLAIN WITH 40Z. NON-WOVEN FILTER FABRIC. SEE PLAN. SEE SIZING CHART FOR CALCS.
 - PURCHASE AND INSTALL 48" DIA. ADVANCED HYDRODYNAMIC SEPARATOR FROM HYDRO INTERNATIONAL. SEE DETAIL, SHEET C4.4.
 - FURNISH AND INSTALL COMPACTED FILL OVER PIPE TO FULLY COVER IT OVER ITS LENGTH.



U.S. HIGHWAY 80
160' PUBLIC R.O.W. ACC.
TO CHATHAM CO.GIS

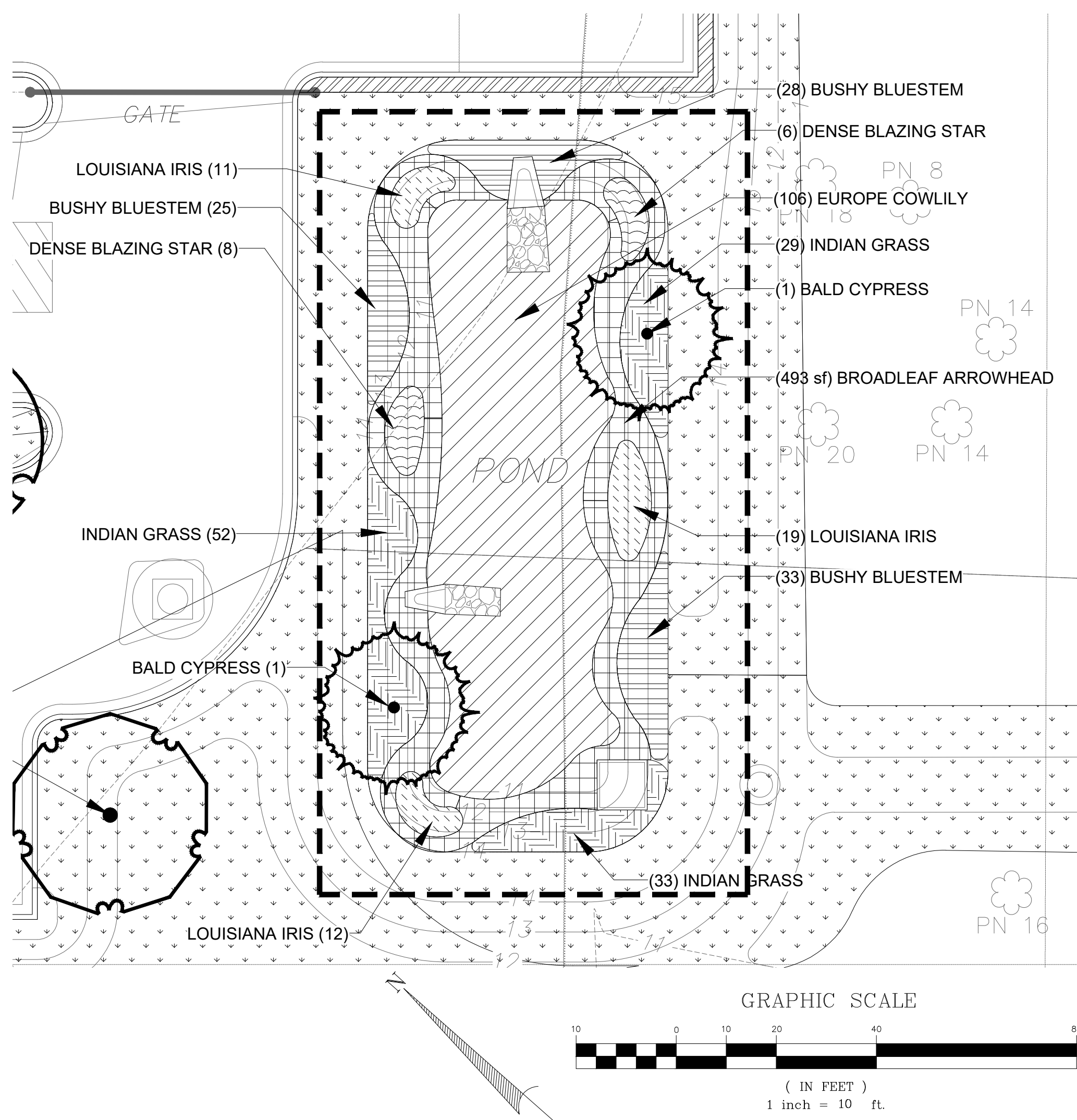
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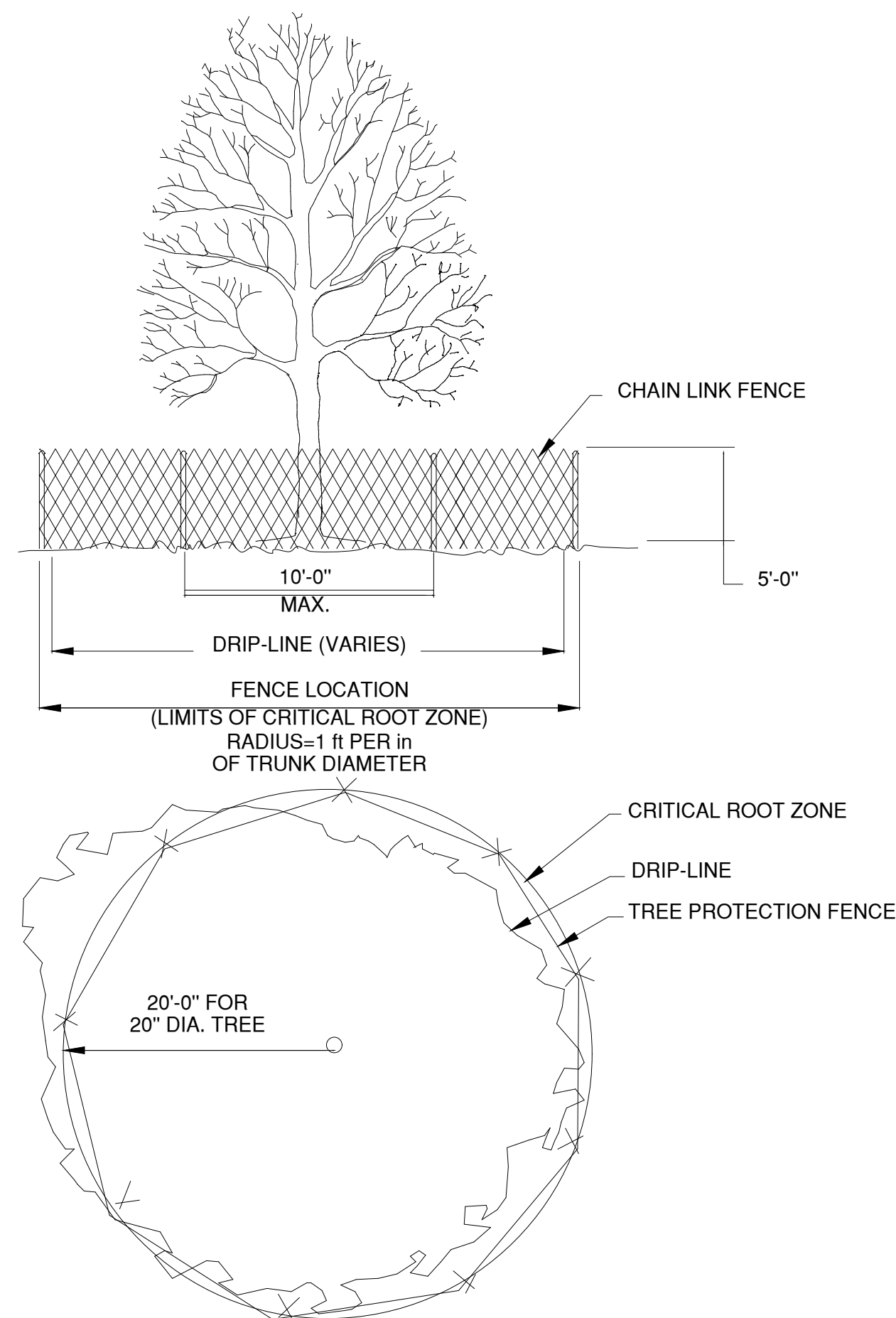
GRADING AND DRAINAGE PLAN

JHCC POOLER
1224 E US HIGHWAY 80
POOLER, GEORGIA 31322

PROJECT NO. 22.023
SCALE: 1" = 20'
DRAWN: JT REVIEW: CE



2 BIRETENTION POND ENLARGEMENT



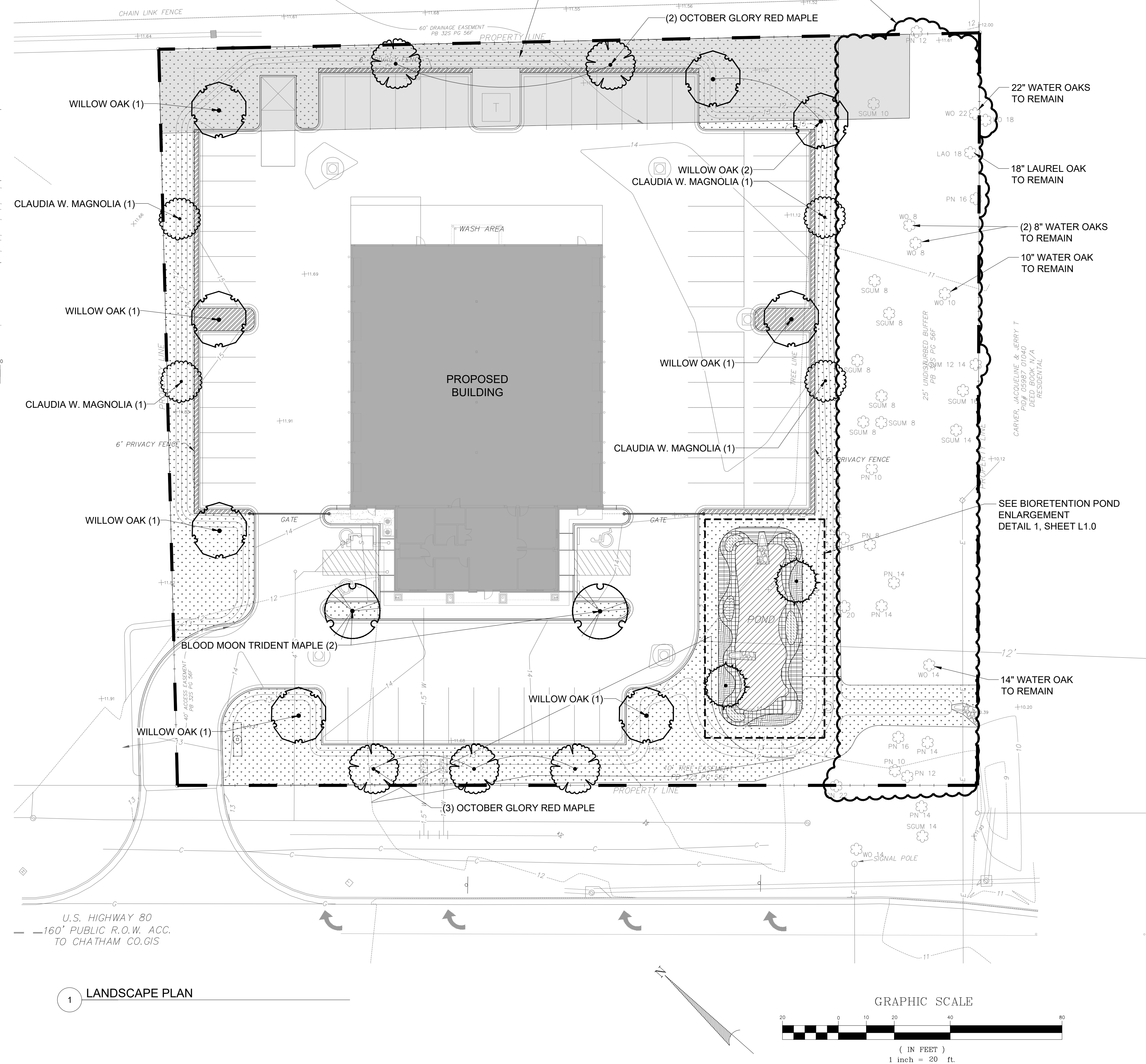
3 TREE PROTECTION FENCE

City of Pooler, GA-Code of Ordinances
Current Version: September 8, 2022
Zoning Classification: C-2

Minimal Tree Coverage:
Required: The minimum allowable post development tree coverage for all development sites shall be 15 existing healthy large species trees (excluding Pine Trees and Sweetgum), a minimum of six-inch diameter at breast height (dbh) and larger per acre of developable land (excluding buffers and wetlands).
Total site acreage - 1.77 acres
Existing trees 6" cal. or larger (non Sweetgum and Pine) 6 trees
Proposed trees: (27 req'd. - 6 Existing) 21 trees

Parking Lot Island Coverage:
Required: One large or medium preferred tree species is required for every 12 parking spaces. Total parking spaces: 57 spaces
Required: 4 trees
Provided: 4 trees

NOTE:
PER THE CITY, NO TREES WITHIN 10' OF ANY UTILITY



1 LANDSCAPE PLAN

RULD PROJECT # CAPR-2301

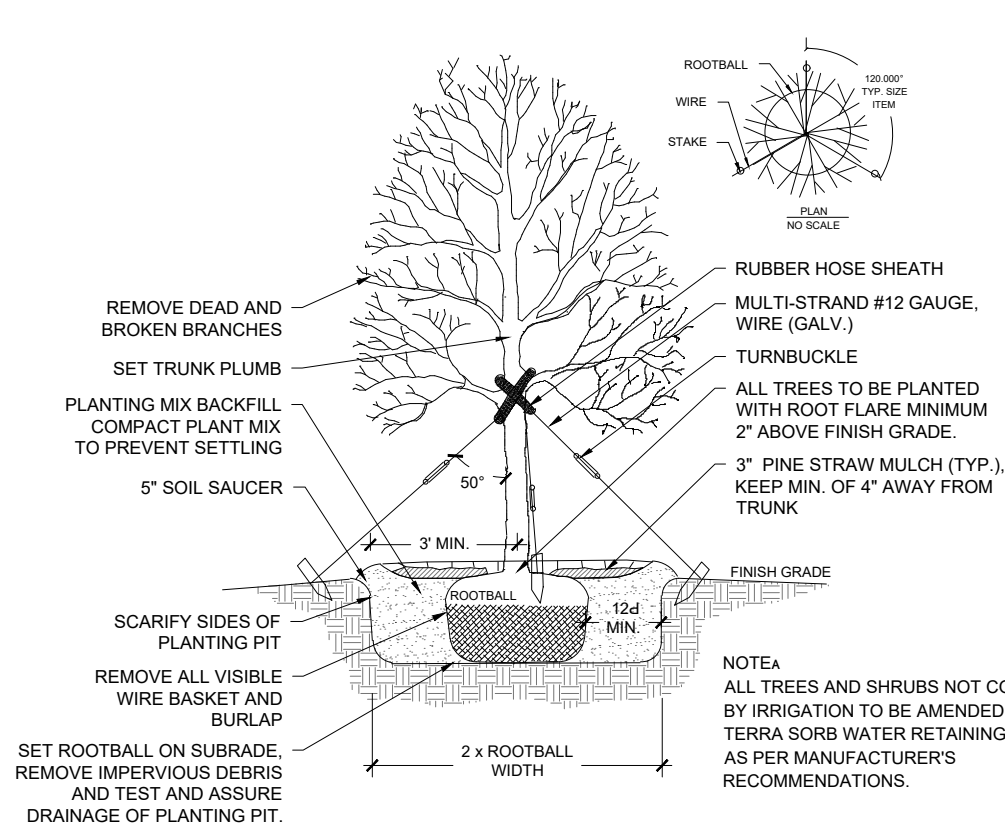
GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS.
- THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER/OR DAMAGED PARTY.
- CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES PRIOR TO CONSTRUCTION.
- ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1 1/2" IN SIZE.
- ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL APPROVED PRIOR TO BIDDING.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.
- THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
- THE LOCATION OF ALL PLANTING BEDS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT A MINIMUM 72 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
- MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF ALL EXISTING TREES.
- CONTRACTOR SHALL SUPPLY AND SPREAD 6" TOP-SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL PLANT AREAS.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND ORGANIC MATERIAL AND PER SPECIFICATIONS.
- FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK OF CURB @ PARKING SPACES.
- BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.
- EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT CRISP DEFINITION.
- ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF PINE STRAW.
- MULCH ALL AREAS OF ANNUALS AND SPREADING GROUND COVER MASS PLANTING WITH 3 INCHES OF DOUBLE HAMMERED BROWN MULCH.
- GRASS: ALL AREAS TO BE GRASSSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ. FT. ADD TURF GREEN OR EQUAL (12-8 SLOW RATE) AT A RATE OF 50 POUNDS PER 1000 SQ. FT. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.
- ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS, TREES, OR SOD SHALL BE SEEDED.
- GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.
- SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.
- WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS TERRA-SORB OR EQUAL FOR EACH TREE INSTALLATION.

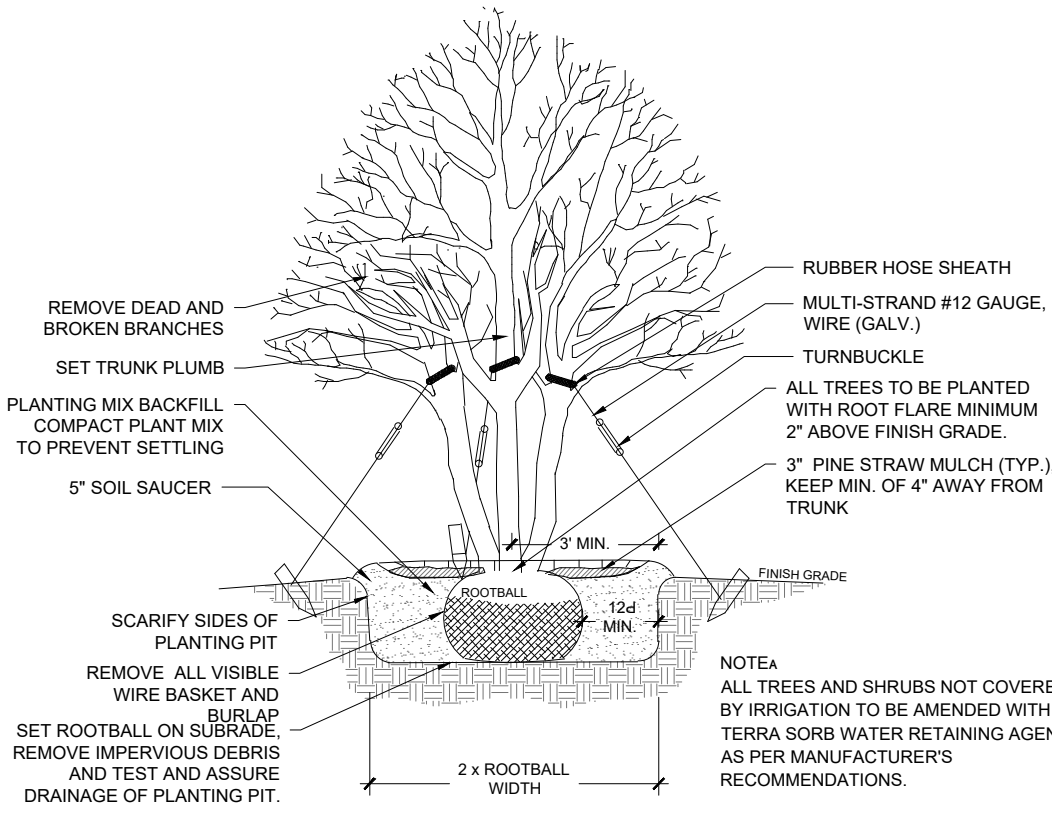
NOTE: ALL TREES AND SHRUBS NOT COVERED BY IRRIGATION TO BE AMENDED WITH TERRA SORB WATER RETAINING AGENT AS PER MANUFACTURERS RECOMMENDATIONS.

LAYOUT NOTES:

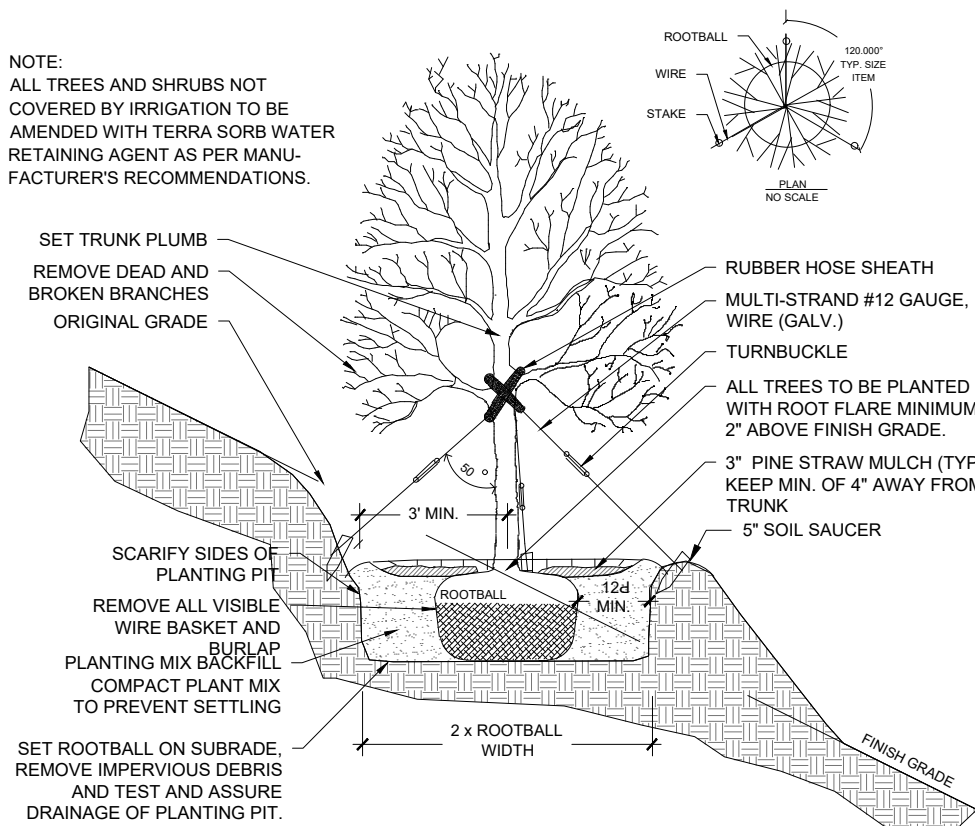
- THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER/OR DAMAGED PARTY.
- THE FINISHED GRADES SHALL BE FREELY DRAINING.
- ALL SITE ELEMENT LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION/INSTALLATION.
- IF APPLICABLE, THE LOCATION OF ALL FOOTINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. FOOTINGS SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
- THE LOCATION OF ALL PAVED AREAS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. PAVED AREAS SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
- MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF ALL EXISTING TREES.
- COORDINATE SLEEVE LOCATION/INSTALLATION WITH LANDSCAPE CONTRACTOR. INSTALLATION IS THE RESPONSIBILITY OF GENERAL CONTRACTOR.
- IRRIGATION SLEEVES ARE TO BE SCHEDULE 40 PVC PIPE, PER SPECIFICATIONS, EXTENDED 18" MINIMUM BEYOND CURB OR PAVEMENT EDGE.
- IRRIGATION SLEEVES ARE TO BE MARKED (EACH END) WITH A 2" X 4" STAKE FOR EASE OF LOCATION BY THE LANDSCAPE CONTRACTOR. SECURE OR CAP EACH END OF SLEEVE DURING INSTALLATION TO PREVENT CLOGGING.



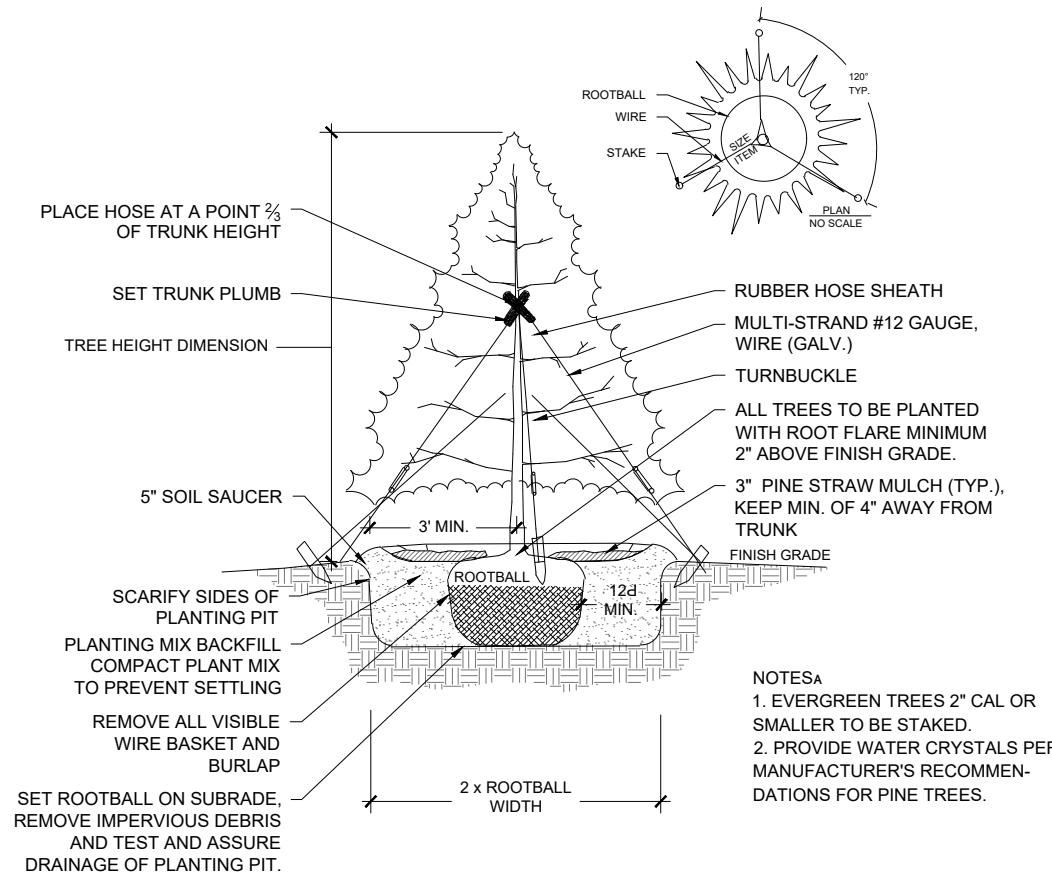
1 DETAIL TYPICAL TREE PLANTING AND GUYING
NOT TO SCALE



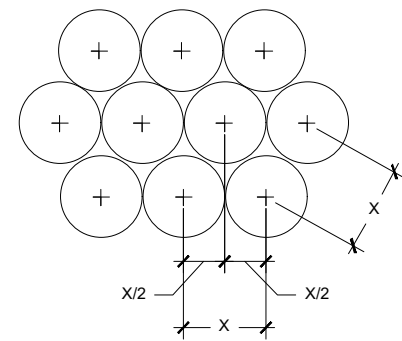
2 DETAIL MULTI TRUNKED TREE PLANTING
NOT TO SCALE



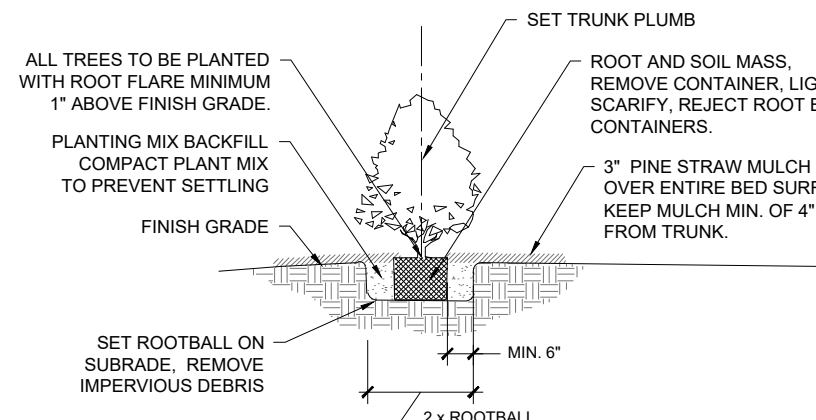
3 DETAIL TYPICAL SLOPE PLANTING
NOT TO SCALE



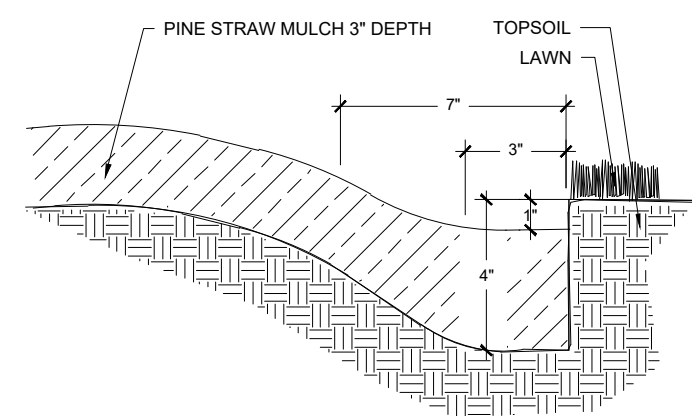
4 DETAIL EVERGREEN TREE PLANTING
NOT TO SCALE



5 DETAIL TYPICAL STAGGERED ROW SPACING
NOT TO SCALE



6 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING
NOT TO SCALE



7 TRENCH EDGE DETAIL FOR ALL PLANT BEDS
NOT TO SCALE

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CAL	HT	SPREAD	SPACING	REMARKS
2	ACER BUERGERIANUM 'RUSTYALLEN' TM	BLOOD MOON TRIDENT MAPLE	2\" - 2.5\" CAL. MIN/B&B			AS SHOWN	STRONG CENTRAL LEADER
5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2\" - 2.5\" CAL. MIN/B&B	10'-12'	6'-8'	AS SHOWN	FULL HEAD, SPECIMEN QUALITY
4	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	CLAUDIA W. MAGNOLIA	2\" - 2.5\" CAL. MIN/B&B	9' - 10' MIN.	4' - 5' MIN.	AS SHOWN	FULL TO GROUND
8	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	2\" - 2.5\" CAL. MIN/B&B	13' - 15' MIN.	3' - 5' MIN.	AS SHOWN	STRONG CENTRAL LEADER
2	TAXODIUM DISTICHUM	BALD CYPRESS	2\" - 2.5\" CAL. MIN/B&B	8'-10'	4'-6'	AS SHOWN	B&B
DETENTION POND MIX	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPREAD	SPACING	REMARKS
86	ANDROPOGON GLOMERATUS	BUSHY BLUESTEM	2\" LINER			18\" O.C.	FULL, HEALTHY PLANT
42	IRIS LOUISIANA	LOUISIANA IRIS	2\" PLUG			18\" O.C.	FULL, HEALTHY PLANT
14	LIATRIS SPICATA	DENSE BLAZING STAR	1 GAL	12\"-24\"	12\"-24\"	24\" O.C.	FULL, HEALTHY PLANT
106	NUPHAR LUTEA	EUROPE COWLILY	1 GAL			36\" O.C.	FULL, HEALTHY PLANT
494 SF	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	SEED				LIVE, WEED-FREE SEED
113	SORGHASTRUM NUTANS	INDIAN GRASS	2\" PLUG			18\" O.C.	FULL, HEALTHY PLANT
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPREAD	SPACING	REMARKS
17,299 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD				HEALTHY, NO YELLOWING OR PESTS. CUT NO MORE THAN 24 HRS. BEFORE LAYING.

