



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

October 28, 2024 at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Zoning Map Amendment for property at 455, 459, 463, 467 and 471 Pine Barren Road from M-H-2-B to R-1-A
 - B. Site Plan approval for 313 W. Collins Street site improvements (postponed from Oct. 15, 2024 P&Z meeting)
 - C. Site Plan approval for 200 Tanger Outlets Blvd.- Planet Fitness
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
October 15, 2024

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Absent
Marcy Benson	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the September 23, 2024, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Daniel

Motion passed without opposition.

NEW BUSINESS:

Chair Johnson requested a change to the agenda to move item B to the end of the agenda due to a timing conflict for the Petitioner.

1-Motion: Commissioner Daniel

2-Second: Commissioner Kelly

Motion Passed without opposition

A. **Conditional Use Request for 1115 Plantation Drive for a Home Occupation for a Cottage Kitchen.**

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. The request is for a home occupation use as a cottage food kitchen to prepare cottage food items for sale at farmer's markets, festivals and online.

Result: *After review of the criteria, a motion was made to recommend approval of the Conditional Use Request for 1115 Plantation Dr.*

- 1- Motion:** Commissioner Rife
2- Second: Commissioner Brown
Motion passed without opposition

B. Zoning Map Amendment for property at 2000 Benton Grove Drive from C-2 Memory Care Use to C-2 Hotel Use.

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to amend the condition placed on the Zoning of the property from C-2 (Heavy Commercial) as a Memory Care Center Use only to C-2 (Heavy Commercial) as a Hotel Use only. Joshua Yellin representing West 77 partners, Matt Hook on the development team and Chuck Singleton with Coleman and Company were present to represent the petitioner and answer questions. Mr. Yellin, Mr. Hook and Mr. Singleton addressed questions from commissioners.

Result: *After review of the criteria, a motion was made by Commissioner Simmons to recommend approval of the Zoning Map Amendment. As there was no second to the motion to approve, the motion failed. Commissioner Brown then made a motion to Deny of the Zoning Map Amendment.*

- 1- Motion:** Commissioner Brown
2- Second: Commissioner Daniel
Motion Passed with Commissioner Simmons in Opposition.

C. Zoning Map Amendment to revise the Clear Lake Reserve "P" Planned District Overlay setback standards.

City Planner Ms. Benson presented the request to the commission for their review and recommendation. This request is to amend the Clear Lake Reserve "P" Planned District Overlay setback standards to allow a 10-foot rear setback when adjacent to common areas and/or wetlands. Commissioner Rife recused himself for items C, D & E. Michael Lerque with Thomas and Hutton was present to represent the petitioner and answer questions.

Result: After review of the criteria, a motion was made to recommend approval for the Zoning Map Amendment.

- 1- Motion:** Commissioner Daniel
2- Second: Commissioner Simmons
Motion Passed with Commissioner Kelly in Opposition

D. Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve Phase 3 – Option 1.

City Planner Ms. Benson presented the request for option 1 to the commission for their review and recommendation if the zoning map amendment to the Clear Lake Reserve "P" Planned District Overlay setback standards is approved. Michael Lerque with Thomas and Hutton was

present to represent the petitioner and answer questions.

Result: *After review of the criteria, a motion was made to recommend approval for the Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve Phase 3- Option 1, if the Zoning Map Amendment is approved.*

- 1- Motion:** Commissioner Simmons
- 2- Second:** Commissioner Williams
- Motion passed without opposition**

E. Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve Phase 3 – Option 2

City Planner Ms. Benson presented the request for option 2 to the commission for their review and recommendation if the zoning map amendment to the Clear Lake Reserve "P" Planned District Overlay setback standards is denied. Michael Lerque with Thomas and Hutton was present to represent the petitioner and answer questions.

Result: *After review of the criteria, a motion was made to recommend approval for the Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve Phase 3- Option 2, if the Zoning Map Amendment is denied.*

- 1- Motion:** Commissioner Simmons
- 2- Second:** Commissioner Williams
- Motion passed without opposition**

F. Site Plan approval for 313 W Collins Street site improvements.

City Planner Ms. Benson presented the request to the commission for their review and recommendation for Site Plan approval.

Result: *After review of the criteria, a motion was made to postpone the Site Plan approval due to the petitioner not being present and the board having questions.*

- 1- Motion:** Commissioner Daniel
- 2- Second:** Commissioner Rife
- Motion passed without opposition**

G. Text Amendment to amend the City of Pooler Code of Ordinances related to Soil Erosion and Sediment Control.

Chair Johnson explained to the board what is being proposed with the text amendment.

Result: *After review of the text amendment, a motion was made to approve the Text Amendment to amend the City of Pooler Code of Ordinances related to Soil Erosion and Sediment Control.*

1- Motion: Commissioner Williams
2- Second: Commissioner Daniel
Motion passed without opposition

H. Text Amendment to amend the City of Pooler Code of Ordinances Appendix A related to Build-For-Rent Communities.

Chair Johnson explained to the board what is being proposed with the text amendment.

Result: *After review of the text amendment, a motion was made to approve the Text Amendment to amend the City of Pooler Code of Ordinances Appendix A related to Build-For-Rent Communities.*

1- Motion: Commissioner Kelly
2- Second: Commissioner Rife
Motion Passed with Commissioner Daniel in Opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:39 p.m.

1- Motion: Commissioner Brown
2- Second: Commissioner Daniel

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2024.

Rachael Brown, Zoning Administrator



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Map Amendment for 455, 459, 463, 467, and 471 Pine Barren Road from M-H-2-B to R-1-A

Project:	#A24-0176
P&Z Meeting Date:	October 28, 2024
Public Hearing Date:	November 4, 2024
Applicant and Authorized Agent:	Neil McKenzie, Coleman Company
Parcel (PIN):	51010 01001M (455 Pine Barren Road); 51010 01001L (459 Pine Barren Road); 51010 01001K (463 Pine Barren Road); 51010 01001J (467 Pine Barren Road); and 51010 01001I (471 Pine Barren Road)
Existing Zoning:	M-H-2-B Manufactured Home Dwelling District
Zoning Action:	Map Amendment
Request:	Request to correct a previous rezoning that did not include all parcels that were intended to be rezoned from M-H-2-B (Manufactured Home Dwelling District) to R-1-A (One-Family Residential Dwelling District) in the original application.
Application Filed:	September 30, 2024
Legal Notice Published:	October 13, 2024
Sign Posted:	October 18, 2024
Letters Mailed:	October 14, 2024
Staff Recommendation:	Approval with the following conditions: 1. Completion of the Pine Barren traffic study. 2. Submission of a recombination plat. 3. Maintenance of an all-weather access for residents located on Harmon Road during construction.

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 comprised of five (5) parcels at 455, 459, 463, 476 and 471 Pine Barren Road totaling approximately 2,71 acres. On September 20, 2021, City Council approved, with contingencies, a zoning map amendment for 527 Pine Barren Road to rezone the property from M-H-2-B (Manufactured Home Dwelling District) to R-1-A (One Family Residential). The contingencies were (1) completion of the Pine Barren traffic study, (2) submission of a recombination plat, and (3) maintenance of an all-weather access for residents located on Harmon Road during construction. The applicant is seeking to change the zoning for the five subject parcels from M-H-2-B to R-1-A to correct the 2021 zoning map amendment that did not include all of the parcels that were intended to be rezoned in the original application. All adjacent properties to the subject properties are zoned R-1-A. The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The FLUM designates this site as Residential.
Relevant Ordinances:	App. A, Art. IV, Sec. 5. R-1-A, One Family Residential District
Zoning Action Standards:	- Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? <i>Yes, the request is a logical extension of the R-1-A zoning district as it is consistent with the nearby residential uses.</i> - Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? <i>No, all surrounding properties are zoned R-1-A. It does generally coincide with the pattern of residential development in the area.</i> - 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? <i>The proposed use is to bring the subject parcels into the same residential zoning district as the surrounding</i>

parcels. Any potential traffic impacts will be reviewed prior to final approval of any site development plans, if rezoned.

4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the request would be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as residential and the proposed rezoning would maintain a residential zoning district.*
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 adjacent uses are one family residential. The surrounding parcels were rezoned from the manufactured home dwelling district to residential one family in 2021. This rezoning application will correct the zoning of the five (5) subject parcels in this application that were unintentionally omitted in the 2021 rezoning.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed rezoning would be consistent with that of the general area being used for residential development.*
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 additional requests would be made to rezone other parcels in the vicinity to this zoning district. The surrounding parcels are in the R-1-A zoning district and the intent of this rezoning is to correct an error in the 2021 rezoning that approved the R-1-A zoning district.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
 - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - *No, the request may not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The*

subject parcels are adjacent to properties zoned R-1-A. The impact would be similar to the surrounding properties.

- 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 because the proposed residential use is compatible with the existing residential uses in the area.*
 - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
 - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

Conclusion:

Staff finds the request does comply with the required criteria for a zoning map amendment. As such, staff recommends **Approval with conditions** of the request.

Attachments:

A. Vicinity Map

- B. Zoning Map
 - C. Application and Submittal Documentation
 - D. September 2021 City Council Meeting Minutes
-



CITY OF POOLER
GEORGIA

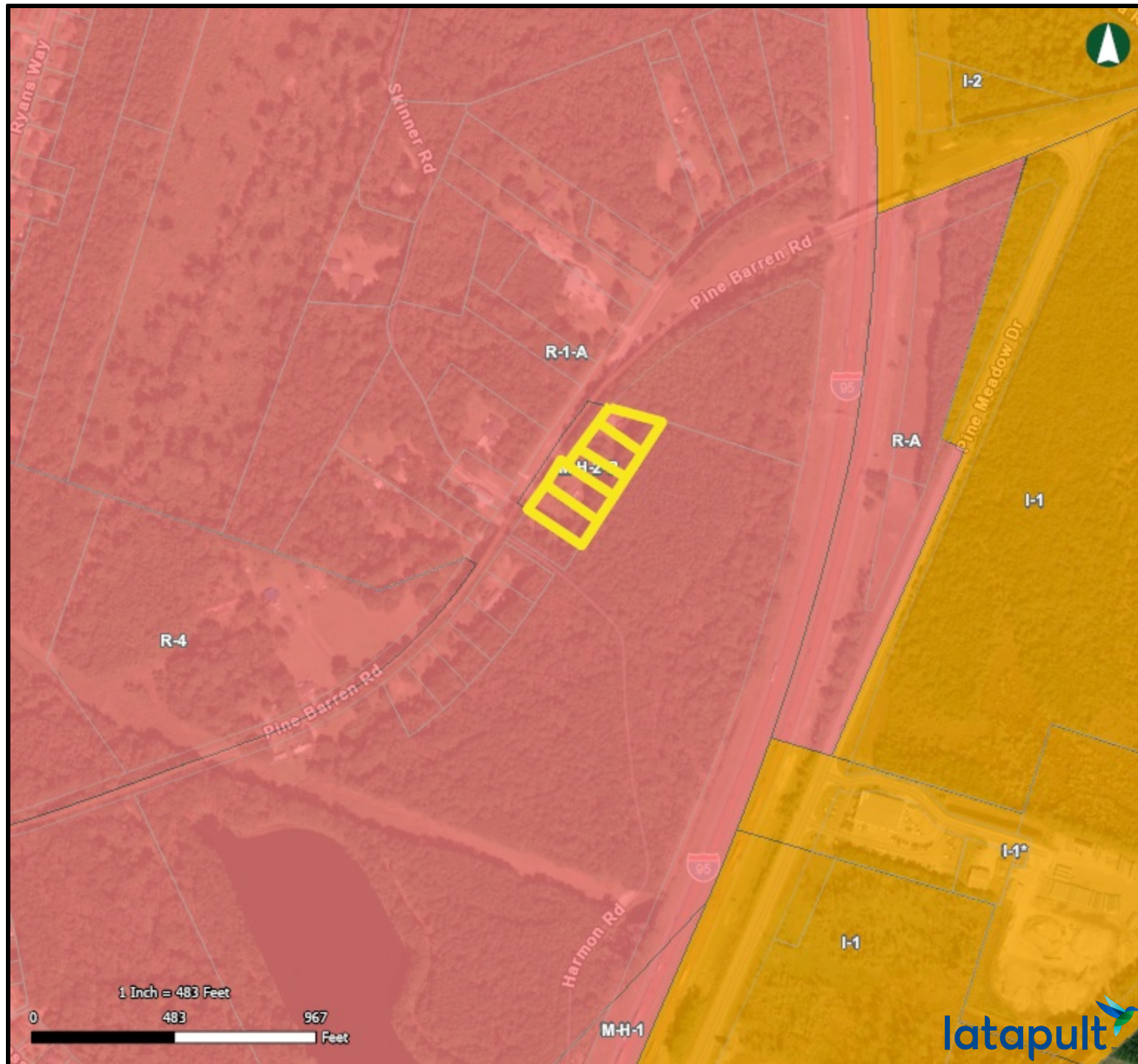
A great place to Live, Work and Play

455, 459, 463. 467, and 471 Pine Barren Road Vicinity Map

10/21/2024

☐ Parcels





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

455, 459, 463. 467, and 471 Pine Barren Road Zoning Map

10/21/2024

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



Zoning Map Amendment Application

Page 1 of 3

Updated SEPT 2023

NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). 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. Attach additional typed or printed sheets if necessary to fully answer any section.

- ☐ Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- ☐ If using a PowerPoint presentation, email converted pdf to planning@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 (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- ☐ A legal description of property.
- ☐ A completed Campaign Contribution form
- ☐ A completed Zoning Map Amendment Standards acknowledgement of receipt
- ☐ A completed Property Owner Authorization form (if Agent is Applicant).
- ☐ A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

OFFICE USE ONLY

Date Received: _____ File Number: _____

Hearing Date: _____ Adjacent Owner Letters Mailed: _____

Publication of Notice (15 days prior to hearing): _____

☐ Action Approved ☐ Action Denied (copy of minutes disposing of this action are attached)

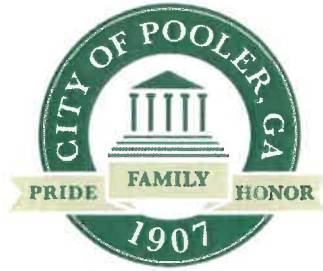
Action Result Mailed to Applicant: _____ Sign Posted: _____

Applicant Information

Coleman Company - Neil McKenzie	(912)200-3041
Owner/Authorized Agent Name	Phone
1480 Chatham Parkway Suite 100 Savannah, GA 31405	nmckenzie@cci-sav.com
Owner/Authorized Agent Address	Email

Have any previous applications been made for a text or map amendment affecting these same premises? ☒ Y ☐ N

If yes, provide file number, date, and action taken: 9/20/2021 - text amendment - approved, but not all properties included
 (If exact file number, date, or action is not known, please give approximate date of previous application.)



Zoning Map Amendment Application

Page 2 of 3

Updated **SEPT 2023**

Action Requested

471, 467, 463, 459, 455 Pine Barren Road

Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Us

Lots 8-12 of Parcel "C" H.W. Bragg Tract

See below and attached

Legal description of the property (name of subdivision, block, and lot number)

PIN

M-H-2-B

R-1A

2.17 acres

Present Zoning Classification

Requested Zoning Classification

Total Area (acres or sq ft)

Savannah Pine Barren LLC

(912) 200-3041

Property Owner Name (if same as applicant, leave blank)

Phone

2881 N. Peachtree Road Unit 1901 Atlanta, GA 30305

nmckenzie@cci-sav.com

Property Owner Address

Email

Residential

Residential

Existing Land Use (specify)

Proposed Land Use (specify)

Reasons & Certifications

List all reasons for requesting change which would support the purposes of the zoning program.

This request is to correct a previous text amendment resolution that did not include all of the parcels that were intended to be rezoned from M-H-2-B to R-1A in the original application.

