

Planning & Zoning  
Commission  
Agenda

February 12, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. OLD BUSINESS
  - A. Site Plan for 212 E Highway 80
- V. NEW BUSINESS
  - A. Map Amendment for the Warnell Tract at Demott Dr from PUD to I-2
  - B. Conditional Use Request for a Place of Worship at 1324 S Rogers St
  - C. Conditional Use Request for a Warehouse expansion at 125 Coleman Blvd
  - D. Conditional Use Request for an Auto Body Repair at 800 Clear Lake Way
  - E. Site Plan for Wawa at 1480 Pooler Parkway
  - F. Site Plan for 780 Pooler Parkway
  - G. Site Plan for 125 Coleman Blvd Expansion
  - H. Site Plan for TTRES at 2300 Pooler Parkway
- VI. ADJOURNMENT



**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Site Plan for 212 E Hwy 80

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #221523                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| P&Z Meeting Date:               | February 12, 2024 - Deferred from January 22, 2024                                                                                                                                                                                                                                                                                                                                                                                                            |
| City Council Meeting Date:      | February 20, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Applicant and Authorized Agent: | Mark Boyles (Engineer) / Dr. Toni Sylvester (Applicant)                                                                                                                                                                                                                                                                                                                                                                                                       |
| Location (Address):             | 212 E Highway 80                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Parcel (PIN):                   | 50006 13033                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Acreage:                        | 0.97 total – 0.57 disturbed                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Zoning:                         | C-1 (Light Commercial) / Main Street Overlay                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Proposed Use:                   | Physician's office                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                                                                                                                                                                                                                                                                             |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Zoning Action Standards:        | <ol style="list-style-type: none"> <li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <ul style="list-style-type: none"> <li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li> </ul> </li> <li>Whether the site plan provides for adequate pedestrian and traffic access.</li> </ol> |



- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
- 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
  - The 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).
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.

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

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

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

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  
*A great place to Live, Work and Play*

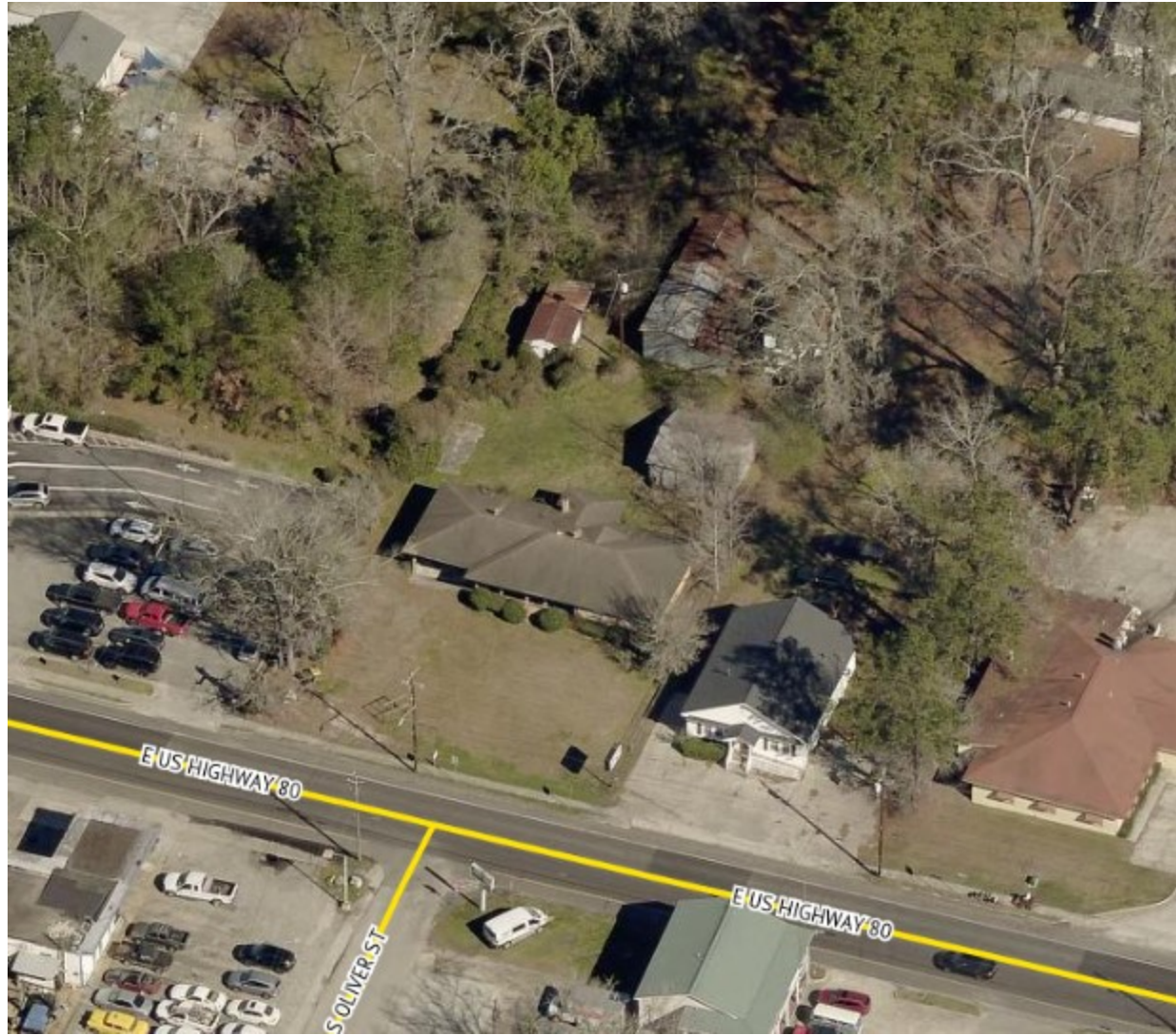
## Project #221523 - 212 E Hwy 80 Office

01/18/2024

☐ Parcels









NEW OFFICE  
PIN #50006 13033  
212 East Hwy 80  
Pooler Georgia

OWNER/DEVELOPER

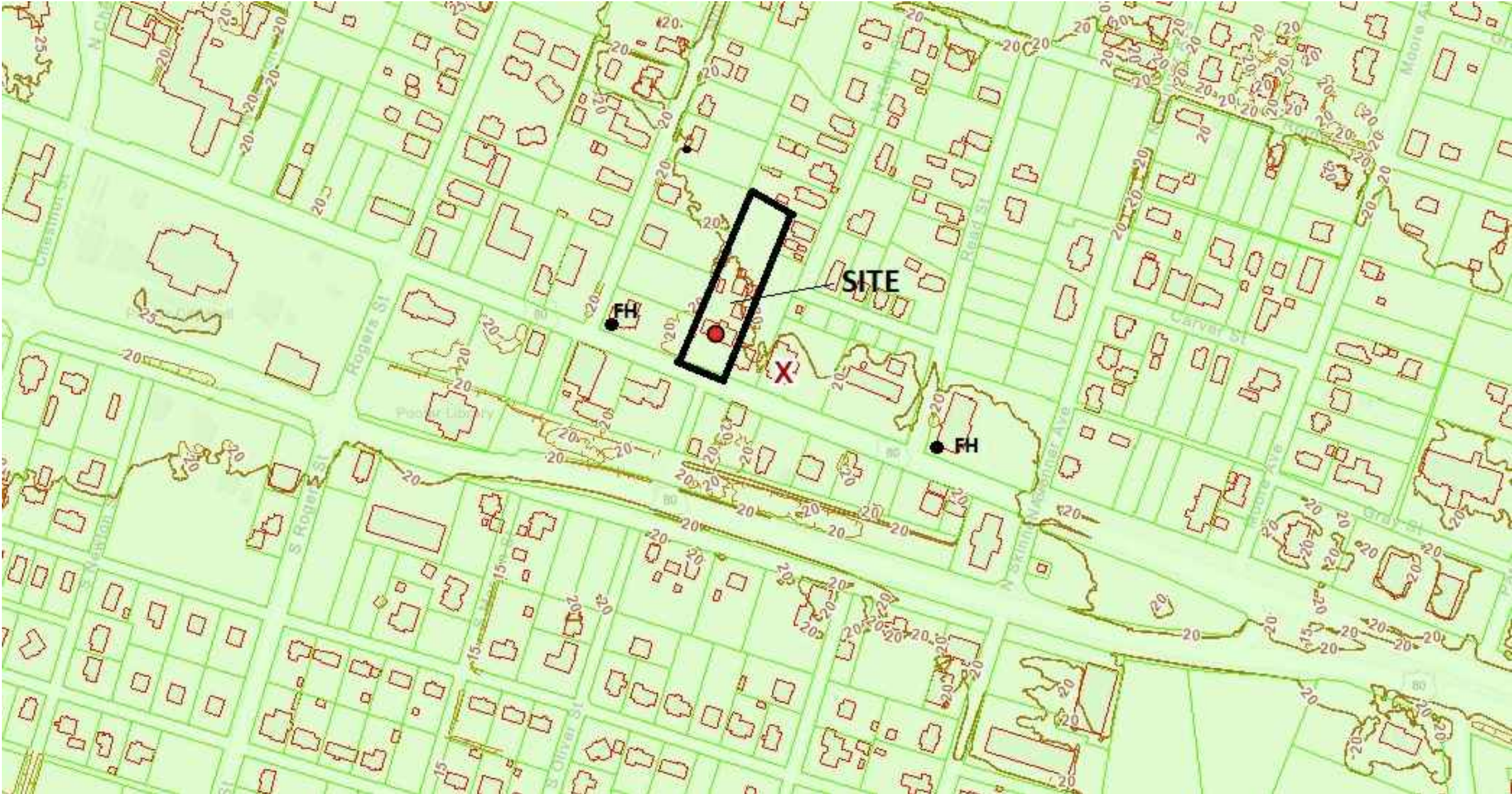
Dr Toni Sylvester  
(973)220-4399  
sylvester.reynolds@gmail.com

SURVEYOR

Vince Helmly  
(912)429-9395

ENGINEER

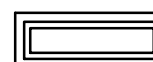
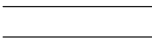
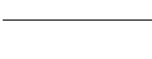
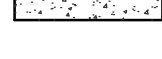
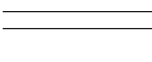
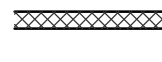
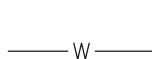
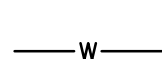
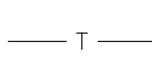
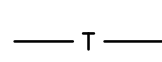
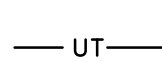
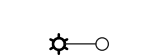
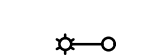
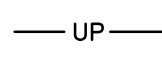
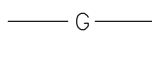
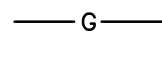
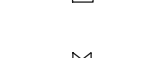
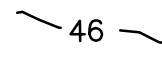
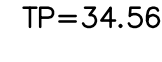
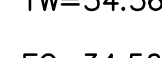
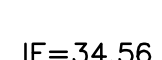
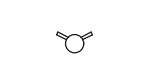
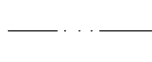
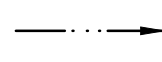
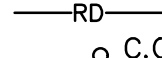
S. MARK BOYLES, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
CONTACT: MARK BOYLES  
(912)657-1155  
SMBOYLES@BELLSOUTH.NET



VICINITY MAP  
NTS

SHEET INDEX

- C1.0--COVER SHEET
- C1.1--GENERAL NOTES
- C1.2--EXISTING SITE PHOTOGRAPHS
- C2.0--ORIGINAL SURVEY & DEMOLITION PLAN
- C2.1--SITE PLAN
- C2.2--GRADING & DRAINAGE PLAN
- C2.3--UTILITY PLAN
- C2.4--EROSION CONTROL PLAN
- C3.0--SITE DETAILS
- C3.1--SITE DETAILS
- C3.2--SITE DETAILS
- C3.3--SITE DETAILS
- L1.0--LANDSCAPE PLAN
- L2.0--LANDSCAPE DETAILS
- A1--GADOT STANDARD DETAILS
- A2--GADOT STANDARD DETAILS
- A3--GADOT STANDARD DETAILS
- A4--GADOT STANDARD DETAILS
- T01--GADOT STANDARD DETAILS
- T02--GADOT STANDARD DETAILS
- T11a--GADOT STANDARD DETAILS
- T12b--GADOT STANDARD DETAILS

| LEGEND                                                                                |                                                                                       |                            |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------|
| EXISTING                                                                              | NEW                                                                                   |                            |
|    |    | BUILDING                   |
|    |    | ASPHALT PAVEMENT           |
|    |    | CONCRETE PAVEMENT          |
|    |    | CONCRETE CURB AND GUTTER   |
|    |    | WALK                       |
|    |    | STORM DRAIN                |
|   |   | SANITARY SEWER             |
|  |  | WATER LINE                 |
|  |  | TELEPHONE LINE             |
|  |  | UNDERGROUND TELEPHONE LINE |
|  |  | POWER POLE W/LIGHT         |
|  |  | UNDERGROUND POWER          |
|  |  | GAS LINE                   |
|  |  | MANHOLE                    |
|  |  | INLET                      |
|  |  | VALVE                      |
|  |  | TREE                       |
|  |  | CONTOUR                    |
|                                                                                       | TP=34.56                                                                              | TOP OF PAVEMENT            |
|                                                                                       | TW=34.56                                                                              | TOP OF WALK                |
|                                                                                       | FG=34.56                                                                              | FINISHED GRADE             |
|                                                                                       | IE=34.56                                                                              | INVERT ELEVATION           |
|  |  | FIRE HYDRANT               |
|  |  | DITCH OR SWALE             |
|                                                                                       | RD                                                                                    | ROOF DRAIN                 |
|  |  | CLEANOUT                   |
|  |  | CHAINLINK FENCE            |
|  |  | SILT FENCE                 |

THE UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY TO VERIFY THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Know what's below.  
Call before you dig.



S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
smboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE, PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

| No. | Description       | Date     |
|-----|-------------------|----------|
| 1   | PER GDOT & POOLER | 11/15/23 |
| 2   | PER GDOT          | 11/17/23 |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |

New Office  
212 Hwy 80  
Pooler Georgia

Cover

|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

C1.0

|       |          |
|-------|----------|
| Scale | As Shown |
|-------|----------|



GENERAL SITE NOTES:

1. TREE PROTECTION AND EROSION CONTROL SHALL BE INSTALLED BEFORE ANY OTHER WORK COMMENCES ON THE PROJECT BY THE CONTRACTOR.
2. PRIOR TO ANY AND ALL DIGGING OPERATIONS, THE CONTRACTOR SHALL GIVE ALL UTILITY COMPANIES THREE WORKING DAYS NOTICE TO ALLOW TIME FOR EXISTING UTILITIES TO BE STAKED. CONTACT THE UTILITY PROTECTION CENTER (UPC) AT (1-800-282-7411). CONTRACTOR SHALL HAVE THE FOLLOWING INFORMATION READY BEFORE CALLING THIS NUMBER: COUNTY, TOWN, LOCATION, NEAREST STREET INTERSECTION, TYPE OF WORK (SEWER, WATER, ETC.), YOUR NAME, YOUR COMPANY NAME, TELEPHONE NUMBER (WHERE YOU CAN BE REACHED AND THE BEST TIME TO REACH YOU), OWNERS NAME, DATE AND TIME YOU ARE PLANNING TO DIG.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL OF THE UTILITIES. ANY DAMAGE SHALL BE THE EXPENSE OF THE CONTRACTOR.
4. IT IS THE OBLIGATION OF THE BIDDER TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA THAT IS AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED AND WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS AND SPECIFICATIONS DOES NOT IN ANY WAY GUARANTEE THE AMOUNT OR NATURE OF THE MATERIAL WHICH MAY BE ENCOUNTERED.
5. ALL DISTURBED EARTH AREAS NOT COVERED OTHERWISE BY PAVING SHALL BE GRASSED USING A HYDRO-MULCH OF FERTILIZER, MULCH, CENTIPEDE GRASS SEED AND SUBSEQUENTLY WATERED AND MAINTAINED ACCORDING TO APPLICABLE PROVISIONS OF THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" BY THE STATE OF GEORGIA SOIL AND WATER CONSERVATION COMMISSION 5TH EDITION, DATED APRIL 2000.
6. ALL WORK SHALL CONFORM WITH APPLICABLE REQUIREMENT AND CODES OF THE CITY OF POOLER, GEORGIA.
7. ALL RELATED SITE DETAILS NOT OTHERWISE SHOWN SHALL CONFORM TO THE LATEST CITY OF POOLER STANDARD CONSTRUCTION DETAILS.
8. WHERE EXISTING PAVEMENT IS SHOWN TO BE MATCHED, EXISTING PAVEMENT SHALL BE SAW CUT TO A NEAT LINE.
9. CONTRACTOR SHALL COORDINATE DEMOLITION AND IMPROVEMENTS TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF FACILITIES.
10. STREET SIGNS SHALL CONFORM TO STANDARDS OF THE CITY OF POOLER TRAFFIC ENGINEER'S DEPT. AT ALL ENTRANCES TO SITE. DIRECTIONAL ARROWS, CROSS WALK MARKINGS AND OTHER PAINTED TRAFFIC MARKINGS SHALL CONFORM TO CITY OF POOLER TRAFFIC ENGINEERS DEPARTMENT STANDARDS.
11. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT BLOCKAGE OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RAISING OF WATER LEVELS WHICH WOULD ENTER ADJACENT BUILDINGS OR STRUCTURES.
12. THE CONTRACTOR SHALL OBTAIN A " RIGHT OF WAY PERMIT" PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY.
13. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
14. THE CONTRACTOR SHALL FURNISH AN "AS-BUILT" SURVEY OF THE COMPLETED CONSTRUCTION. THE SURVEY SHALL BE PREPARED BY A REGISTERED SURVEYOR IN AUTOCAD VERSION 2000 OR LATER ON CD. THE SURVEY SHALL BE PREPARED WITH A COORDINATE SYSTEM BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD OF 88). COORDINATES SHALL BE PROVIDED FOR ALL DRAINAGE STRUCTURES, DETENTION FACILITIES, MANHOLES, VALVES, HYDRANTS, TEES, AND BENDS. INVERTS FOR ALL STORM DRAINAGE AND SANITARY SEWER PIPES AND STRUCTURES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL FURNISH AN "AS-BUILT" LANDSCAPE PLAN SHOWING THE SPECIES, SIZE AND LOCATION OF ALL TREES, SHRUBS AND GROUND COVERS AND THE "AS-BUILT" TQP AND LQP.
16. THE CITY WILL HAVE THE RIGHT TO PROPERTY/SITE FOR INSPECTION DURING CONSTRUCTION.

WATER INSTALLATION NOTES:

1. CONTRACTOR IS REQUIRED BY LAW TO CONTACT THE UTILITIES PROTECTION CENTER (UPC) AT 1- 800-282-7411 FOR UTILITY LOCATIONS A MINIMUM OF 72 HOURS PRIOR TO ANY DIGGING ACTIVITY.
2. "PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS, AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES."
- "ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE."
- "CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT ALL DIRT BEFORE LAYING."
- "FLUSH THE NEW PIPE LINE UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION." (VELOCITY- 2.5 FPS, TIME- 30 MIN.)
3. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP, OR APPROVED EQUAL, WILL BE USED TO FOR A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING USED.
4. IF THE CITY WATER SUPPLY IS USED TO FLUSH THE NEW WATER SYSTEM, A TEMPORARY BACK FLOW PREVENTOR AND TEMPORARY CONNECTION SHALL BE PROVIDED BY THE CONTRACTOR. THE SYSTEM SHALL BE FLUSHED THRU THE FIRE HYDRANTS AND SERVICE LATERALS. THE WATER FROM FLUSHING SHALL BE DISCHARGED TO THE SANITARY SEWER SYSTEM.
5. FOR CITY WATER, SANITARY SEWER LINES, AND STORM DRAINAGE, CONTACT THE UTILITIES PROTECTION CENTER A MINIMUM OF SEVENTY- TWO (72) HOURS PRIOR TO DIGGING. (1-800-282-7411)
6. PREFABRICATED METER PITS ARE ACCEPTABLE FOR INSTALLATION. METER VALVES MUST MEET CITY OF POOLER SPECIFICATIONS.
7. ALL CONSTRUCTION MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER'S CONSTRUCTION SPECIFICATIONS AND DETAILS.
8. ALL PIPE SHALL BE IN ACCORDANCE WITH THE CITY OF SAVANNAH SPECIFICATIONS. PIPE 4 INCHES AND LARGER SHALL BE EITHER C-900 PVC OR DUCTILE IRON. PIPE SMALLER THAN 4 INCHES SHALL BE EITHER POLYETHYLENE OR COPPER.
9. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED FIRE HYDRANT METER EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE. THIS METER AND BACKFLOE DEVICE WILL BE OBTAINED FROM THE CITY OF SAVANNAH WATER OPERATIONS DEPARTMENT.
10. ALL PIPE JOINTS TO BE RESTRAINED WITH MECHANICAL RESTRAINTS IN ACCORDANCE WITH CITY OF POOLER STANDARDS. THRUST BLOCKS ARE NOT ALLOWED.
11. THE WATER SERVICE LATERALS SERVING THE FACILITY SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR FROM THE WATER MAINS TO THE METERS. THE CITY OF SAVANNAH WILL ONLY MAKE THE WET TAP. THE CITY WILL NOT INSTALL THE WATER SERVICE LATERAL.
12. CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM MUST BE MADE BY WET TAP WITH NO INTERRUPTION OF SERVICE IN THE EXISTING SYSTEM.
13. MAINTAIN 18 INCH VERTICAL CLEARANCE BETWEEN ALL WATER LINES AND ALL STORM AND SANITARY SEWER LINES.
14. ALL EXISTING UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CITY OF POOLER.
15. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
16. ALL MATERIALS USED AND COMING INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITARY FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61)
17. FOR COPPER PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" WITH NO MORE THAN 8% LEAD IN THE PIPE AND FITTINGS AND NO MORE THAN 0.2% LEAD IN THE SOLDER AND FLUX.



**SMB**  
S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
smboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uncnction Urogynecology, LLC

| No. | Description       | Date     |
|-----|-------------------|----------|
| 1   | PER GDOT & POOLER | 11/15/23 |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |

New Office  
212 Hwy 80  
Pooler Georgia

General Notes

|                |          |
|----------------|----------|
| Project number | 22-046   |
| Date           | 10/19/22 |
| Drawn by       | S.M.B.   |
| Designed by    | S.M.B.   |

C1.1

|       |          |
|-------|----------|
| Scale | As Shown |
|-------|----------|





GEORGIA

REGISTERED

19/22

No. 21319

PROFESSIONAL

MARK BOYLES

SMB

S. Mark Boyles, PE, PC

P.O. BOX 22324

SAVANNAH, GA 31403

PH: 912-232-7130

CELL: 912-657-1155

emboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE, PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

New Office

212 Hwy 80

Pooler Georgia

Existing Site

Photographs

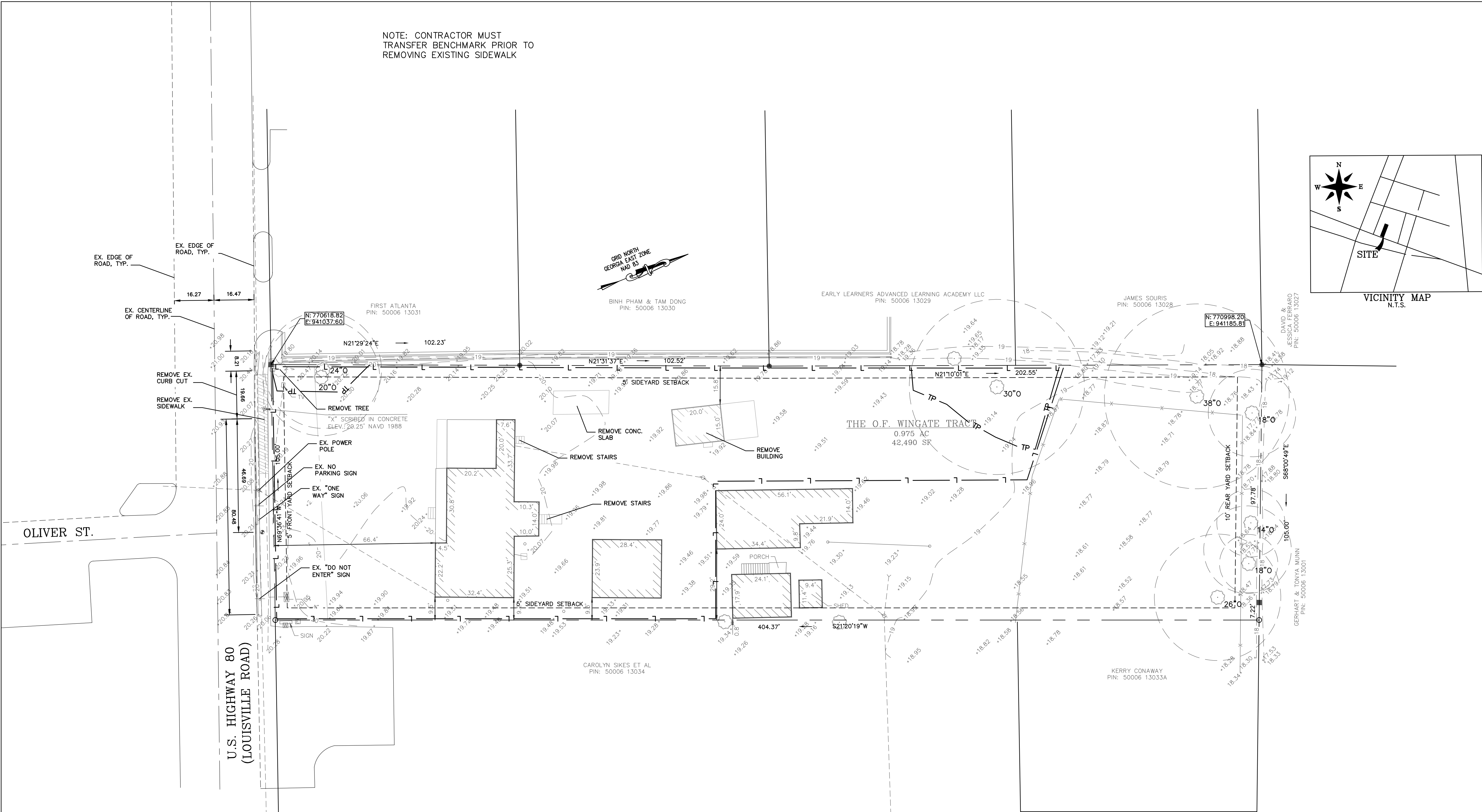
|                |          |
|----------------|----------|
| Project number | 22-046   |
| Date           | 10/19/22 |
| Drawn by       | S.M.B.   |
| Designed by    | S.M.B.   |

C1.2

ScaleAs Shown

Full Size: 24X36





This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

ERROR OF CLOSURE:  
FIELD: 1/45.382  
ANGULAR ERROR OF 2" PER  
ANGLE POINT AND ADJUSTED  
BY COMPASS METHOD  
PLAT CLOSURE 1/127.709  
EQUIPMENT: TOPCON GTS238W  
TOTAL STATION; SINGLE PRISM

REFERENCE:  
1. PRB P, PAGE 90  
2. DB 687, PAGE 183

NOTES:  
1. ACCORDING TO F.I.R.M. MAP NO. 13051C0126H  
EFFECTIVE DATE 8/16/2018, THIS PARCEL SHOWN  
HEREON LIES IN ZONE X, NOT A SPECIAL FLOOD  
HAZARD AREA.  
2. CURRENT ZONING: C-1  
3. THE HORIZONTAL DATUM IS BASED ON GRID NORTH,  
GEORGIA EAST ZONE, NAD 83.

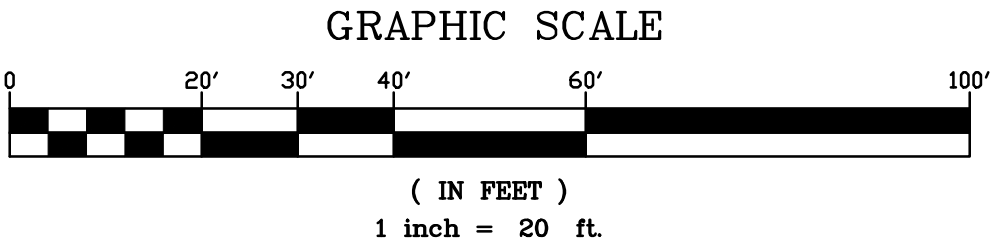
LEGEND  
■ CMF-CONCRETE MONUMENT FOUND  
● IRF-IRON ROD FOUND  
● IRP-IRON PIPE FOUND  
○ IRS-5/8" IRON ROD SET  
C&G-CURB AND GUTTER  
MB-MAIL BOX  
CO-CLEAN OUT  
OHP-OVERHEAD POWER  
PP-POWER POLE  
SP-SPIGOT  
WM-WATER METER  
TR-TRANSFORMER  
EBX-ELECTRIC BOX  
TV-TELEPHONE VAULT  
GW-GUY WIRE  
G-GUM TREE  
O-OK TREE  
P-PINE TREE  
---UT--- UNDERGROUND TELEPHONE  
---W--- UNDERGROUND WATER LINE

A TOPOGRAPHIC & TREE SURVEY  
OF THE O.F. WINGATE TRACT

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

ADDRESS: 212 EAST U.S. HIGHWAY 80  
PIN: 50006 13033  
Surveyed For: REDMAN CONSTRUCTION, INC.

Vincent Helmly  
129-A BURTON ROAD  
SAVANNAH, GEORGIA 31405  
(912) 429-9395  
FIELD SURVEY DATE : 9/12/2022  
DATE : 9/13/2022 JOB No. 22-228



Know what's below.  
Call before you dig.



S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
emboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

| No. | Description | Date     |
|-----|-------------|----------|
| 2   | PER GDOT    | 11/17/23 |
|     |             |          |
|     |             |          |
|     |             |          |
|     |             |          |
|     |             |          |
|     |             |          |
|     |             |          |
|     |             |          |

New Office  
212 Hwy 80  
Pooler Georgia

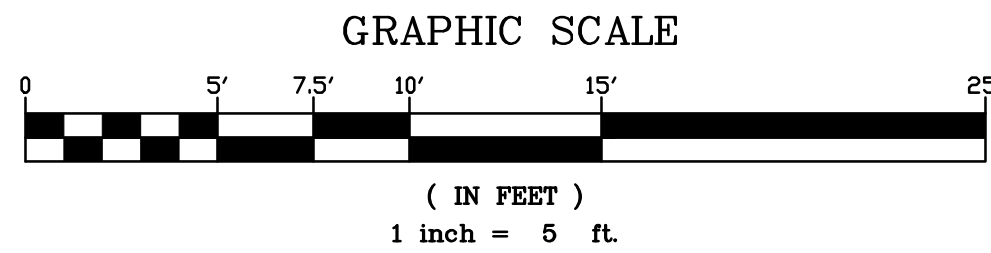
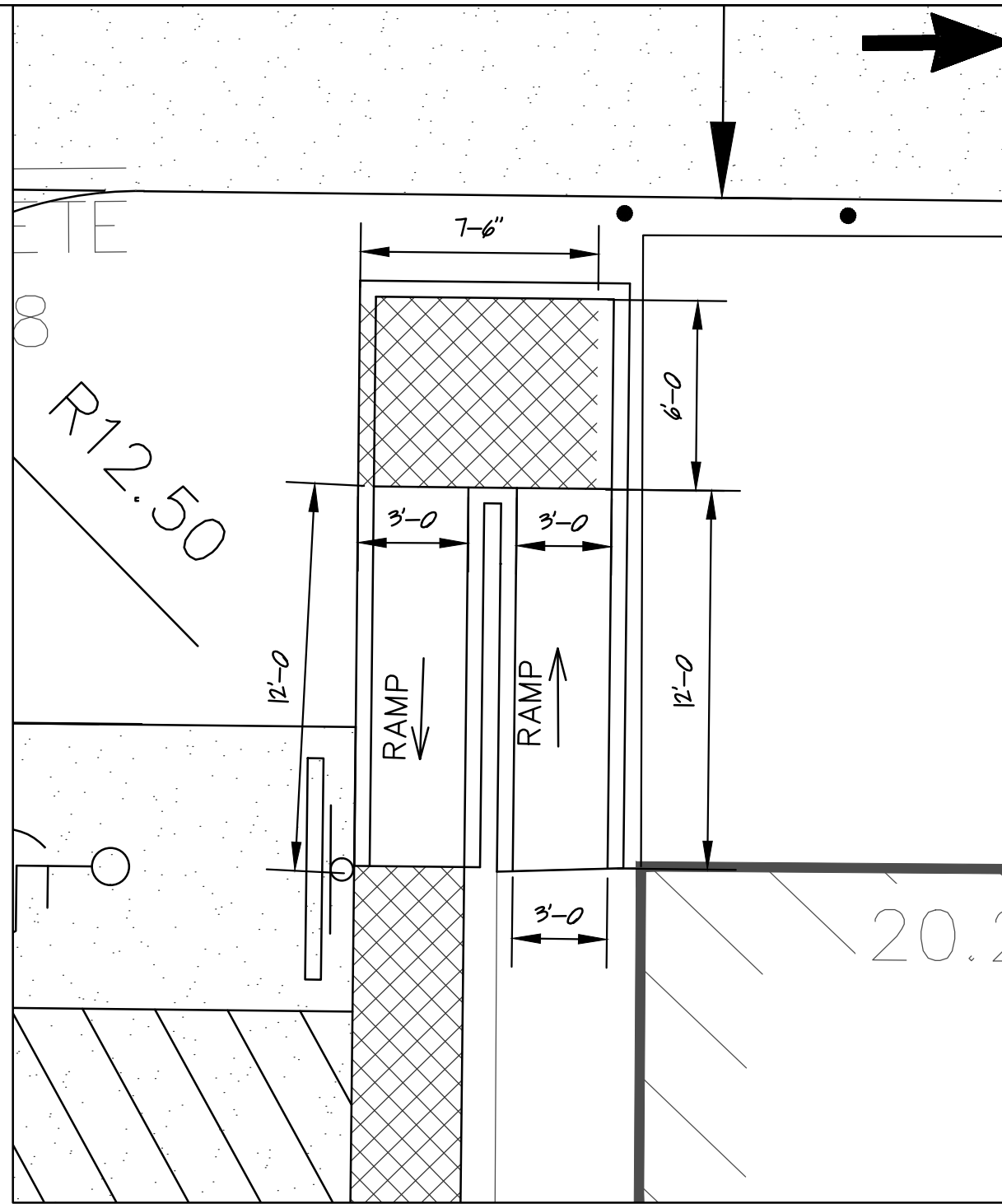
Existing Survey &  
Demolition Plan

|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

C2.0

Scale As Shown





- NOTES:
1. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF POOLER AND GDOT.
  2. SEE THE ARCHITECTURAL PLANS FOR DETAILS OF THE RENOVATIONS TO THE BUILDINGS.
  3. SEE ARCHITECTURAL PLANS FOR FOR DETAILS OF THE BUSINESS SIGN.
  7. SEE SHEET C1.2 FOR PHOTOGRAPHS OF THE EXISTING SITE AT ROW.
  8. ALL WORK IN THE ROW SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS, DETAILS AND SPECIFICATIONS OF GEORGIA DOT.
  10. PAVEMENT IN THE ROW SHALL BE CONCRETE TO MEET GDOT STANDARDS.
  11. THE POSTED SPEED LIMIT ON THIS STRETCH OF HWY 80 IS 35 MPH.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 21319 11/17/23 S.M.B. S. Mark Boyles, PE, PC P.O. BOX 22324 SAVANNAH, GA 31403 PH: 912-232-7130 CELL: 912-657-1155 smboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

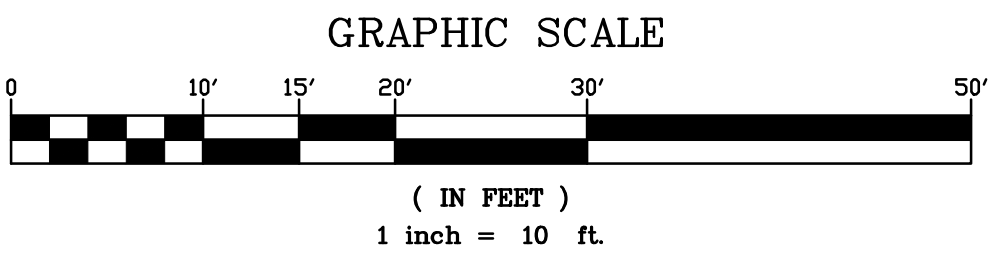
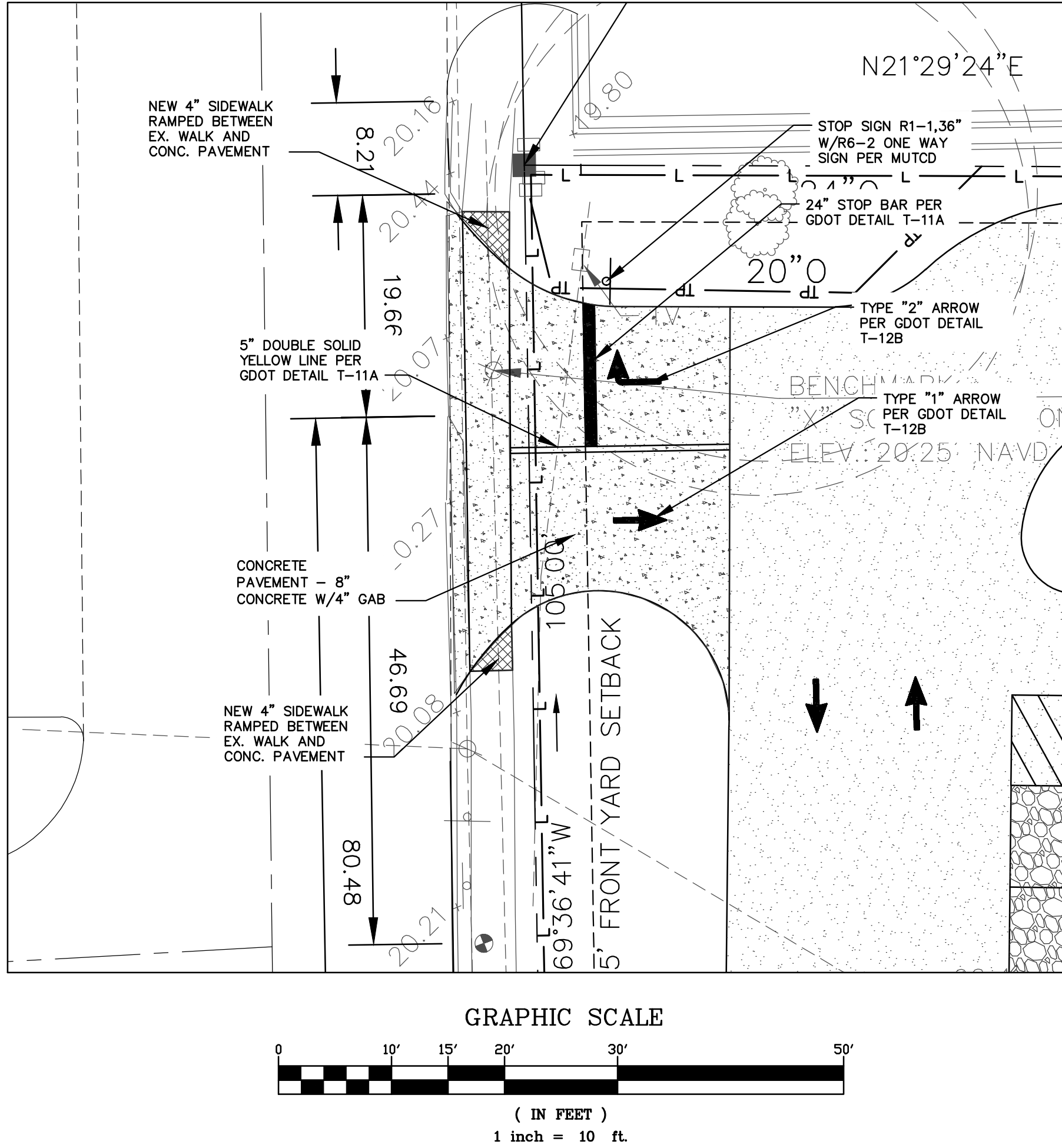
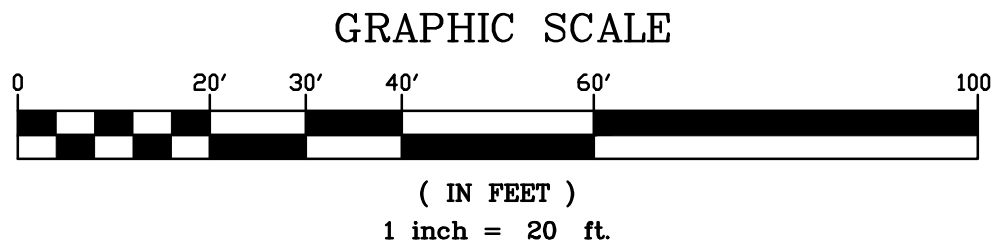
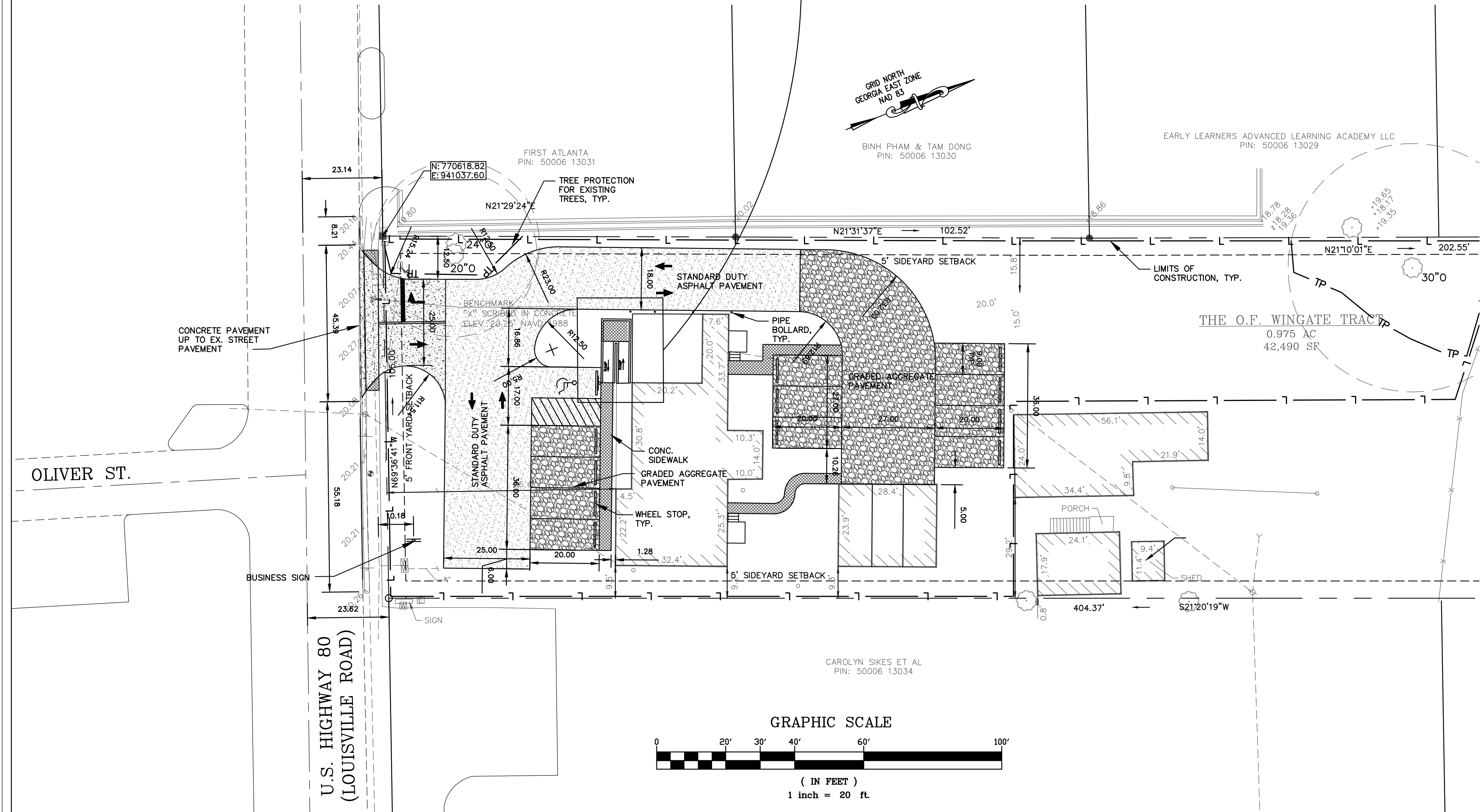
| No. | Description       | Date     |
|-----|-------------------|----------|
| 1   | PER GDOT & POOLER | 11/15/23 |
| 2   | PER GDOT          | 11/17/23 |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |

New Office  
212 Hwy 80  
Pooler Georgia

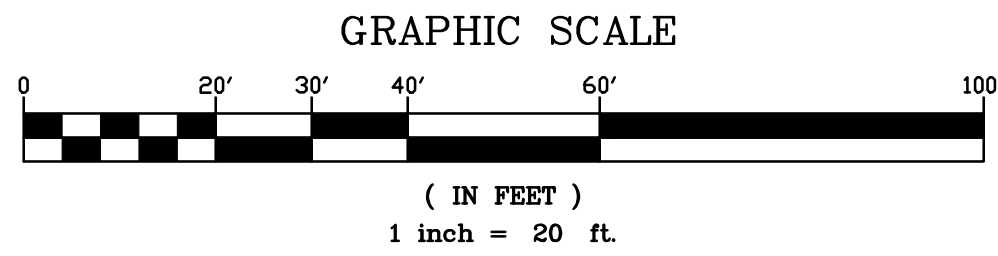
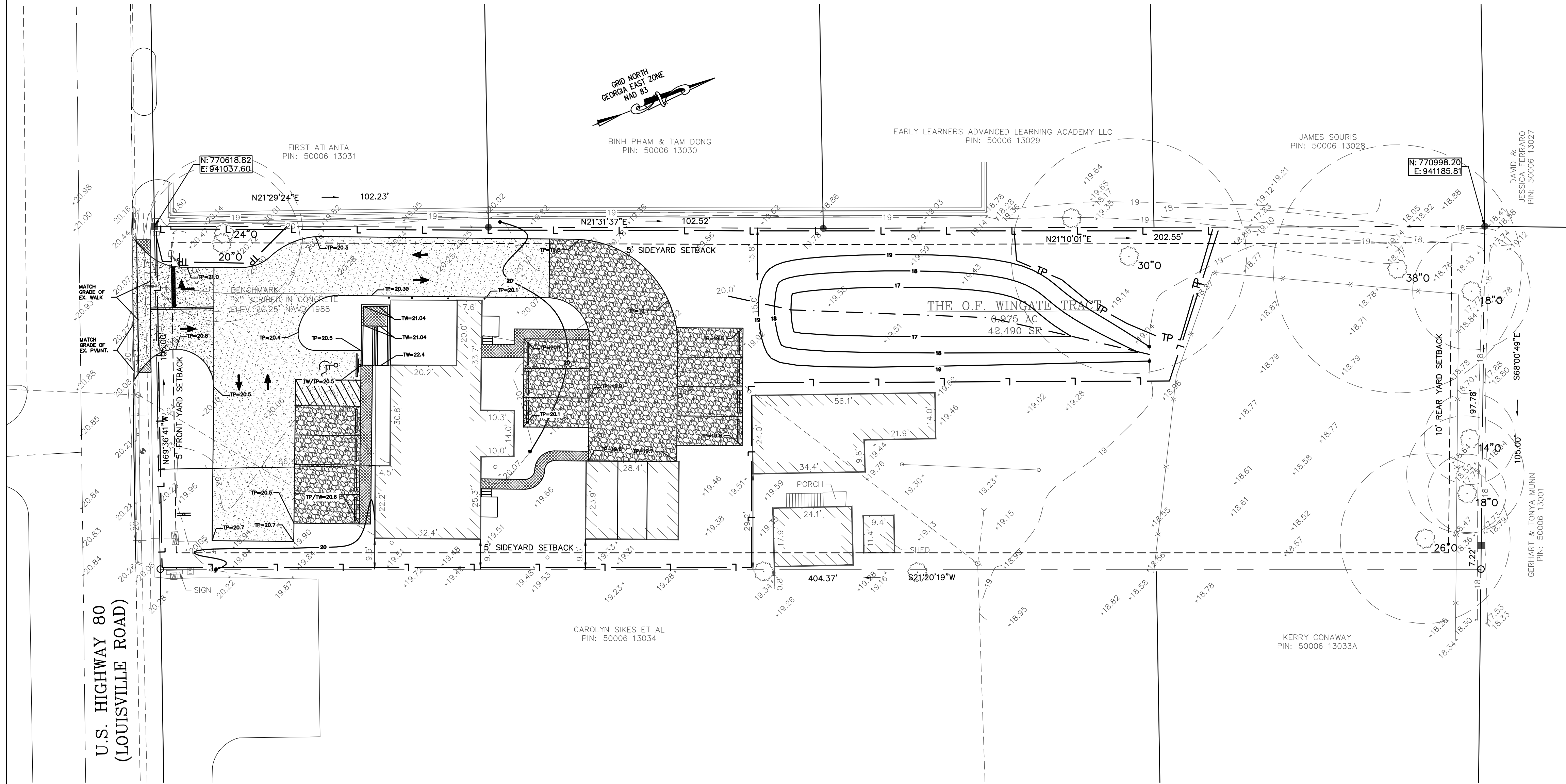
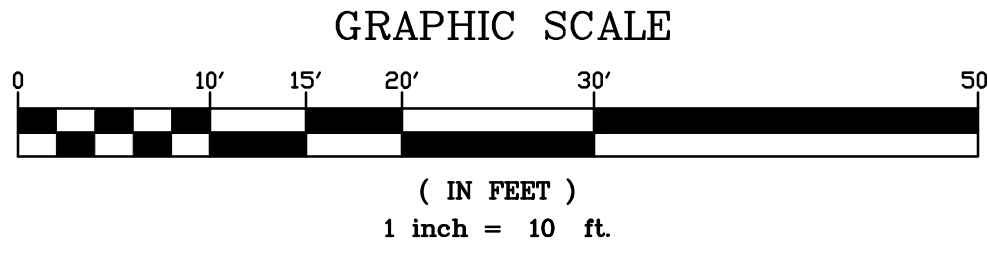
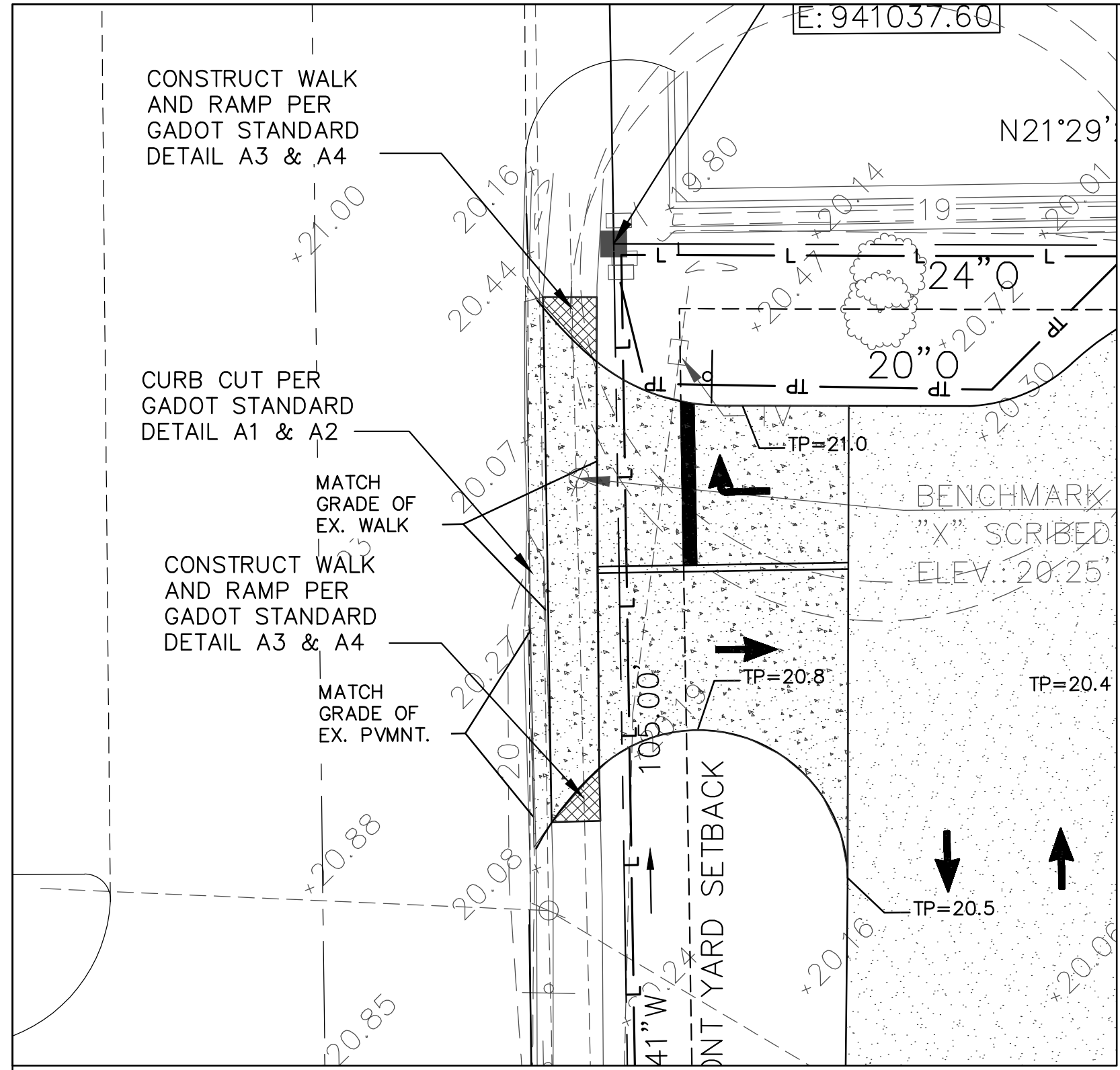
Site Plan

|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

C2.1  
Scale As Shown







S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
emboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE, PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

| No. | Description       | Date     |
|-----|-------------------|----------|
| 1   | PER GDOT & POOLER | 11/15/23 |
| 2   | PER GDOT          | 11/17/23 |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |

New Office  
212 Hwy 80  
Pooler Georgia

Grading &  
Drainage Plan

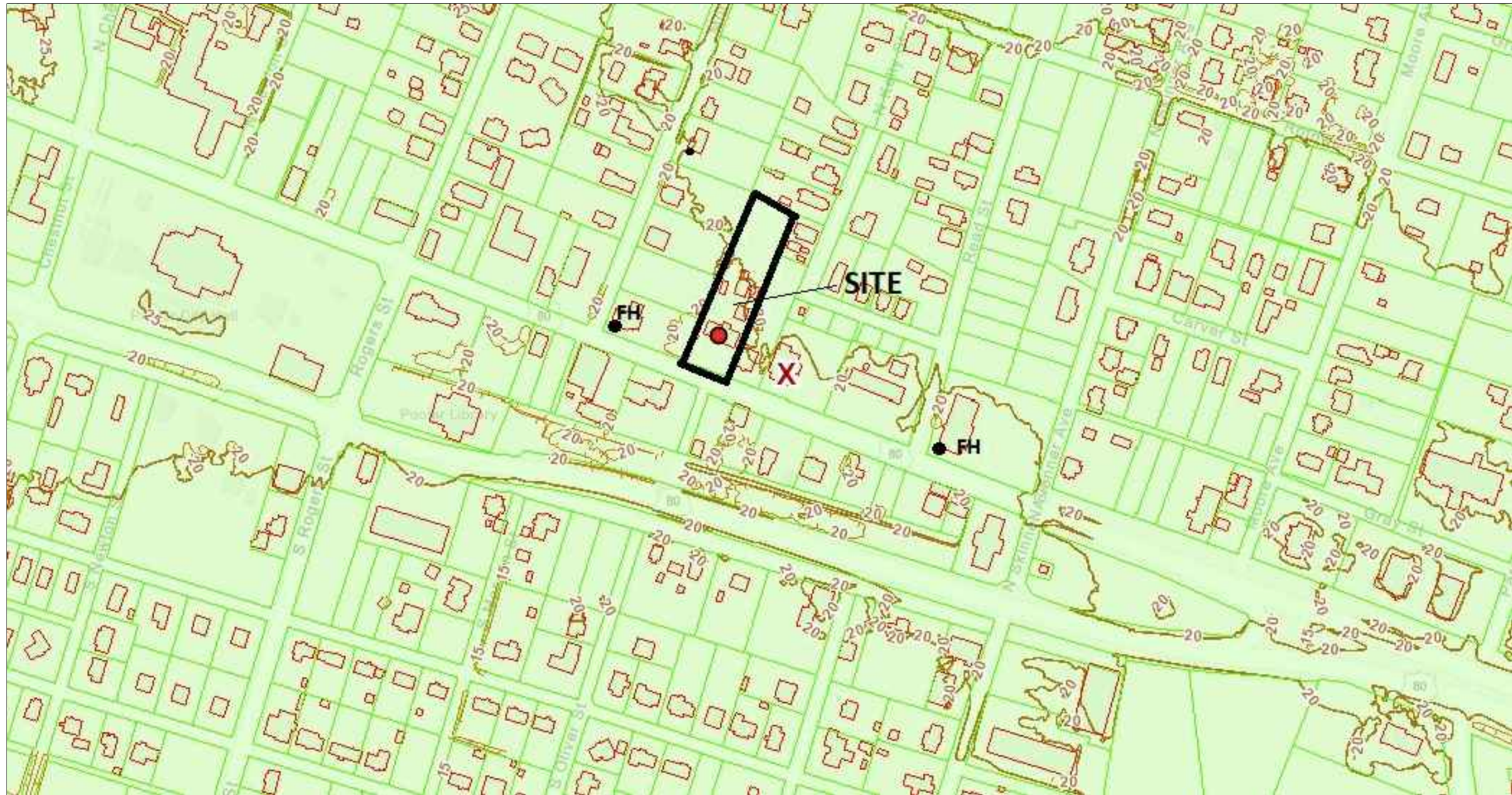
|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

C2.2

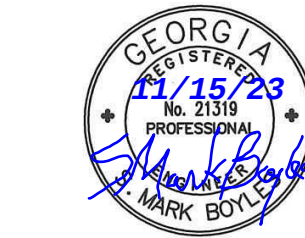
|       |          |
|-------|----------|
| Scale | As Shown |
|-------|----------|

Full Size: 24X36





- NOTES:
1. THE EXISTING WATER METER SHALL BE REMOVED AND TURNED OVER TO THE CITY OF POOLER.
  2. THE EXISTING SANITARY SEWER LINE SHALL BE INSPECTED AND REPAIRED OR REPLACED AS NECESSARY.
  3. SEE PLUMBING PLANS INCLUDED IN THE ARCHITECTURAL SET FOR ROUTING OF WATER AND SANITARY SEWER FOR THE BUILDING.
  4. SEE ARCHITECTURAL PLANS FOR WATER AND SANITARY SEWER IN THE BUILDING.
  5. SEE ARCHITECTURAL PLANS FOR EXTERIOR LIGHTING.