LANDSCAPE NOTES & DETAILS

JHCC POOLER
1224 E US HIGHWAY 80
POOLER, GEORGIA 31322

PROJECT NO. 22.023

SCALE: 1\" = 20'

DRAWN: JRH

REVIEW: ALR

L1.1

SHEET _ 16 _ OF _ 22 _

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804 10 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	2	30
	RAIN BIRD 1804 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	2	30
	RAIN BIRD 1804 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	1	30
	RAIN BIRD 1804 ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	25	30
	RAIN BIRD 1804 ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	85	30
	RAIN BIRD R-1318 RD-04-SAM-P45 TURF ROTATOR, 13'-18" ROTARY STREAM, W/RD-00 TURF SPRAY BODY ON 4.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	2	45
	RAIN BIRD R-VAN-1724 RD-04-SAM-P45 TURF ROTATOR, 17'-24" HAND ADJUSTABLE ROTARY STREAM, W/RD-00 TURF SPRAY BODY, 4.0" POP-UP, WITH SEAL-A-MATIC CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATION.	51	45
	RAIN BIRD RWS-B-C ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	6	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PESB-PRS-D (3) 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	12	
	RAIN BIRD PESB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1	
	WATTS U009 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESPLXME2-LXMMSS 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL CABINET.	1	
	WATER METER 1" BASIS OF DESIGN: 1" METER @ 85 PSI & 37.5 GPM. CONTRACTOR TO VERIFY & SIZE ACCORDINGLY.	1	
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,930 L.F.	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	597.1 L.F.	
---	PIPE SLEEVE: PVC CLASS 200 SDR 21	77.9 L.F.	
Valve Callout # Valve Number # Valve Flow # Valve Size			

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PESB-PRS-D (3)	1"	TURF SPRAY	15.97	681.1	35.0	50.8	0.75 in/h
2	RAIN BIRD PESB-PRS-D (3)	1"	TURF SPRAY	6.8	678.9	32.0	46.8	0.86 in/h
3	RAIN BIRD PESB-PRS-D (3)	1"	TURF ROTARY	4.06	673.0	46.7	61.1	0.44 in/h
4	RAIN BIRD PESB-PRS-D (3)	1"	TURF SPRAY	7.42	514.8	32.0	46.8	0.85 in/h
5	RAIN BIRD PESB-PRS-D (3)	1"	SHRUB SPRAY	22.61	510.3	35.0	52.9	2.04 in/h
6	RAIN BIRD PESB-PRS-D (3)	1"	TURF ROTARY	5.92	505.6	46.9	61.5	0.35 in/h
7	RAIN BIRD PESB-PRS-D (3)	1"	TURF ROTARY	6.61	438.3	46.8	61.5	0.37 in/h
8	RAIN BIRD PESB-PRS-D (3)	1"	TURF ROTARY	7.66	374.8	46.9	61.7	0.37 in/h
9	RAIN BIRD PESB-PRS-D (3)	1"	TURF ROTARY	9.46	327.0	46.9	61.9	0.49 in/h
10	RAIN BIRD PESB-PRS-D (3)	1"	TURF ROTARY	8.2	264.4	46.8	61.7	0.51 in/h
11	RAIN BIRD PESB-PRS-D (3)	1"	TURF SPRAY	28.11	157.1	36.3	58.0	1.41 in/h
12	RAIN BIRD PESB-PRS-D (3)	1"	TURF SPRAY	23.54	157.1	35.7	54.3	1.0 in/h
Common Wire				597.1				

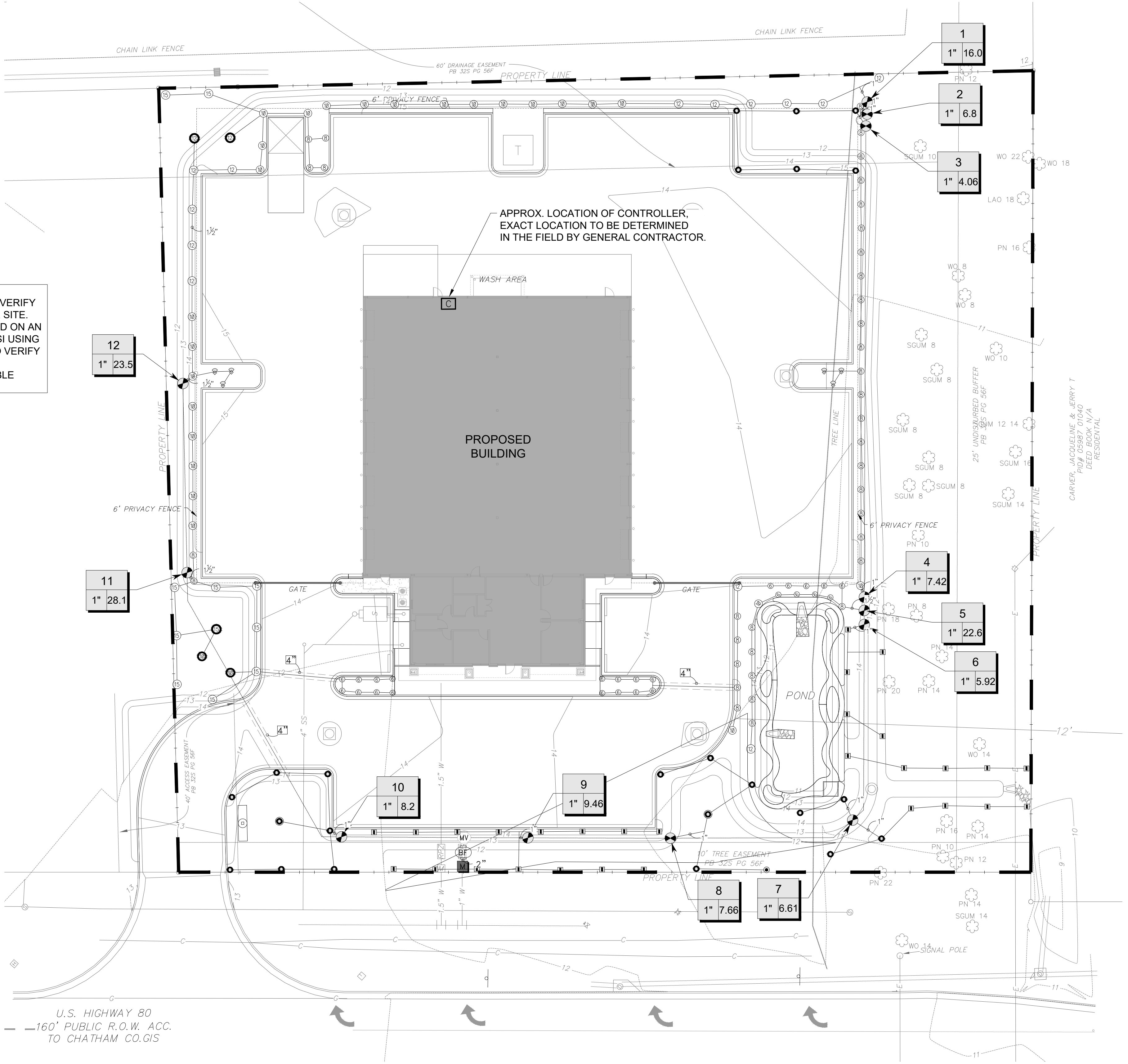
WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	RAIN BIRD PESB-PRS-D (3)	TURF SPRAY	0.75 in/h	1	80	1,278	182.5
2	RAIN BIRD PESB-PRS-D (3)	TURF SPRAY	0.86 in/h	1	70	478.1	68.0
3	RAIN BIRD PESB-PRS-D (3)	TURF ROTARY	0.44 in/h	1	138	560.3	80.0
4	RAIN BIRD PESB-PRS-D (3)	TURF SPRAY	0.85 in/h	1	71	527.1	75.3
5	RAIN BIRD PESB-PRS-D (3)	SHRUB SPRAY	2.04 in/h	1	30	678.2	96.9
6	RAIN BIRD PESB-PRS-D (3)	TURF ROTARY	0.35 in/h	1	172	1,019	145.5
7	RAIN BIRD PESB-PRS-D (3)	TURF ROTARY	0.37 in/h	1	163	1,078	154.0
8	RAIN BIRD PESB-PRS-D (3)	TURF ROTARY	0.37 in/h	1	165	1,264	180.6
9	RAIN BIRD PESB-PRS-D (3)	TURF ROTARY	0.49 in/h	1	123	1,164	166.3
10	RAIN BIRD PESB-PRS-D (3)	TURF ROTARY	0.51 in/h	1	118	967.4	138.2
11	RAIN BIRD PESB-PRS-D (3)	TURF SPRAY	1.41 in/h	1	43	1,209	172.6
12	RAIN BIRD PESB-PRS-D (3)	TURF SPRAY	1.0 in/h	1	61	1,436	205.2
TOTALS:					1,234	11,656	1,665

CRITICAL ANALYSIS

Generated:	2023-07-20 13:40
P.O.C. NUMBER: 01	
Water Source Information:	Basis of Design: 1" Meter @ 85 psi & 37.5 gpm. Contractor to verify & size accordingly.
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	85 PSI
Elevation Change:	0.00 ft
Service Line Size:	4"
Length of Service Line:	10 ft
Pressure Available:	85 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	28.11 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	9.4 GPM
Critical Station:	9
Design Pressure:	45 PSI
Friction Loss:	0.09 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.79 PSI
Pressure Req. at Critical Station:	46.9 PSI
Loss for Fittings:	0.0 PSI
Loss for Main Line:	0.03 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.5 PSI
Loss for Master Valve:	1.79 PSI
Loss for Water Meter:	0.65 PSI
Critical Station Pressure at POC:	61.8 PSI
Pressure Available:	85 PSI
Residual Pressure Available:	23.2 PSI

NOTE:
IRRIGATION CONTRACTOR TO VERIFY
AVAILABLE PRESSURE TO THE SITE.
SYSTEM WAS DESIGNED BASED ON AN
AVERAGE PRESSURE OF 85 PSI USING
A 1" METER. CONTRACTOR TO VERIFY
ALL SYSTEM ZONES WILL RUN
PROPERLY BASED ON AVAILABLE
PRESSURE AND METER SIZE.



1 IRRIGATION PLAN



205.945.7639
PO Box 305 / Birmingham, AL 35201
renta-uld.com
RULD PROJECT # CAPR-2301



PLANNING • CIVIL ENGINEERING • CONSULTING
3 OFFICE PARK CIRCLE, SUITE 226 BIRMINGHAM, ALABAMA 35223
O: (205) 423-5082

DATE	07.17.2023
PLAN ISSUE	FOR PERMIT
FOR PERMIT	09.22.2023
FOR PERMIT	10.23.2023

IRRIGATION PLAN

JHCC POOLER
1224 E US HIGHWAY 80
POOLER, GEORGIA 31322

PROJECT NO. 22.023	
SCALE: 1" = 20'	
DRAWN: JRH	REVIEW: ALR
L2.0	
SHEET <u>17</u> OF <u>22</u>	



EOM Operations
Your solution to a better tomorrow

ATTACHMENT C

November 30th, 2023

Edward C. Eckroate, P.E.
Caprine Engineering LLC
3 Office Park Circle, Suite 226
Birmingham, AL 35223

Dear Mr. Eckroate,

I am pleased to provide you with a recommendation for Site Plan Approval for Joe Hudson Collision Center, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plan.....	Oct. 2023
	Stormwater Management Report.....	Sep. 2023
	Supplemental Stormwater Management Report.....	Sep. 2023
	Stormwater Maintenance Agreement & Plan.....	Sep. 2023
	Technical Traffic Memorandum.....	Sep. 2023
	GDOT GUPS Permit (Approved).....	Sep. 2023
	GA EPD NOI.....	Sep. 2023
	GSWCC Approval of ES&PC Plans.....	Nov. 2023

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 and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance. A complete set of reviewed plans and specification shall be maintained on the construction site.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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

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

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



EOM Operations
Your solution to a better tomorrow

CC: Brian Crooks, AICP; City Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for Mahany Construction at 385 Morgan Lakes Industrial Blvd

Project:	#231002
P&Z Meeting Date:	December 11, 2023
City Council Meeting Date:	December 18, 2023
Applicant and Authorized Agent:	Coleman Company (Engineer)
Location (Address):	385 Morgan Lakes Industrial Blvd
Parcel (PIN):	51015 01102
Acreage:	17.956 total – 22.8 disturbed
Zoning:	I-1 (Light Industrial)
Proposed Use:	Warehousing & Trailer Parking Yard
Staff Recommendation:	Approval <i>Pending approval of the conditional use request for the warehousing.</i>
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

- o The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
- 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - o The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
- 4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - o The site plan complies with the provisions related to development standards for industrial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
- 5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - o The site plan complies with the provisions related to the location of uses/development areas, development standards for commercial development, and buffer standards.
- 6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - o The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
- 7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - o The site is adequately served by any other public services for current or projected needs.
- 8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - o The site plan complies with the provisions related to buffer and screening standards.
- 9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other

landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

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

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

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

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends Approval of the request.

Attachments:

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



CITY OF POOLER
GEORGIA

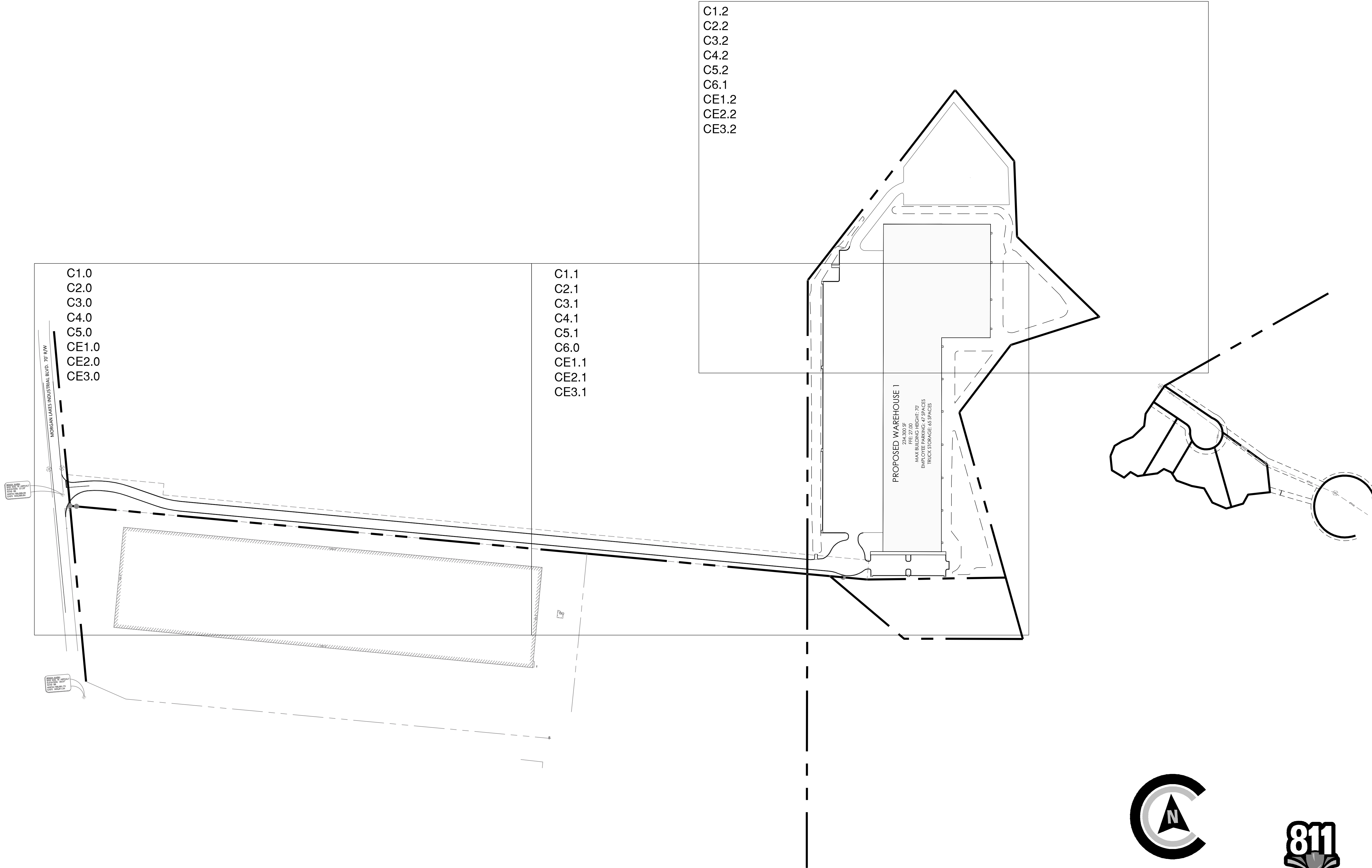
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Project #231002 - 385 Morgan Lakes Industrial Blvd

12/06/2023







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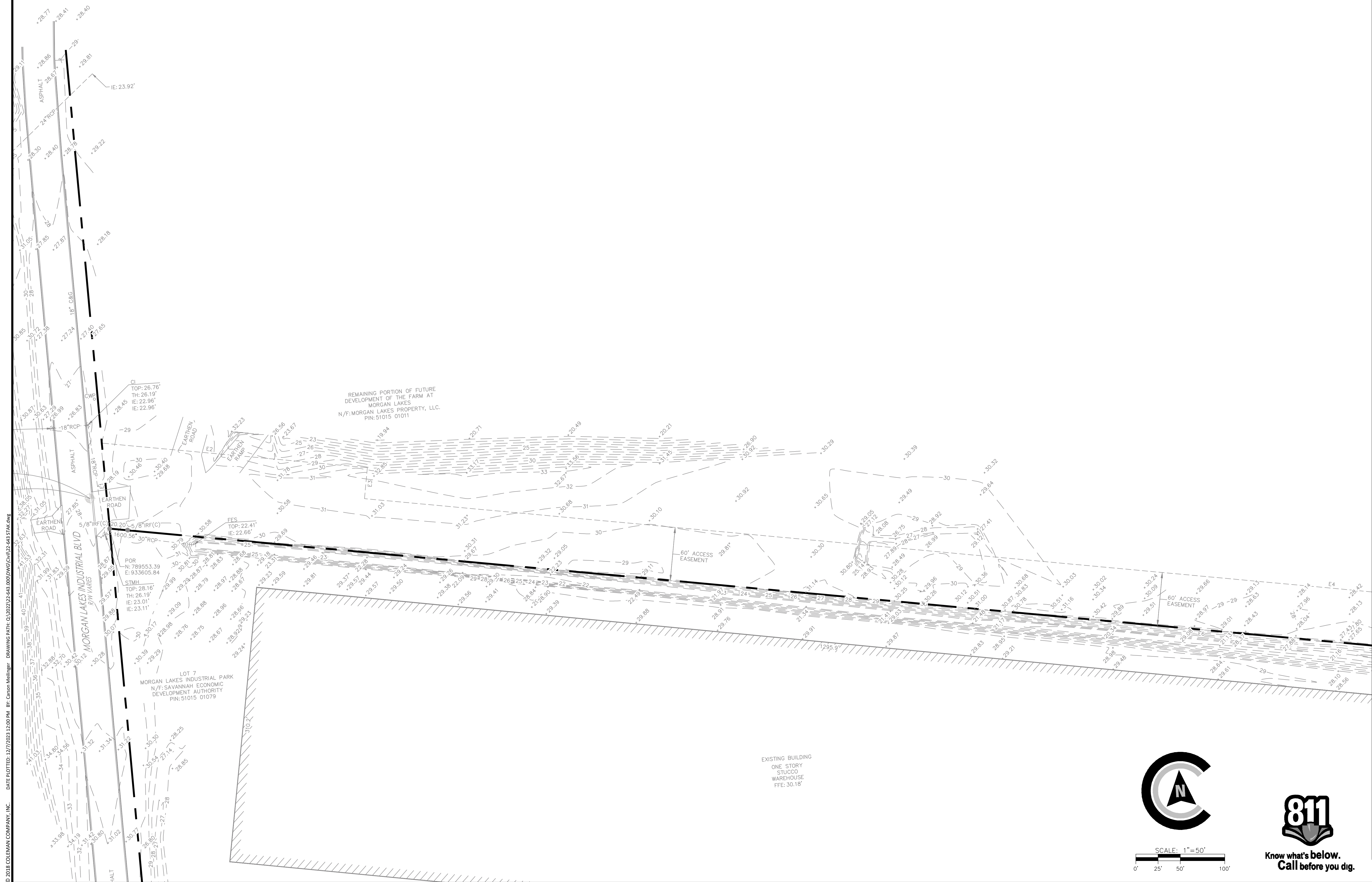
PATRICK J. WARNER

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

SHEET LEGEND

SHEET:
C0.0



MATCHLINE: SHEET C1.1



NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

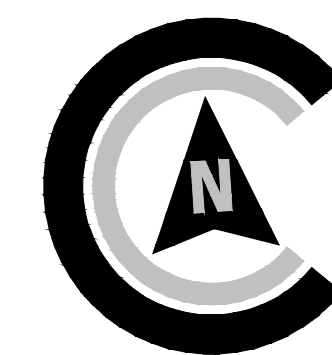
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

EXISTING PLAN

SHEET:

C1.0



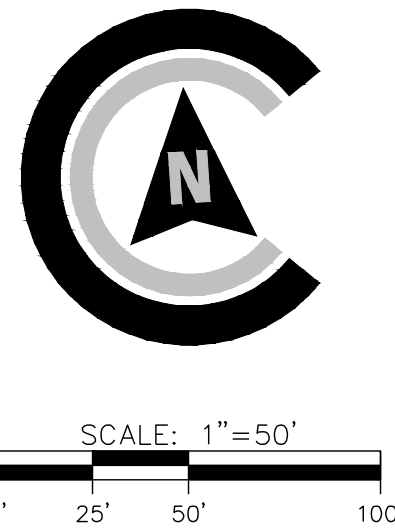
SCALE: 1"=50'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 25', 50', and 100' from left to right. The bar is divided into four equal segments, each representing 25 feet.



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

MATCHLINE: SHEET C1.0

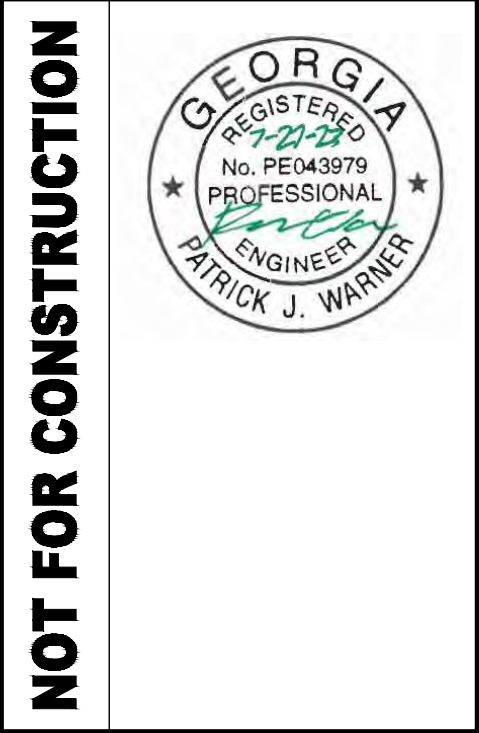
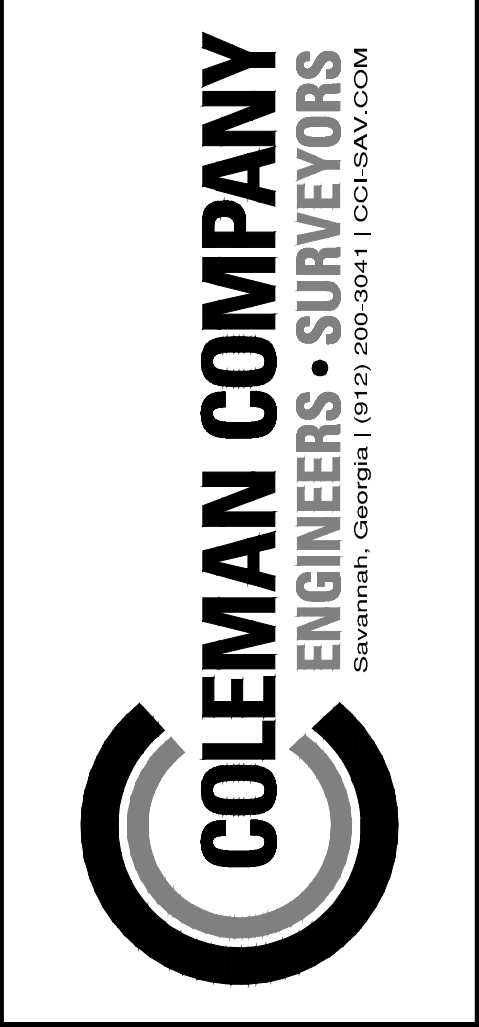


LOT 8
MORGAN LAKES INDUSTRIAL PARK
XETER 350 MORGAN LAKES INDUSTRIAL, L.P.
PIN: 51015 01080

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C1.2

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

EXISTING PLAN

SHEET:
C1.1

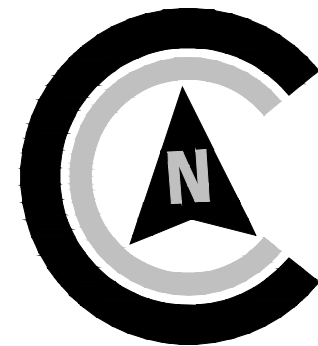
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REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C1.1



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



Know what's below.
Call before you dig.