The parcels requested to be rezoned are: 471 Pine Barren (51010 01001I), 467 Pine Barren (51010 01001J), 463 Pine Barren (51010 01001K), 459 Pine Barren (51010 01001L), and 455 Pine Barren (51010 01001M)

Adjacent Property Owners

List all information for surrounding property owners' primary residence within a 200-foot radius of the property as of the date of filing. Include those directly across a public right-of-way. Attached additional sheets if necessary.

Seville South, LLC PO Box 1443 Perry, GA 31069

Name & Address (including zip code)

South Valley Baptist Church 480 Pine Barren Road Pooler, GA 31322

Name & Address (including zip code)

Morning Israelites TRS ET AL 1116 W. 42nd St Savannah, GA 31415

Name & Address (including zip code)

Charles Peek 460 Pine Barren Road Pooler, GA 31322

Name & Address (including zip code)



Zoning Map Amendment Application

Page 3 of 3

Updated **SEPT 2023**

South Valley Missionary Baptist Church PO Box 7142 Garden City, GA 31408

Name & Address (including zip code)

Clem Burnsed JR 320 Old Pine Barren Road Pooler, GA 31322

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Affidavit

I have received and understand the list of actions required to amend the City of Pooler Zoning Map.

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 hereby certify that the above stated facts are true to the best of my knowledge, and that I am the Owner or Authorized Agent for the Owner of subject property.

Neil McKenzie

Owner/Agent Name

Owner/Agent Signature

9/26/24

Date

Notary Public

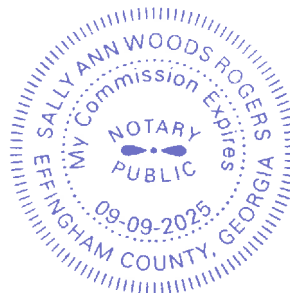
Subscribed and Sworn This Day Of

Notary Name

Notary Signature

Commission Expiration

Seal





Property Owner Authorization

Page 1 of 1

Updated **SEPT 2023**

Authorization

Completion of this form is required for all Rezoning, Conditional Use, Variance, Site Plan, and Subdivision applications.

☒ Rezoning ☐ Conditional Use ☐ Variance ☐ Site Plan ☐ Subdivision

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

Coleman Company, Inc - Neil McKenzie

nmckenzie@cci-sav.com

(912) 200-3041

Applicant/Agent Name

Email

Phone

1480 Chatham Parkway, Suite 100 Savannah, GA 31405

Applicant/Agent Address

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 that the information contained in this authorization is true and correct to the best of my knowledge and belief.

See table below

Property Address

Jeff Vantosh - Savannah Pine Barren LLC

Owner Name

Owner Signature

Date

9/20/24

Notary Public

September 20, 2024
Subscribed and Sworn This Day Of

Karen M Valentin

Notary Name

Karen M Valentin

Notary Signature

6/16/28

Commission Expiration

Seal

Savannah Pine Barren LLC, Owner of:
5-1010-01-001I (471 Pine Barren)
5-1010-01-001J (467 Pine Barren)
5-1010-01-001K (463 Pine Barren)
5-1010-01-001L (459 Pine Barren)
5-1010-01-001M (455 Pine Barren)

KAREN M VALENTIN
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jun 16, 2028



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

☐ **YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

City Official Name	Title	Dollar Value	Description of Gift >\$250
City Official Name	Title	Dollar Value	Description of Gift >\$250
City Official Name	Title	Dollar Value	Description of Gift >\$250

I attest that all information provided above is true to fact.

Neil McKenzie

Neil McKenzie

Digitally signed by Neil McKenzie
DN: cn=US, email=neilmckenzie@cci-sav.com, o=Coleman
Company, Inc., ou=Residential Group, cn=Neil McKenzie
Date: 2024.10.23 09:23:12-0400

10/23/24

Applicant Name

Applicant Signature

Date



Zoning Map Amendment Standards

Page 1 of 1

Updated **SEPT 2023**

Section 10. Standards for Zoning Ordinance or Map Amendment

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted use of property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
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?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
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?

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?

Will the action create development opportunities of such increased intensity that storm water 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?

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?

Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Neil McKenzie

Neil McKenzie

Digitally signed by Neil McKenzie
DN: cn=Neil McKenzie, o=City of Pooler, ou=City of Pooler, email=Neil.McKenzie@pooler-ga.gov, cn=Neil McKenzie
Date: 2024.10.23 09:24:11-0400

10.23.24

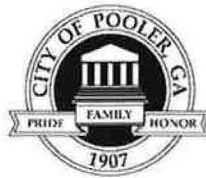
Applicant Name

Applicant Signature

Date



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	925.99'	1471.94'	N51°28'21"E	910.80'
C2	507.13'	1844.86'	N41°19'30"E	505.54'
C3	1804.73'	5579.58'	S13°30'29"W	1796.87'



CITY COUNCIL Regular Meeting – Minutes

September 20, 2021 at 6:00 PM | Pooler City Hall | 100 US Hwy 80 SW, Pooler, GA
31322

I. ROLL CALL/DECLARATION OF QUORUM

Present: Rebecca C. Benton, Mayor
Tom Hutcherson, Mayor Pro Tem
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
John Wilcher, Councilmember
Karen Williams, Councilmember
Robert Byrd, City Manager
Steve Scheer, City Attorney
Craig Call, City Attorney
Chris Lightle, Finance Officer
Shannon Kirby, Deputy Clerk of Council

Absent: Shannon Black, Councilmember

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 6:00 p.m.

III. INVOCATION

Pastor Bill Fowler of Community Bible Church gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Bill Fowler led the pledge.

V. REMINDERS & ANNOUNCEMENTS

Mayor Rebecca C. Benton reminded rezoning item opponents to complete a campaign contribution disclosure form prior to speaking during a public hearing. She also reminded guests of the blood drive this coming Wednesday from 10:00 a.m. to 3:00 p.m. to be held in the public parking lot at City Hall. All donors will receive a free gift.

VI. DEPARTMENT/COMMITTEE REPORTS

A. **Public Works**

Assistant City Manager Matt Saxon gave the Public Works report. The Water Department inspected 55 new construction meters, repaired a 6" water main, repaired 46 residential meters, repaired 29 residential water laterals at various locations, repaired the Well #1 Chlorine System, witnessed the testing of 34 backflow preventers, and performed 916 line locates requested by the Utility Protection Center (UPC). The Street Department continued routine maintenance. Stormwater also continued routine maintenance throughout the city and cleared 39,926 feet of roadside ditches. Canal Maintenance continued to clean Hood's Canal from Pooler Parkway to Miller Pines Subdivision (1.7 miles). The Administrative Department conducted two preconstruction meetings and reviewed nine sets of site plans. EOM, who operates our Sewer Treatment Plant, conducted numerous site plan reviews. The Wastewater Treatment Plant is meeting all permits.

B. **Finance**

Finance Officer Chris Lightle gave the Finance report and noted that financial statements had been submitted with the packet. The General Fund's lost revenue continues to climb. The \$50,000 collected for the Tree Fund is being used for the Highway 80/I-95 beautification project and trees in the cemetery. The City has confiscated \$45,000+ for the Seizure Asset Fund. Hotel/Motel revenue remains strong. The Water and Sewer Fund has a new Insurance Recoveries line item, \$630,000 of which is for the broken sewer line at I-95.

C. **Fire Department**

Chief Wade Simmons gave the Fire Department report. The packet submission contained statistics for the month. In August, there were 478 calls for service.

D. **Police Department**

Chief Ashley Brown gave the Police Department report. August saw 89 Part 1 crimes, 38 of which were shoplifting, totaling 515 for the year. There were 2,161 calls for service, a decrease of 9% over 2020. DUI arrests are down. Citations are also down due to the shortage of traffic patrol officers.

E. **Recreation**

Director Hugh Elton gave the Parks & Recreation report. All fall sports have started. The gymnastics classes' annual showcase was hosted at the gym. Registrations were open for tennis, gymnastics, dance, and u6 basketball. The Senior Center began a bowling team that meets each Monday morning at Frames-N-Games. Parks completed routine maintenance at all five parks, the community and senior centers, and the cemetery.

F. **Planning & Zoning, Building & Inspections**

City Planner Phillip Claxton reported that Planning & Zoning issued 35 residential permits, 10 commercial permits, 29 certificates of occupancy, and performed 615 inspections.

VII. CONSENT AGENDA

Councilmember Karen Williams made a motion to add the executive session minutes of August 16, 2021 to the consent agenda.

Motion to Add; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

A. **City Council Workshop Minutes of September 7, 2021**

B. **City Council Meeting Minutes of September 7, 2021**

Councilmember Karen Williams moved to amend "Item I. Purchase of 209 South Rogers Street" of the September 7, 2021 minutes to include the following contingencies:

1. Six months to vacate
2. A one-time lump sum

Motion to Amend; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. **City Council Executive Session Minutes of September 7, 2021**

D. **Temporary/Special Event (Dispensing Alcohol) Permit Application for Pooler Spirits, Inc. Indoor Tasting Station on September 30, 2021**

E. **Special Event Permit Application for Pooler Spirits, Inc. dba Pooler Spirits Warehouse for a Grand Opening Event with Food Vendors on September 30, 2021**

F. **Date Change for a Previously Approved Special Event Permit Application for Gateway Community Service Board Car Show on November 13, 2021**

- G. **Alcoholic Beverage License Application for Costco Wholesale Corporation dba Costco Wholesale at 200 Mosaic Circle**
- H. **Alcoholic Beverage License Application for SAI Pooler Spirits, Inc. dba Pooler Spirits at 125 Foxfield Way**
- I. **GEFA Loan CW2021034 for the Savannah Quarters Lift Station Upgrade and Force Main Installation**
- J. **GEMA 2020 GSAR Equipment Grant**
- K. **City Council Executive Session Minutes of August 16, 2021**

Mayor Rebecca C. Benton presented the consent agenda for approval. Councilmember Aaron Higgins moved to approve the consent agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. **Ordinance O2021-08.A - Amendment to the City of Pooler Code of Ordinance Appendix A – Zoning, Article V – Procedures for Enforcement and Administration, Section 8 – Site Plan Approval (*Second Reading*)**

City Manager Robert Byrd presented the second reading for consideration. Councilmember Stevie Wall moved to approve the second reading of Ordinance O2021-08.A - Amendment to the City of Pooler Code of Ordinance Appendix A – Zoning, Article V – Procedures for Enforcement and Administration, Section 8 – Site Plan Approval.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

- B. **Ordinance O2021-08.B - Amendment to the City of Pooler Code of Ordinance Appendix A – Zoning, Article III – General Provisions, Section 6 – Schedule of Development Regulations (*Second Reading*)**

City Manager Robert Byrd presented the second reading for consideration. Councilmember Stevie Wall moved to approve the second reading of Ordinance O2021-08.B - Amendment to the City of Pooler Code of Ordinance Appendix A – Zoning, Article III – General Provisions, Section 6 – Schedule of Development Regulations.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. **Ordinance O2021-08.D - Amendment to the City of Pooler Code of Ordinances, Appendix A- Zoning, Article V – Zoning Districts, Table 4.1 – Allowed Uses by Zoning District by Allowing Warehousing and Storage as a Use Permitted by Right to the I-2, Heavy Industrial Zoning District (Second Reading)**

City Manager Robert Byrd presented the second reading for consideration. Councilmember Aaron Higgins moved to approve Ordinance O2021-08.D - Amendment to the City of Pooler Code of Ordinances, Appendix A- Zoning, Article V – Zoning Districts, Table 4.1 – Allowed Uses by Zoning District by Allowing Warehousing and Storage as a Use Permitted by Right to the I-2, Heavy Industrial Zoning District.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

D. **Ordinances O2021-09.A - O2021-09.I - Amendments to Article VI - Tree Protection, Section 42 (Second Reading)**

City Manager Robert Byrd presented the second reading for consideration. Councilmember John Wilcher moved to amend the drafted revisions to Ordinance O2021-09.H, Section 42-204.1 - Requirements for certificate of occupancy, maintenance and perpetual 15 compliance to as follows: to delete "except for agricultural purposes in a R-A, residential agricultural zone or under 40 those special conditions and exceptions in Section. 42-203. - Special conditions and 41 exceptions, shall first require a permit from the City of Pooler" and replace with "removal of any tree on private property in a commercial or industrial zone shall require a permit." Councilmember Karen Williams seconded his amendment. Councilmember Karen Williams then moved to approve Ordinances O2021-09.A - O2021-09.I - Amendments to Article VI - Tree Protection, Section 42 as amended.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

E. **Resolution R2021-09.A - Adopt City Holidays**

City Manager Robert Byrd presented the resolution for consideration. Councilmember Stevie Wall moved to approve Resolution R2021-09.A to Adopt City Holidays.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

F. **Resolution R2021-09.C - Approve the City Sponsorship Policy**

City Manager Robert Byrd presented the resolution for consideration. City Attorney Steve Scheer recommended the item be table until the next meeting. Councilmember Stevie Wall moved to table Resolution R2021-09.C to Approve the City Sponsorship Policy until the October 4, 2021 meeting.

Motion to Table; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

G. **Resolution R2021-09.B - Approve 2022 City Events**

City Manager Robert Byrd presented the resolution for consideration. Mayor Pro Tem Tom Hutcherson moved to approve Resolution R2021-09.B to Approve 2022 City Events.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Hutcherson

SECONDER: Wall

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

IX. OLD BUSINESS

A. **Major Subdivision Review for Savannah Quarters Westbrook Areas I-3, K-1, K-2, K-3, K-4**

City Manager Robert Byrd presented the item for consideration. Councilmember Karen Williams moved to approve the Major Subdivision

Review for Savannah Quarters Westbrook Areas I- 3, K-1, K-2, K-3, K-4 subject to the following contingencies:

1. Execution of all requirements within the Kimley-Horn traffic impact study dated August 31, 2021
2. Completion of both design and construction within 18 months starting September 20, 2021 for requirements 1-7 in said study
3. Inclusion of dual dedicated left-turn lanes, a dedicated through lane, and a dedicated right turn lane as depicted in Item 1 of said study at the Blue Moon Crossing approach to the intersection with Pooler Parkway
4. Payment of all outstanding review fees in the amount of \$13,657.97 prior to the scheduling of a preconstruction meeting

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

X. NEW BUSINESS

A. **Conditional Use Request to Operate a Vape Shop at 405 West Highway 80, Suite 106**

City Manager Robert Byrd reported the that petitioner had withdrawn the request.

B. **Zoning Map Amendment of 516 Pine Barren Road from M-H-1 to R-4**

City Manager Robert Byrd presented the amendment for consideration. Mayor Rebecca C. Benton opened the public hearing. Travis Burke from Coleman and Company Engineering was present on behalf of the Petitioner. Residents Scott Baker and Charles Peek expressed their concerns. Mayor Rebecca C. Benton closed the public hearing, and Councilmember Karen Williams moved to approve the Zoning Map Amendment of 516 Pine Barren Road from M-H-1 to R-4 with the following contingencies:

1. Developer maintenance of the cemetery road
2. Developer completion of the Pine Barren Road traffic study

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. **Zoning Map Amendment of 527 Pine Barren Road from M-H-2B to R-1A**

City Manager Robert Byrd presented the amendment for consideration. Mayor Rebecca C. Benton opened the public hearing. Travis Burke from Coleman and Company Engineering was present on behalf of the Petitioner. Residents Scott Baker and Charles Peek expressed their concerns. Mayor Rebecca C. Benton closed the public hearing, and Mayor Pro Tem Tom Hutcherson moved to approve the Zoning Map Amendment of 527 Pine Barren Road from M-H-2B to R- 1A subject to the following contingencies:

1. Completion of the Pine Barren traffic study
2. Submission of a recombination plat
3. Maintenance of an all-weather access for residents located on Harmon Road during construction

Motion to Approve; PASSED (4-1)

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Hutcherson, Wall, Wilcher, Williams

NAYS: Higgins

D. **Zoning Map Amendment of 64.55 Acres Located on the Southeast Corner of Pine Barren Road and Pine Meadow Drive from R-A to I-1**

City Manager Robert Byrd presented the amendment for consideration. Mayor Rebecca C. Benton opened the public hearing. Greg Coleman from Coleman and Company Engineering was present on behalf of the Petitioner. Mayor Rebecca C. Benton closed the public hearing. Councilmember Karen Williams, upon review of the criteria, moved to approve the Zoning Map Amendment of 64.55 Acres Located on the Southeast Corner of Pine Barren Road and Pine Meadow Drive from R-A to I-1 subject to the following contingencies:

1. Completion of a traffic signal study by the city's traffic engineer is warranted at the intersection of Pine Meadow Drive and Pine Barren Road
2. Pending study results, developer installation of traffic signal

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

E. **Zoning Map Amendment of 28.16 Acres Located on Jimmy DeLoach Parkway from R-A to I-1**

City Manager Robert Byrd reported that the item had been withdrawn by the petitioner.