S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
emboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

| No. | Description       | Date     |
|-----|-------------------|----------|
| 1   | PER GDOT & POOLER | 11/15/23 |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |

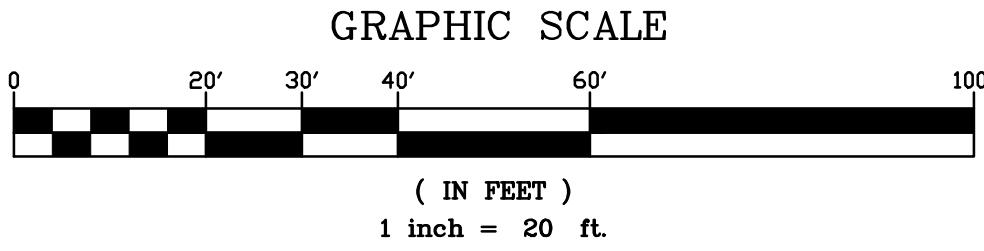
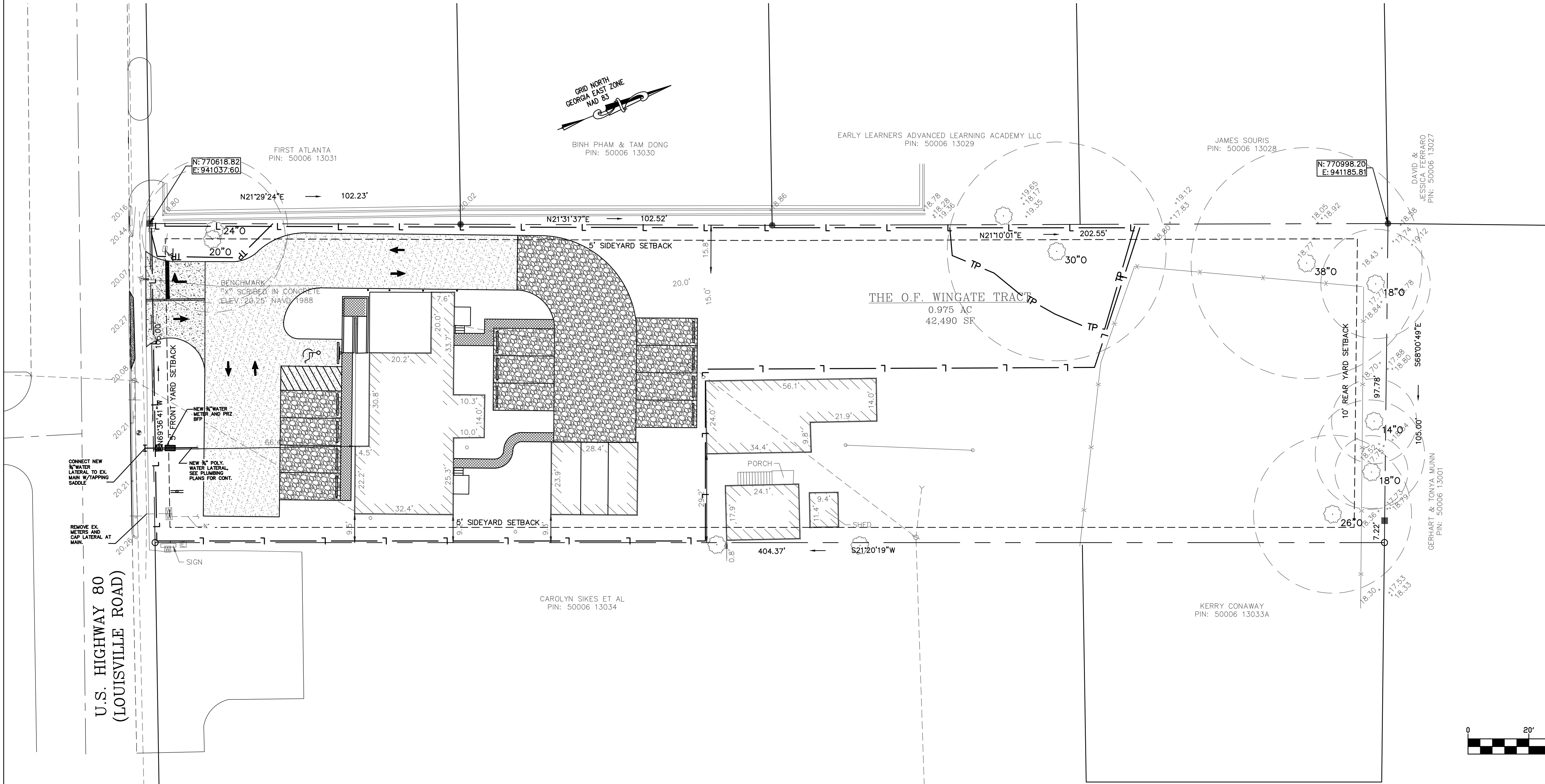
New Office  
212 Hwy 80  
Pooler Georgia

Utility Plan

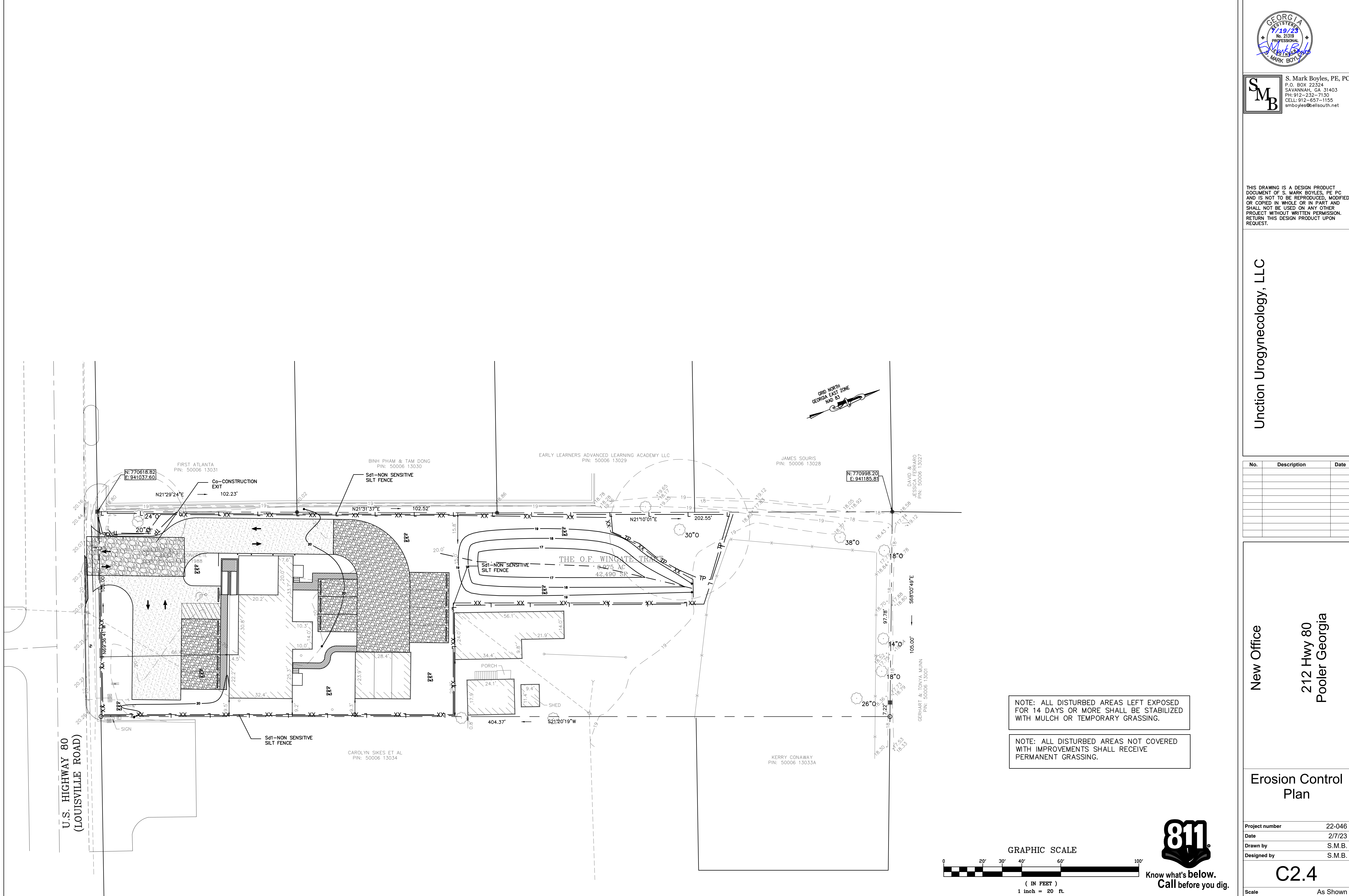
|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

C2.3

Scale As Shown







**SMB**

S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
smboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

New Office

212 Hwy 80  
Pooler Georgia

Erosion Control  
Plan

|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

C2.4

ScaleAs Shown

Full Size: 24X36



NOTES:

1. LANDSCAPING SHALL MEET THE CITY OF POOLER STANDARDS.
2. SEE COVER SHEET FOR LANDSCAPE REQUIREMENTS.

| DESCRIPTION     | QUANTITY | SIZE       | TQP  | PARKING TQP | LQP |
|-----------------|----------|------------|------|-------------|-----|
| EXISTING TREES  |          |            |      |             |     |
| LIVE OAK        | 1        | 20         | 600  |             |     |
| LIVE OAK        | 1        | 24         | 864  |             |     |
| LIVE OAK        | 1        | 36         | 1944 |             |     |
| LIVE OAK        | 1        | 38         | 2166 |             |     |
| LIVE OAK        | 2        | 18         | 972  |             |     |
| LIVE OAK        | 1        | 14         | 294  |             |     |
| GUM             | 1        | 12         | 144  |             |     |
| LIVE OAK        | 1        | 26         | 1014 |             |     |
| NEW TREES       |          |            |      |             |     |
| AMERICAN ELM    | 4        | 2" CALIPER | 360  | 360         |     |
| AMERICAN HOLLY  | 2        | 2" CALIPER | 180  | 180         |     |
| SHRUBS          |          |            |      |             |     |
| FORMOSA AZALEA  | 27       | 3 GAL.     |      |             | 270 |
| BOXWOOD         | 63       | 3 GAL.     |      |             | 630 |
| INDIAN HAWTHORN | 31       | 1 GAL.     |      |             | 31  |
| TOTALS          |          |            | 8538 | 540         | 931 |



S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
smboyles@ellsouth.net

THIS DRAWING IS A DESIGN PRODUCT  
DOCUMENT OF S. MARK BOYLES, PE, PC  
AND IS NOT TO BE REPRODUCED, MODIFIED  
OR COPIED IN WHOLE OR IN PART AND  
SHALL NOT BE USED ON ANY OTHER  
PROJECT WITHOUT WRITTEN PERMISSION.  
RETURN THIS DESIGN PRODUCT UPON  
REQUEST.

Uncion Urogynecology, LLC

| No. | Description       | Date     |
|-----|-------------------|----------|
| 1   | PER GDOT & POOLER | 11/15/23 |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |
|     |                   |          |

New Office  
212 Hwy 80  
Pooler Georgia

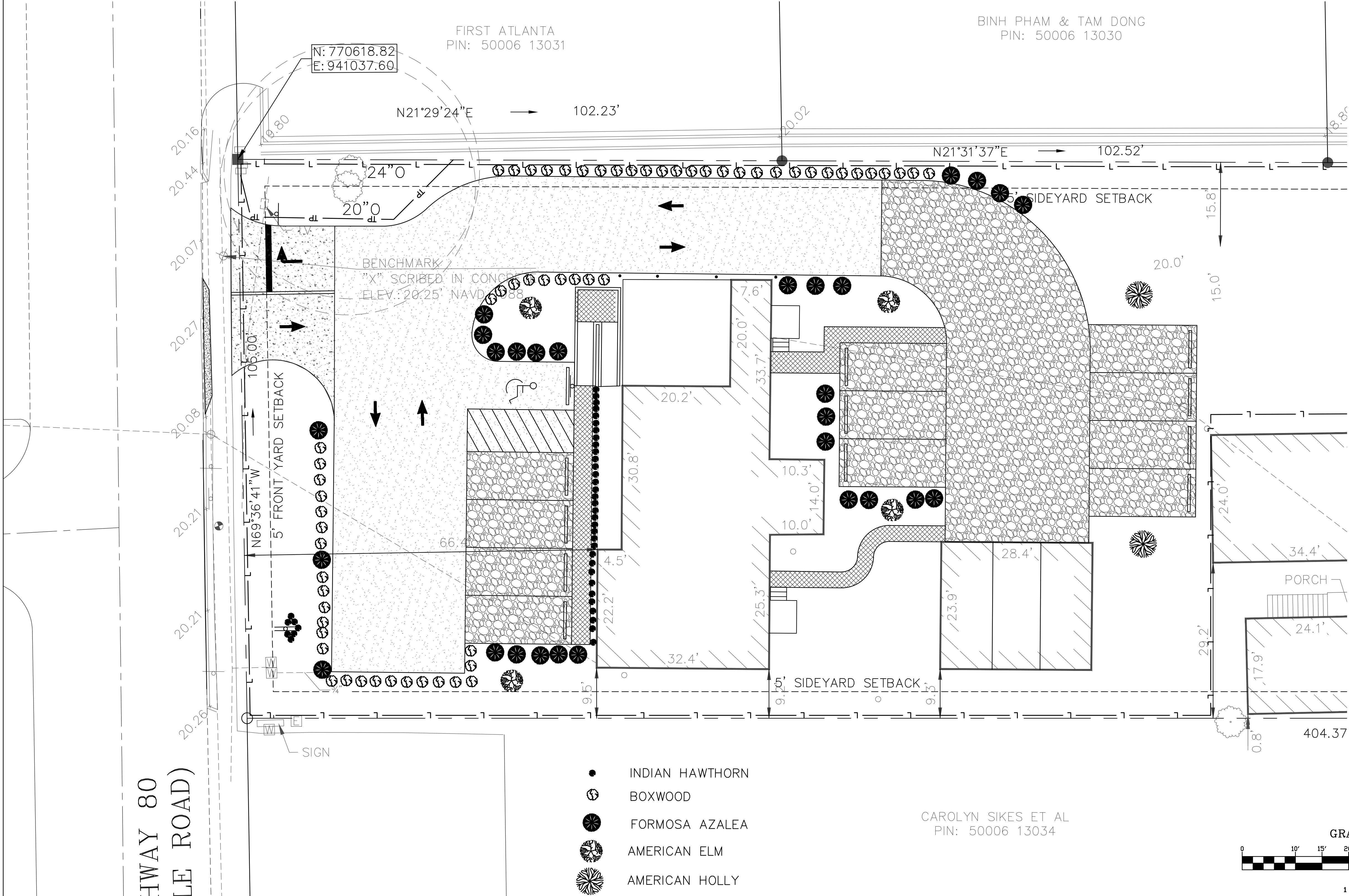
Landscape Plan

|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

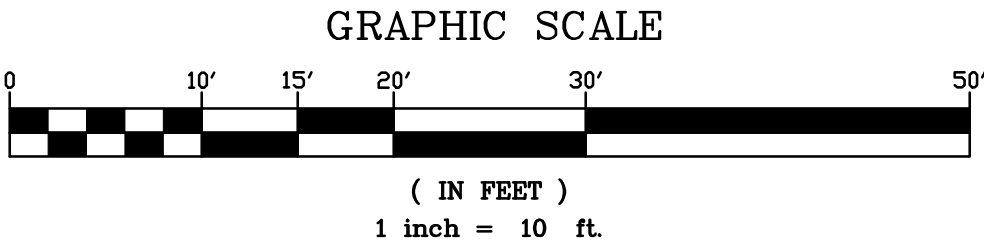
L1.0

Scale As Shown

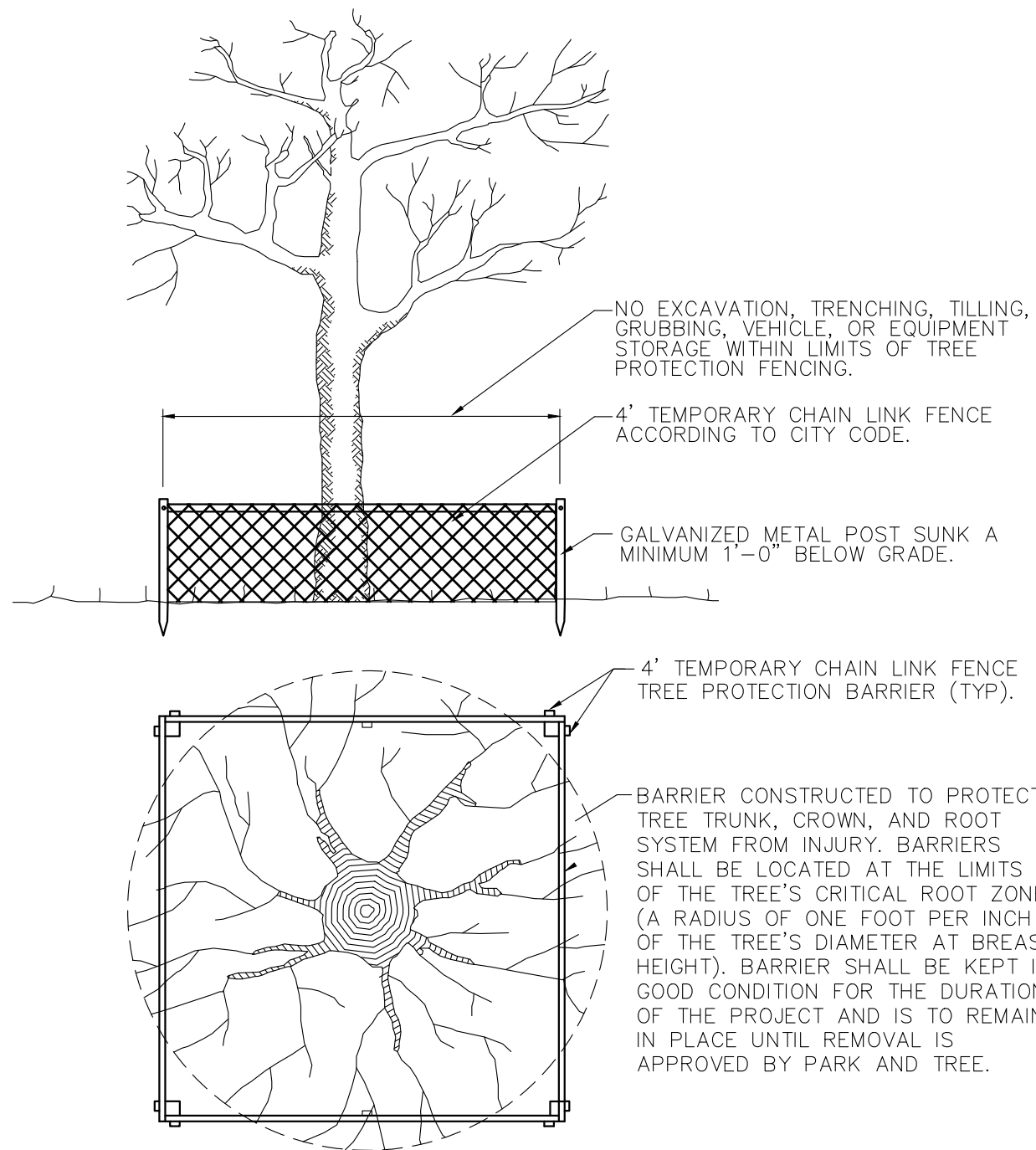
Full Size: 24X36



CAROLYN SIKES ET AL  
PIN: 50006 13034

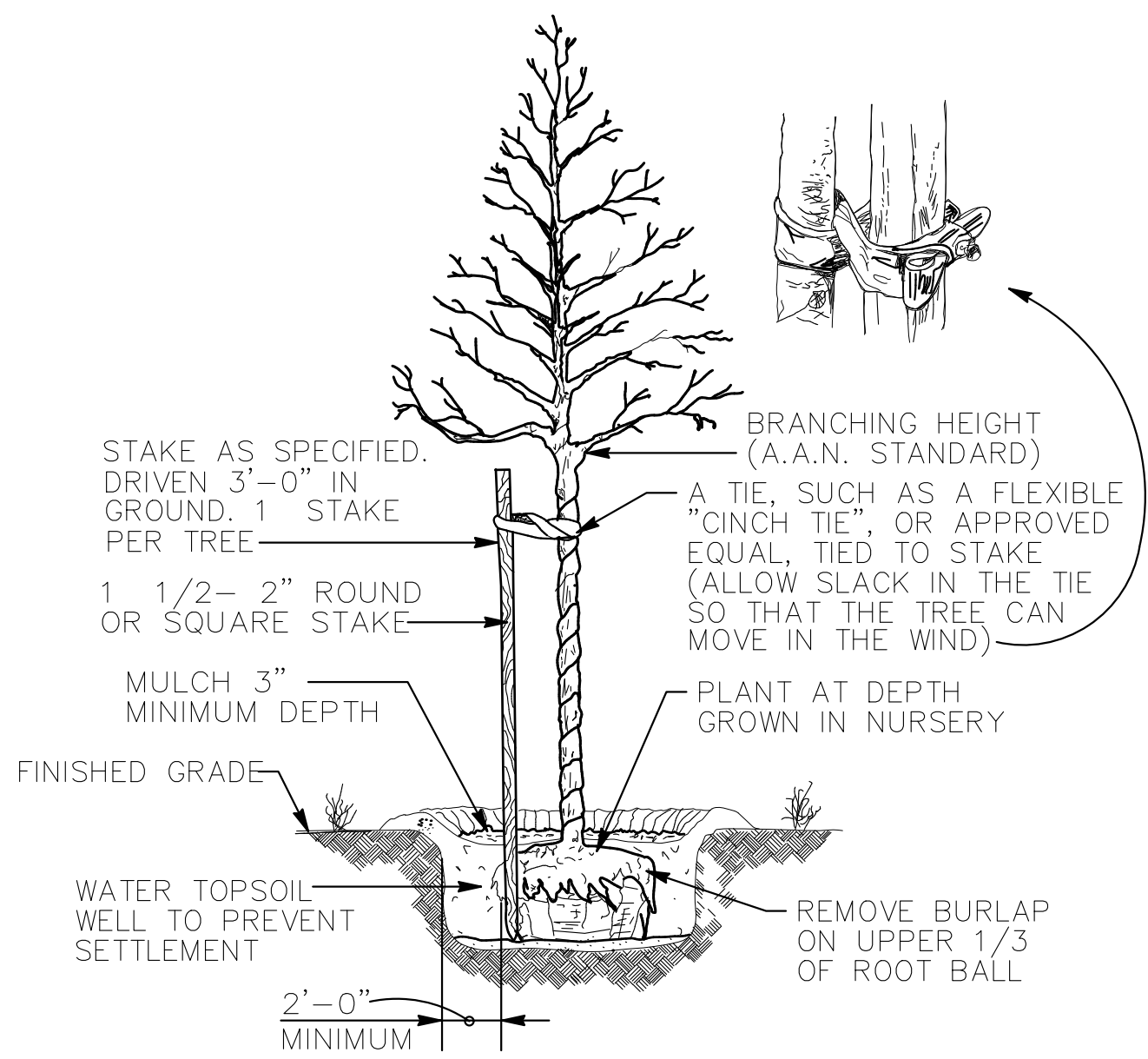






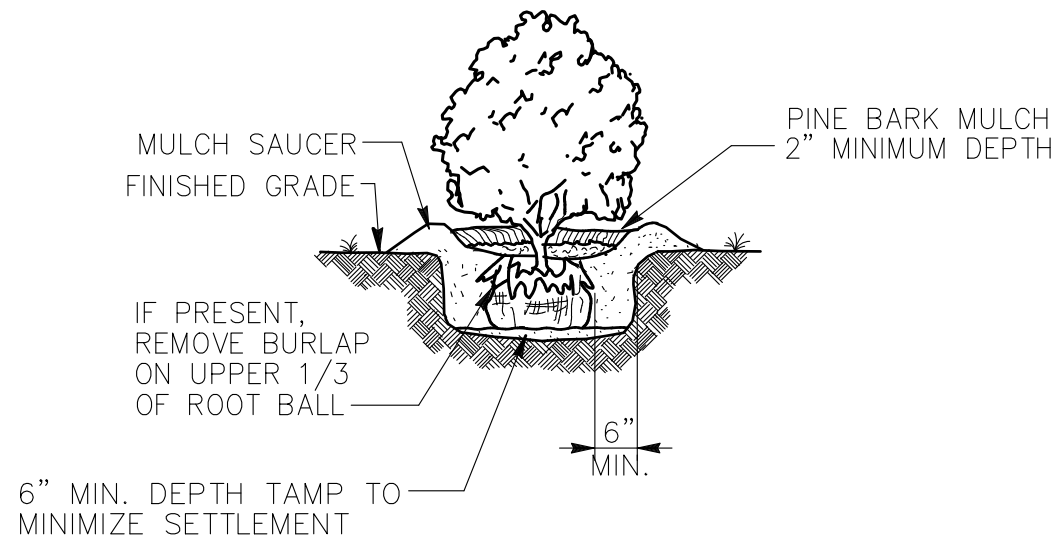
- FOR ADDED PROTECTION
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
  - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
  - PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

### TREE PROTECTION BARRIER



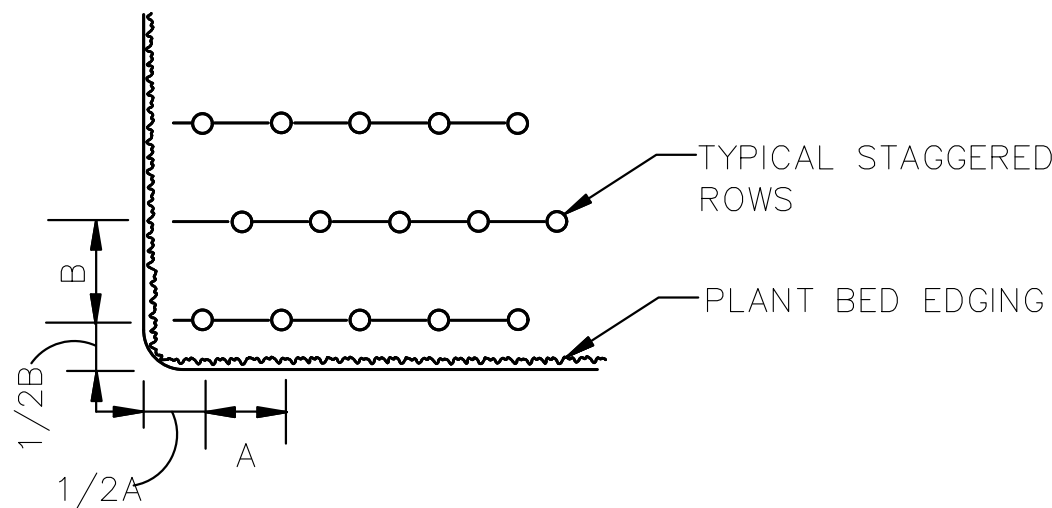
#### MEDIUM TREE

(LESS THAN 3" CALIPER AND BARE-ROOT)  
FOR ALL MAPLES, MAGNOLIAS AND WILLOW OAKS  
NOT TO SCALE

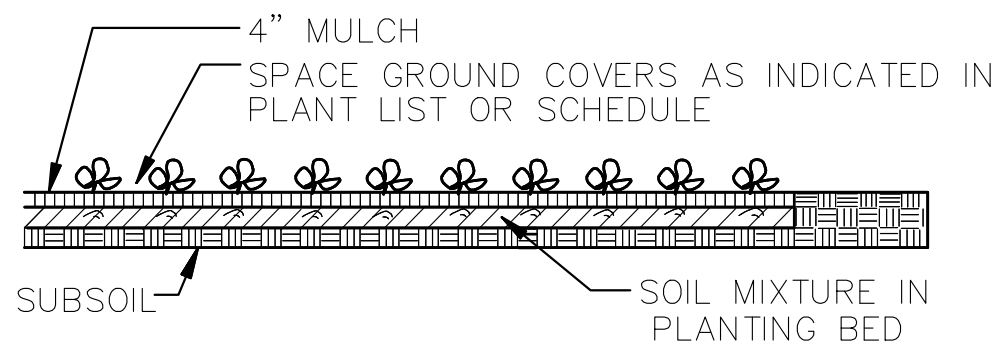


#### SHRUB PLANTING

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

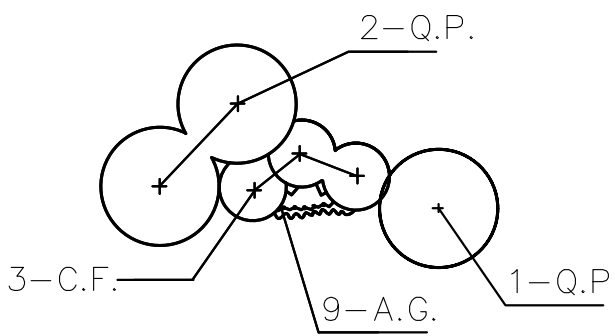


#### PLAN VIEW



#### SECTION

#### GROUND COVER DETAIL



#### GROUND COVER PLANTING DETAIL & GRAPHIC PLAN SYMBOLS

(NOT TO SCALE)

GEORGIA  
REGISTERED  
7/19/23  
No. 21319  
PROFESSIONAL  
S.M.B.  
S. MARK BOYLES

SMB

S. Mark Boyles, PE, PC  
P.O. BOX 22324  
SAVANNAH, GA 31403  
PH: 912-232-7130  
CELL: 912-657-1155  
sboyles@bellsouth.net

THIS DRAWING IS A DESIGN PRODUCT DOCUMENT OF S. MARK BOYLES, PE PC AND IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN WHOLE OR IN PART AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION. RETURN THIS DESIGN PRODUCT UPON REQUEST.

Uction Urogynecology, LLC

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

New Office  
212 Hwy 80  
Pooler Georgia

#### Landscape Details

|                |        |
|----------------|--------|
| Project number | 22-046 |
| Date           | 2/7/23 |
| Drawn by       | S.M.B. |
| Designed by    | S.M.B. |

L2.0

|       |          |
|-------|----------|
| Scale | As Shown |
|-------|----------|





## LED AREA LIGHT

PLTS-11986

### DESCRIPTION

Outlasting and outperforming 400W metal halide fixtures, this 250W LED area light is ideal for a variety of outdoor applications.

### FEATURES

- Up to 130 LPW ultra-high efficiency delivers superior performance over older HID fixtures
- Type III light distribution projects light outwards with a lateral width of 40 degrees
- 0-10V dimming
- Instant on with no warmup

### LISTINGS

- IP65
- UL Listed for wet locations
- FCC Part 15, Part B, Class A
- DesignLights Consortium® 5.1 Premium - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance, DLC PN - PLTBFA512

### PERFORMANCE

- CRI: 80+
- CCT: 5000K
- LED L70 Life Hours: ≥100,000 hours
- Surge Protection: 6kV
- Light Distribution: Type III
- Philips Lumileds LEDs and Sosen driver

### THERMAL

- 40°F to 113°F (-40°C to 45°C) operating temperature

### ELECTRICAL

- THD: <20%
- Power Factor: >0.95
- Input Voltage: 480V
- Dimmable power supply (0-10V)

### INSTALLATION

- Designed to be mounted with Excel Series and select Grandview Series slip fitters, straight arms, or U brackets (all sold separately), see Mounting Accessories section for full list of compatible products. See installation instructions for more information on how to install these fixtures.

### CONSTRUCTION

- Low profile die-cast aluminum housing
- Durable dark bronze powder coat finish

### WARRANTY

- 5 year limited warranty; see pltsolutions.com for warranty details

|                |         |
|----------------|---------|
| project name   | type    |
| catalog number |         |
| comments       | voltage |
| approved by    | date    |



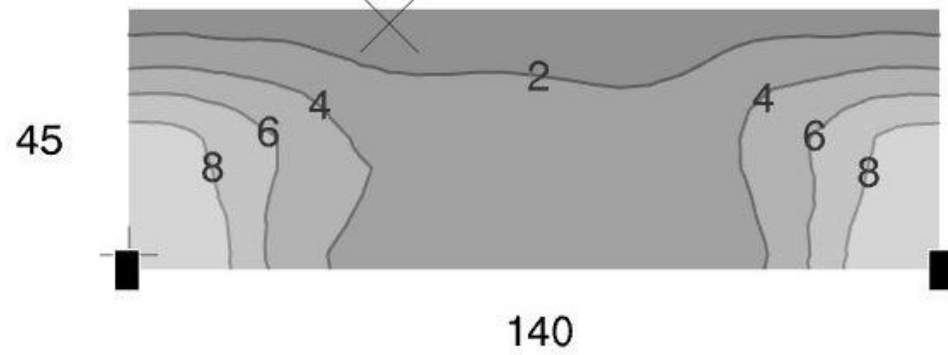
### APPLICATIONS

- Parking Lots
- Automotive Dealerships
- Roadways
- Campuses
- Area Security Lighting
- Airports

140 ft

24 ft

PLTS-11980 300W 4K T3  
Single (Arm)

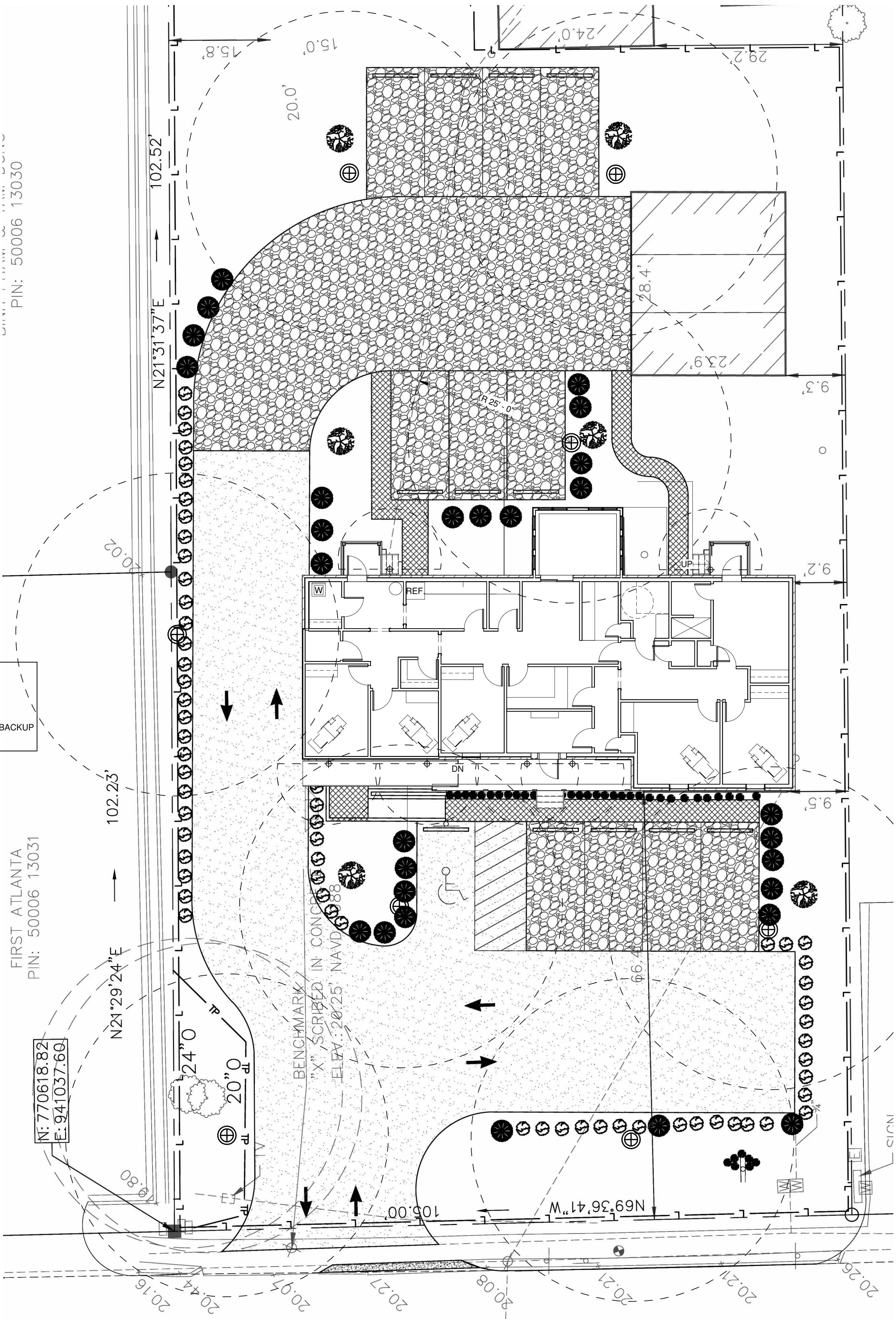


UNION UROGYNECOLOGY LLC  
PIN: 50006 13030

NOTE:  
POLE HEIGHT SHALL BE 20FT MAX

### FIXTURE LEGEND

- PARKING LOT LIGHT FIXTURE LOCATION
- WALL LIGHT FIXTURE LOCATION W/ BATTERY BACKUP



Wubbena

Architectural Design  
and Development

James Wubbena, RA, NCARB  
40 Drayson Circle  
Bluffton, SC 29910  
P - 912 660 5438  
jim@wubbenapc.com

Uction  
Urogynecology, LLC

NEW OFFICE SPACE FOR  
UNCTION  
UROGYNECOLOGY LLC

212 US HWY 80  
POOLER GA 31322

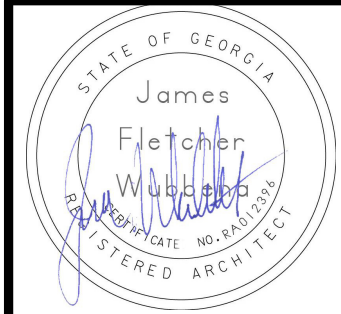
### REVISIONS

### SHEET TITLE

SITE LIGHTING  
PLAN

### COPYRIGHT & REPRODUCTION OF DRAWINGS

- This Drawing is the property of Wubbena ASD PC and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
- Scales as stated hereon are valid on the original drawings only and are hereby changed in proportion to the difference in size between the print and the original drawing.
- Do not scale dimensions from prints. Plans and details are not always to scale. Use dimensions given or consult the Architect for further clarification.



PROJECT NUMBER: 2215

DATE: 9/9/2022

DRAWN: MRS

CHECKED BY: JFW

SCALE: 1" = 10'-0"

SHEET NO.

C1.2

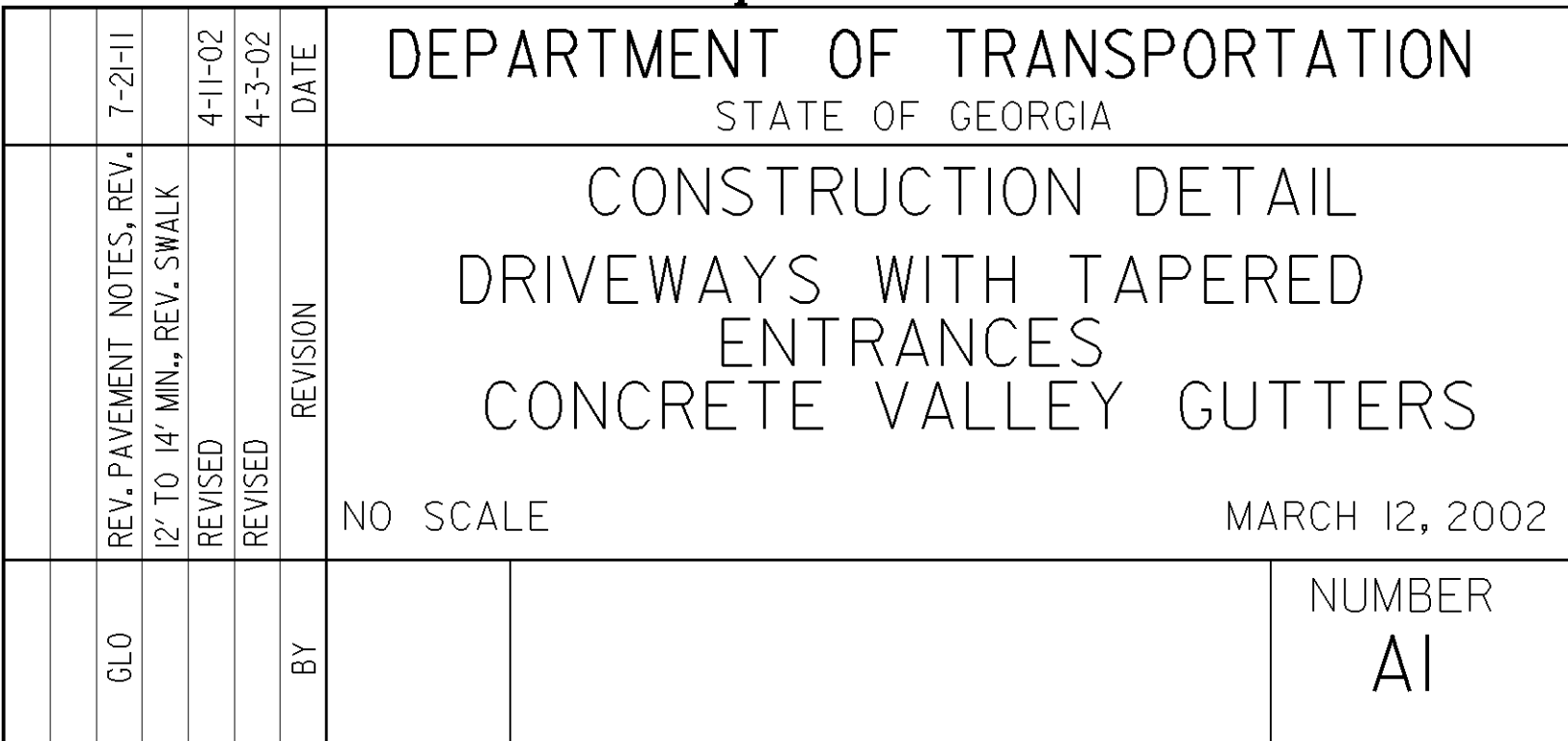
1  
C1.2 SITE LIGHTING PLAN  
1" = 10'-0"

Copyright © 2020 Satco Products, Inc.  
All Rights Reserved.

For More Information Visit:  
www.satcoled.com

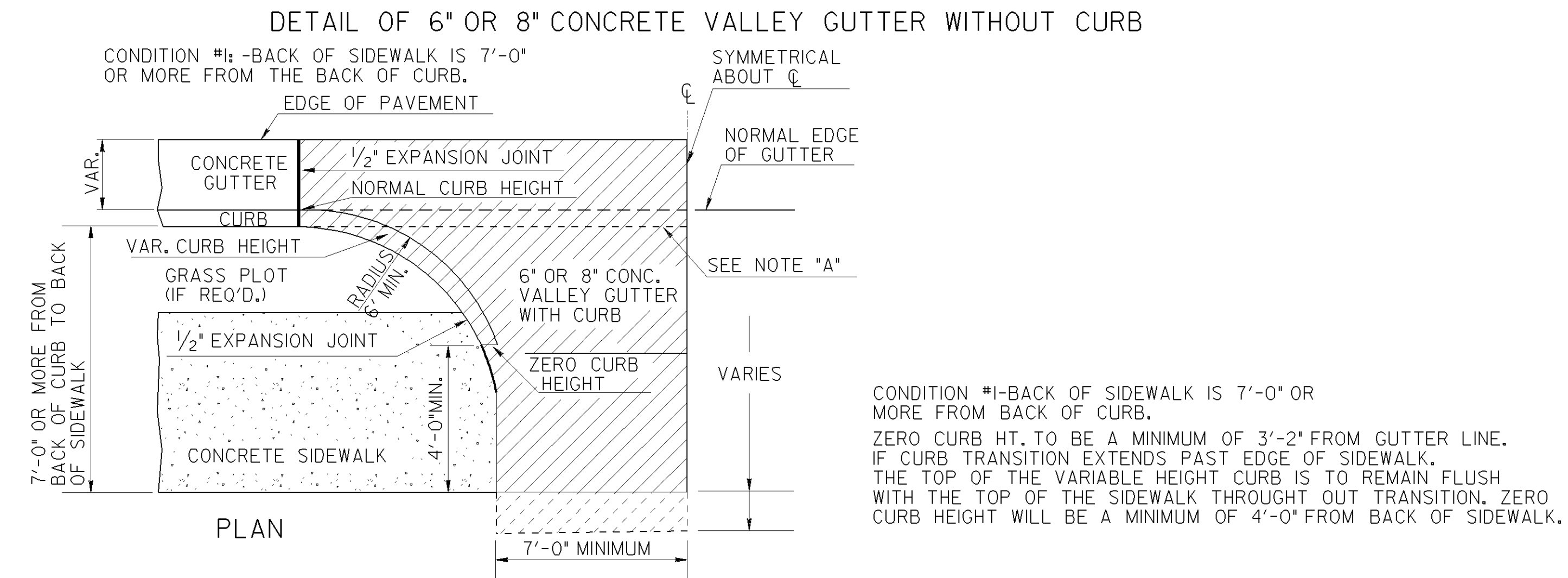
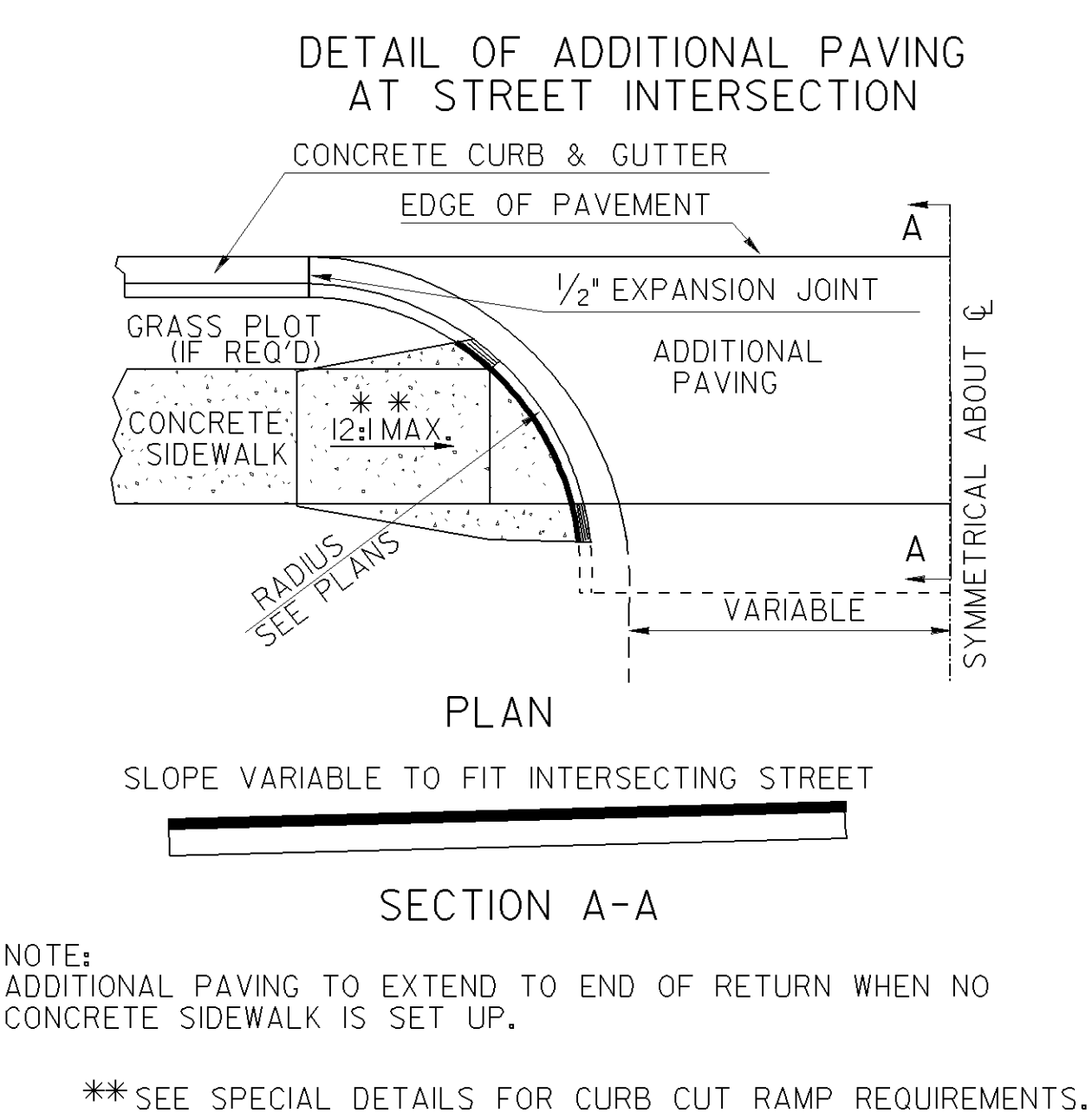
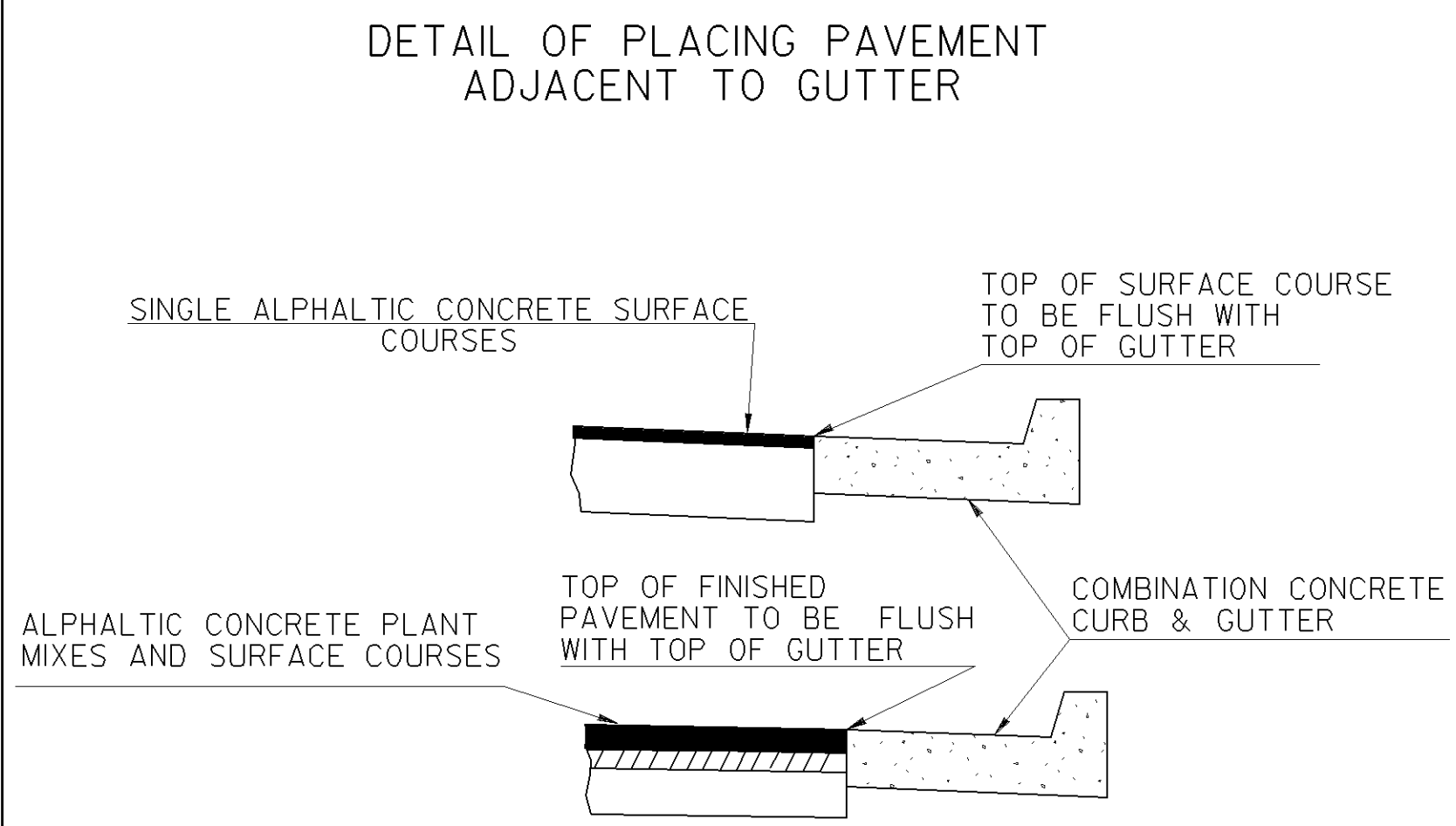
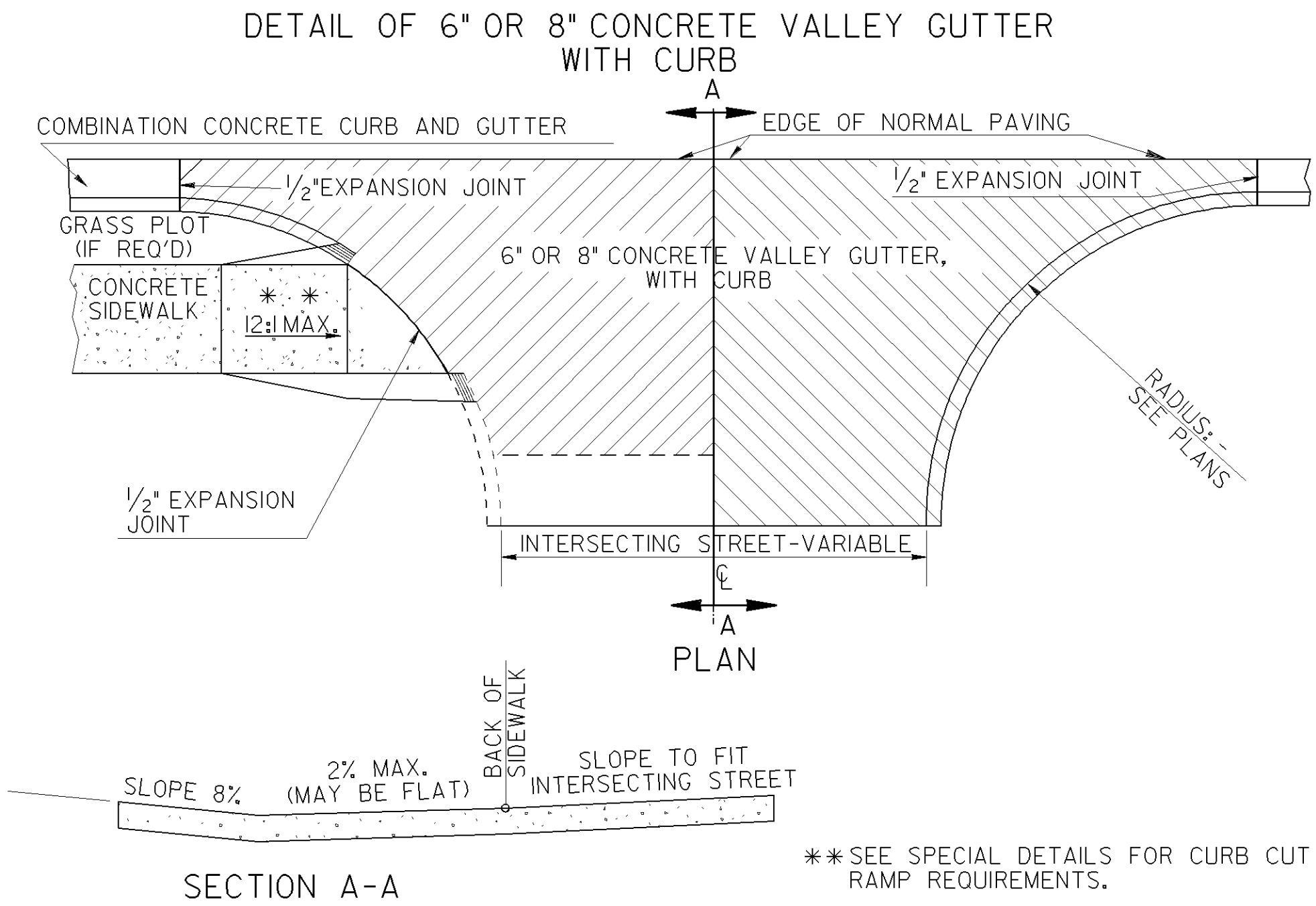




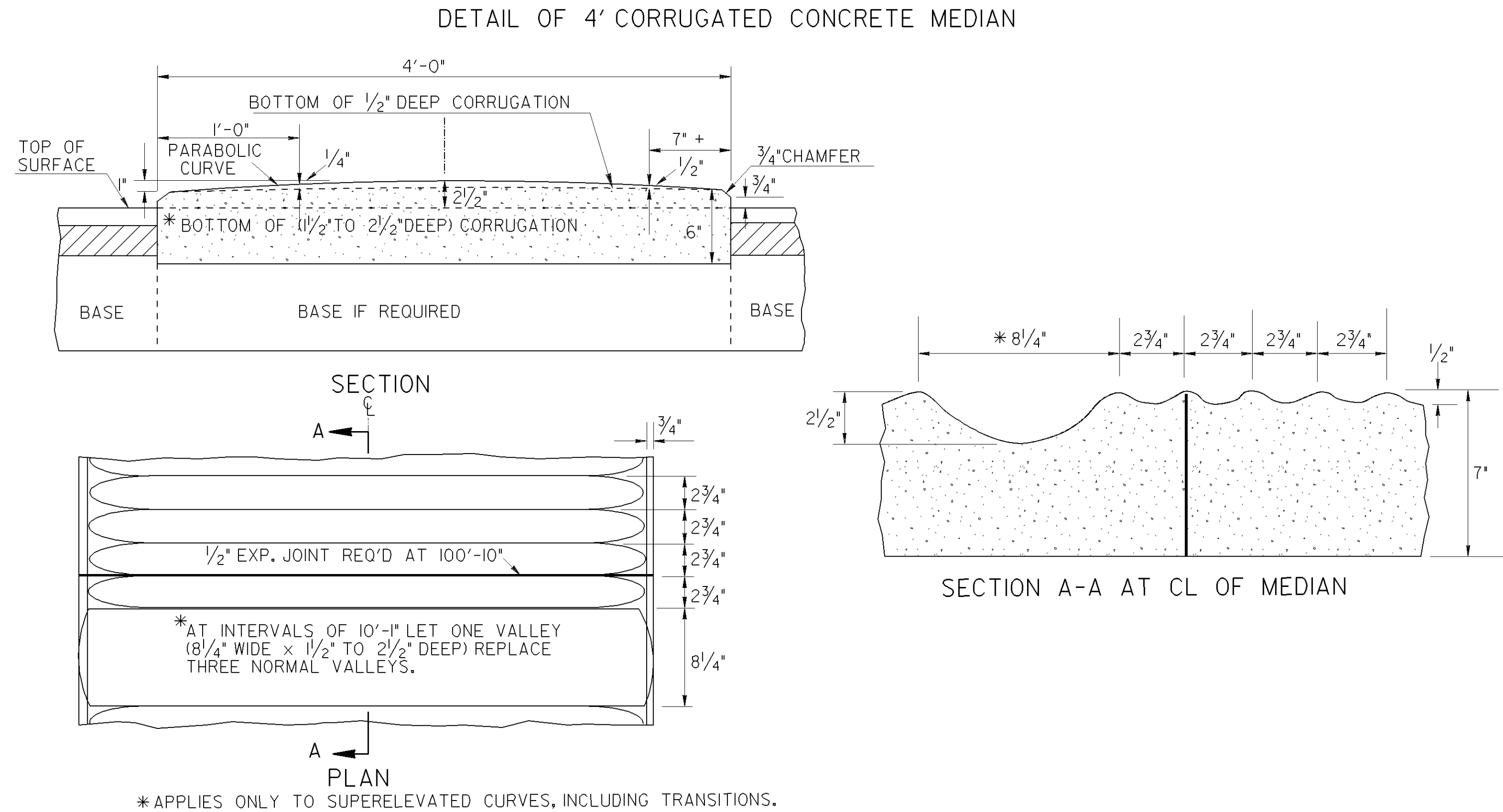
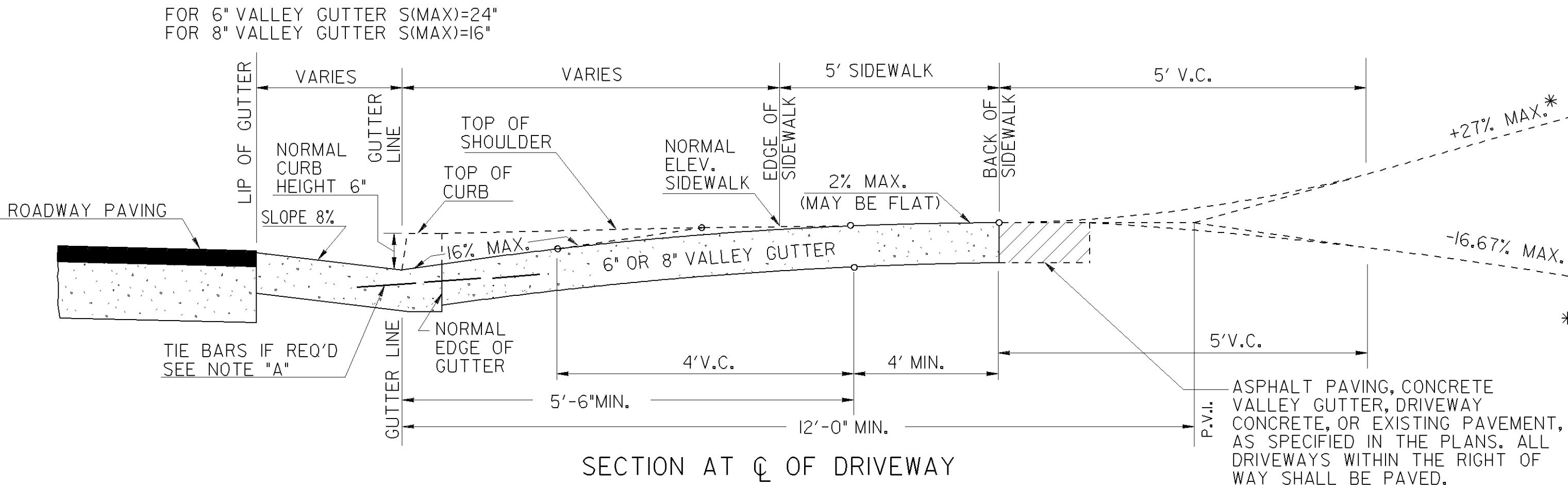
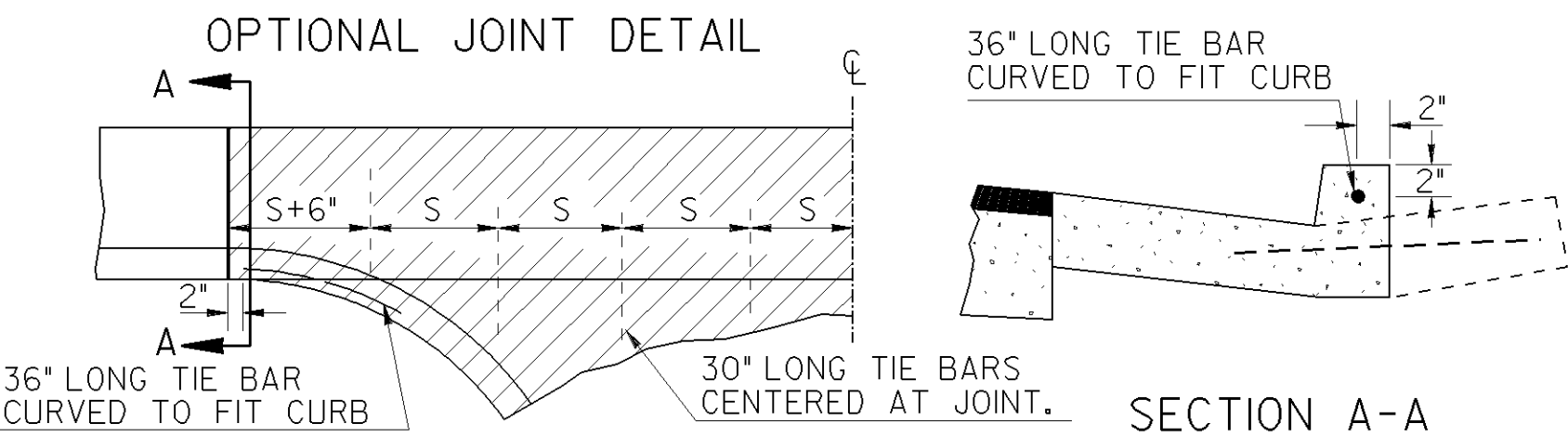




| STATE | PROJECT NUMBER | SHEET NO. | TOTAL SHEETS |
|-------|----------------|-----------|--------------|
| GA.   |                |           |              |



NOTE: "A" CONSTRUCTION JOINT OPTIONAL: -WHEN IMPLEMENTED #4 TIE BARS WILL BE REQUIRED AS SHOWN BELOW TO BE INCLUDED IN UNIT PRICE FOR VALLEY GUTTER. IF CURB IS POURED THROUGH VALLEY GUTTER, THE TOP PORTION WILL BE REMOVED BEFORE SETTING TO MATCH GRADE OF VALLEY GUTTER.