SSMH
TOP: 24.94'
IE (SF): 15.04'



NOT FOR CONSTRUCTION



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

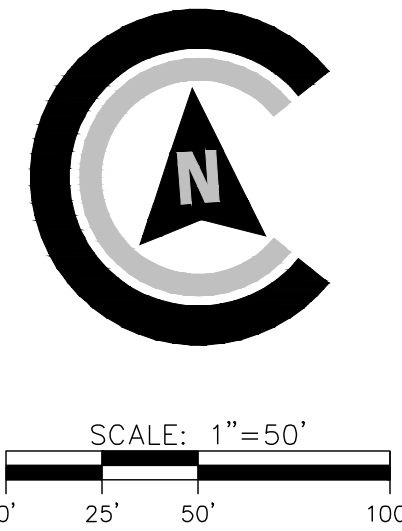
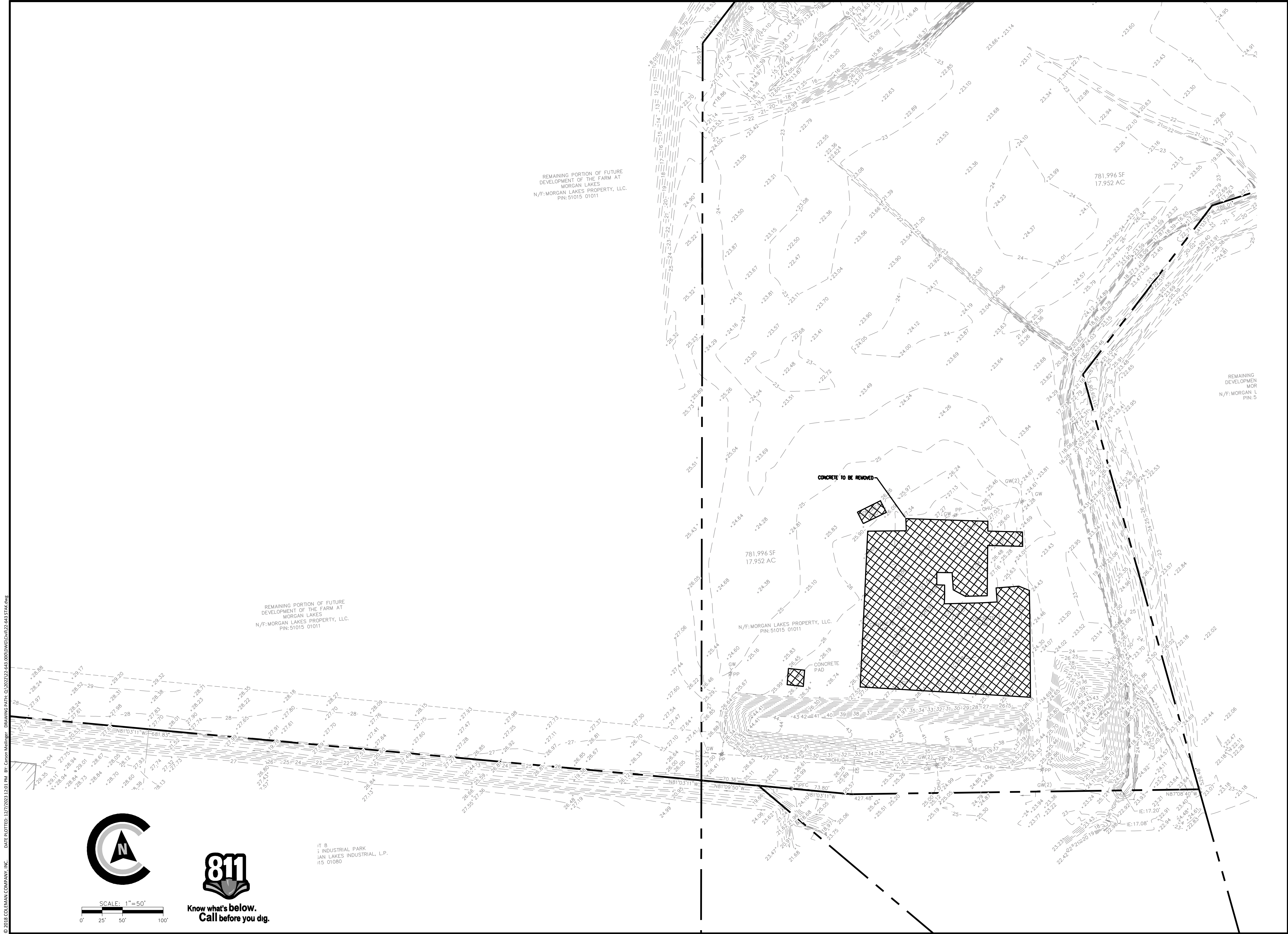
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EXISTING PLAN

SHEET:

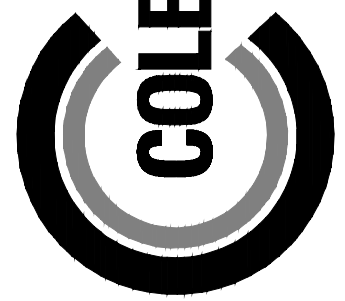
C1.2

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Know what's below.
Call before you dig.

IT 8
JAN LAKES INDUSTRIAL, L.P.
115 01080



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REGISTERED PROFESSIONAL ENGINEER
PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA

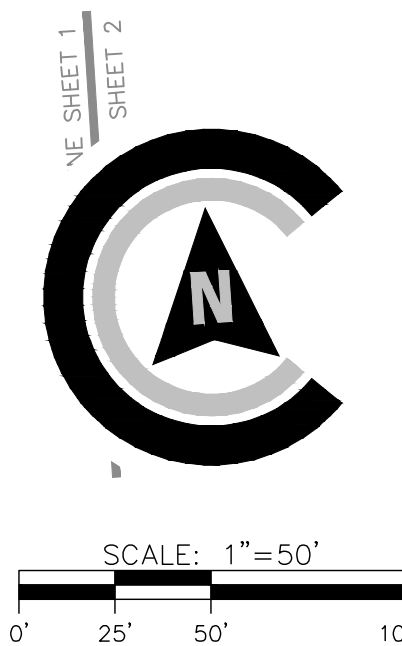
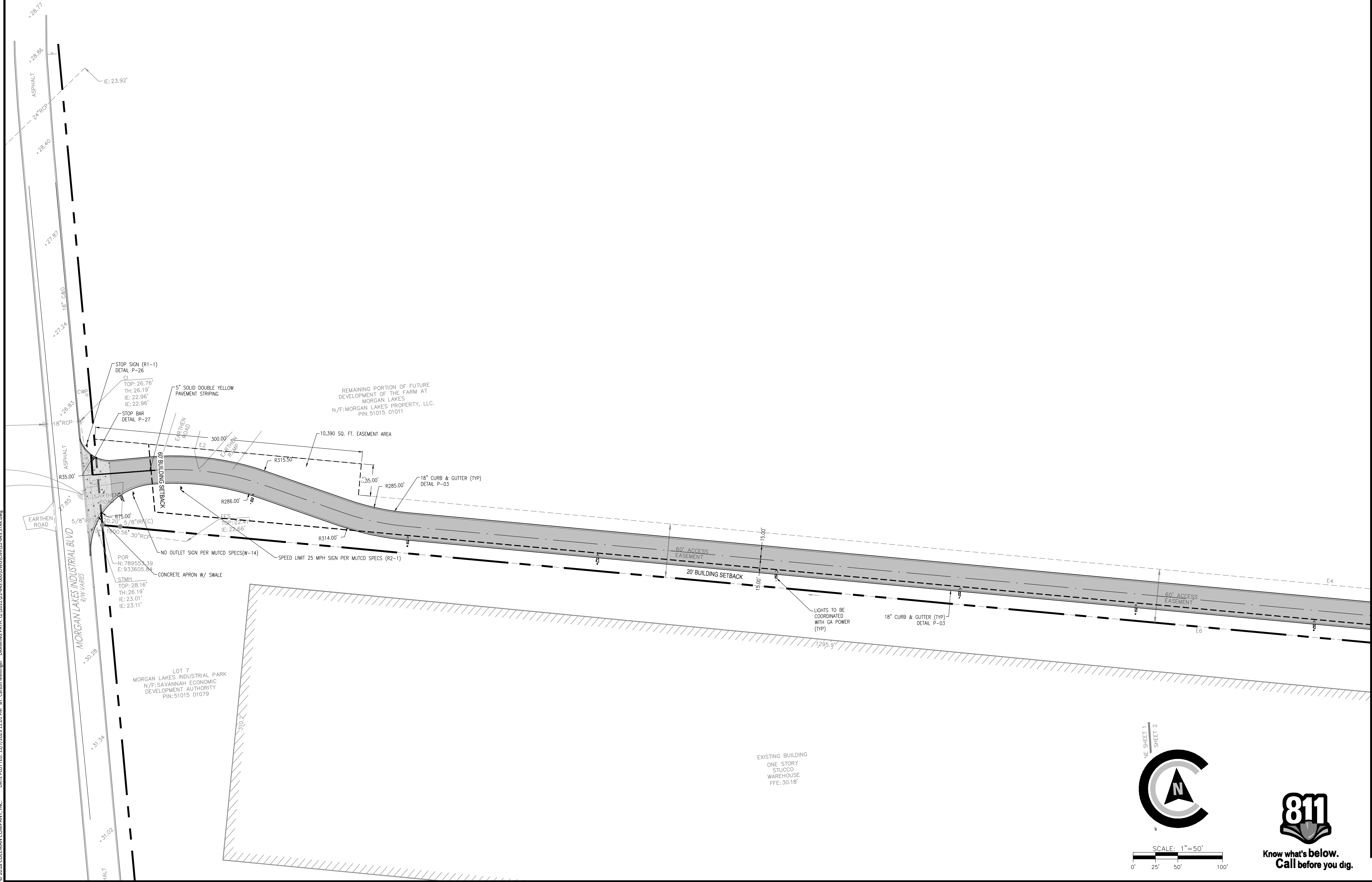
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER:	22-643
DATE:	12/07/23
DRAWN BY:	CLM
CHECKED BY:	PJW
SCALE:	AS NOTED

DEMOLITION PLAN

SHEET:

C1.3



MATCHLINE: SHEET C2.1

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REGISTERED

Professional Engineer

Patrick J. Warner

No. PE143975

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REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA

PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643

DATE: 12/07/23

DRAWN BY: CLM

CHECKED BY: PJW

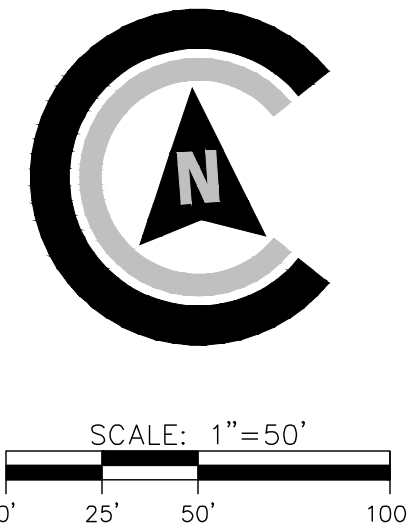
SCALE: AS NOTED

STAKING PLAN

SHEET:

C2.0

MATCHLINE: SHEET C2.0



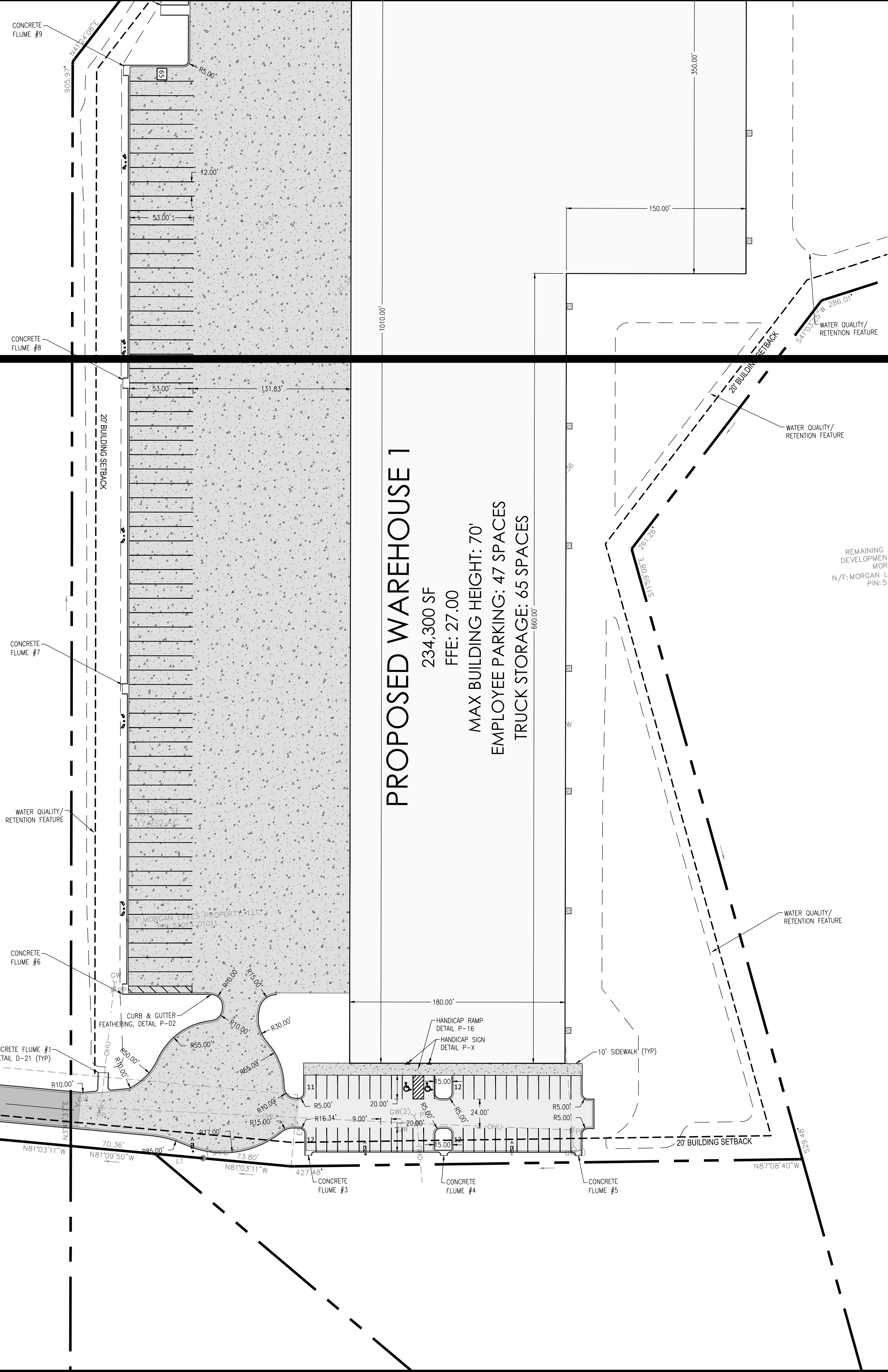
Know what's below.
Call before you dig.

LOT 8
MORGAN LAKES INDUSTRIAL PARK
350 MORGAN LAKES INDUSTRIAL, L.P.
PIN: 51015 01080

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C2.2

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011



PROPOSED WAREHOUSE 1

234,300 SF
FFE: 27.00
MAX BUILDING HEIGHT: 70'
EMPLOYEE PARKING: 47 SPACES
TRUCK STORAGE: 65 SPACES

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REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

STAKING PLAN

SHEET:
C2.1

REVISIONS:

JOB NUMBER: 22-643
 DATE: 12/07/23
 DRAWN BY: CLM
 CHECKED BY: PJW
 SCALE: AS NOTED

SHEET:

C2.2

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C2.1

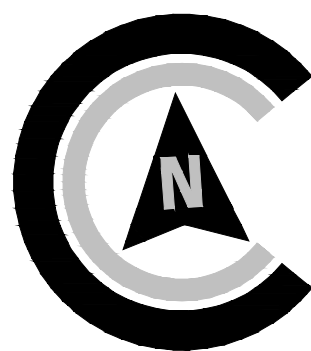
REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

WATER QUALITY/
RETENTION FEATURE

CONCRETE —
FLUME #10

CONCRETE
FLUME #9

CONCRETE -
FLUME #8



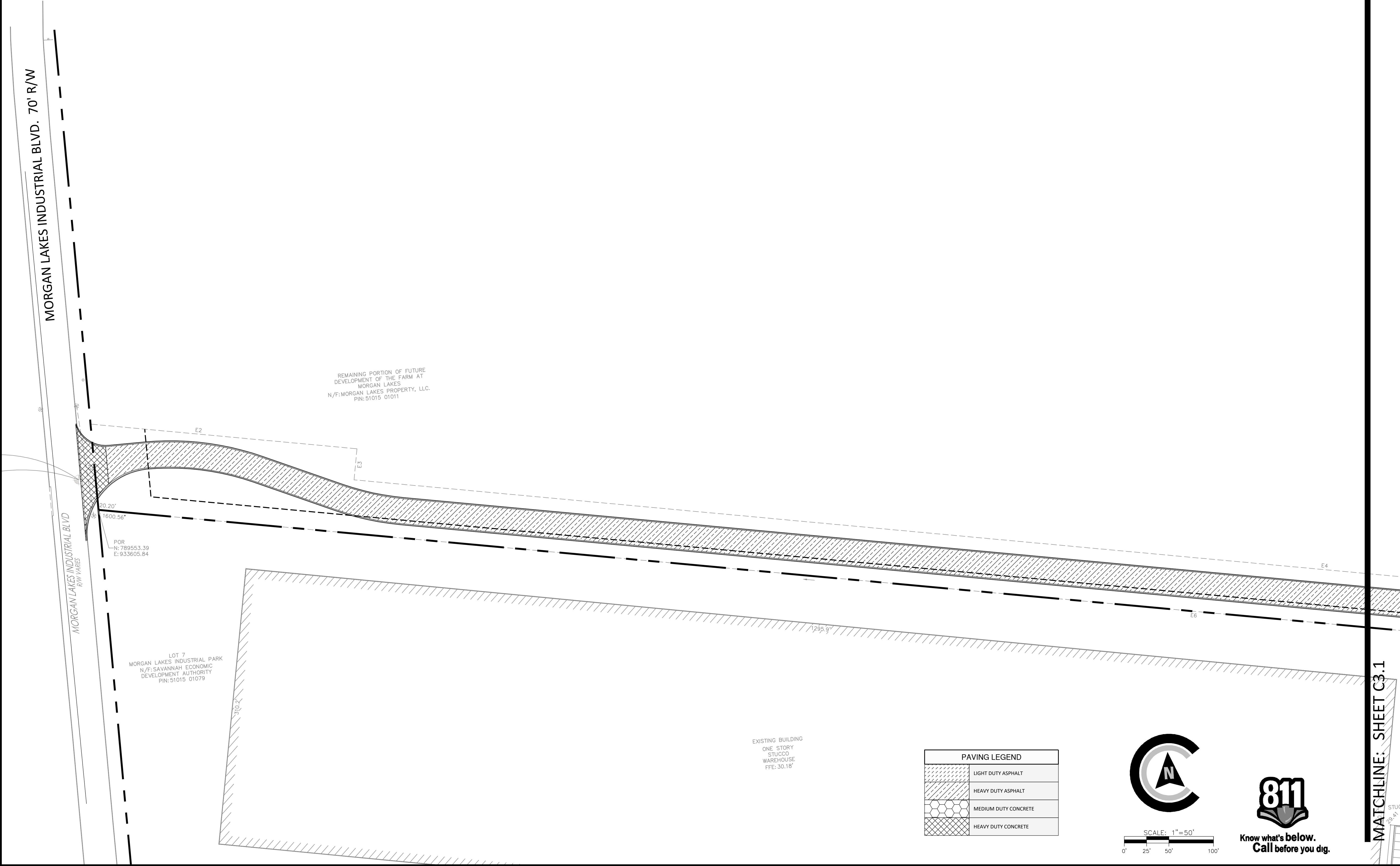
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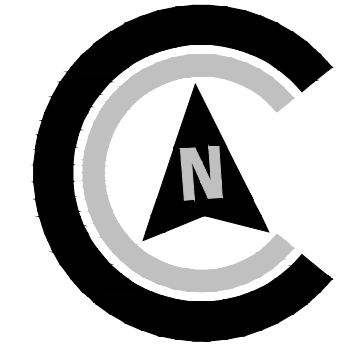
A horizontal scale bar with alternating black and white segments. It is marked with 0', 25', 50', and 100'.



Know what's below.
Call before you dig.



PAVING LEGEND	
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	MEDIUM DUTY CONCRETE
	HEAVY DUTY CONCRETE



SCALE: 1"=50'

0' 25' 50' 100'



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CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA

PREPARED FOR MAHANY CONSTRUCTION CO.

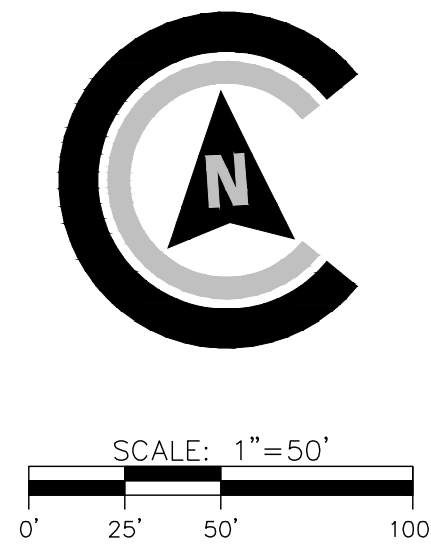
JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

PAVING PLAN

SHEET:

C3.0

MATCHLINE: SHEET C3.0



PAVING LEGEND	
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	MEDIUM DUTY CONCRETE
	HEAVY DUTY CONCRETE

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C3.2

PROPOSED WAREHOUSE 1

234,300 SF
FFE: 27.00
MAX BUILDING HEIGHT: 70'
EMPLOYEE PARKING: 47 SPACES
TRUCK STORAGE: 65 SPACES

231,276 SF
FFE: 27.00

N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING
DEVELOPMENT
OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES
PROPERTY, LLC.
PIN: 51015 01011

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

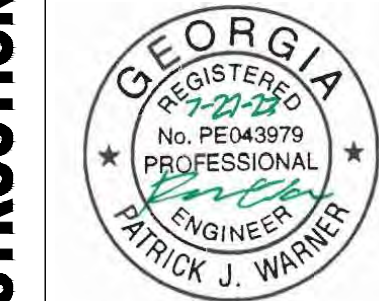
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
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SCALE: AS NOTED

PAVING PLAN

SHEET:

C3.1



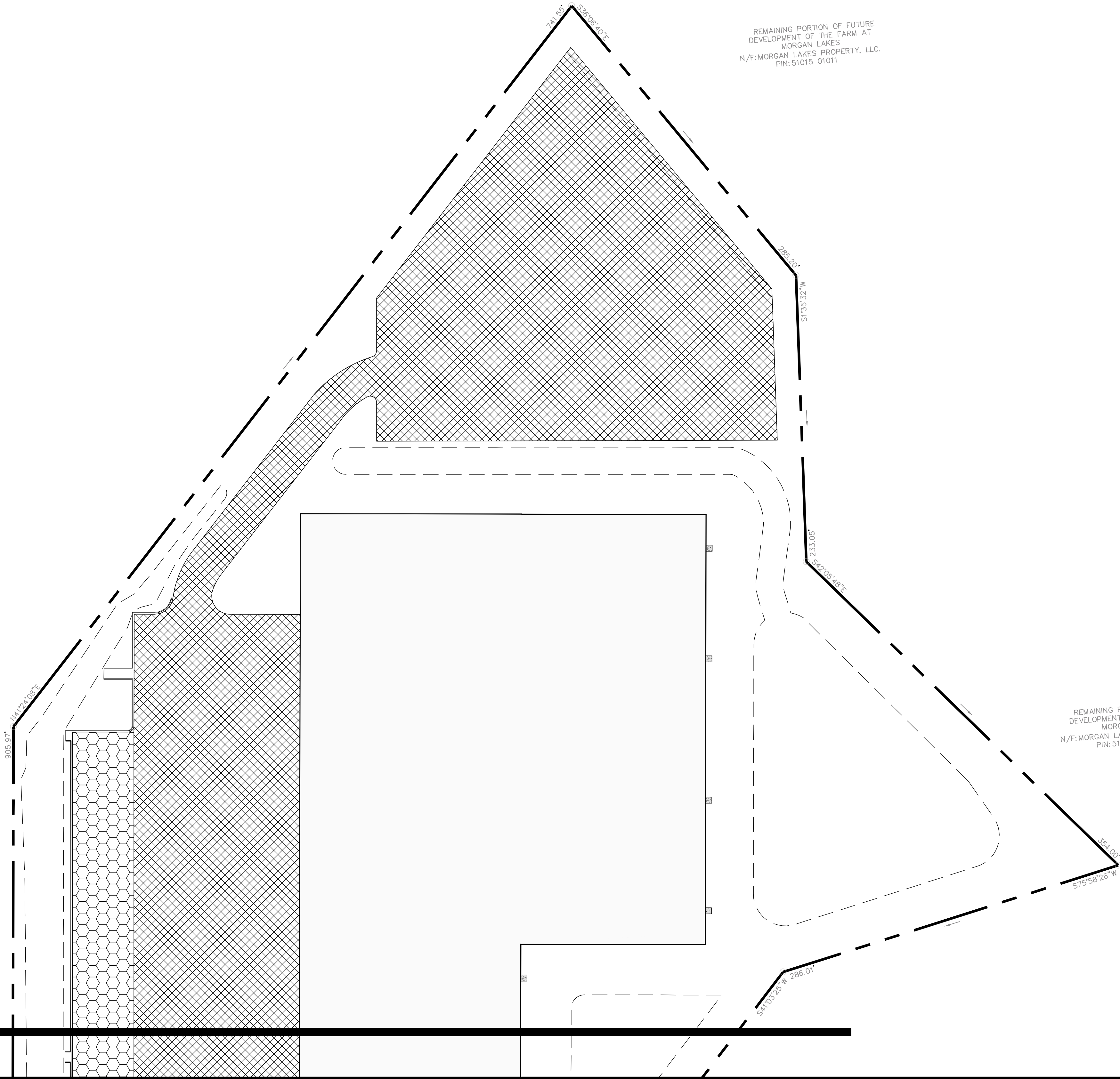
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REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

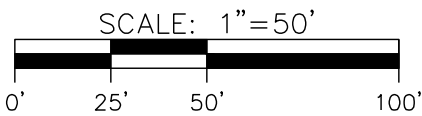
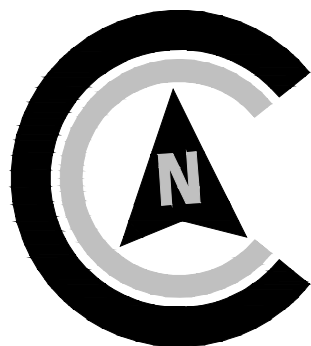
REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION C
DEVELOPMENT OF THE
MORGAN LAKE:
N/F: MORGAN LAKES PRO
PIN: 51015 01011

MATCHLINE: SHEET CE1.1



PAVING LEGEND	
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	MEDIUM DUTY CONCRETE
	HEAVY DUTY CONCRETE



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REVISIONS:

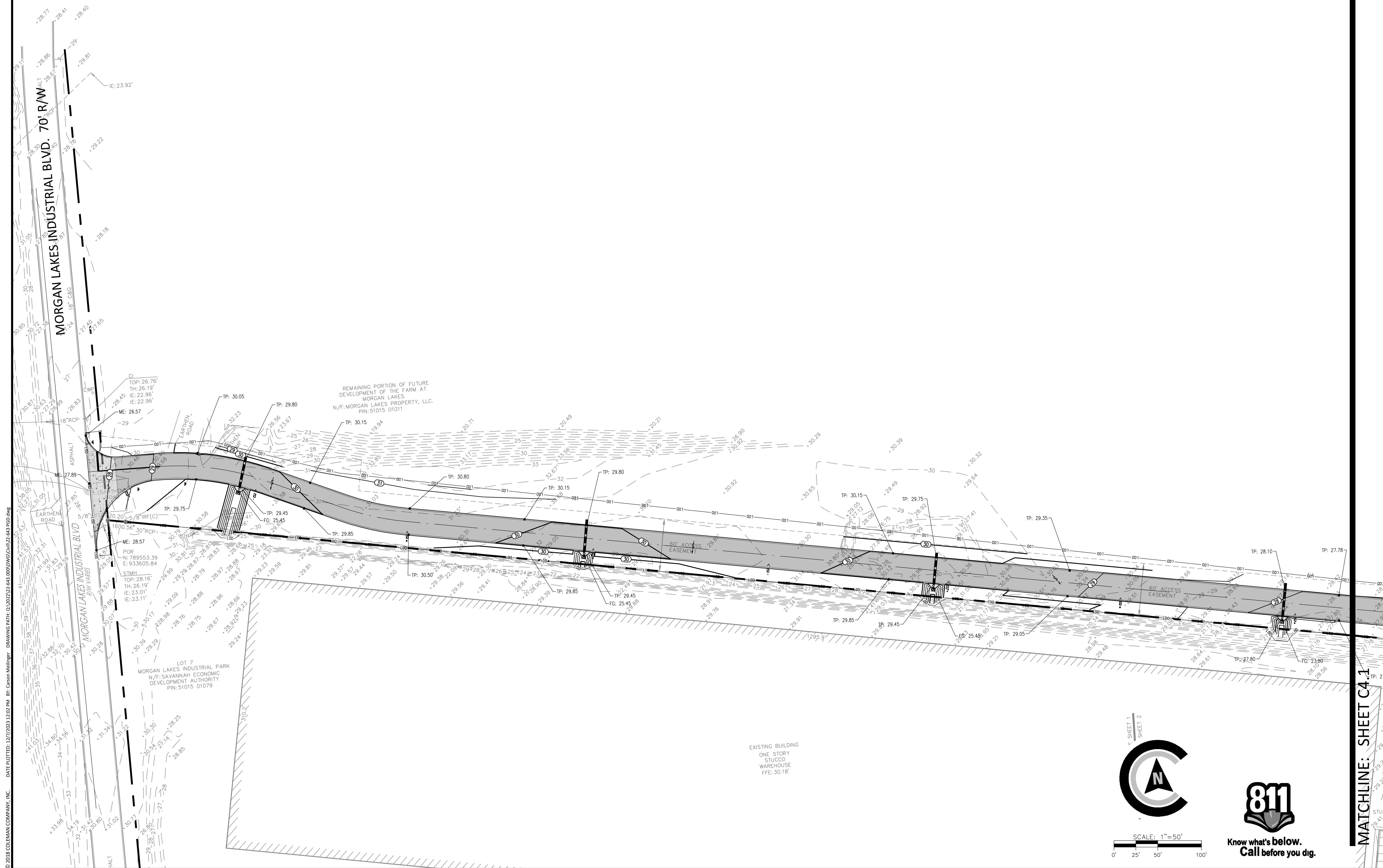
CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