F. **Revised Site Plan for Outparcel 16, I-16 West Convenience Store**

City Manager Robert Byrd presented the plan for consideration. Councilmember Higgins moved to approve the Revised Site Plan for Outparcel 16, I-16 West Convenience Store subject to the following contingency:

1. Payment of \$100,000 prior to issuance of the building permit

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Councilmember Karen Williams moved to reverse the order of items G and H on the agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

G. **Zoning Map Amendment for Towne Park Investments from R-3B to R-4**

City Manager Robert Byrd presented the amendment for consideration. Councilmember John Wilcher, upon review of the criteria, moved to approve the Zoning Map Amendment for Towne Park Investments from R-3B to R-4 subject to the following contingency:

1. The developer enter into a new stormwater inspection and maintenance agreement with the City of Pooler for all existing, proposed, and new private stormwater infrastructure

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

H. **Site Plan for Towne Park Pooler**

City Manager Robert Byrd presented the plan for consideration. Councilmember Karen Williams moved to approve the Site Plan for Towne Park Pooler subject to the following contingency:

1. The stormwater conveyance system, sanitary sewer, and all laterals shall be inspected with CCTV cameras prior to commencement of construction and be made available to the City of Pooler

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

I. **Site Plan Review for Chick-Fil-A Located at 2021 Pooler Parkway**

City Manager Robert Byrd presented the plan for consideration.

Councilmember Aaron Higgins moved to approve the Site Plan Review for Chick-Fil-A Located at 2021 Pooler Parkway subject to the following contingency:

1. Correction of the trees shown on the landscape plan

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

J. **Pooler Tennis Complex Design, Permitting, and Construction Services Proposal from Thomas & Hutton**

City Manager Robert Byrd presented the proposal for consideration.

Councilmember John Wilcher moved to approve the Pooler Tennis Complex Design, Permitting, and Construction Services Proposal from Thomas & Hutton subject to the following contingencies:

1. Not to exceed \$152,000
2. Pending City Attorney approval

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

K. **Pooler Tennis Complex Geotechnical Engineering Services Proposal from Terracon**

City Manager Robert Byrd presented the proposal for consideration.

Councilmember John Wilcher moved to approve the Pooler Tennis Complex Geotechnical Engineering Services Proposal from Terracon, subject to the following contingencies:

1. Not to exceed \$4,957.50
2. Pending City Attorney approval

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

XI. ADJOURNMENT

Councilmember Stevie Wall moved to adjourn the meeting.

Motion to Adjourn, PASSED (UNANIMOUS)

MOVER: Wall

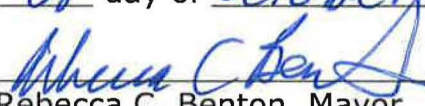
SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

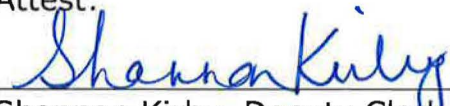
The meeting adjourned at 8:12 p.m.

The foregoing minutes are true and correct and approved by me on this
08 day of October, 2021.



Rebecca C. Benton, Mayor

Attest:



Shannon Kirby, Deputy Clerk of Council



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for 313 W Collins Street

Project:	#A24-0010
P&Z Meeting Date:	October 28, 2024 (Postponed from October 15, 2024)
City Council Meeting Date:	November 4, 2024
Applicant and Authorized Agent:	Trisha M. Cook
Location (Address):	313 W Collins Street
Parcel (PIN):	50003 02003
Acreage:	Approximately .51
Zoning:	C-1 (Light Commercial District)/Main Street Overlay
Proposed Use:	Office
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for approval of the request."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.
- 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - 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 the Main Street Overlay and other development standards for site improvements, including setbacks, building separation, lighting and height.
- 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 site improvements, 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 services to account for current or projected needs.
 - The site is adequately served by public services and provides future right-of-way for on street City-constructed and owned parking.
- 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

313 W Collins Street Vicinity Map

10/04/2024

☐ Parcels



City of Pooler

Site Plan Submittal:

All land development activities other than residential one and two family structures, regardless of zoning district must go through the site plan approval process.

- The fee for this process is **\$3,000.00**
- Three (3) sets of completed plans including landscaping and lighting plan, with an electronic copy
- Property owner authorization form signed and notarized *(* if this is not included, the application will not be processed and no reviews will begin)*
- Proof taxes have been paid in full *(* must be included, or the application will not be processed and no reviews will begin)*
- EPD Approval Required - **YES or NO**
- NRCS Approval Required _____ If so, date submitted _____
- Does this project trigger a DRI? _____ **YES or _____ NO**
- All forms, fees and completed applications **MUST** be submitted to the Zoning Administrator at least 30 days prior to the Planning & Zoning Meeting.
- *If the information that is highlighted is not included, the review will not go forward.*

The following packet contains the necessary forms to be completed for approval process:

1. City of Pooler Site Plan Application
2. Site Plan Checklist
3. Authorization of Property Owner form
4. Site Plan Approval Standards
5. Plan Review Checklist
6. Site Plan approval does not constitute approval of any other zoning action or permit.
7. For restaurants that will be serving alcoholic beverages, by the drink, please refer to Chapter 6, Article I, Section 6-11 of The Code of Ordinances of the City of Pooler for requirements.

8. Process:

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also forwarded to the

Attachment B

City Engineer, the Public Works Department and the Fire Chief for review. Once the applicant addresses all of the comments, the plan will be placed on the P & Z agenda for recommendations, if no revisions are needed, it will move to the next regularly scheduled Mayor & Council agenda.

If you have questions concerning this information, please contact Kimberly Dyer, Zoning Administrator @ (912)748-7261 or via email at kdyer@pooler-ga.gov

City of Pooler

Site Plan Checklist

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor and Council members with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon application.

*** Site Plan approval does not constitute approval of any zoning action or permit ***

- ☐ 3 sets of plans and email electronically as well with an application fee of \$3,000.00
- ☐ Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.
- ☐ The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping
- ☐ Dimension setback lines from property lines and street right-of-ways.
- ☐ Lighting Plan
- ☐ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
 - Proposed new cut (s) onto public right-of-ways with turning radii & width
 - Dimensions of all right-of-ways
- ☐ Drainage plan to conform to city engineering department's standards.
- ☐ Location of all utilities
- ☐ Tabulated data including at least
 - ☐ Gross density of dwelling units
 - ☐ Parking ratio per dwelling unit
 - ☐ Percentage and amount of land coverage by use; and,
 - ☐ Percentage and amount of floor area by use and by type.
- ☐ Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.
- ☐ Developments of Regional Impact (check only if your project requires this)

If these documents are not submitted, your project will not be processed or reviewed.

*** NOTE *** ***The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development.***

The Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.



Project # _____

Site Plan Application

(page 1 of 3)

Applicant Trisha M CookMailing address 920 Morgans Corner, Ste ECity Pooler State Ga Zip 31312Telephone 912-844-8662 Fax () _____Property Owner(s) Trisha M CookMailing address 435 Strathy Hall DrCity Richmond Hill State GA Zip 31324Telephone 912-844-8662 Fax () _____Contact Person(s) Trisha M CookMailing address 435 Strathy Hall DrCity Richmond Hill State GA Zip 31324Telephone 912-844-8662 Fax () _____ E-mail trisha@thetrishacookteam.comLocation address 313 W Collins Street, Pooler GA 31322Current Zoning R-1-A Parcel Identification Number 50003 02003

Please provide a brief description of the proposed land development activity and use of land thereafter to take a place on the subject property: _____

Design and pave a parking lot

SITE PLAN APPLICATION (page 2 of 3)

Participating Contractors	Please list the name and address of all participating contractor below: (Including surveyor, engineer, architect, installer, developer, etc.) Name _____ License # _____ Mailing address _____ City _____ State _____ Zip _____ Telephone (____) _____ E-mail _____																
Previous Zoning Actions	Please list any previous zoning actions within the past three years. If possible, please include application number, date of application and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Application#</th> <th style="width: 25%;">Date</th> <th style="width: 35%;">Action Requested</th> <th style="width: 15%;">Action Taken</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Application#	Date	Action Requested	Action Taken												
Application#	Date	Action Requested	Action Taken														
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). <table border="1" style="width: 100%; border-collapse: collapse;"> <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> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> If more space is needed for either contractors or campaign contributions, attach another copy of this form.	City Official	Title	Dollar Value	Description of gift												
City Official	Title	Dollar Value	Description of gift														
Signature & Date (required)	I attest that all the information provided is true to fact: dotloop verified 02/05/24 12:44 PM EST AMFM-7E2K-T9QV-N0FX _____ (Applicants Signature) Please check if NRCS Approval is needed _____ or EPD Approval _____ and date submitted. _____ ⬇ Please Note: If this information is left blank, the application will not be processed. Date: 02/05/2024 _____ Attest: _____ _____ (Zoning Administrator or Agent thereof)																

SITE PLAN APPLICATION (page 3 of 3)

Georgia Dept. of Transportation (GDOT)	All applications in which property being subdivided/developed that require an entrance onto a State or Federal Highway, a permit is required by the Georgia Department of Transportation. Applicants are required to submit a plat to GDOT for review. The application will not be considered by the Pooler Planning & Zoning Commission until GDOT has commented. If applicable, the comments must accompany the application.
Covenants/Deed Restrictions	<u>Please check one:</u> _____ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached. ☒ There are no added restrictions or subdivision covenants on this property.
Certifications	1. I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed. 2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. (Attach a copy of receipt) 3. I hereby certify that I am the owner of the property being proposed for subdivision/development. 4. I hereby certify that all the information pertained in this application is true and correct. Signature of Owner Trisha M Cook dotloop verified 02/05/24 12:44 PM EST 1PUP-NWKF-FORG-6XCL Date 02/05/2024
Signature & Date (required)	Signature: Trisha M Cook dotloop verified 02/05/24 12:44 PM EST TBKE-PUCK-AS65-HYBS Date: 02/05/2024

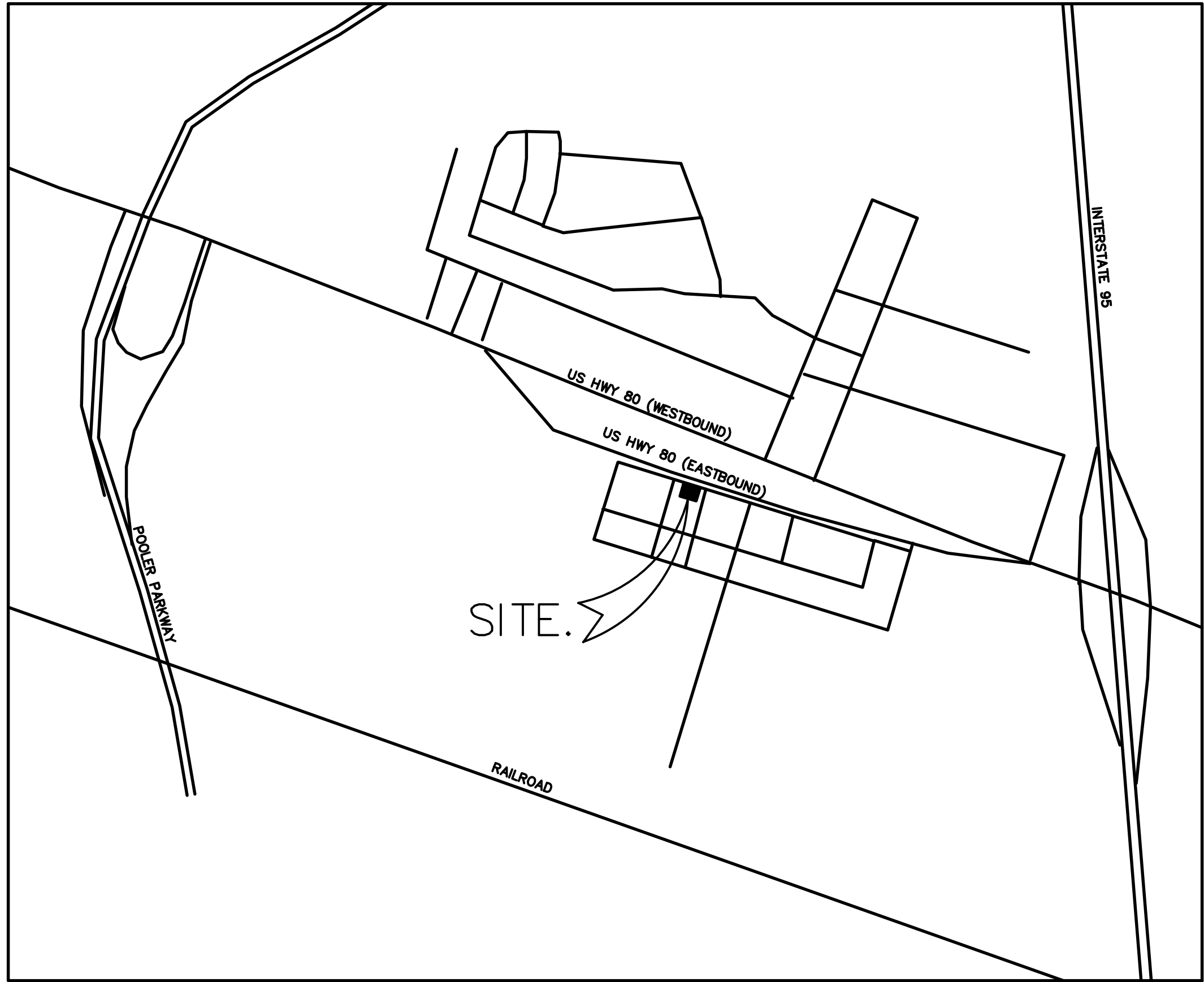
COLLINS STREET

SPECIFIC DEVELOPMENT PLANS

313 W COLLINS STREET, POOLER

OWNER
ALLEN HAYES
313 W COLLINS STREET
POOLER, GA 31322
(912)-713-4472

24-HOUR CONTACT
ALLEN HAYES
(912)-713-4472
CLOSINGS@THETRISHACOOKTEAM.COM



VICINITY MAP N.T.S.

LOCATION: N30° 46' 47.13", W81° 37' 11.14"
(30.780604, -81.619483)
DISTURBED ACREAGE: 0.37 AC.
TOTAL SITE ACREAGE: 0.51 AC.

DRAWING LEGEND		
DESCRIPTION	PROPOSED	EXISTING
RIGHT OF WAY	--- R/W	--- R/W
EDGE OF PAVEMENT	---	---
DITCH CENTERLINE	- . - . -	- . - . -
SANITARY SEWER	8"S	---
WATER LINE	10"W	--- 10"W ---
FORCE MAIN	FM	--- FM ---
UNDERGROUND GAS LINE	8"G	--- 8"G ---
CONTOURS	81	--- 81 ---
STORM DRAINAGE PIPE	---	==
ELEVATION	FG: 78.15	X 81.90
SILT FENCE NON-SENSITIVE	Sd1-NS	
SILT FENCE SENSITIVE	Sd1-S	
INLET PROTECTION	Sd2-P	
CHECK DAM- HAY BALE	Cd-Hb	
CHECK DAM - RIP RAP	Cd-Rp	
CONSTRUCTION EXIT	Co	
STORM OUTLET PROTECTION	St	
SILT FENCE	---	
MULCHING	Ds1	
TEMPORARY GRASSING	Ds2	
PERMANENT GRASSING	Ds3	
FIRE HYDRANT		
SEWER MANHOLE		
WATER VALVE		
DRAINAGE FLOW		
WATER METER		
BENCHMARK		
WELL		
GUY POLE		
IRON PIN	SET O I.P.S	FOUND O I.P.F
TELEPHONE PEDESTAL		
POWER POLE		

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.