SEE SPECIAL DETAILS FOR DETAILS OF CONCRETE SIDEWALK.

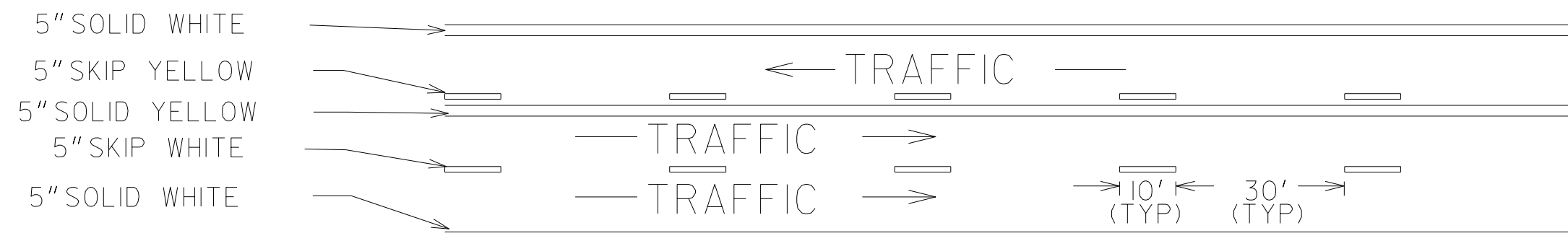
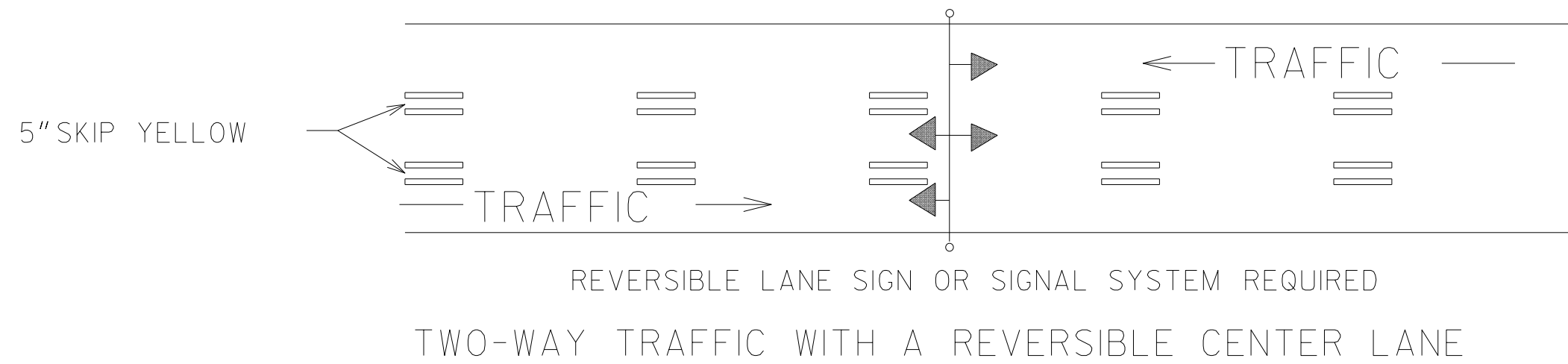
## This Detail Replaces Ga Standard 9031J

Guidelines For Usage On Metric Projects

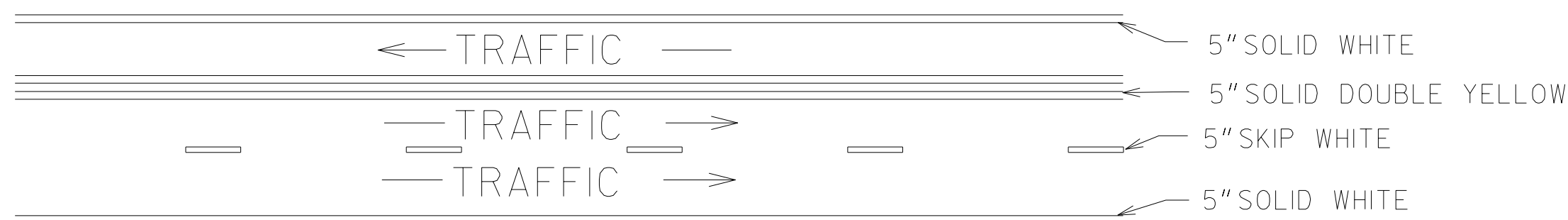
When these details are incorporated into plans and or projects that are being prepared or constructed in metric units, exact or precise conversion to metric units is not required. The dimensions shown that are in feet and inches may be converted to corresponding metric units using the following "Rounded-Off" conversion factors: 1"=25mm, 4"=100mm, and 12" or 1'=300mm. All measurement notes that refer to linear feet and square yards shall be interpreted to mean linear meters and square meters.

| ADDED PAVEMENT NOTE, REV | DRIVEWAY SECTION | REV. PAYMENT NOTES | REVISED | REVISED | DATE | DEPARTMENT OF TRANSPORTATION<br>STATE OF GEORGIA                                                                                                                                                              |
|--------------------------|------------------|--------------------|---------|---------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7-21-11                  |                  | 2-21-03            | 4-11-02 | 4-13-02 |      | CONSTRUCTION DETAIL                                                                                                                                                                                           |
| GLO                      | GLO              | BY                 |         |         |      | CONCRETE VALLEY GUTTER AT STREET INTERSECTION<br>6" OR 8" CONCRETE VALLEY GUTTER AT DRIVE<br>PLACING PAVEMENT ADJACENT TO GUTTER<br>ADDITIONAL PAVING AT STREET INTERSECTION<br>4' CORRUGATED CONCRETE MEDIAN |
|                          |                  |                    |         |         |      | NO SCALE                                                                                                                                                                                                      |
|                          |                  |                    |         |         |      | MARCH 12, 2002                                                                                                                                                                                                |
|                          |                  |                    |         |         |      | NUMBER<br>A2                                                                                                                                                                                                  |

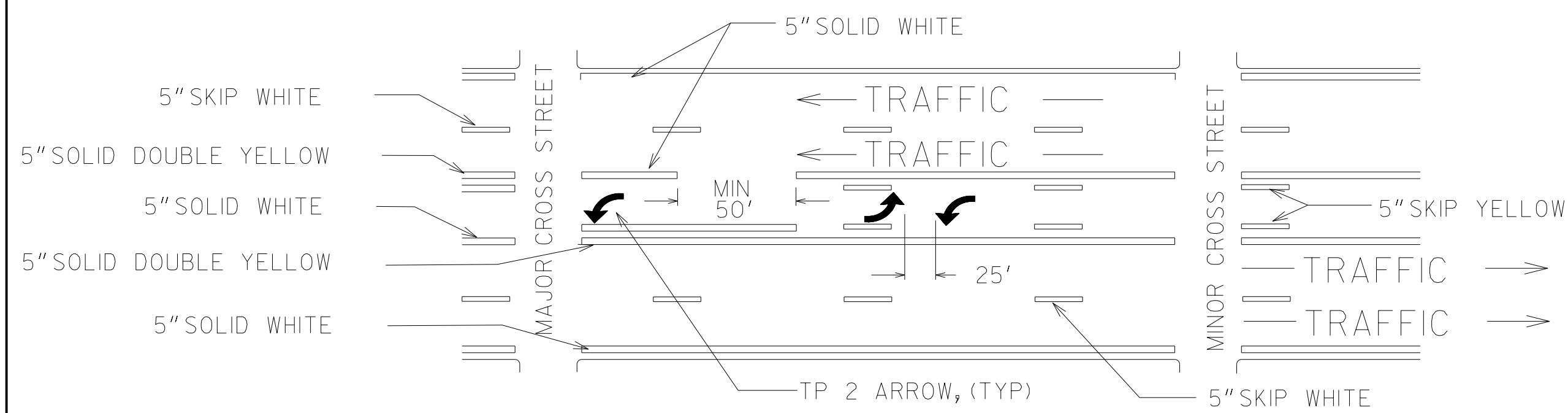
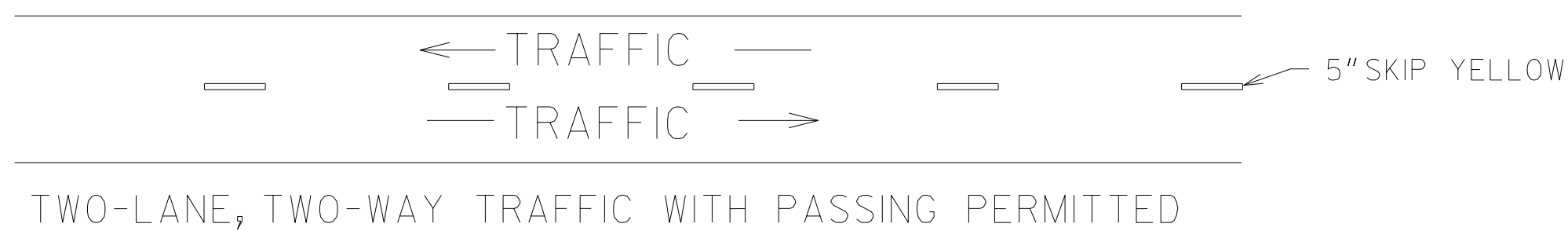




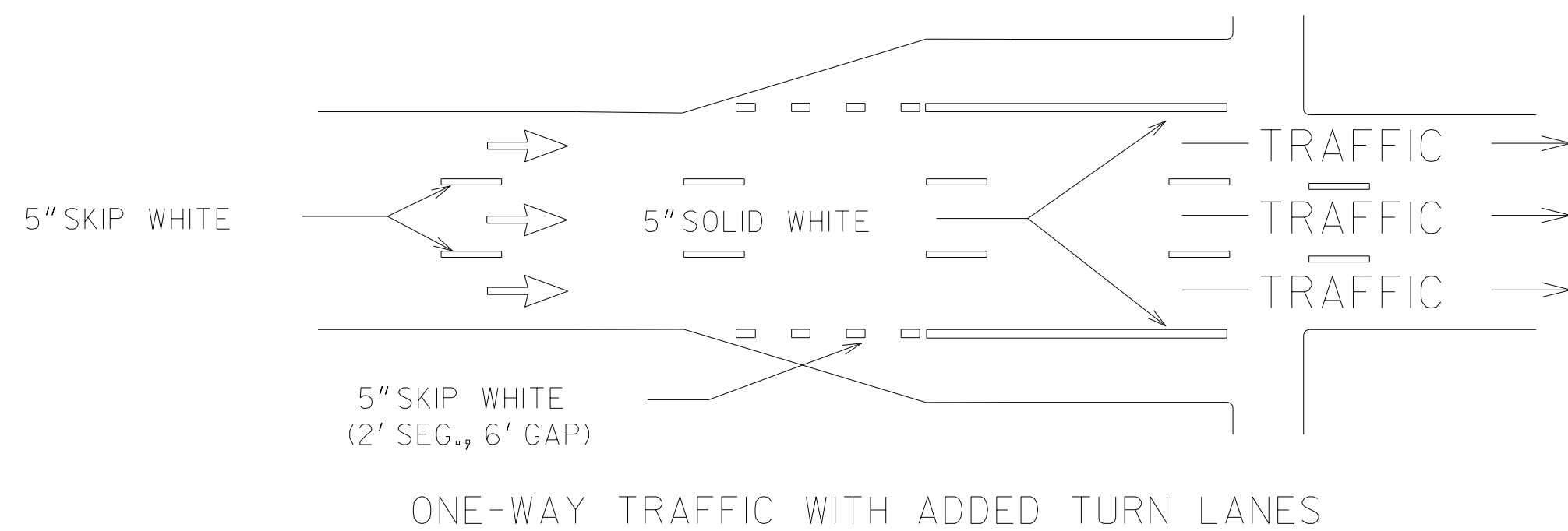
TWO-WAY TRAFFIC WHERE MOTORISTS IN A SINGLE LANE ARE PERMITTED TO PASS



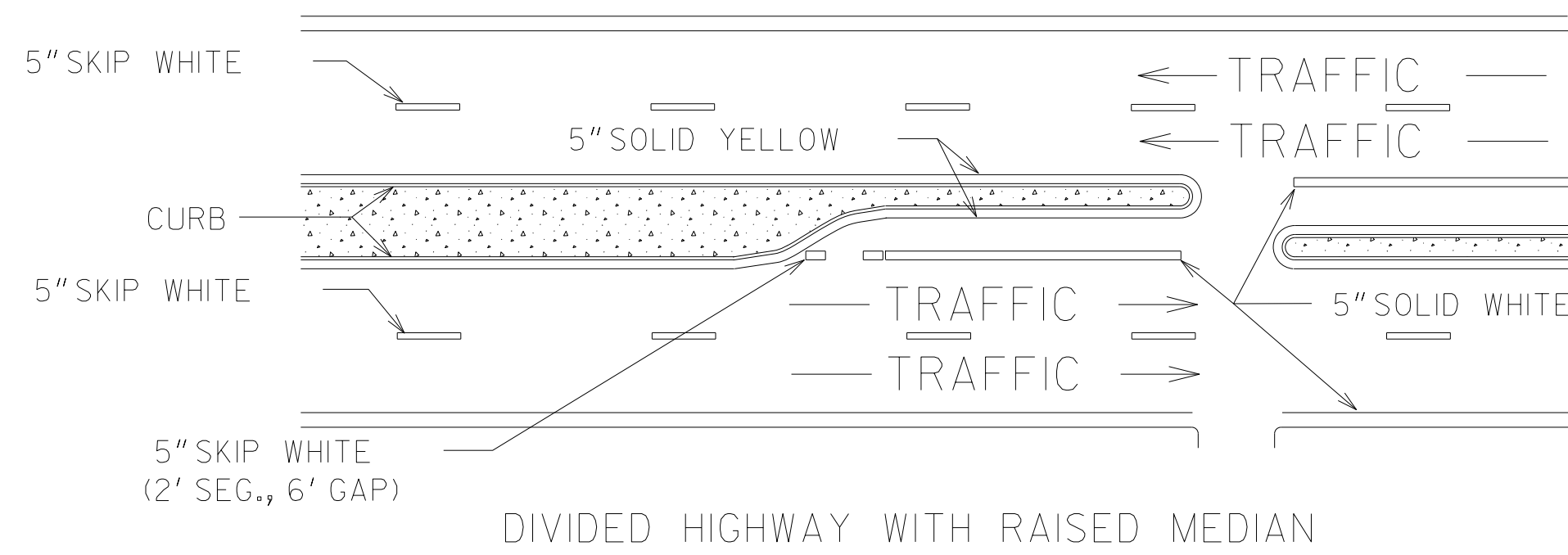
TWO-WAY TRAFFIC WHERE MOTORISTS IN A SINGLE LANE ARE NOT PERMITTED TO PASS



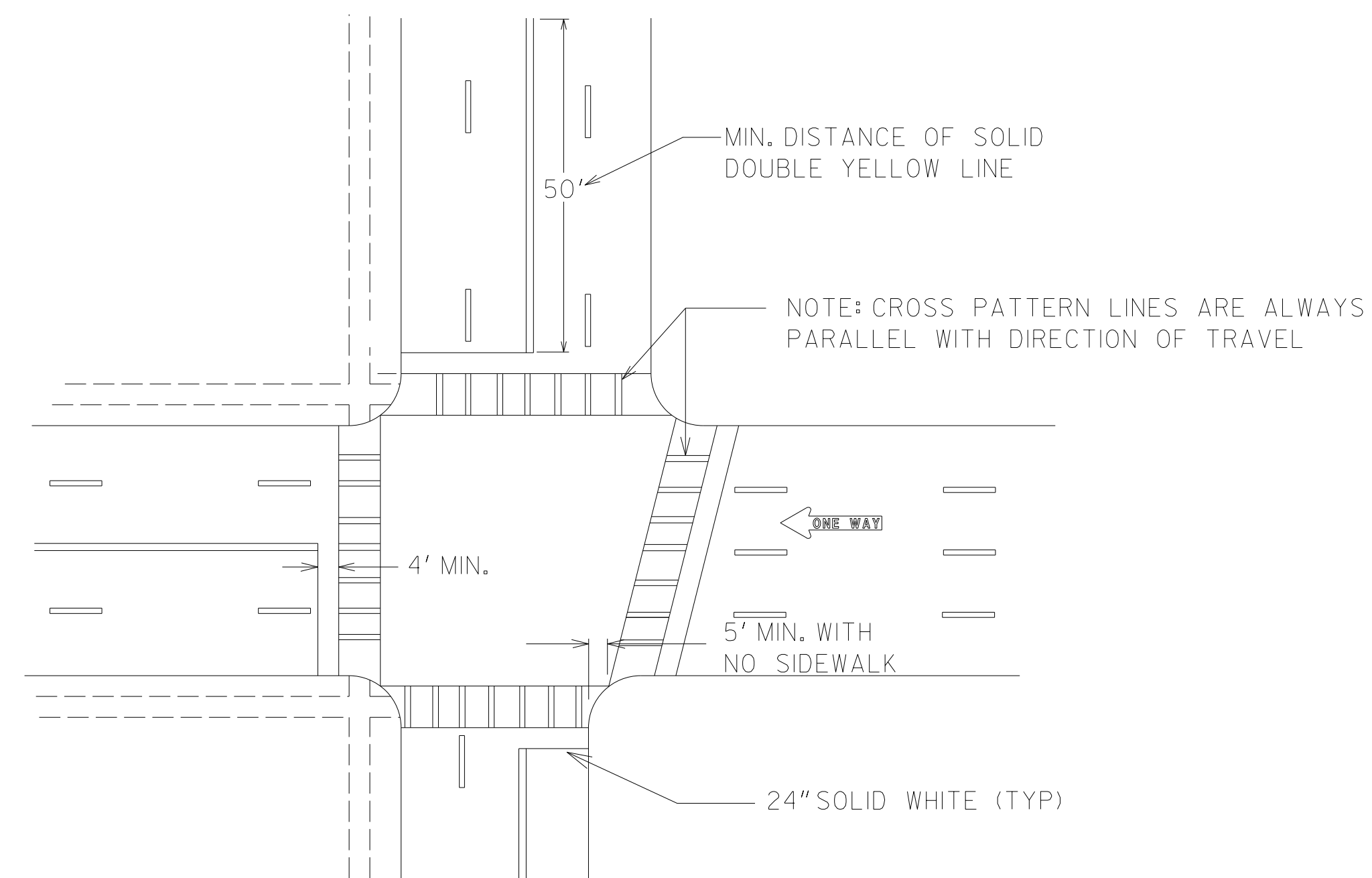
MULTI-LANE, TWO-WAY TRAFFIC WITH SINGLE LANE, TWO-WAY LEFT TURN CHANNELIZATION



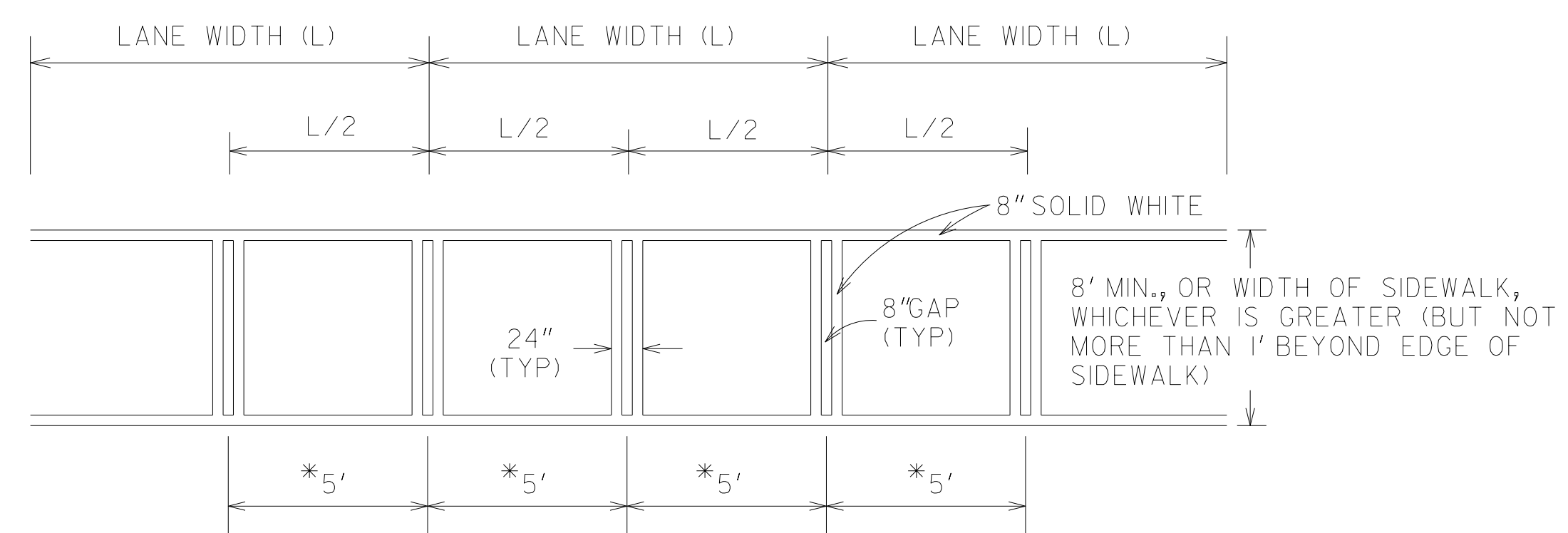
ONE-WAY TRAFFIC WITH ADDED TURN LANES



DIVIDED HIGHWAY WITH RAISED MEDIAN



TYPICAL LOCATION OF CROSSWALKS AND STOP BARS



\*USE WHERE THE LANE WIDTH EXCEEDS 12' OR WHERE LANE LINES HAVE BEEN OMITTED

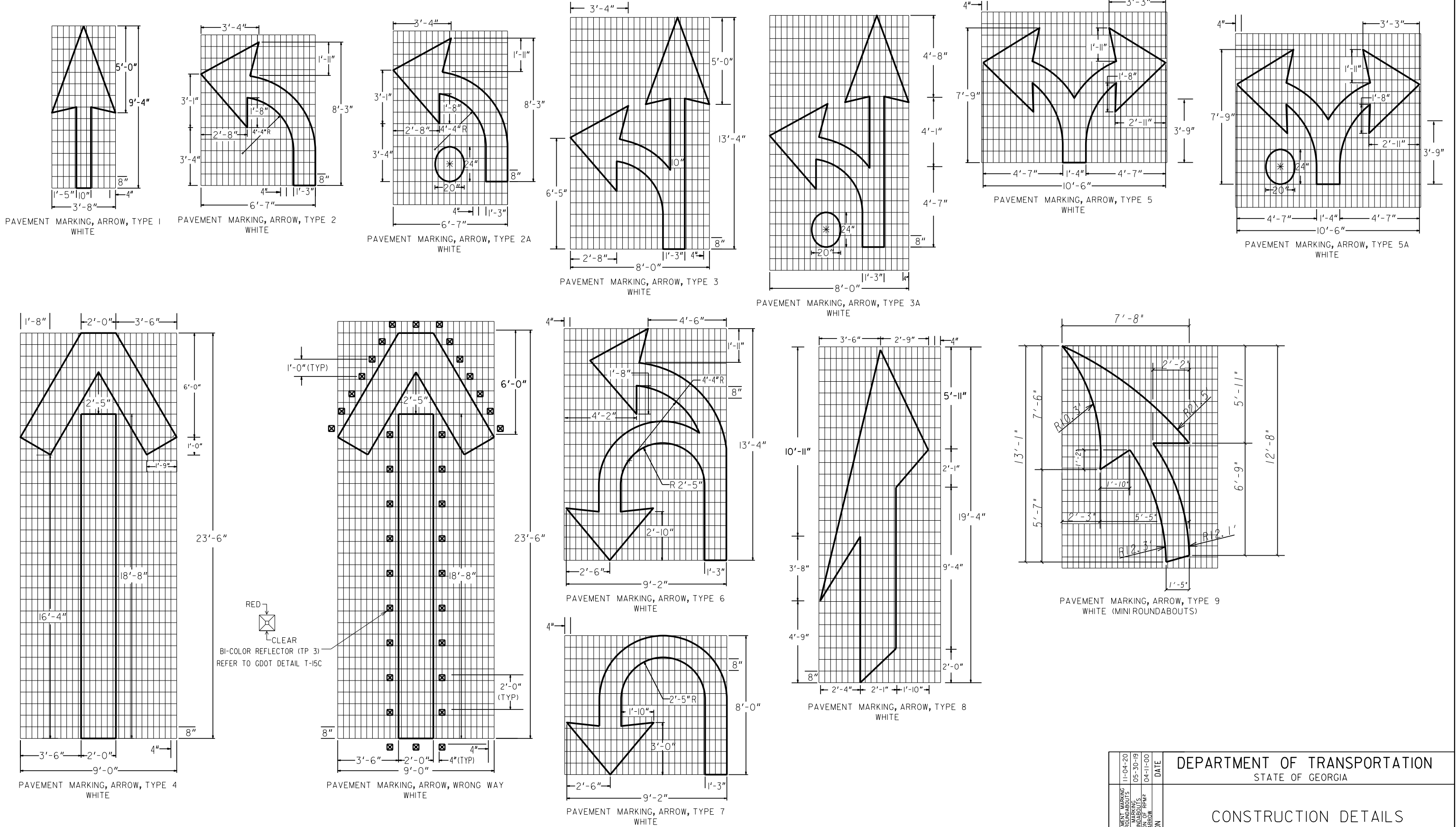
CROSSWALK DETAIL

### GENERAL NOTES:

1. SPACING BETWEEN DOUBLE LINES SHALL BE EQUAL TO THE LINE WIDTH.
2. EDGE LINES SHALL BE PLACED A MINIMUM OF 4 INCHES FROM THE NORMAL EDGE OF PAVEMENT.
3. CONTRAST MARKINGS FOR SKIP STRIPING SHALL BE AS SHOWN IN DETAIL T-IIA.

|  |  |                      |          |                                                                                  |                 |
|--|--|----------------------|----------|----------------------------------------------------------------------------------|-----------------|
|  |  | 9-15-16              | DATE     | DEPARTMENT OF TRANSPORTATION<br>STATE OF GEORGIA                                 |                 |
|  |  | ADDED GENERAL NOTE 3 | REVISION | CONSTRUCTION DETAILS<br>PAVEMENT MARKING PLACEMENT<br>NON-LIMITED ACCESS ROADWAY |                 |
|  |  |                      |          | NO SCALE                                                                         | JANUARY 2000    |
|  |  | CDR                  | BY       | DESIGNED _____<br>DRAWN _____<br>TRACED _____<br>CHECKED _____                   | NUMBER<br>T-IIA |





NOTES  
1. PAVEMENT MARKING ARROWS WITH A DOT (2A, 3A, 5A) SHALL BE USED ALONG MULTI-LANE ROUNDABOUT APPROACHES ALONG THE INSIDE LANE ONLY

|                                                       |  |                                                       |  |                                                |  |          |  |                                                                |  |          |  |            |  |                 |  |
|-------------------------------------------------------|--|-------------------------------------------------------|--|------------------------------------------------|--|----------|--|----------------------------------------------------------------|--|----------|--|------------|--|-----------------|--|
| 11-04-20                                              |  | 05-30-19                                              |  | 04-11-00                                       |  | DATE     |  | DEPARTMENT OF TRANSPORTATION<br>STATE OF GEORGIA               |  |          |  |            |  |                 |  |
| ADDED TP 9 PAVEMENT MARKING<br>ARROWS FOR ROUNDABOUTS |  | ADDED TP 9 PAVEMENT MARKING<br>ARROWS FOR ROUNDABOUTS |  | CHANGED LOCATION OF RPMZ<br>ON WRONG WAY ARROW |  | REVISION |  | CONSTRUCTION DETAILS<br>PAVEMENT MARKINGS - ARROWS             |  |          |  |            |  |                 |  |
| ACP                                                   |  | ACP                                                   |  | ACP                                            |  | BY       |  | DESIGNED _____<br>DRAWN _____<br>TRACED _____<br>CHECKED _____ |  | NO SCALE |  | APRIL 2000 |  | NUMBER<br>T-12B |  |





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

## ATTACHMENT C

January 16<sup>th</sup>, 2024

S. Mark Boyles, P.E.  
SMB  
PO BOX 22324  
Savannah, GA 31403

Dear Mr. Boyles,

I am pleased to provide you with a recommendation for Approval of the site development plans for 212 E Hwy 80 Office, which is provided below.

|                             |                                                     |           |
|-----------------------------|-----------------------------------------------------|-----------|
| <u>Submittal Documents:</u> | Site Development Plans.....                         | Nov. 2023 |
|                             | Stormwater Management Narrative & Calculations..... | Nov. 2023 |
|                             | GDOT Review Submittal (w/ responses).....           | Aug. 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 results, 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](mailto:tshoemaker@eomworx.com) or (912) 445-0050 ext. 4400.

Sincerely,

*Trevor Shoemaker*  
**Trevor Shoemaker**  
Project Manager  
EOM

CC: Nicole Dixon; Director of Planning and Development – City of Pooler  
Brian Crooks; City Planner - City of Pooler  
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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



Ph: 912.445.0050  
F: 912.756.5882





**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Zoning Map Amendment for Warnell Tract

|                                 |                                                                                                                                                                                                                                                                       |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #231710                                                                                                                                                                                                                                                               |
| P&Z Meeting Date:               | February 12, 2024                                                                                                                                                                                                                                                     |
| Public Hearing Date:            | February 20, 2024                                                                                                                                                                                                                                                     |
| Applicant and Authorized Agent: | Port I-95, LLC (Robert McCorkle)                                                                                                                                                                                                                                      |
| Location (Address):             | Demott Drive (accessed via Bloomingdale from Jimmy DeLoach)                                                                                                                                                                                                           |
| Parcel (PIN):                   | 51015 01032                                                                                                                                                                                                                                                           |
| Existing Zoning:                | PUD [Wynn-Capallo]                                                                                                                                                                                                                                                    |
|                                 |                                                                                                                                                                                                                                                                       |
| Zoning Action:                  | Zoning Map Amendment                                                                                                                                                                                                                                                  |
| Request:                        | Request to rezone the subject site from PUD to I-2                                                                                                                                                                                                                    |
|                                 |                                                                                                                                                                                                                                                                       |
| Application Filed:              | December 8, 2023                                                                                                                                                                                                                                                      |
| Legal Notice Published:         | January 18, 2024                                                                                                                                                                                                                                                      |
| Sign Posted:                    | January 10, 2024                                                                                                                                                                                                                                                      |
| Letters Mailed:                 | January 12, 2024                                                                                                                                                                                                                                                      |
|                                 |                                                                                                                                                                                                                                                                       |
| Staff Recommendation:           | <p>Approval</p> <ul style="list-style-type: none"> <li>In the event Council finds the requested zoning to be too intense, Staff recommends approval of I-1 (Light Industrial) as it would be an extension of the adjacent industrial zoning within Pooler.</li> </ul> |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                                                                                 |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                                                                                     |



|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Background:              | <p>The subject site is approximately 63 acres located in the Wynn-Capallo PUD. The subject site is located along the City's boundary with Bloomingdale along Jimmy DeLoach Blvd. The property is accessible through Bloomingdale off Demott Drive.</p> <p>The applicant is requesting to rezone from PUD to I-2 (Heavy Industrial) for trucking and logistics uses. The property is adjacent to an industrial park in Bloomingdale that is similarly zoned and utilized. The property is not visible from any Pooler properties or roadways. The surrounding area is forested wetlands. The adjacent Pooler properties are either undeveloped (wetlands) or an industrial use.</p> <p>The Pooler 2040 Comprehensive Plan includes this area within the Industrial character area. The FLUM designates this area as Industrial.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Relevant Ordinances:     | App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Zoning Action Standards: | <ol style="list-style-type: none"> <li>1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? <ul style="list-style-type: none"> <li>• <i>In part, yes, this would be a logical extension of an existing zoning boundary. The property is generally landlocked except through the neighboring parcel in Bloomindale. Any access from Pooler would have to be through wetlands, which would unfeasible. Likewise, the zoning would allow for the limited amount of uplands to be utilized in a similar manner as the adjacent property.</i></li> </ul> </li> <li>2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? <ul style="list-style-type: none"> <li>• <i>No, the adjacent properties are of a similar zoning of I-1. Likewise, the request is of a substantial enough size to exist on its own. Further, the request is consistent with the recommendations of the 2040 Comp Plan as the area is designed as residential in the FLUM and Character Area map.</i></li> </ul> </li> <li>3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? <ul style="list-style-type: none"> <li>• <i>The proposed use would be located off a major roadway and corridors designed and intended for higher levels of traffic, specifically industrial uses. The</i></li> </ul> </li> </ol> |



*proposed use 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 industrial development. Likewise, the proposed zoning district would be compatible and consistent with the existing districts and uses found within the general area. Further, the property is zoned within the PUD for future development (unassigned) and the request would allow for utilization of the property.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
  - *The property is likely to be utilized as requested. The property owner is intending to expand the existing use on the adjacent property and in order to do so would need this property zoned accordingly.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
  - *Potentially, while the surrounding properties are zoned industrial, they are zoned as I-1 (including the Bloomingdale property per the zoning map on their webpage). The I-2 district could allow for more intense development than the I-1 district, the primary difference is the use permissions allowed.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
  - *It is unlikely to see additional requests such as this or accelerate adverse land use changes in the area. Generally all other properties in this area are zoned and developed. The only potential requests would only likely be more a new use or more favorable use permission to an otherwise permitted use.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
  - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
  - *No, the proposed use would not affect the surrounding development or properties. Any potential traffic issues would need to be addressed as part of the site plan*



*process in order for the use to be established. Likewise, this property would be accessed through the City of Bloomington from the adjacent property.*

- 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.*

- 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.

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation





**CITY OF POOLER**  
GEORGIA

*A great place to Live, Work and Play*

## Project #231710 - Warnell Tract Rezoning

02/07/2024

☐ Parcels





**CITY OF POOLER**  
GEORGIA

*A great place to Live, Work and Play*

## Project #231710 - Warnell Tract Rezoning

02/07/2024

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







# City of Pooler

## Zoning Map Amendment Application

Date: 12/8/23File #: 231710

Type or print and attach additional sheets if necessary to fully answer any of the following sections.

### General Information

1. Name of owner/authorized agent: Robert L. McCorkle, III
2. Address of owner/authorized agent: \_\_\_\_\_
3. Telephone number of owner/agent: \_\_\_\_\_
4. Have any previous applications been made for a text or map amendment affecting these same premises? \_\_\_\_ Yes or X No
5. If yes, give file number, date and action taken: N/A  
(If exact file number, date or action is not known, please give approximate date of previous application.)

### Action Requested

#### Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: Jimmy DeLoach Parkway/DeMott Drive
2. Legal description of property (name of subdivision, block and lot number: \_\_\_\_\_  
Lot 2-A, Subdivision of the Western Portion of Lot 2, Warnell Tract
3. PIN #: 5105 01032
4. Zone Classification: Present PUD Requested: I-2
5. Owner of property: (If same as applicant, leave blank) Port I-95, LLC
6. Address of owner: 128 Grays Creek Drive, Savannah, Georgia 31410
7. Telephone number of owner: 912-484-4448
8. Total area of property: (acres or approximate sq. feet) 62.59 acres
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) \_\_\_\_\_  
Borrow Pit, wetlands
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) Truck Terminal, wetlands

### Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: Property is a land locked parcel on the municipal boundary with Bloomingdale making up a part of an existing industrial park in Bloomingdale. Access to the property is in Bloomingdale. Adjacent zoning and use east and west is industrial. Property is not visible from public roads or other properties in Pooler due to forested wetlands.



# City of Pooler

## Zoning Map Amendment Application

### Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

Morgan Lakes Industrial XII, LLC  
P.O. Box 1547  
Valdosta, Georgia 31603

Morgan Lakes Industrial XI, LLC  
P.O. Box 1547  
Valdosta, Georgia 31603

Savannah Economic Development Authority  
P.O. Box 128  
Savannah, Georgia 31402

Hure Properties II, LLC  
6801 Suemac Place  
Jacksonville, Florida 32254

Morgan Lakes Property, LLC  
70 Shirley B James Drive  
Savannah, Georgia 31408

- (Please list additional names on separate sheet)

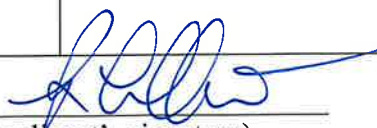
### Campaign Contributions

Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?

- ☒ **No**, I have not made campaign contributions to any Pooler City Official(s).  
☐ **Yes**, I have made campaign contributions to one or more Pooler City (Official(s).

| City Official | Title | Dollar Value | Description of Gift |
|---------------|-------|--------------|---------------------|
|               |       |              |                     |
|               |       |              |                     |
|               |       |              |                     |

I attest that all the information provided is true to fact \_\_\_\_\_

  
 (Applicant's signature)

Date: 12-1-23



# City of Pooler

## Zoning Map Amendment Application

### Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- ☐ Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- ☐ For Power Point presentation, please e-mail PDF file on project to [kclassen@pooler-ga.gov](mailto:kclassen@pooler-ga.gov)
- ☐ A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- ☐ Legal description of property.
- ☐ Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- ☐ If Agent, Authorization of property owner, signed, dated and notarized.
- ☐ Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

RM I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

**I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.**

I herby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this 4<sup>th</sup> day of December 2029.

[Signature]  
Owner's or authorized agent's signature

[Signature]  
Notary Public

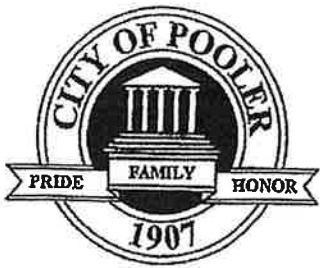


### Application Status

*This portion to be completed by Zoning Administrator*

- Hearing date has been set for: 1/14/24 2/20
- Notice published in newspaper on: 12/21/23 1/18 (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: 12/21/23 1/12/24
- This action was approved \_\_\_\_\_ or denied \_\_\_\_\_ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: \_\_\_\_\_
- Sign posted: 1/18/24





# City of Pooler

## AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Robert L. McCorkle, III

Address: 319 Tattnall Street

City & State: Savannah, Georgia Zip 31401

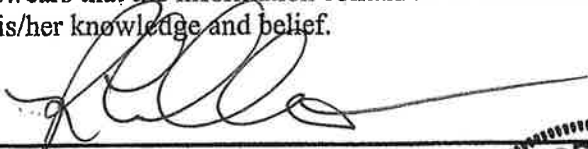
Telephone number: \_\_\_\_\_

Port I-95, LLC

  
Raymond J. DeMott, Manager      Signature of owner

Personally appeared before me Raymond J. DeMott

Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

  
\_\_\_\_\_  
Notary Public

12-1-23  
Date





PREPARED BY:  
WILLIS A. DUVALL, JR.  
MOORE, CLARKE, DUVALL & RODGERS, P.C.  
P. O. Drawer 71727  
Albany, Georgia 31708-1727

17394.002



Doc ID: 029038000005 Type: WD  
Recorded: 08/28/2015 at 10:34:21 AM  
Fee Amt: \$668.00 Page 1 of 5  
Transfer Tax: \$650.00  
Chatham, Ga. Clerk Superior Court  
Daniel Massey Clerk Superior Court

BK 616 PG 645-649

**LIMITED WARRANTY DEED**

STATE OF GEORGIA     )  
                                  )  
COUNTY OF CHATHAM    )

KNOW ALL MEN BY THESE PRESENTS:

THAT HERRIN DEVELOPERS, LLC, a Georgia limited liability company, and ROBERT W. LEE, an individual and resident of Georgia (collectively, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by PORT I-95, LLC, a Georgia limited liability company with an address of P.O. Box 4772 Savannah, Georgia 31418 ("Grantee"), the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee all of that certain tract or parcel of land, together with all improvements thereon and rights and appurtenances with respect thereto, situated in Chatham County, Georgia, as further described in Exhibit A attached hereto and made a part hereof for all purposes (the "Premises"):

This conveyance is made subject only to easements, restrictions and other matters of record and those matters set forth in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Premises, together with all and singular the rights and appurtenances thereof in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Premises, unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.



## EXHIBIT A

### Legal Description of Land

#### TRACT 1:

All that certain lot, tract or parcel of land situate, lying and being near the town of Bloomingdale, located in the 8<sup>th</sup> G.M. District of Chatham County, Georgia, being known and designated as Parcel "1", containing 154.11 acres, more or less, and being known and designated upon a map or plat titled "Property Survey for Betty Vickery", prepared by Warren E. Poythress, G.R.L.S. #1953, dated December 1, 1997, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in plat record book 15-P, Page 32. For a more particular description, reference is hereby made to the aforesaid map or plat, which is specifically incorporated herein and made a part hereof. This conveyance is made subject to all zoning ordinances, easements, restrictions and rights-of-way of record affecting said described property formerly known as a portion of "Heidt Place".

Subject, however, to all valid easements, restrictions, and rights-of-way of record.

AND

#### TRACT 2:

All that certain tract or parcel of land lying and being in the 8<sup>th</sup> G.M. District, City of Pooler, Chatham County, Georgia and shown as Lot 2-A on a map or plat titled "A Minor Subdivision of the Western Portion of Lot 2, the Warnell Tract, 8<sup>th</sup> G.M. District, City of Pooler, Chatham County, Georgia", prepared by Terry Mack Coleman, G.R.L.S. #2486, dated June 1, 2006, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Book 34-P, Page 32, and being more particularly described as follows:

Commencing at an iron pipe on the Northern right-of-way of Jimmy DeLoach Parkway at the intersection of the Bloomingdale and Pooler City Limits; thence along the Eastern line of Parcel 1, Heidt Tract N02°04'53"E a distance of 1546.62' to an iron pipe marking the point of beginning; thence continuing N02°04'53"E a distance of 2560.00' to an iron pipe; thence along the Southern line of a portion of Lot 2, Warnell Tract S58°35'27"E a distance of 2112.65' to an iron pipe; thence along the Northern line of Lot 2-B of the Western portion of Lot 2, Warnell Tract S43°49'46"W a distance of 2037.06' to an iron pipe; thence N88°33'24"W a distance of 485.52' to the point of beginning; said parcel contains 62.508 acres.

Together with all that certain parcel or tract of land lying between and immediately adjacent to, at right angles, the Western boundary line of Parcel 2-A and to the Eastern Boundary Line of Parcel 1, Heidt Place as shown on the aforescribed plat. It was the intention of the predecessor in the title to convey all property lying between the 2560.00' length of the Western Boundary Line of Parcel 2-A and the Eastern Boundary Line of Parcel 1 of the Heidt Place as noted on the within described plat to be the property line as shown on Plat by Joe P. Davis, dated



Property Owners Within 200 Feet

Hopeton South Land Trust LLC  
c/o Fellers, Schewe, Scott & Roberts, Inc.  
P.O. Box 45033  
Atlanta, Georgia 31145

SAIMAA International, Inc.  
101 North Coastal Highway  
Port Wentworth, Georgia 31407

STARBARKS, LLC  
101 Little Neck Road, Bldg 4, Suite C  
Savannah, Georgia 31419

Savannah Little Neck Self Storage, LLC  
300 South Tryon Street, Suite 2500  
Charlotte, North Carolina 28202

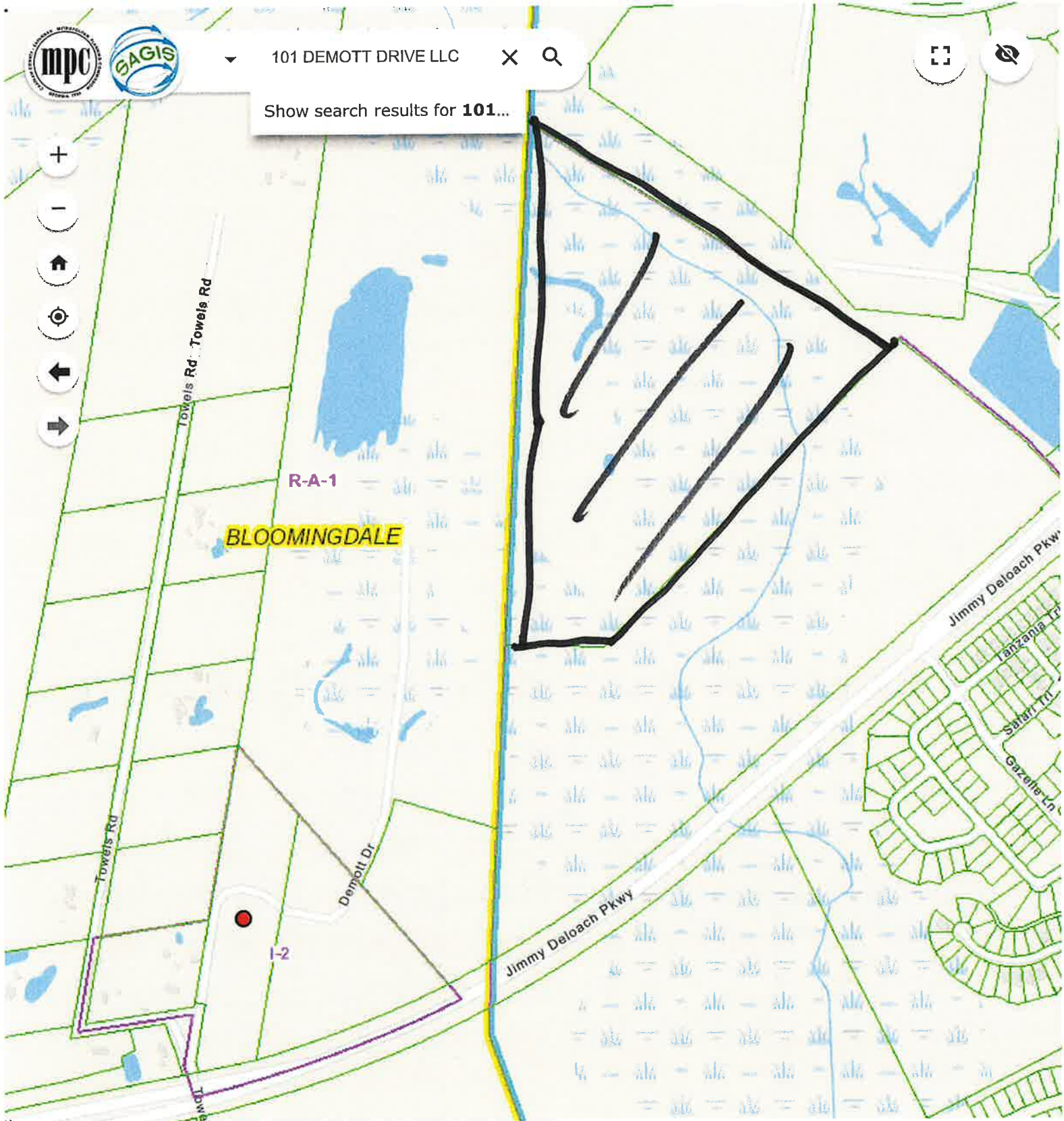




101 DEMOTT DRIVE LLC



Show search results for 101...



-81.281 32.153 Degrees

0 300 600ft



..... Reload the map where I left off .....  
CLICK HERE to reload previous map location !







101 DEMOTT DRIVE LLC



Show search results for **101...**



BLOOMINGDALE

-81.282 32.152 Degrees

0 300 600ft



..... Reload the map where I left off .....  
CLICK HERE to reload previous map location !

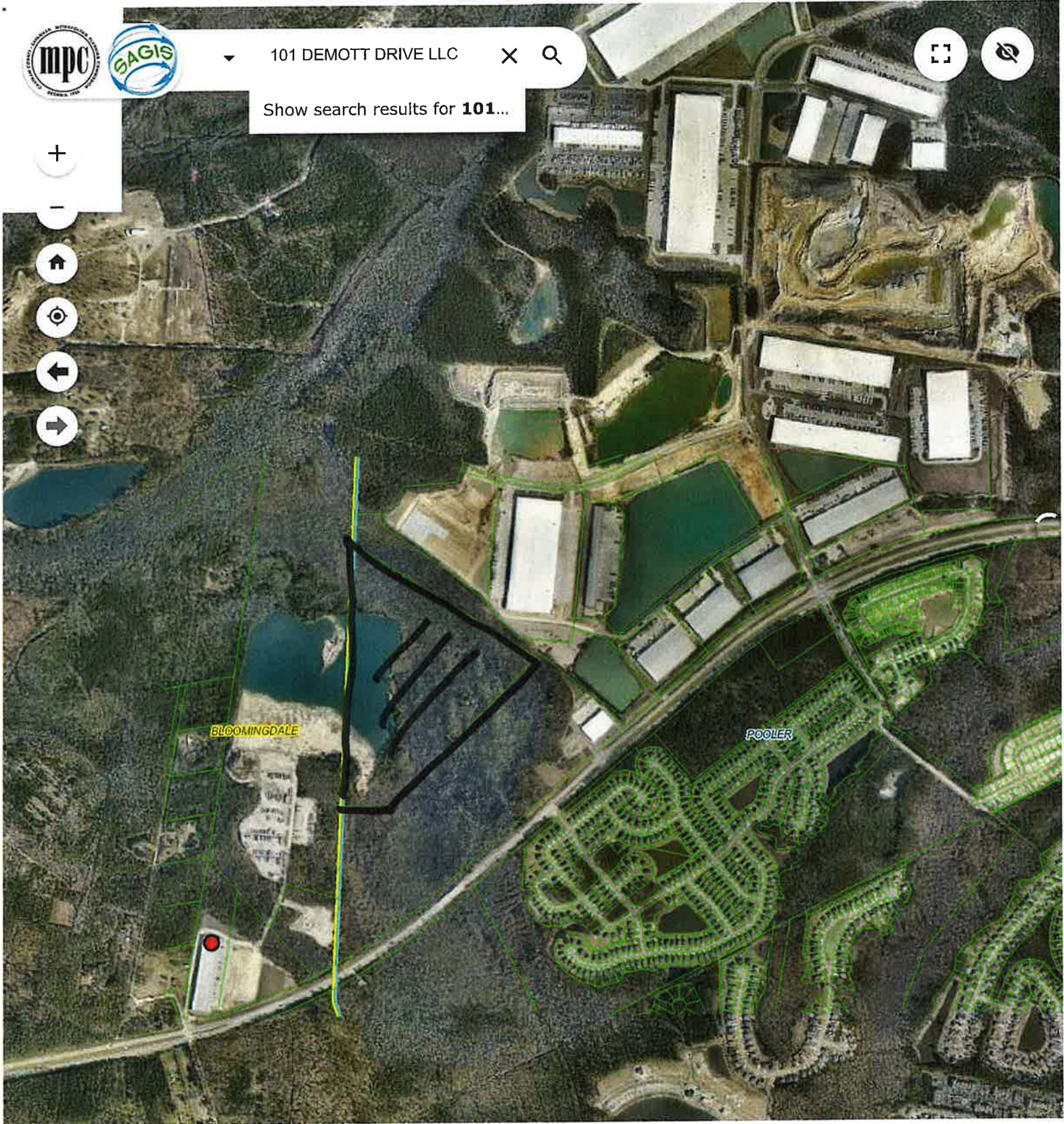






101 DEMOTT DRIVE LLC

Show search results for 101...



-81.281 32.157 Degrees

0 0.15 0.3mi



..... Reload the map where I left off .....  
CLICK HERE to reload previous map location !





**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Conditional Use Request for a Place of Worship at 1324 S Rogers St

|                                 |                                                                                                                                 |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #231760                                                                                                                         |
| P&Z Meeting Date:               | February 12, 2024                                                                                                               |
| Public Hearing Date:            | February 20, 2024                                                                                                               |
| Applicant and Authorized Agent: | Rev. Frankie Smith, True Vine Harvest Ministries Inc                                                                            |
| Location (Address):             | 1324 S Rogers St                                                                                                                |
| Parcel (PIN):                   | 51011 02037A and 02043                                                                                                          |
| Existing Zoning:                | R-1-A (One Family Residential)                                                                                                  |
|                                 |                                                                                                                                 |
| Zoning Action:                  | Conditional Use                                                                                                                 |
| Request:                        | Request to establish a place of worship                                                                                         |
|                                 |                                                                                                                                 |
| Application Filed:              | December 15, 2023                                                                                                               |
| Legal Notice Published:         | January 18, 2024                                                                                                                |
| Sign Posted:                    | January 18, 2024                                                                                                                |
| Letters Mailed:                 | January 12, 2024                                                                                                                |
|                                 |                                                                                                                                 |
| Staff Recommendation:           | Approval                                                                                                                        |
| Planning & Zoning Commission:   | [TBD]                                                                                                                           |
|                                 |                                                                                                                                 |
| <i>Recommended Motion:</i>      | <i>"After review of the criteria, move for approval of the request."</i>                                                        |
|                                 |                                                                                                                                 |
| Background:                     | The subject site is approximately 6.8 acres with frontage on S Rogers St. The site comprises two parcels. The main parcel has a |



residence and an accessory structure, and the other is generally undeveloped. The surrounding properties are all zoned R-1-A and consist of residences or undeveloped property. This is another place of worship located approximately 900' south of the subject site on S Rogers St.

The applicant is requesting to develop a place of worship at the site with an associated recreational building (gymnasium). The intent is to convert the residence into a parsonage for the church and use the accessory structure as a storage building. The main days of use of the property would be Sundays along with Tuesday through Thursdays.

Sec. 24 of Art. III, App. A provides specific criteria related to places of worship. One requirement sets forth a setback from property lines (except a right-of-way) of 50' for a place of worship and associated structures. Another requires places of worship only be permitted on a site that abuts a collector or arterial street.

The lot and proposed concept layout would allow for the setback requirements to be met for the sanctuary and recreational building; however, Council would need to authorize a reduced setback for the proposed parsonage and storage building as they would not be 50' from the side setbacks. S Rogers St is considered a minor arterial roadway and satisfies the road classification criteria.