PAVINING PLAN

SHEET:

C3.2



MATCHLINE: SHEET C4.1



NOT FOR CONSTRUCTION

REVISIONS:

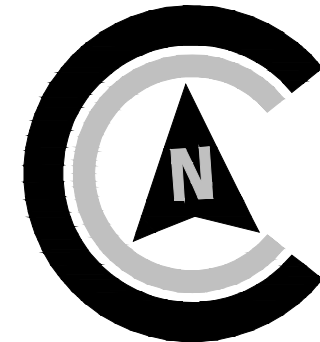
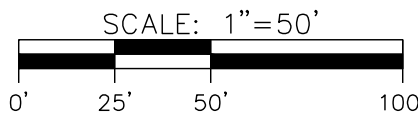
CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

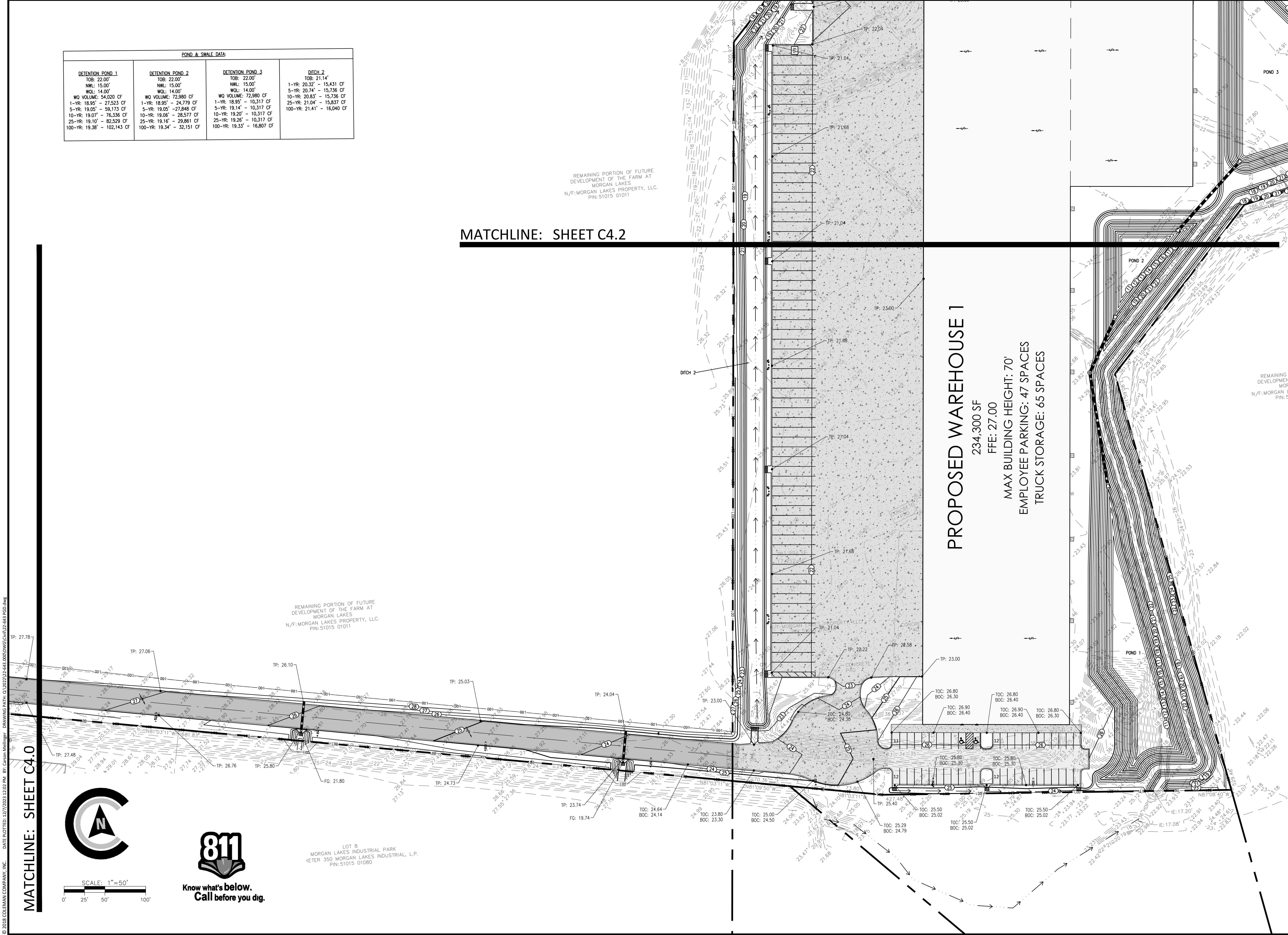
GRADING PLAN

SHEET:
C4.0

MATCHLINE: SHEET C4.0



POND & SWALE DATA:			
DETENTION POND 1	DETENTION POND 2	DETENTION POND 3	DITCH 2
TOB: 22.00'	TOB: 22.00'	TOB: 22.00'	TOB: 21.14'
NWL: 15.00'	NWL: 15.00'	NWL: 15.00'	1-YR: 20.32' - 15,431 CF
WOL: 14.00'	WOL: 14.00'	WOL: 14.00'	5-YR: 20.74' - 15,736 CF
WQ VOLUME: 54,020 CF	WQ VOLUME: 72,980 CF	WQ VOLUME: 72,980 CF	10-YR: 20.83' - 15,736 CF
1-YR: 18.95' - 27,523 CF	1-YR: 18.95' - 24,779 CF	1-YR: 18.95' - 10,317 CF	25-YR: 21.04' - 15,837 CF
5-YR: 19.05' - 59,173 CF	5-YR: 19.05' - 27,848 CF	5-YR: 19.14' - 10,317 CF	100-YR: 21.41' - 16,040 CF
10-YR: 19.07' - 76,336 CF	10-YR: 19.06' - 28,577 CF	10-YR: 19.20' - 10,317 CF	
25-YR: 19.10' - 82,529 CF	25-YR: 19.16' - 29,861 CF	25-YR: 19.26' - 10,317 CF	
100-YR: 19.38' - 102,143 CF	100-YR: 19.34' - 32,151 CF	100-YR: 19.33' - 16,807 CF	



MATCHLINE: SHEET C4.2

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REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

GRADING PLAN

SHEET:
C4.1

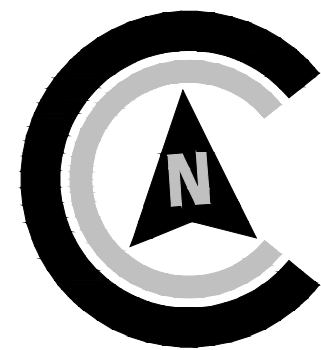
POND & SWALE DATA:			
DETENTION POND 1	DETENTION POND 2	DETENTION POND 3	DITCH 2
TOB: 22.00'	TOB: 22.00'	TOB: 22.00'	TOB: 21.14'
NWL: 19.00'	NWL: 19.00'	NWL: 19.00'	1-YR: 20.32' - 15,431 CF
WOL: 15.00'	WOL: 15.00'	WOL: 15.00'	5-YR: 20.74' - 15,736 CF
WQ VOLUME: 54,020 CF	WQ VOLUME: 72,980 CF	WQ VOLUME: 72,980 CF	10-YR: 20.83' - 15,736 CF
1-YR: 18.95' - 27,523 CF	1-YR: 18.95' - 24,779 CF	1-YR: 18.95' - 10,317 CF	25-YR: 21.04' - 15,837 CF
5-YR: 19.05' - 59,173 CF	5-YR: 19.05' - 27,848 CF	5-YR: 19.14' - 10,317 CF	100-YR: 21.41' - 16,040 CF
10-YR: 19.07' - 76,336 CF	10-YR: 19.06' - 28,577 CF	10-YR: 19.20' - 10,317 CF	
25-YR: 19.10' - 82,529 CF	25-YR: 19.16' - 29,861 CF	25-YR: 19.26' - 10,317 CF	
100-YR: 19.38' - 102,143 CF	100-YR: 19.34' - 32,151 CF	100-YR: 19.33' - 16,807 CF	

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C4.1



SCALE: 1"=50'



NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

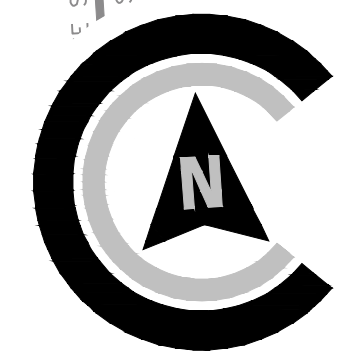
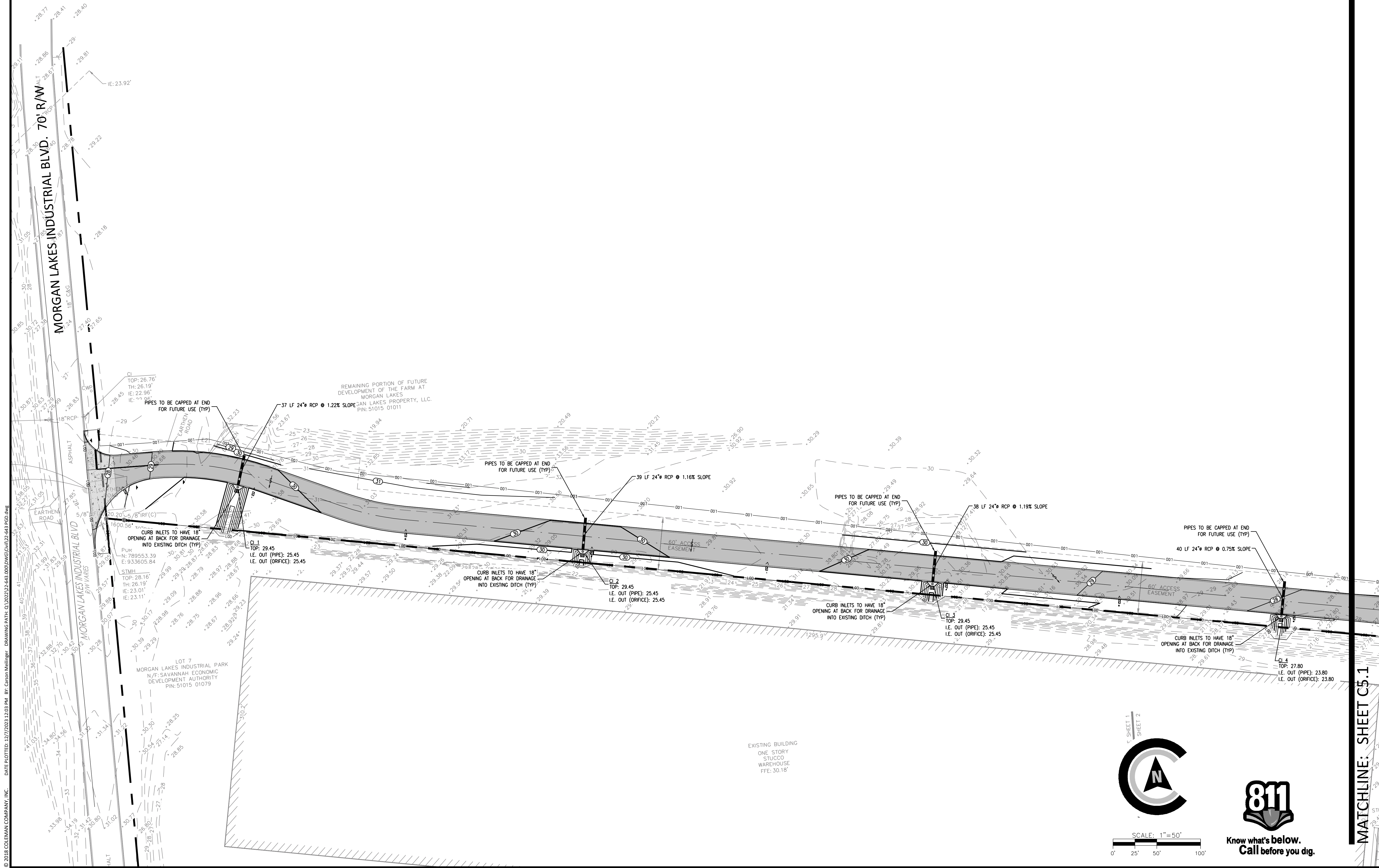
JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

GRADING PLAN

SHEET:

C4.2

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SCALE: 1"=50'



MATCHLINE: SHEET C5.1

COLEMAN COMPANY

ENGINEERS • SURVEYORS

Savannah, Georgia | (912) 200-3641 | CCI.SAV.COM

REGISTERED

Professional Engineer

Patrick J. Warner

No. PE143979

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA

PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643

DATE: 12/07/23

DRAWN BY: CLM

CHECKED BY: PJW

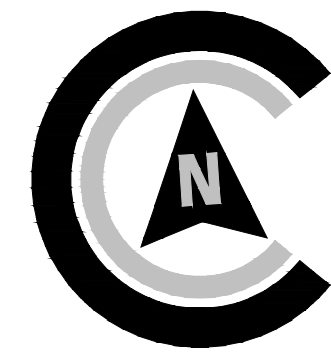
SCALE: AS NOTED

DRAINAGE PLAN

SHEET:

C5.0

MATCHLINE: SHEET C5.0



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



Know what's below.
Call before you dig.

POND & SWALE DATA:			
DETENTION POND 1	DETENTION POND 2	DETENTION POND 3	DITCH 2
TOB: 22.00'	TOB: 22.00'	TOB: 22.00'	TOB: 21.14'
NWL: 19.00'	NWL: 19.00'	NWL: 19.00'	1-YR: 20.32' - 28,317 CF
WOL: 15.00'	WOL: 15.00'	WOL: 15.00'	5-YR: 20.74' - 37,327 CF
WQ VOLUME: 46,868 CF	WQ VOLUME: 12,626 CF	WQ VOLUME: 82,280 CF	10-YR: 20.83' - 39,258 CF
1-YR: 18.95' - 71,928 CF	1-YR: 18.95' - 22,553 CF	1-YR: 18.95' - 120,542 CF	25-YR: 21.04' - 43,763 CF
5-YR: 19.05' - 73,749 CF	5-YR: 19.05' - 23,093 CF	5-YR: 19.14' - 126,340 CF	100-YR: 21.41' - 51,701 CF
10-YR: 19.07' - 74,113 CF	10-YR: 19.06' - 23,150 CF	10-YR: 19.20' - 128,171 CF	
25-YR: 19.10' - 74,659 CF	25-YR: 19.16' - 23,720 CF	25-YR: 19.26' - 130,002 CF	
100-YR: 19.38' - 79,758 CF	100-YR: 19.34' - 24,747 CF	100-YR: 19.33' - 132,139 CF	

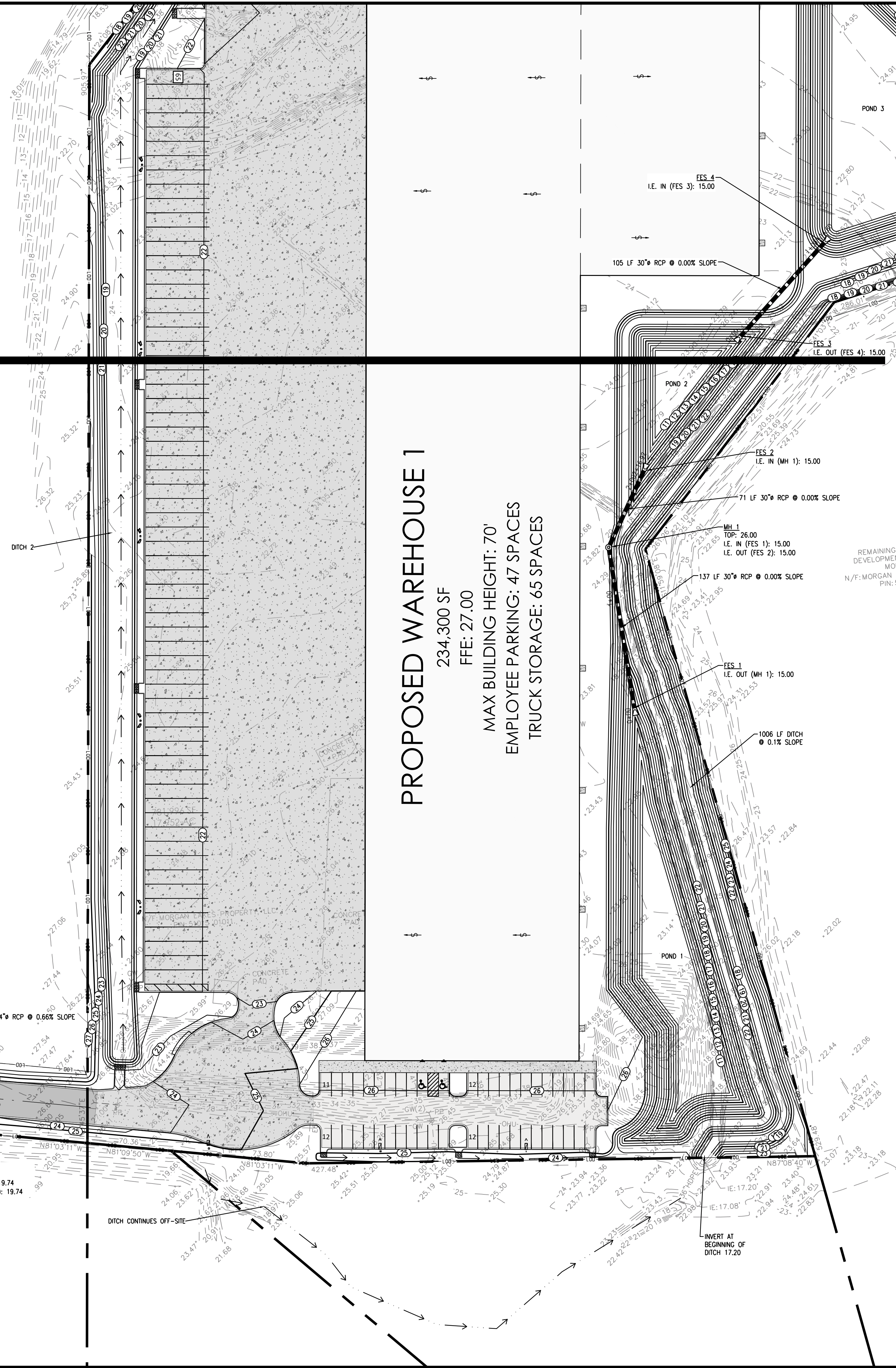
REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C5.2

PROPOSED WAREHOUSE 1

234,300 SF
FFE: 27.00

MAX BUILDING HEIGHT: 70'
EMPLOYEE PARKING: 47 SPACES
TRUCK STORAGE: 65 SPACES



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ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3841 | CCI-SAV.COM

NOT FOR CONSTRUCTION

REGISTERED
No. PE143975
PROFESSIONAL
ENGINEER
PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

DRAINAGE PLAN

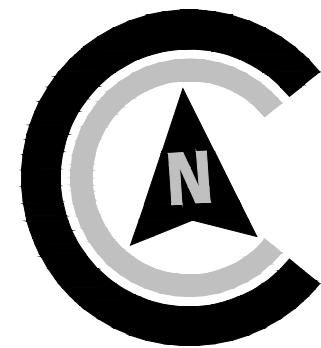
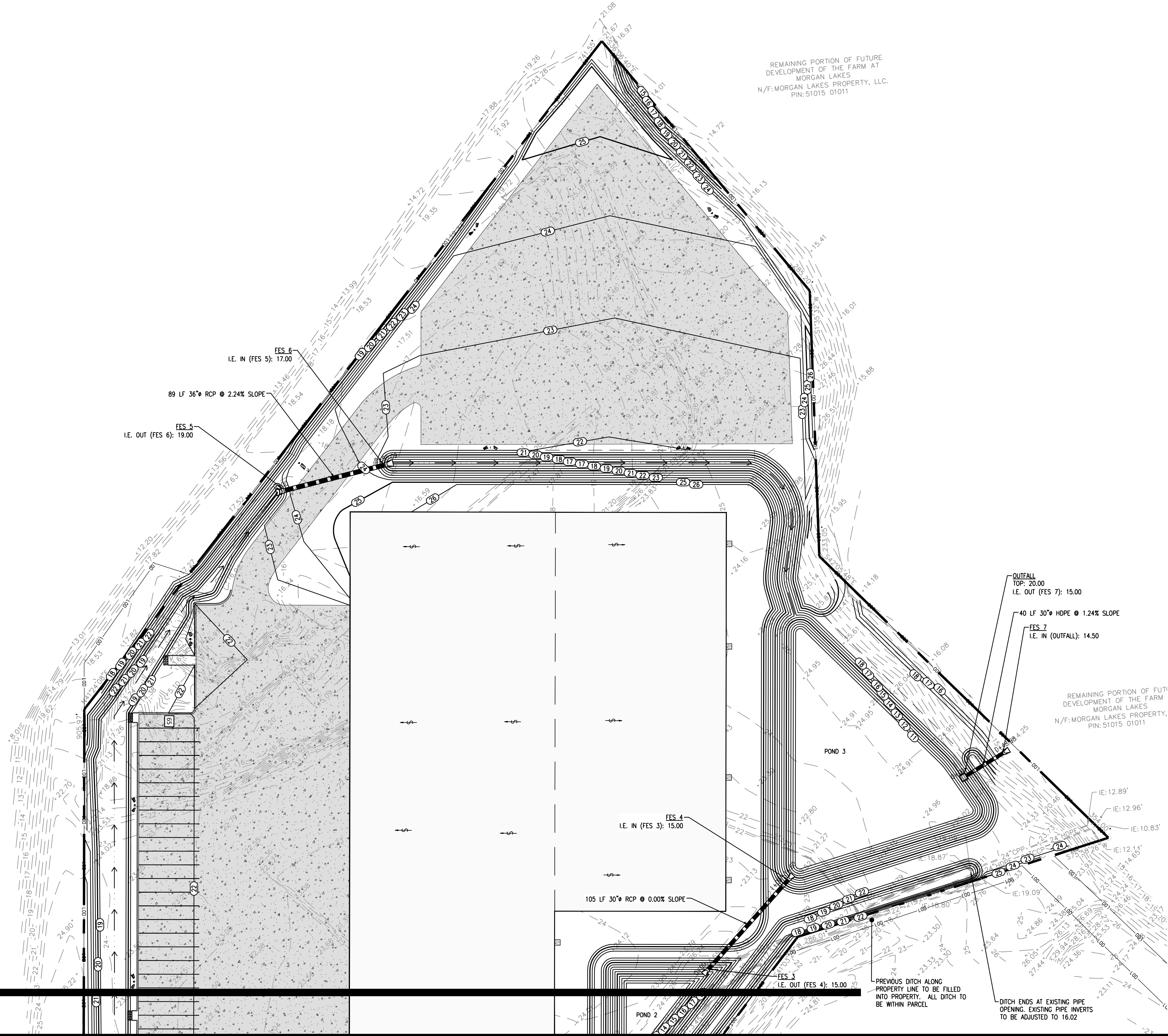
SHEET:
C5.1

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MATCHLINE: SHEET C5.1

POND & SWALE DATA:			
DETENTION POND 1 TOB: 22.00' NWL: 19.00' WOL: 15.00' WQ VOLUME: 54,020 CF 1-YR: 18.95' - 27,523 CF 5-YR: 19.05' - 59,173 CF 10-YR: 19.07' - 76,336 CF 25-YR: 19.10' - 82,529 CF 100-YR: 19.38' - 102,143 CF	DETENTION POND 2 TOB: 22.00' NWL: 19.00' WOL: 15.00' WQ VOLUME: 72,980 CF 1-YR: 18.95' - 24,779 CF 5-YR: 19.05' - 27,848 CF 10-YR: 19.06' - 28,577 CF 25-YR: 19.15' - 29,861 CF 100-YR: 19.34' - 32,151 CF	DETENTION POND 3 TOB: 22.00' NWL: 19.00' WOL: 15.00' WQ VOLUME: 72,980 CF 1-YR: 18.95' - 10,317 CF 5-YR: 19.14' - 10,317 CF 10-YR: 19.20' - 10,317 CF 25-YR: 19.26' - 10,317 CF 100-YR: 19.33' - 16,807 CF	DITCH 2 TOB: 21.14' 1-YR: 20.32' - 15,431 CF 5-YR: 20.74' - 15,736 CF 10-YR: 20.83' - 15,837 CF 25-YR: 21.04' - 15,837 CF 100-YR: 21.41' - 16,040 CF

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011



SCALE: 1"=50'



CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
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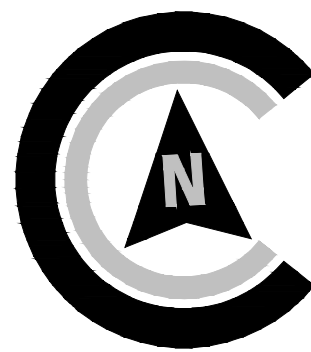
DRAINAGE PLAN

SHEET:
C5.2

NOT FOR CONSTRUCTION

REVISIONS:





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



Know what's below.
Call before you dig.

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C6.1

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

GATE VALVE LOCATIONS ON
10" LINE TO BE PROVIDED BY
FIRE DESIGNER

10" FIRE LINE MATERIAL
SPECIFICATION BY FIRE
DESIGNER

PROPOSED WATER AND SEWER SYSTEM
AND EXISTING WATER AND SEWER SYSTEM
ARE PRIVATE

LOT 8
MORGAN LAKES INDUSTRIAL PARK
N/F: EXETER 350 MORGAN LAKES INDUSTRIAL, L.P.
PIN: 51015 01080

CIVIL PLANS END 5' FROM BUILDING FACE
SEE ARCHITECTURE PLAN FOR CONTINUATION

8" FIRE SERVICE LATERAL
MATERIAL SPECIFICATION BY
FIRE DESIGNER

10" FIRE SERVICE LATERAL
MATERIAL SPECIFICATION BY
FIRE DESIGNER

CIVIL PLANS END 5' FROM BUILDING FACE
SEE ARCHITECTURE PLAN FOR CONTINUATION

(2) 45° BENDS
CIVIL PLANS END 5' FROM BUILDING FACE
SEE ARCHITECTURE PLAN FOR CONTINUATION

6" FIRE LINE MATERIAL
SPECIFICATION BY FIRE
DESIGNER

8" FIRE SERVICE LATERAL
MATERIAL SPECIFICATION BY
FIRE DESIGNER

CIVIL PLANS END 5' FROM BUILDING FACE
SEE ARCHITECTURE PLAN FOR CONTINUATION

2" BLOW OFF HYDRANT
(MANGUARD #77 OR EQUIVALENT)
TO BE USED FOR WATER QUALITY
PURPOSES AS NECESSARY

2"x2" TEE
2" POLYETHYLENE
AWWA C901.88
DOMESTIC LATERAL

CIVIL PLANS END 5' FROM BUILDING FACE
SEE ARCHITECTURE PLAN FOR CONTINUATION

1.25" POLYETHYLENE SDR-21 SSFM
PRIVATE E-ONE
GRINDER PUMP
DH152

6" GATE VALVE
FIRE HYDRANT
ASSEMBLY (TYP)

2" BLOW OFF HYDRANT
(MANGUARD #77 OR EQUIVALENT)
TO BE USED FOR WATER QUALITY
PURPOSES AS NECESSARY

2"x2" TEE
2" POLYETHYLENE
AWWA C901.88
DOMESTIC LATERAL

CIVIL PLANS END 5' FROM BUILDING FACE
SEE ARCHITECTURE PLAN FOR CONTINUATION

1.25" POLYETHYLENE SDR-21 SSFM
PRIVATE E-ONE
GRINDER PUMP
DH152

6" GATE VALVE
FIRE HYDRANT
ASSEMBLY (TYP)

2" BLOW OFF HYDRANT
(MANGUARD #77 OR EQUIVALENT)
TO BE USED FOR WATER QUALITY
PURPOSES AS NECESSARY

2"x2" TEE
2" POLYETHYLENE
AWWA C901.88
DOMESTIC LATERAL

POND 3

POND 2

POND 1

REMAINING
DEVELOPMENT
MOR
N/F: MORGAN L
PIN: 5

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 12/07/23
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

UTILITY PLAN

SHEET:

C6.0



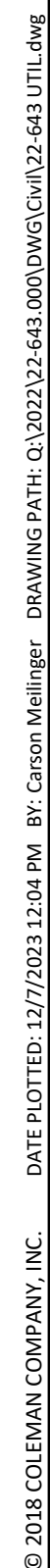


REVISIONS:

JOB NUMBER: 22-643
DATE: 12/07/23
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SCALE: AS NOTED

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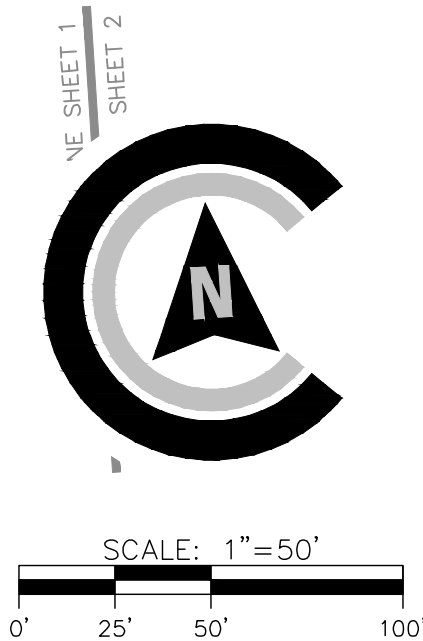
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LANDSCAPE ARCHITECT'S NOTE
PER CITY OF POOLER SEC. 42-198 - SIGNIFICANT TREES. THIS IS
TO CERTIFY THAT THERE ARE NO EXISTING TREES ON-SITE.