CSWC# 0000020134

HINESVILLE:
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Hinesville, Georgia 31313
(912) 368-5664

POOLER:
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Suite 304
Pooler, Georgia 31322
(912) 335-1046

www.trlongeng.com

COLLINS STREET SPECIFIC
DEVELOPMENT PLANS
313 W COLLINS STREET, POOLER

SHEET NAME:
COVER

REVISIONS:

1.	CITY 07-23-2024
2.	CITY 09-23-2024
3.	CITY 10-17-2024
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INITIAL DATE: 06-13-2024
DRAWN BY: JJS
CHECKED BY: TRL
PROJECT #: 2023-105

SHEET NUMBER:
C1.0

O:\ACTIVE PROJECTS\2023-105 & - COLLINS STREET BOUNDARY 900--DRAWINGS\DWG\2023-105.DWG

PAVING NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, CITY, COUNTY, AND STATE. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL THE CONSTRUCTION BE IN ACCORDANCE WITH THE CITY OF POOLER AND GDOT STANDARD DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICAN INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT ALL CONSTRUCTION ADJACENT TO AND WITHIN ALL ROADWAYS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO CITY FOR APPROVAL.
4. THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE WORK AREAS FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGNS OR LIGHT POLES.
6. CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED ASPHALT.
7. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
8. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS, CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS)
9. PAVING CONTRACTOR SHALL INSTALL PAPER BREAKAWAY EDGES AT COLD JOINTS OR SAW-CUT AS REQUIRED TO INSURE A STRAIGHT, FULL-DEPTH JOINT FACE IMMEDIATELY PRIOR TO INSTALLING ABUTTING HOT ASPHALT.
10. ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE PF PAVEMENT UNLESS INDICATED OTHERWISE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF PAVEMENT REPLACEMENT WHERE UTILITY LINES ARE EXTENDED ACROSS EXISTING ASPHALT.
12. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC IN ALL DRIVE LANES WITHIN PARKING FIELDS.
13. BASE AND ASPHALT THICKNESS ARE MINIMUM REQUIRED. REFER TO SPECIFICATIONS FOR TYPE OF PAVING AND BASE TO BE USED.
14. ALL CONCRETE SHALL BE CLASS A 4000 P.S.I. UNLESS NOTED OTHERWISE. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE INSPECTOR.
15. ALL RAMPS CONSTRUCTED ARE NOT TO EXCEED A SLOPE OF 1:12. ALL SIDEWALKS SHALL NOT HAVE A CROSS-SLOPE GREATER THAN 1:50
16. CONCRETE DUMPSTER PADS TO BE FLUSH WITH PAVEMENT UNLESS INDICATED OTHERWISE.
17. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS ON STRIPING, SIGNS, ETC.

INSPECTION NOTES

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. THE PRIMARY PERMITTEE WILL MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY, AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S)
5. BASED ON THE RESULT OF EACH INSPECTION, THE SITE DESCRIPTION, AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF 2013 NPDES STAND ALONE PERMIT.

SITE GRADING NOTES

1. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAY-OUT FOOTINGS. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
2. GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES TO REMAIN AS REQUIRED TO MATCH FINISHED GRADES.
3. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
4. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTORS SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
5. FOR ANY WORK ON THE STATE OR COUNTY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:
 - A. NOT STORE MATERIAL, EXCESS DIRT, OR EQUIPMENT IN THE RIGHT-OF-WAY. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
 - B. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES, AND FLAG-MEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE CITY, STATE, ARCHITECT, ENGINEER, AND OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
 - C. COMPLETE WORK TO THE SATISFACTION OF THE CITY PUBLIC WORKS DEPARTMENT AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS ACCEPTABLE.
7. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO OWNER.
8. SITE GRADING CONTRACTOR SHALL TERMINATE ALL STORM DRAIN PIPES FIVE FEET MAXIMUM FROM BUILDING UNLESS OTHERWISE NOTED.
9. STORM SEWER LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. CONTRACTOR SHALL COORDINATE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF STORM SEWERS WITH APPROVED BUILDING PLUMBING PLANS.
10. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
11. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE SATISFACTION OWNER MUST APPROVED STAKED ITEMS PRIOR TO CONSTRUCTION.
12. TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES AND SHALL REMOVE SILT CONTRACTOR AT LEAST ONCE A WEEK.
13. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS, (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
14. CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 UNLESS OTHERWISE NOTED.
15. IN NO CASE SHALL ANY PAVED AREAS BE LESS THAN A SLOPE OF 1.0%. ALL ACCESSIBLE SIDEWALKS AND AISLE SLOPES NOT TO EXCEED 2% CROSS-SLOPE.
16. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
17. ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.
18. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACTION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO BASE AND PAVING OPERATIONS COMMENCING.
19. GRADING CONTRACTOR SHALL MAINTAIN ALL WEATHER CONSTRUCTION ACCESS ROADS AS REQUIRED BY GENERAL CONTRACTOR.

SITE UTILITY NOTES

1. THE SITE UTILITY PLAN IS FOR SANITARY SEWER AND WATER LINE CONSTRUCTION ONLY. DO NOT USE FOR GRADING OR STORM SEWER CONSTRUCTION.
2. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
3. ALL DOMESTIC WATER AND SANITARY SEWER STUBS TO BE TERMINATED 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING BY PLUMBING CONTRACTOR.
4. SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE WATER DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF LATERALS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AND CITY OF POOLER.
6. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITIES FOR CONNECTION TO THE EXISTING MAINS AND PAY ALL APPLICABLE FEES.
7. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.
8. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
9. BASED ON THE CURRENT EDITION OF THE INTERNATIONAL PLUMBING CODE, CLEANOUTS ARE REQUIRED AT A MAXIMUM SPACING OF 100 FEET ON UTILITY LEAD-INS TO BUILDING. CONTRACTOR TO PROVIDE A CLEANOUT WITHIN 5 FEET OF BUILDING AND AT ALL BENDS.
10. THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS ON THE SITE.
11. ALL MATERIALS SHALL BE U.L. LISTED AND APPROVED BY THE LOCAL UTILITY COMPANY UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
12. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROJECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK, IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED.
13. ALL SANITARY SEWER PIPE SHALL BE SDR-26 MEETING ASTM D3034 WITH GASKET TYPE JOINTS MEETING ASTM F477.
14. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO THE OWNER. UTILITY CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
15. BUILDING PLUMBING CONTRACTOR SHALL PAY ALL COST FOR WATER METERS, METER BOXES, VALVES, ETC. TO PROVIDE A COMPLETE JOB PER LOCAL AUTHORITY REQUIREMENTS.
16. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, AND BENDS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A. - EXISTING SOIL CONDITIONS.
17. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO COST TO OWNER.
18. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PREPARED.
19. THE SITE UTILITY CONTRACTOR SHALL COORDINATE AND PAY FOR ALL SANITARY SEWER CONNECTIONS. SANITARY SEWER CONNECTION FINAL TIE-IN TO THE EXISTING MANHOLE(S) SHALL NOT BE MADE UNTIL COMPLETION OF THE PROPOSED SYSTEM AND ALL MANHOLES HAVE BEEN BROUGHT ABOVE GROUND TO INSURE SEDIMENT DOES NOT ENTER SYSTEM. LINES SHALL BE PROPERLY CLEANED, IF NEEDED.
20. SITE UTILITY CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO PROVIDE POWER IN CONDUIT TO IRRIGATION CONTROLLER PER MANUFACTURERS RECOMMENDATIONS. VERIFY EXACT LOCATION OF CONTROLLER WITH OWNER PRIOR TO INSTALLATION.

COLLINS STREET SPECIFIC
DEVELOPMENT PLANS
313 W COLLINS STREET, POOLER

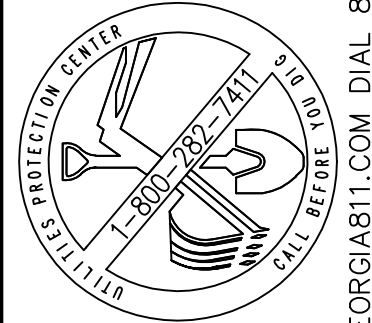
SHEET NAME:
GENERAL NOTES

REVISIONS:	
1.	CITY 07-23-2024
2.	CITY 09-23-2024
3.	CITY 10-17-2024
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INITIAL DATE: 06-13-2024
DRAWN BY: JPS
CHECKED BY: TKL
PROJECT #: 2023-105

SHEET NUMBER:

C1.1



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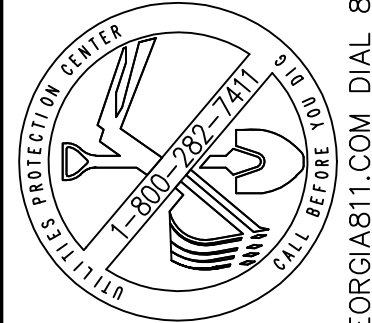
TR LONG
ENGINEERING, P.C.

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TAX PARCEL NUMBER: CITY, COUNTY, STATE

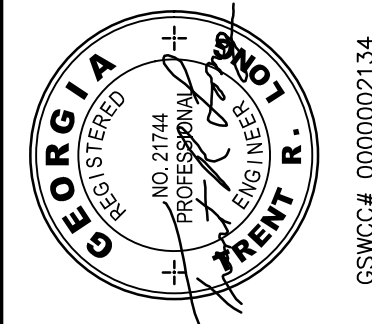
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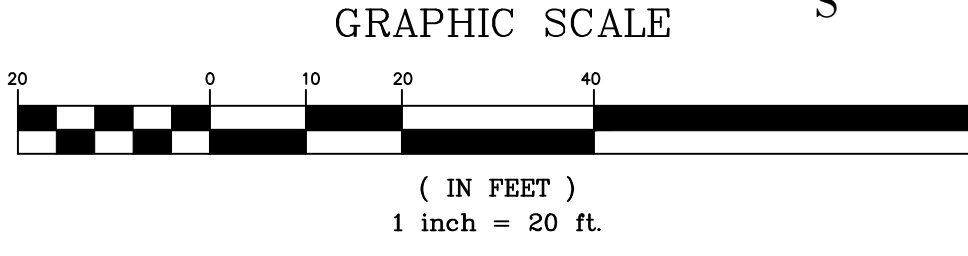
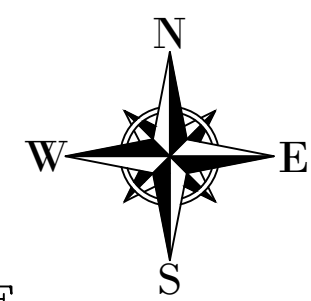
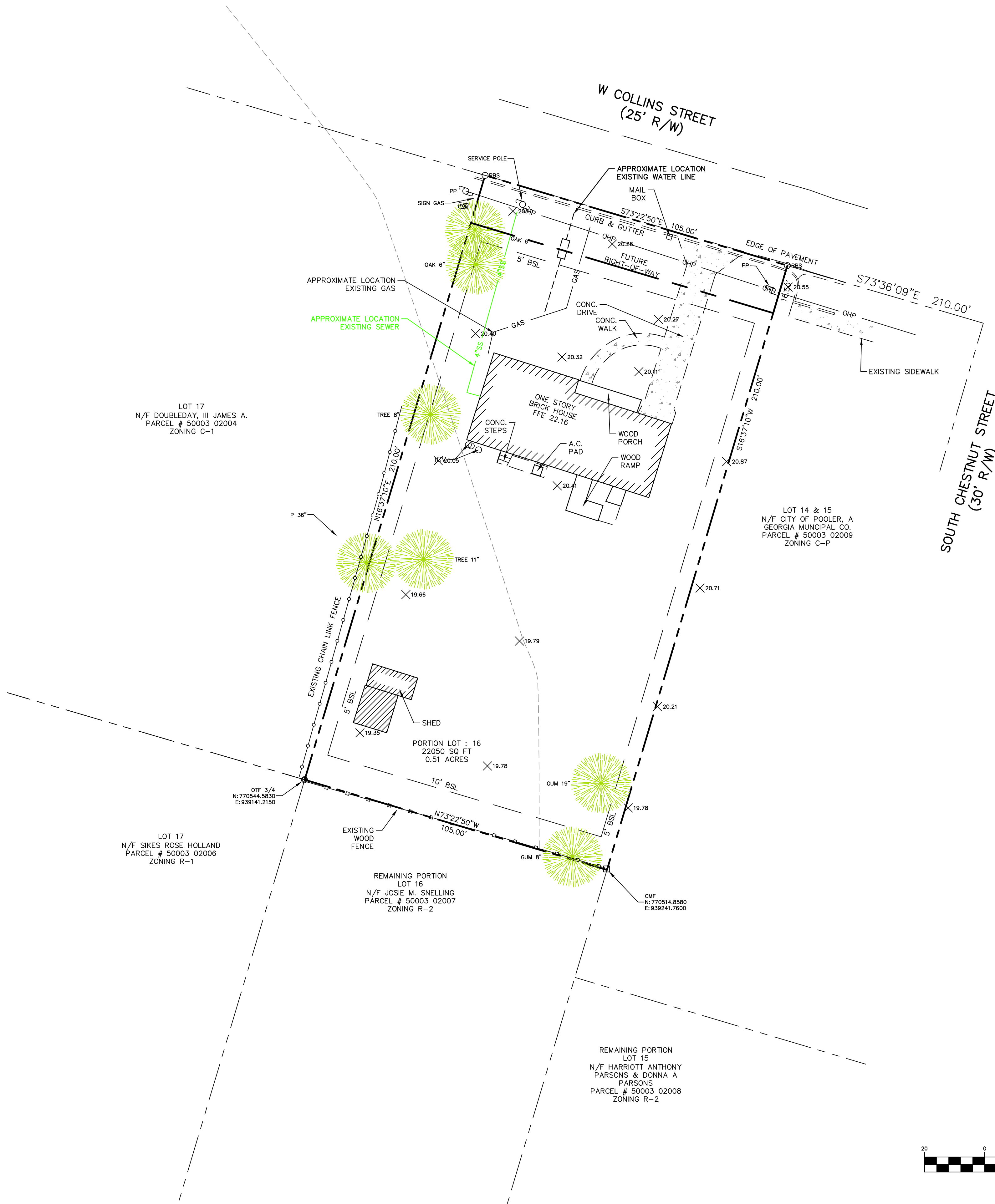
COLLINS STREET SPECIFIC
DEVELOPMENT PLANS
313 W COLLINS STREET, POOLER