Relevant Ordinances:

App. A, Art. III, Sec. 24 – Churches and Other Places of Worship  
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 surrounding residential uses and other development. The proposed use would be consistent with the purpose of the ordinance for places of worship development and uses in the R-1-A zoning district.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
  - *The proposed use would not be detrimental to adjacent properties or surrounding areas. The proposed use is an allowed use within the R-1-A district and would be similar to the other place of worship located 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. The use would have to meet all site plan standards as part of the development of the site.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
    - *The proposed use will not be affected adversely by the existing 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. A site plan will be required in order for development to move forward.*
  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

---





**CITY OF POOLER**  
GEORGIA

*A great place to Live, Work and Play*

## Project #231760 - 1324 S Rogers St

02/07/2024

☐ Parcels









Rev. Frankie Smith

## Conditional Use Application

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information | Applicant <u>True vine world Harvest ministries inc</u><br>Mailing address <u>5224 Augusta Rd.</u><br>City <u>Garden city</u> State <u>CA</u> Zip <u>91408</u><br>Telephone ( ) Fax ( )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Property Ownership    | Property Owner(s) <u>Kevin Stanford</u><br>Mailing address <u>1324 S Rogers St.</u><br>City <u>Palen</u> State <u>CA</u> Zip <u>91322</u><br>Telephone ( ) Fax ( )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Contact Person        | Contact Person(s) <u>Holly young</u><br>Telephone ( ) Fax ( ) E-mail _____<br><p>* All staff correspondence will be sent only to one designated contact person.<br/>         * Addresses and telephone numbers do not have to be repeated if provided above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Request               | Location address _____<br>Current Zoning <u>R-1-A</u> Present use <u>residential</u><br>Provide a brief description of proposed use on subject property. Describe those things, which you feel justify the action requested. List the specific sections of the Zoning Ordinance which have a bearing on your request:<br>_____<br>Description of the activities, # of units and hours of operation of the proposed conditional use:<br><u>Church - Gym - Tues - Thursday Sunday</u><br>A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy: <u>mid summers - 2024</u><br>_____<br>A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities:<br><u>Builder - developer -</u><br>_____<br>_____<br>_____ |



# Conditional Use Application (CONT.)

| <b>Filing Requirements</b>      | <p style="text-align: center;">* This application will not be processed until <u><b>ALL</b></u> of the following items are submitted *</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Filing fee (see scheduled fees). Make checks payable to the City of Pooler.</li> <li><input checked="" type="checkbox"/> A preliminary site plan which includes items (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c)</li> <li><input type="checkbox"/> A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities.</li> <li><input type="checkbox"/> Submit one copy if 11" x 17" or smaller, 16 copies if larger.</li> <li><input checked="" type="checkbox"/> Signed and dated Campaign Contributions and acceptance of conditional standards.</li> <li><input checked="" type="checkbox"/> Authorization of property owner signed, dated and notarized. (page 3)</li> </ul>                                                                                 |               |                     |              |                     |  |  |  |  |  |  |  |  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|--------------|---------------------|--|--|--|--|--|--|--|--|
| <b>Adjacent Property Owners</b> | <p>Name, address &amp; zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary. <u>(Required)</u></p> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                     |              |                     |  |  |  |  |  |  |  |  |
| <b>Campaign Contributions</b>   | <p>Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?</p> <p><input checked="" type="checkbox"/> * No. I have not made campaign contributions to any Pooler City Official(s). <u>(Please sign below at the * )</u></p> <p><input type="checkbox"/> * Yes. I have made campaign contributions to one or more Pooler City Official(s). <u>(Please sign below at the * )</u></p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width:25%;">City Official</th><th style="width:25%;">Title</th><th style="width:25%;">Dollar Value</th><th style="width:25%;">Description of gift</th></tr> </thead> <tbody> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> </tbody> </table> <p>* <u>Signature:</u> _____ <u>Date:</u> _____</p> <p>If more space is needed for campaign contributions attach another copy of this form.</p> | City Official | Title               | Dollar Value | Description of gift |  |  |  |  |  |  |  |  |
| City Official                   | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Dollar Value  | Description of gift |              |                     |  |  |  |  |  |  |  |  |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                     |              |                     |  |  |  |  |  |  |  |  |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                     |              |                     |  |  |  |  |  |  |  |  |
| <b>Signature &amp; Date</b>     | <p>I attest that all the information provided is true to fact: _____</p> <p>Date: <u>12/15/2023</u> <span style="float: right; text-align: center;"><br/>(Applicants Signature)</span></p> <p style="text-align: right;">Attest: _____<br/>(Zoning Administrator or Agent thereof)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                     |              |                     |  |  |  |  |  |  |  |  |



**This portion to be completed by Zoning Administrator**

- Hearing date has been set for: 1/18/24 2/20/24
- Notice published in newspaper on: 12/13/23 1/18/24 (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: 12/21/23 1/12/24
- This action was approved \_\_\_\_\_ or denied \_\_\_\_\_ (copy of minutes disposing of this action attached)
- Notification of the results of this action mailed to applicant on: \_\_\_\_\_
- Sign Posted: 1/18/24



# City of Pooler

## AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

*and/or*

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: True Vine World Harvest Ministries Inc.

Address: \_\_\_\_\_

City & State: Garden City, GA. Zip 31408

Telephone number: \_\_\_\_\_

KEVIN STANFORD 12-12-23  
Signature of owner Date

Personally appeared before me Kevin Stanford

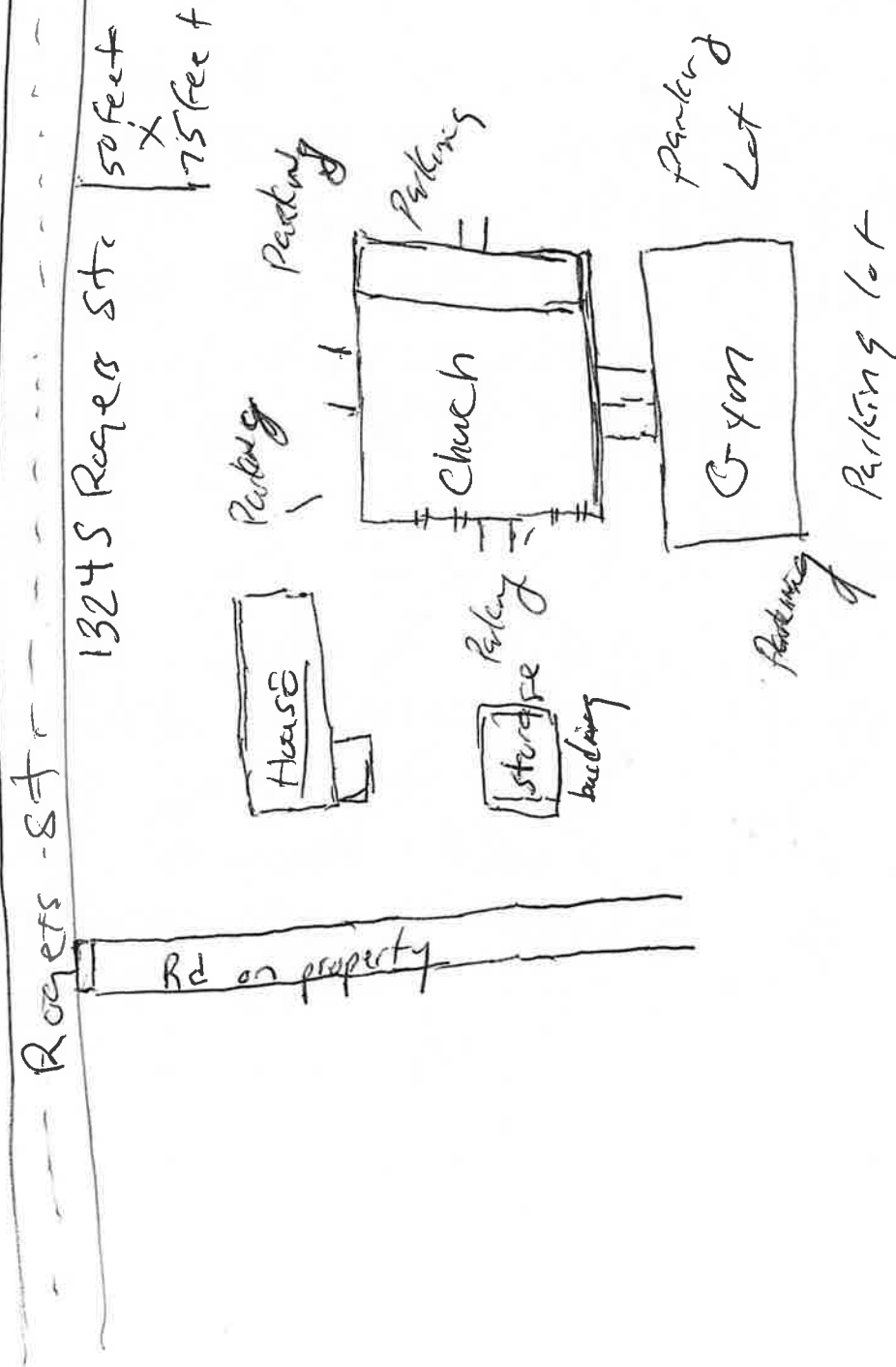
Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

Sandy Reese  
Notary Public

12/12/23  
Date

SANDY REESE  
NOTARY PUBLIC  
Effingham County  
State of Georgia  
My Comm. Expires August 16, 2027





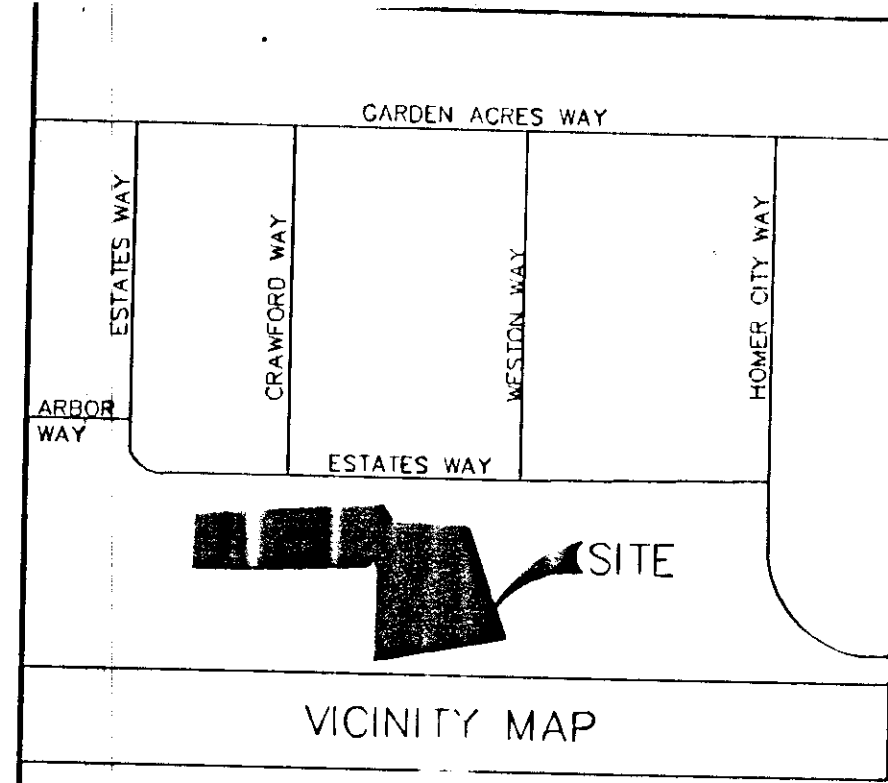
6.8 acres





Under Contract: \$1,200,000 (3 beds, 3 baths, 1,695 Square Feet)



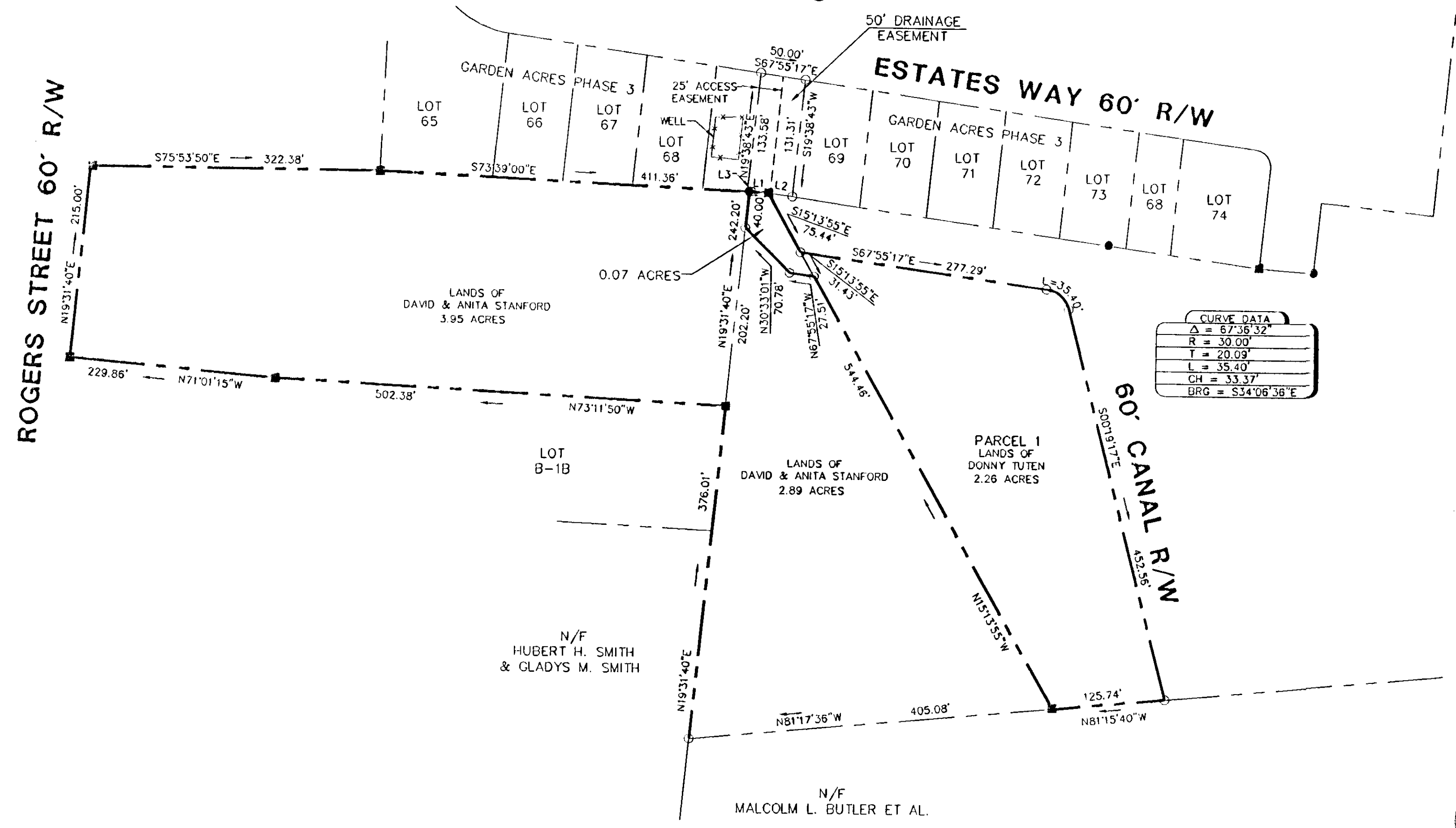


| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| L1   | S73°39'00"E | 20.86'   |
| L2   | S67°55'17"E | 27.32'   |
| L3   | S73°39'00"E | 1.84'    |

# SUBDIVISION NOTES:

- 1) PARCEL 1 WILL NOT BE FURTHER SUBDIVIDED AT A LATER DATE.
- 2) GARDEN ACRES ESTATES DOES NOT UTILIZE THE POND LOCATED ON PARCEL 1 FOR DRAINAGE RETENTION OR DETENTION OR IN ANY OTHER FASHION.
- 3) 5/8" REBAR WILL BE PLACED AT ALL PROPERTY CORNERS.
- 4) LOTS TO BE SERVED BY CITY OF POOLER WATER AND SEWER SYSTEMS.
- 5) THIS SUBDIVISION CONTAINS 9.17 ACRES AND IS DIVIDED INTO 2 LOTS.
- 6) THE 25' ACCESS EASEMENT IS AN EXCLUSIVE EASEMENT TO BE USED ONLY BY THE OWNER OF PARCEL 1 FOR ACCESS TO PARCEL 1.
- 7) THE DRIVE LOCATED WITHIN THE 25' ACCESS EASEMENT WILL NOT DAMAGE NOR IMPEDE THE USE OF THE 50' DRAINAGE EASEMENT FOR THE USE IT WAS INTENDED FOR.
- 8) ALL STREETS, RIGHT OF WAYS, EASEMENTS AND ANY AREAS FOR PUBLIC USE ARE HEREBY DEDICATED FOR THE USE INTENDED.

*David & Anita Stanford*  
DAVID & ANITA STANFORD  
*Donny Tuten*  
DONNY TUTEN



| CURVE DATA |               |
|------------|---------------|
| Δ          | = 67°36'32"   |
| R          | = 30.00'      |
| T          | = 20.09'      |
| L          | = 35.40'      |
| CH         | = 33.37'      |
| BRG        | = S34°06'36"E |



EMC ENGINEERING SERVICES, INC.

Post Office Box 8101  
23 East Cheriton Street  
Savannah, Georgia 31412  
Phone: (912) 232-6532  
Fax: (912) 232-2920

MINOR SUBDIVISION AND RECOMBINATION PLAT OF FORMERLY LANDS OF DONNY TUTEN AND LANDS OF DAVID & ANITA STANFORD, 8TH G.M. DISTRICT, POOLER, CHATHAM COUNTY, GEORGIA 17581  
PREPARED FOR:  
DANNY R. ROBINSON & LISA M. ROBINSON



I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

*Terry Mack Coleman*  
TERRY MACK COLEMAN  
GA. REG. P.S. NO. 2486

| REVISIONS |      |
|-----------|------|
| NUMBER    | DATE |
|           |      |
|           |      |
|           |      |
|           |      |

|           |         |
|-----------|---------|
| DESIGN:   | RDG     |
| GRAPHICS: | RDG     |
| REVIEW:   | IMC     |
| DATE:     | 4/2/98  |
| SCALE:    | 1"=100' |
| PROJECT:  | 98149   |

SHEET: 1 OF 1

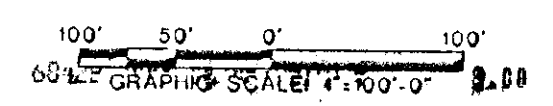
REFERENCE: 1) S.M.B. 14'S, PAGE 52.  
2) PLAT OF GARDEN ACRES PHASE 3 PREPARED BY: HUSSEY, GAY & BELL

BASED ON MY OBSERVATION THIS LOT IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY HUD, COMMUNITY NO. 130030, PANEL NO. 20-C, MAP DATED MAY 19, 1987

AREA: 399,468 S.F. (9.17 ACRES)  
E.O.C. PLAT: 1/478,226  
E.O.C. FIELD: 1/23,291  
ADJ. METHOD: OBSERVATION  
EQUIPMENT USED: SOKKIA SET 4-A

APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF POOLER  
MAYOR: *Earl R. Clark* 6/1/98  
COUNCILMAN: *Wayne Seay* 6/1/98  
COUNCILMAN: *SE Wall* 1998  
COUNCILMAN: *John Doherty* 1998  
COUNCILMAN: *John Doherty* 6/1/98  
COUNCILMAN: *John Doherty* 6/1/98

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION  
CHAIRMAN: *John Doherty* 5/25/98  
APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION  
DIRECTOR: \_\_\_\_\_ 1998







**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Conditional Use Request for a Warehouse expansion at 125 Coleman Blvd

|                                 |                                                                   |
|---------------------------------|-------------------------------------------------------------------|
| Project:                        | #231761                                                           |
| P&Z Meeting Date:               | February 12, 2024                                                 |
| Public Hearing Date:            | February 20, 2024                                                 |
| Applicant and Authorized Agent: | Thomas & Hutton (Agent)                                           |
| Location (Address):             | 125 Coleman Blvd                                                  |
| Parcel (PIN):                   | 50985 04075                                                       |
| Existing Zoning:                | I-1 (Light Industrial)                                            |
|                                 |                                                                   |
| Zoning Action:                  | Conditional Use                                                   |
| Request:                        | Request to expand an existing warehouse.                          |
|                                 |                                                                   |
| Application Filed:              | December 14, 2023                                                 |
| Legal Notice Published:         | January 18, 2024                                                  |
| Sign Posted:                    | January 18, 2024                                                  |
| Letters Mailed:                 | January 16, 2024                                                  |
|                                 |                                                                   |
| Staff Recommendation:           | Approval                                                          |
| Planning & Zoning Commission:   | [TBD]                                                             |
| Recommended Motion:             | "After review of the criteria, move for approval of the request." |



|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Background:              | <p>The subject site is approximately 7.21 acres with access from Coleman Blvd. The site has an existing warehouse of approximately 101,100 sf.</p> <p>The applicant is requesting to expand the existing warehouse by approximately 40,000 sf. As the Warehousing and Storage (493) use is a conditional use, any expansion of such use requires a conditional use approval.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Relevant Ordinances:     | <p>App. A, Art. IV, Sec. 4 – Conditional Uses</p> <p>App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Zoning Action Standards: | <ol style="list-style-type: none"> <li>1. The proposed use will not be contrary to the purpose of this ordinance. <ul style="list-style-type: none"> <li>• <i>The proposed use would be consistent with surrounding uses, which includes other warehouses and similar uses. The proposed use would be consistent with the purpose of the ordinance for industrial development.</i></li> </ul> </li> <li>2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. <ul style="list-style-type: none"> <li>• <i>The proposed use would not be detrimental to adjacent properties or surrounding areas. The proposed use is an existing use at this site and expands the footprint. The use is an allowed use within the I-1 District and would be similar to the other warehousing and industrial uses nearby.</i></li> </ul> </li> <li>3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use. <ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul> </li> <li>4. The proposed use will not be affected adversely by the existing uses of adjacent properties. <ul style="list-style-type: none"> <li>• <i>The proposed use will not be affected adversely by the existing uses of adjacent properties as the</i></li> </ul> </li> </ol> |



*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 <b>Approval</b> of the request. |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Attachments: | A. Vicinity Map<br>B. Application and Submittal Documentation |
|--------------|---------------------------------------------------------------|





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

## Project #231761 - 125 Coleman Blvd

02/07/2024

☐ Parcels









## Conditional Use Application

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information | Applicant <u>Jason Chambless, PE - Thomas &amp; Hutton</u>                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | Mailing address <u>50 Park of Commerce Way</u>                                                                                                                                                                                                                                                                                                                                                                                                |
|                       | City <u>Savannah</u> State <u>Georgia</u> Zip <u>31405</u>                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | Telephone ( ) Fax ( )                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Property Ownership    | Property Owner(s) <u>Stephen Green Properties - Stephen Green</u>                                                                                                                                                                                                                                                                                                                                                                             |
|                       | Mailing address <u></u>                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                       | City <u>Savannah</u> State <u>Georgia</u> Zip <u>31412</u>                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | Telephone ( ) Fax ( )                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Contact Person        | Contact Person(s) <u>Thomas &amp; Hutton - Lauren Davenport, PE</u>                                                                                                                                                                                                                                                                                                                                                                           |
|                       | Telephone ( ) Fax ( ) E-mail ( )                                                                                                                                                                                                                                                                                                                                                                                                              |
| Request               | Location address <u>125 Coleman Blvd</u>                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       | Current Zoning <u>I-1 -Light Industrial</u> Present use <u>Laydown yard for existing warehouse</u>                                                                                                                                                                                                                                                                                                                                            |
|                       | Provide a brief description of proposed use on subject property. Describe those things, which you feel justify the action requested. List the specific sections of the Zoning Ordinance which have a bearing on your request:<br><u>There is an existing warehouse on this property. The proposed building expansion would be to expand the existing warehouse (for the same use and zoning). Article IV: Section 21-I-1 Light Industrial</u> |
|                       | Description of the activities, # of units and hours of operation of the proposed conditional use:<br><u>Warehouse activities are ongoing; single unit; Monday - Friday 7:00am - 5:00pm</u>                                                                                                                                                                                                                                                    |
|                       | A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy:<br><u>March 2024/ year end completion</u>                                                                                                                                                                                                                                                   |
|                       | A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities:                                                                                                                                                                                                                                   |
|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |

ie proposed site is currently industrial as are the parcels on all four sides, and most likely operate with multiple shifts. Given these cts, the likelihood of activities on the site having a negative impact on the operation of adjacent facilities is relatively small. However, during construction, the contractor will follow the approved erosion, sedimentation, and pollution control plan to minimize the diment runoff and dust migration. The storm system has been designed and will be constructed to comply with applicable stormwat anagement rules and regulations. Storm structures and drainage pipe under Coleman Blvd installed per previously approved plans. ie site does not share access with any adjacent facility and uses the public right of way of Coleman Blvd. for ingress and egress. ough the number of trips in and out of the site will likely increase some after development, the site is located within an industrial par igned to accommodate industrial traffic. Coleman Blvd. has a traffic signal which will manage ingress and egress from the park.



# Conditional Use Application (CONT.)

\* This application will not be processed until ALL of the following items are submitted \*

Filing Requirements

- ☒ Filing fee (see scheduled fees). Make checks payable to the City of Pooler.
- ☒ A preliminary site plan which includes items (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c)
- ☒ A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities.
- ☒ Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- ☒ Signed and dated Campaign Contributions and acceptance of conditional standards.
- ☒ Authorization of property owner signed, dated and notarized. (page 3)

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary. (Required)

- 1.JCB INC - 2000 BAMFORD BLVD, POOLER, GA 31322-9504
- 2.HORTON, WILLIAM DAVID - 280 INDUSTRIAL BLVD RINCON GA 31326
- 3.CITI TRENDS INC - 660 N CENTRAL EXPY STE 240 PLANO TX 75074-6897
- 4. 112 COLEMAN BLVD LLC - 411 SUNCREST BLVD, SAVANNAH, GA 31410-2213
- 5.VHC INC - 3090 HOLMGREN WAY, GREEN BAY, WI 54304-5736
- 6.ATLANTIC FREIGHT OF SAVANNAH INC - PO BOX 7552, SAVANNAH, GA 31418-7552

Campaign Contributions

Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?

- ☒ \* No. I have not made campaign contributions to any Pooler City Official(s). (Please sign below at the \*)
- ☐ \* Yes. I have made campaign contributions to one or more Pooler City Official(s). (Please sign below at the \*)

| City Official | Title | Dollar Value | Description of gift |
|---------------|-------|--------------|---------------------|
|               |       |              |                     |
|               |       |              |                     |

\* Signature:  Date: 12/11/2023

If more space is needed for campaign contributions attach another copy of this form.

Signature & Date

I attest that all the information provided is true to fact: 

(Applicants Signature)

Date: 12 / 11 / 2023

Attest: \_\_\_\_\_

(Zoning Administrator or Agent thereof)



***This portion to be completed by Zoning Administrator***Hearing date has been set for: 1/18/24 2/20/24Notice published in newspaper on: 12/24/23 1/18/24 (15 days prior to hearing date)Letters of notification mailed to adjacent property owners on: 1/16/24

This action was approved \_\_\_\_\_ or denied \_\_\_\_\_ (copy of minutes disposing of this action attached)

Notification of the results of this action mailed to applicant on: \_\_\_\_\_

Sign Posted: 1/18/24



# City of Pooler

## AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

*and/or*

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Thomas & Hutton - Jason Chambless, PE

Address: 50 Park of Commerce Way

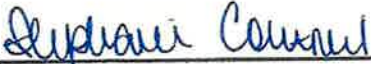
City & State: Savannah, GA Zip 31405

Telephone number: 1

 9/20/23  
Signature of owner Date

Personally appeared before me Stephen S. Green

Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

  
Notary Public

9/20/23  
Date







# Conditional Use Standards

## Review Criteria

- *The planning commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:*
  1. The proposed use will not be contrary to the purpose of this ordinance,
  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,
  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,
  4. The proposed use will not be affected adversely by the existing uses of adjacent properties,
  5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use,
  6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; **and**,
  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.

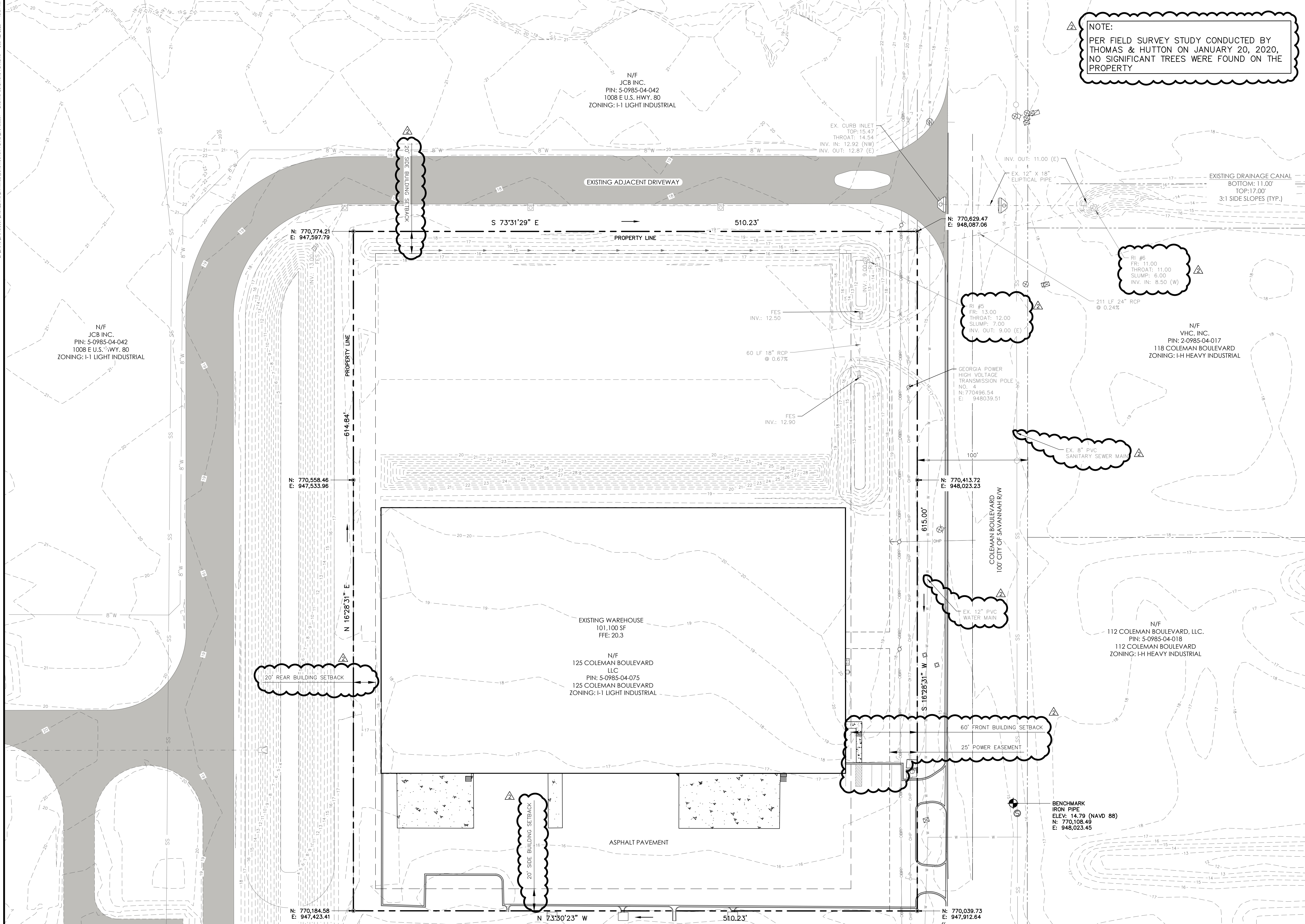
## Additional Mitigation Requirements

- The Planning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):
  1. As may be necessary to protect the health and safety of workers and residents in the community; and
  2. To protect the value and use of property in the general neighborhood.

If you have any questions concerning this information please contact Kim Classen @ (912) 748-7261 or [kclassen@pooler-ga.gov](mailto:kclassen@pooler-ga.gov)

 Applicant/Owner initial as received

Z:\27940\27940.000\UNSUBMITTED\DRAWINGS\CONSTRUCTION PLANS\27940.000 - DRAINAGE CONDITIONS PLAN.DWG - Dec 12, 2023 - 10:51 AM



NOTE:  
PER FIELD SURVEY STUDY CONDUCTED BY  
THOMAS & HUTTON ON JANUARY 20, 2020,  
NO SIGNIFICANT TREES WERE FOUND ON THE  
PROPERTY

| NO. | REVISIONS                           | BY  | DATE     |
|-----|-------------------------------------|-----|----------|
| 2   | REVISED PER CITY OF POOLER COMMENTS | WEW | 12-12-23 |



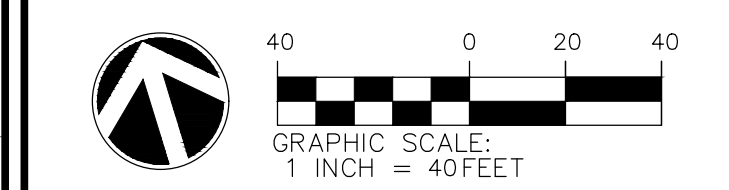
**THOMAS & HUTTON**  
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

EXISTING CONDITIONS PLAN

125 COLEMAN BLVD.  
BUILDING EXPANSION

PROJECT LOCATION:  
POOLER, GEORGIA

CLIENT/OWNER:  
STEPHEN GREEN PROPERTIES  
111 BARNARD STREET, SUITE 301  
P.O. BOX 10143  
SAVANNAH, GA 31401



DATUM: HORIZ.: NAD83 VERT.: NAVD88

|           |            |
|-----------|------------|
| JOB NO:   | 27940.0001 |
| DATE:     | 9-8-23     |
| DRAWN:    | WEW        |
| DESIGNED: | DSG        |
| REVIEWED: | LAD        |
| APPROVED: | JOC        |
| SCALE:    | 1" = 40'   |

EX1.1

PERMIT SET - FOR REVIEW PURPOSES ONLY







**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Conditional Use Request for an Auto Body Repair at 800 Clear Lake Way

|                                 |                                                                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #231762                                                                                                                             |
| P&Z Meeting Date:               | February 12, 2024                                                                                                                   |
| Public Hearing Date:            | February 20, 2024                                                                                                                   |
| Applicant and Authorized Agent: | Thomas & Hutton (Agent)                                                                                                             |
| Location (Address):             | 800 Clear Lake Way                                                                                                                  |
| Parcel (PIN):                   | 51011F 01022                                                                                                                        |
| Existing Zoning:                | C-2 (Heavy Commercial)                                                                                                              |
| Zoning Action:                  | Conditional Use                                                                                                                     |
| Request:                        | Request to establish and Auto Body Repair and Paint use                                                                             |
| Application Filed:              | December 14, 2023                                                                                                                   |
| Legal Notice Published:         | January 18, 2024                                                                                                                    |
| Sign Posted:                    | January 18, 2024                                                                                                                    |
| Letters Mailed:                 | January 29, 2024                                                                                                                    |
| Staff Recommendation:           | Approval                                                                                                                            |
| Planning & Zoning Commission:   | [TBD]                                                                                                                               |
| <i>Recommended Motion:</i>      | <i>"After review of the criteria, move for approval of the request."</i>                                                            |
| Background:                     | The subject site is approximately 1.9 acres with frontage on Clear Lake Way. The site is generally undeveloped. The neighboring lot |



is the location of the recently approved American Pet Resort. The under-construction Chatham Subaru is also located nearby.

The applicant is requesting approval for the development and operation of an auto body repair and paint facility. The proposed building is approximately 12,500 sf. The hours of operation as listed as 7:30am through 5:30pm, Monday through Friday. All repair activities will be conducted indoors and screened from public view.

Relevant Ordinances:

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

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 at this time, which include a pet resort and car dealership. The proposed use would be consistent with the purpose of the ordinance for commercial 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 C-2 district and would be similar to the other commercial uses nearby, particularly the Chatham Subaru.*
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 <b>Approval</b> of the request. |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Attachments: | <p>A. Vicinity Map</p> <p>B. Application and Submittal Documentation</p> |
|--------------|--------------------------------------------------------------------------|





**CITY OF POOLER**  
GEORGIA

*A great place to Live, Work and Play*

## Project #231762 - 800 Clear Lake Way

02/07/2024

☐ Parcels









## Conditional Use Application

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information | Applicant <u>Bret Flory</u><br>Mailing address <u>1</u><br>City <u>Plano</u> State <u>TX</u> Zip <u>75013</u><br>Telephone _____ Fax (____) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Property Ownership    | Property Owner(s) <u>Pooler Parkway of GA, LLC</u><br>Mailing address _____<br>City <u>Pooler</u> State <u>GA</u> Zip <u>31322</u><br>Telephone (____) _____ Fax (____) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Contact Person        | Contact Person(s) <u>Melissa Hernandez</u><br>Telephone _____ Fax (____) _____ E-mail _____<br><p style="text-align: center;">           * All staff correspondence will be sent only to one designated contact person.<br/>           * Addresses and telephone numbers do not have to be repeated if provided above.         </p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Request               | Location address <u>Clear Lake Way and Kita Ave (Parcel # 51011F01004)</u><br>Current Zoning <u>C-2</u> Present use <u>Vacant Lot</u><br>Provide a brief description of proposed use on subject property. Describe those things, which you feel justify the action requested. List the specific sections of the Zoning Ordinance which have a bearing on your request:<br><u>We are requesting approval of Conditional Use Permit to allow operation of an Auto Body Paint &amp; Repair Shop.</u><br>Description of the activities, # of units and hours of operation of the proposed conditional use:<br><u>Hours of Operation. 7:30 a.m. – 5:30 p.m. Monday through Friday. All repair activities will be conducted in-doors and completely screened from public view.</u><br>A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy:<br><u>Proposed date of Construction: June 2024, Date of Completion/Use Opening: February 2025</u><br>A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities: <u>The proposed facility (site and building) will be designed by licensed Architects/Engineers who are thoroughly versed in Body Shop Designs. Interior Lighting, HVAC Ventilation, and Storm Sewer oil/sand interceptors shall be properly placed to facility safe conditions within and outside the entire property. These designs shall receive City of Pooler Plan Review/Permit Approval to ensure structural, life safety, ADA and Building Code compliance for the proposed operations</u> |

# Conditional Use Application (CONT.)

| Filing Requirements      | <p><b>* This application will not be processed until <u>ALL</u> of the following items are submitted *</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Filing fee (see scheduled fees). Make checks payable to the City of Pooler.</li> <li><input checked="" type="checkbox"/> A preliminary site plan which includes items (1), (2), (3) and (6) of Appendix A, Article V, Section 4 (c)</li> <li><input checked="" type="checkbox"/> A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities.</li> <li><input checked="" type="checkbox"/> Submit one copy if 11" x 17" or smaller, 16 copies if larger.</li> <li><input checked="" type="checkbox"/> Signed and dated Campaign Contributions and acceptance of conditional standards.</li> <li><input checked="" type="checkbox"/> Authorization of property owner signed, dated and notarized. (page 3)</li> </ul>                  |               |                     |              |                     |  |  |  |  |  |  |  |  |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|--------------|---------------------|--|--|--|--|--|--|--|--|
| Adjacent Property Owners | <p>Name, address &amp; zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary. <u>(Required)</u></p> <hr/> <hr/> <hr/> <hr/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |                     |              |                     |  |  |  |  |  |  |  |  |
| Campaign Contributions   | <p>Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?</p> <p><input checked="" type="checkbox"/> * No. I have not made campaign contributions to any Pooler City Official(s). <u>(Please sign below at the * )</u></p> <p><input type="checkbox"/> * Yes. I have made campaign contributions to one or more Pooler City Official(s). <u>(Please sign below at the * )</u></p> <table border="1" data-bbox="215 1083 1503 1251"> <thead> <tr> <th>City Official</th> <th>Title</th> <th>Dollar Value</th> <th>Description of gift</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>DocuSigned by: <u>RAJENDRA V PATEL</u> Date: <u>December 13, 2023</u></p> <p>* Signature: _____ Date: _____</p> <p>If more space is needed for campaign contributions attach another copy of this form.</p> | City Official | Title               | Dollar Value | Description of gift |  |  |  |  |  |  |  |  |
| City Official            | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Dollar Value  | Description of gift |              |                     |  |  |  |  |  |  |  |  |
|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |                     |              |                     |  |  |  |  |  |  |  |  |
|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |                     |              |                     |  |  |  |  |  |  |  |  |
| Signature & Date         | <p>I attest that all the information provided is true to fact: _____<br/>(Applicants Signature)</p> <p>Date: <u>12 / 5 / 23</u></p> <p>Attest: _____<br/>(Zoning Administrator or Agent thereof)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                     |              |                     |  |  |  |  |  |  |  |  |



***This portion to be completed by Zoning Administrator***

■ Hearing date has been set for: \_\_\_\_\_

■ Notice published in newspaper on: \_\_\_\_\_ (15 days prior to hearing date)

■ Letters of notification mailed to adjacent property owners on: \_\_\_\_\_

■ This action was approved \_\_\_\_\_ or denied \_\_\_\_\_ (copy of minutes disposing of this action attached)

■ Notification of the results of this action mailed to applicant on: \_\_\_\_\_

■ Sign Posted: \_\_\_\_\_

# City of Pooler

## AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

*and/or*

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Bret Flory

Address: \_\_\_\_\_

City & State: Plano, TX Zip 75075

Telephone number: \_\_\_\_\_

[Signature] 12/5/23  
Signature of owner Date

Personally appeared before me HATENDRA PATEL

Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

[Signature]  
Notary Public

12/5/2023  
Date







# Conditional Use Standards

## Review Criteria

- *The planning commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:*
  1. The proposed use will not be contrary to the purpose of this ordinance,
  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,
  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,
  4. The proposed use will not be affected adversely by the existing uses of adjacent properties,
  5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use,
  6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; **and**,
  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.

## Additional Mitigation Requirements

- The Planning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):
  1. As may be necessary to protect the health and safety of workers and residents in the community; and
  2. To protect the value and use of property in the general neighborhood.

If you have any questions concerning this information please contact Kim Classen @ (912) 748-7261 or [kclassen@pooler-ga.gov](mailto:kclassen@pooler-ga.gov)

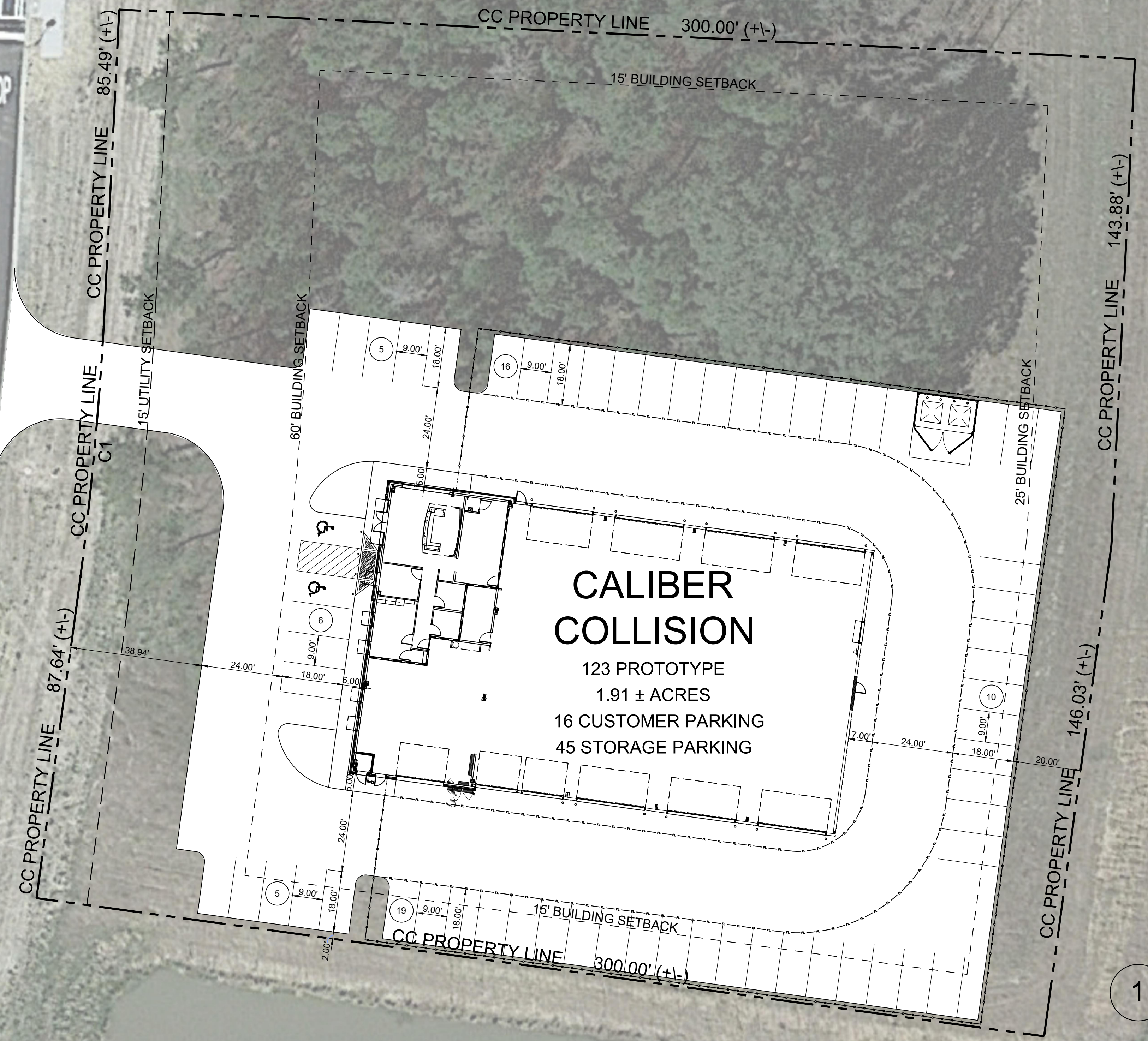
RRP

\_\_\_\_ Applicant/Owner initial as received



KITA AVE.

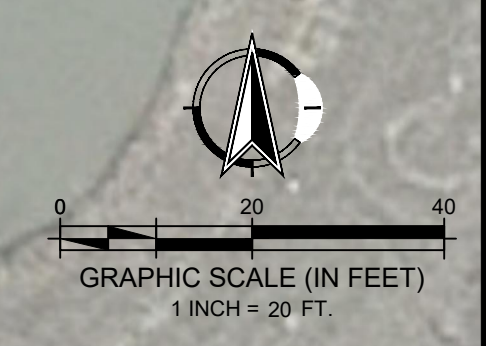
CLEAR LAKE WAY



# CALIBER COLLISION

123 PROTOTYPE  
1.91 ± ACRES  
16 CUSTOMER PARKING  
45 STORAGE PARKING

1 SITE PLAN  
1" = 20'-0"



| SITE DATA (123)                       |   |                  |
|---------------------------------------|---|------------------|
| OFFICE SQ. FT.                        | = | 1,698 SQ. FT. ±  |
| SHOP FLOOR SQ. FT.                    | = | 10,777 SQ. FT. ± |
| TOTAL BUILDING SQ. FT.                | = | 12,475 SQ. FT. ± |
| ACREAGE TOTAL                         | = | 1.91             |
| PARCEL CONTROL NUMBER:<br>51011F01004 |   |                  |

|                                                                                                 |                               |            |
|-------------------------------------------------------------------------------------------------|-------------------------------|------------|
| FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)                                                         |                               |            |
| SETBACKS:                                                                                       |                               |            |
| FRONT: 60'                                                                                      | REAR: 10'                     | SIDES: 10' |
| PROPOSED HEIGHT                                                                                 | =                             | TBD        |
| MAX. HEIGHT                                                                                     | =                             | TBD        |
| ZONING                                                                                          | C-2                           |            |
| USE                                                                                             | AUTO BODY PAINT & REPAIR SHOP |            |
| WATER                                                                                           | PUBLIC                        |            |
| SEWER                                                                                           | PUBLIC                        |            |
| PARKING CALCULATIONS                                                                            |                               |            |
| ONE-HALF SPACE FOR EACH GAS PUMP, PLUS<br>ONE SPACE FOR EACH SERVICE BAY OR SIMILAR<br>FACILITY |                               |            |
| CITY TOTAL REQUIRED (19 BAYS)                                                                   | =                             | 19         |

Bret

FLORY

BRET FLORY

1913 GARDENGROVE COURT

PLANO, TEXAS 75075

PH: 972.467.9749

| McNEEL PROPERTIES                            |                 |                |
|----------------------------------------------|-----------------|----------------|
| CALIBER COLLISION<br>CONCEPTUAL SITE PLAN 01 |                 |                |
| KITA AVE. & CLEAR LAKE PKWY.<br>POOLER, GA.  |                 |                |
| DRAWN: SGM                                   | PROJECT #: SCHE | DATE: 23.09.26 |





**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Site Plan for Wawa at 1480 Pooler Parkway

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #231502                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| P&Z Meeting Date:               | February 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| City Council Meeting Date:      | February 20, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Applicant and Authorized Agent: | Jamie Gwaltney (Kimley-Horn)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Location (Address):             | 1480 Pooler Parkway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Parcel (PIN):                   | 51011 01027                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Acreage:                        | 2.3 total – 2.3 disturbed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Zoning:                         | PUD [Morgan Family Tract]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Proposed Use:                   | Gas station with convenience store                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Zoning Action Standards:        | <ol style="list-style-type: none"> <li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <ul style="list-style-type: none"> <li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li> </ul> </li> <li>Whether the site plan provides for adequate pedestrian and traffic access. <ul style="list-style-type: none"> <li>The site plan complies with the provisions for access and circulation per the Morgan Family Tract PUD; Sec. 11 of</li> </ul> </li> </ol> |



App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
  - The site plan complies with the provisions of the Morgan Family 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).
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.

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

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

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

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  
*A great place to Live, Work and Play*

**Project #231502 -  
1480 Pooler  
Parkway**

02/07/2024

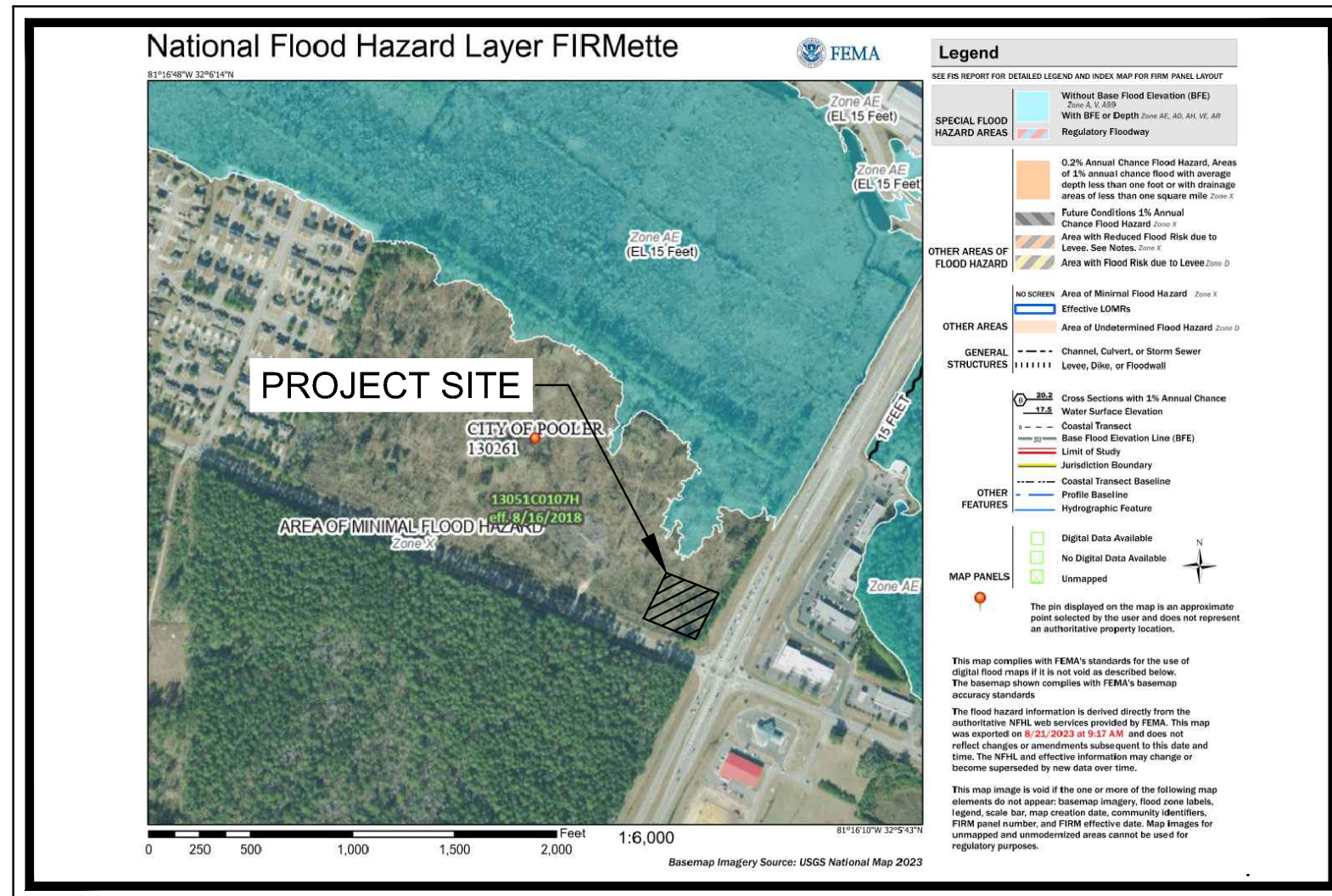
 Parcels







CIVIL CONSTRUCTION DRAWINGS  
FOR  
**NA - POOLER PARKWAY**  
POOLER PARKWAY, POOLER, GA 31322



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM  
PANEL 13051C0107H DATED 8/16/2018.

1ST DISTRICT  
PARCEL NO.: 51011-01027  
EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT  
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

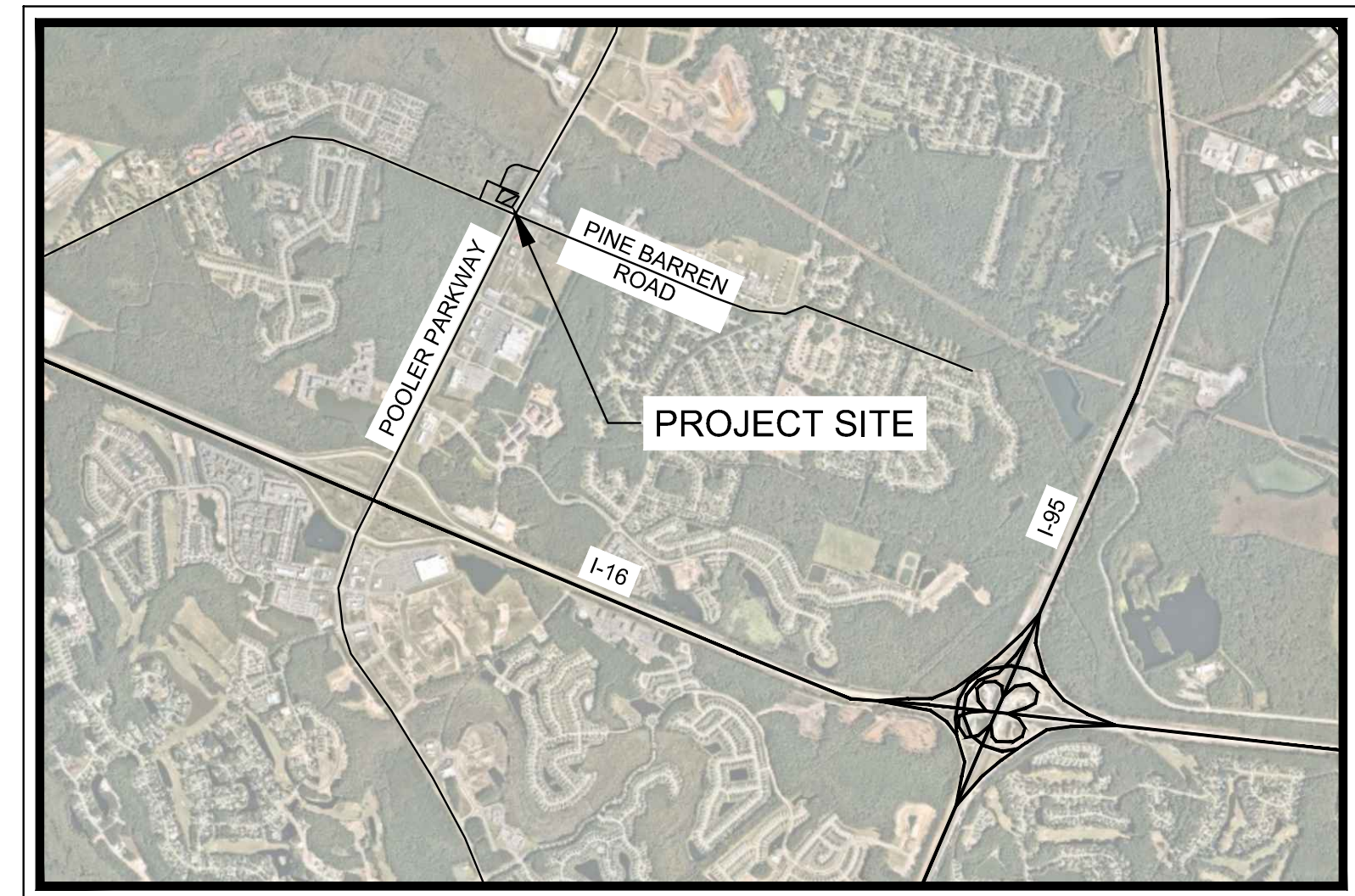
PROPERTY AREA = 2.27 ACRES  
TOTAL DISTURBED AREA = 2.3 ACRES  
IMPERVIOUS AREA = 1.61 ACRES (70.9%)  
PERVIOUS AREA = 0.66 ACRES (29.1%)

PROJECT NARRATIVE:

THE WAWA SERVICE STATION IS A FUEL SERVICE AND CONVENIENCE STORE DEVELOPMENT. IT WILL CONTAIN AN 8 MULTIPLE PRODUCT DISPENSER (MPD) FUEL CANOPY WITH 16 FUELING SPACES AND A 6,119 SF CONVENIENCE STORE.

THE PROJECT, PROPOSED PARCEL R-3A, IS A PORTION OF A LARGER DEVELOPMENT, PROVIDENCE AT POOLER, CURRENTLY KNOWN AS PARCEL R-3. TO BE FURTHER SUBDIVIDED BY THE MAJOR SUBDIVISION PLAT SUBMITTED ON 10.26.23 BY HUSSEY GAY BELL SURVEYING.

THE PROJECT WILL INCLUDE THE CONSTRUCTION OF STORMWATER CONVEYANCE TO OFFSITE DETENTION, AND ALL ASSOCIATED UTILITIES. THE PROPERTY AREA ON SITE IS 2.27 ACRES, AND THE TOTAL DISTURBED AREA IS 2.3 ACRES.



### VICINITY MAP

N.T.S.

[illegible]

## PROJECT CONTACTS

OWNER / DEVELOPER: DG POOLER PARKWAY, LLC  
11520 DAVIS DRIVE, SUITE 300  
ALPHRETTA, GA 30009  
PHONE: 770.680.2721  
CONTACT: BRENT DAVIS

ARCHITECT: CUHACI PETERSON  
2600 MAITLAND CENTER PARKWAY, SUITE 200  
MAITLAND, FLORIDA 32751  
PHONE: 407-661-9100  
CONTACT: MARY ROSARIO

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
25 BULL STREET, SUITE 400  
SAVANNAH, GA 31401  
PHONE: 912.231.4384  
CONTACT: JAMIE GWALTNEY, P.E.