MATCHLINE: SHEET C1.1

NOT FOR CONSTRUCTION

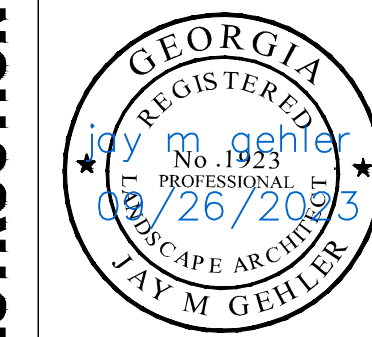
REVISIONS:

LANDSCAPE PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANEY CONSTRUCTION COMPANY

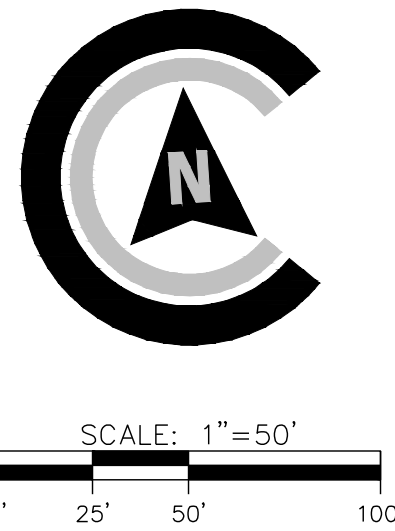
JOB NUMBER: 22-643
DATE: 2023.12.07
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

EXISTING
PLAN

SHEET:
L1.0



MATCHLINE: SHEET C1.0



LOT 8
MORGAN LAKES INDUSTRIAL PARK
XETER 350 MORGAN LAKES INDUSTRIAL, L.P.
PIN: 51015 01080

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C1.2

MATCHLINE SHEET 4
MATCHLINE SHEET 2

MATCHLINE SHEET 2
MATCHLINE SHEET 3

LANDSCAPE ARCHITECT'S NOTE
PER CITY OF POOLER SEC. 42-198, - SIGNIFICANT TREES, THIS IS
TO CERTIFY THAT THERE ARE NO EXISTING TREES ON-SITE.

COLEMAN COMPANY
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Savannah, Georgia | (912) 200-3641 | CCI.SAV.COM

NOT FOR CONSTRUCTION

REVISIONS:

LANDSCAPE PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANEY CONSTRUCTION COMPANY

JOB NUMBER: 22-643
DATE: 2023.12.07
DRAWN BY: JMG
CHECKED BY: CCH
SCALE: AS NOTED

EXISTING
PLAN

SHEET:
L1.1

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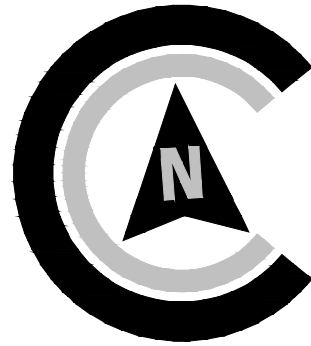
REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE SHEET 4
MATCHLINE INSET 3

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

LANDSCAPE ARCHITECT'S NOTE
PER CITY OF POOLER SEC. 42-198. - SIGNIFICANT TREES. THIS IS
TO CERTIFY THAT THERE ARE NO EXISTING TREES ON-SITE.



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



MATCHLINE: SHEET C1.1



NOT FOR CONSTRUCTION



REVISIONS:

LANDSCAPE PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANEY CONSTRUCTION COMPANY

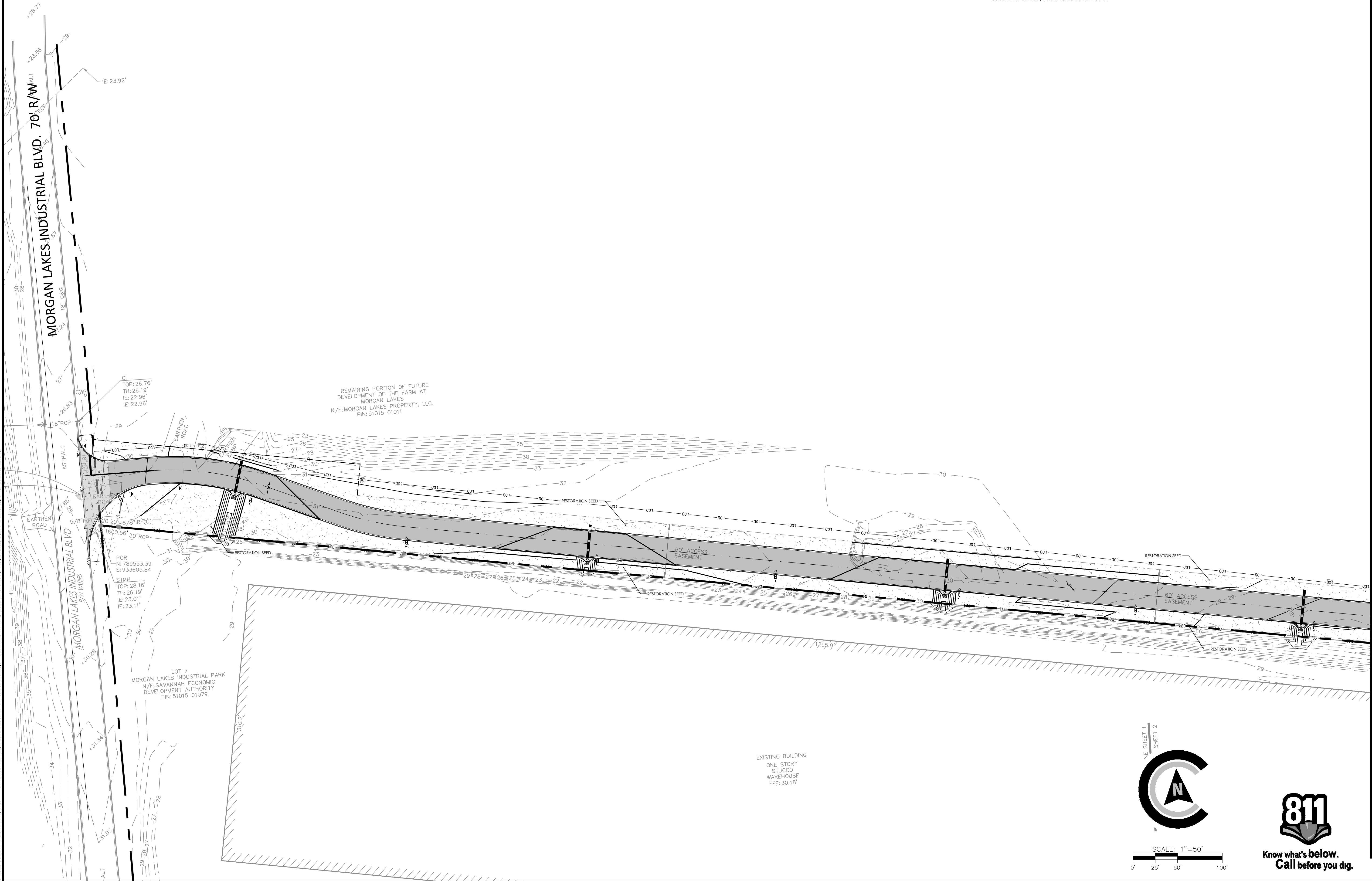
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DATE: 2023.12.07
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CHECKED BY: SMA
SCALE: AS NOTED

EXISTING
PLAN

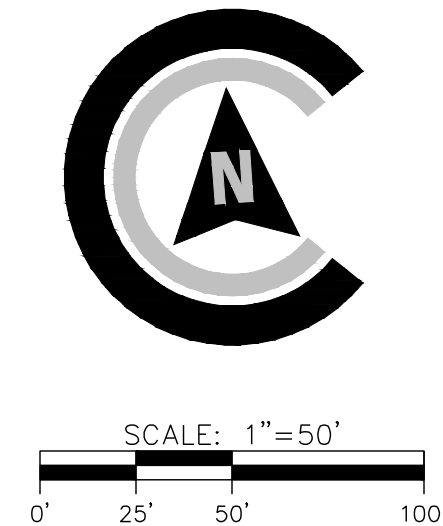
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L1.2

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MATCHLINE: SHEET C2.0



LOT 8
MORGAN LAKES INDUSTRIAL PARK
350 MORGAN LAKES INDUSTRIAL, L.P.
PIN: 51015 01080

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

SITE RESTORATION NOTES		
	RESTORATION SEED 150,000 SF	SOUTHEAST CONTRACTOR SEED MIX
	INfiltration BASin SEED/EROSion MAT 210,000 SF	INfiltration SWALE SEED MIX
	210,000 SF	PERENNIAL RYEGRASS
	210,000 SF	EROSION CONTROL MAT

HANCOCK SEED COMPANY OR EQUIVALENT
18724 HANCOCK FARM ROAD, DADE CITY, FL 33523

AGRECOL, LLC OR EQUIVALENT
10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536

AGRECOL, LLC OR EQUIVALENT
10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536

AEC PREMIER STRAW MAT OR EQUIVALENT
850 AVENUE H E, ARLINGTON, TX 76011

SEASON PERMITTING: APPLY @ 150 LB PLS/ACRE
APPLY BY HYDROSEED W/TACKIFIER OR EQUIVALENT

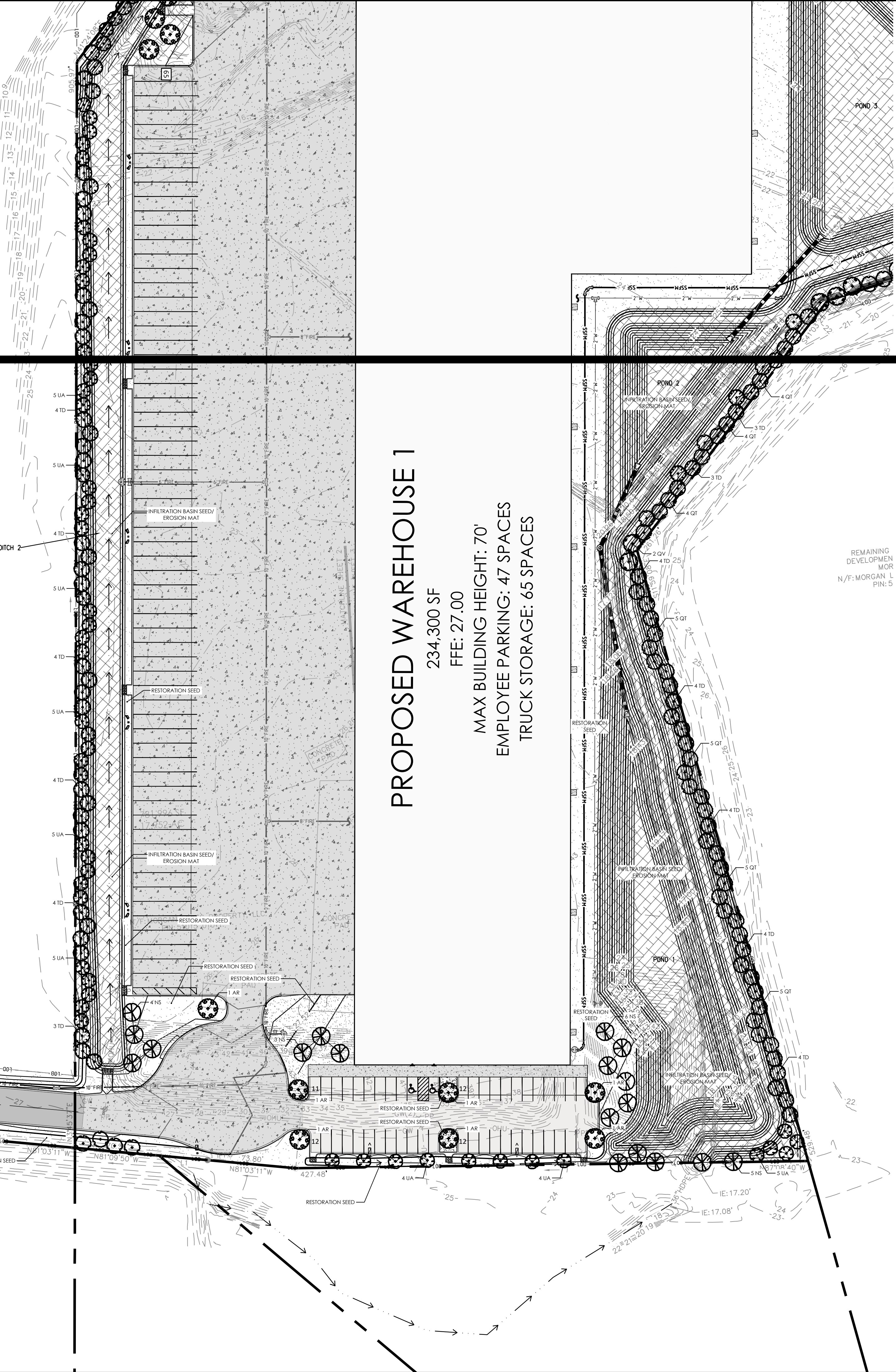
SEASON PERMITTING: APPLY @ 10 LB/ACRE
WWW.AGRECOL.COM

SEASON PERMITTING: APPLY AT 50 LB/ACRE
WWW.AGRECOL.COM

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

MATCHLINE: SHEET C2.2

MATCHLINE SHEET 4
MATCHLINE SHEET 2



REMAINING
DEVELOPMENT
MOR
N/F: MORGAN L
PIN: 5

NOT FOR CONSTRUCTION

REVISIONS:

LANDSCAPE PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANEY CONSTRUCTION COMPANY

JOB NUMBER: 22-643
DATE: 2023.12.07
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE
PLAN

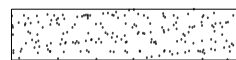
SHEET:

L2.1



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SITE RESTORATION NOTES

	RESTORATION SEED 150,000 SF	SOUTHEAST CONTRACTOR SEED MIX
	INFILTRATION BASIN SEED/EROSION MAT 210,000 SF	INFILTRATION SWALE SEED MIX
	210,000 SF	PERENNIAL RYEGRASS
	210,000 SF	EROSION CONTROL MAT

HANCOCK SEED COMPANY OR EQUIVALENT
18724 HANCOCK FARM ROAD, DADE CITY, FL 33523

AGRECOL, LLC OR EQUIVALENT
10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536

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10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536

AEC PREMIER STRAW MAT OR EQUIVALENT
850 AVENUE H E, ARLINGTON, TX 76011

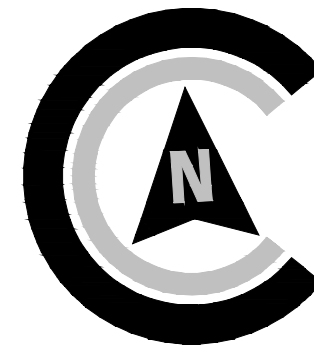
SEASON PERMITTING; APPLY @ 150 LB PLS/ACRE
APPLY BY HYDROSEED W/TACKIFIER OR EQUIVALENT

SEASON PERMITTING; APPLY @ 10 LB/ACRE
WWW.AGRECOL.COM

SEASON PERMITTING; APPLY AT 50 LB/ACRE
WWW.AGRECOL.COM

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011

REMAINING PORTION OF FUTURE
DEVELOPMENT OF THE FARM AT
MORGAN LAKES
N/F: MORGAN LAKES PROPERTY, LLC.
PIN: 51015 01011



SCALE: 1"=50'



Know what's below.
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REVISIONS:

LANDSCAPE PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANEY CONSTRUCTION COMPANY

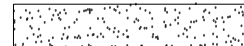
JOB NUMBER: 22-643
DATE: 2023.12.07
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE
PLAN

SHEET:
L2.2

MATCHLINE: SHEET C2.1

SITE RESTORATION NOTES

	RESTORATION SEED 160,000 SF	SOUTHEAST CONTRACTOR SEED MIX	HANCOCK SEED COMPANY OR EQUIVALENT 18724 HANCOCK FARM ROAD, DADE CITY, FL 33523	SEASON PERMITTING: APPLY @ 150 LB PLS/ACRE APPLY BY HYDROSEED W/TACKIFIER OR EQUIVALENT
	DETENTION BASIN SEED/EROSION MAT 203,000 SF	INFILTRATION SWALE SEED MIX	AGRECOL, LLC OR EQUIVALENT 10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536	SEASON PERMITTING: APPLY @ 6 LB/ACRE WWW.AGRECOL.COM
	203,000 SF	ANNUAL RYEGRASS	AGRECOL, LLC OR EQUIVALENT 10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536	SEASON PERMITTING: APPLY AT 50 LB/ACRE WWW.AGRECOL.COM
	104,000 SF	EROSION CONTROL MAT	AEC PREMIER STRAW MAT OR EQUIVALENT 850 AVENUE H E, ARLINGTON, TX 76011	

CITY OF POOLER SEC. 42-197(q) MINIMAL TREE COVERAGE

CRITERIA (b) Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing healthy large species trees (excluding pine trees and Sweet Gums), a minimum of six-inch diameter at breast height (dbh) and larger per acre of developable land (excluding buffers and wetlands). Tree species must be on the approved preferred species list. Each tree with a diameter of 24 inches dbh or larger (Live Oak with a dbh of 18 inches or larger) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage.

REQUIREMENT 22.24 ACRES * 15 TREES/ACRE - 334 TREES REQUIRED

SOLUTION	PLANTING SCHEDULE			
SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	CONDITION
AR	13	RED MAPLE	ACER RUBRUM	2" B&B
NS	35	TUPELO	NYSSA SYLVATICA	2" B&B
QT	62	NUTTALL OAK	QUERCUS TEXANA	2" B&B
QV	30	LIVE OAK	QUERCUS VIRGINIANA	2" B&B
TD	99	BALDCYPRESS	TAXODIUM DISTICHUM	2" B&B
UA	98	AMERICAN ELM 'PRINCETON'	ULMUS AMERICANA 'PRINCETON'	2" B&B
TOTAL	337			

PLANTED TREES SHALL BE: "HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL." POOLER, GEORGIA, CODE OF ORDINANCES >> PART II - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE VI. TREE PROTECTION >> SEC. 42-199. REPLACEMENT.

PREFERRED TREE LIST
FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL REQUIREMENT:

LARGE SPECIES: AMERICAN BEECH, AMERICAN ELM HYBRIDS, AMERICAN SYCAMORE, GREEN ASH, WHITE ASH, BALD CYPRESS, POND CYPRESS, GINKGO (MALE), HICKORY SPECIES, SOUTHERN MAGNOLIA, LIVE OAK, NUTTALL OAK, OVERCUP OAK, SHUMARD OAK, WHITE OAK, WILLOW OAK, SOUTHERN RED OAK, AND YELLOW POPLAR.

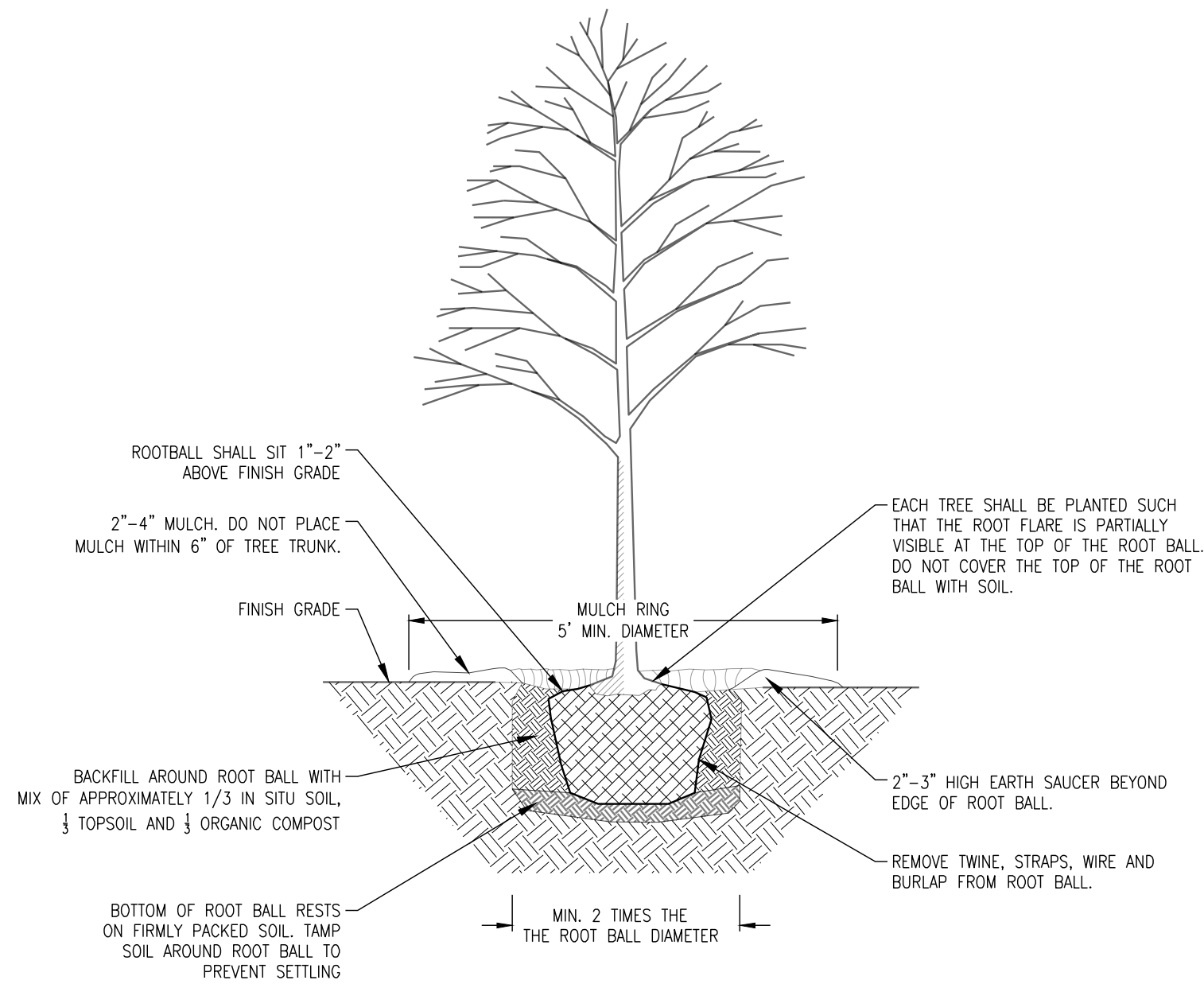
MEDIUM SPECIES: AMERICAN HOLLY, RED MAPLE, FLORIDA MAPLE, TRIDENT MAPLE, EASTERN RED CEDAR

SMALL SPECIES: EASTERN REDBUD, ATTENUATA HYBRIDS HOLLY, YAUPON HOLLY, SWEETBAY, MAGNOLIA, FRINGE TREE

NO MORE THAN 30% OF SMALL SPECIES CAN BE USED FOR TREE REPLACEMENT, MINIMUM 500 SF OF PLANTING AREA PER TREE

NO MORE THAN 30% OF REPLACEMENT TREES SHALL BE ONE SPECIES

NOTE: CHANGING SPECIES OF TREES MUST BE APPROVED BY THE CITY OF POOLER PRIOR TO INSTALLATION



NOTE:

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

TREE PLANTING DETAIL
NOT TO SCALE

PLANTING NOTES

GENERAL:

- CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT ANY DISCREPANCIES.
- 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.
- GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN 1/4" OF FINISH GRADE.
- ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.

PLANT QUALITY:

- 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 THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PUBLISHED BY: THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION d/b/a AMERICAN HORT.
- ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
- 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.
- ALL PLANTS SHALL BE COMMERCIAL GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA.
- ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST. AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
- CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
- 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:

- ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
- ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NOR BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
- 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".
- ALL BALLED AND BURLAPPED PLANTS SHALL HAVE ALL OF THE BURLAP, WIRE BASKETS AND TYING TWINE REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED.

SEEDING AND SODDING:

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

- CONTRACTOR SHALL PROVIDE A MINIMUM 3" DEPTH OF TOPSOIL IN ALL PLANTING AREAS.
- 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
- 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:

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

FERTILIZER:

- CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.
- IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

MULCH:

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

WATERING:

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

MAINTENANCE:

- 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.
- OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
- GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

NOT FOR CONSTRUCTION



REVISIONS:

LANDSCAPE PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANEY CONSTRUCTION COMPANY

JOB NUMBER: 22-643
DATE: 2023.12.07
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE
DETAILS

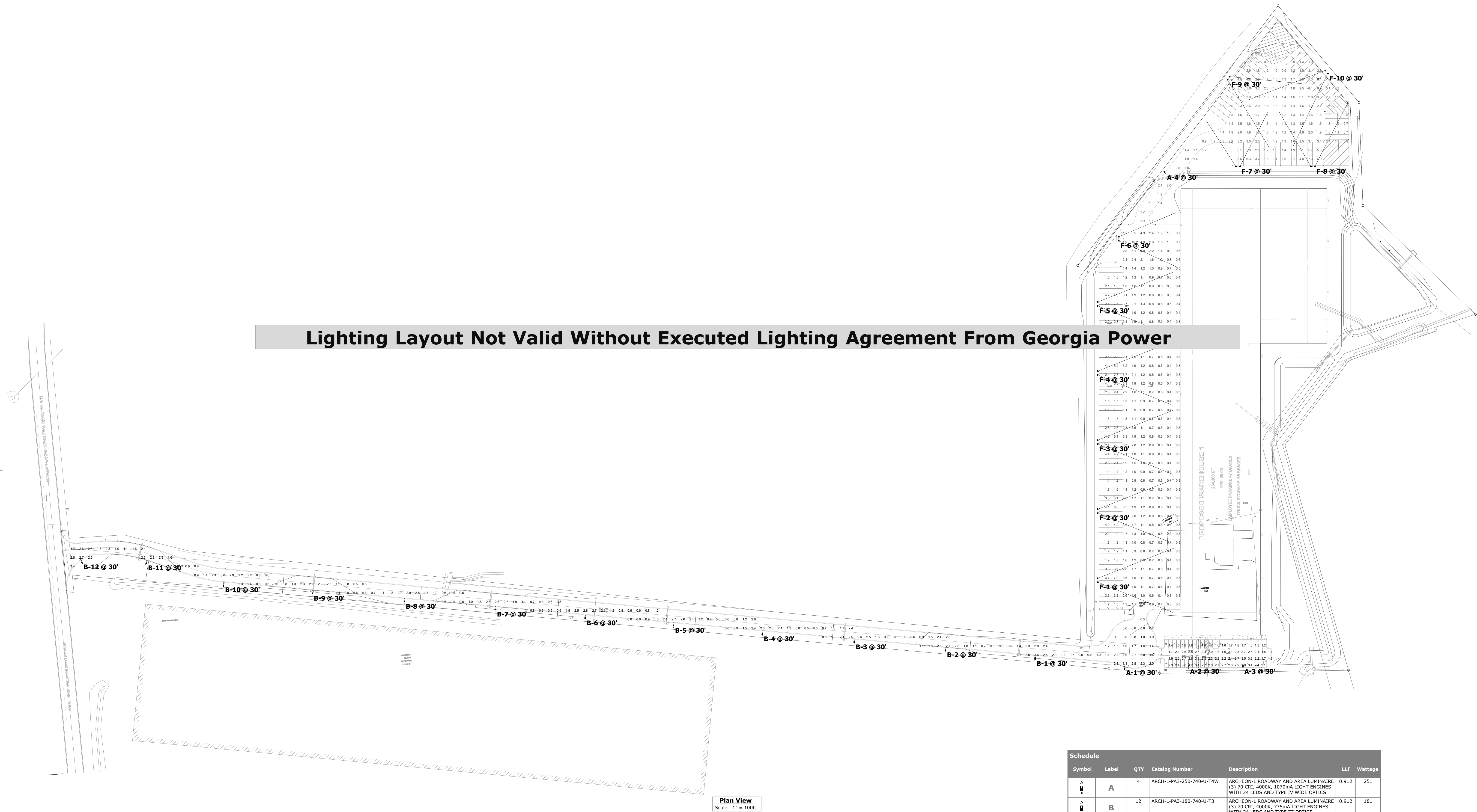
SHEET:

L3.0



Know what's below.
Call before you dig.





Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	4	ARCH-L-PA3-250-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 1070mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	0.912	251
	B	12	ARCH-L-PA3-180-740-U-T3	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEDS AND TYPE III OPTICS	0.912	181
	F	10	UFLD-L-CA4-370-740-U-66	UTILITY FLOOD LARGE, 6x6 OPTIC	0.912	732

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Employee Parking	+	2.3 fc	4.2 fc	1.1 fc	3.8:1	2.1:1
Entrance Road	+	1.5 fc	3.3 fc	0.5 fc	6.6:1	3.0:1
Long Truck Court	+	1.5 fc	10.2 fc	0.3 fc	34.0:1	5.0:1
Trailer Parking	+	2.2 fc	9.1 fc	0.7 fc	13.0:1	3.1:1

- Notes**
- 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.

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

Designer
KF
Date
10/19/2023
Scale
As Shown
Drawing No.
S57923A1
Summary



December 6th, 2023

Patrick J. Warner, P.E.
Coleman Company
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Dear Mr. Warner,

I am pleased to provide you with a recommendation for Approval of the site development plans for Morgan Lakes Industrial Park, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plan.....	Dec. 2023
	GSWCC Approval of ES&PC Plans.....	Dec. 2023
	Stormwater Management Report.....	Nov. 2023
	Engineering Report – Water System.....	Nov. 2023
	Engineering Report – Fire Sprinkler System.....	Nov. 2023
	Stormwater Maintenance Agreement.....	Oct. 2023
	Technical Traffic Memorandum.....	Oct. 2023

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 and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance. A complete set of reviewed plans and specification shall be maintained on the construction site.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.





EOM Operations
Your solution to a better tomorrow

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Brian Crooks, AICP; City Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

ITEM 4.I



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Site Plan for HOM @ Pooler at 200 Commons Way

Project:	#231436
P&Z Meeting Date:	December 11, 2023
City Council Meeting Date:	December 18, 2023 (Tentative)
Applicant and Authorized Agent:	Brian Clouser, Kimley-Horn (Engineer)
Location (Address):	200 Commons Way
Parcel (PIN):	51009 01089
Acreage:	18.965 total – 18.5 disturbed
Zoning:	PUD (Savannah Quarters, Phase 2 [Blakely Commons])
Proposed Use:	Multi-family Apartments (348 units)

Staff Recommendation:	Approval, pending the following comments are satisfactorily addressed prior to City Council: • Fence needs to be removed from site plan, or more specific notes need to be added to the plan stating that the site plan approval does not constitute approval of the fence and that a separate fence permit shall be required, including compliance with the standards of section 22-111 thru section 22-116 of the City's Code of Ordinances. • Revise the phasing plan, such that each phase can function without the other. At this time the drainage infrastructure associated with the parking/access around building 7 will not be able to function without the portion of stormwater infrastructure located in phase 2, which connects drainage to the rear pond. • Annotation for Click2Enter at gate for fire department/emergency access needs to be provided for all gates. At this time, the annotation is only included on one of three gates.
-----------------------	--

- Please see the following for errors identified in the Sanitary Sewer System.
 - o Sanitary Sewer Manhole X2.9 is currently buried underground. The top elevation needs to be adjusted to the proposed grade.
 - o 47 LF 6" PVC Sanitary Sewer Line between Manhole X2.7.1 and X2.7 is shown to be in conflict with a storm pipe. Please revise.
 - o Based on the provided invert elevations, an outside drop would not be required for Sanitary Sewer Manhole X2.10. Make sure other manholes are not mistakenly labeled as outside drop.
 - o Please review the underground infrastructure for any unintended errors.
- Doghouse Manholes are proposed for the stormwater conveyance system where proposed system is being connected to the existing system. However, no detail is proposed for this feature. It is important that the doghouse manhole be designed for the proposed sizes of pipes, to withstand loading without compromising structural integrity of the infrastructure, and be watertight.
- Lining is required for the lift station wet well and the receiving manhole. The provided detail does not indicate this.
- A Bypass pump/generator is required for lift station site, please see Pooler specification book.

Recommended Motion:

"After review of the criteria, move for approval of the request subject to all comments being satisfactorily addressed prior to City Council."

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
 - o The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.
2. Whether the site plan provides for adequate pedestrian and traffic access.
 - o The site plan complies with the provisions for access and circulation per the Savannah Quarters PUD; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - o The site plan complies with the provisions of the Savannah Quarters PUD and Sec. 5 of App. A, Art. III for parking and loading standards.
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - o The site plan complies with the provisions of the Savannah Quarters PUD related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - o The site plan complies with the provisions of the Savannah Quarters PUD related to the location of uses/development areas, development standards for commercial development, and buffer standards.
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - o The site plan complies with the Savannah Quarters PUD; Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - o The site is adequately served by any other public services for current or projected needs.
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - o The site plan complies with the provisions of the Savannah Quarters PUD related to buffer and screening standards.
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other

landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

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

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

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

Conclusion:

The site plan generally addresses the site plan approval criteria, apart from the comments noted in the recommendation. As such, staff recommends Approval of the request, subject to the pending comments being satisfactorily addressed.

Attachments:

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



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

Project #231436 - HOM @ Pooler

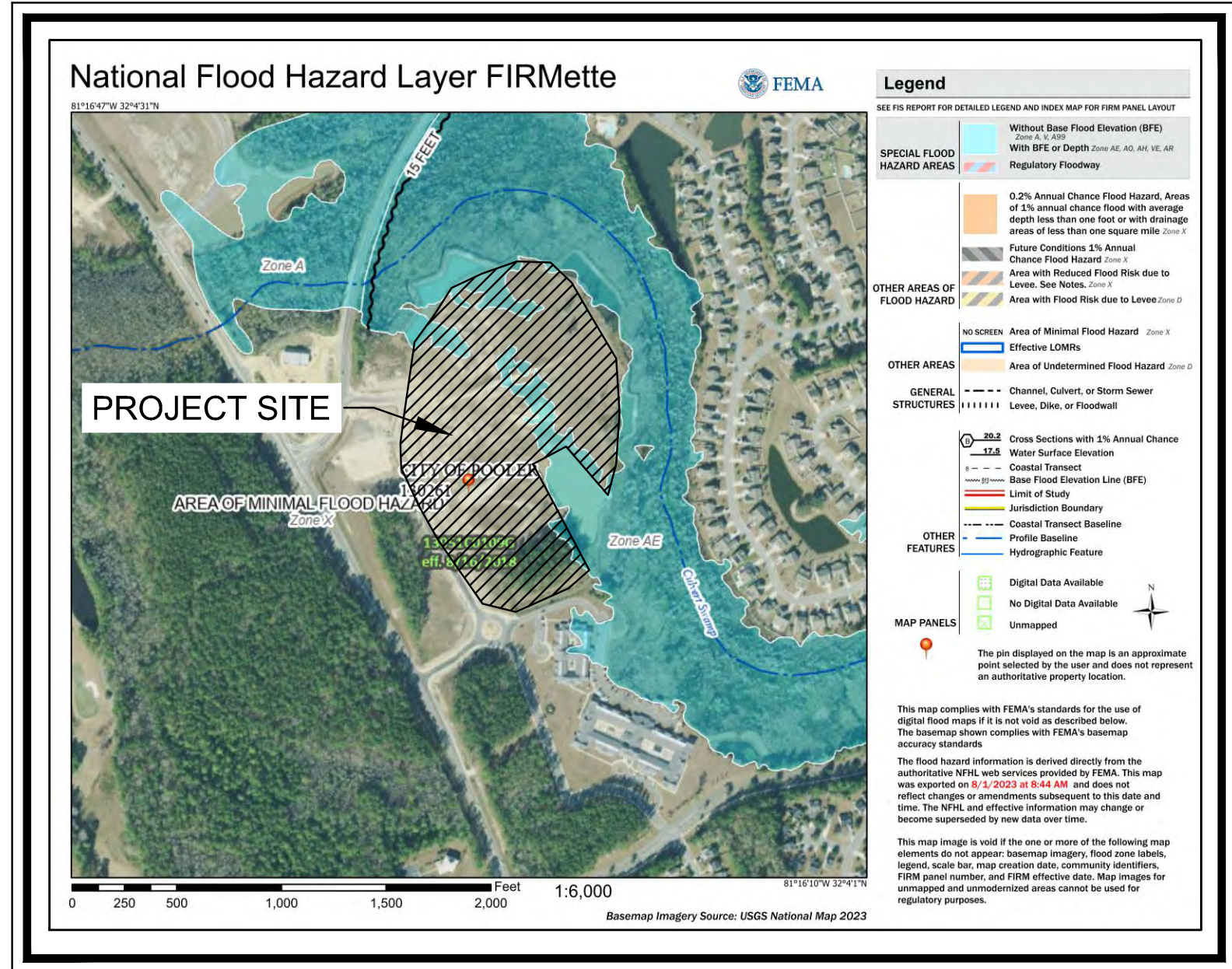
12/08/2023

☐ Parcels



Drawing name: K:\SAV_Civil\17878000_DP_Pooler Multifamily\CAD_24x36\Plansheets\CO-00 - CIVIL COVER SHEET.dwg CO-00 COVER SHEET Nov 30, 2023 10:35am by: megan.galloway

CIVIL CONSTRUCTION DRAWINGS FOR HOM AT POOLER COMMONS WAY, POOLER, GA 31322



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13051C0109G DATED 08/16/2018.

PROJECT CONTACTS

OWNER:	IMPACT DEVELOPMENT PARTNERS 900 CIRCLE 75 PARKWAY, SUITE 550 ATLANTA, GA 30339 PHONE: 678.483.5379 CONTACT: MIKE LOPEZ, P.E.
ARCHITECT:	GROUP 4 DESIGN, INC. 1939 HENDRICKS AVENUE JACKSONVILLE, FL 32207 PHONE: 904.353.5900 CONTACT: TYLER VIRTUE
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 25 BULL STREET, SUITE 400 SAVANNAH, GA 31401 PHONE: 912.231.4384 CONTACT: BRIAN CLOUSER, P.E.
SURVEYOR:	MAXWELL-REDDICK 40 JOE KENNEDY BLVD. STATESBORO, GA 30458 PHONE: 912.489.7112 CONTACT: DENVER W. YOUNGBLOOD, R.L.S.
24-HR CONTACT:	MIKE LOPEZ IMPACT DEVELOPMENT PARTNERS PHONE: 704.975.3812

OWNER CERTIFICATION:

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)).

SIGNATURE _____ DATE _____

DESIGNER CERTIFICATION:

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)).

SIGNATURE Brian D. Clouser DATE 11/30/2023

8TH G.M.D. OF CHATHAM COUNTY
SUBJECT PROPERTY: LOT 13-A REMAINDER OF
THE BLAKELY COMMONS PUD

PARCEL NO.: 51009-01089
EXISTING ZONING: PUD (BLAKELY COMMONS)
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PROPERTY AREA = 18.965 ACRES
TOTAL DISTURBED AREA = 18.5 ACRES
IMPERVIOUS AREA = 9.49 ACRES (50.0%)
PERVIOUS AREA = 9.48 ACRES (50.0%)

CITY OF POOLER CASE #: _____

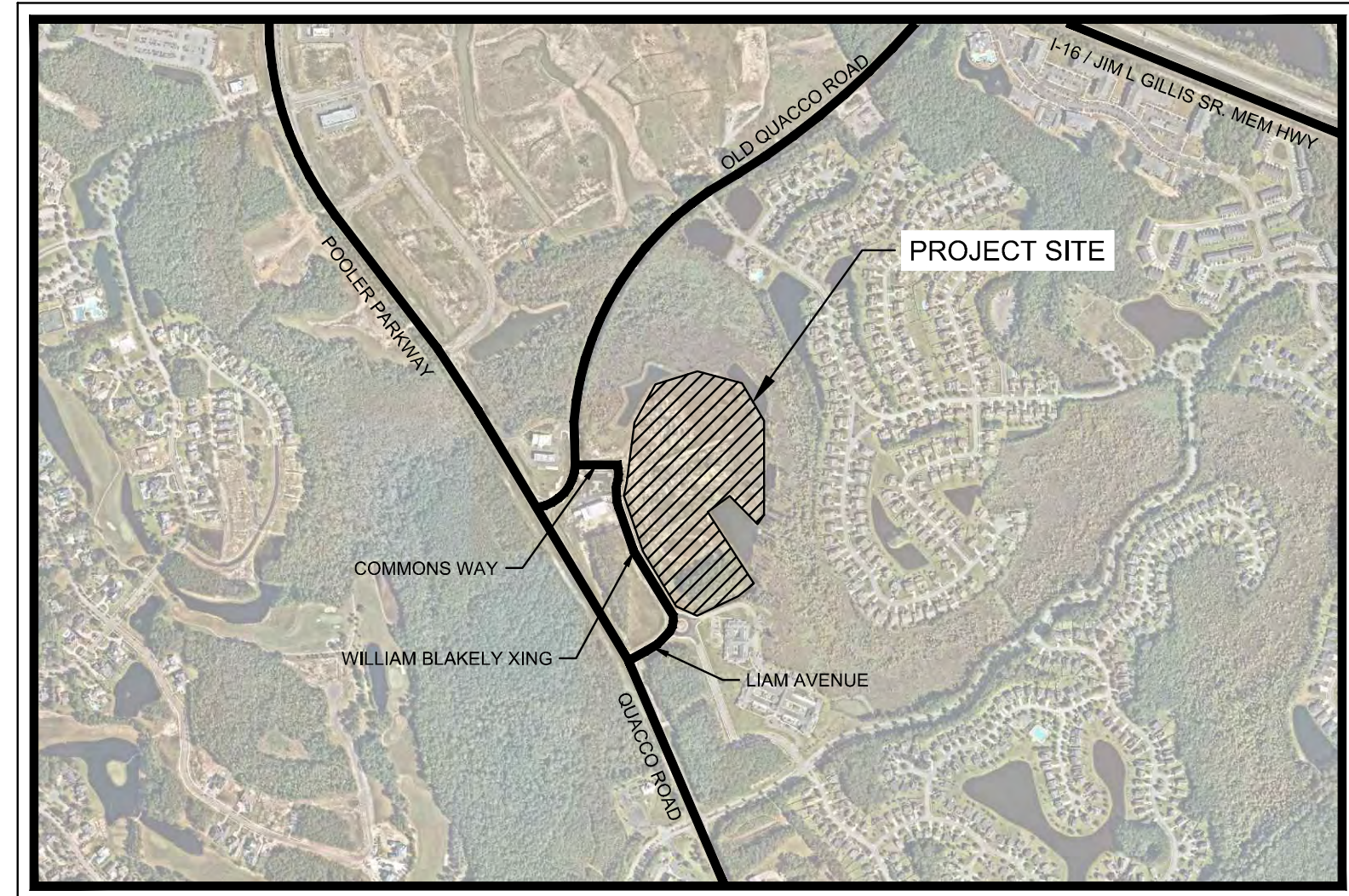
PROJECT NARRATIVE:

HOM AT POOLER IS A PROPOSED MULTIFAMILY DEVELOPMENT THAT WILL CONTAIN 348 MULTIFAMILY UNITS, 6 GARAGE UNITS, AND 4 ACCESSORY BUILDINGS.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE INTO EXISTING DETENTION BASINS, AND ALL ASSOCIATED UTILITIES. THE PROPERTY AREA ON SITE IS 18.965 ACRES, AND THE TOTAL DISTURBED AREA IS 18.5 INCLUDING PUBLIC ROW.

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.
- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
- 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)).
- THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5)).



VICINITY MAP

REV. NO.	SHEET NO.	SHEET TITLE
	C0-00	COVER SHEET
	--	SURVEY 1
	--	SURVEY 2
	C1-01	DEMOLITION PLAN
	C1-02	DEMOLITION PLAN
	C1-03	DEMOLITION PLAN
	C1-04	DEMOLITION PLAN
	C2-00	OVERALL SITE PLAN
	C2-01	SITE PLAN
	C2-02	SITE PLAN
	C2-03	SITE PLAN
	C2-04	SITE PLAN
	C2-30	FIRE PROTECTION PLAN
	C2-31	FIRE TRUCK TURN
	C2-50	PHASING PLAN
	C3-00	OVERALL GRADING & DRAINAGE PLAN
	C3-01	GRADING & DRAINAGE PLAN
	C3-02	GRADING & DRAINAGE PLAN
	C3-03	GRADING & DRAINAGE PLAN
	C3-04	GRADING & DRAINAGE PLAN
	C3-50	STORM SEWER PROFILES
	C3-51	STORM SEWER PROFILES
	C3-52	STORM SEWER PROFILES
	C3-53	STORM SEWER PROFILES
	C4-00	OVERALL UTILITY PLAN
	C4-01	UTILITY PLAN
	C4-02	UTILITY PLAN
	C4-03	UTILITY PLAN
	C4-04	UTILITY PLAN
	C4-50	SANITARY SEWER PROFILES
	C4-51	SANITARY SEWER PROFILES
	C4-52	SANITARY SEWER PROFILES
	C4-60	WATER PROFILES
	C4-61	WATER PROFILES
	C4-62	WATER PROFILES
	C4-63	WATER PROFILES
	C4-70	FORCE MAIN PLAN AND PROFILE
	C4-71	LIFT STATION LAYOUT

REV. NO.	SHEET NO.	SHEET TITLE
	C5-00	EROSION CONTROL NOTES
	C5-01	EROSION CONTROL NOTES
	C5-02	EROSION CONTROL NOTES
	C5-03	EROSION CONTROL NOTES
	C5-10	EROSION CONTROL PLAN - PHASE 1
	C5-20	EROSION CONTROL PLAN - PHASE 2
	C5-30	EROSION CONTROL PLAN - PHASE 3
	C5-80	EROSION CONTROL DETAILS
	C5-81	EROSION CONTROL DETAILS
	C5-82	EROSION CONTROL DETAILS
	C6-00	CONSTRUCTION DETAILS
	C6-01	CONSTRUCTION DETAILS
	C6-40	PAVING & DRAINAGE DETAILS
	C6-41	PAVING & DRAINAGE DETAILS
	C6-50	WASTEWATER COLLECTION DETAILS
	C6-51	WASTEWATER COLLECTION DETAILS
	C6-52	ELECTRICAL SYSTEM DETAILS
	C6-53	ELECTRICAL SYSTEM DETAILS
	C6-54	ELECTRICAL SYSTEM DETAILS
	C6-55	LIFT STATION MECHANICAL DETAILS
	C6-56	LIFT STATION AND FORCE MAIN DETAILS
	C6-60	WATER SYSTEMS DETAILS
	C6-61	WATER SYSTEMS DETAILS
	E0-00	LIFT STATION ELECTRICAL NOTES
	E0-01	LIFT STATION ELECTRICAL SCHEMATIC
	L1-00	TREE PROTECTION PLAN
	L1-11	LANDSCAPE ISLAND EXHIBIT
	L1-12	LANDSCAPE ISLAND EXHIBIT
	L1-13	LANDSCAPE ISLAND EXHIBIT
	L1-14	LANDSCAPE ISLAND EXHIBIT
	L2-00	OVERALL TREE REPLACEMENT PLAN
	L2-01	TREE REPLACEMENT PLAN
	L2-02	TREE REPLACEMENT PLAN
	L2-03	TREE REPLACEMENT PLAN
	L2-04	TREE REPLACEMENT PLAN
	L2-10	LANDSCAPE DETAILS
	--	LIGHTING PLAN



PREPARED FOR	DATE	BY
ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

HOM AT POOLER
COMMONS WAY, POOLER, GA 31322
LAND LOT 13-A, 7TH DISTRICT
PARCEL ID: 51009-01089



GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	AJP
DESIGNED BY	AJP
REVIEWED BY	BDC
DATE	10/21/2023
PROJECT NO.	017879000
TITLE	COVER SHEET
SHEET NUMBER	C0-00



EXPLANATION OF UTILITY LOCATIONS

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

UTILITIES WERE MARKED BY LONGS ENGINEERING ON 06-12-2023.

ALL SIZE AND MATERIAL TYPE ARE UNKNOWN UNLESS SPECIFIED ON DRAWING.

ALL WATER IS OWNED BY THE CITY OF POOLER.

ALL SEWER IS OWNED BY THE CITY OF POOLER.

ALL POWER IS OWNED BY GEORGIA POWER COMPANY.

THIS IS OWNED BY COMCAST.

FLOOD ZONE NOTE

ON GRAPHICAL PLOTTING, ACCORDING TO 10-YR MAP NO. 15959-D(96), WITH AN EFFECTIVE DATE OF OR 16-2016, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X". ZONE "X" IS A SPECIAL FLOOD HAZARD ZONE WITH A RETURN PERIOD OF 100 YRS. FL OOD. THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE "A".

WETLANDS NOTE

ALL TIDAL AND NON-TIDAL TREBUENTRIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THEIR AGENCIES.

NO WETLANDS WERE DISRUPTED AT THE TIME OF THIS SURVEY.

GENERAL SITE NOTES

- HORIZONTAL DATUM IS BASED ON NAD 1983 GA. EA. EAST ZONE ESTABLISHED BY USING EGPS SOLUTION NETWORK GPS. DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- ELEVATION DATUM IS BASED ON NAVD 1988 GA. EAST ZONE ESTABLISHED BY USING EGPS SOLUTION NETWORK GPS.
- A KINOVIX TOTAL STATION WAS USED TO COMPLETE THIS SURVEY. GPS IS UTILIZED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ELEVATION.
- A TRIMBLE R10X MATH FREQUENCY GPS RECEIVER WAS UTILIZED FOR REAL TIME MONITORING (RTK) POSITIONS ACQUIRED BY THE EGPS NETWORK. THIS PROVIDES MAXIMUM HORIZONTAL ACCURACY OF 1MM + 1PPM RMS AND A MAXIMUM VERTICAL ACCURACY OF ±3MM + 1PPM RMS AS PER THE MANUFACTURER.
- OWNERS AND TAX ID NUMBERS WERE TAKEN FROM THE CHATHAM COUNTY GISGIS WEB SITE.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS. CONSULT WITH A RIBAL BIOLOGICAL, OTHERS OF HISTORICAL OR CULTURAL SIGNIFICANCE, THEREFORE DETERMINATION IS TASK TO ANY QUALI MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR. THE SURVEYOR'S EXCEPTIONS TO ANY OF THESE LIMITATIONS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	26.27'	24.42'	N 31°53'44" E
C2	229.92'	29.89'	29.87'	N 65°57'59" E
C3	81.00'	13.67'	13.68'	S 87°33'29" W
C4	25.00'	29.30'	27.65'	N 64°08'00" W
C5	182.00'	34.83'	34.78'	N 25°10'18" W
C6	182.00'	117.35'	115.34'	N 01°10'31" W
C7	142.00'	56.39'	56.02'	S 08°55'16" E
C8	170.00'	66.99'	65.67'	S 73°25'32" W
C9	177.33'	22.97'	22.98'	S 08°05'12" W

LINE	BEARING	DISTANCE
L1	N 05°23'05" W	53.13'
L2	N 27°45'50" W	119.91'
L3	N 63°29'04" E	54.88'
L4	S 69°51'37" E	6.23'
L5	N 45°59'12" E	67.91'
L6	N 55°42'43" E	39.62'
L7	S 42°07'30" E	44.33'
L8	S 64°16'33" W	49.58'
L9	S 55°42'43" E	47.65'
L10	N 70°00'28" E	20.36'
L11	N 19°59'23" E	80.00'
L12	N 70°00'37" E	60.00'
L13	S 19°59'23" E	25.24'
L14	S 84°30'01" W	79.27'
L15	N 08°13'01" W	56.28'
L16	N 44°08'44" W	21.58'

TITLE BLOCK:

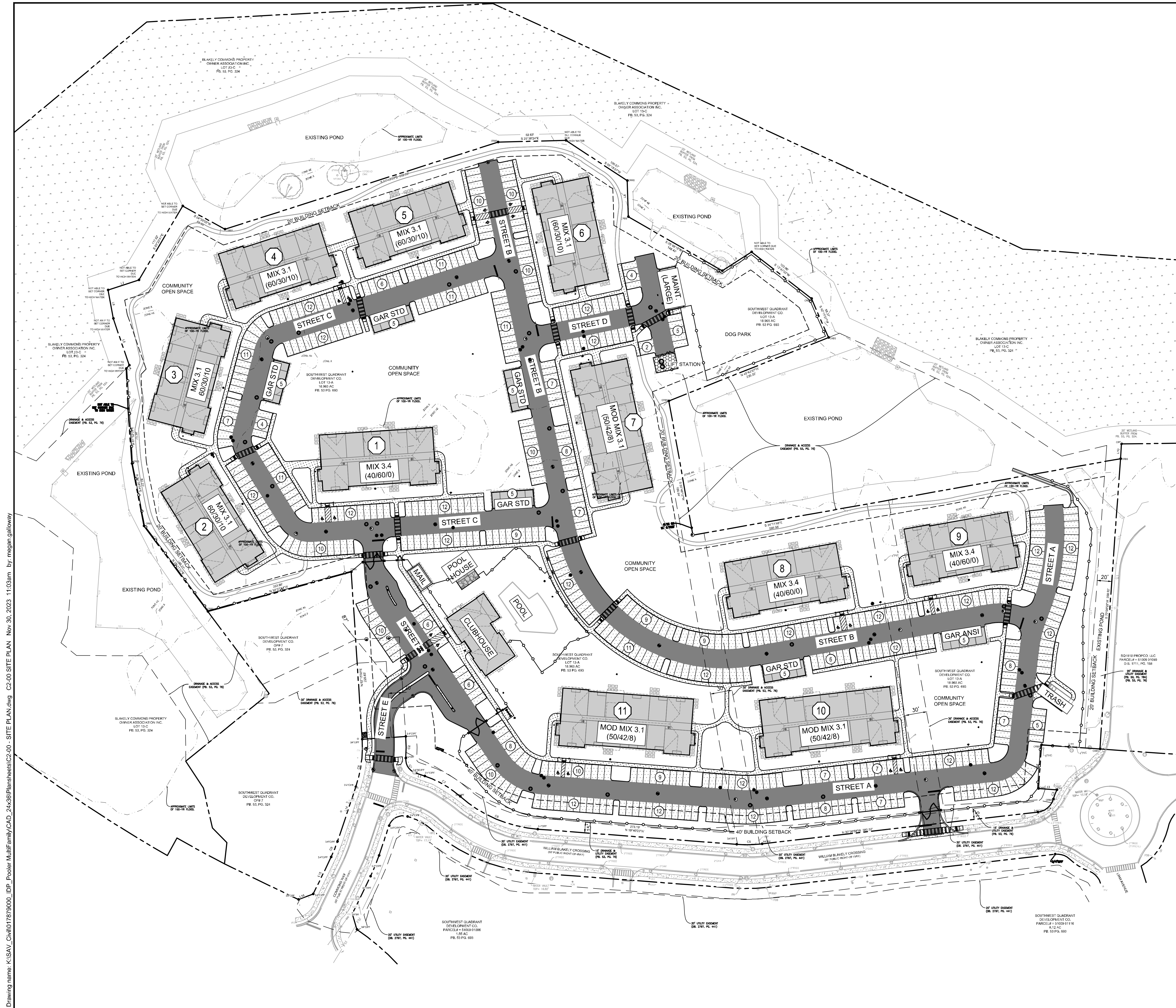
TOPOGRAPHIC SURVEY OF AN EXISTING PARCEL PREPARED FOR IMPACT DEVELOPMENT ANALYSIS

DATE: 06/15/2024

CITY OF POOLER, CHATHAM COUNTY, GA

DRAWING NUMBER: 2

2 OF 2 SHEETS



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	PUD (BLAKELY COMMONS)
SITE AREA:	18.965 ACRES
IMPERVIOUS AREA:	9.49 ACRES (50.0%)
PERVIOUS AREA:	9.48 ACRES (50.0%)
MAX IMPERVIOUS COVERAGE:	60%
TOTAL DISTURBED AREA:	18.5 ACRES
BUILDING SETBACK:	
FRONT:	40 FT
SIDE:	20 FT
BACK:	20 FT
ACCESSORY:	20 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	348 UNITS
<u>PARKING SUMMARY:</u>	
REQUIRED PARKING:	609 SPACES (TOTAL)
MULTIFAMILY (348 UNITS)	609 SPACES (1.75/UNIT)
<u>PROPOSED PARKING:</u>	
STANDARD	563 SPACES
GARAGE	30 SPACES
HANDICAP (VAN)	10 SPACES
HANDICAP (NON-VAN)	8 SPACES

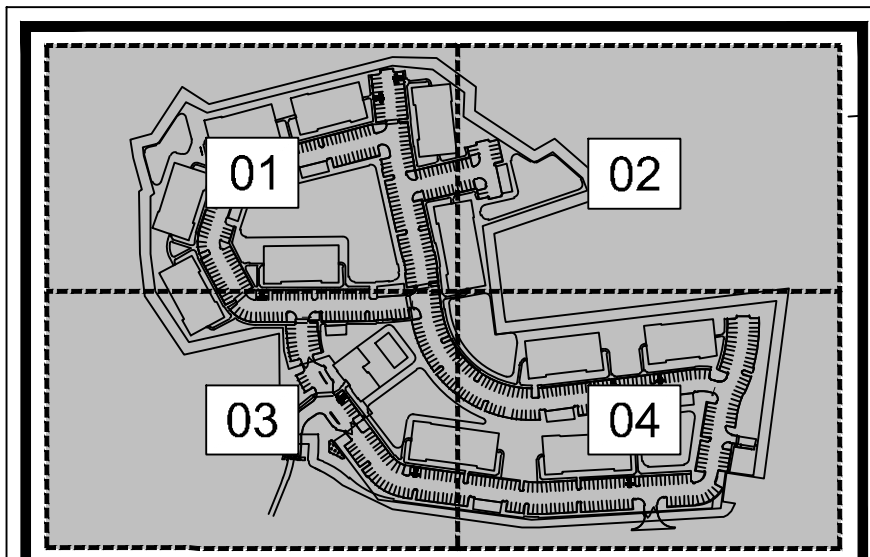
CONDITION - IF GARAGES ARE USED FOR PURPOSES OTHER THAN PARKING, ADDITIONAL PARKING WILL BE REQUIRED

SITE NOTES:

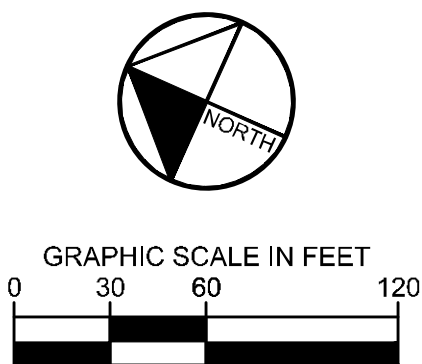
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GROUP 4 DESIGN, INC., DATED 05/15/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY MAXWELL-REDDICK, DATED 06/27/2023.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. ALL CURB RADII ARE 3' UNLESS OTHERWISE INDICATED ON THE SITE PLAN.