SHEET NAME:
EXISTING
CONDITIONS

REVISIONS:	
1.	CITY 07-23-2024
2.	CITY 09-23-2024
3.	CITY 10-17-2024
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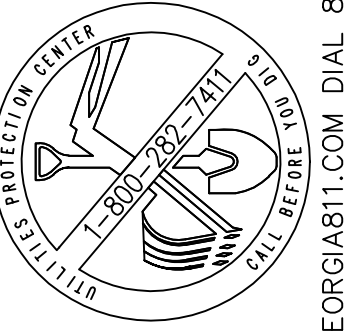
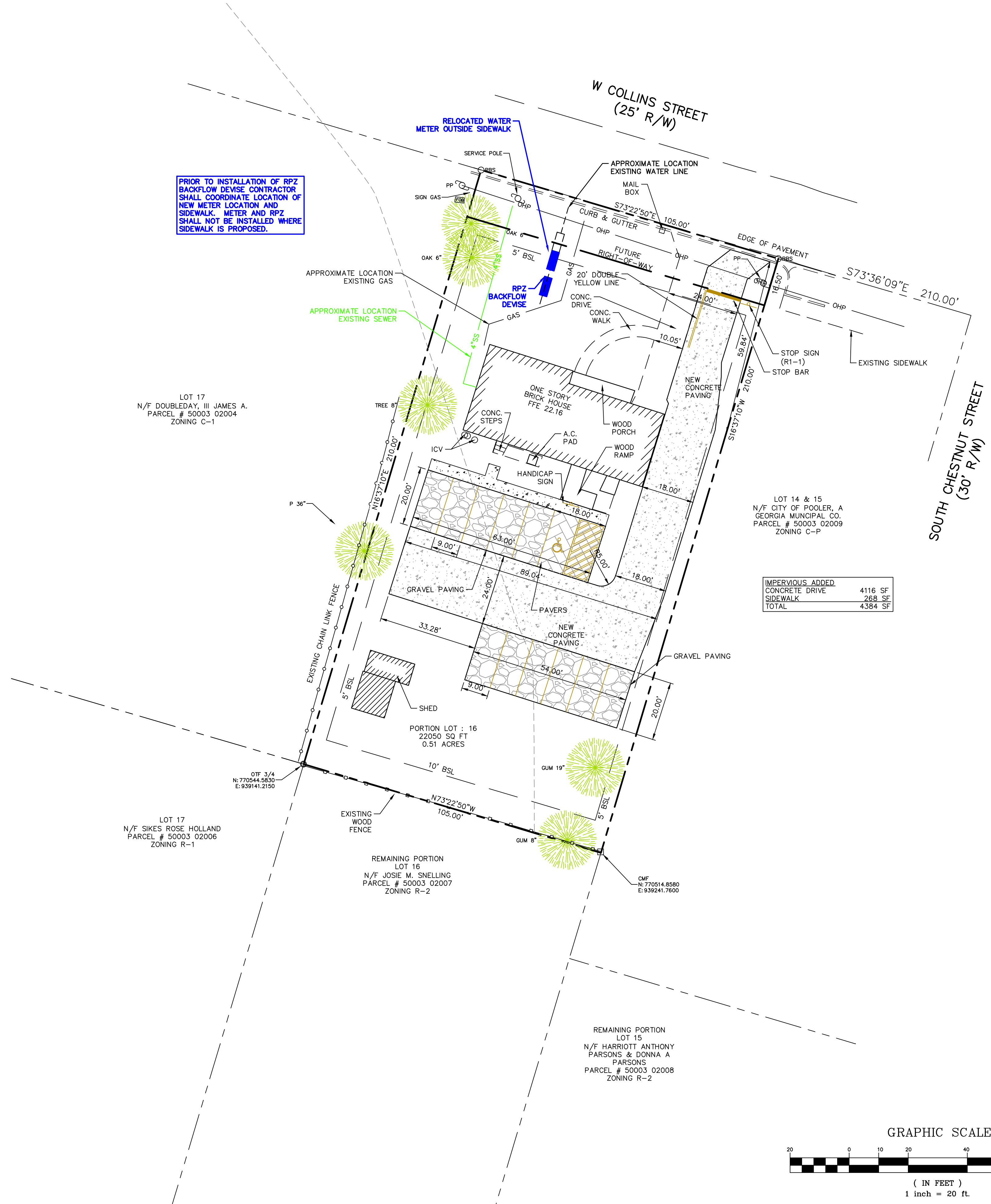
INITIAL DATE: 06-13-2024
DRAWN BY: JJS
CHECKED BY: TRL
PROJECT #: 2023-105

SHEET NUMBER:
C2.0

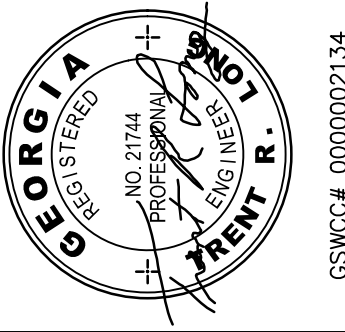


PROJECT DESCRIPTION AND GENERAL NOTES:

- PROJECT NAME/ADDRESS: COLLINS STREET SPECIFIC DEVELOPMENT PLANS
313 W COLLINS STREET, POOLER
- OWNER: ALLEN HAYES
313 W COLLINS STREET
POOLER, GA 31322
(912)-713-4472
- DEVELOPER: ALLEN HAYES
(912)-713-4472
CLOSINGS@THETRISHACOOKTEAM.COM
- ZONING : COMMERCIAL C-1
- BUILDING PROPERTIES / SITE DATA:
 - SITE ACREAGE: 0.51 AC
 - CONSTRUCTION TYPE: OFFICE SPACE
 - NUMBER OF BUILDINGS: 1
 - GROSS AREA (OFFICE): 1760 S.F.
 - 1 SPACE FOR THE EACH 300 SF OF GROSS FLOOR AREA
= 1760/300 = 6 SPACES
 - TOTAL PARKING REQUIRED: 6 SPACES
 - PARKING PROVIDED: 12 SPACES
 - HANDICAP PARKING REQUIRED:
TOTAL PARKING IN LOT (0-25) = 1 HANDICAP SPACE
 - HANDICAP PARKING PROVIDED: 1 SPACES



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COLLINS STREET SPECIFIC
DEVELOPMENT PLANS
313 W COLLINS STREET, POOLER

SHEET NAME:
STAKING PLAN

REVISIONS:	
1.	CITY 07-23-2024
2.	CITY 09-23-2024
3.	CITY 10-17-2024
4.	
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INITIAL DATE: 06-13-2024
DRAWN BY: JJS
CHECKED BY: TRL
PROJECT #: 2023-105

SHEET NUMBER:

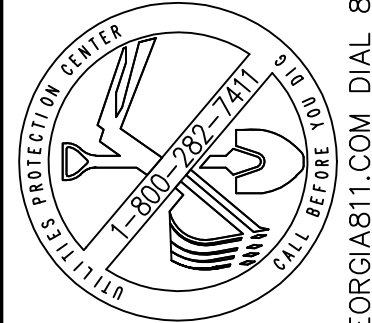
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TAX PARCEL NUMBER: CITY, COUNTY, STATE

www.trlongeng.com

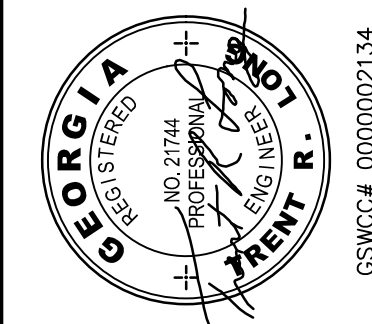
GSWC# 0000002134

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THIS DRAWING IS THE PROPERTY OF T. R. LONG ENGINEERING, P.C. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF T. R. LONG ENGINEERING, P.C.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.



HINESVILLE:
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664

POOLER:
1000 Towne Center Blvd
Suite 304
Pooler, Georgia 31322
(912) 535-1046



COLLINS STREET SPECIFIC
DEVELOPMENT PLANS
313 W COLLINS STREET, POOLER

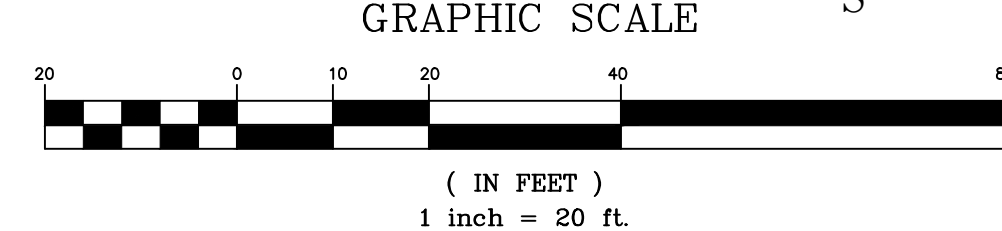
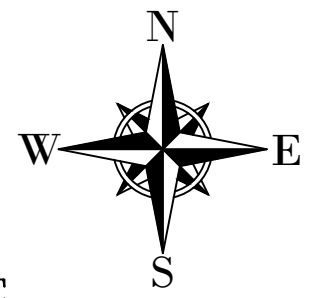
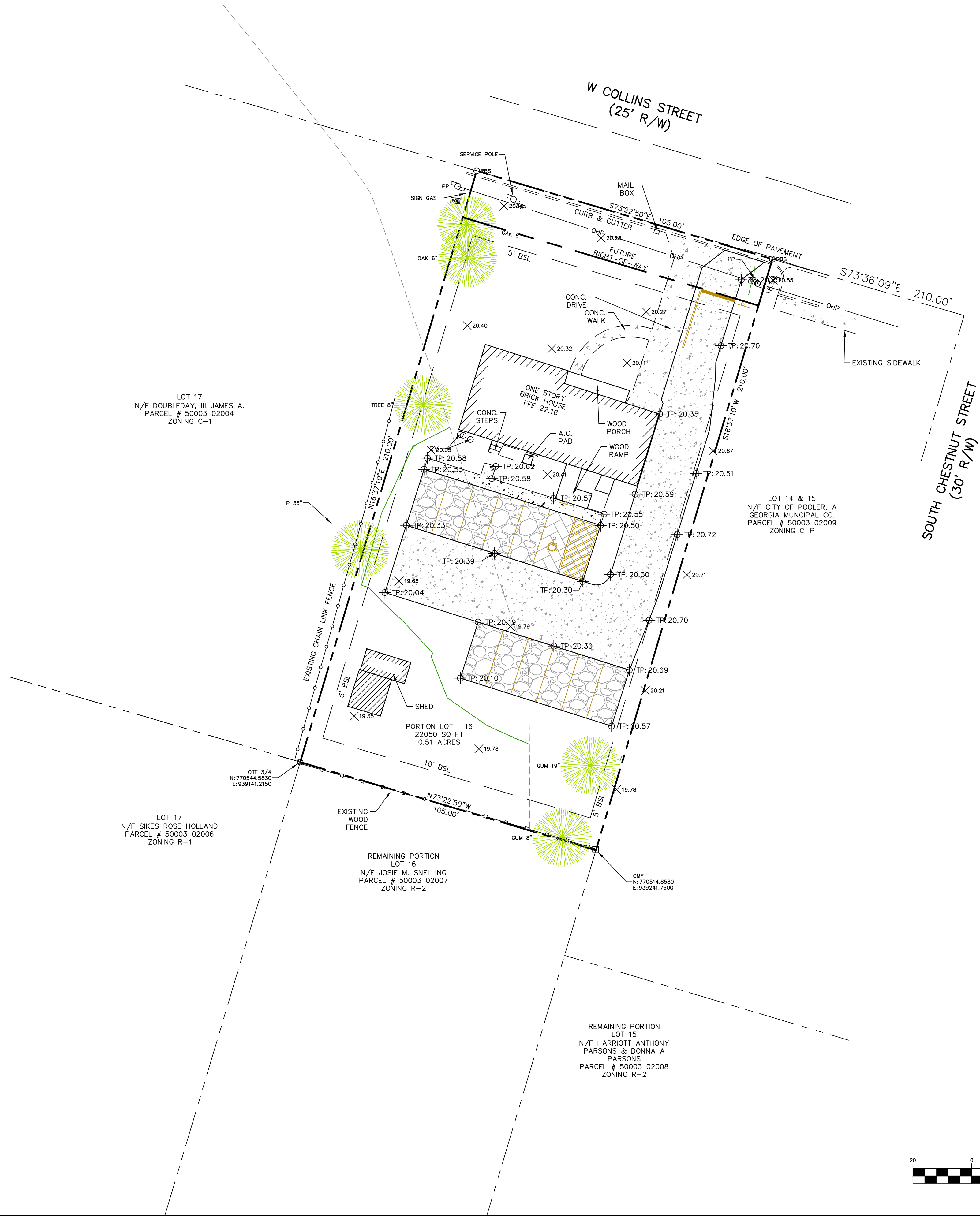
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GRADING PLAN

REVISIONS:	
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2.	CITY 09-23-2024
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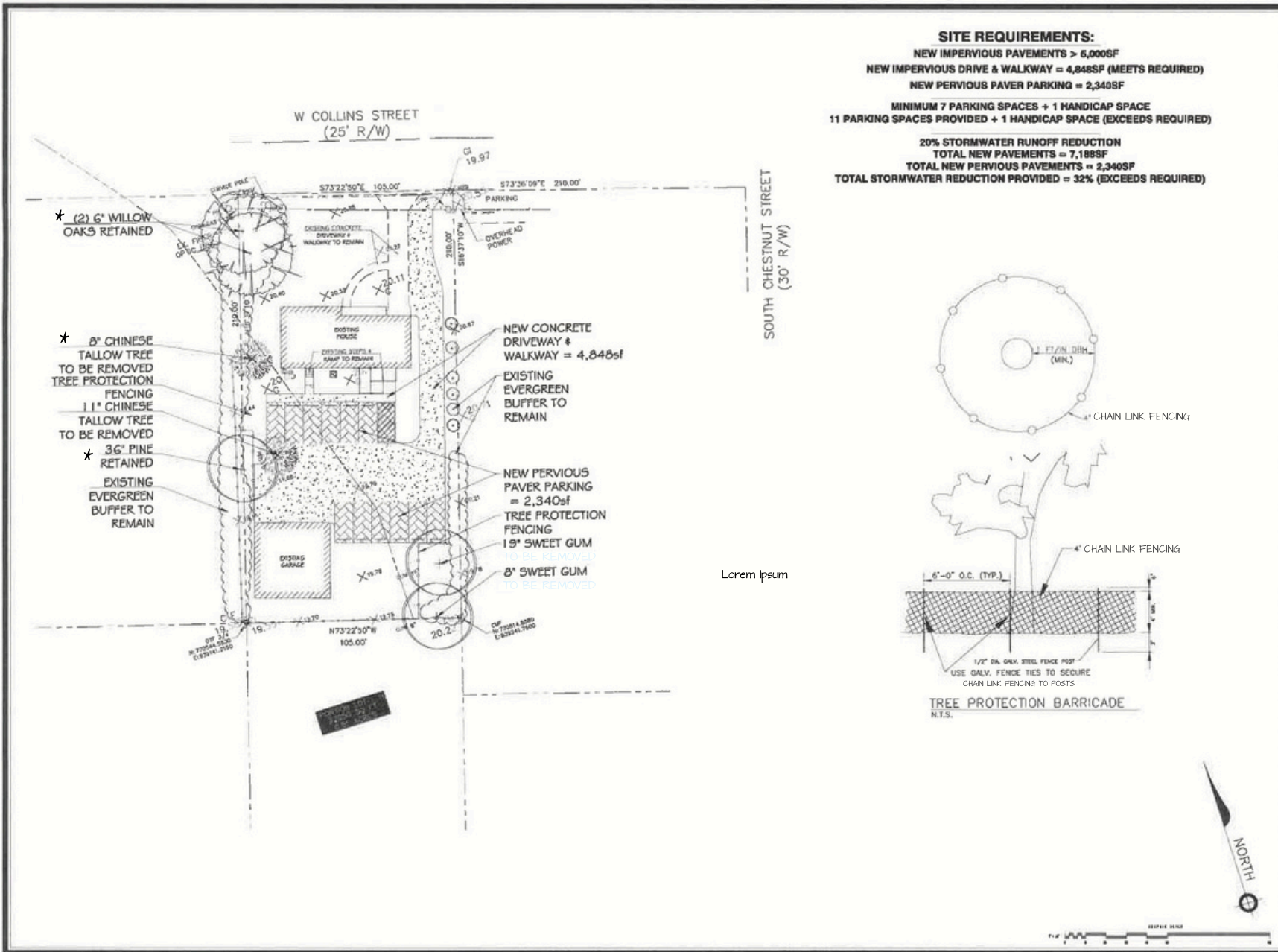
INITIAL DATE: 06-13-2024
DRAWN BY: JJS
CHECKED BY: TRL
PROJECT #: 2023-105