SURVEYOR: HUSSEY GAY BELL  
329 COMMERCIAL DRIVE  
SAVANNAH, GEORGIA 31406  
PHONE: 912.354.4626  
CONTACT: NATHAN BROWN, P.L.S.

24-HR CONTACT: BRENT DAVIS / SERGIO MARTINEZ  
DG POOLER PARKWAY, LLC / WAWA SOUTHEAST, LLC  
678.392.3618 / 561.564.7247

NOTES:

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

# CIVIL SHEET LIST

| REVISIONS NO. | SHEET NO. | SHEET TITLE                           |
|---------------|-----------|---------------------------------------|
|               | C0-00     | COVER SHEET                           |
|               | C0-80     | EXISTING CONDITIONS PLAN              |
|               | C2-00     | SITE PLAN                             |
|               | C3-00     | GRADING PLAN                          |
|               | C3-01     | DRAINAGE PLAN                         |
|               | C3-50     | STORM SEWER PROFILES                  |
|               | C4-00     | UTILITY PLAN                          |
|               | C4-50     | SANITARY SEWER PROFILES               |
|               | C5-00     | EROSION CONTROL NOTES                 |
|               | C5-01     | EROSION CONTROL NOTES                 |
|               | C5-02     | EROSION CONTROL NOTES                 |
|               | C5-03     | EROSION CONTROL NOTES                 |
|               | C5-20     | EROSION CONTROL PLAN - PHASE 2        |
|               | C5-30     | EROSION CONTROL PLAN - PHASE 3        |
|               | C5-80     | EROSION CONTROL DETAILS               |
|               | C5-81     | EROSION CONTROL DETAILS               |
|               | C6-00     | CONSTRUCTION DETAILS                  |
|               | C6-01     | CONSTRUCTION DETAILS                  |
|               | C6-02     | CONSTRUCTION DETAILS                  |
|               | C6-03     | CONSTRUCTION DETAILS                  |
|               | C6-04     | CONSTRUCTION DETAILS                  |
|               | C6-40     | STORM STRUCTURE DETAILS               |
|               | C6-50     | SANITARY SEWER DETAILS                |
|               | C6-60     | WATER CONSTRUCTION DETAILS            |
|               | L1-00     | TREE PROTECTION PLAN                  |
|               | L2-10     | LANDSCAPE DETAILS                     |
|               | SHEET 1   | PHOTOMETRIC LIGHTING PLAN (BY OTHERS) |

### SITE DATA TABLE:

|                                |                  |
|--------------------------------|------------------|
| Wawa Store No.                 | 6309             |
| Building Type                  | F85 F/BL V2021.1 |
| Canopy Type                    | SLOPED           |
| Canopy Configuration           | STRAIGHT         |
| No. of MPD's                   | 8                |
| Type of MPD's                  | (8) 3+1+1        |
| Parking Spaces                 | 60               |
| ADA Parking Spaces             | 3                |
| Truck/Oversized Parking Spaces | 0                |
| SF of Asphalt Inside ROW       | 38210.8          |
| SF of Lawn Area                | 12632.4          |



|                         |            |
|-------------------------|------------|
| GSWCC NO.<br>(LEVEL II) | 0000092734 |
| DRAWN BY                | MF         |
| DESIGNED BY             | DDS        |
| REVIEWED BY             | JNG        |
| DATE                    | 12/20/2023 |
| PROJECT NO.             | 013488002  |
| TITLE                   |            |

COVER SHEET

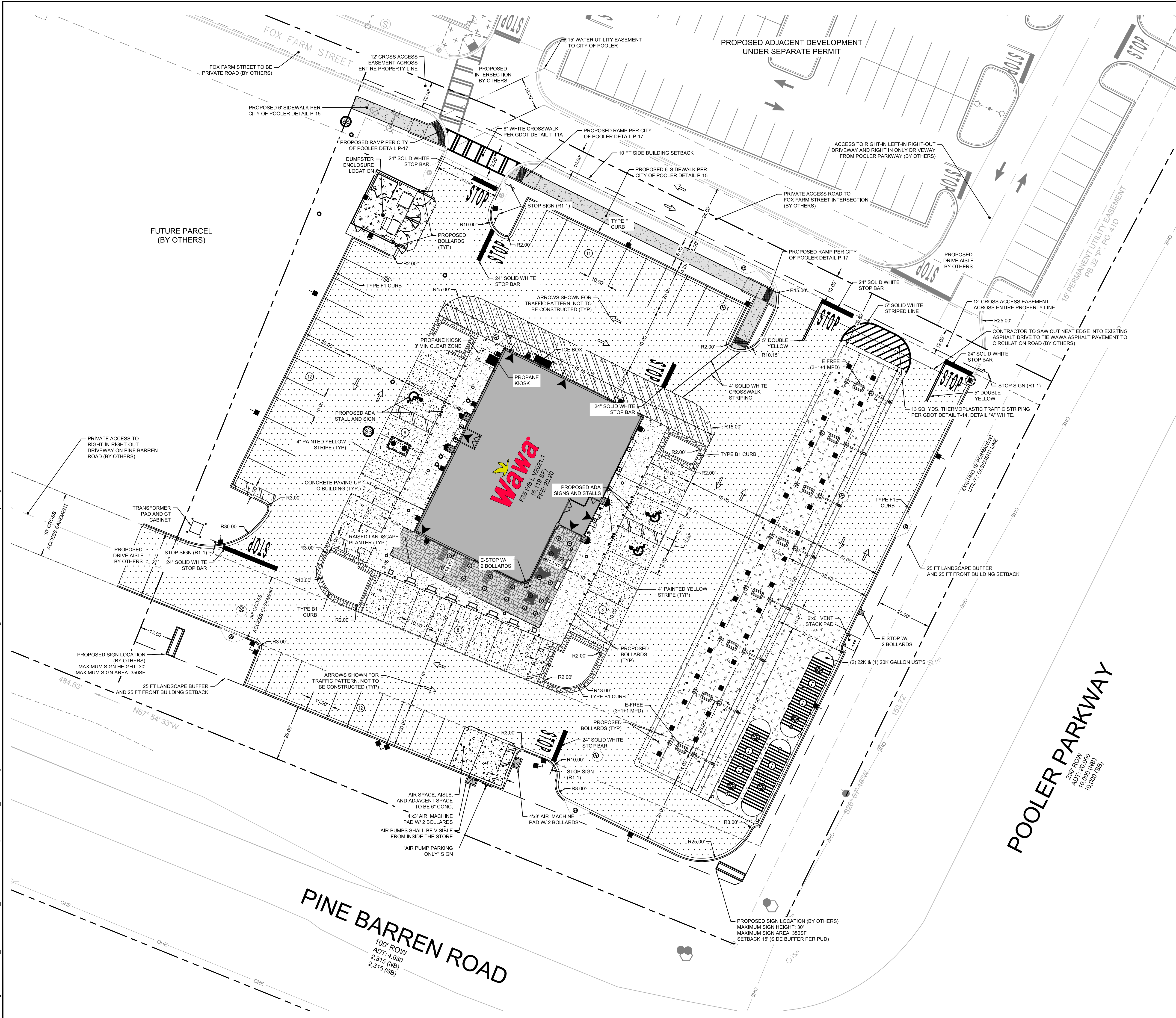
SHEET NUMBER  
**C0-00**







Drawing name: K:\SAV\_Civil\014777000\_Walnut04-Davis Group\013488002\_Pooler Plwy Pooler GA\CAD\Plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Dec 21, 2023 3:18pm By: david.smith



| DEVELOPMENT SUMMARY:       |                                |                                                       |  |
|----------------------------|--------------------------------|-------------------------------------------------------|--|
| SITE SUMMARY:              |                                |                                                       |  |
| CURRENT ZONING:            | PUD - PLANNED UNIT DEVELOPMENT |                                                       |  |
| SITE AREA:                 | 2.27                           | ACRES                                                 |  |
| ADJUSTED SITE AREA:        | 2.27                           | ACRES                                                 |  |
| IMPERVIOUS AREA:           | 1.61                           | ACRES (70.9%)                                         |  |
| PERVIOUS AREA:             | 0.66                           | ACRES (29.1%)                                         |  |
|                            |                                |                                                       |  |
| TOTAL DISTURBED AREA:      | 2.3                            | ACRES                                                 |  |
| MAXIMUM BUILDING HEIGHT:   | 75                             | FT                                                    |  |
| MAXIMUM BUILDING COVERAGE: | 65%                            |                                                       |  |
| PROPOSED SQUARE FOOTAGE:   | 6,119                          | SF                                                    |  |
| PROPOSED HEIGHT:           | 33                             | FT 4 IN                                               |  |
|                            |                                |                                                       |  |
| BUILDING SETBACKS :        |                                |                                                       |  |
| FRONT:                     | 25                             | FT                                                    |  |
| SIDE:                      | 10                             | FT                                                    |  |
| REAR:                      | 0                              | FT                                                    |  |
|                            |                                |                                                       |  |
| LANDSCAPE SETBACK:         |                                |                                                       |  |
| FRONT:                     | 25                             | FT                                                    |  |
| SIDE:                      | 25                             | FT                                                    |  |
| REAR:                      | 0                              | FT                                                    |  |
|                            |                                |                                                       |  |
| PARKING SUMMARY:           |                                |                                                       |  |
| REQUIRED:                  | 8 SPACES                       | (1/2 SPACE FOR EACH PUMP)                             |  |
|                            | 3 SPACES                       | (ONE SPACE FOR EACH SERVICE BAY, AIR, WATER, PROPANE) |  |
|                            | 25 SPACES                      | (ONE SPACE PER 250 SQFT)                              |  |
|                            |                                |                                                       |  |
| TOTAL REQUIRED:            | 37                             | SPACES                                                |  |
|                            |                                |                                                       |  |
| TOTAL PARKING PROVIDED:    | 60                             | SPACES                                                |  |
|                            | 57                             | STANDARD SPACES                                       |  |
|                            | 3                              | ACCESSIBLE SPACES                                     |  |

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY CUHACI PETERSON, DATED 09/13/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
  - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY HUSSEY GAY BELL, DATED 09/01/2023.
  - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
  - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
  - ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

| SITE PLAN LEGEND: |                                 |
|-------------------|---------------------------------|
|                   | PROPERTY LINE                   |
|                   | BUILDING SETBACK LINE           |
|                   | LANDSCAPE BUFFER LINE           |
|                   | HEAVY DUTY ASPHALT PAVEMENT     |
|                   | WAWA ASPHALT PAVEMENT           |
|                   | STANDARD DUTY CONCRETE PAVEMENT |
|                   | HEAVY DUTY CONCRETE PAVEMENT    |
|                   | CONCRETE PAVEMENT SIDEWALK      |
|                   | WAWA STAMPED CONCRETE           |
|                   | PARKING COUNT                   |

GRAPHIC SCALE IN FEET

0 10 20 40

DATE 12/20/2023

PROJECT NO. 013488002

TITLE

SITE PLAN

SHEET NUMBER

C2-00

PREPARED FOR

Kimley»Horn

Wawa, INC.

RED ROOF 260 W. BALTIMORE PIKE  
WAWA, PENNSYLVANIA 19663  
PHONE: 610-359-9000

PROJECT

WAWA - POOLER PARKWAY

POOLER PARKWAY AT PINE BARREN ROAD POOLER, GA 31322

1ST DISTRICT

PARCEL ID: 51011-01027

REGISTERED PROFESSIONAL ENGINEER

NORRIS GALTNEY

12/20/2023

GSWCC NO. (LEVEL II) 0000092734

DRAWN BY MF

DESIGNED BY DDS

REVIEWED BY JNG

DATE 12/20/2023

PROJECT NO. 013488002

TITLE

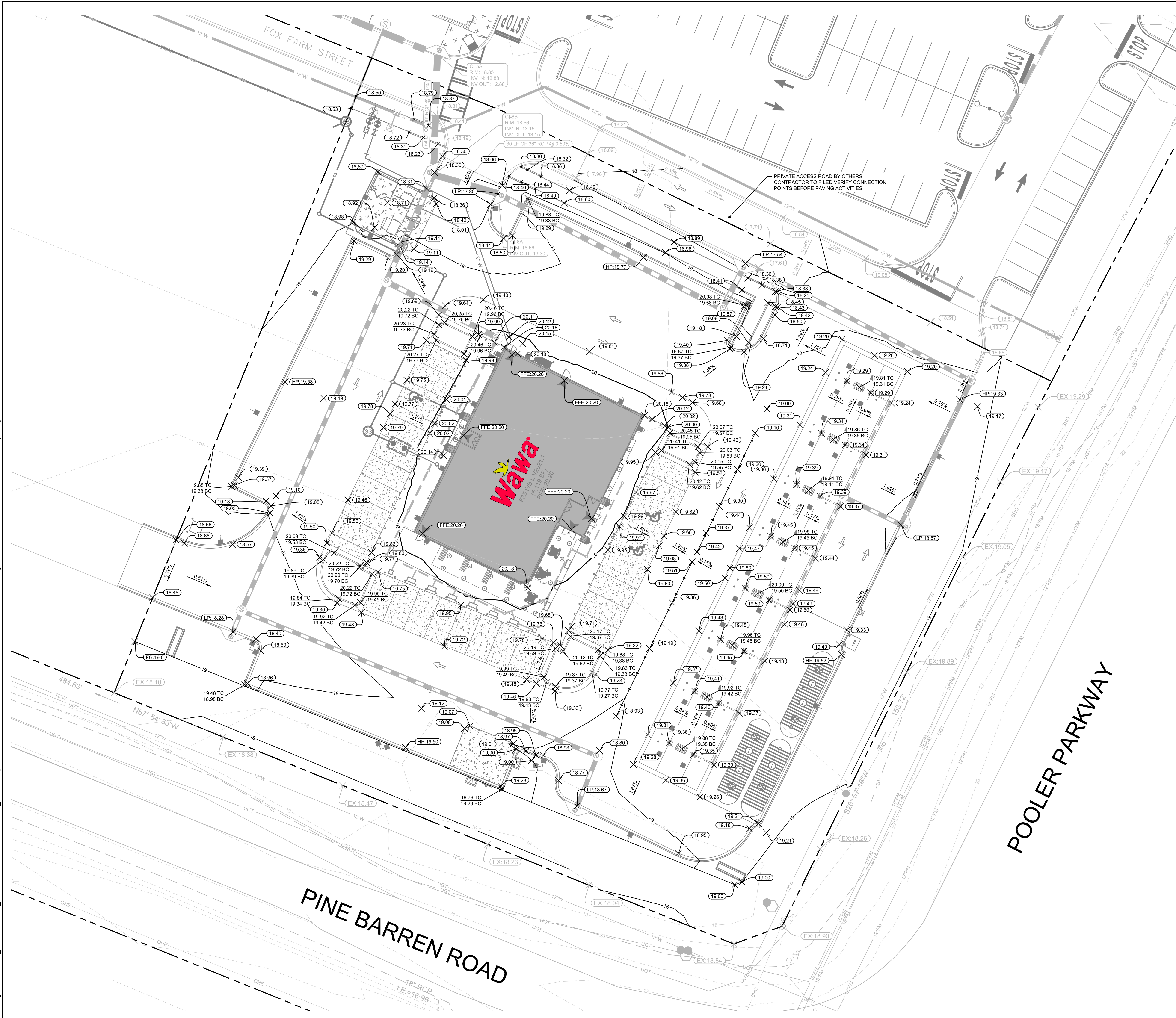
SITE PLAN

SHEET NUMBER

C2-00



Drawing name: K:\SAV\_Civil\014777000\_Walnut04-Davis Group\013488002\_Pooler Plwy Pooler GA\CAD\Plansheets\C3-00 - GRADING & DRAINAGE PLAN.dwg C3-00 GRADING PLAN Dec 21, 2023 3:43pm by: david.smith



- ### GRADING & DRAINAGE NOTES:
1. SITE AREA: 2.27 ACRES  
DISTURBED AREA: 2.3 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 NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13051C0107H, DATED 8/16/2018.
  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. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
  12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
  13. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR.
  14. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
  15. 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.
  16. VERTICAL DATUM: NAVD88

- ### GRADING LEGEND:
- 950 — EXISTING MAJOR CONTOUR
  - 948 — EXISTING MINOR CONTOUR
  - 945 — PROPOSED MAJOR CONTOUR
  - 944 — PROPOSED MINOR CONTOUR
  - × 945.00 — PROPOSED SPOT GRADE
  - × FFE:945.00 — PROPOSED FINISHED FLOOR ELEVATION
  - × HP:945.00 — PROPOSED HIGH POINT GRADE
  - × LP:945.00 — PROPOSED LOW POINT GRADE
  - × 19.93 TC 19.43 BC — PROPOSED TOP OF ISLAND ELEVATION
  - — DRAINAGE FLOW ARROW

- ### STORM DRAINAGE LEGEND:
- JB — JUNCTION BOX (CITY OF POOLER DETAIL P-23)
  - DWCB — DOUBLE WING CATCH BASIN (GDOT 1034D)
  - CO — CLEAN OUT (NYLOPLAST OR COMPARABLE)
  - — PROPOSED ROOF DRAIN PIPE
  - — PROPOSED STORM PIPE

GRAPHIC SCALE IN FEET  
0 10 20 40

GEORGIA811  
Know what's below.  
Call before you dig.

PROJECT: WAWA - POOLER PARKWAY  
POOLER PARKWAY AT PINE BARREN ROAD POOLER, GA 31322  
1ST DISTRICT  
PARCEL ID: 51011-01027

DATE: 12/20/2023

GSWCC NO. (LEVEL II): 0000092734

DRAWN BY: MF

DESIGNED BY: DDS

REVIEWED BY: JNG

PROJECT NO. 013488002

TITLE: GRADING PLAN

SHEET NUMBER: C3-00

PREPARED BY: Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
25 BULL STREET, SUITE 400  
BALTIMORE, MD 21201  
PHONE: (410) 223-4483  
WWW.KIMLEY-HORN.COM

Wawa  
WAWA, INC.  
RED ROOF 260 W. BALTIMORE PIKE  
WAWA, PENNSYLVANIA 19063  
PHONE: 610-359-9000

PROJECT: WAWA - POOLER PARKWAY  
POOLER PARKWAY AT PINE BARREN ROAD POOLER, GA 31322  
1ST DISTRICT  
PARCEL ID: 51011-01027

DATE: 12/20/2023

GSWCC NO. (LEVEL II): 0000092734

DRAWN BY: MF

DESIGNED BY: DDS

REVIEWED BY: JNG

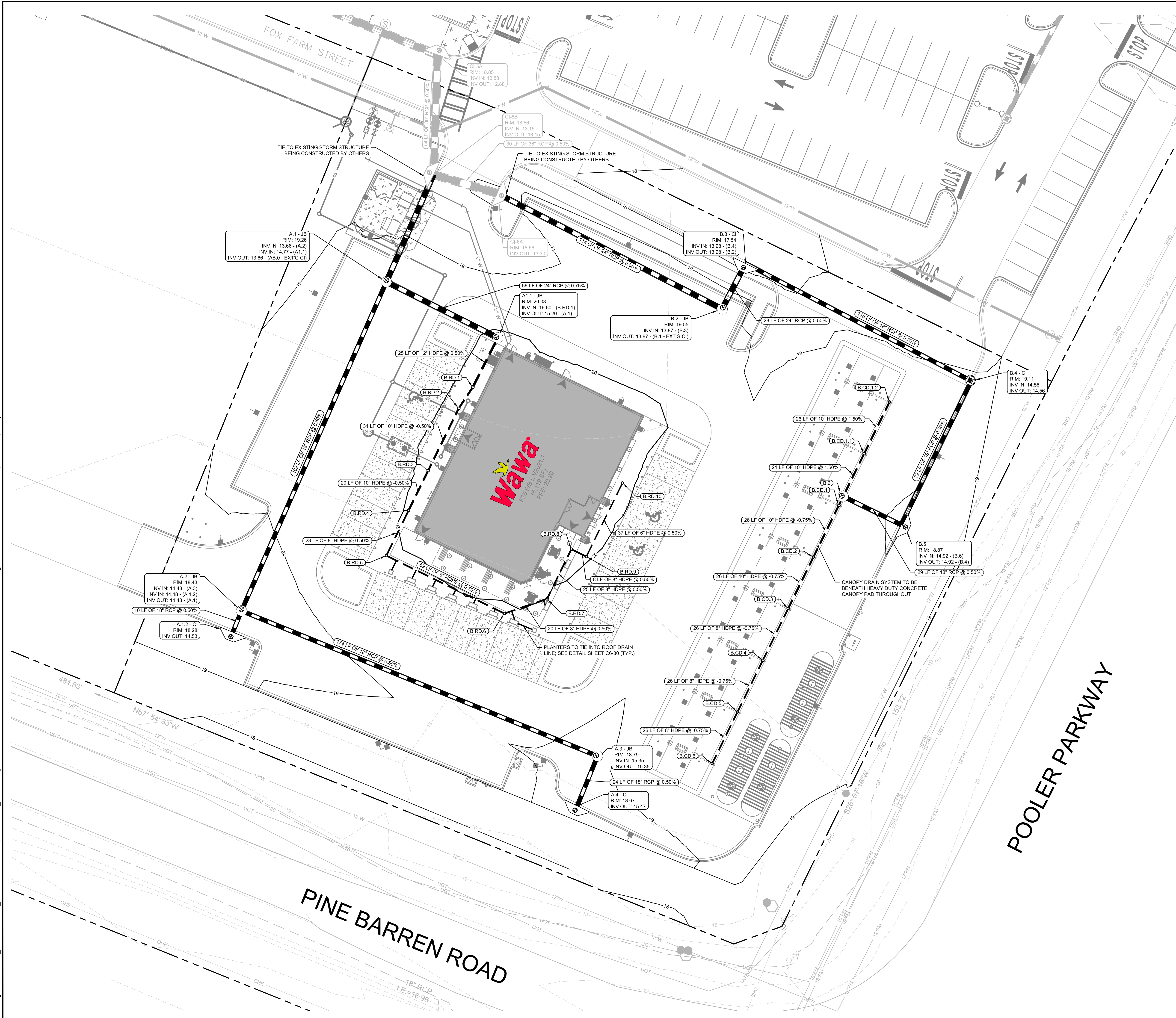
PROJECT NO. 013488002

TITLE: GRADING PLAN

SHEET NUMBER: C3-00



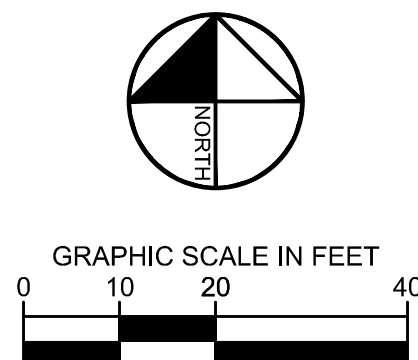
Drawing name: K:\SAV\_Civil\014777000\_Walnut04-Davis Group\013488002\_Pooler Plwy Pdrle GA\CAD\Plansheets\C3-00 - GRADING & DRAINAGE PLAN.dwg C3-01 DRAINAGE PLAN Dec 21, 2023 4:42pm by: david.smith



- ### GRADING & DRAINAGE NOTES:
1. SITE AREA: 2.27 ACRES  
DISTURBED AREA: 2.3 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 NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13051C0107H, DATED 8/16/2018.
  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. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
  12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

- ### GRADING LEGEND:
- |             |                               |
|-------------|-------------------------------|
| — 950 —     | EXISTING MAJOR CONTOUR        |
| — 948 —     | EXISTING MINOR CONTOUR        |
| — 945 —     | PROPOSED MAJOR CONTOUR        |
| — 944 —     | PROPOSED MINOR CONTOUR        |
| × 945.00    | PROPOSED SPOT GRADE           |
| × HP:945.00 | PROPOSED HIGH POINT GRADE     |
| × LP:945.00 | PROPOSED LOW POINT GRADE      |
| × TC:945.00 | PROPOSED TOP OF CURB GRADE    |
| × BC:945.00 | PROPOSED BOTTOM OF CURB GRADE |
| →           | DRAINAGE FLOW ARROW           |

- ### STORM DRAINAGE LEGEND:
- |      |                                           |
|------|-------------------------------------------|
| JB   | JUNCTION BOX (CITY OF POOLER DETAIL P-23) |
| DWCB | DOUBLE WING CATCH BASIN (GDOT 1034D)      |
| SDCO | CLEAN OUT (NYLOPLAST OR COMPARABLE)       |
| ---  | PROPOSED ROOF DRAIN PIPE                  |
| ---  | PROPOSED STORM PIPE                       |



PREPARED BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
25 BULL STREET, SUITE 400  
BALTIMORE, MD 21201  
PHONE: (410) 223-4383  
WWW.KIMLEY-HORN.COM

Wawa

WAWA, INC.  
RED ROOF 260 W. BALTIMORE PIKE  
WAWA, PENNSYLVANIA 19063  
PHONE: 610-359-9000

| No. | ISSUANCE AND REVISION DESCRIPTIONS | DATE | BY |
|-----|------------------------------------|------|----|
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |

PROJECT

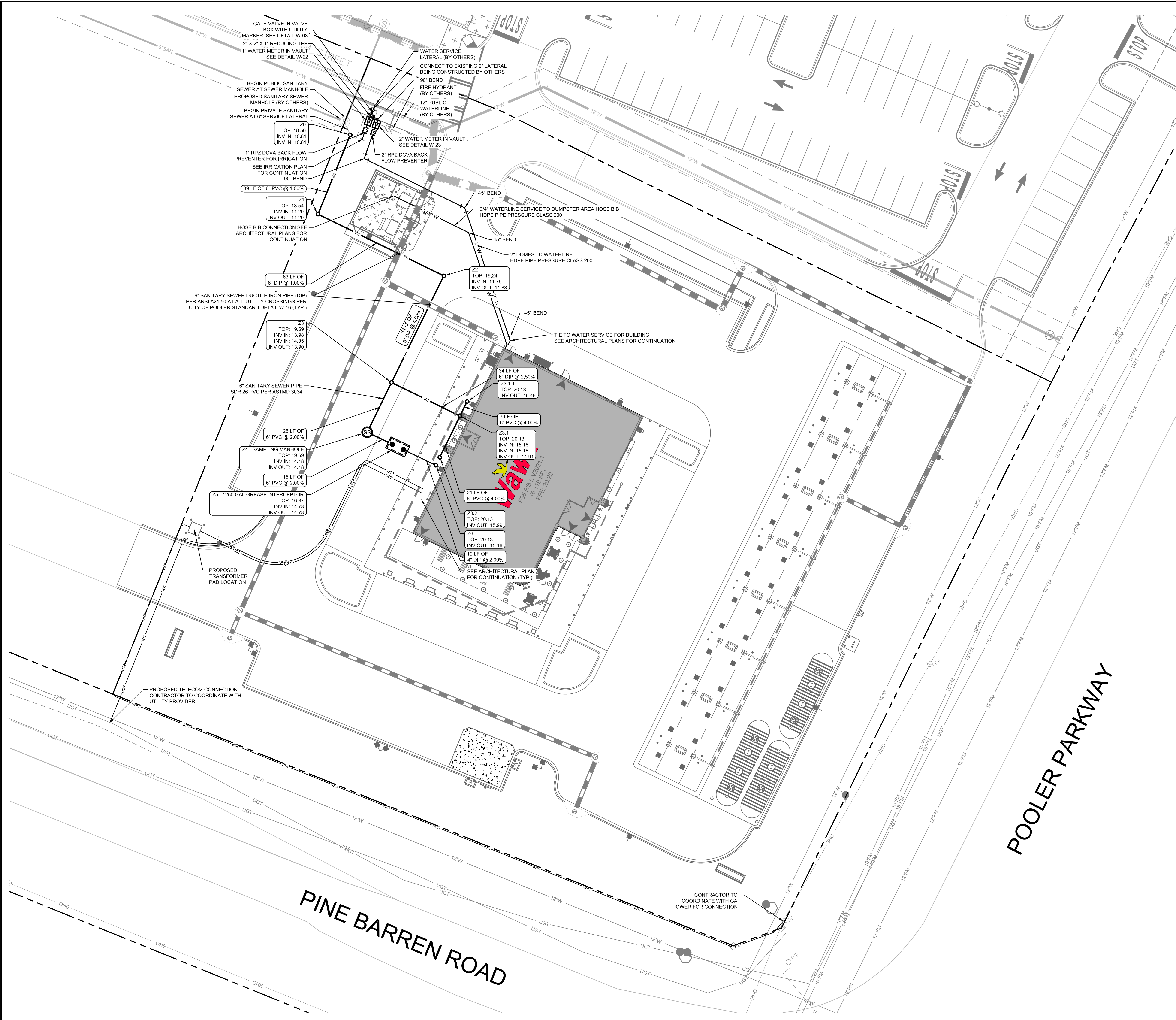
WAWA - POOLER PARKWAY  
POOLER PARKWAY AT PINE BARREN ROAD POOLER, GA 31322  
1ST DISTRICT  
PARCEL ID: 51011-01027

REGISTERED PROFESSIONAL ENGINEER

NORRIS GALTNEY  
12/20/2023

|                      |               |
|----------------------|---------------|
| GSWCC NO. (LEVEL II) | 0000092734    |
| DRAWN BY             | MF            |
| DESIGNED BY          | DDS           |
| REVIEWED BY          | JNG           |
| DATE                 | 12/20/2023    |
| PROJECT NO.          | 013488002     |
| TITLE                | DRAINAGE PLAN |
| SHEET NUMBER         | C3-01         |





**UTILITY NOTES:**

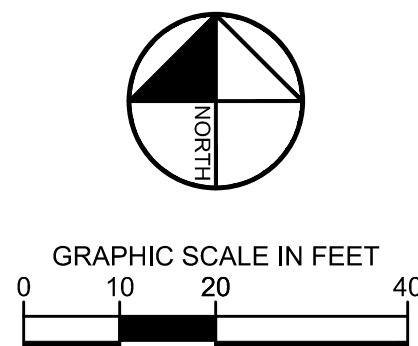
1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SEWER AUTHORITY SANITARY SEWER AND WATER AUTHORITY 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. PROVIDE HDPE OR STAINLESS STEEL I&I INHIBITORS UNDER ALL STORM SEWER MANHOLES IN CONCRETE OR PAVEMENT.

**UTILITY LEGEND:**

|                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | PROPOSED WATER LINE              |
|  | PROPOSED ELECTRIC LINE           |
|  | PROPOSED TELEPHONE LINE          |
|  | PROPOSED SANITARY SEWER PIPE     |
|  | PROPOSED SANITARY SEWER CLEANOUT |
|  | SANITARY SEWER MANHOLE           |
|  | SANITARY SEWER GREASE TRAP       |
|  | WATER VALVE                      |
|  | FIRE DEPARTMENT CONNECTION (FDC) |
|  | WATER MAIN TAPPING SLEEVE        |
|  | WATER CONNECTIONS AND BENDS      |

POOLER PARKWAY

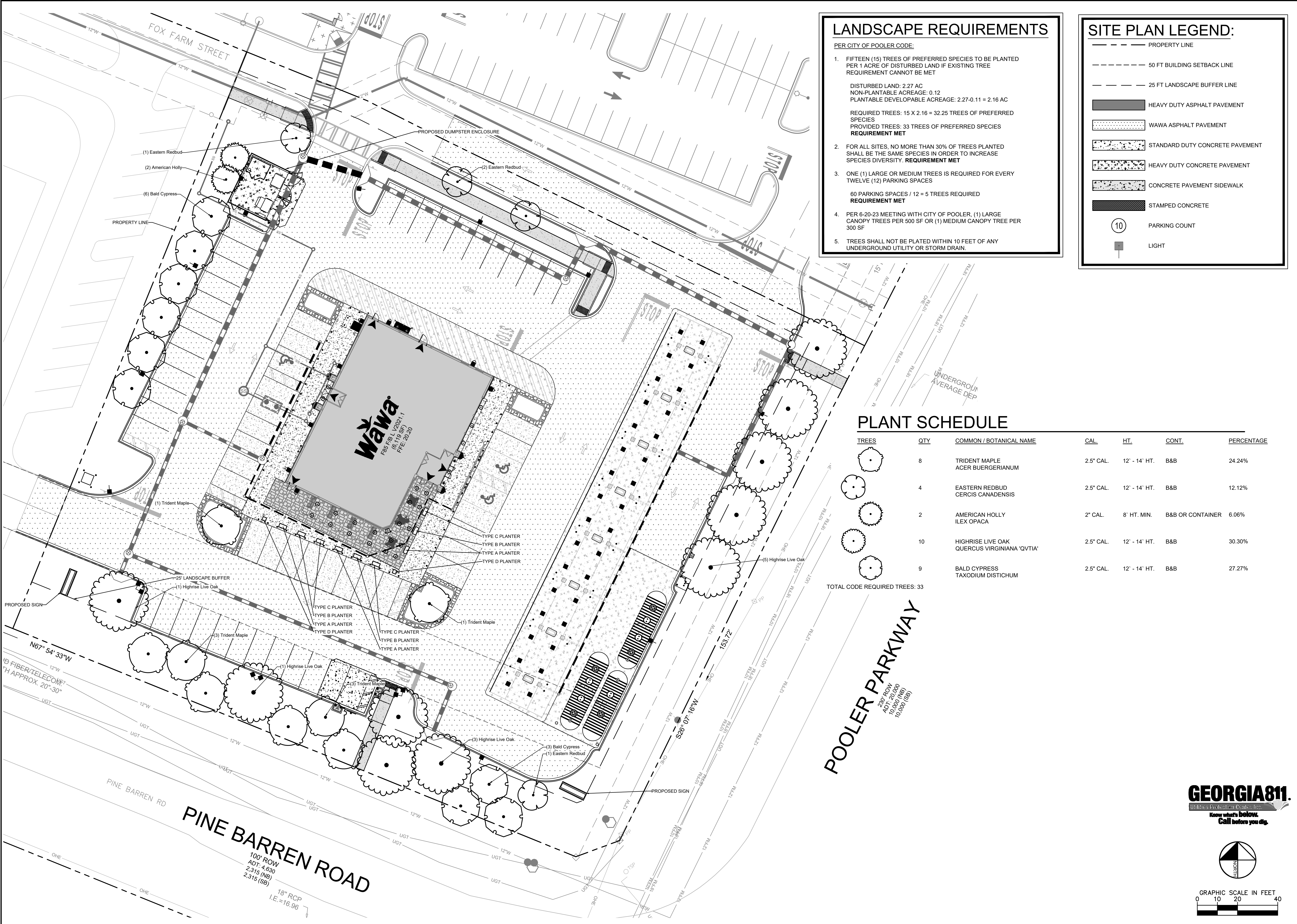
PINE BARREN ROAD



|                                                                                                                                       |  |  |  |  |  |            |  |
|---------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|------------|--|
| PROJECT                                                                                                                               |  |  |  |  |  |            |  |
| <p align="center"><b>WAWA - POOLER PARKWAY</b><br/>POOLER PARKWAY AT PINE BARREN ROAD POOLER, GA 31322<br/>PARCEL ID: 51011-01027</p> |  |  |  |  |  |            |  |
|                                                  |  |  |  |  |  | 01/24/2024 |  |
| GSWCC NO.<br>(LEVEL II)      00000092734                                                                                              |  |  |  |  |  |            |  |
| DRAWN BY                          MF                                                                                                  |  |  |  |  |  |            |  |
| DESIGNED BY                    DDS                                                                                                    |  |  |  |  |  |            |  |
| REVIEWED BY                 JNG                                                                                                       |  |  |  |  |  |            |  |
| DATE                              01/24/2024                                                                                          |  |  |  |  |  |            |  |
| PROJECT NO.                    013488002                                                                                              |  |  |  |  |  |            |  |
| TITLE                                                                                                                                 |  |  |  |  |  |            |  |
| <p align="center"><b>UTILITY PLAN</b></p>                                                                                             |  |  |  |  |  |            |  |
| SHEET NUMBER                                                                                                                          |  |  |  |  |  |            |  |
| <p align="center"><b>C4-00</b></p>                                                                                                    |  |  |  |  |  |            |  |



Drawing name: C:\Users\FREJA~1\CARAppData\LocalTemp\AcPublish\_20484\1-00 - TREE PROTECTION AND REPLACEMENT PLAN.dwg 1-00 TREE PROTECTION PLAN Dec 18, 2023 10:28am by: Freja Carlson



PREPARED FOR

**Wawa, INC.**  
WAWA, INC.  
RED ROOF 260 W. BALTIMORE PIKE  
WAWA, PENNSYLVANIA 19683  
PHONE: 610-358-8000

PROJECT

**WAWA - POOLER PARKWAY**  
POOLER PARKWAY AT PINE BARREN ROAD POOLER, GA 31322  
1ST DISTRICT  
PARCEL ID: 51011-01027

GSWCC NO.  
(LEVEL II)

DRAWN BY MF

DESIGNED BY DDS

REVIEWED BY JNG

DATE 12/01/2023

PROJECT NO. 013488002

TITLE

**TREE PROTECTION PLAN**

SHEET NUMBER

**L1-00**

Kimley»Horn

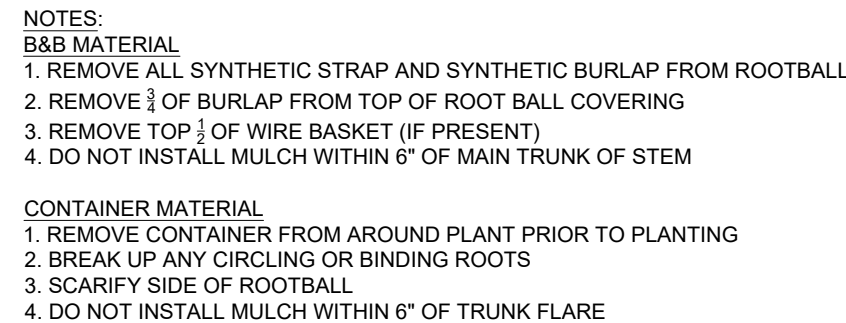
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
25 BULL STREET, SUITE 400  
SPRINGFIELD, MA 01103  
PHONE: (617) 231-4383  
WWW.KIMLEY-HORN.COM



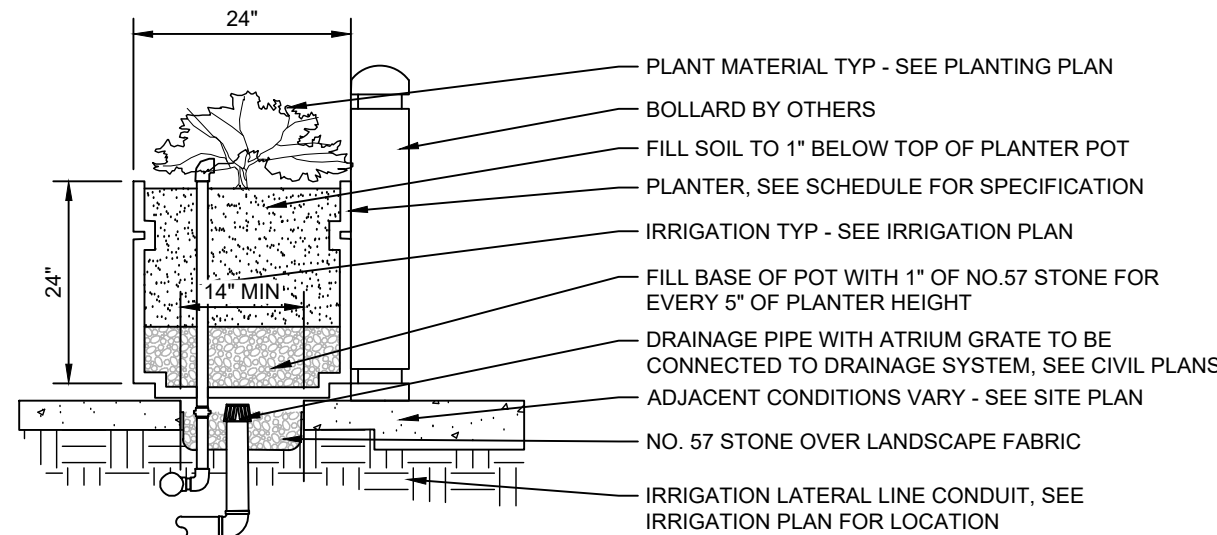
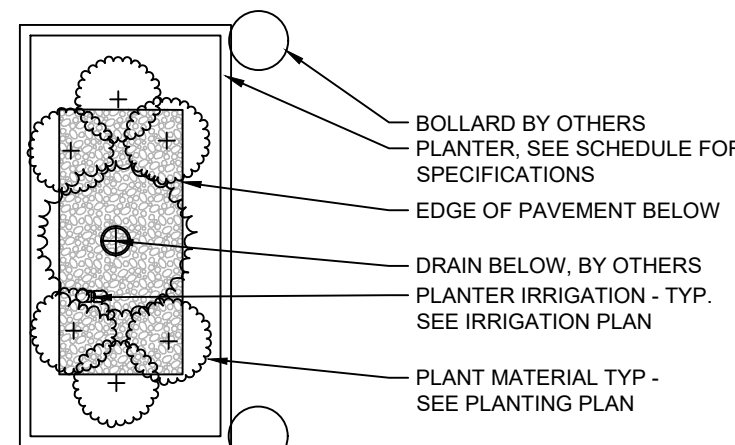
1. ALL TPO/SLO SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5 1/2" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANSLINE 316" X 5 1/2" X 16" BY PERMALOC. (800-356-9600, [WWW.PERMALOC.COM](http://WWW.PERMALOC.COM).) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
9. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
10. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURBS OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
11. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1.
12. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
13. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES OR IS NO MORE THAN TWO (2") INCHES ABOVE. FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A GROUND GARTHER WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
14. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
15. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO THE TANK MAT SHALL BE MULCHED WITH 1"-3" RIVER STONE. MULCH TO AT LEAST A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT WAWA'S PROJECT ENGINEER.
16. TURF SPECIFICATION AND SEEDBED PREPARATION



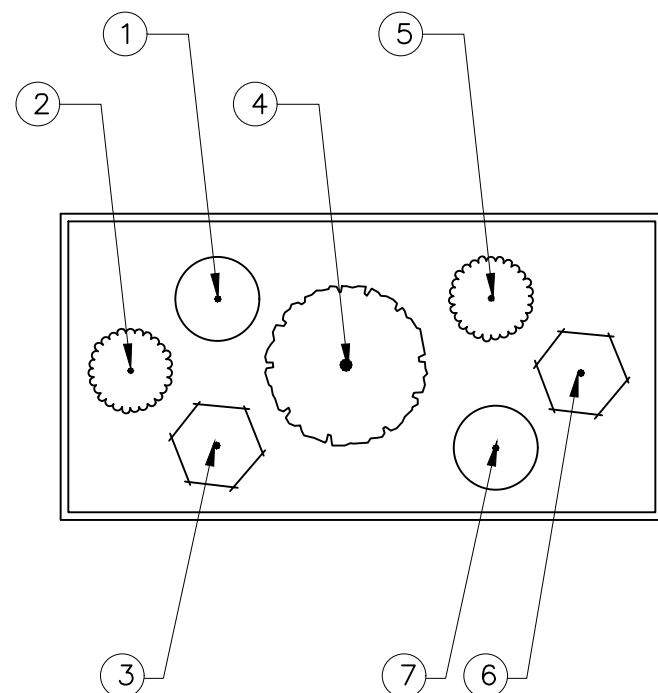
- THIS DETAIL IS APPLICABLE FOR SOIL AND ROOTBALL INSTALLATION
- 1 ROOTBALL:
    - IN ENGINEERED WELL DRAINED SOIL CONDITIONS:  
SET TOP SURFACE ELEVATION OF ROOT BALL 1" - 2" ABOVE FINISHED GRADE AND ROOT BALL IS TO BE COVERED WITH 1" MULCH.
    - NO MULCH TO TOUCH THE TREE TRUNK AND ROOT FLARE IT TO BE VISIBLE.
  - 2 SHRUB PLANTING
  - 3 GROUNDCOVER PLANTING
  - 4 EARTHEN SAUCER
    - 5 3" MULCH LAYER OR GRAVEL.  
MULCH OR GRAVEL SHALL NOT BE PLACED WITHIN 6" OF TREE TRUNK ROOT FLARE  
MULCH OR GRAVEL SHALL NOT BE PLACED WITHIN 6" OF SHRUB TRUNK OR STEM FLARE
  - 6 TREE:
    - EXCAVATE PLANTING PIT TO 3 TIMES THE WIDTH OF ROOTBALL (8 MIN.)  
FLARING SIDES OF PIT AS SHOWN. SCARIFY SIDES OF PIT SO THAT THE SOIL IS NOT TOO SMOOTH OR GLAZED.
    - SHRUB:  
EXCAVATE PIT TO 2 TIMES THE WIDTH OF ROOTBALL OR CONTAINER  
SCARIFY SIDES OF PIT SO THAT SIDES ARE NOT SMOOTH-GLAZED
  - 7 BACKFILL WITH SOIL MIX PER SPECIFICATIONS
  - 8 REMOVE TOP 3/4 OF BURLAP ROOTBALL COVERING. REMOVE ALL SYNTHETIC COVERING FROM ENTIRE ROOTBALL.
  - 9 ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH- NOT LOOSE BACKFILL MATERIAL.
  - 10 UNDISTURBED SUBGRADE



1. SET TOP SURFACE ELEVATION OF ROOT BALL 1'-2" ABOVE FINISHED GRADE AND ROOT BALL IS TO BE COVERED WITH 1" MULCH.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASSHEIGHT
3. 3" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 5" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED.  
NOTE: WHEN GROUND COVER AND SHRUBS ARE USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

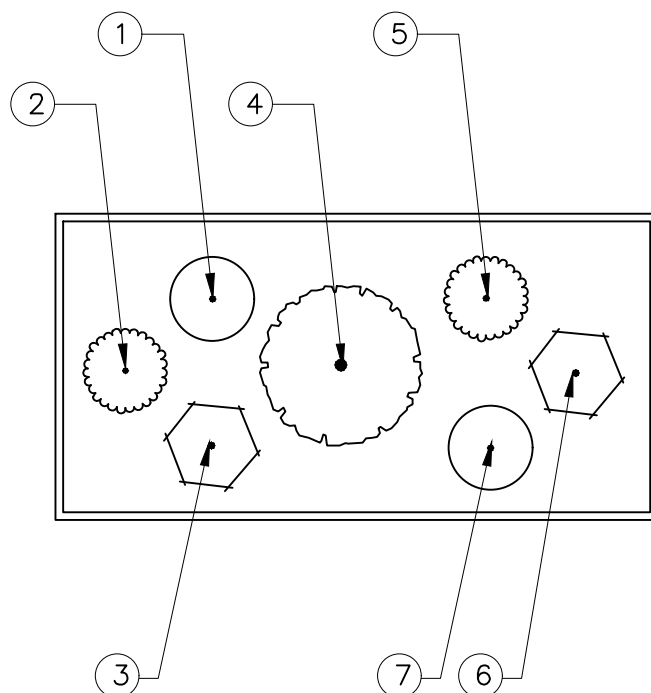


- ### 3 TYPICAL RAISED PLANTING DETAIL



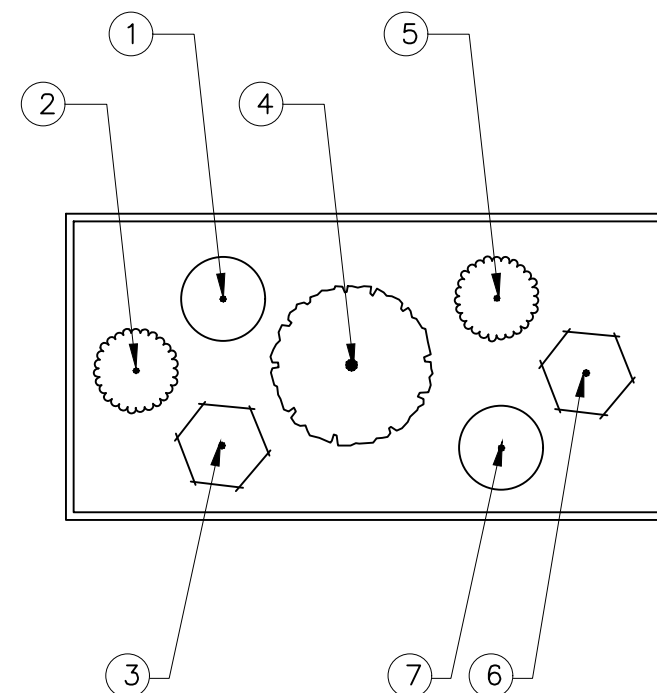
TYPE A

- | WARM SEASON                   | COOL SEASON                   |
|-------------------------------|-------------------------------|
| 1. YELLOW TALL MARIGOLD       | 1. ORANGE TALL SNAPDRAGON     |
| 2. PINK PORTULACA             | 2. YELLOW PANSY               |
| 3. ORANGE ZINNIA              | 3. WHITE ALYSSUM              |
| 4. DWARF WHITE FOUNTAIN GRASS | 4. DWARF WHITE FOUNTAIN GRASS |
| 5. PINK PENTAS                | 5. YELLOW CALENDULA           |
| 6. ORANGE PLUME CELOSIA       | 6. RED PETUNIA                |
| 7. YELLOW DAHLBERG DAISY      | 7. PINK PANSY                 |



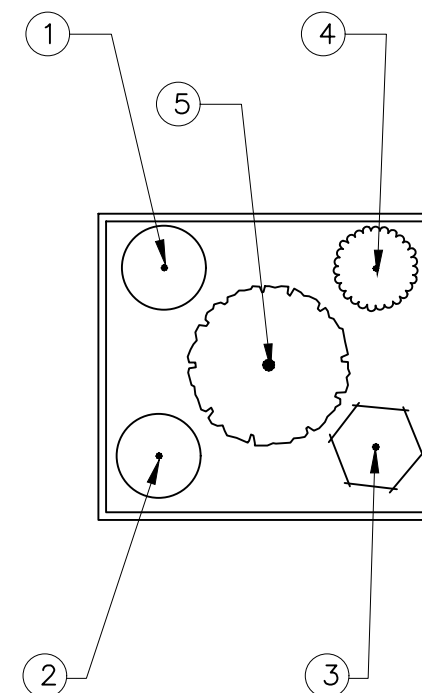
TYPE B

- | WARM SEASON                   | COOL SEASON                   |
|-------------------------------|-------------------------------|
| 1. DUNE FLOWER                | 1. PURPLE CONEFLOWER          |
| 2. PINK BEGONIA               | 2. YELLOW CALEDULA            |
| 3. RED SALVIA                 | 3. RED PANSY                  |
| 4. DWARF WHITE FOUNTAIN GRASS | 4. DWARF WHITE FOUNTAIN GRASS |
| 5. WHITE PENTAS               | 5. YELLOW PANSY               |
| 6. ORANGE PLUME CELOSIA       | 6. PINK PETUNIA               |
| 7. PINK BEGONIA               | 7. SHASTA DAISY               |



### TYPE C

- | WARM SEASON                   | COOL SEASON                   |
|-------------------------------|-------------------------------|
| 1. TALL PINK ZINNIA           | 1. YELLOW TALL SNAPDRAGON     |
| 2. ORANGE PLUME CELOSIA       | 2. WHITE CANDYTUFT            |
| 3. YELLOW DAHLBERG DAISY      | 3. PINK ALYSSUM               |
| 4. DWARF WHITE FOUNTAIN GRASS | 4. DWARF WHITE FOUNTAIN GRASS |
| 5. RED PENTAS                 | 5. YELLOW PANSY               |
| 6. PINK PORTULACA             | 6. WHITE PETUNIA              |
| 7. WHITE BEGONIA              | 7. COTTAGE PINK OXALIS        |



## TYPE D

- |                               |                               |
|-------------------------------|-------------------------------|
| WARM SEASON                   | COOL SEASON                   |
| 1. YELLOW TALL MARIGOLD       | 1. PURPLE CONEFLOWER          |
| 2. PINK PORTULACA             | 2. YELLOW CALENDULA           |
| 3. ORANGE ZINNIA              | 3. RED PANSY                  |
| 4. PINK PENTAS                | 4. YELLOW PANSY               |
| 5. DWARF WHITE FOUNTAIN GRASS | 5. DWARF WHITE FOUNTAIN GRASS |

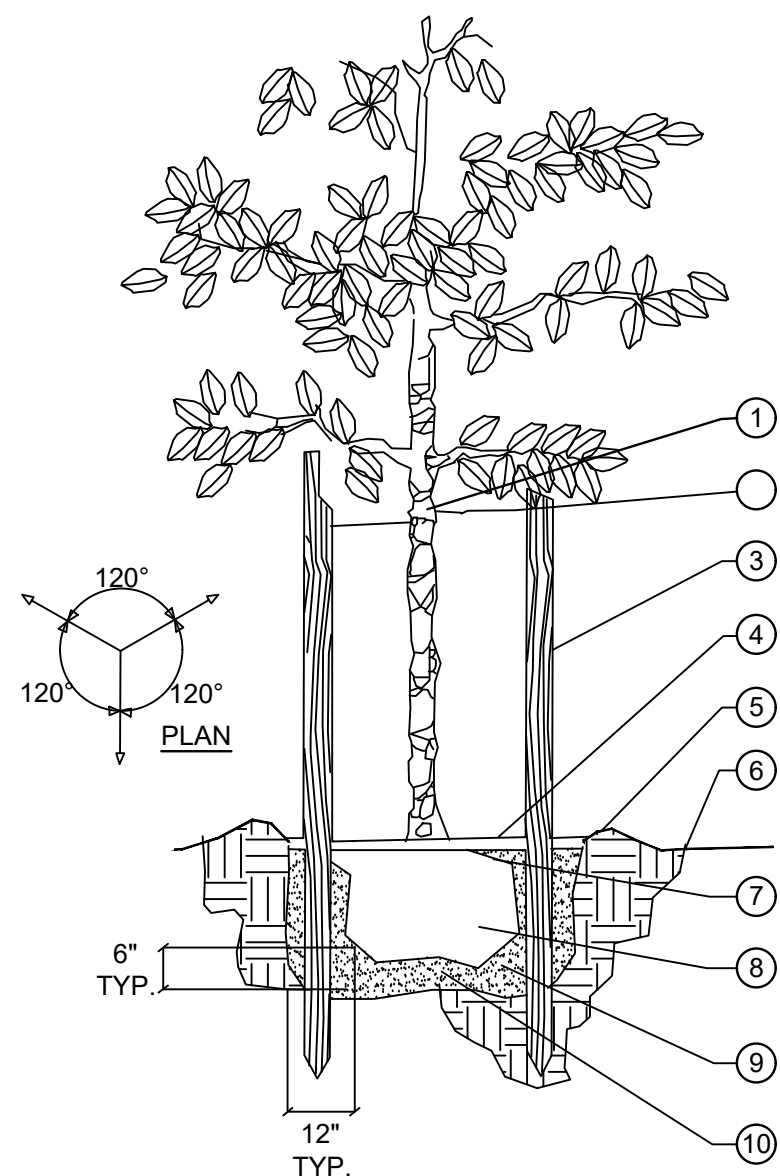


BOULEVARD SERIES PLANTER BY ALLIED MOLDED  
PRODUCTS, LLC.

MODELS # 1RECLP-482424 1# 1SLP-2425

COLOR : DC-35 PURE WHITE

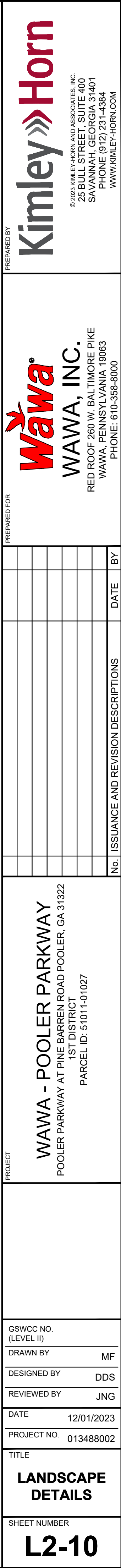
FINISH: FEATHER-LITE STONE 100



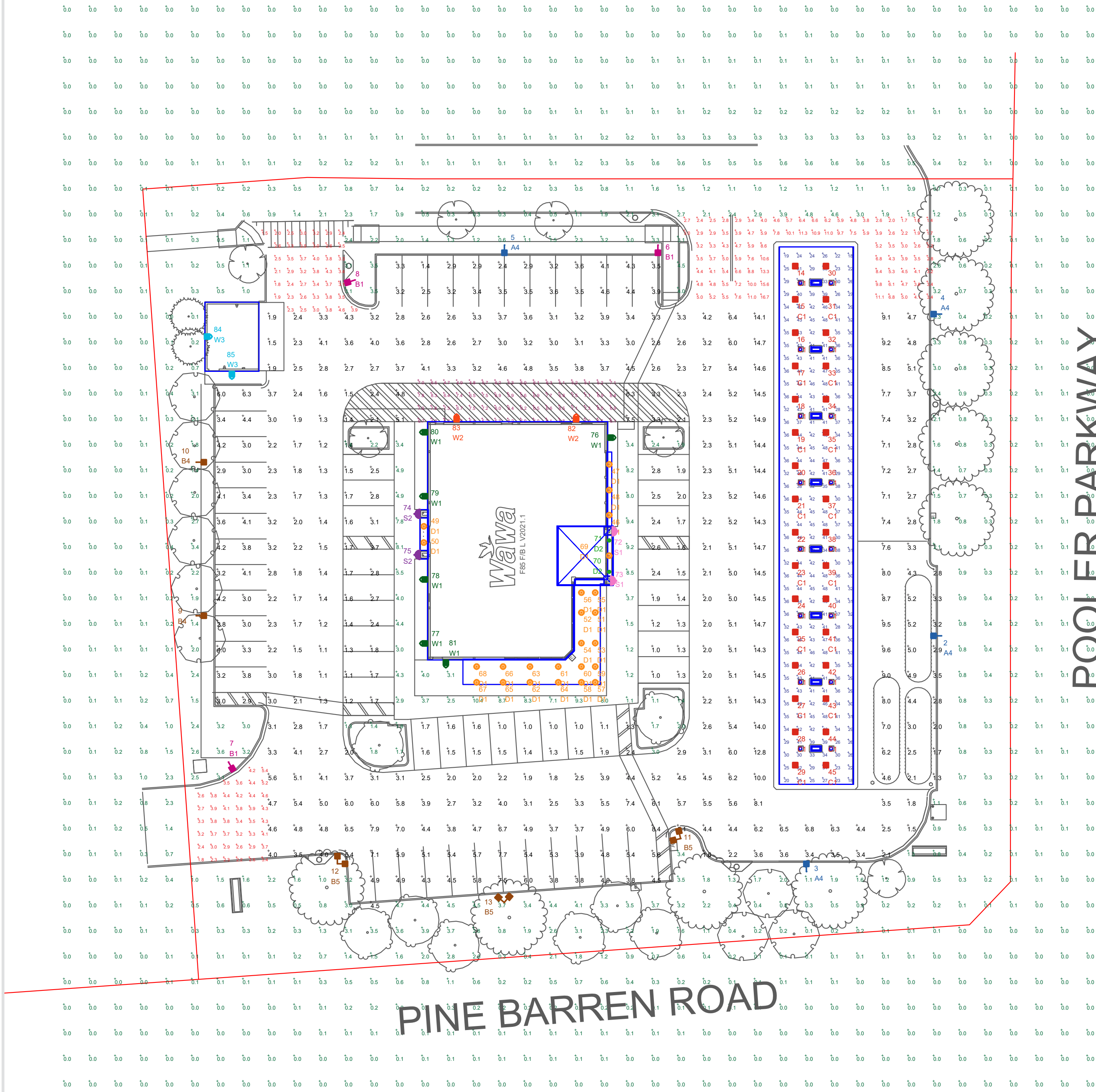
1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
2. #10 GAUGE WIRE(NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CROTCH).
3. THREATEN X 8" LODGE POLES SPACED EVENLY AROUND TREE.
4. 3" MINIMUM OF MULCH COMPACTED OR AS SPECIFIED.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE (SEE GRADING PLAN).
7. SET TOP SURFACE ELEVATION OF ROOT BALL 1'-2" ABOVE FINISHED GRADE AND ROOT BALL IS TO BE COVERED WITH 1" MULCH.
8. NO MULCH TO TOUCH THE TREE TRUNK AND ROOT FLARE IT TO BE VISIBLE.
9. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
10. PREPARED PLANTING SOIL AS SPECIFIES.
11. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.

- ## 5 TREE STAKING

- #### 4 RAISED PLANTER PLANTING LAYOUT







THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

| LUMINAIRE LOCATION SUMMARY |       |          |
|----------------------------|-------|----------|
| LUM NO.                    | LABEL | MTG. HT. |
| 2                          | A4    | 20.5     |
| 3                          | A4    | 20.5     |
| 4                          | A4    | 20.5     |
| 5                          | A4    | 20.5     |
| 6                          | B1    | 20.5     |
| 7                          | B1    | 20.5     |
| 8                          | B1    | 20.5     |
| 9                          | B4    | 20.5     |
| 10                         | B4    | 20.5     |
| 11                         | B5    | 20.5     |
| 12                         | B5    | 20.5     |
| 13                         | B5    | 20.5     |
| 14                         | C1    | 18.21    |
| 15                         | C1    | 18.21    |
| 16                         | C1    | 18.21    |
| 17                         | C1    | 18.21    |
| 18                         | C1    | 18.21    |
| 19                         | C1    | 18.21    |
| 20                         | C1    | 18.21    |
| 21                         | C1    | 18.21    |
| 22                         | C1    | 18.21    |
| 23                         | C1    | 18.21    |
| 24                         | C1    | 18.21    |
| 25                         | C1    | 18.21    |
| 26                         | C1    | 18.21    |
| 27                         | C1    | 18.21    |
| 28                         | C1    | 18.21    |
| 29                         | C1    | 18.21    |
| 30                         | C1    | 16.21    |
| 31                         | C1    | 16.21    |
| 32                         | C1    | 16.21    |
| 33                         | C1    | 16.21    |
| 34                         | C1    | 16.21    |
| 35                         | C1    | 16.21    |
| 36                         | C1    | 16.21    |
| 37                         | C1    | 16.21    |
| 38                         | C1    | 16.21    |
| 39                         | C1    | 16.21    |
| 40                         | C1    | 16.21    |
| 41                         | C1    | 16.21    |
| 42                         | C1    | 16.21    |
| 43                         | C1    | 16.21    |

| LUMINAIRE LOCATION SUMMARY |       |          |
|----------------------------|-------|----------|
| LUM NO.                    | LABEL | MTG. HT. |
| 44                         | C1    | 16.21    |
| 45                         | C1    | 16.21    |
| 46                         | D1    | 9        |
| 47                         | D1    | 9        |
| 48                         | D1    | 9        |
| 49                         | D1    | 9        |
| 50                         | D1    | 9        |
| 51                         | D1    | 9        |
| 52                         | D1    | 9        |
| 53                         | D1    | 9        |
| 54                         | D1    | 9        |
| 55                         | D1    | 9        |
| 56                         | D1    | 9        |
| 57                         | D1    | 9        |
| 58                         | D1    | 9        |
| 59                         | D1    | 9        |
| 60                         | D1    | 9        |
| 61                         | D1    | 9        |
| 62                         | D1    | 9        |
| 63                         | D1    | 9        |
| 64                         | D1    | 9        |
| 65                         | D1    | 9        |
| 66                         | D1    | 9        |
| 67                         | D1    | 9        |
| 68                         | D1    | 9        |
| 69                         | D1    | 9        |
| 70                         | D2    | 9        |
| 71                         | D2    | 9        |
| 72                         | S1    | 9        |
| 73                         | S1    | 9        |
| 74                         | S2    | 8.5      |
| 75                         | S2    | 8.5      |
| 76                         | W1    | 15       |
| 77                         | W1    | 15       |
| 78                         | W1    | 15       |
| 79                         | W1    | 15       |
| 80                         | W1    | 15       |
| 81                         | W1    | 15       |
| 82                         | W2    | 15       |
| 83                         | W2    | 15       |
| 84                         | W3    | 8        |
| 85                         | W3    | 8        |

NOTES:  
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES

| FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES |       |      |     |         |         |
|------------------------------------------------------------------|-------|------|-----|---------|---------|
| LABEL                                                            | AVG   | MAX  | MIN | AVG/MIN | MAX/MIN |
| CANOPY                                                           | 36.42 | 48   | 18  | 2.02    | 2.67    |
| DELIVERY AREA                                                    | 6.31  | 8.5  | 4.5 | 1.40    | 1.89    |
| ENTRANCE & EXIT DRIVES                                           | 4.42  | 16.7 | 1.4 | 3.16    | 11.93   |
| PARKING & INTERIOR DRIVE AISLES                                  | 4.05  | 14.9 | 1.0 | 4.05    | 14.90   |
| UNDEFINED                                                        | 0.60  | 10.4 | 0.0 | N.A.    | N.A.    |

| LUMINAIRE SCHEDULE |     |       |                |        |       |            |                 |             |                 |                                   |
|--------------------|-----|-------|----------------|--------|-------|------------|-----------------|-------------|-----------------|-----------------------------------|
| SYMBOL             | QTY | LABEL | ARRANGEMENT    | LUMENS | LLF   | BUG RATING | WATTS/LUMINAIRE | TOTAL WATTS | MANUFACTURER    | CATALOG LOGIC                     |
|                    | 4   | A4    | SINGLE         | 8891   | 1.010 | B1-U0-G2   | 134             | 536         | CREE, INC.      | ARE-EDG-3MB-DA-06-E-UL-XX-700-57K |
|                    | 3   | B1    | SINGLE         | 12678  | 1.010 | B3-U0-G2   | 134             | 402         | Cree Inc.       | ARE-EDG-4M-DA-06-E-UL-XX-700-57K  |
|                    | 2   | B4    | SINGLE         | 9549   | 1.010 | B1-U0-G2   | 134             | 268         | CREE, INC.      | ARE-EDG-4MB-DA-06-E-UL-XX-700-57K |
|                    | 3   | B5    | 2 @ 90 degrees | 9549   | 1.010 | B1-U0-G2   | 134             | 804         | CREE, INC.      | ARE-EDG-4MB-DA-06-E-UL-XX-700-57K |
|                    | 32  | C1    | SINGLE         | 10912  | 1.010 | B3-U0-G1   | 101             | 3232        | CREE, INC.      | CAN-304-SL-RD-06-E-UL-XX-525-57K  |
|                    | 24  | D1    | SINGLE         | 1970   | 1.010 | B2-U0-G0   | 24              | 576         | Cree Lighting   | KR6R-20L-935-12-XX + KR6T-SSGC-FF |
|                    | 2   | D2    | SINGLE         | 1000   | 1.010 | B1-U0-G0   | 13              | 26          | Cree Lighting   | KR4R-9L-935-12-XX + KR4T-SSGC-FF  |
|                    | 2   | S1    | SINGLE         | 2659   | 1.000 | B0-U5-G2   | 20              | 40          | FC/SSL Lighting | FCWS7170-XXX-35K-2500-CR185-XX-D  |
|                    | 2   | S2    | SINGLE         | 2542   | 1.000 | B0-U4-G2   | 20              | 40          | FC/SSL Lighting | FCWS7168-UNV-35K-2500-CR185-XX-D  |
|                    | 6   | W1    | SINGLE         | 2859   | 1.010 | B0-U0-G1   | 50              | 300         | CREE INC.       | SEC-EDG-4MB-WM-02-E-UL-XX-700-57K |
|                    | 2   | W2    | SINGLE         | 8480   | 1.010 | B1-U0-G2   | 134             | 268         | CREE INC.       | SEC-EDG-4MB-WM-06-E-UL-XX-700-57K |
|                    | 2   | W3    | SINGLE         | 1557   | 1.010 | B0-U0-G1   | 25              | 50          | CREE, INC.      | SEC-EDG-3MB-WM-02-E-UL-XX-350-57K |

| REV. | BY | DATE | DESCRIPTION |
|------|----|------|-------------|
|      |    |      |             |
|      |    |      |             |
|      |    |      |             |
|      |    |      |             |

DISCLAIMER  
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERINGS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PROJECT(S) SUCH AS EXISTING POLES(S), ANCHOR BOLTS(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE J. LEONARD IS STRICTLY PROHIBITED.

SCALE:  
1" = 30'  
DWG SIZE:  
D

LAYOUT BY:  
LMP  
DATE:  
10/26/23

PROJECT NAME:  
**WAWA #6309**  
**POOLER, GA**  
DRAWING NUMBER:  
**RL-9263-S1**







January 24<sup>th</sup>, 2024

Jamie N. Gwaltney, P.E.  
Kimley Horn  
25 Bull St, Suite 400  
Savannah, GA 31401

Dear Mr. Gwaltney,

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

|                             |                                              |           |
|-----------------------------|----------------------------------------------|-----------|
| <u>Submittal Documents:</u> | Site Development Plans .....                 | Jan. 2024 |
|                             | GSWCC Approval .....                         | Dec. 2023 |
|                             | Stormwater Management Report .....           | Nov. 2023 |
|                             | Water Distribution & Hydrant Flow Test ..... | 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.

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 results, 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](mailto:tshoemaker@eomworx.com) or (912) 445-0050 ext. 4400.

Sincerely,

*Trevor Shoemaker*  
**Trevor Shoemaker**  
Project Manager  
EOM







EOM Operations  
*Your solution to a better tomorrow*

OPERATIONS

CC: Nicole Dixon; Director of Planning and Development – City of Pooler  
Brian Crooks; City Planner - City of Pooler  
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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



Ph: 912.445.0050  
F: 912.756.5882





**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Site Plan for 780 Pooler Parkway

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #210748                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| P&Z Meeting Date:               | February 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| City Council Meeting Date:      | February 20, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Applicant and Authorized Agent: | Alec Metzger (EMC Engineering)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Location (Address):             | 780 Pooler Parkway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Parcel (PIN):                   | 51011 01027                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Acreage:                        | 1.62 total – 1.42 disturbed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Zoning:                         | PUD [Godley Station]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Proposed Use:                   | Commercial retail center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Zoning Action Standards:        | <ol style="list-style-type: none"> <li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <ul style="list-style-type: none"> <li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li> </ul> </li> <li>Whether the site plan provides for adequate pedestrian and traffic access. <ul style="list-style-type: none"> <li>The site plan complies with the provisions for access and circulation per the Godley Station PUD; Sec. 11 of App.</li> </ul> </li> </ol> |



A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
  - The site plan complies with the provisions of the Godley Station 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).
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.

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

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

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

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

*A great place to Live, Work and Play*

## Project #210748 - 780 Pooler Parkway

02/08/2024

☐ Parcels







GRAND CENTRAL BLVD

UNNAMED

GRAND CENTRAL

PKWY



SITE DEVELOPMENT PLANS  
FOR  
COMMERCIAL SPACE  
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for  
COMBAT VETERANS, LLC

PROJECT DATA

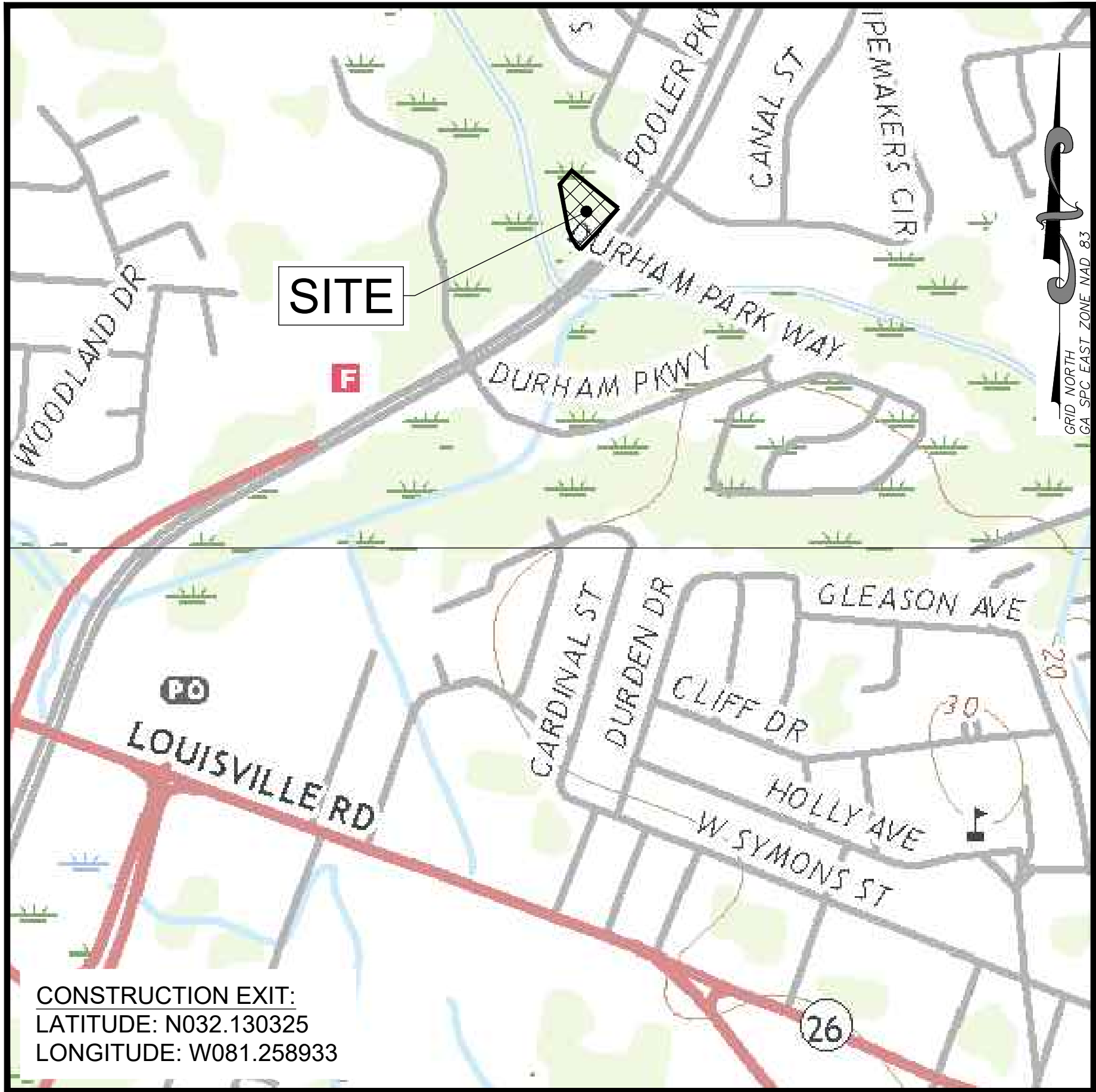
|                          |                                                                  |
|--------------------------|------------------------------------------------------------------|
| OWNER/DEVELOPER:         | COMBAT VETERANS, LLC<br>107 GODLEY WAY<br>POOLER, GEORGIA, 31322 |
| 24HR CONTACT:            | ALEC B. METZGER<br>(912) 644-3223                                |
| TAX MAP & PARCEL NUMBER: | 50017A01040                                                      |
| PARCEL AREA:             | 1.62 AC                                                          |
| ZONING CLASSIFICATION:   | PUD - PLANNED UNIT DEVELOPMENT                                   |
| PROPOSED USE:            | COMMERCIAL / RETAIL                                              |
| IMPERVIOUS AREA:         | 0.81 AC                                                          |
| DISTURBED AREA:          | 1.42 AC                                                          |
| TOTAL BUILDING AREA:     | 9,070 SF                                                         |
| PARKING SPACES REQUIRED: | 37                                                               |
| PARKING SPACES PROVIDED: | 58                                                               |

THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.

SIGNATURE:

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.

SIGNATURE:



VICINITY MAP  
NOT TO SCALE

Sheet List Table

| Sheet Number | Sheet Title                                                   |
|--------------|---------------------------------------------------------------|
| 1            | COVER                                                         |
| 2            | GENERAL NOTES & LEGEND                                        |
| 3            | EXISTING CONDITIONS & DEMOLITION PLAN                         |
| 4            | STAKING PLAN                                                  |
| 5            | UTILITY PLAN                                                  |
| 6            | PAVING, GRADING, & DRAINAGE PLAN                              |
| 7            | LANDSCAPE PLAN                                                |
| 8            | INITIAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN      |
| 9            | INTERMEDIATE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN |
| 10           | FINAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN        |
| 11-12        | EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES             |
| 13-16        | CONSTRUCTION DETAILS                                          |

UTILITY LOCATION DISCLAIMER

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

| REVISION | DESCRIPTION                                                                                   | DATE       |
|----------|-----------------------------------------------------------------------------------------------|------------|
| 1        | REVISIONS PER CITY OF POOLER - INITIAL SUBMITTAL DATE 7/1/2021 - REVISIONS RECIEVED 7/21/2021 | 9/1/2021   |
| 2        | REVISIONS PER CITY OF POOLER - RESUBMITTAL DATE 9/1/2021 - REVISIONS RECIEVED 10/6/2021       | 10/26/2021 |
| 3        | REVISIONS PER CITY OF POOLER - RESUBMITTAL DATE 10/26/2021 - REVISIONS RECIEVED 11/4/2021     | 11/1/2021  |
| 4        | REVISIONS PER CITY OF POOLER - FINAL COMMENTS                                                 | 8/1/2023   |
| -        | -                                                                                             | -          |
| -        | -                                                                                             | -          |
| -        | -                                                                                             | -          |



PROJECT LOCATION:  
780 POOLER PARKWAY  
POOLER, CHATHAM COUNTY, GEORGIA  
EMC PROJECT# 20-0130  
JULY 2023



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

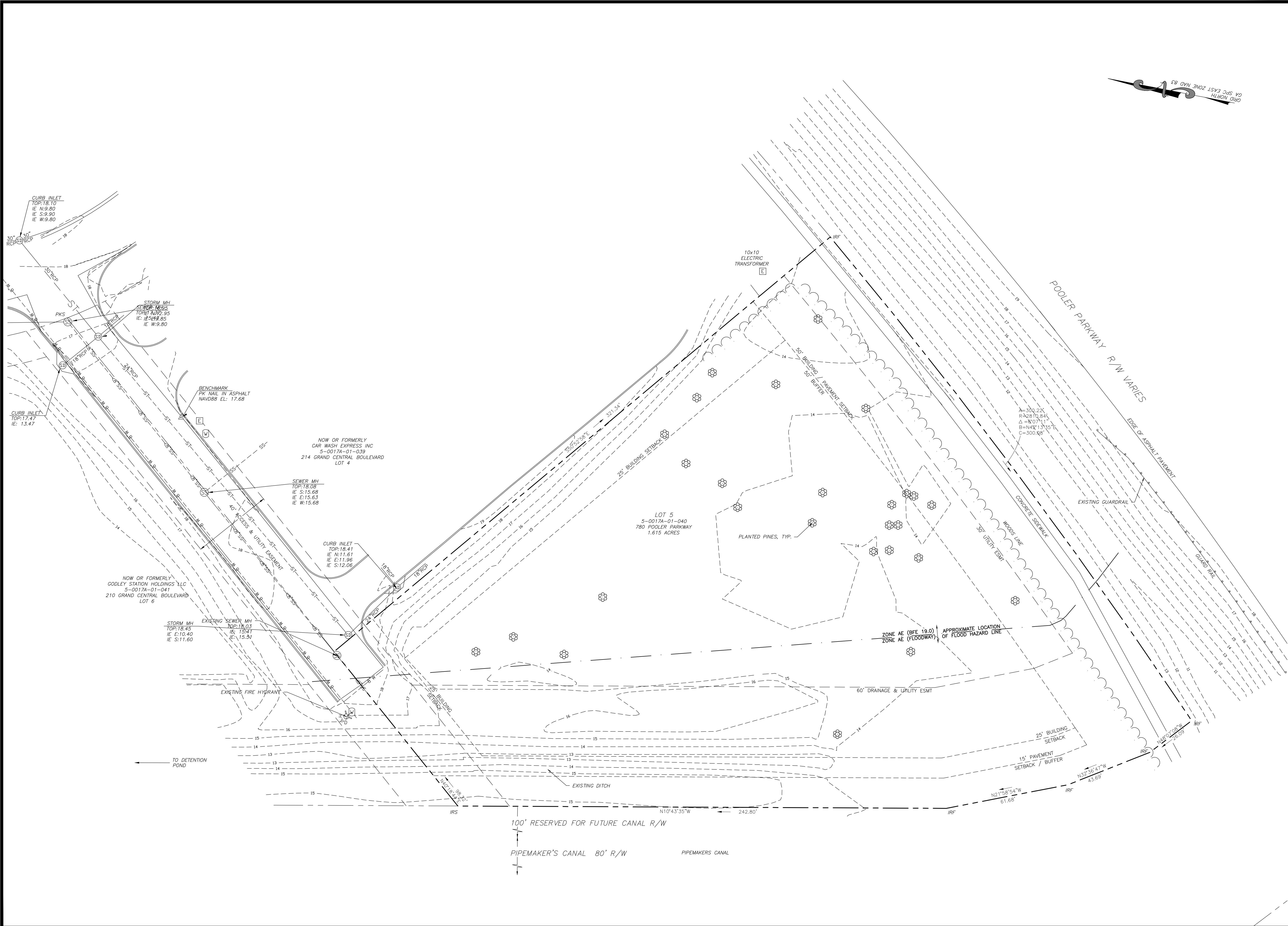


EMC ENGINEERING SERVICES, INC.  
10 CHATHAM CENTER SOUTH, SUITE 100  
SAVANNAH, GEORGIA 31405  
PHONE: (912) 232-6533  
FAX: (912) 233-4580  
savannah@emc-eng.com  
www.emc-eng.com

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • SAVANNAH  
STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS



C:\2020\20-0130 780 POOLER PARKWAY\DWG\20-013001.DWG 7-26-23.DWG 1/24/2024 5:42 PM



| NO. | REVISION DESCRIPTION         | DATE       |
|-----|------------------------------|------------|
| 1   | REVISIONS PER CITY OF POOLER | 9/1/2021   |
| 2   | REVISIONS PER CITY OF POOLER | 10/26/2021 |
| 3   | REVISIONS PER CITY OF POOLER | 11/1/2021  |
| 4   | REVISIONS PER CITY OF POOLER | 8/1/2023   |
| -   | -                            | -          |
| -   | -                            | -          |
| -   | -                            | -          |

GRAPHIC SCALE: 1" = 20'

**EMC ENGINEERING SERVICES, INC.**  
10 Chatham Center South, Suite 100  
Savannah, GA 31405  
PH: (912) 232-5533  
savannah@emc-eng.com  
www.emc-eng.com

**CIVIL MARINE ENVIRONMENTAL**

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS  
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

**EXISTING CONDITIONS & DEMOLITION PLAN**

**COMMERCIAL SPACE**  
780 POOLER PARKWAY  
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:  
**COMBAT VETERANS, LLC**

PROJECT NO.: 20-0130  
DRAWN BY: MRK  
DESIGNED BY: MRK  
SURVEYED BY: BREWER  
SURVEY DATE: 2018  
CHECKED BY: ABM  
SCALE: 1" = 20'  
DATE: JULY 2023

SHEET  
**3**  
OF 17



NOTES:

- ALL LINEAR AND RADIAL DIMENSIONS ARE TO THE EDGE OF PAVEMENT.
- MONUMENT SIGNS SHOULD NOT DISPLACE REQUIRED LANDSCAPING.
- SCREEN DUMPSTER AND RECYCLING BINS WITH MASONRY WALL TO MATCH THE BUILDING / OPAQUE METAL GATES AND EVERGREEN PLANTINGS.

SITE DATA:

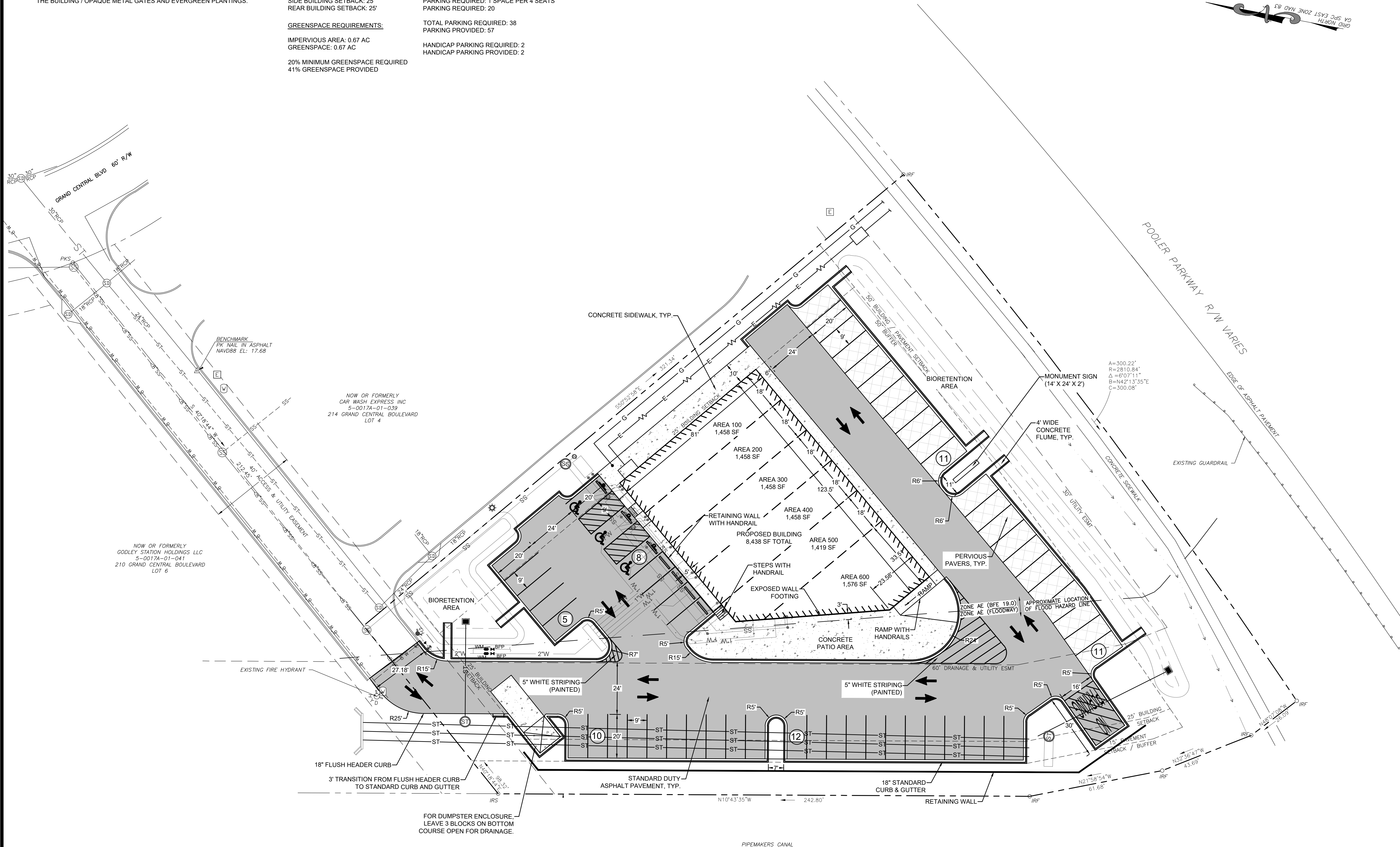
PARCEL: 1.62 AC.  
ZONING: PUD  
FRONT BUILDING SETBACK: 50'  
SIDE BUILDING SETBACK: 25'  
REAR BUILDING SETBACK: 25'

GREENSPACE REQUIREMENTS:

IMPERVIOUS AREA: 0.67 AC  
GREENSPACE: 0.67 AC  
20% MINIMUM GREENSPACE REQUIRED  
41% GREENSPACE PROVIDED

PARKING DATA:

RETAIL STORES: 4,266 SF  
PARKING REQUIRED: 1 SPACE PER 250 SF LEASABLE AREA  
PARKING REQUIRED: 18  
RESTAURANT: 4,171 SF (78 SEATS)  
PARKING REQUIRED: 1 SPACE PER 4 SEATS  
PARKING REQUIRED: 20  
TOTAL PARKING REQUIRED: 38  
PARKING PROVIDED: 57  
HANDICAP PARKING REQUIRED: 2  
HANDICAP PARKING PROVIDED: 2



| NO. | REVISION DESCRIPTION         | DATE       |
|-----|------------------------------|------------|
| 1   | REVISIONS PER CITY OF POOLER | 9/1/2021   |
| 2   | REVISIONS PER CITY OF POOLER | 10/26/2021 |
| 3   | REVISIONS PER CITY OF POOLER | 11/1/2021  |
| 4   | REVISIONS PER CITY OF POOLER | 8/1/2023   |
|     |                              |            |
|     |                              |            |
|     |                              |            |



GRAPHIC SCALE: 1" = 20'

**EMC ENGINEERING SERVICES, INC.**  
10 Chatham Center South, Suite 100  
Savannah, GA 31405  
PH: (912) 232-5533  
savannah@emc-eng.com  
www.emc-eng.com

**CIVIL MARINE ENVIRONMENTAL**

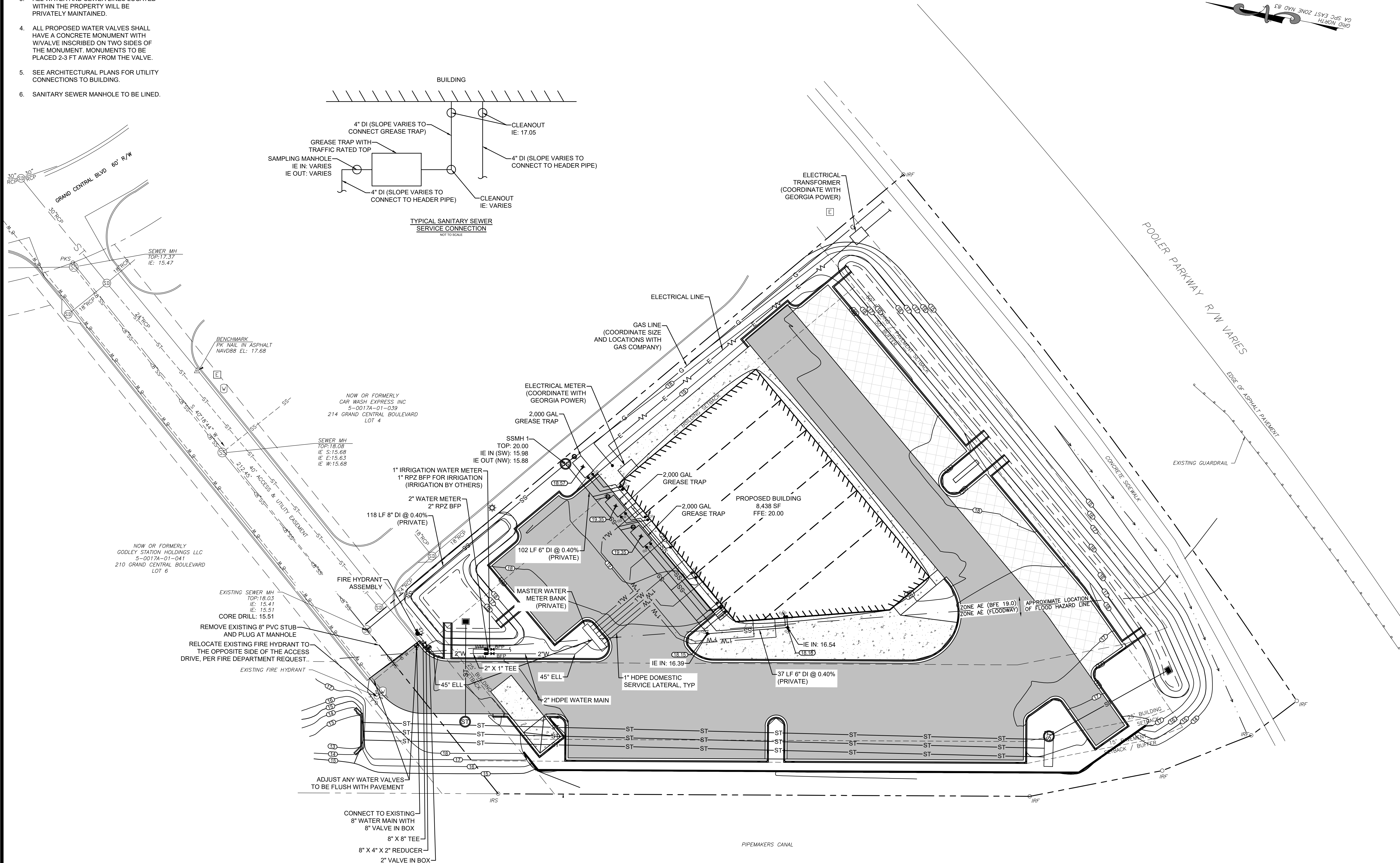
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS  
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

STAKING PLAN  
**COMMERCIAL SPACE**  
780 POOLER PARKWAY  
POOLER, CHATHAM COUNTY, GEORGIA  
Prepared for:  
COMBAT VETERANS, LLC

|              |           |
|--------------|-----------|
| PROJECT NO.: | 20-0130   |
| DRAWN BY:    | MRK       |
| DESIGNED BY: | MRK       |
| SURVEYED BY: | BREWER    |
| CHECKED BY:  | ABM       |
| SCALE:       | 1" = 20'  |
| DATE:        | JULY 2023 |



- NOTES:
- REFER TO GENERAL NOTES & LEGEND (SHEET 2) FOR UTILITY PIPE MATERIAL INFORMATION.
  - MOVE ALL MANHOLES OUT OF SIDEWALK.
  - ALL WATER AND SEWER LINES LOCATED WITHIN THE PROPERTY WILL BE PRIVATELY MAINTAINED.
  - ALL PROPOSED WATER VALVES SHALL HAVE A CONCRETE MONUMENT WITH WYVALVE INSCRIBED ON TWO SIDES OF THE MONUMENT. MONUMENTS TO BE PLACED 2-3 FT AWAY FROM THE VALVE.
  - SEE ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS TO BUILDING.
  - SANITARY SEWER MANHOLE TO BE LINED.



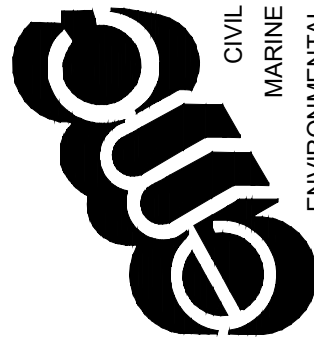
| NO. | REVISION DESCRIPTION         | DATE       |
|-----|------------------------------|------------|
| 1   | REVISIONS PER CITY OF POOLER | 9/1/2021   |
| 2   | REVISIONS PER CITY OF POOLER | 10/26/2021 |
| 3   | REVISIONS PER CITY OF POOLER | 11/1/2021  |
| 4   | REVISIONS PER CITY OF POOLER | 8/1/2023   |
|     |                              |            |
|     |                              |            |
|     |                              |            |



GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.

10 Chatham Center South, Suite 100  
Savannah, GA 31405  
Ph: (912) 232-5533  
savannah@emc-eng.com  
www.emc-eng.com



CIVIL MARINE ENVIRONMENTAL  
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS  
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

UTILITY PLAN

COMMERCIAL SPACE

780 POOLER PARKWAY  
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:  
COMBAT VETERANS, LLC

|              |           |
|--------------|-----------|
| PROJECT NO.: | 20-0130   |
| DRAWN BY:    | MRK       |
| DESIGNED BY: | MRK       |
| SURVEYED BY: | BREWER    |
| SURVEY DATE: | 2018      |
| CHECKED BY:  | ABM       |
| SCALE:       | 1" = 20'  |
| DATE:        | JULY 2023 |

SHEET  
5

OF

17

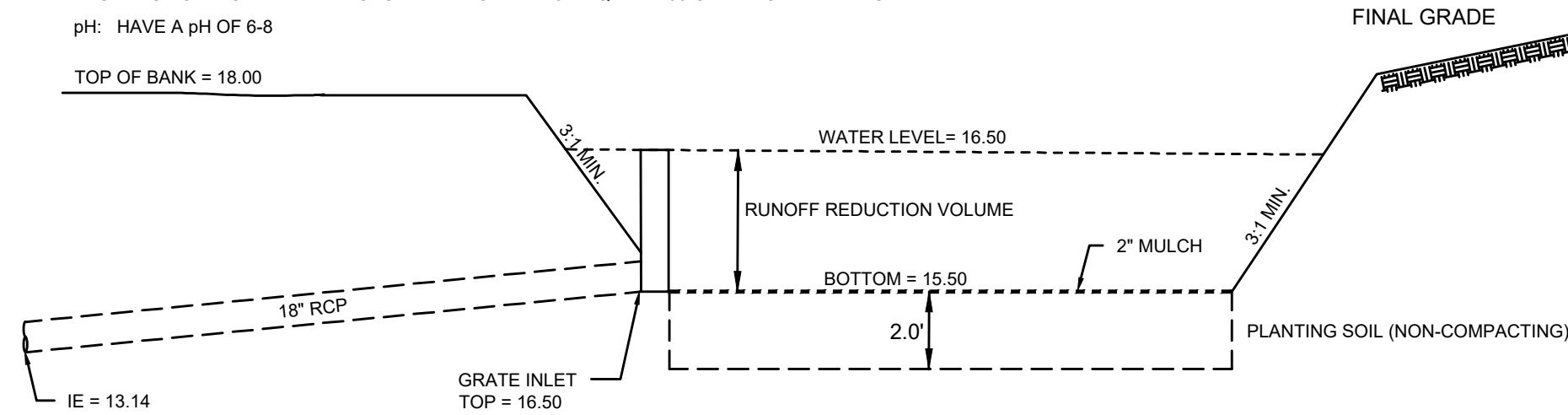


PLANTING SOIL MIX SPECIFICATIONS:  
TEXTURE: SANDY LOAM OR LOAMY SAND  
SAND CONTENT: CONTAIN 85%-88% CLEAN, WASHED SAND  
TOPSOIL CONTENT: CONTAIN 8% - 12% TOPSOIL  
ORGANIC MATTER CONTENT: CONTAIN 3% - 5% ORGANIC MATTER  
INFILTRATION RATE: HAVE A RATE OF AT LEAST 0.25 IN/HR  
PHOSPHOROUS INDEX: HAVE A P-INDEX OF LESS THAN 30  
EXCHANGE CAPACITY: HAVE A CEC THAT EXCEEDS 10 MEQ PER 100 GRAMS OF DRY WEIGHT  
pH: HAVE A pH OF 6-8

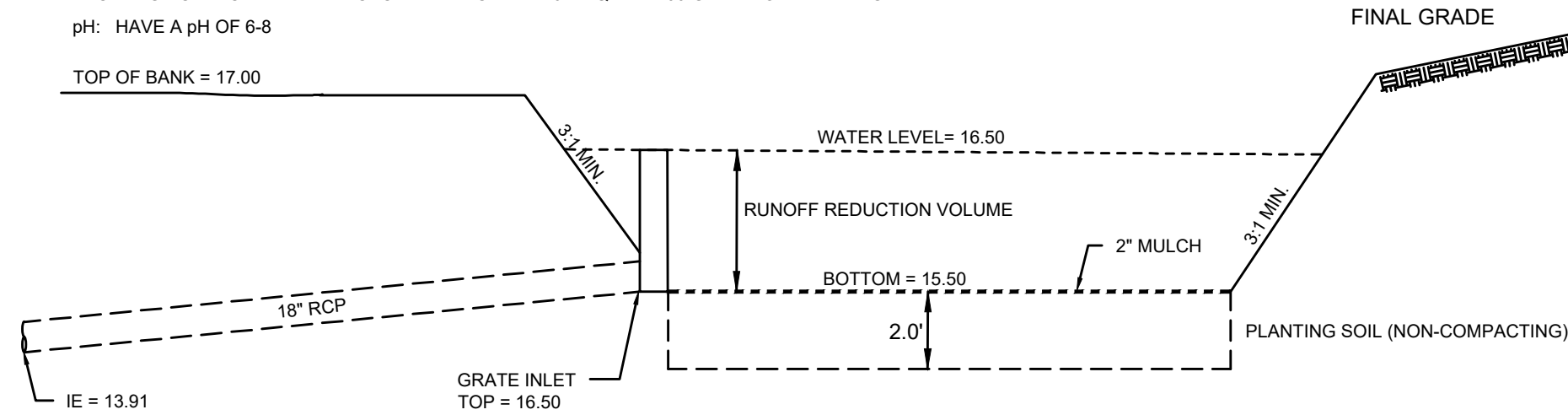
SPECIAL NOTE:  
REFER TO LANDSCAPE PLAN FOR SPECIFIC PLANTINGS

PLANTING SOIL MIX SPECIFICATIONS:  
TEXTURE: SANDY LOAM OR LOAMY SAND  
SAND CONTENT: CONTAIN 85%-88% CLEAN, WASHED SAND  
TOPSOIL CONTENT: CONTAIN 8% - 12% TOPSOIL  
ORGANIC MATTER CONTENT: CONTAIN 3% - 5% ORGANIC MATTER  
INFILTRATION RATE: HAVE A RATE OF AT LEAST 0.25 IN/HR  
PHOSPHOROUS INDEX: HAVE A P-INDEX OF LESS THAN 30  
EXCHANGE CAPACITY: HAVE A CEC THAT EXCEEDS 10 MEQ PER 100 GRAMS OF DRY WEIGHT  
pH: HAVE A pH OF 6-8

SPECIAL NOTE:  
REFER TO LANDSCAPE PLAN FOR SPECIFIC PLANTINGS

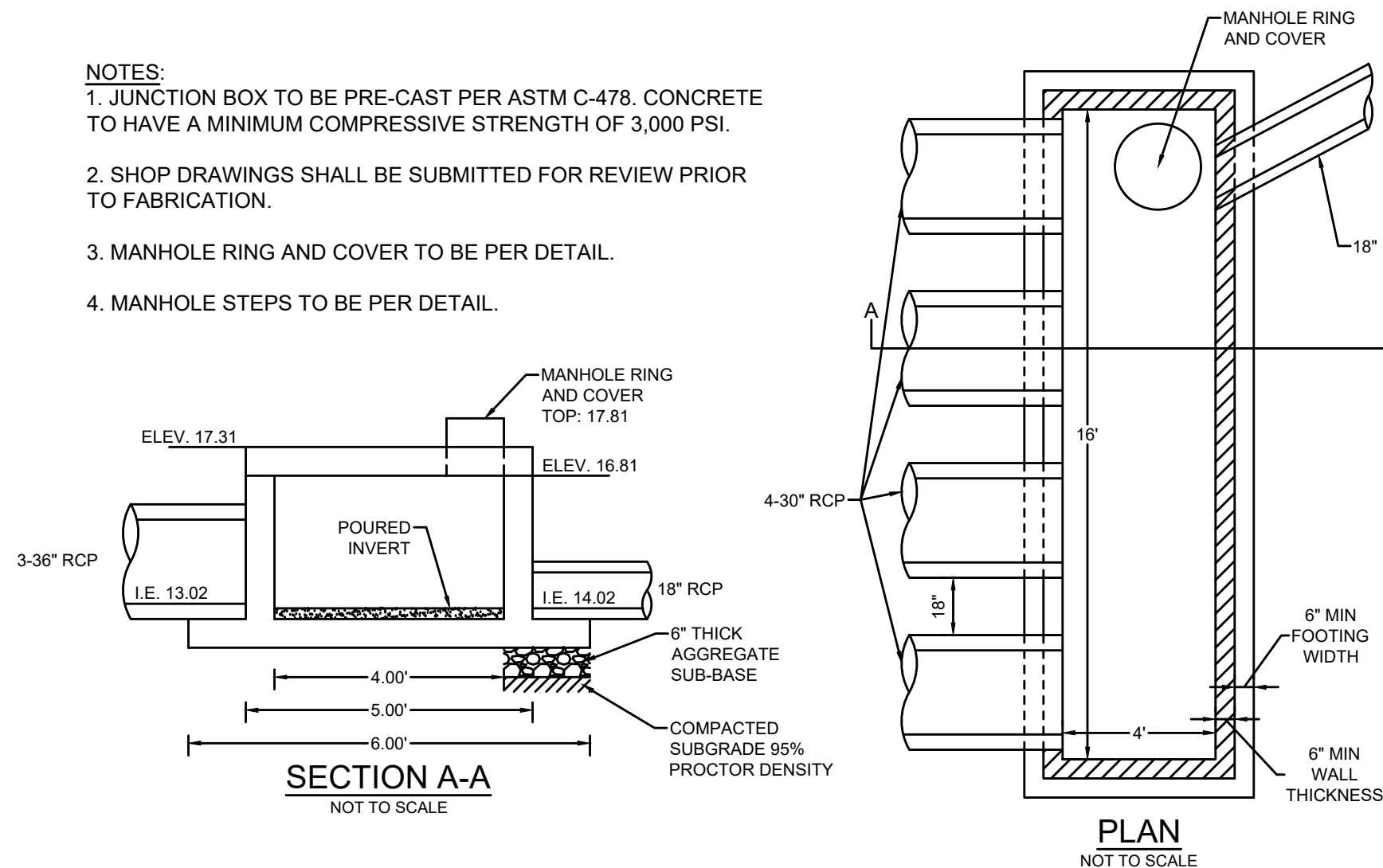


BIO-RETENTION AREA 01 CROSS SECTION  
NOT TO SCALE

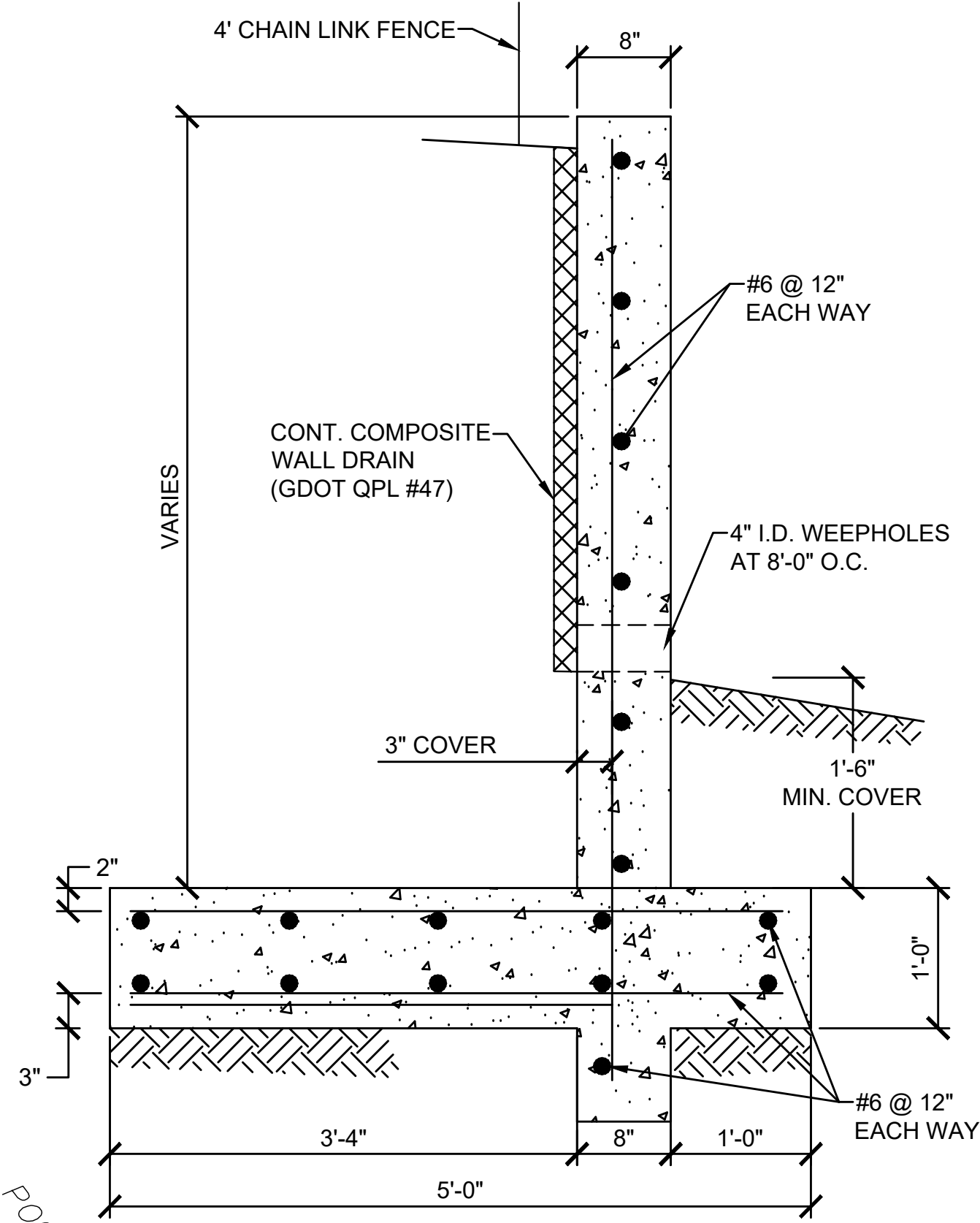


BIO-RETENTION AREA 02 CROSS SECTION  
NOT TO SCALE

- NOTES:
1. JUNCTION BOX TO BE PRE-CAST PER ASTM C-478. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
  2. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
  3. MANHOLE RING AND COVER TO BE PER DETAIL.
  4. MANHOLE STEPS TO BE PER DETAIL.

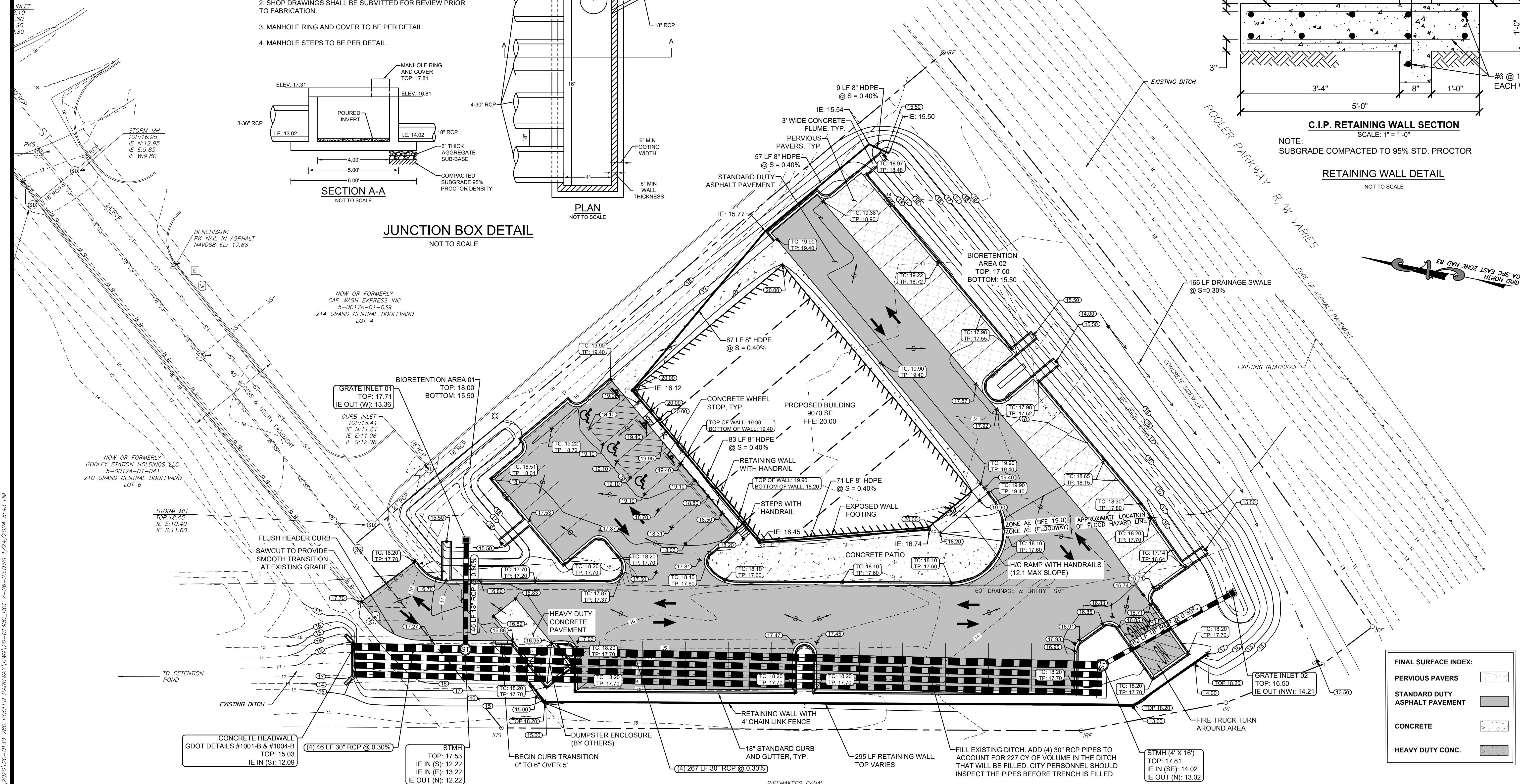


JUNCTION BOX DETAIL  
NOT TO SCALE



C.I.P. RETAINING WALL SECTION  
SCALE: 1" = 1'-0"  
NOTE: SUBGRADE COMPACTED TO 95% STD. PROCTOR

RETAINING WALL DETAIL  
NOT TO SCALE



FINAL SURFACE INDEX:

|                                |  |
|--------------------------------|--|
| PERVIOUS PAVERS                |  |
| STANDARD DUTY ASPHALT PAVEMENT |  |
| CONCRETE                       |  |
| HEAVY DUTY CONC.               |  |

| NO. | REVISION DESCRIPTION         | DATE       |
|-----|------------------------------|------------|
| 1   | REVISIONS PER CITY OF POOLER | 9/1/2021   |
| 2   | REVISIONS PER CITY OF POOLER | 10/26/2021 |
| 3   | REVISIONS PER CITY OF POOLER | 11/1/2021  |
| 4   | REVISIONS PER CITY OF POOLER | 8/1/2023   |

EMC ENGINEERING SERVICES, INC.  
10 Chatham Center South, Suite 100  
Savannah, GA 31405  
P: (912) 232-5553  
F: (912) 232-5553  
savannah@emc-eng.com  
www.emc-eng.com

PAVING, GRADING, & DRAINAGE PLAN

COMMERCIAL SPACE  
780 POOLER PARKWAY  
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:  
COMBAT VETERANS, LLC

PROJECT NO.: 20-0130  
DRAWN BY: MRK  
DESIGNED BY: MRK  
SURVEYED BY: BREWER  
SURVEY DATE: 2018  
CHECKED BY: ABM  
SCALE: 1" = 20'  
DATE: JULY 2023

SHEET  
6  
OF 17



1. A RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 3 PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE.

2. COMMERCIAL, INDUSTRIAL AND INDUSTRIAL REQUIREMENT—THE MINIMUM ALLOWABLE POST DEVELOPMENT TREE COVERAGE FOR ALL DEVELOPMENT SITES SHALL BE 15 EXISTING TREES (EXCLUDING PINE TREES AND SWEET GUMS), EIGHT-INCH DIAMETER AT BREAST HEIGHT (DBH) OR LARGER PER ACRE DEVELOPABLE LAND. THE MINIMUM BUFFER REQUIREMENT SHALL BE 15 EXISTING TREES, EIGHT-INCH DBH OR LARGER, PER ACRES (DBH FOR LIVE OAKS MUST BE DESIGNATED ON THE LANDSCAPE PLAN AND MAY COUNT AS FIVE TREES TOWARDS MEETING THE MINIMUM ALLOWABLE COVERAGE. EACH TREE WITH A DIAMETER OF 38 INCHES DBH OR LARGER (30 INCHES DBH OR LARGER FOR LIVE OAKS) SHALL BE DESIGNATED AS A "PREFERRED SPECIES" TREE. THE LANDSCAPE PLAN AND MAY COUNT AS TEN TREES TOWARDS MEETING THE MINIMUM ALLOWABLE COVERAGE.

3. A TREE WITH DBH OF 24" (EXCEPT SWEET GUMS AND PINES), LIVE OAKS WITH DBH OF 18" PREFERRED SPECIES TREE. THE MINIMUM ALLOWABLE COVERAGE SHALL BE 15 EXISTING TREES, EIGHT-INCH DBH OR LARGER. PREFERRED SPECIES IF THE SAME SPECIES IS NOT AVAILABLE, TOTALING THE SAME NUMBER OF INCHES IN DIAMETER WILL BE REQUIRED. REPLACEMENT TREES SHALL HAVE A MINIMUM DBH OF SIX INCHES.

4. THE MINIMUM TREE DENSITY SHALL BE 20 TREES PER ACRE.

5. PARKING LOT ISLANDS - A 400 SF (MIN) LANDSCAPED ISLAND AREA WITH AT LEAST 1 PREFERRED TREE IS REQUIRED FOR EVERY 12 PARKING SPACES.

6. TREES WITHIN THE BUFFER ZONE MUST BE OPEN AND UNPAVED, EXCEPT WHERE APPROVED PERVIOUS PAVING MAY BE UTILIZED OR TREE AERATION SYSTEMS AND TREE WALLS ARE INSTALLED.

7. THE PROTECTION ZONE IS DEFINED AS A CIRCLE WITH A RADIUS OF 1' PER 1" DBH EXTENDING OUTWARDLY FROM THE TRUNK TO BE PROTECTED TO THE EDGE OF THE DRIVEWAY. THE PROTECTION ZONE RESTRICTIONS SHALL BE ENFORCED BY ERECTING A SIGNIFICANT BARRIER, NOT BE LESS THAN 4' HIGH, BE PROMINENT VISUAL AND ERECTED COMPLETELY AROUND THE PROTECTION ZONE. THE USE OF ORANGE POLYETHYLENE SAFETY FENCING OR A SIMILAR MATERIAL IS REQUIRED AS A MINIMUM.