SITE PLAN LEGEND:

— — — — — PROPERTY LINE
 - - - - - 40' / 20 FT BUILDING SETBACK LINE
 STANDARD DUTY ASPHALT PAVEMENT
 HEAVY DUTY ASPHALT PAVEMENT
 STANDARD DUTY CONCRETE SIDEWALK
 HEAVY DUTY CONCRETE PAVEMENT
 CRUSHER RUN GRAVEL
 PARKING COUNT



KEY MAP
NOT TO SCALE



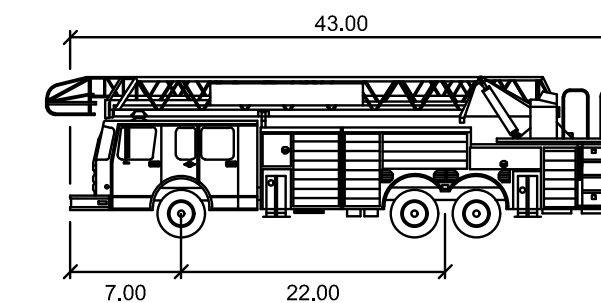
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FIRE PROTECTION NOTES:

1. SITE IS TO BE CONSTRUCTED TO MEET ALL FIRE CODE REQUIREMENTS.
2. ENSURE ALL DRIVE AISLES ARE 26' IN WIDTH TO ACCOMMODATE AERIAL FIRE TRUCK MOVEMENTS.
3. ALL BUILDINGS TO BE WITHIN 600 FEET HOSE LAY.

DESIGN FIRE TRUCK:



Aerial Fire Truck

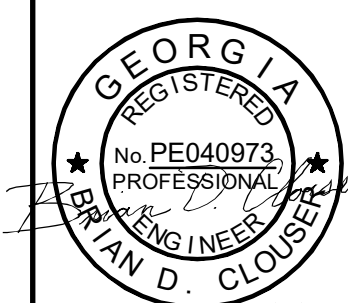
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

FIRE PROTECTION PLAN LEGEND:

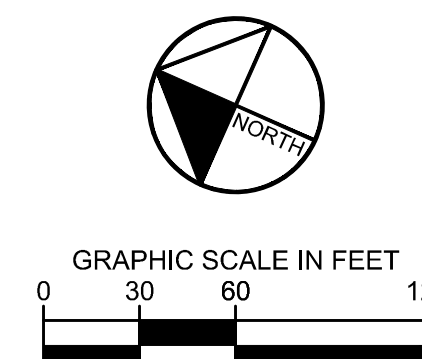
— — — — — HOSE LAY LENGTH

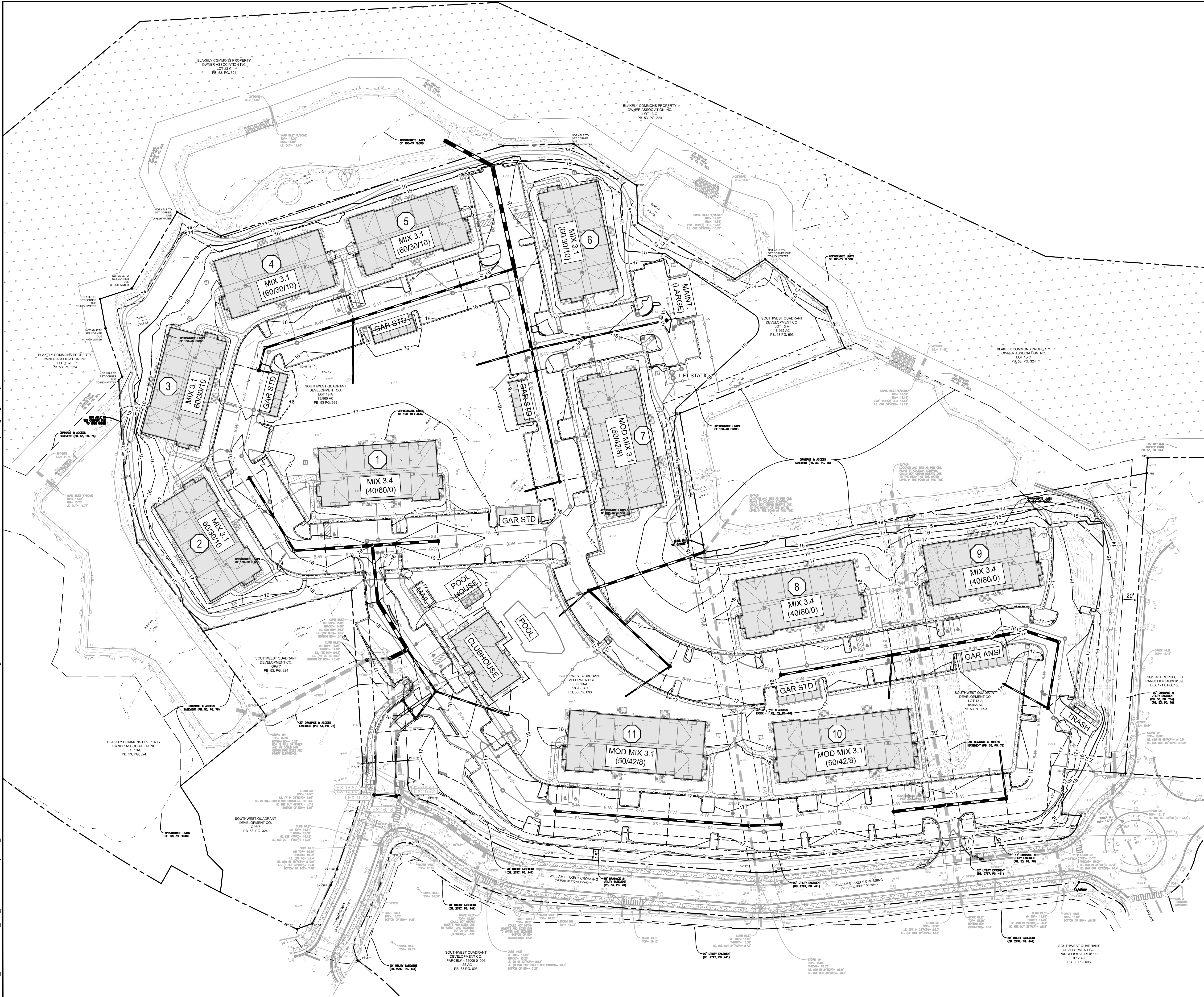
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HOM AT POOLER
COMMONS WAY, POOLER, GA 31322



GSWC NO. (LEVEL II)		0000073524
DRAWN BY		AJP
DESIGNED BY		AJP
REVIEWED BY		BDC
DATE	10/21/2023	
PROJECT NO.	017879000	
TITLE		
FIRE PROTECTION PLAN		
SHEET NUMBER		
C2-30		





GRADING & DRAINAGE NOTES:

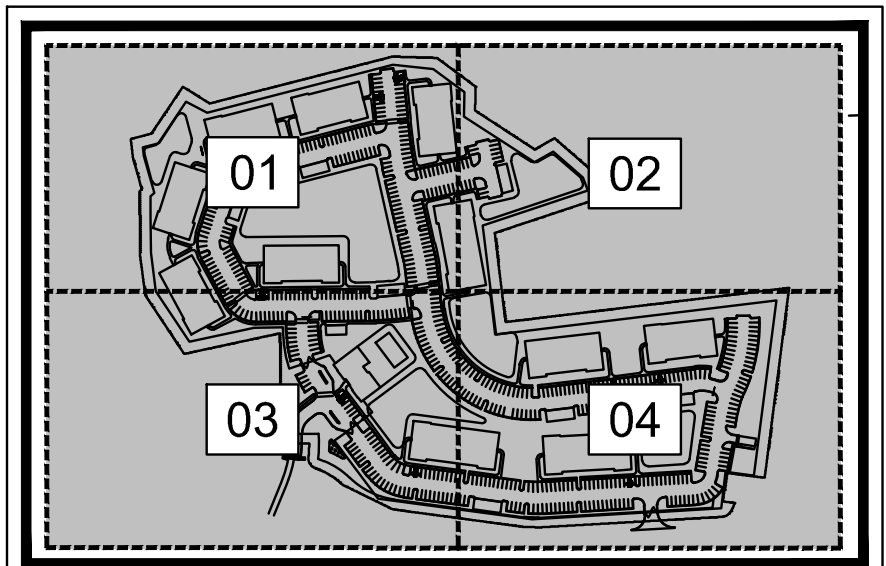
1. SITE AREA: 18.965 ACRES
DISTURBED AREA: 18.5 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE. UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13051C0109G, DATED 08/16/2018.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 3H:1V
11. IMPORT FILL MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT WITHIN ROADWAY. FAILURE TO PERFORM REQUIRED TESTING MAY RESULT IN REJECTION OF WORK.

GRADING LEGEND:

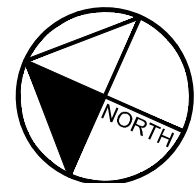
- | | | |
|--|-------------|-------------------------------|
| | 950 | EXISTING MAJOR CONTOUR |
| | 948 | EXISTING MINOR CONTOUR |
| | 945 | PROPOSED MAJOR CONTOUR |
| | 944 | PROPOSED MINOR CONTOUR |
| | X (945.00) | PROPOSED SPOT GRADE |
| | X HP-945.00 | PROPOSED HIGH POINT GRADE |
| | X LP-945.00 | PROPOSED LOW POINT GRADE |
| | X TC-945.00 | PROPOSED TOP OF CURB GRADE |
| | X BC-945.00 | PROPOSED BOTTOM OF CURB GRADE |
| | | DRAINAGE FLOW ARROW |

STORM DRAINAGE LEGEND:

- | | | |
|-------|---|---|
| JB |  | JUNCTION BOX (POOLER DETAIL P-23) |
| CI |  | CURB INLET (POOLER DETAIL P-19, TYPE A) |
| GI |  | GRATE INLET (POOLER DETAIL P-21) |
| YD |  | YARD DRAIN (POOLER DETAIL P-21) |
|
 | | |
| ---- |  | PROPOSED ROOF DRAIN PIPE |
| ===== |  | PROPOSED STORM PIPE |
| ---- |  | 8" SDR26 PVC PIPE |
| ----- |  | 4" FORMED SUBGRADE DRAIN |



KEY MAP
NOT TO SCALE



GRAPHIC SCALE IN FEET

0 30 60 120

A horizontal scale bar with four segments. The first segment (0-30) is white, the second (30-60) is black, the third (60-90) is white, and the fourth (90-120) is black. The segments are labeled 0, 30, 60, and 120 at their right boundaries.

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Kimley»»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE (912) 231-4384
WWW.KIMLEY-HORN.COM

OR

IMPACT
DEVELOPMENT **PARTNERS**

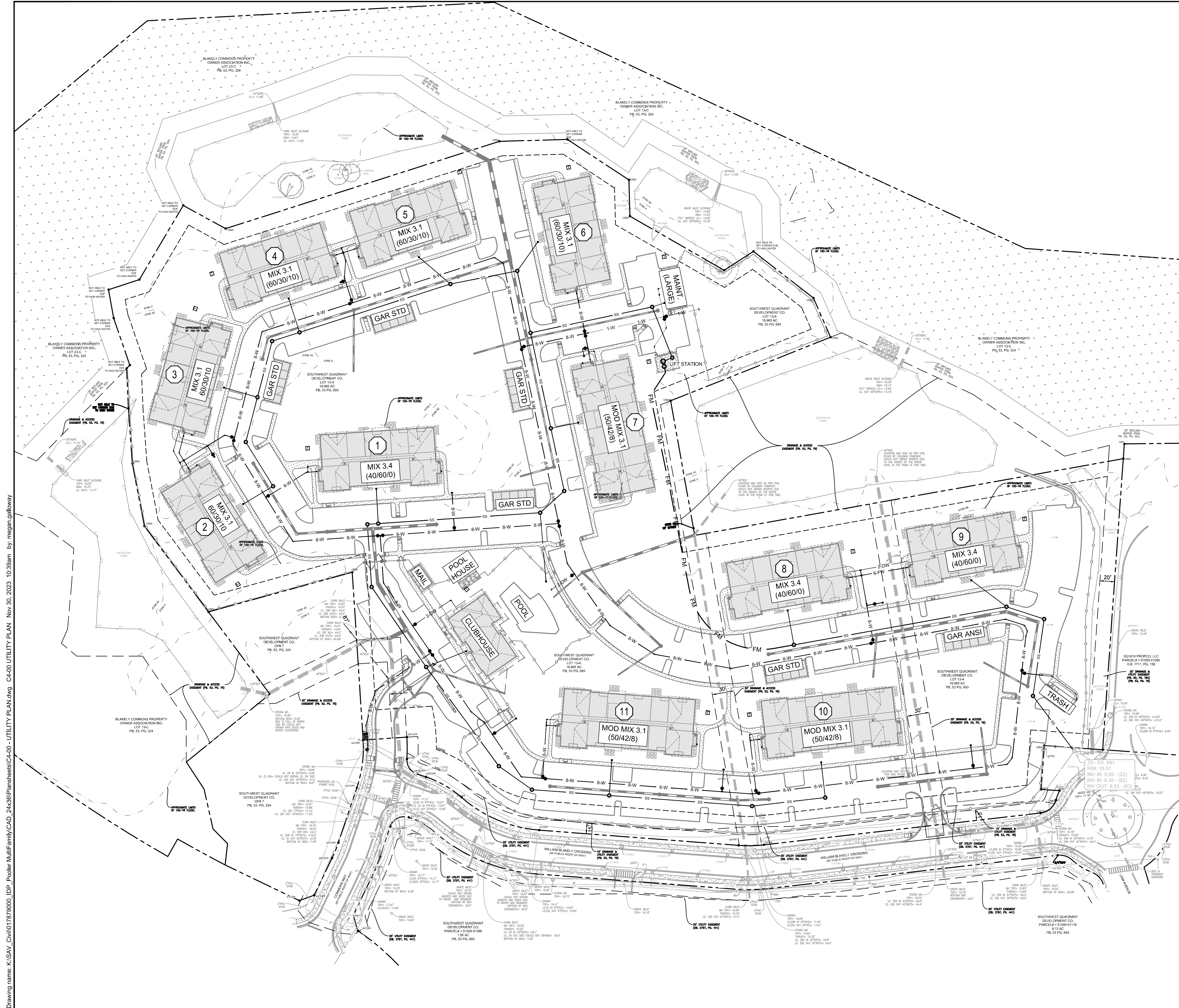
900 CIRCLE 75 PARKWAY, SUITE 550
ATLANTA, GA 30339
PHONE: 678.483.5379

[illegible]

HOM AT POOLER
COMMONS WAY, POOLER, GA 31322
LAND LOT 13-A, 7TH DISTRICT
PARCEL ID: 51009-01089



GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	AJP
DESIGNED BY	AJP
REVIEWED BY	BDC
DATE	10/21/2023
PROJECT NO.	017879000
TITLE OVERALL GRADING & DRAINAGE PLAN	
SHEET NUMBER C3-00	

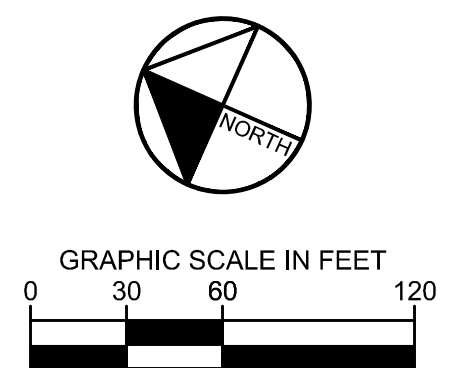
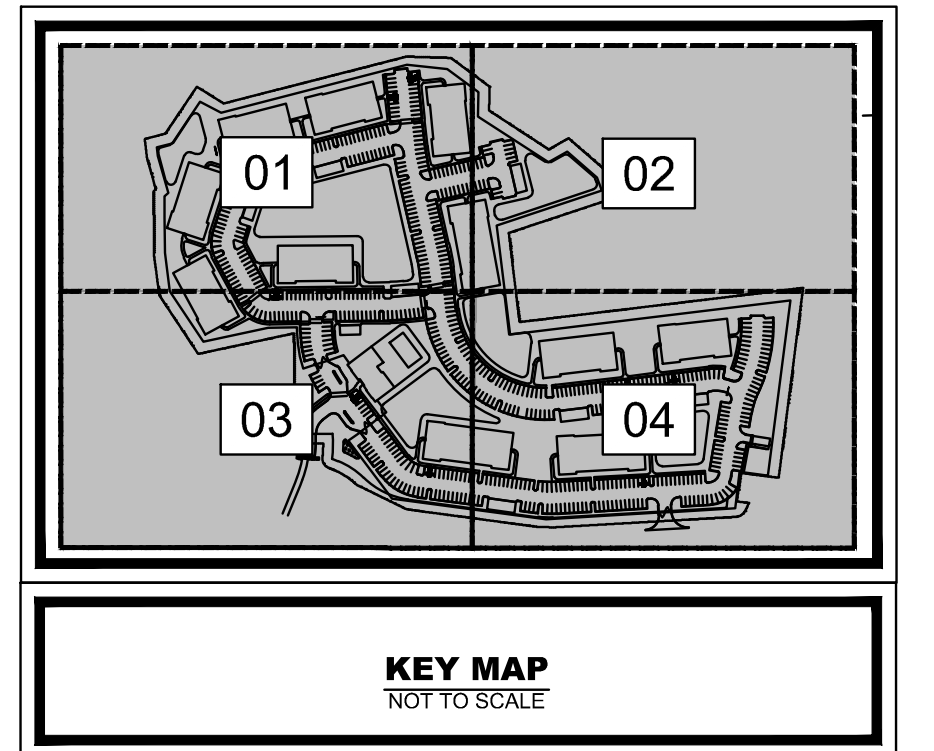


UTILITY NOTES:

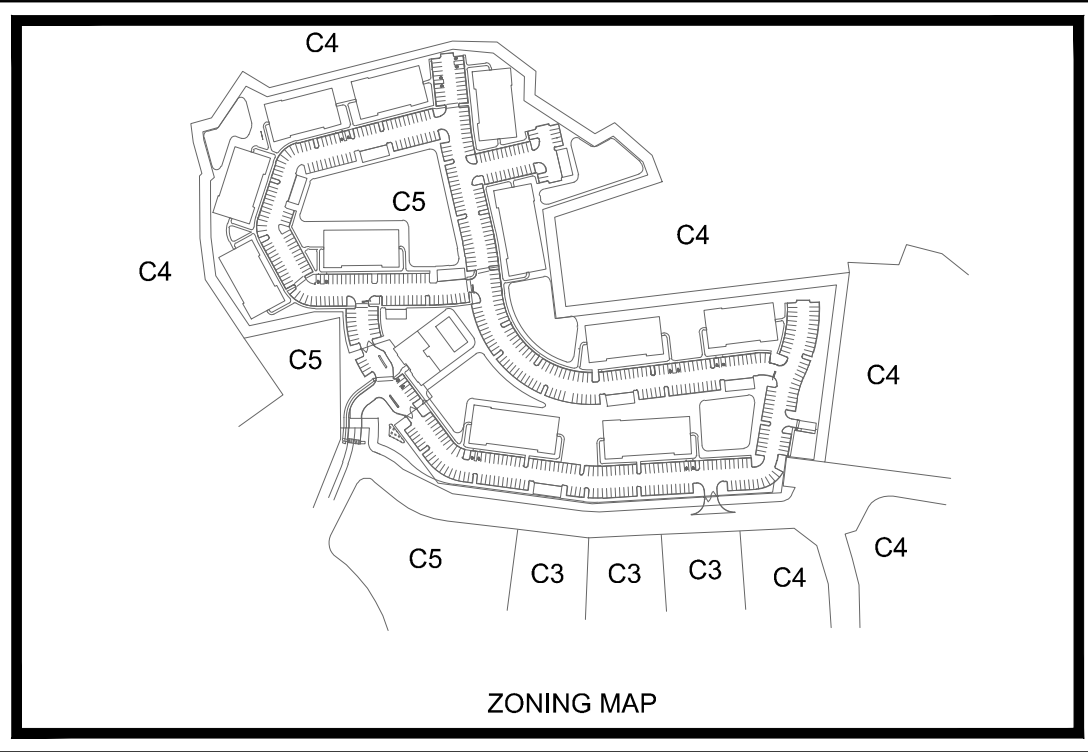
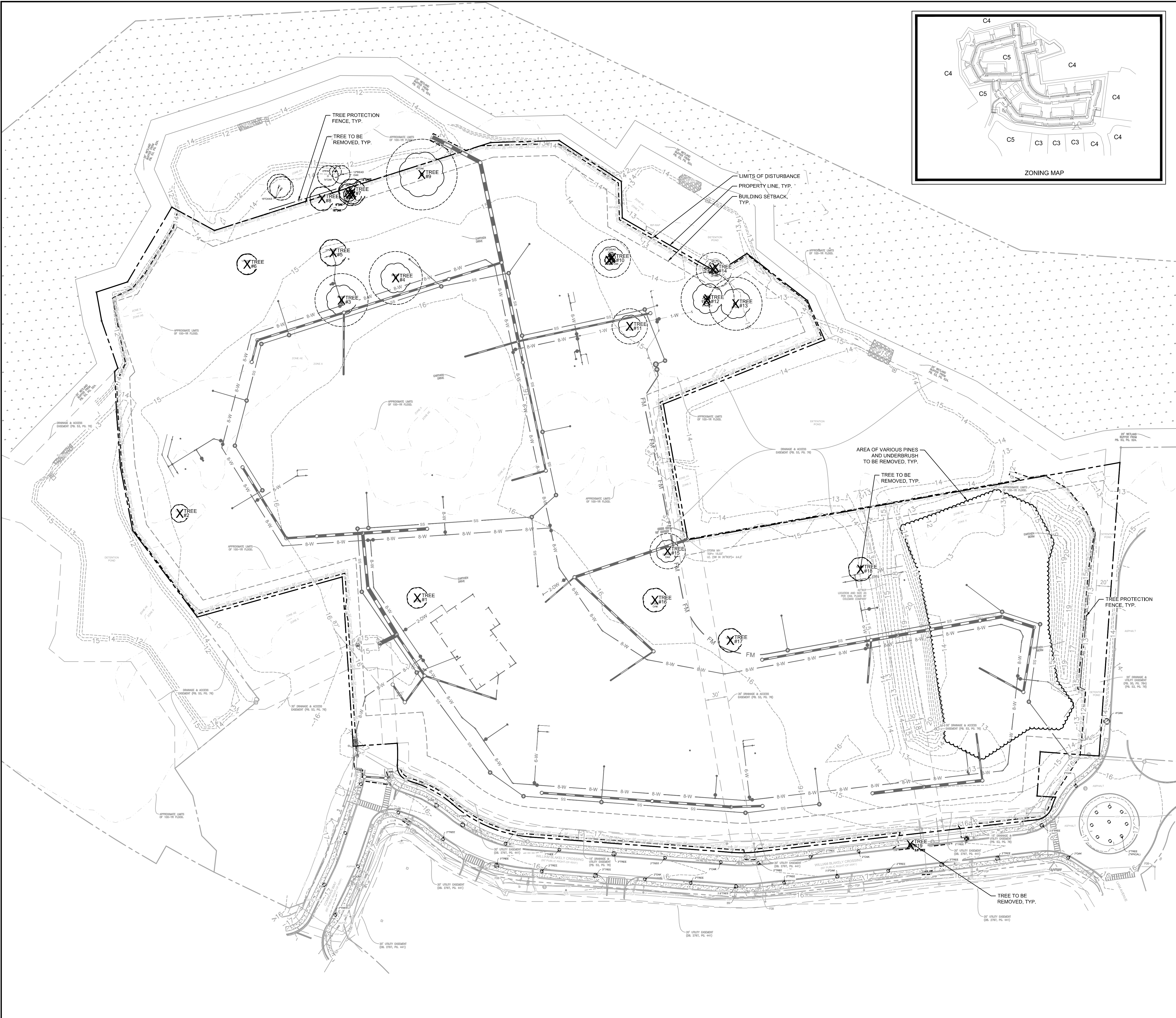
1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF POOLER SANITARY SEWER AND CITY OF POOLER WATER STANDARDS AND SPECIFICATIONS.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
9. ALL PROPOSED ONSITE UTILITIES SHALL BE CLASSIFIED AS PRIVATE AND NOT MAINTAINED BY THE CITY OF POOLER.
10. PROVIDE HDPE OR STAINLESS STEEL I&I INHIBITORS UNDER ALL STORM SEWER MANHOLES IN CONCRETE OR PAVEMENT.
11. USE WATERTIGHT MANHOLE RINGS AND COVERS WITHIN OR BELOW +1' OF BASE FLOOD ELEVATION.
12. ALL PROPOSED SANITARY SEWER LINES WILL BE PRIVATELY OWNED AND MAINTAINED.