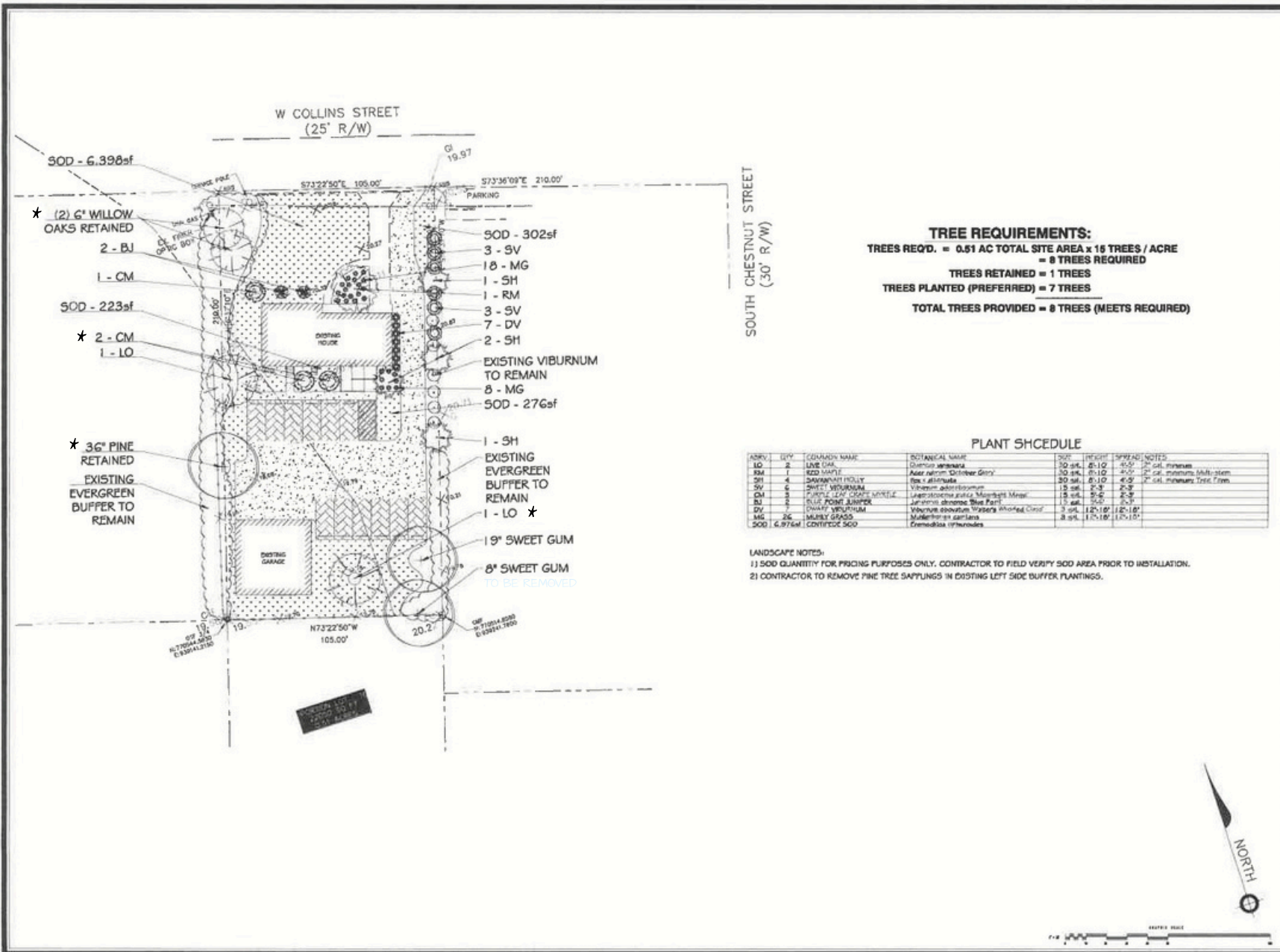
SHEET NUMBER:

C4.0



PERVIOUS PAVER PAVEMENT SECTION
NOT TO SCALE

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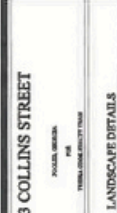


Atlantic Star LLC.
Landscape Architecture/Living Roofs
18 Winchester Dr., Somers, GA 30433 P: 813.398.6662 F: 813.331.3447

-



Doc#	Issue	Doc#
Doc#	Issue	Doc#
Doc# 8/31/23		
Doc#		
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SHEET
3
OF 3



EOM Operations

Your solution to a better tomorrow

Attachment C

October 4th, 2024

Trent R. Long, P.E.
TR Long Engineering
1000 Towne Center Blvd, Suite 304
Pooler, GA 31322

Dear Mr. Long,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for 313 Collins St Site Improvements (Project Application #24-0010), which is provided below.

<u>Submittal Documents:</u>	Site Development Plan.....	Sept. 2024
	Landscape Plan	Sept. 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 does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the Local, State and Federal Laws or the Engineering Standards and Development Codes applicable to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. 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 associated documentation, pursuant to land disturbing activity and development permits, shall be found acceptable to the City of Pooler. All the required inspection and testing results, or related materials, must be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager
EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



EOM Operations

Your solution to a better tomorrow

Attachment C

CC: Nicole Johnson; Director of Planning and Development – City of Pooler
Marcella Benson; City Planner – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



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CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for 200 Tanger Outlets Blvd. Planet Fitness

Project:	#A24-00139
P&Z Meeting Date:	October 28, 2024
City Council Meeting Date:	November 4, 2024
Applicant and Authorized Agent:	Outlet Mall of Savannah, LLC – Paul Cirjak/Wesley Green, Coleman Company, Inc.
Location (Address):	200 Tanger Outlets Blvd.
Parcel (PIN):	50017A 01099
Acreage:	Portion of total site area of approximately 66.68 acres
Zoning:	C-2 (Heavy Commercial District)
Proposed Use:	Planet Fitness
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for approval of the request."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.
- 3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - 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 the development standards for site improvements, including setbacks, building separation, lighting and height.
- 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 site improvements, 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 services to account for current or projected needs.
 - The site is adequately served by public services and 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-deterring 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

200 Tanger Outlet Blvd. Planet Fitness Vicinity Map

10/21/2024



Parcels



City of Pooler

Site Plan Submittal:

All land development activities other than residential one and two family structures, regardless of zoning district must go through the site plan approval process.

- The fee for this process is **\$3,000.00**
- Three (3) sets of completed plans including landscaping and lighting plan, with an electronic copy
- Property owner authorization form signed and notarized *(* if this is not included, the application will not be processed and no reviews will begin)*
- Proof taxes have been paid in full *(* must be included, or the application will not be processed and no reviews will begin)*
- EPD Approval Required - YES or NO
- NRCS Approval Required NO If so, date submitted _____
- Does this project trigger a DRI? _____ YES or ☒ NO
- All forms, fees and completed applications MUST be submitted to the Zoning Administrator at least 30 days prior to the Planning & Zoning Meeting.
- *If the information that is highlighted is not included, the review will not go forward.*

The following packet contains the necessary forms to be completed for approval process:

1. City of Pooler Site Plan Application
2. Site Plan Checklist
3. Authorization of Property Owner form
4. Site Plan Approval Standards
5. Plan Review Checklist
6. Site Plan approval does not constitute approval of any other zoning action or permit.
7. For restaurants that will be serving alcoholic beverages, by the drink, please refer to Chapter 6, Article I, Section 6-11 of The Code of Ordinances of the City of Pooler for requirements.

8. Process:

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also forwarded to the

Attachment B

City Engineer, the Public Works Department and the Fire Chief for review. Once the applicant addresses all of the comments, the plan will be placed on the P & Z agenda for recommendations, if no revisions are needed, it will move to the next regularly scheduled Mayor & Council agenda.

If you have questions concerning this information, please contact Kimberly Dyer, Zoning Administrator @ (912)748-7261 or via email at kdyer@pooler-ga.gov

Attachment B
City of Pooler

Site Plan Checklist

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor and Council members with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon application.

*** Site Plan approval does not constitute approval of any zoning action or permit ***

- ☒ 3 sets of plans and email electronically as well with an application fee of \$3,000.00
- ☒ Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.
- ☒ The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping
- ☒ Dimension setback lines from property lines and street right-of-ways.
- ☐ Lighting Plan
- ☐ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
 - Proposed new cut (s) onto public right-of-ways with turning radii & width
 - Dimensions of all right-of-ways
- ☐ Drainage plan to conform to city engineering department's standards.
- ☒ Location of all utilities
- ☐ Tabulated data including at least
 - ☐ Gross density of dwelling units
 - ☐ Parking ratio per dwelling unit
 - ☐ Percentage and amount of land coverage by use; and,
 - ☐ Percentage and amount of floor area by use and by type.
- ☒ Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.
- ☐ Developments of Regional Impact (check only if your project requires this)

If these documents are not submitted, your project will not be processed or reviewed.

Attachment B

*** NOTE *** ***The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development.***

The Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.



Project # _____

Site Plan Application

(page 1 of 3)

Applicant Outlet Mall of Savannah, LLC c/o Tanger Management, LLC attn: Paul CirjakMailing address 3200 Northline Ave, Suite 360City Greensboro State NC Zip 27408Telephone (216)212-6992 Fax (____)Property Owner(s) Outlet Mall of Savannah, LLC attn: Paul CirjakMailing address 3200 Northline Ave, Suite 360City Greensboro State NC Zip 27408Telephone (216)212-6992 Fax (____)Contact Person(s) Coleman Company, Inc. - Wesley Green, PEMailing address 1480 Chatham Parkway, Suite 100City Savannah State GA Zip 31405Telephone (912) 200-3041 Fax (____) E-mail wgreen@cci-sav.comLocation address 200 Tanger Outlets Blvd, Pooler, GACurrent Zoning C-2 Parcel Identification Number 50017A01099

Please provide a brief description of the proposed land development activity and use of land thereafter to take a place on the subject property: _____

Construct previously masterplanned "Building 05/PHII" at Tanger Outlet for Planet Fitness

SITE PLAN APPLICATION (page 2 of 3)

Participating Contractors	Please list the name and address of all participating contractor below: (Including surveyor, engineer, architect, installer, developer, etc.) Name _____ License # _____ Mailing address _____ City _____ State _____ Zip _____ Telephone (____) _____ E-mail _____																
Previous Zoning Actions	Please list any previous zoning actions within the past three years. If possible, please include application number, date of application and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Application#</th> <th style="width: 25%;">Date</th> <th style="width: 35%;">Action Requested</th> <th style="width: 15%;">Action Taken</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Application#	Date	Action Requested	Action Taken												
Application#	Date	Action Requested	Action Taken														
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). <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">City Official</th> <th style="width: 20%;">Title</th> <th style="width: 20%;">Dollar Value</th> <th style="width: 30%;">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> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> If more space is needed for either contractors or campaign contributions, attach another copy of this form.	City Official	Title	Dollar Value	Description of gift												
City Official	Title	Dollar Value	Description of gift														
Signature & Date (required)	I attest that all the information provided is true to fact: <u>Wesley Loeen, PE</u> (Applicants Signature) Please check if NRCS Approval is needed _____ or EPD Approval _____ and date submitted. Please Note: If this information is left blank, the application will not be processed. Date: <u>8</u> / <u>01</u> / <u>2024</u> Attest: _____ (Zoning Administrator or Agent thereof)																

SITE PLAN APPLICATION (page 3 of 3)

Georgia Dept. of Transportation (GDOT)	All applications in which property being subdivided/developed that require an entrance onto a State or Federal Highway, a permit is required by the Georgia Department of Transportation. Applicants are required to submit a plat to GDOT for review. The application will not be considered by the Pooler Planning & Zoning Commission until GDOT has commented. If applicable, the comments must accompany the application.
Covenants/Deed Restrictions	<u>Please check one:</u> ☒ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached. ☐ There are no added restrictions or subdivision covenants on this property.
Certifications	1. I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed. 2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. (Attach a copy of receipt) 3. I hereby certify that I am the owner of the property being proposed for subdivision/development. 4. I hereby certify that all the information pertained in this application is true and correct. Signature of Owner <u>Wesley Green, PE</u> Date <u>08/01/2024</u>
Signature & Date (required)	Signature: <u>Wesley Green, PE</u> Date: <u>08/01/2024</u>



Site Plan Approval Standards

The site plan approval process is intended to provide the general public, planning commission, and city council with information pertinent to how a new development will affect the surrounding area and the city as a whole. Site plan approval does not constitute approval of any other zoning action or permit.

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted development upon property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by city council in approving any site plan:

- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
- provides for adequate pedestrian and traffic access;
- provides adequate space for off-street parking and loading/unloading zones where applicable;
- provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
- is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
- the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
- the proposed development site is adequately served by other public services to account for current or projected needs;
- provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
- provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; and
- 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.



CITY of POOLER
— GEORGIA —

City of Pooler – PLAN REVIEW CHECKLIST

PROJECT NAME: Plant Fitness at Tanger Outlet (CCI#22-940)

DATE: 08/01/2024

Please address each item below using an “ok” or “n/a”, and indicate what plan sheets the item can be located on. This checklist is intended to serve as a guide for a complete site plan application but does not consist of all City standards. All City of Pooler Code of Ordinance requirements must be met.

BASIC ENGINEERING INFORMATION

1. Ok Development name; If not obvious, add a description of the development COV
2. Ok Location of site / location map: Sufficiently detailed to pinpoint the site’s location COV
3. Ok Date of plans with space for revision dates COV
4. Ok Name and contact information of the engineer and engineering firm responsible for the plans C0.0
5. Ok Name and contact information of owner, authorized agent of the owner, and/or developer C0.0
6. Ok 24-hour contact with phone number C0.0
7. Ok Signed and dated P.E. stamp or other licensed professional as allowed by law ALL SHEETS
8. Ok Sheet index COV
9. Ok Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height COV
10. Ok Show property boundaries with metes and bounds descriptions C2.0
11. Ok North arrow, graphic scale ALL SHEETS
12. Ok Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc C2.0
13. Ok Identify the ownership and use of all adjacent surrounding properties C2.0
14. NA Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. NA Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. NA Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)
17. NA Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development

18. OK Show existing drainage features on Attachment B site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc C2.0
19. OK Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map COV
20. NA Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)
21. NA Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers jurisdiction)
22. OK Location of existing utilities (Appendix A, Article V, Section 4 C 5) C2.0
23. OK Easements existing upon the property C2.0
24. NA Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

PROPOSED DEVELOPMENTS

1. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)
2. OK The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)
3. OK Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C) C3.0
4. NA For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information
5. OK Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail C3.0
6. NA Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. NA Show interior traffic pattern
8. OK Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre
9. NA GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit
10. OK At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607) C1.0

11. OK Show all required easements (around structures, bund drainage structures, 25' access easements, etc) **C1.0**
12. NA Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)
13. OK Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503 **C3.0-C3.1**
14. NA Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
15. NA Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
16. NA Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
17. NA Provide site lighting plan for all proposed lighting.
18. OK Provide Traffic Impact Study or technical memo for traffic

NEW STREETS

1. NA If new streets are to be private, clearly indicate this
2. NA An identifying name of each new street with the proposed right-of-way
3. NA Street alignment to be in conformance with the approved Preliminary Plat
4. NA Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc
5. NA The maximum change in grade that does not require a vertical curve shall be as follows: 20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%, 50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of vertical grade breaks violates stopping sight distance criteria, these values shall be reduced
6. NA Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)
7. OK Roadway pavement shall at a minimum meet the requirements outlined in the City of Pooler Standards and Specifications unless a geotechnical engineer requires a thicker pavement section more suitable for the proposed use of the road. (Chapter 74, Article V, Section 74-133b and c) **C9.0**
8. OK Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.) **C9.0**
9. NA A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)
10. NA Demonstrate that intersection sight distance is achieved
11. NA Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)