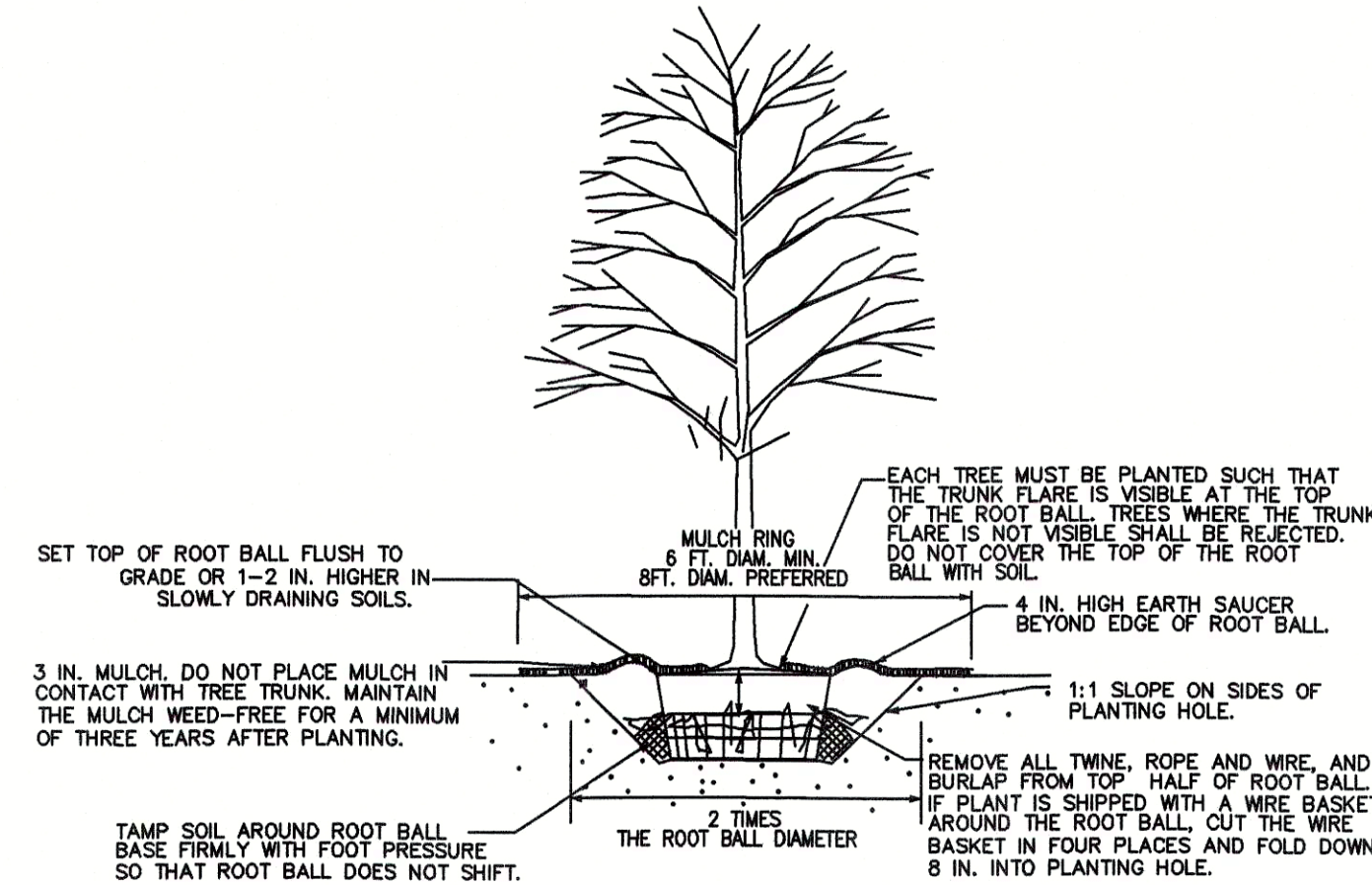
8. THE PROTECTION ZONE SHALL NOT BE LESS THAN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.

9. ALL TREES AND LANDSCAPED AREAS SHALL BE PROVIDED WITH A MEANS FOR DELIVERY OF WATER IN A QUANTITY THAT IS SUFFICIENT TO ESTABLISH AND MAINTAIN THE VIABILITY OF THE PLANTS; A WATER SUPPLY SYSTEM, SUCH AS A SPRINKLER OR OTHER EQUIPMENT, SHALL BE PROVIDED TO MAINTAIN THE PLANTS IN THE SPACE PROVIDED THAT SITE GRADING OR DEVELOPMENT ACTIVITIES WILL NOT RESULT IN DAMAGE TO SAID AREAS.

10. PREFERRED SPECIES—AMERICAN HOLLY, BIRCH, CYPRESS, DOGWOOD, HICKORY, LIVE OAK, MAGNOLIA, MAPLE, PECAN, SYCAMORE, WALNUT, WILLOW, DRAKE ELM, BOSQUE ELM, AND ALEE ELM.

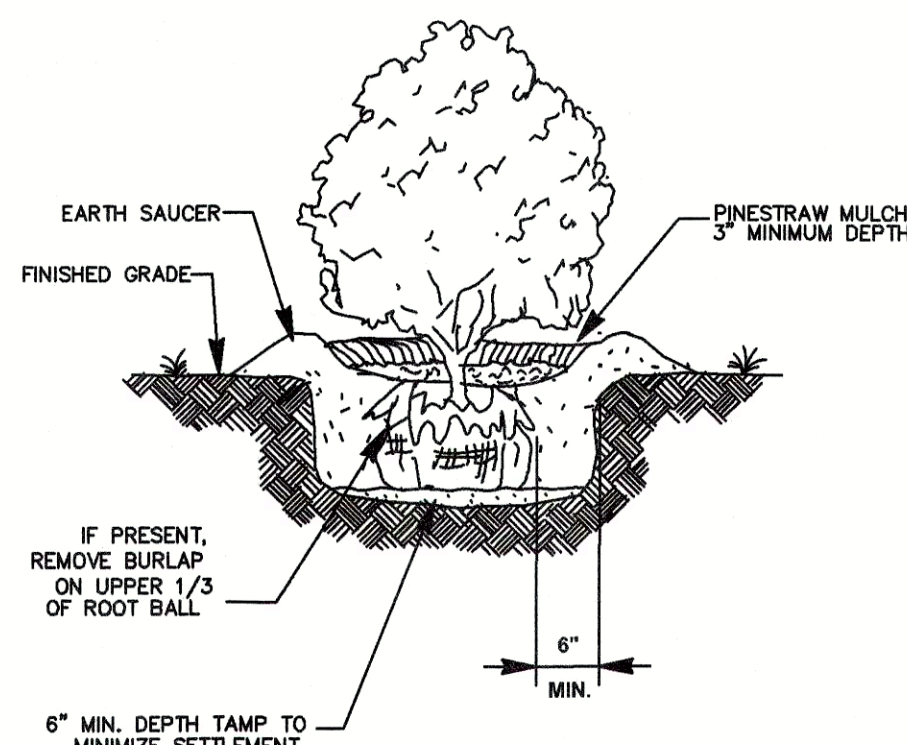
11. FOR MULTI-FAMILY, COMMERCIAL, PUBLIC INSTITUTIONAL OR INDUSTRIAL DEVELOPMENTS—AMERICAN HOLLY, BIRCH, CYPRESS, DOGWOOD, HICKORY, LIVE OAK, MAGNOLIA, MAPLE, PECAN, SYCAMORE, WALNUT, WILLOW, DRAKE ELM, BOSQUE ELM, AND ALEE ELM.

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY BERMUDA SO/SEED. OWNER WILL DETERMINE EXTENT OF SODDING VS. SEEDING. THE CONTRACTOR WILL UTILIZE EXISTING SEEDS ON SITE, HOWEVER, PROPER SEEDING TECHNIQUES WILL BE REQUIRED.
2. ALL PLANT BEDS SHALL BE MULCHED WITH 3" OF PINE STRAW OR AS DIRECTED BY OWNER.
3. NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO ANY PLANTING. PLANT INSTALLATION SHALL BE APPROVED BY ARCHITECT. CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
4. SEE DETAILS FOR SHRUB AND TREE INSTALLATION.
5. ALL PLANTINGS SHALL BE ADDED WITHIN 1" OF TOP CURB / EDGE OF PAVEMENT.
6. AN UNDERGROUND IRRIGATION SYSTEM, IF INSTALLED, SHALL COMPLY WITH ALL THE REQUIREMENTS AND REGULATIONS OF THE CITY AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRICAL WORK AND MATERIALS.
7. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY.
8. CONTRACTOR IS RESPONSIBLE FOR HISHER OWN TAKEOFF.
9. MONUMENT SIGNS SHOULD NOT DISPLACE REQUIRED LANDSCAPING.
10. SCREEN DUMPSTER AND RECYCLING BINS WITH MASONRY WALL TO MATCH THE BUILDING AND OPAQUE METAL GATES AND EVERGREEN PLANTINGS.
11. **GUARANTEE:**
12. THE CONTRACTOR SHALL GUARANTEE ALL WORKSMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION WATERING SCHEDULE.
13. THERE ARE NO SIGNIFICANT TREES ON SITE.



## NOTES

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



NOT TO SCALE

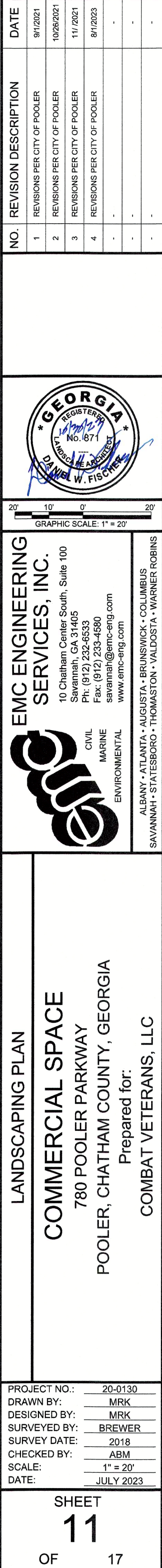
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERNAL TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL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

| PLANT SCHEDULE |      |                                             |                     |        |               |          |            |
|----------------|------|---------------------------------------------|---------------------|--------|---------------|----------|------------|
|                | ITEM | SCIENTIFIC NAME                             | COMMON NAME         | QTY    | SIZE          | SPACING  | NOTES      |
| SHRUBS         | ROCK |                                             | RIVER ROCK          | 220 SF | 2'-6" DIA     | -        | -          |
|                | MUC  | MUHLenbergia CAPILLARIS                     | PINK MUHLY GRASS    | 129    | 3 GAL         | 3' O.C.  | -          |
|                | LOR  | LOROPETALUM CHINENSIS "RUBY"                | RUBY LOROPETALUM    | 28     | 3 GAL         | 4' O.C.  | -          |
|                | VCD  | VIBURNUM OBOVATUM "MRS. SCHILLER'S DELIGHT" | WALTER'S VIBURNUM   | 82     | 3 GAL         | 3' O.C.  | -          |
| TREES          | AR   | ACER RUBRUM "OCTOBER GLORY" ★               | RED MAPLE           | 3      | 2'-2.5" CAL   | AS SHOWN | -          |
|                | CC   | CALLISTEMON CITRINUS                        | RED BOTTLEBRUSH     | 3      | 7 GAL         | AS SHOWN | -          |
|                | IOS  | ILEX OPACA 'SAVANNAH' ★                     | SAVANNAH HOLLY      | 8      | 2" CAL(8-10') | AS SHOWN | -          |
|                | LIC  | LAGERSTROEMIA INDICA CATAWBA                | CRAPHE MYRTLE       | 1      | 1" CAL(7-8')  | AS SHOWN | PURPLE FL. |
|                | QV   | QUERCUS VIRGINIANA                          | LIVE OAK            | 11     | 2'-2.5" CAL   | AS SHOWN | -          |
|                | TD   | TAXODIUM DISTICHUM ★                        | BALD CYPRRESS       | 1      | 2'-2.5" CAL   | AS SHOWN | -          |
|                | UA   | ULMUS ALATA ★                               | WINGED AMERICAN ELM | 2      | 2'-2.5" CAL   | AS SHOWN | -          |

### LANDSCAPING LEGEND

|                                                                                       |                               |
|---------------------------------------------------------------------------------------|-------------------------------|
|  | PROPOSED LARGE TREE           |
|  | PROPOSED SMALL TREE           |
|  | PROPOSED SHRUB                |
|  | PROPOSED PLANT QUANTITIES     |
|  | PROPOSED GROUND COVERS        |
|  | PROPOSED PLANT TYPE DIVISIONS |

\* 1.62 AC X 15 = 25 HARDWOOD TREES REQUIRED  
25 HARDWOOD TREES PROVIDED







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

**ATTACHMENT C**

January 29<sup>th</sup>, 2024

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

Dear Mr. Metzger,

I am pleased to provide you with a recommendation for Approval of the site plans for 780 Pooler Pkwy, which is provided below.

### **Site Plan Review**

Submittal Documents:                      Site Development Plans.....*Jan. 2024*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws 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 ordinances and regulations. All required permits, documentation, and 3<sup>rd</sup> party approvals pursuant to land disturbing activity and land development shall be provided and found acceptable to the City of Pooler. 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](mailto:tshoemaker@eomworx.com) or (912) 445-0050 ext. 4400.

Sincerely,

*Trevor Shoemaker*  
**Trevor Shoemaker**  
Project Manager  
EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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



Ph: 912.445.0050  
F: 912.756.5882





EOM Operations

*Your solution to a better tomorrow*

OPERATIONS

CC: Nicole Dixon; Director of Planning & Development – City of Pooler  
Brian Crooks; City Planner - City of Pooler  
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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



Ph: 912.445.0050  
F: 912.756.5882





**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Site Plan for 125 Coleman Blvd

|                                 |                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #231340                                                                                                                                                                                                                                                                                                                                                                   |
| P&Z Meeting Date:               | February 12, 2024                                                                                                                                                                                                                                                                                                                                                         |
| City Council Meeting Date:      | TBD, subject to conditional use approval                                                                                                                                                                                                                                                                                                                                  |
| Applicant and Authorized Agent: | Lauren Davenport (Thomas & Hutton)                                                                                                                                                                                                                                                                                                                                        |
| Location (Address):             | 125 Coleman Blvd                                                                                                                                                                                                                                                                                                                                                          |
| Parcel (PIN):                   | 50985 04075                                                                                                                                                                                                                                                                                                                                                               |
| Acreage:                        | 7.21 total – 3.25 disturbed                                                                                                                                                                                                                                                                                                                                               |
| Zoning:                         | I-1 (Light Industrial)                                                                                                                                                                                                                                                                                                                                                    |
| Proposed Use:                   | Warehouse expansion                                                                                                                                                                                                                                                                                                                                                       |
|                                 |                                                                                                                                                                                                                                                                                                                                                                           |
| Staff Recommendation:           | <p>Approval subject to \$19,950 being paid into the City Tree Fund</p> <ul style="list-style-type: none"> <li>The following items are needed for scheduling a pre-construction meeting: City of Savannah ROW Permit.</li> </ul>                                                                                                                                           |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                                                                                                                                                                                     |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                                                                                                                                                                                         |
|                                 |                                                                                                                                                                                                                                                                                                                                                                           |
| Zoning Action Standards:        | <ol style="list-style-type: none"> <li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <ul style="list-style-type: none"> <li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li> </ul> </li> </ol> |



2. Whether the site plan provides for adequate pedestrian and traffic access.
  - The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
  - The 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).
  - 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.
  - The site plan complies with the provisions related to the location of uses/development areas, development standards for industrial 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.
  - 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.
  - 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.
  - 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.
  - The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
  - The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

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

*A great place to Live, Work and Play*

## **Project #231340 - 125 Coleman Blvd**

**02/07/2024**

☐ Parcels







# POOLER, GEORGIA

PREPARED FOR:  
STEPHEN GREEN PROPERTIES  
111 BARNARD STREET, SUITE 301  
P.O. BOX 10143  
SAVANNAH, GA 31401

TM# 5-0985-04-075

SEPTEMBER 8, 2023

REVISÉD: 1-25-24

J-27940.00001

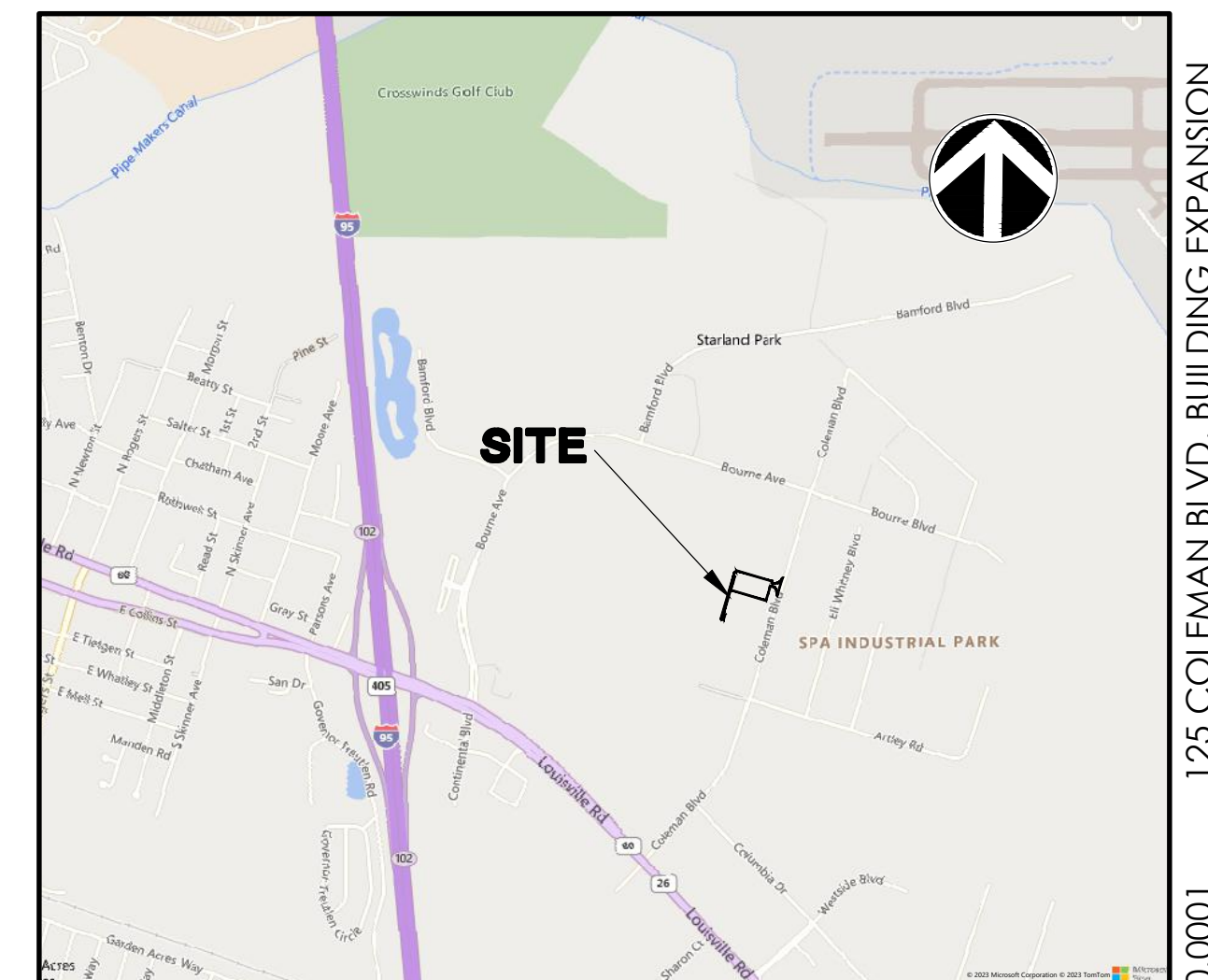
PREPARED BY:



JASON O. CHAMBLESS  
GSWCC LEVEL II  
DESIGN PROFESSIONAL  
CERTIFICATION  
#0000055539  
EXPIRATION DATE:  
9/12/2026



PERMIT SET - FOR REVIEW PURPOSES ONLY



VICINITY MAP  
SCALE: 1" = 2000'

| Sheet Number | Sheet Title                    |
|--------------|--------------------------------|
| C0           | COVER SHEET                    |
| G0.1         | GENERAL NOTES AND INDEX        |
| EX1.1        | EXISTING CONDITIONS PLAN       |
| EC0.1        | EROSION CONTROL NOTES          |
| EC0.2        | EROSION CONTROL NOTES          |
| EC0.3        | EROSION CONTROL NOTES          |
| EC1.1        | EROSION CONTROL - INITIAL      |
| EC2.1        | EROSION CONTROL - INTERMEDIATE |
| EC3.1        | EROSION CONTROL - FINAL        |
| EC4.1        | EROSION CONTROL DETAILS        |
| EC4.2        | EROSION CONTROL DETAILS        |
| C1.1         | SITE LAYOUT PLAN               |
| C2.1         | PAVING, GRADING, AND DRAINAGE  |
| C2.3         | SITE DETAILS                   |
| C2.4         | SITE DETAILS                   |
| L1.1         | TREE PERMIT PLAN               |
| L1.2         | PLANTING DETAILS AND NOTES     |
| L1.3         | LANDSCAPING SPECIFICATIONS     |

| REVISION HISTORY |                                                                                          |     |          |
|------------------|------------------------------------------------------------------------------------------|-----|----------|
|                  |                                                                                          |     |          |
|                  |                                                                                          |     |          |
|                  |                                                                                          |     |          |
|                  |                                                                                          |     |          |
|                  |                                                                                          |     |          |
|                  |                                                                                          |     |          |
| 3                | REVISED TO ADD TREES AND PAYMENT INFORMATION PER CITY OF POOLER REQUIREMENTS – PAGE 11.1 | RPT | 01–25–24 |
| 2                | REVISED PER CITY OF POOLER COMMENTS                                                      | WEW | 12–12–23 |
| 1                | REVISED PER GSWCC COMMENTS                                                               | WEW | 10–20–23 |
| REV. NO.         | REVISION                                                                                 | BY  | DATE     |

| SUBMITTAL HISTORY |      |
|-------------------|------|
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |
|                   |      |
| SUBMITTED TO      | DATE |



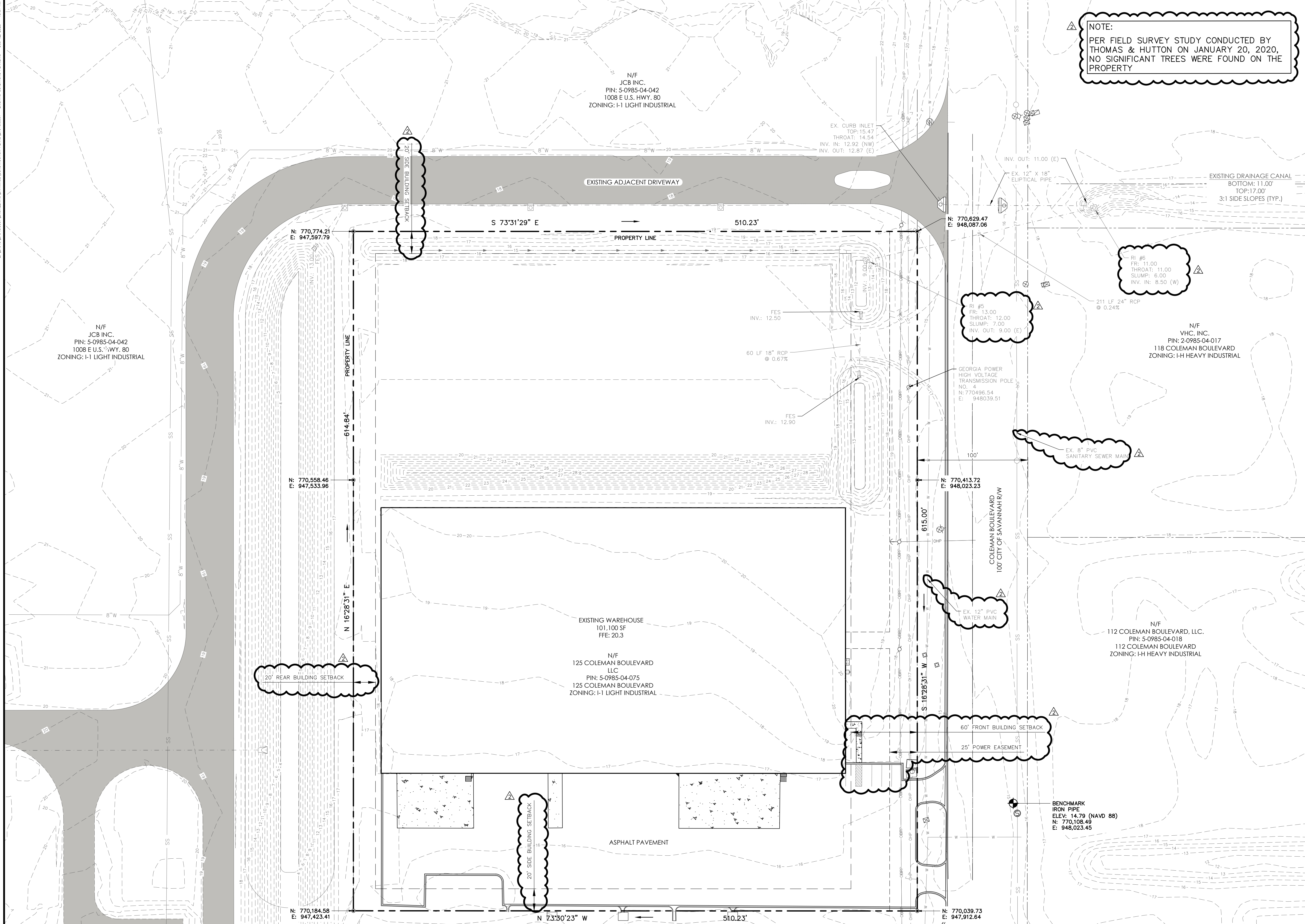
Know what's below.  
Call before you dig.



50 Park of Commerce Way  
Savannah, GA 31405  
p.912.234.5300  
www.thomasandhutton.com



Z:\27940\27940.000\UNSUBMITTED\DRAWINGS\CONSTRUCTION PLANS\27940.000 - DRAINAGE CONDITIONS PLAN.DWG - Dec 12, 2023 - 10:51 AM



NOTE:  
PER FIELD SURVEY STUDY CONDUCTED BY  
THOMAS & HUTTON ON JANUARY 20, 2020,  
NO SIGNIFICANT TREES WERE FOUND ON THE  
PROPERTY

| NO. | REVISED PER CITY OF POOLER COMMENTS | BY  | DATE     |
|-----|-------------------------------------|-----|----------|
| 2   | REVISED PER CITY OF POOLER COMMENTS | WEW | 12-12-23 |



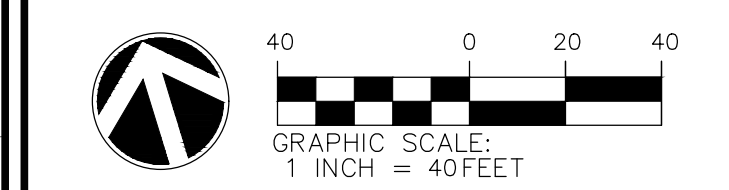
**THOMAS & HUTTON**  
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

EXISTING CONDITIONS PLAN

125 COLEMAN BLVD.  
BUILDING EXPANSION

PROJECT LOCATION:  
POOLER, GEORGIA

CLIENT/OWNER:  
STEPHEN GREEN PROPERTIES  
111 BARNARD STREET, SUITE 301  
P.O. BOX 10143  
SAVANNAH, GA 31401



DATUM: HORIZ.: NAD83 VERT.: NAVD88

|           |            |
|-----------|------------|
| JOB NO:   | 27940.0001 |
| DATE:     | 9-8-23     |
| DRAWN:    | WEW        |
| DESIGNED: | DSG        |
| REVIEWED: | LAD        |
| APPROVED: | JOC        |
| SCALE:    | 1" = 40'   |

EX1.1

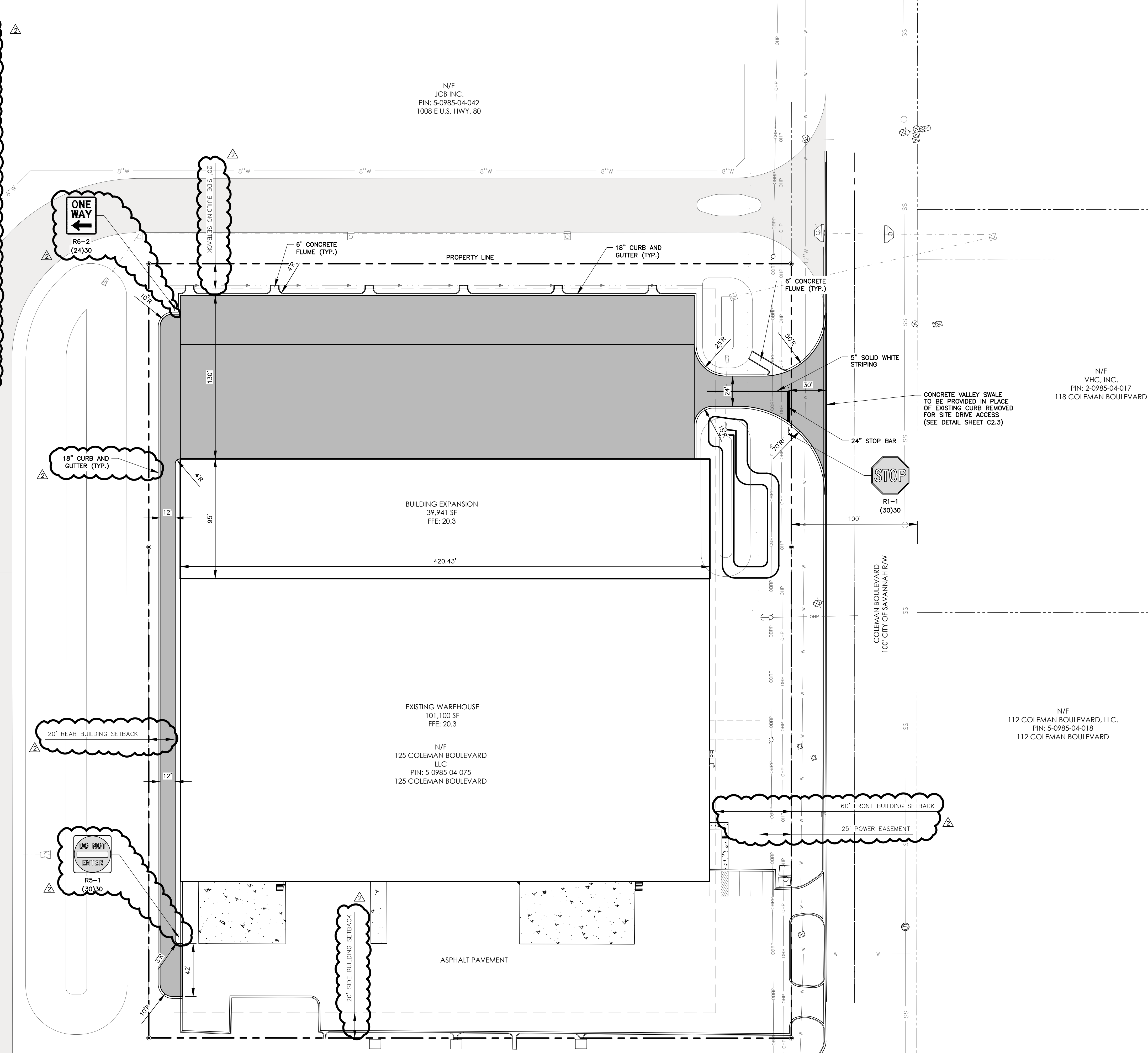
PERMIT SET - FOR REVIEW PURPOSES ONLY



2:27940.027940.0001\WORKING\G:\P\27940.0001 - SITE PLAN.DWG - Dec 12, 2023 - 10:53 AM

|                                                        |                 |
|--------------------------------------------------------|-----------------|
| EXISTING PARCEL ACREAGE                                | 7.21 AC.        |
| PIN 5-0985-04-075                                      |                 |
| PROPOSED PARCEL ACREAGE                                | 7.21 AC.        |
| DISTURBED PARCEL ACREAGE                               | 3.25 AC.        |
| TOTAL BUILDING AREA                                    | 141,041 SQ. FT. |
| REQUIRED SETBACKS                                      |                 |
| FRONT YARD SETBACK:                                    | 60 FT.          |
| SIDE YARD SETBACK:                                     | 20 FT.          |
| REAR YARD SETBACK:                                     | 20 FT.          |
| EXISTING LAND USE: WAREHOUSING                         |                 |
| PROPOSED LAND USE: WAREHOUSING                         |                 |
| CURRENT BUILDING HEIGHT:                               | 32 FT.          |
| MAXIMUM BUILDING HEIGHT:                               | 70 FT.          |
| TOTAL OPEN SPACE                                       | 51,263 SF.      |
| TOTAL IMPERVIOUS SPACE                                 | 262,456 SF      |
| TOTAL OPEN SPACE PROVIDED                              | 20%             |
| EXISTING ZONING DISTRICT - I-1                         |                 |
| PROPOSED ZONING DISTRICT - I-1                         |                 |
| 100 YEAR FLOOD - ZONE X                                |                 |
| FEMA PANEL: 13051C0126H                                |                 |
| TOTAL EMPLOYEE PARKING REQUIRED (CITY OF POOLER STDS.) | 5               |
| •WAREHOUSE (10 EMPLOYEES)                              |                 |
| = 1 SPACE PER EACH TWO EMPLOYEES                       |                 |
| AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT                |                 |
| TOTAL EXISTING EMPLOYEE PARKING                        |                 |
| NO ADDITIONAL EMPLOYEE PARKING IS PROPOSED             |                 |

NOTE:  
SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC BUILDING DIMENSIONS



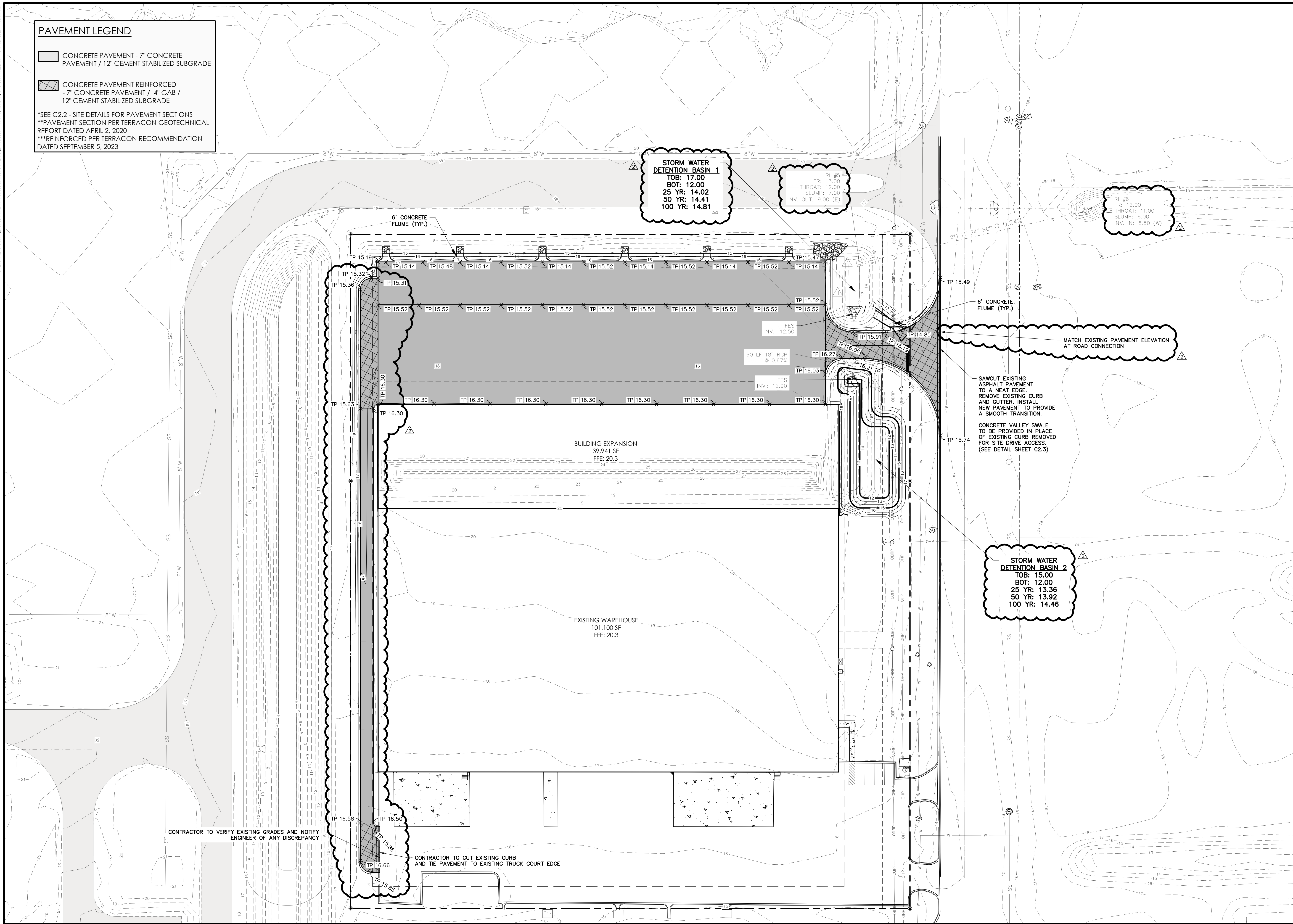


2:27940.0001.DWG (PAVING, GRADING, AND DRAINAGE) - DATE: 12/12/2023 - 10:53 AM

### PAVEMENT LEGEND

- CONCRETE PAVEMENT - 7" CONCRETE  
PAVEMENT / 12" CEMENT STABILIZED SUBGRADE
- CONCRETE PAVEMENT REINFORCED  
- 7" CONCRETE PAVEMENT / 4" GAB /  
12" CEMENT STABILIZED SUBGRADE

\*SEE C2.2 - SITE DETAILS FOR PAVEMENT SECTIONS  
\*\*PAVEMENT SECTION PER TERRACON GEOTECHNICAL  
REPORT DATED APRIL 2, 2020  
\*\*\*REINFORCED PER TERRACON RECOMMENDATION  
DATED SEPTEMBER 5, 2023



STORM WATER  
DETENTION BASIN 1  
TOB: 17.00  
BOT: 12.00  
25 YR: 14.02  
50 YR: 14.41  
100 YR: 14.81

RI #5  
FR: 13.00  
THROAT: 12.00  
SLUMP: 7.00  
INV. OUT: 9.00 (E)

RI #6  
FR: 12.00  
THROAT: 11.00  
SLUMP: 6.00  
INV. IN: 8.50 (W)

6" CONCRETE  
FLUME (TYP.)

6" CONCRETE  
FLUME (TYP.)

MATCH EXISTING PAVEMENT ELEVATION  
AT ROAD CONNECTION

SAWCUT EXISTING  
ASPHALT PAVEMENT  
TO A NEAT EDGE.  
REMOVE EXISTING CURB  
AND GUTTER. INSTALL  
NEW PAVEMENT TO PROVIDE  
A SMOOTH TRANSITION.

CONCRETE VALLEY SWALE  
TO BE PROVIDED IN PLACE  
OF EXISTING CURB REMOVED  
FOR SITE DRIVE ACCESS.  
(SEE DETAIL SHEET C2.3)

STORM WATER  
DETENTION BASIN 2  
TOB: 15.00  
BOT: 12.00  
25 YR: 13.36  
50 YR: 13.92  
100 YR: 14.46

BUILDING EXPANSION  
39,941 SF  
FFE: 20.3

EXISTING WAREHOUSE  
101,100 SF  
FFE: 20.3

CONTRACTOR TO VERIFY EXISTING GRADES AND NOTIFY  
ENGINEER OF ANY DISCREPANCY

CONTRACTOR TO CUT EXISTING CURB  
AND TIE PAVEMENT TO EXISTING TRUCK COURT EDGE

| NO. | REVISIONS                           | BY  | DATE     |
|-----|-------------------------------------|-----|----------|
| 2   | REVISED PER CITY OF POOLER COMMENTS | WEW | 12-12-23 |
| 1   | REVISED PER GSWCC COMMENTS          | WEW | 10-12-23 |



**THOMAS & HUTTON**

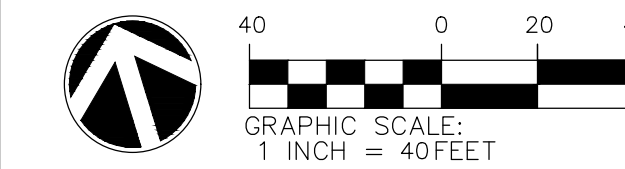
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

PAVING, GRADING, AND  
DRAINAGE

125 COLEMAN BLVD.  
BUILDING EXPANSION

PROJECT LOCATION:  
POOLER, GEORGIA

CLIENT/OWNER:  
STEPHEN GREEN PROPERTIES  
111 BARNARD STREET, SUITE 301  
P.O. BOX 10143  
SAVANNAH, GA 31401



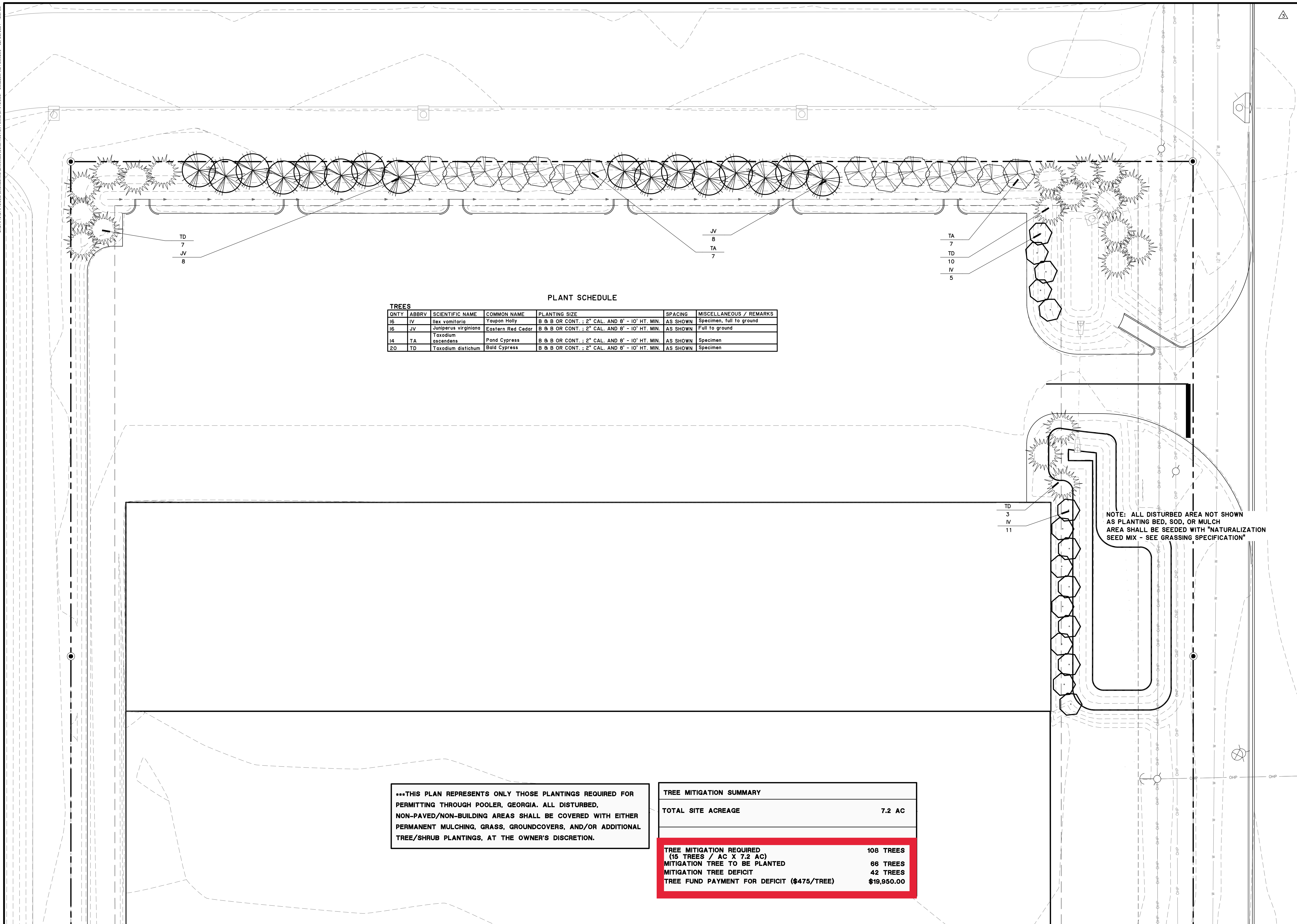
DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 27940.0001  
DATE: 9-8-23  
DRAWN: WEW  
DESIGNED: DSG  
REVIEWED: LAD  
APPROVED: JOC  
SCALE: 1" = 40'

C2.1

PERMIT SET - FOR REVIEW PURPOSES ONLY





| PLANT SCHEDULE |       |                      |                   |                                               |          |                          |  |
|----------------|-------|----------------------|-------------------|-----------------------------------------------|----------|--------------------------|--|
| TREES          |       |                      |                   |                                               |          |                          |  |
| QNTY           | ABBRV | SCIENTIFIC NAME      | COMMON NAME       | PLANTING SIZE                                 | SPACING  | MISCELLANEOUS / REMARKS  |  |
| 16             | IV    | Ilex vomitoria       | Yopoun Holly      | B @ B OR CONT.; 2" CAL. AND 8' - 10' HT. MIN. | AS SHOWN | Specimen, full to ground |  |
| 16             | JV    | Juniperus virginiana | Eastern Red Cedar | B @ B OR CONT.; 2" CAL. AND 8' - 10' HT. MIN. | AS SHOWN | Full to ground           |  |
| 14             | TA    | Taxodium ascendens   | Pond Cypress      | B @ B OR CONT.; 2" CAL. AND 8' - 10' HT. MIN. | AS SHOWN | Specimen                 |  |
| 20             | TD    | Taxodium distichum   | Bald Cypress      | B @ B OR CONT.; 2" CAL. AND 8' - 10' HT. MIN. | AS SHOWN | Specimen                 |  |

NOTE: ALL DISTURBED AREA NOT SHOWN  
AS PLANTING BED, SOD, OR MULCH  
AREA SHALL BE SEEDED WITH "NATURALIZATION  
SEED MIX - SEE GRASSING SPECIFICATION"

|     |                                                                                    |     |          |
|-----|------------------------------------------------------------------------------------|-----|----------|
| 3   | REVISED TO ADD TREES AND<br>PAYMENT INFORMATION PER<br>CITY OF POOLER REQUIREMENTS | RPT | 01-25-24 |
| 2   | REVISED PER CITY OF POOLER<br>COMMENTS                                             | WEW | 12-12-23 |
| NO. | REVISIONS                                                                          | BY  | DATE     |



THOMAS  
&  
HUTTON

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

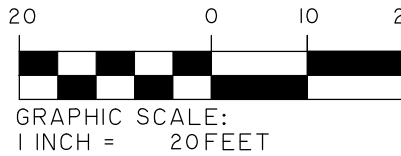
# TREE PERMIT PLAN

125 COLEMAN BLVD.  
BUILDING EXPANSION

**PROJECT LOCATION:**  
POOLER, GEORGIA

CLIENT/OWNER:

STEPHEN GREEN PROPERTIES  
III BARNARD STREET, SUITE 300  
P.O. BOX 10143  
SAVANNAH, GA 31401



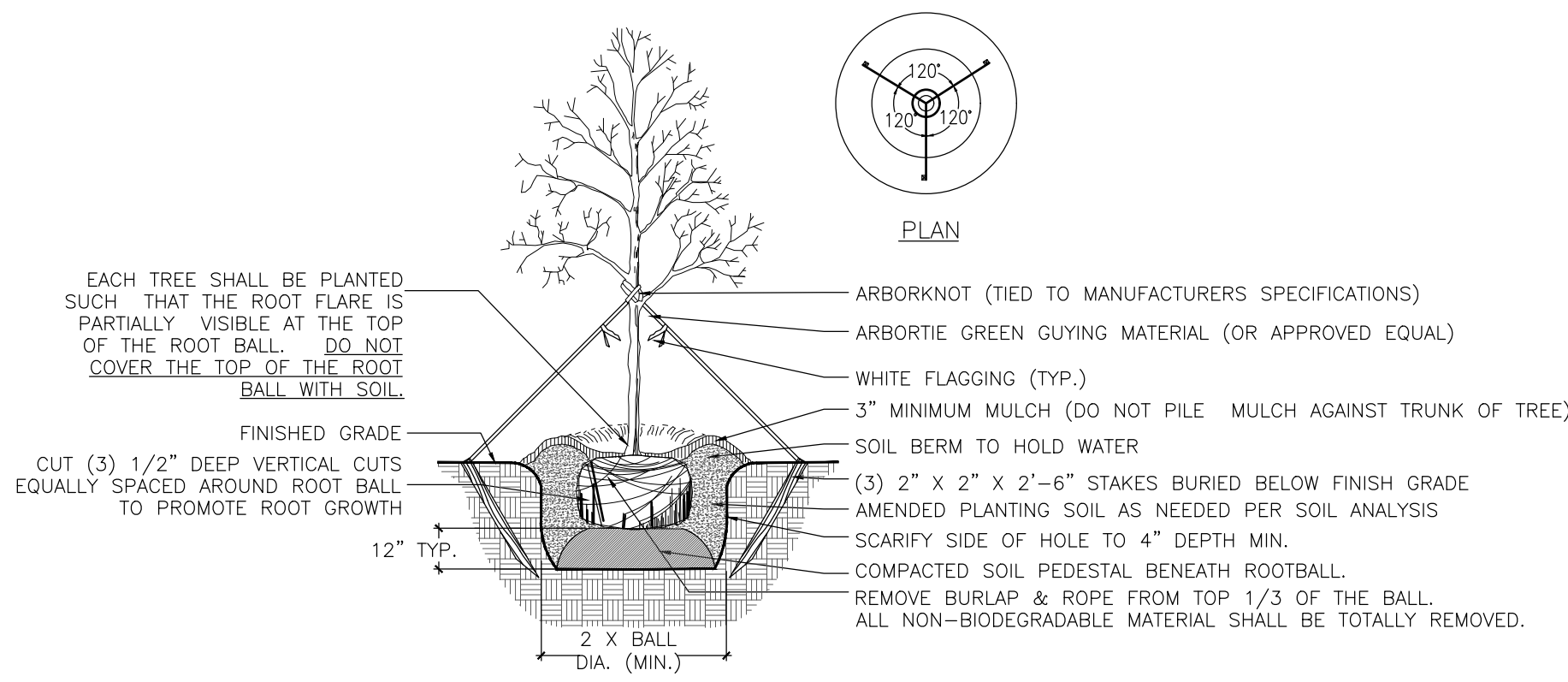
DATUM: HORIZ.: NAD83

VERT.: NAVD86

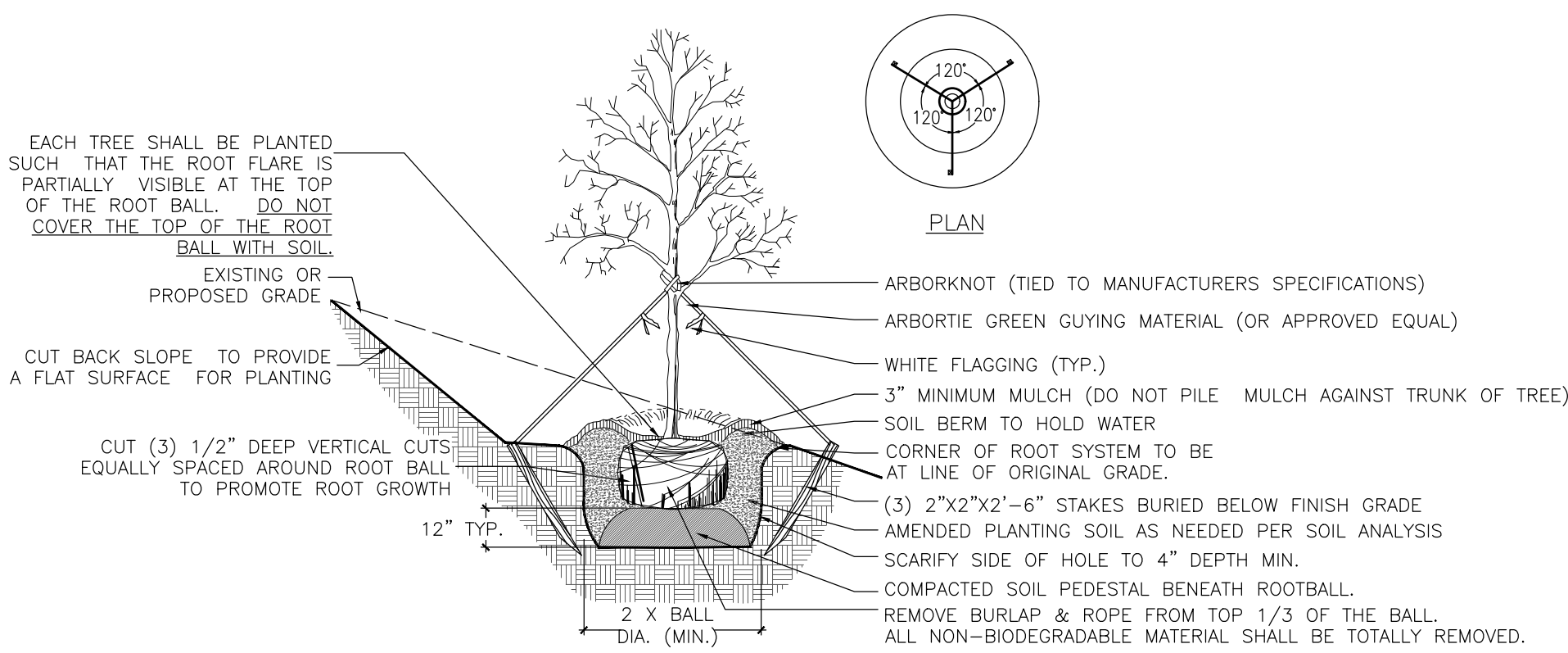
|           |            |
|-----------|------------|
| JOB NO:   | 27940.0001 |
| DATE:     | 9-8-23     |
| DRAWN:    | CT         |
| DESIGNED: | CT         |
| REVIEWED: | RPT        |
| APPROVED: | RPT        |
| SCALE:    | 1" = 20'   |

## L1.1





- NOTES:
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
  - 2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
  - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
  - 4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
  - 5) NEVER CUT A CENTRAL LEADER.
  - 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
  - 7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



- NOTES:
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
  - 2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
  - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
  - 4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
  - 5) NEVER CUT A CENTRAL LEADER.
  - 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
  - 7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



### GENERAL PLANTING / IRRIGATION NOTES:

1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL ~~NOT BE CONSIDERED A CHANGE ORDER.~~)
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.

15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH.

19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO COORDINATE WITH THE OWNER IF IRRIGATION IS TO BE PROVIDED. WATERING DURING THE ESTABLISHMENT AND WARRANTY PERIOD IS REQUIRED.
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE POOLER, GEORGIA APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.



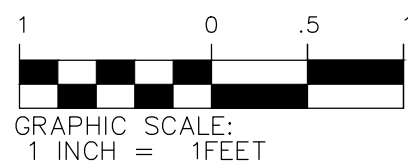
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

### PLANTING DETAILS AND NOTES

125 COLEMAN BLVD.  
BUILDING EXPANSION

PROJECT LOCATION:  
POOLER, GEORGIA

CLIENT/OWNER:  
STEPHEN GREEN PROPERTIES  
111 BARNARD STREET, SUITE 301  
P.O. BOX 10143  
SAVANNAH, GA 31401



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 27940.0001  
DATE: 9-8-23  
DRAWN: CT  
DESIGNED: CT  
REVIEWED: RPT  
APPROVED: RPT  
SCALE: 1" = 1'

L1.2



2:379440.0001 UNDESIGNED PLANNING CONSTRUCTION PLAN 027940.0001 - LANDSCAPING PLAN.DWG - Dec 12, 2023 - 10:53 AM

LANDSCAPING

PART 1 - GENERAL

1.1 DESCRIPTION

- A. The work covered in this section consists of soil preparation, fine grading, lawns, trees, shrubs and ground cover plantings, their protection and maintenance of planted areas until acceptance.

1.2 RELATED WORK

- A. See Civil and Landscape plans and specifications.

1.3 QUALITY ASSURANCE

- A. Qualifications of Workmen: Contractor shall provide at least one person present at all times during execution of work that is thoroughly familiar with the type of materials being installed and proper equipment and methods for their installation and who shall direct all work performed under this section.
- B. Standards: All seed, sod, trees, shrubs, and ground covers shall meet or exceed the specifications of Federal, State, County and / or Municipality laws requiring inspection for disease and insect control.
  - 1. Plants and planting methods shall conform to the latest edition of American Standard for Nursery Stock, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, DC 20005
  - 2. Plants shall be true and representative of their genus, species, cultivar, or variety. Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the county in which it is grown unless the specifications include additional details.
- 3. Prior to ordering any plant material, representative photos of each species shall be provided for review and acceptance.
- 4. One of each bundle or lot shall be tagged with name and size of the plant in accordance with American Nursery & Landscape Association standards. In all cases, botanical names shall take precedence over common names. Landscape Architect should be consulted in the event questions arise about nomenclature of plants to be used and their availability.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging and location of packaging. Damaged packages are not acceptable.
- B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.
- C. Deliver sod on pallets.
- D. Handling of plants shall be by lifting the root mass or container and not by lifting plant by trunk or branches. Handling of plants in an improper fashion shall be cause for rejection of plant materials. Care must be taken during all phases of the location and planting procedures not to damage root system, trunk or branches. All plant materials shall be planted as soon after arrival at the site as possible. Contractor is responsible for keeping plants safe from injury by the construction activity and watered to prevent drying out before planting. Balled and burlapped plants shall be "Heeled-in" and protected with burlap or other accepted material if they cannot be planted upon delivery. Plants with broken major branches, badly bruised or damaged bark are not acceptable and will be rejected.

1.5 PLANTING DATES

- A. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if temperature is below freezing or above 90 degrees. Planting at any other time other than the planting season is the Contractor's option and full responsibility and without additional compensation. Planting may, at the option of the Contractor, be postponed into the following planting season but without additional compensation provided the Owner and local governing jurisdiction have approved.
- C. Planting dates for sod, sprigging or seeding shall be per the grassing specification.

1.6 MEASUREMENT AND PAYMENT

- A. Measurement - The items listed in the proposal shall be considered as sufficient to complete the work in accordance with the plans and specifications. Any portion of the work not listed in bid form, but required to complete the work, shall be deemed to be a part of the item with which it is associated and shall be included in the cost of the unit shown on the bid form.
- B. Payment - Payment for the unit shown on the bid form shall be considered to cover the cost of all labor, material, equipment, and performing all operations necessary to complete the work in place. No payment will be made for any material wasted, used for the convenience of the Contractor, unused or rejected.
  - 1. Trees, Shrubs, and Groundcovers - Will be paid for at the contract unit price for planted/installed and accepted trees, shrubs, and groundcovers.
  - 2. Payment for grassing will be made per the grassing specification.
  - 3. Clearing - Will be paid for at the lump sum price for clearing.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Contractor shall, at time of delivery, furnish Owner and / or Landscape Architect with invoices of all materials received; in order the quality and source of materials may be reviewed.

2.2 TOPSOIL

- A. TOPSOIL SHALL BE FERTILE, FRIABLE SOIL CONTAINING LESS THAN 5% TOTAL VOLUME OF THE COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN 1 INCH DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. THE PERCENT (%) OF THE ABOVE OBJECTS SHALL BE CONTROLLED BY SOURCE SELECTION NOT BY SCREENING THE SOIL. TOPSOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. IMPORTED TOPSOIL SHALL NOT CONTAIN WEED SEEDS IN QUANTITIES THAT CAUSE NOTICEABLE WEED INFESTATIONS IN THE FINAL PLANTING BEDS. IMPORTED TOPSOIL SHALL MEET THE FOLLOWING PHYSICAL AND CHEMICAL CRITERIA:
  - 1. SOIL TEXTURE: USDA LOAM, SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%. AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%.
  - 2. PH VALUE SHALL BE BETWEEN 5.5 AND 7.0.
  - 3. PERCENT ORGANIC MATTER (OM): 2.0-5.0%, BY DRY WEIGHT.
  - 4. SOLUBLE SALT LEVEL: LESS THAN 2 MMHO/CM.
  - 5. SOIL CHEMISTRY SUITABLE FOR GROWING THE PLANTS SPECIFIED.
- B. IMPORTED TOPSOIL SHALL BE A HARVESTED SOIL FROM FIELDS OR DEVELOPMENT SITES. THE ORGANIC CONTENT AND PARTICLE SIZE DISTRIBUTION SHALL BE THE RESULT OF NATURAL SOIL FORMATION. MANUFACTURED SOILS WHERE COARSE SAND, COMPOSTED ORGANIC MATERIAL OR CHEMICAL ADDITIVES HAS BEEN ADDED TO THE SOIL TO MEET THE REQUIREMENTS OF THIS SPECIFICATION SECTION SHALL NOT BE ACCEPTABLE. RETAINED SOIL PEDS SHALL BE THE SAME COLOR ON THE INSIDE AS IS VISIBLE ON THE OUTSIDE.
- C. IMPORTED TOPSOIL FOR PLANTING SOIL SHALL NOT HAVE BEEN SCREENED AND SHALL RETAIN SOIL PEDS OR CLODS LARGER THAN 2 INCHES IN DIAMETER THROUGHOUT THE STOCKPILE AFTER HARVESTING.
- D. STOCKPILED EXISTING TOPSOIL AT THE SITE MEETING THE ABOVE CRITERIA MAY BE ACCEPTABLE.
- E. PROVIDE A ONE GALLON SAMPLE FROM EACH IMPORTED TOPSOIL SOURCE(S) WITH REQUIRED SOIL TESTING RESULTS OF ALL EXISTING TOPSOIL TO BE USED. THE SAMPLE SHALL BE A MIXTURE OF THE RANDOM SAMPLES TAKEN AROUND THE SOURCE STOCKPILE OR FIELD.

2.3 SEED

- A. See grassing specification.

2.4 SPRIG

- A. See grassing specification.

2.5 SOD

- A. See grassing specification.

2.6 PLANT MATERIALS

- A. Provide all plant materials as indicated on the plans. In the event of any discrepancies between quantities of plants indicated on the plant schedule and those indicated on the plan, plan quantities shall govern.
- B. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. Plants shall be from a nursery within 300 miles north or south of the project location and shall have been grown under climate conditions similar to those in the locality of project. Trees for planting in rows shall be uniform in size and shape.
- B. Plants shall possess a normal balance between height and width. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size than specified may be used with no change in contract price.
- C. Plants shall be dug with firm natural balls of earth, of diameter not less than recommended by American Standard for Nursery Stock and of sufficient depth to include fibrous and feeding roots. Plants will not be accepted if ball is cracked or broken before or during planting operations.
- D. Trees specified for Street Tree Grade shall conform to standards of the A.N.L.A.:
  - 1. Suitable for planting as street trees.
  - 2. Free of branches to approximately 50% of height from ground.
  - 3. Crown of tree shall be in good balance with the trunk.

2.7 FERTILIZER

- A. Commercial fertilizer shall be slow release 5-10-10 or 6-12-12 (or as recommended by soil test), uniform in composition, free flowing, and suitable for application with appropriate equipment. Deliver to site unopened in manufacturer's standard containers showing weight, analysis and name of manufacturer. If stored on site, protect from the elements.

2.8 PEAT MOSS

- A. Peat moss shall be finely shredded, 90% organic moss peat, brown in color and suitable for horticultural purposes. Peat shall be measured in air dry condition, containing not more than 35% moisture by weight. Ash content shall not exceed 10%.

2.9 MULCH FOR TREES, SHRUBS, AND GROUND COVERS

- A. Mulch for non bio-retention areas shall be as shown on plans.
- B. Mulch for bio-retention areas shall be shredded hardwood.

2.10 STAKING EQUIPMENT

- A. Trees and palms shall be staked as shown in landscape plans.

2.11 WATER

- A. Contractor shall provide water to the project during the warranty and establishment period.

PART 3 - EXECUTION

3.1 FINE GRADING

- A. All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be fine graded, free of roots, debris and/or other objectionable material, before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the Contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.
- B. Planting and grassed areas, if not loose, shall be loosened to a minimum depth of 3-inches before fertilizer, seed or sod is applied.

3.2 FERTILIZER AND SOIL AMENDMENTS

- A. **Contractor shall provide Topsoil Analysis Tests that has been performed by a State Agricultural Experiment Station, Soil and Water Conservation District, State University, or other qualified private testing laboratory, as approved by Landscape Architect.**
- B. **Apply fertilizer and soil amendments after fine grading and mix thoroughly into upper 2 inches of soil.**
- C. **Fertilizer and other necessary soil amendments shall be applied at the rate recommended by Topsoil Analysis Test.**

3.3 SODDING

- A. See grassing specification.

3.4 SPRIGGING

- A. See grassing specification.

3.5 SEEDING

- A. See grassing specification.

3.6 SEED PROTECTION

- A. See grassing specification.

3.7 LAYOUT OF TREES, SHRUBS, AND GROUND COVERS

- A. All plants shall be placed in the proper location as shown on construction plans, allowing Landscape Architect to review all plant locations prior to actual planting. Landscape Architect may make minor adjustments which shall not be cause for changes to the contract price.

3.8 OBSTRUCTIONS BELOW GROUND

- A. Prior to excavating planting holes, Contractor shall determine the exact location of electrical, phone, or television cables or conduits, water, drainage or sewer lines, and any other subsurface structures and take precautions to protect them. Any damage to underground utilities shall be repaired immediately at the Contractor's expense.
- B. In the event rock, underground construction work, or other obstructions are encountered in any plant hole excavation under this contract, alternate locations may be selected. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and not less than six (6) inches below bottom of ball or roots when plant is properly set at the required grade. The Contractor shall be responsible for the removal of such rock or other underground obstructions encountered.

3.9 PLANTING HOLES

- A. For trees, shrubs and ground covers the planting hole shall be as shown on planting details in the plans. Do not leave planting holes open overnight. In the event that plant holes are dug and not planted in a timely manner, install four (4) foot high orange safety fencing around all excavated areas.

3.10 PLANTING TREES AND SHRUBS

- A. Shall be same as grown in the nursery and/or container soil level. Adjust bottom soil mix to insure proper planting level with the proposed surrounding grades. Check plants to insure proper vertical alignment.
- B. Fill holes to proper height to receive plant, and thoroughly tamp before setting the plant. Set plant in upright position in the center of the hole, and compact the backfill mixture around the ball or roots. Add soil amendments as required to improve fertility of existing soil and plant growing conditions.
  - 1. When balled or burlapped plants are set, compact topsoil around base of ball to fill all voids. All bindings shall be removed and the top half of burlap removed from around root ball. If burlap is made of natural fibers it can be laid back from the root mass or can be cut away. Remove all burlap if it is made of non-degradable material/fabric. All weeds growing on the root mass shall be removed prior to planting.
  - 2. Containerized plants shall have the container removed prior to planting. Care shall be taken to protect root mass from injury and the root mass intact. If root mass shows evidence of being bound or matted, three vertical 1/2" deep cuts shall be made on alternate sides of the root mass and roots pulled away slightly. This is to untangle roots which have begun to "circle" the root mass and to encourage new root growth. All weeds growing in the root mass shall be removed prior to planting.
  - 3. Roots of bare root plants shall be spread out and topsoil carefully worked in among them. Remove with a clean cut, any broken or frayed roots.

3.11 PLANTING GROUND COVERS

- A. Planting beds shall be thoroughly worked to a depth of twelve (12) inches incorporating fertilizer and other soil improvements at the recommended rate suggest by the soils test. Rake prepared planting bed until level, smooth and free from all soil, lumps, rocks, sticks and other deleterious materials. Bed area should be neatly outlined. Space the plants evenly as indicated on the drawings. Plant only in soil that is moist and friable, and not wet or soggy. In the case of planting in the open on hot days, shorten the time between planting and watering.

3.12 WATERING

- A. Thoroughly water each plant when the hole is 1/3 full, again at 2/3 full and then complete backfilling. Once backfilling is complete, water again, then tamp the soil in place until the surface of the backfill is level with the surrounding area and the plant bears the same relation of finished grade as it bore to existing grade before being dug.
- B. Earth saucers shall be constructed around the perimeter of planting holes of all trees and all single planted shrubs. Earth saucers shall be minimum 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub / groundcover plantings.
- C. All trees and shrubs to be hand watered on a regular basis as necessary during the warranty period.

3.13 SOIL MIX

- A. Shall be per existing soils on site with recommended amendments from soils test.

3.14 STAKING OF TALL PLANTS

- A. Shall be done only if site / environment conditions make if required. If required, trees and palms shall be staked as indicated on the plans.

3.15 MULCHING

- A. All plants shall be mulched with an evenly thick layer of clean mulch immediately after planting. Mass plant beds shall be completely mulched to the limits of the bed as shown on the plans. Limit of mulching for individual trees and shrubs shall be slightly beyond the saucer berm. The areas mulched shall be tidy and clean in appearance.

3.16 PRUNING

- A. Remove dead, broken or bruised branches after planting using clean, sharp tools.

3.17 WEEDING

- A. All planted areas shall be kept free from weeds and undesirable grasses until final acceptance by the Owner. See General notes on plans for additional information.

3.18 INSECT AND DISEASE CONTROL

- A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestations, Contractor shall identify nature of infestation and submit to Landscape Architect a proposed method of control. Contractor shall treat all infested plants at its expense. Should the infestation be wide spread and uncontrollable, plants affected shall be removed from site, fresh plants brought in and all other plants treated to prevent infestation of remaining plants at Contractor's expense.

3.19 CLEAN UP

- A. Contractor is responsible for removing all trash, debris, rubbish and all other materials associated with the construction from site on a daily basis. All tags, flags, and labels will be removed from plants and trees. The site shall be left broom clean and tidy. Clean up of the site is a prerequisite to final acceptance by the Owner.

PART 4 - MAINTENANCE AND WARRANTY

4.1 MAINTENANCE

- A. Protect all plantings (grass, plants and trees) until accepted by Owner. All damage, regardless of cause, shall be immediately repaired and plants replaced if necessary. Erect temporary fences, barricades, signs and other protection as needed to prevent trampling. Contractor is not responsible for replacement of damaged or missing plants and plant materials due to vandalism or other acts beyond the control of the Contractor if proper barriers or other safeguards have been maintained.
- B. Maintenance shall include but is not limited to watering, weeding, cultivating, removal of dead material, mulch reapplication, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.
- C. The Contractor shall repair immediately any areas damaged as a result of construction operations or erosion.
- E. The Contractor shall maintain all proposed plantings until final acceptance is issued by the Owner.
- F. At the end of the maintenance period, all plants shall be in a healthy growing condition. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace without additional cost to the Owner. Replacements required because of vandalism or other causes beyond the control of the Contractor are not part of this contract.

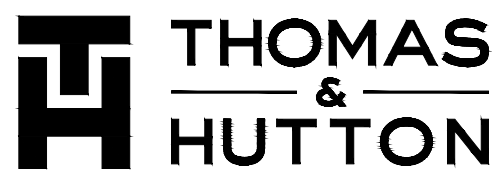
4.2 WARRANTY

- A. All shrubs, ground cover, and trees shall be guaranteed by the Contractor to be alive and healthy for a one year period after substantial completion is issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any plants will be required to be replaced.
- B. Any lawn, plant, or tree which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind.

END OF SECTION

PERMIT SET - FOR REVIEW PURPOSES ONLY

|     |           |  |  |    |      |
|-----|-----------|--|--|----|------|
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
|     |           |  |  |    |      |
| NO. | REVISIONS |  |  | BY | DATE |



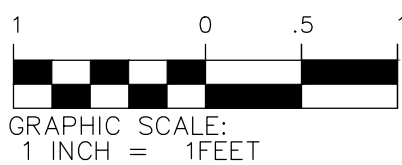
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

LANDSCAPING  
SPECIFICATIONS

125 COLEMAN BLVD.  
BUILDING EXPANSION

PROJECT LOCATION:  
POOLER, GEORGIA

CLIENT/OWNER:  
STEPHEN GREEN PROPERTIES  
111 BARNARD STREET, SUITE 301  
P.O. BOX 10143  
SAVANNAH, GA 31401



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO.: 27940.0001  
DATE: 9-8-23  
DRAWN: CT  
DESIGNED: CT  
REVIEWED: RPT  
APPROVED: RPT  
SCALE: 1" = 1'

L1.3





EOM Operations  
*Your solution to a better tomorrow*

January 30<sup>th</sup>, 2024

Jason O. Chambless, P.E.  
Thomas & Hutton  
50 Park of Commerce Way  
Savannah, GA 31405

Dear Mr. Chambless,

I am pleased to provide you with a recommendation for Approval of the site development plans for 125 Coleman Blvd Building Expansion, which is provided below.

#### Site Plan Review

|                             |                                       |                  |
|-----------------------------|---------------------------------------|------------------|
| <u>Submittal Documents:</u> | Site Plan.....                        | <i>Jan. 2023</i> |
|                             | Stormwater Management Report.....     | <i>Dec. 2023</i> |
|                             | Traffic Memo.....                     | <i>Dec. 2023</i> |
|                             | GSWCC Approval Letter.....            | <i>Dec. 2023</i> |
|                             | Stormwater Maintenance Agreement..... | <i>Dec. 2023</i> |

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, documentation, and 3<sup>rd</sup> party 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 and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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



Ph: 912.445.0050  
F: 912.756.5882





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

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

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

Sincerely,

*Trevor Shoemaker*

**Trevor Shoemaker**

Project Manager

EOM

CC: Nicole Dixon; Director of Planning & Development – City of Pooler  
Brian Crooks; City Planner - City of Pooler  
Liberto Chacon, P.E.; Sr. Vice President – EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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



Ph: 912.445.0050  
F: 912.756.5882





**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Site Plan for TTRES at 2300 Pooler Parkway

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #231157                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| P&Z Meeting Date:               | February 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| City Council Meeting Date:      | February 20, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Applicant and Authorized Agent: | Rusty Windsor (Kimley-Horn)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Location (Address):             | 2300 Pooler Parkway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Parcel (PIN):                   | 51009 01041                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Acreage:                        | 24.89 total – 21.77 disturbed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Zoning:                         | PUD [Savannah Quarters, Ph. 16]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Proposed Use:                   | Multi-family residential development [360 units, 10 buildings]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Zoning Action Standards:        | <ol style="list-style-type: none"> <li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <ul style="list-style-type: none"> <li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li> </ul> </li> <li>Whether the site plan provides for adequate pedestrian and traffic access. <ul style="list-style-type: none"> <li>The site plan complies with the provisions for access and circulation per the Savannah Quarters PUD; Sec. 11 of</li> </ul> </li> </ol> |



App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
  - The 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).
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.

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

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

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

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



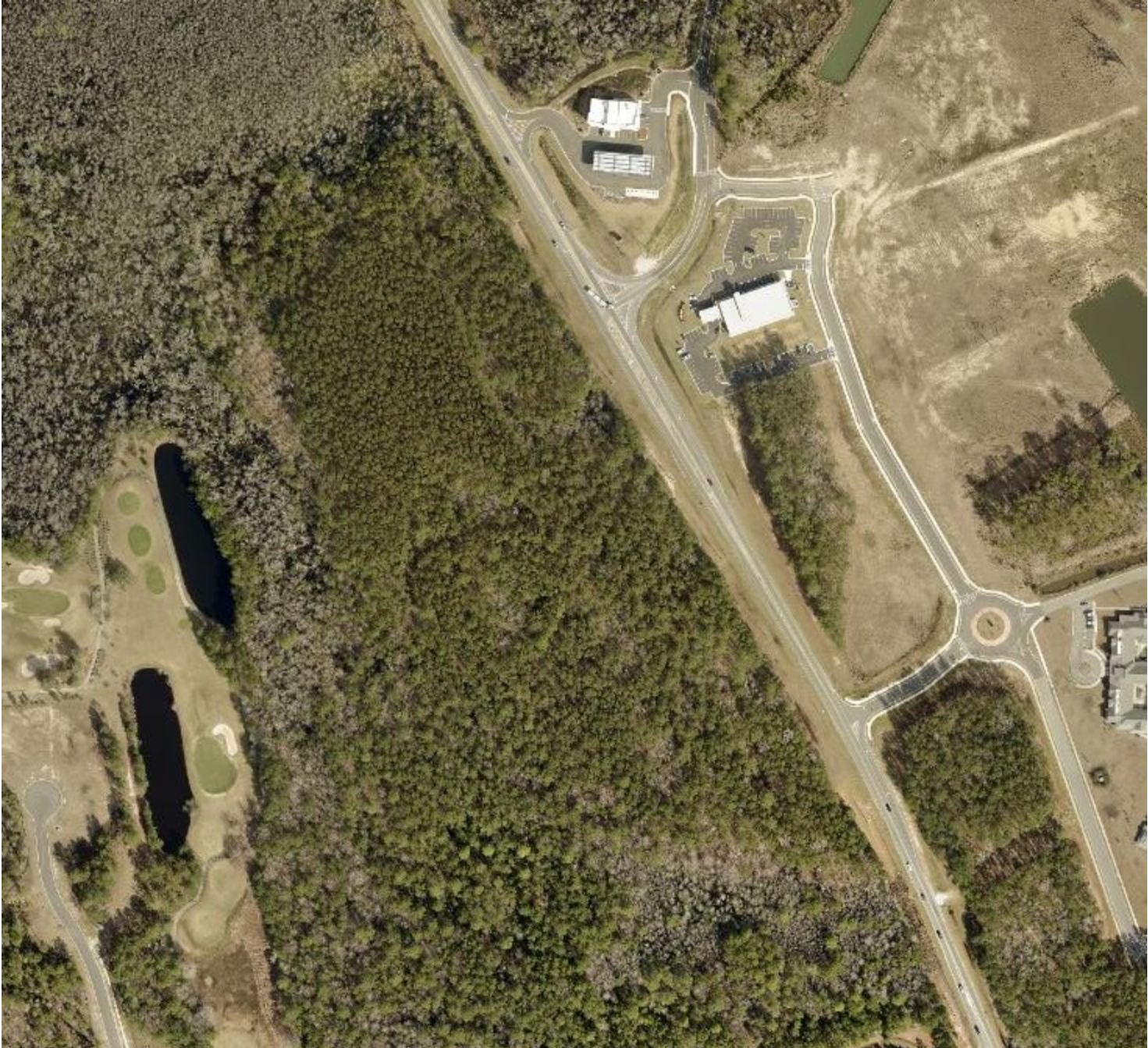
**CITY OF POOLER**  
GEORGIA*A great place to Live, Work and Play*

## Project #231157 - 2300 Pooler Parkway

02/08/2024

☐ Parcels



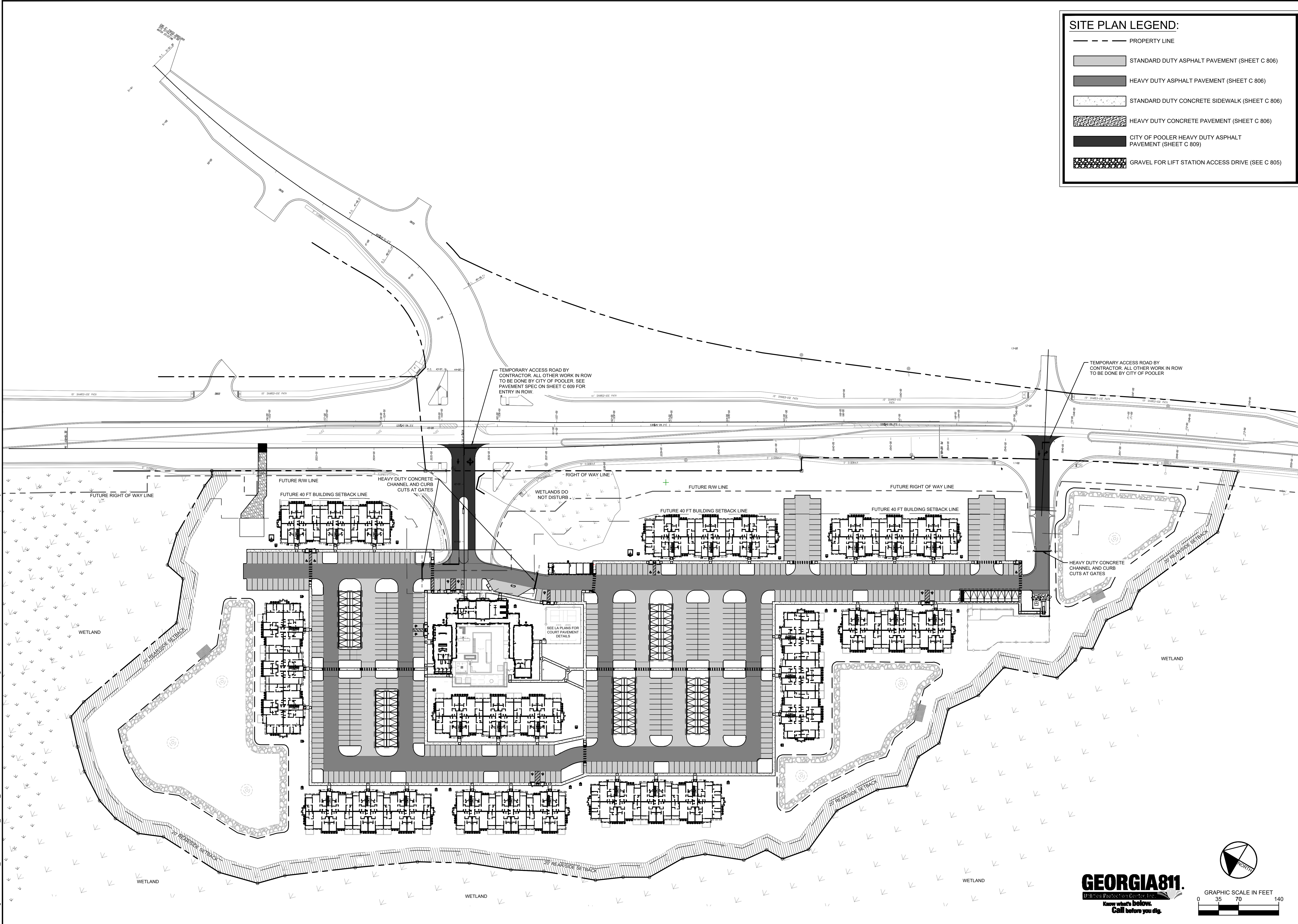








Drawing name: K:\SAV\_Civil\013205013\_TTRES @ Pooler\CAD\Plans\sheetC 400 - SITE PLAN.dwg C 410 PAVEMENT DELINEATION PLAN Feb 05, 2024 7:14pm by mikel fitz



SITE PLAN LEGEND:

PROPERTY LINE

STANDARD DUTY ASPHALT PAVEMENT (SHEET C 806)

HEAVY DUTY ASPHALT PAVEMENT (SHEET C 806)

STANDARD DUTY CONCRETE SIDEWALK (SHEET C 806)

HEAVY DUTY CONCRETE PAVEMENT (SHEET C 806)

CITY OF POOLER HEAVY DUTY ASPHALT PAVEMENT (SHEET C 809)

GRAVEL FOR LIFT STATION ACCESS DRIVE (SEE C 805)

PREPARED FOR

THOMPSON THRIFT RESIDENTIAL

111 MONUMENT CIRCLE, SUITE 1500

INDIANAPOLIS, IN 46204

PHONE: 463.237.3269

PROJECT

TTRES POOLER

POOLER PARKWAY @ OLD QUACCO ROAD

INTERSECTION, POOLER GA 31322

PARCEL ID: 51009 01041

PRELIMINARY

NOT FOR CONSTRUCTION

02/23/2024

GSWCC NO. (LEVEL II)

0000073900

DRAWN BY

BC

DESIGNED BY

BC

REVIEWED BY

JW

DATE

12/15/2023

PROJECT NO.

013205013

TITLE

PAVEMENT DELINEATION PLAN

SHEET NUMBER

C 410

ISSUANCE AND REVISION DESCRIPTIONS

DATE

BY

Kimley»Horn

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.



[illegible]

TTRES POOLER  
POOLER PARKWAY @ OLD QUACCO ROAD  
INTERSECTION, POOLER GA 31322  
PARCEL ID: 51009 01041

PROJECT

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
02.05.2024

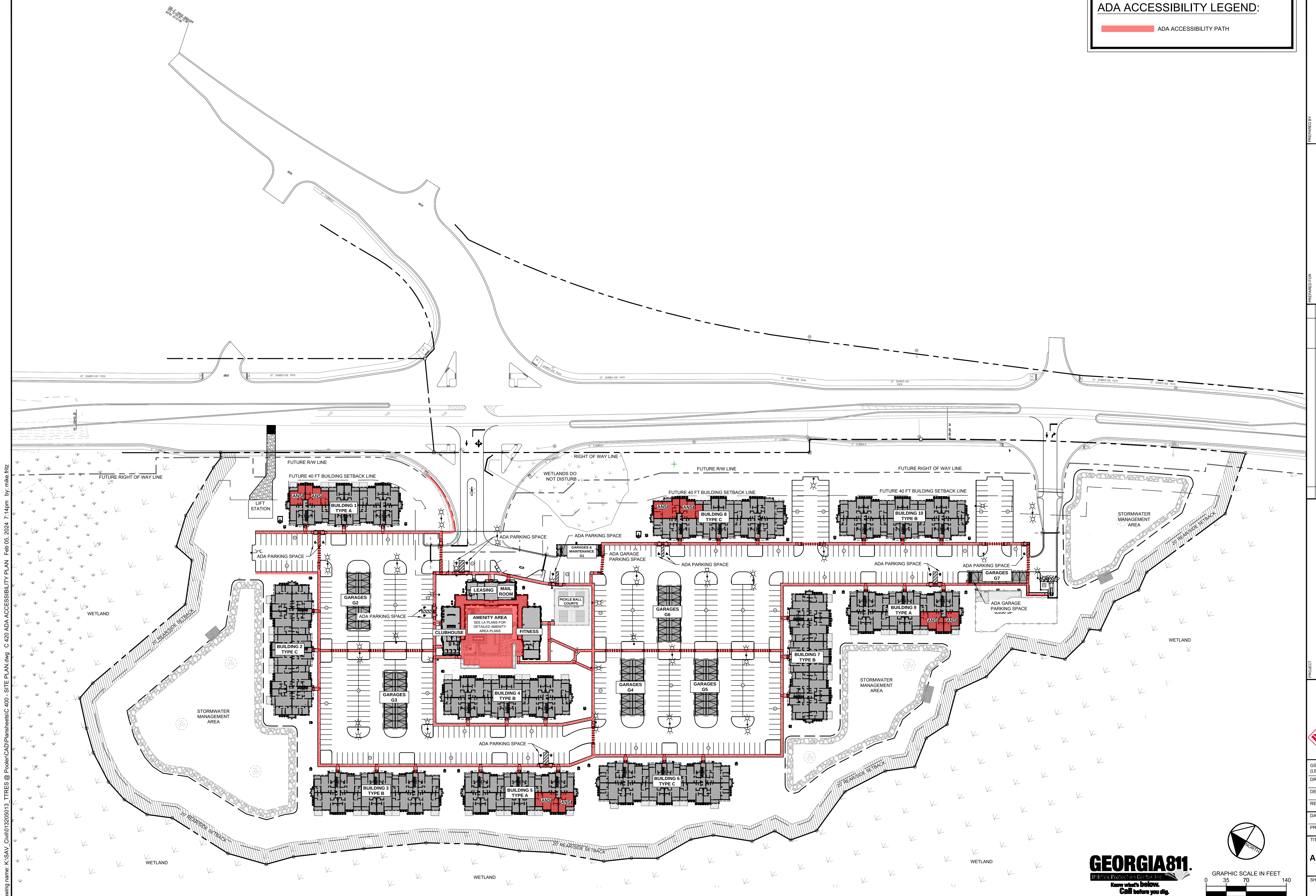
|                         |            |
|-------------------------|------------|
| GSWCC NO.<br>(LEVEL II) | 0000073900 |
| DRAWN BY                | BC         |
| DESIGNED BY             | BC         |
| REVIEWED BY             | JW         |
| DATE                    | 12/15/2023 |
| PROJECT NO.             | 013205013  |

TITLE

**ADA  
ACCESSIBILITY  
PLAN**

SHEET NUMBER  
**C 420**

ADA ACCESSIBILITY PATH



Drawing name: K:\SAV\_Civil\013205013\_TTRES @ Pooler\CAD\Plansheets\C 400 - SITE PLAN.dwg C 420 ADA ACCESSIBILITY PLAN Feb 05, 2024 7:14pm by: mike.fritz

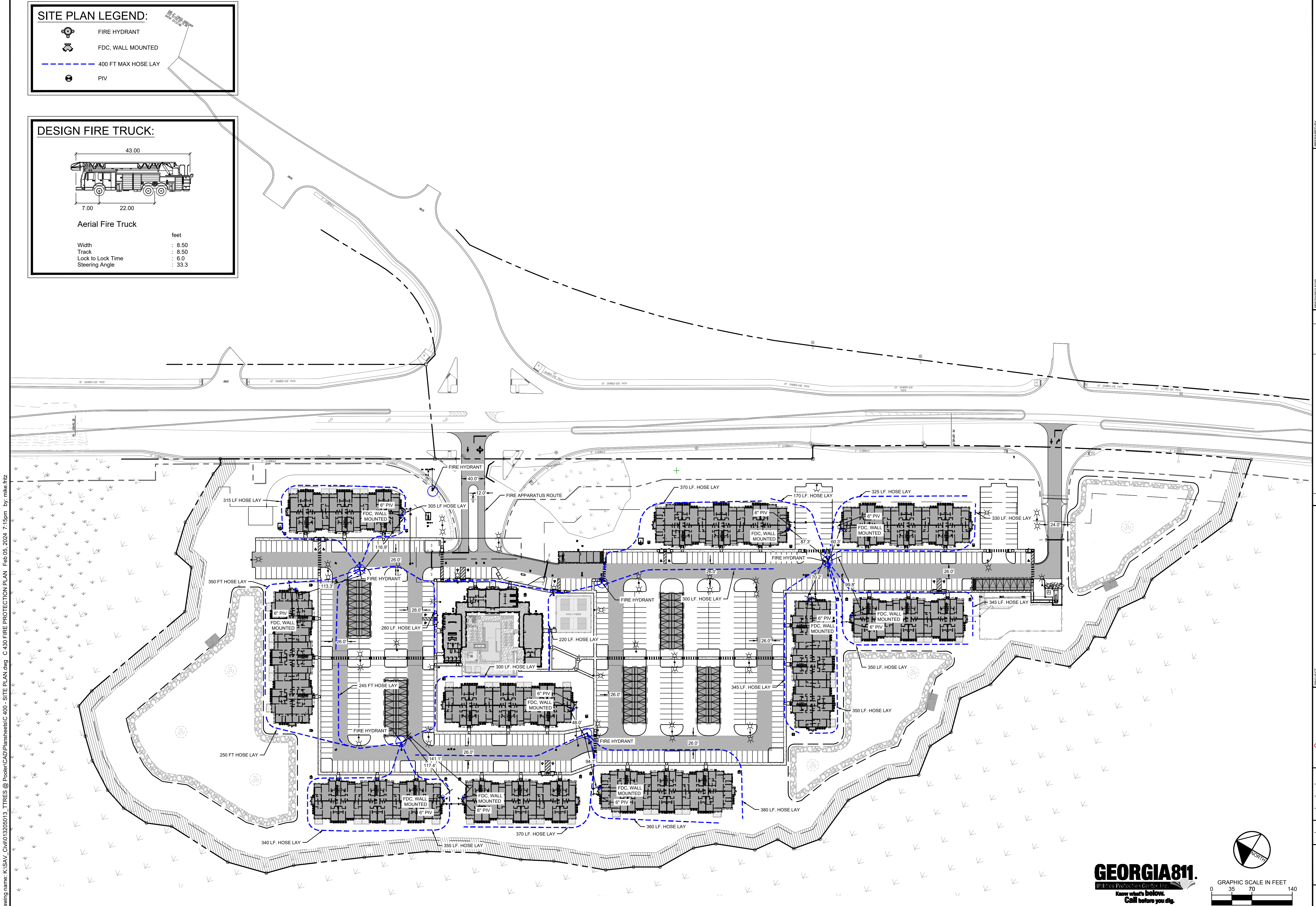
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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



|                                                                                   |                     |
|-----------------------------------------------------------------------------------|---------------------|
|  | FIRE HYDRANT        |
|  | FDC, WALL MOUNTED   |
|  | 400 FT MAX HOSE LAY |
|  | PIV                 |

## Aerial Fire Truck

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



Drawing name: K:\SAV Civil\013205013 TTRES @ Pooler\CAD\Plansheets\C 400 - SITE PLAN.dwg C 430 FIRE PROTECTION PLAN Feb 05, 2024 7:15pm by: mike.fritz

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

PREPARED FOR  
PREPARED BY

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

[illegible]

**TTRES POOLER**  
POOLER PARKWAY @ OLD QUACCO ROAD  
INTERSECTION, POOLER GA 31322  
PARCEL ID: 51009 01041

PROJECT

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
02.05.2024

|                         |            |
|-------------------------|------------|
| GSWCC NO.<br>(LEVEL II) | 0000073900 |
| DRAWN BY                | BC         |
| DESIGNED BY             | BC         |
| REVIEWED BY             | JW         |
| DATE                    | 12/15/2023 |
| PROJECT NO.             | 013205013  |

|              |                                     |
|--------------|-------------------------------------|
| TITLE        | <b>FIRE<br/>PROTECTION<br/>PLAN</b> |
| SHEET NUMBER | <b>C 430</b>                        |

**Kimley»»Horn**



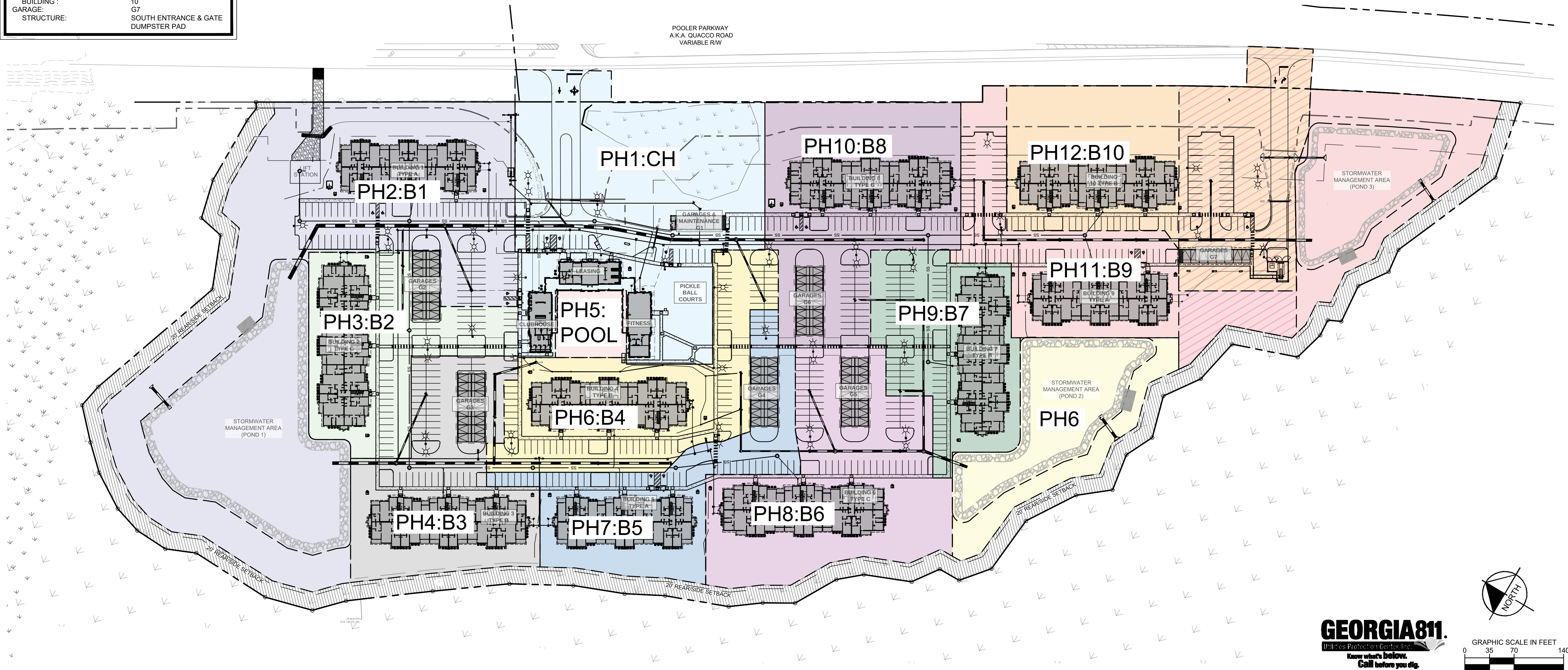
Drawing name: K:\SAV\_Civil\13205013\_TTRES @ Pooler\CAD\Plansheets\C 440 - PHASING PLAN.dwg C 440 PHASING SITE PLAN Feb 05, 2024 7:15pm by: mike.rhiz

PHASE SUMMARY:

|             |                                                                                      |
|-------------|--------------------------------------------------------------------------------------|
| PHASE 1:    |                                                                                      |
| GARAGE:     | G1                                                                                   |
| STRUCTURES: | MAIN ENTRANCE & GATE<br>CLUB HOUSE<br>LEASING<br>FITNESS CENTER<br>PICKLE BALL COURT |
| PHASE 2:    |                                                                                      |
| BUILDING:   | 1                                                                                    |
| STORMWATER: | POND 1                                                                               |
| STRUCTURE:  | SANITARY LIFT STATION                                                                |
| PHASE 3:    |                                                                                      |
| BUILDING:   | 2                                                                                    |
| GARAGE:     | G2                                                                                   |
| PHASE 4:    |                                                                                      |
| BUILDING:   | 3                                                                                    |
| GARAGE:     | G3                                                                                   |
| PHASE 5:    |                                                                                      |
| STRUCTURES: | POOL                                                                                 |
| PHASE 6:    |                                                                                      |
| BUILDING:   | 4                                                                                    |
| STORMWATER: | POND 2                                                                               |
| PHASE 7:    |                                                                                      |
| BUILDING:   | 5                                                                                    |
| GARAGE:     | G4                                                                                   |
| PHASE 8:    |                                                                                      |
| BUILDING:   | 6                                                                                    |
| GARAGE:     | G5                                                                                   |
| PHASE 9:    |                                                                                      |
| BUILDING:   | 7                                                                                    |
| PHASE 10:   |                                                                                      |
| BUILDING:   | 8                                                                                    |
| GARAGE:     | G6                                                                                   |
| PHASE 11:   |                                                                                      |
| BUILDING:   | 9                                                                                    |
| STORMWATER: | POND 3                                                                               |
| PHASE 12:   |                                                                                      |
| BUILDING :  | 10                                                                                   |
| GARAGE:     | G7                                                                                   |
| STRUCTURE:  | SOUTH ENTRANCE & GATE<br>DUMPSTER PAD                                                |

PHASING NOTES:

- PHASING WILL BE COMPLETED IN NUMERICAL ORDER 1 THROUGH 12.
- CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER COMMENCING OF EACH PHASES OF THE CONSTRUCTION.
- PHASE 1 WILL COMPLETE AMENITIES, MAIN ENTRANCE & GATE FIRST.
- ALL ASSOCIATED UTILITIES FOR EACH BUILDINGS IN THE PHASE IS TO BE CONSTRUCTED AT SAME PHASE.
- FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION.
- PER CITY OF POOLER REQUIREMENTS, THE FOLLOWING MUST BE COMPLETED/PROVIDED TO RECEIVE BUILDINGS COO'S IN EACH PHASE:
  - PARKING PROVIDED
  - STORM INFRASTRUCTURE COMPLETE
  - LANDSCAPE INSTALLED

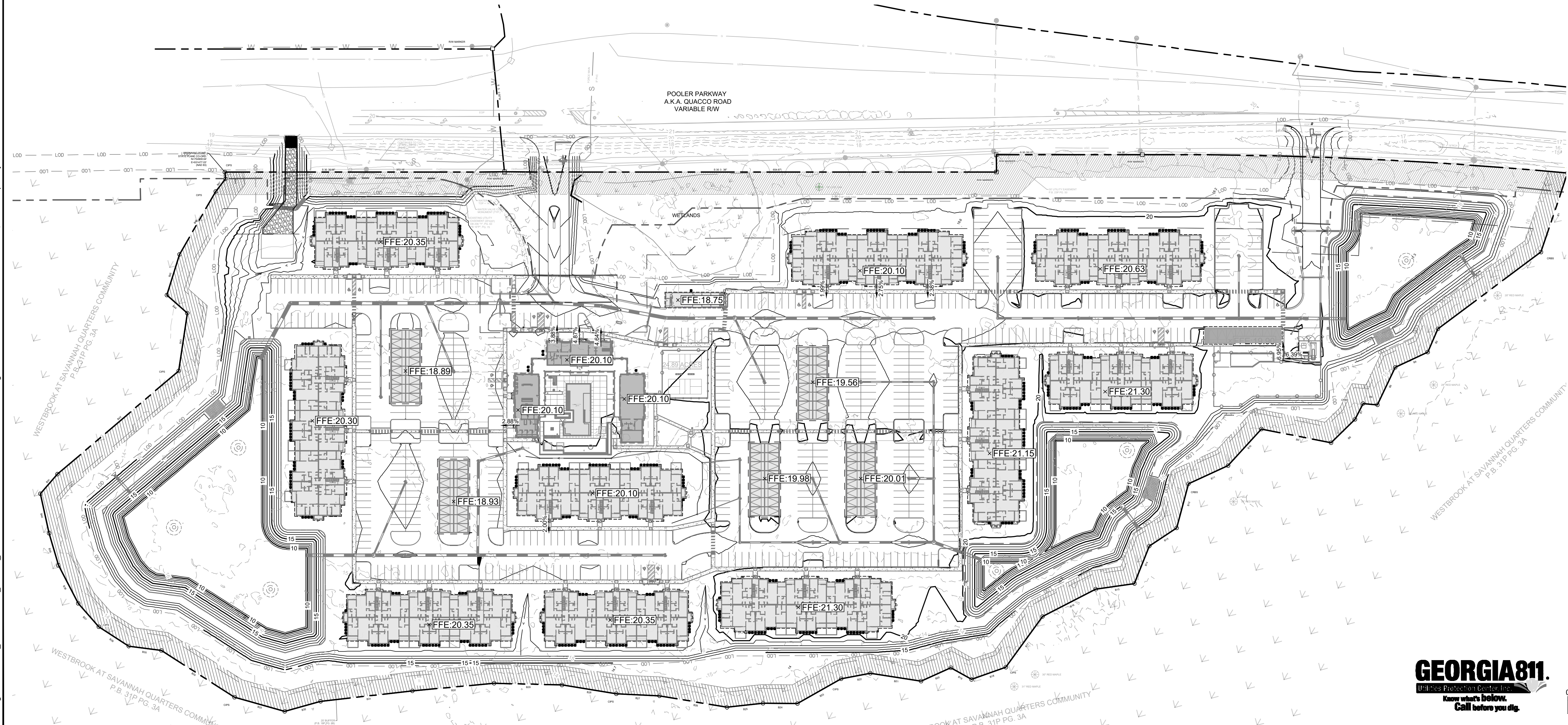


| PREPARED FOR                       | DATE | BY |
|------------------------------------|------|----|
|                                    |      |    |
| ISSUANCE AND REVISION DESCRIPTIONS | DATE | BY |
| No.                                |      |    |

|                         |                      |
|-------------------------|----------------------|
| GSWCC NO.<br>(LEVEL II) | 0000073900           |
| DRAWN BY                | BC                   |
| DESIGNED BY             | BC                   |
| REVIEWED BY             | JW                   |
| DATE                    | 12/15/2023           |
| PROJECT NO.             | 013205013            |
| TITLE                   | PHASING SITE<br>PLAN |
| SHEET NUMBER            | C 440                |



Drawing name: K:\SAV\_Civil\13205013\_TTRES @ Pooler\CAD\Plansheets\C 500 - OVERALL GRADING PLAN Feb 05, 2024 7:16pm By: mike hltz



GRADING LEGEND:

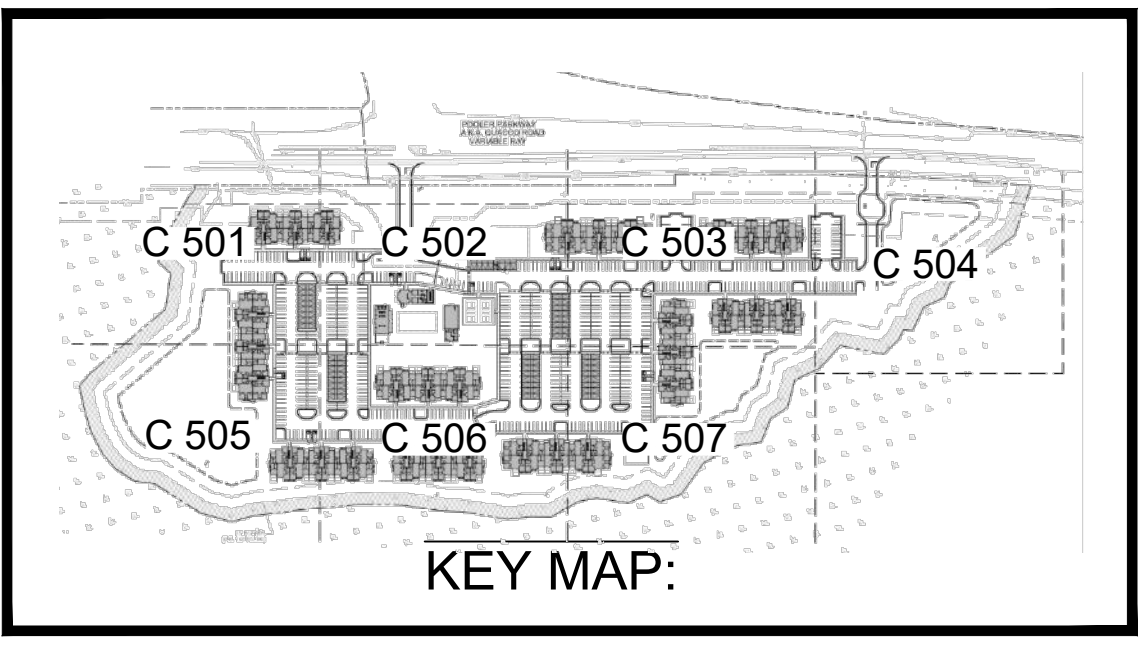
- 950 --- EXISTING MAJOR CONTOUR
- 948 --- EXISTING MINOR CONTOUR
- 945 --- PROPOSED MAJOR CONTOUR
- 944 --- PROPOSED MINOR CONTOUR
- × 945.00 PROPOSED SPOT GRADE
- × TG:945.00 PROPOSED TOP GRADE AT WALL
- × BG:945.00 PROPOSED BOTTOM GRADE AT WALL
- × TS:945.00 PROPOSED TOP OF STAIR GRADE
- × BS:945.00 PROPOSED BOTTOM OF STAIR GRADE
- × HP:945.00 PROPOSED HIGH POINT GRADE
- × LP:945.00 PROPOSED LOW POINT GRADE
- × TC:945.00 PROPOSED TOP OF CURB GRADE
- × BC:945.00 PROPOSED BOTTOM OF CURB GRADE
- DRAINAGE FLOW ARROW
- - - SWALE LINE

STORM DRAINAGE LEGEND:

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

GRADING & DRAINAGE NOTES:

1. SITE AREA: 24.89 ACRES  
DISTURBED AREA: 21.77 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 NOT 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 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.



GENERAL ADA NOTES:

1. THE RUNNING SLOPES ALONG ACCESSIBLE ROUTES TO ACCESSIBLE BUILDING ENTRANCES NOT TO EXCEED 5% MAX.
2. THE SURFACE SLOPES IN ALL DIRECTIONS IN THE SPACE REQUIRED FOR DOOR MANEUVERING CLEARANCES AT ACCESSIBLE BUILDING ENTRANCES NOT TO EXCEED 2% MAX.

| NO. | ISSUANCE AND REVISION DESCRIPTIONS | DATE | BY |
|-----|------------------------------------|------|----|
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |

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

PROJECT  
**TTRES POOLER**  
POOLER PARKWAY @ OLD QUACOCO ROAD  
INTERSECTION, POOLER GA 31322  
PARCEL ID: 51009 01041

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
02/05/2024

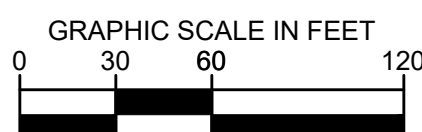
|                         |                                 |
|-------------------------|---------------------------------|
| GSWCC NO.<br>(LEVEL II) | 0000073900                      |
| DRAWN BY                | BC                              |
| DESIGNED BY             | BC                              |
| REVIEWED BY             | JW                              |
| DATE                    | 12/15/2023                      |
| PROJECT NO.             | 013205013                       |
| TITLE                   | <b>OVERALL<br/>GRADING PLAN</b> |
| SHEET NUMBER            | <b>C 500</b>                    |

PREPARED BY  
**Kimley»Horn**

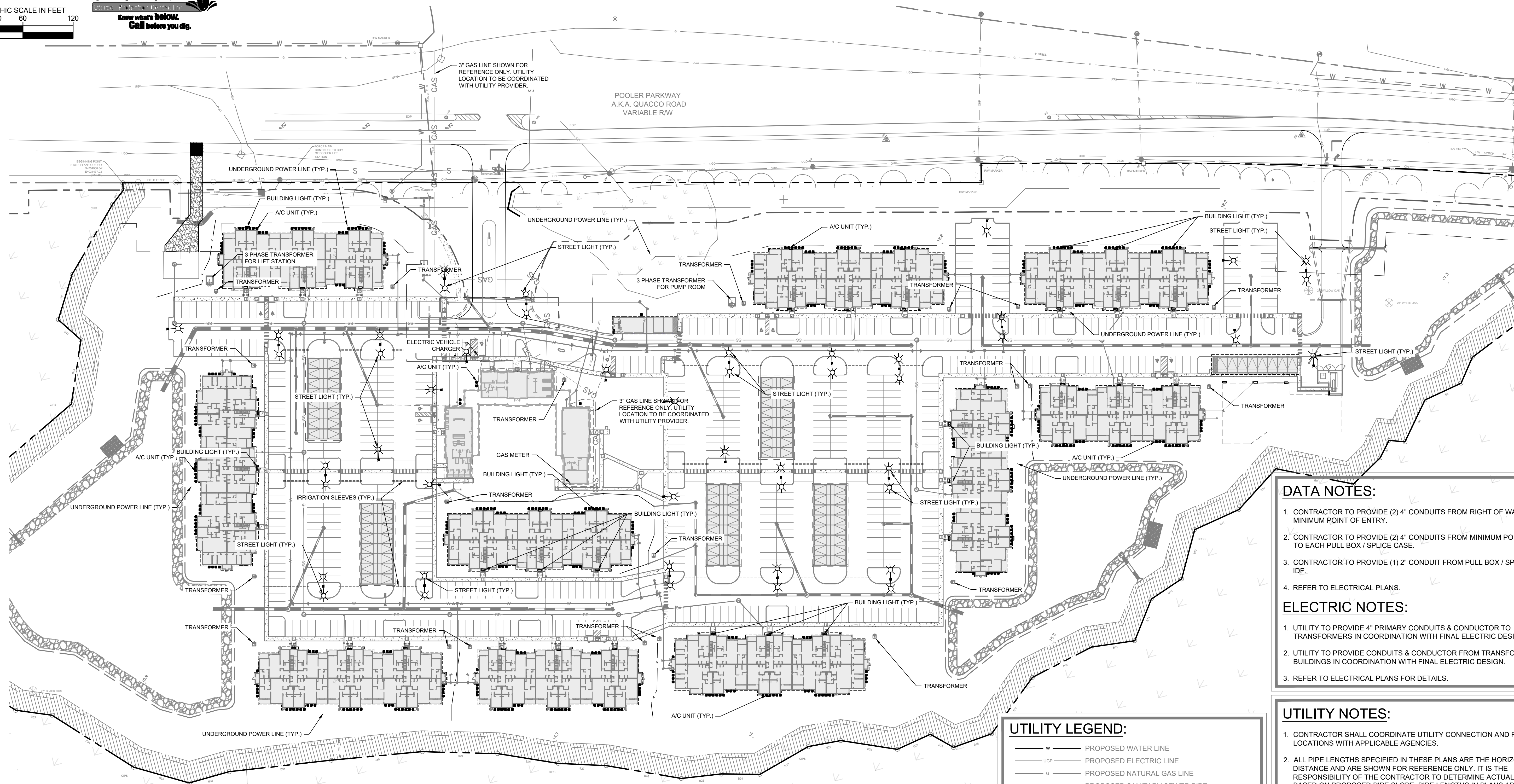








**GEORGIA811**  
 Unified Protection Center Inc.  
 Know what's below.  
 Call before you dig.



|                                                                                       |     |                                  |
|---------------------------------------------------------------------------------------|-----|----------------------------------|
|  | W   | PROPOSED WATER LINE              |
|  | UGP | PROPOSED ELECTRIC LINE           |
|  | G   | PROPOSED NATURAL GAS 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      |
|  |     | WATER CONNECTIONS AND BENDS      |

1. CONTRACTOR TO PROVIDE (2) 4" CONDUITS FROM RIGHT OF WAY TO THE MINIMUM POINT OF ENTRY.
2. CONTRACTOR TO PROVIDE (2) 4" CONDUITS FROM MINIMUM POINT OF ENTRY TO EACH PULL BOX / SPLICE CASE.
3. CONTRACTOR TO PROVIDE (1) 2" CONDUIT FROM PULL BOX / SPLICE CASE TO IDF.
4. REFER TO ELECTRICAL PLANS.

1. UTILITY TO PROVIDE 4" PRIMARY CONDUITS & CONDUCTOR TO TRANSFORMERS IN COORDINATION WITH FINAL ELECTRIC DESIGN.
2. UTILITY TO PROVIDE CONDUITS & CONDUCTOR FROM TRANSFORMER BUILDINGS IN COORDINATION WITH FINAL ELECTRIC DESIGN.
3. REFER TO ELECTRICAL PLANS FOR DETAILS.

1. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
2. 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.
3. 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 RELOCATE WHEN NECESSARY OR ADAPTED FOR TIE-INS.
4. ALL UTILITY CONNECTIONS END AT 8' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
5. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.

|              |             |
|--------------|-------------|
| RECORDED FOR | PREPARED BY |
|--------------|-------------|

# THOMPSON THRIFT

**RESIDENTIAL**  
1111 MONUMENT CIRCLE, SUITE 1500  
INDIANAPOLIS, IN 46204  
PHONE: 463.237.3269

**TTRES POOLER**  
POOLER PARKWAY @ OLD QUACCO ROAD  
INTERSECTION, POOLER GA 31322  
PARCEL ID: 510099 01041

**DAIET**

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
02.05.2024

|                         |            |
|-------------------------|------------|
| GSWCC NO.<br>(LEVEL II) | 0000073900 |
| DRAWN BY                | BC         |
| DESIGNED BY             | BC         |
| REVIEWED BY             | JW         |
| DATE                    | 12/15/2023 |
| PROJECT NO.             | 013205013  |

**DRY UTILITY  
PLAN**

SHEET NUMBER

**C 630**

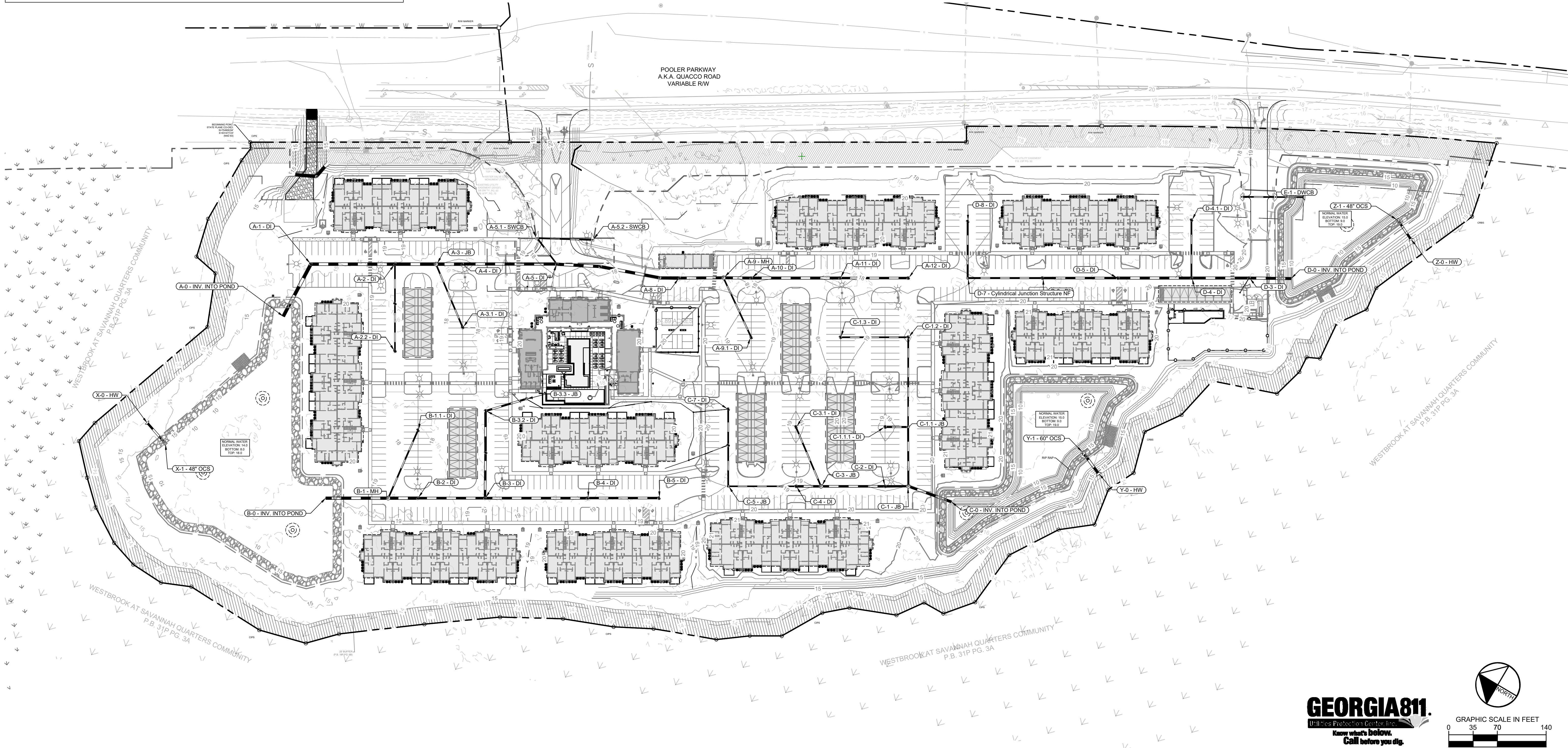


GRADING & DRAINAGE NOTES:

1. SITE AREA: 24.89 ACRES  
DISTURBED AREA: 21.77 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 NOT 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 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

STORM DRAINAGE LEGEND:

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



| NO. | ISSUANCE AND REVISION DESCRIPTIONS | DATE | BY |
|-----|------------------------------------|------|----|
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |
|     |                                    |      |    |



|                         |            |
|-------------------------|------------|
| GSWCC NO.<br>(LEVEL II) | 0000073900 |
| DRAWN BY                | BC         |
| DESIGNED BY             | BC         |
| REVIEWED BY             | JW         |
| DATE                    | 12/15/2023 |
| PROJECT NO.             | 013205013  |