



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

November 25, 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. Site Plan approval for 300 Outlet Parkway – Vaden Chevrolet, addition to existing building
 - B. Revised Final Plat for Cross Creek Phase 2 – 145 Cross Creek Drive
 - C. Text Amendment to amend the City of Pooler Code of Ordinances Chapter 82 related to Parking of Commercial Vehicles
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
November 12, 2024

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of the October 28, 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:

A. Site Plan approval for 405 Morgan Lakes Industrial Blvd.-Trailer Yard and Transportation Facility.

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for 405 Morgan Lakes Industrial Blvd.-Trailer yard. Chad Zittrouer with Kern & Co was present to answer any questions.

Result: *After review of the criteria, a motion was made to recommend approval of the site plan.*

1-Motion: Commissioner Williams

2-Second: Commissioner Kelly

Motion Passed without opposition

B. Posting Performance Bond and Final Plat for Forest Lakes Subdivision Phase 11/Champlain Drive.

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for the posting of the Performance Bond and Final Plat for Forest Lakes Subdivision Phase 11/Champlain Drive. The applicant was not present at the meeting.

***Result:** After review of the criteria, a motion was made to recommend approval of the Performance Bond and Final Plat.*

1-Motion: Commissioner Williams
2-Second: Commissioner Rife
Motion Passed without opposition.

C. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Harmony Subdivision Phase 8B/ Jazz Drive Infrastructure.

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for release of the Performance Bond and Acceptance of the Maintenance and Sidewalk Performance Bonds for Harmony Subdivision Phase 8B/ Jazz Drive Infrastructure. The applicant was not present at the meeting.

***Result:** After review of the criteria, a motion was made to recommend approval of the release of the Performance Bond and Acceptance of the Maintenance and Sidewalk Performance Bonds for Harmony Subdivision Phase 8B/Jazz Drive Infrastructure.*

1- Motion: Commissioner Williams
2- Second: Commissioner Rife
Motion Passed without opposition.

D. Text Amendment to amend the City of Pooler Code of Ordinances Appendix A related to Fence Requirements.

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 Fence Requirements.*

1- Motion: Commissioner Kelly
2- Second: Commissioner Daniel
Motion Passed without opposition.

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:07 p.m.

- 1- Motion:** Commissioner Daniel
2- Second: Commissioner Kelly

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
Site Plan for Vaden Chevrolet 300 Outlet Parkway

Project:	#A24-0158
P&Z Meeting Date:	November 25, 2024
City Council Meeting Date:	December 2, 2024
Applicant and Authorized Agent:	Paul Hutsell – Vaden Chevrolet Pooler/Evan Bennett – Hussey Gay Bell
Location (Address):	300 Outlet Parkway
Parcel (PIN):	50017A 01110
Acreage:	Approximately 7.52 acres
Zoning:	C-2 (Heavy Commercial District)
Proposed Use:	Addition to existing building to be used as maintenance/service bays.
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

Vaden Chevrolet 300 Outlet Parkway Vicinity Map

11/14/2024

☐ Parcels



Site Plan Application

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Updated **OCT 2023**

NOTICE TO APPLICANT

With the exception of residential one- and two-family structures, all land development activities, regardless of zoning district, must go through the site plan approval process. The fee for this process is \$3,000.00. All forms, fees, and additional documentation must be submitted to the Zoning Administrator **at least thirty (30) days** prior to the Planning & Zoning Meeting. Only complete applications will be accepted.

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 provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

Restaurants serving alcoholic beverages by the drink should refer to the Pooler Code of Ordinances, Chapter 6, Article I, Sections 6-11 for requirements. General questions concerning this application may be directed to the Zoning Administrator.

Packet Contents (City Forms)

This packet contains all forms required to be completed prior to submission.

1. Site Plan Application
2. Site Plan Submission Checklist
3. Property Owner Authorization
4. Site Plan Approval Standards Affidavit
5. Campaign Contribution Report
6. Site Plan Review Checklist

Additional Items for Submission

In addition to the above forms, the following must also be included with your application submission:

1. Three (3) sets of completed hardcopy plans (to include landscaping and lighting) plus one electronic copy
2. Application fee payment of \$3,000.00
3. Project narrative
4. Proof taxes have been paid in full
5. Existing deed restrictions or covenants applicable to this property (if applicable)



Site Plan Application

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Updated **OCT 2023**

Contact Information

Paul Hutsell - Vaden Chevrolet Pooler	(386) 341-2866
Applicant Name	Applicant Phone
300 Outlet Pkwy	paul.hutsell@danvaden.com
Applicant Mailing Address	Applicant Email
Vaden Holding, INC.	(912) 920-5499
Property Owner Name	Property Owner Phone
10421 Abercorn Street	
Property Owner Mailing Address	Property Owner Email
Paul Hutsell - Vaden Chevrolet Pooler	(386) 341-2866
Contact Person Name	Contact Person Phone
300 Outlet Pkwy	paul.hutsell@danvaden.com
Contact Person Mailing Address	Contact Person Email

Property Information

300 Outlet Parkway, Pooler, GA 31322	
Location Address	
C-2	50017A01110
Current Zoning	Parcel Identification #
This project includes an addition to the existing building to be used as maintenance/ service bays.	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

Evan Bennett	034592	(912) 354-4626
Contractor Name	Contractor License #	Contractor Phone
329 Commercial Drive		ebennett@husseygaybell.co
Contractor Mailing Address		Contractor Email

Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, 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.

Application Number	Date	Action Requested	Action Taken
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Site Plan Application

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Updated OCT 2023

Application Number	Date	Action Requested	Action Taken
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Approvals

- Environmental Product Declaration (EPD) approval required? ☒ No ☐ Yes
- Natural Resources Conservation Service (NRCS) approval required? ☒ No ☐ Yes, _____ (date)
- Developments of Regional Impact (DRI) review triggered? ☒ No ☐ Yes
- Existing deed restrictions or covenants applicable to this property? ☒ No ☐ Yes, attached
- The Georgia Department of Transportation (GDOT) requires a permit for any property being subdivided or developed requiring an entrance onto a State or Federal Highway. Applicants must submit a plat to GDOT for review/comment. The Pooler Planning & Zoning Commission will not review an application until GDOT has commented. ☒ No ☐ Yes, attached

Affidavit

I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

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.

I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision/development.

Paul Hester		8/14/27
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Site Plan Submission Checklist

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Updated JUNE 2023



NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers 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 the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

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

- ☒ 3 sets of paper plans and 1 set of electronic plans
- ☒ \$3,000.00 application fee payment
- ☒ 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 rights-of-way.

☐ N/A Lighting Plan

- ☒ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
 - ☐ Proposed new cut (s) onto public rights-of-way with turning radii & width
 - ☐ Dimensions of all rights-of-way

☐ N/A 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.

☐ N/A Developments of Regional Impact (check only if your project requires this)



Site Plan Approval Standards

Page 1 of 1

Updated **SEPT 2023**

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:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. 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
10. 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.



Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated MAY 2023

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

Rezoning 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

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

Paul Hutsell

Applicant Name

Applicant Signature

8/14/24

Date



Site Plan Review Checklist

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Updated **OCT 2023**

NOTICE TO APPLICANT

Please address each item below using an "ok" or "n/a" and indicate on which plan sheets each item can be located. This checklist is intended to serve as a guide for a complete site plan application but does not comprise all City standards. All City of Pooler Code of Ordinances' requirements must be met.

Project Information

Vaden Chevrolet Pooler

08/08/2024

Project Name

Date

Basic Engineering Information

1. OK Development name; If not obvious, add a description of the development
2. OK Location of site / location map: Sufficiently detailed to pinpoint the site's location
3. OK Date of plans with space for revision dates
4. OK Name and contact information of the engineer and engineering firm responsible for the plans
5. OK Name and contact information of owner, authorized agent of the owner, and/or developer
6. OK 24-hour contact with phone number
7. OK Signed and dated P.E. stamp or other licensed professional as allowed by law
8. OK Sheet index
9. OK Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. OK Show property boundaries with metes and bounds descriptions
11. OK North arrow, graphic scale
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
13. OK Identify the ownership and use of all adjacent surrounding properties
14. OK Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. OK Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. OK Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)



Site Plan Review Checklist

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17. OK 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 or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc
19. OK Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map
20. OK 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. OK 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)
23. OK Easements existing upon the property
24. N/A 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 Development

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)
4. N/A 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. N/A 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
6. N/A Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. OK Show interior traffic pattern
8. N/A Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre



Site Plan Review Checklist

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9. N/A 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. N/A 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)
11. OK Show all required easements (around utilities, around drainage structures, 25' access easements, etc)
12. OK Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines
13. N/A Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)
14. 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
15. OK Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant
16. N/A Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
17. OK Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
18. N/A Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
19. N/A Provide site lighting plan for all proposed lighting
20. N/A Traffic Impact Study or technical memo for traffic

New Streets

1. N/A If new streets are to be private, clearly indicate this
2. N/A An identifying name of each new street with the proposed right-of-way
3. N/A Street alignment to be in conformance with the approved Preliminary Plat
4. N/A Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc
5. N/A 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. N/A Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)



Site Plan Review Checklist

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7. N/A 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)
8. N/A Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)
9. N/A A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)
10. N/A Demonstrate that intersection sight distance is achieved
11. N/A 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. N/A The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)
13. N/A Show the location of all proposed road signs
14. N/A Show the location of all proposed pavement markings
15. N/A 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)
16. N/A Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)
17. N/A Label the curb radius at intersections
18. N/A Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event
19. N/A 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."
2. N/A 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)



Site Plan Review Checklist

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3. N/A 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. N/A "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. N/A Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. N/A 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. N/A Select fill SHALL be use in all roads to be dedicated to the City
8. N/A Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. N/A Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. N/A 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))
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))

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. N/A 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)
2. N/A 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. N/A 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. OK Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. N/A 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

Site Plan Review Checklist

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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. N/A 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. N/A 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. N/A 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, Art V, Section 74-132f & h)
9. N/A 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. N/A 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. N/A 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. N/A 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)
13. N/A 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)
15. N/A 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. N/A Verify correct zoning
2. N/A Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))
3. N/A Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)



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4. N/A Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)
5. N/A Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)
6. N/A At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)
7. N/A Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)
8. N/A 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. N/A 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. N/A Utilities - underground only. (Appendix A, Article III, Section 10 G)
11. N/A Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)
12. N/A 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. N/A 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:

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
2. OK All utilities are to be installed underground
3. OK Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
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)
5. OK Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

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6. N/A 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)
8. N/A Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)
9. N/A All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)
10. N/A 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)
13. N/A 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. N/A 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)
15. N/A All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. OK 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. N/A Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. N/A Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic 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. N/A Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)



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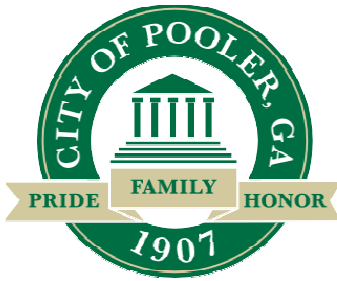
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6. N/A Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)
7. N/A The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)
8. N/A 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. N/A 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. N/A Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)
11. N/A 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. OK 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. N/A 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. N/A 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. N/A 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. N/A Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)
2. N/A 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. N/A If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing



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4. OK Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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



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and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228)

Sanitary Sewer Lift Stations:

1. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)
8. N/A The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)
9. N/A 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. N/A 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. N/A 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



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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

Force Mains:

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

1. N/A 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. N/A Identify the size and material type of the force main pipe
3. N/A Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner
4. N/A Force main markers are to be place 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



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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. OK 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 above
- 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. OK 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. 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

Design Plan (Chapter 42, Article V, Section 42-183.4)

4. N/A 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.



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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. N/A 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. N/A 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)



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- 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. N/A 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. N/A 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. N/A 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. N/A 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)



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11. N/A 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. N/A 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

Post-Construction Stormwater Management (Section 42-184)

- 1. N/A 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. N/A Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical
- 3. N/A 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,



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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. N/A 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. N/A 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. N/A 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. N/A 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)



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Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

1. N/A 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. N/A 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. N/A Significant tree - A tree with dbh of ≥ 24 " (except sweet gums and pines). Live oaks with dbh of ≥ 18 "
4. N/A 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

Replacement (Section 42-199)

5. N/A 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. N/A 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. N/A 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. N/A 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)



Site Plan Review Checklist

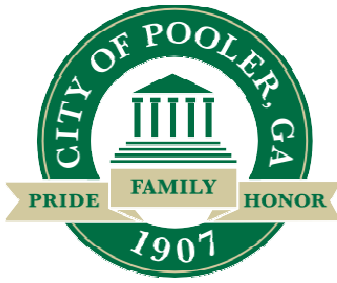
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Updated **OCT 2023**

9. N/A 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. N/A 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 of 24" or greater shall be included with their specific name provided.
14. N/A 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. N/A The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)
17. N/A 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)



Site Plan Review Checklist

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Updated **OCT 2023**

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		
Poplar, Yellow		

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

SCHEDULE OF DRAWINGS

GENERAL NOTES, ABBREVIATIONS, SYMBOLS & LEGEND:

- SITE DATA:**
1. SITE ADDRESS: 300 OUTLET PKWY
POOLER, CHATHAM, GA
 2. PROPERTY IDENTIFICATION NUMBER(S): 50017A01110
 3. PROPERTY OWNER ADDRESS: 300 OUTLET PKWY
POOLER, 31322, GA
 4. DEVELOPER ADDRESS: 300 OUTLET PKWY
POOLER, 31322, GA
 5. PARCEL(S) SIZE: 7.523 ACRES
 6. SITE SIZE: 0.155 ACRES
 7. DISTURBED AREA: 0.155 ACRES
 8. SITE ZONING: C-2
 9. SURVEY INFORMATION: HUSSEY GAY BELL
329 COMMERCIAL DRIVE
SAVANNAH, GA
(912) 354-4626
04/17/2024
124273701
NAD 83
CITY OF POOLER
 10. LOCAL ISSUING AUTHORITY: CITY OF POOLER
 11. WATER AND SEWER PROVIDER: CITY OF POOLER
 12. FLOOD ZONE: IN ACCORDANCE WITH FIRM MAP NO. 13051C0038J, EFFECTIVE DATE: AUGUST 16, 2018, THIS PROJECT AREA DOES NOT FALL WITHIN THE LIMITS OF THE 100 - YEAR FLOOD PLAIN.

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION UNTIL THE PROPER PERMITS HAVE BEEN ISSUED.
 2. WORK IS NOT PERMITTED UNTIL THE PRE-CONSTRUCTION MEETING IS HELD AS REQUIRED. CONTACT CITY AT (912) 330-8650 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
 3. CAD FILES OF THE DESIGN MAY BE OBTAINED BY THE CONTRACTOR UPON REQUEST. BUT THE LATEST ISSUED PLANS AND SPECIFICATIONS SHALL GOVERN IN CONFLICT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD MARKINGS/LOCATES ARE IN AGREEMENT WITH THE APPROVED PLANS AND SPECIFICATIONS. IF THE FIELD LOCATIONS ARE FOUND TO BE IN CONFLICT OR IF UTILITIES ARE MARKED IN THE FIELD THAT ARE NOT SHOWN ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST DIRECTION. UNDERGROUND UTILITIES WERE LOCATED TO THE EXTENT PRACTICAL DURING THE TOPOGRAPHIC SURVEY BASED ON OBSERVABLE ABOVE GROUND EVIDENCE AND FLAGGING BY OTHERS. HOWEVER, THE UTILITIES SHOWN MAY NOT BE THE TYPE INDICATED OR IN THE LOCATION SHOWN, AND OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. FULL SUBSURFACE INVESTIGATION SHALL BE PERFORMED BY THE CONTRACTOR TO VERIFY LOCATION, TYPE, AND SIZE OF ALL UNDERGROUND UTILITIES.
 5. ALL UTILITY CONSTRUCTION SHALL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN THE STATE OF GEORGIA.
 6. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 7. CONTRACTOR SHALL USE A TRENCH BOX ON ALL UTILITIES MORE THAN SIX FEET IN DEPTH. STACKABLE TRENCH BOXES SHALL BE USED WHERE DEPTH REQUIRES SUCH.
 8. ALL CASTINGS ON SITE SHALL BE AMERICAN MADE.
 9. ACCESS FOR FIRE FIGHTING:
 - 9.1. REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
 - 9.2. WATER SUPPLY FOR FIRE CONCOCTION: WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

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

- PAVING, GRADING AND DRAINAGE NOTES:**
1. CONTOURS SHOWN ARE BASED ON FINISHED GRADES AND INCLUDE SIDEWALK AND PAVEMENT SURFACING. FINAL EARTHWORK CONTOURS IN AREAS TO BE COVERED BY OTHER SURFACES WILL BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN.
 2. CONTOURS SHOWN ON THIS SHEET ARE FOR GENERAL GUIDANCE AND INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL GRADE THE SITE IN ACCORDANCE WITH ELEVATIONS SHOWN. IN CASES OF CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE SPOT ELEVATIONS SHALL GOVERN.
 3. ALL PROPOSED PAVEMENT SHALL BE SUPPORTED BY A 24" MINIMUM THICKNESS SUBBASE COMPOSED OF COMPACTED SUITABLE MATERIAL ABLE TO PASS PROOF ROLLING. DEFINITIONS OF SUITABLE MATERIAL, COMPACTION, AND PROOF ROLLING ARE PROVIDED IN THE PROJECT SPECS. UNDERCUTTING AND BACKFILLING OF UNSUITABLE MATERIAL, IF PRESENT, TO ESTABLISH THE REQUIRED SUBBASE SHALL BE INCLUDED IN THE BASE BID.
 4. LOAD BEARING AND STRUCTURAL FILLS SHALL BE APPROVED SUITABLE MATERIAL AS DEFINED IN THE PROJECT SPECS. WASTE MATERIALS MAY BE USED FOR FLUSHING OF SHOULDER OR CONSTRUCTION OF PEDESTRIAN OR LANDSCAPED AREAS IF THEY CAN BE STABILIZED, SUPPORT PLANT GROWTH, AND MEET THE REQUIRED DEGREE OF COMPACTION.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
 6. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BARRIERS (SILT FENCE OR GRAVEL BAGS) AROUND ALL DRAINAGE INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
 7. SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE SIDEWALKS AND CURB AND GUTTER.
 8. INVERT ELEVATIONS SHOWN ON THE PLANS ARE TO THE INVERT OF THE LOWEST PIPE UNLESS SHOWN OTHERWISE.
 9. THE CONTRACTOR SHALL INSTALL ALL DRAINAGE PIPE PER MANUFACTURER'S RECOMMENDATIONS. IF A CONFLICT BETWEEN THE PLANS AND MANUFACTURER'S RECOMMENDATIONS ARISES, PLEASE NOTIFY THE DESIGN ENGINEER/OWNER IMMEDIATELY AND DISCONTINUE WORK UNTIL FURTHER NOTICE IS GIVEN.

- WATER AND SEWER NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING STUB OUTS, SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO ORDERING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
 2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF POOLER SPECIFICATIONS AND REQUIREMENTS.
 3. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE 354, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 355424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).
 4. ALL 4" - 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWWA C-900 PRESSURE RATED PIPE, PRESSURE CLASS 150, WITH DIMENSION RATIO 18 OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN. ALL PVC WATER MAINS SHALL BE BLUE IN COLOR. ALL WATER DISTRIBUTION PIPE GREATER THAN 12" IN DIAMETER SHALL BE CLASS 250 DUCTILE IRON PIPE. ALL FIRE HYDRANT LEAD LINES SHALL BE CLASS 50 DUCTILE IRON WITH CEMENT LINING.
 5. GRAVITY SANITARY SEWER PIPE SHALL BE PVC - ASTM D 3034, SDR 26 OR DUCTILE IRON PIPE PRESSURE CLASS 50 WHERE REQUIRED.
 6. MANHOLE TOP ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS 2" ABOVE FINISHED GRADE IN UNPAVED AREAS AND FLUSH IN PAVED AREAS OR AS INDICATED ON MANHOLE DETAIL.
 7. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60 INCHES. A MINIMUM 18 INCHES VERTICAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWER MAINS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION, WHENEVER POSSIBLE, THE WATER MAIN SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES AS POSSIBLE TO AVOID CONFLICTS.
 8. WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK. UTILITY CONTRACTOR'S SCOPE OF WORK REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER AND SEWER CONNECTIONS. THE SITE WORK UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
 9. THE CONTRACTOR SHALL COORDINATE CONNECTION ELEVATIONS OF ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
 10. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651, LATEST REVISION. IF REQUIRED BY THE CITY/COUNTY, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE. HIGHLY CHLORINATED WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
 11. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP (OR APPROVED EQUAL) SHALL BE USED TO FORM A WATER TIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
 12. FLUSH NEW WATER LINE USING A FULL-SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.
 13. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABING OR WASHING OUT ALL DIRT BEFORE LAYING.
 14. WATER DISTRIBUTION PIPE SHALL HAVE A #12 GAUGE, SINGLE STRAND, COPPER COATED STEEL TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
 15. SANITARY SEWER SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG ITS LENGTH. SANITARY SEWER MANHOLES SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND TRACING WIRE ATTACHED TO THE MANHOLE CASTING AND ATTACHED TO THE WIRE ON THE SEWER MAIN.
 16. A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE SHALL BE STRAPPED TO ALL FORCEMAIN PIPE AND ATTACHED TO ALL ASSOCIATED APPURTENANCES.
 17. PIPE FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
 18. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM INSIDE THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS, AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
 19. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
 20. ALL MATERIALS USED THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/ NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
 21. THERE SHALL BE A MINIMUM OF 2' OF SEPARATION BETWEEN ALL FITTINGS ON THE WATER MAIN.

LEGEND:

SURVEY FEATURES

- BENCHMARK (DATUM NAVD88)
- HOR. CONTROL POINT (GA. EAST ST. PLANE)
- CONCRETE MONUMENT (PROPERTY OR R/W)
- PROPERTY MARKER (IRON PIPE OR REBAR)
- SIGN

- WOODSLINE
- TREE
- BOLLARD
- LIGHT POLE
- UTILITY POLE
- ELECTRICAL BOX
- COMMUNICATION APPURTENANCE
- GAS METER
- GAS VALVE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- OVERHEAD CABLE/TV
- UNDERGROUND CABLE/TV
- OVERHEAD ELECTRICITY
- UNDERGROUND ELECTRICITY
- UNDERGROUND FIBER
- UNDERGROUND GAS
- AC UNIT

GENERAL

- DEMOLITION
- PROPERTY/LOT LINE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- ROAD CENTERLINE

PAVING

- ASPHALT (PEDESTRIAN AND PATHWAY)
- CONCRETE (STANDARD DUTY)

SPOT ELEVATIONS

- TOP OF PAVEMENT
- CONTOUR

WATER

- VALVE
- WATER METER
- BACKFLOW PREVENTION DEVICE
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER LINE

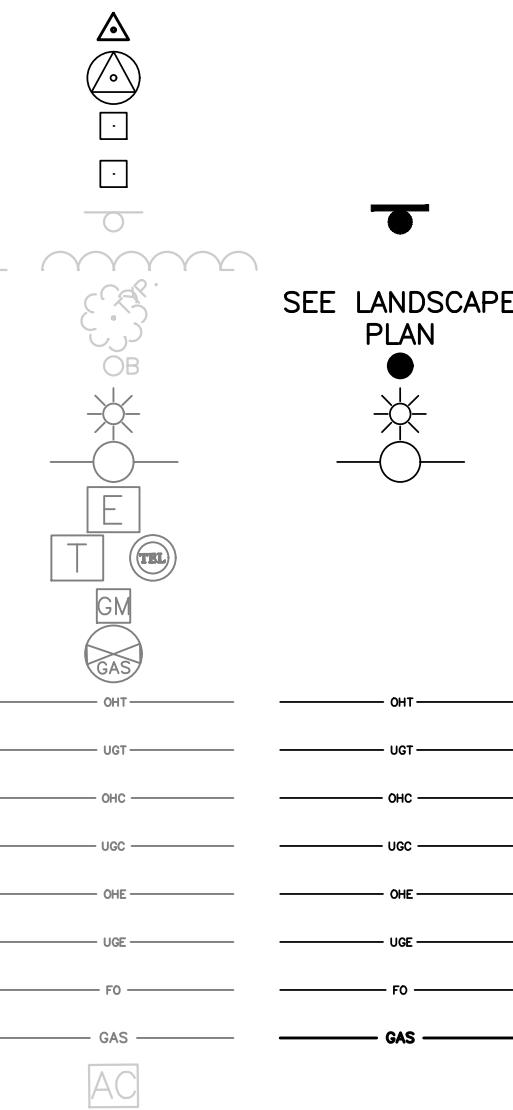
SEWER

- MANHOLE
- MAIN
- CLEANOUT

DRAINAGE

- MANHOLE
- CURB INLET
- GRATE INLET/DROP INLET/ROOF INLET
- STORM DRAIN PIPE
- CLEANOUT
- SWALE/DITCH

EXISTING PROPOSED



IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENT SHALL BE REQUIRED.



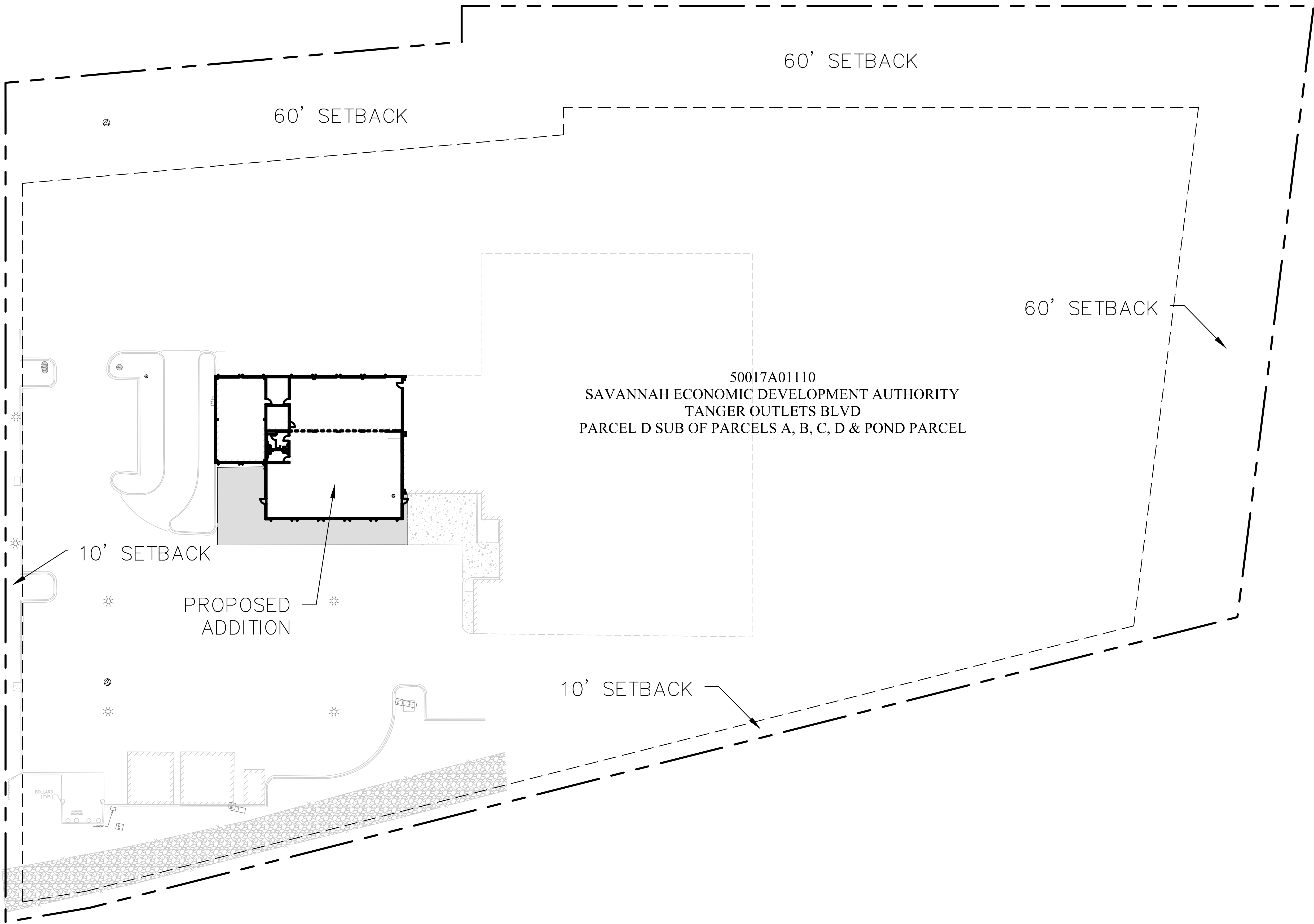
HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626
DRAWINGS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION.
December 14, 2018 8:58 AM Printed By: swoblet

REVISIONS:					
DESIGNED	DRAWN	CHECKED			
E.A.B.	J.J.M.	E.A.B.			
DATE:	NOVEMBER 5, 2024				
JOB NO.	124273701				
SCALE:	N.T.S.				

DESIGNED	DRAWN	CHECKED
E.A.B.	J.J.M.	E.A.B.
DATE:	NOVEMBER 5, 2024	
JOB NO.	124273701	
SCALE:	N.T.S.	

VADEN CHEVROLET
SERVICE DEPARTMENT EXPANSION
POOLER, GEORGIA
FOR
VADEN HOLDING, INC.
CONSTRUCTION NOTES AND LEGEND

DRAWING NUMBER
C0.2



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

NOTE: ALL ELEVATIONS ARE NAVD 1988.

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
11/06/24
ELEANOR A. BENNETT

811
BEFORE YOU DIG
SAFE DIGGING PRACTICE

HUSSEY GAY BELL
— Established 1958 —
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626
DRAWINGS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION. ALL RIGHTS RESERVED. December 14, 2018 8:58 AM Printed By: swolfe1

DESIGNED	DRAWN	CHECKED
E.A.B.	J.J.M.	E.A.B.
DATE: NOVEMBER 5, 2024		
JOB NO. 124273701		
SCALE: 1" = 30'		

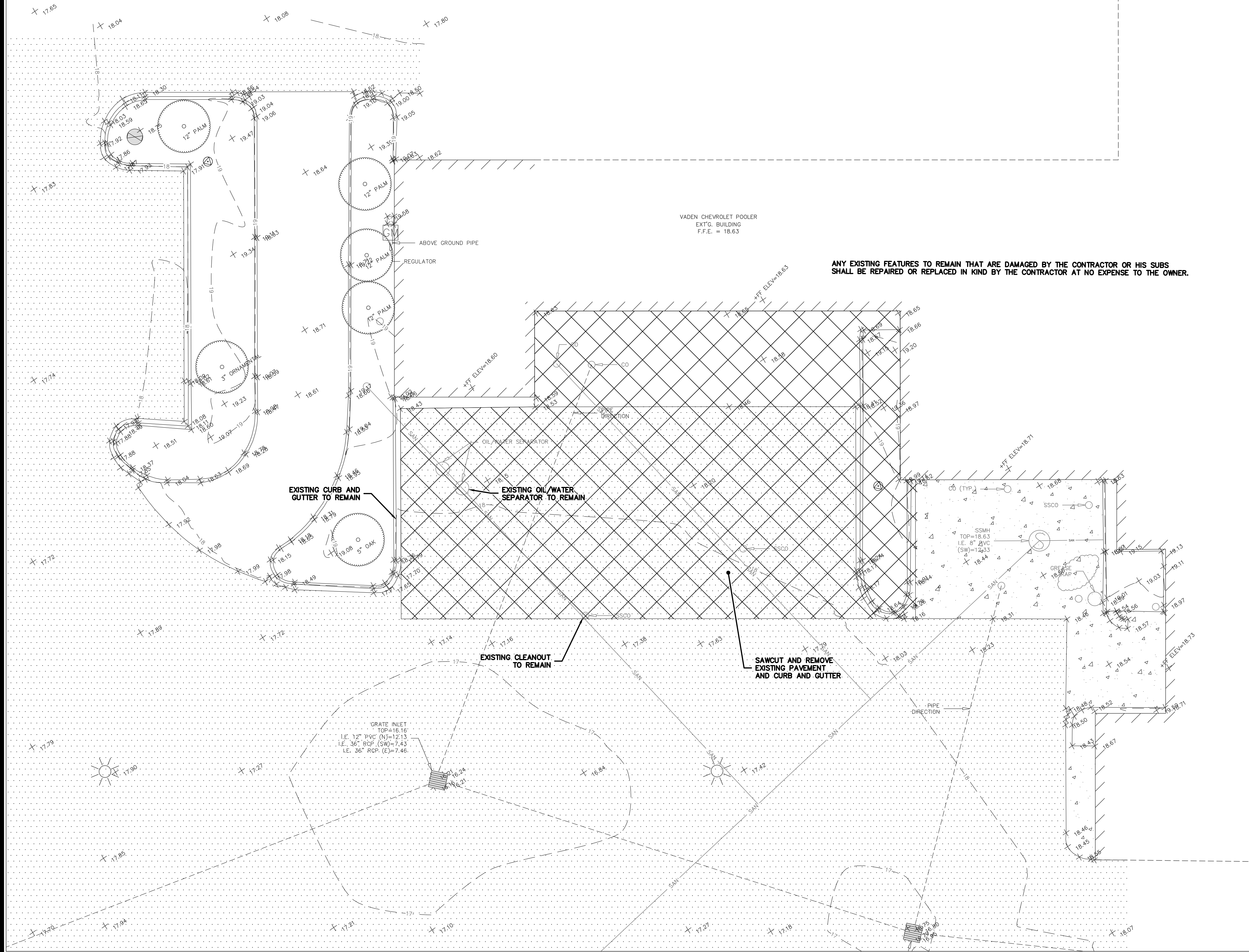
VADEN CHEVROLET
SERVICE DEPARTMENT EXPANSION
POOLER, GEORGIA
FOR
VADEN HOLDING, INC.

PROJECT MAP

DRAWING NUMBER

C0.3

50017A01110
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
TANGER OUTLETS BLVD
PARCEL D SUB OF PARCELS A, B, C, D & POND PARCEL



NOTE: ALL ELEVATIONS ARE NAVD 1988.



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T: 912.354.4626
DRAWINGS NOT FOR CONSTRUCTION
COPYRIGHT © 2024
December 14, 2018 8:58 AM
Printed By: swolfin

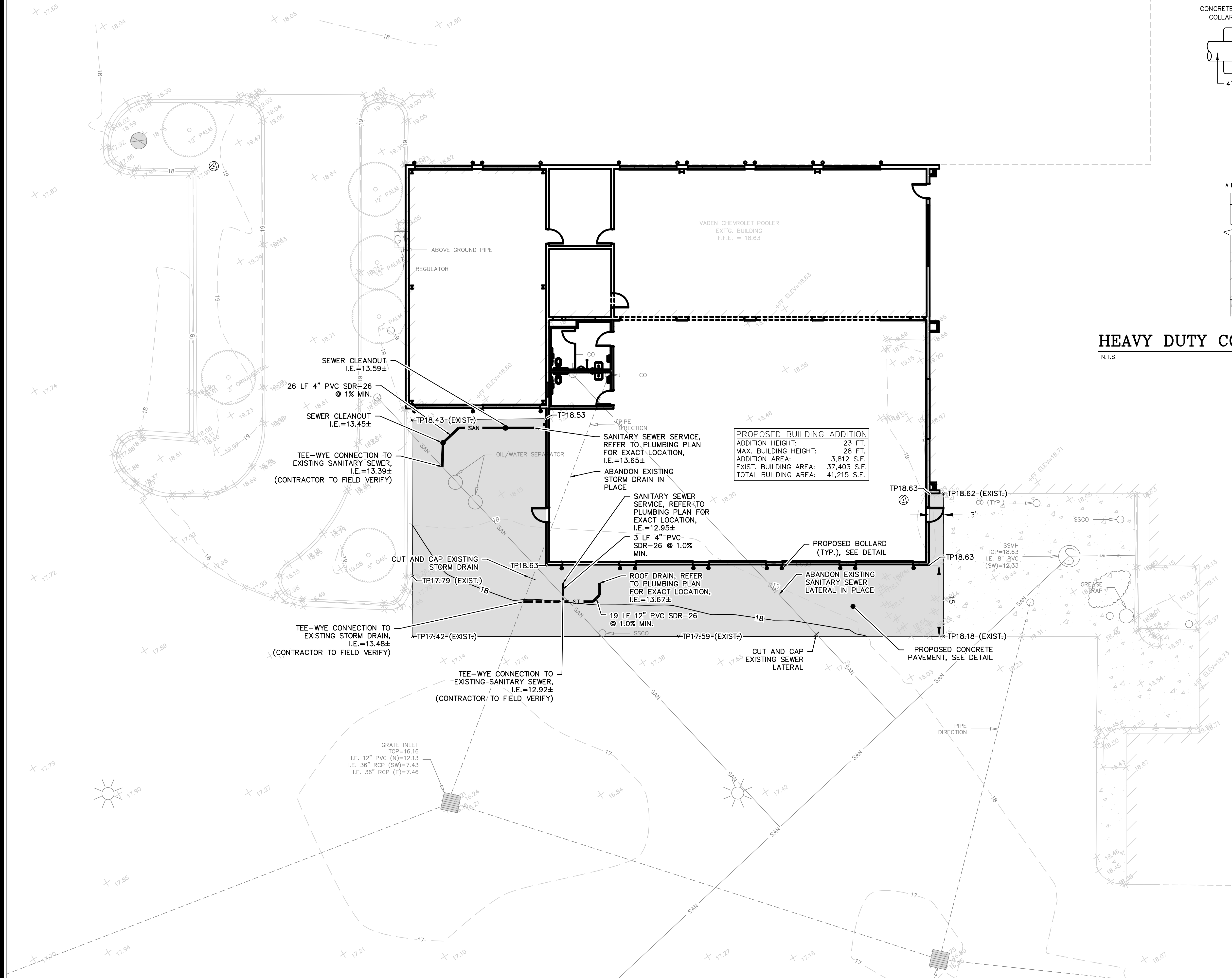
REVISIONS:		

DESIGNED	DRAWN	CHECKED
E.A.B.	J.J.M.	E.A.B.
DATE: NOVEMBER 5, 2024		
JOB NO. 124273701		
SCALE: 1" = 10'		

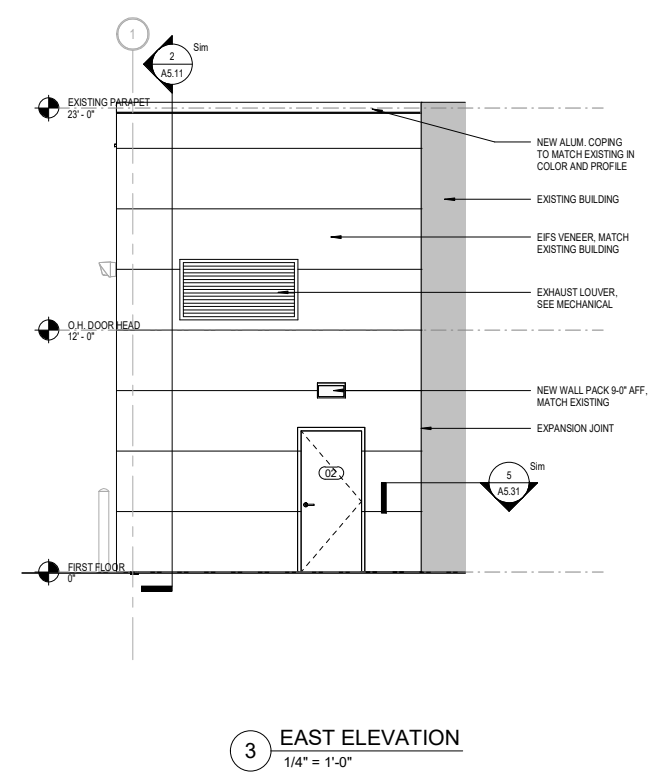
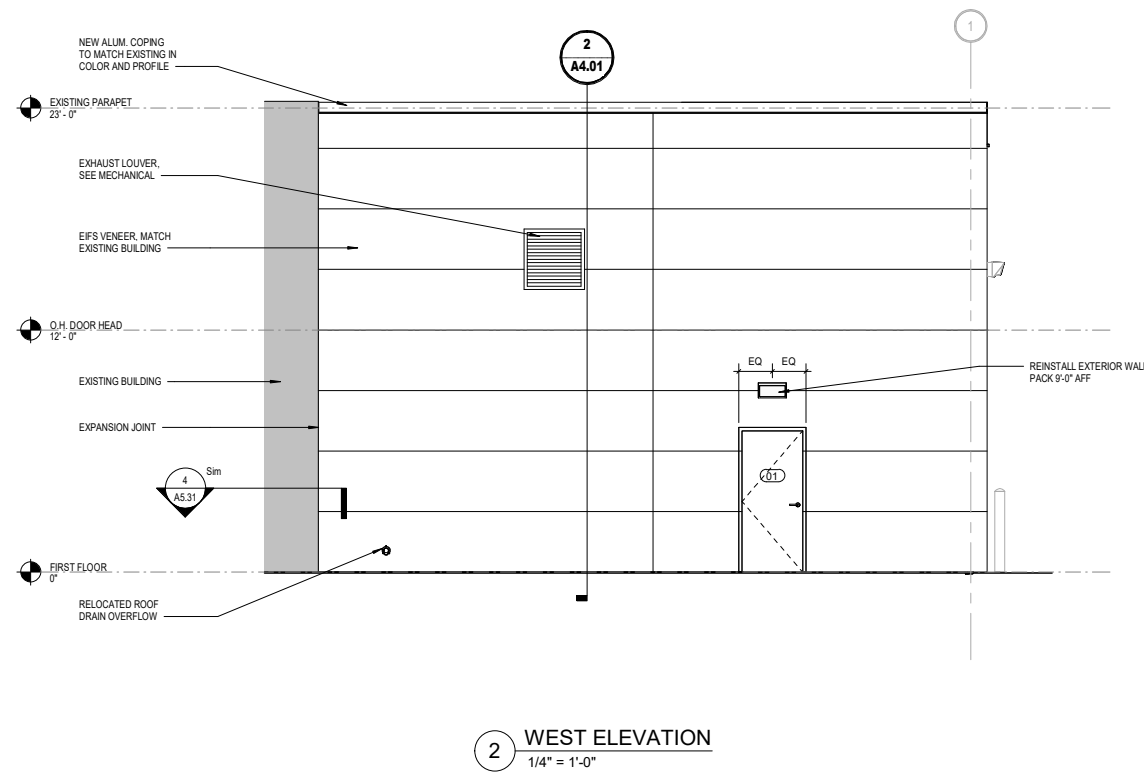
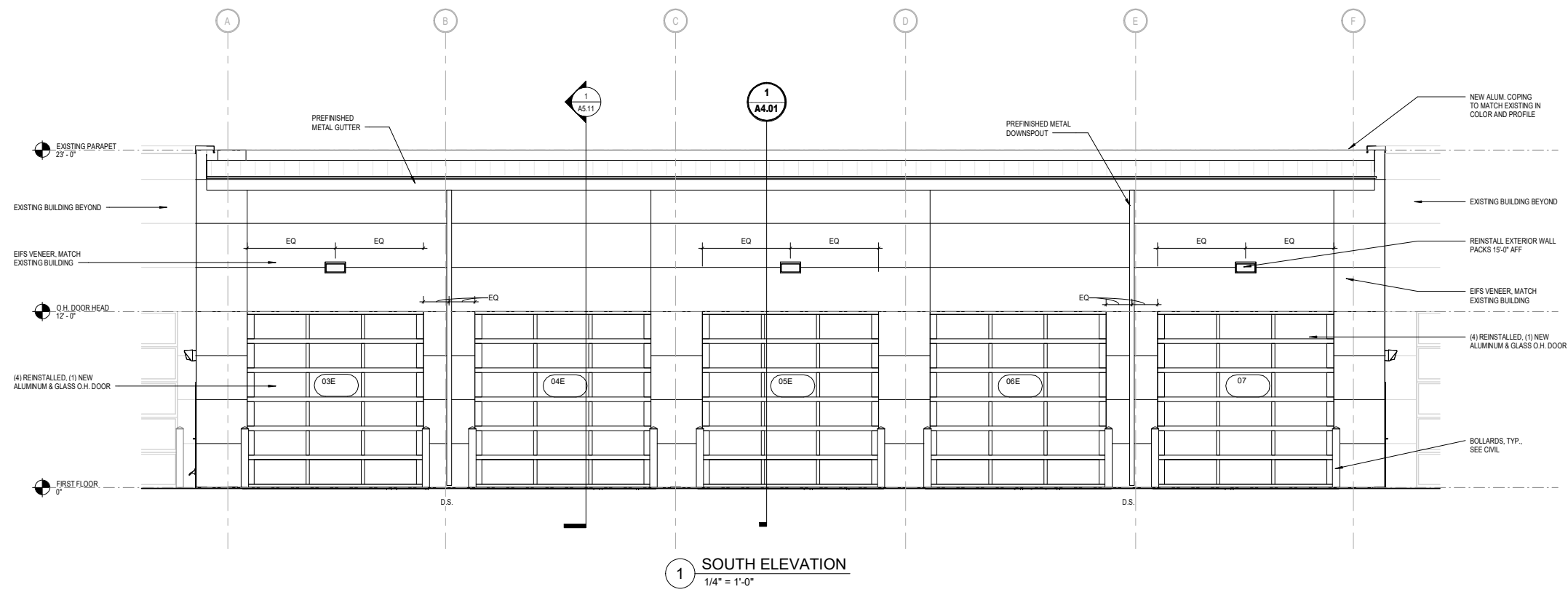
VADEN CHEVROLET
SERVICE DEPARTMENT EXPANSION
POOLER, GEORGIA
FOR
VADEN HOLDING, INC.
EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING NUMBER
C1.1

50017A01110
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
TANGER OUTLETS BLVD
PARCEL D SUB OF PARCELS A, B, C, D & POND PARCEL



Attachment B





November 7th, 2024

Evan A. Bennett, P.E.
Hussey Gay Bell
329 Commercial Drive
Savannah, GA 31406

Dear Mr. Bennet,

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

<u>Submittal Documents:</u>	Site Development Plans.....	Nov. 2024
	Vaden Chevrolet Pooler 2016 Development Plans.....	Oct. 2024
	Building Elevations.....	Oct. 2024
	Plumbing Plan.....	Oct. 2024

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply with all Federal, State, and Local 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.





EOM Operations

Your solution to a better tomorrow

Attachment C

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Revised Final Plat for Cross Creek Phase 2

Project:	#A24-0200
P&Z Meeting Date:	November 25, 2024
City Council Meeting Date:	December 2, 2024
Applicant and Authorized Agent:	Jack Wardlaw
Location (Address):	Cross Creek Phase 2/145 Cross Creek Drive
Parcel (PIN):	51010A 10006
Acreage:	Approximately 10.31
Zoning:	R-1-A (One Family Residential District)
Proposed Use:	Phase 2 of Cross Creek Subdivision
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the application, move for approval of the request."
Background:	The original final plat approved at the September 16, 2024 City Council meeting, and recorded with Chatham County had incorrect street names listed in the address table. This revision corrects the street name error.
Attachments:	A. Revised Final Plat B. Application Documentation

COLEMAN COMPANY, INC. DATE PLOTTED: 10/18/2024 10:24 AM BY: RAB GRS DRAWING PATH: P:\19-651\DWG\Survey\19-651 CROSS CREEK PHASE 2 PLAT AMENDMENT.dwg

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
200	0.211	9,208	146 CROSS CREEK DR.	14.15'	
201	0.211	9,209	150 CROSS CREEK DR.	14.15'	
202	0.280	12,190	154 CROSS CREEK DR.	14.15'	
203	0.195	8,500	104 CHIME CREEK DR	14.15'	
204	0.236	10,285	106 CHIME CREEK DR	14.15'	
205	0.214	9,342	108 CHIME CREEK DR	14.15'	
206	0.221	9,634	110 CHIME CREEK DR	14.15'	
207	0.229	9,986	112 CHIME CREEK DR	14.15'	
208	0.226	9,825	114 CHIME CREEK DR	14.15'	
209	0.234	10,190	109 CHIME CREEK DR	14.15'	
210	0.198	8,620	107 CHIME CREEK DR	14.15'	
211	0.198	8,621	105 CHIME CREEK DR	14.15'	
212	0.249	10,855	103 CHIME CREEK DR	14.15'	
213	0.224	9,768	201 CHIME CREEK DR	14.15'	
214	0.197	8,569	203 CHIME CREEK DR	14.15'	
215	0.196	8,525	205 CHIME CREEK DR	14.15'	
216	0.229	9,961	207 CHIME CREEK DR	14.15'	
217	0.218	9,515	206 CHIME CREEK DR	14.15'	
218	0.205	8,952	204 CHIME CREEK DR	14.15'	
219	0.233	10,169	202 CHIME CREEK DR	14.15'	
220	0.238	10,363	151 CROSS CREEK DR.	14.15'	
221	0.198	8,611	147 CROSS CREEK DR.	14.15'	
TOTAL LOT	4.801	209,183			
OPEN SPACE A	0.220	9,571	145 CROSS CREEK DR.		
OPEN SPACE B	1.657	72,144	144 CROSS CREEK DR.		
OPEN SPACE C	1.719	74,876	1 ANTHEM MILL DR.		
R/W	1,874	81,650			
TOTAL AREA	10,310	449,139			

SURVEY DATE: 12/21/2023
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 03"
ADJUSTED COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/392,543
FIELD ERROR OF CLOSURE: RADIAL

REFERENCE:

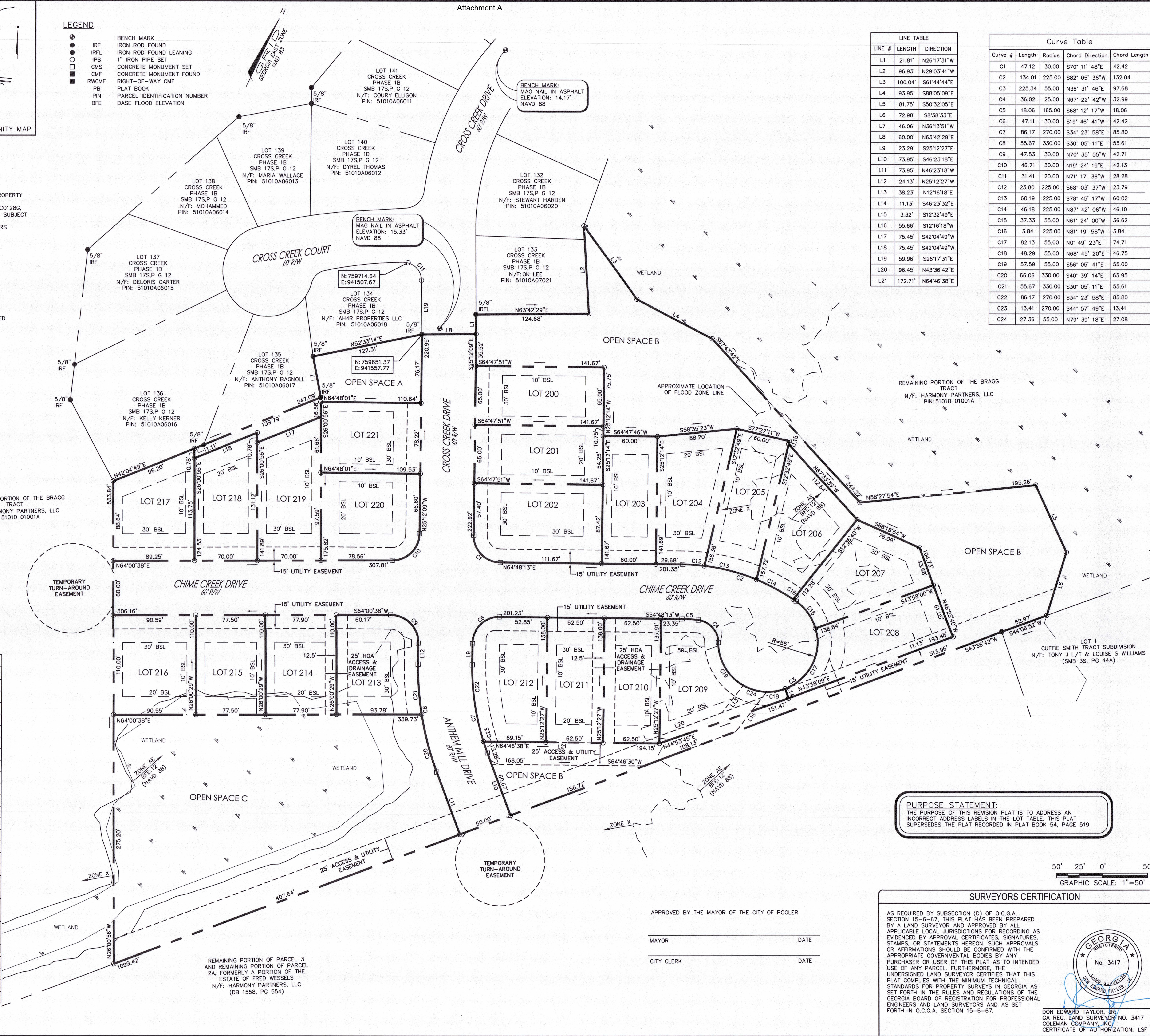
- SUBDIVISION MAP BOOK 175, PAGE 12.
- PLAT RECORD BOOK "Y", PAGE 42.

- NOTES:
- THIS SUBDIVISION CONTAINS 22 LOTS.
 - TOTAL AREA: 10,310 ACRES; 449,139 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBERS: 51010 01001A
 - THIS PROPERTY IS CURRENTLY ZONED R-1-A.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C01286, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 12' NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - THE 10' HOA ACCESS & DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL NOT BECOME THE CITY OF POOLERS RESPONSIBILITY.
 - LOTS ARE TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
 - BUILDING SETBACKS AS LISTED UNLESS OTHERWISE NOTED:
FRONT - 30' FROM PROPERTY LINE
SIDE (CORNER LOT) - 30' FROM PROPERTY LINE
SIDE - 10' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE
THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 - ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

LEGEND

- IRF IRON ROD FOUND
- IRFL IRON ROD FOUND LEANING
- IPFS 1" IRON PIPE SET
- CMS CONCRETE MONUMENT SET
- CMF CONCRETE MONUMENT FOUND
- RWCMF RIGHT-OF-WAY CMF
- PB PLAT BOOK
- PIN PARCEL IDENTIFICATION NUMBER
- BFE BASE FLOOD ELEVATION

- BENCH MARK
- IRON ROD FOUND
- IRON ROD FOUND LEANING
- 1" IRON PIPE SET
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- RIGHT-OF-WAY CMF
- PLAT BOOK
- PARCEL IDENTIFICATION NUMBER
- BASE FLOOD ELEVATION



PURPOSE STATEMENT:
THE PURPOSE OF THIS REVISION PLAT IS TO ADDRESS AN
INCORRECT ADDRESS LABELS IN THE LOT TABLE. THIS PLAT
SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 54, PAGE 519

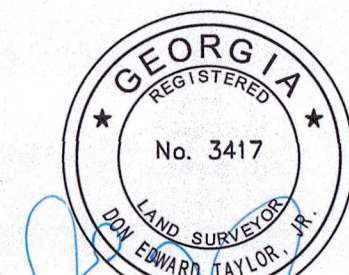
50' 25' 0' 50'
GRAPHIC SCALE: 1"=50'

APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR DATE
CITY CLERK DATE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

A REVISION TO A RECORDED PLAT OF CROSS CREEK, PHASE 2
MAJOR SUBDIVISION OF A PORTION OF PARCEL 1A
BEING A PORTION OF BRAGG TRACT
8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR: HARMONY PARTNERS, LLC

JOB NUMBER: 19-651
DATE: 10/18/24
DRAWN BY: RRG
CHECKED BY:
SCALE: 1"=50'

MAJOR
SUBDIVISION

SHEET:

1/1

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-9041



Subdivision Application

Page 1 of 2

Updated **MAY 2024**

NOTICE TO APPLICANT

This application will not be processed until the following items are submitted:

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Four (4) sets of plans:
 - Preliminary plan - refer to Appendix B, Section 702
 - Final plat - refer to Appendix B, Section 703
- ☐ Required neighborhood grading and drainage plan (Amendment 10-03-06)
- ☐ List of adjacent property owners with mailing addresses (minor and major subdivision)
- ☐ Authorization of property owner signed, dated, and notarized (if agent)
- ☐ Copy of current tax bill showing payments or documentation certified by the City of Pooler
- ☐ Plat indicating where subdivision is proposed to take effect, in respect to the nearby public roads in common use

Under Contact Information, addresses and telephone numbers do not have to be repeated if already provided. Staff correspondence will be sent to one designated contact person, not all listed.

OFFICE USE ONLY

File Number: _____ Date Filed: _____

Planning & Zoning Commission: ☐ Approved ☐ Denied Remarks: _____

Mayor & Council: ☐ Approved ☐ Denied Remarks: _____

Recorded Plat Date: _____ Book: _____ Pages: _____

Subdivision Type (check all that apply)

☐ Recombination ☐ Minor Subdivision ☐ Major Subdivision ☐ Revised Plat ☐ Final Plat ☐ 5-Acre Tract

Contact Information

Owner/Authorized Agent Name _____ Phone _____

Property Address _____ Email _____

Mailing Address (if different) _____

Have any previous applications been made for a subdivision affecting these same premises? ☐ No ☐ Yes

If yes, date: _____ If yes, action taken: _____



Subdivision Application

Page 2 of 2

Updated **MAY 2024**

Action Requested

Property Location (area, street number, nearby public roads)	PIN
Property Legal description (subdivision, block, lot number)	Total Area (acres or sq ft)
Existing Land Use (specify, such as grocery store, single family residents, vacant land, etc.)	
Proposed Land Use for Each Parcel (specify, such as grocery store, single family residents, vacant land, etc.)	
Reason(s) for Subdivision Request Which Support the Purposes of the Zoning Program	

Affidavit

I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

Applicant Name	Applicant Signature	Date
Attestant Name	Attestant Title	Date



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.

Applicant/Agent Name

Email

Phone

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.

Property Address

Owner Name

Owner Signature

Date

Notary Public

Subscribed and Sworn This Day Of

Notary Name

Notary Signature

Commission Expiration

Seal



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2024-09.B

Parking Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 82 – TRAFFIC AND VEHICLES, ARTICLE II – STOPPING, STANDING AND PARKING, SECTION 39- RESIDENTIAL NEIGHBORHOOD AND SUBDIVISION RESTRICTIONS, SECTION 41- SAME-PENALTIES AND SECTION 45- PARKING OF COMMERCIAL VEHICLES TO ADD LANGUAGE RELATED TO PARKING VIOLATIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That CHAPTER 82 – TRAFFIC AND VEHICLES, ARTICLE II. STOPPING, STANDING AND PARKING, SECTION 39- RESIDENTIAL NEIGHBORHOOD AND SUBDIVISION RESTRICTIONS be amended by adding the text as follows:

Sec. 82-39. - Residential neighborhood and subdivision restrictions.

- (a) It shall be unlawful to park any bus, motor home, bimodal semitrailer, semitrailer, trailer, truck tractor or combination of such vehicles on any street or right-of-way in residentially zoned neighborhoods or subdivisions, except for the purpose of delivering or receiving goods to an adjacent residence, and provided such vehicle is not parked longer than one hour in duration, or unless such vehicle is parked for a legitimate purpose directly associated with the property.
- (b) Any person who parks, places, or permits a bus, motor home, bimodal semitrailer, semitrailer, trailer, truck tractor or combination of such vehicles, to be parked for a period in excess of one hour in violation of subsection (a), may be fined and/or subject to the vehicle being removed by a City approved tow service at the owner's expense, and upon conviction, be punished as provided in section 1-12.
- (c) ~~(b)~~"Bimodal semitrailer," "semitrailer," "trailer," "truck tractor" or "combination of vehicles" for the purpose of this section shall have the same meanings as set forth in O.C.G.A. § 32-6-24.

II

That CHAPTER 82 – TRAFFIC AND VEHICLES, ARTICLE II. STOPPING, STANDING AND PARKING, SECTION 41- SAME-PENALTIES be amended by deleting the strikethrough text and adding the underlined text as follows:

Sec. 82-416. - Same—Penalties.

- (a) Any person who violates the terms of this ~~section 82-40~~ article shall be cited to appear before the municipal court or other court of appropriate jurisdiction and, upon conviction, punished as provided in the Code of Pooler, Georgia.
- (b) In addition to enforcing sanctions against the operator, any violation of this article shall be charged against the registered owner of the vehicle, and all fines and penalties shall be levied against the registered owner of the vehicle as follows:
 - (1) For the first offense, a fine of not to exceed \$200.00;
 - (2) For the second offense committed within one year of conviction for a first offense, a fine of not to exceed \$500.00; and
 - (3) For a third offense committed within one year of conviction for a second offense for a vehicle, a fine of not to exceed \$1,000.00, and if a motorized cart, the registered owner's motorized cart city registration shall be revoked. The registered owner cannot thereafter register a motorized cart for use in the city for a period of two years following the third conviction. Additionally, such person shall be prohibited from operating a motorized cart or personal transportation vehicle on the public roads, recreation paths, rights-of-way, or other public property for a period of two years.
- (c) Any violation by an operator of a ~~low-speed~~ vehicle shall be charged against the operator according to the provisions of O.C.G.A. tit. 40 and this Code. Any violation by an owner of a ~~low-speed~~ vehicle shall be charged against the owner according to the provisions of O.C.G.A. tit. 40 and this Code.
- ~~(d) Any violation by and operator of a personal transportation vehicle, EPAMD, or other motor vehicle may be charged against the operator according to this Code or according to the provisions of O.C.G.A. tit. 40.~~

III

That CHAPTER 82 – TRAFFIC AND VEHICLES, ARTICLE II. STOPPING, STANDING AND PARKING, SECTION 45-PARKING OF COMMERCIAL VEHICLES be amended by deleting the strikethrough text and adding the underlined text as follows:

Section 82-45. Parking of Commercial Vehicles.

- (a) It shall be unlawful to park a commercial vehicle, including but not limited to, any bimodal semitrailer, semitrailer, trailer, truck tractor, or combination of such vehicles, in or upon parcels of land designated as a commercial use, for a period in excess of two hours, unless such commercial vehicle is directly associated with the operation or management of the property.
- (b) Any person who parks, places, or permits a commercial vehicle to be parked for a period in excess of two hours in violation of subsection (a), ~~shall,~~ may be fined and/or subject to the vehicle being removed by a City approved tow service at the owner's expense, and upon conviction, be punished as provided in section 1-12.

IV

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

V

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

VI

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council