12. NA The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134) **Attachment B**
13. OK Show the location of all proposed road signs **C3.0**
14. NA Show the location of all proposed pavement markings
15. OK All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03) **C3.0**
16. OK Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc) **C3.0**
17. OK Label the curb radius at intersections **C3.0**
18. OK Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event
19. OK Ensure that the season high groundwater table elevation is a minimum of 24 inches below the bottom of the base course for proposed streets

REQUIRED NOTES:

Include the following notes as applicable to the project:

1. OK "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." **C0.0**
2. NA Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)
3. NA Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. OK "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03) **C0.0**
5. NA Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. NA When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. NA Select fill SHALL be use in all roads to be dedicated to the City
8. NA Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. NA Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. NA Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. OK 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)) **C0.0**

12. OK 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)) **C0.0**

DRAINAGE:

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-132; Chapter 42, Article V, Section 42-156; Appendix B, Article VI, Section 602

1. OK Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i) **C4.0-C4.1**

2. NA Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)

3. NA Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)

4. NA Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)

5. OK Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

6. NA Lot drainage shall be from the rear to the front of lots; 0.5% grade minimum. Exceptions will be considered. (Chapter 74, Article V, Section 74-132d)

7. NA Side lot drainage shall be piped; ditches on side lot lines are not permitted. Exceptions will be considered. (Chapter 74, Article V, Section 74-132e)

8. NA All drainage ditches/canal shall have a maintenance easement. The structure itself shall be in an easement with an additional 25-foot access easement on one side for mechanical cleaning access purposes. Side slopes shall be grassed and shall be 2:1 or flatter. Side slopes shall be constructed in such a manner that they do not erode and can be maintained with riding grass cutting equipment. The soil type encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose. (Ch 74, Article V, Section 74-132f & h)

9. NA A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall not discharge into a swale. (Chapter 74, Article V, Section 74-132g)

10. NA Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a 4(H):1(V) side slope with a permanent stand of grass established on both slopes. (Chapter 74, Article V, Section 74-132g)

11. NA A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall. (Chapter 74, Article V, Section 74-132g)

12. NA The 100-yr floodplain shall be delineated on the site development plans, with Base Flood

Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)

Attachment B

13. NA Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)

14. OK The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02) **IN THE HYDRO REPORT**

15. OK Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)

16. OK The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

MOBILE HOME PARKS

1. NA Verify correct zoning

2. NA Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))

3. NA Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)

4. NA Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)

5. NA Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)

6. NA At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)

7. NA Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)

8. NA Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)

9. NA Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)

10. NA Utilities - underground only. (Appendix A, Article III, Section 10 G)

11. NA Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)

12. NA Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J)

13. NA Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

UTILITIES:

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-138 and Appendix B, Article VI, Section 606

General:

Attachment B

1. OK Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information C7.0
2. OK All utilities are to be installed underground C7.0
3. OK Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74-138 c) C7.0
4. OK Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm) C7.0
5. NA Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16
6. NA Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)
7. OK Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01) C7.0
8. NA Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)
9. NA All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)
10. OK All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)
11. OK Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)
12. OK A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606) C7.0
13. NA If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation
14. NA Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)

Water:

1. Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)
2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)
3. OK Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. NA Provide an engineering report for the proposed water distribution system. Calculations shall, at a

Attachment B
minimum, include needed fire flow, expected demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. If extending water main, a complete water distribution system model and analysis shall be provided

5. NA Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)
6. NA Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)
7. NA The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)
8. NA Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)
9. NA When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)
10. NA Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)
11. NA All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)
12. NA All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)
13. NA All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)
14. NA The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line
15. OK Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)
16. NA Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)
17. OK Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730)

For line size < 4" polyethylene pipe, 200 psi, SDR-7CTS

For line size 4" - 12" PVC C900 DR 18

For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. NA Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)
2. NA 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. NA If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations

for expected demand and sewer pipe sizing **Attachment B**

4. OK Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. OK Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)
6. NA Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
7. OK Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)
8. NA Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
9. OK Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
10. OK Try to move manholes out of sidewalk
11. OK Pipe Material:
 - SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger
 - DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50
12. OK Min cover 3'
13. NA Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)
14. NA Drop manholes - inside and outside drop manhole details S-7, S-8
15. OK Sanitary sewer line - minimum slope:

8"	0.40%	21"	0.10%
10"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

Grease Traps:

1. NA Grease trap is required for restaurants / eating establishments (any establishment with kitchen facilities). A sampling manhole shall be installed downstream of the grease trap and upstream of sanitary sewer main tie-in. Sampling MH shall be a minimum of 18 inches in diameter. Grease traps shall be sized at 20 gallons per seat, or a minimum capacity of 1,000 gallons and must be singular or in series and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228)

1. NA The City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)
2. NA The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)
3. NA The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)
4. NA The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)
5. NA The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)
6. NA All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)
7. NA All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)
8. NA The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)
9. NA All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)
10. NA The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)
11. NA All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:
 - Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp.
 - Sewer system information – type, location and size of development
 - Existing sewer system – location and type of gravity system the force main will discharge into
 - Future plans for sewer system – the number of lots this phase will encompass initially, if future phases will be constructed, and the extent to which the proposed system will serve future phases
 - Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation
 - Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Reference: Appendix B, Article VI, Section 606 Utilities 12, Standard Specifications Section 02710

1. NA Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way
2. NA Identify the size and material type of the force main pipe
3. NA Manholes that are the termination point for force mains are to be lined with Raven Lining Systems spray-in liner
4. NA Force main markers are to be placed every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

STORMWATER MANAGEMENT

References:

- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (Chapter 42, Article V, Section 42-180.7)

General

Water quantity may be handled through a master system, water quality/run-off reduction needs to be addressed as part of the individual development site.

Applicability and exemptions (Chapter 42, Article V, Section 42-180.3)

1. OK What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))
 - a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - c. New development or redevelopment, regardless of size, that is part of a larger common plan of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or
 - d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director
2. NA The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))
 - a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities
 - b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above
 - c. Additions or modifications to existing single-family homes and duplex residential units that do not

meet any of the applicability criteria listed in Attachment B

d. Development projects that are undertaken exclusively for agricultural or silvicultural purposes within areas zoned for agricultural or silvicultural

e. Maintenance and repairs of any green infrastructure or stormwater management practices deemed necessary by the director

f. Any part of a land development project that was approved by the director prior to the adoption of this article

g. Redevelopment activities that involve the replacement of impervious cover when the original impervious cover was wholly or partially lost due to natural disaster or other acts of God occurring after April 12, 2012

3. NA Redevelopment projects must handle stormwater run-off in at least one of the following methods. The method(s) selected must be acceptable to the City of Pooler (Section 42-184.8):

a. Reduce existing site impervious cover by at least 20 percent

b. Manage the stormwater runoff from at least 20 percent of the site's existing impervious cover in addition to any new impervious cover. Stormwater shall be managed with criteria selected, designed, constructed and maintained in accordance with the information presented in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

c. Provide off-site stormwater management practices

Stormwater Management DESIGN PLAN (Chapter 42, Article V, Section 42-183.4)

4. NA Provide a hydrologic analysis of the EXISTING conditions that includes: (Section 42-183.4 (1))

a. Existing conditions map

b. Describe the existing conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)

c. Describe the existing conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each off-site drainage area that contributes runoff to the development site

f. Documentation showing how the existing conditions hydrologic analysis was completed

5. NA Provide a hydrologic analysis of the PROPOSED conditions that includes: (Section 42-183.4 (2))

a. Proposed conditions map (Sec 42-183.2(4))

b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)

c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the

development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site

f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed

6. NA Provide a POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN that illustrates:
(Section 42-183.4 (3))

a. Proposed topography

b. Proposed drainage divides and patterns

c. Existing and proposed roads, buildings, parking areas and other impervious surfaces

d. Existing and proposed primary and secondary conservation areas

e. Plan view of existing and proposed low impact development and stormwater management practices

f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes)

g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)

h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations

i. Existing and proposed channel modifications (e.g. bridge or culvert installations)

7. OK Provide a post-construction stormwater management system narrative that includes information about: (Section 42-183.4 (4))

a. How post-construction stormwater runoff will be managed on the development site, including a list of the low impact development and stormwater management practices that will be used

b. It shall also include documentation and calculations that demonstrate how the selected low impact development and stormwater management practices satisfy the post-construction stormwater management criteria that apply to the development site, including information about the existing and proposed conditions of each of the drainage areas found on the development site (e.g. size, soil types, land cover characteristics)

8. OK Certification by plan preparer that the stormwater management design plan meets the requirements of the City's stormwater management ordinance and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda. (Section 42-183.4 (5))

9. OK Certification by owner that all land disturbing and development activities will be completed in

accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

Inspection and Maintenance Plan: (Chapter 42, Article V, Section 42-183.5 and Section 42-186.2)

10. NA An Inspection and Maintenance Agreement and Plan must be submitted. This document is a binding agreement signed by the applicant or owner that is binding on all subsequent owners unless the stormwater management system is dedicated to and accepted by the City. The plan must include the following:

- a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance
- b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner
- c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance
- d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

Off-Site Stormwater Management Practices (Chapter 42, Article V, Section 42-183.9)

11. NA Off-site or regional stormwater management practice must meet the following criteria:

- a. Located on property legally dedicated to that purpose
- b. Be designed and sized to meet the post-construction stormwater management criteria presented below
- c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices
- d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

12. NA Submit a stormwater management design plan that demonstrates the off-site or regional stormwater management practice will not result in the following impacts:

- a. Increased threat of flood damage or endangerment to public health or safety
- b. Deterioration of existing culverts, bridges, dams and other structures
- c. Accelerated streambank or streambed erosion or siltation
- d. Degradation of in-stream biological functions or habitat
- e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Attachment B

Post-construction stormwater management (Section 42-184)

1. NA **Natural resources inventory** (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual
2. NA **Green Infrastructure Practices** (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical
3. NA **Stormwater runoff reduction** (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:
 - a. It includes green infrastructure practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda
 - b. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual
4. NA **Water quality protection** (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:
 - a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda
 - b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site
5. NA **Aquatic resource protection** (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual

6. NA **Overbank flood protection** (Section 42-184.6) - Stormwater management systems shall control the peak discharge generated by the overbank flood protection storm event. A stormwater management system is presumed to comply if it is designed to provide overbank flood protection in accordance with the information provided in the coastal stormwater supplement to the Georgia Stormwater Management Manual

7. NA **Extreme flood protection** (Section 42-184.7) - Stormwater management systems shall control the peak discharge generated by the extreme flood protection storm event. A system is presumed to comply with this criteria if it is designed to provide extreme flood protection in accordance with the information provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

Note only: Certification, final inspection and as-built plans - The applicant is responsible for certifying that the project has been completed in accordance with the approved stormwater management design plan. The applicant is also responsible for submitting as-built plans for all green infrastructure and stormwater management practices shown on the approved plan. The as-built plans must show the final design specifications for all green infrastructure and stormwater management practices and must be certified by a licensed design professional such as a landscape architect, professional surveyor or professional engineer. A final inspection shall be conducted by the City staff to confirm the accuracy of the as built plans. (Sec 42-185.3)

TREE PROTECTION ORDINANCE

Reference: City of Pooler Code of Ordinances, Chapter 42, Article VI

Minimum Tree Coverage (Section 42-197)

1. NA **Residential tree requirement**—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)
2. NA **Multi-family, commercial 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), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

3. OK **Significant tree** - A tree with dbh of $\geq 24"$ (except sweet gums and pines). Live oaks with dbh of $\geq 18"$
4. OK **Significant tree** - If a significant tree is to be removed, the planting of new trees of the same species, or 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

Attachment B

Replacement (Section 42-199)

5. NA Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)
6. NA If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42- 199(3))

Parking Lot Coverage (Section 42-200)

7. NA Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

8. NA The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)
9. NA The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)
10. NA Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. OK Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete
12. OK Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."
13. OK A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)
 - Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
 - Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
 - Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.

- Any pine or sweet gum with a dbh Attachment B shall be included with their specific name provided.

14. NA A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)

15. OK A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)

16. OK The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)

17. NA If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot; (Chapter 42, Article VI, Section 42-204.5)

18. OK Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)

19. OK 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 is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)

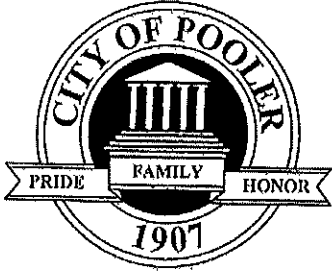
20. OK In ground irrigation systems installed with water supply to all newly planted trees and plant material shall result in a 20 percent reduction of the landscape establishment bond. (Chapter 42, Article VI, Section 42-204.8)

Preferred Tree List: (Section 42-198)

LARGE SPECIES	MEDIUM SPECIES	SMALL SPECIES
American Beech	American Holly	Eastern Redbud
American Elm hybrids	Maple, Red	Holly, attenuate hybrids
American Sycamore	Maple, Florida	Holly, Yaupon
Ash, Green	Maple, Trident	Magnolia, Sweetbay
Ash, White	Cedar, Eastern Red	Fringe tree
Cypress, Bald		
Cypress, Pond		
Ginkgo (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		

Oak, Southern Red	Attachment B	
Poplar, Yellow		

1. No more than 30% of trees may be from the small species list or from one species
2. Upon recommendation of the City Arborist, a species different from one listed may be approved



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 site plan submittal in connection with Building 7 at Tanger Outlets in Pooler, Georgia for the Planet Fitness.

Name of applicant: Coleman Company, Inc.

Address: 1480 Chatham Parkway, Suite 100

City & State: Savannah, GA Zip 31405

Telephone number: 912-200-3041

Outlet Mall of Savannah, LLC

Tanger Management, LLC,

its Managing Agent

By: [Signature]

Name: Joshua D. Cox

Title: SVP

Personally appeared before me Rachel Blair

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

[Signature: Rachel Blair]

Notary Public

8/5/24
Date

RACHEL BLAIR
NOTARY PUBLIC
GUILFORD COUNTY, NC



August 1, 2024

City of Pooler Review Engineer

RE: Planet Fitness at Tanger Outlets

CCI Project #: 22-940

PROJECT NARRATIVE

This letter is to provide a narrative of the proposed Planet Fitness at the existing Tanger Outlet development. This project proposes to construct a +/- 24,000sf building which will serve as a proposed Planet Fitness facility. This building will be located within the existing Tanger Outlet development and adjoin existing Tanger buildings. This proposed building was included in the original Outlet Mall masterplan. The proposed building's proportions have been slightly altered from the original masterplan, but the proposed square footage is commensurate with the masterplan.

Stormwater Requirements:

At the time of design/construction of the overall outlet mall, stormwater detention, water quality, and runoff reduction were provided for the entire project. Also, this building was already included in the original masterplan, therefore all stormwater conveyance was designed to include this building. Included in the submittal package in an exhibit showing the location of this project within the original post-developed basin map. The full master hydrology report is available in the electronic submittal documents if needed.

Utilities:

Again, this building was included in the original masterplanned leasable space. Therefore, all utility mains have accounted for the demands of this project. The sewer system will tie to an existing 8" sewer main which conveys to the north. Fire protection will be provided by an existing private fire main, and private domestic lateral will tie to existing 6" private main.

Landscaping:

All existing trees within the project limits that conflict with the proposed development shall be relocated to an appropriate place within the outlet mall. Therefore, city required landscaping should remain unaffected.

Parking:

This project proposes to remove 3 existing parking spaces. Per previously approved masterplan, 2,867 parking spaces were provided, with only 2,379 spaces required. Therefore, the loss of 3 spaces should be acceptable. Previously approved master site plan provided as part of submittal package for reference.

Please do not hesitate to reach out if you have any questions or need additional information.

Thank You,

Coleman Company, Inc.

Wesley Green, PE

Project Manager

CIVIL CONSTRUCTION PLANS FOR

PLANET FITNESS AT TANGER OUTLET

1.

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

Wesley Green PE
2.

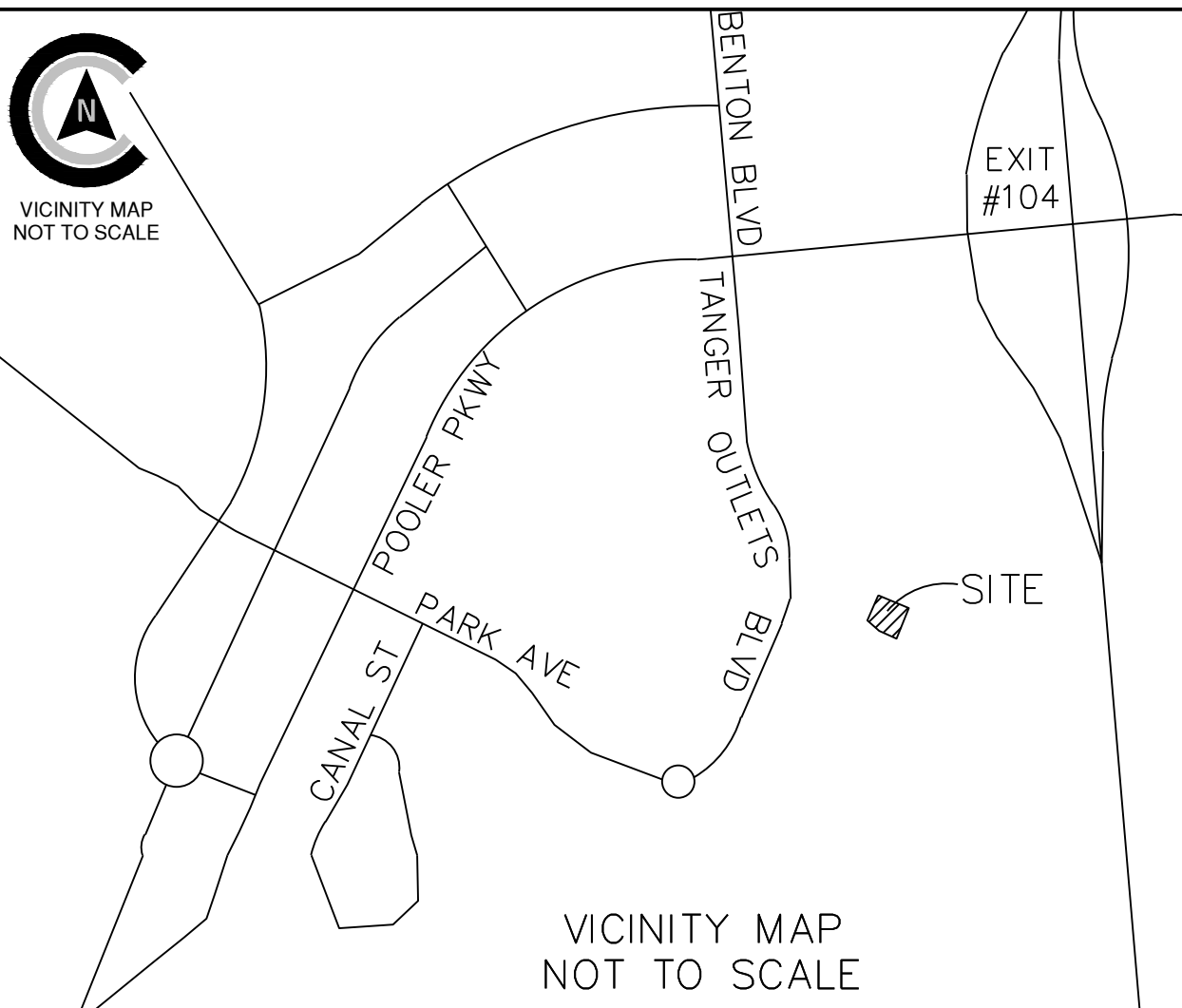
THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

Wesley Green PE

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	WESLEY GREEN, PE
GEORGIA PE NUMBER:	042175
GSWCC LEVEL II CERTIFICATION NUMBER:	75365

PREPARED FOR TANGER OUTLET CENTERS

VICINITY MAP (N.T.S.)		REVISIONS		PROJECT SITE DATA		SHEET INDEX	
				PROJECT ADDRESS:	200 TANGER OUTLETS BLVD, STE 599	Sheet Number	Sheet Title
				PROJECT CITY, STATE:	POOLER, GEORGIA	COV	COVER
				OWNER/REPRESENTATIVE:	TANGER OUTLET CENTERS	C0.0	CONSTRUCTION NOTES
				PROPERTY AREA:	66.68 AC	C1.0	SITE MAP
				DISTURBED AREA:	0.90 AC	C1.1	EXISTING CONDITIONS
				ZONING:	C-2	C2.0	DEMOLITION PLAN
				VERTICAL DATUM:	NAVD 88	C3.0	STAKING PLAN
				HORIZONTAL DATUM:	NAD 83	C4.0	PAVING PLAN
				FLOOD ZONE:	ZONE X	C5.0	GRADING PLAN
				WATER & SEWER PROVIDER:	CITY OF POOLER	C6.0	DRAINAGE PLAN
				PINS:	50017A01099	C7.0	UTILITY PLAN
				SURVEY PREPARED BY:	COLEMAN COMPANY, INC.	C8.0 - C8.1	ES&PC PLAN & DETAILS
				GEOTECHNICAL BY:	N/A	C9.0 - C9.2	CONSTRUCTION DETAILS
				ARCHITECT:	pb2 architecture + engineering	L1.0 - L2.0	LANDSCAPE PLANS
			CONSTRUCTION EXIT LOCATION:	N/A			



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

PLANET FITNESS AT TANGER OUTLET

LOCATED IN POOLER, GEORGIA

PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER:	22-940.000
DATE:	08/01/2024
DRAWN BY:	ARG
CHECKED BY:	WRG
SCALE:	AS NOTED

COVER

SHEET:

COV

GENERAL NOTES:

- CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
- A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOPE OF 5%.
- MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
- REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
- PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
- SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL, SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES, THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE, ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE, GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW, THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
- ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPOILED SOILS.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
- ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES OR OTHER APPROVED SILT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
- ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER REGULATIONS AND SPECIFICATIONS.
- TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
- CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
- ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
- PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
- SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
- ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL. COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
- ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGES POINTS, PLUS, OR MINUS, OF OPTIMUM..
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
- ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-300 + 1/2" C. THREED".
- ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
- 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
- ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES. EXCEPT AS NOTED BELOW, THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN THOSE FROM STREET MAINS FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
- CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LATEST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
- ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
- THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES

DURING LAND DISTURBING ACTIVITIES.

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL CURB AND GUTTER TO BE 18" PITCHED CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS.
- FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEENAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.

MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTINGS WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.

MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.
- INTERNATIONAL FIRE CODE, 2021 EDITION:

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

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

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

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

ADA NOTES:

- ACCESSIBLE ROUTE - EXTERIOR:

MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS. INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
- FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:

A. 0 TO 1/4" : NO REQUIREMENTS
B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP
- RAMPS:
 - MAX RAMP SLOPE 8.33% (1:12)
 - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
 - MAX RISE FOR ANY RAMP RUN IS 30" AT 8.33% SLOPE; MAXIMUM RUN OF RAMP IS 30'
 - MAX CROSS SLOPE OF RAMP 2% (1:50)

A. LANDINGS :
 - RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
 - LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
 - LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
 - IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
 - ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

B. HANDRAILS:
 - HANDRAILS ARE REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS)
 - WHEN RAMP RISE IS GREATER THAN 6',
 - PROVIDE MINIMUM 12' LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
 - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
 - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
 - STAIRS ARE NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT THEY SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
- CURB RAMPS :
 - MAX SLOPE OF CURB RAMP 8.33%
 - MAX SLOPE OF SIDE FLARES 10%
 - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
 - MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
 - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
- PAVEMENT MARKINGS
 - AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
- PARKING SPACES:
 - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
 - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
 - MINIMUM 5' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
 - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
- SIGNAGE :

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
- ACCESSIBLE ROUTES :

MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED): WESLEY GREEN, PE
GEORGIA PE NUMBER: 042175
GSWCC LEVEL II CERTIFICATION NUMBER: 75365

Attachment B

WATER - SEWER NOTES:

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

SITE INFORMATION:

PARENT PIN: 50017A01099

ZONING DISTRICT: C-2

FLOOD ZONE: ZONE X

SIZE: 66.68 AC

PROPOSED LAND USE:
124,000 SF BUILDING ADDITION AT EXISTING TANGER OUTLET FOR PLANET FITNESS

EROSION CONTROL NOTES:

- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) DURING ALL PHASES OF CONSTRUCTION AND SHALL INSTALL & MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
- NARRATIVE DESCRIPTION:

LOCATION: 200 TANGER OUTLETS BLVD., STE 599 POOLER, GEORGIA

PINS: 50017A01099

NATURE OF WORK: 24,000 SF BUILDING ADDITION

SIZE:
TOTAL PROPERTY ACREAGE: 66.68 AC
DISTURBED ACREAGE: 0.90 AC

ZONING CLASSIFICATION: C-2

MAXIMUM BUILDING HEIGHT: 60 FT

PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.
- THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
- THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
- ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
- THE SOILS ON SITE ARE : Ei (ELLEBELLE LOAMY SAND)
Cc (CAPE FEAR SOILS)
- THIS SITE IS CURRENTLY DEVELOPED AS A TANGER OUTLET CENTER
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN A FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13061C0038J EFFECTIVE DATE: AUGUST 16, 2018.
- CONTACT INFORMATION:

CIVIL ENGINEER:
WESLEY R. GREEN, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PKWY,
SAVANNAH, GA 31405
P: 912.200.3041
F: 912.200.3056

OWNER/REPRESENTATIVE CONTACT:
TANGER OUTLET CENTERS
ATTN: PAUL CIRIAK
3200 NORTHLINE AVENUE, SUITE 360
GREENBORO, NC 27408
PAUL.CIRIAK@TANGEROUTLETS.COM
- THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE PIPEMAKERS CANAL TRIBUTARY. FINAL RECEIVING WATERS ARE THE PIPE MAKERS CANAL.
- ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
- SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
- ALL TEMPORARY BMP'S FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.



NOT FOR CONSTRUCTION



REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
PLANET FITNESS AT TANGER OUTLET
—
LOCATED IN POOLER, GEORGIA
PREPARED FOR TANGER OUTLET CENTERS

JOB NUMBER: 22-940.000
DATE: 08/01/2024
DRAWN BY: ARG
CHECKED BY: WRG
SCALE: AS NOTED

CONSTRUCTION
NOTES

SHEET:

C0.0



Know what's below.
Call before you dig.

60' BUILDING SETBACK

STATE PUBLIC HEALTH
M & R Bldg
INTERSTATE 95
#405

TANGE
OUTLE
MALL

THIS PROJECT

10' BUILDING SETBACK
EXISTING PROPERTY LINE



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION



REVISIONS:

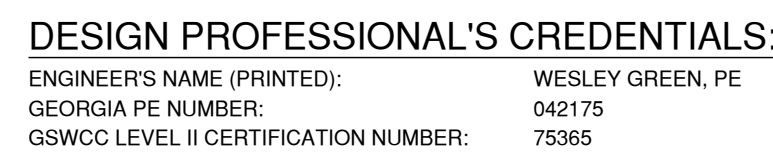
CIVIL CONSTRUCTION PLANS FOR
PLANET FITNESS AT TANGER OUTLET
—
LOCATED IN POOLER, GEORGIA
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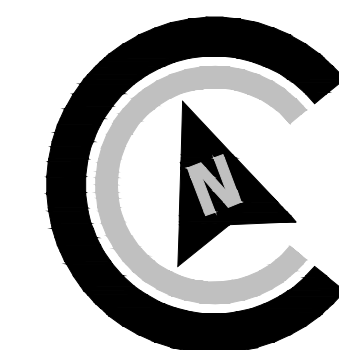
SITE MAP

SHEET:

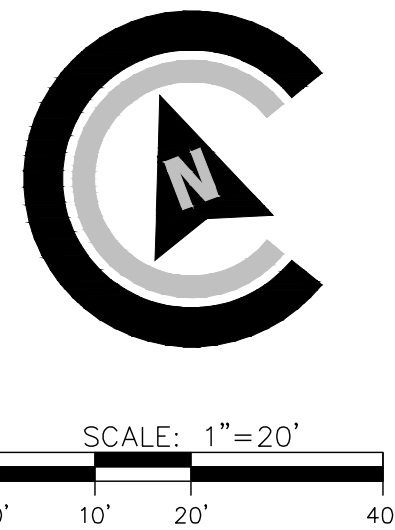
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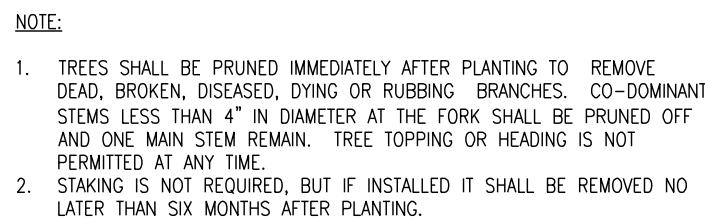
C3.0



Know what's below.
Call before you dig.



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



NOT TO SCALE



- 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.

NOT TO SCALE

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES, IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN $\frac{1}{4}$ " OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE AND TANGER OUTLETS PROVISIONS.

- [illegible]

1. ALL TREES SHALL BE BALLED AND BURLAPPED (8x8) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (8x8) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
3. THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
4. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE ALL OF THE BURLAP, WIRE BASKETS AND TYING TWINE REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED.

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

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

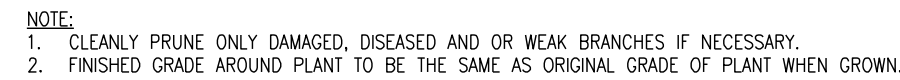
1. CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.
2. IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

1. ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
2. ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
3. ACCEPTABLE MULCHING MATERIAL INCLUDES PINE STRAW OR DOUBLE-SHREDED BARK.

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

1. CORKCROOK SHALL PROVIDE PLANTING MATERIALS, INCLUDING TREES, SHRUBS AND WATER ALL SOGGLY AREAS AND PLANTING MATERIALS AND WEED, PRUNE, AND RE-MULCH PLANTING BEDS AS NECESSARY MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
2. OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
3. GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

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



NOT TO SCALE

 COLEMAN COMPANY ENGINEERS • SURVEYORS Savannah, Georgia (912) 200-3041 CCI-SAV.COM	
NOT FOR CONSTRUCTION	
REVISIONS:	
2024.09.25	jmg
LANDSCAPE PLANS FOR TANGER OUTLET PLANET FITNESS LOCATED IN POOLER, GEORGIA PREPARED FOR TANGER OUTLET CENTERS	
JOB NUMBER:	22-940.000
DATE:	2024.07.29
DRAWN BY:	jmg
CHECKED BY:	SMA
SCALE:	AS NOTED
LANDSCAPE PLAN	
SHEET:	
L2.0	



EOM Operations

Your solution to a better tomorrow

Attachment C

October 15th, 2024

Wesley R. Green, P.E.
Coleman Company
1480 Chatham Pkwy, Suite 100
Savannah, GA 31405

Dear Mr. Green,

I am pleased to provide you with a recommendation for Approval of the site development plans for Planet Fitness at Tanger Outlet, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	Sept. 2024
	Domestic & Fire Service Record Drawings.....	Sept. 2024
	Masterplan Stormwater Management Report.....	Aug. 2024
	Private Fire System Approval Notice.....	Aug. 2024
	Master Declaration (Tanger Outlets).....	Aug. 2024
	Technical Traffic Memorandum.....	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 applicable required inspection and testing, reports, and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



OPERATIONS

EOM Operations

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Attachment C

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



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