UTILITY LEGEND:

- | | | |
|---|-----|------------------------------------|
|  | W | PROPOSED WATER LINE |
|  | UGP | PROPOSED UNDERGROUND ELECTRIC LINE |
|  | SS | PROPOSED SANITARY SEWER PIPE |
|  | | PROPOSED SANITARY SEWER CLEANOUT |
|  | | SANITARY SEWER MANHOLE |
|  | | WATER VALVE |
|  | | FIRE DEPARTMENT CONNECTION (FDC) |
|  | | FIRE HYDRANT |
|  | | POST INDICATOR VALVE (PIV) |
|  | | WATER MAIN TAPPING SLEEVE |
|  | | WATER CONNECTIONS AND BENDS |



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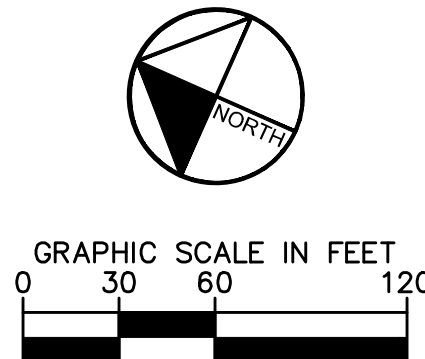


TREE PROTECTION NOTES:

- TREE PROTECTION**
- NO EXISTING TREES TO REMAIN ON SITE.
 - TREE PROTECTION FENCE SHALL BE ADDED AS SHOWN TO PROTECT BOUNDARY TREES.
- SIGNIFICANT TREE REMOVAL :**
- TOTAL DBH OF SIGNIFICANT TREES REMOVED SHALL BE REPLACED WITH SAME NUMBER OF INCHES OF PROPOSED TREES WITH 8" CALIPER MIN. SIZE.
 - REFERENCE TREE DATA TABLE THIS SHEET FOR TABULATION OF TREES REMOVED. ALL TREES REMOVED CLASSIFIED AS DEAD OR DYING. NO SIGNIFICANT TREE REPLACEMENT REQUIRED.
- TREE REPLACEMENT:**
- REFERENCE L2 SERIES SHEETS FOR PROPOSED TREE REPLACEMENT LOCATIONS AND INFORMATION.
 - REFERENCE SHEET L2-10 LANDSCAPE DETAILS FOR CITY OF POOLER TREE REPLACEMENT CALCULATIONS FOR SITE TREE REPLACEMENT REQUIREMENTS.

TREE DATA TABLE - IDP POOLER					
TREE #	DBH	SPECIES	IMPACT %	STATUS*	REPMNT. DBH
1	14"	OAK	100%	DESTROY- DEAD	0
2	12"	OAK	100%	DESTROY- DEAD	0
3	36"	OAK	100%	DESTROY- DEAD	0
4	36"	OAK	100%	DESTROY- DEAD	0
5	19"	MAGNOLIA	100%	DESTROY- DYING	0
6	14"	OAK	100%	DESTROY- DEAD	0
7	12"	OAK	100%	DESTROY- DYING	0
8	18"	OAK	100%	DESTROY- DYING	0
9	48"	OAK	100%	DESTROY- DYING	0
10	26"	OAK	100%	DESTROY- DEAD	0
11	24"	OAK	100%	DESTROY- DYING	0
12	36"	OAK	100%	DESTROY- DYING	0
13	36"	OAK	100%	DESTROY- DYING	0
14	24"	OAK	100%	DESTROY- DYING	0
15	24"	OAK	100%	DESTROY- DEAD	0
16	16"	OAK	100%	DESTROY- DEAD	0
17	16"	OAK	100%	DESTROY- DEAD	0
18	16"	OAK	100%	DESTROY- DYING	0
19	2.5"	UNIDENTIFIED	100%	DESTROY	0
TOTAL REPLACEMENT INCHES					0
TOTAL REMOVED QUANTITY					26

- * STATUS NOTES:
- Spread/P - Spread, prescription required
 - Replant DBH - Replacement DBH inches required per code
 - Tree # - Tree location identification



PREPARED BY

Kimley»Horn

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25 BULL STREET, SUITE 400
ATLANTA, GA 30339
PHONE: (404) 524-4401
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REVIEWED FOR

IMPACT

DEVELOPMENT PARTNERS

900 CIRCLE 75 PARKWAY, SUITE 550
ATLANTA, GA 30339
PHONE: 678.465.5279

PROJECT

HOM AT POOLER

COMMONS WAY, POOLER, GA 31322
LAND LOT 13-A, 7TH DISTRICT
PARCEL ID: 51009-01089

10/12/2023

GSWCC NO. (LEVEL II) 0000073524

DRAWN BY FC

DESIGNED BY FC

REVIEWED BY KSS

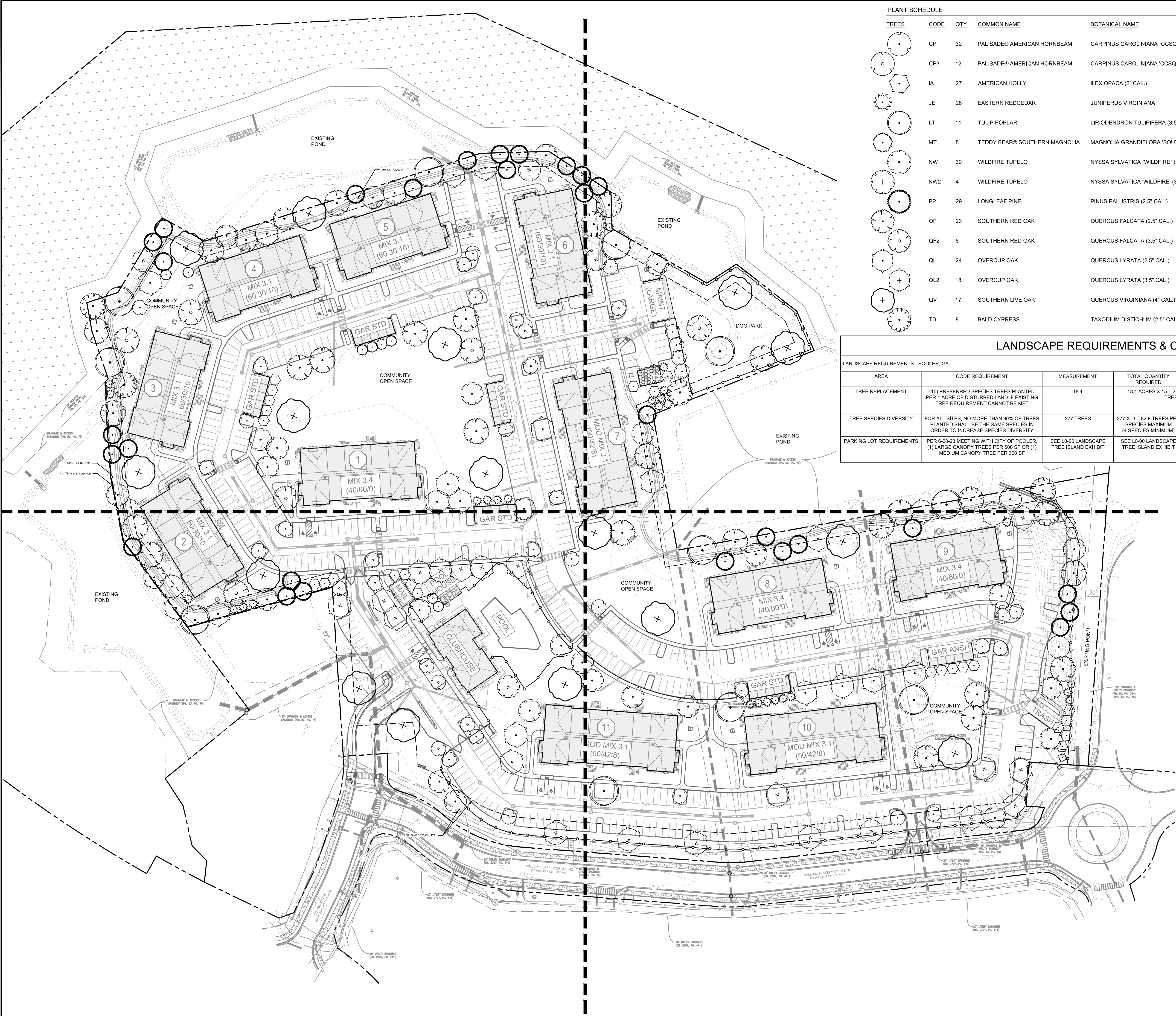
DATE 10/21/2023

PROJECT NO. 017879000

TITLE **TREE PROTECTION PLAN**

SHEET NUMBER **L1-00**

Drawing name: K:\SAV_Civil\17879000_DP_Pooler MultiFamily\CAD_24x36\Plansheets\L2-00 - TREE REPLACEMENT PLAN.dwg L2-00 OVERALL TREE REPLACEMENT PLAN Nov 30, 2023 10:46am by: megan.galloway



PLANT SCHEDULE

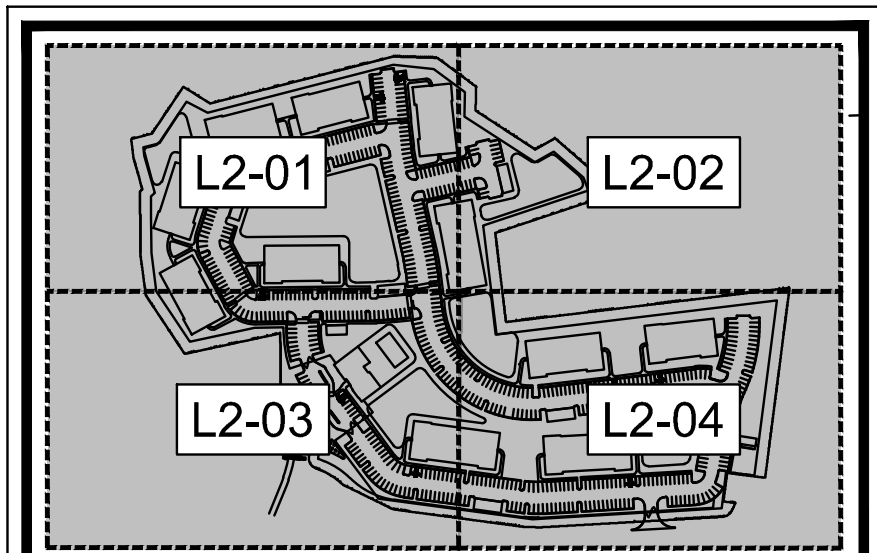
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	CONT.
	CP	32	PALISADE® AMERICAN HORNBEAM	CARPINUS CAROLINIANA 'CCSQU' (2.5" CAL.)	2.5" CAL.	14' - 16' HT.	B&B
	CP3	12	PALISADE® AMERICAN HORNBEAM	CARPINUS CAROLINIANA 'CCSQU' (3" CAL.)	3" CAL.	16' - 18' HT.	B&B
	IA	27	AMERICAN HOLLY	ILEX OPACA (2" CAL.)	2" CAL.	6' HT. MIN.	B&B
	JE	28	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	2" CAL.	6' HT. MIN.	B&B
	LT	11	TULIP POPLAR	LIRIODENDRON TULIPIFERA (3.5" CAL.)	3.5" CAL.	18' - 20' HT.	B&B
	MT	8	TEDDY BEAR® SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM' (2" CAL.)	2" CAL.	6' HT. MIN.	B&B
	NW	30	WILDFIRE TUPELO	NYSSA SYLVATICA 'WILDFIRE' (2.5" CAL.)	2.5" CAL.	14' - 16' HT.	B&B
	NW2	4	WILDFIRE TUPELO	NYSSA SYLVATICA 'WILDFIRE' (3" CAL.)	3" CAL.	16' - 18' HT.	B&B
	PP	29	LONGLEAF PINE	PINUS PALUSTRIS (2.5" CAL.)	2.5" CAL.	14' - 16' HT.	B&B
	QF	23	SOUTHERN RED OAK	QUERCUS FALCATA (2.5" CAL.)	2.5" CAL.	14' - 16' HT.	B&B
	QF2	6	SOUTHERN RED OAK	QUERCUS FALCATA (3.5" CAL.)	3.5" CAL.	18' - 20' HT.	B&B
	QL	24	OVERCUP OAK	QUERCUS LYRATA (2.5" CAL.)	2.5" CAL.	14' - 16' HT.	B&B
	QL2	18	OVERCUP OAK	QUERCUS LYRATA (3.5" CAL.)	3.5" CAL.	18' - 20' HT.	B&B
	QV	17	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA (4" CAL.)	4" CAL.	20' - 22' HT.	B&B
	TD	8	BALD CYPRESS	TAXODIUM DISTICHUM (2.5" CAL.)	2.5" CAL.	14' - 16' HT.	B&B

LANDSCAPE REQUIREMENTS & CALCULATIONS

LANDSCAPE REQUIREMENTS - POOLER, GA						
AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	NOTES	SECTION
TREE REPLACEMENT	(15) PREFERRED SPECIES TREES PLANTED PER 1 ACRE OF DISTURBED LAND IF EXISTING TREE REQUIREMENT CANNOT BE MET	18.4	18.4 ACRES X 15 = 276 TREES	277 TREES OF PREFERRED SPECIES	TREES TO BE PLANTED AT MINIMUM OF 2" CALIPER & 8' IN HEIGHT PER SECTION REQUIREMENTS	SECTION 42-199
TREE SPECIES DIVERSITY	FOR ALL SITES, NO MORE THAN 30% OF TREES PLANTED SHALL BE THE SAME SPECIES IN ORDER TO INCREASE SPECIES DIVERSITY	277 TREES	277 X .3 = 82.8 TREES PER SPECIES MAXIMUM (4 SPECIES MINIMUM)	11 SPECIES PROVIDED	NO SPECIES EXCEEDS 30% OF TOTAL WHICH MEETS DIVERSITY REQUIREMENTS	SECTION 42-199
PARKING LOT REQUIREMENTS	PER 6-20-23 MEETING WITH CITY OF POOLER, (1) LARGE CANOPY TREES PER 500 SF OR (1) MEDIUM CANOPY TREE PER 300 SF	SEE L0-00 LANDSCAPE TREE ISLAND EXHIBIT	SEE L0-00 LANDSCAPE TREE ISLAND EXHIBIT	SEE L1 SERIES SHEETS FOR LANDSCAPE TREE ISLAND EXHIBITS	WHERE POSSIBLE SEE LANDSCAPE TREE ISLAND EXHIBIT	SECTION 42-200 AND BY AGREEMENT

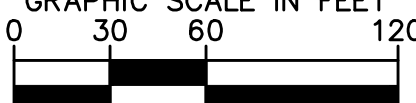
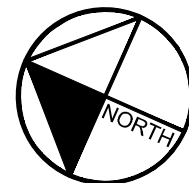
TREE SPECIES DIVERSITY

LANDSCAPE REQUIREMENTS - POOLER, GA		
SPECIES	QUANTITY	PERCENTAGE OF TOTAL QUANTITY
CARPINUS CAROLINIANA	44	15.88%
ILEX OPACA	27	9.75%
EASTERN RED CEDAR	28	10.11%
LIRIODENDRON TULIPIFERA	11	3.97%
MAGNOLIA GRANDIFLORA	8	2.89%
NYSSA SYLVATICA	34	12.27%
PINUS PALUSTRIS	29	10.47%
QUERCUS FALCATA	29	10.47%
QUERCUS LYRATA	42	15.16%
QUERCUS VIRGINIANA	17	6.14%
TAXODIUM DISTICHUM	8	2.89%



KEY MAP

NOT TO SCALE



PREPARED FOR

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
ATLANTA, GA 30333
PHONE: (404) 523-4401
WWW.KIMLEY-HORN.COM

IMPACT

DEVELOPMENT PARTNERS

900 CIRCLE 75 PARKWAY, SUITE 550
ATLANTA, GA 30339
PHONE: 678.465.5379

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT

HOM AT POOLER

COMMONS WAY, POOLER, GA 31322

LAND LOT 13A, 7TH DISTRICT

PARCEL ID: 51009-01089

REGISTERED

LAND ARCHITECT

11/30/2023

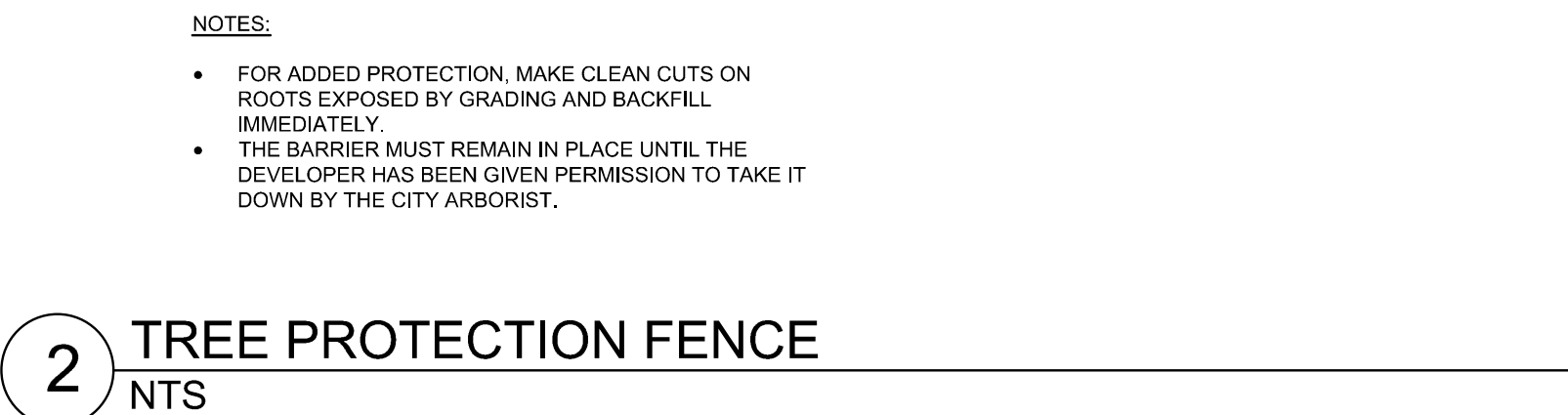
GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	FC
DESIGNED BY	FC
REVIEWED BY	KSS
DATE	10/21/2023
PROJECT NO.	017879000
TITLE	OVERALL TREE REPLACEMENT PLAN
SHEET NUMBER	L2-00

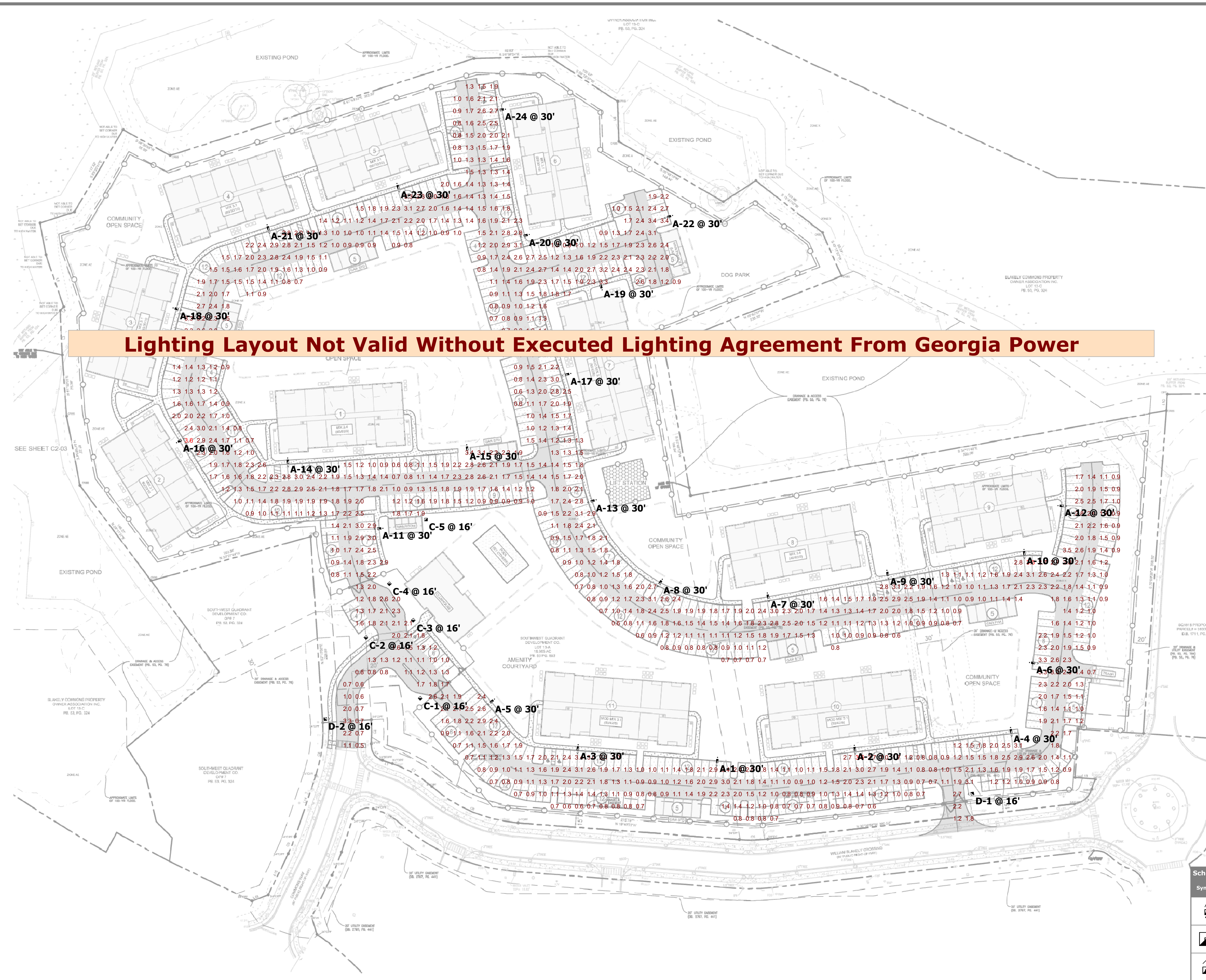
- REFER TO CIVIL SHEETS FOR GRADING AND DRAINAGE WITHIN LANDSCAPE AND HARDSCAPE AREAS.
- ALL PLANT MATERIAL MUST MEET THE MINIMUM STANDARDS AS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) TREES MUST BE FREE OF INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS AND MUST BE IN GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVAL. STANDARDS FOR TRANSPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION TREE AND SHRUB PLANTING MANUAL OR A SIMILAR PUBLICATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL PLANTS ARE SUBJECT TO APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION
- ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH AT A MINIMUM OF 3 INCHES. THE MULCH SHALL BE FREE FROM MOLD, STICKS, CONES, WEEDS AND OTHER DEBRIS. COMPACTION OF THE MULCH SHALL OCCUR NATURALLY OVER A TWO WEEK PERIOD DURING WHICH AT LEAST ONE SIGNIFICANT RAINFALL HAS OCCURRED. ADDITIONAL MULCH SHALL BE PLACED IN ORDER TO MAINTAIN THE MINIMUM DEPTH UNTIL DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND 811 TO HAVE THE LOCATIONS OF THEIR UNDERGROUND UTILITIES MARKED PRIOR TO BEGINNING WORK. CAUTION SHALL BE EXERCISED TO AVOID INTERRUPTION OF SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING UNTIL THE WORK IS ACCEPTED BY THE OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION FROM THE OWNER)
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTING MIX: 50% ORGANIC SOIL ADDITIVES AND 50% TOPSOIL.
- THE AREA TO BE PLANTED SHALL BE SPRAYED WITH HERBICIDE ONE WEEK PRIOR TO TILLING AND PLANTING. ALL EXISTING TURF AND VEGETATION SHALL BE STRIPPED AND REMOVED PRIOR TO THE INSTALLATION OF ANY TURF OR PLANT MATERIAL.
- CONTRACTOR TO VERIFY THAT PLANTING LOCATIONS DO NOT CONFLICT WITH EXISTING UTILITIES, STRUCTURES, EASEMENTS OR DRAINAGE PATTERNS.
- CONTRACTOR TO REFER TO THE EROSION CONTROL PLANS FOR ALL TEMPORARY AND PERMANENT SEEDING AREAS.
- THE QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE SOLELY FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE QUANTITIES SHOWN IN THE PLANT SCHEDULE WITH THE QUANTITIES SHOWN ON THE PLANTING PLAN. ALL DIFFERENCES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. CONTRACTOR IS RESPONSIBLE TO INSTALL THE PLANT MATERIAL QUANTITIES THAT ARE SHOWN IN THE LANDSCAPE PLANS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE (INCLUDING, BUT NOT LIMITED TO WEEDING, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC...) OF PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL WARRANTY OF ALL THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL SLOPES THAT ALL GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL FABRIC PRIOR TO PLANTING. EROSION CONTROL FABRIC SHALL BE OF THE TYPE THAT DECOMPOSES AFTER 18 MONTHS TO 2 YEARS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT, AT ANY TIME UNTIL THE END OF THE GUARANTEE PERIOD, ANY AND/OR ALL PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS AS SET FORTH HEREIN AND IN THE PLANT SCHEDULE.

CONTRACTOR SHALL PROVIDE A FULLY AUTOMATED IRRIGATION SYSTEM WHICH SHALL SUPPLY FULL COVERAGE IRRIGATION FOR ALL PLANTING AREAS, TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROVIDED WITH IRRIGATION LATERALS AND IRRIGATION ZONES WITH SINGLE LINE MATERIAL, SPOOLS AND WATERING REQUIREMENTS. POTS SHALL HAVE IRRIGATION LATERALS RUN UP THE BACK SIDE TO PROVIDE A DRIP LINE FOR POTTED PLANTINGS, THE SYSTEM SHALL INCLUDE AN EVAPOTRANSPIRATION (ET) /RAIN-FREEZE SENSOR, FINAL LOCATION OF CONTROLLER AND LOCATION OF LEVATING AND CONDUIT TO BE DETERMINED PRIOR TO PAVING INSTALLATION AND TO BE APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE SYSTEM DESIGN. THE SYSTEM SHALL BE SUPPLIED TO THE OWNER UPON ACCEPTANCE OF THE INSTALLATION. SYSTEM SHALL MEET THE MORE STRINGENT OF EITHER LOCAL JURISDICTIONAL REQUIREMENTS OR ESTABLISHED INDUSTRY STANDARD.



- ## 1 TYPICAL TREE PLANTING





Plan View
Scale - 1" = 60'

Schedule					
Symbol	Label	QTY	Catalog Number	Description	LLF Wattage
	A	24	ARCH-L-PA3-210-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 900mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	0.912 211
	C	5	UTLD-PA1-70-740-U-5WQ	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	0.912 74
	D	2	UTLD-PA1-70-740-U-T3	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	0.912 74

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		1.6 fc	3.6 fc	0.5 fc	7.2:1	3.2:1

- Notes**
- 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.

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

Designer
KF
Date
8/12/2023
Scale
As Shown
Drawing No.
S44323A1
Summary

December 8th, 2023

Brian D. Clouser, P.E.
Kimley Horn
554 E Gordon St
Savannah, GA 31401

Dear Mr. Clouser,

I am pleased to provide you with a review of the site plans for HOM at Pooler, which appears below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	Nov. 2023
	Stormwater Management Report (On-Site).....	Oct. 2023
	Stormwater Management Report (Master).....	Nov. 2023
	Stormwater Maintenance Agreement.....	Nov. 2023
	CLOMR-F Application.....	Nov. 2023
	No-Rise Certification.....	Nov. 2023
	Engineering Report: Water System.....	Nov. 2023
	Engineering Report: Sewer System/Lift Station.....	Dec. 2023
	Plat.....	Oct. 2023
	Tree Assessment Report.....	Oct. 2023
	Blakely Commons Declaration.....	Oct. 2023

Comments:

1. Fence needs to be removed from site plan, or more specific notes need to be added to the plan stating that the site plan approval does not constitute approval of the fence and that a separate fence permit shall be required, including compliance with the standards of section 22-111 thru section 22-116 of the City's Code of Ordinances.
2. Revise the phasing plan, such that each phase can function without the other. At this time the drainage infrastructure associated with the parking/access around building 7 will not be able to function without the portion of stormwater infrastructure located in phase 2, which connects drainage to the rear pond.
3. Annotation for Click2Enter at gate for fire department/emergency access needs to be provided for all gates. At this time, the annotation is only included on one of three gates.
4. Please see the following for errors identified in the Sanitary Sewer System.
 - a. Sanitary Sewer Manhole X2.9 is currently buried underground. The top elevation needs to be adjusted to proposed grade.
 - b. 47 LF 6" PVC Sanitary Sewer Line between Manhole X2.7.1 and X2.7 is shown to be in conflict with a storm pipe. Please revise.
 - c. Based on the provided invert elevations, an outside drop would not be required for Sanitary Sewer Manhole X2.10. Make sure other manholes are not mistakenly labeled as outside drop.
 - d. Please review underground infrastructure for any unintended errors.



EOM Operations

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OPERATIONS

5. Doghouse Manholes are proposed for the stormwater conveyance system where proposed system is being connected to the existing system. However, no detail is proposed for this feature. It is important that the doghouse manhole be designed for the proposed sizes of pipes, to withstand loading without compromising structural integrity of the infrastructure, and be water tight.
6. Lining is required for the lift station wet well and the receiving manhole. The provided detail does not indicate this.
7. A Bypass pump / generator is required for lift station site, please see Pooler specification book.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Brian Crooks, AICP; City Planner – City of Pooler
Kimberly Dyer, CFM; Zoning Administrator – City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM